

SHOREWOOD SALES BOOK 2024



HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Shorewood, Mayor and Council

From: Joe Estlie, CMA, Residential Appraiser

Date: 3/11/2024

2024 Assessment and Appeals

In preparation for the upcoming Open Book meetings, please find the enclosed information.

- Annual Assessment
- Summary of property growth
- The Open Book process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2024 assessment is available at <https://www.hennepin.us/assessment>.

Annual Assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2022, through September 30, 2023, are reviewed by the assessor and trended forward to the January 2, 2024, assessment date to ensure all market conditions are considered. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to sales review, all appraisers view one fifth of the properties in the city. This is referred to as the quintile, and the geographic area reviewed for the 2024 residential assessment was the southeast portion of the city along with all parcels on Lake Minnetonka. Shorewood's quintile for the 2025 assessment will consist of all townhomes, duplexes and zero lot lines in the city. Appraisers also analyze all building permit data, after inspection of these properties, if the completed work improves the property, then an improvement amount is added.

Summary of the 2024 Assessment

Growth statistics for each submarket in the City of Shorewood are listed below. The growth statistics are net figures that consider only market changes. These figures do not include new construction.

Single Family Homes	+ 2.2 %	Residential Condos	N/A
Commercial	+ 3.7 %	Townhouses	+ 8.1 %
Industrial	+ 1.4 %	Double Bungalow	+ 6.6 %
Apartment	+ 0.5 %	Residential Zero Lot Line	+ 12.2 %

City of Shorewood 2024 Assessment

Total market value:	\$2,887,194,700
New construction:	\$12,536,000
Net percent increase for all property types:	2.7%
Gross percent increase:	3.2%

The Open Book Process

The City of Shorewood uses the Open Book meeting format. The Open Book meeting allows property owners to address questions about their property assessment directly to the assessing staff on a one-on-one basis.

The 2024 Open Book meetings will be held in various locations throughout Hennepin County. Residents may choose what date and location works best for their schedule. We will also have a virtual option available.

<u>Location</u>	<u>Date</u>	<u>Time</u>
Richfield City Hall	April 15th	4 pm-7 pm
Plymouth City Hall	April 17th	8 am-7 pm
Rogers Community Center	April 18th	4 pm-7 pm
Mound Centennial Building	April 24th	4 pm-7 pm
Golden Valley City Hall	April 25th	8 am-7 pm
Virtual	April 23rd	8 am-7 pm

Taxpayers with value or classification concerns should call the number listed on their value notice to address questions and set up an appointment prior to the Open Book meeting. Value notices are mailed in March. If additional attention is necessary, the appraiser will review the property.

If a taxpayer's concerns are addressed prior to the Open Book meeting and they are satisfied with the results, the owner would not need to attend the virtual Open Book meeting.

If they are not satisfied with the results of their property value or classification after speaking with an appraiser, they may appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 17, 2024. All requests for appointments at the County Board must be received by May 22, 2024.

To make a County Board appointment, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

Contact

Residential Appraiser

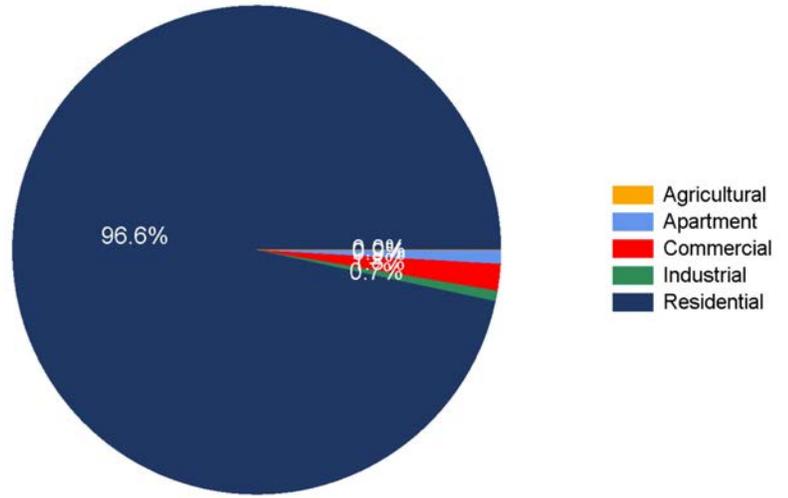
Joe Estlie

612-327-0773

joseph.estlie@hennepin.us

Shorewood Totals

Estimated Market Value	3.2%
Taxable Market Value	3.0%
Net Tax Capacity	3.4%

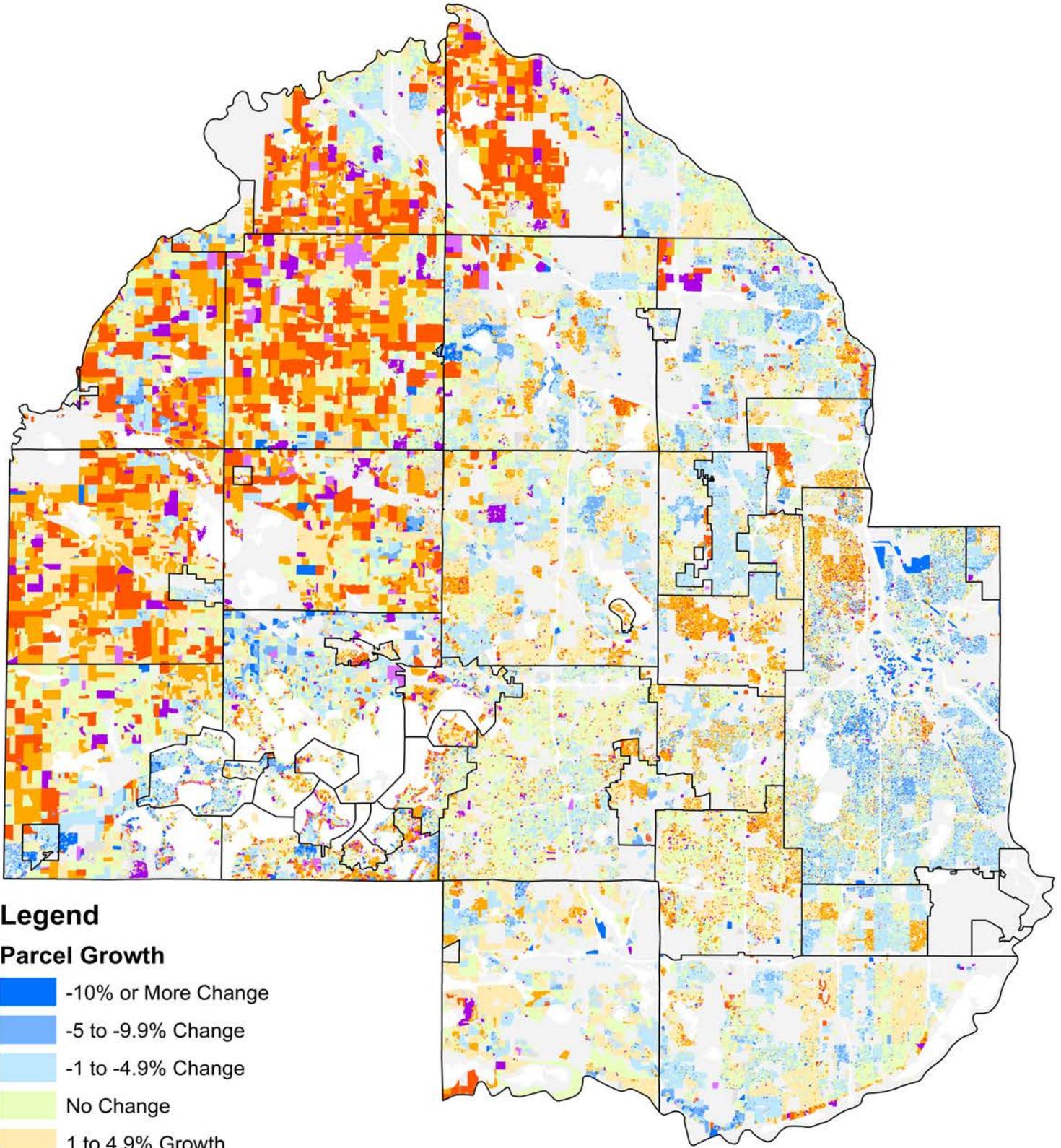


Property Type	2023		2024		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1	1,026,200	1	1,026,200	0.0%	0	0	0.0%
Farm	1	410,900	1	410,900	0.0%	0	0	0.0%
Rural Vacant Land	0	615,300	0	615,300	0.0%	0	0	0.0%
Apartment	4	24,976,000	5	25,101,000	0.5%	0	0	0.5%
Apartments	4	24,976,000	4	25,099,000	0.5%	0	0	0.5%
Vacant Apartment Land	0		1	2,000		0	0	
Commercial	27	49,117,700	27	50,984,700	3.8%	2	70,000	3.7%
Vacant Commercial Land	6	2,083,000	6	2,201,000	5.7%	0	0	5.7%
Automotive	6	3,758,000	6	4,067,000	8.2%	0	0	8.2%
Retail	5	21,240,000	5	21,559,000	1.5%	0	0	1.5%
Other	3	7,822,700	3	8,731,700	11.6%	0	0	11.6%
Food / Entertainment	2	1,811,000	2	1,877,000	3.6%	1	20,000	2.5%
Medical	2	3,234,000	2	3,330,000	3.0%	0	0	3.0%
Office	2	5,369,000	2	5,419,000	0.9%	1	50,000	0.0%
Bank	1	3,800,000	1	3,800,000	0.0%	0	0	0.0%
Industrial	9	19,538,000	9	19,816,000	1.4%	0	0	1.4%
Industrial	8	19,427,000	8	19,705,000	1.4%	0	0	1.4%
Vacant Industrial Land	1	111,000	1	111,000	0.0%	0	0	0.0%
Residential	3,159	2,704,225,700	3,160	2,790,266,800	3.2%	147	12,466,000	2.7%
Single Family	2,531	2,462,549,600	2,531	2,527,203,600	2.6%	136	11,460,300	2.2%
Townhome	329	183,687,100	329	199,631,900	8.7%	10	979,800	8.1%
Vacant Res Land	217	19,830,300	217	21,549,000	8.7%	0	0	8.7%
Duplex/Triplex	49	25,254,900	49	26,936,200	6.7%	1	25,900	6.6%
Zero Lot Line	24	10,916,800	24	12,244,400	12.2%	0	0	12.2%
Other Residential	9	1,987,000	10	2,701,700	36.0%	0	0	36.0%
Total Real Property	3,200	2,798,883,600	3,202	2,887,194,700	3.2%	149	12,536,000	2.7%

Notes:

- 1) The totals included in the report reflect the estimated market value (EMV). The EMV is based on the highest and best use of the property and is determined by the assessor as the price the property would likely sell for on the open market. The EMV includes the value prior to adjustments for special programs such as Green Acres, Plat Law, etc.
- 2) Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.
- 3) The report does not include the values on State Assessed parcels (Operating Railroad, Public Utility, and Machinery) that are provided by the state annually in August.
- 4) The report compares the submitted 2024 assessment as of February 29, 2024, to the year-end 2023 assessment as of February 29, 2024.

Hennepin County Property Growth, 2024 Assessment



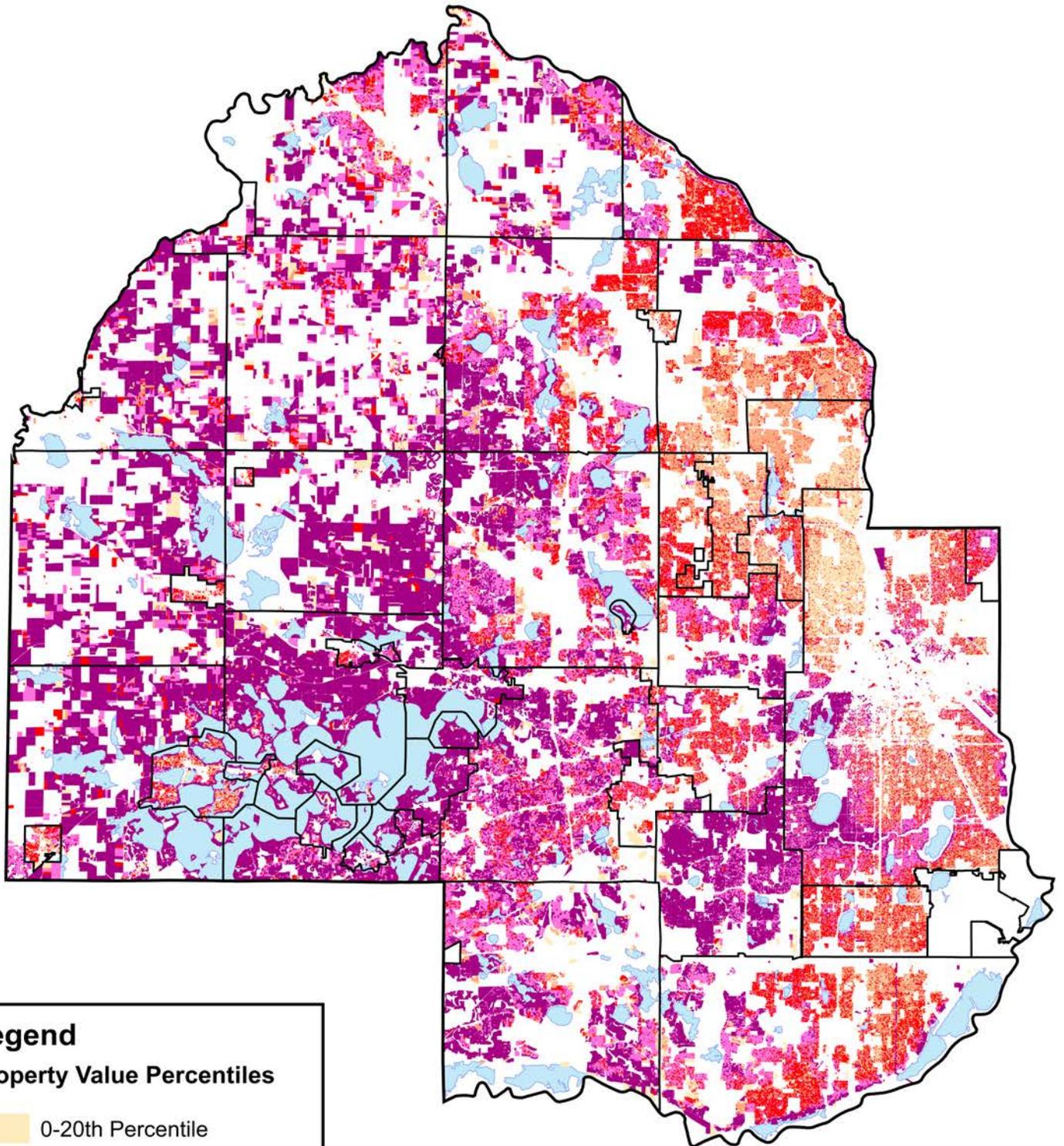
Legend

Parcel Growth

- -10% or More Change
- -5 to -9.9% Change
- -1 to -4.9% Change
- No Change
- 1 to 4.9% Growth
- 5 to 9.9% Growth
- 10-14.9% Growth
- 15-19.9% Growth
- Greater than 20% Growth
- Non Residential or New Parcel



Hennepin County Value Percentiles, 2024 Assessment



Legend
Property Value Percentiles

Lightest Yellow	0-20th Percentile
Light Orange	21st-40th Percentile
Red	41st-60th Percentile
Pink	61st-80th Percentile
Dark Purple	81st- 100th Percentile
Light Blue	Water Features



2023 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
16-County Twin Cities Region	\$280,000	\$305,000	\$340,000	\$363,000	\$368,000	+ 1.4%	+ 31.4%
13-County Twin Cities Region	\$282,500	\$307,263	\$340,000	\$365,000	\$370,000	+ 1.4%	+ 31.0%
Afton	\$436,250	\$540,000	\$680,000	\$635,500	\$755,000	+ 18.8%	+ 73.1%
Albertville	\$259,900	\$315,623	\$320,000	\$355,000	\$350,000	- 1.4%	+ 34.7%
Andover	\$336,000	\$364,900	\$416,821	\$437,454	\$425,000	- 2.8%	+ 26.5%
Annandale	\$244,900	\$282,000	\$335,700	\$354,900	\$352,000	- 0.8%	+ 43.7%
Anoka	\$235,000	\$256,103	\$300,000	\$315,000	\$332,250	+ 5.5%	+ 41.4%
Apple Valley	\$282,000	\$290,000	\$325,000	\$350,000	\$360,000	+ 2.9%	+ 27.7%
Arden Hills	\$328,000	\$364,000	\$375,000	\$408,350	\$400,000	- 2.0%	+ 22.0%
Arlington	\$157,400	\$183,000	\$207,000	\$212,000	\$202,000	- 4.7%	+ 28.3%
Bayport	\$416,200	\$425,113	\$421,000	\$349,000	\$386,500	+ 10.7%	- 7.1%
Becker	\$249,900	\$260,000	\$310,000	\$336,500	\$347,450	+ 3.3%	+ 39.0%
Belle Plaine	\$250,500	\$277,000	\$307,750	\$335,000	\$330,000	- 1.5%	+ 31.7%
Bethel	\$196,000	\$230,000	\$250,000	\$320,000	\$442,000	+ 38.1%	+ 125.5%
Big Lake	\$244,900	\$276,500	\$320,000	\$351,000	\$339,500	- 3.3%	+ 38.6%
Birchwood Village	\$360,000	\$347,500	\$459,000	\$450,000	\$485,000	+ 7.8%	+ 34.7%
Blaine	\$280,000	\$304,750	\$340,488	\$370,000	\$379,990	+ 2.7%	+ 35.7%
Bloomington	\$279,950	\$299,825	\$325,000	\$350,000	\$360,000	+ 2.9%	+ 28.6%
Bloomington – East	\$260,000	\$277,500	\$309,500	\$320,000	\$330,000	+ 3.1%	+ 26.9%
Bloomington – West	\$300,500	\$315,700	\$340,000	\$373,450	\$375,000	+ 0.4%	+ 24.8%
Brainerd MSA	\$220,000	\$250,000	\$283,000	\$325,000	\$339,950	+ 4.6%	+ 54.5%
Brooklyn Center	\$220,000	\$240,000	\$265,000	\$280,000	\$290,000	+ 3.6%	+ 31.8%
Brooklyn Park	\$265,000	\$283,500	\$315,000	\$329,050	\$335,000	+ 1.8%	+ 26.4%
Buffalo	\$250,000	\$275,000	\$327,000	\$347,950	\$360,000	+ 3.5%	+ 44.0%
Burnsville	\$274,900	\$298,799	\$335,000	\$355,000	\$356,000	+ 0.3%	+ 29.5%
Cambridge	\$224,400	\$245,000	\$285,000	\$305,000	\$307,000	+ 0.7%	+ 36.8%
Cannon Falls	\$261,250	\$274,500	\$327,000	\$340,000	\$347,000	+ 2.1%	+ 32.8%
Carver	\$366,600	\$393,070	\$455,105	\$512,513	\$469,995	- 8.3%	+ 28.2%
Centerville	\$135,250	\$212,500	\$180,000	\$323,750	\$410,000	+ 26.6%	+ 203.1%
Champlin	\$270,000	\$288,000	\$335,075	\$366,000	\$368,750	+ 0.8%	+ 36.6%
Chanhassen	\$392,000	\$410,000	\$504,111	\$525,000	\$510,000	- 2.9%	+ 30.1%
Chaska	\$310,000	\$350,000	\$375,000	\$419,438	\$415,000	- 1.1%	+ 33.9%
Chisago	\$287,500	\$333,500	\$394,950	\$452,000	\$400,000	- 11.5%	+ 39.1%
Circle Pines	\$218,876	\$237,750	\$279,500	\$286,000	\$290,000	+ 1.4%	+ 32.5%
Clear Lake	\$237,750	\$250,000	\$270,000	\$330,000	\$350,000	+ 6.1%	+ 47.2%
Clearwater	\$208,750	\$248,485	\$284,900	\$302,750	\$315,000	+ 4.0%	+ 50.9%
Cleveland	\$184,950	\$397,000	\$320,000	\$275,000	\$395,000	+ 43.6%	+ 113.6%
Coates	\$228,850	\$223,800	\$0	\$0	\$0	--	- 100.0%
Cokato	\$200,000	\$182,500	\$198,050	\$239,500	\$275,000	+ 14.8%	+ 37.5%
Cologne	\$341,700	\$325,365	\$350,000	\$403,852	\$406,051	+ 0.5%	+ 18.8%
Columbia Heights	\$220,000	\$241,000	\$265,000	\$290,000	\$288,080	- 0.7%	+ 30.9%
Columbus	\$369,900	\$401,250	\$473,600	\$540,000	\$527,500	- 2.3%	+ 42.6%
Coon Rapids	\$235,000	\$256,000	\$289,450	\$309,900	\$325,000	+ 4.9%	+ 38.3%
Corcoran	\$469,249	\$491,990	\$570,953	\$597,789	\$623,243	+ 4.3%	+ 32.8%
Cottage Grove	\$290,000	\$315,000	\$355,245	\$397,990	\$392,500	- 1.4%	+ 35.3%
Crystal	\$233,500	\$255,000	\$282,000	\$305,000	\$298,049	- 2.3%	+ 27.6%

2023 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Dayton	\$433,645	\$450,490	\$490,490	\$514,990	\$449,990	- 12.6%	+ 3.8%
Deephaven	\$745,000	\$760,000	\$867,530	\$1,087,500	\$965,000	- 11.3%	+ 29.5%
Delano	\$327,507	\$349,900	\$375,000	\$443,910	\$425,000	- 4.3%	+ 29.8%
Dellwood	\$725,000	\$731,700	\$1,000,000	\$875,000	\$935,000	+ 6.9%	+ 29.0%
Eagan	\$305,000	\$320,000	\$350,000	\$375,000	\$375,000	0.0%	+ 23.0%
East Bethel	\$288,525	\$336,000	\$370,000	\$388,877	\$384,250	- 1.2%	+ 33.2%
Eden Prairie	\$360,000	\$380,000	\$425,000	\$452,500	\$462,000	+ 2.1%	+ 28.3%
Edina	\$471,500	\$520,000	\$575,000	\$585,000	\$600,500	+ 2.6%	+ 27.4%
Elk River	\$273,000	\$314,900	\$350,000	\$377,750	\$375,000	- 0.7%	+ 37.4%
Elko New Market	\$325,000	\$355,000	\$410,950	\$437,500	\$472,500	+ 8.0%	+ 45.4%
Excelsior	\$600,000	\$794,597	\$669,500	\$700,000	\$820,000	+ 17.1%	+ 36.7%
Falcon Heights	\$310,500	\$356,000	\$366,000	\$400,000	\$404,000	+ 1.0%	+ 30.1%
Faribault	\$190,500	\$215,000	\$240,000	\$260,000	\$270,000	+ 3.8%	+ 41.7%
Farmington	\$271,000	\$300,000	\$340,000	\$380,000	\$367,000	- 3.4%	+ 35.4%
Forest Lake	\$308,750	\$305,000	\$340,000	\$365,000	\$365,000	0.0%	+ 18.2%
Fridley	\$241,000	\$260,000	\$290,000	\$307,750	\$315,000	+ 2.4%	+ 30.7%
Gaylord	\$140,000	\$140,000	\$190,000	\$210,000	\$216,500	+ 3.1%	+ 54.6%
Gem Lake	\$626,889	\$565,000	\$540,000	\$475,000	\$655,000	+ 37.9%	+ 4.5%
Golden Valley	\$343,400	\$369,950	\$390,000	\$425,000	\$425,000	0.0%	+ 23.8%
Grant	\$600,000	\$642,000	\$610,006	\$700,000	\$690,825	- 1.3%	+ 15.1%
Greenfield	\$405,750	\$525,575	\$475,000	\$675,000	\$620,000	- 8.1%	+ 52.8%
Greenwood	\$1,093,750	\$1,002,500	\$1,325,000	\$1,095,000	\$2,158,000	+ 97.1%	+ 97.3%
Ham Lake	\$375,000	\$418,500	\$437,000	\$505,500	\$489,950	- 3.1%	+ 30.7%
Hamburg	\$165,000	\$215,000	\$250,600	\$237,500	\$305,000	+ 28.4%	+ 84.8%
Hammond	\$232,500	\$255,000	\$306,761	\$334,950	\$357,500	+ 6.7%	+ 53.8%
Hampton	\$100,000	\$130,000	\$130,950	\$164,222	\$400,000	+ 143.6%	+ 300.0%
Hanover	\$328,000	\$358,450	\$405,923	\$429,900	\$420,706	- 2.1%	+ 28.3%
Hastings	\$241,000	\$260,000	\$295,000	\$311,150	\$325,000	+ 4.5%	+ 34.9%
Hilltop	\$91,250	\$0	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$260,000	\$282,500	\$287,000	\$315,000	\$325,000	+ 3.2%	+ 25.0%
Hudson	\$336,000	\$360,000	\$400,500	\$440,000	\$440,000	0.0%	+ 31.0%
Hugo	\$280,000	\$322,500	\$385,000	\$450,000	\$399,900	- 11.1%	+ 42.8%
Hutchinson	\$181,000	\$200,000	\$236,250	\$262,900	\$261,750	- 0.4%	+ 44.6%
Independence	\$552,000	\$680,000	\$775,000	\$735,000	\$950,000	+ 29.3%	+ 72.1%
Inver Grove Heights	\$270,000	\$273,400	\$305,000	\$325,000	\$350,000	+ 7.7%	+ 29.6%
Isanti	\$231,035	\$250,485	\$292,000	\$330,000	\$328,200	- 0.5%	+ 42.1%
Jordan	\$301,100	\$335,000	\$370,000	\$465,000	\$410,975	- 11.6%	+ 36.5%
Lake Elmo	\$470,000	\$498,400	\$555,279	\$635,000	\$651,887	+ 2.7%	+ 38.7%
Lake Minnetonka Area	\$500,000	\$520,000	\$630,000	\$635,000	\$652,273	+ 2.7%	+ 30.5%
Lake St. Croix Beach	\$229,000	\$250,000	\$289,950	\$320,000	\$342,500	+ 7.0%	+ 49.6%
Lakeland	\$298,500	\$319,000	\$319,900	\$361,500	\$383,500	+ 6.1%	+ 28.5%
Lakeland Shores	\$360,000	\$360,000	\$1,447,500	\$589,000	\$414,250	- 29.7%	+ 15.1%
Lakeville	\$372,000	\$398,615	\$440,000	\$485,000	\$485,000	0.0%	+ 30.4%
Lauderdale	\$222,500	\$225,000	\$252,500	\$257,500	\$265,000	+ 2.9%	+ 19.1%
Le Center	\$150,500	\$177,450	\$210,000	\$273,200	\$299,900	+ 9.8%	+ 99.3%
Lexington	\$239,900	\$240,000	\$265,300	\$299,950	\$308,000	+ 2.7%	+ 28.4%

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Median Prices – Around the Metro



	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Lilydale	\$342,500	\$394,900	\$336,850	\$450,000	\$390,000	- 13.3%	+ 13.9%
Lindstrom	\$272,094	\$294,000	\$339,000	\$365,000	\$373,000	+ 2.2%	+ 37.1%
Lino Lakes	\$310,000	\$354,900	\$402,000	\$440,000	\$425,000	- 3.4%	+ 37.1%
Little Canada	\$265,000	\$273,750	\$326,000	\$290,000	\$325,000	+ 12.1%	+ 22.6%
Long Lake	\$349,900	\$337,500	\$405,000	\$460,000	\$520,000	+ 13.0%	+ 48.6%
Lonsdale	\$274,900	\$293,291	\$317,900	\$354,900	\$352,500	- 0.7%	+ 28.2%
Loretto	\$266,500	\$376,750	\$388,750	\$355,000	\$365,900	+ 3.1%	+ 37.3%
Mahtomedi	\$369,000	\$400,000	\$427,500	\$411,000	\$478,880	+ 16.5%	+ 29.8%
Maple Grove	\$315,000	\$337,400	\$371,000	\$400,000	\$389,300	- 2.7%	+ 23.6%
Maple Lake	\$233,337	\$255,000	\$270,500	\$297,500	\$302,500	+ 1.7%	+ 29.6%
Maple Plain	\$286,250	\$329,900	\$350,500	\$351,000	\$360,000	+ 2.6%	+ 25.8%
Maplewood	\$250,000	\$266,500	\$300,000	\$310,000	\$325,000	+ 4.8%	+ 30.0%
Marine on St. Croix	\$382,500	\$482,500	\$528,246	\$650,000	\$647,500	- 0.4%	+ 69.3%
Mayer	\$276,610	\$289,400	\$320,000	\$352,764	\$351,500	- 0.4%	+ 27.1%
Medicine Lake	\$760,000	\$762,500	\$762,500	\$1,514,000	\$1,387,000	- 8.4%	+ 82.5%
Medina	\$616,560	\$670,845	\$808,500	\$785,000	\$750,000	- 4.5%	+ 21.6%
Mendota	\$612,500	\$960,000	\$1,175,000	\$299,995	\$250,000	- 16.7%	- 59.2%
Mendota Heights	\$424,250	\$410,250	\$499,450	\$488,150	\$500,000	+ 2.4%	+ 17.9%
Miesville	\$0	\$296,000	\$0	\$412,500	\$382,500	- 7.3%	--
Milaca	\$185,000	\$205,000	\$252,500	\$262,455	\$250,000	- 4.7%	+ 35.1%
Minneapolis - (Citywide)	\$280,000	\$300,000	\$315,000	\$320,000	\$315,539	- 1.4%	+ 12.7%
Minneapolis - Calhoun-Isle	\$350,000	\$375,000	\$420,000	\$447,500	\$360,000	- 19.6%	+ 2.9%
Minneapolis - Camden	\$190,000	\$209,000	\$230,000	\$225,000	\$225,000	0.0%	+ 18.4%
Minneapolis - Central	\$389,714	\$342,250	\$335,000	\$322,500	\$319,750	- 0.9%	- 18.0%
Minneapolis - Longfellow	\$280,000	\$310,000	\$325,000	\$348,350	\$330,000	- 5.3%	+ 17.9%
Minneapolis - Near North	\$185,000	\$214,900	\$230,000	\$240,000	\$225,000	- 6.3%	+ 21.6%
Minneapolis - Nokomis	\$290,000	\$324,900	\$340,000	\$350,000	\$350,000	0.0%	+ 20.7%
Minneapolis - Northeast	\$273,500	\$291,000	\$305,000	\$330,000	\$335,000	+ 1.5%	+ 22.5%
Minneapolis - Phillips	\$197,000	\$224,750	\$235,000	\$230,000	\$220,000	- 4.3%	+ 11.7%
Minneapolis - Powderhorn	\$250,000	\$267,500	\$283,500	\$295,000	\$290,000	- 1.7%	+ 16.0%
Minneapolis - Southwest	\$413,000	\$432,000	\$480,000	\$500,000	\$480,000	- 4.0%	+ 16.2%
Minneapolis - University	\$279,900	\$298,800	\$310,000	\$338,000	\$304,500	- 9.9%	+ 8.8%
Minnetonka	\$359,250	\$399,900	\$432,000	\$462,000	\$465,000	+ 0.6%	+ 29.4%
Minnetonka Beach	\$1,617,500	\$1,548,797	\$1,795,000	\$3,150,000	\$2,100,000	- 33.3%	+ 29.8%
Minnetrissa	\$502,501	\$487,380	\$610,169	\$625,000	\$638,500	+ 2.2%	+ 27.1%
Montgomery	\$186,500	\$231,800	\$255,000	\$280,000	\$292,500	+ 4.5%	+ 56.8%
Monticello	\$240,250	\$263,000	\$307,000	\$319,000	\$339,000	+ 6.3%	+ 41.1%
Montrose	\$222,000	\$245,000	\$273,000	\$298,900	\$290,000	- 3.0%	+ 30.6%
Mora	\$160,000	\$191,250	\$230,000	\$247,450	\$230,000	- 7.1%	+ 43.8%
Mound	\$264,900	\$300,000	\$341,950	\$349,950	\$355,000	+ 1.4%	+ 34.0%
Mounds View	\$249,900	\$268,650	\$300,000	\$328,950	\$307,000	- 6.7%	+ 22.8%
New Brighton	\$277,500	\$306,000	\$335,000	\$356,000	\$365,000	+ 2.5%	+ 31.5%
New Germany	\$192,500	\$233,950	\$293,000	\$265,000	\$300,000	+ 13.2%	+ 55.8%
New Hope	\$259,900	\$292,250	\$320,000	\$335,000	\$330,000	- 1.5%	+ 27.0%
New Prague	\$274,900	\$298,691	\$342,950	\$375,500	\$347,450	- 7.5%	+ 26.4%
New Richmond	\$244,000	\$265,000	\$300,000	\$325,000	\$349,900	+ 7.7%	+ 43.4%

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	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
New Trier	\$177,950	\$135,000	\$290,000	\$0	\$330,000	--	+ 85.4%
Newport	\$290,000	\$320,950	\$432,245	\$397,500	\$335,000	- 15.7%	+ 15.5%
North Branch	\$229,900	\$264,400	\$298,000	\$329,900	\$331,910	+ 0.6%	+ 44.4%
North Oaks	\$780,000	\$778,500	\$840,000	\$960,000	\$845,000	- 12.0%	+ 8.3%
North Saint Paul	\$239,900	\$257,000	\$295,000	\$322,000	\$323,500	+ 0.5%	+ 34.8%
Northfield	\$265,000	\$284,000	\$324,900	\$335,000	\$350,000	+ 4.5%	+ 32.1%
Norwood Young America	\$222,450	\$230,000	\$270,000	\$270,000	\$306,000	+ 13.3%	+ 37.6%
Nowthen	\$394,500	\$391,500	\$433,000	\$475,000	\$559,000	+ 17.7%	+ 41.7%
Oak Grove	\$345,000	\$373,000	\$453,000	\$490,000	\$451,500	- 7.9%	+ 30.9%
Oak Park Heights	\$240,000	\$275,550	\$310,000	\$353,124	\$358,000	+ 1.4%	+ 49.2%
Oakdale	\$232,750	\$255,000	\$295,500	\$320,000	\$344,000	+ 7.5%	+ 47.8%
Onamia	\$165,000	\$191,500	\$210,000	\$240,000	\$172,750	- 28.0%	+ 4.7%
Orono	\$719,900	\$755,000	\$950,000	\$1,112,500	\$1,015,000	- 8.8%	+ 41.0%
Osseo	\$250,000	\$257,900	\$299,000	\$295,000	\$311,000	+ 5.4%	+ 24.4%
Otsego	\$329,990	\$346,550	\$388,430	\$440,000	\$420,960	- 4.3%	+ 27.6%
Pine City	\$189,000	\$206,500	\$221,000	\$275,000	\$281,750	+ 2.5%	+ 49.1%
Pine Springs	\$423,375	\$465,000	\$627,500	\$670,000	\$629,900	- 6.0%	+ 48.8%
Plymouth	\$380,000	\$392,000	\$440,000	\$468,990	\$481,250	+ 2.6%	+ 26.6%
Princeton	\$236,250	\$259,900	\$309,950	\$324,900	\$325,000	+ 0.0%	+ 37.6%
Prior Lake	\$361,250	\$400,000	\$450,000	\$494,900	\$475,000	- 4.0%	+ 31.5%
Ramsey	\$275,000	\$301,496	\$343,000	\$370,950	\$368,950	- 0.5%	+ 34.2%
Randolph	\$288,500	\$325,000	\$360,000	\$475,000	\$438,700	- 7.6%	+ 52.1%
Red Wing	\$192,100	\$215,000	\$250,000	\$268,488	\$250,000	- 6.9%	+ 30.1%
Richfield	\$272,000	\$290,000	\$325,000	\$335,000	\$336,850	+ 0.6%	+ 23.8%
River Falls	\$247,200	\$289,923	\$325,000	\$335,000	\$373,130	+ 11.4%	+ 50.9%
Robbinsdale	\$239,950	\$264,200	\$280,000	\$307,500	\$317,000	+ 3.1%	+ 32.1%
Rockford	\$257,000	\$272,950	\$325,321	\$359,950	\$370,000	+ 2.8%	+ 44.0%
Rogers	\$330,500	\$364,500	\$430,000	\$459,995	\$430,440	- 6.4%	+ 30.2%
Rosemount	\$314,900	\$340,000	\$375,000	\$433,000	\$412,000	- 4.8%	+ 30.8%
Roseville	\$274,950	\$290,000	\$331,500	\$330,000	\$340,000	+ 3.0%	+ 23.7%
Rush City	\$213,950	\$229,000	\$272,685	\$287,500	\$300,000	+ 4.3%	+ 40.2%
Saint Anthony	\$286,250	\$330,000	\$361,089	\$370,000	\$380,000	+ 2.7%	+ 32.8%
Saint Bonifacius	\$280,000	\$299,450	\$335,000	\$351,500	\$336,500	- 4.3%	+ 20.2%
Saint Cloud MSA	\$196,250	\$214,500	\$238,000	\$264,000	\$270,000	+ 2.3%	+ 37.6%
Saint Francis	\$249,082	\$255,000	\$301,000	\$330,000	\$340,000	+ 3.0%	+ 36.5%
Saint Louis Park	\$305,000	\$327,750	\$340,000	\$360,000	\$375,000	+ 4.2%	+ 23.0%
Saint Mary's Point	\$1,013,750	\$502,000	\$380,000	\$600,000	\$380,000	- 36.7%	- 62.5%
Saint Michael	\$305,000	\$348,200	\$408,500	\$434,620	\$433,652	- 0.2%	+ 42.2%
Saint Paul	\$225,000	\$240,000	\$264,000	\$275,000	\$280,000	+ 1.8%	+ 24.4%
Saint Paul - Battle Creek / Highwood	\$219,000	\$232,000	\$255,000	\$280,000	\$285,000	+ 1.8%	+ 30.1%
Saint Paul - Como Park	\$253,000	\$274,900	\$290,000	\$317,000	\$321,250	+ 1.3%	+ 27.0%
Saint Paul - Dayton's Bluff	\$175,000	\$200,000	\$220,000	\$235,000	\$249,746	+ 6.3%	+ 42.7%
Saint Paul - Downtown	\$206,000	\$210,000	\$191,500	\$188,500	\$200,000	+ 6.1%	- 2.9%
Saint Paul - Greater East Side	\$199,000	\$215,000	\$240,000	\$250,000	\$255,000	+ 2.0%	+ 28.1%
Saint Paul - Hamline-Midway	\$223,500	\$250,000	\$275,000	\$285,000	\$277,500	- 2.6%	+ 24.2%
Saint Paul - Highland Park	\$334,450	\$371,500	\$398,000	\$407,500	\$462,500	+ 13.5%	+ 38.3%

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	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Saint Paul - Merriam Park / Lexington-Hamline	\$335,000	\$350,000	\$368,200	\$399,900	\$392,000	- 2.0%	+ 17.0%
Saint Paul - Macalester-Groveland	\$354,900	\$362,950	\$401,000	\$422,000	\$407,500	- 3.4%	+ 14.8%
Saint Paul - North End	\$173,950	\$190,000	\$212,250	\$219,188	\$206,000	- 6.0%	+ 18.4%
Saint Paul - Payne-Phalen	\$201,500	\$211,007	\$230,000	\$230,500	\$240,000	+ 4.1%	+ 19.1%
Saint Paul - St. Anthony Park	\$302,950	\$320,000	\$325,000	\$368,000	\$290,000	- 21.2%	- 4.3%
Saint Paul - Summit Hill	\$454,950	\$418,750	\$432,000	\$455,000	\$518,250	+ 13.9%	+ 13.9%
Saint Paul - Summit-University	\$250,000	\$290,000	\$280,000	\$300,500	\$280,000	- 6.8%	+ 12.0%
Saint Paul - Thomas-Dale (Frogtown)	\$179,950	\$196,908	\$217,000	\$215,000	\$240,000	+ 11.6%	+ 33.4%
Saint Paul - West Seventh	\$230,000	\$249,850	\$285,000	\$285,000	\$280,000	- 1.8%	+ 21.7%
Saint Paul - West Side	\$208,500	\$224,500	\$250,000	\$257,000	\$250,000	- 2.7%	+ 19.9%
Saint Paul Park	\$231,633	\$250,000	\$278,000	\$296,000	\$318,000	+ 7.4%	+ 37.3%
Savage	\$324,950	\$349,500	\$390,000	\$421,000	\$415,000	- 1.4%	+ 27.7%
Scandia	\$400,000	\$398,000	\$550,000	\$550,000	\$576,000	+ 4.7%	+ 44.0%
Shakopee	\$275,000	\$305,000	\$340,129	\$400,000	\$385,000	- 3.8%	+ 40.0%
Shoreview	\$289,250	\$306,000	\$349,775	\$360,000	\$360,785	+ 0.2%	+ 24.7%
Shorewood	\$640,000	\$560,000	\$779,750	\$762,500	\$830,000	+ 8.9%	+ 29.7%
Somerset	\$235,000	\$260,000	\$300,000	\$372,925	\$382,750	+ 2.6%	+ 62.9%
South Haven	\$276,250	\$270,000	\$299,950	\$319,938	\$369,900	+ 15.6%	+ 33.9%
South Saint Paul	\$222,650	\$241,900	\$268,500	\$279,000	\$282,000	+ 1.1%	+ 26.7%
Spring Lake Park	\$225,500	\$252,000	\$280,000	\$296,125	\$304,900	+ 3.0%	+ 35.2%
Spring Park	\$471,450	\$377,500	\$635,000	\$775,000	\$450,000	- 41.9%	- 4.5%
Stacy	\$240,000	\$310,000	\$360,000	\$400,000	\$389,450	- 2.6%	+ 62.3%
Stillwater	\$342,000	\$380,000	\$456,750	\$505,000	\$416,000	- 17.6%	+ 21.6%
Sunfish Lake	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	\$1,565,000	- 2.4%	+ 39.1%
Tonka Bay	\$642,500	\$910,350	\$1,050,000	\$926,000	\$1,841,311	+ 98.8%	+ 186.6%
Vadnais Heights	\$270,000	\$299,900	\$300,000	\$360,000	\$350,000	- 2.8%	+ 29.6%
Vermillion	\$264,000	\$245,100	\$0	\$306,000	\$350,000	+ 14.4%	+ 32.6%
Victoria	\$459,395	\$482,560	\$527,500	\$619,950	\$600,000	- 3.2%	+ 30.6%
Waconia	\$315,000	\$330,000	\$415,000	\$465,000	\$459,990	- 1.1%	+ 46.0%
Watertown	\$266,023	\$290,632	\$315,000	\$366,450	\$331,000	- 9.7%	+ 24.4%
Waterville	\$164,900	\$201,500	\$220,000	\$232,500	\$259,500	+ 11.6%	+ 57.4%
Wayzata	\$723,500	\$887,500	\$900,000	\$1,175,000	\$1,175,000	0.0%	+ 62.4%
West Saint Paul	\$230,000	\$247,250	\$280,000	\$297,500	\$307,000	+ 3.2%	+ 33.5%
White Bear Lake	\$260,000	\$282,400	\$315,000	\$331,250	\$340,000	+ 2.6%	+ 30.8%
Willernie	\$209,000	\$255,000	\$244,967	\$290,000	\$280,000	- 3.4%	+ 34.0%
Winthrop	\$115,900	\$140,250	\$158,950	\$162,240	\$169,000	+ 4.2%	+ 45.8%
Woodbury	\$352,500	\$378,878	\$410,000	\$450,000	\$454,883	+ 1.1%	+ 29.0%
Woodland	\$1,112,500	\$1,052,500	\$1,301,250	\$850,000	\$1,550,000	+ 82.4%	+ 39.3%
Wyoming	\$305,000	\$311,000	\$354,500	\$404,000	\$401,000	- 0.7%	+ 31.5%
Zimmerman	\$260,000	\$286,000	\$324,840	\$360,000	\$350,000	- 2.8%	+ 34.6%
Zumbrota	\$226,450	\$238,500	\$273,000	\$300,000	\$275,500	- 8.2%	+ 21.7%

Median Prices – Counties

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Anoka County	\$265,000	\$287,000	\$327,500	\$350,000	\$354,000	+ 1.1%	+ 33.6%
Carver County	\$340,000	\$363,358	\$415,750	\$460,000	\$450,000	- 2.2%	+ 32.4%
Chisago County	\$255,000	\$280,000	\$325,000	\$355,250	\$352,000	- 0.9%	+ 38.0%
Dakota County	\$289,000	\$312,000	\$348,900	\$375,000	\$380,000	+ 1.3%	+ 31.5%
Goodhue County	\$218,501	\$228,900	\$264,900	\$288,500	\$271,500	- 5.9%	+ 24.3%
Hennepin County	\$300,000	\$325,000	\$350,000	\$368,400	\$373,000	+ 1.2%	+ 24.3%
Isanti County	\$229,000	\$249,900	\$288,753	\$316,000	\$323,000	+ 2.2%	+ 41.0%
Kanabec County	\$165,000	\$195,000	\$230,000	\$250,000	\$249,900	- 0.0%	+ 51.5%
Le Sueur County	\$211,000	\$229,900	\$255,000	\$299,900	\$300,000	+ 0.0%	+ 42.2%
Mille Lacs County	\$187,500	\$210,000	\$245,000	\$260,000	\$279,450	+ 7.5%	+ 49.0%
Ramsey County	\$245,000	\$261,000	\$290,000	\$305,000	\$310,000	+ 1.6%	+ 26.5%
Rice County	\$245,000	\$260,500	\$296,950	\$305,000	\$322,000	+ 5.6%	+ 31.4%
Scott County	\$309,000	\$340,100	\$380,000	\$420,464	\$420,000	- 0.1%	+ 35.9%
Sherburne County	\$256,900	\$285,000	\$330,000	\$355,000	\$350,500	- 1.3%	+ 36.4%
Sibley County	\$156,750	\$168,000	\$200,000	\$220,000	\$220,000	0.0%	+ 40.4%
St. Croix County	\$269,900	\$292,700	\$332,900	\$370,000	\$376,500	+ 1.8%	+ 39.5%
Washington County	\$325,000	\$349,900	\$385,350	\$420,000	\$410,000	- 2.4%	+ 26.2%
Wright County	\$265,000	\$295,000	\$348,000	\$379,900	\$381,000	+ 0.3%	+ 43.8%

2024 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	0.2%	8.2%
Excelsior	6.1%	10.4%
Greenwood	3.5%	-1.5%
Minnetonka	0.7%	4.2%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.3%	1.0%
Mound	-2.8%	0.3%
Orono	-1.3%	2.6%
Shorewood	1.9%	2.9%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	3.1%	7.2%
Overall Static Growth	0.4%	3.5%

2024 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	0.2%	7.9%
Excelsior	6.2%	10.0%
Greenwood	3.5%	-1.5%
Minnetonka	0.8%	3.0%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.4%	1.0%
Mound	-2.7%	0.0%
Orono	-1.6%	2.6%
Shorewood	2.0%	2.4%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	2.4%	7.1%
Overall Static Growth	0.4%	3.3%

2024 Static Assessment Growth

Single Family Residential Properties

All Lakes, All Cities

City	Off Lake	On Lake
Bloomington	-0.1%	8.2%
Brooklyn Center	2.5%	-1.9%
Brooklyn Park	-1.3%	0.3%
Champlin	-0.2%	-0.1%
Corcoran	0.1%	7.7%
Crystal	-2.0%	0.4%
Dayton	0.9%	5.8%
Deephaven	0.2%	7.9%
Eden Prairie	0.8%	0.2%
Edina	3.1%	1.0%
Excelsior	6.2%	10.0%
Golden Valley	3.1%	4.3%
Greenfield	0.6%	7.3%
Greenwood	3.5%	-1.5%
Hanover	-1.2%	2.5%
Independence	1.7%	11.0%
Long Lake	5.1%	8.1%
Maple Grove	0.2%	-2.1%
Medicine Lake	1.3%	6.2%
Medina	3.4%	7.8%
Mnettonka	0.8%	3.0%
Mnettonka Beach	3.7%	1.0%
Mnettrista	-1.4%	1.0%
Mound	-2.7%	0.0%
Orono	-1.6%	2.6%
Plymouth	0.5%	5.0%
Robbinsdale	1.2%	3.8%
Rockford	0.1%	-3.3%
Rogers	0.3%	2.9%
Saint Louis Park	1.1%	-1.3%
Shorewood	2.0%	2.4%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	2.4%	7.1%
Overall Static Growth	0.3%	3.2%



20985 MINNETONKA BLVD

26-117-23-11-0010

2024 ESTIMATED MARKET VALUE: \$432,500

SALE DATE : July 26, 2023
NET SALE PRICE : \$417,500
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$426,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1957	# FIREPLACES :	0
GROUND FL SF :	973	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	973	# FULL BATHS :	0
BASEMENT SF :	960	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 30
DECK SF : 100

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	24,394	LAKE :	0
LOT ACRES :	.56	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



5935 AFTON RD

32-117-23-32-0009

2024 ESTIMATED MARKET VALUE: \$396,900

SALE DATE : July 20, 2023
NET SALE PRICE : \$420,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$429,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1960
GROUND FL SF : 1,014
TOTAL ABOVE GRADE SF : 1,014
BASEMENT SF : 1,014
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 168

GARAGES

GARAGE 1 SF : 336
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 528
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 40,511
LOT ACRES : .93

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24875 YELLOWSTONE TR

33-117-23-34-0007

2024 ESTIMATED MARKET VALUE: \$456,600

SALE DATE : October 7, 2022
NET SALE PRICE : \$454,900
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$479,800

SALE DATE: April 12, 2021
SALE PRICE: \$410,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1958	# FIREPLACES :	1
GROUND FL SF :	2,022	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,022	# FULL BATHS :	1
BASEMENT SF :	1,820	# 3/4 BATHS :	1
BASEMENT % FIN :	40%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 196
SCREENED PORCH SF : 0
OPEN PORCH SF : 240
DECK SF : 0

GARAGES

GARAGE 1 SF : 932
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	24,394	LAKE :	
LOT ACRES :	.56	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



5240 VINE HILL RD

25-117-23-44-0013

2024 ESTIMATED MARKET VALUE: \$452,200

SALE DATE : March 10, 2023
NET SALE PRICE : \$457,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$473,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1957	# FIREPLACES :	1
GROUND FL SF :	1,422	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,422	# FULL BATHS :	1
BASEMENT SF :	1,044	# 3/4 BATHS :	1
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 72
DECK SF : 0

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 420
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF :	20,909	LAKE :	
LOT ACRES :	.48	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



23890 ELDER TURN

34-117-23-23-0036

2024 ESTIMATED MARKET VALUE: \$489,800

SALE DATE : April 28, 2023
NET SALE PRICE : \$502,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$518,300

SALE DATE: July 15, 2014
SALE PRICE: \$269,400

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 1,344
TOTAL ABOVE GRADE SF : 1,344
BASEMENT SF : 941
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 270
DECK SF : 372

GARAGES

GARAGE 1 SF : 350
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 38,333
LOT ACRES : .88

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5780 EUREKA RD

33-117-23-23-0030

2024 ESTIMATED MARKET VALUE: \$756,100

SALE DATE : January 23, 2023
NET SALE PRICE : \$656,900
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$685,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	2,048	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,048	# FULL BATHS :	1
BASEMENT SF :	2,048	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 240
SCREENED PORCH SF : 0
OPEN PORCH SF : 84
DECK SF : 468

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	40,075	LAKE :	
LOT ACRES :	.92	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



6065 CHASKA RD

34-117-23-43-0039

2024 ESTIMATED MARKET VALUE:

\$718,300

SALE DATE : May 1, 2023
NET SALE PRICE : \$735,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$756,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1998
GROUND FL SF : 1,134
TOTAL ABOVE GRADE SF : 1,134
BASEMENT SF : 1,104
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 120
OPEN PORCH SF : 0
DECK SF : 365

GARAGES

GARAGE 1 SF : 504
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 54,886
LOT ACRES : 1.26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5895 DIVISION ST

35-117-23-31-0015

2024 ESTIMATED MARKET VALUE: \$723,400

SALE DATE : August 16, 2023
NET SALE PRICE : \$748,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$761,400

SALE DATE: November 30, 2015
SALE PRICE: \$330,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1960	# FIREPLACES :	0
GROUND FL SF :	2,332	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,332	# FULL BATHS :	2
BASEMENT SF :	2,032	# 3/4 BATHS :	1
BASEMENT % FIN :	40%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 152
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 44,867
LOT ACRES : 1.03
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26365 NOBLE RD

32-117-23-12-0037

2024 ESTIMATED MARKET VALUE: \$903,800

SALE DATE : November 15, 2022
NET SALE PRICE : \$867,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$911,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1983
GROUND FL SF : 2,181
TOTAL ABOVE GRADE SF : 2,181
BASEMENT SF : 2,181
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 196
OPEN PORCH SF : 0
DECK SF : 368

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 50,094
LOT ACRES : 1.15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6085 HIGH POINTE RD

34-117-23-34-0026

2024 ESTIMATED MARKET VALUE:

\$879,600

SALE DATE : May 25, 2023
NET SALE PRICE : \$900,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$925,900

SALE DATE: March 17, 2018
SALE PRICE: \$663,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2004
GROUND FL SF : 1,997
TOTAL ABOVE GRADE SF : 1,997
BASEMENT SF : 1,997
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 96
DECK SF : 225

GARAGES

GARAGE 1 SF : 860
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5925 CATHCART DR

32-117-23-31-0041

2024 ESTIMATED MARKET VALUE: \$867,000

SALE DATE : April 17, 2023
NET SALE PRICE : \$904,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$933,300

SALE DATE: August 15, 2001
SALE PRICE: \$16,719

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2002	# FIREPLACES :	0
GROUND FL SF :	2,359	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,359	# FULL BATHS :	1
BASEMENT SF :	2,002	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 964
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 240
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 44,431
LOT ACRES : 1.02
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27585 WOODSIDE RD

31-117-23-14-0038

2024 ESTIMATED MARKET VALUE: \$912,400

SALE DATE : September 26, 2023
NET SALE PRICE : \$941,700
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$955,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1995
GROUND FL SF : 1,998
TOTAL ABOVE GRADE SF : 1,998
BASEMENT SF : 1,952
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 224
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 284

GARAGES

GARAGE 1 SF : 704
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 44,867
LOT ACRES : 1.03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27540 BRYNMAWR PL

31-117-23-14-0037

2024 ESTIMATED MARKET VALUE: \$1,107,200

SALE DATE : October 27, 2022
NET SALE PRICE : \$1,050,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,107,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1995	# FIREPLACES :	1
GROUND FL SF :	2,135	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,135	# FULL BATHS :	1
BASEMENT SF :	2,105	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 174
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 406

GARAGES

GARAGE 1 SF : 812
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	40,511	LAKE :	
LOT ACRES :	.93	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



4720 WEST LA **25-117-23-22-0064**

2024 ESTIMATED MARKET VALUE: \$1,075,500

<p>SALE DATE : October 14, 2022 NET SALE PRICE : \$1,052,600 ANNUAL MCAP ADJ : .0435 MCAP SALE PRICE : \$1,110,100</p>	<p>SALE DATE: June 1, 2010 SALE PRICE: \$235,000</p>
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<u>BUILDING CHARACTERISTICS</u>			
STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2012	# FIREPLACES :	0
GROUND FL SF :	2,113	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,113	# FULL BATHS :	0
BASEMENT SF :	2,113	# 3/4 BATHS :	1
BASEMENT % FIN :	90%	# HALF BATHS :	2
WALKOUT :	Yes	# BEDROOMS :	3

<u>PORCHES / DECKS</u>		<u>GARAGES</u>	
ENCLOSED PORCH SF :	0	GARAGE 1 SF :	1,116
SCREENED PORCH SF :	0	GARAGE 1 TYPE :	Attached Garage
OPEN PORCH SF :	50	GARAGE 2 SF :	0
DECK SF :	72	GARAGE 2 TYPE :	

<u>LOT CHARACTERISTICS</u>			
LOT SF :	82,328	LAKE :	0
LOT ACRES :	1.89	EFFECTIVE LAKE FRONT FT :	

APPRAISER COMMENTS



19400 MUIRFIELD CIR

36-117-23-12-0041

2024 ESTIMATED MARKET VALUE: \$1,005,500

SALE DATE : July 19, 2023
NET SALE PRICE : \$1,200,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,225,800

SALE DATE: December 30, 2021
SALE PRICE: \$950,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1994	# FIREPLACES :	0
GROUND FL SF :	2,175	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,175	# FULL BATHS :	1
BASEMENT SF :	2,175	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 210
SCREENED PORCH SF : 0
OPEN PORCH SF : 56
DECK SF : 180

GARAGES

GARAGE 1 SF : 836
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	39,204	LAKE :	0
LOT ACRES :	.90	EFFECTIVE LAKE FRONT FT :	

APPRAISER COMMENTS



5740 AYRSHIRE LA

33-117-23-24-0048

2024 ESTIMATED MARKET VALUE: \$1,239,700

SALE DATE : August 11, 2023
NET SALE PRICE : \$1,250,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,272,400

SALE DATE: October 15, 2019
SALE PRICE: \$743,290

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2019	# FIREPLACES :	1
GROUND FL SF :	2,312	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,312	# FULL BATHS :	0
BASEMENT SF :	2,312	# 3/4 BATHS :	2
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 250
OPEN PORCH SF : 63
DECK SF : 0

GARAGES

GARAGE 1 SF : 516
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26005 WILD ROSE LA

32-117-23-13-0004

2024 ESTIMATED MARKET VALUE:

\$562,300

SALE DATE : May 5, 2023
NET SALE PRICE : \$572,322
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$588,800

SALE DATE: September 23, 2021
SALE PRICE: \$475,000

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 1918
GROUND FL SF : 1,644
TOTAL ABOVE GRADE SF : 2,756
BASEMENT SF : 1,484
BASEMENT % FIN : 40%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 320

GARAGES

GARAGE 1 SF : 1,125
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 57,499
LOT ACRES : 1.32

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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6160 CHURCH RD

32-117-23-34-0009

2024 ESTIMATED MARKET VALUE:

\$365,100

SALE DATE : April 20, 2023
NET SALE PRICE : \$351,500
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$362,900

SALE DATE: July 1, 2015
SALE PRICE: \$246,250

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1977
GROUND FL SF : 886
TOTAL ABOVE GRADE SF : 886
BASEMENT SF : 840
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 320

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5440 WEDGEWOOD DR

33-117-23-22-0020

2024 ESTIMATED MARKET VALUE: \$428,400

SALE DATE : July 19, 2023
NET SALE PRICE : \$420,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$429,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1976	# FIREPLACES :	1
GROUND FL SF :	1,052	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,052	# FULL BATHS :	1
BASEMENT SF :	947	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 120
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 488
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	30,492	LAKE :	
LOT ACRES :	.70	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



5845 STRAWBERRY LA

32-117-23-42-0009

2024 ESTIMATED MARKET VALUE: \$486,200

SALE DATE : April 14, 2023
NET SALE PRICE : \$473,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$488,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1970	# FIREPLACES :	1
GROUND FL SF :	1,414	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,414	# FULL BATHS :	1
BASEMENT SF :	1,273	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 140

GARAGES

GARAGE 1 SF : 867
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 41,818
LOT ACRES : .96
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27755 ISLAND VIEW RD

31-117-23-12-0008

2024 ESTIMATED MARKET VALUE:

\$523,800

SALE DATE : September 20, 2023
NET SALE PRICE : \$520,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$527,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1973
GROUND FL SF : 1,404
TOTAL ABOVE GRADE SF : 1,404
BASEMENT SF : 1,404
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 224

GARAGES

GARAGE 1 SF : 312
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 312
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 27,007
LOT ACRES : .62

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24410 WOOD DR

33-117-23-43-0015

2024 ESTIMATED MARKET VALUE: \$563,300

SALE DATE : October 31, 2022
NET SALE PRICE : \$570,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$601,200

SALE DATE: August 24, 2020
SALE PRICE: \$452,000

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	2,168	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,168	# FULL BATHS :	1
BASEMENT SF :	2,060	# 3/4 BATHS :	1
BASEMENT % FIN :	50%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 576

GARAGES

GARAGE 1 SF : 965
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 28,750
LOT ACRES : .66
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5100 ANTHONY TER

25-117-23-31-0021

2024 ESTIMATED MARKET VALUE: \$628,000

SALE DATE : June 20, 2023
NET SALE PRICE : \$610,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$625,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1965
GROUND FL SF : 1,134
TOTAL ABOVE GRADE SF : 1,134
BASEMENT SF : 1,128
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 160
DECK SF : 168

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 38,768
LOT ACRES : .89

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5705 GRANT LORENZ RD

32-117-23-13-0024

2024 ESTIMATED MARKET VALUE: \$492,900

SALE DATE : November 18, 2022
NET SALE PRICE : \$497,250
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$522,600

SALE DATE: October 28, 2016
SALE PRICE: \$394,000

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	1,276	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,276	# FULL BATHS :	1
BASEMENT SF :	1,228	# 3/4 BATHS :	2
BASEMENT % FIN :	90%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 212

GARAGES

GARAGE 1 SF : 816
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 47,045
LOT ACRES : 1.08
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19330 VINE RIDGE RD

36-117-23-14-0044

2024 ESTIMATED MARKET VALUE: \$551,300

SALE DATE : July 27, 2023
NET SALE PRICE : \$600,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$612,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	Yes
AGE :	1988	# FIREPLACES :	1
GROUND FL SF :	1,524	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,524	# FULL BATHS :	1
BASEMENT SF :	762	# 3/4 BATHS :	1
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 380

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26035 WILD ROSE LA

32-117-23-13-0003

2024 ESTIMATED MARKET VALUE:

\$442,300

SALE DATE : March 27, 2023
NET SALE PRICE : \$435,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$450,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1935
GROUND FL SF : 1,064
TOTAL ABOVE GRADE SF : 1,790
BASEMENT SF : 968
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 288
SCREENED PORCH SF : 0
OPEN PORCH SF : 168
DECK SF : 0

GARAGES

GARAGE 1 SF : 837
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 396
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 47,480
LOT ACRES : 1.09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6085 BURLWOOD CT

32-117-23-44-0015

2024 ESTIMATED MARKET VALUE:

\$548,200

SALE DATE : January 5, 2023
NET SALE PRICE : \$506,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$528,000

SALE DATE: May 9, 2022
SALE PRICE: \$547,125

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1989
GROUND FL SF : 1,110
TOTAL ABOVE GRADE SF : 2,148
BASEMENT SF : 1,110
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 350

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : .50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5845 COUNTRY CLUB RD

33-117-23-41-0005

2024 ESTIMATED MARKET VALUE:

\$609,800

SALE DATE : May 18, 2023
NET SALE PRICE : \$540,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$555,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1900
GROUND FL SF : 1,729
TOTAL ABOVE GRADE SF : 3,843
BASEMENT SF : 1,701
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 7

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 104
OPEN PORCH SF : 91
DECK SF : 108

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 78,844
LOT ACRES : 1.81

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19320 VINE RIDGE RD

36-117-23-14-0043

2024 ESTIMATED MARKET VALUE:

\$589,700

SALE DATE : August 18, 2023
NET SALE PRICE : \$574,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$584,300

SALE DATE: August 18, 2015
SALE PRICE: \$389,940

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 1,266
TOTAL ABOVE GRADE SF : 2,414
BASEMENT SF : 1,266
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 280

GARAGES

GARAGE 1 SF : 444
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6165 MCKINLEY CIR

36-117-23-44-0069

2024 ESTIMATED MARKET VALUE:

\$600,100

SALE DATE : May 8, 2023
NET SALE PRICE : \$600,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$617,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 1,166
TOTAL ABOVE GRADE SF : 2,102
BASEMENT SF : 1,049
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 364

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,344
LOT ACRES : .49

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27800 WOODSIDE RD

31-117-23-13-0018

2024 ESTIMATED MARKET VALUE:

\$642,200

SALE DATE : September 25, 2023
NET SALE PRICE : \$626,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$634,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1967
GROUND FL SF : 1,228
TOTAL ABOVE GRADE SF : 2,124
BASEMENT SF : 832
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 44
DECK SF : 380

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
LOT ACRES : .92

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5730 BRENTRIDGE DR

31-117-23-14-0020

2024 ESTIMATED MARKET VALUE: \$614,000

SALE DATE : January 30, 2023
NET SALE PRICE : \$640,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$667,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1988	# FIREPLACES :	0
GROUND FL SF :	1,493	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,518	# FULL BATHS :	1
BASEMENT SF :	1,158	# 3/4 BATHS :	0
BASEMENT % FIN :	0%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 534

GARAGES

GARAGE 1 SF : 688
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	27,878	LAKE :	
LOT ACRES :	.64	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



6080 BURLWOOD CT

32-117-23-43-0021

2024 ESTIMATED MARKET VALUE:

\$645,400

SALE DATE : January 4, 2023
NET SALE PRICE : \$650,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$678,300

SALE DATE: November 12, 2019
SALE PRICE: \$455,750

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1991
GROUND FL SF : 1,538
TOTAL ABOVE GRADE SF : 2,674
BASEMENT SF : 1,230
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 280

GARAGES

GARAGE 1 SF : 504
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 20,038
LOT ACRES : .46

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6105 WHITNEY CIR

36-117-23-41-0020

2024 ESTIMATED MARKET VALUE:

\$617,400

SALE DATE : September 22, 2023
NET SALE PRICE : \$655,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$664,400

SALE DATE: November 30, 2010
SALE PRICE: \$355,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,167
TOTAL ABOVE GRADE SF : 1,947
BASEMENT SF : 1,167
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 180
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 192

GARAGES

GARAGE 1 SF : 669
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246
LOT ACRES : .35

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26115 SHOREWOOD OAKS DR

32-117-23-43-0033

2024 ESTIMATED MARKET VALUE: \$595,400

SALE DATE : December 1, 2022
NET SALE PRICE : \$684,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$716,300

SALE DATE: June 7, 2002
SALE PRICE: \$412,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 1,157
TOTAL ABOVE GRADE SF : 2,268
BASEMENT SF : 1,111
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 247
OPEN PORCH SF : 0
DECK SF : 463

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 20,038
LOT ACRES : .46

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6115 CHURCH RD

32-117-23-34-0064

2024 ESTIMATED MARKET VALUE: \$732,500

SALE DATE : July 26, 2023
NET SALE PRICE : \$720,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$735,500

SALE DATE: June 26, 2007
SALE PRICE: \$582,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 1,424
TOTAL ABOVE GRADE SF : 2,448
BASEMENT SF : 1,392
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 192
OPEN PORCH SF : 72
DECK SF : 192

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26350 PEACH CIR

32-117-23-42-0022

2024 ESTIMATED MARKET VALUE: \$778,600

SALE DATE : October 6, 2022
NET SALE PRICE : \$725,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$764,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1992	# FIREPLACES :	1
GROUND FL SF :	1,786	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	3,075	# FULL BATHS :	3
BASEMENT SF :	1,786	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 49
DECK SF : 544

GARAGES

GARAGE 1 SF : 855
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	40,075	LAKE :	
LOT ACRES :	.92	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



5980 CHRISTMAS LAKE RD

35-117-23-42-0025

2024 ESTIMATED MARKET VALUE:

\$867,400

SALE DATE : May 15, 2023
NET SALE PRICE : \$790,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$812,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1900
GROUND FL SF : 1,710
TOTAL ABOVE GRADE SF : 2,776
BASEMENT SF : 1,710
BASEMENT % FIN : 40%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 240
OPEN PORCH SF : 50
DECK SF : 240

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 123,710
LOT ACRES : 2.84

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4915 SUBURBAN DR

25-117-23-23-0075

2024 ESTIMATED MARKET VALUE: \$868,700

SALE DATE : November 17, 2022
NET SALE PRICE : \$828,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$870,200

SALE DATE: October 4, 1999
SALE PRICE: \$420,262

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1999	# FIREPLACES :	0
GROUND FL SF :	1,362	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,652	# FULL BATHS :	1
BASEMENT SF :	1,354	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 159
DECK SF : 188

GARAGES

GARAGE 1 SF : 744
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 50,094
LOT ACRES : 1.15
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26825 MARSH POINTE CIR

32-117-23-24-0022

2024 ESTIMATED MARKET VALUE:

\$811,900

SALE DATE : June 23, 2023
NET SALE PRICE : \$830,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$850,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1999
GROUND FL SF : 1,496
TOTAL ABOVE GRADE SF : 2,700
BASEMENT SF : 1,479
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 138
DECK SF : 0

GARAGES

GARAGE 1 SF : 676
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6115 SWEETWATER CT

36-117-23-43-0037

2024 ESTIMATED MARKET VALUE:

\$830,200

SALE DATE : June 12, 2023
NET SALE PRICE : \$850,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$871,400

SALE DATE: June 4, 2014
SALE PRICE: \$675,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 1,982
TOTAL ABOVE GRADE SF : 3,187
BASEMENT SF : 1,982
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 429

GARAGES

GARAGE 1 SF : 792
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5755 BRENTRIDGE DR

31-117-23-14-0028

2024 ESTIMATED MARKET VALUE: \$820,900

SALE DATE : July 13, 2023
NET SALE PRICE : \$926,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$945,900

SALE DATE: January 25, 2010
SALE PRICE: \$380,500

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1992	# FIREPLACES :	1
GROUND FL SF :	1,555	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,629	# FULL BATHS :	2
BASEMENT SF :	1,324	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 282

GARAGES

GARAGE 1 SF : 838
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 30,928
LOT ACRES : .71
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5285 ST ALBANS BAY RD

25-117-23-33-0034

2024 ESTIMATED MARKET VALUE: \$875,800

SALE DATE : June 21, 2023
NET SALE PRICE : \$952,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$975,900

SALE DATE: April 12, 2018
SALE PRICE: \$675,000

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1946	# FIREPLACES :	0
GROUND FL SF :	2,332	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,382	# FULL BATHS :	4
BASEMENT SF :	859	# 3/4 BATHS :	1
BASEMENT % FIN :	50%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 280
OPEN PORCH SF : 324
DECK SF : 570

GARAGES

GARAGE 1 SF : 701
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 60,113
LOT ACRES : 1.38
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5705 RIDGE RD

36-117-23-13-0007

2024 ESTIMATED MARKET VALUE: \$1,125,700

SALE DATE : August 7, 2023
NET SALE PRICE : \$1,126,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,146,200

SALE DATE: November 15, 1999
SALE PRICE: \$690,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 2,304
TOTAL ABOVE GRADE SF : 3,070
BASEMENT SF : 2,304
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 2
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 306
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 378

GARAGES

GARAGE 1 SF : 885
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 42,253
LOT ACRES : .97

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27585 BRYNMAWR PL

31-117-23-14-0035

2024 ESTIMATED MARKET VALUE: \$1,102,800

SALE DATE : May 16, 2023
NET SALE PRICE : \$1,200,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,234,600

SALE DATE: May 30, 2014
SALE PRICE: \$699,900

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1994	# FIREPLACES :	1
GROUND FL SF :	1,873	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,142	# FULL BATHS :	1
BASEMENT SF :	1,691	# 3/4 BATHS :	1
BASEMENT % FIN :	70%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 72
DECK SF : 372

GARAGES

GARAGE 1 SF : 938
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	40,075	LAKE :	
LOT ACRES :	.92	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



27000 NOBLE RD

32-117-23-22-0015

2024 ESTIMATED MARKET VALUE: \$1,182,600

SALE DATE : August 9, 2023
NET SALE PRICE : \$1,247,500
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,269,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1997	# FIREPLACES :	1
GROUND FL SF :	2,289	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,844	# FULL BATHS :	1
BASEMENT SF :	2,255	# 3/4 BATHS :	2
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 300
DECK SF : 312

GARAGES

GARAGE 1 SF : 864
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	26,136	LAKE :	
LOT ACRES :	.60	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



19520 MUIRFIELD CIR

36-117-23-12-0045

2024 ESTIMATED MARKET VALUE: \$1,181,300

SALE DATE : July 21, 2023
NET SALE PRICE : \$1,260,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,287,100

SALE DATE: October 25, 2001
SALE PRICE: \$660,000

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1986	# FIREPLACES :	1
GROUND FL SF :	1,864	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,480	# FULL BATHS :	1
BASEMENT SF :	1,864	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	2
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 208
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 573

GARAGES

GARAGE 1 SF : 908
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,522
LOT ACRES : .54
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26420 ARBOR CREEK LA

32-117-23-13-0043

2024 ESTIMATED MARKET VALUE: \$1,322,100

SALE DATE : June 20, 2023
NET SALE PRICE : \$1,292,500
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,325,000

SALE DATE: July 30, 2010
SALE PRICE: \$882,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 1,804
TOTAL ABOVE GRADE SF : 4,048
BASEMENT SF : 1,804
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 168
OPEN PORCH SF : 468
DECK SF : 144

GARAGES

GARAGE 1 SF : 860
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
LOT ACRES : .92

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24275 MARY LAKE TR

33-117-23-41-0037

2024 ESTIMATED MARKET VALUE: \$1,276,000

SALE DATE : April 14, 2023
NET SALE PRICE : \$1,395,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,440,300

SALE DATE: June 2, 2016
SALE PRICE: \$918,500

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2003	# FIREPLACES :	1
GROUND FL SF :	3,083	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	4,698	# FULL BATHS :	4
BASEMENT SF :	3,083	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 296
OPEN PORCH SF : 372
DECK SF : 399

GARAGES

GARAGE 1 SF : 908
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 48,787
LOT ACRES : 1.12
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20550 PARKVIEW LA

25-117-23-32-0055

2024 ESTIMATED MARKET VALUE: \$1,471,100

SALE DATE : October 24, 2022
NET SALE PRICE : \$1,425,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,502,900

SALE DATE: May 22, 2006
SALE PRICE: \$386,900

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2006	# FIREPLACES :	1
GROUND FL SF :	1,702	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,989	# FULL BATHS :	1
BASEMENT SF :	1,702	# 3/4 BATHS :	3
BASEMENT % FIN :	90%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 355
DECK SF : 120

GARAGES

GARAGE 1 SF : 1,024
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,522
LOT ACRES : .54
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6060 CLUB VALLEY RD

33-117-23-43-0032

2024 ESTIMATED MARKET VALUE: \$1,548,800

SALE DATE : October 3, 2022
NET SALE PRICE : \$1,425,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,502,900

SALE DATE: March 30, 2018
SALE PRICE: \$325,000

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2018	# FIREPLACES :	1
GROUND FL SF :	1,628	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,534	# FULL BATHS :	1
BASEMENT SF :	1,628	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 252
OPEN PORCH SF : 184
DECK SF : 0

GARAGES

GARAGE 1 SF : 944
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,682
LOT ACRES : .36
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5940 LAKE LINDEN CT

34-117-23-32-0039

2024 ESTIMATED MARKET VALUE: \$1,431,700

SALE DATE : September 29, 2023
NET SALE PRICE : \$1,474,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,495,100

SALE DATE: May 30, 2019
SALE PRICE: \$1,098,500

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2004	# FIREPLACES :	0
GROUND FL SF :	2,870	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	4,081	# FULL BATHS :	2
BASEMENT SF :	2,009	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 310
OPEN PORCH SF : 0
DECK SF : 196

GARAGES

GARAGE 1 SF : 1,280
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 31,363
LOT ACRES : .72
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5960 PRESTWICK CT

33-117-23-31-0063

2024 ESTIMATED MARKET VALUE: \$1,487,000

SALE DATE : June 15, 2023
NET SALE PRICE : \$1,650,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,691,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2019	# FIREPLACES :	1
GROUND FL SF :	1,561	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,225	# FULL BATHS :	1
BASEMENT SF :	1,561	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 210
OPEN PORCH SF : 154
DECK SF : 108

GARAGES

GARAGE 1 SF : 804
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 19,602
LOT ACRES : .45
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5105 SUBURBAN DR

25-117-23-32-0050

2024 ESTIMATED MARKET VALUE: \$1,771,400

SALE DATE : July 21, 2023
NET SALE PRICE : \$1,810,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,849,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2005	# FIREPLACES :	0
GROUND FL SF :	2,193	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	4,718	# FULL BATHS :	1
BASEMENT SF :	2,130	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 186
OPEN PORCH SF : 138
DECK SF : 296

GARAGES

GARAGE 1 SF : 832
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	19,602	LAKE :	
LOT ACRES :	.45	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



4680 FATIMA PL

26-117-23-11-0016

2024 ESTIMATED MARKET VALUE: \$899,100

SALE DATE : October 26, 2022
NET SALE PRICE : \$877,500
ANNUAL MCAP ADJ : .0572
MCAP SALE PRICE : \$940,700

SALE DATE: November 30, 2018
SALE PRICE: \$618,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2006	# FIREPLACES :	1
GROUND FL SF :	1,698	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,698	# FULL BATHS :	1
BASEMENT SF :	1,698	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 160

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 24,829
LOT ACRES : .57
LAKE : William
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Lake William



27475 MAPLE RIDGE LA

31-117-23-44-0018

2024 ESTIMATED MARKET VALUE: \$1,251,300

SALE DATE : May 5, 2023
NET SALE PRICE : \$1,500,000
ANNUAL MCAP ADJ : .0572
MCAP SALE PRICE : \$1,556,700

SALE DATE: December 18, 2015
SALE PRICE: \$865,000

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	Yes
AGE :	1962	# FIREPLACES :	1
GROUND FL SF :	2,122	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,122	# FULL BATHS :	2
BASEMENT SF :	1,827	# 3/4 BATHS :	0
BASEMENT % FIN :	90%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 192
OPEN PORCH SF : 0
DECK SF : 1,083

GARAGES

GARAGE 1 SF : 792
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	31,363	LAKE :	Virginia
LOT ACRES :	.72	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS

Lake Virginia



22150 BRACKETTS RD

35-117-23-32-0022

2024 ESTIMATED MARKET VALUE:

\$852,700

SALE DATE : January 19, 2024
NET SALE PRICE : \$890,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 1/4 Story	CENTRAL AC :	Yes
AGE :	1945	# FIREPLACES :	0
GROUND FL SF :	2,012	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,387	# FULL BATHS :	2
BASEMENT SF :	1,408	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 42
DECK SF : 453

GARAGES

GARAGE 1 SF : 420
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 484
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF :	37,462	LAKE :	Galpin
LOT ACRES :	.86	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS

Galpin Lake



22680 GALPIN LA

34-117-23-44-0003

2024 ESTIMATED MARKET VALUE:

\$785,700

SALE DATE : May 24, 2023
NET SALE PRICE : \$830,000
ANNUAL MCAP ADJ : .0572
MCAP SALE PRICE : \$861,400

SALE DATE: December 28, 2018
SALE PRICE: \$550,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1941
GROUND FL SF : 1,401
TOTAL ABOVE GRADE SF : 2,288
BASEMENT SF : 1,363
BASEMENT % FIN : 40%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 226
OPEN PORCH SF : 0
DECK SF : 431

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,560
LOT ACRES : 1.00

LAKE : Galpin
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Galpin Lake



21035 RADISSON RD

35-117-23-11-0051

2024 ESTIMATED MARKET VALUE: \$1,925,800

SALE DATE : November 9, 2022
NET SALE PRICE : \$1,900,000
ANNUAL MCAP ADJ : .0572
MCAP SALE PRICE : \$2,027,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1987	# FIREPLACES :	1
GROUND FL SF :	1,318	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,624	# FULL BATHS :	2
BASEMENT SF :	1,977	# 3/4 BATHS :	0
BASEMENT % FIN :	50%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 124
OPEN PORCH SF : 270
DECK SF : 346

GARAGES

GARAGE 1 SF : 696
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 696
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF :	27,878	LAKE :	Christmas
LOT ACRES :	.64	EFFECTIVE LAKE FRONT FT :	145

APPRAISER COMMENTS

Christmas Lake



5890 BOULDER BRIDGE LA

31-117-23-42-0026

2024 ESTIMATED MARKET VALUE: \$1,360,600

SALE DATE : September 29, 2023
NET SALE PRICE : \$1,400,000
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$1,418,700

SALE DATE: August 17, 2018
SALE PRICE: \$895,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1988
GROUND FL SF : 2,753
TOTAL ABOVE GRADE SF : 2,753
BASEMENT SF : 1,551
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 2
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 231
OPEN PORCH SF : 78
DECK SF : 242

GARAGES

GARAGE 1 SF : 845
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,560
LOT ACRES : 1.00

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Lake Minnetonka access



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375775

28005 BOULDER BRIDGE DR

31-117-23-42-0040

2024 ESTIMATED MARKET VALUE: \$2,476,800

SALE DATE : April 14, 2023
NET SALE PRICE : \$2,250,000
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$2,318,300

SALE DATE: March 30, 2021
SALE PRICE: \$1,846,400

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 3,778
TOTAL ABOVE GRADE SF : 5,169
BASEMENT SF : 4,806
BASEMENT % FIN : 30%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 2
FULL BATHS : 2
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,316
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 726
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 69,260
LOT ACRES : 1.59

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Lake Minnetonka access



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375780

28160 BOULDER BRIDGE DR

31-117-23-43-0006

2024 ESTIMATED MARKET VALUE: \$2,830,100

SALE DATE : December 28, 2022
NET SALE PRICE : \$3,094,000
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$3,230,500

SALE DATE: July 8, 2013
SALE PRICE: \$2,100,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1984
GROUND FL SF : 3,106
TOTAL ABOVE GRADE SF : 4,826
BASEMENT SF : 1,810
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 2
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 200
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 710

GARAGES

GARAGE 1 SF : 1,506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 59,242
LOT ACRES : 1.36

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Lake Minnetonka access



25510 BIRCH BLUFF RD

28-117-23-33-0005

2024 ESTIMATED MARKET VALUE: \$4,580,100

SALE DATE : November 11, 2022
NET SALE PRICE : \$5,300,000
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$5,552,200

SALE DATE: October 1, 2013
SALE PRICE: \$1,300,000

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2014	# FIREPLACES :	0
GROUND FL SF :	3,018	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	4,637	# FULL BATHS :	1
BASEMENT SF :	2,103	# 3/4 BATHS :	3
BASEMENT % FIN :	80%	# HALF BATHS :	2
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 412
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,260
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 31,363
LOT ACRES : .72
LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 110

APPRAISER COMMENTS

Lake Minnetonka



5640 WOOD DUCK CIR

34-117-23-24-0024

2024 ESTIMATED MARKET VALUE:

\$606,700

SALE DATE : October 3, 2022
NET SALE PRICE : \$600,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$632,800

SALE DATE: January 9, 2014
SALE PRICE: \$285,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1981
GROUND FL SF : 2,068
TOTAL ABOVE GRADE SF : 2,068
BASEMENT SF : 2,040
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 224

GARAGES

GARAGE 1 SF : 345
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 345
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 20,473
LOT ACRES : .47

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5597 TIMBER LA

34-117-23-23-0045

2024 ESTIMATED MARKET VALUE:

\$659,300

SALE DATE : June 21, 2023
NET SALE PRICE : \$655,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$671,500

SALE DATE: September 17, 2004
SALE PRICE: \$380,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1974
GROUND FL SF : 2,296
TOTAL ABOVE GRADE SF : 2,296
BASEMENT SF : 2,066
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 2
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 288

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 484
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 29,621
LOT ACRES : .68

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20522 EXCELSIOR BLVD

25-117-23-33-0081

2024 ESTIMATED MARKET VALUE: \$752,000

SALE DATE : July 20, 2023
NET SALE PRICE : \$819,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$836,600

SALE DATE: April 27, 2016
SALE PRICE: \$470,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2007	# FIREPLACES :	1
GROUND FL SF :	2,068	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,068	# FULL BATHS :	1
BASEMENT SF :	1,892	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 96

GARAGES

GARAGE 1 SF : 648
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246
LOT ACRES : .35
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20560 EXCELSIOR BLVD

25-117-23-33-0036

2024 ESTIMATED MARKET VALUE: \$337,700

SALE DATE : March 10, 2023
NET SALE PRICE : \$325,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$336,700

SALE DATE: October 19, 2016
SALE PRICE: \$197,000

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1981	# FIREPLACES :	0
GROUND FL SF :	1,123	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,123	# FULL BATHS :	1
BASEMENT SF :	1,123	# 3/4 BATHS :	1
BASEMENT % FIN :	50%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 144

GARAGES

GARAGE 1 SF : 456
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : .20
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6055 POND VIEW DR

32-117-23-44-0058

2024 ESTIMATED MARKET VALUE:

\$343,300

SALE DATE : October 28, 2022
NET SALE PRICE : \$316,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$333,300

SALE DATE: December 28, 2000
SALE PRICE: \$157,600

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2000
GROUND FL SF : 1,458
TOTAL ABOVE GRADE SF : 1,458
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6140 POND VIEW DR

32-117-23-44-0070

2024 ESTIMATED MARKET VALUE: \$338,800

SALE DATE : December 20, 2022
NET SALE PRICE : \$330,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$345,600

SALE DATE: October 3, 2000
SALE PRICE: \$157,660

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2000	# FIREPLACES :	0
GROUND FL SF :	1,458	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,458	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	1
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6150 POND VIEW DR

32-117-23-44-0071

2024 ESTIMATED MARKET VALUE:

\$343,100

SALE DATE : May 25, 2023
NET SALE PRICE : \$365,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$375,500

SALE DATE: January 25, 2019
SALE PRICE: \$310,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2000
GROUND FL SF : 1,458
TOTAL ABOVE GRADE SF : 1,458
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25685 PARK LA

32-117-23-44-0041

2024 ESTIMATED MARKET VALUE: \$340,200

SALE DATE : August 31, 2023
NET SALE PRICE : \$377,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$383,700

SALE DATE: April 22, 2015
SALE PRICE: \$238,700

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2001	# FIREPLACES :	0
GROUND FL SF :	1,458	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,458	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	1
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5294 ST ALBANS BAY CIR

25-117-23-34-0036

2024 ESTIMATED MARKET VALUE: \$409,000

SALE DATE : July 17, 2023
NET SALE PRICE : \$405,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$413,700

SALE DATE: December 13, 2004
SALE PRICE: \$300,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1993	# FIREPLACES :	0
GROUND FL SF :	1,553	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,553	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 99
DECK SF : 0

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5284 ST ALBANS BAY CIR

25-117-23-34-0034

2024 ESTIMATED MARKET VALUE: \$423,800

SALE DATE : March 10, 2023
NET SALE PRICE : \$430,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$445,500

SALE DATE: July 11, 2011
SALE PRICE: \$232,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1997
GROUND FL SF : 1,574
TOTAL ABOVE GRADE SF : 1,574
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 99
DECK SF : 144

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5440 GIDEONS LA

33-117-23-12-0069

2024 ESTIMATED MARKET VALUE:

\$527,500

SALE DATE : December 27, 2022
NET SALE PRICE : \$500,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$523,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1994
GROUND FL SF : 1,524
TOTAL ABOVE GRADE SF : 1,524
BASEMENT SF : 1,372
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 130
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 268

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19600 WATERFORD CT

25-117-23-43-0055

2024 ESTIMATED MARKET VALUE: \$571,100

SALE DATE : August 23, 2023
NET SALE PRICE : \$595,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$605,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1993	# FIREPLACES :	0
GROUND FL SF :	1,725	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,725	# FULL BATHS :	1
BASEMENT SF :	1,725	# 3/4 BATHS :	0
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 144
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 174

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	8,276	LAKE :	
LOT ACRES :	.19	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



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305479

5347 BARRINGTON WAY

25-117-23-33-0062

2024 ESTIMATED MARKET VALUE:

\$752,000

SALE DATE : November 30, 2022
NET SALE PRICE : \$760,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$798,700

SALE DATE: March 26, 2013
SALE PRICE: \$419,650

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2012
GROUND FL SF : 1,535
TOTAL ABOVE GRADE SF : 1,535
BASEMENT SF : 1,535
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 128
DECK SF : 130

GARAGES

GARAGE 1 SF : 568
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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305486

5387 BARRINGTON WAY

25-117-23-33-0069

2024 ESTIMATED MARKET VALUE: \$805,300

SALE DATE : September 29, 2023
NET SALE PRICE : \$775,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$786,100

SALE DATE: June 7, 2013
SALE PRICE: \$489,116

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2012
GROUND FL SF : 1,590
TOTAL ABOVE GRADE SF : 1,590
BASEMENT SF : 1,590
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 128
DECK SF : 130

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4855 REGENTS WALK

25-117-23-24-0040

2024 ESTIMATED MARKET VALUE: \$850,400

SALE DATE : August 14, 2023
NET SALE PRICE : \$901,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$917,100

SALE DATE: August 15, 2019
SALE PRICE: \$500,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1975
GROUND FL SF : 1,788
TOTAL ABOVE GRADE SF : 1,788
BASEMENT SF : 1,609
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 204
DECK SF : 408

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20330 KNIGHTSBRIDGE RD

25-117-23-24-0003

2024 ESTIMATED MARKET VALUE: \$924,700

SALE DATE : January 6, 2023
NET SALE PRICE : \$911,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$950,600

SALE DATE: September 1, 2015
SALE PRICE: \$520,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1973	# FIREPLACES :	1
GROUND FL SF :	2,154	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,154	# FULL BATHS :	1
BASEMENT SF :	2,142	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 652

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,227
LOT ACRES : .12
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



23730 LAWTONKA DR

34-117-23-22-0044

2024 ESTIMATED MARKET VALUE: \$926,600

SALE DATE : April 28, 2023
NET SALE PRICE : \$915,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$944,700

SALE DATE: May 24, 2000
SALE PRICE: \$403,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1993	# FIREPLACES :	1
GROUND FL SF :	1,626	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,626	# FULL BATHS :	1
BASEMENT SF :	1,626	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 120
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 253

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,792
LOT ACRES : .11
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6/28/19, 10:13:55 AM

305490

5372 BARRINGTON WAY

25-117-23-33-0073

2024 ESTIMATED MARKET VALUE:

\$835,900

SALE DATE : July 17, 2023
NET SALE PRICE : \$925,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$944,900

SALE DATE: September 7, 2011
SALE PRICE: \$436,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2006
GROUND FL SF : 1,829
TOTAL ABOVE GRADE SF : 1,829
BASEMENT SF : 1,773
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 64
DECK SF : 143

GARAGES

GARAGE 1 SF : 454
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4985 SUSSEX PL

25-117-23-32-0044

2024 ESTIMATED MARKET VALUE: \$854,700

SALE DATE : June 29, 2023
NET SALE PRICE : \$960,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$984,100

SALE DATE: July 12, 2022
SALE PRICE: \$907,500

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1980	# FIREPLACES :	1
GROUND FL SF :	1,810	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,810	# FULL BATHS :	2
BASEMENT SF :	1,810	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 444
DECK SF : 240

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : .13
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4755 BAYSWATER RD

25-117-23-22-0048

2024 ESTIMATED MARKET VALUE: \$1,017,200

SALE DATE : August 31, 2023
NET SALE PRICE : \$969,500
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$986,900

SALE DATE: October 23, 2014
SALE PRICE: \$510,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1988
GROUND FL SF : 2,864
TOTAL ABOVE GRADE SF : 2,864
BASEMENT SF : 2,788
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 168
OPEN PORCH SF : 0
DECK SF : 336

GARAGES

GARAGE 1 SF : 842
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,227
LOT ACRES : .12

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



23820 LAWTONKA DR

34-117-23-22-0056

2024 ESTIMATED MARKET VALUE: \$1,023,900

SALE DATE : August 23, 2023
NET SALE PRICE : \$1,105,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$1,124,800

SALE DATE: October 11, 2018
SALE PRICE: \$800,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1993
GROUND FL SF : 1,734
TOTAL ABOVE GRADE SF : 1,734
BASEMENT SF : 1,734
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 414
OPEN PORCH SF : 0
DECK SF : 172

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5532 TIFFANY LA

35-117-23-11-0063

2024 ESTIMATED MARKET VALUE:

\$457,900

SALE DATE : October 5, 2022
NET SALE PRICE : \$457,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$482,000

SALE DATE: September 17, 2020
SALE PRICE: \$329,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,036
TOTAL ABOVE GRADE SF : 1,856
BASEMENT SF : 1,036
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 133
OPEN PORCH SF : 0
DECK SF : 597

GARAGES

GARAGE 1 SF : 399
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 2,178
LOT ACRES : .05

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4633 BAYSWATER RD

25-117-23-22-0039

2024 ESTIMATED MARKET VALUE: \$658,500

SALE DATE : July 18, 2023
NET SALE PRICE : \$684,500
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$699,200

SALE DATE: December 13, 2013
SALE PRICE: \$385,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1985
GROUND FL SF : 1,368
TOTAL ABOVE GRADE SF : 2,152
BASEMENT SF : 1,424
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 336
OPEN PORCH SF : 0
DECK SF : 336

GARAGES

GARAGE 1 SF : 540
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 2,614
LOT ACRES : .06

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4616 BAYSWATER RD

25-117-23-22-0031

2024 ESTIMATED MARKET VALUE: \$823,500

SALE DATE : November 11, 2022
NET SALE PRICE : \$850,000
ANNUAL MCAP ADJ : .0435
MCAP SALE PRICE : \$893,300

SALE DATE: September 30, 2019
SALE PRICE: \$615,000

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1988	# FIREPLACES :	1
GROUND FL SF :	1,440	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,576	# FULL BATHS :	1
BASEMENT SF :	2,074	# 3/4 BATHS :	1
BASEMENT % FIN :	90%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 136
OPEN PORCH SF : 0
DECK SF : 304

GARAGES

GARAGE 1 SF : 650
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 2,614
LOT ACRES : .06
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

How the Assessor Estimates Your Market Value

2**Property Tax Fact Sheet 2****Fact Sheet**

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting**

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

** “Open Book” meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It’s an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:

www.taxcourt.state.mn.us

Regular Division

Non-homestead property valued over \$300,000
 Appeal can be used for all property
 Attorney is recommended
 Decisions can be appealed to MN Supreme Court

Small Claims Division

Estimated market value of the property is less than \$300,000, or
 If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.
 If ag homestead (2a), homestead must apply to entire property, or
 Denial of current year application for homestead.
 Attorney is not necessary; decisions are final.

Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Gathering supporting evidence

You must have documentation to support your appeal. Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

See page 2 for helpful hints →

Presenting your case

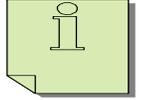
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.

