

AGENDA
CITY OF DAYTON, MINNESOTA
12260 So. Diamond Lake Road, Dayton, MN 55327
Tuesday, April 14, 2020
Local Board of Appeals- 6:30 P.M.

REGULAR MEETING OF THE CITY COUNCIL

To Participate in the Meeting Please See www.cityofdaytonmn.com Calendar for zoom Invitation.

- 6:30 **CALL TO ORDER**
- 6:30 **PLEDGE OF ALLEGIANCE**
- 6:35 **APPROVAL OF AGENDA**
- 6:35 **CONSENT AGENDA** *These routine or previously discussed items are enacted with one motion*
- A. Approval of Council Meeting Minutes of March 24, 2020
 - B. Approval of Emergency Council Meeting Minutes of March 19, 2020
 - C. Approval of Payment of Claims for April 14, 2020
 - D. Resolution 28-2020; Accepting Donation for Memorial Benches
 - E. Ordinance 2020-08; Special Events
 - F. Approval of Event Advertising Policy
 - G. Approval of Final Pay Application for the 2019 NW Well Improvement Project
 - H. Approval of Construction Agreement for Pedestrian Underpass
 - I. Resolutions 26-2020; and 27-2020; Approval of Grant Agreement for MN State Transportation Fund for LRIP
 - J. Resolution 25-2020; Approval of Bid for Dayton Parkway Interchange Project
 - K. Approval of Settlement Agreement Regarding ROW for Dayton Parkway Interchange
 - L. Approval of State of Minnesota Public Works Mutual Aid Pack
 - M. Approval of Construction Cooperative Agreement for Pineview/Co. Rd. 121 Intersection
 - N. Approval of Ordinance 2020-09; Amending City Code Chapter 151 Related to Stormwater Management
 - O. Approval of City Sanitary Sewer Collection System - I & I Contract
 - P. Resolution 29-2020; Interchange Bond Pre-Sale Report
- 6:40 **OPEN FORUM** *is limited to 3 minutes for non-agenda items; state your name and address; No Council Action will be taken and items will be referred back to staff*
- 6:45 **STAFF, CONSULTANT AND COUNCIL UPDATES**
- COUNCIL BUSINESS**
- New Business**
- 6:55 Q. Concept Plan Review of Benzinger Properties
- 7:10 **ADJOURNMENT**

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.



Tony Rasmuson
Wright County Assessor

*Wright County Government Center
10 2nd Street NW, Room 100
Buffalo, MN 55313-1183*

*Phone: (763) 682-7367 / (763) 682-7368
1 (800) 362-3667*

FAX: (763) 684-4553

www.co.wright.mn.us

2020 City of Dayton Assessment

Residential land and buildings **increased** approximately **6.48%** throughout Dayton.

History of Dayton City yearly value total:

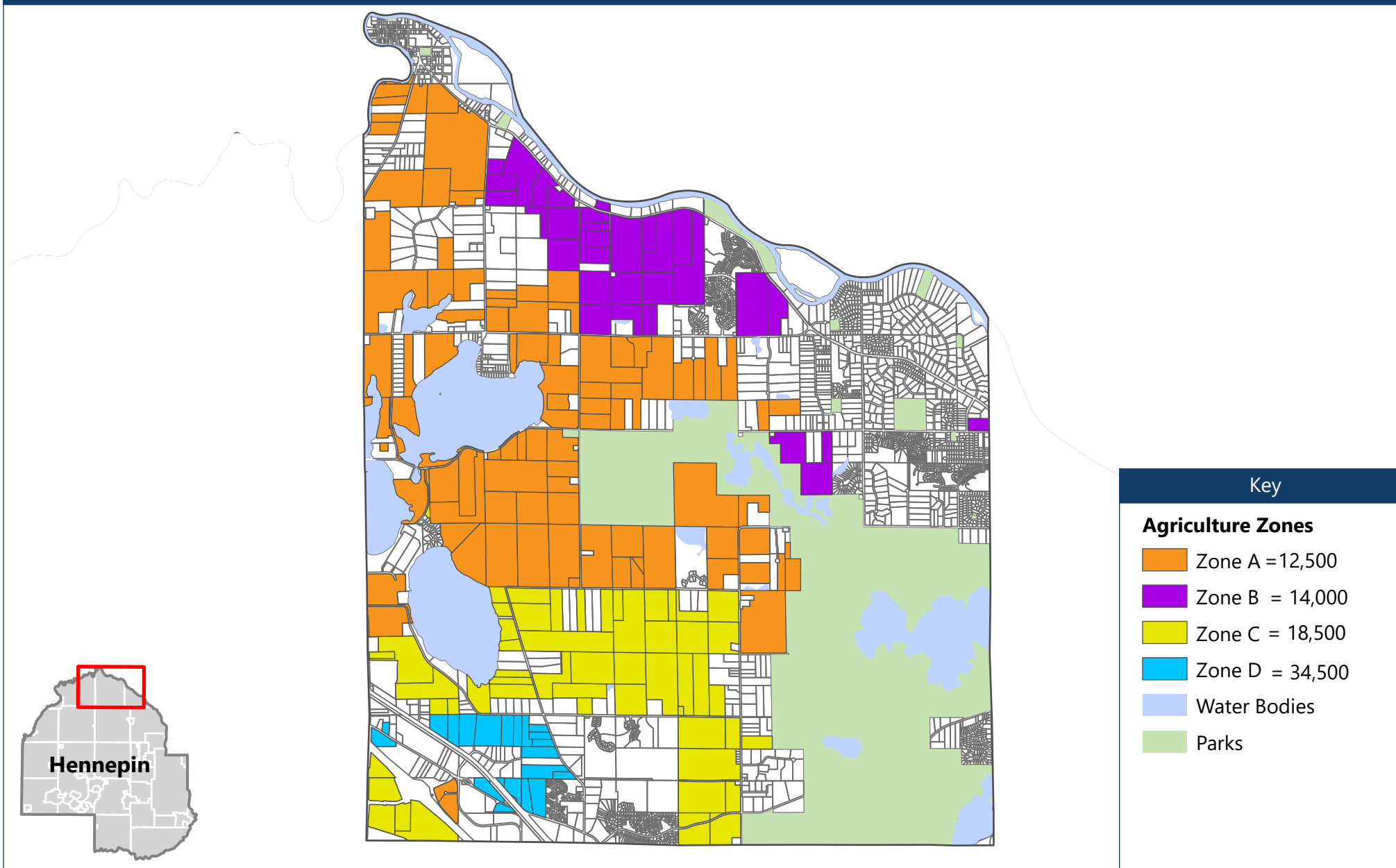
<u>Year</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Value	\$5,856,900	\$6,102,800	\$6,350,500	\$6,796,400
% Change		+4.03%	+4.06%	+6.48%

Sincerely,

Mike Vanderlinden and Jaimee Jenson
Wright County Assessor's Office

Dayton

2019 Agriculture Valuation Zone Map | Hennepin County Assessor's Office



Disclaimer: This map (i) is furnished "AS IS" with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this map.

Publication date: 9/27/2019

Data sources (if applicable): Hennepin County



HENNEPIN COUNTY

MINNESOTA

To: City of Dayton, Mayor and Council

From: Joby Rausch, Appraiser

Date: March 17, 2020

Re: 2020 Assessment and Board of Appeal and Equalization

The 2020 Dayton Board of Appeal Meeting is scheduled for Tuesday, April 14, 2020 at 6:30 p.m. In preparation for the upcoming Board of Appeal Meeting, please find the enclosed data to help you. There is market data, Board of Appeal meeting procedures, and sales photos with characteristics from a sample of sales throughout the city.

Annual Quintile, Sales, and New Construction Reviews

Each year, one fifth of the properties in the city are reviewed and the records are updated. For the 2020 assessment we viewed 2/5ths of the properties. We viewed properties located in the central and southern part of the city. Included in this sales book is a map of our quintile areas over the next five year assessment cycle. (See included Quintile Map) The viewing, reviewing, and statistical analysis of all sales that sold between October 1, 2018 and September 30, 2019 in the City of Dayton were made.

Summary of the 2020 Assessment

Each year the estimated market values are analyzed along with sales data from the market. A recalculation of land and building values were made to all property types. The results of the adjustments for the following property types are:

Residential	+ 1.8 %		
Residential Lakeshore	+ 2.4 %		
Commercial	+ 8 %	Double Bungalow	+ 0 %
Industrial	+ 7 %	Apartment	+ 5.6 %

The City of Dayton has a total market value of approximately \$1,020,026,500. This value includes \$95,309,000 in new construction improvements. The overall value increase for all property types in the City of Dayton is 5.05%.



The Local Board of Appeal and Equalization Process

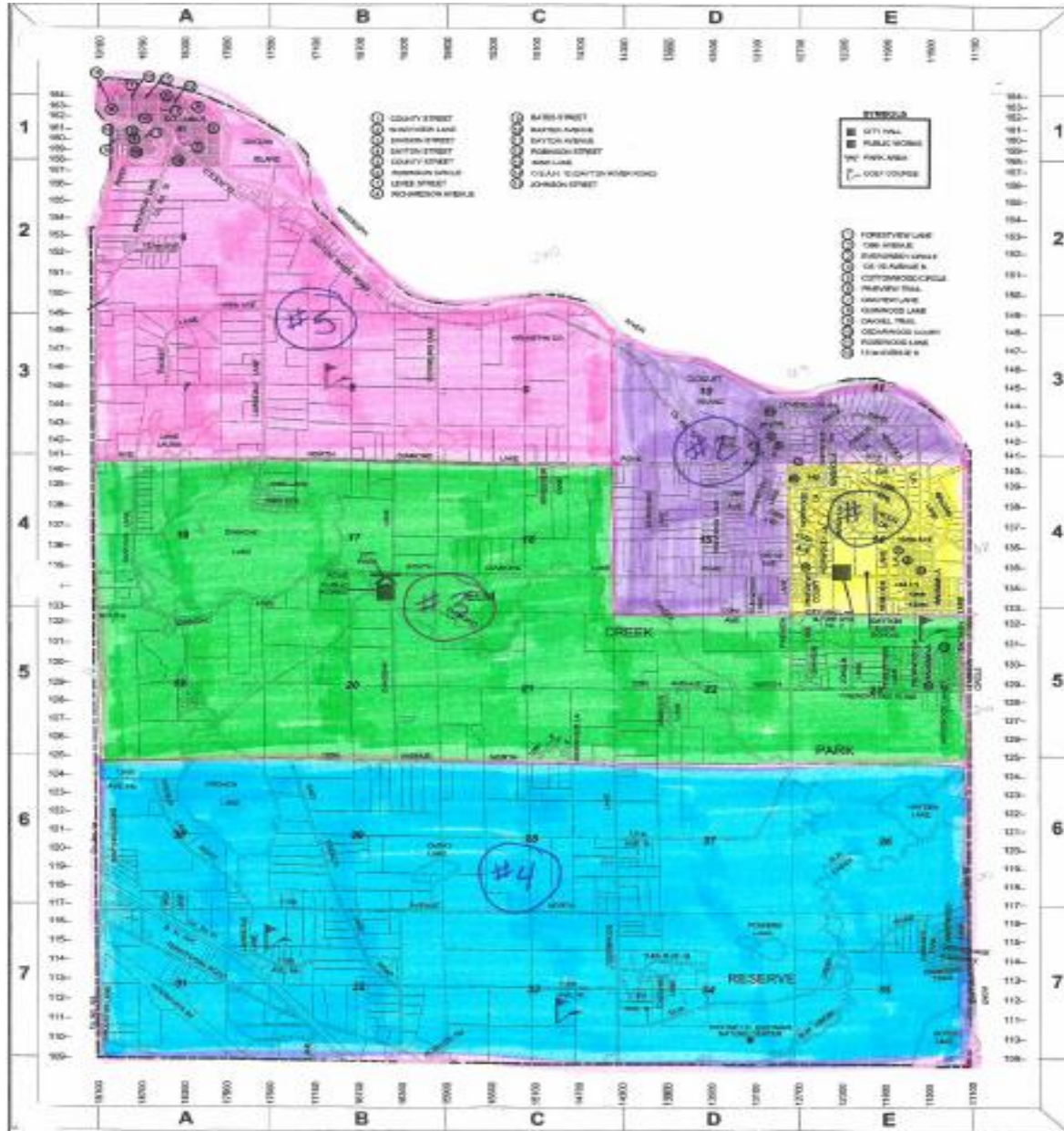
Value notices are scheduled to be mailed March 11, 2020. Taxpayers with value or classification concerns should contact the assessor's office. During the initial conversation the property owner may discuss their concerns and review sales information with an appraiser. The majority of the callers are satisfied after a conversation with an appraiser. If additional attention is necessary the appraiser will review the property.

The board has the authority to increase, decrease, or take no action on individual valuations. The total reduction must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed. The board cannot increase or decrease by a percentage to all of the assessments in the district by class. If the board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

In order for the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing. The County Board of Appeal and Equalization will begin meeting on June 15, 2020. All requests for appointments at the County Board must be received by May 20, 2020. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Joby Rausch at 763-428-0725.

Dayton Revaluation Map



2023

2020

2020

2021

2022

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

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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.

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
16-County Twin Cities Region	\$219,000	\$230,000	\$245,900	\$265,000	\$280,000	+ 5.7%	+ 27.9%
13-County Twin Cities Region	\$220,000	\$232,000	\$247,500	\$265,000	\$282,000	+ 6.4%	+ 28.2%
Afton	\$435,000	\$452,500	\$431,000	\$492,000	\$508,500	+ 3.4%	+ 16.9%
Albertville	\$210,000	\$225,000	\$239,900	\$255,300	\$259,350	+ 1.6%	+ 23.5%
Andover	\$247,500	\$268,000	\$290,000	\$305,000	\$336,250	+ 10.2%	+ 35.9%
Annandale	\$204,450	\$205,000	\$222,400	\$227,800	\$245,000	+ 7.6%	+ 19.8%
Anoka	\$178,950	\$195,000	\$206,500	\$230,000	\$235,000	+ 2.2%	+ 31.3%
Apple Valley	\$224,900	\$229,900	\$245,800	\$265,000	\$282,000	+ 6.4%	+ 25.4%
Arden Hills	\$282,000	\$299,000	\$301,000	\$361,000	\$339,000	- 6.1%	+ 20.2%
Arlington	\$130,250	\$127,000	\$139,900	\$145,145	\$159,900	+ 10.2%	+ 22.8%
Bayport	\$207,000	\$233,250	\$300,000	\$429,500	\$422,400	- 1.7%	+ 104.1%
Becker	\$183,900	\$193,250	\$211,450	\$219,900	\$249,900	+ 13.6%	+ 35.9%
Belle Plaine	\$194,000	\$207,050	\$225,000	\$242,300	\$255,000	+ 5.2%	+ 31.4%
Bethel	\$158,185	\$199,450	\$205,500	\$230,000	\$196,000	- 14.8%	+ 23.9%
Big Lake	\$178,000	\$200,000	\$210,000	\$234,000	\$244,450	+ 4.5%	+ 37.3%
Birchwood Village	\$260,000	\$289,000	\$340,000	\$365,000	\$352,000	- 3.6%	+ 35.4%
Blaine	\$220,000	\$230,000	\$242,500	\$265,000	\$280,000	+ 5.7%	+ 27.3%
Bloomington	\$218,000	\$232,000	\$250,000	\$260,000	\$279,900	+ 7.7%	+ 28.4%
Bloomington – East	\$198,250	\$210,000	\$232,000	\$242,000	\$259,950	+ 7.4%	+ 31.1%
Bloomington – West	\$235,000	\$250,000	\$264,750	\$279,777	\$301,000	+ 7.6%	+ 28.1%
Brainerd MSA	\$170,000	\$182,000	\$193,000	\$209,900	\$220,200	+ 4.9%	+ 29.5%
Brooklyn Center	\$154,900	\$165,000	\$186,125	\$204,000	\$220,000	+ 7.8%	+ 42.0%
Brooklyn Park	\$194,000	\$214,200	\$229,900	\$249,900	\$265,000	+ 6.0%	+ 36.6%
Buffalo	\$200,000	\$204,900	\$234,000	\$240,000	\$251,500	+ 4.8%	+ 25.8%
Burnsville	\$222,000	\$234,950	\$244,550	\$262,000	\$273,500	+ 4.4%	+ 23.2%
Cambridge	\$163,500	\$169,900	\$190,500	\$206,000	\$224,650	+ 9.1%	+ 37.4%
Cannon Falls	\$202,000	\$203,500	\$233,000	\$246,500	\$261,750	+ 6.2%	+ 29.6%
Carver	\$277,750	\$296,090	\$345,000	\$367,167	\$367,500	+ 0.1%	+ 32.3%
Centerville	\$223,000	\$235,000	\$243,000	\$263,250	\$273,000	+ 3.7%	+ 22.4%
Champlin	\$205,000	\$224,000	\$239,450	\$255,000	\$270,000	+ 5.9%	+ 31.7%
Chanhassen	\$324,950	\$336,950	\$346,000	\$357,500	\$390,220	+ 9.2%	+ 20.1%
Chaska	\$255,000	\$272,500	\$292,750	\$289,950	\$308,000	+ 6.2%	+ 20.8%
Chisago	\$235,000	\$250,000	\$255,000	\$283,800	\$290,450	+ 2.3%	+ 23.6%
Circle Pines	\$162,550	\$180,000	\$191,050	\$210,000	\$218,938	+ 4.3%	+ 34.7%
Clear Lake	\$185,000	\$177,000	\$214,900	\$215,500	\$250,950	+ 16.5%	+ 35.6%
Clearwater	\$157,500	\$190,000	\$180,000	\$213,875	\$209,000	- 2.3%	+ 32.7%
Cleveland	\$109,900	\$191,950	\$319,000	\$189,000	\$184,950	- 2.1%	+ 68.3%
Coates	\$161,625	\$0	\$112,500	\$0	\$228,850	--	+ 41.6%
Cokato	\$132,450	\$159,550	\$158,500	\$158,700	\$200,000	+ 26.0%	+ 51.0%
Cologne	\$250,000	\$240,000	\$291,625	\$321,500	\$341,700	+ 6.3%	+ 36.7%
Columbia Heights	\$158,125	\$173,950	\$190,000	\$209,900	\$220,222	+ 4.9%	+ 39.3%
Columbus	\$236,300	\$263,000	\$277,500	\$365,500	\$369,900	+ 1.2%	+ 56.5%
Coon Rapids	\$175,000	\$190,000	\$204,250	\$227,000	\$235,000	+ 3.5%	+ 34.3%
Corcoran	\$330,000	\$378,000	\$431,200	\$439,243	\$474,153	+ 7.9%	+ 43.7%
Cottage Grove	\$222,000	\$240,000	\$250,000	\$262,500	\$290,000	+ 10.5%	+ 30.6%
Crystal	\$172,000	\$185,450	\$200,000	\$220,000	\$233,500	+ 6.1%	+ 35.8%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Dayton	\$320,000	\$349,950	\$425,083	\$400,000	\$435,000	+ 8.7%	+ 35.9%
Deephaven	\$622,500	\$581,000	\$689,000	\$910,000	\$779,900	- 14.3%	+ 25.3%
Delano	\$275,100	\$280,000	\$295,000	\$315,560	\$327,014	+ 3.6%	+ 18.9%
Dellwood	\$594,215	\$532,000	\$600,000	\$587,500	\$725,000	+ 23.4%	+ 22.0%
Eagan	\$243,274	\$259,000	\$267,250	\$280,000	\$305,000	+ 8.9%	+ 25.4%
East Bethel	\$219,500	\$237,500	\$253,250	\$269,900	\$287,250	+ 6.4%	+ 30.9%
Eden Prairie	\$299,900	\$308,500	\$329,500	\$337,000	\$359,500	+ 6.7%	+ 19.9%
Edina	\$397,000	\$435,005	\$460,000	\$450,000	\$473,606	+ 5.2%	+ 19.3%
Elk River	\$215,250	\$230,000	\$245,000	\$262,500	\$273,000	+ 4.0%	+ 26.8%
Elko New Market	\$264,250	\$305,000	\$300,000	\$329,900	\$325,000	- 1.5%	+ 23.0%
Excelsior	\$502,500	\$502,000	\$529,500	\$605,000	\$600,000	- 0.8%	+ 19.4%
Falcon Heights	\$257,000	\$288,800	\$270,000	\$298,900	\$310,500	+ 3.9%	+ 20.8%
Faribault	\$146,000	\$159,000	\$175,000	\$177,370	\$190,500	+ 7.4%	+ 30.5%
Farmington	\$220,500	\$229,900	\$251,900	\$261,000	\$272,000	+ 4.2%	+ 23.4%
Forest Lake	\$225,500	\$230,000	\$250,500	\$269,900	\$306,250	+ 13.5%	+ 35.8%
Fridley	\$175,000	\$187,800	\$199,900	\$219,900	\$240,500	+ 9.4%	+ 37.4%
Gaylord	\$80,750	\$115,000	\$97,500	\$143,900	\$137,500	- 4.4%	+ 70.3%
Gem Lake	\$411,000	\$205,000	\$617,500	\$500,000	\$626,889	+ 25.4%	+ 52.5%
Golden Valley	\$264,900	\$290,275	\$312,750	\$309,950	\$343,000	+ 10.7%	+ 29.5%
Grant	\$399,900	\$404,650	\$472,000	\$567,750	\$608,750	+ 7.2%	+ 52.2%
Greenfield	\$400,000	\$420,000	\$395,250	\$350,000	\$420,000	+ 20.0%	+ 5.0%
Greenwood	\$932,500	\$1,233,450	\$1,227,350	\$1,250,000	\$1,012,500	- 19.0%	+ 8.6%
Ham Lake	\$297,500	\$319,000	\$329,900	\$358,200	\$374,500	+ 4.6%	+ 25.9%
Hamburg	\$119,900	\$186,000	\$197,750	\$149,900	\$181,000	+ 20.7%	+ 51.0%
Hammond	\$160,950	\$174,000	\$204,500	\$228,250	\$232,500	+ 1.9%	+ 44.5%
Hampton	\$106,000	\$113,750	\$87,000	\$112,950	\$100,000	- 11.5%	- 5.7%
Hanover	\$266,250	\$289,950	\$309,730	\$312,000	\$328,000	+ 5.1%	+ 23.2%
Hastings	\$196,000	\$206,000	\$205,000	\$225,000	\$244,000	+ 8.4%	+ 24.5%
Hilltop	\$0	\$56,000	\$71,250	\$79,000	\$91,250	+ 15.5%	--
Hopkins	\$213,500	\$215,000	\$218,650	\$250,000	\$259,950	+ 4.0%	+ 21.8%
Hudson	\$262,000	\$263,000	\$294,361	\$297,250	\$336,000	+ 13.0%	+ 28.2%
Hugo	\$204,500	\$230,900	\$233,200	\$235,250	\$280,000	+ 19.0%	+ 36.9%
Hutchinson	\$145,000	\$147,400	\$161,000	\$170,000	\$181,000	+ 6.5%	+ 24.8%
Independence	\$520,000	\$535,000	\$460,000	\$561,000	\$552,000	- 1.6%	+ 6.2%
Inver Grove Heights	\$193,500	\$216,000	\$230,000	\$255,000	\$265,250	+ 4.0%	+ 37.1%
Isanti	\$158,500	\$177,900	\$189,900	\$220,000	\$231,035	+ 5.0%	+ 45.8%
Jordan	\$246,261	\$255,000	\$265,880	\$285,727	\$300,550	+ 5.2%	+ 22.0%
Lake Elmo	\$401,000	\$406,550	\$432,500	\$473,439	\$468,000	- 1.1%	+ 16.7%
Lake Minnetonka Area	\$395,000	\$398,750	\$450,000	\$498,281	\$489,000	- 1.9%	+ 23.8%
Lake St. Croix Beach	\$187,250	\$220,900	\$182,500	\$225,075	\$233,750	+ 3.9%	+ 24.8%
Lakeland	\$244,000	\$255,000	\$276,500	\$271,000	\$298,500	+ 10.1%	+ 22.3%
Lakeland Shores	\$247,423	\$278,500	\$800,000	\$650,000	\$360,000	- 44.6%	+ 45.5%
Lakeville	\$299,450	\$307,000	\$325,000	\$356,500	\$370,922	+ 4.0%	+ 23.9%
Lauderdale	\$175,000	\$187,500	\$196,000	\$213,750	\$225,000	+ 5.3%	+ 28.6%
Le Center	\$120,000	\$121,900	\$136,000	\$153,000	\$150,500	- 1.6%	+ 25.4%
Lexington	\$172,862	\$200,775	\$202,605	\$203,000	\$239,900	+ 18.2%	+ 38.8%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Lilydale	\$240,000	\$212,500	\$292,750	\$275,000	\$342,500	+ 24.5%	+ 42.7%
Lindstrom	\$190,000	\$211,814	\$225,000	\$236,330	\$272,094	+ 15.1%	+ 43.2%
Lino Lakes	\$254,600	\$274,900	\$304,500	\$305,521	\$310,000	+ 1.5%	+ 21.8%
Little Canada	\$207,000	\$219,000	\$248,750	\$262,250	\$265,000	+ 1.0%	+ 28.0%
Long Lake	\$269,950	\$245,025	\$336,250	\$382,500	\$349,900	- 8.5%	+ 29.6%
Lonsdale	\$211,300	\$222,222	\$234,950	\$253,000	\$274,050	+ 8.3%	+ 29.7%
Loretto	\$256,000	\$226,250	\$290,000	\$257,600	\$266,500	+ 3.5%	+ 4.1%
Mahtomedi	\$325,000	\$306,910	\$328,500	\$345,000	\$370,000	+ 7.2%	+ 13.8%
Maple Grove	\$245,000	\$256,700	\$274,025	\$297,500	\$314,885	+ 5.8%	+ 28.5%
Maple Lake	\$170,000	\$177,500	\$195,000	\$205,000	\$233,337	+ 13.8%	+ 37.3%
Maple Plain	\$243,900	\$253,000	\$271,750	\$300,500	\$285,000	- 5.2%	+ 16.9%
Maplewood	\$187,500	\$199,900	\$219,950	\$235,000	\$250,000	+ 6.4%	+ 33.3%
Marine on St. Croix	\$320,000	\$376,825	\$335,000	\$510,250	\$380,000	- 25.5%	+ 18.8%
Mayer	\$212,000	\$224,950	\$239,000	\$266,950	\$276,610	+ 3.6%	+ 30.5%
Medicine Lake	\$836,250	\$657,500	\$677,500	\$0	\$760,000	--	- 9.1%
Medina	\$555,047	\$541,250	\$640,000	\$675,000	\$616,560	- 8.7%	+ 11.1%
Mendota	\$0	\$221,000	\$0	\$372,500	\$612,500	+ 64.4%	--
Mendota Heights	\$339,649	\$360,000	\$389,450	\$385,000	\$424,250	+ 10.2%	+ 24.9%
Miesville	\$0	\$274,000	\$217,500	\$122,000	\$0	- 100.0%	--
Milaca	\$131,000	\$149,900	\$159,900	\$170,000	\$185,000	+ 8.8%	+ 41.2%
Minneapolis - (Citywide)	\$220,000	\$230,000	\$242,000	\$264,950	\$280,000	+ 5.7%	+ 27.3%
Minneapolis - Calhoun-Isle	\$360,000	\$343,000	\$340,000	\$362,500	\$360,000	- 0.7%	0.0%
Minneapolis - Camden	\$122,000	\$136,200	\$155,000	\$175,000	\$190,000	+ 8.6%	+ 55.7%
Minneapolis - Central	\$260,000	\$301,250	\$310,500	\$386,555	\$388,000	+ 0.4%	+ 49.2%
Minneapolis - Longfellow	\$207,250	\$229,449	\$250,000	\$265,950	\$280,000	+ 5.3%	+ 35.1%
Minneapolis - Near North	\$125,200	\$134,000	\$155,000	\$171,000	\$189,900	+ 11.1%	+ 51.7%
Minneapolis - Nokomis	\$227,000	\$245,000	\$260,000	\$275,000	\$291,000	+ 5.8%	+ 28.2%
Minneapolis - Northeast	\$199,825	\$219,625	\$236,000	\$255,000	\$274,900	+ 7.8%	+ 37.6%
Minneapolis - Phillips	\$141,500	\$156,500	\$177,000	\$185,000	\$195,500	+ 5.7%	+ 38.2%
Minneapolis - Powderhorn	\$185,050	\$200,000	\$215,000	\$235,000	\$250,000	+ 6.4%	+ 35.1%
Minneapolis - Southwest	\$340,000	\$350,000	\$382,500	\$390,000	\$412,750	+ 5.8%	+ 21.4%
Minneapolis - University	\$230,000	\$255,000	\$243,500	\$277,200	\$275,000	- 0.8%	+ 19.6%
Minnetonka	\$300,000	\$307,350	\$335,000	\$347,500	\$358,250	+ 3.1%	+ 19.4%
Minnetonka Beach	\$1,487,500	\$1,305,000	\$1,640,000	\$1,287,750	\$1,617,500	+ 25.6%	+ 8.7%
Minnetrista	\$445,500	\$456,500	\$458,000	\$492,460	\$500,000	+ 1.5%	+ 12.2%
Montgomery	\$128,750	\$133,000	\$159,233	\$187,500	\$186,500	- 0.5%	+ 44.9%
Monticello	\$186,000	\$199,700	\$214,000	\$229,950	\$240,000	+ 4.4%	+ 29.0%
Montrose	\$164,450	\$186,250	\$203,000	\$217,700	\$225,000	+ 3.4%	+ 36.8%
Mora	\$122,000	\$122,900	\$143,150	\$160,000	\$160,000	0.0%	+ 31.1%
Mound	\$215,900	\$224,500	\$249,950	\$247,500	\$265,000	+ 7.1%	+ 22.7%
Mounds View	\$187,837	\$195,000	\$223,000	\$252,500	\$249,950	- 1.0%	+ 33.1%
New Brighton	\$219,900	\$241,250	\$245,000	\$260,000	\$277,500	+ 6.7%	+ 26.2%
New Germany	\$153,610	\$144,900	\$212,930	\$185,900	\$192,500	+ 3.6%	+ 25.3%
New Hope	\$199,000	\$220,000	\$225,000	\$244,000	\$259,900	+ 6.5%	+ 30.6%
New Prague	\$215,000	\$250,000	\$248,171	\$268,000	\$274,900	+ 2.6%	+ 27.9%
New Richmond	\$179,900	\$196,000	\$205,000	\$225,000	\$244,841	+ 8.8%	+ 36.1%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
New Trier	\$137,000	\$0	\$205,088	\$69,100	\$239,900	+ 247.2%	+ 75.1%
Newport	\$157,261	\$189,500	\$203,500	\$260,000	\$290,000	+ 11.5%	+ 84.4%
North Branch	\$175,778	\$187,000	\$207,000	\$230,000	\$229,900	- 0.0%	+ 30.8%
North Oaks	\$692,844	\$650,000	\$660,000	\$717,500	\$780,000	+ 8.7%	+ 12.6%
North Saint Paul	\$174,000	\$196,000	\$210,500	\$222,450	\$239,900	+ 7.8%	+ 37.9%
Northfield	\$199,000	\$225,950	\$243,500	\$258,000	\$264,450	+ 2.5%	+ 32.9%
Norwood Young America	\$166,400	\$180,000	\$214,450	\$220,000	\$224,900	+ 2.2%	+ 35.2%
Nowthen	\$305,000	\$323,000	\$329,900	\$352,750	\$394,500	+ 11.8%	+ 29.3%
Oak Grove	\$265,000	\$286,000	\$324,950	\$325,000	\$340,000	+ 4.6%	+ 28.3%
Oak Park Heights	\$202,000	\$224,750	\$235,000	\$240,000	\$243,000	+ 1.3%	+ 20.3%
Oakdale	\$188,900	\$210,250	\$211,250	\$225,000	\$233,000	+ 3.6%	+ 23.3%
Onamia	\$112,500	\$124,200	\$160,000	\$149,775	\$165,000	+ 10.2%	+ 46.7%
Orono	\$542,500	\$616,000	\$639,000	\$727,804	\$719,900	- 1.1%	+ 32.7%
Osseo	\$174,900	\$219,000	\$205,000	\$215,000	\$250,000	+ 16.3%	+ 42.9%
Otsego	\$218,700	\$252,825	\$255,500	\$305,000	\$329,945	+ 8.2%	+ 50.9%
Pine City	\$126,375	\$155,000	\$149,963	\$149,500	\$189,000	+ 26.4%	+ 49.6%
Pine Springs	\$395,000	\$451,500	\$376,000	\$494,000	\$423,375	- 14.3%	+ 7.2%
Plymouth	\$320,000	\$325,000	\$341,000	\$369,900	\$380,000	+ 2.7%	+ 18.8%
Princeton	\$163,500	\$182,450	\$181,400	\$215,000	\$236,250	+ 9.9%	+ 44.5%
Prior Lake	\$300,000	\$295,000	\$296,000	\$325,000	\$361,000	+ 11.1%	+ 20.3%
Ramsey	\$215,500	\$230,000	\$239,900	\$262,500	\$274,900	+ 4.7%	+ 27.6%
Randolph	\$208,250	\$247,000	\$254,500	\$220,000	\$288,500	+ 31.1%	+ 38.5%
Red Wing	\$143,900	\$160,000	\$168,000	\$184,000	\$191,250	+ 3.9%	+ 32.9%
Richfield	\$205,000	\$221,625	\$235,700	\$250,000	\$272,000	+ 8.8%	+ 32.7%
River Falls	\$195,000	\$204,950	\$230,000	\$237,500	\$246,600	+ 3.8%	+ 26.5%
Robbinsdale	\$175,000	\$185,000	\$205,000	\$223,200	\$240,000	+ 7.5%	+ 37.1%
Rockford	\$195,299	\$211,900	\$213,250	\$234,000	\$257,449	+ 10.0%	+ 31.8%
Rogers	\$293,978	\$287,250	\$315,000	\$330,000	\$331,900	+ 0.6%	+ 12.9%
Rosemount	\$240,000	\$261,350	\$273,450	\$293,000	\$310,000	+ 5.8%	+ 29.2%
Roseville	\$215,050	\$225,425	\$243,000	\$262,000	\$275,000	+ 5.0%	+ 27.9%
Rush City	\$129,500	\$155,000	\$172,000	\$184,500	\$213,000	+ 15.4%	+ 64.5%
Saint Anthony	\$248,435	\$240,000	\$269,000	\$285,000	\$287,000	+ 0.7%	+ 15.5%
Saint Bonifacius	\$220,000	\$234,900	\$243,500	\$255,000	\$280,000	+ 9.8%	+ 27.3%
Saint Cloud MSA	\$155,000	\$164,900	\$171,556	\$180,000	\$196,600	+ 9.2%	+ 26.8%
Saint Francis	\$180,500	\$196,500	\$210,350	\$232,900	\$249,900	+ 7.3%	+ 38.4%
Saint Louis Park	\$239,000	\$245,000	\$264,663	\$287,000	\$305,000	+ 6.3%	+ 27.6%
Saint Mary's Point	\$235,000	\$242,050	\$268,000	\$169,100	\$1,013,750	+ 499.5%	+ 331.4%
Saint Michael	\$230,000	\$255,000	\$275,000	\$305,500	\$305,000	- 0.2%	+ 32.6%
Saint Paul	\$168,000	\$180,000	\$193,000	\$212,000	\$225,000	+ 6.1%	+ 33.9%
Saint Paul - Battle Creek / Highwood	\$157,950	\$174,250	\$191,258	\$209,500	\$219,900	+ 5.0%	+ 39.2%
Saint Paul - Como Park	\$195,000	\$205,000	\$225,000	\$240,000	\$253,000	+ 5.4%	+ 29.7%
Saint Paul - Dayton's Bluff	\$130,000	\$137,500	\$155,000	\$174,450	\$175,000	+ 0.3%	+ 34.6%
Saint Paul - Downtown	\$164,900	\$172,000	\$179,500	\$193,250	\$205,900	+ 6.5%	+ 24.9%
Saint Paul - Greater East Side	\$141,600	\$157,000	\$170,000	\$185,100	\$199,500	+ 7.8%	+ 40.9%
Saint Paul - Hamline-Midway	\$168,299	\$177,500	\$207,000	\$218,000	\$223,500	+ 2.5%	+ 32.8%
Saint Paul - Highland Park	\$271,175	\$284,275	\$315,000	\$325,000	\$334,450	+ 2.9%	+ 23.3%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Saint Paul - Merriam Park / Lexington-Hamline	\$256,000	\$272,750	\$287,500	\$325,000	\$335,000	+ 3.1%	+ 30.9%
Saint Paul - Macalester-Groveland	\$292,000	\$303,500	\$324,000	\$351,000	\$354,950	+ 1.1%	+ 21.6%
Saint Paul - North End	\$128,500	\$139,900	\$149,900	\$160,000	\$173,950	+ 8.7%	+ 35.4%
Saint Paul - Payne-Phalen	\$134,000	\$143,500	\$165,000	\$179,900	\$201,000	+ 11.7%	+ 50.0%
Saint Paul - St. Anthony Park	\$227,900	\$241,700	\$250,000	\$280,900	\$302,950	+ 7.8%	+ 32.9%
Saint Paul - Summit Hill	\$369,000	\$325,000	\$391,750	\$418,000	\$454,950	+ 8.8%	+ 23.3%
Saint Paul - Summit-University	\$210,000	\$218,450	\$230,000	\$244,250	\$251,000	+ 2.8%	+ 19.5%
Saint Paul - Thomas-Dale (Frogtown)	\$130,000	\$140,000	\$145,700	\$165,000	\$180,000	+ 9.1%	+ 38.5%
Saint Paul - West Seventh	\$169,900	\$185,500	\$210,000	\$229,930	\$230,000	+ 0.0%	+ 35.4%
Saint Paul - West Side	\$150,000	\$157,400	\$175,900	\$191,000	\$209,000	+ 9.4%	+ 39.3%
Saint Paul Park	\$172,200	\$185,000	\$193,000	\$215,000	\$231,633	+ 7.7%	+ 34.5%
Savage	\$255,000	\$265,000	\$289,900	\$315,000	\$323,250	+ 2.6%	+ 26.8%
Scandia	\$298,950	\$345,000	\$412,500	\$362,450	\$400,000	+ 10.4%	+ 33.8%
Shakopee	\$209,000	\$222,000	\$229,900	\$250,000	\$274,808	+ 9.9%	+ 31.5%
Shoreview	\$237,000	\$221,750	\$251,500	\$264,900	\$288,500	+ 8.9%	+ 21.7%
Shorewood	\$417,500	\$453,250	\$509,000	\$548,398	\$630,000	+ 14.9%	+ 50.9%
Somerset	\$179,550	\$190,718	\$218,075	\$230,000	\$235,000	+ 2.2%	+ 30.9%
South Haven	\$216,450	\$260,000	\$248,550	\$285,160	\$277,625	- 2.6%	+ 28.3%
South Saint Paul	\$165,000	\$179,950	\$192,000	\$214,950	\$223,200	+ 3.8%	+ 35.3%
Spring Lake Park	\$169,950	\$170,000	\$198,000	\$221,000	\$225,500	+ 2.0%	+ 32.7%
Spring Park	\$310,000	\$325,000	\$433,550	\$315,000	\$471,450	+ 49.7%	+ 52.1%
Stacy	\$200,000	\$226,000	\$245,000	\$265,000	\$240,000	- 9.4%	+ 20.0%
Stillwater	\$256,500	\$287,000	\$316,000	\$334,950	\$345,000	+ 3.0%	+ 34.5%
Sunfish Lake	\$900,000	\$533,500	\$921,500	\$738,750	\$1,125,000	+ 52.3%	+ 25.0%
Tonka Bay	\$444,012	\$649,950	\$526,393	\$861,862	\$680,000	- 21.1%	+ 53.1%
Vadnais Heights	\$191,950	\$214,550	\$240,000	\$247,450	\$270,125	+ 9.2%	+ 40.7%
Vermillion	\$0	\$228,000	\$215,000	\$217,000	\$264,000	+ 21.7%	--
Victoria	\$403,250	\$423,018	\$439,900	\$439,000	\$459,845	+ 4.7%	+ 14.0%
Waconia	\$250,000	\$266,500	\$272,000	\$304,000	\$315,000	+ 3.6%	+ 26.0%
Watertown	\$204,900	\$217,900	\$241,713	\$263,756	\$268,250	+ 1.7%	+ 30.9%
Waterville	\$128,500	\$142,675	\$130,000	\$162,400	\$164,900	+ 1.5%	+ 28.3%
Wayzata	\$533,000	\$525,000	\$905,812	\$741,050	\$645,000	- 13.0%	+ 21.0%
West Saint Paul	\$171,000	\$183,900	\$195,900	\$220,000	\$230,000	+ 4.5%	+ 34.5%
White Bear Lake	\$198,500	\$216,650	\$229,950	\$244,900	\$260,000	+ 6.2%	+ 31.0%
Willernie	\$145,767	\$165,000	\$215,000	\$229,585	\$209,000	- 9.0%	+ 43.4%
Winthrop	\$63,700	\$102,500	\$96,000	\$120,000	\$115,900	- 3.4%	+ 81.9%
Woodbury	\$288,100	\$294,500	\$312,000	\$325,000	\$352,500	+ 8.5%	+ 22.4%
Woodland	\$850,000	\$695,000	\$1,222,500	\$1,300,000	\$1,175,000	- 9.6%	+ 38.2%
Wyoming	\$213,250	\$230,900	\$254,200	\$280,000	\$305,000	+ 8.9%	+ 43.0%
Zimmerman	\$185,000	\$206,000	\$216,250	\$240,000	\$260,000	+ 8.3%	+ 40.5%
Zumbrota	\$168,500	\$195,000	\$199,950	\$210,000	\$226,450	+ 7.8%	+ 34.4%



18641 DAYTON ST

31-121-22-32-0095

2020 ESTIMATED MARKET VALUE: \$382,000

SALE DATE : October 1, 2018
NET SALE PRICE : \$400,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$400,000

SALE DATE: December 17, 2009
SALE PRICE: \$270,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 2003
GROUND FL SF : 1,796
TOTAL ABOVE GRADE SF : 2,147
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 904
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,216
LOT ACRES : .51

LAKE : Crow
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11330 FERNBROOK LA N

34-120-22-23-0005

2020 ESTIMATED MARKET VALUE: \$256,000

SALE DATE : May 31, 2019
NET SALE PRICE : \$254,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$254,000

SALE DATE: February 27, 2013
SALE PRICE: \$163,000

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 1972
GROUND FL SF : 1,104
TOTAL ABOVE GRADE SF : 1,680
BASEMENT SF : 552
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 240
SCREENED PORCH SF : 0
OPEN PORCH SF : 96
DECK SF : 0

GARAGES

GARAGE 1 SF : 576
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



13440 DIAMOND LAKE RD N

10-120-22-43-0013

2020 ESTIMATED MARKET VALUE: \$408,000

SALE DATE : December 14, 2018
NET SALE PRICE : \$410,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$410,000

SALE DATE: March 27, 2013
SALE PRICE: \$274,000

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 1994
GROUND FL SF : 2,544
TOTAL ABOVE GRADE SF : 3,120
BASEMENT SF : 1,526
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
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 : 188

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 61,420
LOT ACRES : 1.41

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14211 JONQUIL CIR N

11-120-22-34-0017

2020 ESTIMATED MARKET VALUE:

\$435,000

SALE DATE : July 23, 2019
NET SALE PRICE : \$415,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$415,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Level
AGE : 1993
GROUND FL SF : 1,508
TOTAL ABOVE GRADE SF : 2,469
BASEMENT SF : 1,472
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 140
DECK SF : 252

GARAGES

GARAGE 1 SF : 900
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 1,380
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 94,090
LOT ACRES : 2.16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



18560 DAYTON ST

31-121-22-32-0077

2020 ESTIMATED MARKET VALUE: \$239,000

SALE DATE : April 30, 2019
NET SALE PRICE : \$270,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$270,000

SALE DATE: May 2, 2008
SALE PRICE: \$212,045

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 1,150
TOTAL ABOVE GRADE SF : 1,846
BASEMENT SF : 805
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
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 : 176
DECK SF : 0

GARAGES

GARAGE 1 SF : 576
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



14517 RIVER HILLS CT

09-120-22-44-0017

2020 ESTIMATED MARKET VALUE: \$415,000

SALE DATE : September 23, 2019
NET SALE PRICE : \$420,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$420,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,240
TOTAL ABOVE GRADE SF : 2,402
BASEMENT SF : 1,240
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
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 : 120
DECK SF : 0

GARAGES

GARAGE 1 SF : 760
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,761
LOT ACRES : .27

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13100 OAKVIEW LA N

23-120-22-23-0005

2020 ESTIMATED MARKET VALUE:

\$387,000

SALE DATE : August 30, 2019
NET SALE PRICE : \$455,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$455,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1986
GROUND FL SF : 1,228
TOTAL ABOVE GRADE SF : 2,275
BASEMENT SF : 1,194
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
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 : 237
DECK SF : 636

GARAGES

GARAGE 1 SF : 690
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 122,404
LOT ACRES : 2.81

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10925 CATTAIL PATH

33-120-22-34-0025

2020 ESTIMATED MARKET VALUE: \$459,000

SALE DATE : March 29, 2019
NET SALE PRICE : \$462,310
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$462,300

SALE DATE: November 29, 2016
SALE PRICE: \$471,125

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2016
GROUND FL SF : 1,220
TOTAL ABOVE GRADE SF : 2,694
BASEMENT SF : 1,196
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
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 : 160
DECK SF : 0

GARAGES

GARAGE 1 SF : 684
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11484 ARROWOOD LA N

35-120-22-11-0041

2020 ESTIMATED MARKET VALUE: \$479,000

SALE DATE : February 15, 2019
NET SALE PRICE : \$471,250
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$471,300

SALE DATE: February 7, 2008
SALE PRICE: \$490,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2007
GROUND FL SF : 1,266
TOTAL ABOVE GRADE SF : 2,856
BASEMENT SF : 1,254
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 92
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14450 117TH AVE N

28-120-22-44-0009

2020 ESTIMATED MARKET VALUE: \$477,000

SALE DATE : June 7, 2019
NET SALE PRICE : \$485,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$485,000

SALE DATE: May 13, 2011
SALE PRICE: \$175,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1971
GROUND FL SF : 1,448
TOTAL ABOVE GRADE SF : 3,144
BASEMENT SF : 1,448
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 368
DECK SF : 64

GARAGES

GARAGE 1 SF : 1,428
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 728
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 154,638
LOT ACRES : 3.55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11314 BASSWOOD LA N

35-120-22-11-0045

2020 ESTIMATED MARKET VALUE: \$494,000

SALE DATE : August 29, 2019
NET SALE PRICE : \$485,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$485,000

SALE DATE: January 25, 2008
SALE PRICE: \$481,650

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2007
GROUND FL SF : 1,341
TOTAL ABOVE GRADE SF : 2,939
BASEMENT SF : 1,341
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 147
DECK SF : 260

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



16071 FAIR MEADOWS LA

33-120-22-33-0044

2020 ESTIMATED MARKET VALUE: \$481,000

SALE DATE : July 18, 2019
NET SALE PRICE : \$489,900
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$489,900

SALE DATE: May 10, 2018
SALE PRICE: \$459,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2017
GROUND FL SF : 1,309
TOTAL ABOVE GRADE SF : 2,833
BASEMENT SF : 1,309
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 638
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,553
LOT ACRES : .38

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15631 CREEKSIDE LA

33-120-22-33-0039

2020 ESTIMATED MARKET VALUE:

\$483,000

SALE DATE : June 14, 2019
NET SALE PRICE : \$492,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$492,000

SALE DATE: March 31, 2017
SALE PRICE: \$479,990

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2016
GROUND FL SF : 1,096
TOTAL ABOVE GRADE SF : 2,482
BASEMENT SF : 1,096
BASEMENT % FIN : 80%
WALKOUT : Yes

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 : 144
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



18258 DIAMOND LAKE CT S

19-120-22-42-0026

2020 ESTIMATED MARKET VALUE: \$554,000

SALE DATE : August 30, 2019
NET SALE PRICE : \$570,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$570,000

SALE DATE: May 24, 2012
SALE PRICE: \$503,612

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2012
GROUND FL SF : 1,702
TOTAL ABOVE GRADE SF : 3,265
BASEMENT SF : 1,702
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 254
DECK SF : 413

GARAGES

GARAGE 1 SF : 1,324
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 31,799
LOT ACRES : .73

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12701 ANNAPOLIS LA N

22-120-22-34-0002

2020 ESTIMATED MARKET VALUE:

\$534,000

SALE DATE : July 2, 2019
NET SALE PRICE : \$625,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$625,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1980
GROUND FL SF : 1,620
TOTAL ABOVE GRADE SF : 2,880
BASEMENT SF : 1,532
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 112
DECK SF : 526

GARAGES

GARAGE 1 SF : 584
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 462,607
LOT ACRES : 10.62

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13951 NORWOOD LA N

14-120-22-22-0060

2020 ESTIMATED MARKET VALUE: \$288,000

SALE DATE : September 3, 2019
NET SALE PRICE : \$299,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$299,000

SALE DATE: May 25, 2012
SALE PRICE: \$215,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1989
GROUND FL SF : 1,082
TOTAL ABOVE GRADE SF : 1,082
BASEMENT SF : 1,040
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
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 : 0
DECK SF : 278

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 280
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 102,802
LOT ACRES : 2.36

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12520 PINERIDGE WAY N

14-120-22-33-0027

2020 ESTIMATED MARKET VALUE: \$317,000

SALE DATE : October 3, 2018
NET SALE PRICE : \$334,703
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$334,700

SALE DATE: January 27, 2017
SALE PRICE: \$317,001

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2016
GROUND FL SF : 1,337
TOTAL ABOVE GRADE SF : 1,337
BASEMENT SF : 682
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 82
DECK SF : 0

GARAGES

GARAGE 1 SF : 632
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,197
LOT ACRES : .28

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12390 STONERIDGE RD

11-120-22-32-0019

2020 ESTIMATED MARKET VALUE:

\$298,000

SALE DATE : July 26, 2019
NET SALE PRICE : \$339,500
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$339,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1993
GROUND FL SF : 1,122
TOTAL ABOVE GRADE SF : 1,122
BASEMENT SF : 561
BASEMENT % FIN : 70%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 32
DECK SF : 144

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 576
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 93,654
LOT ACRES : 2.15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11640 NOON DR

14-120-22-13-0003

2020 ESTIMATED MARKET VALUE: \$335,000

SALE DATE : September 27, 2019
NET SALE PRICE : \$341,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$341,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1987
GROUND FL SF : 1,434
TOTAL ABOVE GRADE SF : 1,434
BASEMENT SF : 1,372
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 486

GARAGES

GARAGE 1 SF : 757
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 91,040
LOT ACRES : 2.09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12080 PINERIDGE WAY N

14-120-22-34-0032

2020 ESTIMATED MARKET VALUE: \$353,000

SALE DATE : June 21, 2019
NET SALE PRICE : \$342,900
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$342,900

SALE DATE: April 24, 2017
SALE PRICE: \$331,015

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2017
GROUND FL SF : 1,560
TOTAL ABOVE GRADE SF : 1,560
BASEMENT SF : 834
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



17480 117TH AVE N

29-120-22-33-0003

2020 ESTIMATED MARKET VALUE:

\$303,000

SALE DATE : September 30, 2019
NET SALE PRICE : \$375,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$375,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1973
GROUND FL SF : 1,462
TOTAL ABOVE GRADE SF : 1,462
BASEMENT SF : 1,392
BASEMENT % FIN : 50%
WALKOUT : No

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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 264

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 203,861
LOT ACRES : 4.68

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12600 PINERIDGE WAY N

14-120-22-33-0032

2020 ESTIMATED MARKET VALUE:

\$363,000

SALE DATE : July 1, 2019
NET SALE PRICE : \$391,500
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$391,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2015
GROUND FL SF : 1,590
TOTAL ABOVE GRADE SF : 1,590
BASEMENT SF : 795
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 192

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 34,848
LOT ACRES : .80

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14040 MAGNOLIA LA N

14-120-22-22-0051

2020 ESTIMATED MARKET VALUE: \$213,000

SALE DATE : April 5, 2019
NET SALE PRICE : \$215,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$215,000

SALE DATE: April 26, 2013
SALE PRICE: \$108,640

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1972
GROUND FL SF : 1,002
TOTAL ABOVE GRADE SF : 1,002
BASEMENT SF : 1,002
BASEMENT % FIN : 70%
WALKOUT : No

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 : 0
OPEN PORCH SF : 0
DECK SF : 292

GARAGES

GARAGE 1 SF : 784
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



12801 STONERIDGE RD

10-120-22-44-0016

2020 ESTIMATED MARKET VALUE: \$222,000

SALE DATE : October 12, 2018
NET SALE PRICE : \$232,800
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$232,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1974
GROUND FL SF : 1,044
TOTAL ABOVE GRADE SF : 1,044
BASEMENT SF : 940
BASEMENT % FIN : 80%
WALKOUT : Yes

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 : 192

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 17,424
LOT ACRES : .40

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11411 134TH AVE N

14-120-22-43-0014

2020 ESTIMATED MARKET VALUE: \$234,000

SALE DATE : April 3, 2019
NET SALE PRICE : \$237,500
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$237,500

SALE DATE: April 25, 2008
SALE PRICE: \$195,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1978
GROUND FL SF : 1,429
TOTAL ABOVE GRADE SF : 1,429
BASEMENT SF : 960
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Tuck Under 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



11311 133RD AVE N

14-120-22-44-0080

2020 ESTIMATED MARKET VALUE:

\$253,000

SALE DATE : August 23, 2019
NET SALE PRICE : \$275,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$275,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1978
GROUND FL SF : 1,250
TOTAL ABOVE GRADE SF : 1,250
BASEMENT SF : 1,014
BASEMENT % FIN : 80%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 196

GARAGES

GARAGE 1 SF : 642
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



13431 ARROWOOD LA N

14-120-22-44-0029

2020 ESTIMATED MARKET VALUE: \$264,000

SALE DATE : July 11, 2019
NET SALE PRICE : \$290,962
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$291,000

SALE DATE: September 22, 2010
SALE PRICE: \$95,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1973
GROUND FL SF : 1,205
TOTAL ABOVE GRADE SF : 1,205
BASEMENT SF : 964
BASEMENT % FIN : 80%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 100

GARAGES

GARAGE 1 SF : 536
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



13760 XANTHUS LA N

18-120-22-24-0005

2020 ESTIMATED MARKET VALUE: \$301,000

SALE DATE : April 25, 2019
NET SALE PRICE : \$317,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$317,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1976
GROUND FL SF : 1,348
TOTAL ABOVE GRADE SF : 1,348
BASEMENT SF : 1,238
BASEMENT % FIN : 80%
WALKOUT : Yes

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 : 234

GARAGES

GARAGE 1 SF : 1,112
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 71,874
LOT ACRES : 1.65

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11830 139TH AVE N

14-120-22-12-0011

2020 ESTIMATED MARKET VALUE:

\$336,000

SALE DATE : October 26, 2018
NET SALE PRICE : \$349,900
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$349,900

SALE DATE: September 12, 2008
SALE PRICE: \$268,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1992
GROUND FL SF : 1,157
TOTAL ABOVE GRADE SF : 1,157
BASEMENT SF : 1,041
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 : 32
DECK SF : 474

GARAGES

GARAGE 1 SF : 712
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 90,605
LOT ACRES : 2.08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13000 DEERWOOD LA N

23-120-22-14-0025

2020 ESTIMATED MARKET VALUE: \$255,000

SALE DATE : June 27, 2019
NET SALE PRICE : \$251,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$251,000

SALE DATE: June 17, 2016
SALE PRICE: \$223,100

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1973
GROUND FL SF : 1,394
TOTAL ABOVE GRADE SF : 1,394
BASEMENT SF : 1,125
BASEMENT % FIN : 50%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 72
DECK SF : 98

GARAGES

GARAGE 1 SF : 520
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



11820 129TH AVE N

23-120-22-13-0004

2020 ESTIMATED MARKET VALUE:

\$231,000

SALE DATE : June 21, 2019
NET SALE PRICE : \$271,557
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$271,600

SALE DATE: June 21, 2019
SALE PRICE: \$212,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1955
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,040
BASEMENT SF : 1,040
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 236

GARAGES

GARAGE 1 SF : 1,996
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 104,108
LOT ACRES : 2.39

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



17360 138TH AVE N

17-120-22-23-0004

2020 ESTIMATED MARKET VALUE:

\$275,000

SALE DATE : November 7, 2018
NET SALE PRICE : \$275,702
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$275,700

SALE DATE: November 3, 2014
SALE PRICE: \$225,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1974
GROUND FL SF : 1,372
TOTAL ABOVE GRADE SF : 1,372
BASEMENT SF : 1,372
BASEMENT % FIN : 50%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 560

GARAGES

GARAGE 1 SF : 550
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : .37

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11120 130TH AVE N

23-120-22-14-0075

2020 ESTIMATED MARKET VALUE: \$292,000

SALE DATE : September 30, 2019
NET SALE PRICE : \$310,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$310,000

SALE DATE: August 30, 2013
SALE PRICE: \$168,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1973
GROUND FL SF : 1,392
TOTAL ABOVE GRADE SF : 1,392
BASEMENT SF : 1,248
BASEMENT % FIN : 80%
WALKOUT : No

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 : 0
OPEN PORCH SF : 64
DECK SF : 100

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 18,731
LOT ACRES : .43

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14180 112TH AVE N

34-120-22-32-0003

2020 ESTIMATED MARKET VALUE:

\$376,000

SALE DATE : September 20, 2019
NET SALE PRICE : \$336,500
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$336,500

SALE DATE: July 13, 2012
SALE PRICE: \$264,325

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1974
GROUND FL SF : 1,744
TOTAL ABOVE GRADE SF : 1,744
BASEMENT SF : 1,570
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 156
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 140

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 880
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 108,900
LOT ACRES : 2.50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



12601 130TH AVE N

23-120-22-23-0012

2020 ESTIMATED MARKET VALUE:

\$409,000

SALE DATE : August 27, 2019
NET SALE PRICE : \$409,340
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$409,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1991
GROUND FL SF : 1,592
TOTAL ABOVE GRADE SF : 1,592
BASEMENT SF : 2,881
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 192
SCREENED PORCH SF : 0
OPEN PORCH SF : 76
DECK SF : 158

GARAGES

GARAGE 1 SF : 1,113
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 440
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 90,169
LOT ACRES : 2.07

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14383 ITASCA BAY

09-120-22-44-0035

2020 ESTIMATED MARKET VALUE:

\$387,000

SALE DATE : May 17, 2019
NET SALE PRICE : \$424,900
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$424,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2014
GROUND FL SF : 1,926
TOTAL ABOVE GRADE SF : 2,157
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 : 3

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



16751 117TH AVE N

32-120-22-12-0009

2020 ESTIMATED MARKET VALUE:

\$444,000

SALE DATE : March 25, 2019
NET SALE PRICE : \$443,750
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$443,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1983
GROUND FL SF : 1,798
TOTAL ABOVE GRADE SF : 1,798
BASEMENT SF : 2,494
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 240
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 550

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 382,457
LOT ACRES : 8.78

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



13400 PINEVIEW CT N

14-120-22-33-0020

2020 ESTIMATED MARKET VALUE: \$424,000

SALE DATE : June 28, 2019
NET SALE PRICE : \$520,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$520,000

SALE DATE: August 29, 2003
SALE PRICE: \$344,125

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2003
GROUND FL SF : 1,720
TOTAL ABOVE GRADE SF : 1,720
BASEMENT SF : 1,716
BASEMENT % FIN : 80%
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 : 0
OPEN PORCH SF : 72
DECK SF : 318

GARAGES

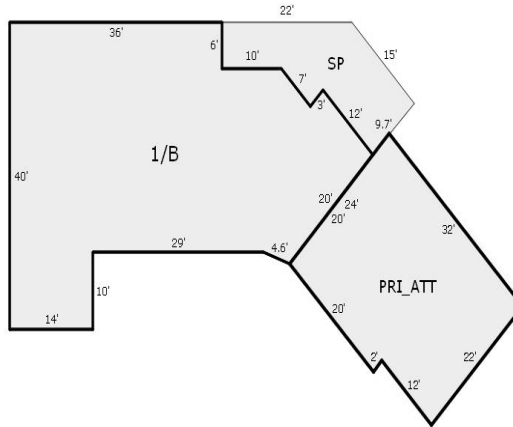
GARAGE 1 SF : 792
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,553
LOT ACRES : .38

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



14101 DIAMOND LAKE RD N

15-120-22-22-0008

2020 ESTIMATED MARKET VALUE:

\$492,000

SALE DATE : June 21, 2019
NET SALE PRICE : \$530,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$530,000

SALE DATE: December 21, 2009
SALE PRICE: \$475,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1993
GROUND FL SF : 1,677
TOTAL ABOVE GRADE SF : 1,677
BASEMENT SF : 1,677
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 276
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 423,403
LOT ACRES : 9.72

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS