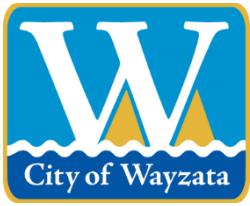


**Wayzata City Council Workshop Meeting Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
TUESDAY, MARCH 21, 2023**

**WORKSHOP TOPICS FOR DISCUSSION:**

1. Conduct Interview for Boards and Commissions Vacancy (5:00-5:15 p.m.)
2. Discussion of Proposed Special Event Permit application for the Wayzata Art and Music Festival by RBA, Inc (5:15-5:30 p.m.)
3. Update of 2023 Property Valuations Local Board of Appeal and Equalization Process by the Hennepin County Assessors Office (5:30-6:00 p.m.)
4. Discussion of Proposed Design Standards for Panoway Naming and Dedication Signage Updates (6:00-6:30 p.m.)



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> March 21, 2023	<b>WORKSHOP AGENDA ITEM:</b> 1
<b>TITLE:</b> Conduct Interview for Boards and Commissions Vacancy (5:00-5:15 p.m.)	
<b>PREPARED BY:</b> Kathy Leervig, City Clerk	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **DISCUSSION OBJECTIVE:**

To listen and ask questions of the interested community member for consideration of appointment.

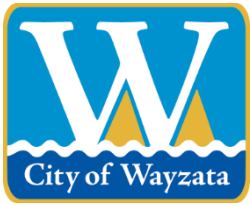
### **BACKGROUND:**

This fall, the City solicited applications for vacancies on several Committees and Commissions, but the Energy and Environment (E&E) Committee still has a vacancy for a 3-year term that expires on December 31, 2025. This portion of the workshop will be dedicated to interviewing a potential candidate for the E&E Committee.

At the regular meeting, the City Council will consider an appointment to fill the vacancy by resolution. The candidate's application will be provided to the council prior to the workshop.

### **ATTACHMENTS:**

None



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> March 21, 2023	<b>WORKSHOP AGENDA ITEM:</b> 2
<b>TITLE:</b> Discussion of Proposed Special Event Permit application for the Wayzata Art and Music Festival by RBA, Inc (5:15-5:30 p.m.)	
<b>PREPARED BY:</b> Mike Kelly, City Engineer/Director of Public Works	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **DISCUSSION OBJECTIVE:**

To review and discuss the proposed Special Event Permit application for the Wayzata Art and Music Festival to be held by RBA.

### **BACKGROUND:**

Rick Born, Owner of RBA, has submitted a special event permit application to hold two concerts during the weekend of the Wayzata Art Experience, June 23 & 24. These concerts would be similar in size and scale to the Wayzata Beach Bash held in conjunction with James J. Hill Days.

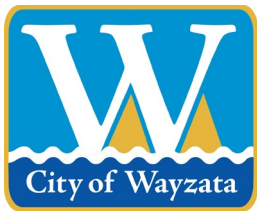
The event proposes closing the beach/marina and Boatworks parking lot beginning Wednesday, June 21 to begin setting up for the event. The applicant has suggested that, similar to the Beach Bash, access to the beach and marina would be maintained from Ferndale Road.

If approved, staff will work with the applicant to provide a safe event which minimizes the impact on the city beach and marina. Additionally, the permit fee for this event would be \$1,791, per the Special Event fee schedule.

A copy of the permit application and proposed event layout map are attached for reference.

### **ATTACHMENTS:**

1. 2023 Wayzata S E Permit Application - Wayzata Art and Music Festival
2. Proposed Event Layout Map



# 2023 Special Event Permit Application

299 Wayzata Blvd. W.  
Wayzata, Minnesota 55391  
952-404-5363 (office)

PAYMENT PROCESSING ONLY	
Deposit Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Amount:	_____
Date Paid:	_____
<input type="checkbox"/> Check	<input type="checkbox"/> Credit Card
<input type="checkbox"/> Cash	Receipt #: _____

Permit Application shall be completed online and submitted electronically.  
Special Event Permit Fees can be found on page 3.  
Any application submitted after the application deadline will be charged a \$120 late fee.

**Event Name:** Wayzata Art and Music Festival **Date of Event:** June 23-24, 2023

Area of City in Which Event Will Take Place Boatworks parking lot and beach

Estimated Attendance: 5000 per night

**Type of Event:**  Parade  Private Party  Festival  Run/Walk  Sporting Event  
 Valet Parking (Fill in Page 4)  Other Explain: Concert

**Event will include (check all that apply):**

Bicycles  Animals  Motor Vehicles\*  Other Vehicles  Floats  Pedestrians/Runners  
 Live Music  Amplified Audio  Tent\*\*  Food\*\*  Beer/Wine/Liquor\*\*

\* Number of Vehicles Expected: \_\_\_\_\_ (Motor Vehicles are vehicles powered by a motor of any kind)

\*\* Additional Permit or License may be required (i.e.- Special Event Food Stand, Tent, Alcohol)

Traffic Control Personnel Provided by Whom: Asia Security

Delineation Equipment (Barricades, Signs, Traffic Cones, No Parking Signs, etc.) Provided by Whom:

Event Location (check one):  Private Property  Public Property  Combination – Public/Private

**Street(s) to Be Closed:** (A map showing the specific route or area to be closed must be attached):  
See attached

Date(s) and/or Time(s) - Give Details Below			
Day	Date	Start Time	End Time
Friday	June 23	6pm	11pm
Saturday	June 24	5pm	11pm

**Insurance Carrier for Event:** A certificate of insurance naming the city as an additional insured must be submitted 10 days before the event. Amount of insurance required is \$1,000,000 (one million dollars).

Name of Insurance Carrier & Policy Number: \_\_\_\_\_

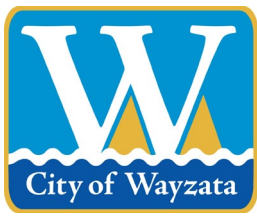
**Event Organizer (Person Responsible for Duties of Permit Holder)**

Full Name Rick Born Daytime Phone \_\_\_\_\_

Address 294 Grove Lane East Cell Phone 239-777-4765

City Wayzata State MN Zip 55391

Title Owner Email Rick.Born@rbaconsulting.com



# 2023 Special Event Permit Application

299 Wayzata Blvd. W.  
Wayzata, Minnesota 55391

## Organization Information:

Name RB Productions Phone 239-777-4765  
Address 294 Grove Lane East Fax \_\_\_\_\_  
City Wayzata State MN Zip 55391

*By electronically signing (or typing) your name below, applicant is acknowledging that all information provided is true and correct and that applicant will abide by all conditions of the permit, if approved.*

X Signature of Applicant: Rick Born Date: 2/14/23

## PERMIT CONDITIONS—ADDITIONAL EVENT INFORMATION

The maximum number of persons which the applicant shall permit to the event at any time is not to exceed the maximum number which can reasonably assemble at the location of the event.

Request for temporary closing of streets or partial closing of traffic lanes:  
(Be specific. Give location and time of closings). Show on map if possible.

Grove Lane and whole boatworks lot closed Wednesday evening 6/21. Valet will be available through Friday afternoon.

Plans for fencing the location of the event, if necessary, and the location of gates contained in such fence. Show on map if possible.

Please reference attached map for fencing, gates and even layout

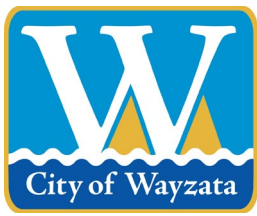
Plans for parking vehicles, including size and location of lots, points of highway access and interior roads including routes between highway access and parking lots. Show on map if possible.

Ticket holders will park in/around/close to Wayzata and walk to concert venue. Artist vehicles will park on Grove Lane beginning Friday am.

Plans for clean-up of litter and waste materials:

Hired cleaning crew will service the venue during and after event for clean up

[Click Here to Submit Permit](#)



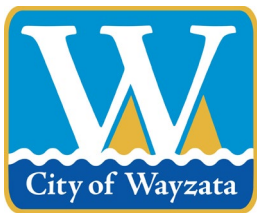
# 2023 Special Event Permit Application

299 Wayzata Blvd. W.  
Wayzata, Minnesota 55391

## PERMIT FEE SCHEDULE

Permit Level and Description <i>A Separate Application is Required for Each Event</i>	Application Deadline	Authorization Required				Local Fee Per Event	Non Local Fee Per Event
		CITY COUNCIL	PUBLIC WORKS	FIRE DEPT	POLICE DEPT		
<b>Events on City Property - Level 1 (other than City Parks)</b> <ul style="list-style-type: none"> <li>• 20-50 participants &amp; spectators</li> <li>• Minimum disruption</li> <li>• Valet Parking-Three Parking Stalls Max.</li> <li>• No road closures-May require No Parking Sign postings</li> <li>• Includes small events that use City Sidewalks</li> </ul>	Ten (10) business days	No	Yes	Yes	Yes	\$184	\$238
<b>Events on City Property - Level 2</b> <ul style="list-style-type: none"> <li>• 50-500 participants &amp; spectators</li> <li>• One day event or events that are multiple days that do not leave anything on City property overnight</li> <li>• Road/Sidewalk closures/traffic control may be required</li> <li>• Limited City services needed</li> <li>• Pre-event meeting required</li> </ul>	30 days	No	Yes	Yes	Yes	\$305	\$596
<b>Events on City Property - Level 3</b> <ul style="list-style-type: none"> <li>• Over 500 participants &amp; spectators</li> <li>• Multiple day event that keeps apparatuses on City property overnight</li> <li>• Road closures/traffic control may be required</li> <li>• Pre-event meeting required</li> </ul>	60 days	*Yes	Yes	Yes	Yes	\$1,791	\$3,581
<b>Wayzata Chamber of Commerce Annual Community Events - Level 3a</b> <ul style="list-style-type: none"> <li>• Over 500 participants &amp; spectators</li> <li>• Multiple day event that keeps apparatuses on City property overnight</li> <li>• Road closures/traffic control may be required</li> <li>• Pre-event meeting required</li> </ul>	60 days	*Yes	Yes	Yes	Yes	\$717	N/A
<b>Events on Private &amp; City Property</b> <ul style="list-style-type: none"> <li>• Under 500 participants &amp; spectators</li> </ul>	15 days	No	Yes	Yes	Yes	\$238	N/A
<b>Events on Private Property (meets any Step 1 requirements)</b>	10 days	No	Yes	Yes	Yes	\$121	N/A
<b>Events in City Parks</b>	10 days	No	Yes	Yes	Yes	\$184	N/A
<b>Athletic Event that Uses City Streets &amp; Public Parking Lots/Under 200 participants &amp; spectators</b> <ul style="list-style-type: none"> <li>• Pre-event meeting is required</li> </ul>	30 days	*Yes	Yes	Yes	Yes	\$305	\$596
<b>Athletic Event that Uses City Streets &amp; Public Parking Lots/Over 200 participants &amp; spectators</b> <ul style="list-style-type: none"> <li>• Pre-event meeting is required</li> </ul>	60 days	*Yes	Yes	Yes	Yes	\$596	\$1,192
<b>Street and/or Sidewalk Closure</b> <ul style="list-style-type: none"> <li>• Events that require the closure of Streets or hold their event on City sidewalks</li> <li>• Pre-event meeting required</li> </ul>	60 days	*Yes	Yes	Yes	Yes	\$305	\$596
<b>Parades</b>	60 days	*Yes	Yes	Yes	Yes	\$596	\$1,192

\*Special Events listed on page five (5) are excluded from annual authorization by the City Council.  
**Any application that is submitted after the application deadline will be charged a \$120 late fee.**



# 2023 Special Event Permit Application

299 Wayzata Blvd. W.  
Wayzata, Minnesota 55391

## VALET PERMIT APPLICATION FORM PERMIT CONDITIONS—ADDITIONAL EVENT INFORMATION

Describe your request for temporary closing of parking stalls and/or city right-of-way. Be specific by giving exact locations and times of closings or encroachments. Show on a map if possible.

Boatworks parking lot closed as of Wednesday evening 6/21, with valet access.  
Grove Lane closed Wednesday evening 6/21 through weekend.

Plans for staffing Valet Parking:

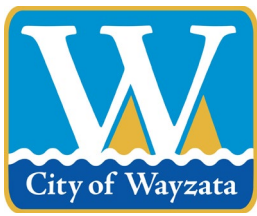
We will provide Valet service starting Wednesday 6/21 at 5pm through Friday late afternoon.

Plans for parking vehicles, including locations of lots to be used:

Artist vehicles will park on Grove Lane  
A handful of parking spaces will be reserved onsite for concert staff.

Plans for other uses of parking stalls/city right-of-way not related to Valet Parking:

N/A



# 2023 Special Event Permit Application

299 Wayzata Blvd. W.  
Wayzata, Minnesota 55391

## FOR CITY USE ONLY:

### **ROUTING APPROVAL (Department Head or Designee)**

Public Works: \_\_\_\_\_  Approved  Denied Cost Estimate: \_\_\_\_\_

Police Dept.: \_\_\_\_\_  Approved  Denied Cost Estimate: \_\_\_\_\_

Fire Dept.: \_\_\_\_\_  Approved  Denied Cost Estimate: \_\_\_\_\_

Application: SE 2023- \_\_\_\_\_ Liability Insurance Certificate Received (Date): \_\_\_\_\_

Map of Route or Area Approved By: \_\_\_\_\_

Special Events Permit Approved by: \_\_\_\_\_

City Manager or Authorized Dept. Head

Date of Approval: \_\_\_\_\_

### COMMENTS

### CONDITIONS OF APPROVAL

**\*Special Events listed below are excluded from annual authorization by the City Council.**

- Wayzata Chilly Open
  - McCormick's St. Patrick's Day Event
  - Wayzata Art Experience
  - 4<sup>th</sup> of July Flying Pancake Breakfast
  - Wayzata's Annual Kiddie Parade
- Tour de Tonka Bike Ride
  - Wayzata James J. Hill Days
  - RBA Beach Bash
  - Wayzata Light Up The Lake

# Wayzata Art and Music Festival – June 23-24



Lake & Barry Ave  
4:30pm  
Fri/Sat

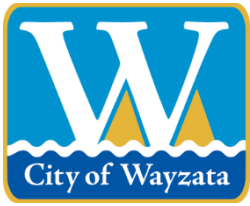
End of Ferndale

East Hallway Entrance

RBA Door

RBA 1<sup>st</sup> and 2<sup>nd</sup> floor

Standing on H dock



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> March 21, 2023	<b>WORKSHOP AGENDA ITEM:</b> 3
<b>TITLE:</b> Update of 2023 Property Valuations Local Board of Appeal and Equalization Process by the Hennepin County Assessors Office (5:30-6:00 p.m.)	
<b>PREPARED BY:</b> Kathy Leervig, City Clerk	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **DISCUSSION OBJECTIVE:**

To review and discuss 2023 property valuations in preparation for the Local Board of Appeal and Equalization Process.

### **BACKGROUND:**

The City now contracts with Hennepin County for residential and commercial assessing services. Josh Hoogland, Hennepin County Assessor, Ashley Gunderson, Assistant County Assessor, and Mike Smerdon, Principal Residential Appraiser will be present to provide an overview of the 2022 assessment, general trends throughout the County and an overview of the local board process and responsibilities.

Property owners received their valuation notices in early March. Prior to the April 4th City Council Meeting, the City will hold its Board of Appeal hearing at 5:30 pm. Attached is a presentation of this year's assessments and a comprehensive suburban Hennepin County Assessment Report.

### **ATTACHMENTS:**

1. Wayzata Pre Board Presentation HC
2. Wayzata Sales Book



HENNEPIN COUNTY  
MINNESOTA

# City of Wayzata - 2023 pay 2024 Assessment

Joshua R. Hoogland, Hennepin County Assessor

Hennepin County



# Assessment & Property Tax in Brief

- **Assessor:** Determines the estimated market value and classification of each property
- **Each Taxing Authority:** Sets the property tax levy, the amount that will be collected from taxable property owners
- **County Auditor:** Calculates the tax rate and property tax owed by each property owner
- **County Treasurer:** Collects taxes and distributes to each district

# Assessment Process

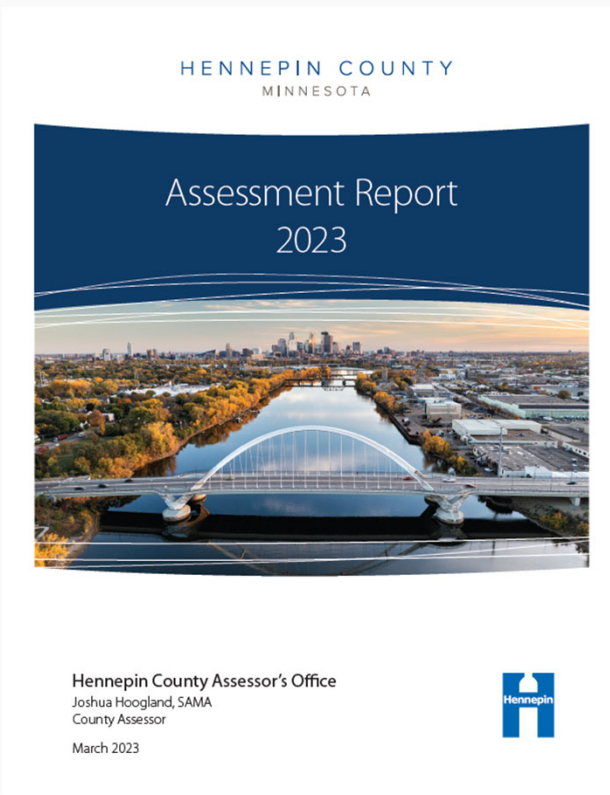
- **Data review and collection:** 20% of properties inspected each year, new construction
- **Sales review and ratio period:** October 1, 2021 – September 30, 2022
- **Assessment date:** January 2, 2023
- **Statistical equity measures:** Sales ratio analysis, role of county assessor, final review by Minnesota Department of Revenue
- **Notice mailing:** March
- **Local appeal process:** April/May
- **County appeal process:** June

# Property classifications

## **Five major classifications**

1. Residential – 3 units or less
2. Agricultural
3. Commercial, industrial, utilities
4. Apartment – 4 or more units
5. Unmined Iron Ore and all others

# Resources and countywide trends - 2023



[hennepin.us/assessment](https://hennepin.us/assessment)

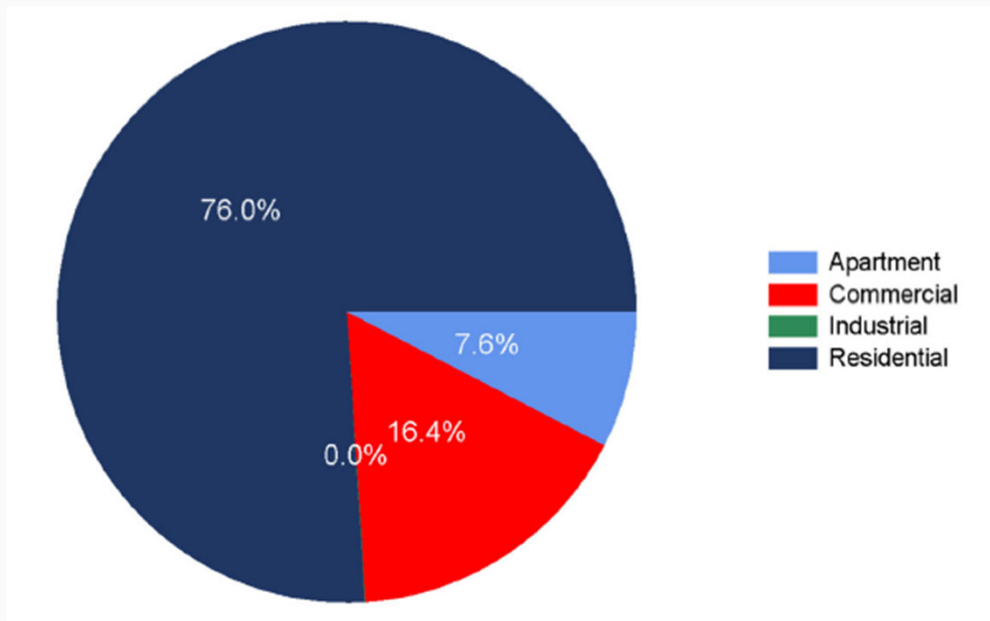
Hennepin County

## Property type growths

Agricultural:	0.8%
Apartment:	2.8%
Commercial:	2.9%
Industrial:	18.0%
Residential:	4.5%



# City of Wayzata trends



## Property type growths

Apartment: 0.2%

Commercial: 18.2%

Industrial: 3.0%

Residential: 14.9%

# Residential single-family trends

Lake  
Minnetonka  
Communities  
  
Single-family  
growth

City	Off Lake	On Lake
Deephaven	9.5%	6.9%
Excelsior	12.7%	12.0%
Greenwood	7.2%	6.4%
Minnetonka	4.8%	9.8%
Minnetonka Beach	17.1%	13.4%
Minnetrista	1.5%	12.7%
Mound	6.6%	9.8%
Orono	13.4%	10.6%
Shorewood	9.1%	6.2%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.3%	10.9%
Woodland	5.2%	7.7%
<b>Overall Static Growth</b>	<b>4.2%</b>	<b>9.9%</b>



# Residential single-family trend

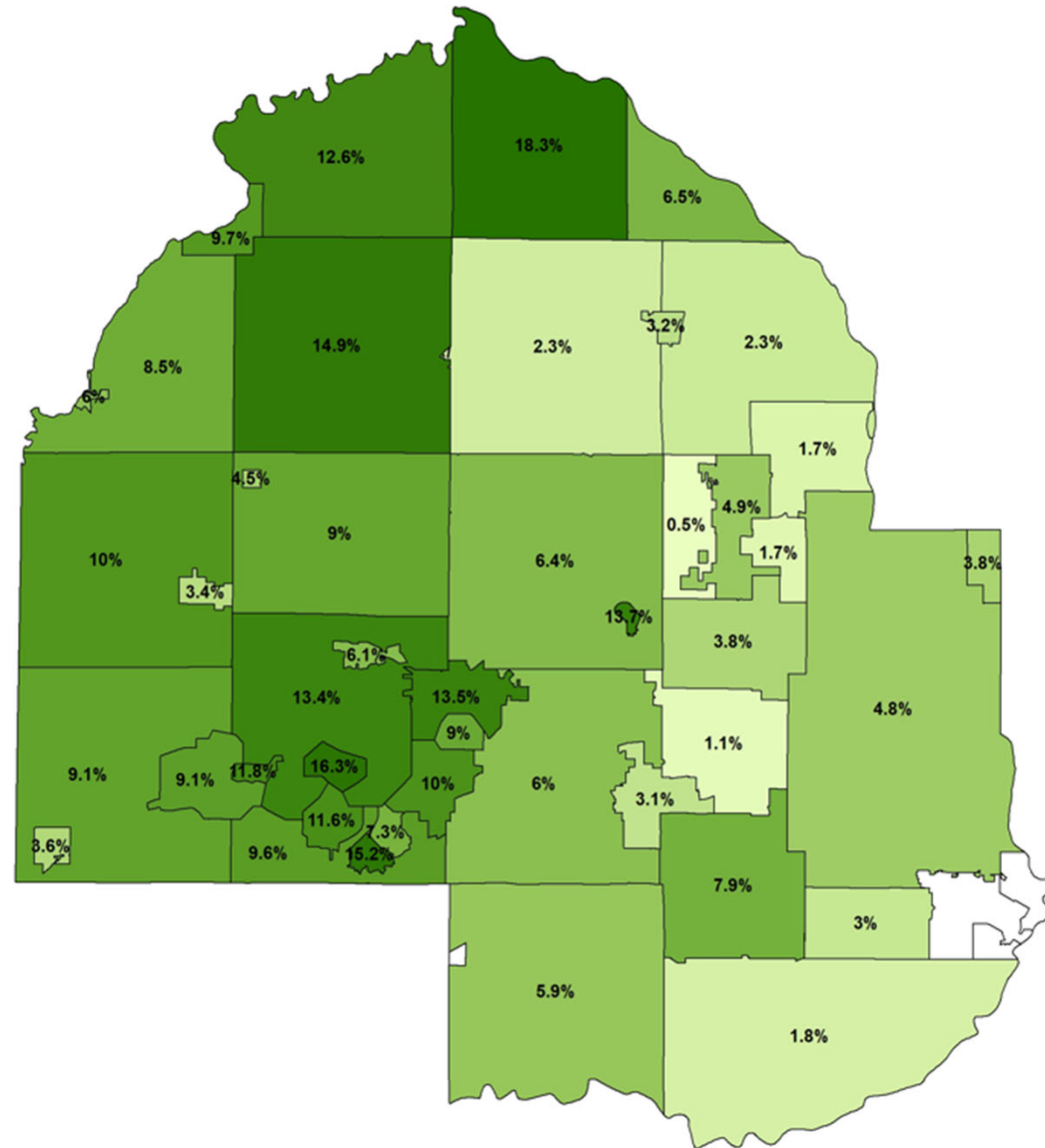
Countywide: 4.7%

Minneapolis: 4.8%

Suburban: 4.8%

[hennepin.us/assessment](http://hennepin.us/assessment)

Hennepin County



# Residential single-family trend

Countywide: 4.7%

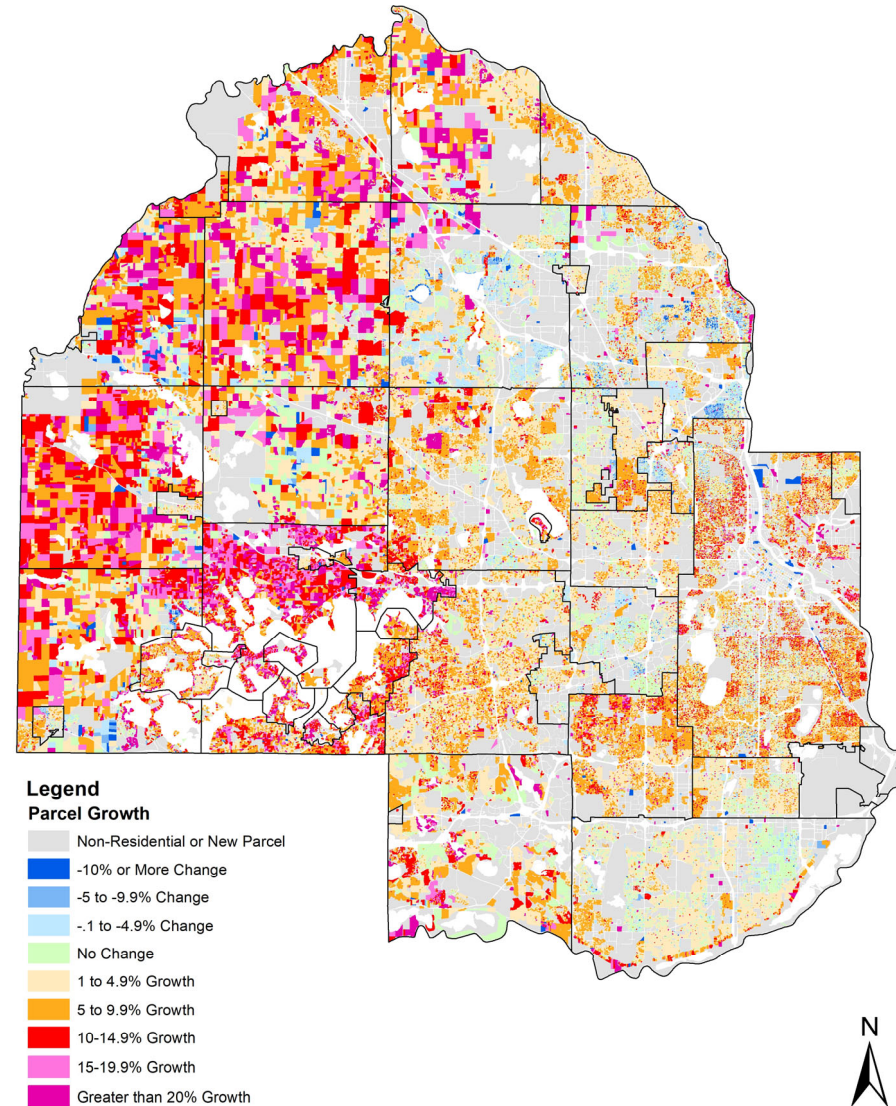
Minneapolis: 4.8%

Suburban: 4.8%

[hennepin.us/assessment](https://hennepin.us/assessment)

Hennepin County

Hennepin County Property Growth, 2023 Assessment



# 2023 Local Board of Appeal & Equalization

Wayzata Local Board of Appeal & Equalization – April 4, 2023

Hennepin County



# Local Board of Appeal & Equalization

- Best practices
- Appearance types
- What the Local Board can do
- What the Local Board cannot do
- Meeting overview
- Reconvene meeting requirements
- County Board of Appeal & Equalization
- Resources

# Best Practices

- Call the meeting to order
- County assessor or delegate will
  - Document start time
  - Complete Department of Revenue certification form
  - Verifies at least one trained member
  - Verifies a quorum is present
  - Document recess or adjournment time

# Best Practices

- Meeting overview given from the board chairperson
  - Time limits for presentation (both appellant and assessor)
  - Value and classification consideration only
  - Questions and feedback should be to and from the board itself
- Suggested order of appearance:
  - Appointments
  - Walk-in appeals
  - Written appeals

# Best Practices

- Motion, second, discussion, vote
  - Motions should include:
    - Property address or identification number
    - Originally assessed value or classification
    - New assessed value or classification
    - For sustained assessments, similar procedure

# Appearance Types

- 10 days notice of a change is required
  - “10 day window list”
- Appearance after communication with assessor
- Appearance without communication with assessor
  - The board may choose to request review by the assessor and to report back
  - Make a decision based on evidence presented by the owner
  - Vote to sustain the assessment to allow the owner to continue to the County Board of Appeal & Equalization

# What the Local Board Can Do

- Reduce the value of a property
- Increase the value of a property – with due notification
- Sustain the value of a property (no change)
- Add improvements to the assessment roll
- Change the state classification of a property (does not include benefit programs)
- Add properties to the assessment roll

# What the Local Board Cannot Do

- Change prior assessments
- Reduce the aggregate assessment of the jurisdiction by more than 1.00%
- The board cannot exempt property
- A member of the board cannot make changes to a property that they have a conflict of interest or financial interest in
- The board cannot grant special program status for programs requiring an application process, such as homestead, green acres, disabled veterans, disaster credit, etc.
- The board cannot grant changes benefiting a property owner who refuses entry by the assessor
- The board cannot change an assessment after adjournment

# Meeting Overview

- **It is the board's meeting**
- **All appearances should be heard regardless of when they appear, as long as it is prior to adjournment**
- Assessors present valuation or classification change recommendations and support for any appellants in attendance or for reviews that occurred less than ten days prior to the Local Board meeting
- Determine the reconvene date and time, if necessary
- Recess the meeting if a reconvene is necessary
- Adjourn the meeting if all business is complete
- If no taxpayers appear, the board should be held open for a reasonable amount of time.

# Reconvene Meeting Requirements

- For local boards, the **reconvene meeting must be held within 20 calendar days** (including the day of the initial meeting)
- The date and time for the reconvene meeting must be determined before the initial meeting is recessed
- New appearances at the reconvene meeting must be heard
- Once the meeting has **adjourned**, it cannot reconvene

# County Board of Appeal & Equalization

***To continue to the county board, a property must have appeared before the Local Board of Appeal and Equalization***

Appointments must be requested from the Hennepin County Auditor by May 17, 2023

To schedule an appointment taxpayers may call 612-348-7050 or email [countyvalueappeal@hennepin.us](mailto:countyvalueappeal@hennepin.us)

- The County Board will convene on June 12, 2023
- The County Board meeting is planned to be in person at the Hennepin County Government Center

# Resources

- [MN Statutes Section 274](#)
- [Board of Review and Equalization Handbook](#)
- [MN Property Tax Administrator's Manual](#)
  - [Module 8 – Assessment Review, Appeals/Equalization, and Correction](#)
- [Board of Appeal and Equalization Training](#)
- [Board of Appeal and Equalization MDOR](#)
- [Local Board and Record Form Instructions](#)

# Questions



Joshua R. Hoogland

Joshua.Hoogland@hennepin.us, 612-348-8853

[hennepin.us/assessment](https://hennepin.us/assessment)



# HENNEPIN COUNTY

## MINNESOTA

## Memo

**To:** City of Wayzata, Mayor, and Council

**From:** Mike Smerdon, SAMA, Principal Residential Appraiser

**Date:** 2/28/2023

### 2023 Assessment and Appeals

In preparation for the upcoming Local Board of Appeal and Equalization meeting, please find the enclosed information:

- Annual Assessment
- Summary of property growth
- The Local Board of Appeal and Equalization process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2023 assessment is available at <https://www.hennepin.us/assessment>.

### Annual Assessment

The county assessor is required to value property as of January 2<sup>nd</sup> 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, 2021, through September 30, 2022, are reviewed by the assessor and trended forward to the January 2, 2023, 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, appraisers view one fifth of the properties in the city. This is referred to as the quintile. The geographic area for the 2023 residential quintile was the residential properties from Ferndale Road to the west and south of U.S. Highway 12. The quintile area also included some townhomes in the downtown area, and the Locust Hills neighborhood. All building permit data was reviewed to determine the impact on property values. If the new construction improved the value of the property, then an improvement amount is added.

**Hennepin County Assessor's Office**

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | [hennepin.us](https://www.hennepin.us)



## Summary of the 2023 Assessment

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

Single Family	12.5%	Residential Condos	23.8%
Commercial	18.2%	Townhomes	18.1%*
Industrial	3.0%	Duplex/Triplex	13.9%
Apartments	-0.3%	Twin Homes	-80.2%*

\*5 properties changed from twinhome to townhome

## City of Wayzata 2023 Assessment

Total market value:	\$3,254,040,200
New construction:	\$40,831,500
Net percent increase for all property types:	14.2%
Gross percent increase for all property types:	15.6%

## The Local Board of Appeal and Equalization Process

The 2023 Local Board of Appeal and Equalization will be held at the Wayzata City Hall at 600 Rice Street East, Wayzata at 5:30 PM on April 4<sup>th</sup>, 2023.

Value notices will be mailed on March 3rd. Taxpayers with value or classification concerns should contact the assessor's office by calling the number listed on their value notice. Concerns are typically addressed after a conversation with an appraiser. If additional attention is necessary, the appraiser will review the property.

If the owner and the appraiser disagree on the valuation, the owner has the right to appeal to The Local Board of Appeal and Equalization (LBAE) on April 4<sup>th</sup>.

- The board has the authority to increase, decrease, or take no action on individual valuations.
- The LBAE 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 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.)

If the owner is not satisfied with the result from the Local Board of Appeal, they can appeal to the County Board. 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 12, 2023. All requests for appointments at the County Board must be received by May 17, 2023.

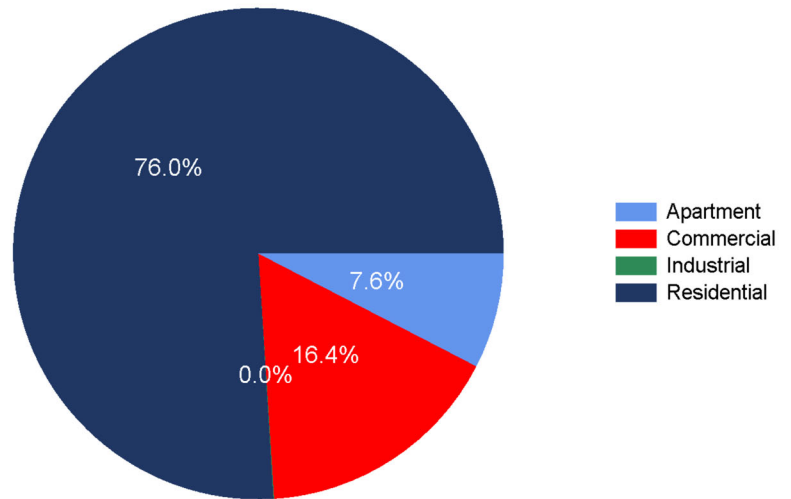
To make an appointment, taxpayers should call 612-348-7050 or email [countyvalueappeal@hennepin.us](mailto:countyvalueappeal@hennepin.us).

## Contact

Principal Residential Appraiser  
Mike Smerdon  
952-249-4641  
[michael.smerdon@hennepin.us](mailto:michael.smerdon@hennepin.us)

## Wayzata Totals

Estimated Market Value	15.6%
Taxable Market Value	14.3%
Net Tax Capacity	14.9%



Property Type	2022		2023		Gross Growth	New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	Net Growth
<b>Apartment</b>	30	241,436,000	33	246,703,000	2.2%	4	4,740,000	0.2%
Apartments	30	241,436,000	30	245,478,000	1.7%	4	4,740,000	-0.3%
Vacant Apartment Land	0		3	1,225,000		0	0	
<b>Commercial</b>	129	440,333,100	130	533,242,800	21.1%	8	12,750,000	18.2%
Office	46	201,673,000	48	236,235,000	17.1%	4	5,700,000	14.3%
Retail	34	101,380,000	35	106,813,000	5.4%	1	50,000	5.3%
Other	13	29,505,000	11	49,302,500	67.1%	0	0	67.1%
Vacant Commercial Land	9	11,519,100	9	31,015,300	169.3%	0	0	169.3%
Automotive	8	24,583,000	8	26,721,000	8.7%	1	500,000	6.7%
Medical	7	23,598,000	7	33,500,000	42.0%	2	6,500,000	14.4%
Food / Entertainment	6	14,633,000	6	16,039,000	9.6%	0	0	9.6%
Bank	5	15,442,000	5	14,717,000	-4.7%	0	0	-4.7%
Hospitality	1	18,000,000	1	18,900,000	5.0%	0	0	5.0%
<b>Industrial</b>	1	1,500,000	1	1,545,000	3.0%	0	0	3.0%
Industrial	1	1,500,000	1	1,545,000	3.0%	0	0	3.0%
<b>Residential</b>	1,714	2,130,539,000	1,710	2,471,687,400	16.0%	108	23,341,500	14.9%
Single Family	934	1,530,855,000	931	1,737,361,100	13.5%	73	14,770,700	12.5%
Condominium	347	288,318,000	347	357,443,200	24.0%	9	618,100	23.8%
Townhome	258	215,428,000	265	262,364,000	21.8%	24	7,887,700	18.1%
Vacant Res Land	127	51,285,000	121	60,567,100	18.1%	0	0	18.1%
Duplex/Triplex	26	15,798,000	27	18,058,400	14.3%	2	65,000	13.9%
Other Residential	15	24,688,000	17	35,068,100	42.0%	0	0	42.0%
Zero Lot Line	7	4,167,000	2	825,500	-80.2%	0	0	-80.2%
<b>State Assessed</b>	7	639,000	7	862,000	34.9%	0	0	34.9%
Railroad	5	0	5	0		0	0	
Utility	2	639,000	2	862,000	34.9%	0	0	34.9%
<b>Total Real Property</b>	<b>1,881</b>	<b>2,814,447,100</b>	<b>1,881</b>	<b>3,254,040,200</b>	<b>15.6%</b>	<b>120</b>	<b>40,831,500</b>	<b>14.2%</b>

## 2023 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	9.5%	6.9%
Excelsior	12.7%	12.0%
Greenwood	7.2%	6.4%
Minnetonka	4.8%	9.8%
Minnetonka Beach	17.1%	13.4%
Minnetrista	1.5%	12.7%
Mound	6.6%	9.8%
Orono	13.4%	10.6%
Shorewood	9.1%	6.2%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.3%	10.9%
Woodland	5.2%	7.7%
<b>Overall Static Growth</b>	<b>4.2%</b>	<b>9.9%</b>

Off lake refers to off Lake Minnetonka but may include other lakes in the City

On lake refers to being on, or having deeded access to, Lake Minnetonka

## 2023 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	9.7%	6.7%
Excelsior	12.7%	11.9%
Greenwood	7.2%	6.4%
Minnetonka	4.8%	8.5%
Minnetonka Beach	17.1%	13.4%
Minnetrista	0.6%	13.1%
Mound	6.3%	9.9%
Orono	13.6%	10.5%
Shorewood	9.6%	6.3%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.2%	11.1%
Woodland	6.5%	7.2%
<b>Overall Static Growth</b>	<b>7.3%</b>	<b>9.7%</b>

Off Lake refers to not being on any lake and no deeded access

On Lake refers to being on or having deeded access to any lake

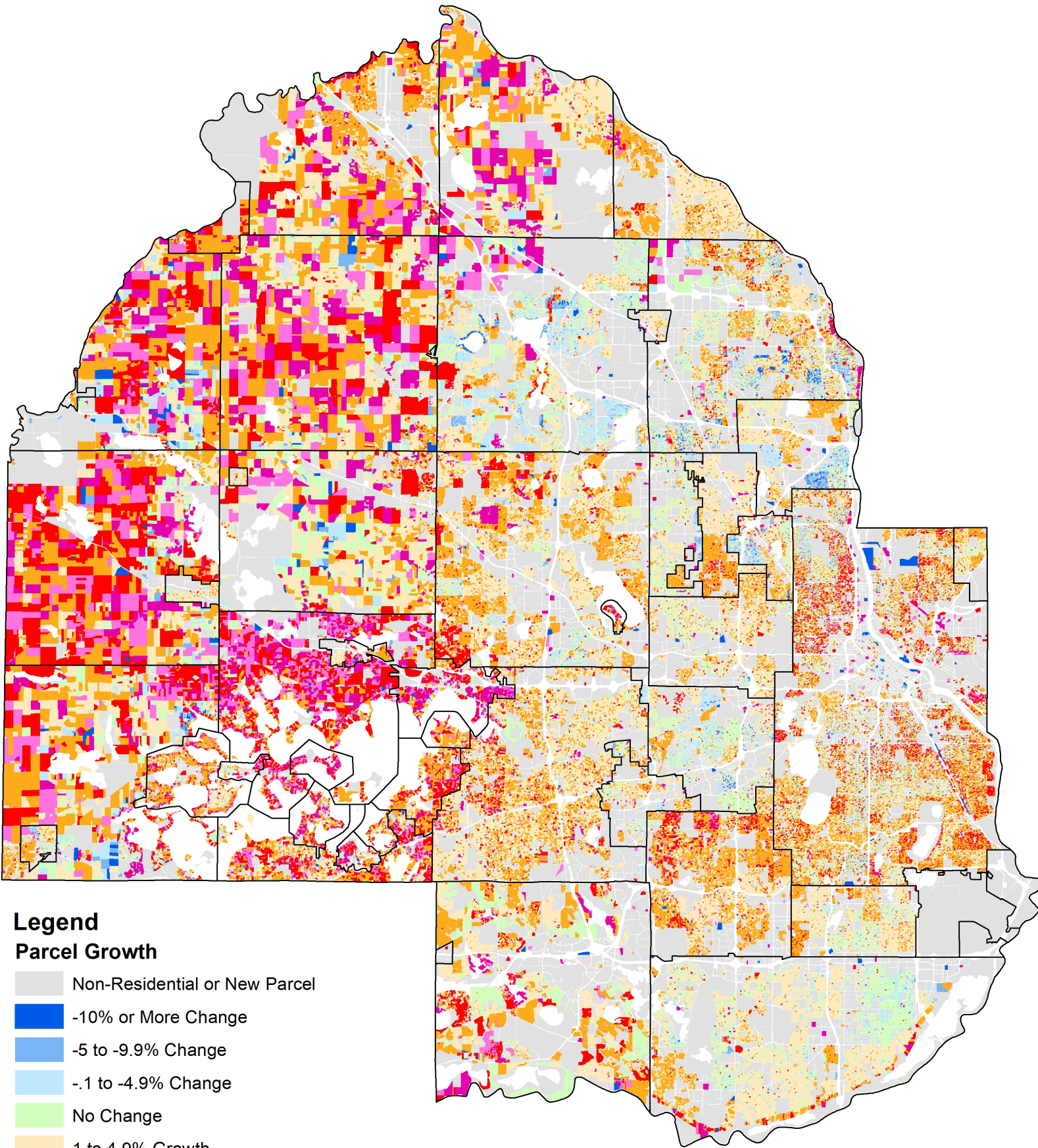
## 2023 Static Assessment Growth

Single Family Residential Properties

All Lakes, All Cities











City	Off Lake	On Lake
Bloomington	1.6%	0.4%
Brooklyn Center	1.5%	-2.5%
Brooklyn Park	2.1%	12.7%
Champlin	4.8%	2.6%
Corcoran	3.9%	5.4%
Crystal	4.6%	3.5%
Dayton	4.3%	3.5%
Deephaven	9.7%	6.7%
Eden Prairie	4.8%	21.8%
Edina	6.5%	6.4%
Excelsior	12.7%	11.9%
Golden Valley	2.9%	5.0%
Greenfield	6.0%	6.8%
Greenwood	7.2%	6.4%
Hanover	9.3%	8.3%
Independence	8.3%	8.0%
Long Lake	7.3%	2.3%
Maple Grove	1.0%	0.1%
Medicine Lake	6.7%	12.7%
Medina	5.6%	5.2%
Minnnetonka	4.8%	8.5%
Minnnetonka Beach	17.1%	13.4%
Minnetrissa	0.6%	13.1%
Mound	6.3%	9.9%
Orono	13.6%	10.5%
Plymouth	5.3%	6.9%
Robbinsdale	0.8%	10.6%
Rockford	6.8%	3.9%
Rogers	6.6%	9.9%
Saint Louis Park	0.4%	2.5%
Shorewood	9.6%	6.3%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.2%	11.1%
Woodland	6.5%	7.2%
<b>Overall Static Growth</b>	<b>4.2%</b>	<b>9.0%</b>

# Hennepin County Property Growth, 2023 Assessment



## Legend

### Parcel Growth

-  Non-Residential or New Parcel
-  -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

N



2022 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
<b>16-County Twin Cities Region</b>	<b>\$265,000</b>	<b>\$280,000</b>	<b>\$305,000</b>	<b>\$339,900</b>	<b>\$362,500</b>	<b>+ 6.6%</b>	<b>+ 36.8%</b>
<b>13-County Twin Cities Region</b>	<b>\$265,000</b>	<b>\$282,000</b>	<b>\$307,000</b>	<b>\$340,000</b>	<b>\$365,000</b>	<b>+ 7.4%</b>	<b>+ 37.7%</b>
Afton	\$470,000	\$436,250	\$545,000	\$700,000	\$650,000	- 7.1%	+ 38.3%
Albertville	\$255,300	\$259,350	\$314,950	\$320,000	\$355,000	+ 10.9%	+ 39.1%
Andover	\$305,000	\$336,250	\$363,917	\$416,987	\$435,008	+ 4.3%	+ 42.6%
Annandale	\$227,800	\$245,000	\$282,000	\$335,700	\$352,450	+ 5.0%	+ 54.7%
Anoka	\$230,000	\$235,000	\$256,103	\$300,000	\$315,000	+ 5.0%	+ 37.0%
Apple Valley	\$265,000	\$282,000	\$290,000	\$325,000	\$350,000	+ 7.7%	+ 32.1%
Arden Hills	\$361,000	\$339,000	\$362,000	\$375,000	\$410,000	+ 9.3%	+ 13.6%
Arlington	\$145,145	\$157,400	\$183,000	\$206,000	\$208,500	+ 1.2%	+ 43.6%
Bayport	\$429,500	\$422,400	\$425,113	\$421,000	\$345,000	- 18.1%	- 19.7%
Becker	\$219,900	\$249,900	\$260,000	\$310,000	\$336,500	+ 8.5%	+ 53.0%
Belle Plaine	\$239,900	\$250,000	\$278,000	\$308,000	\$335,000	+ 8.8%	+ 39.6%
Bethel	\$230,000	\$196,000	\$230,000	\$250,000	\$325,000	+ 30.0%	+ 41.3%
Big Lake	\$234,000	\$244,450	\$276,950	\$320,000	\$353,000	+ 10.3%	+ 50.9%
Birchwood Village	\$365,000	\$360,000	\$347,500	\$429,000	\$450,000	+ 4.9%	+ 23.3%
Blaine	\$265,000	\$280,000	\$302,500	\$340,000	\$370,000	+ 8.8%	+ 39.6%
Bloomington	\$260,000	\$279,900	\$299,500	\$325,000	\$350,000	+ 7.7%	+ 34.6%
Bloomington – East	\$242,000	\$259,950	\$277,250	\$309,500	\$320,000	+ 3.4%	+ 32.2%
Bloomington – West	\$279,777	\$300,500	\$315,250	\$340,000	\$373,450	+ 9.8%	+ 33.5%
Brainerd MSA	\$208,000	\$220,000	\$250,000	\$283,500	\$325,000	+ 14.6%	+ 56.3%
Brooklyn Center	\$204,000	\$220,000	\$240,000	\$265,000	\$280,000	+ 5.7%	+ 37.3%
Brooklyn Park	\$249,900	\$265,000	\$283,380	\$315,000	\$329,950	+ 4.7%	+ 32.0%
Buffalo	\$240,000	\$251,000	\$275,000	\$326,450	\$349,900	+ 7.2%	+ 45.8%
Burnsville	\$262,000	\$274,000	\$299,000	\$335,000	\$356,000	+ 6.3%	+ 35.9%
Cambridge	\$206,000	\$224,200	\$245,000	\$285,000	\$305,000	+ 7.0%	+ 48.1%
Cannon Falls	\$246,500	\$261,750	\$274,500	\$327,000	\$350,000	+ 7.0%	+ 42.0%
Carver	\$367,167	\$367,500	\$393,070	\$455,585	\$511,940	+ 12.4%	+ 39.4%
Centerville	\$174,000	\$135,250	\$210,000	\$180,000	\$323,750	+ 79.9%	+ 86.1%
Champlin	\$255,000	\$270,000	\$288,000	\$335,075	\$366,174	+ 9.3%	+ 43.6%
Chanhassen	\$357,500	\$390,110	\$410,000	\$500,000	\$525,000	+ 5.0%	+ 46.9%
Chaska	\$289,900	\$308,000	\$347,000	\$372,000	\$418,000	+ 12.4%	+ 44.2%
Chisago	\$283,800	\$290,000	\$332,000	\$394,900	\$452,000	+ 14.5%	+ 59.3%
Circle Pines	\$210,000	\$218,938	\$237,750	\$279,500	\$286,000	+ 2.3%	+ 36.2%
Clear Lake	\$218,750	\$237,500	\$250,000	\$270,000	\$330,000	+ 22.2%	+ 50.9%
Clearwater	\$213,875	\$209,000	\$248,485	\$284,150	\$302,750	+ 6.5%	+ 41.6%
Cleveland	\$189,000	\$184,950	\$397,000	\$320,000	\$275,000	- 14.1%	+ 45.5%
Coates	\$0	\$228,850	\$223,800	\$0	\$0	--	--
Cokato	\$158,700	\$200,000	\$182,500	\$200,000	\$240,000	+ 20.0%	+ 51.2%
Cologne	\$321,500	\$341,700	\$325,365	\$350,000	\$403,852	+ 15.4%	+ 25.6%
Columbia Heights	\$209,900	\$220,111	\$241,000	\$265,000	\$290,000	+ 9.4%	+ 38.2%
Columbus	\$365,500	\$369,900	\$401,250	\$490,000	\$540,000	+ 10.2%	+ 47.7%
Coon Rapids	\$226,350	\$235,000	\$256,000	\$289,900	\$309,900	+ 6.9%	+ 36.9%
Corcoran	\$439,243	\$474,153	\$500,000	\$570,953	\$594,175	+ 4.1%	+ 35.3%
Cottage Grove	\$262,500	\$290,000	\$315,000	\$355,000	\$395,923	+ 11.5%	+ 50.8%
Crystal	\$220,000	\$233,500	\$255,000	\$281,000	\$305,000	+ 8.5%	+ 38.6%

2022 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Dayton	\$400,000	\$433,645	\$450,490	\$494,150	\$514,990	+ 4.2%	+ 28.7%
Deephaven	\$910,000	\$779,900	\$760,000	\$867,530	\$1,087,500	+ 25.4%	+ 19.5%
Delano	\$315,560	\$327,014	\$349,900	\$375,000	\$444,825	+ 18.6%	+ 41.0%
Dellwood	\$587,500	\$725,000	\$652,850	\$1,000,000	\$875,000	- 12.5%	+ 48.9%
Eagan	\$280,000	\$305,000	\$320,000	\$350,000	\$375,000	+ 7.1%	+ 33.9%
East Bethel	\$269,900	\$287,250	\$336,000	\$369,786	\$387,832	+ 4.9%	+ 43.7%
Eden Prairie	\$337,000	\$360,000	\$380,000	\$425,500	\$455,000	+ 6.9%	+ 35.0%
Edina	\$450,000	\$472,900	\$520,000	\$577,000	\$585,000	+ 1.4%	+ 30.0%
Elk River	\$262,000	\$273,000	\$314,900	\$350,000	\$378,082	+ 8.0%	+ 44.3%
Elko New Market	\$325,000	\$325,000	\$355,000	\$410,000	\$434,900	+ 6.1%	+ 33.8%
Excelsior	\$605,000	\$600,000	\$794,597	\$650,000	\$700,000	+ 7.7%	+ 15.7%
Falcon Heights	\$298,900	\$310,500	\$356,500	\$366,000	\$400,000	+ 9.3%	+ 33.8%
Faribault	\$177,485	\$190,500	\$215,000	\$240,000	\$259,950	+ 8.3%	+ 46.5%
Farmington	\$260,000	\$271,000	\$300,000	\$339,500	\$380,000	+ 11.9%	+ 46.2%
Forest Lake	\$269,900	\$305,000	\$303,750	\$338,200	\$365,000	+ 7.9%	+ 35.2%
Fridley	\$219,900	\$240,500	\$260,000	\$290,000	\$307,750	+ 6.1%	+ 39.9%
Gaylord	\$143,900	\$137,500	\$140,000	\$186,000	\$210,000	+ 12.9%	+ 45.9%
Gem Lake	\$500,000	\$626,889	\$565,000	\$540,000	\$475,000	- 12.0%	- 5.0%
Golden Valley	\$309,950	\$343,400	\$367,450	\$390,000	\$425,000	+ 9.0%	+ 37.1%
Grant	\$567,750	\$600,000	\$641,000	\$610,006	\$705,000	+ 15.6%	+ 24.2%
Greenfield	\$365,000	\$417,500	\$525,575	\$475,000	\$675,000	+ 42.1%	+ 84.9%
Greenwood	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	\$1,095,000	- 17.8%	- 12.4%
Ham Lake	\$358,200	\$374,500	\$417,000	\$437,000	\$505,000	+ 15.6%	+ 41.0%
Hamburg	\$137,950	\$165,000	\$215,000	\$250,600	\$237,500	- 5.2%	+ 72.2%
Hammond	\$228,250	\$232,500	\$255,000	\$306,761	\$339,900	+ 10.8%	+ 48.9%
Hampton	\$110,900	\$100,000	\$130,000	\$130,950	\$164,222	+ 25.4%	+ 48.1%
Hanover	\$312,000	\$328,000	\$358,450	\$406,391	\$429,070	+ 5.6%	+ 37.5%
Hastings	\$225,000	\$244,000	\$260,000	\$295,000	\$311,000	+ 5.4%	+ 38.2%
Hilltop	\$79,000	\$91,250	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$250,000	\$259,950	\$288,000	\$294,900	\$315,000	+ 6.8%	+ 26.0%
Hudson	\$297,250	\$336,000	\$363,000	\$400,000	\$440,000	+ 10.0%	+ 48.0%
Hugo	\$235,250	\$280,000	\$322,500	\$385,018	\$450,000	+ 16.9%	+ 91.3%
Hutchinson	\$170,000	\$181,000	\$200,000	\$235,000	\$262,450	+ 11.7%	+ 54.4%
Independence	\$561,000	\$552,000	\$680,000	\$775,000	\$735,000	- 5.2%	+ 31.0%
Inver Grove Heights	\$255,000	\$265,250	\$270,000	\$305,000	\$325,000	+ 6.6%	+ 27.5%
Isanti	\$220,000	\$231,000	\$250,485	\$293,000	\$330,000	+ 12.6%	+ 50.0%
Jordan	\$285,727	\$300,550	\$335,000	\$367,100	\$465,000	+ 26.7%	+ 62.7%
Lake Elmo	\$473,439	\$468,619	\$495,500	\$550,852	\$635,000	+ 15.3%	+ 34.1%
Lake Minnetonka Area	\$500,000	\$490,560	\$520,000	\$622,680	\$636,845	+ 2.3%	+ 27.4%
Lake St. Croix Beach	\$225,075	\$233,750	\$250,000	\$289,950	\$320,000	+ 10.4%	+ 42.2%
Lakeland	\$271,000	\$298,500	\$319,000	\$322,450	\$361,500	+ 12.1%	+ 33.4%
Lakeland Shores	\$650,000	\$360,000	\$360,000	\$595,000	\$589,000	- 1.0%	- 9.4%
Lakeville	\$356,500	\$370,999	\$397,095	\$440,000	\$485,000	+ 10.2%	+ 36.0%
Lauderdale	\$213,750	\$225,000	\$225,000	\$252,500	\$257,500	+ 2.0%	+ 20.5%
Le Center	\$153,000	\$150,500	\$177,450	\$210,000	\$273,200	+ 30.1%	+ 78.6%
Lexington	\$203,000	\$239,900	\$245,000	\$265,300	\$299,950	+ 13.1%	+ 47.8%

2022 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Lilydale	\$275,000	\$342,500	\$389,900	\$336,850	\$450,000	+ 33.6%	+ 63.6%
Lindstrom	\$236,330	\$271,997	\$293,150	\$335,000	\$365,000	+ 9.0%	+ 54.4%
Lino Lakes	\$305,521	\$309,950	\$351,000	\$400,000	\$440,000	+ 10.0%	+ 44.0%
Little Canada	\$262,250	\$265,000	\$272,500	\$326,000	\$290,000	- 11.0%	+ 10.6%
Long Lake	\$382,500	\$349,900	\$337,500	\$405,000	\$460,000	+ 13.6%	+ 20.3%
Lonsdale	\$253,000	\$274,050	\$293,291	\$317,900	\$354,900	+ 11.6%	+ 40.3%
Loretto	\$257,600	\$266,500	\$376,750	\$395,000	\$355,000	- 10.1%	+ 37.8%
Mahtomedi	\$345,000	\$370,000	\$400,000	\$427,250	\$411,000	- 3.8%	+ 19.1%
Maple Grove	\$297,750	\$314,885	\$335,550	\$371,000	\$400,000	+ 7.8%	+ 34.3%
Maple Lake	\$205,000	\$233,337	\$257,000	\$268,318	\$300,000	+ 11.8%	+ 46.3%
Maple Plain	\$300,500	\$286,250	\$329,900	\$350,500	\$351,000	+ 0.1%	+ 16.8%
Maplewood	\$235,000	\$250,000	\$267,000	\$300,000	\$310,000	+ 3.3%	+ 31.9%
Marine on St. Croix	\$510,250	\$380,000	\$482,500	\$537,500	\$650,000	+ 20.9%	+ 27.4%
Mayer	\$266,950	\$276,610	\$289,900	\$320,000	\$352,764	+ 10.2%	+ 32.1%
Medicine Lake	\$0	\$760,000	\$750,000	\$762,500	\$1,514,000	+ 98.6%	--
Medina	\$675,000	\$616,560	\$670,845	\$801,000	\$800,000	- 0.1%	+ 18.5%
Mendota	\$372,500	\$612,500	\$960,000	\$1,175,000	\$299,995	- 74.5%	- 19.5%
Mendota Heights	\$385,000	\$424,250	\$406,000	\$499,000	\$489,800	- 1.8%	+ 27.2%
Miesville	\$122,000	\$0	\$296,000	\$0	\$412,500	--	+ 238.1%
Milaca	\$170,000	\$185,000	\$205,000	\$252,000	\$261,000	+ 3.6%	+ 53.5%
Minneapolis - (Citywide)	\$265,000	\$280,000	\$300,000	\$315,000	\$320,000	+ 1.6%	+ 20.8%
Minneapolis - Calhoun-Isle	\$337,050	\$349,000	\$375,000	\$417,500	\$423,500	+ 1.4%	+ 25.6%
Minneapolis - Camden	\$175,000	\$190,000	\$209,000	\$230,000	\$225,000	- 2.2%	+ 28.6%
Minneapolis - Central	\$386,109	\$388,000	\$343,000	\$335,000	\$320,000	- 4.5%	- 17.1%
Minneapolis - Longfellow	\$265,950	\$280,000	\$310,000	\$325,000	\$349,000	+ 7.4%	+ 31.2%
Minneapolis - Near North	\$169,900	\$185,000	\$214,900	\$230,000	\$240,000	+ 4.3%	+ 41.3%
Minneapolis - Nokomis	\$275,000	\$291,000	\$324,900	\$340,000	\$350,000	+ 2.9%	+ 27.3%
Minneapolis - Northeast	\$255,000	\$274,450	\$291,250	\$305,000	\$330,000	+ 8.2%	+ 29.4%
Minneapolis - Phillips	\$185,000	\$197,750	\$224,750	\$233,500	\$230,000	- 1.5%	+ 24.3%
Minneapolis - Powderhorn	\$235,000	\$250,000	\$268,750	\$285,000	\$295,000	+ 3.5%	+ 25.5%
Minneapolis - Southwest	\$390,000	\$412,500	\$431,750	\$480,000	\$500,000	+ 4.2%	+ 28.2%
Minneapolis - University	\$279,900	\$276,000	\$298,992	\$310,000	\$337,000	+ 8.7%	+ 20.4%
Minnnetonka	\$347,500	\$358,250	\$399,000	\$430,000	\$461,000	+ 7.2%	+ 32.7%
Minnnetonka Beach	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	\$3,150,000	+ 67.7%	+ 144.6%
Minnetrasta	\$492,460	\$498,004	\$489,500	\$606,250	\$625,000	+ 3.1%	+ 26.9%
Montgomery	\$187,500	\$186,500	\$231,800	\$254,380	\$280,000	+ 10.1%	+ 49.3%
Monticello	\$229,950	\$240,000	\$263,000	\$307,000	\$319,500	+ 4.1%	+ 38.9%
Montrose	\$217,000	\$222,000	\$245,000	\$273,000	\$298,900	+ 9.5%	+ 37.7%
Mora	\$160,000	\$160,000	\$191,250	\$230,000	\$247,450	+ 7.6%	+ 54.7%
Mound	\$247,500	\$264,900	\$300,000	\$339,950	\$350,000	+ 3.0%	+ 41.4%
Mounds View	\$252,500	\$249,950	\$268,650	\$300,000	\$329,900	+ 10.0%	+ 30.7%
New Brighton	\$260,000	\$277,500	\$307,500	\$335,555	\$357,000	+ 6.4%	+ 37.3%
New Germany	\$185,900	\$192,500	\$233,950	\$293,000	\$265,000	- 9.6%	+ 42.5%
New Hope	\$244,000	\$259,900	\$292,250	\$320,000	\$335,000	+ 4.7%	+ 37.3%
New Prague	\$268,000	\$273,950	\$298,691	\$342,950	\$376,000	+ 9.6%	+ 40.3%
New Richmond	\$225,000	\$244,841	\$265,000	\$300,000	\$325,000	+ 8.3%	+ 44.4%

2022 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
New Trier	\$69,100	\$239,900	\$135,000	\$290,000	\$0	- 100.0%	- 100.0%
Newport	\$260,000	\$290,000	\$311,000	\$430,000	\$397,500	- 7.6%	+ 52.9%
North Branch	\$230,000	\$229,900	\$264,400	\$298,000	\$325,250	+ 9.1%	+ 41.4%
North Oaks	\$717,500	\$780,000	\$778,500	\$847,450	\$960,000	+ 13.3%	+ 33.8%
North Saint Paul	\$222,450	\$239,900	\$256,000	\$295,000	\$321,000	+ 8.8%	+ 44.3%
Northfield	\$258,000	\$264,450	\$281,950	\$324,900	\$335,500	+ 3.3%	+ 30.0%
Norwood Young America	\$220,000	\$222,450	\$230,000	\$267,450	\$270,000	+ 1.0%	+ 22.7%
Nowthen	\$352,750	\$394,500	\$397,000	\$438,500	\$475,000	+ 8.3%	+ 34.7%
Oak Grove	\$327,500	\$342,500	\$373,000	\$456,000	\$485,000	+ 6.4%	+ 48.1%
Oak Park Heights	\$240,000	\$243,000	\$277,750	\$314,950	\$353,124	+ 12.1%	+ 47.1%
Oakdale	\$225,000	\$234,000	\$255,000	\$295,250	\$320,000	+ 8.4%	+ 42.2%
Onamia	\$149,775	\$165,000	\$191,500	\$210,000	\$240,000	+ 14.3%	+ 60.2%
Orono	\$727,804	\$724,550	\$755,000	\$950,000	\$1,112,500	+ 17.1%	+ 52.9%
Osseo	\$215,000	\$250,000	\$257,900	\$299,000	\$295,000	- 1.3%	+ 37.2%
Otsego	\$305,000	\$329,945	\$346,656	\$388,085	\$440,000	+ 13.4%	+ 44.3%
Pine City	\$149,500	\$189,000	\$207,000	\$221,000	\$275,000	+ 24.4%	+ 83.9%
Pine Springs	\$494,000	\$423,375	\$465,000	\$627,500	\$670,000	+ 6.8%	+ 35.6%
Plymouth	\$369,050	\$380,000	\$391,000	\$440,000	\$469,900	+ 6.8%	+ 27.3%
Princeton	\$215,000	\$236,250	\$259,900	\$310,000	\$324,950	+ 4.8%	+ 51.1%
Prior Lake	\$325,000	\$360,697	\$399,500	\$450,000	\$494,450	+ 9.9%	+ 52.1%
Ramsey	\$262,500	\$274,900	\$300,000	\$343,900	\$370,000	+ 7.6%	+ 41.0%
Randolph	\$220,000	\$288,500	\$374,900	\$360,000	\$475,000	+ 31.9%	+ 115.9%
Red Wing	\$184,000	\$192,000	\$215,000	\$253,000	\$268,488	+ 6.1%	+ 45.9%
Richfield	\$250,000	\$272,000	\$290,000	\$325,000	\$335,000	+ 3.1%	+ 34.0%
River Falls	\$237,500	\$247,200	\$289,923	\$325,000	\$335,000	+ 3.1%	+ 41.1%
Robbinsdale	\$223,200	\$240,000	\$264,000	\$280,000	\$308,200	+ 10.1%	+ 38.1%
Rockford	\$226,800	\$257,000	\$272,950	\$325,091	\$359,900	+ 10.7%	+ 58.7%
Rogers	\$330,000	\$331,900	\$360,900	\$430,000	\$458,450	+ 6.6%	+ 38.9%
Rosemount	\$293,000	\$310,000	\$336,250	\$375,000	\$432,750	+ 15.4%	+ 47.7%
Roseville	\$262,000	\$275,000	\$290,000	\$332,250	\$330,000	- 0.7%	+ 26.0%
Rush City	\$184,500	\$213,000	\$229,000	\$272,000	\$287,500	+ 5.7%	+ 55.8%
Saint Anthony	\$285,000	\$285,500	\$330,000	\$363,045	\$370,000	+ 1.9%	+ 29.8%
Saint Bonifacius	\$255,000	\$280,000	\$299,450	\$335,000	\$351,500	+ 4.9%	+ 37.8%
Saint Cloud MSA	\$180,000	\$196,000	\$214,450	\$239,000	\$263,000	+ 10.0%	+ 46.1%
Saint Francis	\$232,900	\$249,900	\$255,000	\$301,000	\$330,000	+ 9.6%	+ 41.7%
Saint Louis Park	\$287,300	\$305,000	\$329,900	\$340,000	\$359,900	+ 5.9%	+ 25.3%
Saint Mary's Point	\$169,100	\$1,013,750	\$502,000	\$345,000	\$600,000	+ 73.9%	+ 254.8%
Saint Michael	\$305,500	\$305,000	\$346,700	\$407,350	\$434,620	+ 6.7%	+ 42.3%
Saint Paul	\$212,000	\$225,000	\$240,000	\$264,000	\$275,000	+ 4.2%	+ 29.7%
Saint Paul - Battle Creek / Highwood	\$209,500	\$219,900	\$232,000	\$255,000	\$280,000	+ 9.8%	+ 33.7%
Saint Paul - Como Park	\$240,000	\$253,000	\$274,950	\$290,000	\$317,000	+ 9.3%	+ 32.1%
Saint Paul - Dayton's Bluff	\$174,450	\$175,000	\$200,000	\$220,000	\$235,000	+ 6.8%	+ 34.7%
Saint Paul - Downtown	\$193,250	\$205,900	\$210,000	\$191,500	\$188,500	- 1.6%	- 2.5%
Saint Paul - Greater East Side	\$185,100	\$199,500	\$215,000	\$240,000	\$250,000	+ 4.2%	+ 35.1%
Saint Paul - Hamline-Midway	\$218,000	\$223,500	\$250,000	\$275,000	\$285,000	+ 3.6%	+ 30.7%
Saint Paul - Highland Park	\$325,000	\$334,450	\$371,500	\$398,000	\$405,000	+ 1.8%	+ 24.6%

2022 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Saint Paul - Merriam Park / Lexington-Hamline	\$325,000	\$335,000	\$350,000	\$367,400	\$400,950	+ 9.1%	+ 23.4%
Saint Paul - Macalester-Groveland	\$351,000	\$354,900	\$362,900	\$400,000	\$422,000	+ 5.5%	+ 20.2%
Saint Paul - North End	\$160,000	\$173,950	\$190,000	\$214,000	\$219,188	+ 2.4%	+ 37.0%
Saint Paul - Payne-Phalen	\$179,900	\$201,250	\$211,000	\$230,000	\$230,500	+ 0.2%	+ 28.1%
Saint Paul - St. Anthony Park	\$280,900	\$302,950	\$320,000	\$325,000	\$366,500	+ 12.8%	+ 30.5%
Saint Paul - Summit Hill	\$418,000	\$454,950	\$418,750	\$432,000	\$452,500	+ 4.7%	+ 8.3%
Saint Paul - Summit-University	\$244,250	\$251,000	\$287,450	\$280,000	\$300,500	+ 7.3%	+ 23.0%
Saint Paul - Thomas-Dale (Frogtown)	\$165,000	\$180,000	\$198,454	\$218,450	\$215,000	- 1.6%	+ 30.3%
Saint Paul - West Seventh	\$229,930	\$230,000	\$249,850	\$285,000	\$285,000	0.0%	+ 24.0%
Saint Paul - West Side	\$191,000	\$209,000	\$224,500	\$250,000	\$257,000	+ 2.8%	+ 34.6%
Saint Paul Park	\$215,000	\$231,633	\$250,000	\$279,000	\$296,000	+ 6.1%	+ 37.7%
Savage	\$315,000	\$323,500	\$348,000	\$390,000	\$421,000	+ 7.9%	+ 33.7%
Scandia	\$362,450	\$400,000	\$398,000	\$550,000	\$550,000	0.0%	+ 51.7%
Shakopee	\$250,000	\$274,808	\$305,000	\$340,629	\$400,000	+ 17.4%	+ 60.0%
Shoreview	\$264,900	\$288,500	\$305,500	\$347,500	\$360,000	+ 3.6%	+ 35.9%
Shorewood	\$549,795	\$630,000	\$560,000	\$779,750	\$760,000	- 2.5%	+ 38.2%
Somerset	\$230,000	\$235,000	\$260,000	\$300,000	\$370,000	+ 23.3%	+ 60.9%
South Haven	\$285,160	\$277,625	\$270,000	\$300,000	\$319,938	+ 6.6%	+ 12.2%
South Saint Paul	\$214,950	\$223,000	\$241,950	\$268,500	\$279,000	+ 3.9%	+ 29.8%
Spring Lake Park	\$221,000	\$225,500	\$252,150	\$280,000	\$296,125	+ 5.8%	+ 34.0%
Spring Park	\$315,000	\$471,450	\$377,500	\$627,000	\$775,000	+ 23.6%	+ 146.0%
Stacy	\$265,000	\$245,000	\$310,000	\$350,000	\$400,469	+ 14.4%	+ 51.1%
Stillwater	\$334,950	\$345,000	\$380,000	\$455,000	\$505,000	+ 11.0%	+ 50.8%
Sunfish Lake	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	- 5.7%	+ 117.1%
Tonka Bay	\$861,862	\$642,500	\$910,350	\$1,144,500	\$926,000	- 19.1%	+ 7.4%
Vadnais Heights	\$247,450	\$270,125	\$299,900	\$300,000	\$360,000	+ 20.0%	+ 45.5%
Vermillion	\$217,000	\$264,000	\$245,100	\$0	\$306,000	--	+ 41.0%
Victoria	\$439,000	\$459,845	\$488,370	\$526,250	\$619,950	+ 17.8%	+ 41.2%
Waconia	\$304,000	\$315,000	\$330,000	\$415,000	\$465,000	+ 12.0%	+ 53.0%
Watertown	\$263,756	\$268,250	\$290,632	\$315,000	\$366,450	+ 16.3%	+ 38.9%
Waterville	\$162,400	\$164,900	\$198,000	\$220,000	\$232,500	+ 5.7%	+ 43.2%
Wayzata	\$741,050	\$647,500	\$887,500	\$855,000	\$1,150,000	+ 34.5%	+ 55.2%
West Saint Paul	\$220,000	\$230,000	\$249,200	\$280,000	\$295,000	+ 5.4%	+ 34.1%
White Bear Lake	\$244,900	\$260,000	\$282,750	\$315,000	\$331,000	+ 5.1%	+ 35.2%
Willernie	\$229,585	\$209,000	\$255,000	\$244,967	\$290,000	+ 18.4%	+ 26.3%
Winthrop	\$120,000	\$115,900	\$140,250	\$158,000	\$158,620	+ 0.4%	+ 32.2%
Woodbury	\$325,000	\$352,000	\$376,200	\$410,000	\$450,000	+ 9.8%	+ 38.5%
Woodland	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	\$850,000	- 34.7%	- 34.6%
Wyoming	\$280,000	\$305,000	\$310,000	\$354,500	\$405,000	+ 14.2%	+ 44.6%
Zimmerman	\$240,000	\$260,000	\$286,000	\$324,840	\$360,000	+ 10.8%	+ 50.0%
Zumbrota	\$210,000	\$226,450	\$237,750	\$272,000	\$300,000	+ 10.3%	+ 42.9%

# 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 2022 market value, the assessor reviews property sales from October 1, 2020, to September 30, 2021.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2022 to June 30, 2022.
- Property values and classifications become final on July 1, 2022. These values are used to determine taxes for 2023.

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 \$3,000.

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](http://www.revenue.state.mn.us)
- Contact your 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](http://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](http://www.revenue.state.mn.us)

# 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:  
<http://mn.gov/tax-court/>

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.

**OFF LAKE**



**1083 CIRCLE DR E**

**06-117-22-41-0028**

**2023 ESTIMATED MARKET VALUE: \$277,100**

**SALE DATE :** September 30, 2022  
**NET SALE PRICE :** \$300,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$314,200

**SALE DATE:** May 31, 2000  
**SALE PRICE:** \$35,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	No
<b>AGE :</b>	1952	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	339	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	339	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	0	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>		<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	1

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 0  
**GARAGE 1 TYPE :**  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 2,178  
**LOT ACRES :** .05  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**326 RIDGEVIEW DR E**

**06-117-22-21-0019**

**2023 ESTIMATED MARKET VALUE: \$451,200**

**SALE DATE :** October 29, 2021  
**NET SALE PRICE :** \$409,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$486,500

**SALE DATE:** November 21, 2013  
**SALE PRICE:** \$227,950

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1950	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,080	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,080	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,080	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	30%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 128  
**OPEN PORCH SF :** 84  
**DECK SF :** 304

**GARAGES**

**GARAGE 1 SF :** 576  
**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**



**659 HARMONY CIR**

**31-118-22-44-0039**

**2023 ESTIMATED MARKET VALUE: \$483,100**

**SALE DATE :** December 1, 2021  
**NET SALE PRICE :** \$420,010  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$488,200

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1957  
**GROUND FL SF :** 1,440  
**TOTAL ABOVE GRADE SF :** 1,440  
**BASEMENT SF :** 1,440  
**BASEMENT % FIN :** 70%  
**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 :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 396  
**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**



**671 HARMONY CIR**

**31-118-22-44-0042**

**2023 ESTIMATED MARKET VALUE: \$531,300**

**SALE DATE :** June 24, 2022  
**NET SALE PRICE :** \$565,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$612,700

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1957	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,936	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,936	<b># FULL BATHS :</b>	3
<b>BASEMENT SF :</b>	1,162	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	50%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 480  
**GARAGE 1 TYPE :** Detached 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**



**16005 HOLDRIDGE RD W**

**05-117-22-41-0019**

**2023 ESTIMATED MARKET VALUE: \$615,200**

**SALE DATE :** September 7, 2022  
**NET SALE PRICE :** \$615,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$644,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1955	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	2,145	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,145	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,670	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 100  
**DECK SF :** 120

**GARAGES**

**GARAGE 1 SF :** 484  
**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**



**607 GARDNER ST E**

**06-117-22-12-0032**

**2023 ESTIMATED MARKET VALUE: \$690,100**

**SALE DATE :** March 23, 2022  
**NET SALE PRICE :** \$615,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$690,400

**SALE DATE:** December 14, 2018  
**SALE PRICE:** \$472,500

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1955	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,336	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,336	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,336	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 260  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 6,970  
**LOT ACRES :** .16  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**345 MARGARET CIR**

**31-118-22-34-0009**

**2023 ESTIMATED MARKET VALUE: \$706,300**

**SALE DATE :** August 15, 2022  
**NET SALE PRICE :** \$675,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$715,200

**SALE DATE:** October 28, 1999  
**SALE PRICE:** \$222,500

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1956	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,407	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,407	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,407	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	60%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 240  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 192

**GARAGES**

**GARAGE 1 SF :** 434  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 43,560  
**LOT ACRES :** 1.00  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**141 RIDGEVIEW DR E**

**31-118-22-33-0050**

**2023 ESTIMATED MARKET VALUE: \$845,500**

**SALE DATE :** November 1, 2021  
**NET SALE PRICE :** \$837,900  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$985,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1956	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,912	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	1,912	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	1,895	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 154  
**OPEN PORCH SF :** 24  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 520  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	15,682	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.36	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**419 RICE ST E**

**06-117-22-24-0053**

**2023 ESTIMATED MARKET VALUE: \$1,070,000**

**SALE DATE :** September 1, 2022  
**NET SALE PRICE :** \$1,270,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,330,200

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	No
<b>AGE :</b>	1951	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,531	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,531	<b># FULL BATHS :</b>	3
<b>BASEMENT SF :</b>	1,628	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 316  
**OPEN PORCH SF :** 80  
**DECK SF :** 484

**GARAGES**

**GARAGE 1 SF :** 1,040  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	22,216	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.51	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**

home purchased with intent to demolish structure and split lot



**430 PEAVEY LA**

**01-117-23-31-0003**

**2023 ESTIMATED MARKET VALUE: \$1,651,700**

**SALE DATE :** April 14, 2022  
**NET SALE PRICE :** \$1,595,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,770,100

**SALE DATE:** August 17, 2016  
**SALE PRICE:** \$1,150,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1984	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	2,606	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	2,606	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	2,606	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	90%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 252  
**OPEN PORCH SF :** 0  
**DECK SF :** 506

**GARAGES**

**GARAGE 1 SF :** 672  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 89,734  
**LOT ACRES :** 2.06  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**460 PEAVEY LA**

**01-117-23-31-0008**

**2023 ESTIMATED MARKET VALUE: \$2,187,400**

**SALE DATE :** November 30, 2021  
**NET SALE PRICE :** \$1,830,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,151,800

**SALE DATE:** September 10, 2015  
**SALE PRICE:** \$1,375,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1979  
**GROUND FL SF :** 4,381  
**TOTAL ABOVE GRADE SF :** 4,381  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 197  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 110  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 808  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 384  
**GARAGE 2 TYPE :** Detached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 176,854  
**LOT ACRES :** 4.06

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1715 CROSBY RD**

**04-117-22-33-0007**

**2023 ESTIMATED MARKET VALUE: \$622,600**

**SALE DATE :** March 31, 2022  
**NET SALE PRICE :** \$581,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$652,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	Split Entry	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1967	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	2,072	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,072	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	2,022	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 525  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	21,780	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.50	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**126 BENTON AVE N**

**06-117-22-14-0051**

**2023 ESTIMATED MARKET VALUE: \$594,500**

**SALE DATE :** May 13, 2022  
**NET SALE PRICE :** \$570,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$625,300

**SALE DATE:** June 26, 2013  
**SALE PRICE:** \$324,900

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 1/2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1935	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	954	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,374	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	619	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	0%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 180  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	14,810	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.34	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**

Property was purchased with intent to demolish structure and rebuild - TBB house listed at \$2.1M



**309 BENTON AVE N**

**06-117-22-11-0004**

**2023 ESTIMATED MARKET VALUE: \$752,000**

**SALE DATE :** January 4, 2022  
**NET SALE PRICE :** \$658,500  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$756,600

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 1/2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1938	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,395	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,707	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,369	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	60%	<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 235  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 576  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	37,462	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.86	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**225 MANITOBA AVE S**

**06-117-22-24-0011**

**2023 ESTIMATED MARKET VALUE: \$892,300**

**SALE DATE :** January 13, 2022  
**NET SALE PRICE :** \$1,060,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,217,900

**SALE DATE:** February 28, 2001  
**SALE PRICE:** \$330,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 1/2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1927	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,126	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,689	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,126	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	0%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 291  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 440  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,841  
**LOT ACRES :** .18  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**233 BROADWAY AVE N**

**06-117-22-13-0009**

**2023 ESTIMATED MARKET VALUE: \$1,463,300**

**SALE DATE :** March 30, 2022  
**NET SALE PRICE :** \$1,500,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,684,000

**SALE DATE:** April 15, 2008  
**SALE PRICE:** \$795,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 1/2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1947	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,502	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	2,324	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	1,201	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	70%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 363  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 770  
**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**



**133 GROVE LA E**

**06-117-22-32-0012**

**2023 ESTIMATED MARKET VALUE: \$1,239,400**

**SALE DATE :** June 9, 2022  
**NET SALE PRICE :** \$1,200,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,301,200

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 3/4 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1934	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,055	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,846	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,055	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 1,196

**GARAGES**

**GARAGE 1 SF :** 477  
**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**



**505 FAR HILL RD**

**31-118-22-34-0035**

**2023 ESTIMATED MARKET VALUE: \$815,200**

**SALE DATE :** August 18, 2022  
**NET SALE PRICE :** \$807,200  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$855,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1987  
**GROUND FL SF :** 1,370  
**TOTAL ABOVE GRADE SF :** 2,366  
**BASEMENT SF :** 1,355  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 290

**GARAGES**

**GARAGE 1 SF :** 793  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 19,166  
**LOT ACRES :** .44

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**141 PEAVEY LA**

**01-117-23-41-0008**

**2023 ESTIMATED MARKET VALUE: \$858,000**

**SALE DATE :** August 31, 2022  
**NET SALE PRICE :** \$850,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$900,600

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1959	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,456	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	2,860	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	832	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 180

**GARAGES**

**GARAGE 1 SF :** 934  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 22,216  
**LOT ACRES :** .51  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**353 WISE AVE S**

**06-117-22-41-0045**

**2023 ESTIMATED MARKET VALUE: \$923,800**

**SALE DATE :** April 1, 2022  
**NET SALE PRICE :** \$900,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$998,800

**SALE DATE:** June 18, 2020  
**SALE PRICE:** \$705,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1900  
**GROUND FL SF :** 1,400  
**TOTAL ABOVE GRADE SF :** 2,760  
**BASEMENT SF :** 220  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**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 :** 36  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 560  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

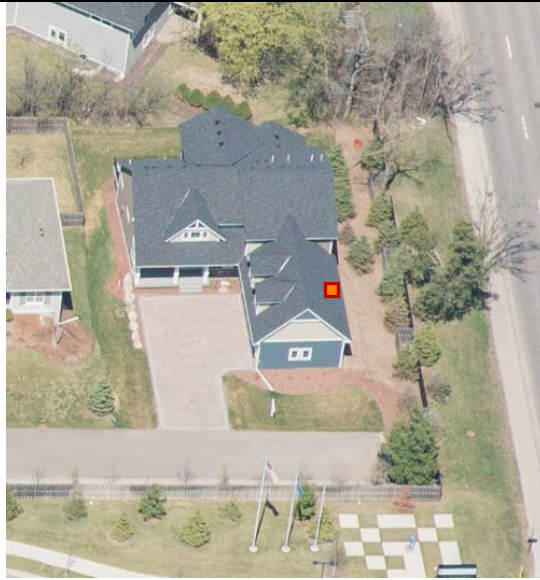
**LOT CHARACTERISTICS**

**LOT SF :** 17,424  
**LOT ACRES :** .40

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**

**Sold 6/20 for \$720,000 - 2022 Sale was for lot as house will be demolished**



**155 WOODDALE AVE**

**06-117-22-14-0084**

**2023 ESTIMATED MARKET VALUE: \$1,303,500**

**SALE DATE :** December 8, 2021  
**NET SALE PRICE :** \$1,190,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,383,200

**SALE DATE:** July 13, 2018  
**SALE PRICE:** \$810,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2016	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,888	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,548	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,888	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	6

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 108  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 675  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	12,197	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.28	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**1037 LAKE ST E**

**06-117-22-44-0016**

**2023 ESTIMATED MARKET VALUE: \$1,464,200**

**SALE DATE :** May 24, 2022  
**NET SALE PRICE :** \$1,400,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,535,800

**SALE DATE:** October 30, 2002  
**SALE PRICE:** \$234,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2004  
**GROUND FL SF :** 1,388  
**TOTAL ABOVE GRADE SF :** 2,141  
**BASEMENT SF :** 1,388  
**BASEMENT % FIN :** 90%  
**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 :** 0  
**DECK SF :** 916

**GARAGES**

**GARAGE 1 SF :** 864  
**GARAGE 1 TYPE :** Attached 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**



**301 FERNDALE RD S**

**01-117-23-41-0015**

**2023 ESTIMATED MARKET VALUE: \$1,838,200**

**SALE DATE :** April 20, 2022  
**NET SALE PRICE :** \$1,695,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,881,000

**SALE DATE:** April 25, 2017  
**SALE PRICE:** \$939,918

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1966  
**GROUND FL SF :** 1,793  
**TOTAL ABOVE GRADE SF :** 3,467  
**BASEMENT SF :** 1,729  
**BASEMENT % FIN :** 70%  
**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 :** 135  
**DECK SF :** 259

**GARAGES**

**GARAGE 1 SF :** 748  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 129,809  
**LOT ACRES :** 2.98

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**225 BROADWAY AVE N**

**06-117-22-13-0010**

**2023 ESTIMATED MARKET VALUE: \$1,373,200**

**SALE DATE :** May 12, 2022  
**NET SALE PRICE :** \$1,950,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,139,100

**SALE DATE:** May 27, 2010  
**SALE PRICE:** \$397,500

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1948  
**GROUND FL SF :** 1,958  
**TOTAL ABOVE GRADE SF :** 2,842  
**BASEMENT SF :** 1,276  
**BASEMENT % FIN :** 50%  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 620  
**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**



**125 WALKER AVE S**

**06-117-22-24-0086**

**2023 ESTIMATED MARKET VALUE: \$1,934,400**

**SALE DATE :** June 27, 2022  
**NET SALE PRICE :** \$1,990,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,157,900

**SALE DATE:** May 16, 2017  
**SALE PRICE:** \$1,125,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1935  
**GROUND FL SF :** 1,579  
**TOTAL ABOVE GRADE SF :** 3,422  
**BASEMENT SF :** 1,123  
**BASEMENT % FIN :** 70%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 267

**GARAGES**

**GARAGE 1 SF :** 762  
**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**



**1239 LASALLE ST**

**05-117-22-32-0064**

**2023 ESTIMATED MARKET VALUE: \$2,048,600**

**SALE DATE :** June 17, 2022  
**NET SALE PRICE :** \$2,025,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,195,900

**SALE DATE:** July 20, 2017  
**SALE PRICE:** \$1,250,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2016  
**GROUND FL SF :** 1,983  
**TOTAL ABOVE GRADE SF :** 3,314  
**BASEMENT SF :** 1,388  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 106  
**OPEN PORCH SF :** 78  
**DECK SF :** 36

**GARAGES**

**GARAGE 1 SF :** 645  
**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**



**331 PARK ST E**

**06-117-22-21-0039**

**2023 ESTIMATED MARKET VALUE: \$2,082,300**

**SALE DATE :** March 9, 2022  
**NET SALE PRICE :** \$2,170,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,436,200

**SALE DATE:** June 2, 2014  
**SALE PRICE:** \$300,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2015	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,450	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	3,468	<b># FULL BATHS :</b>	3
<b>BASEMENT SF :</b>	1,450	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	90%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 254  
**OPEN PORCH SF :** 52  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 736  
**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**



**440 HIGHCROFT RD**

**01-117-23-43-0023**

**2023 ESTIMATED MARKET VALUE: \$2,641,200**

**SALE DATE :** December 29, 2021  
**NET SALE PRICE :** \$2,329,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,707,100

**SALE DATE:** December 5, 2014  
**SALE PRICE:** \$1,732,500

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1984  
**GROUND FL SF :** 2,538  
**TOTAL ABOVE GRADE SF :** 3,982  
**BASEMENT SF :** 1,789  
**BASEMENT % FIN :** 40%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 466

**GARAGES**

**GARAGE 1 SF :** 951  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 47,480  
**LOT ACRES :** 1.09

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1611 HOLDRIDGE TER**

**04-117-22-32-0038**

**2023 ESTIMATED MARKET VALUE: \$2,453,000**

**SALE DATE :** June 9, 2022  
**NET SALE PRICE :** \$2,525,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,738,000

**SALE DATE:** July 31, 2019  
**SALE PRICE:** \$325,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2020  
**GROUND FL SF :** 2,865  
**TOTAL ABOVE GRADE SF :** 4,496  
**BASEMENT SF :** 2,865  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 140  
**DECK SF :** 316

**GARAGES**

**GARAGE 1 SF :** 1,034  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 121,968  
**LOT ACRES :** 2.80

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**318 BUSHAWAY RD**

**05-117-22-34-0025**

**2023 ESTIMATED MARKET VALUE: \$3,048,600**

**SALE DATE :** July 7, 2022  
**NET SALE PRICE :** \$2,997,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$3,212,500

**SALE DATE:** October 11, 2013  
**SALE PRICE:** \$1,963,500

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2013	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	2,007	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	4,362	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	2,007	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	90%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 225  
**OPEN PORCH SF :** 207  
**DECK SF :** 221

**GARAGES**

**GARAGE 1 SF :** 1,077  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 84,942  
**LOT ACRES :** 1.95  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**378 FERNDALE RD W**

**12-117-23-12-0018**

**2023 ESTIMATED MARKET VALUE: \$2,806,800**

**SALE DATE :** October 28, 2021  
**NET SALE PRICE :** \$3,500,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$4,163,400

**SALE DATE:** June 15, 2012  
**SALE PRICE:** \$1,313,765

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1960	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	3,162	<b># DELUXE BATHS :</b>	2
<b>TOTAL ABOVE GRADE SF :</b>	4,218	<b># FULL BATHS :</b>	0
<b>BASEMENT SF :</b>	1,056	<b># 3/4 BATHS :</b>	3
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 818

**GARAGES**

**GARAGE 1 SF :** 810  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 356  
**GARAGE 2 TYPE :** Attached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 48,352  
**LOT ACRES :** 1.11  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1044 LAKE ST E**

**06-117-22-44-0002**

**2023 ESTIMATED MARKET VALUE: \$3,424,600**

**SALE DATE :** December 16, 2021  
**NET SALE PRICE :** \$3,750,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$4,358,800

**SALE DATE:** March 1, 2019  
**SALE PRICE:** \$705,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2019	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	2,201	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,780	<b># FULL BATHS :</b>	0
<b>BASEMENT SF :</b>	2,201	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	60%	<b># HALF BATHS :</b>	2
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 346  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 1,183  
**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**



**498 BOVEY RD**

**01-117-23-43-0011**

**2023 ESTIMATED MARKET VALUE: \$3,864,800**

**SALE DATE :** August 3, 2022  
**NET SALE PRICE :** \$5,100,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$5,403,800

**SALE DATE:** March 14, 2014  
**SALE PRICE:** \$2,890,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2011	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	2,437	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	5,312	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	2,874	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	2
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 255  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 1,067  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 484  
**GARAGE 2 TYPE :** Detached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 61,420  
**LOT ACRES :** 1.41  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**325 WISE AVE S**

**06-117-22-41-0063**

**2023 ESTIMATED MARKET VALUE: \$1,380,500**

**SALE DATE :** November 24, 2021  
**NET SALE PRICE :** \$1,200,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,411,000

**SALE DATE:** January 25, 2016  
**SALE PRICE:** \$650,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 1/4 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1998	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,021	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,814	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	1,021	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	90%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 96  
**DECK SF :** 18

**GARAGES**

**GARAGE 1 SF :** 528  
**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**

ON LAKE

—

DEEDED OR

DIRECT

ACCESS



**1640 LOCUST HILLS PL**

**08-117-22-21-0005**

**2023 ESTIMATED MARKET VALUE: \$2,830,700**

**SALE DATE :** July 15, 2022  
**NET SALE PRICE :** \$2,980,000  
**ANNUAL MCAP ADJ :** .1108  
**MCAP SALE PRICE :** \$3,140,800

**SALE DATE:** November 2, 2015  
**SALE PRICE:** \$1,835,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2012	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	2,361	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	2,361	<b># FULL BATHS :</b>	0
<b>BASEMENT SF :</b>	2,308	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	90%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 159  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 306  
**DECK SF :** 126

**GARAGES**

**GARAGE 1 SF :** 872  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 12,197  
**LOT ACRES :** .28  
**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1615 LOCUST HILLS TR**

**08-117-22-21-0011**

**2023 ESTIMATED MARKET VALUE: \$3,195,700**

**SALE DATE :** July 11, 2022  
**NET SALE PRICE :** \$3,135,000  
**ANNUAL MCAP ADJ :** .1108  
**MCAP SALE PRICE :** \$3,304,100

**SALE DATE:** July 29, 2019  
**SALE PRICE:** \$2,600,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2014  
**GROUND FL SF :** 2,212  
**TOTAL ABOVE GRADE SF :** 5,383  
**BASEMENT SF :** 2,212  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**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 :** 225  
**OPEN PORCH SF :** 426  
**DECK SF :** 320

**GARAGES**

**GARAGE 1 SF :** 1,092  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 16,117  
**LOT ACRES :** .37

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**630 LOCUST HILLS DR**

**08-117-22-24-0004**

**2023 ESTIMATED MARKET VALUE: \$5,356,600**

**SALE DATE :** August 16, 2022  
**NET SALE PRICE :** \$5,380,000  
**ANNUAL MCAP ADJ :** .1108  
**MCAP SALE PRICE :** \$5,620,800

**SALE DATE:** August 29, 2013  
**SALE PRICE:** \$1,275,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2014	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	4,124	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	6,021	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	4,124	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	50%	<b># HALF BATHS :</b>	2
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 55  
**DECK SF :** 796

**GARAGES**

**GARAGE 1 SF :** 931  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	103,237	<b>LAKE :</b>	Minnetonka
<b>LOT ACRES :</b>	2.37	<b>EFFECTIVE LAKE FRONT FT :</b>	135

**APPRAISER COMMENTS**

# TOWNHOUSE



**514 HOLLY CIR**

**05-117-22-22-0031**

**2023 ESTIMATED MARKET VALUE: \$577,100**

**SALE DATE :** August 25, 2022  
**NET SALE PRICE :** \$600,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$635,700

**SALE DATE:** September 23, 2002  
**SALE PRICE:** \$363,900

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1985	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,452	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,452	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	1,452	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	90%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 54  
**DECK SF :** 150

**GARAGES**

**GARAGE 1 SF :** 484  
**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**



**1134 HOLLYBROOK DR**

**05-117-22-22-0062**

**2023 ESTIMATED MARKET VALUE: \$621,700**

**SALE DATE :** February 24, 2022  
**NET SALE PRICE :** \$572,500  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$650,200

**SALE DATE:** October 30, 2014  
**SALE PRICE:** \$436,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1985	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,706	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,706	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,535	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	80%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 54  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 484  
**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**



**655 WAYCLIFFE NORTH**

**05-117-22-21-0026**

**2023 ESTIMATED MARKET VALUE:**

**\$657,900**

**SALE DATE :** October 20, 2021  
**NET SALE PRICE :** \$575,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$684,000

**SALE DATE:** July 9, 2013  
**SALE PRICE:** \$550,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1995  
**GROUND FL SF :** 2,025  
**TOTAL ABOVE GRADE SF :** 2,025  
**BASEMENT SF :** 1,823  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 400  
**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**



**293 WAYCLIFFE NORTH**

**05-117-22-21-0059**

**2023 ESTIMATED MARKET VALUE: \$845,900**

**SALE DATE :** January 10, 2022  
**NET SALE PRICE :** \$772,500  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$887,600

**SALE DATE:** October 27, 2017  
**SALE PRICE:** \$610,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1998  
**GROUND FL SF :** 1,905  
**TOTAL ABOVE GRADE SF :** 1,905  
**BASEMENT SF :** 1,905  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# 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 :** 50  
**DECK SF :** 165

**GARAGES**

**GARAGE 1 SF :** 400  
**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**



**218 WAYCLIFFE NORTH**

**05-117-22-21-0066**

**2023 ESTIMATED MARKET VALUE: \$838,800**

**SALE DATE :** July 29, 2022  
**NET SALE PRICE :** \$850,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$911,100

**SALE DATE:** August 15, 2016  
**SALE PRICE:** \$660,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1998  
**GROUND FL SF :** 2,214  
**TOTAL ABOVE GRADE SF :** 2,214  
**BASEMENT SF :** 1,993  
**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 :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 144  
**DECK SF :** 120

**GARAGES**

**GARAGE 1 SF :** 400  
**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**



**742 WIDSTEN CIR**

**06-117-22-42-0065**

**2023 ESTIMATED MARKET VALUE: \$1,466,700**

**SALE DATE :** July 25, 2022  
**NET SALE PRICE :** \$1,400,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,500,700

**SALE DATE:** June 1, 2004  
**SALE PRICE:** \$805,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1997  
**GROUND FL SF :** 2,014  
**TOTAL ABOVE GRADE SF :** 2,014  
**BASEMENT SF :** 1,894  
**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 :** 0  
**DECK SF :** 148

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 6,534  
**LOT ACRES :** .15

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**756 WIDSTEN CIR**

**06-117-22-42-0072**

**2023 ESTIMATED MARKET VALUE: \$1,506,800**

**SALE DATE :** June 17, 2022  
**NET SALE PRICE :** \$1,505,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,632,000

**SALE DATE:** July 2, 2009  
**SALE PRICE:** \$850,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1995  
**GROUND FL SF :** 1,906  
**TOTAL ABOVE GRADE SF :** 1,906  
**BASEMENT SF :** 1,746  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 2  
**# 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 :** 144  
**DECK SF :** 188

**GARAGES**

**GARAGE 1 SF :** 462  
**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**



**1501 HOLLYBROOK RD**

**05-117-22-24-0037**

**2023 ESTIMATED MARKET VALUE: \$669,700**

**SALE DATE :** October 29, 2021  
**NET SALE PRICE :** \$610,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$725,600

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 3/4 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1994	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,370	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,172	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	0	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>		<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

**GARAGES**

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

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	1,742	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.04	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**202 CENTRAL AVE S**

**05-117-22-32-0082**

**2023 ESTIMATED MARKET VALUE:**

**\$481,500**

**SALE DATE :** April 8, 2022  
**NET SALE PRICE :** \$450,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$499,400

**SALE DATE:** March 23, 2018  
**SALE PRICE:** \$245,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1999  
**GROUND FL SF :** 672  
**TOTAL ABOVE GRADE SF :** 1,368  
**BASEMENT SF :** 672  
**BASEMENT % FIN :** 20%  
**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 :** 0  
**DECK SF :** 168

**GARAGES**

**GARAGE 1 SF :** 504  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 1,307  
**LOT ACRES :** .03

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**200 CENTRAL AVE S**

**05-117-22-32-0081**

**2023 ESTIMATED MARKET VALUE: \$528,900**

**SALE DATE :** September 1, 2022  
**NET SALE PRICE :** \$535,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$560,300

**SALE DATE:** June 26, 2013  
**SALE PRICE:** \$269,900

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1999  
**GROUND FL SF :** 684  
**TOTAL ABOVE GRADE SF :** 1,380  
**BASEMENT SF :** 684  
**BASEMENT % FIN :** 20%  
**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 :** 0  
**DECK SF :** 168

**GARAGES**

**GARAGE 1 SF :** 516  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 1,307  
**LOT ACRES :** .03

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**509 HOLLY CIR**

**05-117-22-22-0027**

**2023 ESTIMATED MARKET VALUE: \$620,600**

**SALE DATE :** June 9, 2022  
**NET SALE PRICE :** \$589,900  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$639,700

**SALE DATE:** August 20, 2020  
**SALE PRICE:** \$535,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1983	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,240	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,086	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	0	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>		<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 54  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 484  
**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**



**1125 HOLLYBROOK DR**

**05-117-22-22-0071**

**2023 ESTIMATED MARKET VALUE: \$609,100**

**SALE DATE :** September 12, 2022  
**NET SALE PRICE :** \$610,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$638,900

**SALE DATE:** April 7, 2009  
**SALE PRICE:** \$400,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1987  
**GROUND FL SF :** 1,371  
**TOTAL ABOVE GRADE SF :** 2,544  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 74  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 484  
**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**



**293 GRACE POINTE CT**

**06-117-22-23-0366**

**2023 ESTIMATED MARKET VALUE: \$1,105,700**

**SALE DATE :** February 28, 2022  
**NET SALE PRICE :** \$1,198,200  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,360,900

**SALE DATE:** September 6, 2013  
**SALE PRICE:** \$579,900

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2000	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,166	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,206	<b># FULL BATHS :</b>	4
<b>BASEMENT SF :</b>	1,516	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	70%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 462  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**650 INDIAN MOUND E**

**06-117-22-31-0107**

**2023 ESTIMATED MARKET VALUE: \$1,927,200**

**SALE DATE :** February 1, 2022  
**NET SALE PRICE :** \$1,780,500  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,022,200

**SALE DATE:** December 10, 2015  
**SALE PRICE:** \$1,375,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	1994	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,342	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	2,642	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,316	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	60%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 462  
**GARAGE 1 TYPE :** Tuck Under 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**



**207 WALKER AVE S**

**06-117-22-24-0151**

**2023 ESTIMATED MARKET VALUE: \$2,346,400**

**SALE DATE :** March 11, 2022  
**NET SALE PRICE :** \$2,095,969  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,353,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2021	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,755	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,375	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,680	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 1,068  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	3,049	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.07	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**215 WALKER AVE S**

**06-117-22-24-0147**

**2023 ESTIMATED MARKET VALUE: \$2,331,800**

**SALE DATE :** August 18, 2022  
**NET SALE PRICE :** \$2,124,292  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,250,800

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2021	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,755	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,375	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,680	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 240  
**OPEN PORCH SF :** 0  
**DECK SF :** 27

**GARAGES**

**GARAGE 1 SF :** 1,068  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	3,485	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.08	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**209 WALKER AVE S**

**06-117-22-24-0150**

**2023 ESTIMATED MARKET VALUE: \$2,314,100**

**SALE DATE :** January 24, 2023  
**NET SALE PRICE :** \$2,260,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,260,000

**SALE DATE:** July 7, 2022  
**SALE PRICE:** \$2,272,375

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2021	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,305	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,129	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,680	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 450  
**DECK SF :** 27

**GARAGES**

**GARAGE 1 SF :** 1,032  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	3,049	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.07	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**211 WALKER AVE S**

**06-117-22-24-0149**

**2023 ESTIMATED MARKET VALUE: \$2,343,900**

**SALE DATE :** August 10, 2022  
**NET SALE PRICE :** \$2,391,611  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,534,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2021	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,755	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,375	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,680	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	2
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

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

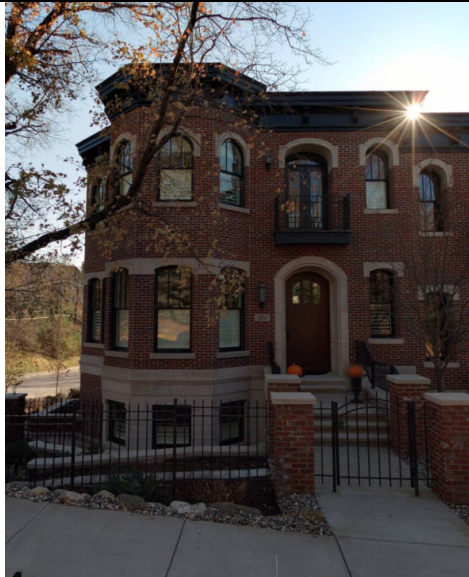
**GARAGES**

**GARAGE 1 SF :** 1,068  
**GARAGE 1 TYPE :** Tuck Under 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**



**544 RICE ST E**

**06-117-22-24-0096**

**2023 ESTIMATED MARKET VALUE: \$2,558,800**

**SALE DATE :** March 30, 2022  
**NET SALE PRICE :** \$2,395,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,688,800

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2006	<b># FIREPLACES :</b>	1
<b>GROUND FL SF :</b>	1,462	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	2,924	<b># FULL BATHS :</b>	2
<b>BASEMENT SF :</b>	1,462	<b># 3/4 BATHS :</b>	0
<b>BASEMENT % FIN :</b>	50%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 210

**GARAGES**

**GARAGE 1 SF :** 528  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	2,178	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.05	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**



**545 INDIAN MOUND E**

**06-117-22-24-0146**

**2023 ESTIMATED MARKET VALUE: \$2,227,900**

**SALE DATE :** July 25, 2022  
**NET SALE PRICE :** \$2,292,709  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,457,500

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	2 Story Split Entry	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2021	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,615	<b># DELUXE BATHS :</b>	1
<b>TOTAL ABOVE GRADE SF :</b>	3,020	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	1,598	<b># 3/4 BATHS :</b>	2
<b>BASEMENT % FIN :</b>	40%	<b># HALF BATHS :</b>	1
<b>WALKOUT :</b>	Yes	<b># BEDROOMS :</b>	3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 210  
**OPEN PORCH SF :** 50  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 834  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

<b>LOT SF :</b>	2,178	<b>LAKE :</b>	
<b>LOT ACRES :</b>	.05	<b>EFFECTIVE LAKE FRONT FT :</b>	0

**APPRAISER COMMENTS**

# CONDOMINIUMS



**205 BARRY AVE S**

**314**

**06-117-22-23-0164**

**2023 ESTIMATED MARKET VALUE: \$228,600**

**SALE DATE :** November 10, 2021  
**NET SALE PRICE :** \$195,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$229,300

**SALE DATE:** June 8, 2012  
**SALE PRICE:** \$105,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1970  
**GROUND FL SF :** 724  
**TOTAL ABOVE GRADE SF :** 724  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 200  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**215 BARRY AVE S**

**111**

**06-117-22-23-0045**

**2023 ESTIMATED MARKET VALUE:**

**\$211,400**

**SALE DATE :** February 15, 2022  
**NET SALE PRICE :** \$200,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$227,100

**SALE DATE:** June 15, 2010  
**SALE PRICE:** \$92,900

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1970  
**GROUND FL SF :** 724  
**TOTAL ABOVE GRADE SF :** 724  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 200  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**215 BARRY AVE S**

**216**

**06-117-22-23-0072**

**2023 ESTIMATED MARKET VALUE:**

**\$237,600**

**SALE DATE :** April 8, 2022  
**NET SALE PRICE :** \$215,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$238,600

**SALE DATE:** April 29, 2015  
**SALE PRICE:** \$87,300

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1970  
**GROUND FL SF :** 724  
**TOTAL ABOVE GRADE SF :** 724  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 200  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**205 BARRY AVE S**

**313**

**06-117-22-23-0163**

**2023 ESTIMATED MARKET VALUE: \$225,600**

**SALE DATE :** April 25, 2022  
**NET SALE PRICE :** \$215,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$238,600

**SALE DATE:** June 1, 2005  
**SALE PRICE:** \$127,500

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1970  
**GROUND FL SF :** 724  
**TOTAL ABOVE GRADE SF :** 724  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 200  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**205 BARRY AVE S**

**309**

**06-117-22-23-0159**

**2023 ESTIMATED MARKET VALUE:**

**\$301,200**

**SALE DATE :** August 2, 2022  
**NET SALE PRICE :** \$311,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$329,500

**SALE DATE:** August 9, 2007  
**SALE PRICE:** \$159,900

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1970  
**GROUND FL SF :** 990  
**TOTAL ABOVE GRADE SF :** 990  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** No  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 1  
**# BEDROOMS :** 2

**PORCHES / DECKS**

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

**GARAGES**

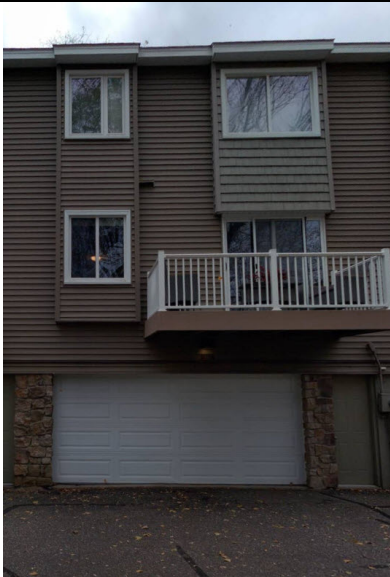
**GARAGE 1 SF :** 200  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**444 PONDRIDGE CIR**

**05-117-22-22-0126**

**2023 ESTIMATED MARKET VALUE: \$367,100**

**SALE DATE :** March 11, 2022  
**NET SALE PRICE :** \$345,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$387,300

**SALE DATE:** March 24, 2020  
**SALE PRICE:** \$285,500

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1977  
**GROUND FL SF :** 748  
**TOTAL ABOVE GRADE SF :** 1,496  
**BASEMENT SF :** 748  
**BASEMENT % FIN :** 0%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# 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 :** 0  
**DECK SF :** 72

**GARAGES**

**GARAGE 1 SF :** 520  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**875 LAKE ST N**

**216**

**06-117-22-41-0131**

**2023 ESTIMATED MARKET VALUE: \$963,300**

**SALE DATE :** November 30, 2021  
**NET SALE PRICE :** \$855,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,005,400

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2015	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,170	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,170	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	0	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>		<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

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

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**875 LAKE ST N**

**305**

**06-117-22-41-0140**

**2023 ESTIMATED MARKET VALUE:**

**\$948,800**

**SALE DATE :** May 16, 2022  
**NET SALE PRICE :** \$940,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,031,200

**SALE DATE:** May 14, 2019  
**SALE PRICE:** \$800,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,240  
**TOTAL ABOVE GRADE SF :** 1,240  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 0  
**# 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 :** 90

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**875 LAKE ST N**

**404**

**06-117-22-41-0160**

**2023 ESTIMATED MARKET VALUE: \$1,127,200**

**SALE DATE :** November 30, 2022  
**NET SALE PRICE :** \$1,100,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,125,800

**SALE DATE:** July 26, 2022  
**SALE PRICE:** \$1,110,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,240  
**TOTAL ABOVE GRADE SF :** 1,240  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 0  
**# 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 :** 100

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**540 INDIAN MOUND E 1-B 06-117-22-31-0068**

**2023 ESTIMATED MARKET VALUE: \$1,235,500**

**SALE DATE :** June 29, 2022  
**NET SALE PRICE :** \$1,250,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,355,500

**SALE DATE:** February 28, 2018  
**SALE PRICE:** \$610,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1979  
**GROUND FL SF :** 1,300  
**TOTAL ABOVE GRADE SF :** 1,300  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 240  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**875 LAKE ST N**

**218**

**06-117-22-41-0133**

**2023 ESTIMATED MARKET VALUE: \$1,283,500**

**SALE DATE :** May 5, 2022  
**NET SALE PRICE :** \$1,300,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,426,100

**SALE DATE:** November 27, 2017  
**SALE PRICE:** \$710,000

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2015	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	1,570	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	1,570	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	0	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>		<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 330

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**540 INDIAN MOUND E 1-A**

**06-117-22-31-0069**

**2023 ESTIMATED MARKET VALUE: \$1,250,000**

**SALE DATE :** June 14, 2022  
**NET SALE PRICE :** \$1,300,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,409,700

**SALE DATE:** October 16, 2015  
**SALE PRICE:** \$750,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1979  
**GROUND FL SF :** 1,800  
**TOTAL ABOVE GRADE SF :** 1,800  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 240  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**935 LAKE ST E**

**211**

**06-117-22-41-0205**

**2023 ESTIMATED MARKET VALUE:**

**\$1,773,800**

**SALE DATE :** October 13, 2021  
**NET SALE PRICE :** \$1,551,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$1,845,000

**SALE DATE:** March 1, 2018  
**SALE PRICE:** \$949,100

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2016  
**GROUND FL SF :** 1,986  
**TOTAL ABOVE GRADE SF :** 1,986  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 202

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**240 MINNETONKA AVE S 303**

**06-117-22-24-0141**

**2023 ESTIMATED MARKET VALUE: \$2,153,000**

**SALE DATE :** September 22, 2022  
**NET SALE PRICE :** \$2,250,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,356,600

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

<b>STORIES :</b>	1 Story	<b>CENTRAL AC :</b>	Yes
<b>AGE :</b>	2016	<b># FIREPLACES :</b>	0
<b>GROUND FL SF :</b>	2,212	<b># DELUXE BATHS :</b>	0
<b>TOTAL ABOVE GRADE SF :</b>	2,212	<b># FULL BATHS :</b>	1
<b>BASEMENT SF :</b>	0	<b># 3/4 BATHS :</b>	1
<b>BASEMENT % FIN :</b>		<b># HALF BATHS :</b>	0
<b>WALKOUT :</b>	No	<b># BEDROOMS :</b>	2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 75

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00  
**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**935 LAKE ST E**

**306**

**06-117-22-41-0211**

**2023 ESTIMATED MARKET VALUE:**

**\$2,462,700**

**SALE DATE :** November 11, 2022  
**NET SALE PRICE :** \$2,525,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$2,584,100

**SALE DATE:** July 21, 2022  
**SALE PRICE:** \$2,425,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2016  
**GROUND FL SF :** 2,339  
**TOTAL ABOVE GRADE SF :** 2,339  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**560 INDIAN MOUND E      4-B      06-117-22-31-0087**

**2023 ESTIMATED MARKET VALUE:      \$2,629,300**

**SALE DATE :**      November 4, 2022  
**NET SALE PRICE :**      \$2,985,000  
**ANNUAL MCAP ADJ :**      .1489  
**MCAP SALE PRICE :**      \$3,054,900

**SALE DATE:**      June 22, 2022  
**SALE PRICE:**      \$2,435,000

**BUILDING CHARACTERISTICS**

**STORIES :**      1 Story  
**AGE :**      1979  
**GROUND FL SF :**      3,100  
**TOTAL ABOVE GRADE SF :**      3,100  
**BASEMENT SF :**      0  
**BASEMENT % FIN :**  
**WALKOUT :**      No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :**      0  
**SCREENED PORCH SF :**      0  
**OPEN PORCH SF :**      420  
**DECK SF :**      0

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :**      0  
**LOT ACRES :**      .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :**      0

**APPRAISER COMMENTS**



**275 LAKE ST E**

**304**

**06-117-22-32-0050**

**2023 ESTIMATED MARKET VALUE: \$3,349,800**

**SALE DATE :** July 18, 2022  
**NET SALE PRICE :** \$3,279,000  
**ANNUAL MCAP ADJ :** .1489  
**MCAP SALE PRICE :** \$3,514,800

**SALE DATE:** July 16, 2020  
**SALE PRICE:** \$2,440,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2018  
**GROUND FL SF :** 3,167  
**TOTAL ABOVE GRADE SF :** 3,167  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 671

**GARAGES**

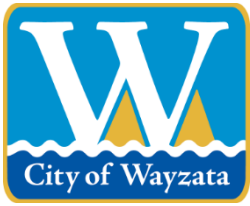
**GARAGE 1 SF :** 480  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 0  
**LOT ACRES :** .00

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> March 21, 2023	<b>WORKSHOP AGENDA ITEM:</b> 4
<b>TITLE:</b> Discussion of Proposed Design Standards for Panoway Naming and Dedication Signage Updates (6:00-6:30 p.m.)	
<b>PREPARED BY:</b> Emily Goellner, Community Development Director	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **DISCUSSION OBJECTIVE:**

To provide feedback to staff, the Conservancy, and HGA on proposed updates made to the Design Standards for Panoway Naming & Dedication Signage.

### **BACKGROUND:**

Two years ago, the City Council adopted a Policy on Naming and Dedicating City-Owned Land and Facilities (see attached). Section F of the Policy calls for a Design Guide for Panoway naming and dedication that must be approved by City Council. All types of naming and dedication signage must comply with these standards and any deviations must be approved by the City Council. The Design Standards for Panoway were drafted by HGA and adopted by the Council in March 2021. The document was focused on Phase 1 of the project.

The Conservancy has recently contracted with HGA to provide updates to Phase 1 and 2 of the project. The attached plan has some components that are still conceptual or in-progress (see HGA cover memo for further detail). The Conservancy, City staff, and HGA are seeking feedback on the signage standards. After gathering feedback and making refinements to the plan, staff anticipates that this could be reviewed and adopted at a City Council meeting this Spring.

### **ATTACHMENTS:**

1. Wayzata Naming and Dedication Policy Adopted 3-2-2021
2. Panoway Donor Signage Plan - HGA

# **CITY OF WAYZATA POLICY ON NAMING AND DEDICATING CITY-OWNED LAND AND FACILITIES**

Adopted by the City Council on March 2, 2021 Pursuant to Resolution No. 07-2021

## **1. Background and Purpose**

The City of Wayzata has a long history of naming and dedicating City-owned land and facilities, including the lakeshore benches, Klapprich Park, Bell Tennis Courts, and multiple historic designations throughout the City.

Wayzata also has opportunities with existing and future City-owned land and facilities (such as those that associated with the *Panoway* project) to tell the story of Wayzata's past and present; to commemorate events; to educate and inform; and to honor those that have made significant civic, cultural, and financial contributions to the City and its public spaces.

In light of this history and these opportunities, the purpose of this Policy is to:

- A. Allow residents, community groups, civic organizations, businesses, philanthropic organizations, and individual donors, to make requests and suggestions for the naming of City-owned land and facilities.
- B. Provide a clear process for reviewing and approving the naming and dedication of City-owned land and facilities, and for reviewing and approving signage and other features that commemorate events, honor individuals, recognize donors, and educate and inform the public.
- C. Provide standards for the shape, form, context, design, language, and other visual aspects of any approved naming, honoring, informing and educating associated with City-owned land and facilities.
- D. Provide opportunities for valuable public and private support for City projects, programs, facilities, and spaces that benefit the public, visitors, and residents of Wayzata.

## **2. Scope**

This policy applies to all City-owned land and facilities with the exception of City streets. Some parts of this policy apply only to specific City-owned land and facilities (such as *Panoway* areas and features) or where donations to the City are involved.

## **3. General Principles**

- A. Except as otherwise provided in this Policy, the City Council shall have the sole authority to approve commemorative, educational, and honorific signage and installations on City-owned land and facilities, and to name or rename City-owned land and facilities.
- B. The City's general policy is to retain existing names of City-owned land and facilities, particularly when the name has City or regional significance. However, the City Council may consider renaming recommendations that meet the City's naming criteria outlined in this Policy.

- C. Except as otherwise provided in this Policy, the donation of land, facilities, or funds shall not create an obligation for the City to name the land or facility, or any portion of it after the donor or other individual, family, or organization.
- D. Except as otherwise provided in this Policy, the cost of plaques, monuments, and replacements signs resulting from naming or renaming City-owned land or facilities will be borne by the individual, group, or organization sponsoring the request.

#### **4. General Criteria**

- A. The following criteria shall be considered in the naming or renaming of City-owned land and facilities:
  - 1. The name should, if possible, include or preserve any significant geographic, environmental, cultural, or historic connotation to the area in which the land or facility is located.
  - 2. Consideration should be given to the practical impacts of any change of name, including the relative familiarity, importance and common use of a name.
  - 3. Special consideration may be given to recommended names in honor of any individual, family, or organization that has:
    - a. Donated money for the acquisition, purchase, construction, renovation, or maintenance of the land or facility;
    - b. Provided major and lasting service or in-kind contributions to the acquisition, purchase, planning, development, renovation, or maintenance of the land or facility; or
    - c. Made significant contributions to the City, that will have a long-lasting and positive impact on the community.
  - 4. The names of City-owned land and facilities may be considered by City Council at any time, and will be considered whenever a significant public project is undertaken, major renovations or remodeling of public facilities are done, or there is a significant public concern regarding an existing name.

#### **5. General Procedures for Naming and Renaming**

- A. A request to name or rename City-owned land or a facility shall be made in writing.
- B. The City Manager or his/her designee will review the request, request any additional information needed, and designate an appropriate City staff person/s to review the request and make a recommendation to the City Council.
- C. The City Council shall consider the request and recommendation and approve or deny it based upon the criteria of this Policy and any other relevant factors related to the health, safety and welfare of the community. City Council may also direct the City Manager to conduct further study on the recommendation before making a decision to approve or deny the recommendation.

## **6. Panoway Specific Policies and Procedures**

Given the scope, importance, and significant public and private partnerships associated with the City's *Panoway* project, the following policies and procedures of this section of the Policy shall apply to all City-owned land and facilities that are a part of the *Panoway* project.

This part of the Policy outlines how and when gifts and donations to *Panoway* will be recognized, and addresses naming opportunities for facilities and amenities within *Panoway*. It covers both *honorific* (no money) and *philanthropic* (money donated) naming and dedications, as well as educational signage. It is intended to guide the City and the Wayzata Conservancy in donor and other requests for naming landmarks and features within *Panoway*.

### **A. Types of Naming and Recognition Within *Panoway***

The City will consider the following types of naming and recognition within *Panoway*:

1. *Honorific* – Intended to honor or pay tribute to individuals or groups, or to commemorate significant events (e.g., 911 Memorial)
2. *Educational* – Intended to educate the public on significant historic, environmental, cultural, or civic aspects of *Panoway* (e.g., Native American Historic Designation)
3. *Donor Recognition* – Intended to recognize those who have made donations to *Panoway*, or those that donors wish to remember or honor others (e.g., benches with plaques in memory of loved ones)
4. *Naming Rights* - Intended to recognize or commemorate those who have made Major Donations that have helped make possible significant features of *Panoway* (e.g., Section Foremans House)

### **B. Process for Reviewing Naming and Recognition Requests**

The City will use the following procedures to consider and approve naming and recognition requests within *Panoway*:

1. Honorific and Educational naming and recognition, that does not involve donations or financial or other consideration of any kind, will follow the policies and procedures in Sections 2-5 of this Policy.
2. Donor Recognition and Naming Rights will follow the policies and procedures of Section 6.C. of this Policy below.

### **C. Donor Recognition and Naming Rights Review and Approval Procedures**

1. Prospective donors to *Panoway* who are interested in Donor Recognition or Naming Rights must first complete a request form that references and complies with the terms of this Policy, and submit it to the Conservancy.
2. The request will be reviewed initially by the Conservancy according to the criteria of this Policy.

3. Upon completion of review of a request the Conservancy believes meets the criteria of this Policy, the Conservancy shall forward the request to the City for review.
4. Upon receipt of a request form from the Conservancy, the City Manager (or his/her designee) may approve the request if it is associated with a Minor Donation (as defined below) to *Panoway*, and the request, in the judgment of the City Manager, meets the criteria of this Policy. If the request is associated with a (i) Major Donation and/or (ii) Naming Rights request, then the City Manager shall present the request to the City Council for its approval or denial. The City Council shall approve or deny the request based on the criteria of this Policy, and any other reason that goes to the health, safety or welfare of the City. City Council may also direct the City Manager to conduct further study on the request before making a decision to approve or deny the request.
5. For Naming Rights requests, the recommendation from the Conservancy shall include the key terms for the Naming and a written analysis and recommendation by the Conservancy.
6. Once a Naming Rights request has been approved by the City Council, no material changes to the approved request may occur without approval of the City Council.

#### **D. Naming Rights Criteria**

The following shall apply to all Naming Rights requests within *Panoway*:

1. The Conservancy and the City should carefully consider the implications and effects of the proposed naming and association with the City and *Panoway*, and conduct appropriate due diligence on the request.
2. Duplication and confusing similarity of names should be avoided.
3. Consideration should be given to geographic location, historical or cultural significance and natural or geological features of Facilities and areas to be named.
4. Facilities and areas should only be named in connection with a significant gift or Major Donation, unless approved as an Honorific or Educational naming.

#### **E. Terms for Donor Recognition and Naming Rights**

The following terms shall apply to all types of naming and recognition within *Panoway*:

1. The City shall have the right to deny any donation or request for any type of naming or recognition if it determines that accepting the donation or approving the request would be inconsistent with any City policy, plan, mission or values statement; contrary to law or regulation; or detrimental to the health, safety or welfare of the City.

2. The duration of approved naming and recognition may be indefinite, or for a specific time specified in the approval of the naming or recognition.
3. The City reserves the right, in all cases, to modify or change any naming or recognition if it determines:
  - a. A change in the need or use of a Facility requires its removal from *Panoway*; or
  - b. New information or a change in the status of the person or organization associated with the Donation or Naming Rights would be inconsistent with any City policy, plan, mission or values statement, or would subject the City to unlawful, negative, or detrimental associations.

**F. Design, Text, and Physical Features**

All types of naming and recognition within *Panoway* shall confirm with the design guide for naming and recognition that has been approved by City Council (and that may be updated from time to time by City Council), and that contains the standards for the shape, form, context, design, and language used. Any deviation from these standards shall require City Council approval.

**7. Definitions**

- A. “Conservancy” or “Wayzata Conservancy” is a 501(c)(3) nonprofit organization established in 2016 to advocate for and raise private philanthropic funds for *Panoway*.
- B. “Donations” are gifts or contributions of cash, goods or services where no reciprocal benefit is given or expected.
- C. “Donor Recognition” is intended to recognize those who have made donations to the City (or a City project, like *Panoway*), or those that donors wish to remember or honor (e.g., benches with plaques in memory of loved ones)
- D. “Educational” naming or recognition is intended to educate the public on significant historic, environmental, cultural, or civic aspects of Facilities (e.g., Native American Historic Designation).
- E. “Facilities” are any City-owned building, structure, art piece, natural feature, recreational facility, land, or area.
- F. “Honorific” naming or recognition is intended to honor or pay tribute to individuals or groups, or to commemorate significant events (e.g., 911 Memorial).
- G. “Minor Donations” are any donations under \$50,000.
- H. “Major Donations” are any donations of \$50,000 or more.
- I. “Naming Rights” are the rights to name a Facility, or part of a Facility, and are intended to recognize or commemorate those who have made Major Donations that have helped make possible significant features of City project, like *Panoway* (e.g., Section Foremans House).
- J. “Panoway” is the City of Wayzata’s *Panoway on Wayzata Bay* project to restore, protect and enhance Wayzata’s downtown lakefront.

March 15, 2023

City of Wayzata  
600 Rice Street East  
Wayzata, Minnesota 55391

Re: Panoway Donor Signage

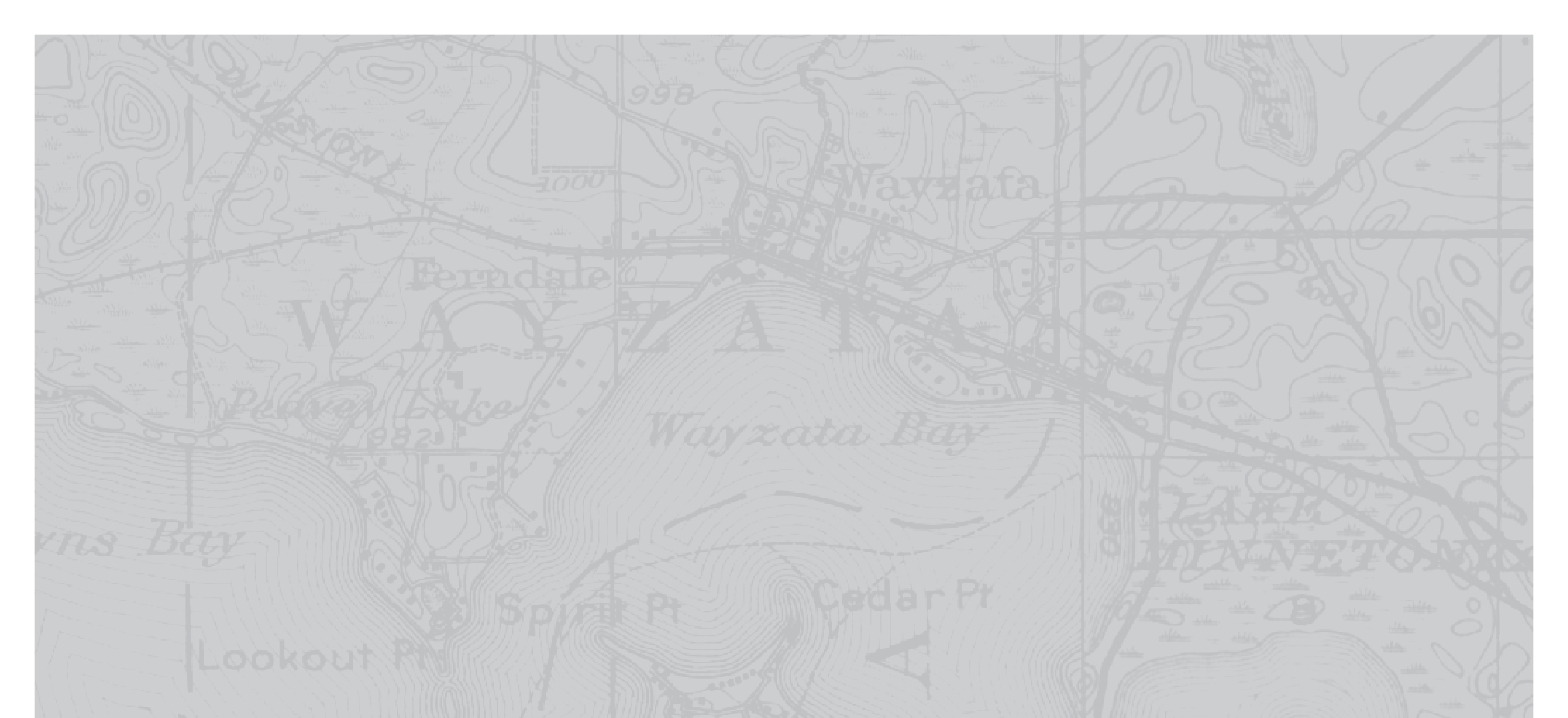
#### General Notes

1. All pricing provided is rough order of magnitude pricing.
  - a. Estimated costs are for fabrication only and do not include installation costs.
  - b. Once conceptual design is approved, budget pricing will be developed.
  - c. Engraving costs for rail under review to determine appropriate donation price point (HGA requesting quotes from additional vendors).
2. All signage is at a conceptual level of design and needs further refinement.
  - a. Dock sign design and placement under development.
  - b. New sponsorship opportunities suggested for East and West lawns and Broadway Plaza, with option to consider naming rights for lawns.
  - c. Potential additional opportunities for two "garden rooms" under consideration.
  - d. Fabrication details for dock post sponsorship still in development pending selection of dock manufacturer.
3. Existing signs under review for alignment with system standards.

Sincerely,



Samantha Mendiola  
Design Principal  
612.758.4211



HGA

WAYZATA CONSERVANCY  
PANOWAY DONOR SIGNAGE

MARCH 15, 2023

# DONOR RECOGNITION TIERS

## TIER 1

Significant Sponsorship

**Giving Level:**

\$500,000 and above

**Opportunities:**

- Overall Project with Naming Rights (\$1M)
- Boardwalk (\$500K)

## TIER 2

Significant Sponsorship

**Giving Level:**

\$250,000–\$499,999

**Opportunities:**

- Broadway Dock (\$250K)
- Depot Dock (\$250K)
- Panoway Plaza (\$250K)
- Section Foreman House (\$250K) [Sandvold]

## TIER 3

Major Sponsorship

**Giving Level:**

\$100,000–\$249,999

**Opportunities:**

- East Lawn (\$100K)
- West Lawn (\$100K)
- Broadway Plaza (\$100K)
- Fountain Plaza (\$100K)

## TIER 4

Individual Designation

**Giving Level:**

\$50,000–\$99,999

**Opportunities:**

- Garden Bed (\$50K) [x3]

## TIER 5

Individual Designation

**Giving Level:**

\$1,000–\$49,999

**Opportunities:**

- Garden Planter (\$25K) [x6]
- Section Foreman House Classroom (\$25K) [x2]
- Section Foreman House Study (\$25K)
- Boardwalk Seating Area (\$25K) [x2]
- Bench (\$5,000) [x27]
- Harvest Table (\$3,500) [x4]
- Adirondack Chair (\$2,500)[x10]
- Boardwalk Rail (\$1,000)
- Dock Posts (\$1,000) [x40]

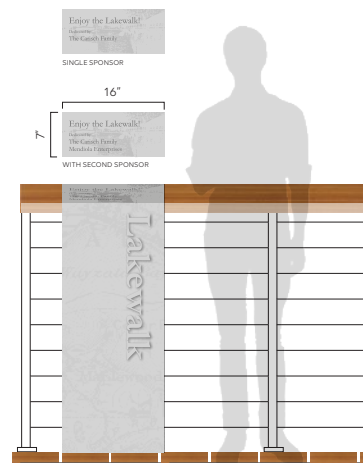
ANY TIER 1 & 2 SIGNS MAY BE REVIEWED BY THE CITY

TIERS 3–5 TO FOLLOW ESTABLISHED GUIDELINES

TIER 1

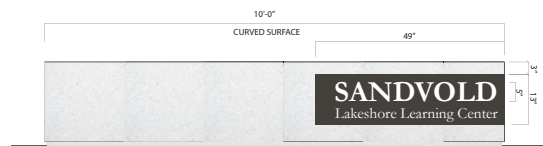
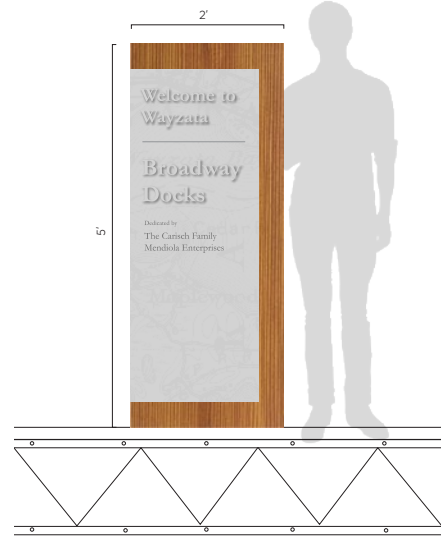


\$1,000,000



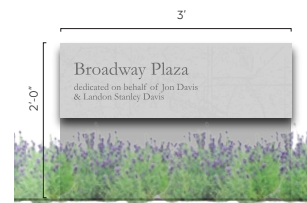
\$500,000

TIER 2



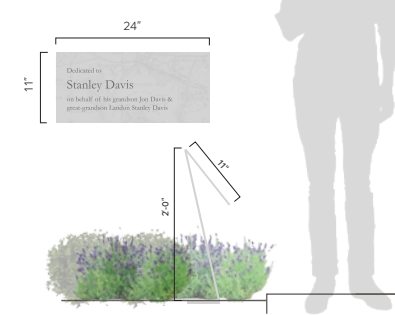
\$250,000

TIER 3

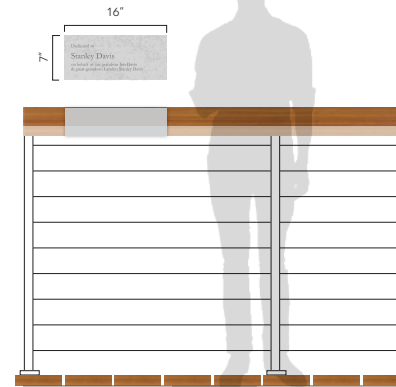
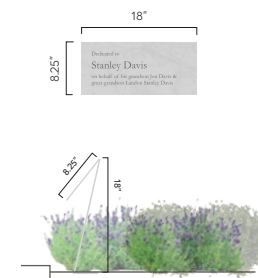


\$100,000

TIER 4



\$50,000

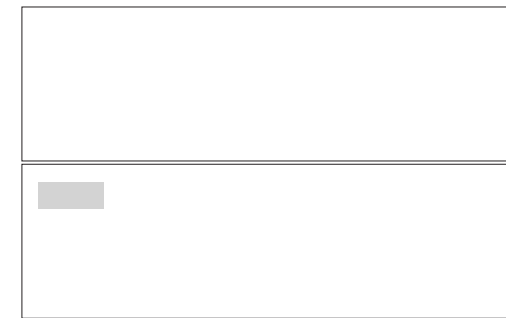


\$25,000

TIER 5



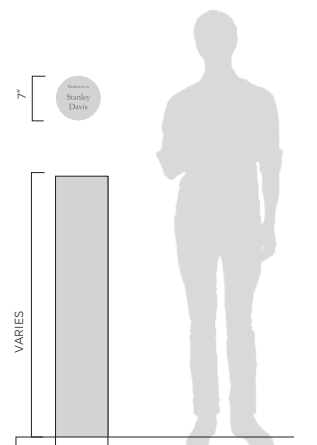
\$5,000



\$3,500



\$2,500



\$1,000

The Sandvold Family - Megan Gubbins - The David Family - Wayzata Chamber of Commerce - The Smith Family

# DESIGN GUIDE STANDARDS

## SIGNAGE TYPES

The powder-coated warm bronze was selected for the informational, educational, and honorific signage to relate to the existing historic district way-finding and designation signage. (Exhibit A)

The stainless steel/aluminum was selected for all donor recognition signage as it relates to the modern aesthetic of the Panoway landscape, and visually subtle against the white benches. (Exhibit B)

To create a cohesive family, all sign-types will use Garamond font for text and will be etched into the surface material.

Font: (serif) Garamond  
Material: Powdercoated Warm Bronze

EXHIBIT A

Font: (serif) Garamond  
Material: Stainless Steel/Aluminum

EXHIBIT B

## DISTINCTLY WAYZATA

The design concept highlights Wayzata's history. Historic maps and photographs create a concept rooted in the uniqueness of this place.

- composite kettle lake
- sacred grounds
- vibrant community
- picturesque forests
- meandering shoreline
- islands and secluded bays

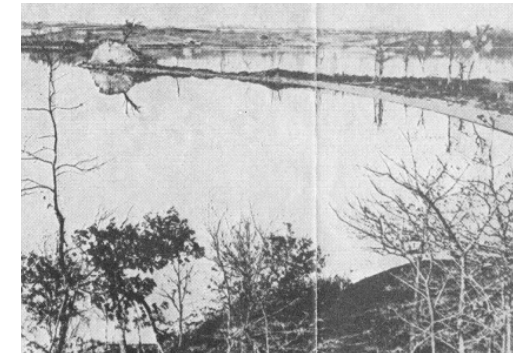


EXHIBIT A



EXHIBIT B

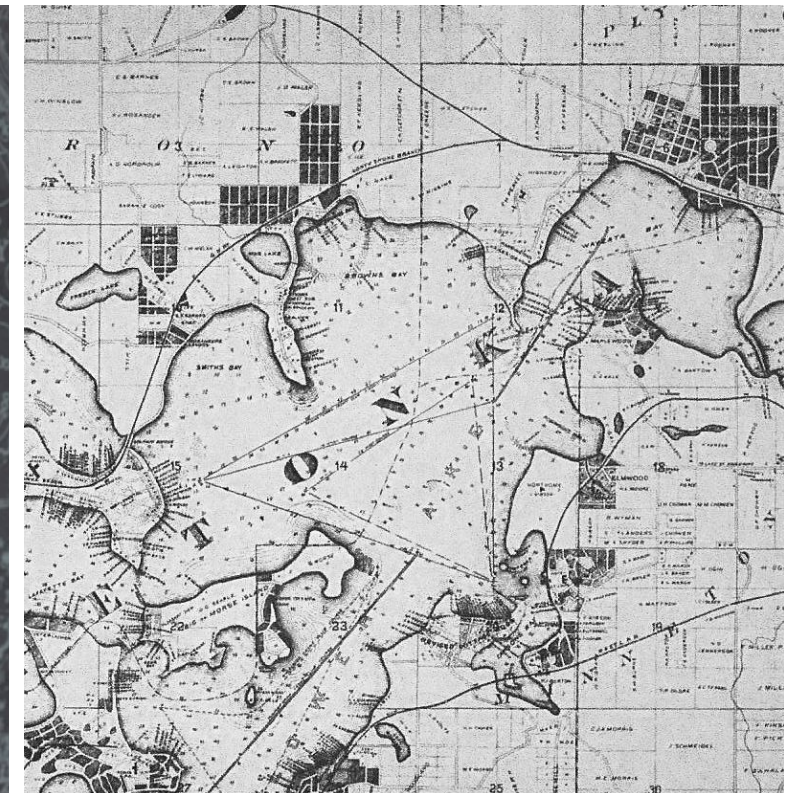
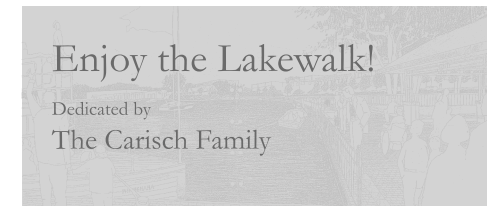


EXHIBIT C

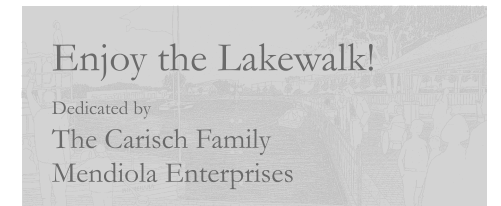
# BOARDWALK



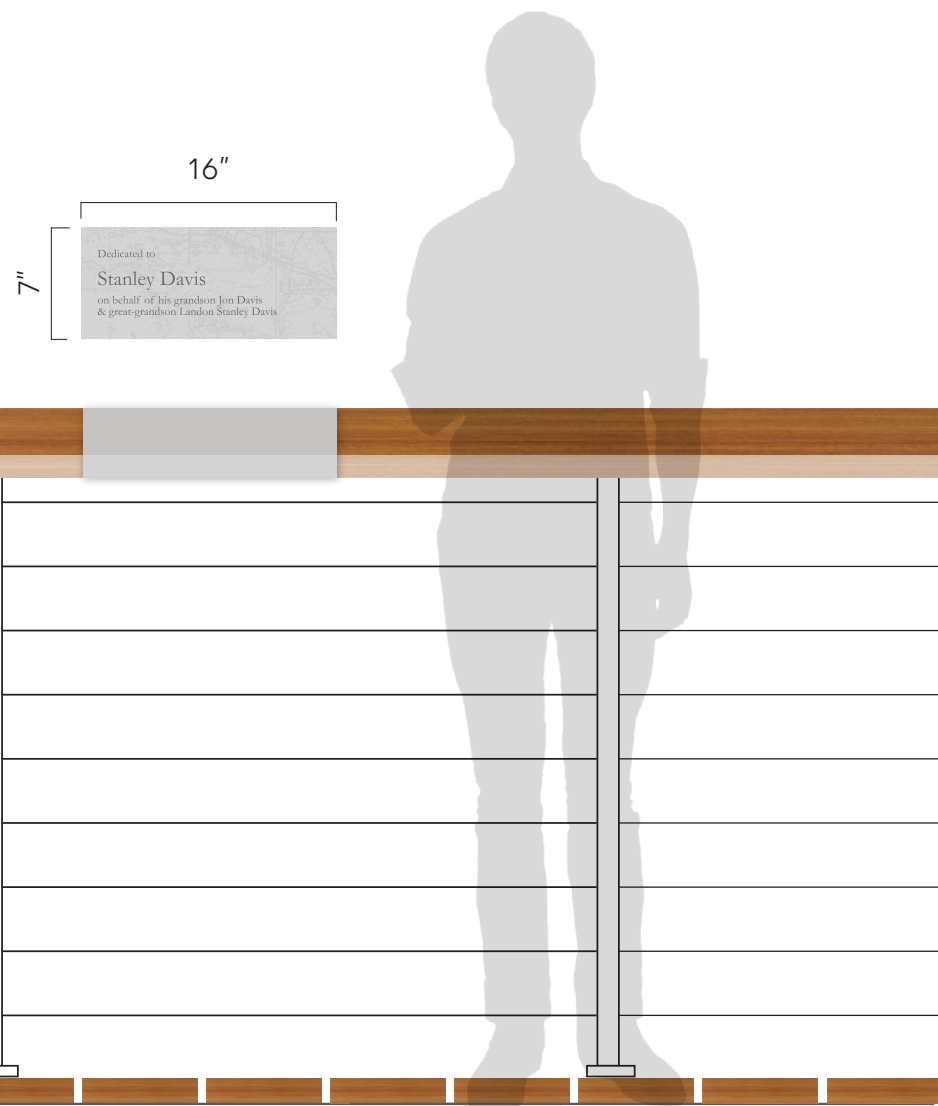
Boardwalk Rail (\$1,000)



SINGLE SPONSOR



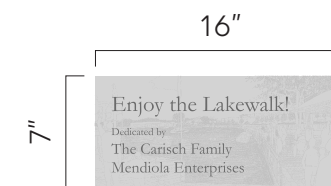
WITH SECOND SPONSOR



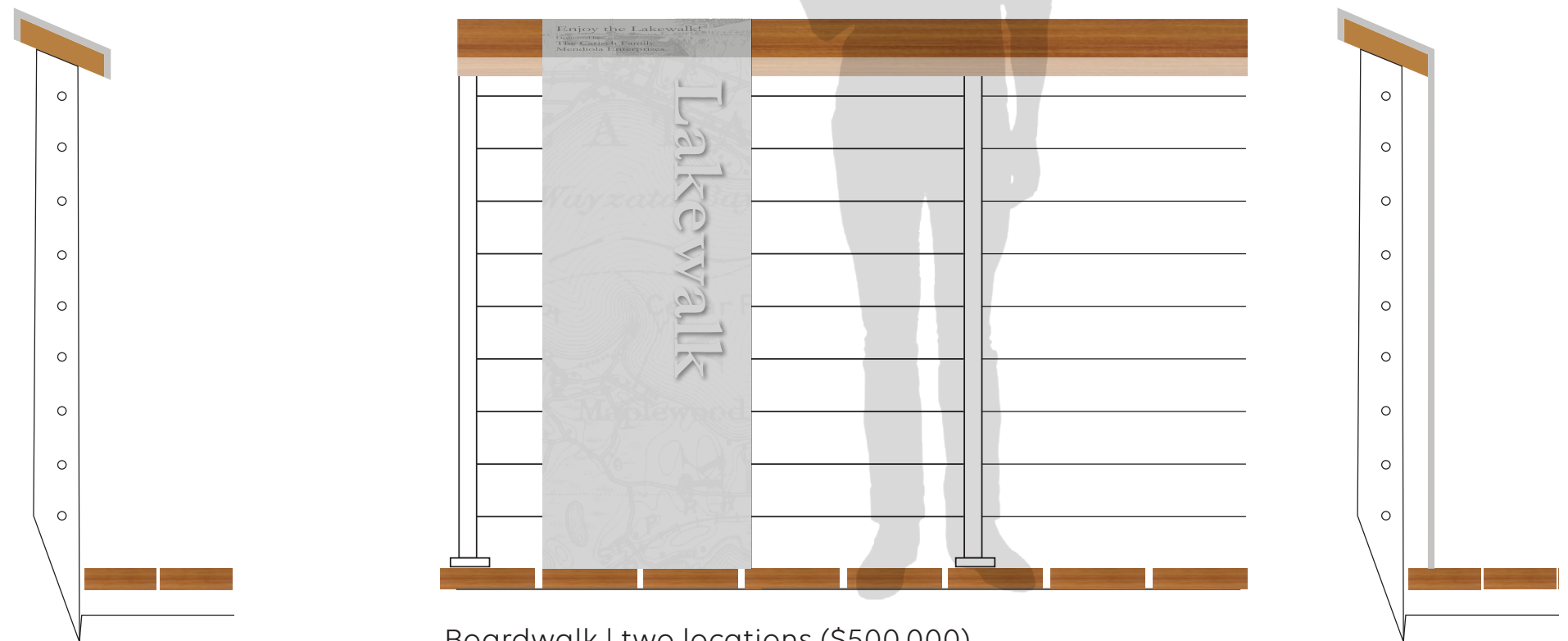
Boardwalk Seating Area (\$25,000)



SINGLE SPONSOR



WITH SECOND SPONSOR



Boardwalk | two locations (\$500,000)

# OVERALL PROJECT



Overall Project | two sign locations (\$1,000,000)

# PANOWAY PLAZA



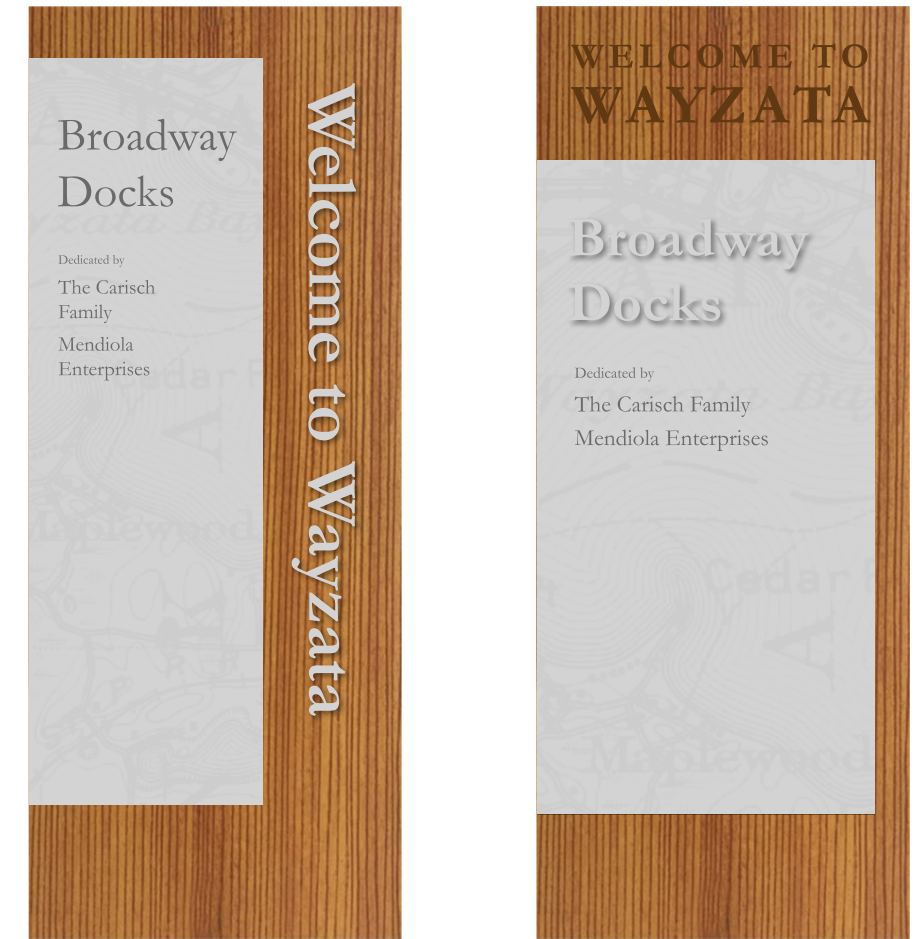
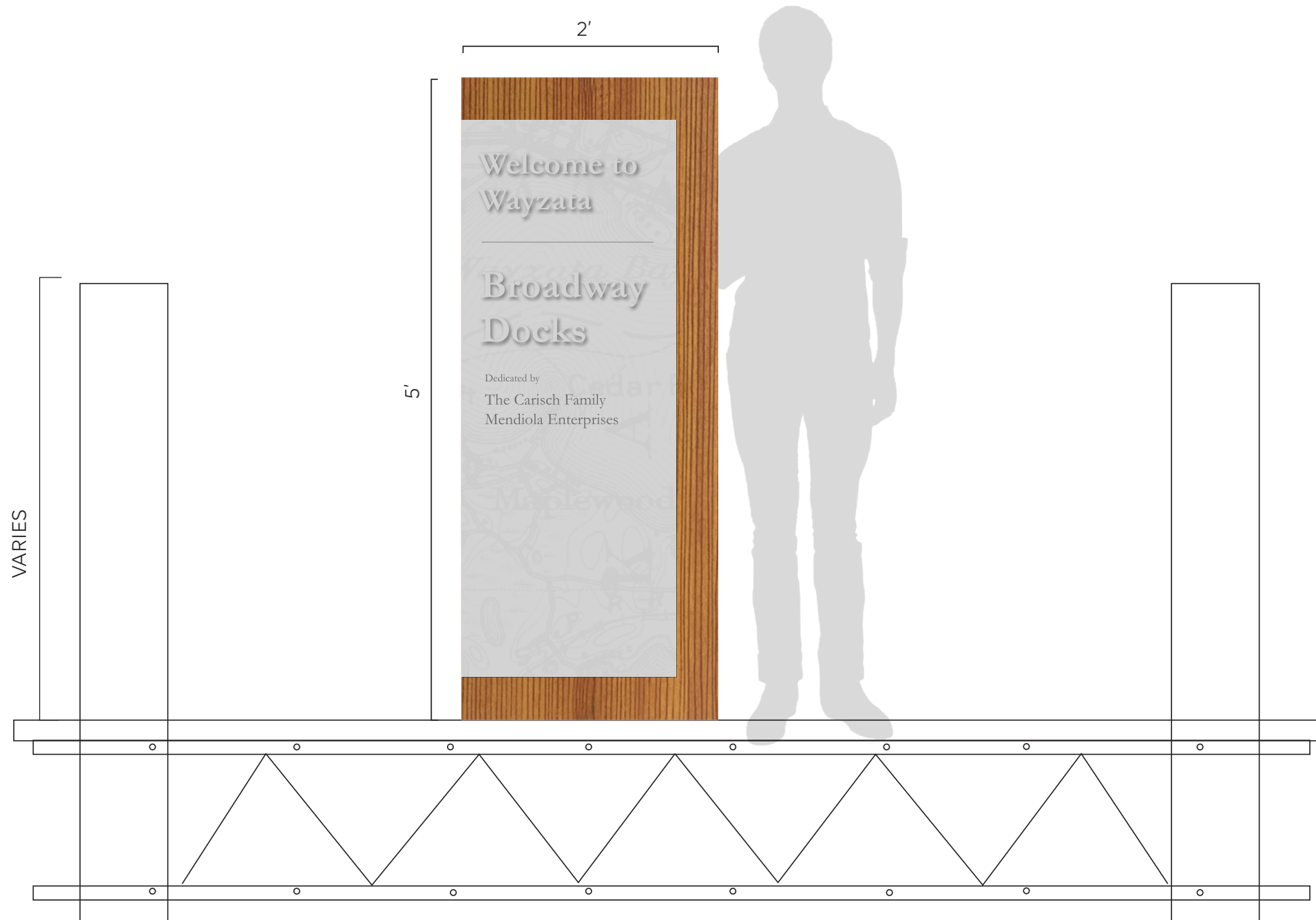
Panoway Plaza (\$250,000)

# SECTION FOREMAN HOUSE



Sandvold Learning Center (\$250,000)

# DOCKS



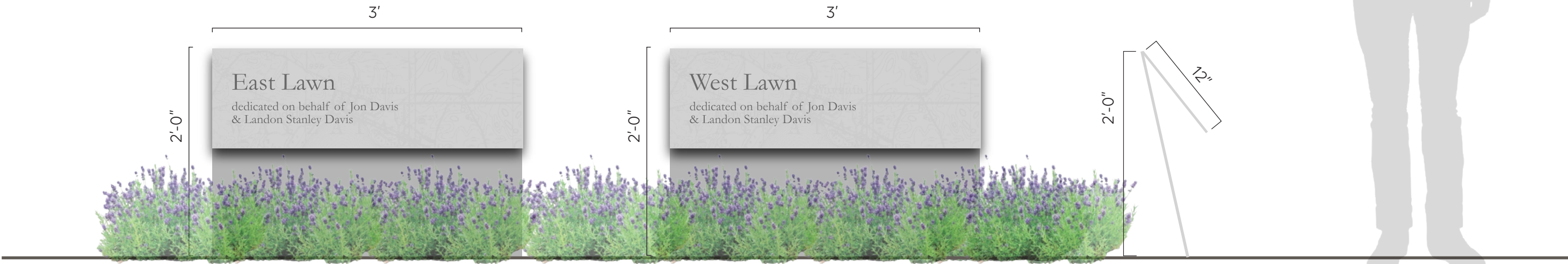
Alternate Layout Options

Dock Sponsorship | two opportunities (\$250,000 each)

# SECONDARY PLAZAS & CENTRAL LAWN

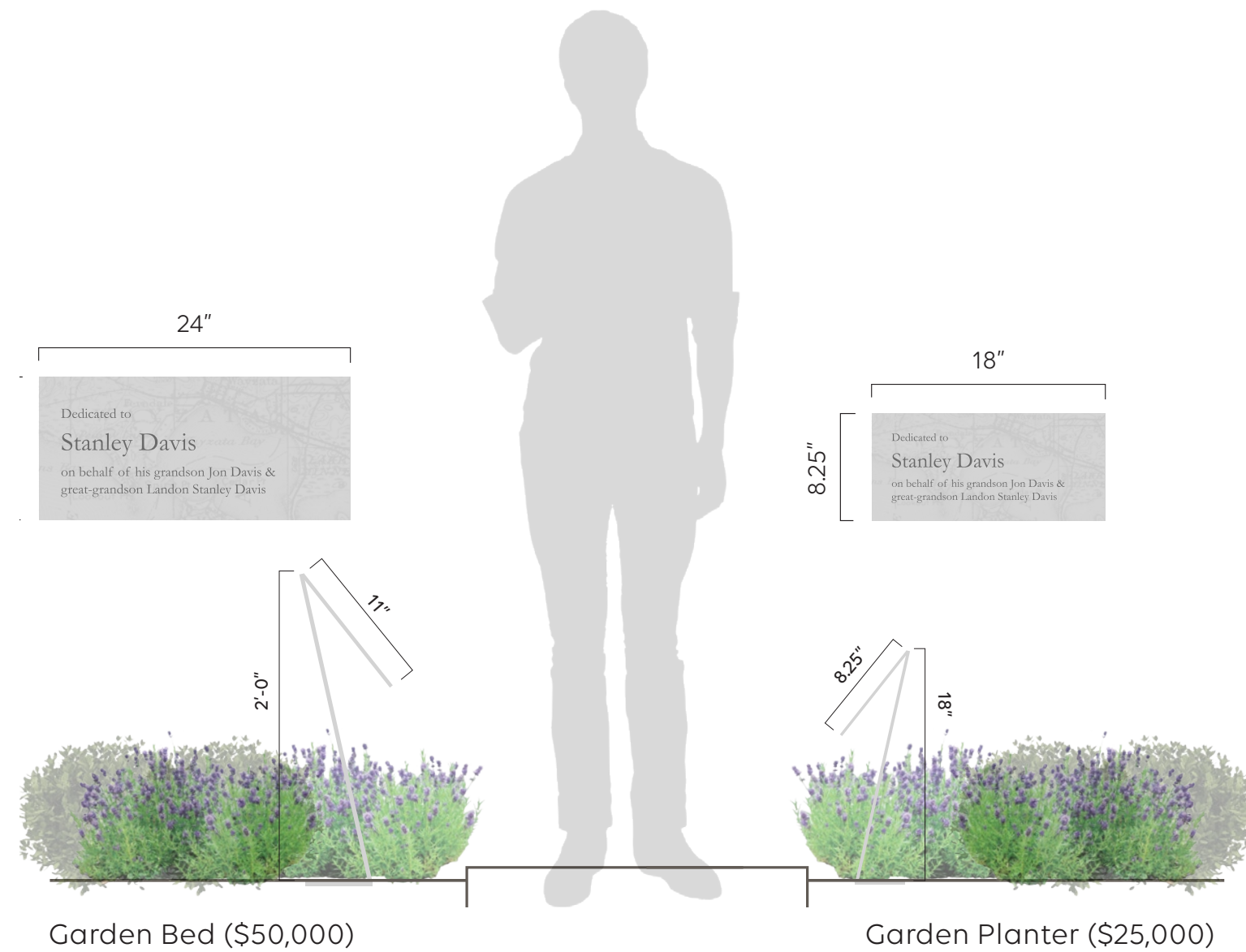


Secondary Plazas (\$100,000)



Central Lawn (\$100,000) - OPTION TO ADD NAMING FOR HIGHER GIVING LEVEL

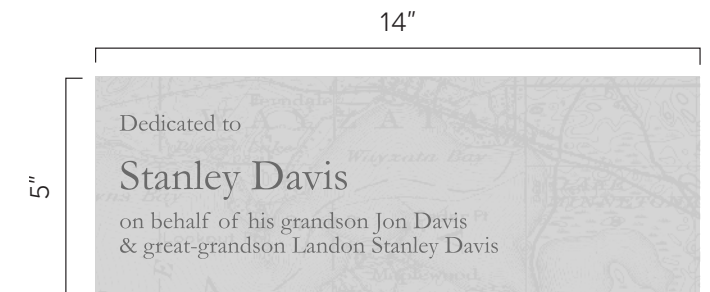
# GARDEN BEDS & PLANTERS



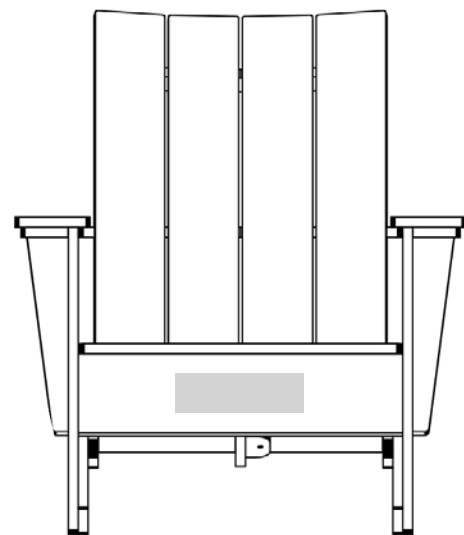
# APPLIED PLAQUES



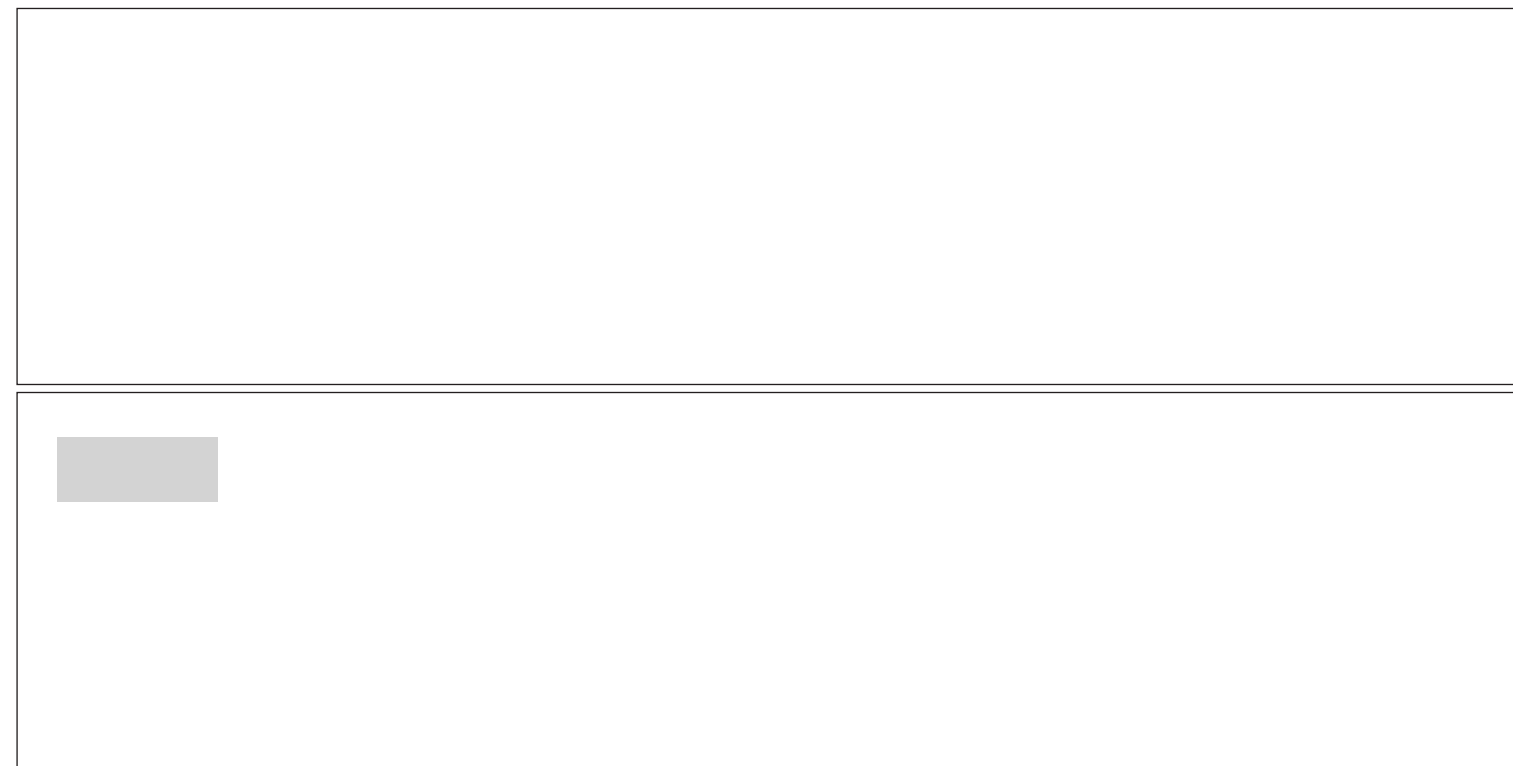
Bench (\$5,000)



Bench (\$5,000)



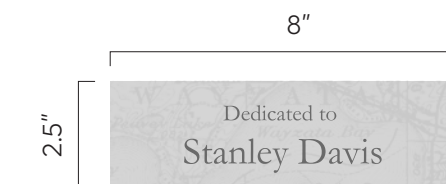
Adirondack (\$2,500)



Harvest Table (\$3,500)

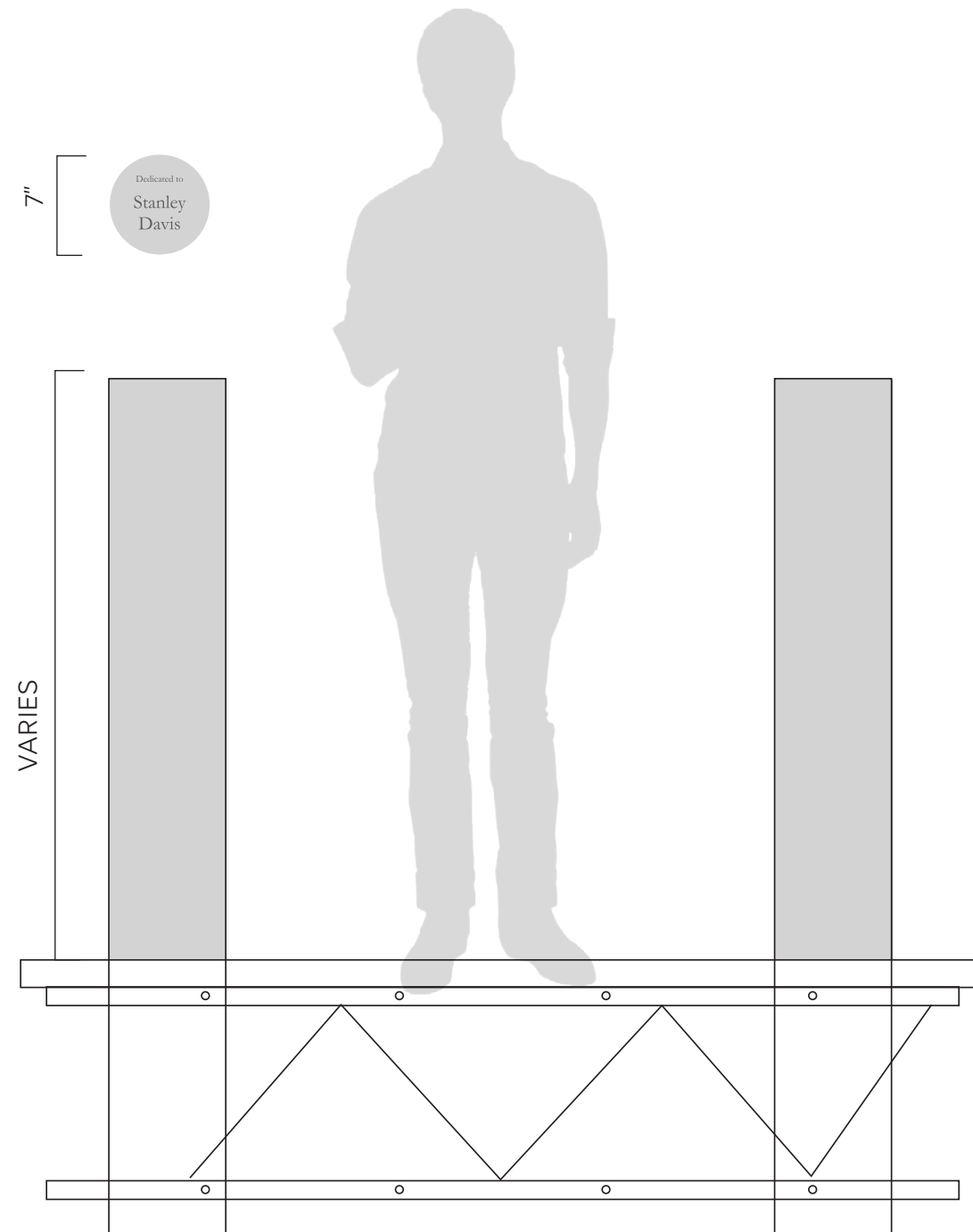


Harvest Table (\$3,500)



Adirondack (\$2,500)

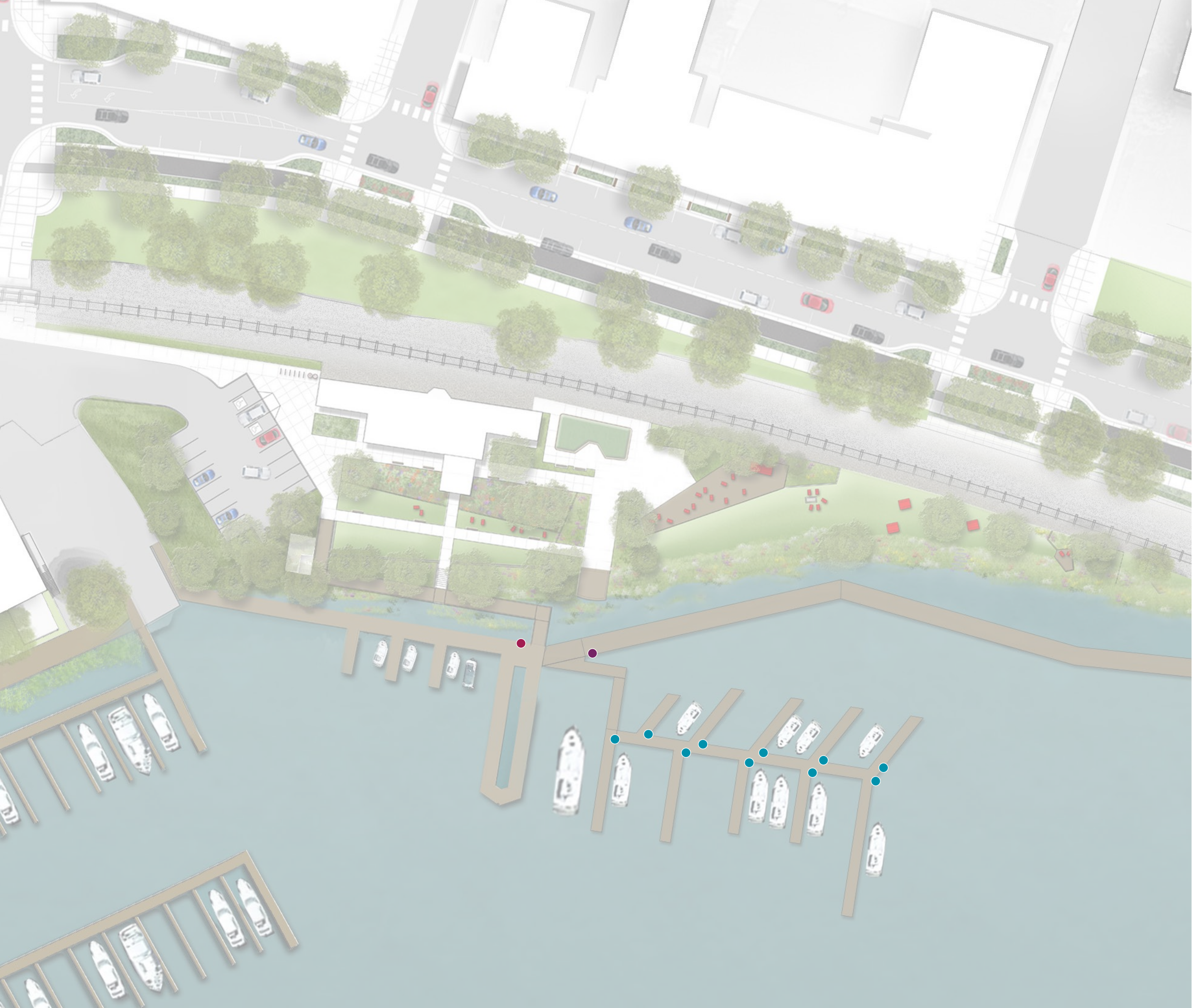
# DOCK POSTS



Dock Posts (\$1,000)

# DEPOT DOCK

- Dock
- Boardwalk (Location 1 of 2)
- Dock Post [10]



# PANOWAY & CENTRAL PLAZAS

- Project (Location 1 of 2)
- Panoway Plaza
- Lawn [2]
- Davis / Jacobs Signs
- Fountain Plaza
- Garden Bed [3]
- Garden Planter [6]
- Harvest Table [4]
- Concrete Bench [16]
- Wood Bench [11]
- Adirondack Chair [10]



Existing Jacobs Sign

Existing Davis Sign

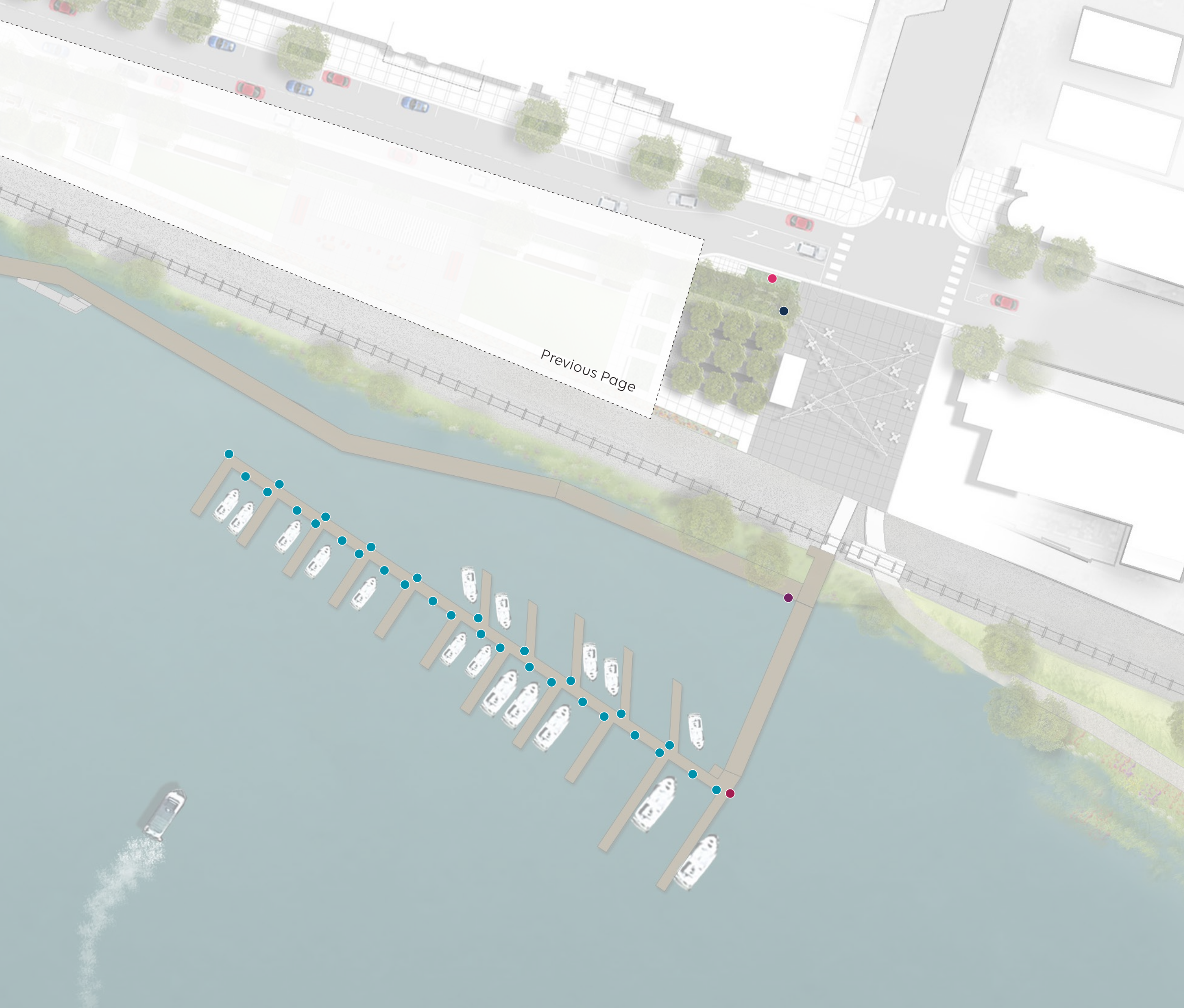
Existing Native American Burial Grounds Sign

Existing 9/11 Memorial Sign

Existing Ramstad Sign

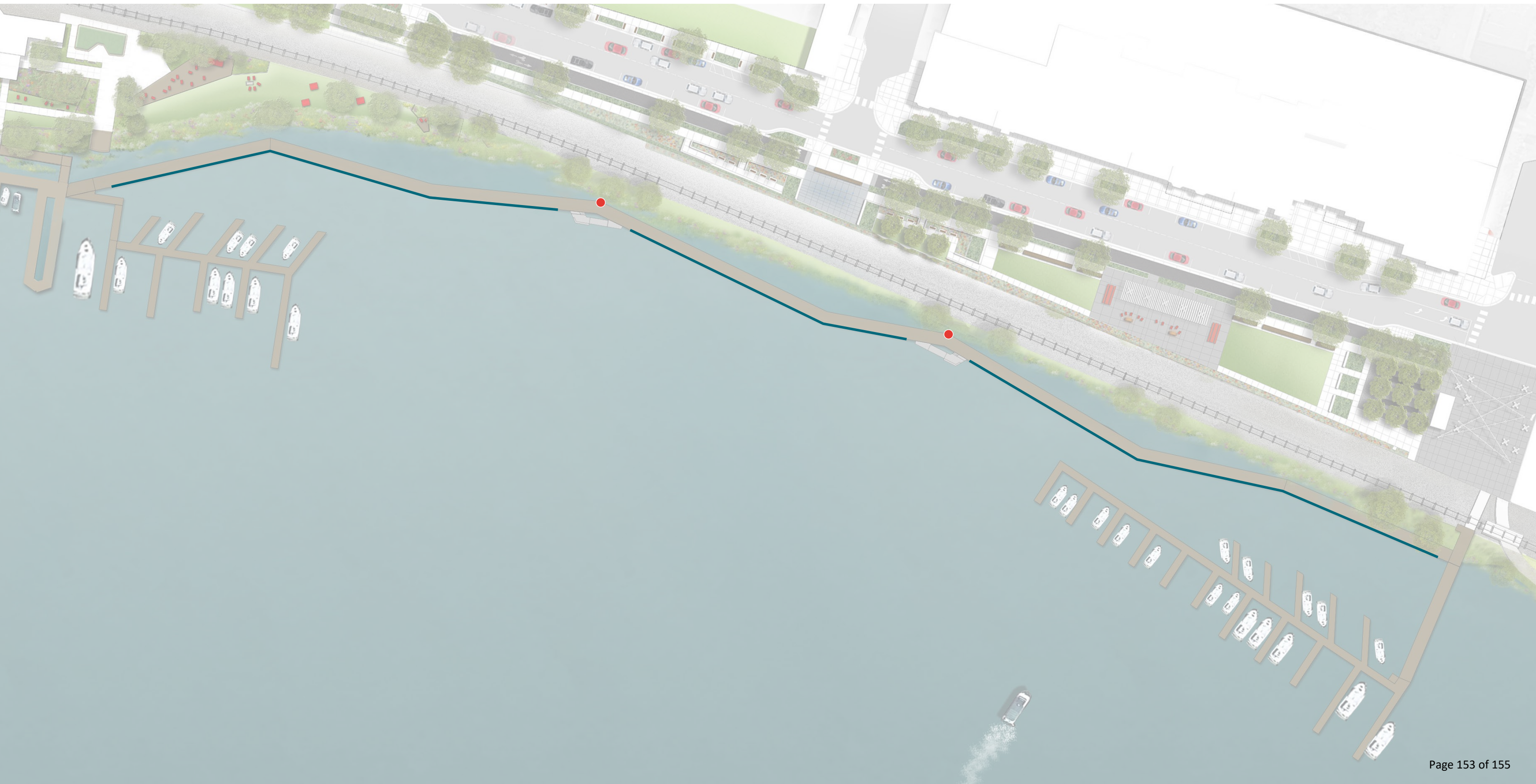
# BROADWAY PLAZA & DOCK

- Project (Location 2 of 2)
- Broadway Plaza
- Dock
- Boardwalk (Location 2 of 2)
- Dock Post [30]



# BOARDWALK

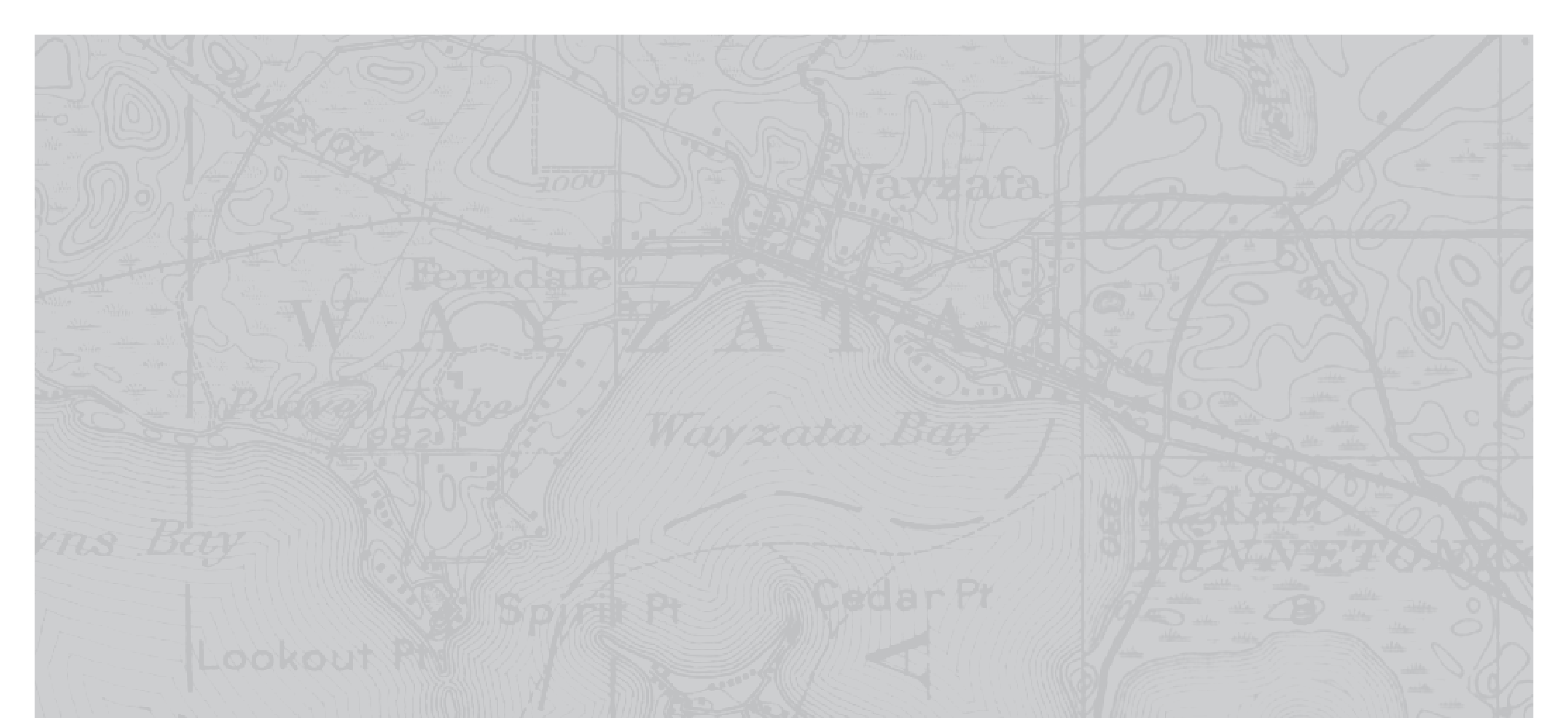
- Boardwalk Seating Area [2]
- Boardwalk Rail



# SECTION FOREMAN HOUSE

- Classroom [2]
- Study





HGA

WAYZATA CONSERVANCY  
PANOWAY DONOR SIGNAGE

MARCH 15, 2023