

**Wayzata Local Board of Appeal and Equalization  
Hearing Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
TUESDAY, APRIL 4, 2023  
5:30 P.M.**

**ZOOM INFORMATION**

[Click here to join Zoom](#)

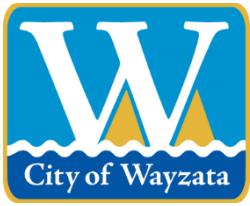
[Meeting ID: 873 8656 0716 Passcode: 459710](#)

Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at [www.wayzata.org/WCTV](http://www.wayzata.org/WCTV).

Appeals will be heard in-person or by logging into the zoom call and raising your hand to comment. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

**LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING:**

- **Conduct Annual Local Board of Appeal and Equalization Hearing (5:30 p.m.)**



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> April 4, 2023	<b>WORKSHOP AGENDA ITEM:</b> 1
<b>TITLE:</b> Conduct Annual Local Board of Appeal and Equalization Hearing (5:30 p.m.)	
<b>PREPARED BY:</b> Kathy Leervig, City Clerk	
<b>REVIEWED BY:</b> Jeffrey Dahl, City Manager	

### **DISCUSSION OBJECTIVE:**

To open the Local Board of Appeal and Equalization Hearing. Due to the large number of appeals, the Board should note all appeals for the record, including ones that have been previously receive and also new appeals at the meeting, but take no action until the meeting reconvenes on April 19, 2023 at 6:00 p.m..

### **BACKGROUND:**

The property tax assessment process is composed of two major processes—valuation and tax rate. The valuation process, through the assessing of properties, occurs during the beginning of the year. The tax rate/taxation process happens towards the end of the year when the City's budget is approved. The Local Board of Appeal and Equalization process is the City's way to provide for a check and balance on the valuation process. Similarly, the City holds a Truth in Taxation hearing in December as the check and balance on the budget process.

City of Wayzata property owners received valuation notices in March and have been directed to contact the City's Assessing department (Hennepin County) for Commercial and Residential properties if they have questions or want to appeal their property value.

The Hennepin County Assessor presented more information to the Council at a recent workshop. Information from the workshop may be found on the City's website, starting on page 10 of the [March 21, 2023 Workshop Agenda Packet](https://www.wayzata.org/AgendaCenter/ViewFile/Agenda/03212023-1364) <https://www.wayzata.org/AgendaCenter/ViewFile/Agenda/03212023-1364> and includes updated annual summaries from Hennepin County, an overview of the valuation and appeal process, as well as a sample of assessed residential properties for this past year. More comprehensive and county-wide valuation information can be reviewed at: <https://www.hennepin.us/propertytaxassessment>.

Mike Smerdon, the City's Residential Assessor, and Melody Devine, the City's Commercial Assessor, both from Hennepin County, will be present to summarize this year's valuations. Their memos and corresponding information are attached.

The attached materials reflect a list of residents, as of March 31st, that have reached out to the assessor and is either working thru the valuation process or will have the opportunity to appeal the assessor's recommendation at the Reconvened Local Board of Appeal and Equalization Hearing. The date of that reconvened hearing will be announced at the meeting. After their presentations, the Mayor will need to open the meeting and note all properties that have requested an appeal, receive any new appeal requests and reconvene the meeting to April 19th at 6:00 p.m.. Given the abnormally high number of calls, the City Assessor needs more time to put together updated information. Ultimately, the minutes of this hearing will reflect which properties will be reviewed at the reconvene. Lastly, if any new appeals are received after the initial hearing date on the 4th, they will need to be directed to Hennepin County.

### **ATTACHMENTS:**

1. Hennepin County Presentation
2. Hennepin County Memo (Commercial, Industrial, Apartments)
3. HC Commercial Appeal Report 2023.4.4
4. Hennepin County Memo (Residential)
5. Hennepin County Residential Appeal Report 2023.4.4 (Updated)



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# City of Wayzata - 2023 pay 2024 Assessment

Joshua R. Hoogland, Hennepin County Assessor

# 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

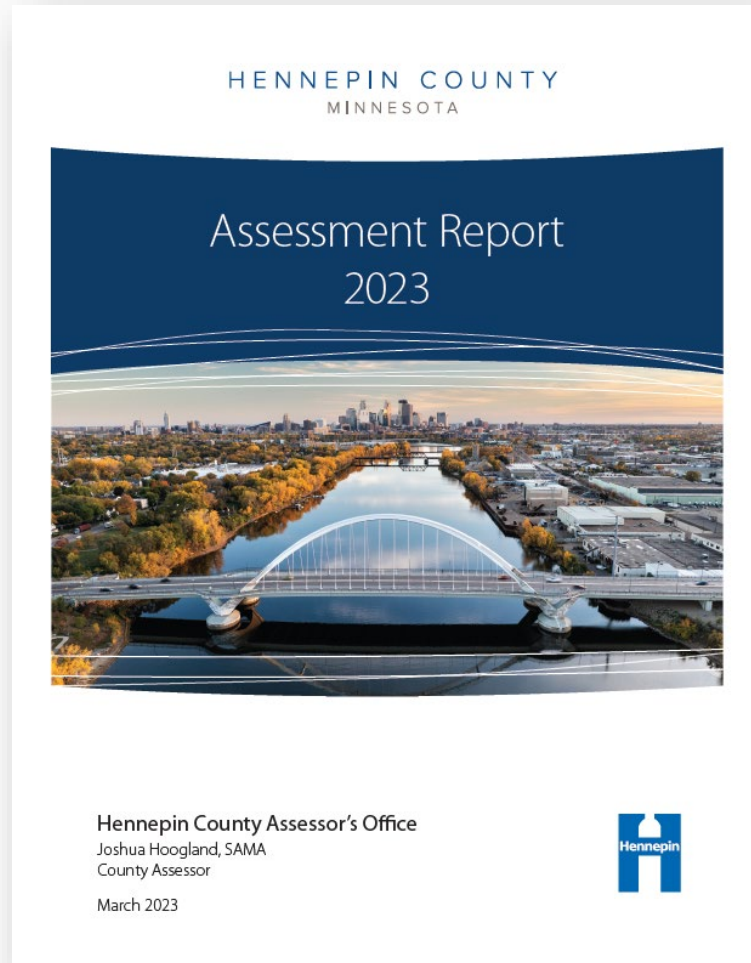
- **Data review and collection:** 20% of properties inspected each year, new construction
- **Sales review and ratio period:** October 1, 2021 – September 30, 2022
- **Assessment date:** January 2, 2023
- **Statistical equity measures:** Sales ratio analysis, role of county assessor, final review by 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

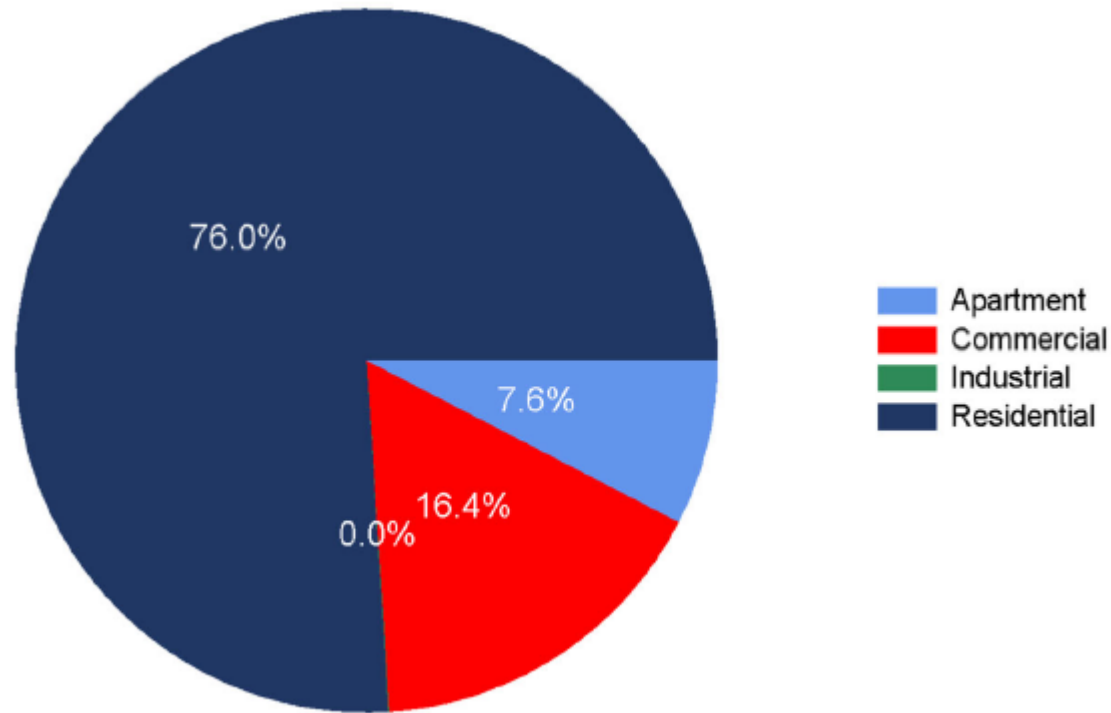


[hennepin.us/assessment](https://hennepin.us/assessment)

## 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

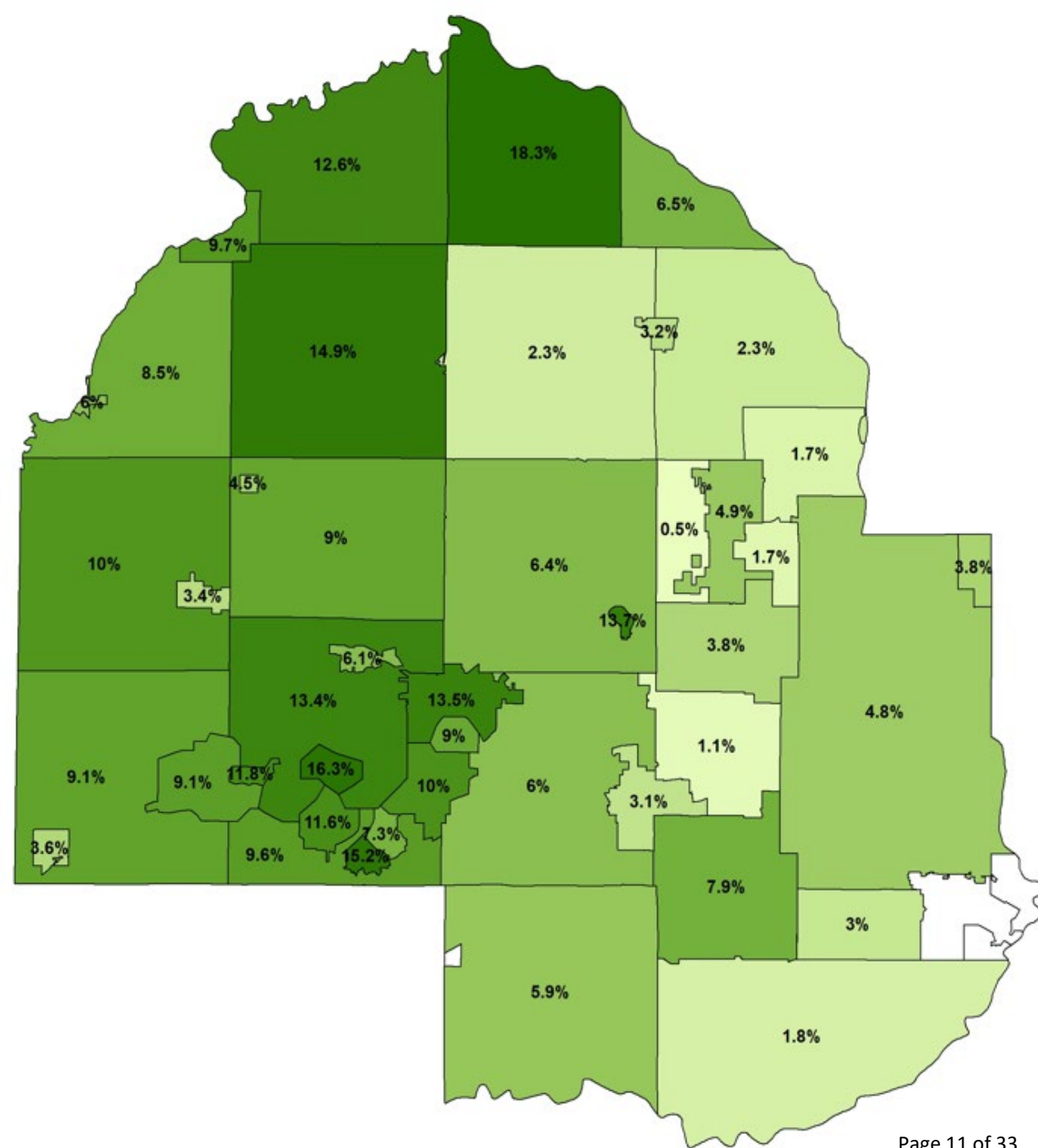
Countywide: 4.7%

Minneapolis: 4.8%

Suburban: 4.8%

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

Hennepin County



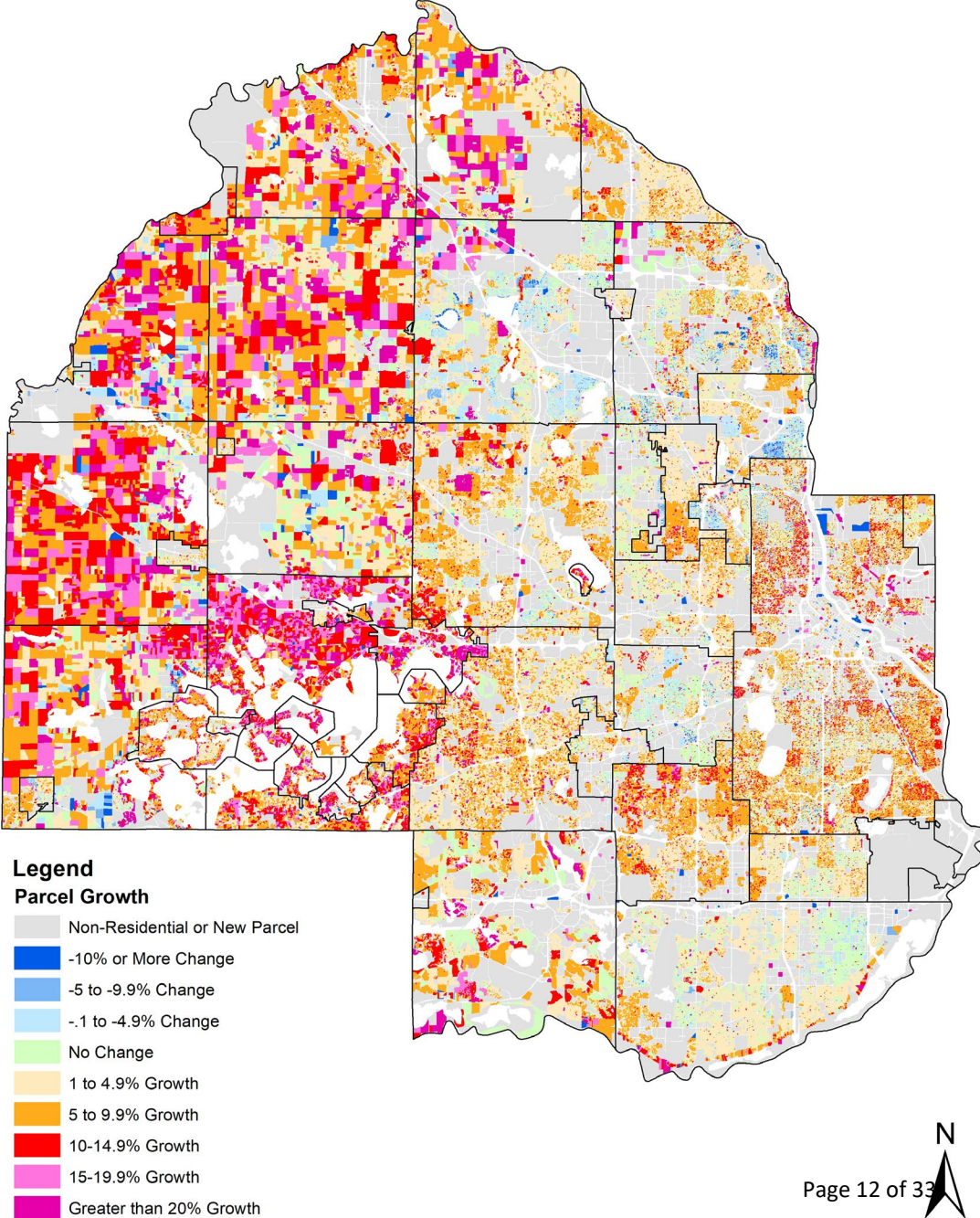
# Residential single-family trend

Countywide: 4.7%

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



# 2023 Local Board of Appeal & Equalization

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

# 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)



## Memo

**To:** Jeffery Dahl, City Manager – City of Wayzata

**From:** Melody Devine, Senior Commercial Appraiser – Hennepin County

**Date:** March 31<sup>st</sup>, 2023

**Re:** Commercial/Industrial/Apartment Valuation Summary for the Wayzata Local Board of Appeal and Equalization Meeting on April 4<sup>th</sup>, 2023

### Commercial

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The commercial market in Wayzata remains strong overall and continues to experience ongoing redevelopment and growth. The overall value change for commercial properties in Wayzata from the 2022 assessment to 2023, including new construction, was 21.1%. The increase in value excluding new construction was at 18.2%. Eight parcels were included in the new construction total assessed improvement value of \$12,750,000 for 2023.

### Industrial

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The Century Link Building at 116 Central Avenue North is the only industrial classified property within Wayzata. The 2023 assessment value was increased 3%.

### Apartments

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The apartment market remains stable with minimal growth. The overall value change for apartment properties in Wayzata from the 2022 assessment to 2023, including new construction, was 2.2%. The increase in value, excluding new construction, was at 0.2%.

### 1/2/2023 Valuation Notices Calls and Reviews

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There have been two commercial value notice calls and one apartment value notice call to date as of 3/30/2023. The following is a summary of the commercial value notice calls and reviews:

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### **1/2/2023 Commercial Valuation Notices Calls and Reviews**

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01-117-23-41-0025 (101 Lake Street West): The property owner contacted the Assessor's Office regarding the increase of their assessed value from \$2,109,000 for 2022 to \$3,050,000 for 2023 on this medical office property. Based on an inspection and review of the property a proposed 8.20% reduction in value to \$2,800,000 was made to the owner. The property owner accepted the offer on 3/23/2023. This value concurrence does not require a vote of approval by the board since it occurred prior to 10 days of the local board meeting.

06-117-22-24-0092 (307 Manitoba Avenue South): The property owner contacted the Assessor's Office questioning the removal of their residential sub-record from the property assessment. In years prior, the property was classified as a mixed-use commercial with residential property due to a first-floor office and second floor residential apartment. During an inspection of the property in the summer of 2022 it was discovered that the second floor is no longer used as a residential apartment. It is now used as office space. The owner confirmed that the current tenant leases this space for an office. A follow-up email was sent to the property owner with an explanation of why the classification on this property was changed to 100% commercial for the 2023 assessment and also informing them to contact the Assessor's Office if this second-floor space is converted back to an apartment use in the future so that the re-instatement of the mixed-use commercial and residential classification may be evaluated for a future assessment. No further action is required on this inquiry.

### **1/2/2023 Apartment Valuation Notices Calls and Reviews**

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06-117-22-42-0028 (110 Grand Ave South / Maggie Manor): A representative for this property contacted the Assessor's Office about the 2023 EMV on March 22, 2023. We are currently waiting for information from the appellant and will update the board at the meeting on the status of this appeal.



## Memo

**To:** Jeffery Dahl, City Manager – City of Wayzata

**From:** Michael Smerdon, Principal Residential Appraiser – Hennepin County

**Date:** March 31, 2023

**Re:** Residential Appeals Summary for the Wayzata Local Board of Appeal and Equalization Meeting on April 4<sup>th</sup>, 2023

### Residential

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I supplied the City Council with a Sales book at the preboard meeting on March 21<sup>st</sup>. A summary of the results of the 2023 residential assessment for the City of Wayzata was included in the Sales book.

### 1/2/2023 Valuation Notices Calls and Reviews

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I have received approximately 166 calls in the 4 weeks since the value notices were mailed. As of today, I am still receiving a few new calls each day. Every one of these calls needed to have an inspection of the home and property to ensure an equitable and accurate valuation conclusion. Of those calls, 75 reviews were fully completed before the 10-day window deadline on March 24<sup>th</sup>. 42 more have been completed that will be on the 10-day window list for the Local Board to act on during this meeting. 25 more that the Assessor's Office are still working on and 18 that we have contacted the owner but have not received a call back to set up on inspection. 6 that I have not been able to make first contact with but will by the end of day 3/31. These numbers are going to change as people are still calling to appeal their value, but they are current as of Thursday 3/30.

There have been a few trends that have emerged during the calls. Increases are a concern for the homeowners, but not many have been able articulate what the market value should be. This is a very understandable concern, considering the possible property tax implications for 2024. It is the job of the Assessor's office to determine the value and class of property regardless of the change from previous assessments.

Some neighborhoods have had more calls than others. The neighborhood that had the largest change in value and subsequently a large share of the appeals is the neighborhood in the vicinity of Lasalle St. and Central Ave. I anticipate there will be a few people from this

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neighborhood appealing their value to the LBAE, and many from this neighborhood that are going to be on the list from reviews in the 10-day window.

There is a trend that has developed within this neighborhood. Only a few of the calls have been from newer higher values homes. This is a neighborhood that is obviously in transition, and it is common for neighborhoods going through this type of growth to have upward value pressures put on the older smaller homes since these are typically bought for demolition to build a new bigger home on the site. That does not mean that every older home is going to be demolished after a sale. This, and the wide variety of homes in this neighborhood, makes valuing those homes very difficult. I have learned much about the area and this is a neighborhood I plan on reviewing this summer to further equalize the values.

The area north of Wayzata Boulevard but south of Highway 12 is another area where most of the calls have been from the older smaller homes.

There have also been several calls from the Highcroft area, this is due to the larger increase in that neighborhood. In most cases the valuations were well supported with market data.

Calls for the townhomes in Wayzata have been what I would consider a typical number of appeals, but I am not sure what the historical norms have been in the city. The exception to that has been the homes on Grace Point Ct. I was able to inspect 5 of the 10 in person and review the listing data for one more in that development.

We have received about a dozen calls from condo owners. Most of them in the Regatta development. A thorough review of this building is scheduled for the summer.

There are a small number of homeowners that are out of town and could not get the Assessor's Office access to their homes. They will be put on the 10-day window list to preserve their option to appeal to the County Board. I would prefer to be able to review the property and determine a value before the Local Board adjourns, but I don't think that will be possible in some cases.

It is my intent to have a small summary of the inspections and the resulting value determination for each property that appeals to the Local Board at the future reconvene meeting. I have attached a preliminary list of appellants to this memo.

PID	Name	Address	Assessment Year Pre Appeal EMV
0111723140021	P G PETERSEN & K L PETERSEN	205 FERNDALE RD S	\$1,330,600
0111723140051	W O WILLCOX & K A WILLCOX	178 WESTWOOD LA S	\$1,546,600
0111723330027	PHILLIP SORAN	532 FERNDALE RD W	\$7,667,000
0111723330028	ERIC G CHRISTIANSON ET AL	600 HILLSIDE DR W	\$1,267,100
0111723340010	O & D KANE	499 BOVEY RD	\$2,003,200
0111723410033	PHIL ANKENY	128 PEAVEY LANE	\$1,056,400
0111723420014	PETER RILEY	382 BOVEY RD	\$2,365,800
0111723430020	J M BUCKLER & M J CARLSON	494 BOVEY RD	\$2,860,400
0111723430024	PATTY D SMITH	480 HIGHCROFT RD	\$1,689,800
0511722220030	SUSAN M WHEELER	515 HOLLY CIRCLE	\$506,600
0511722220114	M C DONE & E C DONE	414 PONDRIDGE CIR	\$366,200
0511722220122	MARTIN (ALLAN) WOCHANSKY	436 PONDRIDGE CIR	\$358,400
0511722220123	VALBONA BUSHI	438 PONDRIDGE CIR	\$367,100
0511722240026	GLENN SCUDDER	1545 HOLLYBROOK RD	\$819,100
0511722240027	JIM ZIMMERMAN	1549 HOLLYBROOK RD	\$711,500
0511722310017	J W SALVESON & J M SALVESON	218 BUSHAWAY RD	\$2,812,200
0511722320004	CATHY IVERSON/SETH L NAEVE	220 CENTRAL AVE S	\$1,137,200
0511722320066	G P HALBACH & P H HALBACH	1321 LASALLE ST	\$3,156,100
0511722330019	KRISTIN HILLER	306 RENO ST	\$1,352,400
0511722330029	DANIEL VANDERHEYDEN	312 HAMPTON ST S	\$1,023,800
0511722330032	J R LILLEVOLD/D R LILLEVOLD	307 HAMPTON ST S	\$935,500
0511722330040	ROBERT DAVIS	1450 EASTMAN LN	\$5,969,400
0511722330041	CHRISTINE ANN SCHULTZ	401 BUSHAWAY RD	\$6,357,100
0511722330052	JAMES JOSEPH BOTZ	1320 LASALLE ST	\$1,197,200
0511722330059	J B CAUGHEY & S J CAUGHEY	309 HAMPTON ST S	\$1,005,100
0511722410002	I J GRIMM & S L GRIMM	1413 HOLDRIDGE LA S	\$470,800
0511722410020	R J MORRIS & C S MORRIS	16013 HOLDRIDGE RD W	\$967,600
0511722420002	ROLAND J & MARY JO PFENDER	16500 HOLDRIDGE RD W	\$785,600
0511722420009	GRETCHEN BUHLER VENTURA	1705 HOLDRIDGE CIR	\$890,900
0511722420010	ROBERT HUNT & AMY HUNT	1601 HOLDRIDGE CIR	\$847,400
0511722430029	M A SHIELL/D J SHIELL TRUSTE	258 BUSHAWAY RD	\$2,529,000
0511722430032	LEE N & KAREN P NEWCOMER	264 BUSHAWAY RD	\$2,602,500
0611722120029	PATRICK MCCARTHY	316 WALKER AVE N	\$814,200
0611722120032	CHASE SALSBURY	607 GARDNER ST E	\$690,100
0611722120044	DANIEL ANDERSON	628 BEAVER DAM ST E	\$480,400
0611722130005	J T ANDERSON & J E ANDERSON	624 PARK ST	\$651,100
0611722130017	LESLIE WITCHER VAUGHAN	649 PARK ST E	\$752,000
0611722130022	RICK WOOD	815 PARK ST E	\$717,600
0611722130046	WILLIAM HAYES MELOCHE	720 WAYZATA BLVD E	\$510,000
0611722130064	L B HILTNER/S L HARVEY TRUST	134 BROADWAY AVE N	\$625,600
0611722140037	LUCY OVINGTON	251 GLENBROOK RD N	\$1,908,700
0611722140046	CAROL A MEYER	168 BENTON AVE N	\$763,900
0611722140059	W R HAGEN & M J HAGEN	161 BENTON AVE N	\$864,400
0611722210003	JOE SAFFRIN/VALERIA SAFFRIN	312 BARRY AVE N	\$894,400
0611722230105	JAMES T CUNNINGHAM	205 BARRY AVE S # 101	\$283,300
0611722230335	LISA M KINOMOTO	127 EDGEWOOD CT	\$731,600
0611722230339	DIANE MARESH	124 EDGEWOOD CT	\$839,100
0611722230346	CAROL ALBER	115 EDGEWOOD CT	\$771,600
0611722230348	BILL BEHRING	119 EDGEWOOD CT	\$779,300
0611722230368	MARY S JENNESS TRUSTEE	297 GRACE POINTE CT	\$1,099,800
0611722230369	COLLEEN P BRANDEL TRUSTEE	294 GRACE POINTE CT	\$1,146,600
0611722230370	BRIAN REDMOND	296 GRACE POINTE CT	\$1,056,800

PID	Name	Address	Assessment Year Pre Appeal EMV
0611722230375	R AMBROSE & C AMBROSE	292 GRACE POINTE CT	\$1,154,900
0611722240025	BRUCE HOFFARBER	420 RICE ST E	\$1,258,400
0611722240041	RICE STREET CAPITAL LLC Kurt Mostrom	615 RICE ST E	\$939,700
0611722240047	KATHLEEN L NASH	507 RICE ST E	\$837,200
0611722240055	M TAYLOR & E TAYLOR	429 RICE ST E	\$866,300
0611722240058	BRIAN ANDREW SILUS	517 WAYZATA BLVD E	\$514,600
0611722240085	A STRASZEWSKI/M STRASZEWSKI	527 RICE ST E	\$1,095,900
0611722240148	CHRIS HICKOK	213 WALKER AVE S	\$2,324,400
0611722240151	THOMAS ROLANDO	207 WLAKER AVE S	\$2,346,400
0611722310071	STEVE HORNIG	540 INDIAN MOUND #2B	\$1,451,900
0611722410010	MIKE TANGHE	153 HUNTINGTON AVE S	\$1,775,700
0611722410012	DEXTER ANDREWS	161 HUNTINGTON AVE S	\$779,200
0611722410018	ROBERT C FISHER TRUST	127 CENTRAL AVE S	\$962,000
0611722410026	MIKE TANGHE	132 HUNTINGTON AVE S	\$795,600
0611722410027	JOANIE CUNNINGHAM	164 HUNTINGTON AVE S	\$1,108,800
0611722410028	AMANDA ADAMS	1083 CIRCLE DRIVE E	\$277,100
0611722410030	MIKE WITTINGTON	126 Circle DRIVE A S	\$1,303,500
0611722410032	BRENDA MARIE KAUFMAN	131 HUNTINGTON AVE S	\$662,700
0611722410039	OLIVIA ADAMS	247 CENTRAL AVE S	\$745,700
0611722410040	ADLON ADAMS	257 CENTRAL AVE S	\$634,600
0611722410041	AMANDA A & KENT R ADAMS	309 WISE AVE S	\$670,700
0611722410063	STEVEN APLETAL	325 WISE AVE S	\$1,380,500
0611722410066	JON HALVERSON	137 CENTRAL AVE S	\$1,077,200
0611722410067	JON HALVERSON	147 CENTRAL AVE S	\$686,900
0611722410068	T D JENSEN & C S JENSEN	138 CIRCLE A DR S	\$1,972,200
0611722410073	J SCHNEIDERMAN & N STOB	1058 CIRCLE DR E	\$1,580,600
0611722410106	THOMAS JUDD KRAUS	137 HUNTINGTON AVE S	\$847,900
0611722410107	JACQUELINE A SINGER REV TRUS	143 HUNTINGTON AVE S	\$1,303,600
0611722410119	AVERY MERRIMAN	875 LAKE ST N #204	\$1,847,000
0611722410127	FRANK ANGLIN	875 LAKE ST N #212	\$1,191,800
0611722410129	RONALD D SLEITER REV TRUST	875 LAKE ST N #214	\$1,633,000
0611722410130	MARY SHUMAKER	875 LAKE ST N #214	\$736,000
0611722410131	JANINE ZAETTA	875 LAKE ST N #216	\$963,300
0611722410135	KAREN M QUAST REV TRUST	875 LAKE ST N #220	\$1,887,200
0611722410136	GERALD CLEARY	875 LAKE ST N #301	\$1,582,900
0611722410154	JUANITA BURKE	875 LAKE ST N #319	\$933,700
0611722410165	GLORIA BLEZER	875 LAKE ST N #409	\$2,629,200
0611722410168	BETTY MARTELL/HARRY MARTELL	875 LAKE ST N #412	\$1,837,700
0611722420071	SANDY J NAVIN REVOC TRUST	754 WIDSTEN CIR	\$1,412,000
0611722430006	956 SHADY LANE EAST LLC - Chuck Webster	956 SHADY LANE E	\$5,355,700
0611722440010	WINSUM LLC - Lance Wallin	972 SHADY LANE	\$4,673,600
0611722440016	JEFF NELSON	1037 LAKE ST E	\$1,464,200
0611722440022	LANCE HOUGHTON WALLIN	964 SHADY LA E	\$4,565,100
0611722440027	PENNY SHERRY	1053 LAKE ST E	\$2,126,300
0811722210003	TIM HAYDEN	1620 LOCUST HILLS PL	\$2,307,000
1211723120017	DANIEL A DEIKEL TRUST	390 FERNDALE RD W	\$2,305,000
1211723120036	TRICIA BLAKE	341 RAMSEY RD	\$2,703,500
1211723120037	AMANDA ADAMS	309 RAMSEY RD	\$6,901,000
1211723130008	557 HARRINGTON ROAD TRUST - John NoLan	557 HARRINGTON RD	\$9,696,200
3111822330040	SAM GRACIELA GONZALEZ	148 RIDGEVIEW LA E	\$460,400