

**AGENDA**  
**MAPLE PLAIN CITY COUNCIL – REGULAR MEETING**  
**MAPLE PLAIN CITY HALL**  
**APRIL 25 2016**  
**6:30 PM**

**1. WELCOME**

**2. VISITORS TO BE HEARD**

*Note: This is a courtesy extended to persons wishing to address the council who are not on the agenda. A completed public comment form should be presented to the city administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.*

**3. ADJOURNMENT**



## Hennepin County Assessor Department

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Assessor Department  
A-2103 Government Center  
Minneapolis, Minnesota 55487-0231

612 348-3046, Phone  
612 348-8751, Fax

**To:** City of Maple Plain, Mayor and Council  
**From:** Wes Hanson, Appraiser  
**Date:** March 28, 2016  
**Re:** 2016 Assessment and Local Board of Appeal and Equalization

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The 2016 Maple Plain Local Board of Appeal and Equalization has been scheduled for Monday, April 25th, at 6:30pm. In preparation for the upcoming board meeting, please find the enclosed data to help you. There are procedures for the Local Board of Appeal and Equalization, and sales photos with characteristics from a sample of sales throughout the city.

### ***Annual Revaluation***

Each year, one fifth of the properties in the city are reviewed and the records are updated.

### ***Summary of the 2016 Assessment***

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

Residential	5.0%
Duplex	5.8%
Commercial	1.0%
Industrial	0.1%
Apartments	2.9%

There are 661 taxable parcels in the city with a total market value of approximately \$166,715,000. This value includes \$248,000 in new construction improvements. The overall value increase for all property types in the City of Maple Plain is 3.4%.

### ***The Local Board of Appeal and Equalization Process***

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

The board has the authority to increase, decrease, or make no action on individual valuations. The total reduction must not reduce the aggregate assessment by more than one percent or none of the adjustments will be allowed. The board also, cannot increase or decrease by percentage all of the assessments in a district by class. If the board chooses to reconvene it must do so within 20 days. A majority of the board members are required to attend all local board meetings. Enclosed are additional duties and information for local boards as provided by the Minnesota Property Tax Administrators Manual, which is prepared by the Minnesota Department of Revenue Property Tax Division.

In order for a 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 13, 2016. All requests for appointments at the County Board must be received before May 18, 2016. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact us at 612-348-3046.

# Median Prices – Around the Metro



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
<b>Twin Cities Region</b>	<b>\$150,000</b>	<b>\$167,900</b>	<b>\$192,000</b>	<b>\$205,600</b>	<b>\$220,000</b>	<b>+ 7.0%</b>	<b>+ 46.7%</b>
Afton	\$430,000	\$275,000	\$409,500	\$412,375	\$435,000	+ 5.5%	+ 1.2%
Albertville	\$142,500	\$149,950	\$178,900	\$179,900	\$210,000	+ 16.7%	+ 47.4%
Andover	\$182,000	\$205,000	\$227,491	\$236,700	\$248,200	+ 4.9%	+ 36.4%
Annandale	\$153,170	\$169,500	\$159,000	\$172,221	\$204,450	+ 18.7%	+ 33.5%
Anoka	\$114,000	\$122,900	\$146,950	\$166,000	\$179,900	+ 8.4%	+ 57.8%
Apple Valley	\$149,900	\$175,000	\$195,000	\$213,000	\$224,900	+ 5.6%	+ 50.0%
Arden Hills	\$157,500	\$325,000	\$300,300	\$252,000	\$282,000	+ 11.9%	+ 79.0%
Bayport	\$147,000	\$184,500	\$200,000	\$237,450	\$207,000	- 12.8%	+ 40.8%
Becker	\$131,700	\$149,375	\$155,900	\$169,900	\$183,900	+ 8.2%	+ 39.6%
Belle Plaine	\$136,050	\$144,500	\$159,000	\$187,700	\$193,250	+ 3.0%	+ 42.0%
Bethel	\$100,000	\$115,950	\$135,000	\$115,000	\$158,185	+ 37.6%	+ 58.2%
Big Lake	\$117,500	\$134,900	\$154,500	\$169,900	\$178,000	+ 4.8%	+ 51.5%
Birchwood Village	\$240,500	\$227,900	\$287,375	\$340,000	\$260,000	- 23.5%	+ 8.1%
Blaine	\$154,900	\$175,000	\$199,200	\$218,665	\$220,000	+ 0.6%	+ 42.0%
Bloomington	\$157,000	\$171,000	\$193,100	\$201,000	\$218,000	+ 8.5%	+ 38.9%
Bloomington – East	\$140,000	\$145,300	\$169,000	\$182,000	\$198,000	+ 8.8%	+ 41.4%
Bloomington – West	\$181,725	\$191,000	\$215,000	\$225,000	\$235,000	+ 4.4%	+ 29.3%
Brainerd MSA	\$147,000	\$155,000	\$161,000	\$165,000	\$170,000	+ 3.0%	+ 15.6%
Brooklyn Center	\$82,300	\$95,000	\$122,250	\$139,950	\$154,950	+ 10.7%	+ 88.3%
Brooklyn Park	\$127,000	\$146,000	\$167,000	\$174,900	\$194,000	+ 10.9%	+ 52.8%
Buffalo	\$131,500	\$141,000	\$171,810	\$175,000	\$200,000	+ 14.3%	+ 52.1%
Burnsville	\$147,750	\$165,300	\$185,000	\$209,500	\$222,000	+ 6.0%	+ 50.3%
Cambridge	\$94,000	\$101,300	\$127,000	\$148,250	\$163,500	+ 10.3%	+ 73.9%
Cannon Falls	\$123,500	\$145,000	\$177,500	\$166,100	\$193,000	+ 16.2%	+ 56.3%
Carver	\$225,000	\$245,000	\$282,500	\$270,000	\$277,750	+ 2.9%	+ 23.4%
Centerville	\$154,600	\$180,000	\$189,950	\$197,500	\$223,000	+ 12.9%	+ 44.2%
Champlin	\$148,000	\$159,400	\$182,500	\$193,950	\$205,000	+ 5.7%	+ 38.5%
Chanhassen	\$297,500	\$280,500	\$305,000	\$318,838	\$325,000	+ 1.9%	+ 9.2%
Chaska	\$170,000	\$207,500	\$252,000	\$235,000	\$255,000	+ 8.5%	+ 50.0%
Chisago	\$155,700	\$168,500	\$199,850	\$201,500	\$235,150	+ 16.7%	+ 51.0%
Circle Pines	\$124,150	\$139,450	\$144,150	\$154,000	\$162,550	+ 5.6%	+ 30.9%
Clear Lake	\$146,800	\$152,450	\$160,375	\$154,500	\$184,750	+ 19.6%	+ 25.9%
Clearwater	\$127,750	\$150,000	\$160,000	\$159,500	\$157,500	- 1.3%	+ 23.3%
Coates	\$0	\$0	\$0	\$0	\$161,625	--	--
Cokato	\$107,500	\$105,000	\$129,900	\$123,200	\$132,450	+ 7.5%	+ 23.2%
Cologne	\$189,900	\$182,550	\$181,500	\$262,950	\$250,000	- 4.9%	+ 31.6%
Columbia Heights	\$101,500	\$99,950	\$132,000	\$140,000	\$158,125	+ 12.9%	+ 55.8%
Columbus	\$177,277	\$208,500	\$202,800	\$227,500	\$236,300	+ 3.9%	+ 33.3%
Coon Rapids	\$114,900	\$125,105	\$150,000	\$160,300	\$175,000	+ 9.2%	+ 52.3%
Corcoran	\$246,000	\$230,000	\$300,000	\$312,500	\$330,000	+ 5.6%	+ 34.1%
Cottage Grove	\$160,000	\$174,400	\$194,000	\$209,900	\$222,000	+ 5.8%	+ 38.8%
Crystal	\$105,000	\$127,550	\$149,250	\$157,500	\$172,000	+ 9.2%	+ 63.8%
Dayton	\$142,000	\$191,500	\$274,000	\$218,250	\$328,709	+ 50.6%	+ 131.5%

# 2015 Annual Housing Market Report – Twin Cities Metro

## Median Prices – Around the Metro



MINNEAPOLIS AREA Association  
of REALTORS®

	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Deephaven	\$322,000	\$493,250	\$518,500	\$585,000	\$622,500	+ 6.4%	+ 93.3%
Delano	\$173,150	\$205,500	\$232,870	\$241,250	\$275,600	+ 14.2%	+ 59.2%
Dellwood	\$499,000	\$360,000	\$507,500	\$765,000	\$594,215	- 22.3%	+ 19.1%
Eagan	\$171,000	\$193,990	\$220,000	\$234,700	\$243,050	+ 3.6%	+ 42.1%
East Bethel	\$162,500	\$165,000	\$179,900	\$198,000	\$219,500	+ 10.9%	+ 35.1%
Eden Prairie	\$257,110	\$257,000	\$279,294	\$300,000	\$299,900	- 0.0%	+ 16.6%
Edina	\$339,000	\$344,000	\$350,000	\$380,000	\$396,000	+ 4.2%	+ 16.8%
Elk River	\$132,000	\$157,000	\$172,000	\$195,000	\$215,700	+ 10.6%	+ 63.4%
Elko New Market	\$193,000	\$215,000	\$247,627	\$257,520	\$264,250	+ 2.6%	+ 36.9%
Excelsior	\$350,000	\$291,500	\$409,750	\$452,500	\$502,500	+ 11.0%	+ 43.6%
Falcon Heights	\$207,500	\$228,706	\$238,000	\$257,450	\$257,000	- 0.2%	+ 23.9%
Faribault	\$102,000	\$115,000	\$135,000	\$135,250	\$143,450	+ 6.1%	+ 40.6%
Farmington	\$140,500	\$163,000	\$192,500	\$210,000	\$220,000	+ 4.8%	+ 56.6%
Forest Lake	\$153,750	\$185,000	\$191,500	\$219,900	\$225,500	+ 2.5%	+ 46.7%
Fridley	\$120,000	\$126,500	\$154,250	\$160,000	\$175,000	+ 9.4%	+ 45.8%
Gem Lake	\$240,000	\$352,261	\$169,450	\$563,864	\$411,000	- 27.1%	+ 71.3%
Golden Valley	\$199,450	\$218,500	\$246,000	\$247,500	\$264,900	+ 7.0%	+ 32.8%
Grant	\$422,500	\$367,500	\$415,500	\$445,000	\$399,900	- 10.1%	- 5.3%
Greenfield	\$373,000	\$350,000	\$354,000	\$486,500	\$410,000	- 15.7%	+ 9.9%
Greenwood	\$755,000	\$675,000	\$921,500	\$747,500	\$965,000	+ 29.1%	+ 27.8%
Ham Lake	\$211,500	\$231,000	\$271,600	\$289,900	\$297,500	+ 2.6%	+ 40.7%
Hamburg	\$75,200	\$111,500	\$95,500	\$138,000	\$119,900	- 13.1%	+ 59.4%
Hammond	\$118,000	\$121,900	\$145,000	\$163,000	\$160,950	- 1.3%	+ 36.4%
Hampton	\$172,000	\$138,500	\$204,000	\$200,000	\$233,000	+ 16.5%	+ 35.5%
Hanover	\$214,950	\$211,000	\$239,950	\$254,313	\$266,250	+ 4.7%	+ 23.9%
Hastings	\$128,500	\$142,000	\$169,900	\$182,250	\$196,000	+ 7.5%	+ 52.5%
Hilltop	\$0	\$24,500	\$34,500	\$47,500	\$0	- 100.0%	--
Hopkins	\$125,000	\$159,950	\$180,500	\$182,000	\$214,250	+ 17.7%	+ 71.4%
Hudson	\$184,500	\$195,000	\$228,500	\$233,500	\$261,575	+ 12.0%	+ 41.8%
Hugo	\$137,000	\$164,199	\$195,000	\$180,000	\$204,500	+ 13.6%	+ 49.3%
Hutchinson	\$115,250	\$111,750	\$125,000	\$142,900	\$145,000	+ 1.5%	+ 25.8%
Independence	\$249,900	\$387,500	\$411,500	\$424,950	\$525,000	+ 23.5%	+ 110.1%
Inver Grove Heights	\$155,000	\$160,000	\$194,950	\$180,000	\$193,250	+ 7.4%	+ 24.7%
Isanti	\$91,500	\$117,000	\$125,000	\$149,900	\$158,500	+ 5.7%	+ 73.2%
Jordan	\$178,000	\$177,000	\$215,000	\$209,000	\$247,000	+ 18.2%	+ 38.8%
Lake Elmo	\$374,800	\$367,500	\$374,900	\$428,500	\$401,000	- 6.4%	+ 7.0%
Lake Minnetonka Area	\$329,000	\$340,000	\$369,950	\$380,000	\$395,000	+ 3.9%	+ 20.1%
Lake St. Croix Beach	\$85,250	\$180,000	\$139,000	\$176,250	\$187,250	+ 6.2%	+ 119.6%
Lakeland	\$221,000	\$195,500	\$204,990	\$223,000	\$244,000	+ 9.4%	+ 10.4%
Lakeland Shores	\$178,139	\$270,000	\$265,000	\$1,500,000	\$247,423	- 83.5%	+ 38.9%
Lakeville	\$205,000	\$226,000	\$258,000	\$272,000	\$298,745	+ 9.8%	+ 45.7%
Lauderdale	\$128,150	\$171,450	\$175,000	\$117,750	\$175,000	+ 48.6%	+ 36.6%
Lexington	\$108,563	\$136,950	\$149,900	\$181,920	\$172,862	- 5.0%	+ 59.2%
Lilydale	\$177,500	\$190,000	\$200,250	\$280,000	\$240,000	- 14.3%	+ 35.2%

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MINNEAPOLIS AREA Association  
of REALTORS®

	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Lindstrom	\$143,900	\$140,000	\$160,025	\$179,999	\$190,000	+ 5.6%	+ 32.0%
Lino Lakes	\$173,500	\$208,375	\$229,900	\$243,000	\$254,600	+ 4.8%	+ 46.7%
Little Canada	\$140,000	\$175,000	\$185,500	\$192,593	\$206,250	+ 7.1%	+ 47.3%
Long Lake	\$186,500	\$227,500	\$231,500	\$212,250	\$269,950	+ 27.2%	+ 44.7%
Lonsdale	\$137,000	\$145,000	\$171,900	\$183,000	\$211,300	+ 15.5%	+ 54.2%
Loretto	\$217,875	\$130,000	\$199,900	\$156,900	\$256,000	+ 63.2%	+ 17.5%
Mahtomedi	\$257,500	\$249,900	\$245,000	\$301,450	\$325,000	+ 7.8%	+ 26.2%
Maple Grove	\$214,000	\$219,453	\$233,000	\$245,500	\$245,000	- 0.2%	+ 14.5%
Maple Lake	\$112,840	\$134,950	\$145,000	\$167,000	\$170,000	+ 1.8%	+ 50.7%
Maple Plain	\$153,500	\$187,450	\$178,750	\$212,500	\$243,900	+ 14.8%	+ 58.9%
Maplewood	\$139,400	\$145,000	\$165,000	\$182,000	\$187,998	+ 3.3%	+ 34.9%
Marine on St. Croix	\$242,000	\$274,450	\$320,000	\$322,450	\$320,000	- 0.8%	+ 32.2%
Mayer	\$169,900	\$164,405	\$189,900	\$190,000	\$212,000	+ 11.6%	+ 24.8%
Medicine Lake	\$315,000	\$650,000	\$542,000	\$465,000	\$836,250	+ 79.8%	+ 165.5%
Medina	\$485,000	\$457,985	\$521,623	\$527,500	\$555,047	+ 5.2%	+ 14.4%
Mendota	\$80,000	\$154,500	\$287,000	\$78,000	\$0	- 100.0%	- 100.0%
Mendota Heights	\$286,500	\$272,000	\$282,500	\$330,000	\$339,797	+ 3.0%	+ 18.6%
Miesville	\$0	\$140,000	\$231,671	\$205,000	\$0	- 100.0%	--
Minneapolis - (Citywide)	\$140,000	\$165,000	\$189,000	\$205,000	\$220,000	+ 7.3%	+ 57.1%
Minneapolis - Calhoun-Isle	\$267,021	\$300,000	\$327,780	\$318,500	\$360,000	+ 13.0%	+ 34.8%
Minneapolis - Camden	\$45,052	\$59,700	\$77,000	\$101,250	\$122,000	+ 20.5%	+ 170.8%
Minneapolis - Central	\$214,250	\$220,000	\$247,250	\$321,000	\$260,000	- 19.0%	+ 21.4%
Minneapolis - Longfellow	\$147,500	\$169,000	\$185,200	\$196,250	\$207,250	+ 5.6%	+ 40.5%
Minneapolis - Near North	\$43,000	\$60,000	\$80,500	\$101,000	\$125,200	+ 24.0%	+ 191.2%
Minneapolis - Nokomis	\$162,700	\$176,500	\$199,900	\$222,375	\$227,000	+ 2.1%	+ 39.5%
Minneapolis - Northeast	\$125,000	\$140,000	\$168,755	\$179,500	\$199,825	+ 11.3%	+ 59.9%
Minneapolis - Phillips	\$72,500	\$88,000	\$90,225	\$115,000	\$141,500	+ 23.0%	+ 95.2%
Minneapolis - Powderhorn	\$110,000	\$116,400	\$157,250	\$168,000	\$185,050	+ 10.1%	+ 68.2%
Minneapolis - Southwest	\$264,450	\$277,000	\$306,000	\$323,500	\$340,000	+ 5.1%	+ 28.6%
Minneapolis - University	\$207,500	\$221,000	\$232,250	\$226,000	\$230,000	+ 1.8%	+ 10.8%
Minnetonka	\$232,500	\$255,000	\$279,000	\$270,000	\$300,000	+ 11.1%	+ 29.0%
Minnetonka Beach	\$1,130,000	\$675,000	\$670,000	\$1,096,450	\$1,487,500	+ 35.7%	+ 31.6%
Minnetrissa	\$349,950	\$385,000	\$435,000	\$436,000	\$445,500	+ 2.2%	+ 27.3%
Monticello	\$124,000	\$137,095	\$156,045	\$172,000	\$186,000	+ 8.1%	+ 50.0%
Montrose	\$115,000	\$130,357	\$149,000	\$164,550	\$164,450	- 0.1%	+ 43.0%
Mora	\$84,400	\$86,500	\$98,000	\$99,750	\$122,000	+ 22.3%	+ 44.5%
Mound	\$150,000	\$169,000	\$191,000	\$202,000	\$215,950	+ 6.9%	+ 44.0%
Mounds View	\$134,950	\$139,500	\$163,000	\$176,000	\$187,673	+ 6.6%	+ 39.1%
New Brighton	\$157,500	\$165,000	\$171,000	\$197,000	\$219,900	+ 11.6%	+ 39.6%
New Germany	\$110,000	\$100,000	\$142,450	\$165,708	\$153,610	- 7.3%	+ 39.6%
New Hope	\$126,125	\$155,000	\$173,000	\$185,000	\$199,000	+ 7.6%	+ 57.8%
New Prague	\$146,000	\$174,000	\$195,000	\$189,900	\$215,000	+ 13.2%	+ 47.3%
New Richmond	\$110,000	\$124,900	\$137,850	\$155,850	\$178,000	+ 14.2%	+ 61.8%
New Trier	\$0	\$75,000	\$63,700	\$0	\$137,000	--	--

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	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Newport	\$72,175	\$98,500	\$140,500	\$167,000	\$157,261	- 5.8%	+ 117.9%
North Branch	\$115,000	\$123,650	\$150,000	\$164,900	\$175,778	+ 6.6%	+ 52.9%
North Oaks	\$480,000	\$510,000	\$625,000	\$632,997	\$692,844	+ 9.5%	+ 44.3%
North Saint Paul	\$120,000	\$139,900	\$150,500	\$168,000	\$174,000	+ 3.6%	+ 45.0%
Northfield	\$145,000	\$157,500	\$183,000	\$183,000	\$199,000	+ 8.7%	+ 37.2%
Norwood Young America	\$122,500	\$128,912	\$144,000	\$158,500	\$166,400	+ 5.0%	+ 35.8%
Nowthen	\$180,000	\$209,500	\$234,500	\$241,000	\$305,000	+ 26.6%	+ 69.4%
Oak Grove	\$175,000	\$200,825	\$228,920	\$243,495	\$265,000	+ 8.8%	+ 51.4%
Oak Park Heights	\$130,000	\$134,799	\$176,200	\$177,000	\$202,000	+ 14.1%	+ 55.4%
Oakdale	\$133,000	\$134,950	\$164,000	\$167,500	\$188,400	+ 12.5%	+ 41.7%
Orono	\$532,500	\$377,223	\$501,000	\$572,000	\$542,500	- 5.2%	+ 1.9%
Osseo	\$115,000	\$153,950	\$141,950	\$175,000	\$174,900	- 0.1%	+ 52.1%
Otsego	\$159,900	\$163,450	\$194,525	\$214,950	\$218,500	+ 1.7%	+ 36.6%
Pine City	\$82,250	\$105,260	\$111,275	\$120,000	\$126,375	+ 5.3%	+ 53.6%
Pine Springs	\$300,000	\$271,500	\$320,000	\$377,500	\$395,000	+ 4.6%	+ 31.7%
Plymouth	\$245,000	\$275,500	\$304,450	\$305,000	\$320,000	+ 4.9%	+ 30.6%
Princeton	\$111,000	\$105,000	\$138,900	\$149,000	\$163,500	+ 9.7%	+ 47.3%
Prior Lake	\$212,000	\$227,500	\$270,100	\$281,250	\$300,000	+ 6.7%	+ 41.5%
Ramsey	\$137,000	\$153,000	\$182,000	\$199,900	\$216,000	+ 8.1%	+ 57.7%
Randolph	\$168,937	\$139,950	\$190,000	\$262,500	\$208,250	- 20.7%	+ 23.3%
Red Wing	\$130,000	\$130,000	\$133,875	\$145,000	\$147,950	+ 2.0%	+ 13.8%
Richfield	\$140,250	\$155,000	\$174,950	\$183,500	\$205,000	+ 11.7%	+ 46.2%
River Falls	\$143,600	\$151,000	\$168,500	\$179,900	\$195,000	+ 8.4%	+ 35.8%
Robbinsdale	\$104,750	\$123,499	\$140,000	\$158,875	\$175,000	+ 10.1%	+ 67.1%
Rockford	\$130,000	\$154,000	\$197,400	\$184,535	\$195,299	+ 5.8%	+ 50.2%
Rogers	\$210,000	\$236,000	\$265,000	\$278,950	\$293,978	+ 5.4%	+ 40.0%
Rosemount	\$170,388	\$181,000	\$215,000	\$228,500	\$239,950	+ 5.0%	+ 40.8%
Roseville	\$158,500	\$187,450	\$197,535	\$205,000	\$215,000	+ 4.9%	+ 35.6%
Rush City	\$113,000	\$92,000	\$122,750	\$149,000	\$129,500	- 13.1%	+ 14.6%
Saint Anthony	\$178,200	\$154,950	\$179,950	\$211,700	\$248,435	+ 17.4%	+ 39.4%
Saint Bonifacius	\$145,000	\$189,500	\$185,500	\$179,000	\$220,000	+ 22.9%	+ 51.7%
Saint Cloud MSA	\$128,000	\$135,000	\$145,000	\$150,000	\$155,900	+ 3.9%	+ 21.8%
Saint Francis	\$122,550	\$130,000	\$149,900	\$159,450	\$180,500	+ 13.2%	+ 47.3%
Saint Louis Park	\$185,000	\$198,450	\$218,900	\$230,000	\$239,000	+ 3.9%	+ 29.2%
Saint Mary's Point	\$1,100,000	\$170,500	\$258,800	\$347,400	\$235,000	- 32.4%	- 78.6%
Saint Michael	\$165,000	\$183,000	\$198,900	\$220,000	\$231,000	+ 5.0%	+ 40.0%
Saint Paul	\$100,000	\$120,000	\$143,450	\$157,250	\$168,000	+ 6.8%	+ 68.0%
Saint Paul - Battle Creek / Highwood	\$89,250	\$112,000	\$135,050	\$146,251	\$157,900	+ 8.0%	+ 76.9%
Saint Paul - Como Park	\$134,900	\$155,000	\$177,500	\$187,080	\$195,000	+ 4.2%	+ 44.6%
Saint Paul - Dayton's Bluff	\$49,500	\$59,000	\$93,950	\$110,463	\$130,000	+ 17.7%	+ 162.6%
Saint Paul - Downtown	\$126,500	\$136,000	\$160,000	\$172,000	\$164,900	- 4.1%	+ 30.4%
Saint Paul - Greater East Side	\$85,000	\$88,900	\$115,500	\$129,900	\$141,600	+ 9.0%	+ 66.6%
Saint Paul - Hamline-Midway	\$104,500	\$126,350	\$149,125	\$155,950	\$168,299	+ 7.9%	+ 61.1%
Saint Paul - Highland Park	\$235,000	\$229,900	\$249,500	\$264,000	\$270,350	+ 2.4%	+ 15.0%

# 2015 Annual Housing Market Report – Twin Cities Metro

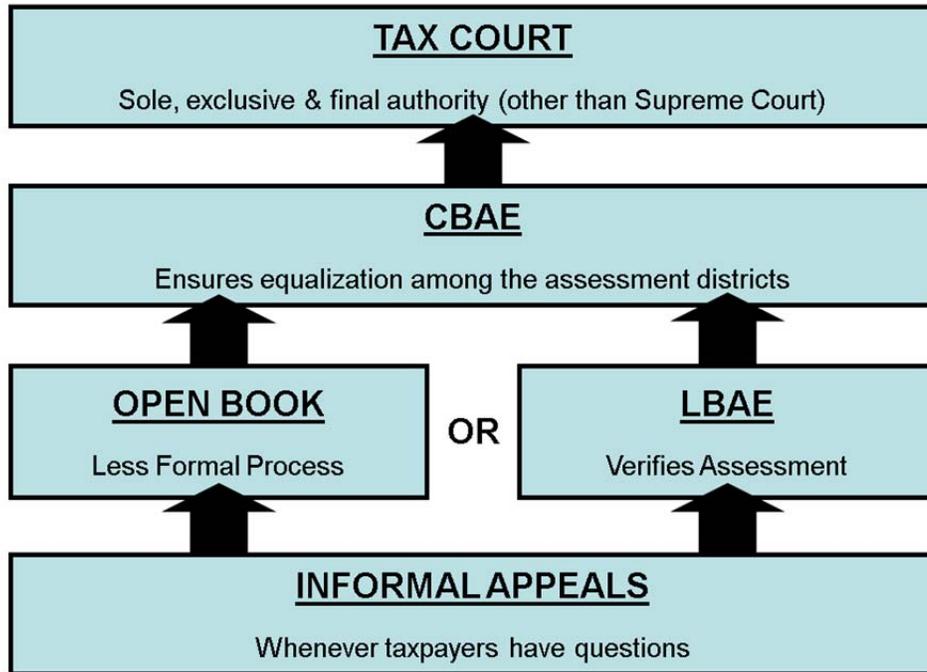
## Median Prices – Around the Metro



MINNEAPOLIS AREA Association  
of REALTORS®

	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Saint Paul - Merriam Park / Lexington-Hamline	\$210,000	\$240,000	\$228,950	\$249,950	\$256,000	+ 2.4%	+ 21.9%
Saint Paul - Macalester-Groveland	\$228,750	\$235,000	\$263,500	\$277,750	\$292,000	+ 5.1%	+ 27.7%
Saint Paul - North End	\$55,000	\$68,550	\$89,900	\$107,750	\$128,500	+ 19.3%	+ 133.6%
Saint Paul - Payne-Phalen	\$65,000	\$80,500	\$100,000	\$124,900	\$133,500	+ 6.9%	+ 105.4%
Saint Paul - St. Anthony Park	\$180,000	\$192,500	\$259,500	\$239,000	\$227,900	- 4.6%	+ 26.6%
Saint Paul - Summit Hill	\$325,000	\$288,000	\$340,000	\$344,500	\$369,000	+ 7.1%	+ 13.5%
Saint Paul - Summit-University	\$130,000	\$159,900	\$170,000	\$194,280	\$210,000	+ 8.1%	+ 61.5%
Saint Paul - Thomas-Dale (Frogtown)	\$45,000	\$55,000	\$80,900	\$106,500	\$130,000	+ 22.1%	+ 188.9%
Saint Paul - West Seventh	\$103,626	\$121,000	\$145,000	\$148,250	\$169,900	+ 14.6%	+ 64.0%
Saint Paul - West Side	\$82,000	\$90,000	\$122,000	\$137,000	\$150,000	+ 9.5%	+ 82.9%
Saint Paul Park	\$117,000	\$127,750	\$145,200	\$160,000	\$172,200	+ 7.6%	+ 47.2%
Savage	\$187,000	\$208,000	\$235,000	\$255,000	\$254,950	- 0.0%	+ 36.3%
Scandia	\$240,000	\$247,870	\$283,367	\$286,250	\$298,950	+ 4.4%	+ 24.6%
Shakopee	\$154,900	\$166,750	\$194,700	\$205,000	\$209,000	+ 2.0%	+ 34.9%
Shoreview	\$180,000	\$191,000	\$222,750	\$223,000	\$237,000	+ 6.3%	+ 31.7%
Shorewood	\$349,950	\$414,900	\$425,000	\$382,500	\$417,500	+ 9.2%	+ 19.3%
Somerset	\$127,000	\$119,900	\$144,500	\$175,000	\$179,550	+ 2.6%	+ 41.4%
South Haven	\$187,500	\$153,500	\$179,900	\$190,750	\$217,000	+ 13.8%	+ 15.7%
South Saint Paul	\$115,000	\$112,000	\$139,450	\$148,000	\$165,000	+ 11.5%	+ 43.5%
Spring Lake Park	\$92,250	\$118,000	\$141,000	\$164,900	\$169,950	+ 3.1%	+ 84.2%
Spring Park	\$199,900	\$352,500	\$272,500	\$446,050	\$310,000	- 30.5%	+ 55.1%
Stacy	\$139,000	\$108,750	\$181,750	\$201,950	\$200,000	- 1.0%	+ 43.9%
Stillwater	\$208,000	\$216,000	\$233,000	\$265,000	\$256,500	- 3.2%	+ 23.3%
Sunfish Lake	\$550,320	\$685,000	\$819,000	\$1,110,000	\$900,000	- 18.9%	+ 63.5%
Tonka Bay	\$550,000	\$797,500	\$477,500	\$570,000	\$444,012	- 22.1%	- 19.3%
Vadnais Heights	\$165,000	\$149,900	\$167,250	\$194,650	\$191,000	- 1.9%	+ 15.8%
Vermillion	\$153,500	\$187,500	\$157,500	\$220,000	\$0	- 100.0%	- 100.0%
Victoria	\$351,250	\$344,123	\$371,500	\$369,990	\$403,250	+ 9.0%	+ 14.8%
Waconia	\$187,500	\$205,000	\$229,000	\$237,000	\$250,000	+ 5.5%	+ 33.3%
Watertown	\$118,000	\$153,000	\$175,000	\$170,450	\$204,900	+ 20.2%	+ 73.6%
Wayzata	\$426,000	\$427,500	\$359,000	\$627,500	\$528,000	- 15.9%	+ 23.9%
West Saint Paul	\$120,000	\$125,700	\$143,500	\$156,200	\$171,000	+ 9.5%	+ 42.5%
White Bear Lake	\$148,500	\$161,950	\$178,500	\$192,900	\$198,500	+ 2.9%	+ 33.7%
Willernie	\$77,000	\$141,500	\$128,900	\$160,000	\$145,767	- 8.9%	+ 89.3%
Woodbury	\$219,900	\$240,000	\$267,500	\$284,000	\$289,000	+ 1.8%	+ 31.4%
Woodland	\$1,782,500	\$700,000	\$370,000	\$3,275,000	\$850,000	- 74.0%	- 52.3%
Wyoming	\$150,000	\$163,750	\$190,000	\$209,000	\$213,250	+ 2.0%	+ 42.2%
Zimmerman	\$118,000	\$130,000	\$150,500	\$161,900	\$185,000	+ 14.3%	+ 56.8%
Zumbrota	\$120,750	\$168,000	\$126,250	\$161,950	\$167,000	+ 3.1%	+ 38.3%

## The Assessment Appeal Process



### ***Informal Appeals***

- Property owners should be always encouraged to contact the assessor's office whenever they have questions or concerns about their market value, classification, or the assessment process. Almost all questions can be answered during this informal type of appeal process.
- When taxpayers call to question the market value, every effort should be made by appraisers to make appointments to inspect properties that have not been previously inspected to ensure that property records are correct.
- If all data on the property is considered to be correct by the appraiser, the appraiser should be able to show the property owner other sales that have taken place within the market that support the appraiser's estimated market value.
- If errors are found during the inspection, or other factors indicate a value reduction is warranted, the appraiser can easily make these changes at this time.

Assessment Review and Appeals

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- If the property owner is not satisfied after talking with the assessor, he/she can explore formal appeal options including:
  - open book meetings,
  - local and county boards of appeal and equalization, and/or
  - Minnesota Tax Court.
- The property owner is not required to take part in an informal appeal, but it is often more efficient for everyone involved to begin the appeal process with this step.

### **Open Book Meetings**

- This version of appeal is an organized approach to address individual appeals in a less formal manner than the Local Board of Appeal and Equalization.
- The assessor sets aside a time (during the months of April and May) and place to meet with citizens individually to discuss their specific concerns about their properties.
- These meetings are generally an alternative to the local board meeting but they can be held in addition to local boards.
- If the taxpayer and assessor continue to disagree after the open book meeting, the taxpayer may choose to proceed to the Local Board of Appeal and Equalization meeting (if one is held in addition to the open book meeting) or to the County Board of Appeal and Equalization meeting (if there is no local board meeting). Ultimately, the taxpayer may choose to pursue an appeal to Tax Court.

### **What are the benefits of open book meetings?**

- Taxpayers often find them less intimidating than presenting their appeal to the Local Board of Appeal and Equalization.
- They often appreciate the fact that they can have their questions answered in a more private setting and not have to be apprehensive about making a presentation in front of their friends and neighbors.
- In a one-on-one setting, property owners may spend more as much time with the appraiser as they need. They can compare the value of their home with the values of similar homes and review similar homes that have sold.
- The process is very efficient because concerns and questions are often resolved immediately. Property owners can see that the appraiser collects the same information on all properties, reassuring them that the process is the same for everyone, and they have not been singled out for a value increase.

### **What are the procedures for open book meetings?**

There are several different procedures for open book meetings.

- Some counties hold countywide open book meetings at one or more locations over a set time period, often during both daytime and evening hours.
  - The dates, times, and locates of all meetings appear on the valuation notices.
  - Taxpayers can attend any of the locations at any time and meet with an appraiser to discuss their valuations and/or classifications.
  - Property records and value information is brought to any offsite meetings or accessed via laptop computers.
  
- Other counties hold open book meetings for specific jurisdictions.
  - Taxpayers in these jurisdictions are notified of the date and time of the meeting on their valuation notices.
  - These meetings may take place at a public facility in that jurisdiction or at the county offices.
  - All of the property information is brought to the meeting or accessed via laptop computers if the meeting is held offsite.
  
- If a county allows for countywide open book meetings but still has some jurisdictions with traditional Local Board of Appeal and Equalization meetings, the taxpayers in those jurisdictions may attend the open book meetings, but it is not required. The taxpayer may choose to appeal directly to the Local Board of Appeal and Equalization. If the taxpayer does attend the open book meeting and the taxpayer and assessor continue to disagree, the taxpayer can appeal to the Local Board of Appeal and Equalization.
  
- If the taxpayer and assessor continue to disagree on the market value or classification after meeting at the open book meeting, the taxpayer is free to attend the County Board of Appeal and Equalization (unless there is a local board, in which case, the taxpayer must appeal there first).

### **What is the assessor's role at the open book meeting?**

- The assessor must handle each and every appeal presented at the open book meeting.
  
- County assessor offices may choose to show each taxpayer a short presentation about the assessment and property tax process, how the assessor arrives at the estimated market value and how values have changed in the jurisdiction over the past year.
  
- The office should have **documentation procedures** in place so taxpayer appeals can be recorded and addressed.
  - In cases where changes are made, the assessor will need to document these changes and their rationale, and make sure the changes are reflected for that assessment.
  - The office should also have procedures in place for notifying taxpayers of any changes that result from the open book meeting. This notification is important because any changes to

Assessment Review and Appeals

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the assessment made during the open book process may be further appealed by the taxpayer to the local or county boards, or to Tax Court.

- If a taxpayer comes to the open book meeting to discuss issues and the **property has not been recently inspected** by someone in the assessor's office, an appointment to view the property, both interior and exterior, should be scheduled.
- The ultimate role for the assessor at the open book meeting is to be sure all questions are addressed and that clear information is shared with property owners. The open book meeting can be an avenue to improve public relations.

## **Local Board of Appeal and Equalization**

### **What is the purpose and function of the local board of appeal and equalization?**

- The purpose of the Local Board of Appeal and Equalization (LBAE) is to provide a fair and objective forum for property owners to appeal their valuations and/or classifications.
- The local board often serves as the first formal step to the appeals process.
- Effective actions taken by the local board may potentially make a direct contribution to attaining assessment equality.
- The local board must address property owners' issues efficiently, fairly, and objectively and can only make changes that are substantiated by facts and that meet statutory guidelines.
- Any changes must be justified because they have the effect of shifting the tax burden to other properties in the jurisdiction.

Primary Statutory References: 274.01; 274.014; 274.03

### **Can an assessor make a change before the LBAE meets?**

- Assessors should not make changes to property within the **10-day** "window" between notices of valuation and classification being sent and the date of Local Board of Appeal and Equalization.
- If an assessor feels that a change to valuation or classification needs to be made between the time that notices are sent out and the board convenes, the assessor must notify the property owner at least **ten days** before bringing the issue before the board, thereby to give the property owner a chance to appear before the board as well.

Primary Statutory References: 274.01; 274.014; 274.03

### **Who makes up the LBAE?**

- Ordinarily, the LBAE is made up of the city council or township board; but it can also be a specially appointed board if a city charter provides for one.
- Some jurisdictions choose to hold open book meetings in lieu of LBAE meetings and still others choose to transfer their local board duties to the County Board of Appeal and Equalization.

Primary Statutory References: 274.01

Assessment Review and Appeals

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**Who decides when the meeting is held?**

- The **county assessor sets a day and time** for each LBAE meeting and **each jurisdiction must be notified in writing on or before February 15 of each year.**
- The **clerk is responsible for giving published and posted notice** of the meeting **at least 10 days before** the meeting.
  - The publishing typically occurs in the local newspaper of the jurisdiction, and posting typically occurs in the city or town hall.
  - An example of such notice is included at the end of this section.
- Meetings shall be held **between April 1 and May 31** of each year.

Primary Statutory References: 274.01; 274.014; 274.03

**What are the basics of the LBAE meeting?**

- The LBAE meets at a **centralized location** within the county that the jurisdiction is located in, **or at the office of the clerk** to review the valuations and classifications of properties within the jurisdiction.
- The assessor must be present to answer any questions and present evidence supporting their values and/or classifications.
- The county assessor, or delegate, must also attend.
- In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization, if one is held.
- The LBAE may recess from day to day until they finish hearing the cases presented, but must adjourn **within 20 days.**
  - A longer period may be approved by the Commissioner of Revenue. The board must apply in writing for an extension; and the commissioner's approval is necessary to legalize any proceedings subsequent to the expiration of the 20-day period.
  - The commissioner will not extend the time for LBAEs to convene in June.
- **No action may be taken by the board after May 31.** All complaints heard after the initial 20-day period (unless extended by the commissioner) or any complaints brought forth after May 31 must be appealed to the County Board of Appeal and Equalization.
- These meetings are public and must adhere to open meeting laws.

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Assessment Review and Appeals

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- Board members may not participate in any actions of the board which result in market value adjustments or classification changes to property owned by the board member, the board member's spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece, or to any property in which the board member has a financial interest. Any relation may be by blood or by marriage.
  - If such **conflict of interest** arises, the remaining board may elect to hear the appeal, if a quorum and trained member remain.
  - Otherwise, no change shall be made to the property, and the property owner shall be eligible to appear before the County Board of Appeal and Equalization.
  
- Taxpayers may appeal in person, in writing, or by representative.
  - If a taxpayer fails to appeal in person, in writing, or by representative to appeal the valuation and/or classification of property, that person may not appeal to the County Board of Appeal and Equalization.
  - This does not apply if an assessment was made after the local board meeting or if the taxpayer can establish not having received the notice of market value at least five days before the meeting.

Primary Statutory References: 274.01; 274.014; 274.03

**What is the assessor's role with the LBAE?**

- Give notice to the clerk of the date and time of the Local Board of Appeal and Equalization meeting by no later than February 15.
- Give the board information concerning the state of the real estate market.
- Attend the meeting with assessment books and papers, but do not vote.
- Attend the meeting with maps and tables relating particularly to land values for guidance.
- Raise objections received in writing for review to the local board.
- Provide an alternative review option (open book meeting) as described above, when necessary.
- Provide the Commissioner of Revenue with a record form from the proceedings of the LBAE within ten days of final action of the board.

Primary Statutory Reference(s): Minnesota Statutes, section 274.01; M.S. 274.014; M.S. 274.03; M.S. 274.12



<b>ADDRESS: 5395 BRYANT ST</b>		<b>PID# (77) 25-118-24-21-0018</b>		
<u>Sale Date:</u> <b>6/2015</b>	<u>Direct Sale Price:</u> <b>\$189,900</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$194,082</b>	<u>2016 EMV:</u> <b>\$200,000</b>
Previous Sale:	Sale Date: <b>5/2013</b>		Sale Price: <b>182,000</b>	
Style and Story Height: <b>1 Story</b>		Age: <b>1966</b>		
Ground Floor Area: <b>1160</b> Sq.Ft.		Above Grade Area <b>1160</b> Sq.Ft.		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>70%</b>		
Fireplaces:	<b>2</b>		Central Air Conditioning: <b>Yes</b>	
Baths - Deluxe:	<b>0</b>	Full: <b>1</b>	3/4: <b>1</b>	1/2: <b>0</b>
Porches -	Glazed: <b>196.00</b>	Screened: <b>0.00</b>		
	Open: <b>0.00</b>	Deck: <b>316.00</b>		
	Garage #1: <b>480</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>14,160</b> Sq.Ft		<b>0.33</b> Acres		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 4944 DRAKE ST</b>		<b>PID# (77) 24-118-24-41-0021</b>		
<u>Sale Date:</u> <b>1/2015</b>	<u>Direct Sale Price:</u> <b>\$199,910</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$207,516</b>	<u>2016 EMV:</u> <b>\$207,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 Story</b>		Age: <b>1969</b>		
Ground Floor Area: <b>1196 Sq.Ft.</b>		Above Grade Area <b>1196 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>60%</b>		
Fireplaces: <b>1</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>1</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>88.00</b>	Deck: <b>0.00</b>		
	Garage #1: <b>528</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>12,393 Sq.Ft</b>		<b>0.28 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 1419 RAINBOW AVE</b>		<b>PID# (77) 26-118-24-11-0054</b>		
<u>Sale Date:</u> <b>9/2015</b>	<u>Direct Sale Price:</u> <b>\$204,782</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$207,346</b>	<u>2016 EMV:</u> <b>\$198,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 Story</b>		Age: <b>1975</b>		
Ground Floor Area: <b>988 Sq.Ft.</b>		Above Grade Area <b>988 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>80%</b>		
Fireplaces: <b>0</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>0</b>	1/2: <b>1</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>0.00</b>	Deck: <b>240.00</b>		
	Garage #1: <b>504</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>9,595 Sq.Ft</b>		<b>0.22 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 1445 RAINBOW AVE</b>		<b>PID# (77) 26-118-24-11-0052</b>		
<u>Sale Date:</u> <b>9/2015</b>	<u>Direct Sale Price:</u> <b>\$239,022</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$242,016</b>	<u>2016 EMV:</u> <b>\$202,000</b>
Previous Sale:	Sale Date: <b>3/2015</b>	Sale Price: <b>132,825</b>		
Style and Story Height: <b>1 Story Split Entry</b>		Age: <b>1975</b>		
Ground Floor Area: <b>936 Sq.Ft.</b>		Above Grade Area <b>936 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>80%</b>		
Fireplaces: <b>1</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>1</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>112.00</b>	Deck: <b>405.00</b>		
	Garage #1: <b>480</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>9,595 Sq.Ft</b>		<b>0.22 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 1480 THREE OAKS AVE</b>		<b>PID# (77) 26-118-24-12-0025</b>		
<u>Sale Date:</u> <b>5/2015</b>	<u>Direct Sale Price:</u> <b>\$249,000</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$255,277</b>	<u>2016 EMV:</u> <b>\$244,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 Story Split Entry</b>		Age: <b>1977</b>		
Ground Floor Area: <b>1352 Sq.Ft.</b>		Above Grade Area <b>1352 Sq.Ft.</b>		
Basement Area: <b>80%</b>		Finished Bsmt Area: <b>90%</b>		
Fireplaces: <b>1</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>1</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>91.00</b>	Deck: <b>0.00</b>		
	Garage #1: <b>504</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>20,094 Sq.Ft</b>		<b>0.46 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 5275 CLAYTON DR</b>		<b>PID# (77) 25-118-24-21-0099</b>		
<u>Sale Date:</u> <b>7/2015</b>	<u>Direct Sale Price:</u> <b>\$254,900</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$259,704</b>	<u>2016 EMV:</u> <b>\$241,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 Story Split Entry</b>		Age: <b>1986</b>		
Ground Floor Area: <b>1340</b> Sq.Ft.		Above Grade Area <b>1340</b> Sq.Ft.		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>70%</b>		
Fireplaces: <b>1</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>2</b>	3/4: <b>1</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>168.00</b>	Screened: <b>0.00</b>		
	Open: <b>0.00</b>	Deck: <b>40.00</b>		
	Garage #1: <b>668</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>12,047</b> Sq.Ft		<b>0.28</b> Acres		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 1457 MEADOW LA</b>		<b>PID# (77) 26-118-24-12-0033</b>		
<u>Sale Date:</u> <b>7/2015</b>	<u>Direct Sale Price:</u> <b>\$270,480</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$275,578</b>	<u>2016 EMV:</u> <b>\$268,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 Story Split Entry</b>		Age: <b>1982</b>		
Ground Floor Area: <b>1344 Sq.Ft.</b>		Above Grade Area <b>1344 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>90%</b>		
Fireplaces: <b>1</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>2</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>144.00</b>	Screened: <b>0.00</b>		
	Open: <b>0.00</b>	Deck: <b>96.00</b>		
	Garage #1: <b>676</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>23,554 Sq.Ft</b>		<b>0.54 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 1439 PARKVIEW RD</b>		<b>PID# (77) 26-118-24-11-0086</b>		
<u>Sale Date:</u> <b>6/2015</b>	<u>Direct Sale Price:</u> <b>\$291,970</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$298,400</b>	<u>2016 EMV:</u> <b>\$289,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 Story Split Level</b>		Age: <b>1994</b>		
Ground Floor Area: <b>1492 Sq.Ft.</b>		Above Grade Area <b>1492 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>70%</b>		
Fireplaces: <b>0</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>2</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>36.00</b>	Deck: <b>266.00</b>		
	Garage #1: <b>484</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>12,701 Sq.Ft</b>		<b>0.29 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 5885 MAIN ST W</b>		<b>PID# (77) 26-118-24-12-0006</b>		
<u>Sale Date:</u> <b>6/2015</b>	<u>Direct Sale Price:</u> <b>\$169,420</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$173,151</b>	<u>2016 EMV:</u> <b>\$164,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 3/4 Story</b>		Age: <b>1890</b>		
Ground Floor Area: <b>869 Sq.Ft.</b>		Above Grade Area <b>1520 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>0%</b>		
Fireplaces: <b>0</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>0</b>	1/2: <b>1</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>0.00</b>	Deck: <b>518.00</b>		
	Garage #1: <b>396</b>	Type: <b>Detached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>19,200 Sq.Ft</b>		<b>0.44 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 5609 MAIN ST W</b>		<b>PID# (77) 26-118-24-11-0109</b>		
<u>Sale Date:</u> <b>8/2015</b>	<u>Direct Sale Price:</u> <b>\$200,000</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$203,136</b>	<u>2016 EMV:</u> <b>\$173,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>1 3/4 Story</b>		Age: <b>1910</b>		
Ground Floor Area: <b>908 Sq.Ft.</b>		Above Grade Area <b>1430 Sq.Ft.</b>		
Basement Area: <b>60%</b>		Finished Bsmt Area: <b>10%</b>		
Fireplaces: <b>0</b>	Central Air Conditioning: <b>No</b>			
Baths - Deluxe: <b>0</b>	Full: <b>2</b>	3/4: <b>0</b>	1/2: <b>0</b>	
Porches -	Glazed: <b>192.00</b>	Screened: <b>0.00</b>		
	Open: <b>0.00</b>	Deck: <b>0.00</b>		
	Garage #1: <b>484</b>	Type: <b>Detached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>14,250 Sq.Ft</b>		<b>0.33 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 4833 BRADFORD ST</b>		<b>PID# (77) 24-118-24-44-0077</b>		
<u>Sale Date:</u> <b>5/2015</b>	<u>Direct Sale Price:</u> <b>\$288,575</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$295,849</b>	<u>2016 EMV:</u> <b>\$259,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>2 Story</b>		Age: <b>1973</b>		
Ground Floor Area: <b>1262 Sq.Ft.</b>		Above Grade Area <b>2061 Sq.Ft.</b>		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>50%</b>		
Fireplaces: <b>2</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>0</b>	Full: <b>1</b>	3/4: <b>1</b>	1/2: <b>1</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>315.00</b>		
	Open: <b>88.00</b>	Deck: <b>221.00</b>		
	Garage #1: <b>484</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>16,315 Sq.Ft</b>		<b>0.37 Acres</b>		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				



<b>ADDRESS: 5810 AMY LA</b>		<b>PID# (77) 26-118-24-12-0058</b>		
<u>Sale Date:</u> <b>7/2015</b>	<u>Direct Sale Price:</u> <b>\$382,279</b>	<u>MCAP(annual):</u> <b>3.74%</b>	<u>MCAP Sale Price:</u> <b>\$389,483</b>	<u>2016 EMV:</u> <b>\$368,000</b>
Previous Sale:	Sale Date:	Sale Price:		
Style and Story Height: <b>2 Story Split Level</b>		Age: <b>1990</b>		
Ground Floor Area: <b>1388</b> Sq.Ft.		Above Grade Area <b>2322</b> Sq.Ft.		
Basement Area: <b>100%</b>		Finished Bsmt Area: <b>90%</b>		
Fireplaces: <b>2</b>	Central Air Conditioning: <b>Yes</b>			
Baths - Deluxe: <b>1</b>	Full: <b>1</b>	3/4: <b>1</b>	1/2: <b>1</b>	
Porches -	Glazed: <b>0.00</b>	Screened: <b>0.00</b>		
	Open: <b>48.00</b>	Deck: <b>700.00</b>		
	Garage #1: <b>656</b>	Type: <b>Attached</b>		
	Garage #2 <b>0</b>	Type:		
Lot Size: <b>17,949</b> Sq.Ft		<b>0.41</b> Acres		
Lake/Bay/Rating: <b>00-00-00</b>		Effective Frontage: <b>0</b>		
Comments:				