

MAPLE

PLAIN

SALES BOOK

(2022 ASSESSMENT)

HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Maple Plain, Mayor and Council

From: Jason Vaith, SAMA, Residential Appraiser

Date: 3/17/2022

2022 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 2022 assessment is available at <https://www.hennepin.us/assessment>.

Annual assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2020, through September 30, 2021, are reviewed by the assessor and trended forward to the January 2, 2022, assessment date to ensure all market conditions are considered. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to sales review, all appraisers view one fifth of the properties in the city. This is referred to as the quintile and the geographic area for the 2022 residential assessment is the southwest portion of the city. A map on page 4 depicts the residential quintile areas for the next 5-year cycle. Appraisers also analyze all building permit data, after inspection of these properties, if the completed work improves the property, then an improvement amount is added.

Summary of the 2022 assessment

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

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487
612-348-3046 | [hennepin.us](https://www.hennepin.us)



Single Family Homes	+ 16.0 %	Residential Condos	+ 13.0 %
Commercial	+ 0.25 %	Townhouses	N/A
Industrial	+ 7.2 %	Double Bungalow	+ 15.4 %
Apartment	+ 7.8 %	Residential Zero Lot Line	N/A

City of Maple Plain 2022 Assessment

Total market value:	\$267,452,400
New construction:	\$1,187,000
Net percent increase for all property types:	11.47 %
Gross percent increase:	11.97 %.

The local board of appeal and equalization process

The 2022 Local Board of Appeal and Equalization will be held at 5050 Independence St, Maple Plain, MN.
Tuesday April 19th at 7:00 PM

Value notices are mailed in early March 2022. 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 19th.

- 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 13, 2022. All requests for appointments at the County Board must be received by May 18, 2022.

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

Contact

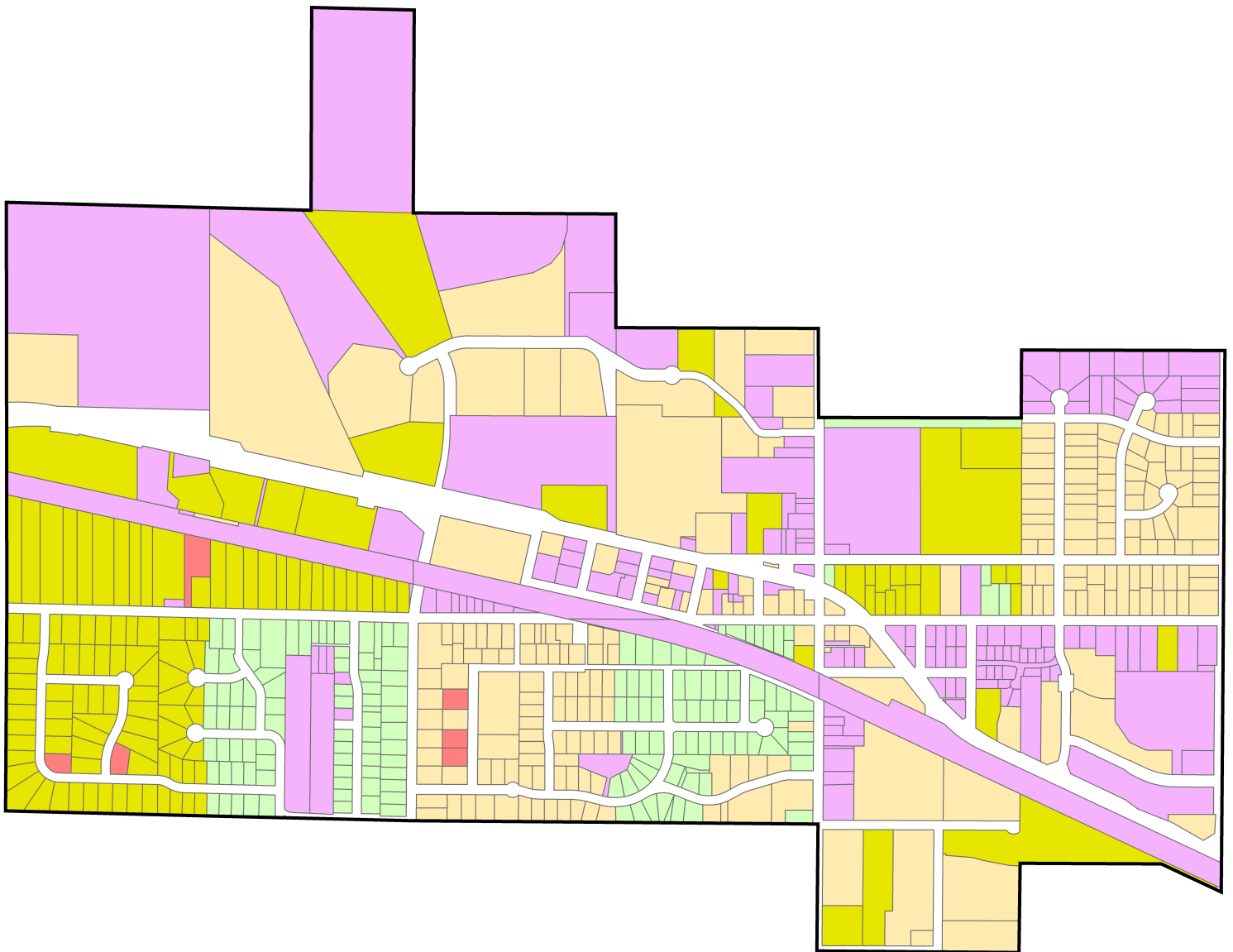
Residential Appraiser

Jason Vaith

612-802-8797

jason.vaith@hennepin.us

Maple Plain Quintile Map 2018-2022




Legend


 Water Features


Last Quintile Assessment Year

 New Parcel

 2018

 2019

 2020

 2021

 2022



How the Assessor Estimates Your Market Value

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

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

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

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

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

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

An example of this timeline is:

- To estimate a property’s 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
- Contact your Assessor.

How to Appeal Your Value and Classification

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Property Tax Fact Sheet 3

Fact Sheet

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

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

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

What if I disagree with how my property was assessed?

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

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

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

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

How does my property's classification affect my taxes?

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

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

What can I appeal?

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

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

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

How do I appeal my assessment?

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

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

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

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

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

What should I bring to my appeal?

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

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

What is the Local Board of Appeal and Equalization?

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

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

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

What is the County Board of Appeal and Equalization?

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

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

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

How do I appeal to Minnesota Tax Court?

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

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

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

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

Where can I get more information?

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

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

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us

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.

2021 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
16-County Twin Cities Region	\$246,000	\$265,000	\$280,000	\$305,000	\$339,900	+ 11.4%	+ 38.2%
13-County Twin Cities Region	\$247,800	\$265,000	\$282,000	\$307,000	\$340,000	+ 10.7%	+ 37.2%
Afton	\$431,000	\$492,000	\$508,500	\$562,000	\$720,000	+ 28.1%	+ 67.1%
Albertville	\$239,900	\$255,300	\$259,350	\$314,950	\$320,000	+ 1.6%	+ 33.4%
Andover	\$290,000	\$305,000	\$336,250	\$363,917	\$416,987	+ 14.6%	+ 43.8%
Annandale	\$222,400	\$227,800	\$245,000	\$282,000	\$335,700	+ 19.0%	+ 50.9%
Anoka	\$206,500	\$230,000	\$235,000	\$257,000	\$300,000	+ 16.7%	+ 45.3%
Apple Valley	\$245,800	\$265,000	\$282,000	\$290,000	\$325,000	+ 12.1%	+ 32.2%
Arden Hills	\$301,000	\$361,000	\$339,000	\$362,000	\$375,000	+ 3.6%	+ 24.6%
Arlington	\$139,900	\$145,145	\$159,900	\$183,000	\$206,000	+ 12.6%	+ 47.2%
Bayport	\$300,000	\$429,500	\$422,400	\$425,113	\$430,000	+ 1.1%	+ 43.3%
Becker	\$211,450	\$219,900	\$249,900	\$260,000	\$312,500	+ 20.2%	+ 47.8%
Belle Plaine	\$225,000	\$242,300	\$255,000	\$279,000	\$310,000	+ 11.1%	+ 37.8%
Bethel	\$205,500	\$230,000	\$196,000	\$230,000	\$250,000	+ 8.7%	+ 21.7%
Big Lake	\$210,000	\$234,000	\$244,450	\$276,950	\$320,000	+ 15.5%	+ 52.4%
Birchwood Village	\$340,000	\$365,000	\$352,000	\$347,500	\$429,000	+ 23.5%	+ 26.2%
Blaine	\$242,500	\$265,000	\$280,000	\$302,500	\$340,000	+ 12.4%	+ 40.2%
Bloomington	\$250,000	\$260,000	\$279,900	\$299,500	\$325,000	+ 8.5%	+ 30.0%
Bloomington – East	\$231,950	\$242,000	\$259,950	\$277,000	\$310,000	+ 11.9%	+ 33.6%
Bloomington – West	\$264,750	\$279,777	\$301,000	\$315,250	\$340,000	+ 7.9%	+ 28.4%
Brainerd MSA	\$193,000	\$208,000	\$220,000	\$250,000	\$283,000	+ 13.2%	+ 46.6%
Brooklyn Center	\$186,125	\$204,000	\$220,000	\$240,000	\$264,000	+ 10.0%	+ 41.8%
Brooklyn Park	\$229,900	\$249,900	\$265,000	\$283,318	\$315,000	+ 11.2%	+ 37.0%
Buffalo	\$234,000	\$240,000	\$251,500	\$275,000	\$327,000	+ 18.9%	+ 39.7%
Burnsville	\$244,550	\$262,000	\$274,450	\$299,000	\$335,000	+ 12.0%	+ 37.0%
Cambridge	\$190,500	\$206,000	\$224,200	\$245,000	\$285,000	+ 16.3%	+ 49.6%
Cannon Falls	\$233,000	\$246,500	\$261,750	\$274,500	\$327,000	+ 19.1%	+ 40.3%
Carver	\$345,000	\$367,167	\$367,500	\$393,070	\$455,585	+ 15.9%	+ 32.1%
Centerville	\$243,000	\$263,250	\$273,000	\$300,950	\$330,000	+ 9.7%	+ 35.8%
Champlin	\$239,450	\$255,000	\$270,000	\$288,000	\$335,000	+ 16.3%	+ 39.9%
Chanhassen	\$346,000	\$357,500	\$390,110	\$410,000	\$500,000	+ 22.0%	+ 44.5%
Chaska	\$292,750	\$289,950	\$308,000	\$347,000	\$372,000	+ 7.2%	+ 27.1%
Chisago	\$255,000	\$283,800	\$290,000	\$331,000	\$394,900	+ 19.3%	+ 54.9%
Circle Pines	\$191,050	\$210,000	\$218,938	\$237,750	\$279,500	+ 17.6%	+ 46.3%
Clear Lake	\$214,900	\$215,500	\$250,950	\$262,100	\$309,450	+ 18.1%	+ 44.0%
Clearwater	\$180,000	\$213,875	\$209,000	\$248,485	\$284,150	+ 14.4%	+ 57.9%
Cleveland	\$319,000	\$189,000	\$184,950	\$413,000	\$320,000	- 22.5%	+ 0.3%
Coates	\$112,500	\$0	\$228,850	\$223,800	\$0	- 100.0%	- 100.0%
Cokato	\$158,500	\$158,700	\$200,000	\$182,500	\$200,000	+ 9.6%	+ 26.2%
Cologne	\$291,625	\$321,500	\$341,700	\$325,365	\$350,000	+ 7.6%	+ 20.0%
Columbia Heights	\$190,000	\$209,900	\$220,222	\$241,000	\$265,000	+ 10.0%	+ 39.5%
Columbus	\$277,500	\$365,500	\$369,900	\$400,000	\$490,000	+ 22.5%	+ 76.6%
Coon Rapids	\$204,250	\$227,000	\$235,000	\$256,950	\$290,000	+ 12.9%	+ 42.0%
Corcoran	\$431,200	\$439,243	\$474,153	\$500,000	\$570,953	+ 14.2%	+ 32.4%
Cottage Grove	\$250,000	\$262,500	\$290,000	\$315,000	\$355,000	+ 12.7%	+ 42.0%
Crystal	\$200,000	\$220,000	\$233,500	\$255,000	\$281,000	+ 10.2%	+ 40.5%

2021 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Dayton	\$425,083	\$400,000	\$435,000	\$450,765	\$494,575	+ 9.7%	+ 16.3%
Deephaven	\$689,000	\$910,000	\$779,900	\$760,000	\$867,530	+ 14.1%	+ 25.9%
Delano	\$295,000	\$315,560	\$327,014	\$349,900	\$375,000	+ 7.2%	+ 27.1%
Dellwood	\$600,000	\$587,500	\$725,000	\$652,850	\$1,000,000	+ 53.2%	+ 66.7%
Eagan	\$267,250	\$280,000	\$305,000	\$320,000	\$350,000	+ 9.4%	+ 31.0%
East Bethel	\$253,250	\$269,900	\$287,250	\$335,500	\$369,786	+ 10.2%	+ 46.0%
Eden Prairie	\$329,500	\$337,000	\$359,750	\$380,000	\$425,000	+ 11.8%	+ 29.0%
Edina	\$460,000	\$450,000	\$472,900	\$520,000	\$577,000	+ 11.0%	+ 25.4%
Elk River	\$245,000	\$262,500	\$273,000	\$314,900	\$350,000	+ 11.1%	+ 42.9%
Elko New Market	\$300,000	\$329,900	\$325,000	\$355,000	\$411,950	+ 16.0%	+ 37.3%
Excelsior	\$529,500	\$605,000	\$600,000	\$794,597	\$650,000	- 18.2%	+ 22.8%
Falcon Heights	\$270,000	\$298,900	\$310,500	\$356,500	\$366,000	+ 2.7%	+ 35.6%
Faribault	\$175,000	\$177,370	\$190,500	\$215,000	\$240,000	+ 11.6%	+ 37.1%
Farmington	\$251,900	\$261,000	\$272,000	\$300,000	\$340,000	+ 13.3%	+ 35.0%
Forest Lake	\$250,500	\$269,900	\$305,000	\$303,750	\$338,100	+ 11.3%	+ 35.0%
Fridley	\$199,900	\$219,900	\$240,500	\$260,000	\$290,000	+ 11.5%	+ 45.1%
Gaylord	\$97,500	\$143,900	\$137,500	\$140,000	\$186,000	+ 32.9%	+ 90.8%
Gem Lake	\$617,500	\$500,000	\$626,889	\$565,000	\$540,000	- 4.4%	- 12.6%
Golden Valley	\$312,750	\$309,950	\$342,750	\$367,450	\$390,000	+ 6.1%	+ 24.7%
Grant	\$472,000	\$567,750	\$608,750	\$641,000	\$610,006	- 4.8%	+ 29.2%
Greenfield	\$395,250	\$350,000	\$420,000	\$529,900	\$510,000	- 3.8%	+ 29.0%
Greenwood	\$1,227,350	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	+ 36.0%	+ 8.6%
Ham Lake	\$329,900	\$358,200	\$374,500	\$417,000	\$437,000	+ 4.8%	+ 32.5%
Hamburg	\$197,750	\$149,900	\$181,000	\$216,000	\$250,700	+ 16.1%	+ 26.8%
Hammond	\$204,500	\$228,250	\$232,500	\$255,000	\$305,000	+ 19.6%	+ 49.1%
Hampton	\$87,000	\$112,950	\$100,000	\$296,000	\$325,000	+ 9.8%	+ 273.6%
Hanover	\$309,730	\$312,000	\$328,000	\$358,450	\$406,391	+ 13.4%	+ 31.2%
Hastings	\$205,000	\$225,000	\$244,000	\$260,000	\$295,000	+ 13.5%	+ 43.9%
Hilltop	\$71,250	\$79,000	\$91,250	\$0	\$0	--	- 100.0%
Hopkins	\$218,650	\$250,000	\$259,950	\$288,000	\$294,900	+ 2.4%	+ 34.9%
Hudson	\$294,361	\$297,250	\$336,000	\$363,000	\$395,900	+ 9.1%	+ 34.5%
Hugo	\$233,200	\$235,250	\$280,000	\$322,500	\$385,018	+ 19.4%	+ 65.1%
Hutchinson	\$161,000	\$170,000	\$181,000	\$200,000	\$235,000	+ 17.5%	+ 46.0%
Independence	\$460,000	\$561,000	\$552,000	\$680,000	\$775,000	+ 14.0%	+ 68.5%
Inver Grove Heights	\$230,000	\$255,000	\$265,250	\$270,000	\$305,000	+ 13.0%	+ 32.6%
Isanti	\$189,900	\$220,000	\$231,035	\$250,485	\$293,357	+ 17.1%	+ 54.5%
Jordan	\$265,880	\$285,727	\$300,550	\$335,000	\$367,100	+ 9.6%	+ 38.1%
Lake Elmo	\$432,500	\$473,439	\$468,619	\$495,250	\$550,852	+ 11.2%	+ 27.4%
Lake Minnetonka Area	\$450,000	\$499,061	\$488,250	\$503,500	\$619,422	+ 23.0%	+ 37.6%
Lake St. Croix Beach	\$182,500	\$225,075	\$233,750	\$250,000	\$289,950	+ 16.0%	+ 58.9%
Lakeland	\$276,500	\$271,000	\$298,500	\$315,600	\$322,450	+ 2.2%	+ 16.6%
Lakeland Shores	\$800,000	\$650,000	\$360,000	\$360,000	\$595,000	+ 65.3%	- 25.6%
Lakeville	\$325,000	\$356,500	\$370,999	\$397,000	\$440,000	+ 10.8%	+ 35.4%
Lauderdale	\$196,000	\$213,750	\$225,000	\$225,000	\$252,500	+ 12.2%	+ 28.8%
Le Center	\$136,000	\$153,000	\$150,500	\$177,450	\$210,000	+ 18.3%	+ 54.4%
Lexington	\$202,605	\$203,000	\$239,900	\$245,000	\$265,300	+ 8.3%	+ 30.9%

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	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Lilydale	\$292,750	\$275,000	\$342,500	\$389,900	\$336,850	- 13.6%	+ 15.1%
Lindstrom	\$225,000	\$236,330	\$271,997	\$293,150	\$335,000	+ 14.3%	+ 48.9%
Lino Lakes	\$304,500	\$305,521	\$310,000	\$352,000	\$400,000	+ 13.6%	+ 31.4%
Little Canada	\$248,750	\$262,250	\$265,000	\$272,500	\$326,000	+ 19.6%	+ 31.1%
Long Lake	\$336,250	\$382,500	\$349,900	\$337,500	\$405,000	+ 20.0%	+ 20.4%
Lonsdale	\$234,950	\$253,000	\$274,050	\$293,291	\$317,900	+ 8.4%	+ 35.3%
Loretto	\$290,000	\$257,600	\$266,500	\$376,750	\$395,000	+ 4.8%	+ 36.2%
Mahtomedi	\$328,500	\$345,000	\$370,000	\$400,000	\$427,250	+ 6.8%	+ 30.1%
Maple Grove	\$274,025	\$297,500	\$314,885	\$335,550	\$371,083	+ 10.6%	+ 35.4%
Maple Lake	\$195,000	\$205,000	\$233,337	\$257,000	\$268,318	+ 4.4%	+ 37.6%
Maple Plain	\$271,750	\$300,500	\$285,000	\$329,900	\$350,500	+ 6.2%	+ 29.0%
Maplewood	\$219,950	\$235,000	\$250,000	\$267,000	\$300,000	+ 12.4%	+ 36.4%
Marine on St. Croix	\$335,000	\$510,250	\$380,000	\$482,500	\$537,500	+ 11.4%	+ 60.4%
Mayer	\$239,000	\$266,950	\$276,610	\$289,900	\$320,000	+ 10.4%	+ 33.9%
Medicine Lake	\$677,500	\$0	\$760,000	\$750,000	\$762,500	+ 1.7%	+ 12.5%
Medina	\$640,000	\$675,000	\$616,560	\$675,373	\$800,500	+ 18.5%	+ 25.1%
Mendota	\$0	\$372,500	\$612,500	\$960,000	\$1,175,000	+ 22.4%	--
Mendota Heights	\$389,450	\$385,000	\$424,250	\$406,000	\$499,000	+ 22.9%	+ 28.1%
Miesville	\$217,500	\$122,000	\$0	\$296,000	\$0	- 100.0%	- 100.0%
Milaca	\$159,900	\$170,000	\$185,000	\$205,000	\$252,000	+ 22.9%	+ 57.6%
Minneapolis - (Citywide)	\$242,000	\$265,000	\$280,000	\$300,000	\$315,000	+ 5.0%	+ 30.2%
Minneapolis - Calhoun-Isle	\$340,000	\$362,500	\$360,000	\$389,500	\$440,000	+ 13.0%	+ 29.4%
Minneapolis - Camden	\$155,000	\$175,000	\$190,000	\$209,000	\$230,000	+ 10.0%	+ 48.4%
Minneapolis - Central	\$310,500	\$386,109	\$388,000	\$343,000	\$335,000	- 2.3%	+ 7.9%
Minneapolis - Longfellow	\$250,000	\$265,950	\$280,000	\$310,000	\$325,000	+ 4.8%	+ 30.0%
Minneapolis - Near North	\$155,000	\$171,000	\$189,900	\$216,500	\$235,000	+ 8.5%	+ 51.6%
Minneapolis - Nokomis	\$260,000	\$275,000	\$291,000	\$324,900	\$340,000	+ 4.6%	+ 30.8%
Minneapolis - Northeast	\$236,000	\$255,000	\$274,900	\$292,000	\$305,000	+ 4.5%	+ 29.2%
Minneapolis - Phillips	\$177,000	\$185,000	\$195,500	\$220,750	\$225,000	+ 1.9%	+ 27.1%
Minneapolis - Powderhorn	\$215,000	\$235,000	\$250,000	\$268,750	\$285,000	+ 6.0%	+ 32.6%
Minneapolis - Southwest	\$382,500	\$390,000	\$412,500	\$432,000	\$480,000	+ 11.1%	+ 25.5%
Minneapolis - University	\$243,500	\$277,200	\$275,000	\$298,992	\$310,000	+ 3.7%	+ 27.3%
Minnetonka	\$335,000	\$347,500	\$358,250	\$399,000	\$430,000	+ 7.8%	+ 28.4%
Minnetonka Beach	\$1,640,000	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	+ 21.3%	+ 14.5%
Minnetrista	\$458,000	\$492,460	\$498,004	\$490,598	\$606,250	+ 23.6%	+ 32.4%
Montgomery	\$159,233	\$187,500	\$186,500	\$231,800	\$254,380	+ 9.7%	+ 59.8%
Monticello	\$214,000	\$229,950	\$240,000	\$263,000	\$307,000	+ 16.7%	+ 43.5%
Montrose	\$203,000	\$217,700	\$225,000	\$247,000	\$275,250	+ 11.4%	+ 35.6%
Mora	\$143,150	\$160,000	\$160,000	\$191,250	\$230,000	+ 20.3%	+ 60.7%
Mound	\$249,950	\$247,500	\$264,900	\$300,000	\$339,950	+ 13.3%	+ 36.0%
Mounds View	\$223,000	\$252,500	\$249,950	\$268,650	\$300,000	+ 11.7%	+ 34.5%
New Brighton	\$245,000	\$260,000	\$277,500	\$309,000	\$335,778	+ 8.7%	+ 37.1%
New Germany	\$212,930	\$185,900	\$192,500	\$233,950	\$293,000	+ 25.2%	+ 37.6%
New Hope	\$225,000	\$244,000	\$259,900	\$292,250	\$320,000	+ 9.5%	+ 42.2%
New Prague	\$248,171	\$268,000	\$273,950	\$298,691	\$342,950	+ 14.8%	+ 38.2%
New Richmond	\$205,000	\$225,000	\$244,841	\$264,900	\$300,000	+ 13.3%	+ 46.3%

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New Trier	\$205,088	\$69,100	\$239,900	\$135,000	\$290,000	+ 114.8%	+ 41.4%
Newport	\$203,500	\$260,000	\$290,000	\$311,000	\$430,000	+ 38.3%	+ 111.3%
North Branch	\$207,000	\$230,000	\$229,900	\$264,400	\$297,500	+ 12.5%	+ 43.7%
North Oaks	\$660,000	\$717,500	\$780,000	\$778,500	\$847,450	+ 8.9%	+ 28.4%
North Saint Paul	\$210,500	\$222,450	\$239,900	\$256,000	\$295,000	+ 15.2%	+ 40.1%
Northfield	\$243,500	\$258,000	\$264,450	\$281,950	\$324,900	+ 15.2%	+ 33.4%
Norwood Young America	\$214,450	\$220,000	\$222,450	\$230,000	\$267,450	+ 16.3%	+ 24.7%
Nowthen	\$329,900	\$352,750	\$394,500	\$391,500	\$438,500	+ 12.0%	+ 32.9%
Oak Grove	\$324,950	\$325,000	\$342,500	\$372,500	\$456,000	+ 22.4%	+ 40.3%
Oak Park Heights	\$235,000	\$240,000	\$243,000	\$277,750	\$314,950	+ 13.4%	+ 34.0%
Oakdale	\$211,250	\$225,000	\$234,000	\$257,500	\$295,250	+ 14.7%	+ 39.8%
Onamia	\$160,000	\$149,775	\$165,000	\$191,500	\$210,000	+ 9.7%	+ 31.3%
Orono	\$639,000	\$727,804	\$724,550	\$755,000	\$950,000	+ 25.8%	+ 48.7%
Osseo	\$205,000	\$215,000	\$250,000	\$257,900	\$299,000	+ 15.9%	+ 45.9%
Otsego	\$255,500	\$305,000	\$329,945	\$346,762	\$388,085	+ 11.9%	+ 51.9%
Pine City	\$149,963	\$149,500	\$189,000	\$207,000	\$221,000	+ 6.8%	+ 47.4%
Pine Springs	\$376,000	\$494,000	\$423,375	\$465,000	\$627,500	+ 34.9%	+ 66.9%
Plymouth	\$341,000	\$369,900	\$380,000	\$392,000	\$440,000	+ 12.2%	+ 29.0%
Princeton	\$181,400	\$215,000	\$236,250	\$259,900	\$310,000	+ 19.3%	+ 70.9%
Prior Lake	\$296,000	\$325,000	\$360,849	\$399,500	\$450,000	+ 12.6%	+ 52.0%
Ramsey	\$239,900	\$262,500	\$274,900	\$300,496	\$343,900	+ 14.4%	+ 43.4%
Randolph	\$254,500	\$220,000	\$288,500	\$374,900	\$360,000	- 4.0%	+ 41.5%
Red Wing	\$168,000	\$184,000	\$191,250	\$215,000	\$253,000	+ 17.7%	+ 50.6%
Richfield	\$235,700	\$250,000	\$272,000	\$290,000	\$325,000	+ 12.1%	+ 37.9%
River Falls	\$230,000	\$237,500	\$247,200	\$289,923	\$325,000	+ 12.1%	+ 41.3%
Robbinsdale	\$205,000	\$223,200	\$240,000	\$264,000	\$280,000	+ 6.1%	+ 36.6%
Rockford	\$213,250	\$234,000	\$257,449	\$279,000	\$330,000	+ 18.3%	+ 54.7%
Rogers	\$315,000	\$330,000	\$331,900	\$360,900	\$430,000	+ 19.1%	+ 36.5%
Rosemount	\$273,450	\$293,000	\$310,000	\$336,500	\$375,000	+ 11.4%	+ 37.1%
Roseville	\$243,000	\$262,000	\$275,000	\$290,000	\$332,250	+ 14.6%	+ 36.7%
Rush City	\$172,000	\$184,500	\$213,000	\$229,000	\$272,000	+ 18.8%	+ 58.1%
Saint Anthony	\$269,000	\$285,000	\$287,000	\$330,000	\$365,000	+ 10.6%	+ 35.7%
Saint Bonifacius	\$243,500	\$255,000	\$280,000	\$299,450	\$335,000	+ 11.9%	+ 37.6%
Saint Cloud MSA	\$171,500	\$180,000	\$196,000	\$214,475	\$239,000	+ 11.4%	+ 39.4%
Saint Francis	\$210,350	\$232,900	\$249,900	\$255,000	\$301,000	+ 18.0%	+ 43.1%
Saint Louis Park	\$264,663	\$287,000	\$305,000	\$328,825	\$340,000	+ 3.4%	+ 28.5%
Saint Mary's Point	\$268,000	\$169,100	\$1,013,750	\$502,000	\$345,000	- 31.3%	+ 28.7%
Saint Michael	\$275,000	\$305,500	\$305,000	\$346,700	\$407,200	+ 17.5%	+ 48.1%
Saint Paul	\$193,000	\$212,000	\$225,000	\$240,000	\$264,000	+ 10.0%	+ 36.8%
Saint Paul - Battle Creek / Highwood	\$191,258	\$209,500	\$219,900	\$232,000	\$255,000	+ 9.9%	+ 33.3%
Saint Paul - Como Park	\$225,000	\$240,000	\$253,000	\$274,950	\$290,000	+ 5.5%	+ 28.9%
Saint Paul - Dayton's Bluff	\$155,000	\$174,450	\$175,000	\$200,000	\$220,000	+ 10.0%	+ 41.9%
Saint Paul - Downtown	\$179,500	\$193,250	\$205,900	\$210,000	\$191,500	- 8.8%	+ 6.7%
Saint Paul - Greater East Side	\$170,000	\$185,100	\$199,500	\$215,000	\$240,000	+ 11.6%	+ 41.2%
Saint Paul - Hamline-Midway	\$207,000	\$218,000	\$223,500	\$250,000	\$274,750	+ 9.9%	+ 32.7%
Saint Paul - Highland Park	\$315,000	\$325,000	\$334,450	\$371,500	\$397,750	+ 7.1%	+ 26.3%

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	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Saint Paul - Merriam Park / Lexington-Hamline	\$287,500	\$325,000	\$335,000	\$350,000	\$367,400	+ 5.0%	+ 27.8%
Saint Paul - Macalester-Groveland	\$324,000	\$351,000	\$354,950	\$362,900	\$400,000	+ 10.2%	+ 23.5%
Saint Paul - North End	\$149,900	\$160,000	\$173,950	\$190,000	\$215,000	+ 13.2%	+ 43.4%
Saint Paul - Payne-Phalen	\$165,000	\$179,900	\$201,250	\$211,000	\$230,000	+ 9.0%	+ 39.4%
Saint Paul - St. Anthony Park	\$250,000	\$280,900	\$302,950	\$320,000	\$325,000	+ 1.6%	+ 30.0%
Saint Paul - Summit Hill	\$391,750	\$418,000	\$454,950	\$418,750	\$432,000	+ 3.2%	+ 10.3%
Saint Paul - Summit-University	\$230,000	\$244,250	\$251,000	\$287,450	\$280,000	- 2.6%	+ 21.7%
Saint Paul - Thomas-Dale (Frogtown)	\$145,700	\$165,000	\$180,000	\$198,454	\$219,900	+ 10.8%	+ 50.9%
Saint Paul - West Seventh	\$210,000	\$229,930	\$230,000	\$249,850	\$285,000	+ 14.1%	+ 35.7%
Saint Paul - West Side	\$175,900	\$191,000	\$209,000	\$224,500	\$250,000	+ 11.4%	+ 42.1%
Saint Paul Park	\$193,000	\$215,000	\$231,633	\$250,000	\$279,000	+ 11.6%	+ 44.6%
Savage	\$289,900	\$315,000	\$323,500	\$347,000	\$390,000	+ 12.4%	+ 34.5%
Scandia	\$412,500	\$362,450	\$400,000	\$398,000	\$550,000	+ 38.2%	+ 33.3%
Shakopee	\$229,900	\$250,000	\$274,808	\$305,000	\$340,629	+ 11.7%	+ 48.2%
Shoreview	\$251,500	\$264,900	\$288,500	\$306,000	\$347,500	+ 13.6%	+ 38.2%
Shorewood	\$509,000	\$549,795	\$630,000	\$560,000	\$779,750	+ 39.2%	+ 53.2%
Somerset	\$218,075	\$230,000	\$235,000	\$260,000	\$300,000	+ 15.4%	+ 37.6%
South Haven	\$248,550	\$285,160	\$277,625	\$270,000	\$300,000	+ 11.1%	+ 20.7%
South Saint Paul	\$192,000	\$214,950	\$223,200	\$241,950	\$268,000	+ 10.8%	+ 39.6%
Spring Lake Park	\$198,000	\$221,000	\$225,500	\$252,150	\$280,000	+ 11.0%	+ 41.4%
Spring Park	\$433,550	\$315,000	\$471,450	\$377,500	\$627,000	+ 66.1%	+ 44.6%
Stacy	\$245,000	\$265,000	\$240,000	\$310,000	\$350,000	+ 12.9%	+ 42.9%
Stillwater	\$316,000	\$334,950	\$345,000	\$380,000	\$455,000	+ 19.7%	+ 44.0%
Sunfish Lake	\$921,500	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	+ 40.2%	+ 84.5%
Tonka Bay	\$526,393	\$861,862	\$680,000	\$910,350	\$1,144,500	+ 25.7%	+ 117.4%
Vadnais Heights	\$240,000	\$247,450	\$270,125	\$299,900	\$300,000	+ 0.0%	+ 25.0%
Vermillion	\$215,000	\$217,000	\$264,000	\$245,100	\$0	- 100.0%	- 100.0%
Victoria	\$439,900	\$439,000	\$459,845	\$488,370	\$526,250	+ 7.8%	+ 19.6%
Waconia	\$272,000	\$304,000	\$315,000	\$330,000	\$415,000	+ 25.8%	+ 52.6%
Watertown	\$241,713	\$263,756	\$268,250	\$290,632	\$315,000	+ 8.4%	+ 30.3%
Waterville	\$130,000	\$162,400	\$164,900	\$198,000	\$220,000	+ 11.1%	+ 69.2%
Wayzata	\$905,812	\$741,050	\$647,500	\$887,500	\$855,000	- 3.7%	- 5.6%
West Saint Paul	\$195,900	\$220,000	\$230,000	\$249,200	\$280,000	+ 12.4%	+ 42.9%
White Bear Lake	\$229,950	\$244,900	\$260,000	\$282,750	\$315,000	+ 11.4%	+ 37.0%
Willernie	\$215,000	\$229,585	\$209,000	\$255,000	\$244,967	- 3.9%	+ 13.9%
Winthrop	\$96,000	\$120,000	\$115,900	\$140,250	\$158,000	+ 12.7%	+ 64.6%
Woodbury	\$312,000	\$325,000	\$352,000	\$376,200	\$410,000	+ 9.0%	+ 31.4%
Woodland	\$1,222,500	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	+ 23.6%	+ 6.4%
Wyoming	\$254,200	\$280,000	\$305,000	\$310,000	\$354,500	+ 14.4%	+ 39.5%
Zimmerman	\$216,250	\$240,000	\$260,000	\$286,000	\$324,840	+ 13.6%	+ 50.2%
Zumbrota	\$199,950	\$210,000	\$226,450	\$237,750	\$272,000	+ 14.4%	+ 36.0%

Median Prices – Minneapolis Neighborhoods

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Minneapolis	\$242,000	\$265,000	\$280,000	\$300,000	\$315,000	+ 5.0%	+ 30.2%
Armatage	\$322,000	\$328,500	\$345,150	\$389,900	\$401,750	+ 3.0%	+ 24.8%
Audubon Park	\$242,250	\$262,000	\$285,000	\$315,000	\$313,000	- 0.6%	+ 29.2%
Bancroft	\$222,000	\$249,900	\$260,000	\$279,500	\$290,000	+ 3.8%	+ 30.6%
Beltrami	\$218,500	\$281,000	\$235,000	\$256,806	\$286,200	+ 11.4%	+ 31.0%
Bottineau	\$260,000	\$285,000	\$297,000	\$305,000	\$325,000	+ 6.6%	+ 25.0%
Bryant	\$232,250	\$265,000	\$275,000	\$294,500	\$312,500	+ 6.1%	+ 34.6%
Bryn Mawr	\$346,000	\$410,000	\$451,350	\$450,000	\$465,000	+ 3.3%	+ 34.4%
Cedar - Isles - Dean	\$548,500	\$422,200	\$420,000	\$437,500	\$467,500	+ 6.9%	- 14.8%
Cedar-Riverside	\$175,000	\$173,700	\$180,000	\$149,900	\$165,268	+ 10.3%	- 5.6%
Central	\$217,700	\$252,480	\$245,000	\$279,000	\$290,000	+ 3.9%	+ 33.2%
Cleveland	\$160,000	\$185,000	\$193,250	\$207,812	\$240,000	+ 15.5%	+ 50.0%
Columbia Park	\$222,550	\$229,700	\$236,000	\$257,000	\$277,000	+ 7.8%	+ 24.5%
Cooper	\$274,950	\$288,600	\$301,000	\$310,000	\$360,000	+ 16.1%	+ 30.9%
Corcoran Neighborhood	\$211,000	\$225,000	\$239,950	\$250,000	\$272,250	+ 8.9%	+ 29.0%
Diamond Lake	\$290,930	\$320,000	\$339,500	\$389,500	\$390,000	+ 0.1%	+ 34.1%
Downtown East – Mpls	\$560,000	\$544,353	\$550,899	\$589,950	\$589,000	- 0.2%	+ 5.2%
Downtown West – Mpls	\$244,350	\$262,000	\$274,450	\$259,950	\$251,250	- 3.3%	+ 2.8%
East Calhoun (ECCO)	\$427,500	\$327,000	\$517,317	\$545,000	\$575,000	+ 5.5%	+ 34.5%
East Harriet	\$365,000	\$327,500	\$366,000	\$417,450	\$404,000	- 3.2%	+ 10.7%
East Isles	\$507,544	\$370,000	\$364,850	\$390,000	\$375,000	- 3.8%	- 26.1%
East Phillips	\$177,500	\$185,000	\$184,350	\$220,000	\$219,500	- 0.2%	+ 23.7%
Elliot Park	\$337,450	\$319,900	\$380,000	\$310,000	\$300,000	- 3.2%	- 11.1%
Ericsson	\$265,000	\$297,500	\$285,000	\$321,000	\$350,000	+ 9.0%	+ 32.1%
Field	\$299,450	\$325,000	\$309,000	\$352,500	\$381,200	+ 8.1%	+ 27.3%
Folwell	\$126,000	\$158,950	\$167,500	\$195,700	\$207,500	+ 6.0%	+ 64.7%
Fulton	\$498,500	\$506,000	\$500,000	\$524,950	\$555,500	+ 5.8%	+ 11.4%
Hale	\$345,000	\$349,250	\$397,000	\$415,000	\$440,000	+ 6.0%	+ 27.5%
Harrison	\$175,250	\$210,000	\$197,900	\$234,000	\$245,000	+ 4.7%	+ 39.8%
Hawthorne	\$148,700	\$174,950	\$173,500	\$205,000	\$220,000	+ 7.3%	+ 47.9%
Hiawatha	\$246,500	\$270,000	\$286,750	\$315,000	\$312,450	- 0.8%	+ 26.8%
Holland	\$196,000	\$217,450	\$251,000	\$262,000	\$285,000	+ 8.8%	+ 45.4%
Howe	\$250,000	\$258,950	\$273,950	\$305,750	\$300,000	- 1.9%	+ 20.0%
Jordan Neighborhood	\$135,000	\$160,000	\$180,900	\$200,000	\$215,000	+ 7.5%	+ 59.3%
Keewaydin	\$271,900	\$273,750	\$320,900	\$349,000	\$332,590	- 4.7%	+ 22.3%
Kenny	\$308,000	\$352,500	\$348,250	\$375,000	\$410,000	+ 9.3%	+ 33.1%
Kenwood	\$920,000	\$925,000	\$920,000	\$1,080,000	\$1,105,000	+ 2.3%	+ 20.1%
Kenyon	\$154,700	\$159,900	\$167,000	\$208,450	\$200,000	- 4.1%	+ 29.3%
King Field	\$288,900	\$315,550	\$337,890	\$340,000	\$370,000	+ 8.8%	+ 28.1%
Lind-Bohanon	\$153,075	\$175,000	\$187,000	\$205,000	\$232,000	+ 13.2%	+ 51.6%
Linden Hills	\$524,100	\$529,000	\$577,000	\$530,000	\$660,000	+ 24.5%	+ 25.9%
Logan Park	\$225,500	\$289,900	\$289,900	\$294,000	\$299,500	+ 1.9%	+ 32.8%
Longfellow	\$215,000	\$254,450	\$260,000	\$300,000	\$305,000	+ 1.7%	+ 41.9%

Median Prices – Minneapolis Neighborhoods

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Loring Park	\$254,500	\$232,250	\$276,500	\$250,000	\$261,200	+ 4.5%	+ 2.6%
Lowry Hill	\$426,250	\$304,000	\$305,000	\$462,000	\$571,481	+ 23.7%	+ 34.1%
Lowry Hill East	\$271,400	\$318,000	\$298,250	\$300,000	\$305,750	+ 1.9%	+ 12.7%
Lyndale	\$195,000	\$218,950	\$268,500	\$236,500	\$255,000	+ 7.8%	+ 30.8%
Lynnhurst	\$539,450	\$549,000	\$536,000	\$585,000	\$625,000	+ 6.8%	+ 15.9%
Marcy Holmes	\$258,000	\$284,000	\$310,000	\$298,992	\$320,000	+ 7.0%	+ 24.0%
Marshall Terrace	\$214,000	\$204,000	\$244,375	\$255,000	\$280,000	+ 9.8%	+ 30.8%
McKinley	\$128,250	\$155,000	\$174,900	\$185,000	\$192,000	+ 3.8%	+ 49.7%
Midtown Phillips	\$173,759	\$195,000	\$207,000	\$229,900	\$247,000	+ 7.4%	+ 42.2%
Minnehaha	\$217,500	\$237,000	\$256,500	\$282,450	\$299,900	+ 6.2%	+ 37.9%
Morris Park	\$210,000	\$227,500	\$241,000	\$262,000	\$285,000	+ 8.8%	+ 35.7%
Near North	\$171,326	\$175,000	\$212,500	\$217,950	\$230,000	+ 5.5%	+ 34.2%
Nicollet Island - East Bank	\$385,000	\$380,000	\$320,750	\$499,900	\$370,000	- 26.0%	- 3.9%
North Loop	\$375,500	\$380,000	\$363,500	\$382,500	\$391,500	+ 2.4%	+ 4.3%
Northeast Park	\$237,000	\$225,000	\$262,300	\$267,800	\$345,000	+ 28.8%	+ 45.6%
Northrop	\$267,750	\$275,000	\$300,000	\$328,250	\$347,250	+ 5.8%	+ 29.7%
Page	\$410,000	\$419,950	\$400,000	\$447,000	\$487,500	+ 9.1%	+ 18.9%
Phillips West	\$211,500	\$201,755	\$164,950	\$245,000	\$240,000	- 2.0%	+ 13.5%
Powderhorn Park	\$213,450	\$216,000	\$235,000	\$263,052	\$272,000	+ 3.4%	+ 27.4%
Prospect Park – East River Road	\$257,000	\$331,000	\$299,000	\$341,000	\$360,000	+ 5.6%	+ 40.1%
Regina	\$240,000	\$234,250	\$260,500	\$300,000	\$265,000	- 11.7%	+ 10.4%
Seward	\$251,600	\$292,150	\$274,750	\$339,250	\$331,500	- 2.3%	+ 31.8%
Sheridan	\$241,250	\$275,000	\$252,500	\$316,000	\$300,000	- 5.1%	+ 24.4%
Shingle Creek	\$169,900	\$195,500	\$210,000	\$225,000	\$245,500	+ 9.1%	+ 44.5%
South Uptown	\$155,532	\$175,000	\$198,450	\$230,000	\$253,000	+ 10.0%	+ 62.7%
Southeast Como	\$227,944	\$250,500	\$245,000	\$260,000	\$307,500	+ 18.3%	+ 34.9%
St. Anthony East	\$202,500	\$255,000	\$305,000	\$315,000	\$307,500	- 2.4%	+ 51.9%
St. Anthony West	\$345,000	\$336,000	\$345,000	\$365,000	\$380,000	+ 4.1%	+ 10.1%
Standish	\$228,000	\$249,450	\$261,100	\$285,000	\$299,000	+ 4.9%	+ 31.1%
Stevens Square – Loring Heights	\$129,375	\$160,200	\$135,000	\$131,150	\$175,750	+ 34.0%	+ 35.8%
Sumner-Glenwood	\$285,000	\$289,000	\$342,500	\$345,000	\$302,500	- 12.3%	+ 6.1%
Tangletown	\$435,000	\$356,000	\$452,000	\$476,000	\$502,000	+ 5.5%	+ 15.4%
University of Minnesota	\$0	\$0	\$0	\$0	\$0	--	--
Ventura Village	\$196,000	\$167,500	\$215,000	\$154,500	\$190,450	+ 23.3%	- 2.8%
Victory	\$182,500	\$206,300	\$222,000	\$236,100	\$260,000	+ 10.1%	+ 42.5%
Waite Park	\$235,000	\$257,400	\$269,950	\$290,000	\$305,500	+ 5.3%	+ 30.0%
Webber-Camden	\$149,000	\$165,000	\$172,500	\$193,950	\$220,000	+ 13.4%	+ 47.7%
Wenonah	\$246,000	\$258,000	\$271,000	\$285,000	\$296,000	+ 3.9%	+ 20.3%
West Calhoun	\$227,500	\$190,000	\$190,875	\$195,000	\$279,900	+ 43.5%	+ 23.0%
Whittier	\$164,500	\$181,285	\$190,500	\$175,000	\$186,500	+ 6.6%	+ 13.4%
Willard-Hay	\$155,532	\$175,000	\$198,450	\$230,000	\$253,000	+ 10.0%	+ 62.7%
Windom	\$284,000	\$290,000	\$320,000	\$346,000	\$360,000	+ 4.0%	+ 26.8%
Windom Park	\$277,000	\$255,000	\$299,900	\$311,020	\$349,950	+ 12.5%	+ 26.3%

Median Prices – Townships

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Baytown Township	\$725,000	\$645,000	\$653,500	\$685,000	\$730,000	+ 6.6%	+ 0.7%
Belle Plaine Township	\$390,000	\$420,000	\$370,000	\$475,500	\$0	- 100.0%	- 100.0%
Benton Township	\$257,000	\$300,750	\$0	\$0	\$0	--	- 100.0%
Blakeley Township	\$122,500	\$0	\$512,400	\$0	\$0	--	- 100.0%
Camden Township	\$0	\$0	\$505,000	\$0	\$0	--	--
Castle Rock Township	\$417,450	\$337,000	\$275,000	\$487,000	\$0	- 100.0%	- 100.0%
Cedar Lake Township	\$296,750	\$419,200	\$430,000	\$297,550	\$650,000	+ 118.5%	+ 119.0%
Credit River Township	\$580,000	\$612,500	\$575,000	\$627,500	\$755,000	+ 20.3%	+ 30.2%
Dahlgren Township	\$381,500	\$349,950	\$460,418	\$0	\$615,000	--	+ 61.2%
Douglas Township	\$380,000	\$300,000	\$439,000	\$0	\$0	--	- 100.0%
Empire Township	\$275,000	\$352,365	\$365,925	\$205,500	\$342,500	+ 66.7%	+ 24.5%
Eureka Township	\$220,000	\$246,750	\$262,400	\$238,750	\$320,000	+ 34.0%	+ 45.5%
Greenvale Township	\$311,000	\$499,900	\$342,250	\$435,450	\$0	- 100.0%	- 100.0%
Grey Cloud Island Township	\$381,000	\$259,000	\$332,500	\$1,400,000	\$0	- 100.0%	- 100.0%
Hancock Township	\$0	\$407,500	\$0	\$320,000	\$0	- 100.0%	--
Hassan Township	\$0	\$0	\$0	\$0	\$0	--	--
Helena Township	\$295,000	\$480,000	\$435,000	\$615,000	\$0	- 100.0%	- 100.0%
Hollywood Township	\$320,000	\$0	\$0	\$0	\$0	--	- 100.0%
Jackson Township	\$170,000	\$112,500	\$164,900	\$185,000	\$173,500	- 6.2%	+ 2.1%
Laketown Township	\$206,000	\$245,000	\$285,500	\$225,000	\$218,500	- 2.9%	+ 6.1%
Linwood Township	\$294,200	\$299,900	\$289,900	\$369,950	\$387,950	+ 4.9%	+ 31.9%
Louisville Township	\$328,125	\$240,000	\$360,500	\$775,000	\$0	- 100.0%	- 100.0%
Marshan Township	\$479,889	\$318,650	\$370,000	\$402,450	\$0	- 100.0%	- 100.0%
May Township	\$540,000	\$420,000	\$492,500	\$472,500	\$564,500	+ 19.5%	+ 4.5%
New Market Township	\$329,000	\$419,000	\$450,000	\$570,000	\$0	- 100.0%	- 100.0%
Nininger Township	\$247,450	\$196,500	\$345,000	\$250,000	\$0	- 100.0%	- 100.0%
Randolph Township	\$359,000	\$385,950	\$377,950	\$0	\$0	--	- 100.0%
Ravenna Township	\$310,863	\$394,900	\$340,000	\$300,000	\$585,000	+ 95.0%	+ 88.2%
San Francisco Township	\$332,200	\$423,000	\$515,000	\$0	\$0	--	- 100.0%
Sand Creek Township	\$397,200	\$0	\$303,500	\$58,000	\$106,000	+ 82.8%	- 73.3%
Sciota Township	\$0	\$224,900	\$0	\$0	\$0	--	--
Spring Lake Township	\$437,500	\$511,250	\$492,500	\$525,000	\$740,000	+ 41.0%	+ 69.1%
St. Lawrence Township	\$458,000	\$426,000	\$652,850	\$0	\$0	--	- 100.0%
Stillwater Township	\$466,500	\$550,000	\$480,000	\$640,000	\$628,500	- 1.8%	+ 34.7%
Vermillion Township	\$419,000	\$326,000	\$480,000	\$0	\$567,000	--	+ 35.3%
Waconia Township	\$360,000	\$797,500	\$349,950	\$515,000	\$855,000	+ 66.0%	+ 137.5%
Waterford Township	\$197,500	\$0	\$315,248	\$0	\$0	--	- 100.0%
Watertown Township	\$282,450	\$448,875	\$681,000	\$725,000	\$0	- 100.0%	- 100.0%
West Lakeland Township	\$528,500	\$500,000	\$537,500	\$602,750	\$752,150	+ 24.8%	+ 42.3%
White Bear Township	\$269,500	\$295,000	\$300,000	\$335,000	\$405,000	+ 20.9%	+ 50.3%
Young America Township	\$355,000	\$0	\$426,250	\$0	\$0	--	- 100.0%



1655 MARSH AVE

24-118-24-34-0064

2022 ESTIMATED MARKET VALUE: \$216,000

SALE DATE : September 17, 2021
NET SALE PRICE : \$216,050
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$225,100

SALE DATE: December 29, 2014
SALE PRICE: \$126,500

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	No
AGE :	1930	# FIREPLACES :	0
GROUND FL SF :	1,088	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,088	# FULL BATHS :	1
BASEMENT SF :	1,088	# 3/4 BATHS :	0
BASEMENT % FIN :	20%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 432
GARAGE 1 TYPE : Detached 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



5160 OAK ST

25-118-24-12-0081

2022 ESTIMATED MARKET VALUE: \$341,000

SALE DATE : October 15, 2020
NET SALE PRICE : \$223,100
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$260,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1987	# FIREPLACES :	0
GROUND FL SF :	1,512	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,512	# FULL BATHS :	1
BASEMENT SF :	1,512	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 675

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS

Interior remodel after the sale



1440 BUDD AVE

25-118-24-12-0076

2022 ESTIMATED MARKET VALUE: \$294,000

SALE DATE : September 27, 2021
NET SALE PRICE : \$290,575
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$302,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1946	# FIREPLACES :	0
GROUND FL SF :	1,262	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,262	# FULL BATHS :	2
BASEMENT SF :	1,262	# 3/4 BATHS :	0
BASEMENT % FIN :	30%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 98
DECK SF : 390

GARAGES

GARAGE 1 SF : 648
GARAGE 1 TYPE : Detached 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



5510 JOYCE ST

25-118-24-22-0115

2022 ESTIMATED MARKET VALUE: \$364,000

SALE DATE : June 3, 2021
NET SALE PRICE : \$360,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$386,800

SALE DATE: April 28, 2003
SALE PRICE: \$205,000

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1966	# FIREPLACES :	1
GROUND FL SF :	1,496	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,496	# FULL BATHS :	1
BASEMENT SF :	1,300	# 3/4 BATHS :	1
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



5370 JOYCE ST

25-118-24-21-0022

2022 ESTIMATED MARKET VALUE: \$295,000

SALE DATE : October 19, 2021
NET SALE PRICE : \$289,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$298,000

SALE DATE: July 12, 2007
SALE PRICE: \$234,900

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	972	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	972	# FULL BATHS :	1
BASEMENT SF :	920	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 612
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



1514 RAINBOW AVE

26-118-24-11-0039

2022 ESTIMATED MARKET VALUE: \$302,000

SALE DATE : November 24, 2021
NET SALE PRICE : \$330,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$336,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1968	# FIREPLACES :	0
GROUND FL SF :	1,125	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,125	# FULL BATHS :	2
BASEMENT SF :	1,125	# 3/4 BATHS :	0
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 500
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



1834 HOWARD AVE

24-118-24-41-0036

2022 ESTIMATED MARKET VALUE: \$359,000

SALE DATE : November 9, 2020
NET SALE PRICE : \$298,900
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$345,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	No
AGE :	1970	# FIREPLACES :	1
GROUND FL SF :	1,442	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,442	# FULL BATHS :	1
BASEMENT SF :	1,410	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	101
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 240
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 208

GARAGES

GARAGE 1 SF : 561
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



5400 BRYANT ST

25-118-24-22-0116

2022 ESTIMATED MARKET VALUE: \$330,000

SALE DATE : May 10, 2021
NET SALE PRICE : \$327,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$355,000

SALE DATE: December 21, 2018
SALE PRICE: \$250,000

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	2003	# FIREPLACES :	0
GROUND FL SF :	1,192	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,192	# FULL BATHS :	1
BASEMENT SF :	1,092	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 528
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



1459 PRAIRIELAND AVE

25-118-24-22-0012

2022 ESTIMATED MARKET VALUE: \$319,000

SALE DATE : January 10, 2022
NET SALE PRICE : \$365,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$365,000

SALE DATE: June 29, 2007
SALE PRICE: \$241,000

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1974	# FIREPLACES :	1
GROUND FL SF :	984	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	984	# FULL BATHS :	1
BASEMENT SF :	984	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	100
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 552
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,504
LOT ACRES : .31
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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5350 JOYCE ST

25-118-24-21-0024

2022 ESTIMATED MARKET VALUE: \$342,000

SALE DATE : December 6, 2021
NET SALE PRICE : \$367,500
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$371,300

SALE DATE: October 28, 2016
SALE PRICE: \$266,312

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	1,152	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,152	# FULL BATHS :	2
BASEMENT SF :	1,040	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 182

GARAGES

GARAGE 1 SF : 540
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



5430 CLAYTON DR

25-118-24-22-0090

2022 ESTIMATED MARKET VALUE: \$355,000

SALE DATE : December 17, 2021
NET SALE PRICE : \$373,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$376,800

SALE DATE: August 31, 2021
SALE PRICE: \$260,000

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1981	# FIREPLACES :	0
GROUND FL SF :	1,361	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,361	# FULL BATHS :	2
BASEMENT SF :	1,204	# 3/4 BATHS :	0
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 132

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1532 MEADOW LA

26-118-24-12-0076

2022 ESTIMATED MARKET VALUE: \$383,000

SALE DATE : February 1, 2021
NET SALE PRICE : \$338,530
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$379,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	1,627	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,627	# FULL BATHS :	1
BASEMENT SF :	1,250	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 288
SCREENED PORCH SF : 0
OPEN PORCH SF : 126
DECK SF : 144

GARAGES

GARAGE 1 SF : 672
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 240
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5275 CLAYTON DR

25-118-24-21-0099

2022 ESTIMATED MARKET VALUE: \$365,000

SALE DATE : December 18, 2020
NET SALE PRICE : \$332,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$379,400

SALE DATE: July 31, 2015
SALE PRICE: \$254,900

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1986	# FIREPLACES :	1
GROUND FL SF :	1,336	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,336	# FULL BATHS :	2
BASEMENT SF :	1,196	# 3/4 BATHS :	1
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 668
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



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316290

1475 MEADOW LA

26-118-24-12-0032

2022 ESTIMATED MARKET VALUE: \$377,000

SALE DATE : October 14, 2020
NET SALE PRICE : \$338,200
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$394,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1980	# FIREPLACES :	1
GROUND FL SF :	1,289	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,289	# FULL BATHS :	1
BASEMENT SF :	1,196	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 180
SCREENED PORCH SF : 0
OPEN PORCH SF : 55
DECK SF : 247

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	23,958	LAKE :	
LOT ACRES :	.55	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



4905 INDEPENDENCE ST

24-118-24-44-0036

2022 ESTIMATED MARKET VALUE: \$367,000

SALE DATE : October 30, 2020
NET SALE PRICE : \$349,900
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$408,200

SALE DATE: June 8, 2004
SALE PRICE: \$230,000

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1976	# FIREPLACES :	1
GROUND FL SF :	1,112	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,112	# FULL BATHS :	1
BASEMENT SF :	1,112	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 135

GARAGES

GARAGE 1 SF : 600
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5934 MAIN ST W

23-118-24-43-0012

2022 ESTIMATED MARKET VALUE: \$398,000

SALE DATE : May 14, 2021
NET SALE PRICE : \$400,500
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$434,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1974	# FIREPLACES :	1
GROUND FL SF :	1,170	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,170	# FULL BATHS :	1
BASEMENT SF :	1,170	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 680
SCREENED PORCH SF : 0
OPEN PORCH SF : 240
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	57,064	LAKE :	
LOT ACRES :	1.31	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



1480 THREE OAKS AVE

26-118-24-12-0025

2022 ESTIMATED MARKET VALUE: \$392,000

SALE DATE : July 9, 2021
NET SALE PRICE : \$410,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$436,100

SALE DATE: October 2, 2017
SALE PRICE: \$276,443

BUILDING CHARACTERISTICS

STORIES :	Split Entry	CENTRAL AC :	Yes
AGE :	1977	# FIREPLACES :	1
GROUND FL SF :	1,096	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,096	# FULL BATHS :	1
BASEMENT SF :	1,040	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 256
SCREENED PORCH SF : 0
OPEN PORCH SF : 91
DECK SF : 80

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 20,038
LOT ACRES : .46
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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5370 CLAYTON DR

25-118-24-21-0081

2022 ESTIMATED MARKET VALUE: \$330,000

SALE DATE : November 8, 2021
NET SALE PRICE : \$338,530
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$345,600

SALE DATE: February 3, 2017
SALE PRICE: \$235,000

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	No
AGE :	1982	# FIREPLACES :	1
GROUND FL SF :	1,209	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,209	# FULL BATHS :	1
BASEMENT SF :	1,158	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 256
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 50

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5335 BRYANTWOOD DR

25-118-24-21-0116

2022 ESTIMATED MARKET VALUE: \$359,000

SALE DATE : December 11, 2020
NET SALE PRICE : \$329,500
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$376,600

SALE DATE: May 13, 2013
SALE PRICE: \$225,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1990
GROUND FL SF : 1,501
TOTAL ABOVE GRADE SF : 1,501
BASEMENT SF : 666
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 56
DECK SF : 283

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,939
LOT ACRES : .32

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5259 CLAYTON DR

25-118-24-21-0100

2022 ESTIMATED MARKET VALUE: \$356,000

SALE DATE : June 1, 2021
NET SALE PRICE : \$352,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$378,200

SALE DATE: June 27, 2007
SALE PRICE: \$233,000

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	Yes
AGE :	1984	# FIREPLACES :	0
GROUND FL SF :	1,249	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,249	# FULL BATHS :	1
BASEMENT SF :	624	# 3/4 BATHS :	2
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 606
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



5420 CLAYTON DR

25-118-24-22-0091

2022 ESTIMATED MARKET VALUE: \$339,000

SALE DATE : June 2, 2021
NET SALE PRICE : \$390,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$419,100

SALE DATE: December 1, 2016
SALE PRICE: \$240,000

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	Yes
AGE :	1980	# FIREPLACES :	0
GROUND FL SF :	1,327	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,327	# FULL BATHS :	3
BASEMENT SF :	1,272	# 3/4 BATHS :	0
BASEMENT % FIN :	40%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 204
SCREENED PORCH SF : 120
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 600
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5396 CLAYTON DR

25-118-24-21-0079

2022 ESTIMATED MARKET VALUE: \$390,000

SALE DATE : July 22, 2021
NET SALE PRICE : \$400,100
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$425,500

SALE DATE: October 11, 2001
SALE PRICE: \$190,000

BUILDING CHARACTERISTICS

STORIES :	Split Level	CENTRAL AC :	Yes
AGE :	1980	# FIREPLACES :	1
GROUND FL SF :	1,683	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,683	# FULL BATHS :	1
BASEMENT SF :	650	# 3/4 BATHS :	2
BASEMENT % FIN :	80%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 56
DECK SF : 70

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1460 HALGREN RD

25-118-24-22-0035

2022 ESTIMATED MARKET VALUE: \$221,000

SALE DATE : June 28, 2021
NET SALE PRICE : \$200,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$214,900

SALE DATE: March 18, 2009
SALE PRICE: \$131,000

BUILDING CHARACTERISTICS

STORIES : 1 1/4 Story
AGE : 1948
GROUND FL SF : 912
TOTAL ABOVE GRADE SF : 1,104
BASEMENT SF : 912
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 968
GARAGE 1 TYPE : Detached 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

Basement finish after sale



5424 BRYANT ST

25-118-24-22-0070

2022 ESTIMATED MARKET VALUE: \$254,000

SALE DATE : July 16, 2021
NET SALE PRICE : \$266,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$282,900

SALE DATE: September 16, 2013
SALE PRICE: \$118,000

BUILDING CHARACTERISTICS

STORIES :	1 1/4 Story	CENTRAL AC :	Yes
AGE :	1908	# FIREPLACES :	0
GROUND FL SF :	960	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,091	# FULL BATHS :	1
BASEMENT SF :	918	# 3/4 BATHS :	0
BASEMENT % FIN :	10%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 120
DECK SF : 252

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4875 BRADFORD ST

24-118-24-44-0081

2022 ESTIMATED MARKET VALUE: \$427,000

SALE DATE : March 25, 2021
NET SALE PRICE : \$404,500
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$448,200

SALE DATE: October 2, 2017
SALE PRICE: \$345,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1978
GROUND FL SF : 983
TOTAL ABOVE GRADE SF : 1,888
BASEMENT SF : 905
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 156
SCREENED PORCH SF : 0
OPEN PORCH SF : 62
DECK SF : 255

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 12,197
LOT ACRES : .28

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4985 MAIN ST E

25-118-24-11-0014

2022 ESTIMATED MARKET VALUE: \$326,000

SALE DATE : February 1, 2021
NET SALE PRICE : \$305,000
ANNUAL MCAP ADJ : .1311
MCAP SALE PRICE : \$305,000

SALE DATE: June 9, 2004
SALE PRICE: \$214,900

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1950
GROUND FL SF : 1,568
TOTAL ABOVE GRADE SF : 1,568
BASEMENT SF : 1,568
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 5

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached 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