

**HOPKINS CITY COUNCIL
WORK SESSION
AGENDA**

Tuesday, April 10, 2018

6:30 pm

Hopkins City Hall – Raspberry Room

- 6:30 p.m. Overview of 2018 Assessments; Munneke
- 6:45 p.m. Request to Modify Legislative Policy 4-A Lawful Gambling Policy; Domeier
- 7:00 p.m. City Hall Project Update; Lenz
- Other
- Adjournment



Assessing

CITY OF HOPKINS

Memorandum

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Ashlei Munneke, Residential Assessor

Date: 4.10.2018

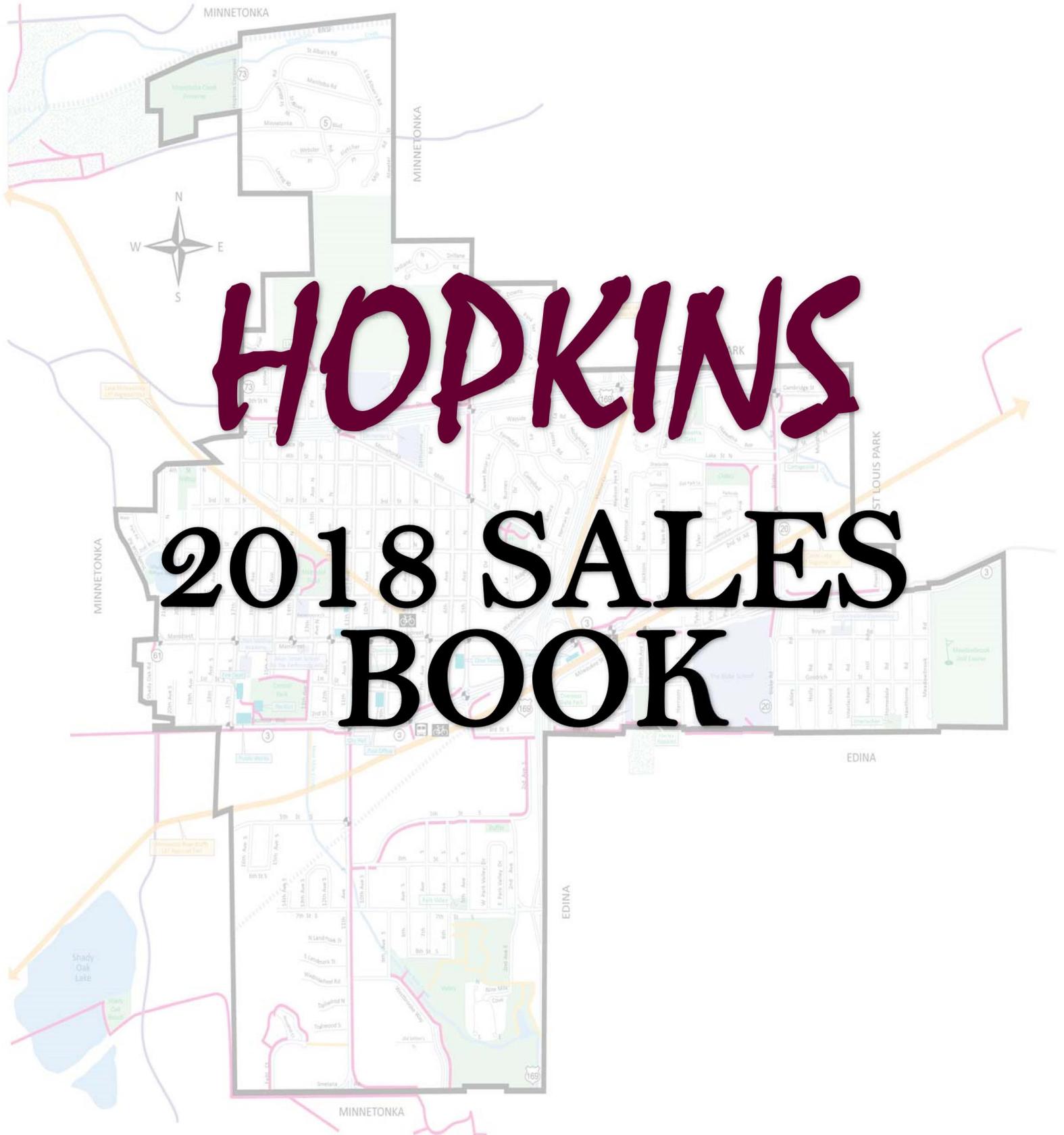
Subject: Overview of 2018 Assessment

PURPOSE: To give brief overview of the 2018 assessment for the city of Hopkins.

INFORMATION

See attached 2018 Sales Book.

FUTURE ACTION



HOPKINS

2018 SALES BOOK

HENNEPIN COUNTY

MINNESOTA

To: City of Hopkins, Mayor and Council
From: Ashlei Munneke, Residential Appraiser
Date: March 7, 2017
Re: 2018 Assessment and Board of Appeal and Equalization

The 2018 Open Book meeting is scheduled for Tuesday, May 1st, from 5:00 to 7:00 p.m. In preparation for the upcoming Open Book Meeting, please find the enclosed data to help you. There is market data, open book procedures, and sales photos with characteristics from a sample of sales throughout the city.

Annual Revaluation, Sales, and New Construction Reviews

Each year, one fifth of the properties in the city are reviewed and the records are updated. For the 2018 assessment we viewed all single family homes in the neighborhoods of: Interlachen, Boyce, Bellgrove, Knollwood, Park Valley, Presidents South, and Peaceful Valley. Included in this sales book is a map of our revaluation areas over the next five year assessment cycle. (See Included Revaluation Map)

The viewing, reviewing, and statistical analysis of all sales that sold between October 1, 2016 and September 30, 2017 in the City of Hopkins were made.

Summary of the 2018 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: +5.6%

Condos: +13.1%

Townhouses: +12.3%

Double Bungalows: +2.2%

Residential Zero Lot Line: +13.3%

Commercial: -6.6%

Industrial: -1.3%

Apartment: +7%



The City of Hopkins has a total market value of approximately \$1,961,049,600. This value includes \$9,799,000 in new construction improvements. The overall value increase for all property types in the City of Hopkins is 3.79%.

The Open Book Processes

Value notices are scheduled to be mailed March 30, 2018. 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 City of Hopkins has decided to use the alternative method to the formal Local Board of Appeal and Equalization meeting held by the city council and mayor and hold an informal open book meeting. During an open book meeting, the valuation and classification issues are handled by the assessor's staff on a one-on-one basis with the property owner. The open book meeting allows property owners to address questions about their property assessment directly to the assessing staff.

Homeowners should still call the number listed on their value notice in March to address questions and set up interior inspections prior to the open book meeting. If homeowners concerns are addressed prior to the open book meeting and the homeowner is satisfied with the results, the homeowner would not need to attend the open book meeting. If the homeowner is unsatisfied with the results of their property value or classification after speaking with an assessor they can appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 11, 2018. All requests for appointments at the County Board must be received before May 16, 2018. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Ashlei Munneke at 612-414-5527.

For your reference, the 2018 Hennepin County Assessment Report is uploaded to the County website. It includes an in-depth look at all market value data across the county:

Link:

<https://www.hennepin.us/residents/property/property-value#county-assessor-report>

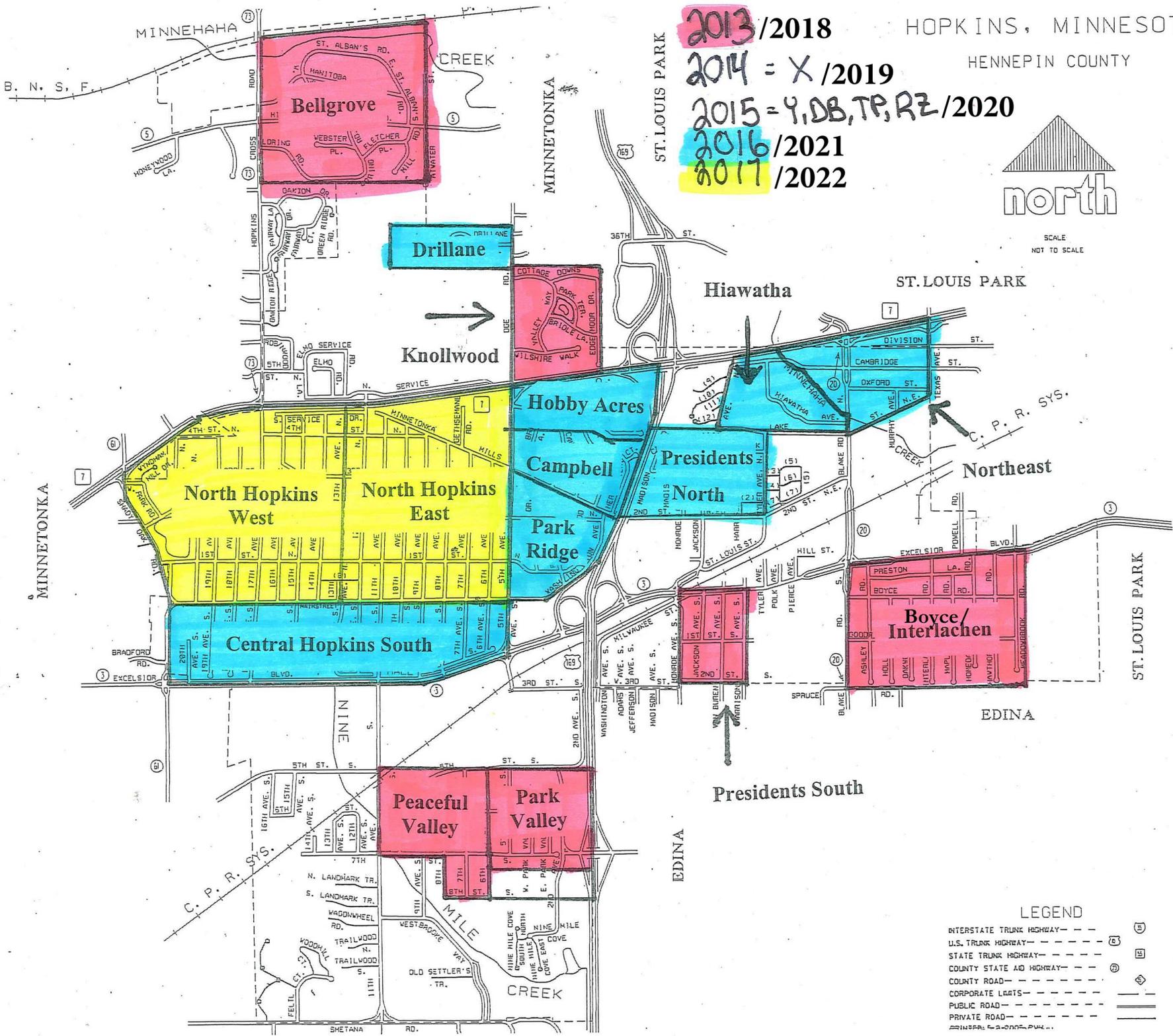
HOPKINS, MINNESOTA

HENNEPIN COUNTY

2013/2018
2014 = X /2019
2015 = Y, DB, TP, RZ /2020
2016/2021
2017/2022



SCALE
NOT TO SCALE



- LEGEND
- INTERSTATE TRUNK HIGHWAY --- 5
 - U.S. TRUNK HIGHWAY --- 36
 - STATE TRUNK HIGHWAY --- 7
 - COUNTY STATE AID HIGHWAY --- 20
 - COUNTY ROAD --- 10
 - CORPORATE LOTS --- 10
 - PUBLIC ROAD --- 10
 - PRIVATE ROAD --- 10

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 2016 market value, the assessor reviews property sales from October 1, 2014, to September 30, 2015.
- Property owners may appeal their market value and classification. This process occurs from April 1, 2016, to June 30, 2016.
- Property values and classifications become final on July 1, 2016. These values are used to determine taxes for 2017.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

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

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

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

What if I disagree with how my property was assessed?

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

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

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

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

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home,

apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

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

What can I appeal?

You can appeal your property's market value estimate 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 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 2015 assessment by April 30, 2016.

You can get more information, forms, and instructions at www.taxcourt.state.mn.us or by calling 651-296-2806.

Where can I get more information?

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

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

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.



MINNEAPOLIS AREA Association

of REALTORS®

SINGLE

FAMILY

ONE

STORY



138 HARRISON AVE S

19-117-21-34-0108

2018 ESTIMATED MARKET VALUE : \$195,000

SALE DATE : May 19, 2017
NET SALE PRICE : \$195,850
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$208,833

SALE DATE: November 30, 2012
SALE PRICE: \$112,000

BUILDING CHARACTERISTICS

STYLE :	Rambler	CENTRAL AC :	No
AGE :	1910	# FIREPLACES :	0
GROUND FL SF :	841	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	841	# FULL BATHS :	1
BASEMENT SF :	673	# 3/4 BATHS :	1
BASEMENT % FIN :	20%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 99
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 224

GARAGES

GARAGE 1 SF : 312
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	6,098	LAKE :	
LOT ACRES :	.14	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



251 20TH AVE N

23-117-22-14-0090

2018 ESTIMATED MARKET VALUE : \$222,000

SALE DATE : March 29, 2017
NET SALE PRICE : \$220,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$238,379

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Rambler	CENTRAL AC :	Yes
AGE :	1971	# FIREPLACES :	0
GROUND FL SF :	1,008	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,008	# FULL BATHS :	1
BASEMENT SF :	1,008	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



226 TYLER AVE N

19-117-21-24-0026

2018 ESTIMATED MARKET VALUE : \$228,000

SALE DATE : November 16, 2016
NET SALE PRICE : \$234,900
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$262,825

SALE DATE: April 23, 2010
SALE PRICE: \$209,000

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1947
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 792
BASEMENT SF : 792
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 400

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



418 HIAWATHA AVE

19-117-21-12-0012

2018 ESTIMATED MARKET VALUE : \$246,000

SALE DATE : August 15, 2017
NET SALE PRICE : \$251,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$261,274

SALE DATE: June 11, 2013
SALE PRICE: \$179,000

BUILDING CHARACTERISTICS

STYLE :	Rambler	CENTRAL AC :	Yes
AGE :	1952	# FIREPLACES :	1
GROUND FL SF :	988	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	988	# FULL BATHS :	1
BASEMENT SF :	988	# 3/4 BATHS :	0
BASEMENT % FIN :	40%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 28,314
LOT ACRES : .65
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



117 1ST ST N

24-117-22-41-0015

2018 ESTIMATED MARKET VALUE : \$263,000

SALE DATE : May 19, 2017
NET SALE PRICE : \$272,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$290,031

SALE DATE: December 19, 2013
SALE PRICE: \$125,000

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1942
GROUND FL SF : 1,042
TOTAL ABOVE GRADE SF : 1,042
BASEMENT SF : 729
BASEMENT % FIN : 0%
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 : 120

GARAGES

GARAGE 1 SF : 728
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



306 13TH AVE N

24-117-22-23-0131

2018 ESTIMATED MARKET VALUE : \$273,000

SALE DATE : May 31, 2017
NET SALE PRICE : \$290,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$309,225

SALE DATE: August 27, 2013
SALE PRICE: \$245,000

BUILDING CHARACTERISTICS

STYLE :	Rambler	CENTRAL AC :	Yes
AGE :	1954	# FIREPLACES :	0
GROUND FL SF :	1,287	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,287	# FULL BATHS :	1
BASEMENT SF :	901	# 3/4 BATHS :	1
BASEMENT % FIN :	50%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 342

GARAGES

GARAGE 1 SF : 770
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4 HAWTHORNE RD

20-117-21-32-0024

2018 ESTIMATED MARKET VALUE : \$338,000

SALE DATE : June 30, 2017
NET SALE PRICE : \$365,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$386,086

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1951
GROUND FL SF : 1,148
TOTAL ABOVE GRADE SF : 1,148
BASEMENT SF : 1,148
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 17,424
LOT ACRES : .40

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



100 OAKWOOD RD

19-117-21-44-0038

2018 ESTIMATED MARKET VALUE : \$416,000

SALE DATE : January 20, 2017
NET SALE PRICE : \$375,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$412,901

SALE DATE: September 16, 2010
SALE PRICE: \$387,000

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1947
GROUND FL SF : 1,434
TOTAL ABOVE GRADE SF : 1,434
BASEMENT SF : 1,147
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 282
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



105 MINNETONKA MILLS RD

24-117-22-14-0101

2018 ESTIMATED MARKET VALUE : \$404,000

SALE DATE : October 14, 2016
NET SALE PRICE : \$437,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$492,889

SALE DATE: January 6, 2006
SALE PRICE: \$287,000

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1948
GROUND FL SF : 1,460
TOTAL ABOVE GRADE SF : 1,460
BASEMENT SF : 1,460
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 130
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 1,286

GARAGES

GARAGE 1 SF : 1,020
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 720
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 19,166
LOT ACRES : .44

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



307 FARMDALE RD W

24-117-22-11-0058

2018 ESTIMATED MARKET VALUE : \$531,000

SALE DATE : May 26, 2017
NET SALE PRICE : \$552,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$588,593

SALE DATE: March 30, 2007
SALE PRICE: \$400,000

BUILDING CHARACTERISTICS

STYLE :	Rambler	CENTRAL AC :	Yes
AGE :	1976	# FIREPLACES :	1
GROUND FL SF :	2,026	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,026	# FULL BATHS :	1
BASEMENT SF :	2,026	# 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 : 199

GARAGES

GARAGE 1 SF : 616
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

EXPANSIONS



107 18TH AVE S

23-117-22-44-0060

2018 ESTIMATED MARKET VALUE : \$207,000

SALE DATE : October 25, 2017
NET SALE PRICE : \$209,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$214,092

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1941	# FIREPLACES :	0
GROUND FL SF :	825	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,017	# FULL BATHS :	1
BASEMENT SF :	825	# 3/4 BATHS :	0
BASEMENT % FIN :	40%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 240
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1406 CAMBRIDGE ST

19-117-21-11-0022

2018 ESTIMATED MARKET VALUE : \$234,000

SALE DATE : December 8, 2017
NET SALE PRICE : \$232,740
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$234,615

SALE DATE: February 18, 2015
SALE PRICE: \$194,500

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1951	# FIREPLACES :	0
GROUND FL SF :	1,144	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,144	# FULL BATHS :	1
BASEMENT SF :	801	# 3/4 BATHS :	1
BASEMENT % FIN :	50%	# 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 : 504
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



126 17TH AVE S

23-117-22-44-0052

2018 ESTIMATED MARKET VALUE : \$249,000

SALE DATE : April 13, 2017
NET SALE PRICE : \$260,900
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$280,437

SALE DATE: March 29, 2011
SALE PRICE: \$176,536

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1951	# FIREPLACES :	0
GROUND FL SF :	796	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	988	# FULL BATHS :	1
BASEMENT SF :	796	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 250

GARAGES

GARAGE 1 SF : 308
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



107 5TH AVE N

24-117-22-41-0072

2018 ESTIMATED MARKET VALUE : \$261,000

SALE DATE : April 21, 2017
NET SALE PRICE : \$270,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$290,218

SALE DATE: January 24, 2005
SALE PRICE: \$231,900

BUILDING CHARACTERISTICS

STYLE : Expansion Bungalow
AGE : 1947
GROUND FL SF : 936
TOTAL ABOVE GRADE SF : 1,170
BASEMENT SF : 936
BASEMENT % FIN : 60%
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 : 90
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 240

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



133 PARK LA

24-117-22-41-0036

2018 ESTIMATED MARKET VALUE : \$281,000

SALE DATE : July 27, 2017
NET SALE PRICE : \$288,500
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$302,728

SALE DATE: February 14, 2015
SALE PRICE: \$236,650

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1942	# FIREPLACES :	1
GROUND FL SF :	789	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	789	# FULL BATHS :	1
BASEMENT SF :	789	# 3/4 BATHS :	0
BASEMENT % FIN :	70%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 340

GARAGES

GARAGE 1 SF : 432
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



29 15TH AVE N

24-117-22-32-0107

2018 ESTIMATED MARKET VALUE : \$269,000

SALE DATE : December 2, 2016
NET SALE PRICE : \$295,500
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$327,987

SALE DATE: May 20, 2016
SALE PRICE: \$190,000

BUILDING CHARACTERISTICS

STYLE : Expansion Bungalow
AGE : 1929
GROUND FL SF : 796
TOTAL ABOVE GRADE SF : 1,321
BASEMENT SF : 796
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 192
DECK SF : 216

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



118 15TH AVE N

24-117-22-32-0008

2018 ESTIMATED MARKET VALUE : \$313,000

SALE DATE : August 14, 2017
NET SALE PRICE : \$345,500
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$359,642

SALE DATE: August 15, 2014
SALE PRICE: \$277,000

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1941	# FIREPLACES :	0
GROUND FL SF :	1,074	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,551	# FULL BATHS :	1
BASEMENT SF :	1,074	# 3/4 BATHS :	1
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 : 120

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



18 EAST ST ALBANS RD

13-117-22-21-0021

2018 ESTIMATED MARKET VALUE : \$520,000

SALE DATE : November 30, 2017
NET SALE PRICE : \$531,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$539,590

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Expansion Bungalow
AGE : 1942
GROUND FL SF : 1,200
TOTAL ABOVE GRADE SF : 1,659
BASEMENT SF : 1,200
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 130
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 54,886
LOT ACRES : 1.26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



153 INTERLACHEN RD

20-117-21-33-0006

2018 ESTIMATED MARKET VALUE : \$565,000

SALE DATE : January 13, 2017
NET SALE PRICE : \$570,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$627,609

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1926	# FIREPLACES :	1
GROUND FL SF :	1,885	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,779	# FULL BATHS :	1
BASEMENT SF :	1,697	# 3/4 BATHS :	1
BASEMENT % FIN :	20%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 195
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 15,682
LOT ACRES : .36
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

\$3,000 Improvement after the sale



1 FLETCHER PL

13-117-22-24-0027

2018 ESTIMATED MARKET VALUE : \$741,000

SALE DATE : August 11, 2017
NET SALE PRICE : \$737,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$767,167

SALE DATE: April 26, 2016
SALE PRICE: \$658,900

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1950	# FIREPLACES :	1
GROUND FL SF :	2,943	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,098	# FULL BATHS :	3
BASEMENT SF :	2,943	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	3
WALKOUT :	No	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 231
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	42,689	LAKE :	
LOT ACRES :	.98	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS

SPLITS



77 HAWTHORNE RD

20-117-21-32-0031

2018 ESTIMATED MARKET VALUE : \$462,000

SALE DATE : August 11, 2017
NET SALE PRICE : \$506,250
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$526,972

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Split level
AGE : 1951
GROUND FL SF : 2,007
TOTAL ABOVE GRADE SF : 2,371
BASEMENT SF : 1,606
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 204
OPEN PORCH SF : 0
DECK SF : 234

GARAGES

GARAGE 1 SF : 396
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



7 MILL RD

13-117-22-24-0021

2018 ESTIMATED MARKET VALUE : \$693,000

SALE DATE : October 21, 2016
NET SALE PRICE : \$657,090
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$741,127

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Split entry
AGE : 1951
GROUND FL SF : 2,059
TOTAL ABOVE GRADE SF : 2,059
BASEMENT SF : 2,059
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 345
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 251

GARAGES

GARAGE 1 SF : 567
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 54,886
LOT ACRES : 1.26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

TWO STORY



218 11TH AVE N

24-117-22-24-0052

2018 ESTIMATED MARKET VALUE : \$267,000

SALE DATE : September 15, 2017
NET SALE PRICE : \$274,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$282,936

SALE DATE: April 29, 2010
SALE PRICE: \$155,000

BUILDING CHARACTERISTICS

STYLE :	Colonial	CENTRAL AC :	Yes
AGE :	1964	# FIREPLACES :	0
GROUND FL SF :	818	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,442	# FULL BATHS :	1
BASEMENT SF :	654	# 3/4 BATHS :	0
BASEMENT % FIN :	40%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 308
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



709 DRILLANE RD N

13-117-22-42-0027

2018 ESTIMATED MARKET VALUE : \$364,000

SALE DATE : June 12, 2017
NET SALE PRICE : \$389,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$411,473

SALE DATE: November 7, 2011
SALE PRICE: \$276,570

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 1966
GROUND FL SF : 1,206
TOTAL ABOVE GRADE SF : 2,142
BASEMENT SF : 965
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 804

GARAGES

GARAGE 1 SF : 506
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



122 8TH AVE N

24-117-22-42-0086

2018 ESTIMATED MARKET VALUE : \$380,000

SALE DATE : August 10, 2017
NET SALE PRICE : \$435,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$452,806

SALE DATE: October 1, 2007
SALE PRICE: \$450,000

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 1900
GROUND FL SF : 1,276
TOTAL ABOVE GRADE SF : 2,330
BASEMENT SF : 510
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 111
DECK SF : 120

GARAGES

GARAGE 1 SF : 988
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



201 OAKWOOD RD

19-117-21-44-0052

2018 ESTIMATED MARKET VALUE : \$534,000

SALE DATE : May 3, 2017
NET SALE PRICE : \$554,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$590,726

SALE DATE: March 28, 2003
SALE PRICE: \$780,000

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 1925
GROUND FL SF : 1,356
TOTAL ABOVE GRADE SF : 2,680
BASEMENT SF : 1,356
BASEMENT % FIN : 20%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 160
OPEN PORCH SF : 40
DECK SF : 32

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : .37

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



227 HOMEDALE RD

20-117-21-33-0068

2018 ESTIMATED MARKET VALUE : \$716,000

SALE DATE : March 31, 2017
NET SALE PRICE : \$735,400
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$796,836

SALE DATE: June 7, 2007
SALE PRICE: \$785,000

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 1959
GROUND FL SF : 1,075
TOTAL ABOVE GRADE SF : 2,150
BASEMENT SF : 1,075
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 430
DECK SF : 0

GARAGES

GARAGE 1 SF : 445
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

DUPLEX/

ZERO LOT

LINE



46 8TH AVE N

24-117-22-42-0061

2018 ESTIMATED MARKET VALUE : \$214,000

SALE DATE : March 10, 2017
NET SALE PRICE : \$212,430
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$230,177

SALE DATE: October 28, 1999
SALE PRICE: \$145,921

BUILDING CHARACTERISTICS

STYLE : Double
AGE : 1900
GROUND FL SF : 1,105
TOTAL ABOVE GRADE SF : 2,130
BASEMENT SF : 1,105
BASEMENT % FIN : 0%
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 : 304
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 580
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



234 18TH AVE N

23-117-22-14-0143

2018 ESTIMATED MARKET VALUE : \$222,000

SALE DATE : September 18, 2017
NET SALE PRICE : \$225,300
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$232,648

SALE DATE: November 9, 2010
SALE PRICE: \$120,000

BUILDING CHARACTERISTICS

STYLE :	Split level	CENTRAL AC :	Yes
AGE :	1994	# FIREPLACES :	0
GROUND FL SF :	876	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	876	# FULL BATHS :	2
BASEMENT SF :	876	# 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 : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 5,227
LOT ACRES : .12
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



315 17TH AVE N

24-117-22-23-0031

2018 ESTIMATED MARKET VALUE : \$263,000

SALE DATE : July 13, 2017
NET SALE PRICE : \$262,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$274,921

SALE DATE: April 16, 2015
SALE PRICE: \$290,000

BUILDING CHARACTERISTICS

STYLE : Double
AGE : 1956
GROUND FL SF : 1,692
TOTAL ABOVE GRADE SF : 1,692
BASEMENT SF : 1,692
BASEMENT % FIN : 20%
WALKOUT : No

CENTRAL AC : Yes
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 : 0
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 8,276
LOT ACRES : .19

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



311 VAN BUREN AVE N

19-117-21-24-0043

2018 ESTIMATED MARKET VALUE : \$263,000

SALE DATE : August 31, 2017
NET SALE PRICE : \$273,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$284,175

SALE DATE: September 4, 2012
SALE PRICE: \$183,500

BUILDING CHARACTERISTICS

STYLE : Double
AGE : 1965
GROUND FL SF : 1,792
TOTAL ABOVE GRADE SF : 1,792
BASEMENT SF : 1,792
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
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 : 0
DECK SF : 192

GARAGES

GARAGE 1 SF : 768
GARAGE 1 TYPE : Tuck Under 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



1209 OXFORD ST

19-117-21-11-0062

2018 ESTIMATED MARKET VALUE : \$263,000

SALE DATE : April 20, 2017
NET SALE PRICE : \$288,775
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$310,399

SALE DATE: July 15, 2003
SALE PRICE: \$264,500

BUILDING CHARACTERISTICS

STYLE :	Double	CENTRAL AC :	Yes
AGE :	1951	# FIREPLACES :	0
GROUND FL SF :	1,656	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,656	# FULL BATHS :	2
BASEMENT SF :	1,656	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	7

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



754 8TH AVE S

25-117-22-42-0093

2018 ESTIMATED MARKET VALUE : \$372,000

SALE DATE : April 14, 2017
NET SALE PRICE : \$382,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$410,605

SALE DATE: March 27, 2014
SALE PRICE: \$225,000

BUILDING CHARACTERISTICS

STYLE : Double
AGE : 1975
GROUND FL SF : 2,622
TOTAL ABOVE GRADE SF : 5,052
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 3
HALF BATHS : 0
BEDROOMS : 9

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 48
DECK SF : 360

GARAGES

GARAGE 1 SF : 1,320
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



405 10TH AVE N

24-117-22-21-0032

2018 ESTIMATED MARKET VALUE : \$412,000

SALE DATE : May 10, 2017
NET SALE PRICE : \$409,900
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$437,073

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Double	CENTRAL AC :	Yes
AGE :	1987	# FIREPLACES :	0
GROUND FL SF :	2,643	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,643	# FULL BATHS :	2
BASEMENT SF :	1,322	# 3/4 BATHS :	2
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 : 208

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 484
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

CONDOS



709 11TH AVE S

6

25-117-22-31-0498

2018 ESTIMATED MARKET VALUE : \$53,000

SALE DATE : January 27, 2017
NET SALE PRICE : \$54,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$59,458

SALE DATE: February 22, 2007
SALE PRICE: \$63,450

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	No
AGE :	1968	# FIREPLACES :	0
GROUND FL SF :	700	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	700	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	1

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



816 9TH AVE S

5

25-117-22-31-0635

2018 ESTIMATED MARKET VALUE : \$53,000

SALE DATE : October 31, 2017
NET SALE PRICE : \$56,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$57,364

SALE DATE: December 11, 2015
SALE PRICE: \$48,000

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	No
AGE :	1968	# FIREPLACES :	0
GROUND FL SF :	700	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	700	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	1

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



1011 11TH AVE S

6

25-117-22-43-0477

2018 ESTIMATED MARKET VALUE : \$63,000

SALE DATE : September 22, 2017
NET SALE PRICE : \$61,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$62,989

SALE DATE: February 13, 2014
SALE PRICE: \$42,000

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	No
AGE :	1970	# FIREPLACES :	0
GROUND FL SF :	704	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	704	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	1

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



829 OLD SETTLERS TR 5

25-117-22-43-0754

2018 ESTIMATED MARKET VALUE : \$67,000

SALE DATE : June 12, 2017
NET SALE PRICE : \$69,050
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$73,039

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	No
AGE :	1971	# FIREPLACES :	0
GROUND FL SF :	817	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	817	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	1

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 260
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



920 9TH AVE S

5

25-117-22-34-0282

2018 ESTIMATED MARKET VALUE : \$74,000

SALE DATE : August 8, 2017
NET SALE PRICE : \$73,550
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$76,561

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	No
AGE :	1969	# FIREPLACES :	0
GROUND FL SF :	905	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	905	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



1012 WESTBROOKE WAY 4

25-117-22-43-0322

2018 ESTIMATED MARKET VALUE : \$81,000

SALE DATE : January 22, 2018
NET SALE PRICE : \$84,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE: May 15, 2000
SALE PRICE: \$72,000

BUILDING CHARACTERISTICS

STYLE : Condo
AGE : 1970
GROUND FL SF : 918
TOTAL ABOVE GRADE SF : 918
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



810 OLD SETTLERS TR 2

25-117-22-43-0377

2018 ESTIMATED MARKET VALUE : \$91,000

SALE DATE : July 14, 2017
NET SALE PRICE : \$90,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$94,439

SALE DATE: June 30, 2003
SALE PRICE: \$105,700

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	No
AGE :	1970	# FIREPLACES :	0
GROUND FL SF :	918	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	918	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



32 11TH AVE S

208

24-117-22-34-0268

2018 ESTIMATED MARKET VALUE : \$151,000

SALE DATE : May 15, 2017
NET SALE PRICE : \$140,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$149,281

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	Yes
AGE :	1989	# FIREPLACES :	0
GROUND FL SF :	1,172	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,172	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 48

GARAGES

GARAGE 1 SF : 240
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



32 11TH AVE S

305

24-117-22-34-0281

2018 ESTIMATED MARKET VALUE : \$151,000

SALE DATE : October 31, 2017
NET SALE PRICE : \$152,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$155,703

SALE DATE: October 27, 2014
SALE PRICE: \$157,000

BUILDING CHARACTERISTICS

STYLE : Condo
AGE : 1989
GROUND FL SF : 1,184
TOTAL ABOVE GRADE SF : 1,184
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 240
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

TOWNHOMES



1271 LANDMARK TR S

25-117-22-31-0310

2018 ESTIMATED MARKET VALUE : \$129,000

SALE DATE : October 30, 2017
NET SALE PRICE : \$126,003
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$129,073

SALE DATE: September 30, 2016
SALE PRICE: \$82,000

BUILDING CHARACTERISTICS

STYLE :	Townhouse	CENTRAL AC :	Yes
AGE :	1975	# FIREPLACES :	0
GROUND FL SF :	588	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,164	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	2
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 242
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1108 LANDMARK TR S

25-117-22-31-0149

2018 ESTIMATED MARKET VALUE : \$132,000

SALE DATE : April 21, 2017
NET SALE PRICE : \$130,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$139,735

SALE DATE: December 9, 2016
SALE PRICE: \$50,000

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 1974
GROUND FL SF : 588
TOTAL ABOVE GRADE SF : 1,164
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 136

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1295 LANDMARK TR S

25-117-22-31-0313

2018 ESTIMATED MARKET VALUE : \$138,000

SALE DATE : December 5, 2017
NET SALE PRICE : \$139,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$140,120

SALE DATE: July 14, 2008
SALE PRICE: \$104,000

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 1975
GROUND FL SF : 708
TOTAL ABOVE GRADE SF : 1,284
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1244 TRAILWOOD SOUTH

25-117-22-34-0219

2018 ESTIMATED MARKET VALUE : \$141,000

SALE DATE : July 5, 2017
NET SALE PRICE : \$145,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$152,151

SALE DATE: April 23, 2004
SALE PRICE: \$145,219

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 1973
GROUND FL SF : 708
TOTAL ABOVE GRADE SF : 1,284
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 136

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1212 WAGON WHEEL RD

25-117-22-31-0335

2018 ESTIMATED MARKET VALUE : \$143,000

SALE DATE : July 25, 2017
NET SALE PRICE : \$150,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$157,398

SALE DATE: October 30, 2003
SALE PRICE: \$137,500

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 1973
GROUND FL SF : 708
TOTAL ABOVE GRADE SF : 1,284
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 136

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1272 TRAILWOOD SOUTH

25-117-22-34-0257

2018 ESTIMATED MARKET VALUE : \$150,000

SALE DATE : May 19, 2017
NET SALE PRICE : \$160,050
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$170,660

SALE DATE: September 17, 2014
SALE PRICE: \$100,395

BUILDING CHARACTERISTICS

STYLE :	Townhouse	CENTRAL AC :	Yes
AGE :	1973	# FIREPLACES :	0
GROUND FL SF :	588	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,164	# FULL BATHS :	1
BASEMENT SF :	588	# 3/4 BATHS :	0
BASEMENT % FIN :	0%	# HALF BATHS :	2
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 136

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1117 1ST ST S

24-117-22-34-0138

2018 ESTIMATED MARKET VALUE : \$190,000

SALE DATE : November 27, 2017
NET SALE PRICE : \$181,002
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$183,930

SALE DATE: August 12, 2013
SALE PRICE: \$164,803

BUILDING CHARACTERISTICS

STYLE :	Townhouse	CENTRAL AC :	Yes
AGE :	1988	# FIREPLACES :	0
GROUND FL SF :	534	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,065	# FULL BATHS :	1
BASEMENT SF :	534	# 3/4 BATHS :	0
BASEMENT % FIN :	30%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 330
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

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

APPRAISER COMMENTS



1115 1ST ST S

24-117-22-34-0137

2018 ESTIMATED MARKET VALUE : \$190,000

SALE DATE : June 12, 2017
NET SALE PRICE : \$189,900
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$200,871

SALE DATE: May 25, 2007
SALE PRICE: \$212,000

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 1988
GROUND FL SF : 534
TOTAL ABOVE GRADE SF : 1,065
BASEMENT SF : 534
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 330
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2056 MAINSTREET

23-117-22-44-0112

2018 ESTIMATED MARKET VALUE : \$222,000

SALE DATE : September 14, 2017
NET SALE PRICE : \$215,600
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$222,632

SALE DATE: March 8, 2001
SALE PRICE: \$172,217

BUILDING CHARACTERISTICS

STYLE :	Townhouse	CENTRAL AC :	Yes
AGE :	1997	# FIREPLACES :	0
GROUND FL SF :	611	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,222	# FULL BATHS :	1
BASEMENT SF :	611	# 3/4 BATHS :	0
BASEMENT % FIN :	70%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 1,742
LOT ACRES : .04
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2092 MAINSTREET

23-117-22-44-0123

2018 ESTIMATED MARKET VALUE : \$234,000

SALE DATE : October 18, 2017
NET SALE PRICE : \$235,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$240,725

SALE DATE: May 11, 2006
SALE PRICE: \$24,500

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 1997
GROUND FL SF : 741
TOTAL ABOVE GRADE SF : 1,367
BASEMENT SF : 741
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 320
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



205 VAN BUREN AVE N

19-117-21-24-0244

2018 ESTIMATED MARKET VALUE : \$301,000

SALE DATE : June 22, 2017
NET SALE PRICE : \$299,500
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$316,802

SALE DATE: November 9, 2012
SALE PRICE: \$233,500

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 2002
GROUND FL SF : 1,090
TOTAL ABOVE GRADE SF : 1,880
BASEMENT SF : 872
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



3679 OAKTON RIDGE

13-117-22-33-0042

2018 ESTIMATED MARKET VALUE : \$532,000

SALE DATE : June 13, 2017
NET SALE PRICE : \$523,500
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$553,743

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Townhouse	CENTRAL AC :	Yes
AGE :	1990	# FIREPLACES :	1
GROUND FL SF :	2,416	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,416	# FULL BATHS :	0
BASEMENT SF :	2,174	# 3/4 BATHS :	1
BASEMENT % FIN :	90%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 337

GARAGES

GARAGE 1 SF : 421
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



974 NINE MILE COVE E

25-117-22-44-0050

2018 ESTIMATED MARKET VALUE : \$625,000

SALE DATE : August 30, 2017
NET SALE PRICE : \$630,000
ANNUAL MCAP ADJ : .1011
MCAP SALE PRICE : \$655,787

SALE DATE: July 29, 2002
SALE PRICE: \$546,912

BUILDING CHARACTERISTICS

STYLE :	Townhouse	CENTRAL AC :	Yes
AGE :	2001	# FIREPLACES :	1
GROUND FL SF :	1,823	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,823	# FULL BATHS :	0
BASEMENT SF :	1,823	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 34
DECK SF : 180

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	5,663	LAKE :	
LOT ACRES :	.13	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



CITY CLERK

CITY OF HOPKINS

Memorandum

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: April 10, 2018

Subject: Request to Modify Legislative Policy 4-A Lawful Gambling Policy

PURPOSE

Bob Byer, Owner of Mainstreet Bar & Grill on behalf of the Hopkins Youth Hockey Association (HYHA) has submitted a request to amend the current City policy regulating bar bingo. Mr. Byers and members of the HYHA will be present at the work session.

INFORMATION

Legislative Policy 4-A states that a permit or license to conduct bingo will only be approved for an organization that is licensed pursuant to Minnesota Statute, Section 359.15, and that conducts lawful gambling on premises that it owns and operates. This section shall not apply to the use of electronic bingo devices as defined in Minnesota Statutes, Section 349.12.

HYHA would like the policy amended so that organizations may conduct (paper) bingo at premises they do not own and operate. The request outlines the association's concerns with the current restrictions and includes information on the donations to programs from their charitable gambling proceeds.

Policy 4-A was last amended in 2013 when the Hopkins Hockey Youth Association requested to be allowed to use electronic bingo devices.

FUTURE ACTION

If the Council is supportive of moving forward with an amendment, staff will review the entire policy to ensure all language is up-to-date. It is anticipated this review would take place in April and the amendment(s) would be considered in May.

To Whom it may concern from the City of Hopkins:

Hopkins Youth Hockey Association would like to petition to change the Hopkins Ordinance prohibiting the sale of Bingo cards and running Bar Bingo by organizations that do not own their building. This ordinance is outdated and does not allow the bars in the City of Hopkins to compete with surrounding communities. We are losing business in downtown Hopkins to neighboring cities that offer Bar Bingo.

We understand that the ordinance was put into effect to help the Legion and VFW and to not take business away from those organizations. After many years of running pull tabs in the City of Hopkins, HYHA knows that although there are some people that go between the VFW, Legion, Mainstreet Bar, and Tuttle's, the majority of the clientele do not. We do not think we will hinder business at the VFW or Legion.

Hopkins Youth Hockey Charitable Gaming raises a lot of money for the youth of Hopkins as well as donating to many other programs listed below:

- Hopkins High School boys and girls hockey
- Minneapolis Heart Institute Foundation
- ICA Food Shelf
- HYHA Hip-Check Hunger campaign
- Empty Bowls
- Stick it to Cancer
- Hopkins Fire Department
- Hopkins Police Department
- Hopkins Rotary Club
- Hopkins Area Little League
- Glen Lake Mighty Mites Optimist Field Improvement Project
- Burnes Park Improvement Project
- Family Resource Center
- Muscular Dystrophy Association
- Friends of the Hopkins Library
- Hopkins Education Foundation
- Hopkins Raspberry Festival
- Fraser House - Hopkins Court
- Sojourner Project
- West Suburban Alano Society
- Move Forward, formerly Teens Alone
- Omegon Inc.
- Ronald McDonald House
- Children's Cancer Research Fund
- Rein in Sarcoma
- Suicide Awareness Voices for Education
- Play Laugh Love!

- HYHA urges the City of Hopkins to consider that changing this ordinance would bring business into the City. This, in turn, will increase the bottom line for the bars, for Hopkins Youth Hockey, the many other charities we donate to, and the tax revenue collected by the city and the state,

Angela Quale, Gambling Manager, Hopkins Hockey Association

I would just like to add to this request by Angie and say I would like our establishment to have the same opportunity other communities have in presenting a Bingo game run by their sponsoring charity. I am sure these other communities have their American Legions and VFW's. I'd also like to add we do our share in donating to these local charities. Therefore, I would encourage this outdated ordinance be removed from the City of Hopkins,

Best Regards,

Bob Byer, owner

Mainstreet Bar & Grill

**POLICY 4-A
LAWFUL GAMBLING**

1. PURPOSE

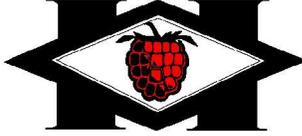
- 1.01 The purpose of this policy is to establish rules and procedures for lawful gambling in the City of Hopkins.

2. REGULATIONS

- 2.01 Except as otherwise enumerated herein, the provisions of Minnesota Statute Chapter 349 relating to the definition of terms, licensing and restrictions of gambling are adopted and made a part of the statement of policy promulgated by the City of Hopkins as if set out in full
- 2.02 An applicant for a license shall be a registered Minnesota nonprofit corporation or an organization which is designated as exempt from the payment of income taxes by the Internal Revenue Code and has its principal or registered office, street address and zip code within the City of Hopkins.
- 2.03 The organization defined in Section 2.02 must be engaged in its primary activities for the benefit of the community within the City of Hopkins for at least five years on a perpetual, continuous, uninterrupted basis and have at least 30 active members as defined in Minnesota Statute Chapter 349.
- 2.04 Gambling allowed by the city shall be carried on only within premises owned, occupied or leased by the organization except such activities permissible under M.S. 349.166.
- 2.05 No application for a premises permit will be approved for any organization to conduct gambling on any premises other than the premises of an on-sale liquor licensee or the premises of a fraternal, veterans or other non-profit organization. Notwithstanding any other ordinance, statute or policy provision, no form of lawful gambling will be permitted at any location which holds an on-sale brewer taproom license pursuant to the Hopkins Code of Ordinances. In order for a fraternal, Veterans, or other non-profit organization to conduct gambling on their premises, such premises must have been continuously owned and occupied for a period of at least five years. No application for premises permit shall be approved for any organization for a site established for the primary purpose of conducting gambling. This section shall not apply to any organization which is exempt from the requirement for a gambling license according to M.S. 349.166.
- 2.06 A permit or license to conduct bingo will only be approved for an organization that is licensed pursuant to Minnesota Statute, section 349.16, and that conducts lawful gambling on premises that it owns and operates. This section shall not apply to the use of electronic bingo devices as defined in Minnesota Statute, section 349.12
- 2.07 Only one organization, as defined in Section 2.02, may conduct gambling within a single owned, occupied or leased premise.

- 2.08 The operation of gambling devices and the conduct of bingo and raffles licensed or approved pursuant to the authority granted to the City of Hopkins shall be carried on under the supervision of a gambling manager designated by the organization. The gambling manager shall be responsible for the operation of the gambling activity and the receipts and profits generated from the operation.
- 2.09 The gambling manager shall be an active member of the organization issued the license and shall qualify under state law.
- 2.10 Organizations seeking approval for a premises permit, that are not currently conducting gambling in the City, must provide the City, in addition to the application forms, a copy of the notice sent to the general membership announcing the meeting to authorize gambling activities, and a copy of the minutes of a general membership meeting, where a quorum was present, wherein the organization approved a motion authorizing the gambling activities.
- 2.11 Participants in raffles, paddlewheels, pull tabs and tip boards shall be restricted to individuals who have attained the legal drinking age. This restriction only applies to premises where liquor, wine, beer or liquor or 3.2 beer is served. Where intoxicating beverages are not served the age shall be eighteen.
- 2.12 Organizations wishing to renew a gambling license must provide the City with a financial audit of its lawful gambling activities and funds for the previous two years. The audit(s) must be performed by an independent accountant licensed by the state of Minnesota.
- 2.13 In addition, such organizations must provide the City with information on all expenditures of lawful gambling funds during the previous two years. Such information must include at a minimum the name of the recipient, the amount of the expenditure or contribution, and a brief description of how the expenditure or contribution meets the definition of "lawful purposes" as defined in M.S. 349.12. The City reserves the right to require additional documentation from licensed organizations, or organizations seeking licenses, as it deems necessary.
- 2.14 An investigation fee of \$100.00 shall be charged to all organizations submitting a Premises Permit Application or Applications for approval by the City.
- 2.15 The City shall receive 10% of net profits from organizations conducting gambling in leased premises. (The City never adopted an ordinance enacting this provision as required by MN Statute 349.213, Sub.1 (f) (2).)

Established 11/19/85 by Resolution 85-3218
Revised 10/5/1993
Revised 4/19/94
Revised 12/16/97
Revised 8/19/2003
Revised 3/5/2013
Revised 8/20/2013
City of Hopkins



Administration

CITY OF HOPKINS

Memorandum

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Ari Lenz, Assistant City Manager

Date: April 10, 2018

Subject: City Hall Project Update

PURPOSE

To review the City Hall Project, present updates and ask for feedback on several areas to help finalize schematic design.

INFORMATION

At the November work session, Council met with Wold Architects and Engineers, the City's project consultants to review the results of a facility assessment. In January, after reviewing finances, Council directed staff to move forward with the schematic design process for City Hall.

At tonight's work session Wold will review the project, present updates made over the past few months, and ask for feedback on several areas to help finalize schematic design.

Staff also would like to propose hiring a construction manager to assist with the process. A construction manager was not previously included in project estimates.

FUTURE ACTION

As the schematic design process finishes, staff plans to come back at the May work session and talk about financing the project and next steps. Next steps in the project would include approval of schematic design, selecting a project timeline, hiring a construction manager, and design development.