

# MAPLE PLAIN SALES BOOK

(2025 Assessment)

# HENNEPIN COUNTY

## MINNESOTA

## Memo

**To:** City of Maple Plain, Mayor, and Council

**From:** Jason Vaith, SAMA, Residential Appraiser

**Date:** 3/17/2025

### 2025 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 2025 assessment is available at <https://www.hennepin.us/assessment>.

### Annual Assessment

The county assessor is required to value property as of January 2<sup>nd</sup> of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2023, through September 30, 2024, are reviewed by the assessor and trended forward to the January 2, 2025, 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 reviewing sales, appraisers view one fifth of the properties in the city. This is referred to as the quintile. The geographic area for the 2025 residential quintile was between Halgren Road and Joyce Street and south of Main Street. All building permit data is reviewed annually to determine if any new construction will impact the market value of the property. If the completed work improves the value of the property, an improvement amount is added.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

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



## Summary of the 2025 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.

Single Family	1.4%	Residential Condos	N/A
Commercial	0.0%	Townhomes	N/A
Industrial	0.6%	Duplex/Triplex	-1.9%
Apartments	-2.2%	Twin Homes	N/A

## City of Maple Plain 2025 Assessment

Total market value:	\$303,795,600
New construction:	\$2,743,300
Net percent increase:	0.6%
Gross percent increase:	1.6%

## The Local Board of Appeal and Equalization Process

The 2025 Local Board of Appeal and Equalization will be held at the Maple Plain City Hall at 5050 Independence St. Maple Plain at 7:00PM on April 7<sup>th</sup>, 2025.

Value notices will be mailed on February 28, 2025. 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 7<sup>th</sup>, 2025.

- The Board has the authority to increase, decrease, or take no action on individual valuations.
- The Board 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 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 16, 2025. All requests for appointments at the County Board must be received by May 21, 2025.

To make an appointment at the County Board of Appeals and Equalization, taxpayers should call 612-348-7050 or email [countyvalueappeal@hennepin.us](mailto:countyvalueappeal@hennepin.us).

## Contact

Residential Appraiser

Jason Vaith

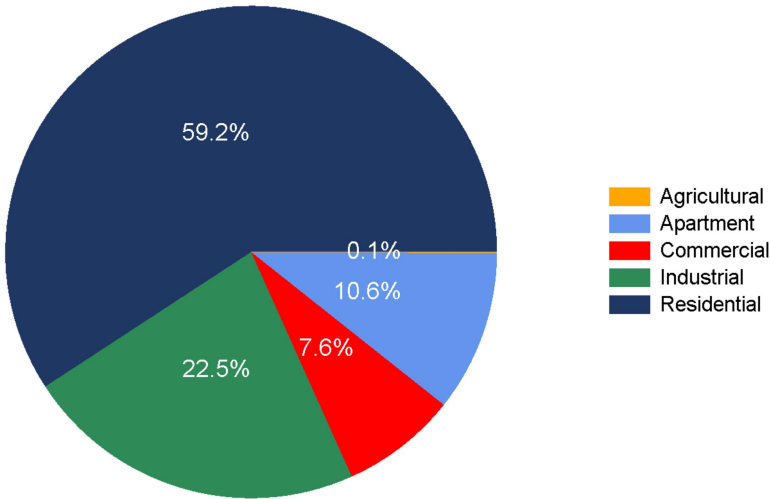
612-596-1379 (Teams phone number) or 612-802-8797 (Cell phone)

[jason.vaith@hennepin.us](mailto:jason.vaith@hennepin.us)

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Maple Plain Totals

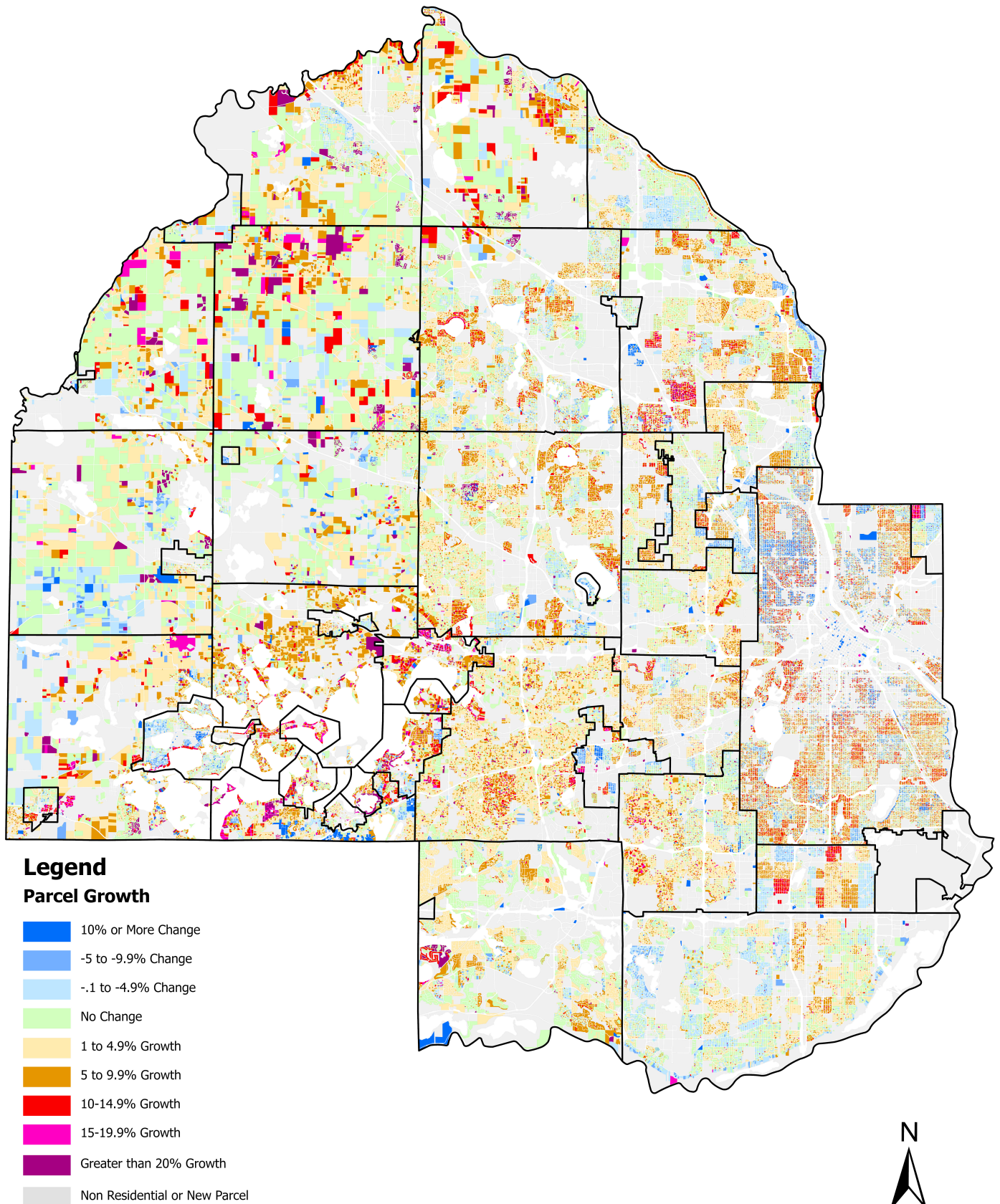
Estimated Market Value	1.6%
Taxable Market Value	1.8%
Net Tax Capacity	2.1%



Property Type	2024		2025			New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	
Agricultural	1	201,600	1	192,800	-4.4%	0	0	-4.4%
Rural Vacant Land	1	201,600	1	192,800	-4.4%	0	0	-4.4%
Apartment	20	32,936,000	19	32,208,000	-2.2%	0	0	-2.2%
Apartments	17	32,089,000	17	31,444,000	-2.0%	0	0	-2.0%
Vacant Apartment Land	3	847,000	2	764,000	-9.8%	0	0	-9.8%
Commercial	39	23,093,800	40	23,146,000	0.2%	1	55,000	0.0%
Other	10	2,773,200	10	2,781,400	0.3%	0	0	0.3%
Retail	7	4,205,000	7	4,258,000	1.3%	0	0	1.3%
Office	7	10,169,000	7	9,978,000	-1.9%	1	55,000	-2.4%
Vacant Commercial Land	5	681,600	6	773,600	13.5%	0	0	13.5%
Automotive	5	2,392,000	5	2,476,000	3.5%	0	0	3.5%
Food / Entertainment	3	1,439,000	3	1,439,000	0.0%	0	0	0.0%
Medical	1	435,000	1	435,000	0.0%	0	0	0.0%
Bank	1	880,000	1	880,000	0.0%	0	0	0.0%
Hospitality	0	119,000	0	125,000	5.0%	0	0	5.0%
Industrial	48	65,456,000	48	68,385,000	4.5%	4	2,540,000	0.6%
Industrial	38	64,365,000	38	67,294,000	4.6%	4	2,540,000	0.6%
Vacant Industrial Land	10	1,091,000	10	1,091,000	0.0%	0	0	0.0%
Residential	568	177,437,300	568	179,863,800	1.4%	9	148,300	1.3%
Single Family	519	172,316,300	519	174,806,900	1.4%	9	148,300	1.4%
Vacant Res Land	26	710,200	26	703,700	-0.9%	0	0	-0.9%
Duplex/Triplex	9	2,924,600	9	2,868,000	-1.9%	0	0	-1.9%
Other Residential	7	790,200	7	782,200	-1.0%	0	0	-1.0%
Co-Op	7	696,000	7	703,000	1.0%	0	0	1.0%
Total Real Property	676	299,124,700	676	303,795,600	1.6%	14	2,743,300	0.6%



# Hennepin County Property Growth, 2025 Assessment



# Median Prices – Counties

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Anoka County	\$287,000	\$327,500	\$350,000	\$354,000	\$365,000	+ 3.1%	+ 27.2%
Carver County	\$363,715	\$415,750	\$460,000	\$450,000	\$474,990	+ 5.6%	+ 30.6%
Chisago County	\$280,000	\$325,000	\$355,125	\$352,000	\$365,000	+ 3.7%	+ 30.4%
Dakota County	\$312,000	\$348,950	\$375,000	\$380,000	\$390,000	+ 2.6%	+ 25.0%
Goodhue County	\$228,900	\$264,900	\$288,500	\$270,500	\$302,000	+ 11.6%	+ 31.9%
Hennepin County	\$325,000	\$350,000	\$368,000	\$373,000	\$381,000	+ 2.1%	+ 17.2%
Isanti County	\$249,900	\$288,753	\$316,000	\$322,450	\$324,900	+ 0.8%	+ 30.0%
Kanabec County	\$195,000	\$230,000	\$250,000	\$249,900	\$267,400	+ 7.0%	+ 37.1%
Le Sueur County	\$229,900	\$255,000	\$299,900	\$300,000	\$310,000	+ 3.3%	+ 34.8%
Mille Lacs County	\$210,000	\$245,000	\$260,000	\$279,450	\$281,550	+ 0.8%	+ 34.1%
Ramsey County	\$261,000	\$290,000	\$305,000	\$310,000	\$325,000	+ 4.8%	+ 24.5%
Rice County	\$261,000	\$296,950	\$305,000	\$322,000	\$334,900	+ 4.0%	+ 28.3%
Scott County	\$340,388	\$380,000	\$420,464	\$420,000	\$429,900	+ 2.4%	+ 26.3%
Sherburne County	\$285,000	\$330,000	\$355,000	\$350,000	\$369,900	+ 5.7%	+ 29.8%
Sibley County	\$168,000	\$200,000	\$220,000	\$220,000	\$247,450	+ 12.5%	+ 47.3%
St. Croix County	\$292,900	\$332,900	\$370,000	\$378,450	\$395,500	+ 4.5%	+ 35.0%
Washington County	\$349,900	\$385,350	\$420,000	\$410,000	\$426,000	+ 3.9%	+ 21.7%
Wright County	\$295,000	\$348,000	\$379,900	\$381,000	\$385,000	+ 1.0%	+ 30.5%

# Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
<b>16-County Twin Cities Region</b>	<b>\$305,000</b>	<b>\$340,000</b>	<b>\$363,000</b>	<b>\$368,000</b>	<b>\$380,000</b>	<b>+ 3.3%</b>	<b>+ 24.6%</b>
<b>13-County Twin Cities Region</b>	<b>\$307,498</b>	<b>\$340,000</b>	<b>\$365,000</b>	<b>\$370,000</b>	<b>\$380,000</b>	<b>+ 2.7%</b>	<b>+ 23.6%</b>
Afton	\$540,000	\$680,000	\$635,500	\$755,000	\$680,000	- 9.9%	+ 25.9%
Albertville	\$315,623	\$320,000	\$355,000	\$350,000	\$375,000	+ 7.1%	+ 18.8%
Andover	\$364,900	\$416,821	\$437,454	\$425,000	\$439,000	+ 3.3%	+ 20.3%
Annandale	\$282,000	\$335,700	\$354,900	\$352,000	\$377,900	+ 7.4%	+ 34.0%
Anoka	\$256,103	\$300,000	\$315,000	\$332,250	\$325,000	- 2.2%	+ 26.9%
Apple Valley	\$290,000	\$325,000	\$350,000	\$360,000	\$375,000	+ 4.2%	+ 29.3%
Arden Hills	\$364,000	\$375,000	\$408,350	\$400,000	\$426,000	+ 6.5%	+ 17.0%
Arlington	\$183,000	\$207,000	\$212,000	\$202,000	\$250,000	+ 23.8%	+ 36.6%
Bayport	\$425,113	\$421,000	\$349,000	\$386,500	\$517,500	+ 33.9%	+ 21.7%
Becker	\$260,000	\$310,000	\$336,500	\$347,450	\$338,700	- 2.5%	+ 30.3%
Belle Plaine	\$277,000	\$307,750	\$335,000	\$330,000	\$350,000	+ 6.1%	+ 26.4%
Bethel	\$230,000	\$250,000	\$320,000	\$442,000	\$329,000	- 25.6%	+ 43.0%
Big Lake	\$276,500	\$320,000	\$351,000	\$339,500	\$345,000	+ 1.6%	+ 24.8%
Birchwood Village	\$347,500	\$459,000	\$450,000	\$485,000	\$525,000	+ 8.2%	+ 51.1%
Blaine	\$304,750	\$340,050	\$370,000	\$379,653	\$383,868	+ 1.1%	+ 26.0%
Bloomington	\$299,900	\$325,000	\$350,000	\$360,000	\$361,750	+ 0.5%	+ 20.6%
Bloomington – East	\$277,500	\$309,500	\$320,000	\$330,000	\$343,500	+ 4.1%	+ 23.8%
Bloomington – West	\$315,500	\$340,000	\$373,450	\$375,000	\$385,000	+ 2.7%	+ 22.0%
Brainerd MSA	\$250,000	\$282,500	\$325,000	\$339,000	\$350,000	+ 3.2%	+ 40.0%
Brooklyn Center	\$240,000	\$265,000	\$280,000	\$290,000	\$290,000	0.0%	+ 20.8%
Brooklyn Park	\$283,500	\$315,000	\$328,200	\$335,000	\$340,000	+ 1.5%	+ 19.9%
Buffalo	\$274,000	\$326,450	\$345,000	\$355,000	\$355,000	0.0%	+ 29.6%
Burnsville	\$298,799	\$335,000	\$355,000	\$356,000	\$375,000	+ 5.3%	+ 25.5%
Cambridge	\$245,000	\$285,000	\$305,000	\$306,950	\$315,000	+ 2.6%	+ 28.6%
Cannon Falls	\$274,500	\$327,000	\$340,000	\$347,000	\$340,500	- 1.9%	+ 24.0%
Carver	\$393,070	\$455,105	\$512,513	\$469,995	\$499,945	+ 6.4%	+ 27.2%
Centerville	\$212,500	\$180,000	\$323,750	\$410,000	\$367,400	- 10.4%	+ 72.9%
Champlin	\$288,000	\$335,075	\$366,000	\$368,750	\$365,000	- 1.0%	+ 26.7%
Chanhassen	\$410,000	\$504,111	\$525,000	\$510,000	\$538,500	+ 5.6%	+ 31.3%
Chaska	\$350,000	\$375,000	\$419,990	\$415,000	\$465,500	+ 12.2%	+ 33.0%
Chisago	\$333,500	\$394,950	\$452,000	\$400,000	\$399,900	- 0.0%	+ 19.9%
Circle Pines	\$237,750	\$279,500	\$286,000	\$290,000	\$330,000	+ 13.8%	+ 38.8%
Clear Lake	\$250,000	\$270,000	\$330,000	\$350,000	\$339,950	- 2.9%	+ 36.0%
Clearwater	\$248,485	\$284,900	\$302,750	\$315,000	\$325,000	+ 3.2%	+ 30.8%
Cleveland	\$208,906	\$240,000	\$242,960	\$239,900	\$254,500	+ 6.1%	- 21.8%
Coates	\$223,800	\$0	\$0	\$295,000	\$350,000	+ 18.6%	+ 56.4%
Cokato	\$182,500	\$198,050	\$239,500	\$275,000	\$295,000	+ 7.3%	+ 61.6%
Cologne	\$325,365	\$350,000	\$403,852	\$406,051	\$401,725	- 1.1%	+ 23.5%
Columbia Heights	\$241,000	\$265,000	\$290,000	\$288,080	\$294,750	+ 2.3%	+ 22.3%
Columbus	\$401,250	\$473,600	\$540,000	\$527,500	\$465,390	- 11.8%	+ 16.0%
Coon Rapids	\$256,000	\$289,000	\$309,900	\$325,000	\$325,000	0.0%	+ 27.0%
Corcoran	\$491,990	\$569,477	\$597,789	\$624,990	\$620,438	- 0.7%	+ 26.1%
Cottage Grove	\$315,000	\$355,245	\$397,995	\$392,500	\$395,000	+ 0.6%	+ 25.4%
Crystal	\$255,000	\$282,000	\$305,000	\$298,049	\$315,500	+ 5.9%	+ 23.7%

# Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Dayton	\$450,490	\$490,490	\$514,990	\$449,990	\$527,000	+ 17.1%	+ 17.0%
Deephaven	\$760,000	\$867,530	\$1,087,500	\$965,000	\$1,000,000	+ 3.6%	+ 31.6%
Delano	\$349,900	\$375,000	\$443,910	\$425,000	\$447,940	+ 5.4%	+ 28.0%
Dellwood	\$731,700	\$1,000,000	\$875,000	\$935,000	\$850,000	- 9.1%	+ 16.2%
Eagan	\$320,000	\$350,000	\$375,000	\$375,000	\$380,500	+ 1.5%	+ 18.9%
East Bethel	\$336,000	\$370,000	\$388,877	\$384,250	\$415,000	+ 8.0%	+ 23.5%
Eden Prairie	\$380,000	\$425,000	\$452,500	\$462,000	\$465,000	+ 0.6%	+ 22.4%
Edina	\$520,000	\$577,000	\$585,000	\$600,500	\$618,000	+ 2.9%	+ 18.8%
Elk River	\$314,900	\$350,000	\$377,750	\$375,000	\$386,500	+ 3.1%	+ 22.7%
Elko New Market	\$355,000	\$410,950	\$437,500	\$472,500	\$448,667	- 5.0%	+ 26.4%
Excelsior	\$794,597	\$669,500	\$700,000	\$820,000	\$840,000	+ 2.4%	+ 5.7%
Falcon Heights	\$356,000	\$366,000	\$400,000	\$404,000	\$400,000	- 1.0%	+ 12.4%
Faribault	\$215,000	\$240,000	\$260,000	\$270,000	\$296,950	+ 10.0%	+ 38.1%
Farmington	\$300,000	\$340,000	\$380,000	\$367,000	\$407,000	+ 10.9%	+ 35.7%
Forest Lake	\$305,000	\$340,000	\$365,000	\$367,500	\$384,400	+ 4.6%	+ 26.0%
Fridley	\$260,000	\$290,000	\$307,750	\$315,000	\$315,000	0.0%	+ 21.2%
Gaylord	\$140,000	\$190,000	\$210,000	\$216,500	\$222,500	+ 2.8%	+ 58.9%
Gem Lake	\$565,000	\$540,000	\$475,000	\$655,000	\$450,000	- 31.3%	- 20.4%
Golden Valley	\$369,950	\$390,000	\$425,000	\$424,000	\$424,000	0.0%	+ 14.6%
Grant	\$642,000	\$610,006	\$700,000	\$709,900	\$677,750	- 4.5%	+ 5.6%
Greenfield	\$525,575	\$475,000	\$675,000	\$620,000	\$772,500	+ 24.6%	+ 47.0%
Greenwood	\$1,002,500	\$1,325,000	\$1,095,000	\$2,061,500	\$2,972,500	+ 44.2%	+ 196.5%
Ham Lake	\$418,500	\$437,000	\$506,000	\$489,950	\$555,000	+ 13.3%	+ 32.6%
Hamburg	\$215,000	\$250,600	\$237,500	\$305,000	\$303,850	- 0.4%	+ 41.3%
Hammond	\$255,000	\$306,761	\$334,950	\$357,500	\$376,540	+ 5.3%	+ 47.7%
Hampton	\$130,000	\$130,950	\$164,222	\$400,000	\$355,000	- 11.3%	+ 173.1%
Hanover	\$358,450	\$405,923	\$429,900	\$421,411	\$451,500	+ 7.1%	+ 26.0%
Hastings	\$260,000	\$295,000	\$311,150	\$325,000	\$339,900	+ 4.6%	+ 30.7%
Hilltop	\$0	\$0	\$0	\$0	\$0	--	--
Hopkins	\$282,500	\$287,000	\$315,000	\$325,000	\$371,000	+ 14.2%	+ 31.3%
Hudson	\$360,000	\$400,500	\$440,000	\$440,000	\$474,500	+ 7.8%	+ 31.8%
Hugo	\$322,500	\$385,000	\$450,000	\$399,900	\$415,000	+ 3.8%	+ 28.7%
Hutchinson	\$200,000	\$236,250	\$262,900	\$261,750	\$268,900	+ 2.7%	+ 34.5%
Independence	\$680,000	\$775,000	\$735,000	\$950,000	\$890,000	- 6.3%	+ 30.9%
Inver Grove Heights	\$275,500	\$305,000	\$325,000	\$350,000	\$360,500	+ 3.0%	+ 30.9%
Isanti	\$250,485	\$292,000	\$330,000	\$328,200	\$329,950	+ 0.5%	+ 31.7%
Jordan	\$335,000	\$368,550	\$465,000	\$410,975	\$407,495	- 0.8%	+ 21.6%
Lake Elmo	\$498,400	\$555,108	\$635,000	\$651,887	\$670,000	+ 2.8%	+ 34.4%
Lake Minnetonka Area	\$520,000	\$630,000	\$635,000	\$652,273	\$656,678	+ 0.7%	+ 26.3%
Lake St. Croix Beach	\$250,000	\$289,950	\$320,000	\$342,500	\$325,000	- 5.1%	+ 30.0%
Lakeland	\$319,000	\$319,900	\$361,500	\$383,500	\$450,000	+ 17.3%	+ 41.1%
Lakeland Shores	\$360,000	\$1,447,500	\$589,000	\$414,250	\$0	- 100.0%	- 100.0%
Lakeville	\$398,808	\$440,000	\$485,000	\$485,000	\$494,117	+ 1.9%	+ 23.9%
Lauderdale	\$225,000	\$252,500	\$257,500	\$265,000	\$235,000	- 11.3%	+ 4.4%
Le Center	\$177,450	\$210,000	\$273,200	\$299,900	\$229,900	- 23.3%	+ 29.6%
Lexington	\$240,000	\$265,300	\$299,950	\$308,000	\$275,000	- 10.7%	+ 14.6%

# Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Lilydale	\$394,900	\$336,850	\$450,000	\$390,000	\$407,500	+ 4.5%	+ 3.2%
Lindstrom	\$294,000	\$339,000	\$365,000	\$373,000	\$372,500	- 0.1%	+ 26.7%
Lino Lakes	\$354,900	\$401,500	\$440,000	\$425,000	\$451,000	+ 6.1%	+ 27.1%
Little Canada	\$273,750	\$326,000	\$290,000	\$325,000	\$365,500	+ 12.5%	+ 33.5%
Long Lake	\$337,500	\$405,000	\$460,000	\$520,000	\$527,000	+ 1.3%	+ 56.1%
Lonsdale	\$293,291	\$317,900	\$354,900	\$352,500	\$342,500	- 2.8%	+ 16.8%
Loretto	\$376,750	\$388,750	\$355,000	\$365,900	\$410,450	+ 12.2%	+ 8.9%
Mahtomedi	\$400,000	\$427,500	\$411,000	\$480,000	\$490,000	+ 2.1%	+ 22.5%
Maple Grove	\$337,400	\$371,000	\$400,000	\$389,600	\$403,700	+ 3.6%	+ 19.7%
Maple Lake	\$255,000	\$270,500	\$297,500	\$302,500	\$309,700	+ 2.4%	+ 21.5%
Maple Plain	\$329,900	\$350,500	\$351,000	\$360,000	\$380,000	+ 5.6%	+ 15.2%
Maplewood	\$266,500	\$300,000	\$310,000	\$325,000	\$330,000	+ 1.5%	+ 23.8%
Marine on St. Croix	\$482,500	\$528,246	\$650,000	\$647,500	\$650,000	+ 0.4%	+ 34.7%
Mayer	\$289,400	\$320,000	\$352,764	\$351,500	\$376,000	+ 7.0%	+ 29.9%
Medicine Lake	\$762,500	\$762,500	\$1,514,000	\$1,387,000	\$824,950	- 40.5%	+ 8.2%
Medina	\$670,845	\$812,000	\$785,000	\$750,000	\$925,000	+ 23.3%	+ 37.9%
Mendota	\$960,000	\$1,175,000	\$299,995	\$250,000	\$1,680,000	+ 572.0%	+ 75.0%
Mendota Heights	\$410,250	\$499,450	\$488,150	\$500,000	\$521,500	+ 4.3%	+ 27.1%
Miesville	\$296,000	\$0	\$412,500	\$382,500	\$327,450	- 14.4%	+ 10.6%
Milaca	\$205,000	\$252,500	\$262,455	\$250,000	\$290,000	+ 16.0%	+ 41.5%
Minneapolis - (Citywide)	\$300,000	\$315,000	\$320,000	\$315,000	\$329,702	+ 4.7%	+ 9.9%
Minneapolis - Calhoun-Isle	\$375,000	\$420,000	\$447,500	\$360,000	\$451,000	+ 25.3%	+ 20.3%
Minneapolis - Camden	\$209,000	\$230,000	\$225,000	\$225,000	\$230,000	+ 2.2%	+ 10.0%
Minneapolis - Central	\$342,250	\$335,000	\$322,500	\$319,750	\$355,000	+ 11.0%	+ 3.7%
Minneapolis - Longfellow	\$310,000	\$325,000	\$348,350	\$330,000	\$340,000	+ 3.0%	+ 9.7%
Minneapolis - Near North	\$214,900	\$230,000	\$240,000	\$225,000	\$235,000	+ 4.4%	+ 9.4%
Minneapolis - Nokomis	\$324,900	\$340,000	\$350,000	\$350,000	\$363,000	+ 3.7%	+ 11.7%
Minneapolis - Northeast	\$291,000	\$305,000	\$330,000	\$335,000	\$340,000	+ 1.5%	+ 16.8%
Minneapolis - Phillips	\$224,750	\$233,500	\$230,000	\$220,000	\$225,000	+ 2.3%	+ 0.1%
Minneapolis - Powderhorn	\$267,500	\$283,500	\$295,000	\$288,500	\$298,500	+ 3.5%	+ 11.6%
Minneapolis - Southwest	\$432,000	\$480,000	\$500,000	\$480,000	\$500,000	+ 4.2%	+ 15.7%
Minneapolis - University	\$298,800	\$310,000	\$338,000	\$304,500	\$330,297	+ 8.5%	+ 10.5%
Minnetonka	\$399,900	\$432,000	\$462,000	\$465,000	\$492,000	+ 5.8%	+ 23.0%
Minnetonka Beach	\$1,548,797	\$1,795,000	\$3,150,000	\$2,100,000	\$2,293,872	+ 9.2%	+ 48.1%
Minnetrista	\$487,380	\$610,169	\$625,000	\$638,500	\$650,000	+ 1.8%	+ 33.4%
Montgomery	\$231,800	\$255,000	\$280,000	\$292,500	\$268,000	- 8.4%	+ 15.6%
Monticello	\$263,000	\$307,000	\$319,000	\$339,000	\$342,500	+ 1.0%	+ 30.2%
Montrose	\$245,000	\$273,000	\$298,900	\$290,000	\$315,000	+ 8.6%	+ 28.6%
Mora	\$191,250	\$230,000	\$247,450	\$230,000	\$266,400	+ 15.8%	+ 39.3%
Mound	\$300,000	\$342,500	\$349,950	\$354,000	\$378,000	+ 6.8%	+ 26.0%
Mounds View	\$268,650	\$300,000	\$328,950	\$307,000	\$339,450	+ 10.6%	+ 26.4%
New Brighton	\$306,000	\$335,000	\$356,000	\$365,000	\$380,000	+ 4.1%	+ 24.2%
New Germany	\$233,950	\$293,000	\$265,000	\$300,000	\$304,000	+ 1.3%	+ 29.9%
New Hope	\$292,250	\$320,000	\$335,000	\$330,000	\$350,000	+ 6.1%	+ 19.8%
New Prague	\$298,691	\$342,950	\$375,500	\$347,450	\$370,550	+ 6.6%	+ 24.1%
New Richmond	\$265,000	\$300,000	\$325,000	\$349,900	\$371,245	+ 6.1%	+ 40.1%

# Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
New Trier	\$135,000	\$290,000	\$0	\$330,000	\$370,000	+ 12.1%	+ 174.1%
Newport	\$320,950	\$432,245	\$397,500	\$335,000	\$336,000	+ 0.3%	+ 4.7%
North Branch	\$264,400	\$298,000	\$329,900	\$331,910	\$348,375	+ 5.0%	+ 31.8%
North Oaks	\$778,500	\$840,000	\$960,000	\$844,950	\$966,688	+ 14.4%	+ 24.2%
North Saint Paul	\$257,000	\$295,000	\$322,000	\$323,500	\$317,500	- 1.9%	+ 23.5%
Northfield	\$284,000	\$324,900	\$335,000	\$350,000	\$365,000	+ 4.3%	+ 28.5%
Norwood Young America	\$230,000	\$270,000	\$270,000	\$306,000	\$295,000	- 3.6%	+ 28.3%
Nowthen	\$391,500	\$433,000	\$475,000	\$559,000	\$600,000	+ 7.3%	+ 53.3%
Oak Grove	\$373,000	\$453,000	\$490,000	\$451,500	\$489,450	+ 8.4%	+ 31.2%
Oak Park Heights	\$275,550	\$310,000	\$353,124	\$358,000	\$339,900	- 5.1%	+ 23.4%
Oakdale	\$255,000	\$295,500	\$320,000	\$344,000	\$338,000	- 1.7%	+ 32.5%
Onamia	\$191,500	\$210,000	\$240,000	\$172,750	\$299,950	+ 73.6%	+ 56.6%
Orono	\$755,000	\$950,000	\$1,112,500	\$1,015,000	\$1,139,138	+ 12.2%	+ 50.9%
Osseo	\$257,900	\$299,000	\$295,000	\$311,000	\$324,900	+ 4.5%	+ 26.0%
Otsego	\$346,550	\$388,430	\$440,000	\$421,260	\$408,255	- 3.1%	+ 17.8%
Pine City	\$206,500	\$221,000	\$275,000	\$283,500	\$276,450	- 2.5%	+ 33.9%
Pine Springs	\$465,000	\$627,500	\$670,000	\$629,900	\$0	- 100.0%	- 100.0%
Plymouth	\$392,000	\$440,000	\$466,500	\$483,750	\$500,500	+ 3.5%	+ 27.7%
Princeton	\$259,900	\$309,950	\$324,900	\$325,000	\$337,500	+ 3.8%	+ 29.9%
Prior Lake	\$400,000	\$450,000	\$494,900	\$475,000	\$495,000	+ 4.2%	+ 23.8%
Ramsey	\$301,496	\$343,000	\$370,950	\$368,950	\$392,425	+ 6.4%	+ 30.2%
Randolph	\$325,000	\$360,000	\$475,000	\$438,700	\$388,000	- 11.6%	+ 19.4%
Red Wing	\$215,000	\$250,000	\$268,488	\$250,000	\$290,000	+ 16.0%	+ 34.9%
Richfield	\$290,000	\$325,000	\$335,000	\$336,200	\$353,950	+ 5.3%	+ 22.1%
River Falls	\$290,000	\$325,000	\$335,000	\$372,565	\$400,000	+ 7.4%	+ 37.9%
Robbinsdale	\$264,200	\$280,000	\$307,500	\$317,000	\$310,000	- 2.2%	+ 17.3%
Rockford	\$272,950	\$325,321	\$359,950	\$370,000	\$347,500	- 6.1%	+ 27.3%
Rogers	\$364,500	\$430,000	\$459,948	\$430,440	\$426,495	- 0.9%	+ 17.0%
Rosemount	\$340,000	\$375,300	\$433,950	\$412,000	\$425,750	+ 3.3%	+ 25.2%
Roseville	\$290,000	\$331,500	\$330,000	\$340,000	\$350,000	+ 2.9%	+ 20.7%
Rush City	\$229,000	\$272,685	\$287,500	\$300,000	\$309,900	+ 3.3%	+ 35.3%
Saint Anthony	\$330,000	\$361,089	\$370,000	\$380,000	\$335,000	- 11.8%	+ 1.5%
Saint Bonifacius	\$299,450	\$335,000	\$351,500	\$336,500	\$369,900	+ 9.9%	+ 23.5%
Saint Cloud MSA	\$214,500	\$238,000	\$264,000	\$270,000	\$285,000	+ 5.6%	+ 32.9%
Saint Francis	\$255,000	\$301,000	\$330,000	\$340,000	\$357,950	+ 5.3%	+ 40.4%
Saint Louis Park	\$327,750	\$340,000	\$360,000	\$375,000	\$375,000	0.0%	+ 14.4%
Saint Mary's Point	\$502,000	\$380,000	\$600,000	\$380,000	\$829,125	+ 118.2%	+ 65.2%
Saint Michael	\$348,200	\$408,500	\$434,620	\$433,652	\$449,900	+ 3.7%	+ 29.2%
Saint Paul	\$240,000	\$264,000	\$275,000	\$280,000	\$292,000	+ 4.3%	+ 21.7%
Saint Paul - Battle Creek / Highwood	\$232,000	\$255,000	\$280,000	\$285,000	\$289,900	+ 1.7%	+ 25.0%
Saint Paul - Como Park	\$274,900	\$290,000	\$317,000	\$321,250	\$321,750	+ 0.2%	+ 17.0%
Saint Paul - Dayton's Bluff	\$200,000	\$220,000	\$235,000	\$249,746	\$234,000	- 6.3%	+ 17.0%
Saint Paul - Downtown	\$210,000	\$191,500	\$188,500	\$200,000	\$179,500	- 10.3%	- 14.5%
Saint Paul - Greater East Side	\$215,000	\$240,000	\$250,000	\$255,000	\$263,000	+ 3.1%	+ 22.3%
Saint Paul - Hamline-Midway	\$250,000	\$275,000	\$285,000	\$277,500	\$280,000	+ 0.9%	+ 12.0%
Saint Paul - Highland Park	\$371,500	\$398,000	\$407,500	\$465,000	\$452,500	- 2.7%	+ 21.8%

# Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Saint Paul - Merriam Park / Lexington-Hamline	\$350,000	\$368,200	\$399,900	\$390,000	\$400,500	+ 2.7%	+ 14.4%
Saint Paul - Macalester-Groveland	\$362,950	\$401,000	\$422,000	\$407,500	\$431,000	+ 5.8%	+ 18.7%
Saint Paul - North End	\$190,000	\$212,250	\$219,188	\$206,000	\$237,500	+ 15.3%	+ 25.0%
Saint Paul - Payne-Phalen	\$211,007	\$230,000	\$230,500	\$240,000	\$240,000	0.0%	+ 13.7%
Saint Paul - St. Anthony Park	\$320,000	\$325,000	\$368,000	\$290,000	\$328,500	+ 13.3%	+ 2.7%
Saint Paul - Summit Hill	\$418,750	\$432,000	\$455,000	\$518,250	\$516,250	- 0.4%	+ 23.3%
Saint Paul - Summit-University	\$290,000	\$280,000	\$300,500	\$280,000	\$300,000	+ 7.1%	+ 3.4%
Saint Paul - Thomas-Dale (Frogtown)	\$196,908	\$217,000	\$215,000	\$240,000	\$226,000	- 5.8%	+ 14.8%
Saint Paul - West Seventh	\$249,850	\$285,000	\$285,000	\$280,000	\$304,999	+ 8.9%	+ 22.1%
Saint Paul - West Side	\$224,500	\$250,000	\$257,000	\$250,000	\$265,700	+ 6.3%	+ 18.4%
Saint Paul Park	\$250,000	\$278,000	\$296,000	\$318,000	\$294,000	- 7.5%	+ 17.6%
Savage	\$349,900	\$390,000	\$421,000	\$415,000	\$425,000	+ 2.4%	+ 21.5%
Scandia	\$398,000	\$550,000	\$550,000	\$575,500	\$515,000	- 10.5%	+ 29.4%
Shakopee	\$305,000	\$340,257	\$400,000	\$385,000	\$400,000	+ 3.9%	+ 31.1%
Shoreview	\$306,000	\$349,775	\$360,000	\$360,000	\$405,000	+ 12.5%	+ 32.4%
Shorewood	\$560,000	\$779,750	\$762,500	\$830,000	\$725,000	- 12.7%	+ 29.5%
Somerset	\$260,000	\$300,000	\$372,925	\$385,500	\$385,000	- 0.1%	+ 48.1%
South Haven	\$270,000	\$299,950	\$319,938	\$369,900	\$495,000	+ 33.8%	+ 83.3%
South Saint Paul	\$241,900	\$268,000	\$278,000	\$285,000	\$290,750	+ 2.0%	+ 20.2%
Spring Lake Park	\$252,000	\$280,000	\$296,125	\$304,900	\$310,000	+ 1.7%	+ 23.0%
Spring Park	\$377,500	\$635,000	\$775,000	\$450,000	\$692,500	+ 53.9%	+ 83.4%
Stacy	\$310,000	\$360,000	\$400,000	\$389,000	\$400,000	+ 2.8%	+ 29.0%
Stillwater	\$380,000	\$456,000	\$505,000	\$416,000	\$462,500	+ 11.2%	+ 21.7%
Sunfish Lake	\$1,212,500	\$1,700,000	\$1,603,750	\$1,565,000	\$1,420,000	- 9.3%	+ 17.1%
Tonka Bay	\$910,350	\$1,050,000	\$926,000	\$1,841,311	\$1,900,000	+ 3.2%	+ 108.7%
Vadnais Heights	\$299,900	\$300,000	\$360,000	\$350,000	\$350,750	+ 0.2%	+ 17.0%
Vermillion	\$245,100	\$0	\$306,000	\$350,000	\$355,000	+ 1.4%	+ 44.8%
Victoria	\$481,280	\$527,500	\$619,950	\$600,000	\$600,400	+ 0.1%	+ 24.8%
Waconia	\$330,000	\$415,000	\$465,000	\$459,990	\$464,990	+ 1.1%	+ 40.9%
Watertown	\$290,632	\$315,000	\$366,450	\$331,000	\$367,500	+ 11.0%	+ 26.4%
Waterville	\$201,500	\$220,000	\$232,500	\$259,500	\$285,000	+ 9.8%	+ 41.4%
Wayzata	\$887,500	\$900,000	\$1,175,000	\$1,175,000	\$1,092,500	- 7.0%	+ 23.1%
West Saint Paul	\$247,250	\$280,000	\$297,500	\$307,000	\$325,000	+ 5.9%	+ 31.4%
White Bear Lake	\$282,400	\$315,000	\$331,250	\$340,000	\$350,000	+ 2.9%	+ 23.9%
Willernie	\$255,000	\$244,967	\$290,000	\$280,000	\$358,000	+ 27.9%	+ 40.4%
Winthrop	\$140,250	\$158,950	\$162,240	\$169,000	\$190,500	+ 12.7%	+ 35.8%
Woodbury	\$378,878	\$410,000	\$450,000	\$455,000	\$470,000	+ 3.3%	+ 24.1%
Woodland	\$1,052,500	\$1,301,250	\$850,000	\$1,550,000	\$1,010,000	- 34.8%	- 4.0%
Wyoming	\$311,000	\$354,500	\$404,000	\$401,000	\$390,500	- 2.6%	+ 25.6%
Zimmerman	\$286,000	\$324,840	\$360,000	\$350,000	\$350,000	0.0%	+ 22.4%
Zumbrota	\$238,500	\$273,000	\$300,000	\$275,500	\$312,950	+ 13.6%	+ 31.2%



# 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 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

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](http://www.revenue.state.mn.us) and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

# 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:

[www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us)

### 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.

# How to Appeal Your Value and Classification

**3**

## Property Tax Fact Sheet 3

**Fact Sheet**

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

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

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

### What if I disagree with how my property was assessed?

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

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

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

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

### How does my property's classification affect my taxes?

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

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

### What can I appeal?

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

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

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

## How do I appeal my assessment?

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

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

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

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

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

## What should I bring to my appeal?

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

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

## What is the Local Board of Appeal and Equalization?

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

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

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

## What is the County Board of Appeal and Equalization?

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

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

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

## How do I appeal to Minnesota Tax Court?

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

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

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

- [mn.gov/tax-court](http://mn.gov/tax-court) or
- Call 651-539-3260

## Where can I get more information?

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

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

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

# Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

## Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



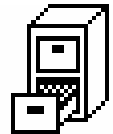
Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

## Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

## Gathering supporting evidence

**You must have documentation to support your appeal.** Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

**See page 2 for helpful hints →**

## Presenting your case

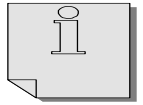
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



## Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

## Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.





**5390 BRYANT ST**

**25-118-24-21-0070**

**2025 ESTIMATED MARKET VALUE:**

**\$215,000**

**SALE DATE :** September 20, 2024

**NET SALE PRICE :** \$199,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$200,400

**SALE DATE:** July 30, 2024

**SALE PRICE:** \$130,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story

**AGE :** 1902

**GROUND FL SF :** 1,068

**TOTAL ABOVE GRADE SF :** 1,068

**BASEMENT SF :** 1,068

**BASEMENT % FIN :** 0%

**WALKOUT :** No

**CENTRAL AC :** No

**# FIREPLACES :** 0

**# 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 :** 298

**GARAGES**

**GARAGE 1 SF :** 528

**GARAGE 1 TYPE :** Detached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 22,216

**LOT ACRES :** 0.51

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4944 MAIN ST E****24-118-24-44-0042****2025 ESTIMATED MARKET VALUE:****\$303,100****SALE DATE :** September 16, 2024**NET SALE PRICE :** \$315,211**ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$317,400**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** 1 Story**AGE :** 1957**GROUND FL SF :** 992**TOTAL ABOVE GRADE SF :** 992**BASEMENT SF :** 992**BASEMENT % FIN :** 50%**WALKOUT :** No**CENTRAL AC :** Yes**# 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 :** 84**DECK SF :** 160**GARAGES****GARAGE 1 SF :** 768**GARAGE 1 TYPE :** Detached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 12,632**LOT ACRES :** 0.29**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**





**5670 MAIN ST W**

**23-118-24-44-0006**

**2025 ESTIMATED MARKET VALUE:**

**\$303,900**

**SALE DATE :** April 23, 2024

**NET SALE PRICE :** \$313,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$317,900

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story

**AGE :** 1948

**GROUND FL SF :** 1,184

**TOTAL ABOVE GRADE SF :** 1,184

**BASEMENT SF :** 876

**BASEMENT % FIN :** 70%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 1

**# HALF BATHS :** 0

**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 140

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 0

**DECK SF :** 470

**GARAGES**

**GARAGE 1 SF :** 308

**GARAGE 1 TYPE :** Detached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 22,216

**LOT ACRES :** 0.51

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1509 PRAIRIELAND AVE**

**25-118-24-22-0082**

**2025 ESTIMATED MARKET VALUE:**

**\$327,500**

**SALE DATE :** July 31, 2024

**NET SALE PRICE :** \$320,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$323,300

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story

**AGE :** 1979

**GROUND FL SF :** 1,206

**TOTAL ABOVE GRADE SF :** 1,206

**BASEMENT SF :** 1,206

**BASEMENT % FIN :** 70%

**WALKOUT :** No

**CENTRAL AC :** No

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 1

**# HALF BATHS :** 1

**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 0

**DECK SF :** 151

**GARAGES**

**GARAGE 1 SF :** 528

**GARAGE 1 TYPE :** Attached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 12,632

**LOT ACRES :** 0.29

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5002 OAK ST**

**25-118-24-12-0086**

**2025 ESTIMATED MARKET VALUE:**

**\$384,800**

**SALE DATE :** December 18, 2023

**NET SALE PRICE :** \$347,400

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$355,300

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story

**AGE :** 2016

**GROUND FL SF :** 1,592

**TOTAL ABOVE GRADE SF :** 1,592

**BASEMENT SF :** 0

**BASEMENT % FIN :** 0%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 1

**# FULL BATHS :** 1

**# 3/4 BATHS :** 0

**# HALF BATHS :** 0

**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 112

**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 400

**GARAGE 1 TYPE :** Attached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 5,663

**LOT ACRES :** 0.13

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**

**1810 GLADVIEW LA****24-118-24-41-0029****2025 ESTIMATED MARKET VALUE:****\$403,800****SALE DATE :** September 30, 2024**SALE DATE:****NET SALE PRICE :** \$431,812**SALE PRICE:****ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$434,800**BUILDING CHARACTERISTICS****STORIES :** 1 Story**CENTRAL AC :** Yes**AGE :** 1970**# FIREPLACES :** 1**GROUND FL SF :** 1,182**# DELUXE BATHS :** 0**TOTAL ABOVE GRADE SF :** 1,182**# FULL BATHS :** 0**BASEMENT SF :** 1,182**# 3/4 BATHS :** 2**BASEMENT % FIN :** 70%**# HALF BATHS :** 0**WALKOUT :** No**# BEDROOMS :** 3**PORCHES / DECKS****ENCLOSED PORCH SF :** 290**GARAGES****GARAGE 1 SF :** 552**SCREENED PORCH SF :** 0**GARAGE 1 TYPE :** Attached Garage**OPEN PORCH SF :** 0**GARAGE 2 SF :** 0**DECK SF :** 353**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 14,375**LAKE :****LOT ACRES :** 0.33**EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**



**1485 PRAIRIELAND AVE****25-118-24-22-0084****2025 ESTIMATED MARKET VALUE:****\$303,800****SALE DATE :** August 30, 2024**NET SALE PRICE :** \$315,000**ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$317,700**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** Split Entry**AGE :** 1979**GROUND FL SF :** 1,103**TOTAL ABOVE GRADE SF :** 1,103**BASEMENT SF :** 960**BASEMENT % FIN :** 70%**WALKOUT :** No**CENTRAL AC :** Yes**# FIREPLACES :** 1**# DELUXE BATHS :** 0**# FULL BATHS :** 2**# 3/4 BATHS :** 0**# HALF BATHS :** 0**# BEDROOMS :** 3**PORCHES / DECKS****ENCLOSED PORCH SF :** 0**SCREENED PORCH SF :** 0**OPEN PORCH SF :** 0**DECK SF :** 160**GARAGES****GARAGE 1 SF :** 542**GARAGE 1 TYPE :** Attached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 12,632**LOT ACRES :** 0.29**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**

**4850 INDEPENDENCE ST****24-118-24-44-0085****2025 ESTIMATED MARKET VALUE:****\$332,700****SALE DATE :** September 5, 2024**NET SALE PRICE :** \$368,600**ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$371,200**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** Split Entry**AGE :** 1978**GROUND FL SF :** 1,067**TOTAL ABOVE GRADE SF :** 1,067**BASEMENT SF :** 1,014**BASEMENT % FIN :** 80%**WALKOUT :** No**CENTRAL AC :** Yes**# FIREPLACES :** 0**# DELUXE BATHS :** 0**# FULL BATHS :** 1**# 3/4 BATHS :** 1**# HALF BATHS :** 0**# BEDROOMS :** 4**PORCHES / DECKS****ENCLOSED PORCH SF :** 0**SCREENED PORCH SF :** 0**OPEN PORCH SF :** 0**DECK SF :** 120**GARAGES****GARAGE 1 SF :** 492**GARAGE 1 TYPE :** Attached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 10,890**LOT ACRES :** 0.25**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**

**1504 RAINBOW AVE****26-118-24-11-0041****2025 ESTIMATED MARKET VALUE:****\$383,500****SALE DATE :** June 3, 2024**NET SALE PRICE :** \$425,000**ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$430,200**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** Split Entry**AGE :** 1973**GROUND FL SF :** 1,284**TOTAL ABOVE GRADE SF :** 1,284**BASEMENT SF :** 1,092**BASEMENT % FIN :** 80%**WALKOUT :** No**CENTRAL AC :** Yes**# FIREPLACES :** 0**# DELUXE BATHS :** 0**# FULL BATHS :** 1**# 3/4 BATHS :** 1**# HALF BATHS :** 0**# BEDROOMS :** 4**PORCHES / DECKS****ENCLOSED PORCH SF :** 0**SCREENED PORCH SF :** 0**OPEN PORCH SF :** 0**DECK SF :** 548**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 :** 0.28**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**



**5259 CLAYTON DR**

**25-118-24-21-0100**

**2025 ESTIMATED MARKET VALUE:**

**\$372,300**

**SALE DATE :** April 18, 2024

**NET SALE PRICE :** \$388,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$394,100

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level

**AGE :** 1984

**GROUND FL SF :** 1,249

**TOTAL ABOVE GRADE SF :** 1,249

**BASEMENT SF :** 624

**BASEMENT % FIN :** 80%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 2

**# HALF BATHS :** 0

**# 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 :** 0.29

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5010 MAIN ST E****24-118-24-43-0031****2025 ESTIMATED MARKET VALUE:****\$288,400****SALE DATE :** July 17, 2024**NET SALE PRICE :** \$300,000**ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$303,100**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** 1 1/2 Story**AGE :** 1925**GROUND FL SF :** 663**TOTAL ABOVE GRADE SF :** 975**BASEMENT SF :** 663**BASEMENT % FIN :** 80%**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 :** 219**GARAGES****GARAGE 1 SF :** 528**GARAGE 1 TYPE :** Detached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 14,375**LOT ACRES :** 0.33**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**



**1649 BAKER PARK RD**

**24-118-24-44-0022**

**2025 ESTIMATED MARKET VALUE:**

**\$302,000**

**SALE DATE :** October 6, 2023

**NET SALE PRICE :** \$305,601

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$313,700

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story

**AGE :** 1953

**GROUND FL SF :** 882

**TOTAL ABOVE GRADE SF :** 1,323

**BASEMENT SF :** 882

**BASEMENT % FIN :** 70%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 0

**# HALF BATHS :** 1

**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 0

**DECK SF :** 96

**GARAGES**

**GARAGE 1 SF :** 528

**GARAGE 1 TYPE :** Detached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 15,682

**LOT ACRES :** 0.36

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4904 MAIN ST E**

**24-118-24-44-0035**

**2025 ESTIMATED MARKET VALUE:**

**\$349,500**

**SALE DATE :** April 10, 2024

**NET SALE PRICE :** \$353,650

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$359,200

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story

**AGE :** 1948

**GROUND FL SF :** 982

**TOTAL ABOVE GRADE SF :** 1,473

**BASEMENT SF :** 982

**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 :** 288

**GARAGES**

**GARAGE 1 SF :** 769

**GARAGE 1 TYPE :** Detached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 13,068

**LOT ACRES :** 0.30

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1460 HALGREN RD**

**25-118-24-22-0035**

**2025 ESTIMATED MARKET VALUE: \$355,900**

**SALE DATE :** September 16, 2024  
**NET SALE PRICE :** \$368,750  
**ANNUAL MCAP ADJ :** 2.102  
**MCAP SALE PRICE :** \$371,300

**SALE DATE:** April 14, 2023  
**SALE PRICE:** \$377,500

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story  
**AGE :** 1948  
**GROUND FL SF :** 912  
**TOTAL ABOVE GRADE SF :** 1,296  
**BASEMENT SF :** 912  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**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 :** 0.45

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

**APPRAISER COMMENTS**





**1515 BUDD AVE**

**25-118-24-21-0001**

**2025 ESTIMATED MARKET VALUE:**

**\$304,000**

**SALE DATE :** December 8, 2023

**NET SALE PRICE :** \$291,400

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$298,000

**SALE DATE:** August 31, 2023

**SALE PRICE:** \$220,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story

**AGE :** 1938

**GROUND FL SF :** 1,008

**TOTAL ABOVE GRADE SF :** 1,638

**BASEMENT SF :** 840

**BASEMENT % FIN :** 0%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 2

**# 3/4 BATHS :** 1

**# HALF BATHS :** 0

**# BEDROOMS :** 2

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 160

**DECK SF :** 280

**GARAGES**

**GARAGE 1 SF :** 728

**GARAGE 1 TYPE :** Detached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 14,810

**LOT ACRES :** 0.34

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5875 MAIN ST W**

**26-118-24-12-0005**

**2025 ESTIMATED MARKET VALUE:**

**\$314,700**

**SALE DATE :** October 19, 2023

**NET SALE PRICE :** \$314,095

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$322,400

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story

**AGE :** 1950

**GROUND FL SF :** 843

**TOTAL ABOVE GRADE SF :** 1,317

**BASEMENT SF :** 758

**BASEMENT % FIN :** 60%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 1

**# HALF BATHS :** 0

**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 0

**DECK SF :** 228

**GARAGES**

**GARAGE 1 SF :** 264

**GARAGE 1 TYPE :** Attached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 14,375

**LOT ACRES :** 0.33

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**4905 MAIN ST E**

**25-118-24-11-0022**

**2025 ESTIMATED MARKET VALUE:**

**\$357,000**

**SALE DATE :** February 1, 2024

**NET SALE PRICE :** \$356,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$362,900

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story

**AGE :** 1940

**GROUND FL SF :** 1,083

**TOTAL ABOVE GRADE SF :** 1,895

**BASEMENT SF :** 1,083

**BASEMENT % FIN :** 50%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 1

**# HALF BATHS :** 1

**# BEDROOMS :** 3

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 117

**OPEN PORCH SF :** 0

**DECK SF :** 590

**GARAGES**

**GARAGE 1 SF :** 440

**GARAGE 1 TYPE :** Detached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 25,265

**LOT ACRES :** 0.58

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5865 THREE OAKS AVE**

**26-118-24-12-0078**

**2025 ESTIMATED MARKET VALUE:**

**\$376,200**

**SALE DATE :** June 24, 2024

**NET SALE PRICE :** \$380,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$384,600

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story

**AGE :** 1979

**GROUND FL SF :** 990

**TOTAL ABOVE GRADE SF :** 1,962

**BASEMENT SF :** 972

**BASEMENT % FIN :** 10%

**WALKOUT :** No

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 1

**# 3/4 BATHS :** 2

**# HALF BATHS :** 1

**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 220

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 112

**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 506

**GARAGE 1 TYPE :** Attached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 20,038

**LOT ACRES :** 0.46

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5995 MAIN ST W****26-118-24-12-0012****2025 ESTIMATED MARKET VALUE:****\$348,900****SALE DATE :** March 29, 2024**NET SALE PRICE :** \$398,000**ANNUAL MCAP ADJ :** 2.102**MCAP SALE PRICE :** \$405,000**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** 2 Story**AGE :** 1968**GROUND FL SF :** 772**TOTAL ABOVE GRADE SF :** 1,520**BASEMENT SF :** 748**BASEMENT % FIN :** 40%**WALKOUT :** No**CENTRAL AC :** No**# 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 :** 272**DECK SF :** 324**GARAGES****GARAGE 1 SF :** 504**GARAGE 1 TYPE :** Attached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 21,344**LOT ACRES :** 0.49**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**



**5013 OAK CIR**

**25-118-24-12-0093**

**2025 ESTIMATED MARKET VALUE:**

**\$506,300**

**SALE DATE :** November 17, 2023

**SALE DATE:**

**NET SALE PRICE :** \$507,000

**SALE PRICE:**

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$519,500

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story

**CENTRAL AC :** Yes

**AGE :** 2020

**# FIREPLACES :** 0

**GROUND FL SF :** 1,127

**# DELUXE BATHS :** 1

**TOTAL ABOVE GRADE SF :** 2,599

**# FULL BATHS :** 1

**BASEMENT SF :** 1,127

**# 3/4 BATHS :** 0

**BASEMENT % FIN :** 0%

**# HALF BATHS :** 1

**WALKOUT :** Yes

**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 140

**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 453

**GARAGE 1 TYPE :** Attached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 7,841

**LAKE :**

**LOT ACRES :** 0.18

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**5029 OAK ST**

**25-118-24-12-0089**

**2025 ESTIMATED MARKET VALUE:**

**\$401,300**

**SALE DATE :** October 27, 2023

**NET SALE PRICE :** \$420,000

**ANNUAL MCAP ADJ :** 2.102

**MCAP SALE PRICE :** \$431,100

**SALE DATE:**

**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story Split Entry

**AGE :** 2018

**GROUND FL SF :** 1,198

**TOTAL ABOVE GRADE SF :** 1,627

**BASEMENT SF :** 1,190

**BASEMENT % FIN :** 80%

**WALKOUT :** Yes

**CENTRAL AC :** Yes

**# FIREPLACES :** 0

**# DELUXE BATHS :** 0

**# FULL BATHS :** 2

**# 3/4 BATHS :** 1

**# HALF BATHS :** 0

**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0

**SCREENED PORCH SF :** 0

**OPEN PORCH SF :** 0

**DECK SF :** 180

**GARAGES**

**GARAGE 1 SF :** 494

**GARAGE 1 TYPE :** Attached Garage

**GARAGE 2 SF :** 0

**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 4,792

**LOT ACRES :** 0.11

**LAKE :**

**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**

