### Agenda

## 2021 Minnetonka Local Board of Appeal and Equalization

### Monday, April 26, 2021

#### 5:45 p.m.

### **Council Chambers**

- 1. Call to Order
- 2. Roll Call: Kirk-Schack-Carter-Calvert-Schaeppi-Coakley-Wiersum
- 3. Approval of Agenda
- 4. Appeals to the board of review:
  - A. Valuation recommendations being brought by the City Assessor to the Local Board of Appeal and Equalization for action:

	Petitioner	2020 Estimated Market Value	2021 Estimated Market Value	2021 Assessors' Recommendation
1)	CAPGROW Holdings JV Sub VII LLC <mark>21 Westwood Rd</mark> Minnetonka, MN 55305 01-117-22-24-0027	\$998,000	\$998,000	<mark>\$998,000</mark>
2)	MTKA II MP LLC <mark>10709 Wayzata Blvd</mark> Minnetonka, MN 55305 01-117-22-24-0002	\$5,580,000	\$5,580,000	<mark>\$5,580,000</mark>
3)	GPH Wayzata LLC <mark>15409 Wayzata Blvd</mark> Wayzata, MN 55391 04-117-22-31-0019	\$3,652,000	\$3,652,000	<mark>\$3,269,000</mark>
4)	GPH Wayzata LLC <mark>15407 Wayzata Blvd</mark> Wayzata, MN 55391 04-117-22-31-0020	\$6,972,000	\$6,972,000	<mark>\$6,231,000</mark>
5)	Naresh Uppal <mark>14822 Walker Pl</mark> Minnetonka, MN 55345 21-117-22-12-0048	\$1,023,500	\$985,800	<mark>\$985,800</mark>
6)	Peter Armbrust Krista Armbrust <mark>5007 Westmill Rd</mark> Minnetonka, MN 55345 29-117-22-31-0048	\$361,000	\$411,100	<mark>\$400,000</mark>
7)	Dorothy Janssen <mark>12709 Burwell Dr</mark> Minnetonka, MN 55305 14-117-22-23-0003	\$340,800	\$376,900	<mark>\$376,900</mark>

B. Petitions to the Local Board of Appeal and Equalization requiring advisors' recommendation:

				2021
		2020 Estimated	2021 Estimated	Advisors'
	Petitioner	Market Value	Market Value	Recommendation
1)	John Alexander III	\$1,124,000	\$1,046,300	<mark>\$1,046,300</mark>
	Ruth Alexander			
	2447 Emerald Tr			
	Minnetonka, MN 55305			
	11-117-22-23-0044			
2)	Judy Askevold	\$223,200	\$259,400	<mark>\$259,400</mark>
	4163 Pepperwood Tr			
	Minnetonka, MN 55305			
	22-117-22-13-0070			
3)	Thomas Johnson	\$545,000	\$582,700	<mark>\$582,700</mark>
	Jill Johnson			
	<mark>15001 Tammer La</mark>			
	Wayzata, MN 55391			
	04-117-22-43-0032			

5. Adjourn

#### Minnetonka 2021 Local Board of Appeal and Equalization Meeting of April 26, 2021

Brief Description:	2021 Local Board of Appeal and Equalization (LBAE)
Recommended Action:	Receive and adopt Assessors' recommendations on appeals Receive and adopt/modify Advisors' recommendations on appeals

#### Background

The first meeting of the LBAE was held on Monday, April 12, 2021, at 5:45 p.m. via video conferencing, with live streaming on the city's website and cable television channel. The meeting of April 26, 2021, is the reconvene of the LBAE.

#### Agenda

Attached is the agenda for the April 26, 2021 meeting. As indicated, there are ten properties requiring action by the LBAE. Information for the appeals reviewed by the advisors on the agenda includes a map, the advisor's review and recommendation of valuation, preliminary information from the property owner, staff conclusion and comments.

The agenda provided for the LBAE held on April 12, 2021, contained an error in the address for item 4B-3. The attached agenda contains the corrected property address for item 4B-3.

#### **Meeting Procedure**

**Receive and adopt Assessors' recommendations on appeals that were not reviewed by the Advisors.** These appeals consist of properties reviewed by staff with staff recommendations.

**Receive and act upon the Advisors' recommendations.** The three advisors to the LBAE composed of Craig Dullum, Larry Kriedberg, and Keith Swanson reviewed properties on Wednesday, April 14 and Thursday, April 15, 2021. At that time, the property owners had an opportunity to discuss the property and present any information they believed would assist the advisors in making their recommendation.

The advisors then presented their recommendation to staff including supporting information. The advisors will be available to the LBAE for questions should any arise regarding their recommendations.

The property owners have been notified of the advisors' recommendation. The owners have the opportunity to speak to the LBAE and present further information should they choose regarding the advisors' recommendations.

**Meeting process.** At the reconvene, the process will be as follows for each property under active appeal. At each step, the LBAE may ask clarifying questions.

- 1. The property owners present information, if desired.
- 2. The advisors present their findings and recommendation.
- 3. City assessing division staff presents information, as needed.
- 4. The LBAE individually acts upon each appeal as required by state guidelines.

Actions the LBAE may take include:

- reduce the value of a property;
- sustain the original value;
- increase the value of a property;
- add improvements to the assessment list; and
- change classification of a property.

The LBAE has certain limitations to its power. The LBAE cannot:

- consider prior year assessments;
- reduce the aggregate assessment of the city by more than one percent;
- exempt property;
- make changes to a property in which a member has a conflict of interest or a financial interest;
- grant a special program;
- make changes benefiting a property owner who refuses entry by the assessor; or
- order percentage increases or decreases for an entire class of property.

Due to the COVID-19 pandemic, advisors did not conduct on-site inspections. They reviewed all verbal and written information submitted. Also, advisors reviewed photographs or video, to arrive at their value recommendations.

Each of the property owners who have appealed their valuation to the LBAE may continue their appeal to the Hennepin County Board of Appeal and Equalization (HCBAE) that meets on June 14, 2021. Owners must call in advance and submit an application to be added to the agenda for this meeting. They must call 612-348-7050 by May 21, 2021.

#### Recommendation

Receive and adopt assessors' recommendations on appeals. Receive and adopt/modify advisors' recommendations on appeals.

Submitted through:

Geralyn Barone, City Manager Darin Nelson, Finance Director

Originated by: Colin Schmidt, SAMA, City Assessor



**MINNETONKA** 2021 Local Board of Appeal and Equalization

B1 John J. Alexander, III Ruth Alexander 2447 Emerald Tr 11-117-22-23-0044



# 2021 Assessed Value: \$1,046,300 Recommendation: \$1,046,300

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

20	<u>21 Minnetonka LBA</u>			
Appeal:	B1	Advisor:		
Address:	2447 Emerald Tr			
PID:	11-117-22-23-0044	Owner:	John and Ruth Alexa	nder
Last Sale Date:	6/27/2008	Last Sale Price:	\$1,301,00	00
Inspection Informat	tion:		AN ADA TA ANA ANA	
Date:	4/19/21 Arrival:	11:30	Departure: /	1:50
Property Owners Pre	sent: No Co	with drive	b,	
<b>Property Informatio</b>	n			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Physical Characterist	ics and Condition:			5,556
Bd Rooms 6/	Bath 5/Garage	Stall 3/ AC	rcs. 65/ FINS	h SFT ST
located on	Both 5/Garage a culto Sac w	The a large	Fountaine	Drive way
has nice grad	ual Slope, 2005 P	AFAJE of han	nes, Cherry 4	chameled
Mill work Las	ge Private Lot. HAS	gravite, STON	e, Pillars Fuell	ofwindow
Property Owner Info	ormation		CALL STREET	F Lak P
Comments:				
		r		
Owners Opinion of Va Advisor's Findings	llue for January 2, 2021:	\$872	,000	
Advisor's Findings	llue for January 2, 2021:	\$872	,000	
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4/19/2021

Property Short Report, Single Family Residential, MLS#: 3513220

#### 2447 Emerald Trail, Minnetonka, MN 55305

STR.		C.F.	TAX INFORM		0044	Status: Sold
Ch.		9	Property ID: 1			List Price: <b>\$1,289,000</b>
and the second second	3,023		Tax Year: Tax Amt:		2008	Sold Price: <b>\$1,301,000</b>
chart a.	A Strange	KIL V	Assess Bal:	16,29	9.00 60.00	Original List Price: <b>\$1,439,000</b>
Terret	11 - 348-14	O.K.	Tax w/assess:			
S. Same		A	Assess Pend:	10,20	5.00	Map Page: 105 Map Coord: A4 Directions: 494 to MTKA Blvd, E to
	H H I		Homestead:		Yes	Plymouth Rd, N to Amy Ln, E to
			Year Built:	2005		Emerald Trl, S to home
Esperance of the			Bedrooms:	2005		
Service and and and	a the state		Total Baths:	5	Lake/WF:	
	© Northstarl	MLS.com	Garage:	3	Lake/WF Nar	ne:
			Ū.	-		ously Owned
Style: (SF) Single F	amily	Stories:	2 Stories		Fire #:	-
Above Ground Finish		3,820	Foundation Siz	ze:	1,951	Acres: 0.65
Below Ground Finish		1,736	Total Finished	SqFt:	5,556	Lot Size: 118x285x109x235
List Date: 3/17/08		/ MLS: 3/17/0		iys On M	arket: 78	CDOM: 78
Off Market Date:	06/02/2008		sed: 6/27/08			nt: Marcia G. McLean
Projected Close Date	e: 6/27/08	Seller's (	Contrib: \$0		Selling Offic	e: Choice Properties Plus
a stal. Descriptions	EMERALD TRA	AIL 4TH ADD	N Lot 001 Block	k 001		
Legal Description:				Scho	ol District: 270	) - Hopkins, 952-988-4000
County:	Hennepin					
County: Complex/Dev/Sub:	Hennepin			Comr	non Wall: No	
County: Complex/Dev/Sub: Restrictions/Covts:				Comr Lot D	escription: Tre	ee Coverage - Heavy
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County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Family Rm Main Kitchen Main	Fabulous Lecy lots of built-ins concept with g Dimen 19x17 16x12 17x16 18x11	s, superb fini ranite, stone Other Roo Study Screened Fifth (5th) Sixth (6th)	<b>ishing + on a la</b> e, pillars & walls oms Porch Bedroom ) Bedroom	Comr Lot D the qual rge priva s of wind Level Main Main	escription: Tre ity you'd expe ate wooded loo lows.Hurry! Dimen 14x12 14x14	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected
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County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Dining Rm Main Camily Rm	Dimen           19x17           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x16           18x11           16x12           13x13	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2	ishing + on a la e, pillars & walls oms Porch Bedroom Bedroom Bedroom <u>15</u> 5 3/4: 2 2 1/2: 1	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4:	escription: Tre ity you'd expe ite wooded loo lows.Hurry! Dimen 14x12 14x14 14x14 14x14 16x12	Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Gamily Rm Main Comment Section State Commentations Commentat	Dimen           19x17           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x13	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2	ishing + on a la e, pillars & walls oms Porch Bedroom Bedroom <u>15</u> 3/4: 2 2 1/2: 1 Level Bath, Priv	Comr Lot D the qual rge priva s of wind Level Main Lower Lower 1/4: vate Mas	escription: Tre ity you'd expe ite wooded loo lows.Hurry! Dimen 14x12 14x14 14x14 14x14 16x12 0	Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm Main Sedroom 1 Upper Bedroom 2 Upper Bedroom 3 Upper Bedroom 4 Upper Bedroom 4 Upper Bedroom 5 Upper	<b>Dimen</b> 19x17           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x16           18x11           16x12           17x16           18x11           16x12           15x12           13x13           Main Floor 1/2 I           Separate/Formatic	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro	ishing + on a la e, pillars & walls oms Porch Bedroom Bedroom <u>15</u> 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di	Comr Lot D the qual rge priva s of wind Level Main Lower Lower 1/4: vate Mass	escription: Tre ity you'd expe ate wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 16x12 0 tter, Full Maste om, Ea Family	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm Main Gamily Rm Main Camily Rm	Fabulous Lecy lots of built-ins concept with g <u>Dimen</u> 19x17 16x12 17x16 18x11 16x16 16x12 15x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Lin	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 15 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Diving Room, Fam	Comr Lot D the qual rge priva s of wind Level Main Lower Lower 1/4: vate Mas ining Roo nily Roo	escription: Tre ity you'd expe ate wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 16x12 0 tter, Full Maste om, Ea Family m, Gas Burnir	Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm Main Gamily Rm Main Camily Rm	Fabulous Lecy lots of built-ins concept with g <u>Dimen</u> 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Dven, Microv	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 15 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Diving Room, Fam	Comr Lot D the qual rge priva s of wind Level Main Lower Lower 1/4: vate Mas ining Roo nily Roo	escription: Tre ity you'd expe ate wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 16x12 0 tter, Full Maste om, Ea Family m, Gas Burnir	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm	Fabulous Lecylots of built-insconcept with gDimen19x1716x1217x1618x1116x1616x1215x1213x13Main Floor 1/2 ISeparate/FormaFireplace CharaCooktop, Wall CAir-To-Air Exch	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Dven, Microv anger	ishing + on a la e, pillars & walls oms Porch Bedroom Bedroom Bedroom <u>15</u> 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Diving Room, Fan wave, Dishwash	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mass ining Roo nily Roo	escription: Tre ity you'd expe- ate wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 14x14 16x12 0 eter, Full Maste om, Ea Family m, Gas Burnir gerator, Wate	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2 ng r Softener - Owned, Disposal,
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Dining Rm Main Control Main Sedroom 1 Upper Bedroom 1 Upper Bedroom 2 Upper Bedroom 3 Upper Bedroom 4 Upper Bedroom 4 Upper Bath Description: Dining Room Desc: Tireplaces: 2 Appliances: Basement:	Fabulous Lecy lots of built-ins concept with g <u>Dimen</u> 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C Air-To-Air Exch Walkout, Full, F	s, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro ceteristics: Liv Dven, Microv anger	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 15 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di ving Room, Fan wave, Dishwash	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mass ining Roo nily Roo	escription: Tre ity you'd expe- ite wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 16x12 0 iter, Full Maste om, Ea Family m, Gas Burnin gerator, Wate Exter	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2 Ig r Softener - Owned, Disposal,
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm Main Gedroom 1 Upper Bedroom 2 Upper Bedroom 3 Upper Bedroom 4 Upper Bedroom 4 Upper Bedroom 4 Upper Bedroom 5 Upper Bedroom 5 Upper Bedroom 6 Upper Bedroom 7 Upper Bedroom 8 Upper Bedroom 8 Upper Bedroom 9 Upper	Fabulous Lecy lots of built-ins concept with g 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C Air-To-Air Exch Walkout, Full, F	s, superb fini ranite, stone Study Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Oven, Microv anger Finished (Liv es, Age 8 Yes	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 15 5 3/4: 2 2 1/2: 1 Level Bath, Priv om, Informal Di ving Room, Fan wave, Dishwash rable), Drain Tile ars or Less	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: 1/4: vate Mas ining Roo nily Roo her, Refri	escription: Tre ity you'd expe ate wooded loo lows.Hurry! Dimen 14x12 14x14 14x14 16x12 0 ter, Full Maste om, Ea Family m, Gas Burnir gerator, Wate Exter Fenci	<ul> <li>Coverage - Heavy</li> <li>Cherry &amp; enameled millwork,</li> <li>t so close to it all. Great room</li> <li>Heat: Forced Air, In-Floor Heating</li> <li>Fuel: Natural Gas</li> <li>Air Cnd: Central</li> <li>Water: City Water/Connected</li> <li>Sewer: City Sewer/Connected</li> <li>Garage Stalls: 3</li> <li>Other Parking:</li> <li>Pool: None</li> <li>er, 3/4 Basement, Separate Tub &amp; Shower</li> <li>Room Char: Main Level, Lower Level, 2</li> <li>r Softener - Owned, Disposal,</li> <li>ior: Shakes, Brick/Stone</li> <li>ing: None</li> </ul>
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm	Fabulous Lecy lots of built-ins concept with g <u>Dimen</u> 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C Air-To-Air Exch Walkout, Full, F Asphalt Shingle	a, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Dven, Microv anger Finished (Liv es, Age 8 Yea atural Wood	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di ving Room, Fan wave, Dishwash able), Drain Tile ars or Less work, Hardwood	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mas ining Roo nily Roo ner, Refri	escription: Tre ity you'd expe ate wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 16x12 0 tter, Full Maste om, Ea Family m, Gas Burnin gerator, Wate Exter Fenci , Tiled Floors,	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2 Ig r Softener - Owned, Disposal,
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Agent Remarks: Room Level Living Rm Main Dining Rm Main Carmily Rm Main County Count County Count Carmily Char: Coof: Carmily Char:	Fabulous Lecy lots of built-ins concept with g 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C Air-To-Air Exch Walkout, Full, F	a, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Dven, Microv anger Finished (Liv es, Age 8 Yea atural Wood	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di ving Room, Fan wave, Dishwash able), Drain Tile ars or Less work, Hardwood	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mass ining Roo nily Roo her, Refri	escription: Tre ity you'd expe- ate wooded loo lows.Hurry! <u>Dimen</u> 14x12 14x14 14x14 16x12 0 ter, Full Maste om, Ea Family m, Gas Burnir gerator, Wate Exter Fenci , Tiled Floors, Asphalt	<ul> <li>Coverage - Heavy</li> <li>Cherry &amp; enameled millwork,</li> <li>t so close to it all. Great room</li> <li>Heat: Forced Air, In-Floor Heating</li> <li>Fuel: Natural Gas</li> <li>Air Cnd: Central</li> <li>Water: City Water/Connected</li> <li>Sewer: City Sewer/Connected</li> <li>Garage Stalls: 3</li> <li>Other Parking:</li> <li>Pool: None</li> <li>er, 3/4 Basement, Separate Tub &amp; Shower</li> <li>Room Char: Main Level, Lower Level, 2</li> <li>ng</li> <li>r Softener - Owned, Disposal,</li> <li>ior: Shakes, Brick/Stone</li> <li>ing: None</li> <li>Washer/Dryer Hookup, Security System,</li> </ul>
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Agent Remarks: Room Level Living Rm Main Dining Rm Main Carmily Rm Main County Count County Count Carmily Char: Coof: Carmily Char:	Fabulous Lecy lots of built-ins concept with g <u>Dimen</u> 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C Air-To-Air Exch Walkout, Full, F Asphalt Shingle	a, superb fini ranite, stone Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Dven, Microv anger Finished (Liv es, Age 8 Yea atural Wood	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di ving Room, Fan wave, Dishwash able), Drain Tile ars or Less work, Hardwood	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mass ining Roo nily Roo ner, Refri ed d Floors iveway -	escription: Tre ity you'd expe- ite wooded loo lows.Hurry! Dimen 14x12 14x14 14x14 16x12 0 ter, Full Maste om, Ea Family m, Gas Burnir gerator, Wate Exter Fenci , Tiled Floors, Asphalt pecial Search:	ee Coverage - Heavy ect! Cherry & enameled millwork, t so close to it all. Great room Heat: Forced Air, In-Floor Heating Fuel: Natural Gas Air Cnd: Central Water: City Water/Connected Sewer: City Sewer/Connected Garage Stalls: 3 Other Parking: Pool: None er, 3/4 Basement, Separate Tub & Shower Room Char: Main Level, Lower Level, 2 Ig r Softener - Owned, Disposal, ior: Shakes, Brick/Stone ing: None
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks: Room Level Living Rm Main Dining Rm Main Camily Rm	Fabulous Lecy         lots of built-ins         concept with g         Dimen         19x17         16x12         17x16         18x11         16x12         17x16         18x11         16x12         15x12         13x13         Main Floor 1/2 I         Separate/Forma         Fireplace Chara         Cooktop, Wall C         Air-To-Air Exch         Walkout, Full, F         Asphalt Shingle         Patio, Porch, Na         Attached Garag	s, superb fini ranite, stone Study Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Oven, Microv anger Finished (Liv es, Age 8 Yes atural Wood	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 15 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di ving Room, Fan wave, Dishwash rable), Drain Tile ars or Less work, Hardwood	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mass ining Roo nily Roo ner, Refri	escription: Tre ity you'd expe- ite wooded loo lows.Hurry! Dimen 14x12 14x14 14x14 16x12 0 eter, Full Maste om, Ea Family m, Gas Burnir gerator, Wate Exter Fenci , Tiled Floors, Asphalt pecial Search: evel	<ul> <li>Coverage - Heavy</li> <li>Cherry &amp; enameled millwork,</li> <li>t so close to it all. Great room</li> <li>Heat: Forced Air, In-Floor Heating</li> <li>Fuel: Natural Gas</li> <li>Air Cnd: Central</li> <li>Water: City Water/Connected</li> <li>Sewer: City Sewer/Connected</li> <li>Garage Stalls: 3</li> <li>Other Parking:</li> <li>Pool: None</li> <li>er, 3/4 Basement, Separate Tub &amp; Shower</li> <li>Room Char: Main Level, Lower Level, 2</li> <li>r Softener - Owned, Disposal,</li> <li>for: Shakes, Brick/Stone</li> <li>ing: None</li> <li>Washer/Dryer Hookup, Security System,</li> <li>Main Floor Laundry, 4 BR on One</li> </ul>
County: Complex/Dev/Sub: Restrictions/Covts: Agent Remarks:	Fabulous Lecy lots of built-ins concept with g <u>Dimen</u> 19x17 16x12 17x16 18x11 16x16 16x12 15x12 13x13 Main Floor 1/2 I Separate/Forma Fireplace Chara Cooktop, Wall C Air-To-Air Exch Walkout, Full, F Asphalt Shingle Patio, Porch, Na Attached Garag	s, superb fini ranite, stone Study Study Screened Fifth (5th) Sixth (6th) Bathroom Total: 5 Full: 2 Bath, Upper al Dining Ro cteristics: Liv Dven, Microv anger Finished (Liv es, Age 8 Yes atural Wood se, Garage D	ishing + on a la e, pillars & walls oms Porch Bedroom ) Bedroom 15 5 3/4: 2 2 1/2: 1 Level Bath, Privom, Informal Di ving Room, Fan wave, Dishwash rable), Drain Tile ars or Less work, Hardwood	Comr Lot D the qual rge priva s of wind <u>Level</u> Main Lower Lower 1/4: vate Mass ining Roo nily Roo ner, Refri	escription: Tre ity you'd expe- ite wooded loo lows.Hurry! Dimen 14x12 14x14 14x14 16x12 0 ter, Full Maste om, Ea Family m, Gas Burnir gerator, Wate Exter Fenci , Tiled Floors, Asphalt pecial Search:	<ul> <li>Coverage - Heavy</li> <li>Cherry &amp; enameled millwork,</li> <li>t so close to it all. Great room</li> <li>Heat: Forced Air, In-Floor Heating</li> <li>Fuel: Natural Gas</li> <li>Air Cnd: Central</li> <li>Water: City Water/Connected</li> <li>Sewer: City Sewer/Connected</li> <li>Garage Stalls: 3</li> <li>Other Parking:</li> <li>Pool: None</li> <li>er, 3/4 Basement, Separate Tub &amp; Shower</li> <li>Room Char: Main Level, Lower Level, 2</li> <li>r Softener - Owned, Disposal,</li> <li>for: Shakes, Brick/Stone</li> <li>ing: None</li> <li>Washer/Dryer Hookup, Security System,</li> <li>Main Floor Laundry, 4 BR on One</li> </ul>

This Report Prepared By: Keith B. Swanson 612-770-4337

Office Phone: 952-920-1960

### 2074 Austrian Pine Lane, Minnetonka, MN 55305-2429

Contraction of the local division of the loc	Contraction in the local division in the loc	A CONTRACTOR OF THE OWNER	The second s	TAX INFORM			Status: P	ending	
The state of the s			the state	Property ID: 1	1117222100	55	List Price	-	000
			Case and	Tax Year:	202	20		. • 1,000	,000
		Sh B M	in the second	Tax Amt:	18,016.0		0		
	Vinen	Contraction of the local division of the loc		Assess Bal:	\$0.0	0	Original Lis	t Price: \$1	,650,000
A DESCRIPTION OF		I A BERNE	1.980	Tax w/assess:	10,01010	0	Map Page:	105	Map Coord: A3
ST CET	-			Assess Pend:		0	Directions:	Plymouth	Rd/Hilloway
Constanting of				Homestead:	Ye	S			/Austrian Pine
	-	Carl and		Year Built:	2013		Lane, end	of cul-de-s	sac to Left.
			12	Bedrooms:	5				
199	113			Total Baths:	5 La	ke/WF:			
				Garage:	3 La	ke/WF Nam	e:		
					Const St	tatus: <b>Previo</b>	ously Owned	k	
Style: (SF)	-	-	Stories:	2 Stories		e #:			
Above Groui			4,809	Foundation Siz		2,481	Acres: 0.8	9	
Below Grour		•	1,391	Total Finished	•	6,200	Lot Size: i	rregular	
ist Date: 2/2		•	MLS: 2/25/		ays On Mark		CDOM: '		
Off Market D		03/16/2021	Date Clo				: Ben Ganje		
Projected Cle	ose Date	4/26/21	Seller's (	Contrib:	S	Selling Office	: Lakes Sot	heby's Int	ernational Realty
Legal Descri	ption:	LOT 001 BLOC	K 001 AUS1	<b>FRIAN PINES</b>					
County:		Hennepin			School D	)istrict: 284	- Wayzata, 7	63-745-50	00
Complex/Dev		Austrian Pines	i		Common	i Wall: <b>No</b>			
Restrictions/	Covts:				Lot Desc				
and Damage	rke	Buvers/Agents	to verify all	MLS and Tax i	nformation.	Data deeme	d reliable b	ut not gua	aranteed.
Agent Remai	ina.								
Agent Remai	11.5.	5th bedroom o	n upper leve	el is non-confor	ming (curre	ntly a craft/s	studio room	) but selle	
Agent Remai	183.	5th bedroom o add a built-in c	n upper leve loset if buye	el is non-confor er prefers with a	ming (curre an acceptab	ntly a craft/ le offer. Pov	studio room vder room n	) but selle nirror and	dining
Agent Remai	113.	5th bedroom o add a built-in c chandelier not	n upper leve loset if buye for sale (see	el is non-confor er prefers with a e features shee	ming (curre an acceptab t in supplem	ntly a craft/s le offer. Pov tents, many	studio room wder room n personal pi	) but selle nirror and roperty ite	dining ems for
Agent Remai	143.	5th bedroom o add a built-in c chandelier not sale). All buyer	n upper leve loset if buye for sale (see 's must prov	el is non-confor er prefers with a e features shee vide a pre-appro	ming (curre an acceptab t in supplem oval letter or	ntly a craft/s le offer. Pov nents, many r proof of fui	studio room wder room n personal pi nds PRIOR t	) but selle nirror and roperty ite	dining ems for
		5th bedroom o add a built-in c chandelier not sale). All buyer send to JayEtti	n upper leve loset if buye for sale (see 's must prov inger@edina	el is non-confor er prefers with a e features shee vide a pre-appro arealty.com and	ming (curre an acceptab t in supplem oval letter or	ntly a craft/s le offer. Pov nents, many r proof of fui	studio room wder room n personal pi nds PRIOR t	) but selle nirror and roperty ite	dining ems for
<u>coom</u>	Level	5th bedroom o add a built-in c chandelier not sale). All buyer send to JayEtti <u>Dimen</u>	n upper leve loset if buye for sale (see 's must prov inger@edina Other Roe	el is non-confor er prefers with a e features shee vide a pre-appro arealty.com and oms	ming (curre an acceptab t in supplem oval letter or I SenaNeilitz Level	ntly a craft/s le offer. Pow nents, many proof of fun @edinareal <u>Dimen</u>	studio room wder room n personal pr nds PRIOR t lty.com).	) but selle nirror and roperty ite	dining ems for
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Appt Phone:

Listing Office: Edina Realty, Inc.

## 2460 Emerald Trail, Minnetonka, MN 55305-1910

		TAX INFORMAT	TION	Status: Sold	
		Property ID: 111			~~
the second		Tax Year:	2020	List Price: <b>\$999,0</b>	
the Martin State		Tax Amt:	14,024.00	Sold Price: \$1,02	•
and the second second	and the second	Assess Bal:	\$0.00	Original List Price: \$	999,000
	I REAL COMPANY	Tax w/assess:	14,024.00	Map Page: 105	Map Coord: A4
A COLORED		Assess Pend:	No	Directions:	
		Homestead:	Yes		
		Year Built: 2	2004		
		Bedrooms:	5		
		Total Baths:	5 Lake/WF:		
		Garage:	3 Lake/WF Nan		
Stude: (CE) Simul	Family	Storiool 9 Storioo	Const Status: Previ	ously Owned	
Style: (SF) Single Above Ground Fin	-	Stories: 2 Stories 4.001 Foundation Size	Fire #:	Acros: 0.40	
Below Ground Fin	•	4,001 Foundation Size 1,565 Total Finished So	.,	Acres: 0.49 Lot Size: 117x159x2	12.44070
List Date: 8/21/20			s On Market: <b>14</b>	CDOM: 44	2132119270
Off Market Date:	09/04/202			t: Sharon A McWhite	
Projected Close D		Seller's Contrib: <b>\$0</b>		e: Coldwell Banker Re	alty
Logal Description:					-
Legal Description: County:		OCK 002 EMERALD TRAIL 4TH		- Hopkins, 952-988-4(	000
Complex/Dev/Sub	Hennepin Emerald Trai		Common Wall: No	- nopkins, 952-966-40	100
Restrictions/Covts:				y Bus (w/in 6 blks), Tr	ee Coverage - Medi
Agent Remarks:	Showings on	nly to pre-qualified buyers or th			
e		ble but not guaranteed. Buyers			
		excluded in the sale: small ref	frigerator in laundry i	m, mirror in basemen	t bath,
	following are mirror in mas	ster above toilet, chandelier in l	basement bedrm, mi	rror in blue bathrm, Dl	R mirror,
	following are mirror in mas powder rm m	ster above toilet, chandelier in lirror, refrigerator in garage and	basement bedrm, mind all electronics with	ror in blue bathrm, Dl the exception of the b	R mirror, pasement
	following are mirror in mas powder rm m projector, tv a	ster above toilet, chandelier in l iirror, refrigerator in garage and and movie screen. Please note	basement bedrm, mind all electronics with	ror in blue bathrm, Dl the exception of the b	R mirror, pasement
	following are mirror in mas powder rm m projector, tv a	ster above toilet, chandelier in lirror, refrigerator in garage and	basement bedrm, mind all electronics with	ror in blue bathrm, Dl the exception of the b	R mirror, pasement
	following are mirror in mas powder rm m projector, tv fence surrou <u>el Dimen</u>	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs.	basement bedrm, min d all electronics with e new water heater ins Level <u>Dimen</u>	ror in blue bathrm, Dl the exception of the b	R mirror, pasement
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Living Rm Mai Dining Rm Mai	following are mirror in mas powder rm m projector, tv fence surrou <u>el</u> <u>Dimen</u> n 18x20 n 13x15	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. <u>Other Rooms</u> Fifth (5th) Bedroom	basement bedrm, min d all electronics with e new water heater ins Level <u>Dimen</u>	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G	R mirror, pasement erground r, Fireplace
Living Rm Mai Dining Rm Mai Family Rm Bas	following are mirror in mas powder rm m projector, tv fence surrou <u>el</u> <u>Dimen</u> n 18x20 n 13x15 ement 18x20	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. Other Rooms Fifth (5th) Bedroom Office	basement bedrm, midd all electronics withe new water heater instLevelDimenBasement14x14Main12x12	ror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central	R mirror, pasement erground r, Fireplace as
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai	following are mirror in mas powder rm m projector, tv fence surrou b 1 18x20 b 13x15 ement 18x20 b 25x16	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. Other Rooms Fifth (5th) Bedroom Office	basement bedrm, min d all electronics with e new water heater ins <u>Level Dimen</u> Basement 14x14	ror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate	R mirror, pasement lerground r, Fireplace as r/Connected
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Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp	following are mirror in mass powder rm m projector, tv i fence surrouelDimen 1118x20 1113x15 ementement18x20 1125x16 erer19x16 erer12x16 erer13x14	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. Other Rooms Fifth (5th) Bedroom Office Screened Porch Bathrooms	basement bedrm, midd all electronics withe new water heater instantLevelDimenBasement14x14Main12x12Main17x12	Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewer	R mirror, pasement erground r, Fireplace as r/Connected er/Connected
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Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp	following are mirror in mass powder rm m projector, tv fence surrous el <u>Dimen</u> 1 18x20 1 13x15 ement 18x20 1 25x16 er 19x16 er 12x16 er 12x16 er 13x14 er 25x14 3/4 Basement Separate/Forr Fireplace Cha	ster above toilet, chandelier in airror, refrigerator in garage and and movie screen. Please note nds the home for dogs. <u>Other Rooms</u> Fifth (5th) Bedroom Office Screened Porch <u>Bathrooms</u> Total: 5 3/4: 2 Full: 2 1/2: 1 t, Bathroom Ensuite, Full Master mal Dining Room, Informal Din	basement bedrm, min         d all electronics with         e new water heater instant         Level       Dimen         Basement       14x14         Main       12x12         Main       17x12         1/4:       0         er, Private Master, Mating Room, Ea Family         Burning, Stone	Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Garage Stalls: 3 Other Parking: Pool: Natural G Bath, Sep Room Char: Main Leve	R mirror, pasement erground r, Fireplace as r/Connected er/Connected er/Connected
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bedroom 4 Upp Bath Description: Dining Room Desc: Fireplaces: <b>2</b>	following are mirror in mas powder rm m projector, tv fence surrous an 18x20 an 13x15 ement 18x20 an 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 <b>3/4 Basement</b> Separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs.	basement bedrm, min d all electronics with e new water heater ins <u>Level Dimen</u> Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher	Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve	R mirror, pasement erground r, Fireplace as r/Connected er/Connected er/Connected er/Lower Level, G
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bedroom 4 Upp Bath Description: Dining Room Desc: Fireplaces: 2 Appliances:	following are mirror in mas powder rm m projector, tv fence surrour b 1 18x20 1 13x15 ement 18x20 1 25x16 er 19x16 er 19x16 er 12x16 er 13x14 separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S Exchanger, Fi	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs.	basement bedrm, mid         d all electronics with         e new water heater instant         Level       Dimen         Basement       14x14         Main       12x12         Main       17x12         1/4:       0         er, Private Master, Maining Room, Ea Family         Burning, Stone         an/Hood, Dishwasher         leater, Water Osmosi	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A	R mirror, pasement erground r, Fireplace as r/Connected er/Connected er/Connected er/Lower Level, G
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bedroom 4 Upp Bath Description: Dining Room Desc: Fireplaces: <b>2</b> Appliances:	following are mirror in mas powder rm m projector, tv fence surrour a 18x20 a 13x15 ement 18x20 a 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 <b>3/4 Basement</b> <b>Separate/Forr</b> Fireplace Cha <b>Cooktop, Wal</b> <b>Dryer, Water S</b> <b>Exchanger, For</b> <b>Walkout</b>	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. <u>Other Rooms</u> Fifth (5th) Bedroom Office Screened Porch <u>Bathrooms</u> Total: 5 3/4: 2 Full: 2 1/2: 1 t, Bathroom Ensuite, Full Master mal Dining Room, Informal Din racteristics: Living Room, Gas I I Oven, Microwave, Exhaust Fa Softener - Owned, Gas Water H urnace Humidifier	basement bedrm, min d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A	R mirror, pasement erground r, Fireplace as r/Connected er/Connected er/Connected er/Lower Level, G
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bath Description: Dining Room Desc: Fireplaces: 2 Appliances: Basement: Roof:	following are mirror in mas powder rm m projector, tv fence surrou 1 18x20 1 13x15 ement 18x20 1 25x16 er 19x16 er 12x16 er 12x16 er 13x14 er 25x14 3/4 Basement Separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S Exchanger, Fi Walkout Asphalt Shing	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. Other Rooms         Fifth (5th) Bedroom         Office         Screened Porch         Bathrooms         Total:       5         Full:       2         Full:       2         It, Bathroom Ensuite, Full Master         mal Dining Room, Informal Din         racteristics: Living Room, Gas I         I Oven, Microwave, Exhaust Fa         Softener - Owned, Gas Water H         urnace Humidifier         gles, Age Over 8 Years	basement bedrm, min d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi Exteri Fenci	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A or: Cedar ng: Invisible	R mirror, pasement lerground r, Fireplace as r/Connected er/Connected er/Connected l, Lower Level, G , Washer, ir-To-Air
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bath Description: Dining Room Desc: Fireplaces: 2 Appliances: Basement: Roof: Amenities-Unit:	following are mirror in mas powder rm m projector, tv fence surrous an 18x20 an 13x15 ement 18x20 an 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 <b>3/4 Basement</b> Separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S Exchanger, Fi Walkout Asphalt Shing Ceiling Fan(s)	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. <u>Other Rooms</u> Fifth (5th) Bedroom Office Screened Porch <u>Bathrooms</u> Total: 5 3/4: 2 Full: 2 1/2: 1 t, Bathroom Ensuite, Full Master mal Dining Room, Informal Din tracteristics: Living Room, Gas I I Oven, Microwave, Exhaust Fa Softener - Owned, Gas Water H urnace Humidifier	basement bedrm, min d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi Exteri Fenci	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A or: Cedar ng: Invisible	R mirror, pasement lerground r, Fireplace as r/Connected er/Connected er/Connected l, Lower Level, G , Washer, ir-To-Air
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bath Description: Dining Room Desc: Fireplaces: 2 Appliances: Basement: Roof: Amenities-Unit: Parking Char:	following are mirror in mas powder rm m projector, tv fence surrous an 18x20 an 13x15 ement 18x20 an 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 <b>3/4 Basement</b> Separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S Exchanger, Fi Walkout Asphalt Shing Ceiling Fan(s)	ster above toilet, chandelier in hirror, refrigerator in garage and and movie screen. Please note nds the home for dogs. Other Rooms         Fifth (5th) Bedroom         Office         Screened Porch         Bathrooms         Total:       5         Full:       2         Full:       2         It, Bathroom Ensuite, Full Master         mal Dining Room, Informal Din         racteristics: Living Room, Gas I         I Oven, Microwave, Exhaust Fa         Softener - Owned, Gas Water H         urnace Humidifier         gles, Age Over 8 Years	basement bedrm, min d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi Exteri Fenci se Room, French Door	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A or: Cedar ng: Invisible ors, Hardwood Floors,	R mirror, pasement lerground r, Fireplace as r/Connected er/Connected arate Tub & Shower, L el, Lower Level, G , Washer, ir-To-Air Kitchen Center Islanc
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bedroom 4 Upp Bath Description: Dining Room Desc: Fireplaces: 2 Appliances: Basement: Roof: Amenities-Unit: Parking Char: Shared Rooms:	following are mirror in mas powder rm m projector, tv fence surrour an 18x20 an 13x15 ement 18x20 an 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 <b>3/4 Basement</b> <b>Separate/Forr</b> Fireplace Cha <b>Cooktop, Wal</b> <b>Dryer, Water S</b> <b>Exchanger, Fi</b> <b>Walkout</b> <b>Asphalt Shing</b> <b>Ceiling Fan(s)</b> <b>Attached Gara</b>	ster above toilet, chandelier in fairror, refrigerator in garage and and movie screen. Please note inds the home for dogs.           Other Rooms         Image: Additional screen and scree	basement bedrm, mid d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi Exteri Fenci se Room, French Doo Special Search:	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A or: Cedar ng: Invisible ors, Hardwood Floors, 2nd Floor Laundry, 4	R mirror, pasement lerground r, Fireplace as r/Connected er/Connected arate Tub & Shower, U el, Lower Level, G , Washer, ir-To-Air Kitchen Center Islanc
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bath Description: Dining Room Desc: Fireplaces: 2 Appliances: Basement: Roof: Amenities-Unit: Parking Char: Shared Rooms: Buyer Broker Comp	following are mirror in mas powder rm m projector, tv fence surrous el <u>Dimen</u> 1 18x20 1 13x15 ement 18x20 1 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 <b>3/4 Basement</b> Separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S Exchanger, Fi Walkout Asphalt Shing Ceiling Fan(s) Attached Gara	ster above toilet, chandelier in fairror, refrigerator in garage and and movie screen. Please note inds the home for dogs.           Other Rooms           Bathrooms           Fifth (5th) Bedroom           Office           Screened Porch           Bathrooms           Total:         5           Juli:         2           Full:         2           Identified         1/2:           Bathrooms         1/2:           Total:         5           Juli:         2           Full:         2           Identified         1/2:           St, Bathroom Ensuite, Full Master           mal Dining Room, Informal Din           racteristics: Living Room, Gas I           Id Oven, Microwave, Exhaust Fa           Softener - Owned, Gas Water H           urnace Humidifier           gles, Age Over 8 Years           Market, Ethernet Wired, Exercise           age, Driveway - Asphalt           Sub-Agent Comp: 0 %	basement bedrm, min d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi Exteri Fenci se Room, French Door	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A or: Cedar ng: Invisible ors, Hardwood Floors, 2nd Floor Laundry, 4	R mirror, pasement lerground r, Fireplace as r/Connected er/Connected er/Connected arate Tub & Shower, U el, Lower Level, G , Washer, ir-To-Air Kitchen Center Islanc BR on One Level
Living Rm Mai Dining Rm Mai Family Rm Bas Kitchen Mai Bedroom 1 Upp Bedroom 2 Upp Bedroom 3 Upp Bedroom 4 Upp Bath Description: Dining Room Desc: Fireplaces: 2	following are mirror in mas powder rm m projector, tv fence surrous el <u>Dimen</u> 1 18x20 1 13x15 ement 18x20 1 25x16 er 19x16 er 19x16 er 12x16 er 13x14 er 25x14 3/4 Basement Separate/Forr Fireplace Cha Cooktop, Wal Dryer, Water S Exchanger, Fi Walkout Asphalt Shing Ceiling Fan(s) Attached Gara	ster above toilet, chandelier in fairror, refrigerator in garage and and movie screen. Please note inds the home for dogs.           Other Rooms         Image: Additional screen and scree	basement bedrm, min d all electronics with e new water heater ins Level Dimen Basement 14x14 Main 12x12 Main 17x12 1/4: 0 er, Private Master, Ma ing Room, Ea Family Burning, Stone an/Hood, Dishwasher leater, Water Osmosi Exteri Fenci se Room, French Doo Special Search: Facilitator Comp	rror in blue bathrm, Di the exception of the b stalled 8/2020 and und Heat: Forced Ai Fuel: Natural G Air Cnd: Central Water: City Wate Sewer: City Sewe Garage Stalls: 3 Other Parking: Pool: in Floor 1/2 Bath, Sep Room Char: Main Leve , Refrigerator, Freezer s System, Disposal, A or: Cedar ng: Invisible ors, Hardwood Floors, 2nd Floor Laundry, 4	R mirror, pasement lerground r, Fireplace as r/Connected er/Connected arate Tub & Shower, U el, Lower Level, G , Washer, ir-To-Air Kitchen Center Islanc

### 2063 Austrian Pine Lane, Minnetonka, MN 55305-2429

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	1005	1	1	TAX INFORM			Status: So	bld	
	1400		5	Property ID:	111172221	0056	List Price:	\$1.195.	000
		10	8	Tax Year:		2020			
		1	1	Tax Amt:	18,02		Sold Price		,
		11- A- A- 11-16	1	Assess Bal:		0.00	Original List	Price: \$1	,195,000
	30		9	Tax w/assess	10,01		Map Page: 1		Map Coord: A3
1	-Lit	A. MARCE 1	N. Contraction of the second s	Assess Pend Homestead:	: Unkn				mouth rd south
	- and		1	nomestead:		No	to Hilloway		
	-	A.L. [15]	2	Year Built:	2005				to Pine island
	. ASUNA	The state of the		Bedrooms:	5		rd. follow ar	round to A	Austrian Pine
	Filter			Total Baths:		Lake/WF:			
	And in case			Garage:	-	Lake/WF Nan			
	<u>.</u>		01.1.1				ously Owned		
Style: (SF) S	-	-	Stories:	Modified Two		Fire #:			
Above Grour Below Groun		•	2,850	Foundation S		1,000	Acres: 0.64		
List Date: 9/1		•	2,850 By MLS: 9/10/	Total Finished	•	5,700 srkot: 22	Lot Size: Li		
Off Market Da		10/03/2020	•	zu L osed: 12/3/20	ays On Ma		CDOM: 2 t: Cassie L. F		
Projected Clo				Contrib: <b>\$2,500</b>			e: Edina Real		
		12/0/20	001013	- στιαπό, φ <b>ε</b> ,σου			. Lonia Nedi	cy, mc.	
Legal Descrip	ption:	LOT 002 BLO	CK 001 AUS	TRIAN PINES					
County:	( <b>A</b> )	Hennepin					- Wayzata, 76	63-745-50	00
Complex/Dev		Austrian Pine	es		- + · · · · ·	ion Wall: No			
Restrictions/C		Description		A 16 1			gular Lot, Tre		ige - Heavy
Agent Remar	rks:			<sup>•</sup> & Koppelman	custom b	uilt home. Stu	inning finishe	es and	
			n with over						
		craftsmanshi	•		tting mot	una tracco and	nannaarra I		
		5700 finished	•	e cul-de-sac se	tting, matu	ire trees and	gorgeous lan	dscaped :	yard with
		5700 finished large	sq. ft.Private						-
		5700 finished large private patio.	sq. ft.Private	e cul-de-sac se island kitcher					-
		5700 finished large private patio. floor	sq. ft.Private Large center	island kitcher	i, sunroom	, main floor c	ffice, formal o	dining, la	rge main
		5700 finished large private patio. floor	sq. ft.Private Large center ite, and three		i, sunroom	, main floor c	ffice, formal o	dining, la	rge main
		5700 finished large private patio. floor master on-sui amusement ro	sq. ft.Private Large center ite, and three oom,	island kitcher	n, sunroom Der level. F	i, main floor c inished lower	ffice, formal o	dining, la	rge main
<u>Room</u>	Level	5700 finished large private patio. floor master on-sui amusement ro	sq. ft.Private Large center ite, and three oom,	island kitcher BR on the up Vayzata schoo	n, sunroom Der level. F	i, main floor c inished lower	ffice, formal o	dining, la	rge main
	<u>Level</u> Main	5700 finished large private patio. floor master on-sui amusement ro bedroom and	sq. ft.Private Large center ite, and three oom, bathroom. V	island kitcher BR on the up Vayzata schoo	n, sunroom ber level. F Is. Owner i	, main floor o inished lower is agent.	ffice, formal o	dining, la	rge main n,
iving Rm		5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u>	sq. ft.Private Large center ite, and three oom, bathroom. V	BR on the up Vayzata schoo oms Bedroom	n, sunroom ber level. F Is. Owner i <u>Level</u>	i, main floor o inished lower is agent. <u>Dimen</u>	Heat: F	dining, laı mily room	rge main n,
living Rm Dining Rm	Main	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19	sq. ft.Private Large center ite, and three oom, bathroom. V <u>Other Ro</u> Fifth (5th)	<b>BR on the up</b> <b>Vayzata schoo</b> <b>oms</b> Bedroom Room	n, sunroom ber level. F Is. Owner i <u>Level</u> Lower	n, main floor o inished lower is agent. <u>Dimen</u> 17x14	ffice, formal of level with far Heat: F Fuel: N	dining, laı mily room Forced Air latural Ga	rge main n,
Living Rm Dining Rm Family Rm	Main Main Main Main	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19 14x12 12x12 20x15	sq. ft.Private Large center ite, and three oom, bathroom. V <u>Other Ro</u> Fifth (5th) Exercise	<b>BR on the up</b> <b>Vayzata schoo</b> <b>oms</b> Bedroom Room	a, sunroom ber level. F ls. Owner i Level Lower Lower	n, main floor o inished lower is agent. <u>Dimen</u> 17x14 19x18	Heat: F Fuel: N Air Cnd: C	dining, laı mily room Forced Air Natural Ga Central	rge main ),
Living Rm Dining Rm Family Rm Kitchen Bedroom 1	Main Main Main Main Main	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19 14x12 12x12 20x15 19x17	sq. ft.Private Large center ite, and three oom, bathroom. V <u>Other Ro</u> Fifth (5th) Exercise I Family Ro Office	• <b>island kitcher</b> • <b>BR on the up</b> • <b>Vayzata schoo</b> • <b>Oms</b> • Bedroom Room • Oom	a, sunroom ber level. F ls. Owner i Lower Lower Lower Lower	n, main floor o inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16	Heat: F Fuel: N Air Cnd: C Water: C Sewer: C	dining, lai mily room Forced Air latural Ga Central City Water City Sewei	rge main n,
iving Rm Dining Rm Family Rm Kitchen Bedroom 1 Bedroom 2	Main Main Main Main Main Upper	5700 finished large private patio. floor master on-sui amusement ro bedroom and Dimen 19x19 14x12 12x12 20x15 19x17 17x13	sq. ft.Private Large center ite, and three oom, bathroom. V Other Ro Fifth (5th) Exercise I Family Ro Office Bathroom	• island kitcher • BR on the upp • Vayzata schoo oms • Bedroom Room pom	a, sunroom ber level. F Is. Owner i Lower Lower Lower Main	i, main floor o inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16 12x10	Heat: F Fuel: N Air Cnd: C Sewer: C Garage St	dining, lan mily room Forced Ain Natural Ga Central City Water City Sewen alls: 3	rge main n, /Connected
iving Rm Dining Rm Family Rm Kitchen Bedroom 1 Bedroom 2 Bedroom 3	Main Main Main Main Upper Upper	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19 14x12 12x12 20x15 19x17 17x13 14x12	sq. ft.Private Large center ite, and three bom, bathroom. V Other Ro Fifth (5th) Exercise I Family Ro Office Bathroom Total:	<b>BR on the up</b> <b>Vayzata schoo</b> <b>oms</b> Bedroom Room bom <u>om</u> 3/4: 2	a, sunroom ber level. F Is. Owner i Lower Lower Lower Main	i, main floor o inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16 12x10	Heat: F Fuel: N Air Cnd: C Sewer: C Garage St Other Park	dining, lan mily room Forced Ain Natural Ga Central City Water City Sewen aills: 3	rge main n, .s
iving Rm Dining Rm Family Rm Kitchen Bedroom 1 Bedroom 3 Bedroom 4	Main Main Main Main Upper Upper Upper	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19 14x12 12x12 20x15 19x17 17x13 14x12 14x12 14x12	sq. ft.Private Large center ite, and three oom, bathroom. V Other Ro Fifth (5th) Exercise I Family Ro Office Bathroom Total: Full:	island kitcher         BR on the upp         Vayzata schoo         oms         Bedroom         Room         com         11         6       3/4: 2         2       1/2: 2	a, sunroom ber level. F Is. Owner i Lower Lower Lower Main	n, main floor of inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16 12x10	Heat: F Fuel: N Air Cnd: C Garage St Other Park Pool:	dining, lan mily room Forced Air latural Ga Central City Water City Sewen calls: 3 king:	rge main h, /Connected r/Connected
Living Rm Dining Rm Family Rm Kitchen Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bath Descripti	Main Main Main Main Main Upper Upper Upper ion:	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19 14x12 12x12 20x15 19x17 17x13 14x12 14x12 14x12 Main Floor Ful	sq. ft.Private Large center ite, and three bom, bathroom. V Other Ro Fifth (5th) Exercise I Family Rc Office Bathroom Total: Full:	<b>BR on the up</b> <b>Vayzata schoo</b> <b>Oms</b> Bedroom Room Dom 15 6 3/4: 2 2 1/2: 2 Floor 1/2 Bath	a, sunroom per level. F Is. Owner i Lower Lower Lower Main 1/4:	i, main floor of inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16 12x10 0 vel Full Bath	Heat: F Fuel: N Air Cnd: C Water: C Garage St Other Park Pool: Upper Level	dining, lai mily room Forced Air latural Ga Central City Water City Sewer calls: 3 king: 3/4 Bath,	rge main n, /Connected r/Connected Private Master, Full
Living Rm Dining Rm Family Rm Kitchen Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Bath Descripti Dining Room	Main Main Main Main Main Upper Upper Upper ion:	5700 finished large private patio. floor master on-sui amusement ro bedroom and <u>Dimen</u> 19x19 14x12 12x12 20x15 19x17 17x13 14x12 14x12 14x12 Main Floor Ful Separate/Form	sq. ft.Private Large center ite, and three oom, bathroom. V Other Ro Fifth (5th) Exercise I Family Ro Office Bathroom Total: Full:	island kitcher         BR on the upp         Vayzata schoo         Oms         Bedroom         Bedroom         com         Soom         15         6       3/4: 2         2       1/2: 2         Floor 1/2 Bath         pom, Informal I	a, sunroom per level. F ls. Owner i Lower Lower Lower Main 1/4: , Upper Le Dining Roo	i, main floor of inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16 12x10 0 vel Full Bath m, Ea Family	Heat: F Fuel: N Air Cnd: C Water: C Garage St Other Park Pool: Upper Level	dining, lai mily room Forced Air latural Ga Central City Water City Sewer calls: 3 king: 3/4 Bath,	rge main h, /Connected r/Connected
iving Rm Dining Rm Samily Rm Gitchen Bedroom 1 Bedroom 2 Bedroom 3 Bedroom 4 Sath Descripti Dining Room 1 Fireplaces: 1	Main Main Main Main Main Upper Upper Upper ion:	5700 finished large private patio. floor master on-sui amusement ro bedroom and Dimen 19x19 14x12 12x12 20x15 19x17 17x13 14x12 14x12 14x12 Main Floor Ful Separate/Form Fireplace Char	sq. ft.Private Large center ite, and three oom, bathroom. V Other Ro Fifth (5th) Exercise I Family Ro Office Bathroom Total: Full: Il Bath, Main nal Dining Ro acteristics: Li	island kitcher         BR on the upp         Vayzata schoo         Oms         Bedroom         Bedroom         com         oom         15         6       3/4: 2         2       1/2: 2         Floor 1/2 Bath         own, Informal I         iving Room, Gaom, Gaom	a, sunroom per level. F Is. Owner i Lower Lower Lower Main 1/4: , Upper Le Dining Roo as Burning	i, main floor o inished lower is agent. <u>Dimen</u> 17x14 19x18 41x16 12x10 0 vel Full Bath m, Ea Family I	Heat: F Fuel: N Air Cnd: C Water: C Garage St Other Park Pool: Nom Char: M	dining, lai mily room Forced Air Vatural Ga Central City Water City Sewer City Sewer Cit	rge main n, /Connected r/Connected Private Master, Full l, Lower Level, 2
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# **City of Minnetonka Assessing Division** 2021 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd Minnetonka, MN 55345 Phone: 952.939.8220 Fax: 952.939.8244 Email: assessor@minnetonkamn.gov	Date Returned	Office	Use Only: Received via	
We request you return this form to the City of Minnetonka Assessing Division by April 2, 2021. By submitting this application, your	Date Withdrawn		_ Withdrawn via -	
appeal will be entered into the record. It is <b>not</b> <b>required</b> to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will been your appeal	Dist	Nbhd	Appraiser	
meeting where the Board will hear your appeal.				
Date 4/2/2021		Daytime num	<sub>ber</sub> 612-377-	-5825
Owners Name(s) john alexander			ber 952-22	
Address 2447 emerald trail				
City minnetonka State mn Zip Code 55	5305 Email	jjalexan	der3@yah	ioo.com
Property ID# 11-117-22-23-0044		Purchas	se Date june	2008
Property Address 2447 emerald trail, minneton	ka, mn 55305	Purchas	se Price <b>1,30</b>	1,000
2021 Estimated Market Value as it appears on Notice of Valua	1,046,3	300		
	1.046,3	300		
Additions, Renovations, or Improvements since purchase				
Cost of Improvements since purchase <b>NONE</b>	Owner's Opinion Market Value as		2021 872	2,000
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation) In analyzing the 4 homes on 1 within 16 months) and anot build date, bed and bathroom the range of price/sq ft runs fi as outliers) and a median price of \$273, well above market.	her 5 homes in a ns, and overall cor rom \$160 to \$192 ce of \$169/sq ft.	broader neigh ndition and so [with one at \$ The current E	hborhood area v Id in the last 11 \$138 and anothe MV assumes a	vith similar months, er at \$228 price/sq ft
I Do X, Do not, wish to make a personal ap	pearance. Date	4/2/202		t Form

Comparable [neighborhood] houses

<u>#</u>	<u>Street</u>	<u>City</u>	date sold	selling price	<u>\$/Sq FT</u>	<u>Yr Built</u>	<u>BR</u>	<u>bath</u>	<u>Sq ft</u>
2448	Emerald Trail	Minnetonka	11/8/2020	\$ 1,025,000	\$228	2005	4	4	4,492
2460	Emerald Trail	Minnetonka	10/14/2020	\$ 1,020,000	\$183	2004	5	5	5,566
2439	Emerald Trail	Minnetonka	4/10/2020	\$ 1,100,000	\$160	1997	4	6	6,892
2418	Emerald Trail	Minnetonka	11/21/2019	\$ 738,000	\$138	2001	5	5	5,334
3727	Shady Oak Rd	Minnetonka	5/6/2020	\$ 1,010,000	\$167	2003	5	5	6,033
14259	Trace Ridge Rd	Wayzata	10/21/2020	\$ 1,025,000	\$172	2005	5	5	5,952
13740	Wood Ln	Minnetonka	9/2/2020	\$ 1,100,000	\$169	2001	4	5	6,515
15313	Oric Ave	Minnetonka	7/14/2020	\$ 830,000	\$168	2007	4	5	4,942
2063	Austrialian Pine	Minnetonka	12/2/2020	\$ 1,095,000	<u>\$192</u>	2005	5	4	5,700
	Median Price/Sq F	t			\$169				
							_		
2447	Emerald Trail	Minnetonka				2005	5	4	3,823



# City of Minnetonka Assessing Department 2021 Local Board of Appeal and Equalization **Staff Report**



B1					
Property Owner(s):	John J. Alexander, III				
	Ruth Alexander				
Property Address:	2447 Emerald Tr				
PID #:	11-117-22-23-0044				
		Market Value			
	Assessment Year 2021	\$1,046,300			
	Assessment Year 2020	\$1,124,000			
	Assessment Year 2019	\$1,045,700			
Sale: June 27, 2008 -	1,301,000 (06 - Probate Deed)				
Assessor Recommendat	tion:				
\$1,046,300					
Appraiser:	Last Inspection Date:				
AJW	AJW May 24, 2017				
Comments:					
Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2021 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.					

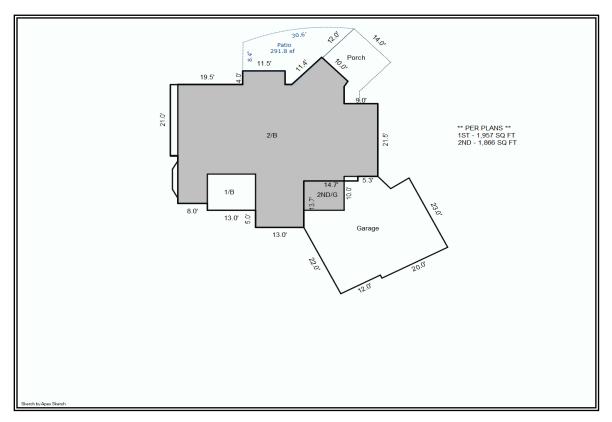
## Subject Data Summary

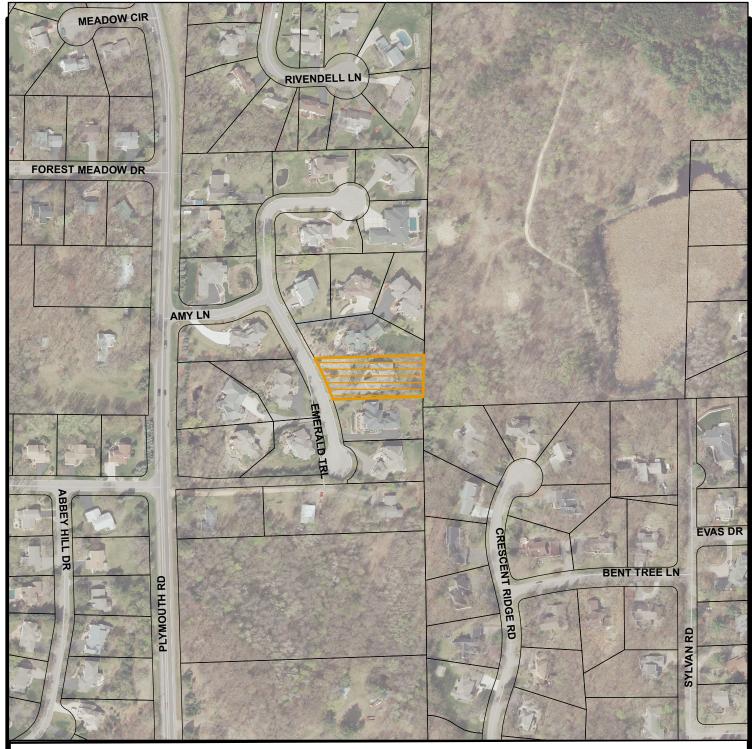
PID #:	11-117-22-23-0044
Property Address:	2447 Emerald Tr
	Minnetonka, MN 55305
Multiple Address:	No
Lot/Block:	001/001
Addition:	Emerald Trail 4th Addition
Legal(120):	
Owner(s):	John J Alexander, III
	Ruth Alexander
Property Classification:	Residential - Homestead
2021 EMV:	1,046,300
2020 EMV:	1,124,000
2019 EMV:	1,045,700
Last Sale:	6/27/2008 - 1,301,000 - Probate Deed - 06
Lot Size:	27,987 Sq.Ft. / .64 Acres
Zoning:	R-1
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	5
Baths:	5
Actual Year Built:	2005
Gross Building Area:	3,823
Basement Area:	1,942
Bsmt Finished %:	85
Garage #1:	3 Car Attached
Garage #2:	None

# **Additional Subject Photos**



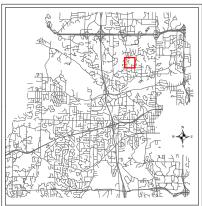
Subject Sketch





## **2021 Local Board of Appeal And Equalization** John Alexander III Ruth Alexander 2447 Emerald Tr 11-117-22-23-0044





This map is for illustrative purposes only.

# **Sales Comparables**



Comparable 1

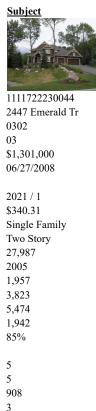


Comparable 2



**Comparable 3** 

PID Address Neighborhood District Sale Price Sale Date Cash Equivalent Year / Version Price Per Sq. Ft. Dwelling Type Style Property Area Actual Age 1st Floor Area Total GBA Finished Area Basement Area Basement Finished (%) 1st Floor Clear Ht Total Bedrooms Total Bathrooms Garage 1 Floor Area Garage 1 # of Cars Garage 1 Placement Total # of Cars Walkout Type Air Conditioning Pool Area-Total Fireplaces Deck Area-Total Porches Dormer Length River Lake Influences



Attached

Central

3

2

190

## **Sales Comparables**



1111722320046 2460 Emerald Tr 0302 03 \$1,020,000 10/14/2020 \$1,020,000 2021 / 1 \$256.54 Single Family Two Story 22,605 2004 1,703 3,976 5,253 1,703 75% 4 5 808 3 Attached 3 Standard Walkout Central 2 184 456



2439 Emerald Tr 0302 03 \$1,100,000 04/10/2020 \$1,097,500 2021 / 1 \$290.42 Single Family Two Story 28,251 1997 2,402 3,779 5,828 2,732 75% 4 6 962 3 Attached 3 Standard Walkout Central 402 3 114 210





0311722340052 13972 Emerald Ridge 0505 05 \$950,000 12/16/2019 \$950,000 2020 / 1 \$256.00 Single Family Two Story 29,578 2002 1,818 3,711 5,347 1,818 90% 5 5 777 3 Attached 3 Standard Walkout Central 1 385

					Comp Gr	id					
PID Address		1117222300 447 Emeralc					District Appraiser	ļ	3 Amy Weber		
Item	Sut	bject		Comp 1			Comp 2			Comp 3	
PID		2230044		11117223200	046		11117222300	036		0311722340	
Address		merald Tr		2460 Emeral			2439 Emeral			972 Emerald	
Date of Sale				10/14/2020	0		04/10/2020	)		12/16/201	
Sale Price				\$1,020,00	0		\$1,100,000	0		\$950,000	)
Cash Equivalent				\$1,020,00	0		\$1,097,50	0		\$950,000	)
Price/SF				\$256.54			\$290.42			\$256.00	
Adjustments					+(-) Adj.			+(-) Adj.			+(-) Adj.
Time (Months)			:	3	11,373		9	36,711	13		45,901
Site Size	27	987	-	605		2	8251			578	
Style	Two	Story	Two	Story		Tw	o Story		Two	Story	
Quality Class	Very	Good	Very	Good		Ver	y Good		Very	Good	
Age	20	005	20	004		1	1997		2002		
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	5	5	4	5	7,500	4	6	0	5	5	0
GBA	3,8	823	3,9	976	(12,240)	3	3,779	3,520	3,	711	8,960
Basement Area	1,9	942	1,7	703	4,780	2	2,732	(15,800)	1,818		2,480
Basement Finish	85	5%	75	5%	14,938	-	75%	(15,932)	90%		580
Garage Type	Atta	ached	Atta	ched		Attached			Attached		
Garage Stalls		3	:	3	0		3	0		3	0
Deck(s)/Patio	2	91	18	84			114		385		
Porch(es)	1	90	45	56	(5,000)		210				10,000
Fireplaces		2	2	2	0		3	(7,500)	1		7,500
Other											
Gross Adjustment %					6%			8%			9%
Net Adjustment%					1%			-1%			79
Net Adjustment					\$11,351			(\$9,001)			\$65,421
Indicated Value					\$1,031,351			\$1,088,499			\$1,015,421
				Commer	nts and analy	sis of Con	nps				
				Commer	\$1,031,351	sis of Con	nps				
				Ind	licated value o	or range					
					\$1,046,30	0					



2021 Local Board of Appeal and Equalization

B2 Judy D. Askevold 4163 Pepperwood Tr 22-117-22-13-0070



2021 Assessed Value: \$259,400 Recommendation: \$259,400

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

	2021 Minnetonka	LDAE AUVISOI	Appeal Rev	
Appeal:	B2	Advisor:		
Address:	4163 Pepperwo	od Tr		
PID:	22-117-22-13-0	0070 <b>Owner:</b>	Judy Askev	old
Last Sale Date:	12/20/2012	Last Sale P	rice:	\$149,000
Inspection Inforn	nation:			
Date:	4/1Ke/21	Arrival: <u>4/116/2</u>	2) 3:30 Departur	re: 350
Property Owners F	Present:	NO		
Property Informa	tion	· "你们的你们的问题		A CONTRACT OF ANY ANY
Physical Character	ristics and Condition:			
Very Nice Drice poin	Kitchen "Ike neighborhood	, Town that	se in a	destrable
Property Owner In	oformation			
comments:	nonnation			
	Value for January 2, 202	1:		
dvisor's Findings arket Comments: omparable Proper Idress: atus:	s	Contractice Comments: Plastic Floorg	Counter top Dointed (1150	5. Never Fla
dvisor's Findings arket Comments: omparable Propert dress: atus: ice:	s	Comments: Plastic Floorg on 4/17	Counter top Pointed LIDIV 20	ng Toom. Sold 15
dvisor's Findings arket Comments: omparable Propert Idress: atus: ice: dress:	s	Comments: Plastic Floor gr an glitty W cre Comments:	Counted LIDIV Pointed LIDIV 20 Same Horxo	5. Newser Flac ng Taam. Sold 15
dvisor's Findings arket Comments: omparable Proper Idress: atus: ice: dress: atus:	s	Comments: Plastic Floor gr an 4/17 Comments: Comme	Counted LIDIV 20 Same House a The Family The Fransily	s. Newer Fla ng Taam. Sold 15 LS above - They Toom in the La
dvisor's Findings arket Comments: omparable Propert ddress: atus: ice: ldress: atus: ice:	ties 13400 Pepper Social 258,000 134 Pepperum Social	Comments: Plastic Floor g on 4/17 Comments: Commen	Counted LIDIV 20 Same House of The Famsuy an Flasting days \$5,000	5. Newser Flac ng Taam. Sold 15 IS above They Toom in the La Flacer & Deint Above Interne
dvisor's Findings arket Comments: omparable Propert ddress: atus: ice: dress: atus: ice:	ties 13400 Pepper Social 258,000 134 Pepperum Social	Comments: Plastic Plastic Floor & Comments: Commen	Counted LIDIV 20 Same House of The Famsuy In Flosting days \$5,000 Wor many up a	25. Newser Flow ng Toom. Sold 15 LS above They Toom in the La Flow of Philin Above LIST price
dvisor's Findings arket Comments: omparable Propert ddress: atus: ice: dress: atus: ice: dress: atus:	ties 13400 Pepper Social 258,000 134 Pepperum Social	Comments: Plastic Plastic Plastic Plastic Plastic Plastic Plastic Comments: Comments: Color app docs not	Counter top Painted LIDIV 20 Same House of The Famsuy an Flosting days \$5,000 Liance, Dale house base of	5. Newser Flow 15 above They Toom in the La Flow 9 Deint Above List price ates. Different Ed Celling. 250
dvisor's Findings arket Comments: omparable Propert ddress: atus: ice: dress: atus: ice: dress: atus: ce:	ties 13400 Pepper Social 258,000 134 Pepperion Social 220,000 5257 Silves M Social 270,000	Comments: Plastic Plastic Plastic Plastic Plastic Plastic Plastic Comments: Comments: Color app docs not	Counter top Painted LIDIV 20 Same House of The Famsuy an Flosting days \$5,000 Liance, Dale house base of	5. Newser Flow 15 above They Toom in the La Flow 9 print Above LIST Price 1005 B 5,000 000
advisor's Findings larket Comments: omparable Propert ddress: tatus: rice: ddress: atus: ice: ldress: atus: ice: ldress: atus: ice:	ties 13400 Pepper Social 258,000 134 Pepperion Social 220,000 5257 Silves M Social 270,000	Comments: Plastic Plastic Plastic Plastic Plastic Plastic Plastic Comments: Comments: Color app docs not	Counter top Painted LIDIV 20 Same House of The Famsuy an Flosting days \$5,000 Liance, Dale house base of	then Cabinets. 5. Newer Flac ng Taam. Sold 15 LS above They Toon in the la Flave LIST Price Plave LIST Price Plave LIST Price Ted Cecing. 250 Ent of Hamily Cover & S,000 000 LI
dvisor's Findings arket Comments: omparable Propert ddress: atus: ice: dress: atus: ice: dress: atus: ce: visor's Opinion of timated Market Val	ties $ \frac{13400 \operatorname{Pepperton}}{\operatorname{Socd}} \\ \frac{134 \operatorname{Pepperton}}{\operatorname{Socd}} \\ \frac{134 \operatorname{Pepperton}}{\operatorname{Socd}} \\ \frac{134 \operatorname{Pepperton}}{\operatorname{Socd}} \\ \frac{132 \operatorname{Pepperton}}{\operatorname{Socd}} \\ \frac{134 \operatorname{Pepperton}}{$	Comments: Plastic Plastic Plastic Plastic Plastic Plastic Plastic Comments: Comments: Sold rw 7 Color app does not Taan, Sa	Counted LIDIV Pointed LIDIV 20 Same Hoise of The Family the Family days \$5,000 Liance, Dale hove base m with in 40 days	5. Newser Flow 15 above They Toom in the La Flow 9 Daint Above List price ates Different ed Celling. 256 ent of Family Over \$5,000000

# **City of Minnetonka Assessing Division** 2021 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnelonka Blvd Minnetonka, IMN 55345		Office Use Only:
Phone: 952.939.8220 Fax: 952.939.8244 Email: assessor@minnetonkamn.gov	Date Returned	Received via
We request you return this form to the City of Minnetonka Assessing Division by April 2, 2021. By submitting this application, your	Date Withdrawn	Withdrawn via
appeal will be entered into the record. It is not required to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.	Dist	Nbhd Appraiser
Date 4-7-21		Daytime number 952-544-0728
Owners Name(s) JUDY D. ASKEVOLL	)	Alternate number
Address 4163 PEPPERWOOD TR.		
City MTKA State MN Zip Code	75305 Email	jdaskevold@MSN.Com
Property ID# 22-117-22-13-0070		Purchase Date 2013
Property Address 4163 PEPPERWOOD TR	2.	Purchase Price ON FILE
2021 Estimated Market Value as it appears on Notice of Valua	ation 259, 4	100
Additions, Renovations, or Improvements since purchase REPAINS, PAINTIN	6,52,000 IKE	EA CUPBOARDS
Cost of Improvements since purchase 5-10,000 ?	Owner's Opinion Market Value as	of Estimated of January 2, 2021
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	LUSION HAS	GH S DROPPED 38.4%!
I Do, Do not, wish to make a personal ap		4-7-21 Print Form

Property ID	22-117-22 13 0070				
Tax Year	est Mkt Value	Homestead Exclusion	Other	Taxable Mkt Value	Taxes Paid
2022	256,400	13,894	0	245,506	
2021	223,200	17,152	0	206,048	2,589.94 to be paid
2020	230,000	16,540	0	213,460	2,828.70
2019	213,400	18,034	0	195,366	2,571.16
2018	198,900	19,339	0	179,561	2,457.72
2017	182,100	20,851	0	161,249	2,247.40
2016	179,400	21,094	0	158,306	2,273.62
2015	177,000	21,310	0	155,690	2,287.62
2014	176,000	21,400	0	154,600	2,336.97
2013	163,000	22,570	0	140,430	2,088.54

WHY has the homestead exclusion gone from \$22,570 to \$13,894 in the 8 years I've lived here? why has the homestead since 2013 dropped **38.4%**???

WHY has the 2022 homestead exclusion dropped 19% from 2021 to 2022?? That's just ONE year.

I live in "affordable" housing, 1,500 sqft townhouse--I share a roof and pay, currently, \$3,000 per year for association maintenance.

My neighbor who shares my roof--same sqft but her floor plan is slightly different--an tiny upgrade from mine. Yes, I did upgrade my kitchen, Ikea \$2,000 which my nephew assembled and installed for me. I live solely on my social security check.

My neighbor, same floor plan, who shares my roof has been assessed:								
2022	246,500	15,055	0	231,445	WHY!?!?!			

Why has my Homestead Exclusion been dropped 38.4%, 19% from 2021 to 2022, when my income has stayed the same but medical has increased steadily, Plus inflation is higher than ever--everything, especially food, now costs far more. Plus the 494 traffic is in my bedroom! I feel, as a senior, that I am being targeted! **Trying to force me out of my home!** 



## **City of Minnetonka** Assessing Department 2021 Local Board of Appeal and Equalization Staff Report



		Stall Kepult						
B2								
Property Owner(s):	Judy D. A	skevold						
<b>Property Address:</b>	4163 Pepp	perwood Tr						
PID #:	22-117-22	22-117-22-13-0070						
				Market Value				
		Assessment Year	2021	\$259,400				
		Assessment Year	2020	\$223,200				
	Assessment Year 2019 \$230,000							
Sale: December 20, 2012 - 149,000 (01 - Warranty Deed)								
Assessor Recommendat	ion:							
\$259,400								
Appraiser:		Last Inspection Date:						
MLP September 21, 2020								
Comments:								
Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2021 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.								

## **Subject Data Summary**

PID #:	22-117-22-13-0070
Property Address:	4163 Pepperwood Tr
	Minnetonka, MN 55305
Multiple Address:	No
Lot/Block:	007/002
Addition:	Pepperwood
Legal(120):	COUNTRY HOUSE

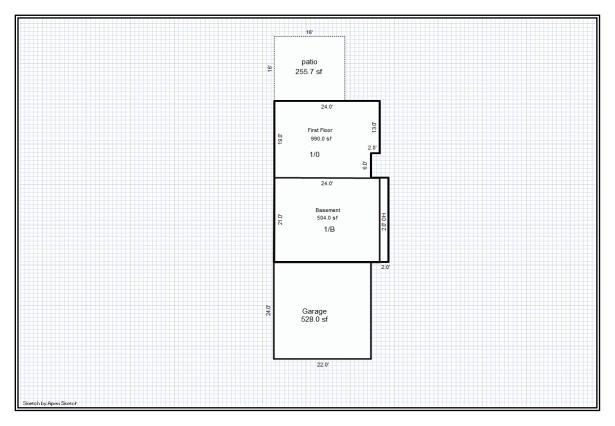
Owner(s): **Property Classification:** 2021 EMV: 2020 EMV: 2019 EMV: Last Sale: Lot Size: Zoning: **Dwelling Type:** Style: **Bedrooms: Baths: Actual Year Built: Gross Building Area: Basement Area: Bsmt Finished %:** Garage #1: Garage #2:

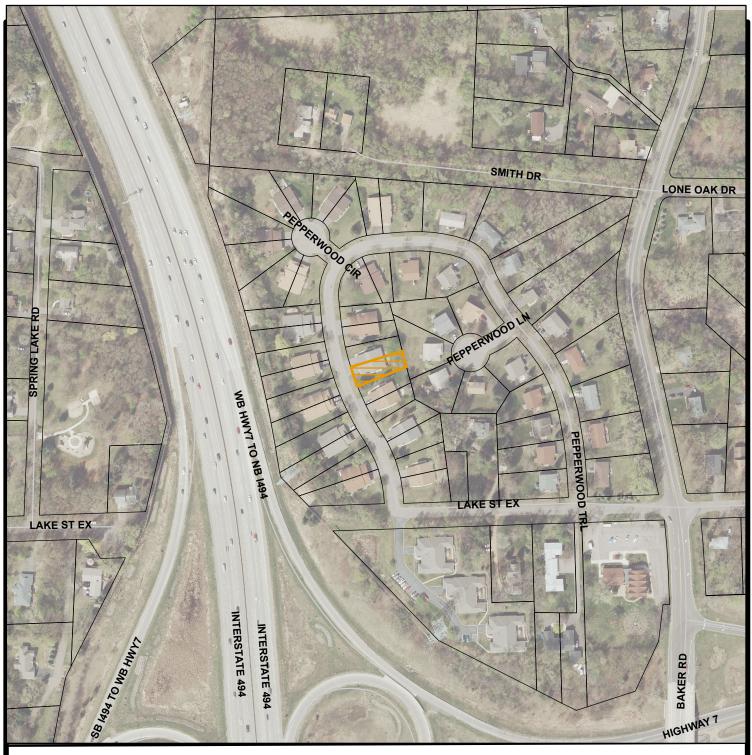
Judy D Askevold Townhouse - Homestead 259,400 223,200 230,000 12/20/2012 - 149,000 - Warranty Deed - 01 6,674 Sq.Ft. / .15 Acres R-2 PURD Townhome Split Level 3 2 1980 990 504 75 2 Car Attached None

# **Additional Subject Photos**



# Subject Sketch





# 2021 Local Board of Appeal And Equalization

Judy Askevold 4163 Pepperwood Tr 22-117-22-13-0070





This map is for illustrative purposes only.

**Sales Comparables** 



Comparable 1



Comparable 2



**Comparable 3** 

#### Item

PID

Address

District

Style

Sale Price Sale Date

Neighborhood

Cash Equivalent

Price Per Sq. Ft. Dwelling Type

Year / Version

Property Area

1st Floor Area

Actual Age

<u>Subject</u>



2211722130070 4163 Pepperwood Tr 3014 23 \$149,000 12/20/2012 2021 / 1 \$150.51 Townhome Split Level 6,674 1980 990 990 1,368 504 75% 3 2 528 2 Attached 2 Central

1

## **Sales Comparables**



2211722130052 13400 Pepperwood Cir 3014 23 \$258,000 08/17/2020 \$258,000 2021 / 1 \$260.61 Townhome Split Level 11,066 1979 990 990 1,368 504 75% 3 2 528 2 Attached 2 Central

1

2011722330030 4505 Redwood Cir 3710 23 \$299,900 03/30/2020 \$298,400 2020 / 1 \$290.84 Townhome Split Level 12,058 1979 1,026 1,026 1,404 504 75% 3 2 528 2 Attached 2

Central

1

Comparable 2





1211722140051 2332 Wildwood Tr 3036 23 \$250,700 12/23/2019 \$250,700 2020 / 1 \$248.71 Townhome Split Level 4,597 1976 1,008 1,008 1,404 528 75% 3 2 440 2 Detached 2 Standard Walkout Central 2

Total GBA Finished Area Basement Area Basement Finished (%) 1st Floor Clear Ht Total Bedrooms Total Bathrooms Garage 1 Floor Area Garage 1 # of Cars Garage 1 Placement Total # of Cars Walkout Type Air Conditioning Pool Area-Total Fireplaces Deck Area-Total Porches Dormer Length River Lake Influences

							Comp Gr	id								
PID Address	22117221300 4163 Pepperwoo					District Appraiser		23 MLP								
Item	Subject		Comp 1			Comp 2			Comp 3			Comp	4		Comp 5	j
PID	2211722130070	22	117221300	)52		2011722330		1	211722140	051						
Address	4163 Pepperwood Tr		Pepperwo			4505 Redwoo			32 Wildwoo							
Date of Sale			08/17/2020			03/30/2020	0		12/23/2019	9						
Sale Price			\$258,000			\$299,900	)		\$250,700							
Cash Equivalent			\$258,000			\$298,400	J		\$250,700							
Price/SF			\$260.61		\$290.84			\$248.71								
Adjustments				+(-) Adj.			+(-) Adj.			+(-) Adj.			+(-) Adj.			+(-) Adj.
Time (Months)		5		4,795		10	11,091	13	3	12,113						
Location					SI	uperior	(20,000)	supe	rior	(20,000)						
Site Size																
Style	Split Level	Split Le	vel		Sp	olit Level		Split L	.evel							
Quality Class	Ave	Ave				Ave		Av	e							
Age	1980	1979	)			1979		197	76							
Effective Age	1990	1990	)	0		2000	(15,000)	199	90	0						
Bedroom +	BR's Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	3 2	3 2		0	3	2	0	3	2	0						
GBA	990	990		0		1,026	(2,520)	1,008		(1,260)						
Basement Area	504	504		0		504	0	0 528		(240)						
Basement Finish	75%	75%		0		75%	0	75	%	(360)						
Walkout				0			0	Standard Walkout		(5,000)						
Garage Type	Attached	Attach	ed		At	ttached		Detached		10,000						
Garage Stalls	2	2		0		2	0	2		0						
Deck(s)																
Porch(es)																
Fireplaces	1	1		0		1	0	2		(5,000)						
Other																
Gross Adjustment %	-			2%			16%			22%						
Net Adjustment%				2%			-9%			-4%						
Net Adjustment				\$4,795			(\$26,429)			(\$9,747)						
Indicated Value				\$262,795			\$271,971			\$240,953						
						Commer	nts and analy	sis of Comp	S							
						Ind	licated value	or range								
							\$259,400.0	0								



2021 Local Board of Appeal and Equalization

B3 Jill A. Johnson Thomas W. Johnson 15001 Tammer La 04-117-22-43-0032



2021 Assessed Value: \$582,700 Recommendation: \$582,700

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202	Minnetonka L	BAE Advisor Ap	ceal Review
ppeal:	B3	Advisor:	
dress:	15001 Tammer L	La	
	04-117-22-43-00	32 Owner:	Thomas and Jill Johnson
t Sale Date:	7/1/1999	Last Sale Price:	\$389,000
spection Informat		whitel	Departures
Date:		rival:	Departure:
roperty Owners Pres			
roperty Informatio			
hysical Characterist	cs and Condition:		
Property Owner Info	rmation		
Comments:			
Owners Opinion of Va	lue for January 2 202	1: \$560	000
Advisor's Findings			
Market Comments:			
Comparable Propertie		(	
Address:	2001 Indian Rd W		This comparable is in close prox
Status:	Sold 9-23-2020	J	
Price:	537,000		
Address:	4121 Wendover	Ct Comments:	This comparable also was in sim
Status:	Sold 12-28-2020		This comparable also was in sim
		0	
Price:	560,00		
Address:	16506 Limerick L	N Comments:	yrch. Adjustments made for small
Status:	Sold 11-09-2020		son suguernente mede für Stildin
Price:	600.000	•	
Advisor's Opinion o			
Estimated Market Valu			\$582,700
Advisor's Recommen	dation of Value for Jar	nuary 2, 2021:	\$580,000
Reviewed by:	Craig Dullum Date	e: 4/16/2021	

# **City of Minnetonka Assessing Division** 2021 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd Minnetonka, MN 55345 Phone: 952.939.8220 Fax: 952.939.8244		Office Use Or	ıly:
Email: assessor@minnetonkamn.gov	Date Returned	Rec	eived via
We request you return this form to the City of Minnetonka Assessing Division by April 2, 2021. By submitting this application, your	Date Withdrawn	With	drawn via
appeal will be entered into the record. It is <b>not</b> <b>required</b> to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.	Dist	Nbhd	Appraiser
meeting where the board will heat your appeal.			
Date 03/31/21		Daytime number 61	2-961-0016
Owners Name(s) Thomas & Jill Johnson		Alternate number 9	52-449-4929
Address 15001 Tammer Ln City Wayzata State MN Zip Code 55	391 <sub>Email</sub>	TWillJohn@	earthlink.net
Property ID# 04-117-22-43-0032		Purchase Date	07/01/1999
Property Address 15001 Tammer Ln			\$ 389,000
2021 Estimated Market Value as it appears on Notice of Valuation	<sup>on</sup> \$582,70	0	
Additions, Renovations, or Improvements since purchase			
Cost of Improvements since purchase \$0	Owner's Opinion o Market Value as o		\$560,000
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)			
I Do, Do not X, wish to make a personal apper The The The Data 2019 Bis The State 2019 Bis The State 2019 The The The Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State 2019 Bis The State 2019 Bis The State 2019 Data 2019 Bis The State	earance.		Print Form
Signature of Applicant		1	

#### 15020 Tammer Lane, Minnetonka, MN 55391-2245

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1000	States and states and	1	TAX INFORM			Status: Sold
Section 24	Part 1	1.1		Property ID: (			List Price: <b>\$719,900</b>
1	Carl Carl	10 May 10		Tax Year:	20		Sold Price: \$683,000
The second	1814	warmen alle and a second	A STREET	Tax Amt:	\$8,447.		
	The second		The second	Assess Bal: Tax w/assess	\$0.0		Original List Price: \$799,000
	Status 1	100 100		Assess Pend:	**; • • •		Map Page: 104 Map Coord: D3
-	5230		4	Homestead:		No	Directions: 394 W of 494-S on Carlson
	11				Te	es	Pkwy/Linner Rd exit Left on Linner
	C.	A State		Year Built:	1983		Rd (by Firestation), W on Tammer
ALL Z	_V_A	CALLES.		Bedrooms:	3		Lane.
	March 1	1		Total Baths:		ake/WF:	
				Garage:		ake/WF Nam	
Style: (SF)	Single	Family	Stories:	2 Stories		tatus: <b>Previc</b> re #:	ously Owned
Above Grou	-	-		Foundation Si			Acres: 0.00
Below Grou		•	2,497 1,104	Total Finished		1,104 3,601	Acres: 0.60
List Date: 5/		•	By MLS: 5/8/2		ays On Mark		Lot Size: 58X185X39X192X193 CDOM: 273
Off Market D		09/28/2020	·	osed: 10/13/20	•		: David J. Chase
Projected Cl				Contrib: \$0			: Chasing Dreams Real Estate LLC
							and a round real colate LLC
Legal Descri	iption:	LOT 004 BLO	CK 001 FINC	KS ADDN	<b>.</b>		
County: Complex/De	V/Cub	Hennepin					- Wayzata, 763-745-5000
Complex/De		Fincks Add				Wall: No	
Agent Rema		Home in visco		how No also at			Coverage - Heavy
чуети кетта	11.5.						architect designed
		for privoov V	humine set of	n picturesque w	ooulanu cu	I-de-sac sen	ting and masterfully positioned
		for privacy, vo	numinous in			A	and the second sec
		matrixed by DA fair		iterior spaces p	erfectly craf	ted around	massive "light boxes" create a
		naturally lit in	terior courty	ard for elevated	daily living	and provide	e the ultimate backdrop for an
		naturally lit in art inspired lif	terior courty estyle, A one	ard for elevated	daily living ern residenc	and provide	e the ultimate backdrop for an tive architectural details –
		naturally lit in art inspired lif soaring two-st	terior courty estyle, A one tory living ro	ard for elevated e-of-a-kind mode oom with see-thr	daily living ern residenc ough firepla	and provide ce with creat ace, unique	e the ultimate backdrop for an tive architectural details – y tiered open-concept spatial
		naturally lit in art inspired lif soaring two-st separation, lar	terior courty estyle. A one ory living ro ge owner's	ard for elevated e-of-a-kind mode oom with see-thr suite with renov	daily living ern residend ough firepla ated spa ba	and provide ce with creat ace, uniquel throom, win	e the ultimate backdrop for an tive architectural details – y tiered open-concept spatial dow wrapped family room,
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### 15020 Tammer Lane, Minnetonka, MN 55391-2245

Buyer Broker Comp: 2.7 % /ariable Rate: γ n Foreclosure?: <b>No</b>		List Type:	t Comp: 0 % Exclusive Right wned?: No	Facilitator Comp: 0		Owner is an Agent?: <b>No</b>
Listing Agent: Scott J. Listing Office: Coldwe			Appt Phone: 612-9;	Co-List Agent: 20-4949	Office Ph	ione: 612-920-5605

This Report Prepared By: Keith B. Swanson 612-770-4337

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## 2058 Acorn Circle, Minnetonka, MN 55391-2260

				FORMATION		Status: Sold
and the		1. August	Propert Tax Yea	ty ID: 0911722		List Price: <b>\$749,900</b>
Call Star	and the second	ALC: NO.	Tax Am		2020	Sold Price: \$760,000
	1	Alla State	Assess		832.00 \$0.00	Original List Price: \$749,900
		X II >	Tax w/a		332.00	LL D
and the local division of the	Tall T		Assess		No	Map Page: 104 Map Coord: D
			Homest	lead:	Yes	Directions: 394 TO LINNER RD, SOUTH TO SUMMER OAKS E TO
and the second		DE LES CALLES	Year Bu	ult: <b>1987</b>		ACORN
ALL STREET		112297	Bedroor			
	and the second		Total Ba		Lake/WF:	Pond
	0,01,010		Garage:	3	Lake/WF Nam	
06.1				Con	st Status: Previo	
Style: (SF	-	-	Stories: 2 Storie	s	Fire #:	-
Above Grou Below Grou			•	ion Size:	1,630	Acres: 0.51
List Date: 6			1,253 Total Fin By MLS: 6/26/20	ished SqFt:	4,537	Lot Size: 104x198x175x157
Off Market [		08/16/2020		Days On N		CDOM: 51
Projected C			Seller's Contrib: \$0		Selling Agent	Bonnie L. Branton
Legal Descr			CK 001 284 SUMMER C		Coming Onice.	Edina Realty, Inc.
Complex/De Restrictions/ Agent Rema	Covts:	Hennepin		Com	mon Wall: No	Wayzata, 763-745-5000 Coverage - Medium
Room	Level	Dimen	Other Rooms			
Living Rm	Main	17x16	Fifth (5th) Bedroom	<u>Level</u> Lower	<u>Dimen</u> 17x11	11. ·
Dining Rm	Main	13 x13	Amusement Room	Lower	17 x 11 18 x 14	Heat: Forced Air Fuel: Natural Coo
Family Rm	Main	17x16	Informal Dining Roor		14x10	Fuel: Natural Gas Air Cnd: Central
Kitchen	Main	15 x 13	Sun Room	Main	12x11	Water: City Water /
Bedroom 1	Upper		Bathrooms			Water: City Water/Connected Sewer: City Sewer/Connected
Bedroom 2	Upper		Total: 4 3/4:	<b>o</b> 1/4:	<u> </u>	Garage Stalls: 3
Bedroom 3	Upper		Full: 3 1/2:	-	0	Other Parking: 0
Bedroom 4	Upper		•	-		Pool: None
Bath Descript Dining Room		Main Floor 1/2 E	Bath, Full Master, Upp	er Level Full E	Bath , Walk-In Sh	nower, Full Basement, Basement
Fireplaces: 2	Desc.	Separate/Forma	I Dining Room, Eat in	Kitchen, Brea	<b>Ikfast</b> Family Ro	oom Char: Main Level, Family Room
Appliances:		i nopidoc onarac	ciensulos. raminy room	n, Amusemen	t Koom	
		Drver, Water So	ftener - Owned, Dispos	I, DIShwasher	, Trash Compac	tor, Refrigerator, Washer,
Basement:		Full. Drain Tiled	, Sump Pump, Finishe	d (Livabla)	r neater	Stugge D to Line
Roof:		Asphalt Shingle	s, Age 8 Years or Less	u (Livadie), Di		
Amenities-Unit	t:	Deck, Porch. Na	tural Woodwork Kitch	, Jen Window 1	Fencing	sland, Ceiling Fan(s), Hardwood Floors,
Parking Char:		Attached Garaor	e, Driveway - Concrete	Garage Doo	r Opener	siand, Ceiling Fan(s), Hardwood Floors,
Shared Rooms	3:		,			
				Le	vel	in Floor Laundry, 4 BR on One
Buyer Broker C	Comp:	2.7 %	Sub-Agent Comp: 0 %		cilitator Comp: 0	%
ariable Rate:		N L	ist Type: Exclusive Rig	ght		
h Foreclosure?	?: <b>No</b>		ender Owned?: No	-	Potential Short	Owner is an Agent?: No Sale?: No
isting Agent: N	lichelle	L. Skott Morgan Banker Realty	763-350-7949		Co-List Agent	Patrick Morgan 612-803-2339

#### 2021 Assessment Appeal 15001 Tammer Lane March 31, 2021

The proposed 2021 assessment of \$582,700 on our home represents a 6.9 % increase over 2020 assessment and is almost double the 3.7 % average overall growth for single-family residential properties for Minnetonka set forth in the 2021 Assessment Report. The increase is not supported by any improvements made to our property during the year. The effective age of the property is as originally built in 1985.

Staff assessors have provided a grid of comparable properties which include recent sales of upgraded properties primarily with 4-5 bedrooms. Of the eight properties listed, only one was a 3 bedroom home similar to ours. There was no attempt by staff to provide any dollar adjustments in the grid provided so we do not know how they were adjusting the values in the comparisons.

Without the adjustments, we cannot comment on what they valued any of the comparable attributes. However, if an assessor is looking for a specific answer, it is easy to find adjustments which support their conclusion and ignoring those which present an alternative reality.

The inclusion of only one 3-bedroom home on the comparison grid is simply unacceptable. It's a comparison of apples to oranges and even though the square footage is comparable, the functionality is not.

When we look at the comparable properties listed on the comparable grid, we went out to the internet and found the descriptions which were listed on the MSL. What we found, was all of them have significant recent upgrades which constitute a large part of their sales price. This makes sense as anyone looking to sell their property would look at upgrading to maximize the sales price of their home. For instance, the comparable grid included the sale at 1167 Ridgemount Ave, which was the only comparable 3-bedroom home, with the following description from the MSL:

Do not miss out on this freshly remodeled & contemporary classic! Conveniently located near Wayzata East Middle school and Sunset Hill Elementary, yet so close to downtown! The nearly 1 acre private lot and recent updates to all bathrooms, flooring, kitchen remodel, stairs, carpet, paint, appliances, and many other touches provide a turn-key opportunity! The natural light and views will take your breath away! The massive 50' patio and open floor plan setup great for entertaining. Private deck off the expansive owner's suite w/ walk-through 5-Piece bath includes a large walk-in closet. 3 Bedrooms on the 2nd level sets up great for families & plenty of storage. The basement could be finished or great play/room, exercise, shop, etc. as is (not included in fin. S.F.). The recent remodel, high-demand area, .9 acre lot, beautiful commercial windows and finishes make this one a true needle in the haystack. Hurry before it is gone!

This house sold on 01/04/21 for \$599,900 which is \$17,200 above the proposed assessment of our home. It was built in 1993 and from the description has been thoroughly remodeled on the interior. The photo of the interior shows vaulted ceilings and expansive windows.

Our home has all of its original charm from 1985 including the original "popcorn" ceilings throughout and original kitchen cabinets, Formica countertops, and original bathrooms.

The \$17,200 would be an unrealistic and extremely small budget to even remodel our kitchen, not to mention new carpet, paint, appliances, doubling the size of our lot, and moving it off the busy corner location. A kitchen remodel alone would be in the \$20-30 thousand dollar range. This house was assessed at \$509,900 in 2020 so it is not surprising that spending money to upgrade all of the interiors would result in a higher sales price.

Our point here is the assessment process is relying too much on square footage and not on functionality and amenities and overvaluing our home.

2021 Assessment Appeal March 31, 2021 Page 2

We understand the use of a mass appraisal system (CAMA) and the underlying algorithm, is the only practical way for assessing the entire municipality. The city-wide comparisons of similar styles, qualities, and classes of homes provide the basis of the assessment valuation. From there it has to relay on the skill of the staff assessors to add or subtracts other dollar adjustments depending upon the specific features and characteristics of the home.

At its core, the CAMA is a simple regression analysis linking the styles, qualities, and classes of homes to provide a square footage estimate of value. Therefore, to be a fair indication of market value, adjustments must be applied to the CAMA value and they must reflect value considerations made by potential purchasers that are not taken into account by the square footage alone. These value considerations ultimately establish the actual market value. It is key that the assessor understands the dollar adjustments to be made and they make the correct interpretations of them. In the case of our property, the square footage of our house large, but the space utilization is not. The best indication of this is number of bedrooms; the square footage would indicate this is a four or five-bedroom home, but it is a three-bedroom home.

Our specific concerns with the assessor's valuation grid are as follows:

- The adjustment for effective age is not represented correctly or it is much too small.
- Five of the comparables are four-bedroom homes and two are five-bedroom homes. *The housing market is very segmented on the number of bedrooms* and as an example, when we purchased this property the selling realtor listed it as a five-bedroom home, counting the den as one bedroom and stating an additional bedroom could be built in the basement. The reason he admitted as why this was done was the asking price could have only been justified in their market appraisal if the property was listed this way. Long story short, the house remained on the market for over nine months and had numerous price drops until we bought it priced in line with a three-bedroom home.
- The comparable grid should contain more representative three-bedroom homes as part of the analysis. To exclude them adds an upward bias to the analysis.
- Any square footage adjustment to be used needs to include a component of space utilization in the value adjustment. The design of our home with oversized rooms cannot be adjusted by average square foot rates. By doing this, it makes it seem like there are additional rooms, which there are not.
- Our property is a corner lot with thru traffic on Linner Road which needs to be taken into account in the adjustment factors.

With proper adjustments, we believe the market valuation for our property would be \$560,000. this would be an increase of 2.7%.

We request the Board of Appeal and Equalization to place our appeal on the list for valuation by the real estate advisors and allow us to present our estimation of market value to them. We appreciate your time considering this appeal and look forward to a satisfactory resolution of the matter.

Respectively submitted,

Thomas Johnson

## 15020 Tammer Ln, Minnetonka, MN 55391-2245, Hennepin County

	MLS Beds 3	MLS Sq Ft <b>3,601</b>	Lot Sq Ft <b>25,700</b>	MLS Sale Price <b>\$683,000</b>
	MLS Baths 4	Yr Built <b>1983</b>	Type SFR	MLS Sale Date 10/13/2020
Owner Name	Rauchhaus Markus		Taxpayer ZIP+4	2245
Owner Name 2	Rauchhaus Ellen		Taxpayer Carrier Route	C002
Taxpayer Address	15020 Tammer Ln		Owner Occupied	Yes
Taxpayer City and State	Wayzata, MN		Torrens/Abstract	Abstract
Taxpayer Zip	55391			
LOCATION INFORMATION				
Municipality	Minnetonka		School District Name	Wayzata
Zip Code	55391		School District	284
Carrier Route	C002		Section #	
				04
Census Tract	263.01		Township #	117
Subdivision	Fincks Add		Range #	22
Lot	4		Quarter	SE
Block	1		Quarter-Quarter	SW
Zoning	R-1		Location	Lake
TAX INFORMATION				
PID#	0411722430023		Preliminary Tax Amount	\$9,036
PID	04-117-22-43-0023		Payable Tax Year	
	51%		ayabie tak teat	2021
% Improved				
Legal Description	LOT 004 BLOCK 001 N			
ASSESSMENT & TAX				
ssessment Year	2020 - Preliminary	2019	2018	2017
stimated Mkt, Value - Total	\$651,700	\$594,300	\$581,100	
المحتم والمعتم والمراجب			+	\$551,800
stimated Mkt. Value - Land	\$289,000	\$289,000	\$289,000	\$275,000
stimated Mkt. Value - Buildin	\$362,700	\$305,300	\$292,100	\$276,800
axable Mkt. Value - Total	\$651,700	\$594,300	\$581,100	\$551,800
axable Mkt. Value - Land	\$289,000	\$289,000	\$289,000	\$275,000
axable Mkt. Value - Building	\$362,700	\$305,300		
OY Taxable Mkt. Value Chg (	\$57,400	\$13,200	\$292,100 \$29,300	\$276,800
)				
OY Taxable Mkt. Value Chg (	9.66%	2.27%	5.31%	
ayable Tax Year	Total Tax	Ch	ange (\$)	Change (%)
)18	\$7,867			<b>U</b> (1)
)19			, o	2.049/
	\$8,175	\$30		3.91%
220	\$8,447	\$27	2	3.32%
CHARACTERISTICS				
_ot Acres	0.59		Fireplace	Y
ot Sq Ft	25,700		Fireplaces	2
and Use - County	Residential (NEC)		Basement Type	Tax: Basement MLS: Full, Finished (Livable), Walkout
and Use - CoreLogic	SFR		Basement Rooms	2
of Buildings	1		Bsmt Finish	Finished
	and the second sec			
Building Type	Single Family		Garage Type	Attached Garage
Style	Unknown		Parking Type	Attached Garage
tories	2		Garage Sq Ft	462
evels	2		Garage Capacity	2
ear Built	1983		No. Parking Spaces	MLS: 2
				· · · · · · · · · · · · · · · · · · ·
ffective Year Built	1990		Pool	Indoor

Basement Sq Ft	1,294	Roof Material	Tar & Gravel
Finished Basement Sq Ft	971	Bldg Frame Material	Wood
Unfinished Basement Sq Ft	323	Interior Wall	Drywall
First Floor Sq Ft	1,294	Exterior	Wood
Second Floor Sq Ft	1,158	Construction	Wood
Above Grade Sq Ft	2,452	Floor Cover	Wood
Total Rooms	6	Cooling Type	Central
Bedrooms	3	Heat Type	Forced Air
Total Baths	4	Condition	Average
MLS Total Baths	4	No. of Patios	1
Full Baths	Tax: 2 MLS: 1	Patio Type	Deck/Patio
3/4 Baths	1	Primary Patio/Deck Sq Ft	180
Half Baths	1	No. of Porches	1
Dining Rooms	1	Porch Type	Open Porch
Family Rooms	1	Porch 1 Area	162
Other Rooms	Dining Room, Living Room, Family Room, Kitchen	Porch	Open Porch
SELL SCORE			
Rating	High	Value As Of	2021-04-13 23:36:27
Sell Score	647		
ESTIMATED VALUE			
RealAVM™	\$679,000	Confidence Score	71
RealAVM™ Range	\$651,840 - \$706,160	Forecast Standard Deviation	4
/alue As Of	04/13/2021		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

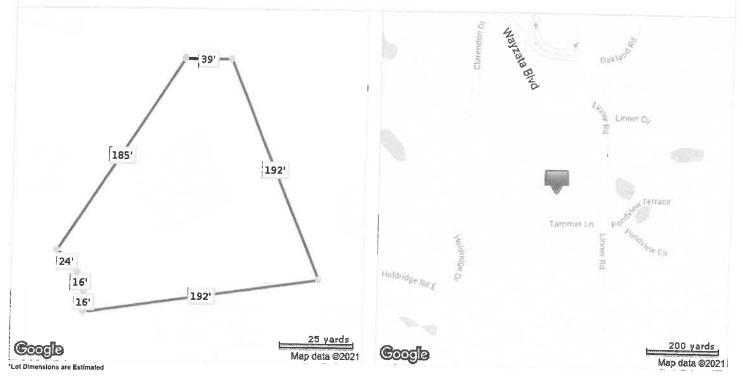
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION						
MLS Listing Number	5563	915		MLS Sale D	ate	10/13/2020
MLS Status	Sold			MLS Listing	Agent	502014924-Scott J. Acker
MLS Listing Date	05/08	/2020		MLS Listing	Broker	COLDWELL BANKER REALTY
MLS Current List Price	\$719	900		MLS Selling	Agent	505008030-David J. Chase
MLS Orig. List Price	\$799,	000		MLS Selling	Broker	CHASING DREAMS REAL ESTATE
MLS Sale Price	\$683,	000				
MLS Listing #	5213627	498051	7	3592560	2249067	1250925
MLS Status	Expired	Expired	k	Sold	Sold	Sold
MLS Listing Date	04/11/2019	07/16/2	018	09/02/2008	03/26/2004	03/17/1997
MLS Orig Listing Price	\$799,999	\$799,99	9	\$799,000	\$675,000	\$299,900
MLS Listing Price	\$799,999	\$799,99	9	\$649,000	\$675,000	\$299,900
MLS Sale Date				10/02/2009	06/23/2004	08/28/1997
MLS Listing Sale Price				\$569,488	\$685,000	\$280,000
LAST MARKET SALE & SA	LES HISTORY					
Recording Date	12/09/	2020		Deed Type		Warranty Deed
Sale Date	10/13/	2020		Owner Name	)	Rauchhaus Markus
Sale Price	\$683,0	000		Owner Name	2	Rauchhaus Ellen
Price Per Square Feet	\$199.5	53		Seller		Haeri Bobak F
Recording Date	12/09/2020		10/28/2009	C	7/27/2004	09/17/1997
Sale/Settlement Date	10/13/2020		10/02/2009	0	6/23/2004	08/27/1997
Sale Price	\$683,000		\$569,488	\$	685,000	\$280,000
Buyer Name	Rauchhaus I	Markus & Ellen	Babaeva Guiza	ır S	uther Adam M	Greffin Gregory G
Buyer Name 2	Rauchhaus I	Ellen	•			
Seller Name	Haeri Bobak	F	Sutner Adam M	ก่ 6	areffin Gregory G & Sta	cy G Tsypin Mark
Document Type	Warranty De	ed	Warranty Deed	v	Varranty Deed	Warranty Deed
CERTIFICATES OF REAL E	STATE VALUE					
CREV Sale Date	Buyer Name	Deed Ty	ре	CREV Sale Price	CREV #	CREV ID
10/13/2020	Rauchhaus Marku	s & E		\$683,000	1165185	5065118

10/02/2009	Babaeva Gulzar	Warranty Deed		\$569,488	5636	1946171
06/23/2004	Sutner Adam M	Warran	ty Deed	\$685,000	864264	622668
08/27/1997	Greffin Gregory G/Greffin Stacy G	Warran	ty Deed	\$280,000	646977	455769
CREV Sale Date		Filing Da	ate		Signer Date	
10/13/2020		01/01/20			g 2 410	
10/02/2009		10/30/20	09		10/02/2009	
06/23/2004		06/23/20	04		06/23/2004	
08/27/1997		08/27/19	97		08/27/1997	
CREV Sale Date	10/13/2020		10/02/2009		06/23/2004	08/27/1997
CREV Sale Price	\$683,000		\$569,488		\$685,000	\$280,000
Buyer Name	Rauchhaus Mark	us & Ellen	Babaeva G	ulzar	Sutner Adam M	Greffin Gregory G/Greffin St acy G
Buyer Address	15020 Tammer L	n	15020 Tam	mer Ln	15020 Tammer Ln	15020 Tammer Ln
Buyer City/State/ZIP	Wayzata, MN, 55	391	Wayzata, N	IN, 55391	Wayzata, MN, 55391	Minnetonka, MN, 55391
Seller Name	Haeri Bobak F/G va	ulzar Babae	Sutner Ada	m M	Greffin Gregory	Tsypin Mark/Tsypin Diana
Seller Address	1000 Nicollet Ma	H	1711 Genev	/a Dr A1	3060 Quinnood Ln No	
Seller City/State/ZIP	Minneapolis, MN	, 55403	Vail, CO, 81	657	Plymouth, MN, 55441	
Down Payment	\$158,676					\$114,000
Property Transferred			Building &	Land		
CREV Planned Use	Residential: Sing	le Family	Residential	: Single Family		
Planned Use Desc	Singlefam					
MORTGAGE HISTORY						
Mortgage Date	12/09/2020	12/03/202	20	10/23/2012	10/28/2009	02/13/2002
Mortgage Amount	\$510,300	\$138,450		\$315,600	\$329,488	\$423,000
Mortgage Lender	Supreme Lndg	Deerwoo	d Bk	Alerus Mtg	Prime Mtg	Wells Fargo Hm Mtg In c
Borrower Name	Rauchhaus Markus	Rauchha	us Markus	Babaeva Gulza	r Babaeva Gulzar	Greffin Gregory G
Borrower Name 2	Rauchhaus Ellen	Rauchha	us Ellen	Haeri Bobak F		Greffin Stacy G
Mortgage Type	Conventional	Conventi	onal	Conventional	Conventional	Conventional
Mortgage Date				10/18/2000		
Mortgage Amount				\$125,000		
Mortgage Lender				Wells Fargo Bk		
Borrower Name				Greffin Gregory		
Borrower Name 2				Greffin Stacy G		
Mortgage Type				Conventional		







## City of Minnetonka Assessing Department 2021 Local Board of Appeal and Equalization



**Staff Report** 

B3									
Property Owner(s):	Thomas W.	Thomas W. Johnson							
	Jill A. John	Jill A. Johnson							
Property Address:	15001 Tam	15001 Tammer La							
PID #:	04-117-22-4	04-117-22-43-0032							
	•			Market Value					
		Assessment Year	2021	\$582,700					
		Assessment Year	2020	\$545,000					
	Assessment Year 2019 \$536,000								
Sale: July 1, 1999 - 3	89,000 (01 - V	Warranty Deed)							
Assessor Recommendat	tion:								
\$582,700									
Appraiser:	]	Last Inspection Date:							
ЕМК	]	March 14, 2019							
Comments:									
recommended no change	Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2021 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.								

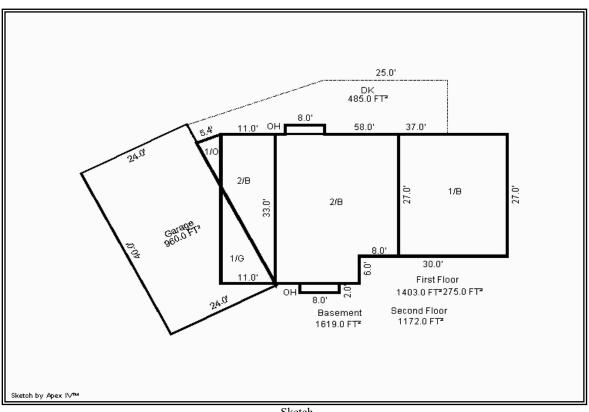
### Subject Data Summary

	04 115 00 40 0000
PID #:	04-117-22-43-0032
Property Address:	15001 Tammer La
	Minnetonka, MN 55391
Multiple Address:	No
Lot/Block:	006/001
Addition:	Hart Addition
Legal(120):	
Owner(s):	Thomas W Johnson
	Jill A Johnson
Property Classification:	Residential - Homestead
2021 EMV:	582,700
2020 EMV:	545,000
2019 EMV:	536,000
Last Sale:	7/1/1999 - 389,000 - Warranty Deed - 01
Lot Size:	22,186 Sq.Ft. / .5 Acres
Zoning:	R-1
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	3
Baths:	3
Actual Year Built:	1985
Gross Building Area:	2,910
Basement Area:	1,766
Bsmt Finished %:	25
Garage #1:	4 Car Attached
Garage #2:	None
-	

## **Additional Subject Photos**



Subject Sketch



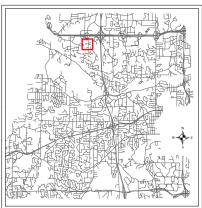
Sketch



## 2021 Local Board of Appeal And Equalization

Thomas Johnson Jill Johnson 15001 Tammer La 04-117-22-43-0032





This map is for illustrative purposes only.

## Sales Comparables



Comparable 1



Comparable 2



**Comparable 3** 

PID

Address

District

Sale Price

Sale Date

Neighborhood

Cash Equivalent

Subject



0411722430032 15001 Tammer La 0204 02 \$389,000 07/01/1999 2021 / 1 \$133.68 Single Family Two Story 22,186 1985 1,766 2,910 3,352 1,766 25% 3 3 960 4 Attached 4 Standard Walkout Central 1 400

#### **Sales Comparables**



0911722240018 2322 Sheridan Hills Rd 0208 02 \$705,000 11/20/2020 \$705,000 2021 / 1 \$236.26 Single Family Two Story 32,656 1987 1,768 2,984 2,984 707 4 3 576 2 Attached 2 Central

1

400

168

35

# Comparable 2 0211722120030

01

3

3

2

2

32

11677 Ridgemount Ave W 0001 02 \$559,900 01/04/2021 \$597,400 2021 / 1 \$238.39 Single Family Two Story 38,434 1993 1,218 2,506 2,506 1,045 4 3 524 2 Attached 2 Central 2 154 240





0411722430024 15100 Tammer La 0204 \$585,000 08/17/2018 \$582,500 2019/1 \$247.66 Single Family Two Story 23,094 1981 1,176 2,352 2,940 1,176 50% 624 Attached Central

Year / Version Price Per Sq. Ft. Dwelling Type Style Property Area Actual Age 1st Floor Area Total GBA Finished Area Basement Area Basement Finished (%) 1st Floor Clear Ht Total Bedrooms Total Bathrooms Garage 1 Floor Area Garage 1 # of Cars Garage 1 Placement Total # of Cars Walkout Type Air Conditioning Pool Area-Total Fireplaces Deck Area-Total Porches Dormer Length River Lake Influences

## **Sales Comparables**



**Comparable 4** 



Comparable 5



**Comparable 6** 

PID

Address

District

Sale Price

Sale Date

Style

Neighborhood

Cash Equivalent Year / Version

Price Per Sq. Ft.

Dwelling Type

<u>Subject</u>



0411722430032 15001 Tammer La 0204 02 \$389,000 07/01/1999 2021 / 1 \$133.68 Single Family Two Story 22,186 1985 1,766 2.910 3,352 1,766 25% 3 3 960 4 Attached 4 Standard Walkout Central 1

400

#### **Sales Comparables**



1611722320010 3436 Martha La 0802 08 \$600,000 08/14/2020 \$600,000 2021 / 1 \$208.48 Single Family Two Story 231,691 1918 1.478 2.878 2.962 838 10% 4 4 624 2 Attached 2 Central

2

240



Two Story

15,155

1988

1,391

2,631

3,674

1,391

75%

4

4

2

2

1

550

622

Attached

Central

Standard Walkout

#### Comparable 6



1511722230039 3221 Hazelwood West 0214 02 \$639,000 12/30/2019 \$629,415 2020 / 1 \$205.56 Single Family Two Story 46,221 1987 1,670 3,062 4,315 1,670 75% 4 4 825 3 Attached 3 Central 2 168

448

Property Area Actual Age 1st Floor Area Total GBA Finished Area Basement Area Basement Finished (%) 1st Floor Clear Ht Total Bedrooms Total Bathrooms Garage 1 Floor Area Garage 1 # of Cars Garage 1 Placement Total # of Cars Walkout Type Air Conditioning Pool Area-Total Fireplaces Deck Area-Total Porches Dormer Length River Lake Influences

					Comp Gr	id					
PID Address	041172243003 15001 Tammer			District Appraiser	E	2 irin Kastner					
Item	Subject	Com	1	Comp 2		Comp 3		Comp 4		Comp 5	
PID	0411722430032	09117222	40018	16117223200	010	09117224200	060	1111722320	025	1511722230	039
Address	15001 Tammer La	2322 Sherida	n Hills Rd	3436 Martha	La	14721 Wellingto	on Rd	2550 Crescent R	idge Rd	3221 Hazelwoo	d West
Date of Sale		11/20/2	020	08/14/2020	)	03/20/2020	0	11/26/201	9	12/30/201	9
Sale Price		\$705,0		\$600,000		\$550,000		\$573,700		\$639,000	
Cash Equivalent		\$705,0		\$600,000		\$550,000		\$573,700		\$629,415	
Price/SF		\$236.		\$208.48		\$209.05		\$182.24		\$205.56	
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.
Time (Months)		2	5,241	5	11,150	10	20,442	14	29,852	13	30,411
Location											
Site Size	Two Story	Two Ctory		Two Otom		Tura Stani		Two Stery		Two Story	
Style Quality Class	Above Average	Two Story Above Average		Two Story Above Average		Two Story Above Average	-	Two Story Above Average		Above Average	+
Age	1985	1987		1918		1988		1985		1987	-
Effective Age	1985	1990	(7,500)	1980	7,500	1990	(7,500)	1990	(7,500)	1990	(7,500)
Bedroom +	BR's Bath	BR Bth	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	BR Bth	.,	BR Bth	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	BR Bth	(.,)	BR Bth	(.,)
Bathroom Count	3 3 4	4 3	0	4 4	(7,500)	4 4	(7,500)	5 4	(7,500)	4 4	(7,500)
GBA	2,910	2,984	(5,180)	2,878	2,240	2,631	19,530	3,148	(16,660)	3,062	(10,640)
Basement Area	1,766	707	10,590	838	9,280	1,391	3,750	1,802	(360)	1,670	960
Basement Finish	25%		13,245	10%	10,731	75%	(18,053)	75%	(27,300)	75%	(24,330)
Walkout	Standard Walkout		10,000		10,000	Standard Walkout	0		10,000		10,000
Garage Type	Attached	Attached		Attached		Attached		Attached		Attached	
Garage Stalls	4	2	20,000	2	20,000	2	20,000	3	10,000	3	10,000
Deck(s)	400	400				550		390		168	
Porch(es)		168	-	240	(= )			152	(= = = = )	448	
Fireplaces Other	1	1	0	2	(7,500)	1	0	2	(7,500)	2	(7,500)
	<u> </u>		1.00/		1.40/		18%		20%		17%
Gross Adjustment % Net Adjustment%			10%		14% 9%		6%		-3%		-1%
Net Adjustment			\$46,396		\$55,901		\$30,669		(\$16,968)		(\$6,099)
Indicated Value			\$751,396		\$655,901		\$580,669		\$556,732		\$623,316
			+ 01,000	Commer		sis of Comps	÷==0,000		+130,70L		+ = 10,010
				Ind	icated value o	or range					
					633,000						

					Comp Gr	id					
PID Address	041172243003 15001 Tammer I			District Appraiser	E	2 rin Kastner					
Item	Subject	Com	01	Comp 2		Comp 3	3	Cor	np 4	Comp	5
PID	0411722430032	09117222		0211722120		2311722330		041172	•		
Address	15001 Tammer La	2322 Sherida	n Hills Rd	11677 Ridgemour	nt Ave W	12517 Briarwo	ood Ter	15100 Ta	ammer La		
Date of Sale		11/20/2	020	01/04/202	1	03/26/202	20	08/17	/2018		
Sale Price		\$705,		\$559,900		\$530,00			5,000		
Cash Equivalent		\$705,		\$597,400		\$523,00		· · · · ·	2,500		
Price/SF		\$236	26	\$238.39		\$159.60	)	\$24	7.66		_
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.
Time (Months)		2	5,241	0	0	10	19,438	29	62,784	1453	0
Location											
Site Size	True Otran	T 01		Ture Otam		True Otema		T 04			
Style Quality Class	Two Story Above Average	Two Story Above Average		Two Story Above Average		Two Story Above Average		Two Story Above Average			
Age	1985	1987		1993		1970		1981			
Effective Age	1985	1990	(7,500)	2005	(30,000)	1975	15,000	1985	0		2,977,500
Bedroom +	BR's Bath	BR Bth	(1,000)	BR Bth	(00,000)	BR Bth	10,000	BR Btl		BR Bth	2,011,000
Bathroom Count 3	3 3 4	4 3	0	3 3	0	5 4	(7,500)	4 3	0		22,500
GBA	2,910	2,984	(5,180)	2,506	28,280	3,277	(25,690)	2,352	39,060		203,700
Basement Area	1,766	707	10,590	1,045	7,210	1,365	4,010	1,176	5,900		17,660
Basement Finish	25%		13,245		13,245		13,245	50%	(4,395)		13,245
Walkout	Standard Walkout		10,000		10,000	Standard Walkout	0		10,000		10,000
Garage Type	Attached	Attached		Attached		Attached		Attached			
Garage Stalls	4	2	20,000	2	20,000	3	10,000	2	20,000		40,000
Deck(s)	400	400		154		94					
Porch(es)		168	-	32	7 500	220	(15,000)	240	(7.500)		7.500
Fireplaces	1	1	0		7,500	3	(15,000)	2	(7,500)		7,500
Other			10%		19%		21%		26%		#DIV/0!
Gross Adjustment % Net Adjustment%			7%		9%		3%		26%		#DIV/0! #DIV/0!
Net Adjustment%			\$46,396		\$56,235		\$13,503		\$125,849		\$3,292,105
Indicated Value			\$751,396		\$653,635		\$536,503		\$708,349		\$3,292,105
			<i>+,550</i>	Comme	nts and analys	sis of Comps	<i>+,</i> -00		÷••••,5••5		+=,===,=00