2020 Assessment Report

City of Edina

Assessing Division

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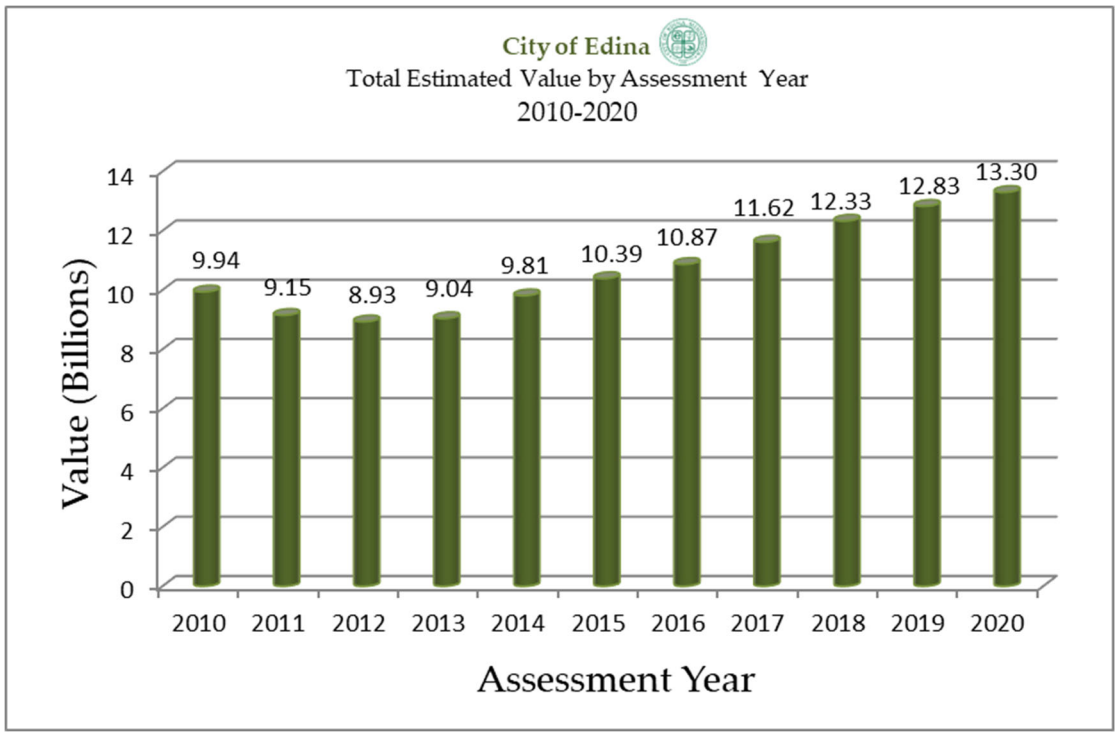
SUMMARY

The 2020 property assessment has been completed, and property owners received a Notice of Estimated Market Value in late-March. The 2020 property assessment applies to property taxes payable in 2021 and reflects sales that have occurred between October 2018 and September 2019.

Key points of the 2020 property assessment include:

- The **total estimated market value** for Edina in 2020 is $13.30 billion, an increase of approximately $479 million, or 3.7 percent greater than the $12.83 billion total in 2019. Approximately 74 percent of the total market value comes from residential properties, while 26 percent is comprised of commercial, industrial, and apartment properties.



- **Average 2020 market value changes** are listed below for the major property classifications:

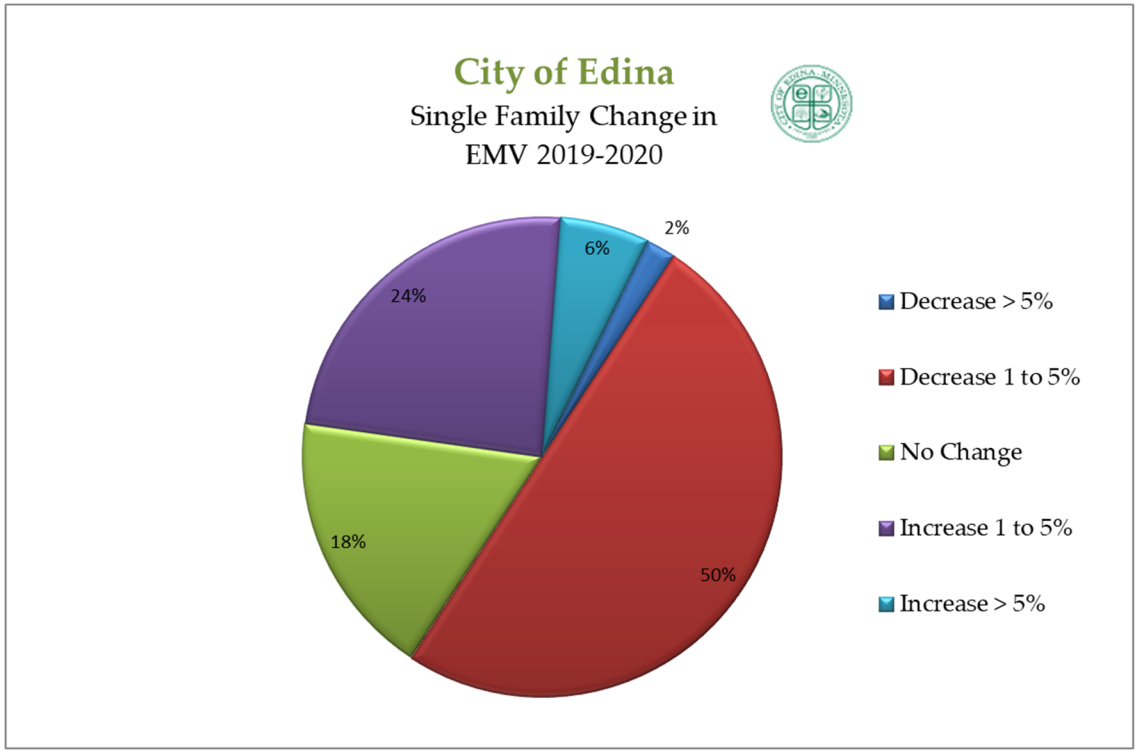
Single family residential	**0.0%**
Doubles	**5.8%**
Zero-Lot Lines	**4.0%**
Townhomes	**3.7%**
Condominiums	**3.1%**
Commercial	**4.4%**
Industrial	**8.6%**
Apartments	**5.4%**

- The city's 2020 total market value increase of 3.7% includes $289 million in new construction. This is a record amount for Edina and reflects the largest amount of new construction value in suburban Hennepin County for 2020. Residential properties account for 38 percent of this new construction. Apartments comprised 40 percent, and commercial, and industrial properties make up the remaining 22 percent.

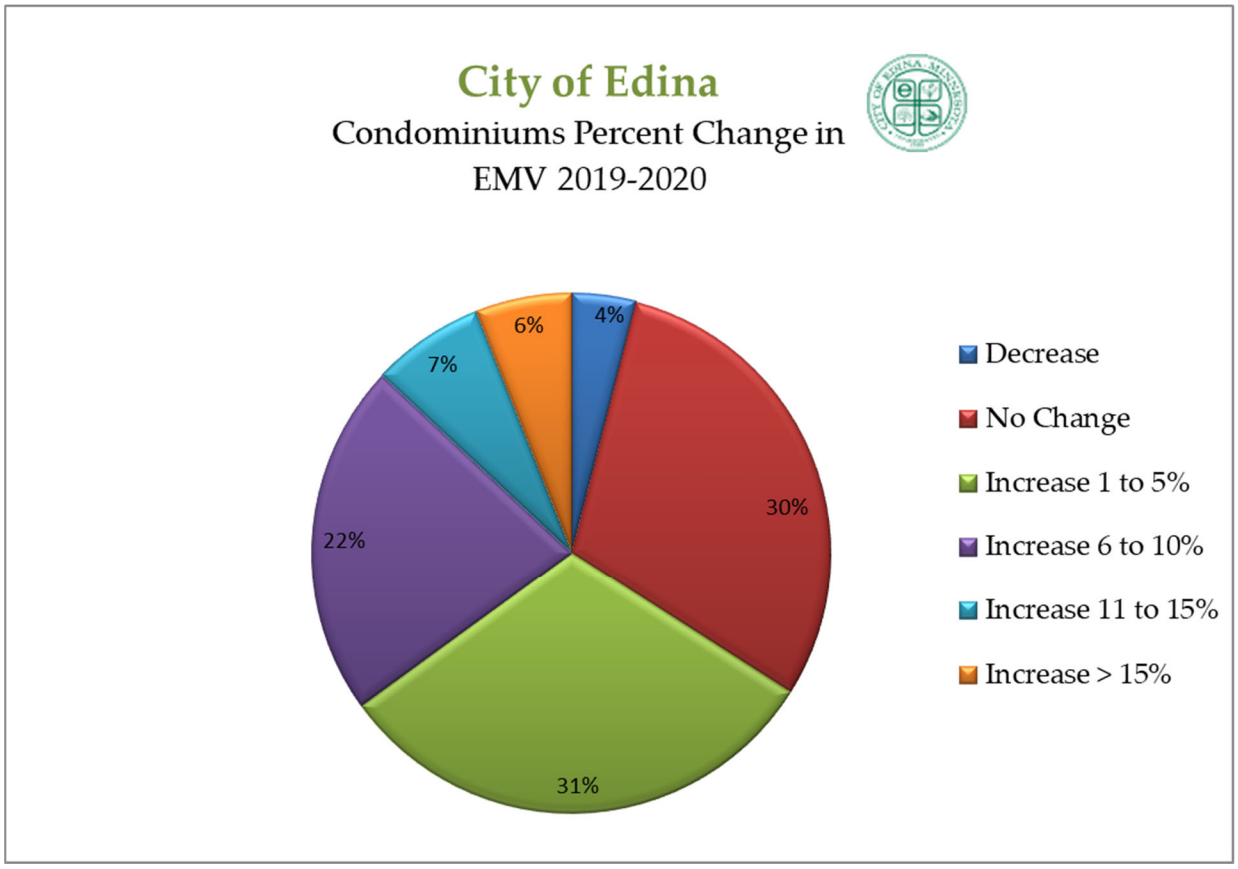
- For 2020, 30 percent of **single-family residential properties** received valuation increases, mostly in the 1 to 3 percent range. The majority of single-family properties, 70 percent, had slight decreases or no change in value. Adjustments will vary based on the specific characteristics of the property, its location, and comparisons to actual selling prices.

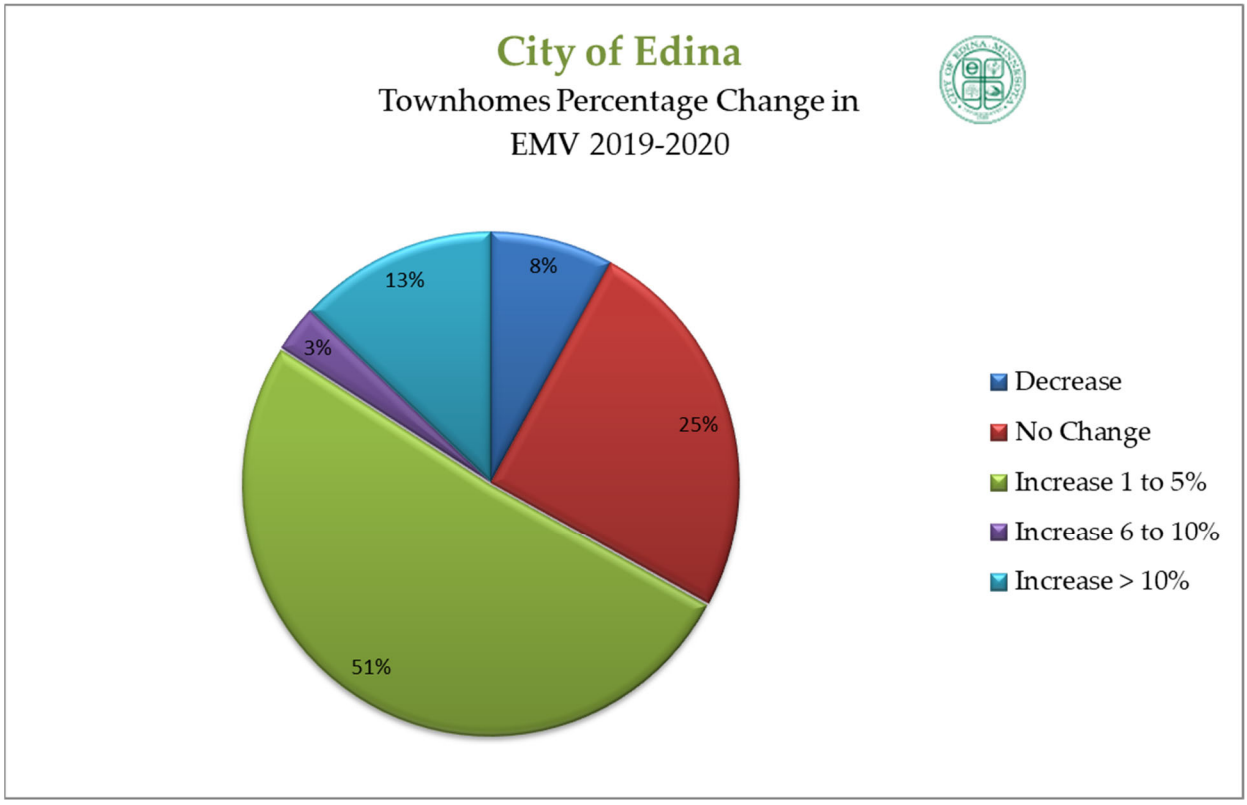
- Comparisons with five other suburban cities for 2020 indicate a range of increases from 0.2 to 2.8 percent. Edina's overall change of 0.0 percent was less than the overall average of 1.2 percent.

- **Distribution of the 2020 percentage changes in value by residential property type:** *does not include properties with improvements



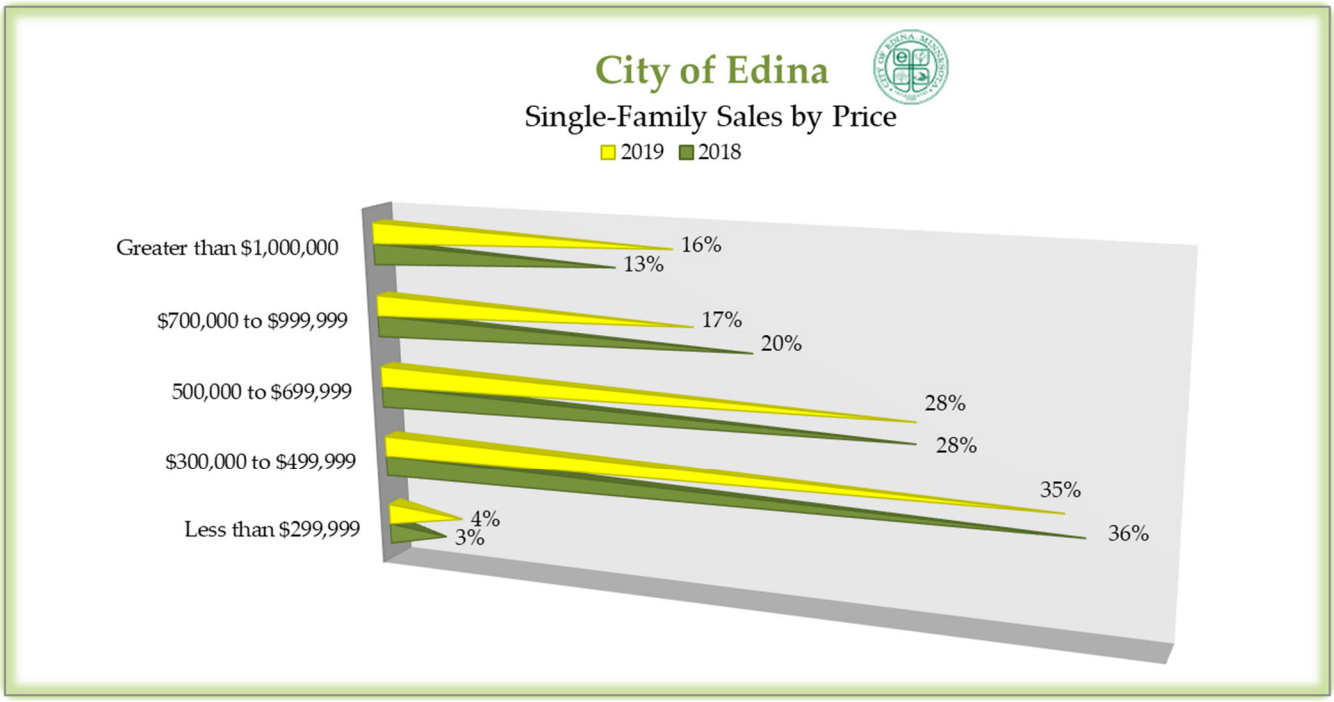
2020 Assessment





- **The Residential Real Estate Market** - The Minneapolis Area Association of Realtors (MAAR) reported that the **median sales price in Edina was $473,600 in 2019**, **an increase of 5.0 percent from the 2018 median of $450,000**. These sales include single-family, doubles, zero lot-lines, condominiums and townhomes.

- **The following graph compares 2018 and 2019 single-family sales by price:**



Changes in Median Sales Price by City 2018 to 2019

Residential Sales

(Includes: single-family, condos and townhomes)

City	2019 #Sales	Change from 2018	Median Sale Price	Change from 2018	% of Distressed Sales
Bloomington	1,296	1%	$279,900	7%	1%
Brooklyn Center	434	-2%	$220,000	7%	3%
Brooklyn Park	1,241	0%	$265,000	6%	2%
Eden Prairie	1,090	-4%	$359,500	6%	1%
Edina	988	4%	$473,600	5%	0%
Golden Valley	406	1%	$343,000	10%	0%
Hopkins	249	3%	$259,900	4%	2%
Maple Grove	1,510	1%	$314,800	5%	1%
Minnetonka	998	11%	$358,200	3%	1%
New Hope	292	-5%	$259,900	6%	1%
Plymouth	1,524	1%	$380,000	2%	2%
Richfield	505	-4%	$272,000	8%	1%
St. Louis Park	869	-8%	$305,000	6%	1%

Source: Regional Multiple Listing Service

ESTIMATING MARKET VALUES

The purpose of the assessment process is to make an accurate estimate of the market value of each parcel of property, every year. The **"estimated market value"** represents what a property would sell for in an "arm's length" sale in the open market (where buyer and seller are not related, and both are educated about the property).

The Edina Assessing Office maintains a record of every property in the City, including its size, location, physical characteristics, and condition. This record is updated whenever new information becomes available – as the result of the five-year reappraisal, or when improvements are made to the property, or when the property owner requests a physical review.

It is important to know that assessors must out of necessity use a **mass appraisal** process for valuing residential property, and the mass appraisal process is different from the individual appraisal system used by banks, mortgage companies and others. The **computer-aided mass appraisal system** used in Edina allows the annual valuation of all residential properties utilizing recent sales and allowing for statistical testing.

Having the mass appraisal assessment system operate effectively requires as much information about the local real estate market as possible. The Assessing Office analyzes Electronic Certificates of Real Estate Value (eCRVs) that are collected on all real estate transactions. This information is augmented with regular sales information obtained from the Multiple Listing Service (MLS) and other sources.

In all cases, the sales information collected by the Assessing Office is closely scrutinized. If there is evidence suggesting a forced sale, foreclosure, a sale to a relative, or anything but an arms-length transaction, the sales information is discarded. This is important, because the real estate sales information constitutes the database for the statistical comparisons necessary to make the property assessment.

Sales that have occurred from October 1, 2018 to September 30, 2019 were utilized for the 2020 assessment. These sale prices are adjusted for market trends to estimate property values as of January 2, 2020.

The **appeals process** is an important part of the annual property assessment. Residents having questions about their **2020 Notice of Estimated Market Value** are urged to contact the assessing division. This allows staff to discuss the property characteristics and, when needed, conduct an on-site review. Where there is evidence that a property has been overvalued, the market value can be adjusted to an appropriate amount.

A property owner who is not satisfied with the assessing staff's review may make an appeal to the **Board of Appeal and Equalization**, which meets on April 22, or may make an appeal directly to State Tax Court.

HISTORICAL CHANGES IN MARKET VALUE

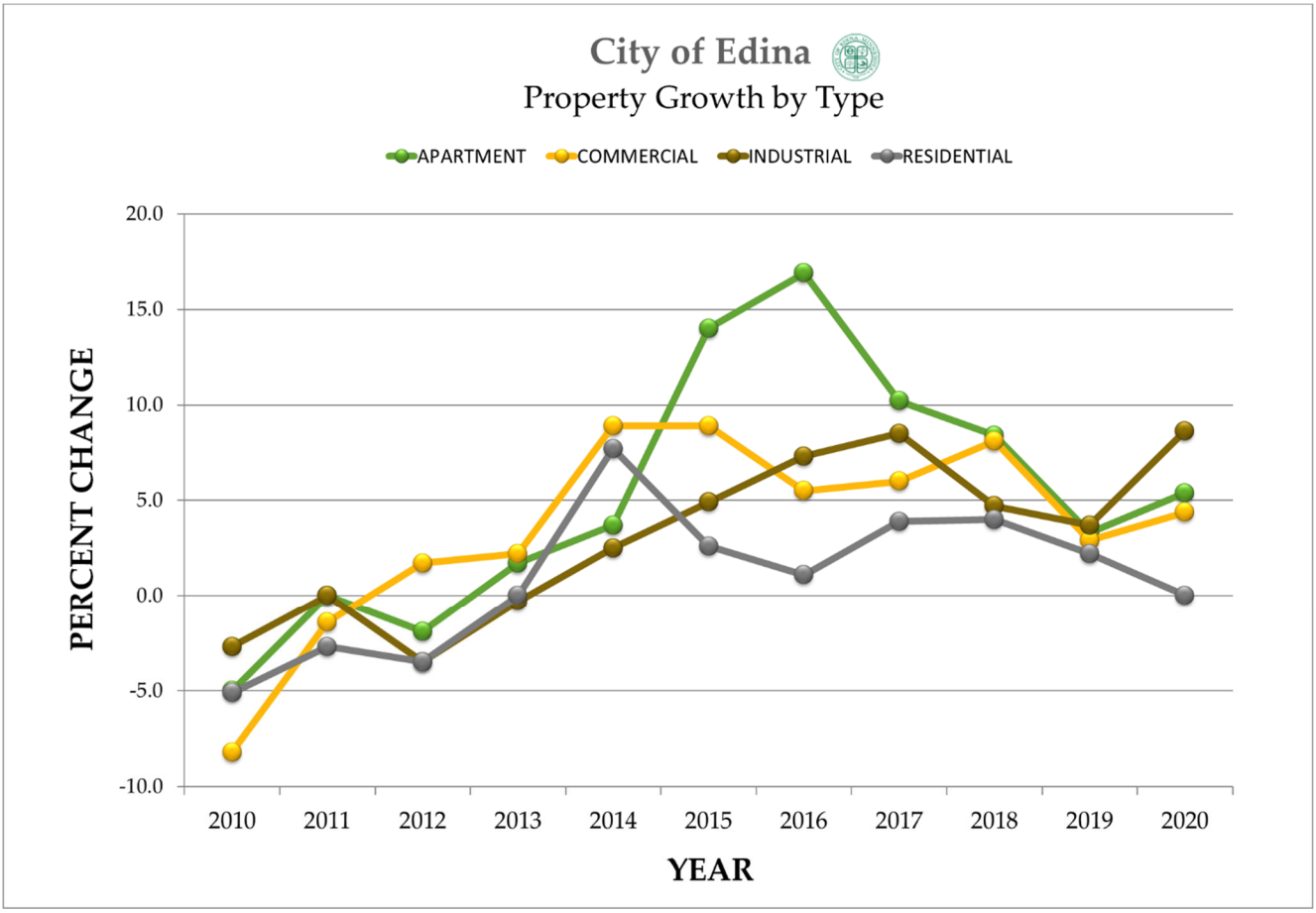
Market value growth of real property occurs through the construction of new single-family, multi-family and commercial properties as well as the appreciation of existing properties. The chart below shows the amount of market value change from year to year, and the proportions of the changes attributable to new construction and appreciation/depreciation. This value increase is comprised of $289 million in new construction for the 2020 assessment. The improvement amount for residential properties was $108,678,100 or 38 percent of the total new construction amount. New construction for apartment properties was $115,516,000 or 40 percent of the total new construction amount. New construction for commercial and industrial properties accounts for the remaining 22 percent.

CITY OF EDINA GROWTH 2010-2020

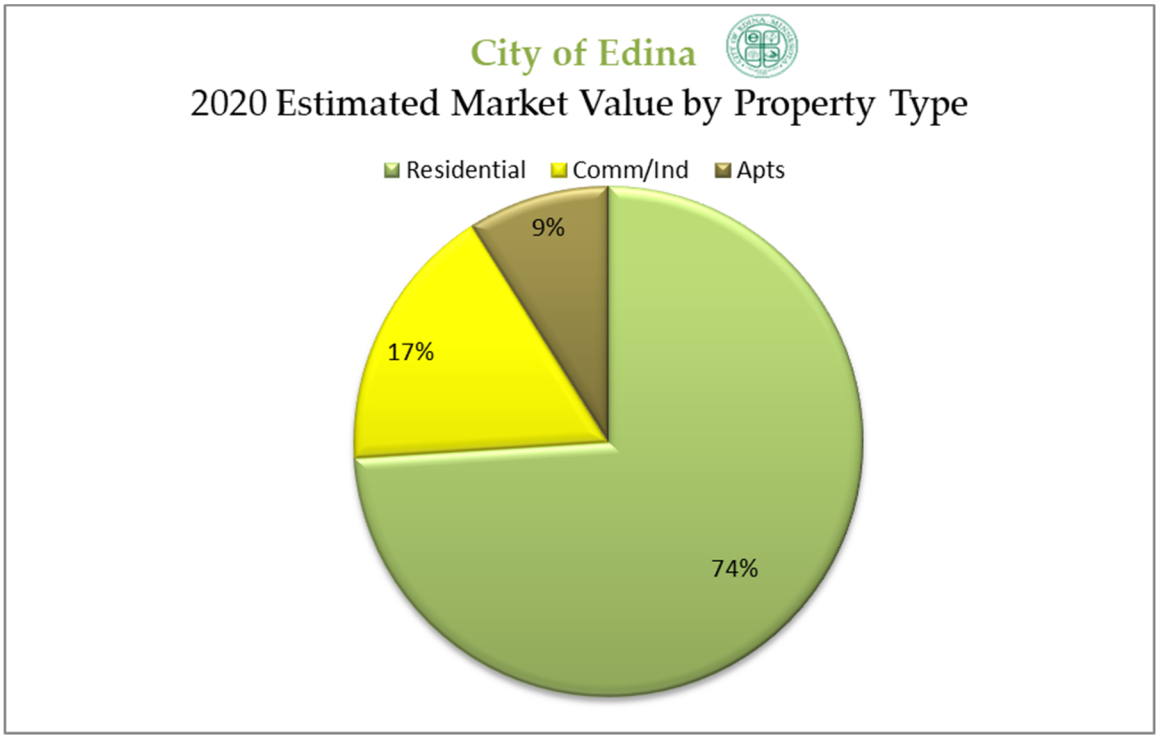
YEAR	MARKET VALUE	NEW CONSTRUCTION	NET VALUE CHANGE	TOTAL GROWTH
2010	$9,940,578,900	$71,073,700 0.7%	-5.9%	-5.2%
2011	$9,157,385,500	$64,915,900 0.7%	-3.5%	-2.8%
2012	$8,930,771,000	$80,651,500 0.9%	-3.4%	-2.5%
2013	$9,039,930,600	$104,810,900 1.2%	0.0%	1.2%
2014	$9,810,844,000	$117,466,500 1.2%	7.2%	8.5%
2015	$10,393,218,800	$155,645,800 1.6%	4.3%	5.9%
2016	$10,873,997,200	$227,005,200 2.2%	2.4%	4.6%
2017	$11,625,027,300	$229,186,500 2.1%	5.0%	7.1%
2018	$12,339,328,200	$187,095,600 2.1%	4.5%	6.1%
2019	$12,830,525,500	$194,736,900 1.6%	2.6%	4.2%
2020	$13,309,723,700	$289,364,400 2.2%	1.5%	3.7%

The **first graph (p. 8)** compares the annual change in property type growth over the past ten years for apartment, commercial, industrial and residential properties in Edina.

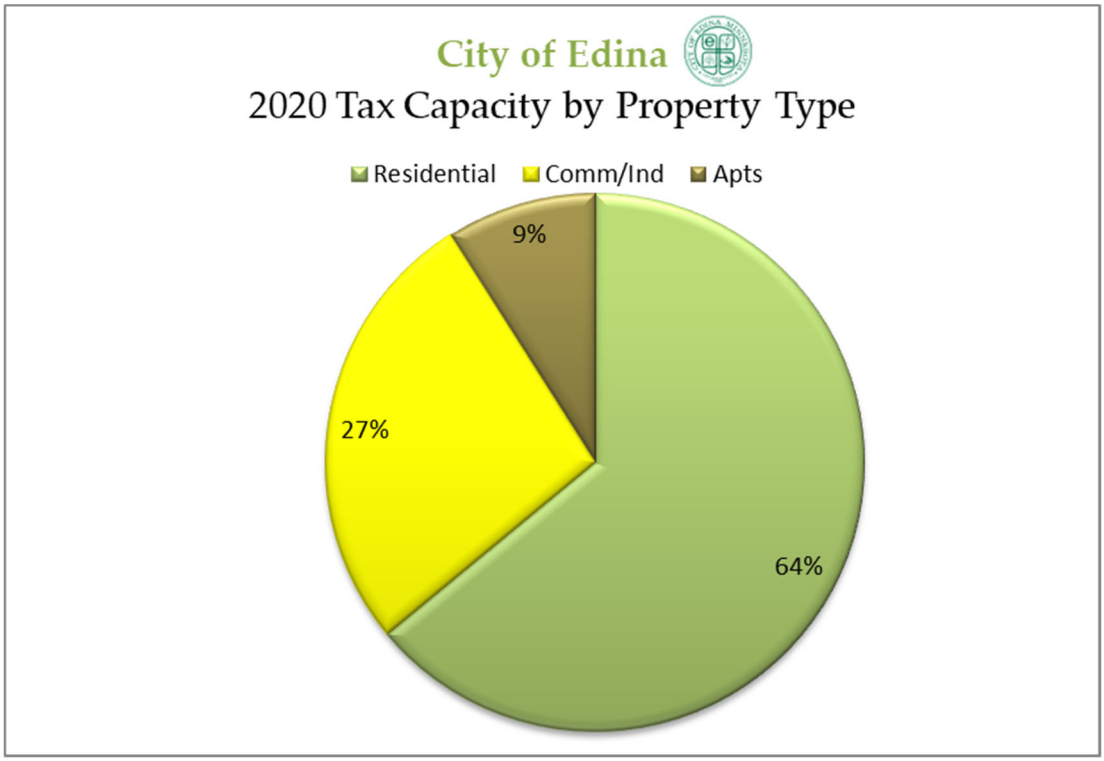
The **two charts (p.9)** compare market values and tax capacities by property class. Although residential property accounts for 74% of market value, the property tax is based on tax capacity and residential property accounts for 64% of the total tax capacity. Commercial/industrial and apartment properties make up 26% of market value and 36% of the total tax capacity.



Market Values vs. Tax Capacities by Property Type



2020 Total Market Value: $13,309 Million



2020 Total Tax Capacity: $163 Million

RESIDENTIAL ASSESSMENT

Edina Single-Family Residential Sales 2012-2019– which indicates the median and average sales price for the last eight years

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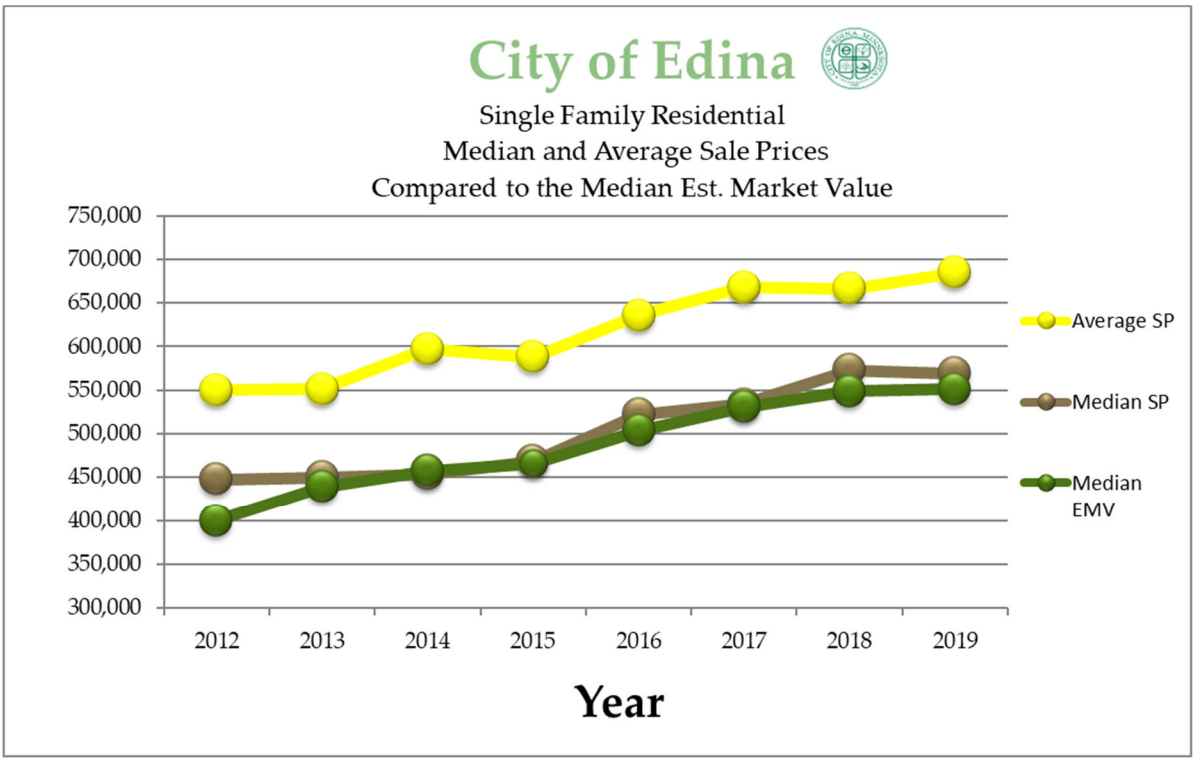
EDINA SINGLE-FAMILY RESIDENTIAL SALES BY CALENDAR YEAR

YEAR	MEDIAN	AVERAGE	# OF SALES
2012	$447,450	$550,312	450
2013	$450,000	$551,217	529
2014	$454,000	$507,205	419
2015	$469,000	$587,640	471
2016	$522,050	$635,588	545
2017	$533,910	$668,001	552
2018	$573,000	$666,393	479
2019	$569,375	$684,822	534

The median sale price (the point where half the homes sell for more and half for less) for single- family homes that sold in 2019 is $569,375. This is a decrease of 0.6% from the median sale price in 2018 of $573,000.

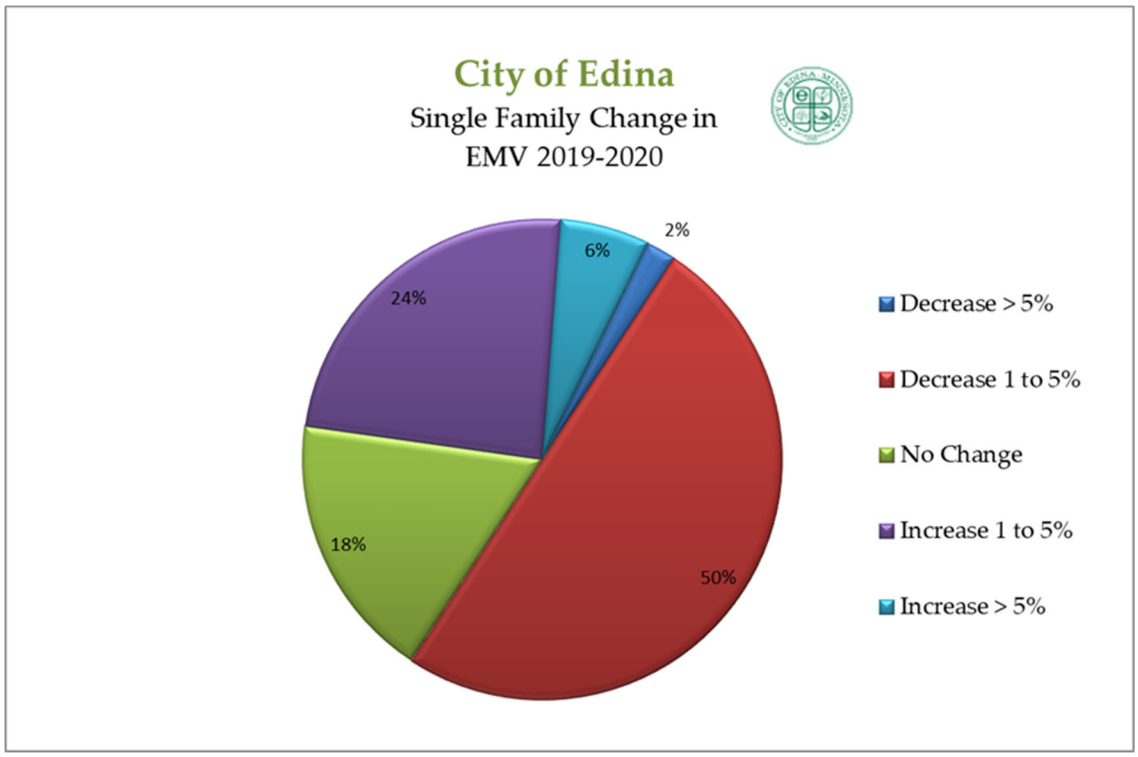
Edina Single-Family Houses 2012-2019- compares the growth in the average and median sale price with the estimated market value over the past seven years. The 2020 median estimated market value is $551,300.



RESIDENTIAL ASSESSMENT

For the 2020 assessment, 565 residential sales which occurred between October 2018 and September 2019 were analyzed both for market trends as well as the assessment ratio (assessor's value divided by sale price) on the sales. For 2020, 30 percent of **single-family residential properties** received valuation increases mostly in the 1 to 3 percent range. The majority of single-family properties, 70 percent, had slight decreases or no change in value. **Adjustments will vary based on the specific characteristics of the property, its location, and comparisons to actual selling prices.**

Distribution of the changes in market value from 2019 to 2020 for Edina's 12,670 single-family homes: *does not include improvement amounts



COMPARISONS WITH OTHER CITIES

The chart below compares the changes in the overall values of single-family homes for comparable cities during the past six years. These amounts do not include increases in value due to new construction. The reported adjustments are as follows:

CITY	2015 PERCENT CHANGE	2016 PERCENT CHANGE	2017 PERCENT CHANGE	2018 PERCENT CHANGE	2019 PERCENT CHANGE	2020 PERCENT CHANGE
Bloomington	6.0	2.6	6.5	4.4	9.0	0.2
Eden Prairie	4.8	0.1	3.0	3.6	3.2	0.2
Edina	**2.5**	**1.0**	**3.0**	**4.0**	**2.2**	**0.0**
Maple Grove	3.0	1.9	4.0	4.6	4.6	2.5
Minnetonka	4.6	1.6	2.1	6.8	4.1	2.8
St. Louis Park	3.9	4.4	4.9	6.9	6.6	1.3
Average	4.1	1.9	4.1	5.1	5.0	**1.2**

The following pages include:

1. **Quintile Map** –which represents the five-year plan for the physical inspection of residential properties

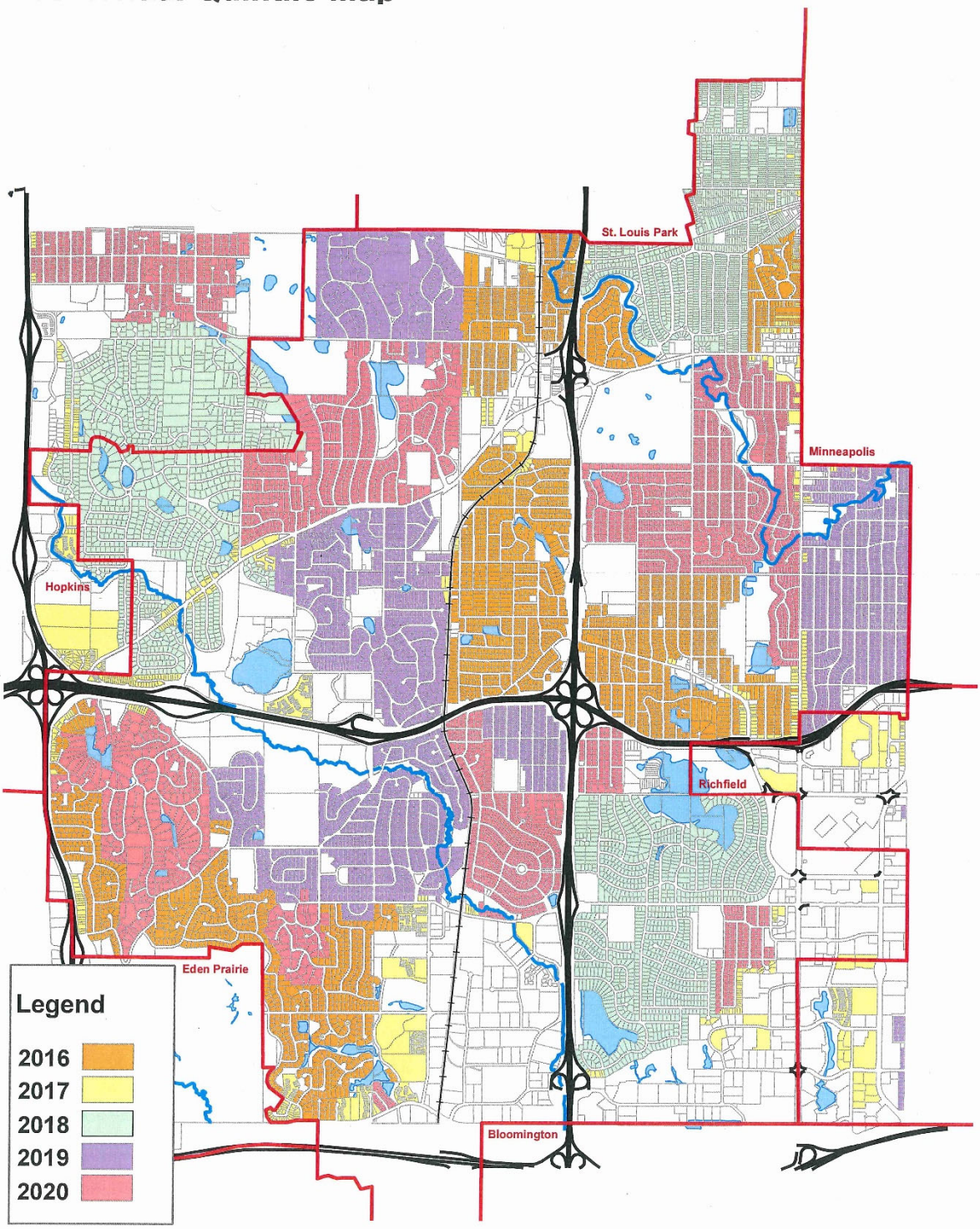
2. **District Maps**-which represent Edina's 36 geographic districts

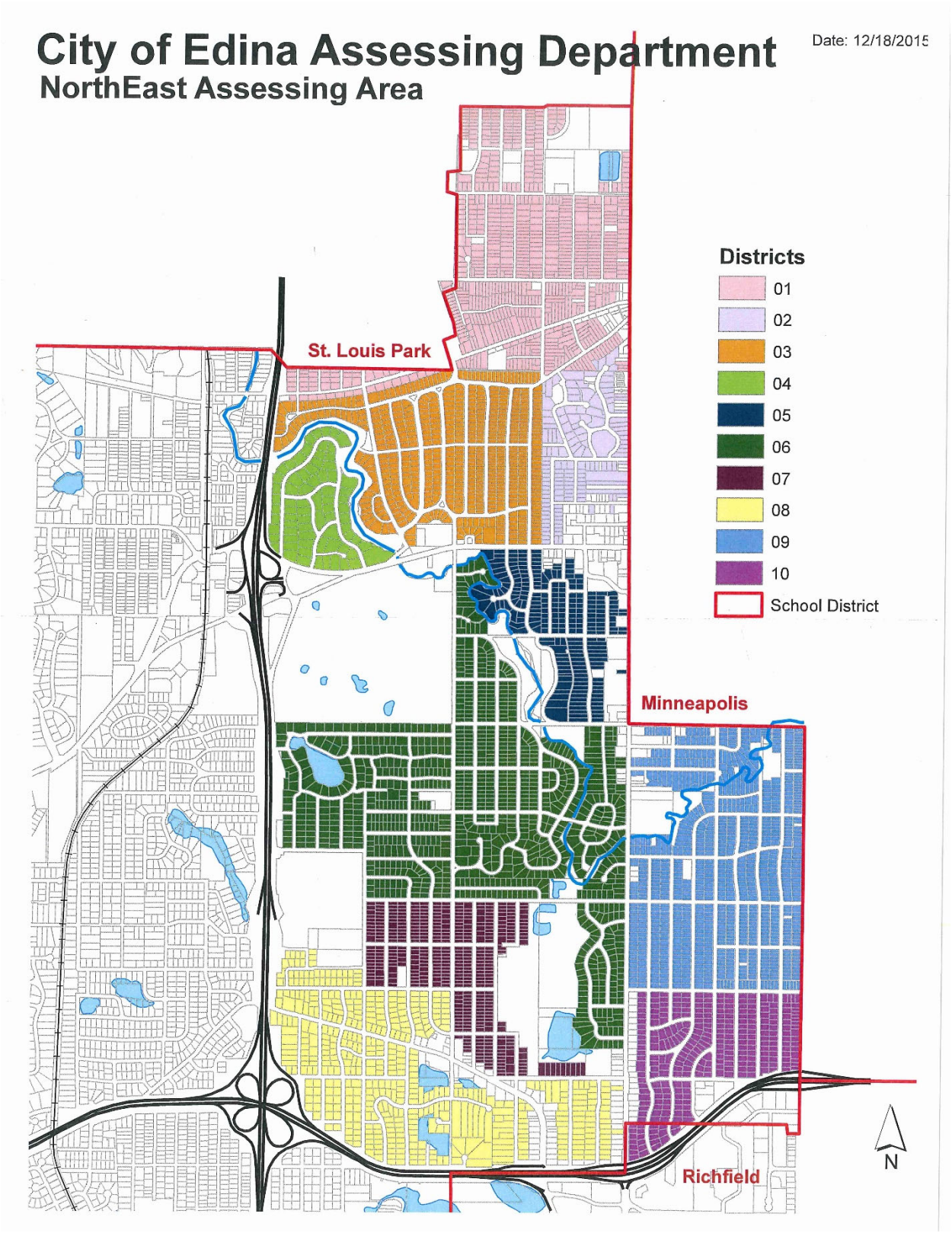
3. **Qualified Single-Family Residential Sales from January 2019 to December 2019** - listing individual sales by District

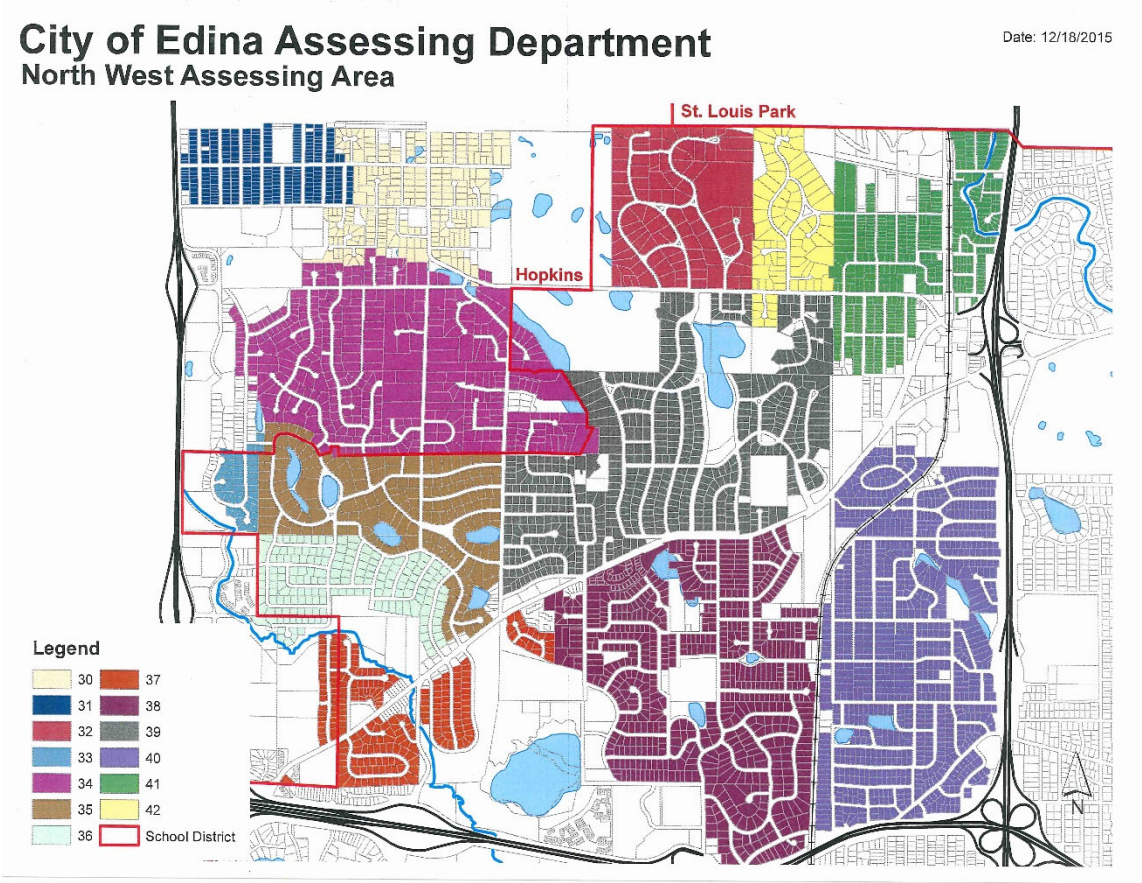
City of Edina Assessing Department

Date: 12/18/2015

Residential Quintile Map




City of Edina Assessing Department
NorthEast Assessing Area
Date: 12/18/2015
Districts
01
02
03
04
05
06
07
08
09
10
School District
St. Louis Park
Minneapolis
Richfield
N


City of Edina Assessing Department
North West Assessing Area
Date: 12/18/2015
St. Louis Park
Hopkins
Legend
30
31
32
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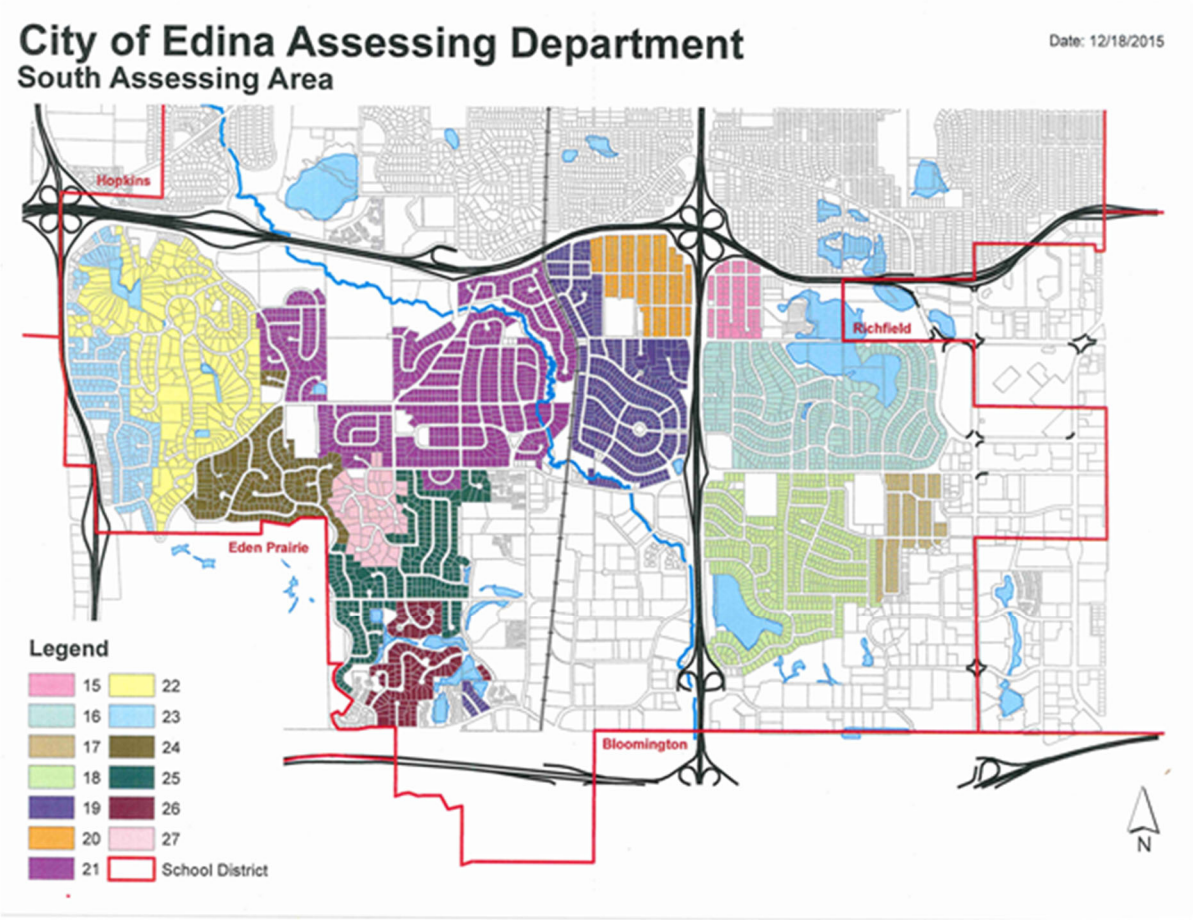
42
School District
N


City of Edina Assessing Department
South Assessing Area
Date: 12/18/2015
Hopkins
Richfield
Eden Prairie
Bloomington
Legend
15
16
17
18
19
20
21
22
23
24
25
26
27
School District
N

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
Morningside				
01	4104	France Ave S	$267,500	05/17/2019
01	4003	Morningside Rd	$400,000	09/10/2019
01	4104	Lynn Ave	$430,000	11/19/2019
01	4235	Crocker Ave	$450,250	06/28/2019
01	4000	Grimes Ave	$500,000	10/28/2019
01	4205	Branson St	$512,977	07/17/2019
01	4227	Grimes Ave	$525,000	10/30/2019
01	4229	Crocker Ave	$535,000	05/31/2019
01	4209	Crocker Ave	$545,000	05/30/2019
01	4047	Sunnyside Rd	$555,000	05/29/2019
01	4016	44th St W	$595,000	07/02/2019
01	4204	Branson St	$713,500	05/03/2019
01	4315	Branson St	$753,000	06/10/2019
01	4150	44th St W	$975,000	09/12/2019
01	4406	Grimes Ave	$1,041,700	11/20/2019
01	4386	Mackey Ave	$1,050,000	08/20/2019
01	4307	Eton Pl	$1,128,000	06/28/2019
01	4022	Grimes Ave	$1,222,500	09/30/2019
01	4212	Branson St	$1,250,000	10/11/2019
01	4409	Curve Ave	$1,320,000	05/28/2019
01	4110	Morningside Rd	$1,375,000	08/15/2019
White Oaks				
02	4825	Maple Rd	$650,000	08/21/2019
02	4713	Meadow Rd	$665,000	09/09/2019
02	4009	48th St W	$745,000	07/08/2019
02	4081	Sunnyside Rd	$899,000	11/08/2019
02	4901	Maple Rd	$989,000	10/01/2019
Country Club				
03	4525	Casco Ave	$575,000	11/12/2019
03	4618	Casco Ave	$650,000	08/08/2019
03	4524	Arden Ave	$652,500	08/23/2019
03	4901	Arden Ave	$696,900	11/08/2019
03	4633	Bruce Ave	$773,400	05/17/2019
03	4917	Arden Ave	$832,610	02/28/2019
03	4506	Edina Blvd	$846,000	08/28/2019
03	4501	Casco Ave	$914,500	06/28/2019
03	4906	Bruce Ave	$953,500	09/13/2019
03	4623	Wooddale Ave	$975,000	06/21/2019
03	4509	Casco Ave	$985,000	08/26/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
03	4909	Bruce Ave	$989,000	08/14/2019
03	4628	Browndale Ave	$990,000	04/05/2019
03	4805	Sunnyside Rd	$1,048,000	06/26/2019
03	4603	Arden Ave	$1,055,000	06/20/2019
03	4210	Sunnyside Rd	$1,058,000	10/01/2019
03	4604	Wooddale Ave	$1,133,000	05/23/2019
03	4514	Bruce Ave	$1,134,000	07/11/2019
03	4519	Arden Ave	$1,141,620	08/27/2019
03	4512	Wooddale Ave	$1,150,000	06/17/2019
03	4602	Sunnyside Rd	$1,175,000	06/17/2019
03	4627	Browndale Ave	$1,297,500	04/22/2019
03	4500	Browndale Ave	$1,300,000	03/28/2019
03	4106	Sunnyside Rd	$1,330,000	05/23/2019
03	4625	Drexel Ave	$1,373,900	05/31/2019
03	4612	Edgebrook Pl	$1,400,000	07/10/2019
03	4524	Bruce Ave	$1,473,700	09/30/2019
03	4505	Moorland Ave	$1,500,000	06/05/2019
03	4613	Browndale Ave	$1,575,000	10/08/2019
03	4600	Browndale Ave	$1,625,000	09/18/2019
03	4618	Edgebrook Pl	$1,635,000	08/20/2019
Brucewood/Indianola				
05	5112	France Ave S	$308,842	04/15/2019
05	5104	Halifax Ave	$850,000	07/29/2019
05	5101	Arden Ave	$900,000	04/19/2019
05	5133	Halifax Ave	$1,146,825	06/07/2019
05	5301	Halifax Ave	$1,220,000	07/31/2019
05	5024	Indianola Ave	$1,235,000	09/20/2019
05	5105	Halifax Ave	$1,350,000	11/01/2019
05	4201	52nd St W	$1,450,000	09/20/2019
50th/Golf Terr/Wood				
06	55	Woodland Cir	$425,000	04/19/2019
06	5905	Halifax Ave	$440,000	10/09/2019
06	5925	Halifax Ave	$460,000	06/21/2019
06	4017	Wood End Dr	$460,000	09/13/2019
06	5544	St Johns Ave	$510,001	04/04/2019
06	81	Woodland Cir	$513,000	04/26/2019
06	4308	58th St W	$515,000	07/19/2019
06	5633	St Johns Ave	$528,350	08/12/2019
06	5408	Park Pl	$540,000	10/23/2019
06	5505	Wooddale Ave	$540,000	06/14/2019
06	3917	60th St W	$547,610	06/27/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
06	5820	Halifax Ave	$554,000	08/22/2019
06	4200	Philbrook La	$589,900	07/10/2019
06	5413	Wooddale Ave	$598,000	07/12/2019
06	5313	Wooddale Ave	$600,000	01/31/2019
06	5611	Dalrymple Rd	$618,000	08/23/2019
06	4502	Oak Dr	$619,900	03/13/2019
06	4304	Philbrook La	$626,400	05/09/2019
06	5404	Park Pl	$630,000	02/27/2019
06	5712	Fairfax Ave	$665,000	07/23/2019
06	3921	60th St W	$690,000	03/08/2019
06	4312	Philbrook La	$703,500	07/10/2019
06	5605	Kellogg Pl	$709,000	11/22/2019
06	12	Woodland Rd	$742,000	02/25/2019
06	4813	Lakeview Dr	$748,000	06/26/2019
06	5704	Fairfax Ave	$781,500	11/18/2019
06	5900	Grimes Ave	$786,000	10/04/2019
06	5500	Oaklawn Ave	$799,900	04/30/2019
06	5432	Park Pl	$812,500	05/28/2019
06	4501	Golf Ter	$815,000	08/05/2019
06	5232	Kellogg Ave	$855,350	10/21/2019
06	5309	Wooddale Ave	$865,000	03/18/2019
06	4621	Woodland Rd W	$880,000	07/19/2019
06	5604	Brookview Ave	$890,000	06/06/2019
06	89	Woodland Cir	$902,500	04/25/2019
06	4628	56th St W	$1,000,000	09/06/2019
06	4602	Golf Ter	$1,090,000	08/23/2019
06	5416	Kellogg Ave	$1,100,000	04/19/2019
06	5501	Brookview Ave	$1,100,000	03/28/2019
06	8	Woodland Rd	$1,193,800	12/02/2019
06	5606	St Andrews Ave	$1,225,000	05/31/2019
06	4	Woodland Rd	$1,239,500	05/22/2019
06	4521	Tower St	$1,299,000	03/28/2019
06	5500	Kellogg Ave	$1,350,000	10/09/2019
06	5437	Kellogg Ave	$1,355,000	07/12/2019
06	5500	Kellogg Ave	$1,365,000	06/19/2019
06	5220	Oaklawn Ave	$1,470,000	10/25/2019
06	4604	Golf Ter	$1,495,000	07/15/2019
06	5337	Wooddale Ave	$1,580,000	09/06/2019
06	4425	52nd St W	$1,590,000	07/12/2019
06	5509	Kellogg Ave	$1,665,945	08/16/2019
06	5413	Kellogg Ave	$1,750,000	01/14/2019
06	5227	Oaklawn Ave	$1,872,800	11/08/2019
06	4810	Lakeview Dr	$1,975,000	08/05/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
S 58th St/Fairfax				
07	6145	Oaklawn Ave	$263,000	10/18/2019
07	6145	Oaklawn Ave	$265,000	06/14/2019
07	5921	Concord Ave	$338,000	04/22/2019
07	5937	Concord Ave	$345,000	01/16/2019
07	5820	Wooddale Ave	$350,000	03/28/2019
07	5908	Fairfax Ave	$380,000	11/27/2019
07	5929	Concord Ave	$398,500	09/06/2019
07	5832	Kellogg Ave	$399,000	05/31/2019
07	5945	St Johns Ave	$399,000	03/04/2019
07	6112	Oaklawn Ave	$400,000	07/26/2019
07	5908	Kellogg Ave	$405,000	03/15/2019
07	5901	Concord Ave	$405,000	05/24/2019
07	5945	St Johns Ave	$421,500	10/07/2019
07	6001	Wooddale Ave	$434,000	08/16/2019
07	5832	Wooddale Ave	$443,250	10/02/2019
07	5800	Oaklawn Ave	$660,000	06/28/2019
07	5928	Ashcroft Ave	$700,000	07/31/2019
07	5928	Wooddale Ave	$790,000	04/05/2019
07	5836	Ashcroft Ave	$890,000	05/06/2019
S Jr High/Concord				
08	6332	Brookview Ave	$250,000	03/18/2019
08	4009	62nd St W	$356,570	03/15/2019
08	4804	Valley View Rd	$365,000	08/22/2019
08	6105	Parnell Ave	$375,000	07/19/2019
08	4804	62nd St W	$382,500	11/22/2019
08	4800	School Rd	$386,040	05/31/2019
08	6305	Concord Ave	$395,000	08/12/2019
08	4516	Garrison La	$410,000	07/15/2019
08	6216	Ashcroft La	$424,000	08/06/2019
08	6237	Brookview Ave	$447,500	06/10/2019
08	6021	St Johns Ave	$460,000	08/22/2019
08	6205	St Johns Ave	$460,583	08/15/2019
08	6324	Brookview Ave	$467,500	03/30/2019
08	6105	Concord Ave	$475,000	04/15/2019
08	6009	St Johns Ave	$485,000	05/23/2019
08	4804	60th St W	$514,003	09/16/2019
08	4809	School Rd	$542,000	09/06/2019
08	6004	Parnell Ave	$614,250	06/17/2019
08	6204	Halifax Ave	$619,000	08/15/2019
08	6016	Concord Ave	$654,000	09/26/2019
08	4101	62nd St W	$687,000	02/28/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
08	5932	Concord Ave	$967,000	09/13/2019
E France/N 60th St				
09	5925	York Ave S	$290,000	04/08/2019
09	5829	York Ave S	$315,000	08/23/2019
09	5528	Xerxes Ave S	$316,843	10/28/2019
09	5437	York Ave S	$324,900	07/15/2019
09	5804	Beard Ave S	$324,900	12/03/2019
09	5817	Beard Ave S	$337,500	09/06/2019
09	5908	Abbott Ave S	$343,000	09/05/2019
09	5809	York Ave S	$345,000	05/17/2019
09	5812	Xerxes Ave S	$350,000	08/29/2019
09	5908	Abbott Ave S	$352,500	10/30/2019
09	5904	Chowen Ave S	$359,000	09/25/2019
09	5540	Xerxes Ave S	$362,500	08/09/2019
09	5845	Abbott Ave S	$375,000	07/25/2019
09	5728	Beard Ave S	$380,000	08/15/2019
09	5636	Abbott Ave S	$380,000	08/09/2019
09	3609	54th St W	$382,000	01/18/2019
09	5932	York Ave S	$395,750	05/23/2019
09	5917	France Ave S	$399,000	06/27/2019
09	5836	Chowen Ave S	$405,900	11/26/2019
09	5633	Abbott Ave S	$413,000	06/21/2019
09	5909	Chowen Ave S	$414,100	04/23/2019
09	5712	York Ave S	$415,000	06/26/2019
09	5929	Chowen Ave S	$420,000	03/27/2019
09	5916	Abbott Ave S	$423,875	10/11/2019
09	3816	55th St W	$425,500	08/16/2019
09	5813	Beard Ave S	$426,703	08/09/2019
09	5725	Beard Ave S	$444,000	11/22/2019
09	5709	Beard Ave S	$460,500	05/09/2019
09	5629	Chowen Ave S	$463,000	01/25/2019
09	5524	York Ave S	$479,033	06/18/2019
09	5633	Chowen Ave S	$482,000	11/15/2019
09	3708	57th St W	$558,000	09/25/2019
09	5632	Beard Ave S	$572,500	05/02/2019
09	5833	York Ave S	$740,000	06/10/2019
09	3812	57th St W	$853,000	03/26/2019
09	5705	Ewing Ave S	$887,550	06/25/2019
09	3604	55th St W	$915,000	08/08/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
09	5708	York Ave S	$924,900	09/27/2019
09	5720	Ewing Ave S	$1,100,000	06/14/2019
09	3332	55th St W	$1,550,000	10/21/2019
09	3516	Fuller St	$1,680,000	05/29/2019
E France/S 60th St				
10	7413	York Ter	$265,000	07/10/2019
10	6224	Ewing Ave S	$375,000	02/05/2019
10	6005	Ewing Ave S	$380,000	08/22/2019
10	6009	Ewing Ave S	$384,120	11/15/2019
10	6024	Abbott Ave S	$416,500	03/29/2019
10	3105	60th St W	$417,300	08/02/2019
10	6301	France Ave S	$421,000	07/22/2019
10	6132	Ewing Ave S	$423,900	02/12/2019
10	6112	Zenith Ave S	$431,200	05/10/2019
10	6208	Beard Pl	$485,000	05/20/2019
10	6121	Beard Ave S	$538,023	06/10/2019
10	6004	Zenith Ave S	$674,900	10/07/2019
Parnell/Ryan				
15	6517	Ryan Ave	$384,000	05/01/2019
15	6417	Parnell Ave	$460,000	10/15/2019
Lake Cornelia				
16	6912	Southdale Rd	$382,000	05/24/2019
16	4420	Dunberry La	$430,000	04/22/2019
16	4420	70th St W	$436,600	07/05/2019
16	6824	Oaklawn Ave	$439,000	02/08/2019
16	6937	Southdale Rd	$446,000	05/23/2019
16	4812	Dunberry La	$470,700	04/25/2019
16	6921	Dawson La	$475,300	04/01/2019
16	6633	Brittany Rd	$485,000	09/03/2019
16	6709	Southdale Rd	$499,000	02/06/2019
16	4300	70th St W	$515,000	03/26/2019
16	6904	Wooddale Ave	$541,500	06/19/2019
16	4700	70th St W	$543,250	08/20/2019
16	6612	Southcrest Dr	$545,000	10/17/2019
16	4812	Wilford Way	$556,200	03/21/2019
16	6624	Southcrest Dr	$565,000	08/09/2019
16	4821	Roycar Rd	$573,750	04/04/2019
16	4704	Dunberry La	$583,002	07/29/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
16	6825	West Shore Dr	$591,400	06/03/2019
16	6713	West Shore Dr	$608,500	07/12/2019
16	6828	Point Dr	$618,000	04/23/2019
16	6820	Creston Rd	$645,000	06/14/2019
16	6624	West Shore Dr	$673,316	08/30/2019
16	6728	Point Dr	$680,000	11/21/2019
16	6905	Cornelia Dr	$708,000	06/21/2019
S 70th/Lake Edina				
18	7000	Wooddale Ave	$375,000	04/11/2019
18	4529	Belvidere La	$382,500	01/30/2019
18	4505	Sedum La	$400,000	06/10/2019
18	4521	Andover Rd	$413,000	10/31/2019
18	4940	Poppy La	$427,500	10/15/2019
18	4505	Sedum La	$487,000	10/10/2019
18	4444	Andover Rd	$499,000	08/14/2019
18	4716	Phlox La	$541,400	05/30/2019
18	4520	Gilford Dr	$544,600	07/24/2019
18	4509	Gilford Dr	$548,000	06/06/2019
18	4433	Fondell Dr	$567,500	08/22/2019
18	7317	Oaklawn Ave	$570,000	04/05/2019
18	7213	Monardo La	$574,500	10/25/2019
18	4513	Gilford Dr	$729,500	11/15/2019
18	4704	Aspasia Cir	$1,093,855	08/02/2019
Brookview Hts				
19	7716	Glasgow Dr	$282,270	08/29/2019
19	6304	Limerick La	$343,000	05/30/2019
19	7721	Glasgow Dr	$365,000	06/07/2019
19	5100	70th St W	$377,000	11/25/2019
19	6421	Limerick Dr	$425,000	03/13/2019
19	6332	Limerick La	$429,000	09/11/2019
19	5109	Tifton Dr	$430,000	08/09/2019
19	6509	Ridgeview Cir	$448,000	04/05/2019
19	6605	Kenney Pl	$486,000	02/19/2019
19	5345	Whiting Ave	$488,000	07/31/2019
19	5604	Valley La	$525,000	10/23/2019
19	6505	Ridgeview Cir	$532,453	11/29/2019
19	6405	Ridgeview Dr	$547,000	06/14/2019
19	5136	Abercrombie Dr	$610,000	06/24/2019
19	5504	Valley La	$611,000	07/12/2019
19	5108	Tifton Dr	$620,000	11/15/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
19	5029	Nob Hill Dr	$940,000	03/21/2019
Wilryan So Xtown				
20	6433	Josephine Ave	$299,880	06/28/2019
20	6316	Tingdale Ave	$310,000	12/02/2019
20	6517	Wilryan Ave	$330,000	03/08/2019
20	6429	Josephine Ave	$338,000	11/20/2019
20	6345	Wilryan Ave	$349,280	04/12/2019
20	6320	Mildred Ave	$354,500	09/26/2019
20	6329	Mildred Ave	$375,300	10/24/2019
20	6521	Tingdale Ave	$419,000	03/28/2019
20	6344	Warren Ave	$421,435	07/01/2019
20	6413	Rolf Ave	$458,000	12/31/2019
20	6333	Rolf Ave	$472,000	04/29/2019
20	6510	Tingdale Ave	$495,400	05/31/2019
Creek Valley/Limerick				
21	5808	70th St W	$390,000	06/28/2019
21	6804	Limerick La	$435,000	07/10/2019
21	6301	Cherokee Tr	$435,000	04/29/2019
21	6009	Shane Dr	$457,000	09/30/2019
21	6024	Shane Dr	$480,000	04/25/2019
21	5604	66th St W	$487,000	01/02/2019
21	5424	Creek View La	$510,000	09/12/2019
21	6520	Creek Dr	$520,000	05/28/2019
21	6700	Limerick La	$522,000	03/12/2019
21	6500	Gleason Rd	$547,000	06/24/2019
21	7004	Lee Valley Cir	$555,000	11/14/2019
21	6516	Creek Dr	$577,900	05/21/2019
21	6420	Nordic Cir	$580,000	06/04/2019
21	5812	Creek Valley Rd	$600,000	11/12/2019
21	6708	Rosemary La	$620,000	09/05/2019
21	6836	Chapel La	$623,500	07/19/2019
21	5616	66th St W	$630,000	09/20/2019
21	5617	Brook Dr	$646,250	04/30/2019
21	6635	Limerick Dr	$656,600	04/25/2019
21	5517	Hillside Cir	$659,550	08/05/2019
21	5504	Hillside Ct	$670,000	03/29/2019
21	6612	Limerick Dr	$713,000	08/02/2019
21	6633	Gleason Rd	$827,000	07/15/2019
21	5504	Cahill La	$1,200,000	01/22/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
Indian Hills				
22	6616	Mohawk Tr	$495,000	07/03/2019
22	6408	Cherokee Tr	$621,500	05/14/2019
22	7100	Valley View Rd	$710,000	11/15/2019
22	6513	Cherokee Tr	$877,150	08/23/2019
22	6800	Valley View Rd	$945,000	08/21/2019
22	6608	Dakota Tr	$950,000	08/09/2019
22	6505	Shawnee Cir	$1,225,000	08/15/2019
22	6620	Iroquois Tr	$1,237,500	05/10/2019
22	6432	Timber Ridge	$1,372,350	05/21/2019
22	6800	Indian Hills Rd	$1,862,500	08/19/2019
22	6816	Cheyenne Cir	$2,850,000	06/11/2019
Sioux Tr				
23	7008	Sally La	$594,500	12/02/2019
Braemar				
24	7116	Gleason Rd	$405,250	05/14/2019
24	6805	Valley View Rd	$427,000	11/04/2019
24	6916	Gleason Rd	$481,500	05/14/2019
24	6925	Mark Terrace Dr	$508,500	02/25/2019
24	6212	Loch Moor Dr	$550,000	08/19/2019
24	6900	Gleason Rd	$567,000	01/07/2019
24	6933	Moccasin Valley Rd	$632,500	10/31/2019
24	7029	Valley View Rd	$637,500	11/01/2019
24	7001	Mark Terrace Dr	$713,000	02/19/2019
24	6321	Loch Moor Dr	$723,750	04/16/2019
24	7021	Valley View Rd	$742,500	02/08/2019
24	7019	Valley View Rd	$804,800	08/28/2019
Kemmrich/Shannon				
25	7205	Gleason Rd	$593,000	03/29/2019
25	5713	Kemrich Dr	$634,850	08/20/2019
25	7436	Hyde Park Dr	$670,000	07/15/2019
25	7308	Shannon Dr	$675,000	02/20/2019
25	5708	Dewey Hill Rd	$685,000	07/29/2019
25	7108	Lanham La	$691,000	01/24/2019
25	7204	Fleetwood Dr	$715,000	11/25/2019
25	6004	Bonnie Brae Dr	$770,000	04/29/2019
25	7216	Lanham La	$771,900	06/07/2019
25	7505	Hyde Park Dr	$785,000	07/16/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
25	7033	Lanham La	$832,380	11/15/2019
Dewey Hill				
26	5735	Long Brake Cir	$800,000	10/15/2019
26	5700	Long Brake Tr	$1,000,000	06/07/2019
26	5824	Long Brake Tr	$1,075,000	03/29/2019
26	5719	Long Brake Tr	$1,111,000	06/20/2019
26	5751	Long Brake Cir	$1,525,000	08/20/2019
Antrim/Dublin				
27	8	Antrim Ter	$1,548,000	05/31/2019
Mendelssohn				
30	315	Dearborn Ct	$193,250	04/26/2019
30	540	Arthur St	$310,000	06/06/2019
30	516	Arthur St	$310,400	03/25/2019
30	401	Blake Rd S	$330,000	03/27/2019
30	6528	Belmore La	$334,900	05/01/2019
30	513	John St	$345,805	05/15/2019
30	421	Arthur St	$368,600	01/24/2019
30	406	Tyler Ave S	$376,000	07/12/2019
30	6617	Waterman Ave	$380,000	08/29/2019
30	6304	Interlachen Blvd	$395,000	11/20/2019
30	6424	Maloney Ave	$442,900	06/19/2019
30	6424	Belmore La	$550,000	11/15/2019
30	300	Dearborn Ct	$557,000	11/22/2019
30	305	John St	$600,000	08/01/2019
Mpls Heights				
31	301	Adams Ave	$210,000	06/18/2019
31	302	Van Buren Ave S	$215,340	08/01/2019
31	316	Van Buren Ave S	$218,250	10/28/2019
31	403	Washington Ave S	$236,000	03/04/2019
31	412	Jefferson Ave S	$237,629	08/30/2019
31	321	Madison Ave S	$258,885	11/19/2019
31	314	Harrison Ave S	$261,000	05/24/2019
31	319	Van Buren Ave S	$262,400	07/26/2019
31	416	Jackson Ave S	$265,000	04/29/2019
31	425	Monroe Ave S	$280,102	11/01/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
31	308	Van Buren Ave S	$300,000	04/15/2019
31	413	Adams Ave	$308,100	04/26/2019
31	312	Jefferson Ave S	$363,000	06/24/2019
Rolling Green				
32	5804	Mait La	$756,000	04/29/2019
32	14	Paddock Rd	$1,150,000	06/28/2019
32	2	Merilane	$1,375,000	03/12/2019
Malibu				
33	6805	Telemark Tr	$437,500	04/30/2019
33	5421	Malibu Dr	$660,000	08/19/2019
Park Knolls New				
34	6101	Blake Cir	$425,000	10/07/2019
34	5308	Highwood Dr W	$462,500	04/26/2019
34	5245	Kelsey Ter	$470,000	08/28/2019
34	5200	Malibu Dr	$524,000	02/06/2019
34	5228	Larada La	$595,000	10/02/2019
34	5130	Kelsey Ter	$659,000	12/30/2019
34	4904	Prescott Cir	$715,616	08/29/2019
34	5212	Larada La	$720,000	10/30/2019
34	6505	Willow Wood Rd	$733,000	11/22/2019
34	5036	Park Ter	$740,000	06/05/2019
34	5038	Green Farms Rd	$745,750	06/26/2019
34	5231	Green Farms Rd	$765,200	04/30/2019
34	5025	Park Ter	$795,000	08/02/2019
34	6520	Interlachen Blvd	$810,000	03/12/2019
34	5216	Larada La	$883,350	05/22/2019
34	5219	Larada La	$891,250	10/24/2019
34	5005	Park Ter	$902,500	07/22/2019
34	6650	Parkwood Rd	$974,000	02/27/2019
34	5037	Park Ter	$1,001,000	01/10/2019
34	5119	Green Farms Rd	$1,025,000	06/14/2019
34	5028	Park Ter	$1,030,000	11/25/2019
34	5223	Larada La	$1,093,500	07/25/2019
34	6405	Willow Wood Rd	$1,200,000	04/15/2019
34	5085	Kelsey Ter	$1,895,000	08/12/2019
34	5090	Kelsey Ter	$2,100,000	07/23/2019
34	5265	Kelsey Ter	$2,350,000	09/04/2019
34	5151	Blake Rd S	$3,075,000	09/20/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
Park Knolls Older				
35	5713	Schaefer Rd	$675,000	04/26/2019
35	6229	Parkwood Rd	$690,000	05/30/2019
35	6217	Parkwood Rd	$725,000	08/29/2019
35	6229	Parkwood Rd	$780,000	11/18/2019
35	6205	Knoll Dr S	$862,500	06/12/2019
35	6203	Knoll Dr S	$945,000	10/04/2019
35	6640	Parkwood Rd	$1,027,500	08/30/2019
35	6420	Stauder Cir	$1,078,000	08/22/2019
35	6305	Knoll Dr S	$1,850,000	08/21/2019
35	5416	Stauder Cir	$1,895,000	06/28/2019
Park Knolls Middle				
36	5717	Camelback Dr	$700,000	02/15/2019
36	5705	Deville Dr	$702,800	06/04/2019
36	5708	Deville Dr	$735,000	03/21/2019
36	6613	Dovre Dr	$750,000	10/23/2019
36	6615	Parkwood La	$785,000	02/21/2019
36	6618	Parkwood La	$830,000	05/17/2019
36	6609	Dovre Dr	$1,225,000	07/24/2019
Artic Way/Tamarac				
37	5912	Walnut Dr	$390,000	08/30/2019
37	6001	Walnut Dr	$431,503	07/15/2019
37	5920	View La	$468,000	04/10/2019
37	6409	Glacier Pl	$525,000	11/25/2019
37	6017	View La	$546,000	07/15/2019
37	6537	Polar Cir	$565,000	11/20/2019
37	6417	Aspen Rd	$695,000	04/26/2019
37	5929	Tamarac Ave	$750,000	05/28/2019
Countryside				
38	5705	Warden Ave	$322,000	09/20/2019
38	5708	Warden Ave	$357,000	12/30/2019
38	5808	Johnson Dr	$376,000	08/08/2019
38	5416	Countryside Rd	$405,900	10/15/2019
38	6060	Olinger Cir	$428,200	04/30/2019
38	5608	Tracy Ave	$440,900	10/11/2019
38	5509	Ridge Park Rd	$446,100	10/24/2019
38	5808	Olinger Rd	$457,000	05/28/2019
38	5816	Olinger Rd	$465,000	08/09/2019
38	6209	Hillside Rd	$500,000	04/01/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
38	5616	Countryside Rd	$518,000	10/02/2019
38	6201	Crest La	$530,000	06/28/2019
38	5909	Amy Dr	$558,700	04/30/2019
38	5712	Wycliffe Rd	$560,000	03/18/2019
38	6005	Crescent Dr	$560,000	02/12/2019
38	5701	Hawkes Dr	$574,000	10/16/2019
38	5700	Warden Ave	$585,000	09/30/2019
38	5817	Vernon La	$794,000	07/23/2019
38	5629	Wycliffe Rd	$872,000	11/15/2019
38	6109	Crescent Dr	$879,000	08/09/2019
38	5600	Grove St	$1,094,500	10/07/2019
38	5520	Highland Rd	$1,250,000	11/15/2019
Highland				
39	5646	Interlachen Cir	$426,500	02/25/2019
39	5603	Interlachen Cir	$453,800	04/17/2019
39	5537	Chantrey Rd	$475,000	05/20/2019
39	5409	Blake Rd S	$485,000	09/27/2019
39	5536	Merritt Cir	$498,500	03/28/2019
39	5421	Doncaster Way	$510,000	08/30/2019
39	5520	Glengarry Pkwy	$527,295	08/22/2019
39	5200	Chantrey Rd	$586,000	09/06/2019
39	5604	Dundee Rd	$598,500	08/07/2019
39	6104	Jeffrey La	$609,000	04/10/2019
39	5501	Mirror Lakes Dr	$640,000	11/15/2019
39	5501	Highwood Dr W	$650,000	05/13/2019
39	5305	Ayrshire Blvd	$680,000	06/14/2019
39	6112	Saxony Rd	$680,000	04/05/2019
39	6009	Pine Grove Rd	$689,000	10/04/2019
39	5415	Interlachen Blvd	$693,000	07/01/2019
39	5516	Glengarry Pkwy	$700,000	05/30/2019
39	5501	Merritt Cir	$747,500	05/17/2019
39	5124	Skyline Dr	$775,000	07/19/2019
39	5532	Chantrey Rd	$835,000	06/14/2019
39	5809	Hidden La	$1,025,000	01/04/2019
39	5304	Ayrshire Blvd	$1,175,000	08/16/2019
39	5016	Skyline Dr	$1,455,000	06/17/2019
39	5215	Lochloy Dr	$1,675,000	07/15/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
Richmond/Birchcrest				
40	5313	60th St W	$300,000	08/23/2019
40	5028	Windsor Ave	$308,500	07/25/2019
40	6229	Hansen Rd	$360,000	06/17/2019
40	6224	Hansen Rd	$365,000	07/11/2019
40	5232	Edenmoor St	$370,000	03/08/2019
40	5804	Code Ave	$401,000	03/08/2019
40	6004	Birchcrest Dr	$410,000	08/08/2019
40	6216	Hansen Rd	$415,647	01/29/2019
40	6112	Hansen Rd	$425,250	08/08/2019
40	5229	Richwood Dr	$426,300	05/01/2019
40	6105	Birchcrest Dr	$427,000	10/18/2019
40	5012	Yvonne Ter	$435,000	08/30/2019
40	5320	60th St W	$437,000	10/25/2019
40	5100	Valley View Rd	$453,000	11/20/2019
40	5308	Birchcrest Dr	$466,000	07/08/2019
40	5013	60th St W	$471,000	09/16/2019
40	5009	Yvonne Ter	$474,500	10/22/2019
40	5300	Benton Ave	$480,000	09/30/2019
40	5604	Bernard Pl	$482,900	08/09/2019
40	5300	Windsor Ave	$495,000	08/02/2019
40	5204	62nd St W	$499,900	07/02/2019
40	5104	56th St W	$505,500	09/20/2019
40	5213	Birchcrest Dr	$512,500	09/18/2019
40	5412	Edenmoor St	$540,233	12/03/2019
40	5201	Birchcrest Dr	$568,750	09/18/2019
40	5304	Birchcrest Dr	$570,000	07/31/2019
40	5725	Bernard Pl	$576,954	05/01/2019
40	5025	Yvonne Ter	$578,400	06/12/2019
40	5724	Dale Ave	$586,500	12/02/2019
40	6104	Hansen Rd	$623,000	12/02/2019
40	5056	Kent Ave	$623,000	05/23/2019
40	5204	60th St W	$634,971	05/03/2019
40	5233	Richwood Dr	$666,760	05/28/2019
40	5204	Benton Ave	$696,000	04/08/2019
40	5117	58th St W	$825,000	02/15/2019
40	5808	Bernard Pl	$840,000	07/25/2019
40	5705	Bernard Pl	$1,073,400	04/01/2019
40	5721	Bernard Pl	$1,250,000	07/30/2019

Single-Family Qualifying Sales by District for Calendar Year 2019

District		Address	Sale Price	Sale Date
Brookside				
41	5116	Millpond Pl	$305,550	06/14/2019
41	5112	Millpond Pl	$335,000	08/30/2019
41	4366	Vernon Ave	$355,000	06/14/2019
41	4529	Vandervork Ave	$378,500	06/27/2019
41	5012	William Ave	$388,000	08/15/2019
41	5013	William Ave	$391,500	06/03/2019
41	4545	Parkside La	$423,000	07/15/2019
41	4604	Cascade La	$450,000	07/23/2019
41	5234	Hollywood Rd	$465,000	09/05/2019
41	5037	Oxford Ave	$467,500	10/23/2019
41	5236	Interlachen Blvd	$508,000	05/13/2019
41	4520	Vandervork Ave	$530,000	11/20/2019
41	5113	Bedford Ave	$530,000	07/09/2019
41	5101	Bedford Ave	$630,000	06/14/2019
41	4384	Thielen Ave	$640,250	04/02/2019
41	4383	Thielen Ave	$642,573	07/17/2019
41	4532	Parkside La	$652,000	09/20/2019
41	5028	Hankerson Ave	$835,500	07/10/2019

APARTMENT AND COMMERCIAL/INDUSTRIAL ASSESSMENT

The assessment for apartment, commercial, and industrial properties is subject to the same general standard as the residential property assessment. That is, there is a target sales ratio of 90-105% set for commercial properties (including apartments and industrial property).

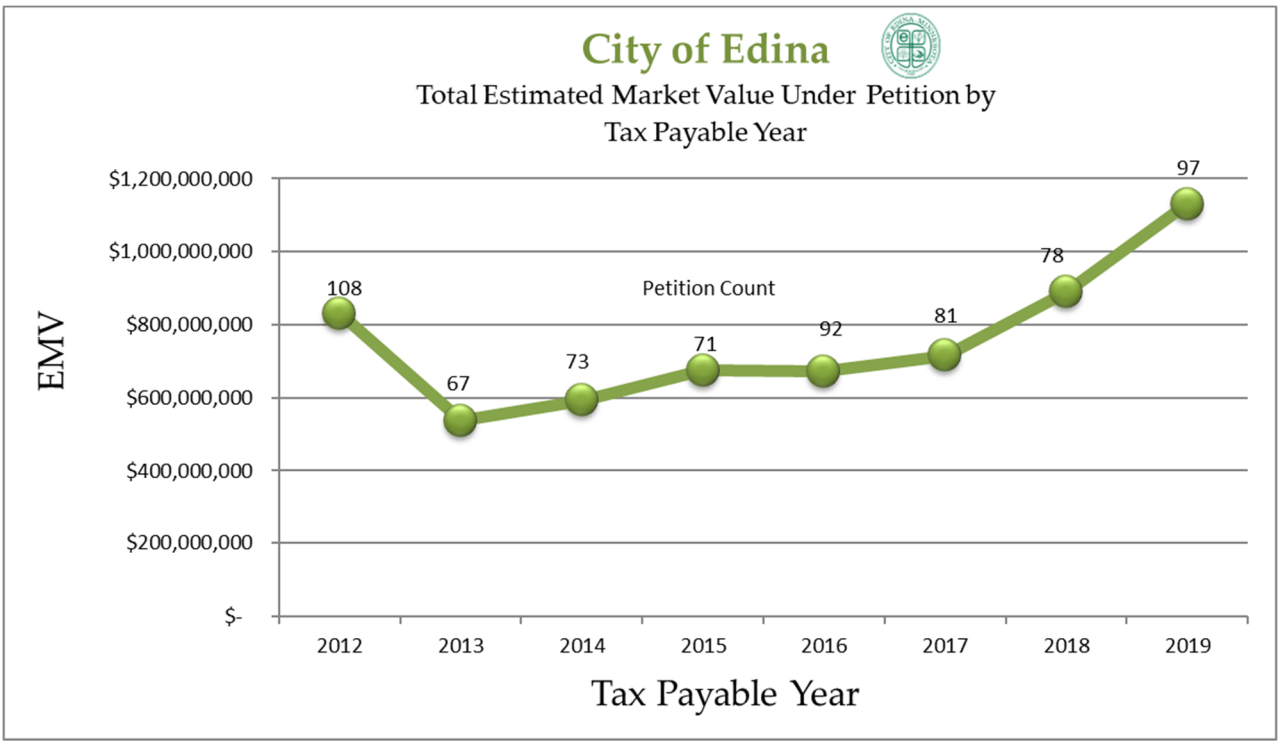
For 2020 Edina's retail properties increased 2.6 percent overall. Apartments as a group increased 5.4 percent. Office property values increased 4.7 percent, and industrial property values increased 8.6 percent.

This growth excludes new construction. New construction for apartment properties was $115,516,000 or 40% of the total new construction amount for the City. New construction for commercial and industrial properties was $65,170,300 or 22% of the total.

Commercial/Industrial/Apartment 2020 Market Adjustments			
CITY	**Commercial**	**Industrial**	**Apartment**
Bloomington	2.4%	5.3%	5.5%
Eden Prairie	0.6%	14.2%	6.5%
Maple Grove	3.7%	6.8%	4.7%
Edina	**4.4%**	**8.6%**	**5.4%**
Minnetonka	3.9%	6.5%	6.0%
St. Louis Park	6.4%	10.4%	11.4%
Average	**3.6%**	**8.6%**	**6.6%**

Minnesota Tax Court Petitions

The filing of tax petitions have been steadily increasing since 2013. The 97 petitions filed for pay 2019 is the highest for suburban Hennepin County. Over the past eight years, over $6.0 billion in market value has been appealed through petitions filed with the Minnesota Tax Court. These petitions require a substantial amount of time and resources to resolve.



2020 Assessment Calendar

DATE	ACTION
March 1	County Auditor's target date for mailing 2020 property tax statements
March 27	City Assessor's target date for mailing 2020 value notices
April 17	Property owners are requested to file an application to appear at the Local Board
April 22	Local Board of Appeal and Equalization
May 6	Reconvened meeting for Local Board of Appeal
April 30	Last day for property owners to file State Tax Court petitions regarding the 2019 assessment
May 20	Last day for property owners to make an appointment to appear at the County Board of Appeal and Equalization
June 15	Hennepin County Board of Appeal and Equalization