

HENNEPIN COUNTY

MINNESOTA

To: City of Shorewood, Mayor and Council
From: Michael Smerdon, Residential Appraiser
Date: March 19, 2019
Re: 2019 Assessment and Board of Appeal and Equalization

The 2019 Open Book meeting is scheduled for the 29th of April, 2019 from 5:00 to 7:00 p.m. In preparation for the upcoming Open Book Meeting, please find the enclosed data to help you. There is market data, open book procedures, and sales photos with characteristics from a sample of sales throughout the city.

Annual Quintile, Sales, and New Construction Reviews

Each year, one fifth of the properties in the city are reviewed and the records are updated. For the 2019 assessment we viewed all single family homes in the area west of Eureka from Lake Minnetonka to Smithtown Rd, and west of Strawberry Road from Smithtown south to the City limits, not including Noble Road. Included in this sales book is a map of our quintile area for the next upcoming assessment cycle for 2020 pay 2021. (See included Quintile Map). Sales that occurred between October 1, 2017 and September 30, 2018 in the City of Shorewood were reviewed and analyzed to determine the 2019 estimated market values.

Summary of the 2019 Assessment

Each year the estimated market values are analyzed along with sales data from the market. A recalculation of land and building values were made to all property types. The results of the adjustments for the following property types are:

Single Family Overall	+ 1.5 %	Condos	N/A
Single Family On Lake	+ 1.7 %	Townhouses	+ 3.2 %
Single Family Off Lake	+ 1.1 %	Apartments	+ 1.7 %
Commercial	+ 5.5 %	Double Bungalow	+ 5.0 %
Industrial	+ 11 %	Residential Zero Lot Line	+ 1.8 %



The City of Shorewood has a total market value of approximately \$1,832,039,000. This value includes \$36,718,800 in new construction improvements. The overall value increase for all property types in the City of Shorewood is 2.1%.

The Open Book Processes

Value notices are scheduled to be mailed March 28th, 2019. Taxpayers with value or classification concerns should contact the assessor's office. During the initial conversation the property owner may discuss their concerns and review sales information with an appraiser. The majority of the callers are satisfied after a conversation with an appraiser. If additional attention is necessary the appraiser will review the property.

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

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

The County Board of Appeal and Equalization will begin meeting on June 17, 2019. All requests for appointments at the County Board must be received by May 22, 2019. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Mike Smerdon 952-249-4641

How the Assessor Estimates Your Market Value

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Property Tax Fact Sheet 2

Fact Sheet

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

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

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

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

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

An example of this timeline is:

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

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

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

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

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

How does my property value affect my property taxes?

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

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

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

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

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

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

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

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

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

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

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

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

Where do assessors get sales information?

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

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

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

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

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

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

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

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

Can the values of some properties decrease while others increase?

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

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

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

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

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

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

Where can I get more information?

If you have questions or need more information:

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

How to Appeal Your Value and Classification

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Property Tax Fact Sheet 3

Fact Sheet

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

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

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

What if I disagree with how my property was assessed?

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

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

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

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

How does my property's classification affect my taxes?

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

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

What can I appeal?

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

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

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

How do I appeal my assessment?

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

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

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

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

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

What should I bring to my appeal?

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

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

What is the Local Board of Appeal and Equalization?

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

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

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

What is the County Board of Appeal and Equalization?

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

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

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

How do I appeal to Minnesota Tax Court?

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

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

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

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

Where can I get more information?

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

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

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

Median Prices – Around the Metro

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
16-County Twin Cities Region	\$205,000	\$219,000	\$230,000	\$246,000	\$265,000	+ 7.7%	+ 29.3%
13-County Twin Cities Region	\$205,570	\$220,000	\$232,000	\$247,800	\$265,000	+ 6.9%	+ 28.9%
Afton	\$412,375	\$435,000	\$452,500	\$431,000	\$492,000	+ 14.2%	+ 19.3%
Albertville	\$179,900	\$210,000	\$225,000	\$239,900	\$255,300	+ 6.4%	+ 41.9%
Andover	\$236,700	\$247,500	\$268,000	\$290,000	\$305,000	+ 5.2%	+ 28.9%
Annandale	\$172,221	\$204,450	\$205,000	\$222,400	\$227,800	+ 2.4%	+ 32.3%
Anoka	\$166,000	\$178,950	\$195,000	\$206,500	\$230,000	+ 11.4%	+ 38.6%
Apple Valley	\$213,000	\$224,900	\$229,900	\$245,800	\$265,000	+ 7.8%	+ 24.4%
Arden Hills	\$252,000	\$282,000	\$299,000	\$301,000	\$361,000	+ 19.9%	+ 43.3%
Arlington	\$92,450	\$130,250	\$127,000	\$139,900	\$145,145	+ 3.7%	+ 57.0%
Bayport	\$237,450	\$207,000	\$233,250	\$300,000	\$429,500	+ 43.2%	+ 80.9%
Becker	\$169,900	\$183,900	\$193,250	\$211,450	\$219,900	+ 4.0%	+ 29.4%
Belle Plaine	\$187,700	\$193,250	\$207,050	\$225,000	\$242,300	+ 7.7%	+ 29.1%
Bethel	\$115,000	\$158,185	\$199,450	\$205,500	\$230,000	+ 11.9%	+ 100.0%
Big Lake	\$169,900	\$178,000	\$200,000	\$210,000	\$234,000	+ 11.4%	+ 37.7%
Birchwood Village	\$340,000	\$260,000	\$289,000	\$340,000	\$365,000	+ 7.4%	+ 7.4%
Blaine	\$218,665	\$220,000	\$230,000	\$242,500	\$265,000	+ 9.3%	+ 21.2%
Bloomington	\$201,000	\$218,000	\$232,000	\$250,000	\$260,000	+ 4.0%	+ 29.4%
Bloomington – East	\$182,000	\$198,250	\$210,000	\$232,000	\$242,000	+ 4.3%	+ 33.0%
Bloomington – West	\$225,000	\$235,000	\$250,000	\$264,750	\$279,777	+ 5.7%	+ 24.3%
Brainerd MSA	\$165,000	\$170,000	\$182,000	\$194,000	\$209,900	+ 8.2%	+ 27.2%
Brooklyn Center	\$139,950	\$154,900	\$165,000	\$186,125	\$204,000	+ 9.6%	+ 45.8%
Brooklyn Park	\$174,900	\$194,000	\$214,200	\$229,900	\$249,900	+ 8.7%	+ 42.9%
Buffalo	\$175,000	\$200,000	\$204,900	\$234,000	\$240,000	+ 2.6%	+ 37.1%
Burnsville	\$209,500	\$222,000	\$234,950	\$244,550	\$262,000	+ 7.1%	+ 25.1%
Cambridge	\$148,250	\$163,500	\$169,900	\$190,500	\$206,000	+ 8.1%	+ 39.0%
Cannon Falls	\$175,000	\$202,000	\$203,500	\$233,000	\$246,500	+ 5.8%	+ 40.9%
Carver	\$270,000	\$277,750	\$296,090	\$345,000	\$367,167	+ 6.4%	+ 36.0%
Centerville	\$197,500	\$223,000	\$235,000	\$243,000	\$263,250	+ 8.3%	+ 33.3%
Champlin	\$193,950	\$205,000	\$224,000	\$239,450	\$255,000	+ 6.5%	+ 31.5%
Chanhassen	\$318,838	\$325,000	\$336,950	\$346,000	\$357,500	+ 3.3%	+ 12.1%
Chaska	\$235,000	\$255,000	\$272,500	\$292,750	\$289,950	- 1.0%	+ 23.4%
Chisago	\$201,500	\$235,000	\$250,000	\$255,000	\$281,850	+ 10.5%	+ 39.9%
Circle Pines	\$154,000	\$162,550	\$180,000	\$191,050	\$210,000	+ 9.9%	+ 36.4%
Clear Lake	\$154,500	\$185,000	\$177,000	\$214,900	\$226,000	+ 5.2%	+ 46.3%
Clearwater	\$159,500	\$157,500	\$190,000	\$180,000	\$213,750	+ 18.8%	+ 34.0%
Cleveland	\$265,000	\$109,900	\$191,950	\$319,000	\$189,000	- 40.8%	- 28.7%
Coates	\$0	\$161,625	\$0	\$112,500	\$0	- 100.0%	--
Cokato	\$123,200	\$132,450	\$159,550	\$157,000	\$159,300	+ 1.5%	+ 29.3%
Cologne	\$262,950	\$250,000	\$240,000	\$291,625	\$321,500	+ 10.2%	+ 22.3%
Columbia Heights	\$140,000	\$158,125	\$173,950	\$190,000	\$209,900	+ 10.5%	+ 49.9%
Columbus	\$227,500	\$236,300	\$263,000	\$277,500	\$346,000	+ 24.7%	+ 52.1%
Coon Rapids	\$160,300	\$175,000	\$190,000	\$204,250	\$227,000	+ 11.1%	+ 41.6%
Corcoran	\$312,500	\$330,000	\$378,000	\$431,200	\$439,243	+ 1.9%	+ 40.6%
Cottage Grove	\$209,900	\$222,000	\$240,000	\$250,000	\$262,500	+ 5.0%	+ 25.1%
Crystal	\$157,500	\$172,000	\$185,450	\$200,450	\$220,000	+ 9.8%	+ 39.7%

Median Prices – Around the Metro

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Dayton	\$218,250	\$328,709	\$358,123	\$425,195	\$401,540	- 5.6%	+ 84.0%
Deephaven	\$585,000	\$622,500	\$581,000	\$689,000	\$910,000	+ 32.1%	+ 55.6%
Delano	\$241,250	\$275,100	\$280,000	\$295,000	\$315,560	+ 7.0%	+ 30.8%
Dellwood	\$765,000	\$594,215	\$532,000	\$600,000	\$587,500	- 2.1%	- 23.2%
Eagan	\$234,700	\$243,274	\$259,000	\$267,250	\$280,000	+ 4.8%	+ 19.3%
East Bethel	\$198,000	\$219,500	\$237,500	\$253,250	\$269,900	+ 6.6%	+ 36.3%
Eden Prairie	\$300,000	\$299,900	\$308,500	\$329,500	\$337,500	+ 2.4%	+ 12.5%
Edina	\$380,000	\$397,000	\$435,010	\$460,000	\$450,000	- 2.2%	+ 18.4%
Elk River	\$195,000	\$215,500	\$230,000	\$245,000	\$262,500	+ 7.1%	+ 34.6%
Elko New Market	\$257,520	\$264,250	\$305,000	\$300,000	\$329,900	+ 10.0%	+ 28.1%
Excelsior	\$452,500	\$502,500	\$502,000	\$529,500	\$605,000	+ 14.3%	+ 33.7%
Falcon Heights	\$257,450	\$257,000	\$288,800	\$270,000	\$298,900	+ 10.7%	+ 16.1%
Faribault	\$138,000	\$146,000	\$159,000	\$175,000	\$177,370	+ 1.4%	+ 28.5%
Farmington	\$210,000	\$220,500	\$229,900	\$251,900	\$260,500	+ 3.4%	+ 24.0%
Forest Lake	\$219,900	\$225,500	\$230,000	\$250,500	\$269,900	+ 7.7%	+ 22.7%
Fridley	\$160,000	\$175,000	\$187,800	\$199,900	\$219,900	+ 10.0%	+ 37.4%
Gaylord	\$82,000	\$80,750	\$115,000	\$97,500	\$143,900	+ 47.6%	+ 75.5%
Gem Lake	\$563,864	\$411,000	\$205,000	\$617,500	\$500,000	- 19.0%	- 11.3%
Golden Valley	\$247,500	\$264,900	\$290,275	\$312,750	\$309,950	- 0.9%	+ 25.2%
Grant	\$445,000	\$399,900	\$404,650	\$472,000	\$567,750	+ 20.3%	+ 27.6%
Greenfield	\$447,200	\$400,000	\$420,000	\$395,250	\$350,000	- 11.4%	- 21.7%
Greenwood	\$747,500	\$932,500	\$1,233,450	\$1,227,350	\$1,250,000	+ 1.8%	+ 67.2%
Ham Lake	\$289,900	\$297,500	\$319,000	\$329,900	\$358,200	+ 8.6%	+ 23.6%
Hamburg	\$138,000	\$119,900	\$186,000	\$197,750	\$149,900	- 24.2%	+ 8.6%
Hammond	\$152,900	\$160,950	\$174,000	\$204,500	\$228,250	+ 11.6%	+ 49.3%
Hampton	\$200,000	\$231,500	\$233,900	\$253,750	\$272,450	+ 7.4%	+ 36.2%
Hanover	\$254,313	\$266,250	\$289,950	\$309,730	\$312,000	+ 0.7%	+ 22.7%
Hastings	\$182,250	\$196,000	\$206,000	\$205,000	\$225,000	+ 9.8%	+ 23.5%
Hilltop	\$47,500	\$0	\$56,000	\$71,250	\$79,000	+ 10.9%	+ 66.3%
Hopkins	\$182,000	\$213,500	\$215,000	\$218,650	\$250,000	+ 14.3%	+ 37.4%
Hudson	\$233,500	\$262,000	\$263,000	\$294,361	\$297,250	+ 1.0%	+ 27.3%
Hugo	\$180,000	\$204,500	\$230,900	\$233,200	\$235,250	+ 0.9%	+ 30.7%
Hutchinson	\$142,900	\$145,000	\$147,700	\$161,000	\$170,000	+ 5.6%	+ 19.0%
Independence	\$424,950	\$520,000	\$535,000	\$460,000	\$561,000	+ 22.0%	+ 32.0%
Inver Grove Heights	\$181,250	\$193,500	\$216,000	\$230,000	\$254,000	+ 10.4%	+ 40.1%
Isanti	\$149,900	\$158,500	\$177,900	\$189,900	\$220,000	+ 15.9%	+ 46.8%
Jordan	\$209,000	\$246,261	\$255,000	\$265,880	\$285,727	+ 7.5%	+ 36.7%
Lake Elmo	\$428,500	\$401,000	\$406,550	\$432,500	\$473,439	+ 9.5%	+ 10.5%
Lake Minnetonka Area	\$380,000	\$395,000	\$398,750	\$450,000	\$497,500	+ 10.6%	+ 30.9%
Lake St. Croix Beach	\$176,250	\$187,250	\$220,900	\$182,500	\$225,075	+ 23.3%	+ 27.7%
Lakeland	\$223,000	\$244,000	\$255,000	\$276,500	\$271,000	- 2.0%	+ 21.5%
Lakeland Shores	\$1,500,000	\$247,423	\$278,500	\$800,000	\$650,000	- 18.8%	- 56.7%
Lakeville	\$272,000	\$299,450	\$307,000	\$325,000	\$356,000	+ 9.5%	+ 30.9%
Lauderdale	\$117,750	\$175,000	\$187,500	\$196,000	\$213,750	+ 9.1%	+ 81.5%
Le Center	\$114,900	\$120,000	\$121,900	\$136,000	\$153,000	+ 12.5%	+ 33.2%
Lexington	\$181,920	\$172,862	\$200,775	\$202,605	\$203,000	+ 0.2%	+ 11.6%

Median Prices – Around the Metro

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Lilydale	\$280,000	\$240,000	\$212,500	\$292,750	\$275,000	- 6.1%	- 1.8%
Lindstrom	\$179,999	\$190,000	\$211,814	\$225,000	\$236,330	+ 5.0%	+ 31.3%
Lino Lakes	\$243,000	\$254,600	\$274,900	\$304,500	\$305,521	+ 0.3%	+ 25.7%
Little Canada	\$192,593	\$206,250	\$219,000	\$248,750	\$262,250	+ 5.4%	+ 36.2%
Long Lake	\$212,250	\$269,950	\$245,025	\$336,250	\$382,500	+ 13.8%	+ 80.2%
Lonsdale	\$183,000	\$211,300	\$222,222	\$234,950	\$253,000	+ 7.7%	+ 38.3%
Loretto	\$156,900	\$256,000	\$226,250	\$290,000	\$257,600	- 11.2%	+ 64.2%
Mahtomedi	\$301,450	\$325,000	\$306,910	\$328,500	\$345,000	+ 5.0%	+ 14.4%
Maple Grove	\$245,000	\$245,000	\$256,700	\$274,025	\$297,750	+ 8.7%	+ 21.5%
Maple Lake	\$167,000	\$170,000	\$177,500	\$195,000	\$205,000	+ 5.1%	+ 22.8%
Maple Plain	\$212,500	\$243,900	\$253,000	\$271,750	\$300,500	+ 10.6%	+ 41.4%
Maplewood	\$182,500	\$187,500	\$199,900	\$219,950	\$235,000	+ 6.8%	+ 28.8%
Marine on St. Croix	\$322,450	\$320,000	\$376,825	\$335,000	\$510,250	+ 52.3%	+ 58.2%
Mayer	\$190,000	\$212,000	\$224,950	\$239,000	\$266,950	+ 11.7%	+ 40.5%
Medicine Lake	\$465,000	\$836,250	\$657,500	\$677,500	\$0	- 100.0%	- 100.0%
Medina	\$527,500	\$555,047	\$541,250	\$640,000	\$675,000	+ 5.5%	+ 28.0%
Mendota	\$78,000	\$0	\$221,000	\$0	\$372,500	--	+ 377.6%
Mendota Heights	\$330,000	\$339,649	\$360,000	\$389,450	\$385,000	- 1.1%	+ 16.7%
Miesville	\$205,000	\$0	\$274,000	\$217,500	\$122,000	- 43.9%	- 40.5%
Milaca	\$119,200	\$131,000	\$149,900	\$159,900	\$170,000	+ 6.3%	+ 42.6%
Minneapolis - (Citywide)	\$205,000	\$220,000	\$230,000	\$242,000	\$265,000	+ 9.5%	+ 29.3%
Minneapolis - Calhoun-Isle	\$318,500	\$360,000	\$343,000	\$340,000	\$362,500	+ 6.6%	+ 13.8%
Minneapolis - Camden	\$101,250	\$122,000	\$136,200	\$155,000	\$175,000	+ 12.9%	+ 72.8%
Minneapolis - Central	\$321,000	\$260,000	\$301,250	\$310,500	\$387,000	+ 24.6%	+ 20.6%
Minneapolis - Longfellow	\$196,250	\$207,250	\$229,449	\$250,000	\$265,950	+ 6.4%	+ 35.5%
Minneapolis - Near North	\$100,575	\$125,200	\$134,000	\$155,000	\$171,000	+ 10.3%	+ 70.0%
Minneapolis - Nokomis	\$222,250	\$227,000	\$245,000	\$260,000	\$275,000	+ 5.8%	+ 23.7%
Minneapolis - Northeast	\$179,500	\$199,825	\$219,625	\$236,000	\$255,000	+ 8.1%	+ 42.1%
Minneapolis - Phillips	\$115,000	\$141,500	\$156,500	\$177,000	\$185,000	+ 4.5%	+ 60.9%
Minneapolis - Powderhorn	\$168,000	\$185,050	\$200,000	\$215,000	\$235,000	+ 9.3%	+ 39.9%
Minneapolis - Southwest	\$323,500	\$340,000	\$350,000	\$382,500	\$390,000	+ 2.0%	+ 20.6%
Minneapolis - University	\$226,000	\$230,000	\$255,000	\$243,500	\$277,200	+ 13.8%	+ 22.7%
Minnetonka	\$270,000	\$300,000	\$307,350	\$335,000	\$348,000	+ 3.9%	+ 28.9%
Minnetonka Beach	\$1,096,450	\$1,487,500	\$1,305,000	\$1,640,000	\$1,287,750	- 21.5%	+ 17.4%
Minnetrista	\$436,000	\$445,500	\$456,500	\$458,000	\$491,880	+ 7.4%	+ 12.8%
Montgomery	\$122,500	\$128,750	\$133,000	\$159,233	\$187,500	+ 17.8%	+ 53.1%
Monticello	\$172,000	\$186,000	\$199,700	\$214,000	\$229,950	+ 7.5%	+ 33.7%
Montrose	\$164,550	\$164,450	\$186,250	\$203,000	\$217,700	+ 7.2%	+ 32.3%
Mora	\$100,000	\$122,000	\$122,900	\$143,150	\$160,000	+ 11.8%	+ 60.0%
Mound	\$202,000	\$215,900	\$224,500	\$249,950	\$247,500	- 1.0%	+ 22.5%
Mounds View	\$176,000	\$187,837	\$195,000	\$223,000	\$252,500	+ 13.2%	+ 43.5%
New Brighton	\$197,000	\$219,900	\$241,250	\$245,000	\$260,000	+ 6.1%	+ 32.0%
New Germany	\$165,708	\$153,610	\$144,900	\$212,930	\$185,900	- 12.7%	+ 12.2%
New Hope	\$185,000	\$199,000	\$220,000	\$225,000	\$243,000	+ 8.0%	+ 31.4%
New Prague	\$189,900	\$215,000	\$250,000	\$248,171	\$268,000	+ 8.0%	+ 41.1%
New Richmond	\$155,850	\$178,000	\$196,000	\$203,612	\$225,000	+ 10.5%	+ 44.4%

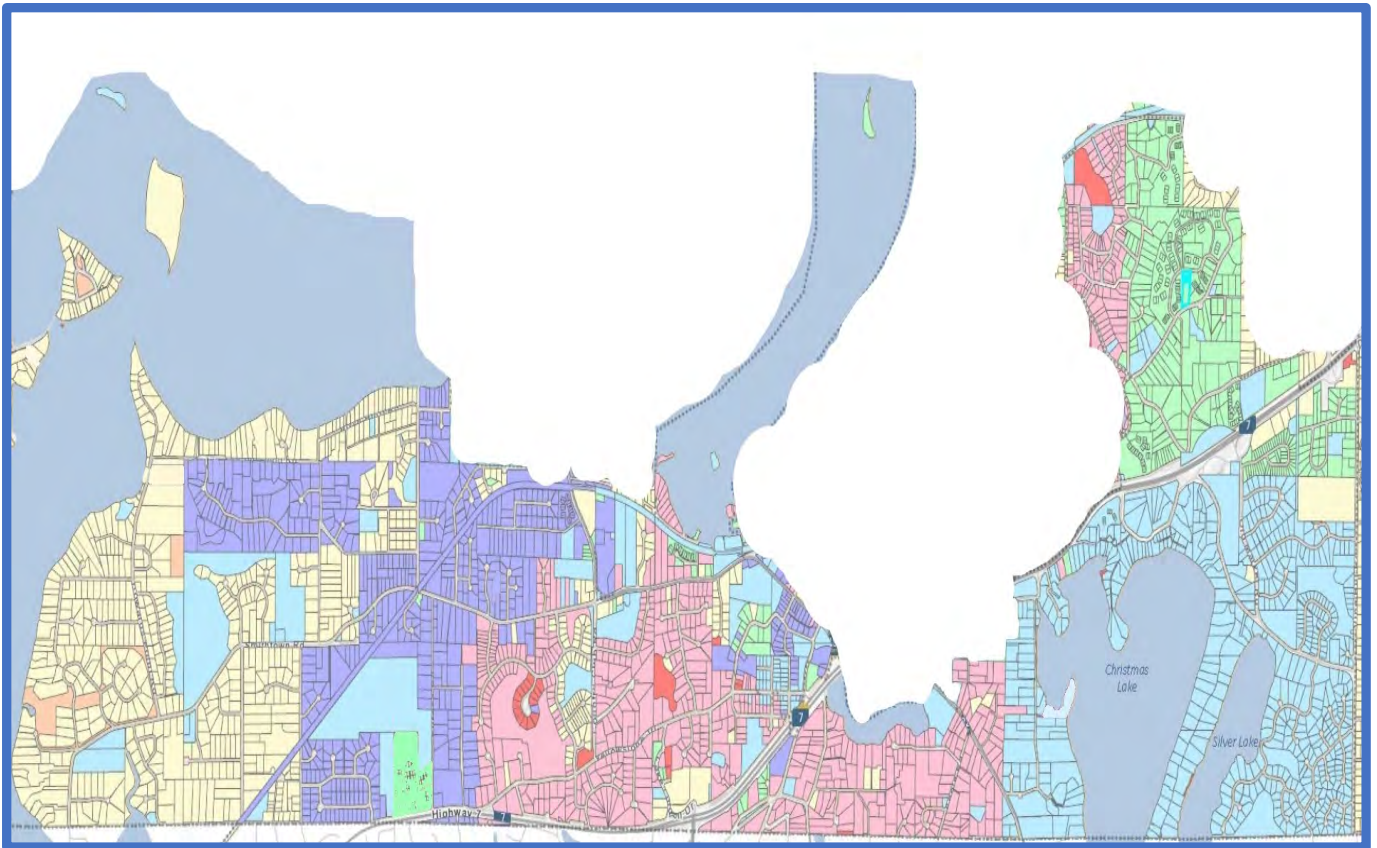
Median Prices – Around the Metro

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
New Trier	\$0	\$137,000	\$0	\$205,088	\$69,100	- 66.3%	--
Newport	\$167,000	\$157,261	\$189,500	\$203,500	\$260,000	+ 27.8%	+ 55.7%
North Branch	\$164,900	\$175,778	\$187,000	\$207,000	\$230,000	+ 11.1%	+ 39.5%
North Oaks	\$632,997	\$692,844	\$650,000	\$660,000	\$717,500	+ 8.7%	+ 13.3%
North Saint Paul	\$168,000	\$174,000	\$196,000	\$210,500	\$222,450	+ 5.7%	+ 32.4%
Northfield	\$182,000	\$199,000	\$225,950	\$243,500	\$258,000	+ 6.0%	+ 41.8%
Norwood Young America	\$157,000	\$166,400	\$180,000	\$214,450	\$220,000	+ 2.6%	+ 40.1%
Nowthen	\$241,000	\$305,000	\$323,000	\$329,900	\$355,000	+ 7.6%	+ 47.3%
Oak Grove	\$243,495	\$265,000	\$286,000	\$324,950	\$325,000	+ 0.0%	+ 33.5%
Oak Park Heights	\$177,000	\$202,000	\$224,750	\$235,000	\$240,000	+ 2.1%	+ 35.6%
Oakdale	\$167,500	\$188,900	\$210,250	\$211,250	\$225,000	+ 6.5%	+ 34.3%
Onamia	\$126,500	\$112,500	\$124,200	\$160,000	\$149,775	- 6.4%	+ 18.4%
Orono	\$572,000	\$542,500	\$616,000	\$639,000	\$727,804	+ 13.9%	+ 27.2%
Osseo	\$175,000	\$174,900	\$219,000	\$205,000	\$215,000	+ 4.9%	+ 22.9%
Otsego	\$214,950	\$218,700	\$252,825	\$255,500	\$305,000	+ 19.4%	+ 41.9%
Pine City	\$120,000	\$126,375	\$155,000	\$149,963	\$149,900	- 0.0%	+ 24.9%
Pine Springs	\$377,500	\$395,000	\$451,500	\$376,000	\$494,000	+ 31.4%	+ 30.9%
Plymouth	\$305,000	\$320,000	\$325,000	\$341,000	\$369,900	+ 8.5%	+ 21.3%
Princeton	\$149,000	\$163,500	\$182,450	\$181,400	\$215,000	+ 18.5%	+ 44.3%
Prior Lake	\$281,250	\$300,000	\$295,000	\$296,000	\$325,000	+ 9.8%	+ 15.6%
Ramsey	\$199,900	\$215,500	\$230,000	\$239,900	\$262,500	+ 9.4%	+ 31.3%
Randolph	\$262,500	\$208,250	\$247,000	\$254,500	\$220,000	- 13.6%	- 16.2%
Red Wing	\$141,250	\$143,900	\$160,000	\$168,500	\$184,000	+ 9.2%	+ 30.3%
Richfield	\$183,750	\$205,000	\$221,625	\$235,700	\$250,000	+ 6.1%	+ 36.1%
River Falls	\$179,900	\$195,000	\$204,950	\$230,000	\$237,500	+ 3.3%	+ 32.0%
Robbinsdale	\$159,000	\$175,000	\$185,000	\$205,000	\$223,000	+ 8.8%	+ 40.3%
Rockford	\$184,535	\$195,299	\$211,900	\$213,250	\$234,000	+ 9.7%	+ 26.8%
Rogers	\$278,950	\$293,978	\$287,250	\$315,000	\$330,000	+ 4.8%	+ 18.3%
Rosemount	\$228,500	\$240,000	\$261,350	\$273,450	\$293,000	+ 7.1%	+ 28.2%
Roseville	\$205,000	\$215,050	\$225,425	\$243,000	\$262,000	+ 7.8%	+ 27.8%
Rush City	\$149,000	\$129,500	\$155,000	\$172,000	\$184,500	+ 7.3%	+ 23.8%
Saint Anthony	\$211,700	\$248,435	\$240,000	\$269,000	\$285,000	+ 5.9%	+ 34.6%
Saint Bonifacius	\$179,000	\$220,000	\$234,900	\$243,500	\$255,000	+ 4.7%	+ 42.5%
Saint Cloud MSA	\$150,000	\$155,900	\$164,900	\$172,000	\$180,000	+ 4.7%	+ 20.0%
Saint Francis	\$159,450	\$180,500	\$196,500	\$210,350	\$232,900	+ 10.7%	+ 46.1%
Saint Louis Park	\$229,950	\$239,000	\$245,000	\$264,663	\$287,150	+ 8.5%	+ 24.9%
Saint Mary's Point	\$347,400	\$235,000	\$242,050	\$268,000	\$169,100	- 36.9%	- 51.3%
Saint Michael	\$220,000	\$230,000	\$255,000	\$275,000	\$306,000	+ 11.3%	+ 39.1%
Saint Paul	\$157,000	\$168,000	\$180,000	\$193,000	\$212,000	+ 9.8%	+ 35.0%
Saint Paul - Battle Creek / Highwood	\$146,251	\$157,950	\$174,250	\$191,258	\$209,500	+ 9.5%	+ 43.2%
Saint Paul - Como Park	\$187,080	\$195,000	\$205,000	\$225,000	\$240,000	+ 6.7%	+ 28.3%
Saint Paul - Dayton's Bluff	\$110,463	\$130,000	\$137,500	\$155,000	\$174,450	+ 12.5%	+ 57.9%
Saint Paul - Downtown	\$172,000	\$164,900	\$172,000	\$179,500	\$193,250	+ 7.7%	+ 12.4%
Saint Paul - Greater East Side	\$129,900	\$141,600	\$157,000	\$170,000	\$185,100	+ 8.9%	+ 42.5%
Saint Paul - Hamline-Midway	\$155,950	\$168,299	\$177,500	\$207,000	\$218,000	+ 5.3%	+ 39.8%
Saint Paul - Highland Park	\$264,000	\$271,175	\$284,275	\$315,000	\$325,000	+ 3.2%	+ 23.1%

Median Prices – Around the Metro

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Saint Paul - Merriam Park / Lexington-Hamline	\$249,950	\$256,000	\$272,750	\$287,500	\$325,000	+ 13.0%	+ 30.0%
Saint Paul - Macalester-Groveland	\$277,750	\$292,000	\$303,500	\$324,000	\$351,000	+ 8.3%	+ 26.4%
Saint Paul - North End	\$107,750	\$128,500	\$139,900	\$149,900	\$160,000	+ 6.7%	+ 48.5%
Saint Paul - Payne-Phalen	\$124,900	\$134,000	\$143,500	\$165,000	\$179,900	+ 9.0%	+ 44.0%
Saint Paul - St. Anthony Park	\$239,000	\$227,900	\$241,700	\$250,000	\$280,900	+ 12.4%	+ 17.5%
Saint Paul - Summit Hill	\$344,500	\$369,000	\$325,000	\$391,750	\$418,000	+ 6.7%	+ 21.3%
Saint Paul - Summit-University	\$194,280	\$210,000	\$218,450	\$230,000	\$244,250	+ 6.2%	+ 25.7%
Saint Paul - Thomas-Dale (Frogtown)	\$106,500	\$130,000	\$140,000	\$145,700	\$165,000	+ 13.2%	+ 54.9%
Saint Paul - West Seventh	\$148,250	\$169,900	\$185,500	\$210,000	\$229,930	+ 9.5%	+ 55.1%
Saint Paul - West Side	\$137,000	\$150,000	\$157,400	\$175,900	\$191,000	+ 8.6%	+ 39.4%
Saint Paul Park	\$160,000	\$172,200	\$185,000	\$193,000	\$215,000	+ 11.4%	+ 34.4%
Savage	\$255,000	\$255,000	\$265,000	\$289,900	\$315,000	+ 8.7%	+ 23.5%
Scandia	\$286,250	\$298,950	\$345,000	\$412,500	\$362,450	- 12.1%	+ 26.6%
Shakopee	\$205,000	\$209,000	\$222,000	\$229,900	\$250,000	+ 8.7%	+ 22.0%
Shoreview	\$223,000	\$237,000	\$221,500	\$251,500	\$264,900	+ 5.3%	+ 18.8%
Shorewood	\$382,500	\$417,500	\$453,250	\$509,000	\$548,398	+ 7.7%	+ 43.4%
Somerset	\$175,000	\$179,550	\$190,718	\$218,075	\$230,000	+ 5.5%	+ 31.4%
South Haven	\$190,750	\$217,000	\$260,000	\$248,550	\$285,160	+ 14.7%	+ 49.5%
South Saint Paul	\$148,000	\$165,000	\$179,950	\$192,000	\$214,950	+ 12.0%	+ 45.2%
Spring Lake Park	\$164,900	\$169,950	\$170,000	\$198,000	\$221,000	+ 11.6%	+ 34.0%
Spring Park	\$446,050	\$310,000	\$325,000	\$433,550	\$315,000	- 27.3%	- 29.4%
Stacy	\$201,950	\$200,000	\$226,000	\$245,000	\$265,000	+ 8.2%	+ 31.2%
Stillwater	\$265,000	\$256,500	\$287,000	\$316,000	\$334,900	+ 6.0%	+ 26.4%
Sunfish Lake	\$1,110,000	\$900,000	\$533,500	\$921,500	\$738,750	- 19.8%	- 33.4%
Tonka Bay	\$570,000	\$444,012	\$649,950	\$526,393	\$861,862	+ 63.7%	+ 51.2%
Vadnais Heights	\$194,650	\$191,950	\$214,550	\$240,000	\$245,000	+ 2.1%	+ 25.9%
Vermillion	\$220,000	\$0	\$228,000	\$215,000	\$217,000	+ 0.9%	- 1.4%
Victoria	\$369,990	\$403,250	\$423,018	\$439,900	\$438,709	- 0.3%	+ 18.6%
Waconia	\$237,000	\$250,000	\$266,500	\$272,000	\$304,000	+ 11.8%	+ 28.3%
Watertown	\$170,450	\$204,900	\$217,900	\$241,713	\$263,756	+ 9.1%	+ 54.7%
Waterville	\$120,000	\$128,500	\$142,675	\$130,000	\$162,400	+ 24.9%	+ 35.3%
Wayzata	\$627,500	\$533,000	\$525,000	\$905,812	\$741,050	- 18.2%	+ 18.1%
West Saint Paul	\$156,200	\$171,000	\$183,900	\$195,900	\$220,000	+ 12.3%	+ 40.8%
White Bear Lake	\$192,900	\$198,500	\$216,650	\$229,950	\$244,900	+ 6.5%	+ 27.0%
Willernie	\$160,000	\$145,767	\$165,000	\$215,000	\$229,585	+ 6.8%	+ 43.5%
Winthrop	\$55,250	\$63,700	\$105,000	\$96,000	\$120,000	+ 25.0%	+ 117.2%
Woodbury	\$284,000	\$288,200	\$294,500	\$312,000	\$325,000	+ 4.2%	+ 14.4%
Woodland	\$3,275,000	\$850,000	\$695,000	\$1,222,500	\$1,300,000	+ 6.3%	- 60.3%
Wyoming	\$209,000	\$213,250	\$230,900	\$254,200	\$280,000	+ 10.1%	+ 34.0%
Zimmerman	\$161,900	\$185,000	\$206,000	\$216,250	\$240,000	+ 11.0%	+ 48.2%
Zumbrota	\$152,500	\$168,500	\$195,000	\$199,950	\$210,000	+ 5.0%	+ 37.7%

Shorewood Quintile inspection Map



Legend

Year Last Appraised

2019



2018



2017



2016



2015



2014



2013 and lower





19840 SWEETWATER CUR

36-117-23-43-0006

2019 ESTIMATED MARKET VALUE : \$964,000

PROPERTY TYPE:

Single Family

SALE DATE : March 15, 2018
 NET SALE PRICE : \$966,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$991,887

SALE DATE: June 16, 2008
 SALE PRICE: \$1,150,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1990
 GROUND FL SF : 3,164
 TOTAL ABOVE GRADE SF : 3,164
 BASEMENT SF : 3,164
 BASEMENT % FIN : 90%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 192
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 192
 DECK SF : 598

GARAGES

GARAGE 1 SF : 738
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 37,462
 LOT ACRES : .86

LAKE : Silver
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5975 RIDGE RD

36-117-23-31-0012

2019 ESTIMATED MARKET VALUE : \$831,000

PROPERTY TYPE:

Single Family

SALE DATE : February 16, 2018
NET SALE PRICE : \$1,040,000
ANNUAL MCAP ADJ : .0322
MCAP SALE PRICE : \$1,070,698

SALE DATE: November 5, 1999
SALE PRICE: \$625,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1977
GROUND FL SF : 1,935
TOTAL ABOVE GRADE SF : 1,935
BASEMENT SF : 1,935
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 744

GARAGES

GARAGE 1 SF : 675
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 42,689
LOT ACRES : .98

LAKE : Silver
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4825 ENCHANTED LA

30-117-23-31-0008

2019 ESTIMATED MARKET VALUE : \$759,000

PROPERTY TYPE:

Single Family

SALE DATE : September 7, 2018
 NET SALE PRICE : \$775,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$783,241

SALE DATE: May 30, 2012
 SALE PRICE: \$451,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1920
 GROUND FL SF : 1,802
 TOTAL ABOVE GRADE SF : 1,802
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 320
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 228

GARAGES

GARAGE 1 SF : 352
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 28,750
 LOT ACRES : .66

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 120

APPRAISER COMMENTS



5890 BOULDER BRIDGE LA

31-117-23-42-0026

2019 ESTIMATED MARKET VALUE : \$883,000

PROPERTY TYPE:

Single Family

SALE DATE : August 17, 2018
NET SALE PRICE : \$895,000
ANNUAL MCAP ADJ : .0322
MCAP SALE PRICE : \$906,912

SALE DATE: February 15, 2008
SALE PRICE: \$910,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1988
GROUND FL SF : 2,708
TOTAL ABOVE GRADE SF : 2,708
BASEMENT SF : 1,221
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 228
OPEN PORCH SF : 58
DECK SF : 220

GARAGES

GARAGE 1 SF : 865
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,560
LOT ACRES : 1.00

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



28036 WOODSIDE RD

31-117-23-24-0019

2019 ESTIMATED MARKET VALUE : \$2,805,000

PROPERTY TYPE:

Single Family

SALE DATE : June 29, 2018
NET SALE PRICE : \$3,000,000
ANNUAL MCAP ADJ : .0322
MCAP SALE PRICE : \$3,056,052

SALE DATE: October 15, 2012
SALE PRICE: \$2,548,540

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1999
GROUND FL SF : 2,730
TOTAL ABOVE GRADE SF : 2,730
BASEMENT SF : 2,730
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 574

GARAGES

GARAGE 1 SF : 1,175
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 44,431
LOT ACRES : 1.02

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 150

APPRAISER COMMENTS



4495 ENCHANTED LA

30-117-23-33-0003

2019 ESTIMATED MARKET VALUE : \$723,000

PROPERTY TYPE:

Single Family

SALE DATE : December 8, 2017
 NET SALE PRICE : \$849,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$878,695

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1955
 GROUND FL SF : 1,411
 TOTAL ABOVE GRADE SF : 2,659
 BASEMENT SF : 988
 BASEMENT % FIN : 50%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 211
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 48
 DECK SF : 0

GARAGES

GARAGE 1 SF : 550
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 18,731
 LOT ACRES : .43

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5185 SHADY ISLAND RD

30-117-23-42-0008

2019 ESTIMATED MARKET VALUE : \$771,000

PROPERTY TYPE:

Single Family

SALE DATE : April 19, 2018
 NET SALE PRICE : \$915,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$937,039

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1993
 GROUND FL SF : 1,306
 TOTAL ABOVE GRADE SF : 2,598
 BASEMENT SF : 1,292
 BASEMENT % FIN : 60%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 224
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 64
 DECK SF : 480

GARAGES

GARAGE 1 SF : 744
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
 LOT ACRES : .33

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 70

APPRAISER COMMENTS



4205 ENCHANTED LA

30-117-23-33-0008

2019 ESTIMATED MARKET VALUE : \$1,027,000

PROPERTY TYPE:

Single Family

SALE DATE : May 21, 2018
 NET SALE PRICE : \$1,070,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$1,092,878

SALE DATE: November 25, 2009
 SALE PRICE: \$950,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2000
 GROUND FL SF : 1,852
 TOTAL ABOVE GRADE SF : 4,040
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 768
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 18,731
 LOT ACRES : .43

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 130

APPRAISER COMMENTS



27975 BOULDER CIR

31-117-23-43-0008

2019 ESTIMATED MARKET VALUE : \$1,259,000

PROPERTY TYPE:

Single Family

SALE DATE : August 31, 2018
 NET SALE PRICE : \$1,250,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$1,266,638

SALE DATE: June 13, 2013
 SALE PRICE: \$1,040,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1998
 GROUND FL SF : 2,727
 TOTAL ABOVE GRADE SF : 4,215
 BASEMENT SF : 2,182
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 392
 OPEN PORCH SF : 510
 DECK SF : 510

GARAGES

GARAGE 1 SF : 1,006
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 45,302
 LOT ACRES : 1.04

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26190 BIRCH BLUFF RD

29-117-23-43-0010

2019 ESTIMATED MARKET VALUE : \$3,436,000

PROPERTY TYPE:

Single Family

SALE DATE : August 27, 2018
 NET SALE PRICE : \$3,435,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$3,480,720

SALE DATE: December 8, 2017
 SALE PRICE: \$3,435,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2001
 GROUND FL SF : 3,282
 TOTAL ABOVE GRADE SF : 5,620
 BASEMENT SF : 3,938
 BASEMENT % FIN : 60%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 256
 OPEN PORCH SF : 144
 DECK SF : 228

GARAGES

GARAGE 1 SF : 962
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 1,218
 GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 26,136
 LOT ACRES : .60

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 160

APPRAISER COMMENTS



22370 BRACKETTS RD

35-117-23-32-0038

2019 ESTIMATED MARKET VALUE : \$725,000

PROPERTY TYPE:

Single Family

SALE DATE : June 29, 2018
 NET SALE PRICE : \$750,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$764,013

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1989
 GROUND FL SF : 2,172
 TOTAL ABOVE GRADE SF : 3,568
 BASEMENT SF : 2,172
 BASEMENT % FIN : 20%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 253
 OPEN PORCH SF : 54
 DECK SF : 168

GARAGES

GARAGE 1 SF : 845
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 32,670
 LOT ACRES : .75

LAKE : Galpin
 EFFECTIVE LAKE FRONT FT : 115

APPRAISER COMMENTS



5885 CHRISTMAS LAKE RD

35-117-23-42-0019

2019 ESTIMATED MARKET VALUE : \$1,719,000

PROPERTY TYPE:

Single Family

SALE DATE : May 16, 2018
 NET SALE PRICE : \$1,800,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$1,838,486

SALE DATE: February 11, 2005
 SALE PRICE: \$1,337,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1991
 GROUND FL SF : 2,796
 TOTAL ABOVE GRADE SF : 3,765
 BASEMENT SF : 1,957
 BASEMENT % FIN : 90%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 2
 # HALF BATHS : 2
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 324
 OPEN PORCH SF : 0
 DECK SF : 459

GARAGES

GARAGE 1 SF : 960
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 37,897
 LOT ACRES : .87

LAKE : Christmas
 EFFECTIVE LAKE FRONT FT : 220

APPRAISER COMMENTS



20725 RADISSON RD

36-117-23-22-0016

2019 ESTIMATED MARKET VALUE : \$884,000

PROPERTY TYPE: Res Vac Pot Bldg Site

SALE DATE : July 17, 2018
 NET SALE PRICE : \$1,050,000
 ANNUAL MCAP ADJ : .0322
 MCAP SALE PRICE : \$1,066,794

SALE DATE: November 9, 2015
 SALE PRICE: \$962,500

BUILDING CHARACTERISTICS

STORIES :
 AGE :
 GROUND FL SF :
 TOTAL ABOVE GRADE SF :
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 37,897
 LOT ACRES : .87

LAKE : Christmas
 EFFECTIVE LAKE FRONT FT : 80

APPRAISER COMMENTS



5605 GRANT LORENZ RD

32-117-23-13-0018

2019 ESTIMATED MARKET VALUE : \$475,000

PROPERTY TYPE:

Single Family

SALE DATE : June 14, 2018
 NET SALE PRICE : \$542,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$551,256

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story Split Entry
 AGE : 1969
 GROUND FL SF : 1,644
 TOTAL ABOVE GRADE SF : 2,627
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 2
 # HALF BATHS : 0
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 72
 DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 43,996
 LOT ACRES : 1.01

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25560 SMITHTOWN RD

33-117-23-23-0004

2019 ESTIMATED MARKET VALUE : \$102,000

PROPERTY TYPE:

Single Family

SALE DATE : June 26, 2018
 NET SALE PRICE : \$100,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$101,708

SALE DATE: July 3, 2007
 SALE PRICE: \$130,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1910
 GROUND FL SF : 440
 TOTAL ABOVE GRADE SF : 440
 BASEMENT SF : 440
 BASEMENT % FIN : 30%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 110

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 4,792
 LOT ACRES : .11

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25840 SMITHTOWN RD

32-117-23-14-0024

2019 ESTIMATED MARKET VALUE : \$231,000

PROPERTY TYPE:

Single Family

SALE DATE : April 6, 2018
NET SALE PRICE : \$226,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$230,974

SALE DATE: March 8, 2013
SALE PRICE: \$121,250

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1950
GROUND FL SF : 780
TOTAL ABOVE GRADE SF : 780
BASEMENT SF : 780
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 477

GARAGES

GARAGE 1 SF : 490
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 17,424
LOT ACRES : .40

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5840 GLENCOE RD

34-117-23-31-0015

2019 ESTIMATED MARKET VALUE : \$285,000

PROPERTY TYPE:

Single Family

SALE DATE : December 15, 2017
NET SALE PRICE : \$279,480
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$288,409

SALE DATE: August 25, 2004
SALE PRICE: \$250,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1936
GROUND FL SF : 1,017
TOTAL ABOVE GRADE SF : 1,017
BASEMENT SF : 509
BASEMENT % FIN : 50%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 180
SCREENED PORCH SF : 0
OPEN PORCH SF : 21
DECK SF : 149

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 18,731
LOT ACRES : .43

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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24770 AMLEE RD

33-117-23-12-0018

2019 ESTIMATED MARKET VALUE : \$266,000

PROPERTY TYPE:

Single Family

SALE DATE : May 21, 2018
NET SALE PRICE : \$288,869
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$294,514

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1977
GROUND FL SF : 850
TOTAL ABOVE GRADE SF : 850
BASEMENT SF : 850
BASEMENT % FIN : 50%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 526
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,344
LOT ACRES : .49

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24740 AMLEE RD

33-117-23-12-0017

2019 ESTIMATED MARKET VALUE : \$292,000

PROPERTY TYPE:

Single Family

SALE DATE : May 24, 2018
 NET SALE PRICE : \$297,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$302,804

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1977
 GROUND FL SF : 1,000
 TOTAL ABOVE GRADE SF : 1,000
 BASEMENT SF : 1,000
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 576
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 576
 GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 20,909
 LOT ACRES : .48

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20775 GARDEN RD

26-117-23-11-0042

2019 ESTIMATED MARKET VALUE : \$337,000

PROPERTY TYPE:

Single Family

SALE DATE : April 12, 2018
 NET SALE PRICE : \$305,550
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$312,275

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1958
 GROUND FL SF : 1,242
 TOTAL ABOVE GRADE SF : 1,242
 BASEMENT SF : 1,242
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 12,632
 LOT ACRES : .29

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25835 WILD ROSE LA

32-117-23-14-0019

2019 ESTIMATED MARKET VALUE : \$379,000

PROPERTY TYPE:

Single Family

SALE DATE : January 2, 2019
 NET SALE PRICE : \$437,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$437,500

SALE DATE: June 14, 2018
 SALE PRICE: \$315,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1955
 GROUND FL SF : 1,650
 TOTAL ABOVE GRADE SF : 1,650
 BASEMENT SF : 1,320
 BASEMENT % FIN : 70%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 48
 DECK SF : 100

GARAGES

GARAGE 1 SF : 765
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246
 LOT ACRES : .35

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25480 SMITHTOWN RD

33-117-23-23-0005

2019 ESTIMATED MARKET VALUE : \$357,000

PROPERTY TYPE:

Single Family

SALE DATE : June 26, 2018
 NET SALE PRICE : \$350,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$355,977

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1920
 GROUND FL SF : 1,486
 TOTAL ABOVE GRADE SF : 1,486
 BASEMENT SF : 743
 BASEMENT % FIN : 0%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 294
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 100,188
 LOT ACRES : 2.30

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25040 SMITHTOWN RD

33-117-23-24-0003

2019 ESTIMATED MARKET VALUE : \$224,000

PROPERTY TYPE:

Single Family

SALE DATE : June 22, 2018
 NET SALE PRICE : \$350,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$355,977

SALE DATE: August 30, 2001
 SALE PRICE: \$148,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1915
 GROUND FL SF : 728
 TOTAL ABOVE GRADE SF : 728
 BASEMENT SF : 728
 BASEMENT % FIN : 0%
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 990
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 41,818
 LOT ACRES : .96

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5740 ECHO RD

33-117-23-14-0023

2019 ESTIMATED MARKET VALUE : \$361,000

PROPERTY TYPE:

Single Family

SALE DATE : August 20, 2018
 NET SALE PRICE : \$358,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$362,357

SALE DATE: August 26, 2015
 SALE PRICE: \$300,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1963
 GROUND FL SF : 1,805
 TOTAL ABOVE GRADE SF : 1,805
 BASEMENT SF : 542
 BASEMENT % FIN : 0%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 54
 DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 21,344
 LOT ACRES : .49

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5515 SHOREWOOD LA

33-117-23-11-0051

2019 ESTIMATED MARKET VALUE : \$357,000

PROPERTY TYPE:

Single Family

SALE DATE : August 3, 2018
 NET SALE PRICE : \$375,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$379,563

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1976
 GROUND FL SF : 1,456
 TOTAL ABOVE GRADE SF : 1,456
 BASEMENT SF : 1,456
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 40,511
 LOT ACRES : .93

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6105 LAKE VIRGINIA DR

31-117-23-44-0005

2019 ESTIMATED MARKET VALUE : \$402,000

PROPERTY TYPE:

Single Family

SALE DATE : November 30, 2017
 NET SALE PRICE : \$386,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$399,297

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1976
 GROUND FL SF : 1,324
 TOTAL ABOVE GRADE SF : 1,324
 BASEMENT SF : 1,324
 BASEMENT % FIN : 70%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 55
 DECK SF : 264

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 40,946
 LOT ACRES : .94

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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26705 EDGEWOOD RD

32-117-23-21-0040

2019 ESTIMATED MARKET VALUE : \$429,000

PROPERTY TYPE:

Single Family

SALE DATE : August 29, 2018
NET SALE PRICE : \$442,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$447,379

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1973
GROUND FL SF : 1,417
TOTAL ABOVE GRADE SF : 1,417
BASEMENT SF : 1,842
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 192
SCREENED PORCH SF : 0
OPEN PORCH SF : 104
DECK SF : 786

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 520
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 52,708
LOT ACRES : 1.21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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26755 SMITHTOWN RD

32-117-23-31-0025

2019 ESTIMATED MARKET VALUE : \$460,000

PROPERTY TYPE:

Single Family

SALE DATE : July 9, 2018
NET SALE PRICE : \$450,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$456,579

SALE DATE: January 31, 2014
SALE PRICE: \$352,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1987
GROUND FL SF : 1,374
TOTAL ABOVE GRADE SF : 1,374
BASEMENT SF : 1,374
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 454
DECK SF : 0

GARAGES

GARAGE 1 SF : 918
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 54,014
LOT ACRES : 1.24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5366 VINE HILL RD

25-117-23-44-0062

2019 ESTIMATED MARKET VALUE : \$468,000

PROPERTY TYPE:

Single Family

SALE DATE : October 4, 2017
 NET SALE PRICE : \$460,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$476,998

SALE DATE: July 10, 2003
 SALE PRICE: \$520,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1994
 GROUND FL SF : 2,158
 TOTAL ABOVE GRADE SF : 2,158
 BASEMENT SF : 1,942
 BASEMENT % FIN : 60%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 808
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 67,082
 LOT ACRES : 1.54

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5365 SHADY HILLS CIR

25-117-23-44-0048

2019 ESTIMATED MARKET VALUE : \$514,000

PROPERTY TYPE:

Single Family

SALE DATE : December 29, 2017
NET SALE PRICE : \$485,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$500,495

SALE DATE: September 24, 2010
SALE PRICE: \$513,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1993
GROUND FL SF : 2,107
TOTAL ABOVE GRADE SF : 2,107
BASEMENT SF : 2,107
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 679
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 31,363
LOT ACRES : .72

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6040 BRAND CIR

35-117-23-43-0008

2019 ESTIMATED MARKET VALUE : \$574,000

PROPERTY TYPE:

Single Family

SALE DATE : May 25, 2018
NET SALE PRICE : \$532,500
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$542,906

SALE DATE: June 13, 2003
SALE PRICE: \$322,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 2,266
TOTAL ABOVE GRADE SF : 2,266
BASEMENT SF : 1,813
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 256
SCREENED PORCH SF : 0
OPEN PORCH SF : 176
DECK SF : 0

GARAGES

GARAGE 1 SF : 672
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 37,462
LOT ACRES : .86

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26575 EDGEWOOD RD

32-117-23-21-0013

2019 ESTIMATED MARKET VALUE : \$560,000

PROPERTY TYPE:

Single Family

SALE DATE : October 31, 2017
 NET SALE PRICE : \$533,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$552,695

SALE DATE: August 29, 2008
 SALE PRICE: \$495,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1987
 GROUND FL SF : 1,562
 TOTAL ABOVE GRADE SF : 1,562
 BASEMENT SF : 2,098
 BASEMENT % FIN : 70%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 90
 DECK SF : 0

GARAGES

GARAGE 1 SF : 536
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 536
 GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 43,560
 LOT ACRES : 1.00

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6085 CATHCART DR

32-117-23-34-0048

2019 ESTIMATED MARKET VALUE : \$614,000

PROPERTY TYPE:

Single Family

SALE DATE : August 1, 2018
 NET SALE PRICE : \$637,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$645,258

SALE DATE: August 6, 2007
 SALE PRICE: \$625,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2001
 GROUND FL SF : 2,841
 TOTAL ABOVE GRADE SF : 2,841
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 1,139
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 42,253
 LOT ACRES : .97

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6085 HIGH POINTE RD

34-117-23-34-0026

2019 ESTIMATED MARKET VALUE : \$668,000

PROPERTY TYPE:

Single Family

SALE DATE : March 17, 2018
NET SALE PRICE : \$663,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$679,234

SALE DATE: August 27, 2004
SALE PRICE: \$584,348

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2004
GROUND FL SF : 1,997
TOTAL ABOVE GRADE SF : 1,997
BASEMENT SF : 1,997
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 96
DECK SF : 225

GARAGES

GARAGE 1 SF : 860
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5262 ST ALBANS BAY RD

25-117-23-33-0042

2019 ESTIMATED MARKET VALUE : \$655,000

PROPERTY TYPE:

Single Family

SALE DATE : July 27, 2018
 NET SALE PRICE : \$703,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$713,785

SALE DATE: June 14, 2010
 SALE PRICE: \$553,850

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1993
 GROUND FL SF : 2,017
 TOTAL ABOVE GRADE SF : 2,017
 BASEMENT SF : 2,017
 BASEMENT % FIN : 90%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 442

GARAGES

GARAGE 1 SF : 904
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,996
 LOT ACRES : 1.01

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5200 ST ALBANS BAY RD

25-117-23-33-0041

2019 ESTIMATED MARKET VALUE : \$684,000

PROPERTY TYPE:

Single Family

SALE DATE : October 3, 2017
 NET SALE PRICE : \$705,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$731,051

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1992
 GROUND FL SF : 1,983
 TOTAL ABOVE GRADE SF : 1,983
 BASEMENT SF : 1,983
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 133

GARAGES

GARAGE 1 SF : 768
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 42,689
 LOT ACRES : .98

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6105 SEAMANS DR

33-117-23-33-0055

2019 ESTIMATED MARKET VALUE : \$684,000

PROPERTY TYPE:

Single Family

SALE DATE : June 29, 2018
 NET SALE PRICE : \$710,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$722,125

SALE DATE: March 19, 2010
 SALE PRICE: \$565,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2002
 GROUND FL SF : 2,167
 TOTAL ABOVE GRADE SF : 2,167
 BASEMENT SF : 2,155
 BASEMENT % FIN : 80%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 297
 OPEN PORCH SF : 150
 DECK SF : 0

GARAGES

GARAGE 1 SF : 949
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 42,253
 LOT ACRES : .97

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27580 BRYNMAWR PL

31-117-23-14-0036

2019 ESTIMATED MARKET VALUE : \$661,000

PROPERTY TYPE:

Single Family

SALE DATE : July 20, 2018
 NET SALE PRICE : \$720,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$730,526

SALE DATE: April 27, 2005
 SALE PRICE: \$715,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1997
 GROUND FL SF : 1,962
 TOTAL ABOVE GRADE SF : 1,962
 BASEMENT SF : 1,962
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 188
 SCREENED PORCH SF : 336
 OPEN PORCH SF : 107
 DECK SF : 222

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 40,075
 LOT ACRES : .92

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25070 SMITHTOWN RD

33-117-23-24-0047

2019 ESTIMATED MARKET VALUE : \$727,000

PROPERTY TYPE:

Single Family

SALE DATE : June 22, 2018
NET SALE PRICE : \$730,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$742,467

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1951
GROUND FL SF : 2,774
TOTAL ABOVE GRADE SF : 2,774
BASEMENT SF : 2,497
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 120
DECK SF : 644

GARAGES

GARAGE 1 SF : 840
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 952
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 57,935
LOT ACRES : 1.33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24155 MARY LAKE TR

33-117-23-41-0040

2019 ESTIMATED MARKET VALUE : \$755,000

PROPERTY TYPE:

Single Family

SALE DATE : January 11, 2018
NET SALE PRICE : \$806,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$829,740

SALE DATE: October 19, 2012
SALE PRICE: \$700,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1999
GROUND FL SF : 2,290
TOTAL ABOVE GRADE SF : 2,290
BASEMENT SF : 2,290
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 224
OPEN PORCH SF : 102
DECK SF : 154

GARAGES

GARAGE 1 SF : 840
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 46,174
LOT ACRES : 1.06

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27630 VIRGINIA COVE

31-117-23-43-0024

2019 ESTIMATED MARKET VALUE : \$1,499,000

PROPERTY TYPE:

Single Family

SALE DATE : June 1, 2018
 NET SALE PRICE : \$1,475,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$1,500,190

SALE DATE: May 18, 2015
 SALE PRICE: \$1,420,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2007
 GROUND FL SF : 3,496
 TOTAL ABOVE GRADE SF : 3,496
 BASEMENT SF : 3,877
 BASEMENT % FIN : 70%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 88
 DECK SF : 479

GARAGES

GARAGE 1 SF : 1,155
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 133,294
 LOT ACRES : 3.06

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24400 WOOD DR

33-117-23-43-0007

2019 ESTIMATED MARKET VALUE : \$331,000

PROPERTY TYPE:

Single Family

SALE DATE : July 12, 2018
NET SALE PRICE : \$270,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$273,947

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1977
GROUND FL SF : 1,449
TOTAL ABOVE GRADE SF : 1,449
BASEMENT SF : 1,449
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 144
OPEN PORCH SF : 0
DECK SF : 72

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,522
LOT ACRES : .54

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27850 WOODSIDE RD

31-117-23-13-0017

2019 ESTIMATED MARKET VALUE : \$313,000

PROPERTY TYPE:

Single Family

SALE DATE : June 11, 2018
NET SALE PRICE : \$325,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$330,550

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1969
GROUND FL SF : 1,320
TOTAL ABOVE GRADE SF : 1,320
BASEMENT SF : 1,320
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 740

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 40,075
LOT ACRES : .92

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6145 CLUB VALLEY RD

33-117-23-43-0008

2019 ESTIMATED MARKET VALUE : \$385,000

PROPERTY TYPE:

Single Family

SALE DATE : June 28, 2018
 NET SALE PRICE : \$398,800
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$405,611

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
 AGE : 1978
 GROUND FL SF : 1,441
 TOTAL ABOVE GRADE SF : 1,441
 BASEMENT SF : 1,441
 BASEMENT % FIN : 60%
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 480
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,651
 LOT ACRES : .52

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20350 EXCELSIOR BLVD

25-117-23-34-0005

2019 ESTIMATED MARKET VALUE : \$539,000

PROPERTY TYPE:

Single Family

SALE DATE : November 30, 2017
NET SALE PRICE : \$550,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$568,946

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1970
GROUND FL SF : 2,005
TOTAL ABOVE GRADE SF : 2,005
BASEMENT SF : 2,005
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 137
OPEN PORCH SF : 0
DECK SF : 267

GARAGES

GARAGE 1 SF : 934
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 48,787
LOT ACRES : 1.12

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



28075 WOODSIDE RD

31-117-23-24-0011

2019 ESTIMATED MARKET VALUE : \$563,000

PROPERTY TYPE:

Single Family

SALE DATE : September 7, 2018
NET SALE PRICE : \$565,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$570,493

SALE DATE: September 26, 2003
SALE PRICE: \$405,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1986
GROUND FL SF : 2,009
TOTAL ABOVE GRADE SF : 2,009
BASEMENT SF : 1,607
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 325

GARAGES

GARAGE 1 SF : 860
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,946
LOT ACRES : .94

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26425 STRAWBERRY CT

32-117-23-31-0038

2019 ESTIMATED MARKET VALUE : \$462,000

PROPERTY TYPE:

Single Family

SALE DATE :
NET SALE PRICE :
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE :

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1994
GROUND FL SF : 1,973
TOTAL ABOVE GRADE SF : 1,973
BASEMENT SF : 792
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 196
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 500

GARAGES

GARAGE 1 SF : 871
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 47,045
LOT ACRES : 1.08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5590 HARDING LA

33-117-23-22-0033

2019 ESTIMATED MARKET VALUE : \$310,000

PROPERTY TYPE:

Single Family

SALE DATE : June 1, 2018
NET SALE PRICE : \$342,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$347,841

SALE DATE: August 30, 2011
SALE PRICE: \$210,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1990
GROUND FL SF : 1,066
TOTAL ABOVE GRADE SF : 1,066
BASEMENT SF : 746
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 308

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 20,038
LOT ACRES : .46

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5940 MCKINLEY PL

36-117-23-41-0037

2019 ESTIMATED MARKET VALUE : \$427,000

PROPERTY TYPE:

Single Family

SALE DATE : April 12, 2018
NET SALE PRICE : \$398,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$406,760

SALE DATE: May 2, 2016
SALE PRICE: \$370,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1991
GROUND FL SF : 1,391
TOTAL ABOVE GRADE SF : 1,391
BASEMENT SF : 1,391
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 307

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25520 ORCHARD CIR

28-117-23-33-0033

2019 ESTIMATED MARKET VALUE : \$400,000

PROPERTY TYPE:

Single Family

SALE DATE : June 1, 2018
NET SALE PRICE : \$398,500
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$405,306

SALE DATE: July 14, 2011
SALE PRICE: \$323,500

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1987
GROUND FL SF : 1,622
TOTAL ABOVE GRADE SF : 1,622
BASEMENT SF : 1,622
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 24
DECK SF : 0

GARAGES

GARAGE 1 SF : 588
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 308
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 29,185
LOT ACRES : .67

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4670 LAKEWAY TER

26-117-23-11-0059

2019 ESTIMATED MARKET VALUE : \$463,000

PROPERTY TYPE:

Single Family

SALE DATE : July 27, 2018
 NET SALE PRICE : \$485,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$492,091

SALE DATE: July 27, 2018
 SALE PRICE: \$485,000

BUILDING CHARACTERISTICS

STORIES : Split Level
 AGE : 1958
 GROUND FL SF : 2,080
 TOTAL ABOVE GRADE SF : 2,080
 BASEMENT SF : 2,080
 BASEMENT % FIN : 70%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 100
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 376

GARAGES

GARAGE 1 SF : 624
 GARAGE 1 TYPE : Tuck Under Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
 LOT ACRES : .33

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20720 IDLEWILD PATH

25-117-23-23-0023

2019 ESTIMATED MARKET VALUE : \$282,000

PROPERTY TYPE:

Single Family

SALE DATE : September 26, 2018
NET SALE PRICE : \$285,600
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$288,377

SALE DATE: August 26, 2013
SALE PRICE: \$227,950

BUILDING CHARACTERISTICS

STORIES : 1 1/4 Story
AGE : 1950
GROUND FL SF : 1,008
TOTAL ABOVE GRADE SF : 1,183
BASEMENT SF : 907
BASEMENT % FIN : 20%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 290

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 25,700
LOT ACRES : .59

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



21780 LILAC LA

35-117-23-34-0033

2019 ESTIMATED MARKET VALUE : \$307,000

PROPERTY TYPE:

Single Family

SALE DATE : August 24, 2018
 NET SALE PRICE : \$350,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$354,259

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
 AGE : 1933
 GROUND FL SF : 576
 TOTAL ABOVE GRADE SF : 864
 BASEMENT SF : 576
 BASEMENT % FIN : 0%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 255
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 280

GARAGES

GARAGE 1 SF : 280
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 53,579
 LOT ACRES : 1.23

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5965 EUREKA RD

33-117-23-32-0010

2019 ESTIMATED MARKET VALUE : \$605,000

PROPERTY TYPE:

Single Family

SALE DATE : June 15, 2018
NET SALE PRICE : \$605,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$615,332

SALE DATE: August 26, 2011
SALE PRICE: \$500,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1940
GROUND FL SF : 1,796
TOTAL ABOVE GRADE SF : 2,682
BASEMENT SF : 1,397
BASEMENT % FIN : 40%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 312

GARAGES

GARAGE 1 SF : 572
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 74,052
LOT ACRES : 1.70

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19550 MUIRFIELD CIR

36-117-23-12-0046

2019 ESTIMATED MARKET VALUE : \$823,000

PROPERTY TYPE:

Single Family

SALE DATE : June 15, 2018
 NET SALE PRICE : \$880,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$895,029

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
 AGE : 1988
 GROUND FL SF : 2,620
 TOTAL ABOVE GRADE SF : 4,074
 BASEMENT SF : 2,620
 BASEMENT % FIN : 70%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 140
 DECK SF : 218

GARAGES

GARAGE 1 SF : 870
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 27,878
 LOT ACRES : .64

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



23090 SUMMIT AVE

34-117-23-43-0042

2019 ESTIMATED MARKET VALUE : \$305,000

PROPERTY TYPE:

Single Family

SALE DATE : August 22, 2018
NET SALE PRICE : \$189,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$191,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,140
TOTAL ABOVE GRADE SF : 2,578
BASEMENT SF : 1,140
BASEMENT % FIN : 0%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 114
DECK SF : 0

GARAGES

GARAGE 1 SF : 724
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 50,965
LOT ACRES : 1.17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



21055 FOREST DR

26-117-23-14-0041

2019 ESTIMATED MARKET VALUE : \$140,000

PROPERTY TYPE:

Single Family

SALE DATE : February 15, 2018
 NET SALE PRICE : \$225,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$231,068

SALE DATE: September 20, 2003
 SALE PRICE: \$180,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2018
 GROUND FL SF : 1,128
 TOTAL ABOVE GRADE SF : 2,576
 BASEMENT SF : 1,128
 BASEMENT % FIN : 80%
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,970
 LOT ACRES : .16

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26945 EDGEWOOD RD

32-117-23-22-0043

2019 ESTIMATED MARKET VALUE : \$459,000

PROPERTY TYPE:

Single Family

SALE DATE : April 12, 2018
 NET SALE PRICE : \$252,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$258,058

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2018
 GROUND FL SF : 1,471
 TOTAL ABOVE GRADE SF : 3,402
 BASEMENT SF : 1,471
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 2
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 274
 DECK SF : 196

GARAGES

GARAGE 1 SF : 1,052
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,996
 LOT ACRES : 1.01

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19475 WATERFORD PL

36-117-23-11-0015

2019 ESTIMATED MARKET VALUE : \$626,000

PROPERTY TYPE:

Single Family

SALE DATE : March 8, 2018
 NET SALE PRICE : \$280,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$286,856

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2018
 GROUND FL SF : 1,630
 TOTAL ABOVE GRADE SF : 3,724
 BASEMENT SF : 1,630
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 2
 # HALF BATHS : 1
 # BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 196
 OPEN PORCH SF : 136
 DECK SF : 140

GARAGES

GARAGE 1 SF : 816
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 32,670
 LOT ACRES : .75

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



848 3RD AVE

35-117-23-13-0011

2019 ESTIMATED MARKET VALUE : \$319,000

PROPERTY TYPE:

Single Family

SALE DATE : September 17, 2018
 NET SALE PRICE : \$313,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$316,043

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1972
 GROUND FL SF : 972
 TOTAL ABOVE GRADE SF : 1,908
 BASEMENT SF : 972
 BASEMENT % FIN : 0%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 184
 DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 26,572
 LOT ACRES : .61

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5330 VINE HILL RD

25-117-23-44-0004

2019 ESTIMATED MARKET VALUE : \$346,000

PROPERTY TYPE:

Single Family

SALE DATE : June 8, 2018
NET SALE PRICE : \$344,350
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$350,231

SALE DATE: March 27, 2013
SALE PRICE: \$286,150

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1975
GROUND FL SF : 976
TOTAL ABOVE GRADE SF : 1,504
BASEMENT SF : 976
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 43,560
LOT ACRES : 1.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



22015 STRATFORD PL

35-117-23-33-0023

2019 ESTIMATED MARKET VALUE : \$376,000

PROPERTY TYPE:

Single Family

SALE DATE : April 27, 2018
 NET SALE PRICE : \$390,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$398,584

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1985
 GROUND FL SF : 975
 TOTAL ABOVE GRADE SF : 1,507
 BASEMENT SF : 780
 BASEMENT % FIN : 60%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 56
 DECK SF : 138

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 20,909
 LOT ACRES : .48

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6030 CHESTNUT CT

36-117-23-44-0025

2019 ESTIMATED MARKET VALUE : \$405,000

PROPERTY TYPE:

Single Family

SALE DATE : September 6, 2018
NET SALE PRICE : \$390,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$393,792

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 970
TOTAL ABOVE GRADE SF : 1,854
BASEMENT SF : 956
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 208
OPEN PORCH SF : 118
DECK SF : 340

GARAGES

GARAGE 1 SF : 572
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6005 CHESTNUT CT

36-117-23-44-0017

2019 ESTIMATED MARKET VALUE : \$368,000

PROPERTY TYPE:

Single Family

SALE DATE : September 27, 2018
NET SALE PRICE : \$399,900
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$403,788

SALE DATE: August 18, 2015
SALE PRICE: \$379,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 1,140
TOTAL ABOVE GRADE SF : 1,920
BASEMENT SF : 1,140
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 44
DECK SF : 247

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25165 GLEN RD

33-117-23-21-0024

2019 ESTIMATED MARKET VALUE : \$358,000

PROPERTY TYPE:

Single Family

SALE DATE : September 5, 2018
NET SALE PRICE : \$400,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$403,889

SALE DATE: November 1, 2017
SALE PRICE: \$603,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,751
TOTAL ABOVE GRADE SF : 3,915
BASEMENT SF : 1,751
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 235
DECK SF : 0

GARAGES

GARAGE 1 SF : 880
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 117,176
LOT ACRES : 2.69

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



24035 YELLOWSTONE TR

33-117-23-44-0019

2019 ESTIMATED MARKET VALUE : \$410,000

PROPERTY TYPE:

Single Family

SALE DATE : July 24, 2018
 NET SALE PRICE : \$400,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$405,848

SALE DATE: September 10, 2004
 SALE PRICE: \$300,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1987
 GROUND FL SF : 1,078
 TOTAL ABOVE GRADE SF : 1,721
 BASEMENT SF : 1,078
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 63,162
 LOT ACRES : 1.45

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26000 SHOREWOOD OAKS DR

32-117-23-44-0022

2019 ESTIMATED MARKET VALUE : \$440,000

PROPERTY TYPE:

Single Family

SALE DATE : November 3, 2017
NET SALE PRICE : \$413,400
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$427,640

SALE DATE: June 18, 2012
SALE PRICE: \$360,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1996
GROUND FL SF : 1,220
TOTAL ABOVE GRADE SF : 1,735
BASEMENT SF : 1,220
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 45
DECK SF : 424

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,651
LOT ACRES : .52

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4530 ENCHANTED PT

30-117-23-33-0022

2019 ESTIMATED MARKET VALUE : \$377,000

PROPERTY TYPE:

Single Family

SALE DATE : November 30, 2017
 NET SALE PRICE : \$420,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$434,468

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1980
 GROUND FL SF : 1,232
 TOTAL ABOVE GRADE SF : 1,760
 BASEMENT SF : 1,232
 BASEMENT % FIN : 40%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 333

GARAGES

GARAGE 1 SF : 672
 GARAGE 1 TYPE : Tuck Under Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 32,234
 LOT ACRES : .74

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26400 SHOREWOOD OAKS DR

32-117-23-43-0008

2019 ESTIMATED MARKET VALUE : \$428,000

PROPERTY TYPE:

Single Family

SALE DATE : May 11, 2018
 NET SALE PRICE : \$424,761
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$433,061

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1993
 GROUND FL SF : 1,141
 TOTAL ABOVE GRADE SF : 2,197
 BASEMENT SF : 1,141
 BASEMENT % FIN : 80%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 166
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 64
 DECK SF : 192

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 20,038
 LOT ACRES : .46

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5985 MCKINLEY PL

36-117-23-41-0024

2019 ESTIMATED MARKET VALUE : \$455,000

PROPERTY TYPE:

Single Family

SALE DATE : April 25, 2018
 NET SALE PRICE : \$425,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$434,354

SALE DATE: June 30, 2009
 SALE PRICE: \$374,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1990
 GROUND FL SF : 1,100
 TOTAL ABOVE GRADE SF : 2,156
 BASEMENT SF : 1,100
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 108
 DECK SF : 308

GARAGES

GARAGE 1 SF : 430
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,504
 LOT ACRES : .31

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25975 SMITHTOWN LA

32-117-23-41-0002

2019 ESTIMATED MARKET VALUE : \$420,000

PROPERTY TYPE:

Single Family

SALE DATE : June 21, 2018
 NET SALE PRICE : \$439,900
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$447,413

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1979
 GROUND FL SF : 1,860
 TOTAL ABOVE GRADE SF : 2,580
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 144
 DECK SF : 343

GARAGES

GARAGE 1 SF : 960
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 50,530
 LOT ACRES : 1.16

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6045 WHITNEY CIR

36-117-23-41-0053

2019 ESTIMATED MARKET VALUE : \$445,000

PROPERTY TYPE:

Single Family

SALE DATE : January 8, 2018
NET SALE PRICE : \$447,580
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$460,763

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 1,298
TOTAL ABOVE GRADE SF : 2,422
BASEMENT SF : 1,298
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 169
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 187

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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26940 62ND ST W

32-117-23-33-0033

2019 ESTIMATED MARKET VALUE : \$420,000

PROPERTY TYPE:

Single Family

SALE DATE : December 28, 2017
NET SALE PRICE : \$450,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$464,377

SALE DATE: November 19, 2010
SALE PRICE: \$392,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1992
GROUND FL SF : 1,064
TOTAL ABOVE GRADE SF : 2,128
BASEMENT SF : 958
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 156
SCREENED PORCH SF : 0
OPEN PORCH SF : 48
DECK SF : 359

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 40,075
LOT ACRES : .92

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5795 BRENTRIDGE DR

31-117-23-41-0026

2019 ESTIMATED MARKET VALUE : \$497,000

PROPERTY TYPE:

Single Family

SALE DATE : March 15, 2018
 NET SALE PRICE : \$455,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$466,141

SALE DATE: October 31, 2006
 SALE PRICE: \$539,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1989
 GROUND FL SF : 1,404
 TOTAL ABOVE GRADE SF : 2,256
 BASEMENT SF : 1,404
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 48
 DECK SF : 324

GARAGES

GARAGE 1 SF : 928
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,344
 LOT ACRES : .49

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19430 VINE RIDGE RD

36-117-23-14-0049

2019 ESTIMATED MARKET VALUE : \$428,000

PROPERTY TYPE: Single Family

SALE DATE : March 28, 2018
 NET SALE PRICE : \$458,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$469,215

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1986
 GROUND FL SF : 1,194
 TOTAL ABOVE GRADE SF : 2,370
 BASEMENT SF : 955
 BASEMENT % FIN : 60%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 254

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 10,019
 LOT ACRES : .23

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26040 WILD ROSE LA

32-117-23-11-0005

2019 ESTIMATED MARKET VALUE : \$497,000

PROPERTY TYPE:

Single Family

SALE DATE : November 29, 2017
NET SALE PRICE : \$480,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$496,535

SALE DATE: August 15, 2000
SALE PRICE: \$372,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1960
GROUND FL SF : 3,393
TOTAL ABOVE GRADE SF : 4,192
BASEMENT SF : 1,697
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 266
SCREENED PORCH SF : 109
OPEN PORCH SF : 204
DECK SF : 1,730

GARAGES

GARAGE 1 SF : 1,008
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,996
LOT ACRES : 1.01

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



27000 BEVERLY DR

32-117-23-33-0007

2019 ESTIMATED MARKET VALUE : \$493,000

PROPERTY TYPE:

Single Family

SALE DATE : June 22, 2018
NET SALE PRICE : \$490,500
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$498,877

SALE DATE: December 17, 2012
SALE PRICE: \$349,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1965
GROUND FL SF : 2,286
TOTAL ABOVE GRADE SF : 3,222
BASEMENT SF : 1,829
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 672
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
LOT ACRES : .92

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19860 CHARTWELL HILL

36-117-23-13-0029

2019 ESTIMATED MARKET VALUE : \$545,000

PROPERTY TYPE:

Single Family

SALE DATE : June 27, 2018
 NET SALE PRICE : \$515,100
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$523,897

SALE DATE: January 15, 2003
 SALE PRICE: \$455,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1987
 GROUND FL SF : 1,511
 TOTAL ABOVE GRADE SF : 2,617
 BASEMENT SF : 1,511
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 296

GARAGES

GARAGE 1 SF : 605
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,651
 LOT ACRES : .52

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26250 OAK LEAF TR

32-117-23-43-0026

2019 ESTIMATED MARKET VALUE : \$520,000

PROPERTY TYPE:

Single Family

SALE DATE : August 31, 2018
NET SALE PRICE : \$530,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$536,450

SALE DATE: October 24, 2017
SALE PRICE: \$473,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1991
GROUND FL SF : 1,218
TOTAL ABOVE GRADE SF : 2,402
BASEMENT SF : 1,218
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 156
SCREENED PORCH SF : 0
OPEN PORCH SF : 45
DECK SF : 213

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 20,473
LOT ACRES : .47

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5472 CARRIE LA

36-117-23-21-0014

2019 ESTIMATED MARKET VALUE : \$610,000

PROPERTY TYPE:

Single Family

SALE DATE : February 28, 2018
NET SALE PRICE : \$535,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$549,427

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,925
TOTAL ABOVE GRADE SF : 2,890
BASEMENT SF : 2,117
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 71
SCREENED PORCH SF : 288
OPEN PORCH SF : 0
DECK SF : 246

GARAGES

GARAGE 1 SF : 672
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,216
LOT ACRES : .51

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26395 PEACH CIR

32-117-23-42-0026

2019 ESTIMATED MARKET VALUE : \$576,000

PROPERTY TYPE:

Single Family

SALE DATE : January 18, 2018
 NET SALE PRICE : \$550,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$566,200

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1993
 GROUND FL SF : 2,076
 TOTAL ABOVE GRADE SF : 3,042
 BASEMENT SF : 1,661
 BASEMENT % FIN : 80%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 224
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 140
 DECK SF : 196

GARAGES

GARAGE 1 SF : 858
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
 LOT ACRES : .92

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26110 OAK LEAF TR

32-117-23-43-0036

2019 ESTIMATED MARKET VALUE : \$535,000

PROPERTY TYPE:

Single Family

SALE DATE : January 12, 2018
 NET SALE PRICE : \$552,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$568,259

SALE DATE: January 24, 2005
 SALE PRICE: \$402,600

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1991
 GROUND FL SF : 1,688
 TOTAL ABOVE GRADE SF : 2,712
 BASEMENT SF : 1,519
 BASEMENT % FIN : 80%
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 700
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 20,038
 LOT ACRES : .46

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19890 CHARTWELL HILL

36-117-23-13-0030

2019 ESTIMATED MARKET VALUE : \$526,000

PROPERTY TYPE:

Single Family

SALE DATE : February 26, 2018
 NET SALE PRICE : \$561,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$576,128

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1987
 GROUND FL SF : 1,204
 TOTAL ABOVE GRADE SF : 2,380
 BASEMENT SF : 1,204
 BASEMENT % FIN : 70%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 156
 OPEN PORCH SF : 0
 DECK SF : 710

GARAGES

GARAGE 1 SF : 596
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 29,621
 LOT ACRES : .68

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26375 PEACH CIR

32-117-23-42-0025

2019 ESTIMATED MARKET VALUE : \$567,000

PROPERTY TYPE:

Single Family

SALE DATE : March 30, 2018
 NET SALE PRICE : \$565,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$578,835

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1991
 GROUND FL SF : 1,816
 TOTAL ABOVE GRADE SF : 3,096
 BASEMENT SF : 1,816
 BASEMENT % FIN : 0%
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 768
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
 LOT ACRES : .92

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19475 ELBERT PT

36-117-23-41-0042

2019 ESTIMATED MARKET VALUE : \$545,000

PROPERTY TYPE:

Single Family

SALE DATE : April 20, 2018
 NET SALE PRICE : \$585,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$597,876

SALE DATE: July 30, 2001
 SALE PRICE: \$315,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1989
 GROUND FL SF : 1,603
 TOTAL ABOVE GRADE SF : 2,629
 BASEMENT SF : 1,122
 BASEMENT % FIN : 90%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 0
 # HALF BATHS : 2
 # BEDROOMS : 5

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 657
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,504
 LOT ACRES : .31

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19660 SILVER LAKE TR

36-117-23-43-0014

2019 ESTIMATED MARKET VALUE : \$557,000

PROPERTY TYPE:

Single Family

SALE DATE : January 12, 2018
NET SALE PRICE : \$588,500
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$605,834

SALE DATE: April 15, 2004
SALE PRICE: \$550,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 1,548
TOTAL ABOVE GRADE SF : 2,952
BASEMENT SF : 1,548
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 63
DECK SF : 308

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,344
LOT ACRES : .49

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26390 PEACH CIR

32-117-23-42-0020

2019 ESTIMATED MARKET VALUE : \$567,000

PROPERTY TYPE:

Single Family

SALE DATE : February 9, 2018
 NET SALE PRICE : \$589,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$604,884

SALE DATE: April 11, 2013
 SALE PRICE: \$471,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1993
 GROUND FL SF : 2,151
 TOTAL ABOVE GRADE SF : 3,185
 BASEMENT SF : 645
 BASEMENT % FIN : 0%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 645

GARAGES

GARAGE 1 SF : 784
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
 LOT ACRES : .92

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6100 SEAMANS DR

33-117-23-33-0025

2019 ESTIMATED MARKET VALUE : \$529,000

PROPERTY TYPE:

Single Family

SALE DATE : June 29, 2018
NET SALE PRICE : \$592,406
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$602,523

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 1,386
TOTAL ABOVE GRADE SF : 2,730
BASEMENT SF : 1,386
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 424

GARAGES

GARAGE 1 SF : 768
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 38,768
LOT ACRES : .89

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5740 SMITHTOWN WAY

32-117-23-14-0059

2019 ESTIMATED MARKET VALUE : \$559,000

PROPERTY TYPE:

Single Family

SALE DATE : March 15, 2018
 NET SALE PRICE : \$599,760
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$614,446

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1997
 GROUND FL SF : 1,693
 TOTAL ABOVE GRADE SF : 2,637
 BASEMENT SF : 1,354
 BASEMENT % FIN : 80%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 222

GARAGES

GARAGE 1 SF : 764
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,651
 LOT ACRES : .52

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5675 MARSH POINTE DR

32-117-23-24-0026

2019 ESTIMATED MARKET VALUE : \$587,000

PROPERTY TYPE:

Single Family

SALE DATE : December 20, 2017
NET SALE PRICE : \$600,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$619,169

SALE DATE: August 27, 2000
SALE PRICE: \$446,482

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2000
GROUND FL SF : 1,821
TOTAL ABOVE GRADE SF : 2,714
BASEMENT SF : 1,457
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 32
DECK SF : 264

GARAGES

GARAGE 1 SF : 692
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26305 OAK LEAF TR

32-117-23-43-0048

2019 ESTIMATED MARKET VALUE : \$574,000

PROPERTY TYPE:

Single Family

SALE DATE : June 8, 2018
 NET SALE PRICE : \$600,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$610,247

SALE DATE: August 17, 2016
 SALE PRICE: \$498,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1992
 GROUND FL SF : 1,655
 TOTAL ABOVE GRADE SF : 3,077
 BASEMENT SF : 1,655
 BASEMENT % FIN : 80%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 169
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 50
 DECK SF : 0

GARAGES

GARAGE 1 SF : 700
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 20,038
 LOT ACRES : .46

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19535 SILVER LAKE TR

36-117-23-44-0091

2019 ESTIMATED MARKET VALUE : \$567,000

PROPERTY TYPE:

Single Family

SALE DATE : November 17, 2017
 NET SALE PRICE : \$644,800
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$667,011

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1991
 GROUND FL SF : 1,711
 TOTAL ABOVE GRADE SF : 2,757
 BASEMENT SF : 1,540
 BASEMENT % FIN : 60%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 72
 DECK SF : 368

GARAGES

GARAGE 1 SF : 680
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 17,424
 LOT ACRES : .40

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5695 MARSH POINTE DR

32-117-23-24-0025

2019 ESTIMATED MARKET VALUE : \$630,000

PROPERTY TYPE:

Single Family

SALE DATE : June 27, 2018
NET SALE PRICE : \$650,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$661,101

SALE DATE: May 4, 2001
SALE PRICE: \$503,827

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2001
GROUND FL SF : 2,049
TOTAL ABOVE GRADE SF : 2,926
BASEMENT SF : 1,639
BASEMENT % FIN : 40%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 120
DECK SF : 305

GARAGES

GARAGE 1 SF : 756
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 32,234
LOT ACRES : .74

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5920 GLENCOE RD

34-117-23-31-0021

2019 ESTIMATED MARKET VALUE : \$604,000

PROPERTY TYPE:

Single Family

SALE DATE : February 26, 2018
NET SALE PRICE : \$674,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$692,176

SALE DATE: June 9, 2006
SALE PRICE: \$150,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 1,788
TOTAL ABOVE GRADE SF : 2,906
BASEMENT SF : 1,788
BASEMENT % FIN : 0%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 202
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 32,670
LOT ACRES : .75

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5285 ST ALBANS BAY RD

25-117-23-33-0034

2019 ESTIMATED MARKET VALUE : \$567,000

PROPERTY TYPE:

Single Family

SALE DATE : April 12, 2018
NET SALE PRICE : \$675,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$689,857

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1946
GROUND FL SF : 2,648
TOTAL ABOVE GRADE SF : 3,500
BASEMENT SF : 794
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 5
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 280
OPEN PORCH SF : 198
DECK SF : 576

GARAGES

GARAGE 1 SF : 740
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 60,113
LOT ACRES : 1.38

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



26935 MARSH POINTE CT

32-117-23-23-0006

2019 ESTIMATED MARKET VALUE : \$686,000

PROPERTY TYPE:

Single Family

SALE DATE : October 27, 2017
NET SALE PRICE : \$696,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$721,719

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1998
GROUND FL SF : 1,805
TOTAL ABOVE GRADE SF : 2,749
BASEMENT SF : 1,444
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 724

GARAGES

GARAGE 1 SF : 736
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 28,750
LOT ACRES : .66

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6065 SPRUCE HILL CT

33-117-23-34-0032

2019 ESTIMATED MARKET VALUE : \$707,000

PROPERTY TYPE:

Single Family

SALE DATE : September 25, 2018
 NET SALE PRICE : \$770,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$777,487

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1997
 GROUND FL SF : 2,357
 TOTAL ABOVE GRADE SF : 4,626
 BASEMENT SF : 1,650
 BASEMENT % FIN : 0%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 160
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 189
 DECK SF : 280

GARAGES

GARAGE 1 SF : 1,064
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 87,120
 LOT ACRES : 2.00

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6030 MILL ST

35-117-23-34-0006

2019 ESTIMATED MARKET VALUE : \$753,000

PROPERTY TYPE:

Single Family

SALE DATE : August 10, 2018
 NET SALE PRICE : \$788,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$798,095

SALE DATE: September 3, 2004
 SALE PRICE: \$205,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2006
 GROUND FL SF : 1,827
 TOTAL ABOVE GRADE SF : 3,165
 BASEMENT SF : 2,741
 BASEMENT % FIN : 50%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 108
 DECK SF : 439

GARAGES

GARAGE 1 SF : 1,154
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 1,154
 GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 44,431
 LOT ACRES : 1.02

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20540 MANOR RD

25-117-23-32-0027

2019 ESTIMATED MARKET VALUE : \$770,000

PROPERTY TYPE:

Single Family

SALE DATE : June 18, 2018
 NET SALE PRICE : \$796,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$809,594

SALE DATE: April 5, 2016
 SALE PRICE: \$767,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1920
 GROUND FL SF : 2,044
 TOTAL ABOVE GRADE SF : 3,178
 BASEMENT SF : 1,635
 BASEMENT % FIN : 60%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 814
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,996
 LOT ACRES : 1.01

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



22695 MURRAY ST

34-117-23-44-0056

2019 ESTIMATED MARKET VALUE : \$864,000

PROPERTY TYPE:

Single Family

SALE DATE : December 18, 2017
NET SALE PRICE : \$852,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$879,220

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1992
GROUND FL SF : 2,811
TOTAL ABOVE GRADE SF : 3,795
BASEMENT SF : 2,811
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 212
DECK SF : 530

GARAGES

GARAGE 1 SF : 832
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 98,446
LOT ACRES : 2.26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20775 PARKVIEW LA

25-117-23-32-0060

2019 ESTIMATED MARKET VALUE : \$1,171,000

PROPERTY TYPE:

Single Family

SALE DATE : July 13, 2018
 NET SALE PRICE : \$1,200,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$1,217,544

SALE DATE: March 17, 2017
 SALE PRICE: \$957,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2008
 GROUND FL SF : 2,326
 TOTAL ABOVE GRADE SF : 4,094
 BASEMENT SF : 1,861
 BASEMENT % FIN : 70%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 2
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 243
 OPEN PORCH SF : 278
 DECK SF : 80

GARAGES

GARAGE 1 SF : 769
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 32,234
 LOT ACRES : .74

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5635 COVINGTON RD

36-117-23-13-0006

2019 ESTIMATED MARKET VALUE : \$1,216,000

PROPERTY TYPE:

Single Family

SALE DATE : November 6, 2017
NET SALE PRICE : \$1,225,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$1,267,198

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1960
GROUND FL SF : 3,987
TOTAL ABOVE GRADE SF : 4,847
BASEMENT SF : 1,994
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 4
HALF BATHS : 2
BEDROOMS : 5

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 1,046
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 74,923
LOT ACRES : 1.72

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20575 PARKVIEW LA

25-117-23-32-0056

2019 ESTIMATED MARKET VALUE : \$1,225,000

PROPERTY TYPE:

Single Family

SALE DATE : July 13, 2018
 NET SALE PRICE : \$1,300,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$1,319,006

SALE DATE: December 5, 2008
 SALE PRICE: \$1,100,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2006
 GROUND FL SF : 2,758
 TOTAL ABOVE GRADE SF : 4,618
 BASEMENT SF : 1,931
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 290
 OPEN PORCH SF : 314
 DECK SF : 116

GARAGES

GARAGE 1 SF : 936
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,087
 LOT ACRES : .53

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20030 EXCELSIOR BLVD

25-117-23-31-0029

2019 ESTIMATED MARKET VALUE : \$2,054,000

PROPERTY TYPE:

Single Family

SALE DATE : November 17, 2017
NET SALE PRICE : \$2,050,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$2,120,616

SALE DATE: February 8, 2013
SALE PRICE: \$2,579,200

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1991
GROUND FL SF : 3,460
TOTAL ABOVE GRADE SF : 5,558
BASEMENT SF : 3,460
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 224
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 1,208

GARAGES

GARAGE 1 SF : 1,104
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 303,178
LOT ACRES : 6.96

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



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5440 MALLARD LA

33-117-23-21-0034

2019 ESTIMATED MARKET VALUE : \$398,000

PROPERTY TYPE:

Two Family

SALE DATE : March 23, 2018
NET SALE PRICE : \$362,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$370,864

SALE DATE: April 26, 2012
SALE PRICE: \$185,750

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1976
GROUND FL SF : 2,068
TOTAL ABOVE GRADE SF : 2,068
BASEMENT SF : 2,068
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 280

GARAGES

GARAGE 1 SF : 345
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 345
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 20,473
LOT ACRES : .47

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5707 WOOD DUCK CIR

34-117-23-24-0032

2019 ESTIMATED MARKET VALUE : \$383,000

PROPERTY TYPE: Two Family

SALE DATE : April 20, 2018
NET SALE PRICE : \$395,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$403,694

SALE DATE: March 3, 2017
SALE PRICE: \$375,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1986
GROUND FL SF : 1,928
TOTAL ABOVE GRADE SF : 2,880
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 20,038
LOT ACRES : .46

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5462 MALLARD LA

33-117-23-21-0035

2019 ESTIMATED MARKET VALUE : \$397,000

PROPERTY TYPE: Two Family

SALE DATE : July 2, 2018
 NET SALE PRICE : \$412,250
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$418,277

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1976
 GROUND FL SF : 2,292
 TOTAL ABOVE GRADE SF : 2,292
 BASEMENT SF : 2,063
 BASEMENT % FIN : 60%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 2
 # BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 324

GARAGES

GARAGE 1 SF : 345
 GARAGE 1 TYPE : Tuck Under Garage
 GARAGE 2 SF : 345
 GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 20,473
 LOT ACRES : .47

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



23622 SMITHTOWN RD

34-117-23-23-0049

2019 ESTIMATED MARKET VALUE : \$250,000

PROPERTY TYPE:

RZ - Zero Lot Line

SALE DATE : July 27, 2018
 NET SALE PRICE : \$242,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$246,045

SALE DATE: December 18, 2013
 SALE PRICE: \$125,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1981
 GROUND FL SF : 1,048
 TOTAL ABOVE GRADE SF : 1,048
 BASEMENT SF : 1,048
 BASEMENT % FIN : 60%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 345
 GARAGE 1 TYPE : Tuck Under Garage
 GARAGE 2 SF : 864
 GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 23,958
 LOT ACRES : .55

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20542 EXCELSIOR BLVD

25-117-23-33-0079

2019 ESTIMATED MARKET VALUE : \$523,000

PROPERTY TYPE:

RZ - Zero Lot Line

SALE DATE : July 13, 2018
 NET SALE PRICE : \$542,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$549,924

SALE DATE: July 9, 2018
 SALE PRICE: \$1,050,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2007
 GROUND FL SF : 2,068
 TOTAL ABOVE GRADE SF : 2,068
 BASEMENT SF : 2,068
 BASEMENT % FIN : 90%
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 648
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246
 LOT ACRES : .35

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6142 CHASKA RD

34-117-23-34-0017

2019 ESTIMATED MARKET VALUE : \$234,000

PROPERTY TYPE:

RZ - Zero Lot Line

SALE DATE : June 12, 2018
NET SALE PRICE : \$250,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$254,270

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1978
GROUND FL SF : 1,344
TOTAL ABOVE GRADE SF : 1,344
BASEMENT SF : 806
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 196

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6010 POND VIEW DR

33-117-23-33-0045

2019 ESTIMATED MARKET VALUE : \$255,000

PROPERTY TYPE:

Townhome

SALE DATE : March 15, 2018
 NET SALE PRICE : \$240,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$245,877

SALE DATE: October 9, 2009
 SALE PRICE: \$226,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2000
 GROUND FL SF : 1,458
 TOTAL ABOVE GRADE SF : 1,458
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 496
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
 LOT ACRES : .10

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25545 PARK LA

33-117-23-33-0035

2019 ESTIMATED MARKET VALUE : \$247,000

PROPERTY TYPE:

Townhome

SALE DATE : June 1, 2018
 NET SALE PRICE : \$254,900
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$259,253

SALE DATE: February 8, 2001
 SALE PRICE: \$153,550

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2000
 GROUND FL SF : 1,458
 TOTAL ABOVE GRADE SF : 1,458
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 496
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
 LOT ACRES : .10

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6090 POND VIEW DR

32-117-23-44-0065

2019 ESTIMATED MARKET VALUE : \$255,000

PROPERTY TYPE:

Townhome

SALE DATE : May 31, 2018
NET SALE PRICE : \$255,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$259,983

SALE DATE: October 27, 2000
SALE PRICE: \$175,250

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2000
GROUND FL SF : 1,458
TOTAL ABOVE GRADE SF : 1,458
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 496
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6025 POND VIEW DR

32-117-23-44-0061

2019 ESTIMATED MARKET VALUE : \$255,000

PROPERTY TYPE:

Townhome

SALE DATE : May 18, 2018
 NET SALE PRICE : \$284,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$289,550

SALE DATE: July 21, 2000
 SALE PRICE: \$157,565

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2000
 GROUND FL SF : 1,458
 TOTAL ABOVE GRADE SF : 1,458
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 496
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
 LOT ACRES : .10

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5289 ST ALBANS BAY CIR

25-117-23-34-0040

2019 ESTIMATED MARKET VALUE : \$304,000

PROPERTY TYPE:

Townhome

SALE DATE : August 7, 2018
 NET SALE PRICE : \$289,900
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$293,428

SALE DATE : May 1, 2013
 SALE PRICE : \$275,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1994
 GROUND FL SF : 1,452
 TOTAL ABOVE GRADE SF : 1,452
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 420
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
 LOT ACRES : .09

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



25540 PARK LA

33-117-23-33-0043

2019 ESTIMATED MARKET VALUE : \$255,000

PROPERTY TYPE:

Townhome

SALE DATE : June 28, 2018
 NET SALE PRICE : \$295,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$300,038

SALE DATE: August 1, 2005
 SALE PRICE: \$242,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2000
 GROUND FL SF : 1,458
 TOTAL ABOVE GRADE SF : 1,458
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 496
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
 LOT ACRES : .10

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6150 POND VIEW DR

32-117-23-44-0071

2019 ESTIMATED MARKET VALUE : \$260,000

PROPERTY TYPE:

Townhome

SALE DATE : January 25, 2019
 NET SALE PRICE : \$310,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$310,000

SALE DATE: September 26, 2018
 SALE PRICE: \$300,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2000
 GROUND FL SF : 1,458
 TOTAL ABOVE GRADE SF : 1,458
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 496
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
 LOT ACRES : .10

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5222 SPRING CIR

25-117-23-34-0027

2019 ESTIMATED MARKET VALUE : \$328,000

PROPERTY TYPE:

Townhome

SALE DATE : May 31, 2018
 NET SALE PRICE : \$337,500
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$344,095

SALE DATE: June 20, 2014
 SALE PRICE: \$310,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1996
 GROUND FL SF : 1,598
 TOTAL ABOVE GRADE SF : 1,598
 BASEMENT SF : 0
 BASEMENT % FIN :
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 99
 DECK SF : 168

GARAGES

GARAGE 1 SF : 462
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
 LOT ACRES : .08

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19622 WATERFORD CT

25-117-23-43-0058

2019 ESTIMATED MARKET VALUE : \$369,000

PROPERTY TYPE:

Townhome

SALE DATE : December 8, 2017
NET SALE PRICE : \$370,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$381,821

SALE DATE: June 19, 2012
SALE PRICE: \$307,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1994
GROUND FL SF : 1,725
TOTAL ABOVE GRADE SF : 1,725
BASEMENT SF : 1,725
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 144
OPEN PORCH SF : 0
DECK SF : 174

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



19500 WATERFORD CT

25-117-23-43-0047

2019 ESTIMATED MARKET VALUE : \$377,000

PROPERTY TYPE:

Townhome

SALE DATE : July 13, 2018
 NET SALE PRICE : \$386,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$391,643

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1994
 GROUND FL SF : 1,725
 TOTAL ABOVE GRADE SF : 1,725
 BASEMENT SF : 1,725
 BASEMENT % FIN : 60%
 WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 120
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 142

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,970
 LOT ACRES : .16

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5525 GIDEONS LA

33-117-23-12-0060

2019 ESTIMATED MARKET VALUE : \$370,000

PROPERTY TYPE:

Townhome

SALE DATE : December 12, 2017
 NET SALE PRICE : \$386,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$398,332

SALE DATE: June 16, 2017
 SALE PRICE: \$405,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1995
 GROUND FL SF : 1,534
 TOTAL ABOVE GRADE SF : 1,534
 BASEMENT SF : 1,381
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 428

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 3,920
 LOT ACRES : .09

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4775 BAYSWATER RD

25-117-23-22-0050

2019 ESTIMATED MARKET VALUE : \$525,000

PROPERTY TYPE:

Townhome

SALE DATE : December 12, 2017
 NET SALE PRICE : \$498,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$513,910

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1985
 GROUND FL SF : 1,640
 TOTAL ABOVE GRADE SF : 1,640
 BASEMENT SF : 1,640
 BASEMENT % FIN : 70%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 204
 DECK SF : 660

GARAGES

GARAGE 1 SF : 520
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,227
 LOT ACRES : .12

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20300 KNIGHTSBRIDGE RD

25-117-23-24-0004

2019 ESTIMATED MARKET VALUE : \$554,000

PROPERTY TYPE:

Townhome

SALE DATE : December 21, 2017
NET SALE PRICE : \$530,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$546,932

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1973
GROUND FL SF : 2,350
TOTAL ABOVE GRADE SF : 2,350
BASEMENT SF : 2,350
BASEMENT % FIN : 50%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 998

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,227
LOT ACRES : .12

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5392 BARRINGTON WAY

25-117-23-33-0049

2019 ESTIMATED MARKET VALUE : \$644,000

PROPERTY TYPE:

Townhome

SALE DATE : December 1, 2017
 NET SALE PRICE : \$625,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$644,968

SALE DATE: August 17, 2006
 SALE PRICE: \$650,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2004
 GROUND FL SF : 1,759
 TOTAL ABOVE GRADE SF : 1,759
 BASEMENT SF : 1,759
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 132
 SCREENED PORCH SF : 132
 OPEN PORCH SF : 0
 DECK SF : 156

GARAGES

GARAGE 1 SF : 478
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
 LOT ACRES : .08

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4835 REGENTS WALK

25-117-23-24-0054

2019 ESTIMATED MARKET VALUE : \$603,000

PROPERTY TYPE:

Townhome

SALE DATE : July 27, 2018
 NET SALE PRICE : \$650,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$659,503

SALE DATE: July 5, 2012
 SALE PRICE: \$324,300

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1975
 GROUND FL SF : 1,840
 TOTAL ABOVE GRADE SF : 1,840
 BASEMENT SF : 1,840
 BASEMENT % FIN : 70%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 768

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,098
 LOT ACRES : .14

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5385 BARRINGTON WAY

25-117-23-33-0070

2019 ESTIMATED MARKET VALUE : \$643,000

PROPERTY TYPE:

Townhome

SALE DATE : October 16, 2017
NET SALE PRICE : \$650,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$674,019

SALE DATE: June 7, 2013
SALE PRICE: \$551,365

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2012
GROUND FL SF : 1,764
TOTAL ABOVE GRADE SF : 1,764
BASEMENT SF : 1,764
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 112
DECK SF : 132

GARAGES

GARAGE 1 SF : 476
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4833 REGENTS WALK

25-117-23-24-0055

2019 ESTIMATED MARKET VALUE : \$705,000

PROPERTY TYPE:

Townhome

SALE DATE : November 15, 2017
NET SALE PRICE : \$675,000
ANNUAL MCAP ADJ : .0295
MCAP SALE PRICE : \$698,252

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1975
GROUND FL SF : 2,754
TOTAL ABOVE GRADE SF : 2,754
BASEMENT SF : 2,754
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 1,604

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



20454 KNIGHTSBRIDGE RD

25-117-23-32-0041

2019 ESTIMATED MARKET VALUE : \$392,000

PROPERTY TYPE:

Townhome

SALE DATE : November 15, 2017
 NET SALE PRICE : \$385,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$398,262

SALE DATE: October 8, 2013
 SALE PRICE: \$218,074

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1979
 GROUND FL SF : 1,036
 TOTAL ABOVE GRADE SF : 1,820
 BASEMENT SF : 1,036
 BASEMENT % FIN : 40%
 WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 500
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 2,614
 LOT ACRES : .06

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4614 BAYSWATER RD

25-117-23-22-0032

2019 ESTIMATED MARKET VALUE : \$411,000

PROPERTY TYPE:

Townhome

SALE DATE : September 13, 2018
 NET SALE PRICE : \$436,100
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$440,340

SALE DATE: May 15, 2008
 SALE PRICE: \$320,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1991
 GROUND FL SF : 1,168
 TOTAL ABOVE GRADE SF : 1,812
 BASEMENT SF : 1,051
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 156
 OPEN PORCH SF : 0
 DECK SF : 300

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 2,614
 LOT ACRES : .06

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4971 KENSINGTON GATE

25-117-23-32-0035

2019 ESTIMATED MARKET VALUE : \$449,000

PROPERTY TYPE:

Townhome

SALE DATE : March 8, 2018
 NET SALE PRICE : \$459,000
 ANNUAL MCAP ADJ : .0295
 MCAP SALE PRICE : \$470,239

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1979
 GROUND FL SF : 1,232
 TOTAL ABOVE GRADE SF : 2,240
 BASEMENT SF : 1,232
 BASEMENT % FIN : 80%
 WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 914

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 2,614
 LOT ACRES : .06

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS