

Direct Sales Ratio Report - Residential Summary

Assessment Year 2023

Study Year 2023: Sales from October 2022 to September 2023

Sale Data Source: Sales List

Munic	Munic Name	Sales	Median	Mean	PRD
20	BLOOMINGTON	774	96.3%	96.6%	101.1
22	BROOKLYN CENTER	257	94.9%	95.0%	100.4
48	BROOKLYN PARK	750	96.5%	96.3%	100.5
50	CHAMPLIN	269	96.2%	97.0%	100.2
14	CHANHASSEN	0			
52	CORCORAN	66	93.9%	94.2%	100.3
54	CRYSTAL	283	97.6%	98.7%	100.3
56	DAYTON	72	96.8%	95.8%	100.2
59	DEEPHAVEN	47	96.1%	96.9%	107.8
61	EDEN PRAIRIE	715	96.9%	96.8%	116.2
24	EDINA	653	96.9%	96.4%	103.5
63	EXCELSIOR	33	96.1%	95.9%	102.1
28	GOLDEN VALLEY	227	94.0%	94.5%	101.0
65	GREENFIELD	23	93.2%	94.9%	101.5
19	GREENWOOD	9	97.4%	92.9%	92.7
67	HANOVER	7	102.4%	102.7%	99.1
30	HOPKINS	153	93.9%	94.0%	101.1
70	INDEPENDENCE	25	91.6%	90.6%	102.5
72	LONG LAKE	20	95.5%	95.8%	101.2
74	LORETTO	8	93.4%	93.5%	99.8
76	MAPLE GROVE	955	95.2%	95.6%	100.5
77	MAPLE PLAIN	11	98.4%	99.0%	99.6
79	MEDICINE LAKE	2	90.5%	90.5%	99.9
80	MEDINA	99	94.1%	94.3%	101.4
01	MINNEAPOLIS	4,216	97.5%	98.4%	102.2
34	MINNETONKA	588	95.9%	96.1%	101.6
82	MINNETONKA BEACH	11	95.3%	96.4%	99.0
36	MINNETRISTA	92	97.9%	96.8%	100.4
85	MOUND	129	98.7%	97.7%	102.0
86	NEW HOPE	146	95.4%	95.7%	100.4
38	ORONO	109	99.0%	99.6%	103.7
88	OSSEO	11	102.4%	100.2%	100.4
40	PLYMOUTH	885	95.7%	96.4%	100.5
42	RICHFIELD	316	96.0%	96.7%	100.3
44	ROBBINSDALE	157	95.8%	96.1%	100.5
90	ROCKFORD	1	106.3%	106.3%	100.0
92	ROGERS	142	97.4%	96.5%	100.8
26	SHOREWOOD	95	95.5%	95.7%	102.0
17	SPRING PARK	17	99.5%	103.9%	99.2
94	ST ANTHONY	57	98.1%	99.0%	101.4
95	ST BONIFACIUS	27	101.0%	100.7%	100.4
46	ST LOUIS PARK	584	96.0%	96.3%	101.6
97	TONKA BAY	20	98.3%	93.9%	105.5
99	WAYZATA	64	100.7%	98.0%	105.5
15	WOODLAND	5	88.8%	90.7%	102.1
	SUBURBAN HENNEPIN	8,914	96.1%	96.3%	102.7
	COUNTY WIDE	13,130	96.4%	97.0%	102.7

Residential "unmasked" property types included: R, RL, X, XC, AX, XM, Y, DB, TP, RZ, RM, SR

Hennepin County Assessor's Office

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/RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales

List Direct HAMM Reports

Direct Sales Ratio Report - Residential Property Type Groups

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

		Single Family				Condo				Townhome				Zero Lot Line				Duplex/Triplex			
Munic	Munic Name	Sales	Median	Mean	PRD	Sales	Median	Mean	PRD	Sales	Median	Mean	PRD	Sales	Median	Mean	PRD	Sales	Median	Mean	PRD
20	BLOOMINGTON	506	96.2%	96.4%	100.9	159	96.0%	96.0%	102.6	99	98.4%	98.0%	100.6	8	102.7%	99.6%	100.2	2	110.3%	110.3%	99.8
22	BROOKLYN CENTER	218	94.4%	94.5%	100.2	6	88.1%	98.4%	103.7	31	98.0%	98.2%	100.6					2	92.1%	92.1%	100.3
48	BROOKLYN PARK	496	95.3%	95.6%	100.2	64	99.9%	100.6%	99.8	164	97.9%	97.6%	100.1	12	92.3%	93.7%	100.8	14	88.6%	89.1%	100.7
50	CHAMPLIN	206	96.0%	97.0%	100.3	41	98.0%	97.4%	100.1	16	95.3%	96.5%	98.6	4	99.4%	99.5%	100.3	2	92.0%	92.0%	100.6
14	CHANHASSEN																				
52	CORCORAN	39	95.0%	95.4%	100.8																
54	CRYSTAL	261	97.6%	98.8%	100.4	11	97.1%	96.4%	100.2	4	95.9%	96.6%	101.0	3	97.3%	100.3%	100.3	4	98.2%	101.9%	100.8
56	DAYTON	69	96.7%	95.7%	100.2					3	97.8%	98.0%	100.0								
59	DEEPHAVEN	46	96.6%	97.0%	107.9					1	93.5%	93.5%	100.0								
61	EDEN PRAIRIE	425	96.9%	97.2%	121.8	142	96.2%	96.4%	100.4	135	97.0%	96.0%	101.3	13	99.0%	95.8%	101.2				
24	EDINA	402	94.6%	94.6%	102.2	206	98.6%	100.3%	103.4	17	97.1%	97.0%	99.6	20	95.8%	94.5%	101.1	5	84.1%	88.1%	103.6
63	EXCELSIOR	21	92.1%	93.3%	103.5	8	101.1%	103.6%	99.9					2	92.2%	92.2%	100.4	2	96.4%	96.4%	99.6
28	GOLDEN VALLEY	176	94.2%	94.6%	101.1	30	95.5%	96.4%	100.3	18	91.0%	92.2%	100.2	1	96.1%	96.1%	100.0	2	78.6%	78.6%	100.0
65	GREENFIELD	18	94.1%	95.5%	102.0					5	93.2%	92.7%	100.6								
19	GREENWOOD	9	97.4%	92.9%	92.7																
67	HANOVER	6	103.3%	102.9%	99.0					1	101.6%	101.6%	100.0								
30	HOPKINS	66	96.5%	95.3%	101.4	41	91.6%	93.4%	100.5	36	93.3%	92.9%	102.0					10	89.0%	91.6%	100.5
70	INDEPENDENCE	25	91.6%	90.6%	102.5																
72	LONG LAKE	17	93.8%	94.3%	100.7	1	103.9%	103.9%	100.0	1	105.0%	105.0%	100.0					1	105.0%	105.0%	100.0
74	LORETTO	7	88.1%	92.8%	99.6					1	98.7%	98.7%	100.0								
76	MAPLE GROVE	568	95.8%	96.2%	101.0	152	95.1%	95.0%	100.0	196	94.8%	95.1%	100.0	35	91.7%	93.3%	99.7	4	92.4%	94.2%	100.4
77	MAPLE PLAIN	11	98.4%	99.0%	99.6																
79	MEDICINE LAKE	2	90.5%	90.5%	99.9																
80	MEDINA	84	93.5%	94.4%	101.4	6	95.7%	95.3%	100.3	2	86.6%	86.6%	104.7	5	96.6%	93.0%	99.6				
01	MINNEAPOLIS	2,671	97.3%	98.2%	101.9	1,054	98.1%	99.5%	103.0	43	94.0%	92.4%	98.9	3	85.9%	87.9%	96.7	440	96.8%	98.3%	101.8
34	MINNETONKA	356	94.7%	95.4%	101.4	119	98.7%	99.1%	100.0	107	95.1%	95.6%	101.0	3	95.1%	98.0%	100.2	2	95.0%	95.0%	100.0
82	MINNETONKA BEACH	11	95.3%	96.4%	99.0																
36	MINNETRISTA	81	98.2%	97.3%	100.9					5	100.1%	98.9%	100.0								
85	MOUND	95	98.8%	98.4%	101.3	24	97.9%	98.4%	99.8	7	80.6%	83.2%	102.6					3	103.2%	104.1%	99.8
86	NEW HOPE	123	95.0%	95.6%	100.4	9	98.9%	96.4%	99.8	9	98.1%	96.9%	100.1	3	91.2%	93.4%	100.6	1	108.1%	108.1%	100.0
38	ORONO	95	98.5%	99.5%	103.8	2	108.2%	108.2%	100.1	10	96.7%	98.3%	101.5	2	101.9%	101.9%	100.0				
88	OSSEO	11	102.4%	100.2%	100.4																
40	PLYMOUTH	519	95.5%	96.2%	100.6	132	94.3%	95.2%	100.1	229	96.4%	97.4%	100.4	5	88.9%	89.4%	102.0				
42	RICHFIELD	268	96.1%	97.0%	100.6	38	94.3%	93.2%	99.4	6	99.5%	98.7%	100.1	2	103.8%	103.8%	99.8	2	102.8%	102.8%	100.8
44	ROBBINSDALE	134	95.8%	96.0%	100.6					7	94.0%	95.6%	100.2					16	100.4%	97.6%	100.2
90	ROCKFORD	1	106.3%	106.3%	100.0																
92	ROGERS	108	97.3%	96.7%	100.9	6	98.5%	94.9%	100.5	27	97.5%	96.8%	100.0	1	75.7%	75.7%	100.0				
26	SHOREWOOD	68	97.0%	96.8%	102.4					23	93.4%	93.2%	102.5	2	86.0%	86.0%	101.9	2	95.7%	95.7%	100.0
17	SPRING PARK	7	99.5%	100.9%	98.1	7	106.1%	106.7%	100.1	3	99.4%	104.3%	99.1								
94	ST ANTHONY	45	97.2%	99.0%	101.3	10	99.6%	100.3%	100.7	1	84.4%	84.4%	100.0								
95	ST BONIFACIUS	19	101.0%	99.7%	100.5	5	98.1%	97.7%	101.0	3	112.4%	111.8%	99.7								
46	ST LOUIS PARK	388	95.0%	95.3%	101.4	149	98.9%	99.1%	100.9	37	96.7%	97.1%	100.3	2	103.6%	103.6%	100.1	8	94.1%	88.0%	100.9
97	TONKA BAY	20	98.3%	93.9%	105.5																
99	WAYZATA	31	99.0%	96.2%	104.6	23	101.9%	100.8%	104.4	10	101.0%	97.0%	109.1								
15	WOODLAND	5	88.8%	90.7%	102.1																
	SUBURBAN HENNEPIN	6,063	95.8%	96.1%	103.1	1,391	97.0%	97.5%	100.9	1,214	96.4%	96.4%	101.0	123	95.2%	94.7%	100.8	82	94.9%	94.0%	101.1
	COUNTY WIDE	8,734	96.2%	96.8%	102.9	2,445	97.5%	98.3%	101.8	1,257	96.3%	96.3%	101.0	126	95.2%	94.6%	100.7	522	96.4%	97.6%	101.7

The following "unmasked" property types are included in these residential property type groups:

- Single Family: R, RL
- Condo: X, XC, AX
- Townhome: Y
- Zero Lot Line: RZ
- Duplex/Triplex: DB, TP

Hennepin County Assessor's Office

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/RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales List Direct HAMM

Reports

Direct Sales Ratio Report - Residential Lake Overview

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

		Off-Lake				On-Lake (Non-Mtka)				Lake Minnetonka			
Munic	Munic Name	Sales	Median	Mean	PRD	Sales	Median	Mean	PRD	Sales	Median	Mean	PRD
20	BLOOMINGTON	503	96.2%	96.5%	100.9	3	88.1%	84.7%	100.3				
22	BROOKLYN CENTER	212	94.3%	94.4%	100.3	6	99.3%	99.9%	100.4				
48	BROOKLYN PARK	495	95.4%	95.7%	100.2	1	87.5%	87.5%	100.0				
50	CHAMPLIN	202	96.0%	97.0%	100.2	4	97.3%	94.1%	101.0				
14	CHANHASSEN												
52	CORCORAN	39	95.0%	95.4%	100.8								
54	CRYSTAL	259	97.6%	98.7%	100.4	2	100.9%	100.9%	103.2				
56	DAYTON	68	96.7%	96.0%	100.2	1	74.5%	74.5%	100.0				
59	DEEPHAVEN	38	96.6%	98.6%	103.1	2	107.2%	107.2%	100.4	6	83.8%	83.2%	105.0
61	EDEN PRAIRIE	423	96.9%	97.2%	121.9	2	95.0%	95.0%	106.0				
24	EDINA	395	94.6%	94.4%	102.3	7	100.6%	103.2%	100.8				
63	EXCELSIOR	18	91.4%	93.5%	103.2	2	95.4%	95.4%	100.2	1	86.0%	86.0%	100.0
28	GOLDEN VALLEY	173	94.4%	94.7%	101.0	3	92.0%	92.5%	100.2				
65	GREENFIELD	15	96.3%	98.5%	100.8	3	87.2%	80.7%	102.6				
19	GREENWOOD	5	91.3%	84.9%	105.6					4	106.1%	102.8%	97.9
67	HANOVER	6	103.3%	102.9%	99.0								
30	HOPKINS	66	96.5%	95.3%	101.4								
70	INDEPENDENCE	19	93.7%	93.2%	102.1	6	81.5%	82.1%	99.9				
72	LONG LAKE	17	93.8%	94.3%	100.7								
74	LORETTO	7	88.1%	92.8%	99.6								
76	MAPLE GROVE	548	95.9%	96.2%	100.9	20	92.2%	93.8%	100.9				
77	MAPLE PLAIN	11	98.4%	99.0%	99.6								
79	MEDICINE LAKE					2	90.5%	90.5%	99.9				
80	MEDINA	84	93.5%	94.4%	101.4								
01	MINNEAPOLIS	2,671	97.3%	98.2%	101.9								
34	MINNETONKA	345	94.4%	95.2%	101.4	4	103.7%	105.5%	102.2	7	95.8%	94.6%	101.7
82	MINNETONKA BEACH	4	86.8%	94.4%	103.0					7	95.7%	97.6%	97.8
36	MINNETRISTA	63	98.9%	98.2%	101.7	2	78.2%	78.2%	104.3	16	96.4%	95.8%	98.3
85	MOUND	72	98.9%	98.6%	100.1	2	100.9%	100.9%	101.5	21	98.7%	97.2%	101.5
86	NEW HOPE	123	95.0%	95.6%	100.4								
38	ORONO	68	98.6%	100.7%	104.6					27	95.9%	96.4%	101.1
88	OSSEO	11	102.4%	100.2%	100.4								
40	PLYMOUTH	506	95.6%	96.3%	100.6	13	93.8%	95.2%	102.9				
42	RICHFIELD	268	96.1%	97.0%	100.6								
44	ROBBINSDALE	132	95.8%	96.0%	100.5	2	93.8%	93.8%	102.2				
90	ROCKFORD					1	106.3%	106.3%	100.0				
92	ROGERS	107	97.3%	96.7%	101.0	1	92.3%	92.3%	100.0				
26	SHOREWOOD	59	97.2%	97.1%	101.8	5	100.0%	97.3%	100.1	4	86.8%	91.2%	102.1
17	SPRING PARK	4	95.2%	98.6%	100.1					3	100.3%	104.0%	98.8
94	ST ANTHONY	45	97.2%	99.0%	101.3								
95	ST BONIFACIUS	19	101.0%	99.7%	100.5								
46	ST LOUIS PARK	386	94.9%	95.2%	101.5	2	107.5%	107.5%	100.1				
97	TONKA BAY	8	100.6%	100.9%	102.8					12	86.4%	89.2%	101.9
99	WAYZATA	28	99.8%	98.3%	102.3					3	81.3%	76.1%	100.1
15	WOODLAND	3	102.9%	99.3%	100.0	1	66.8%	66.8%	100.0	1	88.8%	88.8%	100.0
	SUBURBAN HENNEPIN	5,854	95.8%	96.2%	103.1	97	95.6%	94.4%	101.3	112	95.5%	94.5%	101.2
	COUNTY WIDE	8,525	96.2%	96.8%	102.9	97	95.6%	94.4%	101.3	112	95.5%	94.5%	101.2

Residential "unmasked" property types included: R, RL

Direct Sales Ratio Report - Residential Lake Detail

Assessment Year 2023

Study Year 2023: Sales from October 2022 to September 2023

Sale Data Source: State Sales List

ID	DNR Code	Type	Name	Sales	Median	Mean
01	27013300	Lake	Minnetonka	112	95.5%	94.5%
			DEEPHAVEN	6	83.8%	83.2%
			EXCELSIOR	1	86.0%	86.0%
			GREENWOOD	4	106.1%	102.8%
			MINNETONKA	7	95.8%	94.6%
			MINNETONKA BEACH	7	95.7%	97.6%
			MINNETRISTA	16	96.4%	95.8%
			MOUND	21	98.7%	97.2%
			ORONO	27	95.9%	96.4%
			SHOREWOOD	4	86.8%	91.2%
			SPRING PARK	3	100.3%	104.0%
			TONKA BAY	12	86.4%	89.2%
			WAYZATA	3	81.3%	76.1%
			WOODLAND	1	88.8%	88.8%
02	27013700	Lake	Christmas	1	110.1%	110.1%
			SHOREWOOD	1	110.1%	110.1%
03	27010400	Lake	Medicine	6	94.6%	97.3%
			MEDICINE LAKE	2	90.5%	90.5%
			PLYMOUTH	4	102.1%	100.8%
04	27017600	Lake	Independence	2	74.7%	74.7%
			INDEPENDENCE	2	74.7%	74.7%
05	27019100	Lake	Sarah	5	86.0%	82.0%
			GREENFIELD	1	66.4%	66.4%
			INDEPENDENCE	4	87.2%	85.9%
06	27018400	Lake	Whaletail	1	53.1%	53.1%
			MINNETRISTA	1	53.1%	53.1%
08	27018100	Lake	Dutch	2	100.9%	100.9%
			MOUND	2	100.9%	100.9%
09	27018500	Lake	Saunders	1	103.4%	103.4%
			MINNETRISTA	1	103.4%	103.4%
14	10001500	Lake	Virginia	1	75.9%	75.9%
			SHOREWOOD	1	75.9%	75.9%
15	27014400	Lake	Galpin	4	99.4%	98.9%
			EXCELSIOR	2	95.4%	95.4%
			SHOREWOOD	2	102.4%	102.4%
18	27013400	Lake	Mooney	2	86.8%	86.8%
			PLYMOUTH	2	86.8%	86.8%
203	27000400	Lake	Penn	3	88.1%	84.7%
			BLOOMINGTON	3	88.1%	84.7%
241	27004500	Lake	Arrowhead	1	100.2%	100.2%
			EDINA	1	100.2%	100.2%
242	27004400	Lake	Indianhead	1	100.6%	100.6%
			EDINA	1	100.6%	100.6%

243	27067000	Lake	Harvey	1	111.4%	111.4%
			EDINA	1	111.4%	111.4%
245	27005500	Lake	Mirror	1	98.8%	98.8%
			EDINA	1	98.8%	98.8%
247	27002900	Lake	Edina	1	108.5%	108.5%
			EDINA	1	108.5%	108.5%
249	27066900	Lake	Melody	2	101.3%	101.3%
			EDINA	2	101.3%	101.3%
343	27009200	Lake	Rose	2	110.0%	110.0%
			MINNETONKA	2	110.0%	110.0%
344	27008200	Lake	Windsor	1	94.6%	94.6%
			MINNETONKA	1	94.6%	94.6%
349	27065400	Lake	Spring	1	107.4%	107.4%
			MINNETONKA	1	107.4%	107.4%
37	27003500	Lake	Sweeney/Twin (GV)	3	92.0%	92.5%
			GOLDEN VALLEY	3	92.0%	92.5%
41		Lake	Shaver	3	104.8%	93.7%
			DEEPHAVEN	2	107.2%	107.2%
			WOODLAND	1	66.8%	66.8%
42	27014200	Lake	William	1	96.0%	96.0%
			SHOREWOOD	1	96.0%	96.0%
463	27065600	Lake	Twin (St Louis Park)	2	107.5%	107.5%
			ST LOUIS PARK	2	107.5%	107.5%
50		Lake	Diamond (Dayton)	1	74.5%	74.5%
			DAYTON	1	74.5%	74.5%
51	27004200	Lake	Twin (BC/Rob/Crystal)	5	98.1%	98.5%
			BROOKLYN CENTER	3	98.1%	96.9%
			CRYSTAL	2	100.9%	100.9%
52	27009800	Lake	Bass	1	85.9%	85.9%
			PLYMOUTH	1	85.9%	85.9%
53	27003400	Lake	Crystal (Rob)	1	78.9%	78.9%
			ROBBINSDALE	1	78.9%	78.9%
54	27005800	Lake	Ryan (Rob)	1	108.6%	108.6%
			ROBBINSDALE	1	108.6%	108.6%
56	27010200	Lake	Schmidt	2	98.5%	98.5%
			PLYMOUTH	2	98.5%	98.5%
57	27010300	Lake	Lost	2	90.4%	90.4%
			PLYMOUTH	2	90.4%	90.4%
59	27010700	Lake	Parkers	1	96.5%	96.5%
			PLYMOUTH	1	96.5%	96.5%
60	27010900	Lake	Hadley	1	100.6%	100.6%
			PLYMOUTH	1	100.6%	100.6%
616	27007000	Lake	Mitchell	2	95.0%	95.0%
			EDEN PRAIRIE	2	95.0%	95.0%
761	27011600	Lake	Rice	5	83.4%	82.8%
			MAPLE GROVE	5	83.4%	82.8%
762	27011700	Lake	Weaver	3	102.1%	100.5%
			MAPLE GROVE	3	102.1%	100.5%
763	27011800	Lake	Fish	4	108.0%	107.9%
			MAPLE GROVE	4	108.0%	107.9%
764	27011101	Lake	Eagle	6	89.9%	88.0%

			MAPLE GROVE	6	89.9%	88.0%
765	27011900	Lake	Cedar Island	2	101.1%	101.1%
			MAPLE GROVE	2	101.1%	101.1%
98	27103383	River	Mississippi	8	98.3%	96.6%
			BROOKLYN CENTER	3	104.4%	102.9%
			BROOKLYN PARK	1	87.5%	87.5%
			CHAMPLIN	4	97.3%	94.1%
99	27121868	River	Crow	4	90.3%	93.5%
			GREENFIELD	2	87.8%	87.8%
			ROCKFORD	1	106.3%	106.3%
			ROGERS	1	92.3%	92.3%

Residential "unmasked" property types included: R, RL

Hennepin County Assessor's Office

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/RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM

Reports/Sales List Direct HAMM Reports

Direct Sales Ratio Report - Residential EMV Stratifications

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

Munic	Munic Name	0-150K		150K-200K		200K-250K		250K-300K		300K-400K		400K-600K		600K-800K		800K-1MIL		1MIL+	
		Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median
20	BLOOMINGTON					15	94.8%	49	93.9%	250	96.2%	148	97.5%	32	96.4%	7	90.2%	5	76.3%
22	BROOKLYN CENTER			8	90.6%	44	89.8%	115	95.6%	45	95.8%	5	100.6%	1	98.1%				
48	BROOKLYN PARK			2	80.8%	23	86.8%	121	91.3%	196	95.6%	138	99.6%	16	95.8%				
50	CHAMPLIN					2	99.5%	17	90.6%	126	95.0%	50	99.7%	10	97.2%	1	101.9%		
14	CHANHASSEN																		
52	CORCORAN									5	93.2%	18	95.0%	12	95.7%	4	94.2%		
54	CRYSTAL			3	90.1%	36	95.4%	109	98.1%	102	100.2%	11	99.1%						
56	DAYTON							2	92.5%	16	94.1%	45	96.9%	6	94.6%				
59	DEEHPHAVEN									2	94.6%	11	92.9%	7	106.6%	6	91.7%	20	97.7%
61	EDEN PRAIRIE							1	99.9%	39	98.3%	205	97.0%	112	95.3%	36	99.3%	32	94.4%
24	EDINA					1	75.8%			14	96.8%	125	97.5%	99	95.1%	56	93.9%	107	90.6%
63	EXCELSIOR					2	88.7%			3	92.3%	5	96.1%	3	96.4%	3	100.5%	5	83.4%
28	GOLDEN VALLEY					2	89.5%	8	94.6%	63	93.4%	69	96.5%	15	92.9%	7	92.8%	12	92.9%
65	GREENFIELD									2	110.4%	5	92.2%	9	93.2%	1	87.1%	1	106.5%
19	GREENWOOD											2	82.6%			1	102.4%	6	100.8%
67	HANOVER							1	83.9%			3	102.4%	2	117.9%				
30	HOPKINS					3	76.4%	4	92.3%	41	97.8%	10	97.0%	7	88.5%	1	105.6%		
70	INDEPENDENCE							1	93.7%	3	90.0%	7	99.3%	3	91.4%	3	87.0%	8	87.2%
72	LONG LAKE							2	90.8%	7	95.5%	4	83.2%	3	89.6%	1	143.1%		
74	LORETTO							2	86.6%	4	93.6%	1	104.7%						
76	MAPLE GROVE					1	99.5%	11	98.3%	214	96.2%	228	95.3%	83	95.0%	18	96.7%	13	96.4%
77	MAPLE PLAIN			1	89.8%	1	97.3%	1	93.5%	7	98.5%	1	103.9%						
79	MEDICINE LAKE																	2	90.5%
80	MEDINA							2	76.0%	4	93.2%	12	89.7%	14	93.1%	18	97.0%	34	94.0%
01	MINNEAPOLIS	66	86.0%	222	91.3%	359	97.5%	453	96.7%	735	99.4%	527	98.8%	171	95.9%	58	93.5%	80	95.6%
34	MINNETONKA					1	105.9%	8	96.4%	60	93.3%	160	96.2%	58	93.1%	34	96.5%	35	98.2%
82	MINNETONKA BEACH																	11	95.3%
36	MINNETRISTA									3	98.1%	31	101.0%	21	97.8%	8	93.5%	18	95.3%
85	MOUND	1	102.6%	2	99.0%	7	92.0%	11	95.5%	32	98.7%	19	100.5%	3	99.3%	2	110.5%	18	98.6%
86	NEW HOPE					4	92.5%	33	91.6%	76	96.1%	10	101.3%						
38	ORONO	1	126.0%	1	129.6%	1	87.3%	1	102.6%	5	97.9%	17	101.6%	9	89.5%	7	92.6%	53	98.2%
88	OSSEO					1	94.7%	6	99.5%	4	105.9%								
40	PLYMOUTH					1	100.2%	4	105.0%	92	94.1%	231	96.0%	122	94.8%	45	97.8%	24	95.2%
42	RICHFIELD					8	96.7%	69	94.3%	171	96.5%	19	98.6%	1	91.6%				
44	ROBBINSDALE	1	77.3%	3	87.4%	24	95.4%	49	95.7%	49	96.3%	8	99.4%						
90	ROCKFORD											1	106.3%						
92	ROGERS					1	94.9%	2	97.7%	29	93.7%	72	98.3%	4	85.8%				
26	SHOREWOOD									1	86.3%	20	97.6%	11	98.3%	15	97.8%	21	94.1%
17	SPRING PARK			1	90.9%					1	113.8%	2	94.8%	1	99.1%	1	100.3%	1	112.7%
94	ST ANTHONY			1	100.0%			1	97.2%	23	95.8%	19	98.1%	1	93.7%				
95	ST BONIFACIUS			1	108.6%			2	99.8%	9	97.3%	7	102.9%						
46	ST LOUIS PARK			1	116.1%	4	110.1%	42	94.3%	184	94.2%	121	95.7%	26	91.0%	8	100.2%	2	92.7%
97	TONKA BAY									1	107.1%	6	99.4%	3	100.0%			10	86.4%
99	WAYZATA											2	103.3%	8	105.1%	6	100.0%	15	95.1%
15	WOODLAND											1	102.9%	1	88.8%			3	86.1%
	SUBURBAN HENNEPIN	3	102.6%	24	91.0%	182	93.6%	674	94.3%	1,883	95.9%	1,849	97.0%	703	95.0%	289	96.9%	456	94.5%
	COUNTY WIDE	69	86.2%	246	91.1%	541	95.9%	1,127	95.0%	2,618	96.7%	2,376	97.4%	874	95.2%	347	96.0%	536	94.7%

Residential "unmasked" property types included: R, RL

Hennepin County Assessor's Office
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/RRS/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales List Direct HAMM
Reports

Direct Sales Ratio Report - Residential Month Detail

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

		Oct 2022		Nov 2022		Dec 2022		Jan 2023		Feb 2023		Mar 2023		Apr 2023		May 2023		Jun 2023		Jul 2023		Aug 2023		Sep 2023	
Munic	Munic Name	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median	Sales	Median
20	BLOOMINGTON	45	98.9%	44	98.3%	31	100.9%	19	101.5%	15	104.7%	30	98.6%	26	95.5%	58	91.8%	79	91.0%	57	94.9%	52	95.9%	50	95.9%
22	BROOKLYN CENTER	26	97.5%	28	99.5%	16	96.8%	6	101.7%	14	95.2%	12	93.9%	14	88.1%	12	92.2%	31	90.6%	19	90.3%	22	94.1%	18	94.5%
48	BROOKLYN PARK	57	99.5%	38	100.4%	37	100.4%	29	101.8%	27	95.1%	33	99.6%	32	96.6%	34	92.9%	55	91.8%	41	92.8%	57	90.5%	56	92.3%
50	CHAMPLIN	12	101.4%	12	99.9%	8	104.9%	11	102.0%	9	100.9%	14	96.0%	23	98.8%	25	95.0%	26	93.2%	26	93.7%	20	91.3%	20	94.8%
14	CHANHASSEN																								
52	CORCORAN	8	96.1%	2	102.8%	3	90.6%	3	93.6%	1	111.3%	4	95.5%	1	93.0%	3	95.4%	5	93.7%	2	94.0%	6	99.5%	1	95.0%
54	CRYSTAL	30	101.3%	20	105.0%	19	105.2%	11	106.2%	22	100.2%	19	98.5%	17	92.2%	26	93.4%	20	94.4%	22	96.5%	26	92.6%	29	94.9%
56	DAYTON	11	101.0%	2	89.8%	2	89.6%	3	99.3%	2	103.0%	4	101.3%	5	102.0%	3	96.9%	13	96.8%	6	96.4%	8	93.0%	10	95.8%
59	DEEPHAVEN	2	93.7%	2	95.7%	2	104.6%	2	85.6%	1	96.1%	4	101.5%	3	98.3%	6	89.7%	7	97.1%	8	96.4%	8	92.3%	1	87.1%
61	EDEN PRAIRIE	47	97.0%	28	99.3%	26	103.1%	18	106.7%	21	101.8%	33	97.0%	28	95.4%	42	94.9%	53	94.4%	34	93.6%	54	94.7%	41	96.6%
24	EDINA	41	97.8%	24	98.8%	23	100.0%	13	99.1%	20	99.3%	38	94.4%	33	91.9%	31	92.1%	49	91.1%	44	88.8%	48	93.6%	38	90.4%
63	EXCELSIOR			1	85.8%	1	92.3%	2	109.4%	2	93.9%	2	93.3%	2	93.2%	2	81.8%	2	81.7%	1	101.0%	1	98.8%	5	92.1%
28	GOLDEN VALLEY	12	94.0%	16	98.9%	12	100.0%	14	96.6%	8	92.3%	9	99.0%	6	86.5%	25	91.7%	18	94.2%	18	92.6%	20	93.0%	18	93.0%
65	GREENFIELD	3	88.4%			2	99.8%	2	102.3%	2	105.3%	1	113.3%	1	95.1%			1	91.0%	2	82.6%	3	92.8%	1	87.2%
19	GREENWOOD			2	99.9%							2	92.5%					1	87.9%	1	108.2%	2	97.7%	1	59.6%
67	HANOVER	1	118.9%	1	91.2%							1	116.9%					2	103.3%	1	83.9%				
30	HOPKINS	5	98.1%	3	103.1%	5	105.6%	1	103.1%	4	95.6%	4	88.7%	6	96.6%	6	94.7%	7	90.2%	9	90.3%	7	95.2%	9	100.1%
70	INDEPENDENCE	2	88.1%	2	93.8%	1	108.1%	1	100.0%	4	101.3%	1	93.5%			3	87.0%	1	75.5%	3	88.4%	4	88.0%	3	91.6%
72	LONG LAKE					1	95.6%			1	100.5%			2	81.4%	2	90.5%	1	95.5%	2	96.1%	4	95.0%	4	88.4%
74	LORETTO			1	99.3%											3	87.9%	3	99.7%						
76	MAPLE GROVE	60	99.0%	42	100.0%	34	101.4%	32	100.2%	31	97.4%	38	93.1%	24	95.6%	51	93.3%	76	92.7%	51	94.7%	78	93.3%	51	96.2%
77	MAPLE PLAIN	1	94.1%	1	97.3%	1	107.2%			1	103.9%	2	94.1%			1	93.5%	1	109.7%	1	106.9%	1	89.2%	1	98.4%
79	MEDICINE LAKE									1	96.3%											1	84.7%		
80	MEDINA	10	95.6%	6	105.5%	3	96.9%	2	77.2%	1	90.9%	8	96.2%	7	93.8%	4	90.1%	12	95.7%	14	85.7%	13	92.5%	4	91.9%
01	MINNEAPOLIS	223	100.0%	186	101.0%	192	103.6%	130	102.7%	144	101.0%	219	99.3%	207	97.0%	271	94.0%	310	94.5%	297	93.8%	267	93.8%	225	94.1%
34	MINNETONKA	37	99.5%	32	97.6%	32	100.6%	11	99.1%	14	98.4%	19	92.6%	30	91.7%	29	93.0%	40	90.5%	37	89.9%	38	90.7%	37	94.4%
82	MINNETONKA BEACH													1	134.8%			2	79.9%	1	90.9%	3	81.3%	4	99.5%
36	MINNETRISTA	12	94.2%	6	103.4%	3	100.3%	5	96.6%	1	103.4%	4	103.5%	4	96.2%	6	99.8%	14	98.9%	9	99.7%	11	92.4%	6	89.9%
85	MOUND	8	101.0%	8	102.3%	5	100.2%	6	99.0%	5	100.5%	8	104.4%	8	92.9%	11	101.9%	13	97.2%	10	92.2%	5	98.1%	8	97.1%
86	NEW HOPE	11	94.3%	16	102.0%	8	93.3%	10	101.2%	5	101.9%	8	92.6%	7	92.3%	9	89.6%	10	89.2%	14	94.6%	17	96.2%	8	95.4%
38	ORONO	10	104.0%	2	93.6%	3	95.5%	4	99.5%	6	101.2%	5	98.6%	7	93.4%	9	101.8%	12	95.9%	16	94.7%	8	98.4%	13	92.9%
88	OSSEO	1	104.6%	2	104.7%	2	98.7%			1	107.3%	2	107.1%	1	96.7%	1	86.2%			1	86.3%				
40	PLYMOUTH	49	97.6%	32	98.2%	37	103.1%	22	102.0%	16	101.5%	30	97.9%	37	95.3%	42	93.9%	78	92.8%	48	92.3%	73	94.3%	55	93.7%
42	RICHFIELD	29	99.4%	23	100.3%	23	102.6%	13	106.6%	16	95.4%	15	94.4%	12	95.1%	23	92.0%	36	93.8%	26	95.1%	34	94.5%	18	95.1%
44	ROBBINSDALE	9	102.2%	20	96.6%	10	98.3%	7	98.9%	7	92.6%	6	92.8%	6	94.1%	16	97.4%	15	95.4%	14	90.5%	17	93.4%	7	95.7%
90	ROCKFORD							1	106.3%																
92	ROGERS	8	96.8%	8	99.6%	8	100.1%	4	98.8%	9	104.6%	7	92.6%	2	96.1%	9	88.9%	16	95.7%	6	98.0%	20	94.4%	11	97.1%
26	SHOREWOOD	9	97.4%	5	102.2%	2	89.0%	4	100.0%			2	98.9%	6	97.8%	10	90.9%	8	94.3%	10	97.4%	6	95.0%	6	96.6%
17	SPRING PARK	1	112.7%			1	113.8%					1	100.3%	2	99.3%			1	90.1%			1	90.9%		
94	ST ANTHONY	2	107.2%	4	95.9%	3	100.2%	3	104.9%	4	106.8%	6	103.4%			5	95.8%	7	93.0%	4	95.0%	1	84.5%	6	96.6%
95	ST BONIFACIUS	3	102.9%	1	99.4%	3	105.7%			2	83.8%			2	104.1%	2	100.1%	1	89.6%	1	108.6%	2	101.7%	2	96.4%
46	ST LOUIS PARK	37	99.7%	20	100.6%	33	99.4%	17	99.7%	24	98.4%	21	97.7%	27	95.6%	38	90.9%	39	89.4%	41	90.9%	61	91.6%	30	91.1%
97	TONKA BAY			2	93.3%	2	89.9%	1	107.1%	1	85.9%			2	87.4%	4	99.3%	3	97.9%	1	89.9%	3	98.6%	1	82.2%
99	WAYZATA	3	101.9%	1	94.5%	1	131.5%			3	99.0%	1	95.1%	2	107.7%	4	98.3%	2	87.9%	4	103.0%	7	99.1%	3	78.7%
15	WOODLAND					3	88.8%							1	109.0%							1	66.8%		
	SUBURBAN HENNEPIN	602	98.5%	457	99.4%	406	100.4%	277	100.2%	300	99.5%	397	96.6%	385	95.1%	556	93.0%	759	92.8%	606	93.2%	742	93.3%	576	94.4%
	COUNTY WIDE	825	98.9%	643	99.7%	598	101.0%	407	101.0%	444	99.8%	616	97.6%	592	95.4%	827	93.2%	1,069	93.1%	903	93.4%	1,009	93.3%	801	94.3%

Residential "unmasked" property types included: R, RL

Hennepin County Assessor's Office
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/RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales List Direct HAMM
Reports

Direct Sales Ratio Report - CIA Qualified Sales

Assessment Year 2023
 Study Year 2023: Sales from October 2022 to September 2023
 Sale Data Source: State Sales List

		Commercial			Industrial			Commercial & Industrial			Apartment		
Munic	Munic Name	Sales	Median	Mean	Sales	Median	Mean	Sales	Median	Mean	Sales	Median	Mean
20	BLOOMINGTON	4	90.0%	85.8%	6	92.3%	92.6%	10	90.0%	89.9%	5	102.4%	99.0%
22	BROOKLYN CENTER	4	101.9%	105.3%				4	101.9%	105.3%			
48	BROOKLYN PARK	7	97.2%	99.5%	5	89.6%	91.9%	12	93.8%	96.3%	2	107.1%	107.1%
50	CHAMPLIN	1	95.2%	95.2%				1	95.2%	95.2%	2	95.0%	95.0%
14	CHANHASSEN												
52	CORCORAN	1	68.3%	68.3%	2	107.3%	107.3%	3	95.5%	94.3%			
54	CRYSTAL	5	79.2%	84.5%				5	79.2%	84.5%	1	94.3%	94.3%
56	DAYTON	1	98.0%	98.0%	1	95.0%	95.0%	2	96.5%	96.5%			
59	DEEPHAVEN	1	78.8%	78.8%				1	78.8%	78.8%			
61	EDEN PRAIRIE	9	96.2%	101.1%	4	88.8%	90.5%	13	96.2%	97.9%	1	96.5%	96.5%
24	EDINA	5	107.9%	104.0%	3	95.3%	94.7%	8	99.3%	100.5%	1	91.3%	91.3%
63	EXCELSIOR	3	66.8%	65.6%				3	66.8%	65.6%	1	67.2%	67.2%
28	GOLDEN VALLEY	3	95.9%	98.1%	6	94.6%	87.0%	9	95.9%	90.7%			
65	GREENFIELD												
19	GREENWOOD												
67	HANOVER												
30	HOPKINS	1	99.8%	99.8%	1	98.6%	98.6%	2	99.2%	99.2%	1	82.2%	82.2%
70	INDEPENDENCE												
72	LONG LAKE				1	96.7%	96.7%	1	96.7%	96.7%			
74	LORETTO												
76	MAPLE GROVE	7	102.4%	103.3%				7	102.4%	103.3%			
77	MAPLE PLAIN	2	90.7%	90.7%	1	95.9%	95.9%	3	93.2%	92.5%			
79	MEDICINE LAKE												
80	MEDINA				1	104.6%	104.6%	1	104.6%	104.6%			
01	MINNEAPOLIS	77	95.9%	97.0%	17	85.8%	94.0%	94	95.6%	96.5%	93	100.0%	100.8%
34	MINNETONKA	4	102.7%	96.3%				4	102.7%	96.3%	1	98.2%	98.2%
82	MINNETONKA BEACH												
36	MINNETRISTA												
85	MOUND	1	93.5%	93.5%	1	100.0%	100.0%	2	96.8%	96.8%			
86	NEW HOPE	1	99.7%	99.7%	5	91.2%	90.2%	6	91.3%	91.8%	2	96.1%	96.1%
38	ORONO				1	95.0%	95.0%	1	95.0%	95.0%			
88	OSSEO	1	86.2%	86.2%	1	68.8%	68.8%	2	77.5%	77.5%			
40	PLYMOUTH	11	98.6%	100.7%	6	98.0%	97.4%	17	98.3%	99.5%	1	100.8%	100.8%
42	RICHFIELD	4	97.9%	94.2%				4	97.9%	94.2%	2	98.6%	98.6%
44	ROBBINSDALE												
90	ROCKFORD												
92	ROGERS	3	94.9%	87.8%	4	96.7%	92.3%	7	95.1%	90.3%			
26	SHOREWOOD										1	79.6%	79.6%
17	SPRING PARK	2	91.4%	91.4%				2	91.4%	91.4%			
94	ST ANTHONY				1	98.4%	98.4%	1	98.4%	98.4%			
95	ST BONIFACIUS												
46	ST LOUIS PARK	8	90.5%	88.5%	1	80.3%	80.3%	9	88.2%	87.5%	2	98.6%	98.6%
97	TONKA BAY	2	95.1%	95.1%				2	95.1%	95.1%			
99	WAYZATA	3	82.9%	82.0%				3	82.9%	82.0%			
15	WOODLAND												
	SUBURBAN HENNEPIN	94	95.4%	94.5%	51	95.3%	92.9%	145	95.3%	94.0%	23	96.0%	95.5%
	COUNTY WIDE	171	95.9%	95.7%	68	95.0%	93.1%	239	95.3%	94.9%	116	98.8%	99.8%

Sales with commercial, industrial, or apartment selected as the primary Property Type Group in ECRV are included.

Direct Sales Ratio Report - CIA Qualified and Unreviewed Sales

Assessment Year 2023
 Study Year 2023: Sales from October 2022 to September 2023
 Sale Data Source: State Sales List

		Commercial			Industrial			Commercial & Industrial			Apartment		
Munic	Munic Name	Sales	Median	Mean	Sales	Median	Mean	Sales	Median	Mean	Sales	Median	Mean
20	BLOOMINGTON	4	90.0%	85.8%	6	92.3%	92.6%	10	90.0%	89.9%	5	102.4%	99.0%
22	BROOKLYN CENTER	4	101.9%	105.3%				4	101.9%	105.3%			
48	BROOKLYN PARK	7	97.2%	99.5%	5	89.6%	91.9%	12	93.8%	96.3%	2	107.1%	107.1%
50	CHAMPLIN	1	95.2%	95.2%				1	95.2%	95.2%	2	95.0%	95.0%
14	CHANHASSEN												
52	CORCORAN	1	68.3%	68.3%	2	107.3%	107.3%	3	95.5%	94.3%			
54	CRYSTAL	5	79.2%	84.5%				5	79.2%	84.5%	1	94.3%	94.3%
56	DAYTON	1	98.0%	98.0%	1	95.0%	95.0%	2	96.5%	96.5%			
59	DEEPHAVEN	1	78.8%	78.8%				1	78.8%	78.8%			
61	EDEN PRAIRIE	9	96.2%	101.1%	4	88.8%	90.5%	13	96.2%	97.9%	1	96.5%	96.5%
24	EDINA	5	107.9%	104.0%	3	95.3%	94.7%	8	99.3%	100.5%	1	91.3%	91.3%
63	EXCELSIOR	3	66.8%	65.6%				3	66.8%	65.6%	1	67.2%	67.2%
28	GOLDEN VALLEY	3	95.9%	98.1%	6	94.6%	87.0%	9	95.9%	90.7%			
65	GREENFIELD												
19	GREENWOOD												
67	HANOVER												
30	HOPKINS	1	99.8%	99.8%	1	98.6%	98.6%	2	99.2%	99.2%	1	82.2%	82.2%
70	INDEPENDENCE												
72	LONG LAKE				1	96.7%	96.7%	1	96.7%	96.7%			
74	LORETTO												
76	MAPLE GROVE	7	102.4%	103.3%				7	102.4%	103.3%			
77	MAPLE PLAIN	2	90.7%	90.7%	1	95.9%	95.9%	3	93.2%	92.5%			
79	MEDICINE LAKE												
80	MEDINA				1	104.6%	104.6%	1	104.6%	104.6%			
01	MINNEAPOLIS	77	95.9%	97.0%	17	85.8%	94.0%	94	95.6%	96.5%	93	100.0%	100.8%
34	MINNETONKA	4	102.7%	96.3%				4	102.7%	96.3%	1	98.2%	98.2%
82	MINNETONKA BEACH												
36	MINNETRISTA												
85	MOUND	1	93.5%	93.5%	1	100.0%	100.0%	2	96.8%	96.8%			
86	NEW HOPE	1	99.7%	99.7%	5	91.2%	90.2%	6	91.3%	91.8%	2	96.1%	96.1%
38	ORONO				1	95.0%	95.0%	1	95.0%	95.0%			
88	OSSEO	1	86.2%	86.2%	1	68.8%	68.8%	2	77.5%	77.5%			
40	PLYMOUTH	11	98.6%	100.7%	6	98.0%	97.4%	17	98.3%	99.5%	1	100.8%	100.8%
42	RICHFIELD	4	97.9%	94.2%				4	97.9%	94.2%	2	98.6%	98.6%
44	ROBBINSDALE												
90	ROCKFORD												
92	ROGERS	3	94.9%	87.8%	4	96.7%	92.3%	7	95.1%	90.3%			
26	SHOREWOOD										1	79.6%	79.6%
17	SPRING PARK	2	91.4%	91.4%				2	91.4%	91.4%			
94	ST ANTHONY				1	98.4%	98.4%	1	98.4%	98.4%			
95	ST BONIFACIUS												
46	ST LOUIS PARK	8	90.5%	88.5%	1	80.3%	80.3%	9	88.2%	87.5%	2	98.6%	98.6%
97	TONKA BAY	2	95.1%	95.1%				2	95.1%	95.1%			
99	WAYZATA	3	82.9%	82.0%				3	82.9%	82.0%			
15	WOODLAND												
	SUBURBAN HENNEPIN	94	95.4%	94.5%	51	95.3%	92.9%	145	95.3%	94.0%	23	96.0%	95.5%
	COUNTY WIDE	171	95.9%	95.7%	68	95.0%	93.1%	239	95.3%	94.9%	116	98.8%	99.8%

Sales with commercial, industrial, or apartment selected as the primary Property Type Group in ECRV are included.

Direct Sales Ratio Report - CIA Use Codes

Assessment Year 2023

Study Year 2023: Sales from October 2022 to September 2023

Sale Data Source: State Sales List

Use Code	Use Code Desc	Sales	Median	Mean
1010	Single Family	6	94.5%	96.2%
1020	Two Family	1	87.3%	87.3%
1030	Three Family	2	102.2%	102.2%
110	Office Condominium / TH	23	100.0%	103.9%
111	Industrial Condominium / TH	5	89.6%	89.2%
147	Mixed Use Commercial w/Residential	2	97.4%	97.4%
324	Fraternity / Sorority House	1	73.1%	73.1%
341	Medical Office / Clinic	4	101.1%	99.7%
344	Office Building	32	93.9%	89.0%
351	Apartment, Townhomes	1	113.7%	113.7%
352	Apartment, Low Rise	21	95.2%	94.5%
353	Small Box Retail Store	5	79.2%	88.1%
354	Mid Box Retail Store	1	86.2%	86.2%
381	Veterinary Clinic / Hospital	1	74.5%	74.5%
392	Industrial Engineering / R&D / Lab	1	68.6%	68.6%
400	Industrial Office Warehouse	33	95.5%	93.1%
401	Industrial Equip Storage/Service Garage	3	95.0%	94.3%
402	Strip / Convenience Retail	5	91.4%	86.2%
407	Industrial Distribution Warehouse	3	97.3%	101.1%
408	Service Station (With Fuel)	1	94.2%	94.2%
412	Neighborhood Shopping Center	5	95.9%	95.6%
453	Industrial Flex Building	5	98.1%	93.0%
455	Full Service Dealership	1	95.0%	95.0%
456	Limited Service Dealership	1	75.6%	75.6%
483	Fitness Center	2	92.7%	92.7%
495	Industrial Heavy Manufacturing	1	111.4%	111.4%
528	Service Repair Garage	8	93.4%	94.5%
589	Assisted Living Facility, Low	1	98.2%	98.2%
594	Hotel, Full Service	1	103.2%	103.2%
595	Hotel, Limited Service	1	106.0%	106.0%
596	Hotel, Select Service	1	116.7%	116.7%
6100	Unidentified Prop Type A	92	100.2%	101.1%
6101	Unidentified Prop Type C	68	96.2%	97.3%
6108	Unidentified Prop Type I	16	87.0%	94.2%
6136	Unidentified Prop Type LR	1	75.4%	75.4%

Sales with commercial, industrial, or apartment selected as the primary Property Type Group in ECRV are included.

Hennepin County Assessor's Office

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Direct HAMM Reports

Direct Sales Ratio Report - Commercial Sales List

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

BLOOMINGTON

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1495262	11/28/2022	525,000	1	11-027-24-41-0114	Wide Area Transportation Building	344	2785	C	384,000	0	472,000	89.9%	73.1%	22.9%
1501930	12/21/2022	4,040,000	1	17-116-21-22-0034	CREEKRIDGE II	344	53087	C	3,980,000	0	3,980,000	98.5%	98.5%	0.0%
1566019	7/24/2023	1,180,000	1	16-027-24-24-0018	F & M BUILDING	344	14920	C	984,900	0	1,064,000	90.2%	83.5%	8.0%
1581276	9/18/2023	1,875,000	1	06-027-24-22-0007	Front Row Marketing	344	10148	C	1,065,000	0	1,214,000	64.7%	56.8%	14.0%
Sale Count:										4	Median:	90.0%	78.3%	11.0%

BROOKLYN CENTER

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1505817	1/12/2023	238,000	1	27-119-21-33-0086	Boulevard Plaza Cond - 7046	110	2254	C	117,000	0	226,000	95.0%	49.2%	93.2%
1495392	12/2/2022	11,200,000	1	35-119-21-43-0017	6160 Summit Drive	344	112317	C	7,775,000	1,500,000	10,600,000	94.6%	69.4%	36.3%
1518596	3/16/2023	1,250,000	1	27-119-21-33-0097	IBEW Credit Union	344	12168	C	1,360,000	0	1,360,000	108.8%	108.8%	0.0%
1532176	5/5/2023	1,050,000	3	03-118-21-44-0033	Big O' Tires	528	8330	C	824,000	0	1,291,000	123.0%	78.5%	56.7%
Sale Count:										4	Median:	101.9%	73.9%	46.5%

BROOKLYN PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1533650	5/10/2023	995,000	1	20-119-21-43-0095	LAMBENT PROPERTIES LLC	344	7739	C	786,600	0	1,116,500	112.2%	79.1%	41.9%
1560410	7/21/2023	401,552	1	29-119-21-12-0005	TA PROPERTY MANAGEMENT LLC	344	3960	C	345,300	0	390,400	97.2%	86.0%	13.1%
1484443	10/26/2022	530,000	1	19-119-21-13-0006	Tastic Deli and Catering	353	1638	C	544,000	34,500	576,000	108.7%	102.6%	5.9%
1509654	2/1/2023	2,000,000	1	10-119-21-31-0065	NOBLE MOBILE	408	12655	C	1,711,700	0	1,883,600	94.2%	85.6%	10.0%
1535480	5/12/2023	6,730,000	1	20-119-21-22-0096	Broadway Square	412	50506	C	4,803,200	480,300	6,005,400	89.2%	71.4%	25.0%
1501897	12/22/2022	465,000	1	13-119-21-22-0020	A J SPANJER CO	528	3992	C	383,300	0	434,100	93.4%	82.4%	13.3%
1505010	1/9/2023	340,000	1	21-119-21-33-0065	Galaxy Auto	528	2400	C	304,700	0	345,100	101.5%	89.6%	13.3%
Sale Count:										7	Median:	97.2%	85.6%	13.3%

CHAMPLIN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1552358	6/30/2023	500,000	1	31-120-21-42-0092	CHAMPLIN PONDS - ASHCO EXTERIORS	110	3072	C	430,000	0	476,000	95.2%	86.0%	10.7%
Sale Count:										1	Median:	95.2%	86.0%	10.7%

CORCORAN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1516811	3/7/2023	1,250,000	2	26-119-23-11-0047	A1 Outdoor Power	353	12715	C	810,000	0	854,000	68.3%	64.8%	5.4%
Sale Count:										1	Median:	68.3%	64.8%	5.4%

CRYSTAL

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1515485	3/6/2023	1,295,000	1	09-118-21-22-0052	CRYSTAL VISION	341	8400	C	1,381,000	0	1,381,000	106.6%	106.6%	0.0%
1512892	2/21/2023	1,420,000	1	04-118-21-33-0004	Max it Pawn Shop	353	8328	C	795,000	0	1,125,000	79.2%	56.0%	41.5%
1549669	6/23/2023	470,000	1	09-118-21-31-0006	Crystal Wine & Spirits	353	3367	C	332,000	0	332,000	70.6%	70.6%	0.0%
1526479	4/14/2023	783,103	2	05-118-21-11-0071	PREMIER MOTORS	456	1767	C	565,000	0	592,000	75.6%	72.1%	4.8%
1485769	10/28/2022	610,000	1	17-118-21-11-0029	B & R TRANSMISSION	528	2866	C	343,000	0	550,000	90.2%	56.2%	60.3%
Sale Count:										5	Median:	79.2%	70.6%	4.8%

DAYTON

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1484812	10/31/2022	700,000	1	14-120-22-41-0013	T/C BUILDERS	344	13120	C	502,000	0	686,000	98.0%	71.7%	36.7%
Sale Count:										1	Median:	98.0%	71.7%	36.7%

DEEPHAVEN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1545697	6/15/2023	2,150,000	2	18-117-22-44-0059	MPMG OFFICE BLDG.	344	14380	C	1,541,000	0	1,695,000	78.8%	71.7%	10.0%
Sale Count:										1	Median:	78.8%	71.7%	10.0%

EDEN PRAIRIE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1481583	10/13/2022	140,000	1	10-116-22-32-0055	Bent Creek Business Center	110	2671	C	196,000	0	176,000	125.7%	140.0%	-10.2%
1534503	5/12/2023	425,000	1	23-116-22-23-0075	Aztec Office Park	110	2464	C	340,000	0	402,000	94.6%	80.0%	18.2%
1552494	6/30/2023	381,000	1	23-116-22-23-0085	Prairie Centre Town Offices	110	2500	C	420,000	0	482,500	126.6%	110.2%	14.9%
1552569	6/30/2023	350,000	1	09-116-22-33-0061	Westgate Office Park	110	1536	C	284,000	0	323,000	92.3%	81.1%	13.7%
1484446	11/3/2022	21,525,000	1	14-116-22-23-0015	Flagship Corporate Center	344	150082	C	20,546,000	0	21,518,000	100.0%	95.5%	4.7%
1490098	11/14/2022	3,500,000	1	01-116-22-22-0013	Doran Group	344	21040	C	2,181,000	0	2,928,000	83.7%	62.3%	34.3%
1520745	3/24/2023	2,400,000	1	01-116-22-32-0015	West Shady Nine	344	52852	C	2,350,000	0	2,308,000	96.2%	97.9%	-1.8%
1506739	1/15/2023	825,000	1	14-116-22-31-0029	Flying Cloud Animal Hospital	381	2772	C	582,000	0	615,000	74.5%	70.5%	5.7%
1535888	5/19/2023	6,028,000	1	02-116-22-11-0028	Hilton Garden Inn	596	60196	C	6,701,000	0	7,036,000	116.7%	111.2%	5.0%
Sale Count:										9	Median:	96.2%	95.5%	5.7%

EDINA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1501286	12/22/2022	549,000	1	31-028-24-14-0083	Dermatology, P.A.	110	2663	C	639,900	0	603,700	110.0%	116.6%	-5.7%
1559270	7/20/2023	420,000	1	31-028-24-14-0078	7300 France Condo	110	2176	C	457,000	0	463,200	110.3%	108.8%	1.4%
1499367	12/16/2022	2,450,000	1	09-116-21-34-0008	Dougherty Employment Group	344	19126	C	2,331,600	0	2,462,200	100.5%	95.2%	5.6%
1502328	12/15/2022	2,900,000	1	30-028-24-44-0059	Salon Concepts / Edina Health and Wellness	402	9653	C	2,551,900	0	2,650,000	91.4%	88.0%	3.8%
1555733	7/11/2023	3,600,000	1	31-028-24-43-0008	Soccer Fields / Anytime Fitness	483	26462	C	3,482,200	0	3,884,100	107.9%	96.7%	11.5%
Sale Count:										5	Median:	107.9%	96.7%	3.8%

EXCELSIOR

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1530175	4/28/2023	2,100,000	1	34-117-23-11-0142	470 LAKE ST. OFFICE BLDG.	344	4923	C	1,226,000	0	1,226,000	58.4%	58.4%	0.0%
1581939	9/20/2023	1,890,000	1	34-117-23-11-0006	SUBAQUA OFFICE BUILDING	344	5488	C	1,262,000	0	1,262,000	66.8%	66.8%	0.0%
1530564	4/28/2023	2,250,000	3	34-117-23-14-0074	EXCELSIOR MILL RETAIL	402	9570	C	1,248,000	0	1,609,000	71.5%	55.5%	28.9%
Sale Count:										3	Median:	66.8%	58.4%	0.0%

GOLDEN VALLEY

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1498700	12/16/2022	71,817,395	4	04-117-21-24-0028	COLONNADE TOWER	344	766784	C	85,100,000	750,000	74,111,000	103.2%	118.5%	-12.9%
1503561	12/30/2022	736,500	1	28-118-21-34-0012	JDB PARTNERSHIP OFFICE	344	8749	C	535,000	0	700,000	95.0%	72.6%	30.8%
1532680	5/9/2023	6,850,000	1	31-118-21-14-0048	GOLDEN VALLEY TOWN SQUARE	412	44912	C	5,675,000	0	6,570,000	95.9%	82.8%	15.8%
Sale Count:										3	Median:	95.9%	82.8%	15.8%

HOPKINS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1479573	10/18/2022	520,000	1	24-117-22-43-0099	The Liquor Store	147	5365	C	473,000	0	519,000	99.8%	91.0%	9.7%
Sale Count:										1	Median:	99.8%	91.0%	9.7%

MAPLE GROVE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1506335	1/13/2023	235,000	1	26-119-22-42-0040	FORESTVIEW OFFICE CONDO	110	1344	C	219,200	0	223,900	95.3%	93.3%	2.1%
1509460	1/31/2023	649,000	1	14-119-22-44-0081	BOULDER POND OFFICE CONDO 11320	110	3348	C	466,500	0	547,900	84.4%	71.9%	17.4%
1517679	2/13/2023	202,520	1	27-119-22-43-0092	LAKEWAY OFFICE CONDO 7098	110	1403	C	205,500	0	220,000	108.6%	101.5%	7.1%
1554974	7/7/2023	227,300	1	14-119-22-44-0046	BOULDER POND OFFICE CONDO 11224	110	1364	C	242,300	0	279,400	122.9%	106.6%	15.3%
1561070	7/21/2023	300,000	2	27-119-22-43-0068	LAKEWAY OFFICE CONDO 7082	110	2734	C	303,000	0	327,600	109.2%	101.0%	8.1%
1563870	7/17/2023	149,000	1	27-119-22-43-0085	LAKEWAY OFFICE CONDO 7072	110	1331	C	140,600	0	152,600	102.4%	94.4%	8.5%
1580159	9/14/2023	384,000	1	34-119-22-41-0078	BASS LAKE WOODS OFFICE CENTER	110	2300	C	394,800	0	383,700	99.9%	102.8%	-2.8%
Sale Count:										7	Median:	102.4%	101.0%	8.1%

MAPLE PLAIN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1498717	12/15/2022	365,000	1	24-118-24-33-0037	MECHANICAL TEST & BALANCE	344	4696	C	268,000	0	340,000	93.2%	73.4%	26.9%
1569427	8/15/2023	600,000	1	24-118-24-34-0019	Office building	344	9594	C	360,000	0	530,000	88.3%	60.0%	47.2%
Sale Count:										2	Median:	90.7%	66.7%	37.0%

MINNEAPOLIS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1507897	1/24/2023	920,140	1	11-029-24-44-0100		1010		C	800,000	0	912,000	99.1%	86.9%	14.0%
1509432	1/31/2023	879,011	1	26-029-24-14-0002		1010		C	705,000	0	789,600	89.8%	80.2%	12.0%
1512711	2/17/2023	374,741	1	09-029-24-13-0169		1010		C	275,000	0	324,500	86.6%	73.4%	18.0%
1525984	4/14/2023	599,000	1	10-028-24-42-0142		1010		C	555,000	0	621,600	103.8%	92.7%	12.0%
1568861	8/15/2023	400,000	1	04-028-24-41-0080		1010		C	397,000	0	444,600	111.2%	99.3%	12.0%
1583367	8/30/2023	450,000	1	01-028-24-32-0017		1010		C	340,000	0	391,000	86.9%	75.6%	15.0%
1483653	10/28/2022	458,000	1	04-029-24-43-0071		1020		DB	400,000	0	400,000	87.3%	87.3%	0.0%
1476688	10/7/2022	1,892,000	2	03-028-24-22-0207		6100		A	1,190,000	0	1,285,500	67.9%	62.9%	8.0%
1477204	10/5/2022	2,994,000	1	04-028-24-21-0187		6100		C	3,475,000	0	3,050,000	101.9%	116.1%	-12.2%
1520669	3/22/2023	1,151,535	4	02-028-24-33-0227		6100		C	1,154,700	0	1,266,700	110.0%	100.3%	9.7%
1475860	10/5/2022	5,000,000	1	15-028-24-33-0001		6101		C	3,637,000	0	4,692,800	93.9%	72.7%	29.0%
1476301	10/5/2022	550,000	1	34-029-24-44-0071		6101		C	460,000	0	542,800	98.7%	83.6%	18.0%
1477298	10/13/2022	615,000	1	28-029-24-23-0056		6101		C	376,000	0	470,000	76.4%	61.1%	25.0%
1478439	10/11/2022	650,000	2	22-028-24-43-0113		6101		C	809,800	0	809,800	124.6%	124.6%	0.0%
1482507	10/24/2022	450,000	1	15-029-24-24-0032		6101		C	299,000	0	418,600	93.0%	66.4%	40.0%
1482629	10/25/2022	1,587,000	3	02-028-24-41-0048		6101		C	1,051,000	0	1,479,000	93.2%	66.2%	40.7%
1485069	10/31/2022	7,150,000	3	15-028-24-21-0003		6101		C	4,120,000	875,000	6,500,000	90.9%	57.6%	57.8%
1485829	10/31/2022	5,007,000	1	15-029-24-14-0027		6101		C	4,178,000	0	4,512,200	90.1%	83.4%	8.0%
1489782	11/15/2022	215,000	1	02-028-24-44-0071		6101		C	121,000	0	205,000	95.3%	56.3%	69.4%
1493534	11/28/2022	960,000	3	12-029-24-12-0218		6101		C	1,140,500	0	960,000	100.0%	118.8%	-15.8%
1496813	12/15/2022	378,200	1	27-029-24-34-0039		6101		C	406,500	0	467,500	123.6%	107.5%	15.0%
1497410	12/6/2022	379,000	1	10-028-24-41-0087		6101		C	275,000	0	370,000	97.6%	72.6%	34.5%
1498498	1/3/2023	950,000	1	25-029-24-33-0074		6101		C	1,041,000	0	1,180,000	124.2%	109.6%	13.4%
1499543	12/16/2022	690,000	1	35-029-24-44-0202		6101		C	415,000	0	435,800	63.2%	60.1%	5.0%
1500776	12/21/2022	2,200,000	2	26-029-24-23-0036		6101		C	1,876,600	0	160,000	7.3%	85.3%	-91.5%
1501189	12/22/2022	194,227	4	23-029-24-33-0785		6101		C	131,000	0	114,600	59.0%	67.4%	-12.5%
1503280	12/30/2022	433,120	1	11-028-24-31-0195		6101		C	424,000	0	457,900	105.7%	97.9%	8.0%
1503319	12/29/2022	2,500,000	5	06-028-23-12-0212		6101		C	1,414,200	0	1,945,200	77.8%	56.6%	37.5%
1504513	1/5/2023	4,900,000	3	03-028-24-11-0093		6101		C	2,465,000	0	3,715,000	75.8%	50.3%	50.7%
1504604	1/6/2023	400,000	2	31-029-23-34-0097		6101		C	179,100	0	179,100	44.8%	44.8%	0.0%
1506969	1/18/2023	1,159,000	1	22-029-24-41-0055		6101		C	1,396,000	0	1,200,000	103.5%	120.4%	-14.0%
1507192	1/19/2023	850,000	1	08-029-24-43-0065		6101		C	547,000	0	590,800	69.5%	64.4%	8.0%
1507806	1/13/2023	950,000	1	30-029-23-41-0019		6101		C	1,052,000	0	1,178,200	124.0%	110.7%	12.0%
1507863	1/24/2023	900,000	1	02-028-24-12-0257		6101		C	627,200	0	730,000	81.1%	69.7%	16.4%
1510022	1/30/2023	1,000,000	1	06-028-23-44-0114		6101		C	583,000	0	641,300	64.1%	58.3%	10.0%
1511708	1/23/2023	170,000	1	22-029-24-14-0557		6101		C	149,000	0	164,000	96.5%	87.6%	10.1%
1512475	2/3/2023	301,300	1	23-029-24-33-0780		6101		C	340,000	0	289,000	95.9%	112.8%	-15.0%
1512695	2/17/2023	415,000	2	02-028-24-33-0062		6101		C	372,900	0	422,900	101.9%	89.9%	13.4%
1515575	3/2/2023	1,749,045	1	09-028-24-44-0217		6101		C	1,483,000	75,000	1,600,000	91.5%	84.8%	7.9%
1517303	3/10/2023	2,700,000	1	24-029-24-43-0012		6101		C	2,221,000	0	2,443,100	90.5%	82.3%	10.0%
1517980	3/14/2023	675,000	1	04-028-24-12-0137		6101		C	585,000	0	672,800	99.7%	86.7%	15.0%
1520878	3/24/2023	1,800,000	4	23-029-24-34-0036		6101		C	1,540,800	0	1,635,600	90.9%	85.6%	6.2%
1521966	3/30/2023	2,100,000	3	13-029-24-22-0006		6101		C	1,736,200	0	2,014,400	95.9%	82.7%	16.0%
1522244	3/8/2023	625,000	1	02-028-24-11-0134		6101		C	402,000	0	575,000	92.0%	64.3%	43.0%
1522623	3/31/2023	315,441	1	06-028-23-21-0118		6101		C	283,000	0	311,300	98.7%	89.7%	10.0%
1523439	4/4/2023	700,000	2	01-028-24-33-0073		6101		C	588,600	0	676,800	96.7%	84.1%	15.0%
1525573	3/31/2023	2,000,000	3	14-029-24-41-0207		6101		C	1,181,000	0	1,503,500	75.2%	59.1%	27.3%
1531371	5/1/2023	550,000	1	08-028-24-33-0092		6101		C	604,000	0	652,300	118.6%	109.8%	8.0%
1532147	4/20/2023	438,000	1	06-028-23-33-0024		6101		C	391,000	0	461,400	105.3%	89.3%	18.0%
1532960	5/8/2023	468,365	1	36-029-24-44-0110		6101		C	440,000	0	670,000	143.1%	93.9%	52.3%
1533871	5/4/2023	428,000	1	04-028-24-24-0012		6101		C	374,000	0	430,100	100.5%	87.4%	15.0%
1539670	6/7/2023	560,828	1	27-029-24-44-0047		6101		C	863,000	0	740,000	131.9%	153.9%	-14.3%
1540027	5/30/2023	776,000	2	31-029-23-31-0110		6101		C	624,500	0	655,700	84.5%	80.5%	5.0%
1540436	6/1/2023	1,000,000	1	11-029-24-42-0047		6101		C	762,000	0	800,100	80.0%	76.2%	5.0%
1540617	5/25/2023	1,700,000	1	33-029-24-43-0094		6101		C	1,650,000	0	1,685,000	99.1%	97.1%	2.1%
1543265	5/30/2023	285,000	1	04-029-24-21-0185		6101		C	210,000	0	273,000	95.8%	73.7%	30.0%

1548082	6/21/2023	635,000	1	23-028-24-33-0112	6101	C	575,000	0	770,000	121.3%	90.6%	33.9%
1553987	7/6/2023	425,000	1	19-029-23-12-0029	6101	C	468,000	0	514,800	121.1%	110.1%	10.0%
1555878	7/12/2023	750,000	1	25-029-24-33-0012	6101	C	557,000	0	612,700	81.7%	74.3%	10.0%
1558367	7/18/2023	1,600,000	1	19-028-23-22-0159	6101	C	876,000	0	1,280,000	80.0%	54.8%	46.1%
1560061	7/17/2023	95,000	1	23-029-24-32-0323	6101	C	104,000	0	114,000	120.0%	109.5%	9.6%
1560338	7/7/2023	130,000	1	04-029-24-42-0001	6101	C	169,000	0	181,000	139.2%	130.0%	7.1%
1561829	7/28/2023	9,800,000	1	27-029-24-12-0148	6101	C	13,640,000	0	9,800,000	100.0%	139.2%	-28.2%
1563710	7/31/2023	492,500	1	10-028-24-31-0250	6101	C	587,000	0	616,400	125.2%	119.2%	5.0%
1563711	7/31/2023	157,500	1	10-028-24-31-0096	6101	C	221,000	0	232,100	147.4%	140.3%	5.0%
1565274	8/3/2023	619,066	1	33-029-24-14-0166	6101	C	435,000	0	485,100	78.4%	70.3%	11.5%
1571320	8/24/2023	2,150,000	1	34-029-24-33-0111	6101	C	2,099,000	0	2,168,000	100.8%	97.6%	3.3%
1574729	8/30/2023	1,200,000	3	01-028-24-11-0110	6101	C	1,206,400	0	1,258,400	104.9%	100.5%	4.3%
1577066	8/30/2023	460,000	1	27-029-24-43-0046	6101	C	385,000	0	396,700	86.2%	83.7%	3.0%
1577783	9/13/2023	460,000	1	22-028-24-31-0118	6101	C	404,000	0	464,600	101.0%	87.8%	15.0%
1579138	9/12/2023	1,800,000	1	14-029-24-23-0048	6101	C	1,118,000	0	1,453,400	80.7%	62.1%	30.0%
1579819	8/31/2023	350,000	1	31-029-23-34-0072	6101	C	215,000	0	305,000	87.1%	61.4%	41.9%
1582595	9/20/2023	105,000	1	27-029-24-21-0192	6101	C	177,000	0	184,000	175.2%	168.6%	4.0%
1584687	9/27/2023	1,850,000	2	23-029-24-12-0037	6101	C	2,172,500	0	2,498,000	135.0%	117.4%	15.0%
1586832	9/28/2023	1,500,000	2	22-028-24-34-0071	6101	5400 C	1,454,500	0	1,557,800	103.9%	97.0%	7.1%
1588920	9/28/2023	3,800,000	1	15-029-24-21-0049	6101	C	2,627,000	0	3,283,800	86.4%	69.1%	25.0%
1573578	8/22/2023	350,000	1	13-029-24-24-0042	6108	C	294,000	0	308,700	88.2%	84.0%	5.0%
							Sale Count:	77	Median:	95.9%	85.3%	10.1%

MINNETONKA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1521815	3/29/2023	440,000	1	30-117-22-41-0058	7 HI OFFICE CAMPUS	110	2902	C	392,000	0	450,000	102.3%	89.1%	14.8%
1537004	5/18/2023	5,008,173	1	03-117-22-44-0040	Ridgedale Corner Shoppes	402	7860	C	3,694,000	0	3,694,000	73.8%	73.8%	0.0%
1502808	12/29/2022	16,553,000	1	36-117-22-41-0010	Marriott Southwest	594	224000	C	21,525,000	0	17,087,000	103.2%	130.0%	-20.6%
1535891	5/19/2023	4,649,000	1	36-117-22-33-0020	Holiday Inn Express	595	51820	C	4,740,000	0	4,929,000	106.0%	102.0%	4.0%
							Sale Count:	4	Median:	102.7%	95.5%	2.0%		

MOUND

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1494566	11/28/2022	340,000	2	23-117-24-14-0050	WESTSIDE AUTO SERVICE	528	1336	C	192,000	0	318,000	93.5%	56.5%	65.6%
							Sale Count:	1	Median:	93.5%	56.5%	65.6%		

NEW HOPE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1483530	10/25/2022	1,273,898	1	17-118-21-23-0008	QUEBEC PLAZA	344	21120	C	1,230,000	0	1,270,000	99.7%	96.6%	3.3%
							Sale Count:	1	Median:	99.7%	96.6%	3.3%		

OSSEO

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1516368	3/6/2023	1,900,000	1	18-119-21-34-0043	FURNITURE MANOR	354	30211	C	1,517,000	0	1,638,000	86.2%	79.8%	8.0%
							Sale Count:	1	Median:	86.2%	79.8%	8.0%		

PLYMOUTH

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1521185	4/1/2023	621,880	2	21-118-22-22-0038	Town Center Office Plaza	110	3120	C	519,000	0	621,000	99.9%	83.5%	19.7%
1521978	3/31/2023	245,000	1	21-118-22-22-0049	Town Center Office Plaza	110	1560	C	263,000	0	312,000	127.3%	107.3%	18.6%
1526051	4/14/2023	275,000	1	21-118-22-22-0051	Town Center Office Plaza	110	1560	C	263,000	0	312,000	113.5%	95.6%	18.6%
1581371	9/14/2023	472,500	1	22-118-22-23-0025	Annapolis Office Park	110	2816	C	402,000	0	445,000	94.2%	85.1%	10.7%
1491237	11/17/2022	1,340,000	1	35-118-22-12-0036	Hovland & Schulhof Dental / Chiro Office	341	8866	C	1,089,000	0	1,280,000	95.5%	81.3%	17.5%
1497591	11/30/2022	2,590,000	1	15-118-22-24-0025	BURNET REALTY	344	24477	C	2,135,000	0	2,500,000	96.5%	82.4%	17.1%
1521832	3/27/2023	9,500,000	3	21-118-22-14-0008	FOX MEDOWS OFFICE (P	344	96000	C	7,583,000	0	8,342,000	87.8%	79.8%	10.0%
1540122	6/1/2023	800,000	1	36-118-22-23-0038	Oakwood Professional Building	344	3840	C	750,000	0	825,000	103.1%	93.8%	10.0%
1549520	5/19/2023	400,000	1	36-118-22-13-0008	Fruen's Sales	401	4572	C	332,000	0	365,000	91.3%	83.0%	9.9%
1493376	11/23/2022	910,000	1	02-118-22-13-0049	Entheos Strip Center	402	6192	C	801,000	0	897,000	98.6%	88.0%	12.0%
1520133	3/23/2023	9,400,000	2	15-118-22-24-0026	Plymouth Collection	412	45715	C	8,335,000	0	9,356,000	99.5%	88.7%	12.2%
							Sale Count:	11	Median:	98.6%	85.1%	12.2%		

RICHFIELD

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1513323	2/24/2023	365,000	1	35-028-24-22-0007	HOMEOPATHIC MEDICAL	344	2880	C	307,000	0	350,000	95.9%	84.1%	14.0%
1544217	6/9/2023	395,000	1	34-028-24-12-0028	KAP Realty	344	1972	C	244,000	15,000	265,000	67.1%	61.8%	8.6%
1546857	6/16/2023	395,477	1	29-028-24-41-0006	Uncommon Sport Cards	353	2814	C	338,000	0	450,000	113.8%	85.5%	33.1%
1494440	11/30/2022	780,000	1	34-028-24-44-0025	BON AUTO BODY	528	3900	C	660,000	0	780,000	100.0%	84.6%	18.2%
Sale Count:										4	Median:	97.9%	84.4%	16.1%

ROGERS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1497446	11/29/2022	296,000	1	23-120-23-13-0011	Antique Store/Style on Beauty/2 apartments	147	7500	C	246,000	0	281,000	94.9%	83.1%	14.2%
1546173	4/26/2023	9,900,000	4	14-120-23-21-0013	IMAGINE ORTHODONTICS	341	45996	C	5,818,000	0	6,730,000	68.0%	58.8%	15.7%
1484143	10/28/2022	477,346	1	23-120-23-13-0055	StateFarm Agency	344	2438	C	405,000	0	479,000	100.3%	84.8%	18.3%
Sale Count:										3	Median:	94.9%	83.1%	15.7%

SPRING PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1484501	10/28/2022	750,000	13	17-117-23-33-0123	4000 SHORELINE DR RETAIL CONDOS	402	14405	C	537,000	0	719,000	95.9%	71.6%	33.9%
1560841	7/25/2023	1,035,500	1	18-117-23-34-0003	SUPREME DETAILING	528	7582	C	639,000	0	900,000	86.9%	61.7%	40.8%
Sale Count:										2	Median:	91.4%	66.7%	37.4%

ST LOUIS PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1509012	1/26/2023	190,000	1	21-117-21-24-0199	J Richard Hamm	110	1050	C	161,200	0	182,900	96.3%	84.8%	13.5%
1571659	8/18/2023	555,000	1	04-117-21-34-0023	"I" M Sathe,bsmt finished	110	5560	C	505,000	0	555,000	100.0%	91.0%	9.9%
1506757	1/18/2023	2,500,000	1	05-117-21-31-0094	DaVita Dialysis Clinic	341	8030	C	2,968,000	0	3,212,000	128.5%	118.7%	8.2%
1492111	11/17/2022	117,315,435	2	30-029-24-32-0032	10 West End	344	350370	C	85,974,000	10,200,000	108,912,000	92.8%	73.3%	26.7%
1527410	4/19/2023	1,180,000	1	04-117-21-32-0052	Next Financial Group	344	5040	C	789,000	0	849,000	71.9%	66.9%	7.6%
1565039	7/14/2023	635,000	1	17-117-21-41-0020	Epic Bodyworks-Therapeutic Massage	344	5965	C	507,000	0	560,000	88.2%	79.8%	10.5%
1571537	8/15/2023	600,000	1	18-117-21-22-0063	Frestedt Incorp & Alimentix	344	3512	C	338,000	0	376,000	62.7%	56.3%	11.2%
1562980	7/25/2023	1,600,000	1	16-117-21-31-0063	AUTO SER CO FAMILY RELT'D	528	7700	C	979,000	0	1,076,000	67.3%	61.2%	9.9%
Sale Count:										8	Median:	90.5%	76.6%	10.2%

TONKA BAY

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1490099	11/15/2022	5,525,000	1	33-117-23-14-0049	TONKA VILLAGE SHOPP	412	19022	C	3,454,000	0	5,259,000	95.2%	62.5%	52.3%
1506456	1/13/2023	6,731,750	4	27-117-23-23-0148	TONKA BAY MARINA	455	52026	SM	5,805,000	0	6,395,000	95.0%	86.2%	10.2%
Sale Count:										2	Median:	95.1%	74.4%	31.2%

WAYZATA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1530557	4/27/2023	1,025,000	1	06-117-22-24-0110	JETCRAFT OFFICE CONDO	110	2407	C	850,000	0	850,000	82.9%	82.9%	0.0%
1521018	3/17/2023	25,700,000	1	06-117-22-31-0093	445 LAKE OFFICE BLDG.	344	69397	C	13,095,000	2,000,000	16,720,000	65.1%	51.0%	27.7%
1478366	10/11/2022	20,050,000	2	06-117-22-42-0044	THE VILLAGE	412	57395	C	14,967,000	0	19,651,000	98.0%	74.6%	31.3%
Sale Count:										3	Median:	82.9%	74.6%	27.7%

Sales with Commercial selected as the primary Property Type Group in ECRV are included.

Hennepin County Assessor's Office

/RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales List

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Direct HAMM Reports

Direct Sales Ratio Report - Industrial Sales List

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

BLOOMINGTON

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1485736	11/1/2022	2,016,840	1	16-027-24-22-0010	FRITO-LAY WAREHOUSE	400	18219 I		1,774,100	0	2,004,700	99.4%	88.0%	13.0%	
1517422	3/1/2023	1,240,000	2	15-027-24-22-0023	Former Evolution Tattoo	400	14789 I		1,143,300	0	1,372,000	110.6%	92.2%	20.0%	
1538452	5/24/2023	15,350,000	1	09-027-24-33-0006	PENN AVE BUSINESS CTR	400	220986 I		10,200,000	0	12,000,000	78.2%	66.4%	17.6%	
1563729	7/31/2023	1,129,000	1	04-027-24-13-0001	COMPUTER CONNECTION	400	7533 I		729,700	0	912,100	80.8%	64.6%	25.0%	
1477858	10/7/2022	8,054,137	1	16-027-24-12-0011	9550 FREEWAY BUILDING	407	102650 I		5,492,600	0	6,865,800	85.2%	68.2%	25.0%	
1497311	12/20/2022	14,000,000	1	16-027-24-21-0014	SOUTHTECH 2 / Progressive Rail: Dan Patch Line 0047	453	114667 I		10,913,500	0	14,149,100	101.1%	78.0%	29.6%	
Sale Count:											6	Median:	92.3%	73.1%	22.5%

BROOKLYN PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1504802	1/5/2023	1,300,000	2	22-119-21-11-0069	VENTURE MARKETING, LLC	111	8488	I	955,200	0	1,165,400	89.6%	73.5%	22.0%	
1575582	8/31/2023	344,000	1	18-119-21-44-0028	BLUE RIVER PROPERTIES	111	2420	I	290,900	0	291,100	84.6%	84.6%	0.1%	
1505684	1/12/2023	5,180,000	1	18-119-21-11-0008	VSI Facility Solutions	400	38400	I	4,186,000	0	4,779,900	92.3%	80.8%	14.2%	
1517035	3/10/2023	23,800,000	1	06-119-21-14-0009	Scannell 7th Indust Bldg	407		I	15,216,000	13,556,500	28,772,500	120.9%	63.9%	89.1%	
1587960	9/25/2023	2,060,000	1	23-119-21-22-0143	Langerman Exteriors	453	22400	I	1,489,000	0	1,489,000	72.3%	72.3%	0.0%	
Sale Count:											5	Median:	89.6%	73.5%	14.2%

CORCORAN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1499911	12/19/2022	1,100,000	1	26-119-23-11-0031	Commercial Door Systems	400	13418 I		925,000	0	1,050,000	95.5%	84.1%	13.5%	
1505861	1/11/2023	600,000	1	26-119-23-14-0025	Concrete Science	400	7113 I		715,000	0	715,000	119.2%	119.2%	0.0%	
Sale Count:											2	Median:	107.3%	101.6%	6.8%

DAYTON

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1499559	12/15/2022	3,000,000	1	32-120-22-23-0005	5-STAR WELDING	401	23674	I	1,540,000	0	2,850,000	95.0%	51.3%	85.1%	
Sale Count:											1	Median:	95.0%	51.3%	85.1%

EDEN PRAIRIE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1564569	8/1/2023	11,600,000	1	12-116-22-14-0022	Phillips and Temro Company	392	106091 I		6,365,000	0	7,957,000	68.6%	54.9%	25.0%	
1509483	1/30/2023	5,127,000	1	12-116-22-23-0018	Eden Pointe Business Center	400	32136 I		3,214,000	0	3,856,000	75.2%	62.7%	20.0%	
1518118	3/14/2023	870,000	1	16-116-22-22-0002	Stanley Steamer	400	10072 I		876,000	0	1,007,000	115.7%	100.7%	15.0%	
1587330	9/27/2023	24,750,000	1	01-116-22-42-0012	Flying Cloud Business Center	453	202782 I		20,278,000	0	25,348,000	102.4%	81.9%	25.0%	
Sale Count:											4	Median:	88.8%	72.3%	22.5%

EDINA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1489076	11/10/2022	907,200	2	08-116-21-41-0021	Cahill Industrial Park Condominium	111	5474 I		766,300	0	864,800	95.3%	84.5%	12.9%	
1582274	9/14/2023	3,150,000	1	07-116-21-33-0001	Edina VI Industrial Building	400	32027 I		2,871,800	0	2,859,000	90.8%	91.2%	-0.4%	
1476516	10/12/2022	8,100,000	1	09-116-21-33-0002	PAKWA OFFICE PARK	453	80725 I		7,394,700	0	7,944,200	98.1%	91.3%	7.4%	
Sale Count:											3	Median:	95.3%	91.2%	7.4%

GOLDEN VALLEY

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1522682	3/31/2023	375,000	1	29-118-21-21-0050	CELL PRO LABS	111	2400 I		245,000	0	361,000	96.3%	65.3%	47.3%	
1535094	5/16/2023	2,680,756	1	33-118-21-22-0004	ACOUSTICS ASSOCIATES	400	20947 I		1,512,000	0	1,816,000	67.7%	56.4%	20.1%	
1539259	5/26/2023	2,100,000	1	29-118-21-21-0019	COOK CONSTRUCTION	400	23600 I		1,700,000	0	2,098,000	99.9%	81.0%	23.4%	
1547486	6/20/2023	2,100,000	1	29-118-21-21-0056	The MPX Group	400	18608 I		1,669,000	0	2,055,000	97.9%	79.5%	23.1%	
1570757	8/22/2023	1,933,000	1	33-118-21-21-0052	Auto-Chlor	400	11365 I		1,089,000	0	1,303,000	67.4%	56.3%	19.7%	
1571872	8/22/2023	2,700,000	1	29-118-21-21-0028	THEISEN VENDING	400	32300 I		1,881,000	0	2,508,000	92.9%	69.7%	33.3%	
Sale Count:											6	Median:	94.6%	67.5%	23.3%

HOPKINS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1523664	4/5/2023	664,550	1	19-117-21-31-0015	MSPKitchenery (new: ownership change to Pabay LLC 4/5/23)	400	4800	I	600,000	0	655,000	98.6%	90.3%	9.2%
Sale Count:										1	Median:	98.6%	90.3%	9.2%

LONG LAKE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1494369	11/30/2022	1,420,000	1	34-118-23-23-0067		401	7880	I	699,000	350,000	1,373,000	96.7%	49.2%	96.4%	
Sale Count:											1	Median:	96.7%	49.2%	96.4%

MAPLE PLAIN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1503163	1/3/2023	850,000	1	25-118-24-12-0078	K-BID	400	8800	I	815,000	0	815,000	95.9%	95.9%	0.0%	
Sale Count:											1	Median:	95.9%	95.9%	0.0%

MEDINA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1545900	6/15/2023	790,000	1	12-118-23-23-0017		400	6600	I	770,000	0	826,000	104.6%	97.5%	7.3%	
Sale Count:											1	Median:	104.6%	97.5%	7.3%

MINNEAPOLIS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1477143	10/7/2022	875,000	1	36-029-24-13-0089		6101		I	476,000	0	710,000	81.1%	54.4%	49.2%
1585559	9/29/2023	950,000	1	01-028-24-41-0134		6101		I	780,000	0	940,000	98.9%	82.1%	20.5%
1496238	12/5/2022	2,500,000	2	36-029-24-33-0037		6108		I	1,294,000	0	1,865,000	74.6%	51.8%	44.1%
1499778	12/19/2022	2,425,000	1	01-028-24-13-0080		6108		I	1,517,000	0	2,200,000	90.7%	62.6%	45.0%
1502752	12/29/2022	4,400,000	1	18-029-23-34-0058		6108		I	2,541,000	0	3,680,000	83.6%	57.8%	44.8%
1503293	12/27/2022	1,825,000	5	13-118-21-12-0023		6108		I	1,195,500	0	1,691,900	92.7%	65.5%	41.5%
1506060	1/13/2023	1,000,000	1	36-029-24-42-0050		6108		I	1,551,000	0	1,706,100	170.6%	155.1%	10.0%
1508512	1/31/2023	6,350,000	1	11-029-24-22-0006		6108		I	3,800,000	0	4,550,000	71.7%	59.8%	19.7%
1517301	3/8/2023	1,450,000	2	35-029-24-33-0175		6108		I	1,459,600	0	1,594,600	110.0%	100.7%	9.2%
1530326	4/26/2023	1,100,000	1	22-029-24-42-0045		6108		I	1,057,000	0	1,530,000	139.1%	96.1%	44.7%
1543405	6/1/2023	1,100,000	1	10-029-24-31-0036		6108		I	769,000	0	920,000	83.6%	69.9%	19.6%
1551084	6/27/2023	1,160,000	1	36-029-24-24-0121		6108		I	738,000	0	995,000	85.8%	63.6%	34.8%
1557236	7/14/2023	4,000,000	5	22-028-24-34-0007		6108		I	2,106,300	0	2,398,100	60.0%	52.7%	13.9%
1559888	7/21/2023	3,779,225	3	15-029-24-34-0036		6108		I	2,772,600	0	2,792,500	73.9%	73.4%	0.7%
1565939	8/7/2023	4,200,000	2	22-028-24-32-0027		6108		I	3,166,000	0	4,590,000	109.3%	75.4%	45.0%
1582673	9/15/2023	2,400,000	1	15-029-24-31-0038		6108		I	1,274,000	0	1,590,000	66.3%	53.1%	24.8%
1586330	9/21/2023	3,250,000	1	22-029-24-22-0139		6108		I	3,019,000	0	3,470,000	106.8%	92.9%	14.9%
Sale Count:										17	Median:	85.8%	65.5%	24.8%

MOUND

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1521901	3/30/2023	570,000	1	13-117-24-43-0145	5200 MAYWOOD OFFICE WAREHOUSE	400	8448	I	550,000	0	570,000	100.0%	96.5%	3.6%	
Sale Count:											1	Median:	100.0%	96.5%	3.6%

NEW HOPE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1515137	2/28/2023	4,500,000	1	06-118-21-32-0006	BASS LAKE BUILDING	400	47956	I	3,815,000	0	4,230,000	94.0%	84.8%	10.9%	
1516223	3/1/2023	3,500,000	1	07-118-21-22-0008	INDUSTRIAL TOOL	400	30000	I	2,282,000	0	3,200,000	91.4%	65.2%	40.2%	
1516293	2/28/2023	1,900,000	1	08-118-21-33-0075	CONDUCTIVE CONTAINER	400	16538	I	1,316,000	0	1,604,000	84.4%	69.3%	21.9%	
1523475	3/31/2023	2,580,000	1	20-118-21-31-0018	Furniture Industries/Charlotte Fabrics	400	34894	I	2,320,000	0	2,320,000	89.9%	89.9%	0.0%	
1507257	1/27/2023	2,850,000	1	06-118-21-31-0001	Multi Tenant	453	26004	I	1,747,000	0	2,600,000	91.2%	61.3%	48.8%	
Sale Count:											5	Median:	91.2%	69.3%	21.9%

ORONO

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1496328	12/6/2022	9,000,000	2	33-118-23-13-0020	JEM TECHNICAL	400	74816	I	6,570,000	0	8,550,000	95.0%	73.0%	30.1%	
Sale Count:											1	Median:	95.0%	73.0%	30.1%

OSSEO

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1529894	5/5/2023	5,500,000	1	18-119-21-33-0035	Ceramic Industrial Coatings	400	55106	I	3,517,000	50,000	3,784,000	68.8%	63.9%	7.6%	
Sale Count:											1	Median:	68.8%	63.9%	7.6%

PLYMOUTH

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1479093	10/10/2022	2,847,000	1	27-118-22-42-0006	IBEW Offices	400	22140	I	2,094,000	0	2,800,000	98.3%	73.6%	33.7%
1528758	5/1/2023	5,800,000	1	27-118-22-23-0011	Cheney Carpet	400	50804	I	3,438,000	0	4,298,000	74.1%	59.3%	25.0%
1551622	7/6/2023	3,600,000	1	21-118-22-43-0008	American Midwest Power (is owner as of 7/6/23)	400	41945	I	2,814,000	0	3,518,000	97.7%	78.2%	25.0%
1579638	9/15/2023	620,000	1	24-118-22-11-0013	Kilmer Lane Properties (owner as of 9/15/2023)	400	3200	I	544,000	0	653,000	105.3%	87.7%	20.0%
1563982	8/1/2023	21,600,000	1	27-118-22-12-0008	FFVI MN XENIUM LLC (owner as of 8-1-23)	407	217639	I	17,515,000	0	21,018,000	97.3%	81.1%	20.0%
1558955	7/20/2023	6,101,919	1	21-118-22-43-0009	Campbell Locations (is new owner as of 7/20/23)	495	62009	I	4,893,000	0	6,800,000	111.4%	80.2%	39.0%
Sale Count:										6	Median:	98.0%	79.2%	25.0%

ROGERS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1479040	10/14/2022	2,975,000	1	23-120-23-11-0015	INFRATECH/CLARK ENG	400	36876 I		2,825,000	0	2,923,000	98.3%	95.0%	3.5%
1483007	10/25/2022	750,000	1	25-120-23-44-0007	DESIGNER IRON INC	400	6738 I		536,000	0	737,000	98.3%	71.5%	37.5%
1502410	12/29/2022	1,925,000	1	25-120-23-44-0023	Top Line Advertising	400	15736 I		989,000	0	1,830,000	95.1%	51.4%	85.0%
1506781	1/18/2023	2,265,800	1	11-120-23-13-0012	REVOLUTION GYMNASTICS	483	16961 I		1,183,000	0	1,758,000	77.6%	52.2%	48.6%
Sale Count:										4	Median:	96.7%	61.8%	43.1%

ST ANTHONY

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1485093	10/27/2022	1,680,000	1	06-029-23-44-0036	WALTER HAMOND CO.	400	14329	I	1,005,000	50,000	1,653,000	98.4%	59.8%	64.5%	
Sale Count:											1	Median:	98.4%	59.8%	64.5%

ST LOUIS PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1475866	10/4/2022	160,000	1	21-117-21-22-0134	Cambridge Industrial Condos	111	1037	I	113,100	0	128,500	80.3%	70.7%	13.6%	
Sale Count:											1	Median:	80.3%	70.7%	13.6%

Sales with Industrial selected as the primary Property Type Group in ECRV are included.

Hennepin County Assessor's Office

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/RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales List

Direct HAMM Reports

Direct Sales Ratio Report - Apartment Sales List

Assessment Year 2023
Study Year 2023: Sales from October 2022 to September 2023
Sale Data Source: State Sales List

BLOOMINGTON

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1531317	4/24/2023	451,000	2	05-027-24-13-0014	Washburn Circle 4-PLEX	351	4	A	571,300	0	512,900	113.7%	126.7%	-10.2%	
1501809	12/27/2022	32,480,500	1	28-116-21-31-0013	TEALWOOD APARTMENTS	352	213	A	36,920,000	0	33,275,600	102.4%	113.7%	-9.9%	
1552640	6/30/2023	1,017,000	2	10-027-24-12-0081	8-PLEX	352	8	A	1,126,100	0	1,066,400	104.9%	110.7%	-5.3%	
1573622	8/28/2023	1,340,000	2	09-027-24-23-0025	10 UNIT BUILDING-1/2 OF	352	10	A	1,355,200	0	1,274,600	95.1%	101.1%	-5.9%	
1584815	9/20/2023	617,000	1	02-027-24-14-0017	E 80th St 4-PLEX	352	4	A	504,000	0	486,300	78.8%	81.7%	-3.5%	
Sale Count:											5	Median:	102.4%	110.7%	-5.9%

BROOKLYN PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1528978	4/25/2023	1,070,000	2	29-119-21-33-0012	4 Plex	352	8	A	951,800	0	1,098,300	102.6%	89.0%	15.4%	
1529326	4/26/2023	46,379,000	1	09-119-21-43-0006	URBANA APARTMENTS	352	0	A	44,712,000	0	51,693,400	111.5%	96.4%	15.6%	
Sale Count:											2	Median:	107.1%	92.7%	15.5%

CHAMPLIN

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1497655	12/12/2022	2,787,000	2	19-120-21-23-0013	River View Apts	352	24	A	2,486,000	40,000	2,647,000	95.0%	89.2%	6.5%	
1500646	12/22/2022	2,482,000	1	19-120-21-23-0062	ENGELS APTS0 #2	352	18	A	1,906,000	360,000	2,360,000	95.1%	76.8%	23.8%	
Sale Count:											2	Median:	95.0%	83.0%	15.1%

CRYSTAL

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1500059	12/20/2022	588,250	1	04-118-21-34-0116	4-Plex	352	4	A	480,000	50,000	555,000	94.3%	81.6%	15.6%	
Sale Count:											1	Median:	94.3%	81.6%	15.6%

EDEN PRAIRIE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1492800	11/21/2022	777,000	1	16-116-22-31-0075	Scenic Heights Apartments	352	6	A	720,000	0	750,000	96.5%	92.7%	4.2%	
Sale Count:											1	Median:	96.5%	92.7%	4.2%

EDINA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1571435	8/24/2023	69,717,802	1	29-028-24-24-0224	Millennium on 66th	352	227	A	55,000,000	6,000,000	63,655,000	91.3%	78.9%	15.7%	
Sale Count:											1	Median:	91.3%	78.9%	15.7%

EXCELSIOR

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1555539	7/7/2023	4,475,000	1	34-117-23-11-0046	The Village	352	24	A	2,785,000	0	3,009,000	67.2%	62.2%	8.0%	
Sale Count:											1	Median:	67.2%	62.2%	8.0%

HOPKINS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change	
1570889	8/18/2023	1,239,000	1	24-117-22-31-0062	MARK I APTS	352	11	A	1,018,000	0	1,018,000	82.2%	82.2%	0.0%	
Sale Count:											1	Median:	82.2%	82.2%	0.0%

MINNEAPOLIS

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1528091	4/21/2023	903,500	1	33-029-24-14-0168		1030		A	749,600	40,000	850,000	94.1%	83.0%	13.4%
1572578	8/25/2023	281,000	1	34-029-24-11-0073		1030		A	295,000	0	310,000	110.3%	105.0%	5.1%
1581054	9/14/2023	1,150,000	2	24-029-24-24-0080		324		HF	836,000	0	841,000	73.1%	72.7%	0.6%
1475398	10/4/2022	506,000	1	34-029-24-23-0132		6100	4	A	541,000	0	527,000	104.2%	106.9%	-2.6%
1475979	10/4/2022	906,000	1	14-029-24-23-0473		6100	4	A	709,000	0	772,000	85.2%	78.3%	8.9%
1477836	10/11/2022	1,588,611	1	30-029-23-44-0004		6100	11	A	1,341,000	0	1,314,000	82.7%	84.4%	-2.0%
1478116	10/12/2022	732,000	1	03-028-24-23-0154		6100	4	A	743,300	0	751,000	102.6%	101.5%	1.0%
1481838	10/19/2022	3,192,000	1	34-029-24-42-0085		6100	14	A	1,490,000	0	1,587,000	49.7%	46.7%	6.5%
1481977	10/10/2022	671,000	1	34-029-24-33-0037		6100	4	HL	620,000	0	667,000	99.4%	92.4%	7.6%

1483153	10/17/2022	1,853,000	1 22-028-24-12-0023	6100	17 A	1,870,500	0	1,992,000	107.5%	100.9%	6.5%
1483545	10/25/2022	742,000	1 36-029-24-12-0180	6100	4 A	674,000	0	674,000	90.8%	90.8%	0.0%
1484521	10/28/2022	1,232,000	1 01-028-24-14-0021	6100	12 A	1,052,000	0	1,111,000	90.2%	85.4%	5.6%
1484935	10/31/2022	530,000	1 05-029-24-11-0010	6100	5 A	416,000	0	448,000	84.5%	78.5%	7.7%
1485353	11/1/2022	933,000	1 04-028-24-12-0099	6100	4 A	884,300	0	920,700	98.7%	94.8%	4.1%
1485492	10/28/2022	606,000	1 34-029-24-34-0052	6100	4 HL	475,000	0	511,000	84.3%	78.4%	7.6%
1486338	11/8/2022	54,415,000	26 26-029-24-22-0434	6100	134 A	60,177,600	0	55,000,000	101.1%	110.6%	-8.6%
1486918	11/1/2022	6,724,000	2 22-029-24-12-0409	6100	34 A	6,480,000	0	6,890,000	102.5%	96.4%	6.3%
1487038	10/31/2022	3,100,000	1 04-028-24-13-0156	6100	25 A	3,620,000	0	3,200,000	103.2%	116.8%	-11.6%
1487617	10/20/2022	1,068,000	1 23-029-24-14-0072	6100	12 A	1,335,000	0	1,221,000	114.3%	125.0%	-8.5%
1487760	11/7/2022	554,625	1 34-029-24-44-0059	6100	4 HL	606,000	0	606,000	109.3%	109.3%	0.0%
1488987	11/8/2022	6,256,500	3 04-028-24-11-0172	6100	45 A	6,023,000	0	6,129,000	98.0%	96.3%	1.8%
1489666	11/16/2022	46,445,000	1 22-029-24-13-1156	6100	370 A	43,900,000	0	45,170,000	97.3%	94.5%	2.9%
1492070	11/21/2022	719,000	1 30-029-23-24-0011	6100	4 A	549,800	0	632,000	87.9%	76.5%	15.0%
1492948	11/23/2022	1,842,000	1 01-028-24-12-0051	6100	18 A	1,787,000	0	1,733,000	94.1%	97.0%	-3.0%
1494402	11/30/2022	1,425,500	1 01-028-24-14-0014	6100	14 A	1,275,000	0	1,356,000	95.1%	89.4%	6.4%
1498755	11/30/2022	1,034,000	2 10-029-24-33-0047	6100	11 HL	1,236,200	0	1,178,200	113.9%	119.6%	-4.7%
1499162	12/16/2022	528,500	1 14-029-24-41-0066	6100	4 A	508,000	0	492,000	93.1%	96.1%	-3.1%
1499392	12/16/2022	1,036,000	2 27-029-24-33-0081	6100	7 A	1,154,800	0	1,126,600	108.7%	111.5%	-2.4%
1502141	12/28/2022	1,760,000	1 26-029-24-33-0037	6100	20 A	2,240,500	0	1,950,000	110.8%	127.3%	-13.0%
1503722	1/25/2023	1,439,000	1 35-029-24-31-0060	6100	11 A	1,197,000	0	1,161,000	80.7%	83.2%	-3.0%
1507395	1/12/2023	888,000	1 19-029-23-22-0081	6100	11 A	1,113,100	0	888,000	100.0%	125.3%	-20.2%
1507514	1/3/2023	578,120	1 24-029-24-22-0132	6100	4 A	532,000	0	585,000	101.2%	92.0%	10.0%
1509192	1/31/2023	541,000	1 14-029-24-21-0125	6100	4 A	549,000	0	545,000	100.7%	101.5%	-0.7%
1509209	1/30/2023	490,000	1 35-029-24-41-0098	6100	4 A	632,000	0	600,000	122.4%	129.0%	-5.1%
1511823	2/14/2023	626,000	1 19-028-23-23-0079	6100	6 A	474,000	0	477,000	76.2%	75.7%	0.6%
1514978	3/14/2023	640,500	1 36-029-24-12-0133	6100	0 A	484,000	0	494,000	77.1%	75.6%	2.1%
1515067	2/28/2023	1,279,000	1 04-028-24-44-0005	6100	11 A	1,580,000	0	1,320,000	103.2%	123.5%	-16.5%
1516887	3/8/2023	1,260,000	1 08-028-24-41-0068	6100	4 A	831,000	0	893,000	70.9%	66.0%	7.5%
1517251	2/28/2023	611,508	1 13-028-24-13-0032	6100	4 A	537,200	0	575,000	94.0%	87.8%	7.0%
1519174	3/17/2023	552,525	1 02-028-24-42-0030	6100	4 A	437,000	0	458,000	82.9%	79.1%	4.8%
1522111	3/30/2023	552,000	1 34-029-24-14-0081	6100	4 A	510,000	0	516,000	93.5%	92.4%	1.2%
1522603	3/3/2023	1,078,000	1 04-028-24-13-0047	6100	7 A	1,280,000	0	1,329,000	123.3%	118.7%	3.8%
1523000	3/31/2023	1,165,000	1 14-028-24-22-0166	6100	A	815,000	0	896,500	77.0%	70.0%	10.0%
1523575	4/4/2023	390,000	1 35-029-24-32-0132	6100	5 A	456,000	0	492,000	126.2%	116.9%	7.9%
1523722	4/5/2023	424,000	1 04-029-24-14-0224	6100	6 A	454,000	0	602,000	142.0%	107.1%	32.6%
1524667	4/6/2023	536,000	1 02-028-24-43-0104	6100	4 A	576,600	0	577,000	107.6%	107.6%	0.1%
1527022	4/26/2023	932,000	1 16-029-24-44-0099	6100	4 A	421,000	0	420,000	45.1%	45.2%	-0.2%
1527024	4/14/2023	890,000	1 02-028-24-32-0106	6100	10 A	965,000	0	936,000	105.2%	108.4%	-3.0%
1527816	4/21/2023	602,250	1 33-029-24-13-0050	6100	4 A	676,900	0	700,000	116.2%	112.4%	3.4%
1529345	4/27/2023	771,000	1 33-029-24-42-0004	6100	4 A	589,000	0	633,000	82.1%	76.4%	7.5%
1530864	4/28/2023	692,008	1 10-028-24-11-0115	6100	4 A	630,600	0	681,000	98.4%	91.1%	8.0%
1532476	5/5/2023	596,000	1 01-028-24-22-0018	6100	4 A	415,000	40,000	510,000	85.6%	69.6%	22.9%
1538515	5/25/2023	968,000	1 17-029-24-41-0119	6100	11 HL	909,300	0	864,000	89.3%	93.9%	-5.0%
1540566	5/31/2023	471,000	1 34-029-24-32-0141	6100	4 A	520,000	0	559,000	118.7%	110.4%	7.5%
1542109	6/20/2023	545,000	1 02-028-24-24-0033	6100	4 A	470,500	20,000	518,000	95.0%	86.3%	10.1%
1546475	6/15/2023	581,000	1 04-028-24-42-0141	6100	4 A	697,000	0	732,000	126.0%	120.0%	5.0%
1547148	6/20/2023	73,823,000	1 27-029-24-31-0130	6100	708 A	74,090,000	0	79,080,000	107.1%	100.4%	6.7%
1549045	6/15/2023	514,950	1 33-029-24-13-0034	6100	4 A	674,100	0	657,000	127.6%	130.9%	-2.5%
1549458	6/22/2023	495,000	1 27-029-24-43-0033	6100	0 A	671,000	0	655,000	132.3%	135.6%	-2.4%
1553086	6/30/2023	1,353,000	1 33-029-24-42-0168	6100	7 A	1,372,000	0	1,338,000	98.9%	101.4%	-2.5%
1553140	6/30/2023	632,000	1 19-028-23-23-0076	6100	6 A	594,700	0	625,000	98.9%	94.1%	5.1%
1553170	6/30/2023	632,000	1 19-028-23-23-0080	6100	6 A	578,400	0	608,000	96.2%	91.5%	5.1%
1558187	8/31/2023	396,000	1 14-029-24-21-0009	6100	2 A	345,000	0	339,000	85.6%	87.1%	-1.7%
1558279	7/14/2023	1,269,000	1 24-029-24-23-0147	6100	11 A	1,729,200	0	1,876,000	147.8%	136.3%	8.5%
1558289	7/14/2023	1,538,334	1 24-029-24-42-0077	6100	15 A	1,693,400	0	1,843,000	119.8%	110.1%	8.8%
1559362	7/19/2023	840,000	2 17-029-24-13-0139	6100	10 A	958,200	0	907,000	108.0%	114.1%	-5.3%

1559839	7/21/2023	519,000	1	19-029-23-12-0079	6100	6 A	573,000	0	659,000	127.0%	110.4%	15.0%
1560276	7/14/2023	3,767,000	1	33-029-24-11-0066	6100	33 A	4,871,600	0	4,000,000	106.2%	129.3%	-17.9%
1560394	7/21/2023	1,461,000	1	34-029-24-31-0006	6100	14 A	1,550,000	0	1,602,000	109.7%	106.1%	3.4%
1560483	7/14/2023	5,121,000	2	24-029-24-41-0020	6100	68 A	5,846,700	0	6,514,000	127.2%	114.2%	11.4%
1561898	7/21/2023	449,000	1	02-028-24-24-0071	6100	4 A	418,100	0	418,000	93.1%	93.1%	0.0%
1562479	7/31/2023	413,500	1	14-118-21-11-0016	6100	4 A	328,000	0	359,000	86.8%	79.3%	9.5%
1563286	7/31/2023	1,394,000	1	24-029-24-14-0096	6100	4 A	1,499,000	0	1,503,000	107.8%	107.5%	0.3%
1563326	7/27/2023	1,088,000	1	24-029-24-24-0087	6100	12 A	1,616,400	0	1,536,000	141.2%	148.6%	-5.0%
1563824	8/1/2023	691,016	1	04-028-24-41-0063	6100	4 A	622,000	0	606,000	87.7%	90.0%	-2.6%
1563829	7/31/2023	408,000	1	26-029-24-32-0062	6100	4 A	330,000	0	347,000	85.0%	80.9%	5.2%
1565768	8/4/2023	485,900	1	35-029-24-34-0069	6100	4 HL	542,000	0	488,000	100.4%	111.5%	-10.0%
1568749	8/1/2023	769,401	1	34-029-24-23-0176	6100	4 A	722,500	0	743,000	96.6%	93.9%	2.8%
1571440	8/22/2023	541,000	1	01-028-24-22-0099	6100	4 A	452,000	0	452,000	83.5%	83.5%	0.0%
1574948	9/7/2023	69,500,000	1	22-029-24-44-0122	6100	506 A	87,520,000	0	69,500,000	100.0%	125.9%	-20.6%
1575427	9/1/2023	575,800	1	07-028-23-42-0151	6100	4 A	506,000	0	491,000	85.3%	87.9%	-3.0%
1580163	9/14/2023	502,000	1	09-029-24-13-0061	6100	5 A	416,000	0	448,000	89.2%	82.9%	7.7%
1580586	9/19/2023	109,820,000	3	33-029-24-43-0217	6100	377 A	106,650,000	0	74,000,000	67.4%	97.1%	-30.6%
1582565	9/21/2023	600,000	1	11-028-24-24-0243	6100	5 A	596,300	0	638,000	106.3%	99.4%	7.0%
1582580	9/19/2023	1,441,000	1	34-029-24-32-0166	6100	14 A	1,850,000	0	1,932,000	134.1%	128.4%	4.4%
1582633	9/20/2023	1,368,000	1	26-029-24-31-0065	6100	12 A	0	0	1,422,000	103.9%	0.0%	
1584235	9/22/2023	1,880,000	1	24-029-24-22-0077	6100	20 A	2,394,000	0	2,420,000	128.7%	127.3%	1.1%
1584409	9/20/2023	795,500	1	14-029-24-33-0062	6100	4 A	735,200	0	772,000	97.0%	92.4%	5.0%
1585280	9/22/2023	1,977,000	2	30-029-23-14-0028	6100	23 A	2,490,200	0	2,704,000	136.8%	126.0%	8.6%
1585681	9/22/2023	2,222,992	1	33-029-24-34-0019	6100	20 A	2,921,000	0	2,848,000	128.1%	131.4%	-2.5%
1586086	9/26/2023	2,776,000	1	15-029-24-14-0029	6100	24 A	2,607,000	0	2,810,000	101.2%	93.9%	7.8%
1586359	9/29/2023	7,138,000	1	05-028-24-21-0029	6100	62 A	8,445,000	0	8,700,400	121.9%	118.3%	3.0%
1483292	10/27/2022	1,310,000	1	36-029-24-43-0020	6136	A	1,019,000	0	988,000	75.4%	77.8%	-3.0%
							Sale Count:	93	Median:	100.0%	96.4%	2.9%

MINNETONKA

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1510271	2/1/2023	7,994,384	1	16-117-22-41-0008	THE LANDINGS OF MINNETONKA - ASST. LIVING	589	78 A		7,700,000	0	7,854,000	98.2%	96.3%	2.0%
							Sale Count:	1	Median:	98.2%	96.3%	2.0%		

NEW HOPE

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1490393	11/15/2022	1,366,000	2	17-118-21-34-0034	7 UNIT-3609 MARYLAND	352	14 A		1,184,000	0	1,300,000	95.2%	86.7%	9.8%
1568823	8/15/2023	533,500	1	19-118-21-44-0055	4-Plex	352	4 A		516,000	0	518,000	97.1%	96.7%	0.4%
							Sale Count:	2	Median:	96.1%	91.7%	5.1%		

PLYMOUTH

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1483289	10/20/2022	11,146,400	1	28-118-22-31-0011	Lakeview Commons	352	64 HL		11,240,000	0	11,240,000	100.8%	100.8%	0.0%
							Sale Count:	1	Median:	100.8%	100.8%	0.0%		

RICHFIELD

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1492763	11/15/2022	3,056,500	1	35-028-24-41-0002	PLANEVIEW APTS0	352	23 A		2,596,000	220,000	2,900,000	94.9%	84.9%	11.7%
1581841	9/19/2023	1,039,000	1	33-028-24-32-0043	11 Unit	352	11 A		1,064,000	0	1,064,000	102.4%	102.4%	0.0%
							Sale Count:	2	Median:	98.6%	93.7%	5.9%		

SHOREWOOD

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1574346	8/23/2023	715,885	1	33-117-23-13-0009	MOTEL APARTMENTS	352	6 A		568,000	0	570,000	79.6%	79.3%	0.4%
							Sale Count:	1	Median:	79.6%	79.3%	0.4%		

ST LOUIS PARK

ECRV	Sale Date	Net Sale Price	Parcel Count	Primary PID	Project Name	Use Code	GBA/Units	2023 PT	2022 EMV	2023 NC	2023 EMV	2023 Direct Ratio	2022 Direct Ratio	Percent Change
1496837	12/12/2022	54,420,000	1	06-028-24-13-0007	PARK GLEN APARTMENTS	352	290 A		55,100,000	0	55,100,000	101.2%	101.2%	0.0%
1506708	1/12/2023	1,032,000	1	16-117-21-32-0029	HAMILTON PROPERTIES	352	8 A		912,000	0	991,000	96.0%	88.4%	8.7%
							Sale Count:	2	Median:	98.6%	94.8%	4.3%		

Sales with Apartment selected as the primary Property Type Group in ECRV are included.

Hennepin County Assessor's Office /RRES/AO/CAMA_PROD/AO_DB/Operations/HAMM Reports/Sales List
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