

SPECIAL BENEFIT CONSULTATION
2016 PAVEMENT MANAGEMENT PROGRAM
STREET RECONSTRUCTION PROJECT
BLOOMINGTON, MINNESOTA

DATE OF REPORT:

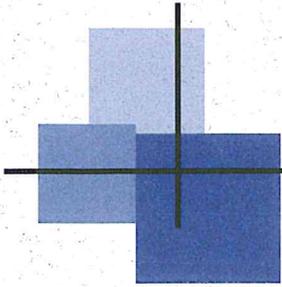
July 5, 2016

PREPARED FOR:

City of Bloomington
1700 West 98th Street
Bloomington, MN 55431

PREPARED BY:

Patchin Messner Dodd & Brumm
Sunset Pond Executive Offices
13961 West Preserve Boulevard
Burnsville, MN 55337



PATCHIN MESSNER DODD & BRUMM

VALUATION COUNSELORS

July 5, 2016

City of Bloomington
1700 West 98th Street
Bloomington, MN 55431

ATTN: Jennifer Desrude, P.E.
Civil Engineer – Development Coordinator

RE: Special Benefit Consultation
2016 Pavement Management Program
Street Reconstruction Project
Bloomington, Minnesota

Dear Ms. Desrude:

At your request, we have investigated and analyzed probable special benefit to be derived from the above-referenced street improvement project. Included in the City improvement project is the reconstruction and upgrade of bituminous-surfaced streets with repair/addition of concrete curb and gutter; and spot repair of utility services, where needed. In addition, municipal water service will be extended to four properties in the project area.

The purpose of this consultation is to provide an anticipated range of special benefit for properties in the project area. The function of this analysis is to provide guidance to the City of Bloomington in analyzing special benefit derived from completion of the 2016 Pavement Management Program Street Reconstruction Project.

In estimating anticipated special benefit to properties in the project area, individual properties or land parcels have not specifically been appraised. Rather, this analysis attempts to quantify probable special benefit directly, which can then be applied to typical properties within the 2016 Pavement Management Program Street Reconstruction Project Area.

Based on the data and analyses as summarized in the attached report, as well as additional information and documentation retained in the appraisers' files, it is anticipated that single-family residential properties benefiting from the proposed improvement project in West Bloomington will be enhanced in value by approximately \$7,500 to \$8,000 per assessable unit/lot, and single-family residential properties benefiting from the proposed improvement project in East Bloomington will be enhanced in value by approximately \$7,000 to \$7,500. Non-single-family properties, as well as properties benefiting from both road reconstruction and extension of municipal water, will benefit as follows:

Property Address	PID	Property Type			
Multiple Addresses West Bloomington	Multiple	All Single-Family Residential Properties	\$7,500	to	\$8,000 per Residential Equivalent Unit
Multiple Addresses East Bloomington	Multiple	All Single-Family Residential Properties	\$7,000	to	\$7,500 per Residential Equivalent Unit
Robert W. Shaw, Tr. 817 East Old Shakopee Road	14-027-24-24-0019	Double Bungalow	\$9,000	to	\$10,000
Sally I. Arneson 8950 18th Avenue South	11-027-24-14-0005	Double Bungalow	\$9,000	to	\$10,000
Lori L. Buchheit 8831 Queen Avenue South	08-027-24-14-0010	Double Bungalow	\$9,000	to	\$10,000
Country Inn, Inc. 9250 Old Cedar Avenue South	11-027-24-44-0087	Apartments (81 Units)	\$60,000	to	\$73,000
Dean M. Akins 9300 Old Cedar Avenue South	11-027-24-44-0086	Apartments (141 Units)	\$70,000	to	\$84,500
Franciscan Poor Clare Nuns 8650 Russell Avenue South	08-027-24-11-0071	Nunnery (20 Units)	\$35,000	to	\$40,000
Union Oil Company of California 9201 Old Cedar Avenue South	12-027-24-33-0031	Nursing Home (5 Units)	\$16,000	to	\$17,500
Multiple Addresses Cedar Cliff Condominiums	Multiple	All Cedar Cliff Condominium Properties	\$600	to	\$700 per Residential Equivalent Unit

Property Address	PID	Property Type			
Luth. Ch. of the Redemption 927 East Old Shakopee Road	14-027-24-24-0076	Church	\$23,000	to	\$26,500
Luth. Ch. of the Redemption 1010 98th Street East	14-027-24-24-0077	Vacant Resid. Lot	\$7,000	to	\$8,000
Cedar Crest Free Methodist Ch. 1630 East 90th Street	11-027-24-14-0029	Church	\$11,500	to	\$13,000
School District No. 271 9801 11th Avenue South	14-027-24-31-0001	Elementary School	\$48,500	to	\$55,000
School District No. 271 8900 Queen Avenue South	08-027-24-14-0018	Football Field	\$27,500	to	\$31,500
Lsref4 Rebound, LLC 2601 West 88th Street	08-027-24-14-0017	School/Office Use	\$92,000	to	\$105,000

Property Address	PID	Property Type			
Croix Oil Company 9200 Old Cedar Avenue South	11-027-24-44-0001	Gas/Convenience	\$55,500	to	\$67,000
Dj Petes Enterprises, Inc. 9149 Old Cedar Avenue South	12-027-24-32-0026	Gas/Service	\$28,500	to	\$34,500
Realty Income Props 3, LLC 90th St. & Old Cedar	11-027-24-14-0084 11-027-24-14-0085	Gas/Convenience	\$47,500	to	\$57,000
Boris Corporation 9000 Old Cedar Avenue South	11-027-24-41-0114	Office	\$9,500	to	\$11,000
Little Canada Mini Storage 8900 Penn Avenue South	08-027-24-14-0023	Office	\$37,000	to	\$44,000
P & T Adventures, LLC 8950 Penn Avenue South	08-027-24-14-0022	Gas/Convenience	\$33,000	to	\$40,000
Lyndale Terminal Company	08-027-24-14-0022	Gas/Convenience	\$34,000	to	\$40,500
Hennepin County 8800 Penn Avenue South	08-027-24-14-0016	Library	\$76,500	to	\$92,000
Russomanno Enterprises, LLC 8910 Penn Avenue South	08-027-24-14-0019	Office	\$19,000	to	\$23,000

Summary of Old Cedar Properties with Extension of Water					
Property Address	PID	Property Type			
I.R. & P.D. Gifford 9401 Old Cedar Avenue South	13-027-24-22-0003	Single-Family	\$18,000	to	\$20,000
Bradley & Beverly Pederson 9407 Old Cedar Avenue South	13-027-24-22-0009	Single-Family	\$18,000	to	\$20,000
		Garden Center	\$17,500	to	\$18,700
		Total	\$35,500		\$38,700
David F. & M.L. Long 9405 Old Cedar Avenue South	13-027-24-22-0004	Single-Family	\$18,000	to	\$20,000
Domenic M. & Kathleen R. Losurdo 9450 Old Cedar Avenue South	13-027-24-22-0010	Single-Family	\$18,000	to	\$20,000

Note: Total special benefit of \$18,000 to \$20,000 to single-family properties (and single-family portion of Garden Center) may be allocated as \$7,000 to \$7,500 for road reconstruction and \$10,500 to \$13,000 for extension of municipal water. The Garden Center special benefit estimate of \$17,500 to \$18,700 is for road reconstruction only.

This consultation has been made in conformity with accepted professional, ethical and performance standards of real estate appraisal practice. The "Contingent and Limiting Conditions" section of this report should be thoroughly read and understood before relying on any information or analysis presented herein.

Thank you for allowing our firm to be of assistance in this matter. If you have any questions after reading this report, feel free to contact us at your convenience.

Respectfully submitted,

PATCHIN MESSNER DODD & BRUMM



Kristina E. Lindemann
Trainee Real Property Appraiser
Minnesota License 40443156



Sherril L. Brumm, MAI
Certified General Real Property Appraiser
Minnesota License 20249948

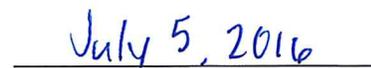
CERTIFICATION

(Real Estate)

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, un-biased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
7. I have made a personal inspection of the property that is the subject of this report, from public right-of-way.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. No one provided significant professional assistance to the persons signing this report, except as noted herein.
11. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. This appraisal cannot be completely understood without reading the "Contingent and Limiting Conditions" section of this report, which should be thoroughly read and understood before relying on any information or analysis presented herein.
13. As of the date of this report, Kristina E. Lindemann has completed the Standards and Ethics Education Requirement for Practicing Affiliates of the Appraisal Institute.


 Kristina E. Lindemann


 Date

CERTIFICATION
(Real Estate)

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, un-biased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the properties in the project area that are the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the properties in the project area that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
7. I have made an exterior inspection of the properties in the project area that are the subject of this report.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. No one provided significant professional assistance to the persons signing this report, except as noted herein.
11. The consultation assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. This consultation cannot be completely understood without reading the "Contingent and Limiting Conditions" section of this report, which should be thoroughly read and understood before relying on any information or analysis presented herein.
13. As of the date of this report, Sherril L. Brumm has completed the continuing education program requirements for Designated Members of the Appraisal Institute.



Sherril L. Brumm, MAI



Date

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STREET SCENE PHOTOGRAPHS



Looking Southeast along South Bay Circle from Cul-De-Sac



Looking Southeast along South Bay Drive adjacent to 7640 South Bay Drive

STREET SCENE PHOTOGRAPHS



Looking East along South Bay Drive from Westernmost Portion of Road



Looking South-Southwest along South Bay Drive from Westernmost Portion of Road

STREET SCENE PHOTOGRAPHS



Looking North along Chalet Road adjacent to 8631 Chalet Road



Looking North along Chalet Road from North of Hyland Ski & Snowboard Area

STREET SCENE PHOTOGRAPHS



Looking South along Ewing Road from 104th Street West



Looking East along 104th Street West from Ewing Road

STREET SCENE PHOTOGRAPHS



Looking East along 103rd Street West from France Avenue South



Looking South along Drew Avenue South from 103rd Street West

STREET SCENE PHOTOGRAPHS



Looking South along Queen Avenue South from 88th Street West



Looking West-Northwest along Russell Avenue South from Queen Avenue South

STREET SCENE PHOTOGRAPHS



Looking North along Queen Avenue South from Russell Avenue South



Looking Southwest along 87th-1/2 Street West from Russell Avenue South

STREET SCENE PHOTOGRAPHS



Looking East-Southeast along 87th-1/2 Street West from Thomas Avenue South



Looking Southwest along Thomas Avenue South from 87th-1/2 Street West

STREET SCENE PHOTOGRAPHS



Looking South along Sheridan Avenue South from 86th Street West



Looking South along Thomas Avenue South from 86th Street West

STREET SCENE PHOTOGRAPHS



Looking South on Vincent Avenue South from 86th Street West



Looking North on Vincent Avenue South from 87th Street West

STREET SCENE PHOTOGRAPHS



Looking East along 87th Street West from Washburn Avenue South



Looking North along Washburn Avenue South from 87th Street West

STREET SCENE PHOTOGRAPHS



Looking East along 87th-1/2 Street West from Xerxes Avenue South



Looking South along 1st Avenue South from 84th Street East

STREET SCENE PHOTOGRAPHS



Looking East along 85th Street East from 1st Avenue South



Looking South along 1st Avenue South from 85th Street East

STREET SCENE PHOTOGRAPHS



Looking East along 90th Street East from 12th Avenue South



Looking South along 17th Avenue South from 84th Street East

STREET SCENE PHOTOGRAPHS



Looking South along Old Cedar Avenue South from North of Old Shakopee Road



Looking North along Old Cedar Avenue South from Cedar Circle

STREET SCENE PHOTOGRAPHS



Looking North along Old Cedar Avenue South adjacent to 9407 Old Cedar Avenue South



View of Access to 9407 Old Cedar Avenue South from Old Cedar Avenue South

STREET SCENE PHOTOGRAPHS



Looking Northwest along Old Cedar Avenue South from End of Road



Looking Southwest at Access to Cedar Cliff Apartments from Old Cedar Avenue South

STREET SCENE PHOTOGRAPHS



Looking Northwest at Access to Cedar Cliff Village from Old Cedar Avenue South



Looking Northwest at Access to Clark Gas Station from Old Cedar Avenue South

STREET SCENE PHOTOGRAPHS



Looking East-Northeast at Access to Nursing Home from Old Cedar Avenue South



Looking Northeast at Access to D.J. Pete's Auto from Old Cedar Avenue South

PURPOSE OF CONSULTATION

The purpose of this consultation is to provide an anticipated range of special benefit for affected properties in the proposed 2016 Pavement Management Program Street Reconstruction Project area.

FUNCTION OF CONSULTATION

The intended use of this consultation is to provide guidance to the City of Bloomington in analyzing special benefit derived from completion of the 2016 Pavement Management Program Street Reconstruction Project.

INTENDED USER

The intended user of this consultation report is the City of Bloomington and its legal counsel.

DESCRIPTION OF PROJECT

The project area includes improvements along Ewing Road, Drew Avenue S., 104th Street W., 103rd Street W., 98th Street E., South Bay Drive, South Bay Circle, Old Cedar Avenue S., 90th Street E., Chalet Road, Queen Avenue S., 87-1/2 Street W., 87th Street W., Washburn Avenue S., Vincent Avenue S., Thomas Avenue S., Sheridan Avenue S., Russell Avenue S., Queen Avenue S., 1st Avenue S., 85th Street E., and 17th Avenue S.

The bituminous streets within the project areas are aged and exhibit wear and distress. This is evident on the surface by the existence of potholes and cracking, along with the exposure of pavement aggregates. There is also evidence of previous maintenance, including overlays, seal coating and patching. The streets proposed for reconstruction throughout the project areas are generally deteriorated to such an extent that traditional maintenance practices are no longer cost-effective or practical in providing a satisfactory driving surface.

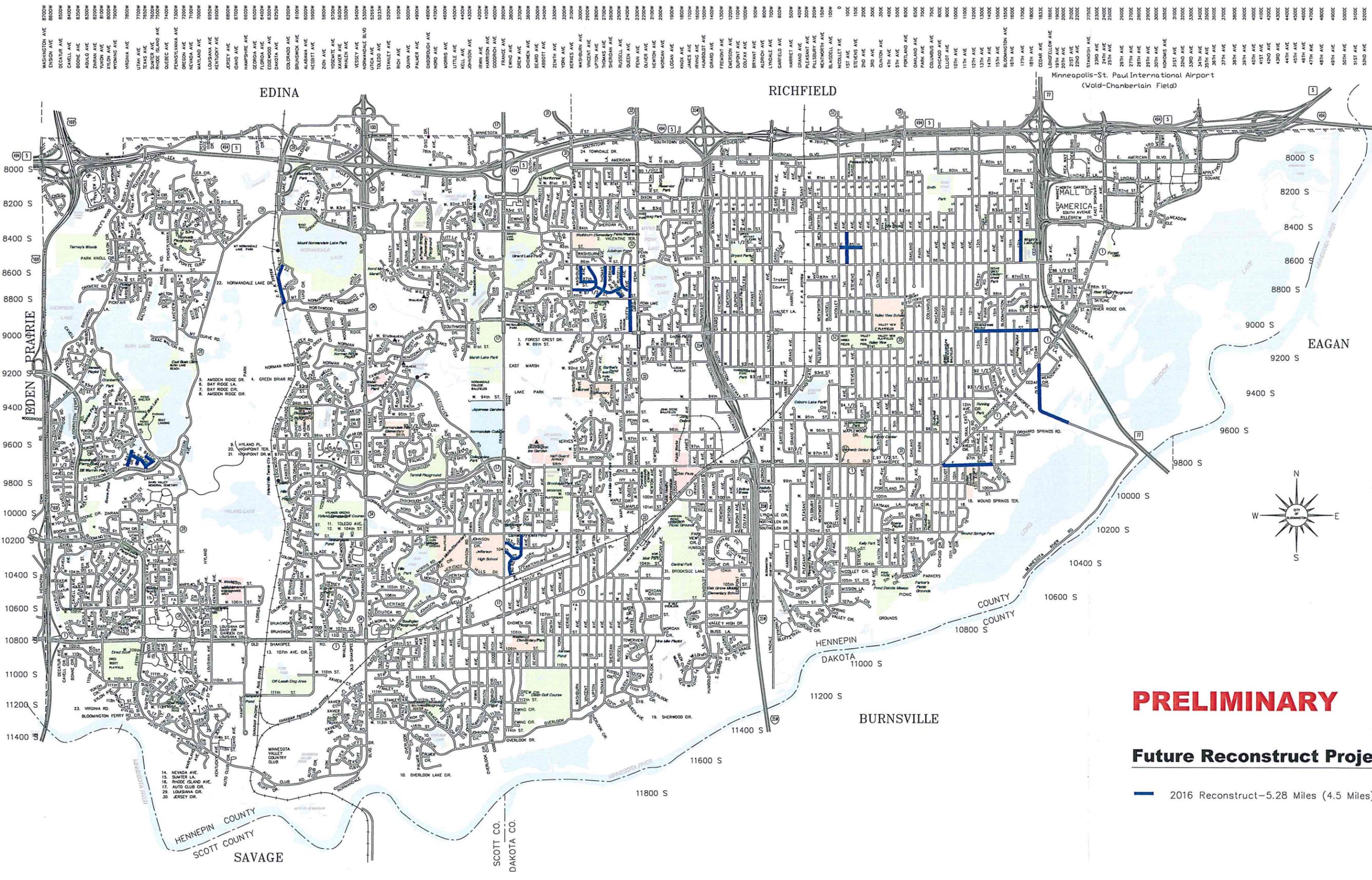
DESCRIPTION OF PROJECT

All streets will be reconstructed to the 32-foot-wide standard, with the exception of Old Cedar Avenue S., which will range in width from 26 to 44 feet. Depending on traffic volumes, either the 7-ton or 10-ton standard will be used. There will also be curb and gutter replacement where needed, as well as addition of curb and gutter where not currently present. Special consideration will be given to the curb and gutter type chosen along Old Cedar Avenue South due to the frequent wildlife present along this road.

Although replacement of existing sanitary sewer and water main services is not planned as part of this project, spot repair will occur where needed. Lastly, there are four properties in the proposed 2016 project area that will benefit from extension of municipal water services.

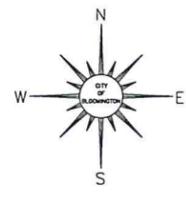
A Project Location Map is located on the following page.

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PRELIMINARY
Future Reconstruct Projects

— 2016 Reconstruct—5.28 Miles (4.5 Miles)



DESCRIPTION OF NEIGHBORHOOD

The sub-project areas are located in various portions of the city of Bloomington, and include areas in both East and West Bloomington. The primary areas of proposed reconstruction can be characterized as primarily residential, with commercial properties located along East Old Shakopee Road, 90th Street East, 84th Street East and Queen Avenue South. The Old Cedar Avenue South project area is a mix of single-family, non-single-family, commercial and vacant land properties. There is also a garden center and a nursing home in this area. Summary grids showing the affected properties in the project area are included on the following pages.

Because the neighborhoods of East and West Bloomington differ significantly, the single-family residential properties have been separated into East and West Bloomington, with Highway 35-W standing as the divider. The single-family residential properties in the West Bloomington project areas range from approximately 17 to 63 years old, with one property being 75 years old. These properties include primarily rambler, 1-1/2-story, two-story, and split-level homes, with an average of three bedrooms and an average finished square footage of 1,955 SF. Lot sizes range from 0.19 acres to 0.69 acres, with an average land size of 0.33 acres. Overall, the improved January 2, 2015, assessed values range from \$129,700 to \$986,900, with an average 2015 assessed value of \$289,635, and a median assessed value of \$214,700.

In addition to the improved single-family residential properties in West Bloomington, there are also several vacant lots. These properties range in size from 0.39 acres to 1.61 acres, with an average land size of 0.95 acres. The January 2, 2015, assessed land values range from \$319,200 to \$343,500, with an average 2015 assessed value of \$334,367, and a median assessed value of \$340,400.

The single-family residential properties in the East Bloomington project areas, excluding those in the Old Cedar Avenue South project area, range from approximately 38 to 71 years old. These properties include primarily rambler homes with an average of three bedrooms and an average finished square footage of 1,370 SF. Lot sizes range from 0.19 to 0.69 acres, with an average land size of 0.30 acres. Overall, the improved January 2, 2015, assessed values range from \$118,900 to \$317,700, with an average 2015 assessed value of \$179,278, and a median assessed value of \$170,800.

DESCRIPTION OF NEIGHBORHOOD

The single-family residential properties in the Old Cedar Avenue South project area range from approximately 30 to 75 years old. These properties include rambler, 1-1/2-story and two-story homes, with an average of three bedrooms and an average finished square footage of 1,797 SF. Lot sizes range from 0.48 acres to 2.24 acres, with an average land size of 0.97 acres. Overall, the improved January 2, 2015, assessed values range from \$156,100 to \$514,800, with an average 2015 assessed value of \$281,080, and a median assessed value of \$223,300. There is also one parcel of vacant recreational land in this area totaling 173.86 acres.

The condominium properties in the Old Cedar Avenue South project area were constructed in 1972, and have an average finished square footage of 741 SF. Overall, the average improved January 2, 2015, assessed value ranges from \$37,900 to \$97,100, with an average 2015 assessed value of \$62,295, and a median assessed value of \$61,700.

The commercial/multi-family properties in the Old Cedar Avenue South project area are situated on lots ranging in size from 0.52 acres to 6.65 acres, with an average land size of 2.29 acres. Overall, the average improved January 2, 2015, assessed value ranges from \$301,400 to \$9,802,600.

The remainder of the commercial/multi-family properties in the project area, including church and school uses, are situated on lots ranging in size from 0.34 acres to 21.45 acres, with an average land size of 3.64 acres. Overall, the average improved January 2, 2015, assessed value ranges from \$128,000 to \$10,920,000.

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Shawn & Michelle Vanhove 10408 Ewing Road South Bloomington, Minnesota	2,350	4	1967	0.42 (AC) 18,295 (SF)	Land Buildings Total	\$95,000 <u>\$139,000</u> \$234,000	\$234,000	Net Tax Spec Asmt Total	\$3,128.34 <u>\$0.00</u> \$3,128.34	20-027-24-22-0043 Sale: 5/09 \$235,000
Cassady Properties LLC 10425 Ewing Road South Bloomington, Minnesota	2,976	4	1965	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$110,700 <u>\$160,300</u> \$271,000	\$271,000	Net Tax Spec Asmt Total	\$3,939.46 <u>\$0.00</u> \$3,939.46	20-027-24-23-0003 Sale: 1/05 \$300,000
Salomon Martinez 3818 West 103rd Street Bloomington, Minnesota	2,028	5	1967	0.20 (AC) 8,712 (SF)	Land Buildings Total	\$72,500 <u>\$116,600</u> \$189,100	\$189,100	Net Tax Spec Asmt Total	\$2,506.78 <u>\$0.00</u> \$2,506.78	20-027-24-22-0005 Sale: 12/14 \$182,000 Sale: 5/08 \$254,000 Sale: 6/05 \$262,900
Richard J. Podmers 10400 Ewing Road South Bloomington, Minnesota	1,404	4	1965	0.50 (AC) 21,780 (SF)	Land Buildings Total	\$99,000 <u>\$149,700</u> \$248,700	\$248,700	Net Tax Spec Asmt Total	\$3,368.74 <u>\$0.00</u> \$3,368.74	20-027-24-22-0042
Anthony Cook 10416 Ewing Road South Bloomington, Minnesota	1,196	3	1967	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$93,600 <u>\$129,400</u> \$223,000	\$223,000	Net Tax Spec Asmt Total	\$2,945.82 <u>\$0.00</u> \$2,945.82	20-027-24-22-0044
Jack & R. Van Marion 3808 West 103rd Street Bloomington, Minnesota	2,551	4	1959	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$124,400 <u>\$121,500</u> \$245,900	\$245,900	Net Tax Spec Asmt Total	\$3,307.86 <u>\$0.00</u> \$3,307.86	20-027-24-22-0007 Sale: 1/05 \$269,900
Herman Frederick Grimm IV 10309 Drew Avenue South Bloomington, Minnesota	2,628	4	1965	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$111,100 <u>\$187,000</u> \$298,100	\$298,100	Net Tax Spec Asmt Total	\$4,120.92 <u>\$0.00</u> \$4,120.92	20-027-24-22-0055 Sale: 12/04 \$365,000
Paul D. & Marilyn P. Bickford 3625 West 102nd Street Bloomington, Minnesota	1,882	3	1954	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$92,900 <u>\$97,900</u> \$190,800	\$190,800	Net Tax Spec Asmt Total	\$2,479.98 <u>\$0.00</u> \$2,479.98	20-027-24-22-0072 Sale: 3/14 \$212,000
Adolph H. & Cordelia M. Wendel 3725 West 103rd Street Bloomington, Minnesota	1,377	2	1960	0.28 (AC) 12,197 (SF)	Land Buildings Total	\$107,400 <u>\$131,500</u> \$238,900	\$238,900	Net Tax Spec Asmt Total	\$3,166.94 <u>\$0.00</u> \$3,166.94	20-027-24-22-0023
Michele A. Behrns 3700 West 104th Street Bloomington, Minnesota	2,266	3	1966	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$110,300 <u>\$127,800</u> \$238,100	\$238,100	Net Tax Spec Asmt Total	\$3,143.14 <u>\$0.00</u> \$3,143.14	20-027-24-22-0032 Sale: 11/07 \$255,000
Keith R. & Nancy L. Narr 3709 West 104th Street Bloomington, Minnesota	1,342	4	1965	0.45 (AC) 19,602 (SF)	Land Buildings Total	\$113,900 <u>\$146,200</u> \$260,100	\$260,100	Net Tax Spec Asmt Total	\$3,491.86 <u>\$0.00</u> \$3,491.86	20-027-24-22-0035 Sale: 6/11 \$235,000
Burgess R. & J.A.Y. Johnson 3701 West 103rd Street Bloomington, Minnesota	1,206	5	1962	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$100,900 <u>\$119,300</u> \$220,200	\$220,200	Net Tax Spec Asmt Total	\$2,849.50 <u>\$0.00</u> \$2,849.50	20-027-24-22-0026
Craig & Rebecca Wait 10231 Drew Avenue South Bloomington, Minnesota	2,480	3	1952	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$107,600 <u>\$129,300</u> \$236,900	\$236,900	Net Tax Spec Asmt Total	\$3,244.14 <u>\$0.00</u> \$3,244.14	20-027-24-22-0076 Sale: 1/11 \$227,000
Renae J. Strandberg, Tr. 10208 Drew Avenue South Bloomington, Minnesota	1,340	4	1959	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$123,600 <u>\$127,700</u> \$251,300	\$251,300	Net Tax Spec Asmt Total	\$3,386.56 <u>\$0.00</u> \$3,386.56	20-027-24-22-0011
K.H. & T.A. Phillips 3801 West 104th Street Bloomington, Minnesota	1,470	3	1965	0.47 (AC) 20,473 (SF)	Land Buildings Total	\$98,000 <u>\$134,300</u> \$232,300	\$232,300	Net Tax Spec Asmt Total	\$3,135.84 <u>\$0.00</u> \$3,135.84	20-027-24-22-0041
Wesley R. Green & J.E. Sorenson 3800 Canterbury Drive Bloomington, Minnesota	1,792	3	1967	0.43 (AC) 18,731 (SF)	Land Buildings Total	\$95,300 <u>\$186,600</u> \$281,900	\$281,900	Net Tax Spec Asmt Total	\$3,821.28 <u>\$0.00</u> \$3,821.28	20-027-24-23-0017
Andrew J. & B.M. Wuebben 10232 Drew Avenue South Bloomington, Minnesota	1,498	3	1962	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$102,200 <u>\$140,100</u> \$242,300	\$242,300	Net Tax Spec Asmt Total	\$3,319.84 <u>\$0.00</u> \$3,319.84	20-027-24-22-0014 Sale: 12/04 \$249,900
Louis & Anne Holzman 3724 West 103rd Street Bloomington, Minnesota	2,230	4	1963	0.22 (AC) 9,583 (SF)	Land Buildings Total	\$110,200 <u>\$120,700</u> \$230,900	\$230,900	Net Tax Spec Asmt Total	\$3,061.62 <u>\$0.00</u> \$3,061.62	20-027-24-22-0016 Sale: 3/13 \$200,000 (Bank Sale)
Michael & Jodell Hayes 3800 West 104th Street Bloomington, Minnesota	2,589	4	1965	0.37 (AC) 16,117 (SF)	Land Buildings Total	\$110,700 <u>\$150,400</u> \$261,100	\$261,100	Net Tax Spec Asmt Total	\$3,647.58 <u>\$0.00</u> \$3,647.58	20-027-24-22-0029

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Garfield D. Nordin & G.P. Larsen 10409 Ewing Road South Bloomington, Minnesota	1,468	3	1964	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$111,400 <u>\$156,600</u> \$268,000		Net Tax Spec Asmt Total	\$3,692.18 <u>\$0.00</u> \$3,692.18	20-027-24-22-0037
David Medure & Diana Breedlove 3816 West 104th Street Bloomington, Minnesota	1,994	5	1963	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$81,000 <u>\$121,400</u> \$202,400	\$202,400	Net Tax Spec Asmt Total	\$2,622.40 <u>\$0.00</u> \$2,622.40	20-027-24-22-0020 Sale: 5/10 \$209,000 Sale: 9/05 \$298,492
Alexander & C.M. Gelburt 3819 West 103rd Street Bloomington, Minnesota	3,058	3	1962	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$81,000 <u>\$148,300</u> \$229,300	\$229,300	Net Tax Spec Asmt Total	\$3,085.44 <u>\$0.00</u> \$3,085.44	20-027-24-22-0018 Sale: 10/09 \$174,500 (Bank Sale) Sale: 3/04 \$300,000
Julie M. Johnson 10221 Drew Avenue South Bloomington, Minnesota	1,076	3	1965	0.37 (AC) 16,117 (SF)	Land Buildings Total	\$107,000 <u>\$93,300</u> \$200,300	\$200,300	Net Tax Spec Asmt Total	\$2,531.90 <u>\$0.00</u> \$2,531.90	20-027-24-22-0073
Ramesh R. & Kusum R. Joshi 10432 Ewing Road South Bloomington, Minnesota	1,786	4	1967	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$93,800 <u>\$128,400</u> \$222,200	\$222,200	Net Tax Spec Asmt Total	\$2,842.02 <u>\$0.00</u> \$2,842.02	20-027-24-23-0015
Keith H. & E.S. Youngdale 10424 Ewing Road South Bloomington, Minnesota	2,756	5	1965	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$92,600 <u>\$142,700</u> \$235,300	\$235,300	Net Tax Spec Asmt Total	\$3,386.10 <u>\$0.00</u> \$3,386.10	20-027-24-23-0014 Sale: 4/04 \$255,000
Donald J. Thibault 10216 Drew Avenue South Bloomington, Minnesota	1,232	4	1965	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$121,800 <u>\$134,700</u> \$256,500	\$256,500	Net Tax Spec Asmt Total	\$3,423.66 <u>\$0.00</u> \$3,423.66	20-027-24-22-0012
Andrew J. & Anita K. Anthony 3801 West 103rd Street Bloomington, Minnesota	1,768	3	1959	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$103,700 <u>\$122,400</u> \$226,100	\$226,100	Net Tax Spec Asmt Total	\$3,000.72 <u>\$0.00</u> \$3,000.72	20-027-24-22-0022
Kunhyab Khansakha & Dolkar Dolkar 10417 Ewing Road South Bloomington, Minnesota	2,229	3	1965	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$109,700 <u>\$146,500</u> \$256,200	\$256,200	Net Tax Spec Asmt Total	\$3,530.46 <u>\$0.00</u> \$3,530.46	20-027-24-23-0002
Richard & S. Gabriel 3615 West 104th Street Bloomington, Minnesota	1,374	4	1968	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$103,300 <u>\$177,500</u> \$280,800	\$280,800	Net Tax Spec Asmt Total	\$3,834.58 <u>\$0.00</u> \$3,834.58	20-027-24-22-0034
Thomas A. Matos 3717 West 103rd Street Bloomington, Minnesota	2,418	3	1959	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$111,200 <u>\$177,600</u> \$288,800	\$288,800	Net Tax Spec Asmt Total	\$4,045.20 <u>\$0.00</u> \$4,045.20	20-027-24-22-0024 Sale: 5/09 \$335,200
Joseph E. & Kari L. Davies 10317 Drew Avenue South Bloomington, Minnesota	2,128	4	1967	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$105,000 <u>\$129,000</u> \$234,000	\$234,000	Net Tax Spec Asmt Total	\$3,098.74 <u>\$0.00</u> \$3,098.74	20-027-24-22-0054 Sale: 2/09 \$254,900 Sale: 12/04 \$259,900
Thomas J. Deiss 3619 West 103rd Street Bloomington, Minnesota	1,661	3	1965	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$104,200 <u>\$118,600</u> \$222,800	\$222,800	Net Tax Spec Asmt Total	\$2,908.72 <u>\$0.00</u> \$2,908.72	20-027-24-22-0082 Sale: 4/06 \$258,000
Bradley G. & S. Debo 3809 West 103rd Street Bloomington, Minnesota	2,680	4	1965	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$103,700 <u>\$129,100</u> \$232,800	\$232,800	Net Tax Spec Asmt Total	\$3,122.54 <u>\$0.00</u> \$3,122.54	20-027-24-22-0021 Sale: 4/06 \$268,000
James M. Dey 10301 Drew Avenue South Bloomington, Minnesota	1,806	3	1953	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$108,700 <u>\$61,000</u> \$169,700	\$169,700	Net Tax Spec Asmt Total	\$2,106.14 <u>\$0.00</u> \$2,106.14	20-027-24-22-0083
Gary Ness 3708 West 103rd Street Bloomington, Minnesota	1,338	3	1959	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$103,100 <u>\$123,900</u> \$227,000	\$227,000	Net Tax Spec Asmt Total	\$2,977.12 <u>\$0.00</u> \$2,977.12	20-027-24-22-0015
Robert E. Johnston 3800 West 103rd Street Bloomington, Minnesota	2,280	4	1959	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$120,000 <u>\$126,600</u> \$246,600	\$246,600	Net Tax Spec Asmt Total	\$3,395.80 <u>\$0.00</u> \$3,395.80	20-027-24-22-0017
Andrew & Mandy Wineberg 3708 West 104th Street Bloomington, Minnesota	1,423	3	1964	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$109,500 <u>\$139,800</u> \$249,300	\$249,300	Net Tax Spec Asmt Total	\$3,361.25 <u>\$1,376.01</u> \$4,737.26	20-027-24-22-0031 Sale: 7/08 \$223,500 (Estate Sale)
Kathleen M. Meyer 3716 West 104th Street Bloomington, Minnesota	1,517	4	1965	0.45 (AC) 19,602 (SF)	Land Buildings Total	\$106,700 <u>\$141,900</u> \$248,600	\$248,600	Net Tax Spec Asmt Total	\$3,413.16 <u>\$0.00</u> \$3,413.16	20-027-24-22-0030

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area		Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments
Peter D. Peterson 3709 West 103rd Street Bloomington, Minnesota	2,376	3	1959	0.32 (AC) 13,939 (SF)	Land	\$106,000		Net Tax	\$2,990.42	20-027-24-22-0025
					Buildings	<u>\$120,300</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/09 \$252,500
					Total	\$226,300	\$226,300	Total	\$2,990.42	
Gary E. & Mary S. Lay 3701 West 104th Street Bloomington, Minnesota	2,447	5	1965	0.37 (AC) 16,117 (SF)	Land	\$111,200		Net Tax	\$4,846.46	20-027-24-22-0033
					Buildings	<u>\$231,600</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$342,800	\$342,800	Total	\$4,846.46	
Donald & Barbara Williams 3716 Canterbury Drive Bloomington, Minnesota	2,406	3	1965	0.40 (AC) 17,424 (SF)	Land	\$113,900		Net Tax	\$3,340.46	20-027-24-23-0004
					Buildings	<u>\$138,500</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/12 \$227,000
					Total	\$252,400	\$252,400	Total	\$3,340.46	
Ernest A. Nordsving & K.A. Murphy 10200 Drew Avenue South Bloomington, Minnesota	1,968	3	1959	0.23 (AC) 10,019 (SF)	Land	\$87,700		Net Tax	\$2,517.08	20-027-24-22-0010
					Buildings	<u>\$106,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$194,000	\$194,000	Total	\$2,517.08	
Theodore & Shannon Johnson 3809 West 104th Street Bloomington, Minnesota	3,189	3	1965	0.35 (AC) 15,246 (SF)	Land	\$90,200		Net Tax	\$4,304.92	20-027-24-22-0040
					Buildings	<u>\$214,400</u>		Spec Asmt	<u>\$0.00</u>	Sale: 2/10 \$177,836 (Bank Sale)
					Total	\$304,600	\$304,600	Total	\$4,304.92	
William & Marilyn Lundholm 10440 Ewing Road South Bloomington, Minnesota	1,702	4	1967	0.40 (AC) 17,424 (SF)	Land	\$93,900		Net Tax	\$3,714.48	20-027-24-23-0016
					Buildings	<u>\$175,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$269,600	\$269,600	Total	\$3,714.48	
Lowell E Wenzel 10224 Drew Avenue South Bloomington, Minnesota	1,340	3	1959	0.28 (AC) 12,197 (SF)	Land	\$121,700		Net Tax	\$3,249.94	20-027-24-22-0013
					Buildings	<u>\$120,000</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$241,700	\$241,700	Total	\$3,249.94	
Christopher & N. Anderson 3808 West 104th Street Bloomington, Minnesota	2,950	4	1964	0.40 (AC) 17,424 (SF)	Land	\$113,300		Net Tax	\$3,743.02	20-027-24-22-0028
					Buildings	<u>\$149,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 11/12 \$184,900 (Bank Sale)
					Total	\$262,400	\$262,400	Total	\$3,743.02	
Scott A. & J. Grosskreutz 10401 Ewing Road South Bloomington, Minnesota	3,400	4	1973	0.42 (AC) 18,295 (SF)	Land	\$113,500		Net Tax	\$4,322.72	20-027-24-22-0036
					Buildings	<u>\$194,400</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$307,900	\$307,900	Total	\$4,322.72	
Scott & Willow Anderson 7614 South Bay Circle Bloomington, Minnesota	5,900	5	1995	0.39 (AC) 16,988 (SF)	Land	\$342,000		Net Tax	\$15,558.84	30-116-21-14-0049
					Buildings	<u>\$587,600</u>		Spec Asmt	<u>\$0.00</u>	Sale: 3/13 \$1,000,000
					Total	\$929,600	\$929,600	Total	\$15,558.84	
Scott & Willow Anderson 7616 South Bay Circle Bloomington, Minnesota	N/A	N/A	N/A	1.40 (AC) 60,984 (SF)	Land	\$340,400		Net Tax	\$5,927.98	30-116-21-14-0050
					Buildings	<u>\$0</u>		Spec Asmt	<u>\$0.00</u>	Sale: 3/13 \$150,000
					Total	\$340,400	\$340,400	Total	\$5,927.98	
Pamela L. Mogen 7635 South Bay Drive Bloomington, Minnesota	2,167	3	1993	0.44 (AC) 19,166 (SF)	Land	\$223,500		Net Tax	\$8,431.48	30-116-21-13-0091
					Buildings	<u>\$327,400</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$550,900	\$550,900	Total	\$8,431.48	
Steven E. & Vicki L. Westrum 7600 South Bay Circle Bloomington, Minnesota	1,404	5	1994	0.44 (AC) 19,166 (SF)	Land	\$202,900		Net Tax	\$8,612.58	30-116-21-14-0042
					Buildings	<u>\$353,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$556,000	\$556,000	Total	\$8,612.58	
Kathleen J. Bryan, Tr. 7643 South Bay Drive Bloomington, Minnesota	4,629	5	1989	0.32 (AC) 13,939 (SF)	Land	\$193,700		Net Tax	\$11,807.50	30-116-21-13-0087
					Buildings	<u>\$527,600</u>		Spec Asmt	<u>\$46.28</u>	Sale: 5/04 \$740,000
					Total	\$721,300	\$721,300	Total	\$11,853.78	
Katherine Amys 7662 South Bay Drive Bloomington, Minnesota	6,696	5	1990	0.46 (AC) 20,038 (SF)	Land	\$289,900		Net Tax	\$15,501.90	30-116-21-13-0078
					Buildings	<u>\$630,000</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/14 \$700,000 (Related Sale)
					Total	\$919,900	\$919,900	Total	\$15,501.90	
Robert J. & Catherine R. Kruse 7692 South Bay Drive Bloomington, Minnesota	1,631	4	1989	0.35 (AC) 15,246 (SF)	Land	\$197,500		Net Tax	\$7,885.16	30-116-21-13-0071
					Buildings	<u>\$343,400</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$540,900	\$540,900	Total	\$7,885.16	
Timothy Schneider & P.A. Eby 7674 South Bay Drive Bloomington, Minnesota	4,270	3	1990	0.29 (AC) 12,632 (SF)	Land	\$191,600		Net Tax	\$7,766.80	30-116-21-13-0074
					Buildings	<u>\$343,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$534,900	\$534,900	Total	\$7,766.80	
Bruce & Margaret Johnson 7606 South Bay Circle Bloomington, Minnesota	4,947	5	1996	0.47 (AC) 20,473 (SF)	Land	\$321,400		Net Tax	\$13,688.98	30-116-21-14-0045
					Buildings	<u>\$508,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$829,500	\$829,500	Total	\$13,688.98	
Patrick J. & Sharon K. Dillon 7601 South Bay Drive Bloomington, Minnesota	1,442	5	1998	0.39 (AC) 16,988 (SF)	Land	\$200,200		Net Tax	\$8,597.96	30-116-21-13-0096
					Buildings	<u>\$357,500</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$557,700	\$557,700	Total	\$8,597.96	
Ken D. & K.M. Keacher 7631 South Bay Drive Bloomington, Minnesota	6,884	5	1994	0.46 (AC) 20,038 (SF)	Land	\$208,400		Net Tax	\$13,946.12	30-116-21-13-0098
					Buildings	<u>\$619,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$828,100	\$828,100	Total	\$13,946.12	

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Thomas W. & J. Schnack 7656 South Bay Drive Bloomington, Minnesota	6,758	6	1991	0.69 (AC) 30,056 (SF)	Land Buildings Total	\$369,800 \$521,100 \$890,900	\$890,900	Net Tax Spec Asmt Total	\$14,518.84 \$0.00 \$14,518.84	30-116-21-13-0081
Frederick Wallace Simmons 7663 South Bay Drive Bloomington, Minnesota	1,272	6	1990	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$198,400 \$290,700 \$489,100	\$489,100	Net Tax Spec Asmt Total	\$7,382.56 \$0.00 \$7,382.56	30-116-21-13-0086
John D. Zurn & Dulcie M. Haler 7664 South Bay Drive Bloomington, Minnesota	4,301	4	1996	0.37 (AC) 16,117 (SF)	Land Buildings Total	\$203,400 \$384,000 \$587,400	\$587,400	Net Tax Spec Asmt Total	\$8,663.70 \$0.00 \$8,663.70	30-116-21-13-0077 Sale: 8/13 \$630,000
Brian E. & Kimberly J. Sartain 7698 South Bay Drive Bloomington, Minnesota	5,180	6	1989	0.54 (AC) 23,522 (SF)	Land Buildings Total	\$198,900 \$435,900 \$634,800	\$634,800	Net Tax Spec Asmt Total	\$9,975.65 \$0.00 \$9,975.65	30-116-21-13-0070 Sale: 9/14 \$625,000
Gladys B. Lindstrom 7624 South Bay Circle Bloomington, Minnesota	2,793	3	1994	0.68 (AC) 29,621 (SF)	Land Buildings Total	\$369,100 \$512,100 \$881,200	\$881,200	Net Tax Spec Asmt Total	\$14,394.68 \$0.00 \$14,394.68	30-116-21-14-0052
Byron K. & Carmelle M. Jackson 7640 South Bay Drive Bloomington, Minnesota	2,205	5	1994	0.49 (AC) 21,344 (SF)	Land Buildings Total	\$368,000 \$579,300 \$947,300	\$947,300	Net Tax Spec Asmt Total	\$15,836.40 \$0.00 \$15,836.40	30-116-21-13-0100
Byron K. & Carmelle M. Jackson 7618 South Bay Circle Bloomington, Minnesota	N/A	N/A	N/A	0.39 (AC) 16,988 (SF)	Land Buildings Total	\$319,200 \$0 \$319,200	\$319,200	Net Tax Spec Asmt Total	\$5,565.76 \$0.00 \$5,565.76	30-116-21-13-0101
Bruce D. & Debra L. Firkins 7604 South Bay Circle Bloomington, Minnesota	3,974	4	1997	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$212,000 \$305,800 \$517,800	\$517,800	Net Tax Spec Asmt Total	\$7,803.30 \$0.00 \$7,803.30	30-116-21-14-0044 Sale: 1/10 \$575,700
Douglas N. & Diane M. Robinson 7623 South Bay Drive Bloomington, Minnesota	3,933	4	1997	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$205,900 \$374,300 \$580,200	\$580,200	Net Tax Spec Asmt Total	\$9,080.04 \$0.00 \$9,080.04	30-116-21-13-0097 Sale: 6/04 \$807,000
Michael Macaulay & Jenny Sun 7658 South Bay Drive Bloomington, Minnesota	5,912	5	1993	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$279,500 \$630,400 \$909,900	\$909,900	Net Tax Spec Asmt Total	\$15,273.98 \$0.00 \$15,273.98	30-116-21-13-0080 Sale: 7/06 \$1,367,500
Matthew A. & Melissa D. Riethof 7680 South Bay Drive Bloomington, Minnesota	3,975	5	1989	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$192,700 \$319,800 \$512,500	\$512,500	Net Tax Spec Asmt Total	\$7,788.70 \$0.00 \$7,788.70	30-116-21-13-0073 Sale: 7/06 \$712,000 Sale: 12/04 \$670,000
Jeffrey & Meghan Cohen 7673 South Bay Drive Bloomington, Minnesota	4,648	5	1993	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$191,400 \$363,800 \$555,200	\$555,200	Net Tax Spec Asmt Total	\$8,561.44 \$0.00 \$8,561.44	30-116-21-13-0085 Sale: 12/11 \$520,000
Richard T. & R.A. Kylo 7666 South Bay Drive Bloomington, Minnesota	4,198	4	1996	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$198,400 \$363,600 \$562,000	\$562,000	Net Tax Spec Asmt Total	\$8,251.86 \$0.00 \$8,251.86	30-116-21-13-0076
Joe & Julie Rath 7650 South Bay Drive Bloomington, Minnesota	6,727	6	1992	0.68 (AC) 29,621 (SF)	Land Buildings Total	\$351,700 \$298,300 \$650,000	\$650,000	Net Tax Spec Asmt Total	\$15,715.24 \$0.00 \$15,715.24	30-116-21-13-0099 Sale: 3/15 \$620,000 Sale: 8/13 \$699,037 (Bank Sale)
Frank & Cinda S. Norberg 7626 South Bay Drive Bloomington, Minnesota	5,587	6	1998	0.54 (AC) 23,522 (SF)	Land Buildings Total	\$367,400 \$497,600 \$865,000	\$865,000	Net Tax Spec Asmt Total	\$14,212.06 \$0.00 \$14,212.06	30-116-21-14-0051 Sale: 2/12 \$845,500
Gary N. & Teri L. Ellsworth 7693 South Bay Drive Bloomington, Minnesota	2,360	2	1995	0.41 (AC) 17,860 (SF)	Land Buildings Total	\$186,000 \$295,900 \$481,900	\$481,900	Net Tax Spec Asmt Total	\$7,246.10 \$0.00 \$7,246.10	30-116-21-13-0083 Pending Sale
Gerald Walter & R.T. Tres Bertsch 7610 South Bay Circle Bloomington, Minnesota	2,326	3	1996	0.40 (AC) 17,424 (SF)	Land Buildings Total	\$344,600 \$642,300 \$986,900	\$986,900	Net Tax Spec Asmt Total	\$16,647.16 \$0.00 \$16,647.16	30-116-21-14-0047
Gilbert C. Williams 7660 South Bay Drive Bloomington, Minnesota	1,856	5	1990	0.50 (AC) 21,780 (SF)	Land Buildings Total	\$311,300 \$429,100 \$740,400	\$740,400	Net Tax Spec Asmt Total	\$11,966.68 \$0.00 \$11,966.68	30-116-21-13-0079 Sale: 1/05 \$527,440
Harvey A. Andruss III 7637 South Bay Drive Bloomington, Minnesota	3,894	4	1993	0.42 (AC) 18,295 (SF)	Land Buildings Total	\$213,400 \$356,600 \$570,000	\$570,000	Net Tax Spec Asmt Total	\$8,736.74 \$0.00 \$8,736.74	30-116-21-13-0090
Nareshkumar K. Pallegar 7602 South Bay Circle Bloomington, Minnesota	4,749	5	1997	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$211,700 \$524,900 \$736,600	\$736,600	Net Tax Spec Asmt Total	\$12,112.78 \$0.00 \$12,112.78	30-116-21-14-0043 Sale: 1/09 \$844,500

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015	Property Taxes Payable 2015	Comments			
Ronald A & Lisa M. Have, Tr. 7612 South Bay Circle Bloomington, Minnesota	N/A	N/A	N/A	0.40 (AC) 17,424 (SF)	Land \$343,500 Buildings \$0 Total \$343,500	\$343,500	Net Tax \$5,990.90 Spec Asmt \$0.00 Total \$5,990.90	30-116-21-14-0048		
Ricky D. & K.R. Russell 7668 South Bay Drive Bloomington, Minnesota	3,655	4	1995	0.31 (AC) 13,504 (SF)	Land \$193,200 Buildings \$348,200 Total \$541,400	\$541,400	Net Tax \$7,879.36 Spec Asmt \$0.00 Total \$7,879.36	30-116-21-13-0075 Sale: 9/13 \$640,000		
William C. & Hancy H. Dunning 7641 South Bay Drive Bloomington, Minnesota	1,657	4	1996	0.27 (AC) 11,761 (SF)	Land \$191,900 Buildings \$295,400 Total \$487,300	\$487,300	Net Tax \$7,018.16 Spec Asmt \$0.00 Total \$7,018.16	30-116-21-13-0088		
John E. & Rebecca R. Burgeois 7686 South Bay Drive Bloomington, Minnesota	5,850	5	1990	0.31 (AC) 13,504 (SF)	Land \$193,700 Buildings \$376,800 Total \$570,500	\$570,500	Net Tax \$8,444.58 Spec Asmt \$0.00 Total \$8,444.58	30-116-21-13-0072		
Zehra Sultana 7683 South Bay Drive Bloomington, Minnesota	4,800	4	1995	0.32 (AC) 13,939 (SF)	Land \$192,100 Buildings \$369,400 Total \$561,500	\$561,500	Net Tax \$8,694.42 Spec Asmt \$695.52 Total \$9,389.94	30-116-21-13-0084 Sale: 10/11 \$252,000 (Bank Sale)		
Amy W. & K.J. Aadalen 7630 South Bay Drive Bloomington, Minnesota	4,839	5	1996	0.43 (AC) 18,731 (SF)	Land \$352,100 Buildings \$456,600 Total \$808,700	\$808,700	Net Tax \$13,151.46 Spec Asmt \$0.00 Total \$13,151.46	30-116-21-13-0102 Sale: 8/03 \$1,000,000		
Jerry W. Blackwell 7608 South Bay Circle Bloomington, Minnesota	4,855	3	1996	0.51 (AC) 22,216 (SF)	Land \$344,700 Buildings \$520,800 Total \$865,500	\$865,500	Net Tax \$14,380.06 Spec Asmt \$0.00 Total \$14,380.06	30-116-21-14-0046 Sale: 7/08 \$947,000		
Paula D. Olsen 7639 South Bay Drive Bloomington, Minnesota	1,361	4	1990	0.38 (AC) 16,553 (SF)	Land \$217,900 Buildings \$325,500 Total \$543,400	\$543,400	Net Tax \$7,993.22 Spec Asmt \$0.00 Total \$7,993.22	30-116-21-13-0089		
Daniel & Jessica Harvey 8722 Sandro Road Bloomington, Minnesota	3,400	4	1980	0.44 (AC) 19,166 (SF)	Land \$164,600 Buildings \$249,500 Total \$414,100	\$414,100	Net Tax \$5,794.44 Spec Asmt \$0.00 Total \$5,794.44	20-116-21-11-0017		
Richard J. & Carol J. Baran 8553 Chalet Road Bloomington, Minnesota	1,482	5	1979	0.37 (AC) 16,117 (SF)	Land \$164,400 Buildings \$256,400 Total \$420,800	\$420,800	Net Tax \$5,812.24 Spec Asmt \$0.00 Total \$5,812.24	17-116-21-44-0005		
Scott S. Iwen 8631 Chalet Road Bloomington, Minnesota	3,784	4	1981	0.49 (AC) 21,344 (SF)	Land \$179,300 Buildings \$321,600 Total \$500,900	\$500,900	Net Tax \$7,103.64 Spec Asmt \$0.00 Total \$7,103.64	20-116-21-11-0059		
Victor M. & H.R. Santiago 8728 Sandro Road Bloomington, Minnesota	2,830	4	1980	0.32 (AC) 13,939 (SF)	Land \$152,600 Buildings \$244,600 Total \$397,200	\$397,200	Net Tax \$5,383.50 Spec Asmt \$0.00 Total \$5,383.50	20-116-21-11-0016 Sale: 5/13 \$375,000 Sale: 6/08 \$440,000		
Nathan C. & Shannon K. Schmidt 8740 Sandro Road Bloomington, Minnesota	3,132	4	1979	0.31 (AC) 13,504 (SF)	Land \$149,400 Buildings \$253,800 Total \$403,200	\$403,200	Net Tax \$5,442.72 Spec Asmt \$0.00 Total \$5,442.72	20-116-21-11-0061 Sale: 1/15 \$445,000		
Woodduck Holdings LLC 8601 Chalet Road Bloomington, Minnesota	2,220	3	1980	0.42 (AC) 18,295 (SF)	Land \$178,400 Buildings \$167,800 Total \$346,200	\$346,200	Net Tax \$4,840.72 Spec Asmt \$0.00 Total \$4,840.72	20-116-21-11-0056		
Michael B. & Sheila M. Kaupa 8718 Sandro Road Bloomington, Minnesota	4,352	4	1983	0.46 (AC) 20,038 (SF)	Land \$168,000 Buildings \$338,000 Total \$506,000	\$506,000	Net Tax \$7,178.62 Spec Asmt \$0.00 Total \$7,178.62	20-116-21-11-0018		
Candice D. & Raymond L. Smith 8611 Chalet Road Bloomington, Minnesota	4,486	4	1983	0.42 (AC) 18,295 (SF)	Land \$178,300 Buildings \$358,000 Total \$536,300	\$536,300	Net Tax \$7,597.28 Spec Asmt \$0.00 Total \$7,597.28	20-116-21-11-0057 Sale: 6/12 \$550,000		
Robert & Julie Hennessy 8637 Chalet Road Bloomington, Minnesota	1,366	4	1981	0.82 (AC) 35,719 (SF)	Land \$213,100 Buildings \$251,300 Total \$464,400	\$464,400	Net Tax \$6,386.82 Spec Asmt \$0.00 Total \$6,386.82	20-116-21-11-0029		
Fei Wang & Shimin Yang 8734 Sandro Road Bloomington, Minnesota	4,039	5	1979	0.29 (AC) 12,632 (SF)	Land \$148,900 Buildings \$372,000 Total \$520,900	\$520,900	Net Tax \$7,813.62 Spec Asmt \$0.00 Total \$7,813.62	20-116-21-11-0015 Sale: 10/08 \$625,000 Sale: 1/07 \$450,000		
Gary D. Oslund 8746 Sandro Road Bloomington, Minnesota	1,428	5	1979	0.34 (AC) 14,810 (SF)	Land \$134,800 Buildings \$272,900 Total \$407,700	\$407,700	Net Tax \$5,821.04 Spec Asmt \$0.00 Total \$5,821.04	20-116-21-11-0060		
Kevin M. & Laura J. Velgersdyk 8621 Chalet Road Bloomington, Minnesota	2,342	5	1981	0.41 (AC) 17,860 (SF)	Land \$176,500 Buildings \$260,800 Total \$437,300	\$437,300	Net Tax \$6,103.06 Spec Asmt \$0.00 Total \$6,103.06	20-116-21-11-0058		

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Michael J. and P.M. Kennedy 8545 Chalet Road Bloomington, Minnesota	3,873	5	1981	0.51 (AC) 22,216 (SF)	Land Buildings Total	\$173,200 <u>\$414,800</u> \$588,000		Net Tax Spec Asmt Total	\$8,577.56 <u>\$0.00</u> \$8,577.56	17-116-21-44-0004 Sale: 5/04 \$670,000
Kathryn R. Thompson 8843 Queen Avenue South Bloomington, Minnesota	1,100	2	1966	0.19 (AC) 8,276 (SF)	Land Buildings Total	\$42,000 <u>\$87,700</u> \$129,700	\$129,700	Net Tax Spec Asmt Total	\$1,383.60 <u>\$616.66</u> \$2,000.26	08-027-24-14-0021
John C. & Hye K. Halloff 8841 Queen Avenue South Bloomington, Minnesota	960	3	1966	0.19 (AC) 8,276 (SF)	Land Buildings Total	\$42,300 <u>\$90,200</u> \$132,500	\$132,500	Net Tax Spec Asmt Total	\$1,774.02 <u>\$0.00</u> \$1,774.02	08-027-24-14-0020
Susan J. Peterson 8601 Thomas Avenue South Bloomington, Minnesota	1,022	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$96,700 <u>\$87,400</u> \$184,100	\$184,100	Net Tax Spec Asmt Total	\$2,330.26 <u>\$0.00</u> \$2,330.26	08-027-24-11-0067
Jon R. & Lori J. Kylo 8643 Vincent Avenue South Bloomington, Minnesota	2,461	3	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$104,000 <u>\$100,000</u> \$204,000	\$204,000	Net Tax Spec Asmt Total	\$2,632.89 <u>\$281.63</u> \$2,914.52	08-027-24-12-0017
Jason & Carrie Rahn 8617 Thomas Avenue South Bloomington, Minnesota	1,784	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,100 <u>\$118,600</u> \$222,700	\$222,700	Net Tax Spec Asmt Total	\$2,868.82 <u>\$0.00</u> \$2,868.82	08-027-24-11-0065 Sale: 11/05 \$250,000 Sale: 6/04 \$235,500
Emily & Daniel R. Becker 8609 Thomas Avenue South Bloomington, Minnesota	1,327	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,100 <u>\$91,000</u> \$195,100	\$195,100	Net Tax Spec Asmt Total	\$2,413.28 <u>\$0.00</u> \$2,413.28	08-027-24-11-0066 Sale: 8/08 \$184,580 (Bank Sale) Sale: 7/06 \$269,900 Sale: 5/06 \$163,700
George M. Graham 8607 Vincent Avenue South Bloomington, Minnesota	922	3	1954	0.28 (AC) 12,197 (SF)	Land Buildings Total	\$100,000 <u>\$72,300</u> \$172,300	\$172,300	Net Tax Spec Asmt Total	\$2,131.46 <u>\$0.00</u> \$2,131.46	08-027-24-12-0011
Gail A. Smith 8701 Vincent Avenue South Bloomington, Minnesota	1,242	4	1954	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$105,700 <u>\$94,600</u> \$200,300	\$200,300	Net Tax Spec Asmt Total	\$2,574.98 <u>\$0.00</u> \$2,574.98	08-027-24-12-0018
Armando & Catherine Barrera 8600 Sheridan Avenue South Bloomington, Minnesota	1,440	3	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$106,400 <u>\$97,900</u> \$204,300	\$204,300	Net Tax Spec Asmt Total	\$2,623.90 <u>\$0.00</u> \$2,623.90	08-027-24-11-0068
Ben D. Brueshoff 8636 Washburn Avenue South Bloomington, Minnesota	1,956	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$99,700 <u>\$109,500</u> \$209,200	\$209,200	Net Tax Spec Asmt Total	\$2,622.40 <u>\$0.00</u> \$2,622.40	08-027-24-12-0054 Sale: 8/10 \$215,000 Sale: 5/04 \$235,000
Danielle M. & David A. Cotter 8706 Thomas Avenue South Bloomington, Minnesota	1,345	3	1954	0.28 (AC) 12,197 (SF)	Land Buildings Total	\$100,900 <u>\$86,100</u> \$187,000	\$187,000	Net Tax Spec Asmt Total	\$2,364.38 <u>\$0.00</u> \$2,364.38	08-027-24-12-0021 Sale: 6/13 \$216,000 Sale: 6/08 \$210,000
Harold J. Mattson 8701 Thomas Avenue South Bloomington, Minnesota	922	3	1954	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$105,400 <u>\$83,800</u> \$189,200	\$189,200	Net Tax Spec Asmt Total	\$2,413.28 <u>\$0.00</u> \$2,413.28	08-027-24-11-0060
Violet L. South 8630 Washburn Avenue South Bloomington, Minnesota	1,222	3	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$101,100 <u>\$114,400</u> \$215,500	\$215,500	Net Tax Spec Asmt Total	\$2,766.30 <u>\$0.00</u> \$2,766.30	08-027-24-12-0053
Ih3 Property Minnesota LP 8633 Thomas Avenue South Bloomington, Minnesota	1,182	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,000 <u>\$101,500</u> \$205,500	\$205,500	Net Tax Spec Asmt Total	\$2,856.74 <u>\$0.00</u> \$2,856.74	08-027-24-11-0063 Sale: 10/13 \$160,000 (Bank Sale) Sale: 11/05 \$236,500
Julie Harvey 8625 Thomas Avenue South Bloomington, Minnesota	1,088	4	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,000 <u>\$101,300</u> \$205,300	\$205,300	Net Tax Spec Asmt Total	\$2,551.18 <u>\$0.00</u> \$2,551.18	08-027-24-11-0064 Sale: 10/11 \$168,700 (Estate Sale)
Steven J. Groen 8649 Thomas Avenue South Bloomington, Minnesota	1,272	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,600 <u>\$78,100</u> \$182,700	\$182,700	Net Tax Spec Asmt Total	\$2,312.46 <u>\$0.00</u> \$2,312.46	08-027-24-11-0061
Joan E. Hohncke 8712 Thomas Avenue South Bloomington, Minnesota	922	3	1954	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$98,400 <u>\$78,700</u> \$177,100	\$177,100	Net Tax Spec Asmt Total	\$2,209.96 <u>\$0.00</u> \$2,209.96	08-027-24-12-0020
Beverly J. Johnson 8601 Washburn Avenue South Bloomington, Minnesota	1,152	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$96,200 <u>\$89,700</u> \$185,900	\$185,900	Net Tax Spec Asmt Total	\$2,291.66 <u>\$0.00</u> \$2,291.66	08-027-24-12-0047

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Erin Wildes & Jeffrey Draheim 2620 West 87-1/2 Street Bloomington, Minnesota	1,024	4	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$103,100 <u>\$114,700</u> \$217,800	\$217,800	Net Tax Spec Asmt Total	\$2,801.90 <u>\$0.00</u> \$2,801.90	08-027-24-11-0058
J.M. Cooner 2526 West 87-1/2 Street Bloomington, Minnesota	888	3	1954	0.37 (AC) 16,117 (SF)	Land Buildings Total	\$107,200 <u>\$93,500</u> \$200,700	\$200,700	Net Tax Spec Asmt Total	\$2,581.00 <u>\$0.00</u> \$2,581.00	08-027-24-11-0055
Thomas Baynard Dean 8612 Washburn Avenue South Bloomington, Minnesota	1,066	3	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$101,300 <u>\$94,900</u> \$196,200	\$196,200	Net Tax Spec Asmt Total	\$2,445.88 <u>\$0.00</u> \$2,445.88	08-027-24-12-0050
Terrance D. & Lori J. Murphy 8618 Washburn Avenue South Bloomington, Minnesota	922	3	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$101,300 <u>\$77,600</u> \$178,900	\$178,900	Net Tax Spec Asmt Total	\$2,235.26 <u>\$0.00</u> \$2,235.26	08-027-24-12-0051
Marian Mathias 8600 Washburn Avenue South Bloomington, Minnesota	922	4	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$95,800 <u>\$77,700</u> \$173,500	\$173,500	Net Tax Spec Asmt Total	\$2,156.56 <u>\$0.00</u> \$2,156.56	08-027-24-12-0048
Martha Thorson 8707 Thomas Avenue South Bloomington, Minnesota	768	2	1954	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$106,800 <u>\$78,300</u> \$185,100	\$185,100	Net Tax Spec Asmt Total	\$2,337.58 <u>\$0.00</u> \$2,337.58	08-027-24-11-0059
Carol D. Juneau 8619 Washburn Avenue South Bloomington, Minnesota	768	3	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$102,900 <u>\$54,800</u> \$157,700	\$157,700	Net Tax Spec Asmt Total	\$1,922.14 <u>\$0.00</u> \$1,922.14	08-027-24-12-0044
David Robert Mattsson 8613 Washburn Avenue South Bloomington, Minnesota	1,600	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$105,800 <u>\$86,900</u> \$192,700	\$192,700	Net Tax Spec Asmt Total	\$2,408.78 <u>\$0.00</u> \$2,408.78	08-027-24-12-0045
Richard J. Mathieu 8631 Washburn Avenue South Bloomington, Minnesota	1,440	3	1954	0.39 (AC) 16,988 (SF)	Land Buildings Total	\$104,400 <u>\$137,300</u> \$241,700	\$241,700	Net Tax Spec Asmt Total	\$3,158.14 <u>\$0.00</u> \$3,158.14	08-027-24-12-0042
Gale Jerome Anderson 2937 West 87th Street Bloomington, Minnesota	1,520	5	1954	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$107,100 <u>\$100,600</u> \$207,700	\$207,700	Net Tax Spec Asmt Total	\$2,751.50 <u>\$0.00</u> \$2,751.50	08-027-24-12-0057
Matthew & Emily Holmes 8624 Washburn Avenue South Bloomington, Minnesota	1,878	4	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$101,200 <u>\$138,800</u> \$240,000	\$240,000	Net Tax Spec Asmt Total	\$3,175.94 <u>\$0.00</u> \$3,175.94	08-027-24-12-0052 Sale: 2/15 \$294,000
Todd L. & Tamara L. Thompson 2510 West 87-1/2 Street Bloomington, Minnesota	922	3	1954	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$109,800 <u>\$115,400</u> \$225,200	\$225,200	Net Tax Spec Asmt Total	\$2,981.42 <u>\$136.52</u> \$3,117.94	08-027-24-11-0053
Carole & David Bennett 8607 Washburn Avenue South Bloomington, Minnesota	1,472	2	1954	0.28 (AC) 12,197 (SF)	Land Buildings Total	\$102,400 <u>\$78,200</u> \$180,600	\$180,600	Net Tax Spec Asmt Total	\$2,264.86 <u>\$0.00</u> \$2,264.86	08-027-24-12-0046
R.E. Champagne 8601 Sheridan Avenue South Bloomington, Minnesota	768	3	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$106,400 <u>\$76,200</u> \$182,600	\$182,600	Net Tax Spec Asmt Total	\$2,300.46 <u>\$0.00</u> \$2,300.46	08-027-24-11-0051
April & Andrew Lindquist 2500 West 87-1/2 Street Bloomington, Minnesota	1,767	3	1954	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$108,400 <u>\$115,900</u> \$224,300	\$224,300	Net Tax Spec Asmt Total	\$2,893.92 <u>\$0.00</u> \$2,893.92	08-027-24-11-0052 Sale: 9/06 \$238,000
David E. Ponce 2912 West 87th Street Bloomington, Minnesota	1,123	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,100 <u>\$112,700</u> \$213,800	\$213,800	Net Tax Spec Asmt Total	\$2,693.60 <u>\$0.00</u> \$2,693.60	08-027-24-12-0037
Matthew & Leah Pawlowski 2930 West 87th Street Bloomington, Minnesota	2,127	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,100 <u>\$133,400</u> \$234,500	\$234,500	Net Tax Spec Asmt Total	\$3,058.62 <u>\$0.00</u> \$3,058.62	08-027-24-12-0040 Sale: 9/05 \$236,000
Abigail G. Goshert 8610 Sheridan Avenue South Bloomington, Minnesota	1,557	3	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$107,400 <u>\$88,200</u> \$195,600	\$195,600	Net Tax Spec Asmt Total	\$2,508.28 <u>\$0.00</u> \$2,508.28	08-027-24-11-0069 Sale: 1/13 \$184,000 Sale: 10/12 \$102,000
Jon T. Nelson 2918 West 87th Street Bloomington, Minnesota	922	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,100 <u>\$81,700</u> \$182,800	\$182,800	Net Tax Spec Asmt Total	\$2,300.46 <u>\$0.00</u> \$2,300.46	08-027-24-12-0038

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Mark Cleveland 2924 West 87th Street Bloomington, Minnesota	922	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,100 <u>\$76,400</u> \$177,500		Net Tax Spec Asmt Total	\$2,211.46 <u>\$0.00</u> \$2,211.46	08-027-24-12-0039
Mark & J. Koch 8709 Vincent Avenue South Bloomington, Minnesota	1,080	3	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$101,900 <u>\$85,800</u> \$187,700	\$187,700	Net Tax Spec Asmt Total	\$2,301.96 <u>\$0.00</u> \$2,301.96	08-027-24-12-0019
Ronald N. & Patricia K. Nelson 8606 Washburn Avenue South Bloomington, Minnesota	1,731	3	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$101,400 <u>\$135,800</u> \$237,200	\$237,200	Net Tax Spec Asmt Total	\$3,210.04 <u>\$0.00</u> \$3,210.04	08-027-24-12-0049
Darryl R. & Vicki L. Bonin 8724 Thomas Avenue South Bloomington, Minnesota	922	2	1954	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$99,200 <u>\$74,000</u> \$173,200	\$173,200	Net Tax Spec Asmt Total	\$2,146.26 <u>\$0.00</u> \$2,146.26	08-027-24-12-0108
Robert & Geraldine Mead 2610 West 87-1/2 Street Bloomington, Minnesota	948	3	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$105,900 <u>\$87,300</u> \$193,200	\$193,200	Net Tax Spec Asmt Total	\$2,435.58 <u>\$0.00</u> \$2,435.58	08-027-24-11-0057
Moore Living Trust 8611 Sheridan Avenue South Bloomington, Minnesota	1,088	4	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$107,400 <u>\$129,400</u> \$236,800	\$236,800	Net Tax Spec Asmt Total	\$3,002.22 <u>\$0.00</u> \$3,002.22	08-027-24-11-0050
Mark S. & J.M. Bordson 8625 Washburn Avenue South Bloomington, Minnesota	902	4	1954	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$103,300 <u>\$114,600</u> \$217,900	\$217,900	Net Tax Spec Asmt Total	\$2,846.50 <u>\$0.00</u> \$2,846.50	08-027-24-12-0043
Thomas E. & Denise B. Gilbert 2600 West 87-1/2 Street Bloomington, Minnesota	768	3	1954	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$106,500 <u>\$99,700</u> \$206,200	\$206,200	Net Tax Spec Asmt Total	\$2,673.00 <u>\$0.00</u> \$2,673.00	08-027-24-11-0056
Lance Eric & Betsy Aune 2518 West 87-1/2 Street Bloomington, Minnesota	2,008	3	1954	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$109,000 <u>\$95,200</u> \$204,200	\$204,200	Net Tax Spec Asmt Total	\$2,653.70 <u>\$0.00</u> \$2,653.70	08-027-24-11-0054 Sale: 2/13 \$185,000 (Bank Sale) Sale: 10/04 \$216,500
Craig P. Downey 8641 Thomas Avenue South Bloomington, Minnesota	922	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$103,900 <u>\$73,200</u> \$177,100	\$177,100	Net Tax Spec Asmt Total	\$2,204.16 <u>\$0.00</u> \$2,204.16	08-027-24-11-0062
Richard V. PUNCHARD 8600 Queen Avenue South Bloomington, Minnesota	1,308	3	1953	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$96,800 <u>\$120,300</u> \$217,100	\$217,100	Net Tax Spec Asmt Total	\$2,846.50 <u>\$0.00</u> \$2,846.50	08-027-24-11-0027
Kodo Kawamura 8610 Queen Avenue South Bloomington, Minnesota	1,248	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,100 <u>\$90,700</u> \$194,800	\$194,800	Net Tax Spec Asmt Total	\$2,471.18 <u>\$0.00</u> \$2,471.18	08-027-24-11-0028 Sale: 2/05 \$200,000 (Related Sale)
James P. Holm 8611 Queen Avenue South Bloomington, Minnesota	1,413	3	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$106,300 <u>\$71,300</u> \$177,600	\$177,600	Net Tax Spec Asmt Total	\$2,223.46 <u>\$0.00</u> \$2,223.46	08-027-41-11-0025
Justin E. Nelson 8601 Queen Avenue South Bloomington, Minnesota	1,318	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$105,800 <u>\$75,800</u> \$181,600	\$181,600	Net Tax Spec Asmt Total	\$2,281.16 <u>\$0.00</u> \$2,281.16	08-027-24-11-0026 Sale: 5/15 \$197,000
Frank S. & Laura J. Deutsch 8720 Russell Avenue South Bloomington, Minnesota	2,171	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,500 <u>\$120,700</u> \$225,200	\$225,200	Net Tax Spec Asmt Total	\$2,682.80 <u>\$0.00</u> \$2,682.80	08-027-24-11-0083 Sale: 3/15 \$231,500 Sale: 10/13 \$136,500 (Foreclosure)
Mark T. & Jean M. Vanick 8620 Queen Avenue South Bloomington, Minnesota	922	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,100 <u>\$79,500</u> \$183,600	\$183,600	Net Tax Spec Asmt Total	\$2,312.46 <u>\$0.00</u> \$2,312.46	08-027-24-11-0029
Debra J. Haag 8625 Vincent Avenue South Bloomington, Minnesota	768	2	1954	0.39 (AC) 16,988 (SF)	Land Buildings Total	\$105,100 <u>\$73,100</u> \$178,200	\$178,200	Net Tax Spec Asmt Total	\$2,229.26 <u>\$0.00</u> \$2,229.26	08-027-24-12-0014
Barbara L. Norris 8625 Zenith Road Bloomington, Minnesota	768	3	1954	0.37 (AC) 16,117 (SF)	Land Buildings Total	\$105,900 <u>\$68,000</u> \$173,900	\$173,900	Net Tax Spec Asmt Total	\$2,217.46 <u>\$0.00</u> \$2,217.46	08-027-24-12-0015
Ty & Cassie Decker 8613 Vincent Avenue South Bloomington, Minnesota	1,522	4	1954	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$104,600 <u>\$75,200</u> \$179,800	\$179,800	Net Tax Spec Asmt Total	\$2,267.86 <u>\$0.00</u> \$2,267.86	08-027-24-12-0012 Sale: 9/12 \$157,900

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Russell Dunne 8619 Vincent Avenue South Bloomington, Minnesota	768	3	1954	0.39 (AC) 16,988 (SF)	Land Buildings Total	\$105,700 \$73,300 \$179,000	\$179,000	Net Tax Spec Asmt Total	\$2,247.06 \$0.00 \$2,247.06	08-027-24-12-0013
Robert James Berlien 8637 Vincent Avenue South Bloomington, Minnesota	922	2	1954	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$106,500 \$84,800 \$191,300	\$191,300	Net Tax Spec Asmt Total	\$2,702.28 \$0.00 \$2,702.28	08-027-24-12-0016
Randall C. & Karen M. Norberg 8731 Queen Avenue South Bloomington, Minnesota	2,018	2	1955	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$102,700 \$100,800 \$203,500	\$203,500	Net Tax Spec Asmt Total	\$2,552.70 \$0.00 \$2,552.70	08-027-24-11-0007
Lani J. Greenfield 8725 Thomas Avenue South Bloomington, Minnesota	922	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$106,500 \$78,500 \$185,000	\$185,000	Net Tax Spec Asmt Total	\$2,325.76 \$0.00 \$2,325.76	08-027-24-12-0003
Loretta M. Manula 8601 Vincent Avenue South Bloomington, Minnesota	1,600	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$96,700 \$97,300 \$194,000	\$194,000	Net Tax Spec Asmt Total	\$2,465.18 \$0.00 \$2,465.18	08-027-24-12-0010 Sale: 12/07 \$227,000
Benjamin C. & J.J. Mueller 2701 West 86th Street Bloomington, Minnesota	1,626	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$104,000 \$100,100 \$204,100	\$204,100	Net Tax Spec Asmt Total	\$2,634.38 \$0.00 \$2,634.38	08-027-24-12-0004
Angela M. Prokucek 2527 West 87-1/2 Street Bloomington, Minnesota	1,851	4	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$107,100 \$99,100 \$206,200	\$206,200	Net Tax Spec Asmt Total	\$2,698.10 \$0.00 \$2,698.10	08-027-24-11-0080 Sale: 8/04 \$227,000
Burton B. & D.L. Backus 8701 Queen Avenue South Bloomington, Minnesota	1,232	4	1955	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$105,600 \$105,600 \$211,200	\$211,200	Net Tax Spec Asmt Total	\$2,735.20 \$0.00 \$2,735.20	08-027-24-11-0012
Sandra E. Bergstrom 8642 Washburn Avenue South Bloomington, Minnesota	922	3	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$105,800 \$93,100 \$198,900	\$198,900	Net Tax Spec Asmt Total	\$2,567.50 \$0.00 \$2,567.50	08-027-24-12-0056
Angela M. Domme 3000 West 87-1/2 Street Bloomington, Minnesota	1,968	4	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,500 \$111,600 \$212,100	\$212,100	Net Tax Spec Asmt Total	\$2,683.30 \$0.00 \$2,683.30	08-027-24-12-0070 Sale: 8/06 \$245,000
Kayleen M. Lunderborg 2936 West 87th Street Bloomington, Minnesota	768	3	1954	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$98,900 \$80,300 \$179,200	\$179,200	Net Tax Spec Asmt Total	\$2,250.06 \$0.00 \$2,250.06	08-027-24-12-0041
Janice Faye Langseth 8620 Sheridan Avenue South Bloomington, Minnesota	1,267	2	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$109,500 \$121,300 \$230,800	\$230,800	Net Tax Spec Asmt Total	\$3,029.02 \$0.00 \$3,029.02	08-027-24-11-0070
Larry C. Skoglund 8742 Thomas Avenue South Bloomington, Minnesota	1,078	4	1954	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$99,600 \$112,100 \$211,700	\$211,700	Net Tax Spec Asmt Total	\$2,665.50 \$0.00 \$2,665.50	08-027-24-12-0105
Scot Gore 8736 Thomas Avenue South Bloomington, Minnesota	1,625	3	1954	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$106,400 \$94,300 \$200,700	\$200,700	Net Tax Spec Asmt Total	\$2,704.10 \$0.00 \$2,704.10	08-027-24-12-0106 Sale: 7/14 \$190,000 Sale: 9/08 \$175,000 Sale: 9/05 \$244,900
Christopher K. Pettit 8730 Thomas Avenue South Bloomington, Minnesota	1,401	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$105,900 \$81,400 \$187,300	\$187,300	Net Tax Spec Asmt Total	\$2,371.68 \$0.00 \$2,371.68	08-027-24-12-0107 Sale: 11/06 \$229,400
Terrence Bil & Joan Scherrer 2913 West 87th Street Bloomington, Minnesota	922	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 \$86,700 \$187,100	\$187,100	Net Tax Spec Asmt Total	\$2,371.68 \$0.00 \$2,371.68	08-027-24-12-0061
Glen E. Paulsen 2925 West 87th Street Bloomington, Minnesota	1,301	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 \$144,200 \$244,600	\$244,600	Net Tax Spec Asmt Total	\$3,251.44 \$0.00 \$3,251.44	08-027-24-12-0059
Tammy & J.S. Barnum 8713 Queen Avenue South Bloomington, Minnesota	1,433	3	1955	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$102,600 \$100,200 \$202,800	\$202,800	Net Tax Spec Asmt Total	\$2,576.48 \$0.00 \$2,576.48	08-027-24-11-0010
Jon P. Heyer 8725 Queen Avenue South Bloomington, Minnesota	2,042	3	1955	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$102,400 \$97,700 \$200,100	\$200,100	Net Tax Spec Asmt Total	\$2,558.68 \$0.00 \$2,558.68	08-027-24-11-0008

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Jason P. & Courtney M. Buch 8621 Queen Avenue South Bloomington, Minnesota	1,535	2	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$106,200 <u>\$79,300</u> \$185,500	\$185,500	Net Tax Spec Asmt Total	\$2,342.06 <u>\$0.00</u> \$2,342.06	08-027-24-11-0024 Sale: 10/09 \$177,000
John H. & C.A. Perkins 8730 Queen Avenue South Bloomington, Minnesota	2,022	4	1954	0.28 (AC) 12,197 (SF)	Land Buildings Total	\$102,700 <u>\$121,500</u> \$224,200	\$224,200	Net Tax Spec Asmt Total	\$2,969.62 <u>\$0.00</u> \$2,969.62	08-027-24-11-0084 Sale: 1/10 \$155,000 (Bank Sale)
Ryan C. & Anna Miller 8740 Queen Avenue South Bloomington, Minnesota	1,400	3	1954	0.27 (AC) 11,761 (SF)	Land Buildings Total	\$103,600 <u>\$134,700</u> \$238,300	\$238,300	Net Tax Spec Asmt Total	\$2,960.82 <u>\$0.00</u> \$2,960.82	08-027-24-11-0085
Sims Remodeling Corporation 8710 Russell Avenue South Bloomington, Minnesota	1,321	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,500 <u>\$89,800</u> \$194,300	\$194,300	Net Tax Spec Asmt Total	\$2,763.78 <u>\$0.00</u> \$2,763.78	08-027-24-11-0082 Sale: 3/15 \$125,000 (Bank Sale) Sale: 2/08 \$150,900 (Bank Sale)
Robert J. & D.M. Schiltz 8641 Queen Avenue South Bloomington, Minnesota	1,079	3	1957	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,800 <u>\$110,400</u> \$212,200	\$212,200	Net Tax Spec Asmt Total	\$2,615.10 <u>\$0.00</u> \$2,615.10	08-027-24-11-0015
V.A. & W.L. Andren 8651 Queen Avenue South Bloomington, Minnesota	2,256	4	1972	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$98,700 <u>\$124,300</u> \$223,000	\$223,000	Net Tax Spec Asmt Total	\$2,830.20 <u>\$0.00</u> \$2,830.20	08-027-24-11-0017
Gary V. & Rachel L. Letendre 8737 Queen Avenue South Bloomington, Minnesota	2,443	4	1940	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$102,700 <u>\$146,500</u> \$249,200	\$249,200	Net Tax Spec Asmt Total	\$3,254.44 <u>\$0.00</u> \$3,254.44	08-027-24-11-0006 Sale: 7/12 \$226,700
Jun Hee & Jin Suk Lee 8710 Sheridan Avenue South Bloomington, Minnesota	768	3	1954	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$106,300 <u>\$75,700</u> \$182,000	\$182,000	Net Tax Spec Asmt Total	\$2,293.16 <u>\$0.00</u> \$2,293.16	08-027-24-11-0073
Joseph J. & Kim Erin Ogren 8707 Queen Avenue South Bloomington, Minnesota	1,900	3	1955	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$102,600 <u>\$110,000</u> \$212,600	\$212,600	Net Tax Spec Asmt Total	\$2,750.00 <u>\$0.00</u> \$2,750.00	08-027-24-11-0011 Sale: 5/04 \$236,000
Dale R. & M.E. Peterson 8700 Russell Avenue South Bloomington, Minnesota	1,437	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$104,300 <u>\$108,000</u> \$212,300	\$212,300	Net Tax Spec Asmt Total	\$2,773.80 <u>\$0.00</u> \$2,773.80	08-027-24-11-0081
Joseph & Monique Mccracken 2611 West 87-1/2 Street Bloomington, Minnesota	1,322	4	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$107,200 <u>\$134,100</u> \$241,300	\$241,300	Net Tax Spec Asmt Total	\$3,210.04 <u>\$0.00</u> \$3,210.04	08-027-24-11-0078
Mark Douglas Holter, Tr. 2601 West 87-1/2 Street Bloomington, Minnesota	1,844	3	1954	0.41 (AC) 17,860 (SF)	Land Buildings Total	\$110,800 <u>\$79,300</u> \$190,100	\$190,100	Net Tax Spec Asmt Total	\$2,428.08 <u>\$0.00</u> \$2,428.08	08-027-24-11-0079
Thomas A. Pohlman 2924 West 87-1/2 Street Bloomington, Minnesota	1,216	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,500 <u>\$78,400</u> \$178,900	\$178,900	Net Tax Spec Asmt Total	\$2,235.26 <u>\$0.00</u> \$2,235.26	08-027-24-12-0068
Steven J. & S.M. Hubner 2901 West 87-1/2 Street Bloomington, Minnesota	1,800	4	1954	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$100,100 <u>\$80,800</u> \$180,900	\$180,900	Net Tax Spec Asmt Total	\$2,556.82 <u>\$0.00</u> \$2,556.82	08-027-24-12-0083 Sale: 9/07 \$240,000
R.P. & T.L. Howell 3006 West 87-1/2 Street Bloomington, Minnesota	1,690	4	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,500 <u>\$82,700</u> \$183,200	\$183,200	Net Tax Spec Asmt Total	\$2,312.46 <u>\$0.00</u> \$2,312.46	08-027-24-12-0071
Jilliam C. Sullivan 8725 Xerxes Avenue South Bloomington, Minnesota	2,052	4	1954	0.22 (AC) 9,583 (SF)	Land Buildings Total	\$95,100 <u>\$122,900</u> \$218,000	\$218,000	Net Tax Spec Asmt Total	\$2,788.60 <u>\$0.00</u> \$2,788.60	08-027-24-12-0072 Sale: 11/09 \$195,000 Sale: 8/05 \$260,000
Jean M. Mcdowell 2930 West 87-1/2 Street Bloomington, Minnesota	992	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,500 <u>\$104,900</u> \$205,400	\$205,400	Net Tax Spec Asmt Total	\$2,623.90 <u>\$0.00</u> \$2,623.90	08-027-24-12-0069
Lane T. Trinh 8731 Thomas Avenue South Bloomington, Minnesota	1,685	4	1954	0.33 (AC) 14,375 (SF)	Land Buildings Total	\$107,200 <u>\$108,800</u> \$216,000	\$216,000	Net Tax Spec Asmt Total	\$2,801.90 <u>\$0.00</u> \$2,801.90	08-027-24-12-0002
Lane L. Ellwanger 2906 West 87-1/2 Street Bloomington, Minnesota	922	3	1954	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$102,200 <u>\$72,200</u> \$174,400	\$174,400	Net Tax Spec Asmt Total	\$2,165.56 <u>\$0.00</u> \$2,165.56	08-027-24-12-0065

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Richard Morningstar 2912 West 87-1/2 Street Bloomington, Minnesota	1,497	3	1954	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$101,500 <u>\$80,000</u> \$181,500	\$181,500	Net Tax Spec Asmt Total	\$2,269.36 <u>\$0.00</u> \$2,269.36	08-027-24-12-0066 Sale: 12/08 \$152,500 (Bank Sale) Sale: 9/05 \$210,000
Adam D. Kimbler & L.H. Trinh 8700 Vincent Avenue South Bloomington, Minnesota	1,701	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$99,000 <u>\$79,200</u> \$178,200	\$178,200	Net Tax Spec Asmt Total	\$2,239.76 <u>\$0.00</u> \$2,239.76	08-027-24-12-0063 Sale: 10/04 \$215,000
Hendra O. Soegianto 2900 West 87-1/2 Street Bloomington, Minnesota	1,854	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$102,300 <u>\$86,100</u> \$188,400	\$188,400	Net Tax Spec Asmt Total	\$2,545.68 <u>\$0.00</u> \$2,545.68	08-027-24-12-0064 Sale: 8/08 \$219,500 Sale: 12/04 \$232,000
Mark E. & Jamie S. Mancini 8641 Russell Avenue South Bloomington, Minnesota	2,006	4	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,000 <u>\$99,100</u> \$203,100	\$203,100	Net Tax Spec Asmt Total	\$2,775.76 <u>\$0.00</u> \$2,775.76	08-027-24-11-0040
Michael R. Borowiak 2918 West 87-1/2 Street Bloomington, Minnesota	922	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,500 <u>\$76,800</u> \$177,300	\$177,300	Net Tax Spec Asmt Total	\$2,211.46 <u>\$0.00</u> \$2,211.46	08-027-24-12-0067
Leo T. & C.M. Haas 8700 Sheridan Avenue South Bloomington, Minnesota	1,331	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$105,600 <u>\$99,600</u> \$205,200	\$205,200	Net Tax Spec Asmt Total	\$2,671.50 <u>\$0.00</u> \$2,671.50	08-027-24-11-0072
Allen & Sharla Michalik 2931 West 87th Street Bloomington, Minnesota	2,436	4	1954	0.25 (AC) 10,890 (SF)	Land Buildings Total	\$99,300 <u>\$118,400</u> \$217,700	\$217,700	Net Tax Spec Asmt Total	\$2,845.02 <u>\$0.00</u> \$2,845.02	08-027-24-12-0058 Sale: 9/14 \$240,250
Barbara J. Laken 8661 Queen Avenue South Bloomington, Minnesota	1,146	4	1972	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$99,100 <u>\$138,400</u> \$237,500	\$237,500	Net Tax Spec Asmt Total	\$3,095.74 <u>\$0.00</u> \$3,095.74	08-027-24-11-0020
Cynthia M. Dale Pilla 8631 Queen Avenue South Bloomington, Minnesota	1,752	5	1957	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,800 <u>\$113,900</u> \$215,700	\$215,700	Net Tax Spec Asmt Total	\$2,764.80 <u>\$0.00</u> \$2,764.80	08-027-24-11-0016
John W. & Bettyann D. Peterson 2907 West 87th Street Bloomington, Minnesota	1,666	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$99,600 <u>\$94,100</u> \$193,700	\$193,700	Net Tax Spec Asmt Total	\$2,497.78 <u>\$0.00</u> \$2,497.78	08-027-24-12-0062
Elaine F. Northrup 8719 Queen Avenue South Bloomington, Minnesota	1,193	2	1955	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$102,500 <u>\$100,000</u> \$202,500	\$202,500	Net Tax Spec Asmt Total	\$2,585.28 <u>\$0.00</u> \$2,585.28	08-027-24-11-0009
Tina L. Caron 2919 West 87th Street Bloomington, Minnesota	1,078	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$83,900</u> \$184,300	\$184,300	Net Tax Spec Asmt Total	\$2,248.56 <u>\$0.00</u> \$2,248.56	08-027-24-12-0060
Crystal C. Cole 3009 West 87-1/2 Street Bloomington, Minnesota	1,302	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$75,500</u> \$175,900	\$175,900	Net Tax Spec Asmt Total	\$2,196.66 <u>\$0.00</u> \$2,196.66	08-027-24-12-0093 Sale: 4/12 \$147,900
Eshm Properties LLC 3013 West 87-1/2 Street Bloomington, Minnesota	1,221	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$95,400 <u>\$93,100</u> \$188,500	\$188,500	Net Tax Spec Asmt Total	\$2,355.38 <u>\$0.00</u> \$2,355.38	08-027-24-12-0094 Sale: 4/15 \$180,000
Joann & Elton Davis 8631 Russell Avenue South Bloomington, Minnesota	1,136	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,000 <u>\$110,600</u> \$214,600	\$214,600	Net Tax Spec Asmt Total	\$2,696.60 <u>\$0.00</u> \$2,696.60	08-027-24-11-0041
Wallace G. Hauger 8606 Vincent Avenue South Bloomington, Minnesota	922	2	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$103,400 <u>\$78,000</u> \$181,400	\$181,400	Net Tax Spec Asmt Total	\$2,276.86 <u>\$0.00</u> \$2,276.86	08-027-24-12-0030
John R. Pearson 8600 Vincent Avenue South Bloomington, Minnesota	1,176	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$98,000 <u>\$122,600</u> \$220,600	\$220,600	Net Tax Spec Asmt Total	\$2,858.32 <u>\$0.00</u> \$2,858.32	08-027-24-12-0029
Carl A. & Kristy L. Miklas 2931 West 87-1/2 Street Bloomington, Minnesota	2,134	4	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$121,600</u> \$222,000	\$222,000	Net Tax Spec Asmt Total	\$3,093.68 <u>\$0.00</u> \$3,093.68	08-027-24-12-0088 Sale: 7/06 \$256,000
Katherine J. Jensen & C.A. Ford 8612 Thomas Avenue South Bloomington, Minnesota	1,545	3	1954	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$104,500 <u>\$86,100</u> \$190,600	\$190,600	Net Tax Spec Asmt Total	\$2,435.58 <u>\$0.00</u> \$2,435.58	08-027-24-12-0027

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Demetrio Ramos-Garzon 3001 West 87-1/2 Street Bloomington, Minnesota	1,660	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$80,000</u> \$180,400	\$180,400	Net Tax Spec Asmt Total	\$2,263.36 <u>\$0.00</u> \$2,263.36	08-027-24-12-0091 Sale: 7/06 \$225,000
Mark H. Major 3007 West 87-1/2 Street Bloomington, Minnesota	922	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$73,300</u> \$173,700	\$173,700	Net Tax Spec Asmt Total	\$2,155.06 <u>\$0.00</u> \$2,155.06	08-027-24-12-0092
Karl & Marilyn Kuppe 2937 West 87-1/2 Street Bloomington, Minnesota	1,550	2	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$120,500</u> \$220,900	\$220,900	Net Tax Spec Asmt Total	\$2,965.12 <u>\$0.00</u> \$2,965.12	08-027-24-12-0089
Thomas K. & Karl W. Kuppe 2943 West 87-1/2 Street Bloomington, Minnesota	1,722	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$100,400 <u>\$83,100</u> \$183,500	\$183,500	Net Tax Spec Asmt Total	\$2,304.96 <u>\$0.00</u> \$2,304.96	08-027-24-12-0090 Sale: 4/14 \$175,000
John & J.H. Hodges 2913 West 87-1/2 Street Bloomington, Minnesota	2,072	3	1954	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$107,300 <u>\$105,400</u> \$212,700	\$212,700	Net Tax Spec Asmt Total	\$2,683.30 <u>\$0.00</u> \$2,683.30	08-027-24-12-0085
Sergey & G. Khrustalev 2919 West 87-1/2 Street Bloomington, Minnesota	1,422	3	1954	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$106,500 <u>\$96,600</u> \$203,100	\$203,100	Net Tax Spec Asmt Total	\$2,635.90 <u>\$0.00</u> \$2,635.90	08-027-24-12-0086 Sale: 9/05 \$225,000
J.F. & K.J. Kelly 8731 Sheridan Avenue South Bloomington, Minnesota	922	3	1954	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$100,600 <u>\$74,500</u> \$175,100	\$175,100	Net Tax Spec Asmt Total	\$2,175.86 <u>\$0.00</u> \$2,175.86	08-027-24-11-0087
Suzanne V. & T.A. Schmidt 2907 West 87-1/2 Street Bloomington, Minnesota	1,032	3	1954	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$103,200 <u>\$76,000</u> \$179,200	\$179,200	Net Tax Spec Asmt Total	\$2,239.76 <u>\$0.00</u> \$2,239.76	08-027-24-12-0084
Chad M. & Neil R. Peterson 2906 West 87th Street Bloomington, Minnesota	1,552	3	1954	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$101,100 <u>\$118,400</u> \$219,500	\$219,500	Net Tax Spec Asmt Total	\$2,917.72 <u>\$0.00</u> \$2,917.72	08-027-24-12-0036
Scott D. Halpin 8701 Sheridan Avenue South Bloomington, Minnesota	1,845	3	1954	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$104,500 <u>\$91,100</u> \$195,600	\$195,600	Net Tax Spec Asmt Total	\$2,520.08 <u>\$0.00</u> \$2,520.08	08-027-24-11-0090 Sale: 5/04 \$226,800
Harold A. Goerdts 2925 West 87-1/2 Street Bloomington, Minnesota	1,360	3	1954	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$102,300 <u>\$124,600</u> \$226,900	\$226,900	Net Tax Spec Asmt Total	\$2,926.52 <u>\$0.00</u> \$2,926.52	08-027-24-12-0087
Amanda Arneiman Bakken 8721 Sheridan Avenue South Bloomington, Minnesota	1,592	3	1954	0.35 (AC) 15,246 (SF)	Land Buildings Total	\$106,700 <u>\$85,200</u> \$191,900	\$191,900	Net Tax Spec Asmt Total	\$2,450.38 <u>\$0.00</u> \$2,450.38	08-027-24-11-0088 Sale: 5/11 \$160,000 Sale: 11/10 \$108,000 Sale: 7/06 \$218,900
Jonathan T. & Nancy P. Rud 8711 Sheridan Avenue South Bloomington, Minnesota	1,734	3	1954	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$104,800 <u>\$106,300</u> \$211,100	\$211,100	Net Tax Spec Asmt Total	\$2,704.10 <u>\$0.00</u> \$2,704.10	08-027-24-11-0089
Nathan P. Zook 8620 Russell Avenue South Bloomington, Minnesota	1,843	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,100 <u>\$120,800</u> \$224,900	\$224,900	Net Tax Spec Asmt Total	\$2,843.50 <u>\$0.00</u> \$2,843.50	08-027-24-11-0047 Sale: 8/12 \$195,000 Sale: 3/05 \$214,000 Sale: 3/04 \$204,900
Karl Turbenson 8630 Russell Avenue South Bloomington, Minnesota	863	3	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,000 <u>\$75,000</u> \$179,000	\$179,000	Net Tax Spec Asmt Total	\$2,248.56 <u>\$0.00</u> \$2,248.56	08-027-24-11-0048 Sale: 8/11 \$144,097 (Bank Sale)
Kelly Biwer 8600 Russell Avenue South Bloomington, Minnesota	1,432	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$96,900 <u>\$86,600</u> \$183,500	\$183,500	Net Tax Spec Asmt Total	\$2,322.76 <u>\$0.00</u> \$2,322.76	08-027-24-11-0045
Kenneth L. Chambless & M.W. Metzger 8610 Russell Avenue South Bloomington, Minnesota	2,022	4	1954	0.30 (AC) 13,068 (SF)	Land Buildings Total	\$104,100 <u>\$107,000</u> \$211,100	\$211,100	Net Tax Spec Asmt Total	\$2,708.60 <u>\$0.00</u> \$2,708.60	08-027-24-11-0046 Sale: 5/13 \$227,500 Sale: 11/12 \$111,000 (Bank Sale) Sale: 3/04 \$200,000
Michelle R. Lynch 8720 Queen Avenue South Bloomington, Minnesota	1,242	3	1954	0.22 (AC) 9,583 (SF)	Land Buildings Total	\$93,800 <u>\$77,300</u> \$171,100	\$171,100	Net Tax Spec Asmt Total	\$2,112.16 <u>\$0.00</u> \$2,112.16	08-027-24-11-0035 Sale: 5/08 \$169,900
Arvid T. Bodin 8621 Sheridan Avenue South Bloomington, Minnesota	1,358	3	1954	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$109,000 <u>\$98,800</u> \$207,800	\$207,800	Net Tax Spec Asmt Total	\$2,662.50 <u>\$0.00</u> \$2,662.50	08-027-24-11-0049

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN WEST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015	Property Taxes Payable 2015	Comments			
Faye E. Johnson 8630 Vincent Avenue South Bloomington, Minnesota	1,440	4	1954	0.33 (AC) 14,375 (SF)	Land \$103,800 Buildings \$88,200 Total \$192,000	\$192,000	Net Tax \$2,460.68 Spec Asmt \$0.00 Total \$2,460.68	08-027-24-12-0034 Sale: 7/08 \$224,000		
Vista Rental Homes LLC 2900 West 87th Street Bloomington, Minnesota	1,722	4	1954	0.27 (AC) 11,761 (SF)	Land \$101,100 Buildings \$88,700 Total \$189,800	\$189,800	Net Tax \$2,705.28 Spec Asmt \$0.00 Total \$2,705.28	08-027-24-12-0035 Sale: 12/06 \$247,000 Sale: 11/05 \$178,600		
Josephine & Kelley Pufpaff 8618 Vincent Avenue South Bloomington, Minnesota	2,408	3	1954	0.37 (AC) 16,117 (SF)	Land \$105,100 Buildings \$127,000 Total \$232,100	\$232,100	Net Tax \$3,312.62 Spec Asmt \$0.00 Total \$3,312.62	08-027-24-12-0032 Sale: 8/05 \$272,500		
Frances Woolley 8624 Vincent Avenue South Bloomington, Minnesota	1,644	4	1954	0.40 (AC) 17,424 (SF)	Land \$106,000 Buildings \$72,200 Total \$178,200	\$178,200	Net Tax \$2,513.34 Spec Asmt \$0.00 Total \$2,513.34	08-027-24-12-0033 Sale: 2/15 \$159,900		
Ross Lichty 8611 Russell Avenue South Bloomington, Minnesota	1,454	3	1954	0.30 (AC) 13,068 (SF)	Land \$104,100 Buildings \$89,900 Total \$194,000	\$194,000	Net Tax \$2,497.78 Spec Asmt \$0.00 Total \$2,497.78	08-027-24-11-0043 Sale: 2/07 \$217,500		
John & G.M. Feidt 8601 Russell Avenue South Bloomington, Minnesota	768	3	1954	0.23 (AC) 10,019 (SF)	Land \$96,700 Buildings \$78,900 Total \$175,600	\$175,600	Net Tax \$2,184.86 Spec Asmt \$0.00 Total \$2,184.86	08-027-24-11-0044		
Mary L. Paaverud 8636 Thomas Avenue South Bloomington, Minnesota	1,054	3	1954	0.30 (AC) 13,068 (SF)	Land \$102,100 Buildings \$135,100 Total \$237,200	\$237,200	Net Tax \$3,040.82 Spec Asmt \$0.00 Total \$3,040.82	08-027-24-12-0023		
Susan L. Knox 8621 Russell Avenue South Bloomington, Minnesota	1,394	3	1954	0.30 (AC) 13,068 (SF)	Land \$104,100 Buildings \$110,600 Total \$214,700	\$214,700	Net Tax \$2,748.50 Spec Asmt \$0.00 Total \$2,748.50	08-027-24-11-0042		
Mary E. Pell 8701 Russell Avenue South Bloomington, Minnesota	922	3	1954	0.30 (AC) 13,068 (SF)	Land \$105,100 Buildings \$78,600 Total \$183,700	\$183,700	Net Tax \$2,313.98 Spec Asmt \$0.00 Total \$2,313.98	08-027-24-11-0037		
Kristin D. & James P. Whotton 8661 Russell Avenue South Bloomington, Minnesota	1,680	4	1954	0.31 (AC) 13,504 (SF)	Land \$105,300 Buildings \$100,600 Total \$205,900	\$205,900	Net Tax \$2,670.00 Spec Asmt \$0.00 Total \$2,670.00	08-027-24-11-0038 Sale: 5/08 \$215,000 Sale: 6/05 \$225,000		
Stephen W. & K.A. Peterson 8630 Queen Avenue South Bloomington, Minnesota	1,907	3	1954	0.30 (AC) 13,068 (SF)	Land \$104,000 Buildings \$110,700 Total \$214,700	\$214,700	Net Tax \$2,784.10 Spec Asmt \$0.00 Total \$2,784.10	08-027-24-11-0030 Sale: 10/09 \$195,000		
Jeffrey M. Adams 8711 Russell Avenue South Bloomington, Minnesota	1,551	3	1954	0.30 (AC) 13,068 (SF)	Land \$104,800 Buildings \$85,300 Total \$190,100	\$190,100	Net Tax \$2,625.80 Spec Asmt \$0.00 Total \$2,625.80	08-027-24-11-0036 Sale: 8/06 \$244,000		
Nicholas K. Johnson & C.M. Ferrell 8612 Vincent Avenue South Bloomington, Minnesota	2,160	4	1954	0.39 (AC) 16,988 (SF)	Land \$106,700 Buildings \$113,000 Total \$219,700	\$219,700	Net Tax \$2,793.10 Spec Asmt \$0.00 Total \$2,793.10	08-027-24-12-0031 Sale: 9/10 \$223,500		
Denise May Flanders 8606 Thomas Avenue South Bloomington, Minnesota	1,162	3	1954	0.38 (AC) 16,553 (SF)	Land \$105,400 Buildings \$87,200 Total \$192,600	\$192,600	Net Tax \$2,465.18 Spec Asmt \$0.00 Total \$2,465.18	08-027-24-12-0028		
Susan J. Edman 8651 Russell Avenue South Bloomington, Minnesota	1,545	3	1954	0.30 (AC) 13,068 (SF)	Land \$104,000 Buildings \$94,700 Total \$198,700	\$198,700	Net Tax \$2,555.68 Spec Asmt \$0.00 Total \$2,555.68	08-027-24-11-0039		
Michael R. Jennings 8630 Thomas Avenue South Bloomington, Minnesota	768	4	1954	0.29 (AC) 12,632 (SF)	Land \$101,700 Buildings \$87,300 Total \$189,000	\$189,000	Net Tax \$2,399.98 Spec Asmt \$0.00 Total \$2,399.98	08-027-24-12-0024		
Yi Vang & Keiko Abe 8624 Thomas Avenue South Bloomington, Minnesota	1,395	3	1954	0.28 (AC) 12,197 (SF)	Land \$101,400 Buildings \$91,800 Total \$193,200	\$193,200	Net Tax \$2,463.68 Spec Asmt \$0.00 Total \$2,463.68	08-027-24-12-0025		
Bryan T. & B.L. Bernard 8700 Thomas Avenue South Bloomington, Minnesota	1,152	3	1954	0.27 (AC) 11,761 (SF)	Land \$100,600 Buildings \$95,100 Total \$195,700	\$195,700	Net Tax \$2,423.58 Spec Asmt \$0.00 Total \$2,423.58	08-027-24-12-0022		
Kirk Brust 8618 Thomas Avenue South Bloomington, Minnesota	1,608	3	1954	0.30 (AC) 13,068 (SF)	Land \$103,100 Buildings \$104,100 Total \$207,200	\$207,200	Net Tax \$2,585.28 Spec Asmt \$0.00 Total \$2,585.28	08-027-24-12-0026		

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN EAST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015	Property Taxes Payable 2015	Comments			
Robert & Mindy Shuller 1100 East 98th Street Bloomington, Minnesota	2,056	4	1955	0.69 (AC) 30,056 (SF)	Land \$110,000 Buildings <u>\$150,700</u> Total \$260,700	\$260,700	Net Tax \$3,508.30 Spec Asmt <u>\$0.00</u> Total \$3,508.30	14-027-24-24-0013		
C.R. Reinceccius & R.C. Lembeck 1120 East 98th Street Bloomington, Minnesota	1,140	4	1965	0.46 (AC) 20,038 (SF)	Land \$104,100 Buildings <u>\$163,600</u> Total \$267,700	\$267,700	Net Tax \$3,552.72 Spec Asmt <u>\$0.00</u> Total \$3,552.72	14-027-24-24-0012		
Gail L. Schmidt 850 East 98th Street Bloomington, Minnesota	2,200	3	1966	0.28 (AC) 12,197 (SF)	Land \$91,200 Buildings <u>\$132,700</u> Total \$223,900	\$223,900	Net Tax \$2,878.94 Spec Asmt <u>\$0.00</u> Total \$2,878.94	17-027-24-24-0020		
Nathan J. & Stacy A. Carlsrud 9801 Elliot Avenue South Bloomington, Minnesota	1,682	3	1954	0.27 (AC) 11,761 (SF)	Land \$95,100 Buildings <u>\$97,500</u> Total \$192,600	\$192,600	Net Tax \$2,415.08 Spec Asmt <u>\$0.00</u> Total \$2,415.08	14-027-24-31-0035		
Marilyn B. Hubmer 1311 East 98th Street Bloomington, Minnesota	936	4	1954	0.42 (AC) 18,295 (SF)	Land \$109,900 Buildings <u>\$124,400</u> Total \$234,300	\$234,300	Net Tax \$3,019.46 Spec Asmt <u>\$0.00</u> Total \$3,019.46	14-027-24-42-0008		
Florence M. Rischmiller 1230 East 98th Street Bloomington, Minnesota	1,056	2	1959	0.37 (AC) 16,117 (SF)	Land \$99,600 Buildings <u>\$89,800</u> Total \$189,400	\$189,400	Net Tax \$2,326.46 Spec Asmt <u>\$0.00</u> Total \$2,326.46	14-027-24-13-0022		
Charles H. & Denise M. Engberg 900 East 98th Street Bloomington, Minnesota	1,798	4	1954	0.37 (AC) 16,117 (SF)	Land \$99,900 Buildings <u>\$137,400</u> Total \$237,300	\$237,300	Net Tax \$3,186.26 Spec Asmt <u>\$0.00</u> Total \$3,186.26	14-027-24-24-0021		
William and Kathleen Tuttle 1314 East 98th Street Bloomington, Minnesota	1,344	5	1954	0.03 (AC) 1,344 (SF)	Land \$102,000 Buildings <u>\$198,000</u> Total \$300,000	\$300,000	Net Tax \$4,055.02 Spec Asmt <u>\$0.00</u> Total \$4,055.02	14-027-24-013-0017		
R.A. Olson 9801 Chicago Avenue South Bloomington, Minnesota	1,106	2	1955	0.25 (AC) 10,890 (SF)	Land \$86,000 Buildings <u>\$93,700</u> Total \$179,700	\$179,700	Net Tax \$2,195.10 Spec Asmt <u>\$0.00</u> Total \$2,195.10	14-027-24-31-0003		
Ronald C. Thompsen 1321 East 98th Street Bloomington, Minnesota	1,344	3	1955	0.42 (AC) 18,295 (SF)	Land \$109,900 Buildings <u>\$138,300</u> Total \$248,200	\$248,200	Net Tax \$3,280.86 Spec Asmt <u>\$0.00</u> Total \$3,280.86	14-027-24-42-0009		
Kelly A. Watkins 1212 East 98th Street Bloomington, Minnesota	1,956	3	1977	0.37 (AC) 16,117 (SF)	Land \$96,800 Buildings <u>\$164,000</u> Total \$260,800	\$260,800	Net Tax \$3,323.78 Spec Asmt <u>\$0.00</u> Total \$3,323.78	14-027-24-13-0064 Sale: 3/14 \$226,000 (Bank Sale)		
Michael L. Lorentz 1300 East 98th Street Bloomington, Minnesota	952	2	1946	0.37 (AC) 16,117 (SF)	Land \$100,100 Buildings <u>\$56,500</u> Total \$156,600	\$156,600	Net Tax \$1,837.58 Spec Asmt <u>\$0.00</u> Total \$1,837.58	14-027-24-13-0023		
Suzanne M. & Dennis L. Halpin 1206 East 98th Street Bloomington, Minnesota	1,076	4	1965	0.46 (AC) 20,038 (SF)	Land \$104,100 Buildings <u>\$132,400</u> Total \$236,500	\$236,500	Net Tax \$2,969.06 Spec Asmt <u>\$0.00</u> Total \$2,969.06	14-027-24-13-0024		
Linnea M. Peterson 916 East 98th Street Bloomington, Minnesota	1,105	3	1955	0.63 (AC) 27,443 (SF)	Land \$109,800 Buildings <u>\$96,900</u> Total \$206,700	\$206,700	Net Tax \$2,568.84 Spec Asmt <u>\$0.00</u> Total \$2,568.84	14-027-24-24-0023 Sale: 9/06 \$232,000		
U.S. Bank National Association 9800 11th Avenue South Bloomington, Minnesota	1,012	3	1954	0.29 (AC) 12,632 (SF)	Land \$92,300 Buildings <u>\$97,100</u> Total \$189,400	\$189,400	Net Tax \$2,623.74 Spec Asmt <u>\$0.00</u> Total \$2,623.74	14-027-24-31-0008 Sale: 10/04 \$224,900		
D. & Z.R. Forsgren 809 East 98th Street Bloomington, Minnesota	2,454	4	1955	0.27 (AC) 11,761 (SF)	Land \$66,500 Buildings <u>\$114,000</u> Total \$180,500	\$180,500	Net Tax \$2,555.06 Spec Asmt <u>\$0.00</u> Total \$2,555.06	14-027-24-31-0002		
Bradley Joseph Gillitzer 1200 East 98th Street Bloomington, Minnesota	3,441	5	1947	0.63 (AC) 27,443 (SF)	Land \$107,100 Buildings <u>\$210,600</u> Total \$317,700	\$317,700	Net Tax \$4,280.98 Spec Asmt <u>\$0.00</u> Total \$4,280.98	14-027-24-13-0060 Sale: 9/07 \$364,000		
Mae A. Mestad 908 East 98th Street Bloomington, Minnesota	1,292	3	1954	0.46 (AC) 20,038 (SF)	Land \$104,100 Buildings <u>\$89,400</u> Total \$193,500	\$193,500	Net Tax \$2,444.74 Spec Asmt <u>\$0.00</u> Total \$2,444.74	14-027-24-24-0022		
John N. & Joan W. Petroff 9800 Elliot Avenue South Bloomington, Minnesota	1,792	3	1954	0.27 (AC) 11,761 (SF)	Land \$90,700 Buildings <u>\$98,300</u> Total \$189,000	\$189,000	Net Tax \$2,617.78 Spec Asmt <u>\$0.00</u> Total \$2,617.78	14-027-24-31-0036		

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN EAST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015	Property Taxes Payable 2015	Comments			
Barbara A. Frank 9801 10th Avenue South Bloomington, Minnesota	1,471	3	1954	0.28 (AC) 12,197 (SF)	Land \$91,200 Buildings <u>\$81,000</u> Total \$172,200	\$172,200	Net Tax \$2,071.02 Spec Asmt <u>\$379.70</u> Total \$2,450.72	14-027-24-31-0021 Sale: 11/10 \$190,000 (Land Contract) Sale: 10/07 \$169,900		
Guy E. Moore 9801 13th Avenue South Bloomington, Minnesota	1,124	4	1967	0.42 (AC) 18,295 (SF)	Land \$94,800 Buildings <u>\$162,100</u> Total \$256,900	\$256,900	Net Tax \$3,393.18 Spec Asmt <u>\$0.00</u> Total \$3,393.18	14-027-24-42-0019		
Jeffrey Wallis 9800 10th Avenue South Bloomington, Minnesota	1,057	3	1954	0.28 (AC) 12,197 (SF)	Land \$90,500 Buildings <u>\$83,700</u> Total \$174,200	\$174,200	Net Tax \$2,062.06 Spec Asmt <u>\$0.00</u> Total \$2,062.06	14-027-24-13-0022 Sale: 4/12 \$132,900 (Bank Sale) Sale: 6/07 \$217,000		
Andrew & R. Guimont 1320 East 98th Street Bloomington, Minnesota	3,240	5	1967	0.42 (AC) 18,295 (SF)	Land \$102,000 Buildings <u>\$184,800</u> Total \$286,800	\$286,800	Net Tax \$3,840.81 Spec Asmt <u>\$187.47</u> Total \$4,028.28	14-027-24-13-0016 Sale: 12/10 \$181,000 (Bank Sale)		
Gulcin R. Ozel 9800 Dellridge Road Bloomington, Minnesota	1,275	3	1959	0.44 (AC) 19,166 (SF)	Land \$116,300 Buildings <u>\$97,900</u> Total \$214,200	\$214,200	Net Tax \$2,759.34 Spec Asmt <u>\$0.00</u> Total \$2,759.34	14-027-24-42-0010		
Shawn S. Anderson 1216 East 98th Street Bloomington, Minnesota	893	2	1956	0.37 (AC) 16,117 (SF)	Land \$96,800 Buildings <u>\$51,600</u> Total \$148,400	\$148,400	Net Tax \$1,726.76 Spec Asmt <u>\$0.00</u> Total \$1,726.76	14-027-24-13-0063		
Millard A. Neymark 9347 Cedar Circle Bloomington, Minnesota	2,227	3	1956	2.24 (AC) 97,574 (SF)	Land \$188,600 Buildings <u>\$156,600</u> Total \$345,200	\$345,200	Net Tax \$5,195.46 Spec Asmt <u>\$0.00</u> Total \$5,195.46	12-027-24-33-0017 Sale: 7/14 \$329,500		
Robert A. Konetzki 1836 Meadowview Road Bloomington, Minnesota	2,124	4	1951	0.48 (AC) 20,909 (SF)	Land \$73,500 Buildings <u>\$92,500</u> Total \$166,000	\$166,000	Net Tax \$2,088.74 Spec Asmt <u>\$0.00</u> Total \$2,088.74	12-027-24-33-0009		
Christie L. Heeter 1835 Meadowview Road Bloomington, Minnesota	1,644	2	1951	0.79 (AC) 34,412 (SF)	Land \$133,000 Buildings <u>\$90,300</u> Total \$223,300	\$223,300	Net Tax \$2,910.10 Spec Asmt <u>\$0.00</u> Total \$2,910.10	12-02724-33-0008		
John J. Ellich 8951 15th Avenue South Bloomington, Minnesota	1,424	3	1952	0.38 (AC) 16,553 (SF)	Land \$84,300 Buildings <u>\$81,900</u> Total \$166,200	\$166,200	Net Tax \$2,044.06 Spec Asmt <u>\$0.00</u> Total \$2,044.06	11-027-24-13-0007		
Arin & J. Vanwormer 9001 Bloomington Avenue Bloomington, Minnesota	1,734	4	1954	0.23 (AC) 10,019 (SF)	Land \$78,600 Buildings <u>\$92,400</u> Total \$171,000	\$171,000	Net Tax \$2,409.54 Spec Asmt <u>\$0.00</u> Total \$2,409.54	11-027-24-41-0060 Sale: 11/07 \$223,000		
Roni E. & Pamela J. Lokken 8949 Bloomington Avenue Bloomington, Minnesota	1,510	3	1955	0.29 (AC) 12,632 (SF)	Land \$77,400 Buildings <u>\$94,100</u> Total \$171,500	\$171,500	Net Tax \$2,443.72 Spec Asmt <u>\$0.00</u> Total \$2,443.72	11-027-24-14-0015		
Elwood B. Lofthus 1400 East 90th Street Bloomington, Minnesota	1,322	3	1954	0.36 (AC) 15,682 (SF)	Land \$76,300 Buildings <u>\$90,300</u> Total \$166,600	\$166,600	Net Tax \$2,083.60 Spec Asmt <u>\$0.00</u> Total \$2,083.60	11-027-24-13-0045		
Ronald Davis 9000 16th Avenue South Bloomington, Minnesota	1,012	3	1954	0.23 (AC) 10,019 (SF)	Land \$78,600 Buildings <u>\$77,200</u> Total \$155,800	\$155,800	Net Tax \$1,877.84 Spec Asmt <u>\$0.00</u> Total \$1,877.84	11-027-24-41-0031 Sale: 10/12 \$80,000		
Stephen & Grace Lintner 8950 15th Avenue South Bloomington, Minnesota	1,650	3	1948	0.41 (AC) 17,860 (SF)	Land \$85,200 Buildings <u>\$76,100</u> Total \$161,300	\$161,300	Net Tax \$1,946.92 Spec Asmt <u>\$0.00</u> Total \$1,946.92	11-027-24-13-0044 Sale: 5/13 \$187,000		
Liem T. Ho 9000 13th Avenue South Bloomington, Minnesota	1,997	3	1954	0.23 (AC) 10,019 (SF)	Land \$74,800 Buildings <u>\$119,200</u> Total \$194,000	\$194,000	Net Tax \$2,493.88 Spec Asmt <u>\$0.00</u> Total \$2,493.88	11-027-24-42-0106 Sale: 5/14 \$233,000		
Kwai Yuk & Sian Rong Wong 9001 12th Avenue South Bloomington, Minnesota	1,012	3	1954	0.23 (AC) 10,019 (SF)	Land \$77,600 Buildings <u>\$83,500</u> Total \$161,100	\$161,100	Net Tax \$1,980.72 Spec Asmt <u>\$0.00</u> Total \$1,980.72	11-027-24-42-0001		

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN EAST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Tuan Phuong Nguyen 9001 15th Avenue South Bloomington, Minnesota	1,712	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,600 <u>\$82,400</u> \$161,000	\$161,000	Net Tax Spec Asmt Total	\$1,963.08 <u>\$0.00</u> \$1,963.08	11-027-24-42-0045
Tyler Sandoz 1527 14th Avenue South Bloomington, Minnesota	1,527	4	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$74,600 <u>\$88,900</u> \$163,500	\$163,500	Net Tax Spec Asmt Total	\$1,988.16 <u>\$0.00</u> \$1,988.16	11-027-24-42-0075
Mary Curran Fogerty 1300 East 90th Street Bloomington, Minnesota	1,136	2	1954	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$77,100 <u>\$57,500</u> \$134,600	\$134,600	Net Tax Spec Asmt Total	\$1,571.96 <u>\$0.00</u> \$1,571.96	11-027-24-13-0048 Sale: 3/10 \$127,000 (Bank Sale) Sale: 5/07 \$180,000
Roy L. Johnson 1516 East 90th Street Bloomington, Minnesota	734	2	1950	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$79,900 <u>\$62,900</u> \$142,800	\$142,800	Net Tax Spec Asmt Total	\$1,702.88 <u>\$0.00</u> \$1,702.88	11-027-24-13-0005
Elias & Valerie Moe 9000 Bloomington Avenue Bloomington, Minnesota	1,840	4	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,600 <u>\$104,200</u> \$182,800	\$182,800	Net Tax Spec Asmt Total	\$2,315.96 <u>\$0.00</u> \$2,315.96	11-027-24-42-0016 Sale: 4/09 \$205,400
E.J. Russell & S.L. Morton 1310 East 90th Street Bloomington, Minnesota	1,152	2	1954	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$76,300 <u>\$72,300</u> \$148,600	\$148,600	Net Tax Spec Asmt Total	\$1,752.84 <u>\$0.00</u> \$1,752.84	11-027-24-13-0047
Eric Nikle 1320 East 90th Street Bloomington, Minnesota	1,212	3	1954	0.36 (AC) 15,682 (SF)	Land Buildings Total	\$76,300 <u>\$94,300</u> \$170,600	\$170,600	Net Tax Spec Asmt Total	\$2,097.00 <u>\$0.00</u> \$2,097.00	11-027-24-13-0046
Sara J. Swenson 9000 17th Avenue South Bloomington, Minnesota	1,012	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,600 <u>\$82,500</u> \$161,100	\$161,100	Net Tax Spec Asmt Total	\$1,954.36 <u>\$0.00</u> \$1,954.36	11-027-24-41-0004
Nonh & Duyen V. Noradeth 8948 16th Avenue South Bloomington, Minnesota	1,873	3	1966	0.31 (AC) 13,504 (SF)	Land Buildings Total	\$81,300 <u>\$116,900</u> \$198,200	\$198,200	Net Tax Spec Asmt Total	\$2,564.46 <u>\$0.00</u> \$2,564.46	11-027-24-14-0028 Sale: 7/08 \$176,000 (Bank Sale)
William C. Barton 9001 16th Avenue South Bloomington, Minnesota	1,012	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,600 <u>\$77,800</u> \$156,400	\$156,400	Net Tax Spec Asmt Total	\$1,888.04 <u>\$0.00</u> \$1,888.04	11-027-24-41-0029
Lavehn E. & Judith A. Fries 9000 15th Avenue South Bloomington, Minnesota	1,688	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,600 <u>\$92,400</u> \$171,000	\$171,000	Net Tax Spec Asmt Total	\$2,105.72 <u>\$0.00</u> \$2,105.72	11-027-24-42-0046
John D. Miller 1700 East 90th Street Bloomington, Minnesota	1,760	3	1953	0.29 (AC) 12,632 (SF)	Land Buildings Total	\$75,300 <u>\$89,700</u> \$165,000	\$165,000	Net Tax Spec Asmt Total	\$2,001.34 <u>\$0.00</u> \$2,001.34	11-027-24-14-0006 Sale: 11/09 \$199,000
Stuart Pihlstrom 9000 14th Avenue South Bloomington, Minnesota	1,012	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$74,600 <u>\$85,800</u> \$160,400	\$160,400	Net Tax Spec Asmt Total	\$1,942.46 <u>\$0.00</u> \$1,942.46	11-027-24-42-0076 Sale: 4/12 \$137,000 (Related Sale)
Timothy C. Elsen 9001 13th Avenue South Bloomington, Minnesota	1,156	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$74,600 <u>\$106,500</u> \$181,100	\$181,100	Net Tax Spec Asmt Total	\$2,271.94 <u>\$0.00</u> \$2,271.94	11-027-24-42-0105
Teresa A. Nopola 8507 1st Avenue South Bloomington, Minnesota	739	3	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$59,900</u> \$140,200	\$140,200	Net Tax Spec Asmt Total	\$1,646.98 <u>\$0.00</u> \$1,646.98	03-027-24-43-0106
Curtis J. Lemay 125 East 85th Street Bloomington, Minnesota	1,176	2	1952	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,600 <u>\$118,600</u> \$198,200	\$198,200	Net Tax Spec Asmt Total	\$2,511.52 <u>\$0.00</u> \$2,511.52	03-027-24-43-0098
Gary L. Nelson 8400 1st Avenue South Bloomington, Minnesota	938	2	1948	0.26 (AC) 11,326 (SF)	Land Buildings Total	\$83,400 <u>\$67,900</u> \$151,300	\$151,300	Net Tax Spec Asmt Total	\$1,820.44 <u>\$0.00</u> \$1,820.44	03-027-24-43-0034
Xai Xiong & Chee Lor 8513 1st Avenue South Bloomington, Minnesota	2,544	6	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$149,400</u> \$229,700	\$229,700	Net Tax Spec Asmt Total	\$2,970.44 <u>\$0.00</u> \$2,970.44	03-027-24-43-0105 Sale: 5/13 \$249,900

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN EAST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
David & Yvonne Rogers 8506 1st Avenue South Bloomington, Minnesota	988	3	1952	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,800 <u>\$73,000</u> \$151,800	\$151,800	Net Tax Spec Asmt Total	\$1,807.26 <u>\$0.00</u> \$1,807.26	03-027-24-43-0109
A.L. Shettles 8438 1st Avenue South Bloomington, Minnesota	1,040	3	1955	0.21 (AC) 9,148 (SF)	Land Buildings Total	\$79,000 <u>\$92,700</u> \$171,700	\$171,700	Net Tax Spec Asmt Total	\$2,148.44 <u>\$0.00</u> \$2,148.44	03-027-24-43-0040
Lucille M.A. Nelson 8531 1st Avenue South Bloomington, Minnesota	800	3	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,200 <u>\$54,900</u> \$135,100	\$135,100	Net Tax Spec Asmt Total	\$1,608.72 <u>\$0.00</u> \$1,608.72	03-027-24-43-0024
L.N. Wendlandt, Tr. 8447 Stevens Avenue South Bloomington, Minnesota	1,205	3	1947	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$86,400 <u>\$66,400</u> \$152,800	\$152,800	Net Tax Spec Asmt Total	\$1,839.58 <u>\$0.00</u> \$1,839.58	03-027-24-43-0072
C. Long & H. Prak 8433 1st Avenue South Bloomington, Minnesota	2,288	3	1961	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$102,300</u> \$182,600	\$182,600	Net Tax Spec Asmt Total	\$2,315.96 <u>\$0.00</u> \$2,315.96	03-027-24-43-0059
Matthew Winters 8512 1st Avenue South Bloomington, Minnesota	2,022	3	1949	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$51,500</u> \$130,900	\$130,900	Net Tax Spec Asmt Total	\$1,588.10 <u>\$0.00</u> \$1,588.10	03-027-24-43-0110 Sale: 9/07 \$172,000
James G. Seidlitz 8519 1st Avenue South Bloomington, Minnesota	600	3	1949	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$38,900</u> \$119,200	\$119,200	Net Tax Spec Asmt Total	\$1,401.46 <u>\$0.00</u> \$1,401.46	03-027-24-43-0104
Robert & Virginia Yunker 8421 1st Avenue South Bloomington, Minnesota	768	3	1952	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$70,900</u> \$151,200	\$151,200	Net Tax Spec Asmt Total	\$1,841.06 <u>\$0.00</u> \$1,841.06	03-027-24-43-0062
Linda Lee Weber 8430 1st Avenue South Bloomington, Minnesota	1,920	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$84,100</u> \$163,500	\$163,500	Net Tax Spec Asmt Total	\$2,016.02 <u>\$0.00</u> \$2,016.02	03-027-24-43-0038 Sale: 11/07 \$183,900 (Bank Sale) Sale: 12/05 \$274,000
Ronald G. & Susan E. Martelle 8536 1st Avenue South Bloomington, Minnesota	956	4	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,300 <u>\$56,900</u> \$136,200	\$136,200	Net Tax Spec Asmt Total	\$1,614.66 <u>\$0.00</u> \$1,614.66	03-027-24-43-0028
Megan A. Ebeling 8429 1st Avenue South Bloomington, Minnesota	1,050	2	1947	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$62,000</u> \$142,300	\$142,300	Net Tax Spec Asmt Total	\$1,688.22 <u>\$0.00</u> \$1,688.22	03-027-24-43-0060 Sale: 2/12 \$92,700 (Bank Sale) Sale: 6/07 \$184,000 Sale: 1/04 \$165,000
Sandra Margaret Oconnor 8518 1st Avenue South Bloomington, Minnesota	796	2	1949	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$62,000</u> \$141,400	\$141,400	Net Tax Spec Asmt Total	\$1,683.76 <u>\$0.00</u> \$1,683.76	03-027-24-43-0111
Janice L. Johnson 8451 Nicollet Avenue South Bloomington, Minnesota	908	3	1952	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$70,100 <u>\$72,800</u> \$142,900	\$142,900	Net Tax Spec Asmt Total	\$1,696.94 <u>\$0.00</u> \$1,696.94	03-027-24-43-0042
Douglas K. Bergem 8501 1st Avenue South Bloomington, Minnesota	1,646	2	1961	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,100 <u>\$102,600</u> \$181,700	\$181,700	Net Tax Spec Asmt Total	\$2,294.04 <u>\$0.00</u> \$2,294.04	03-027-24-43-0107 Sale: 8/11 \$146,500 (Estate Sale)
Carmelita R. Weisinger 8442 2nd Avenue South Bloomington, Minnesota	768	2	1953	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$86,400 <u>\$68,800</u> \$155,200	\$155,200	Net Tax Spec Asmt Total	\$1,839.58 <u>\$0.00</u> \$1,839.58	03-027-24-43-0070
Chien B. Huynh & R.T. Pham 8406 1st Avenue South Bloomington, Minnesota	1,726	3	1966	0.19 (AC) 8,276 (SF)	Land Buildings Total	\$77,400 <u>\$114,000</u> \$191,400	\$191,400	Net Tax Spec Asmt Total	\$2,421.82 <u>\$0.00</u> \$2,421.82	03-027-24-43-0035
David T. Pettitt 8412 1st Avenue South Bloomington, Minnesota	1,890	3	1947	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$85,500</u> \$164,900	\$164,900	Net Tax Spec Asmt Total	\$2,039.60 <u>\$0.00</u> \$2,039.60	03-027-24-43-0036 Sale: 3/14 \$198,000 Sale: 1/07 \$230,900 Sale: 5/04 \$229,900
F.C. Clifford 8543 1st Avenue South Bloomington, Minnesota	1,192	3	1950	0.22 (AC) 9,583 (SF)	Land Buildings Total	\$79,300 <u>\$70,100</u> \$149,400	\$149,400	Net Tax Spec Asmt Total	\$1,804.28 <u>\$0.00</u> \$1,804.28	03-027-24-43-0022
Matthew R. Mader 8401 1st Avenue South Bloomington, Minnesota	1,294	3	1953	0.46 (AC) 20,038 (SF)	Land Buildings Total	\$99,000 <u>\$100,000</u> \$199,000	\$199,000	Net Tax Spec Asmt Total	\$2,427.76 <u>\$0.00</u> \$2,427.76	03-027-24-43-0063 Sale: 11/06 \$197,650

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN EAST BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Kevin P. Rynda 8542 1st Avenue South Bloomington, Minnesota	822	3	1950	0.22 (AC) 9,583 (SF)	Land Buildings Total	\$78,400 <u>\$66,000</u> \$144,400	\$144,400	Net Tax Spec Asmt Total	\$1,732.22 <u>\$0.00</u> \$1,732.22	03-027-24-43-0029
Minnesota Housing Finance Agency 8501 Nicollet Avenue South Bloomington, Minnesota	1,220	3	1952	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$69,600 <u>\$74,100</u> \$143,700	\$143,700	Net Tax Spec Asmt Total	\$1,679.30 <u>\$0.00</u> \$1,679.30	03-027-24-43-0114 Sale: 6/09 \$171,900
Grace Streich 8524 1st Avenue South Bloomington, Minnesota	800	3	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$64,900</u> \$144,300	\$144,300	Net Tax Spec Asmt Total	\$1,727.76 <u>\$0.00</u> \$1,727.76	03-027-24-43-0026
Grant T. Petersen 8444 1st Avenue South Bloomington, Minnesota	1,320	5	1947	0.24 (AC) 10,454 (SF)	Land Buildings Total	\$80,800 <u>\$177,400</u> \$258,200	\$258,200	Net Tax Spec Asmt Total	\$3,590.94 <u>\$0.00</u> \$3,590.94	03-027-24-43-0041
Jeffrey P. Svac 8525 1st Avenue South Bloomington, Minnesota	1,100	3	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$67,000</u> \$147,300	\$147,300	Net Tax Spec Asmt Total	\$1,780.70 <u>\$0.00</u> \$1,780.70	03-027-24-43-0025
Daniel J. Lee 8530 1st Avenue South Bloomington, Minnesota	904	3	1950	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$77,500</u> \$156,900	\$156,900	Net Tax Spec Asmt Total	\$1,817.48 <u>\$0.00</u> \$1,817.48	03-027-24-43-0027
Sharon L. Sobiech 8418 1st Avenue South Bloomington, Minnesota	1,876	4	1964	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$96,300</u> \$175,700	\$175,700	Net Tax Spec Asmt Total	\$2,224.76 <u>\$0.00</u> \$2,224.76	03-027-24-43-0037 Sale: 9/13 \$200,000 Sale: 11/06 \$227,400
Katya Jane Hales 8445 1st Avenue South Bloomington, Minnesota	2,684	3	1952	0.46 (AC) 20,038 (SF)	Land Buildings Total	\$99,500 <u>\$105,300</u> \$204,800	\$204,800	Net Tax Spec Asmt Total	\$2,801.64 <u>\$0.00</u> \$2,801.64	03-027-24-43-0058 Sale: 5/08 \$192,000
Marilyn A. Footh 8500 1st Avenue South Bloomington, Minnesota	1,300	5	1952	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$78,800 <u>\$85,400</u> \$164,200	\$164,200	Net Tax Spec Asmt Total	\$2,092.54 <u>\$0.00</u> \$2,092.54	03-027-24-43-0108
Richard D. & Ruth D. George 8415 1st Avenue South Bloomington, Minnesota	1,599	3	1953	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,300 <u>\$71,500</u> \$151,800	\$151,800	Net Tax Spec Asmt Total	\$1,854.24 <u>\$0.00</u> \$1,854.24	03-027-24-43-0061
Mary C. Bisson 8424 1st Avenue South Bloomington, Minnesota	1,044	4	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$79,400 <u>\$105,000</u> \$184,400	\$184,400	Net Tax Spec Asmt Total	\$2,283.64 <u>\$0.00</u> \$2,283.64	03-027-24-43-0039
Karl D. Sommer & L.C. Echois 8537 1st Avenue South Bloomington, Minnesota	800	3	1951	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,200 <u>\$52,300</u> \$132,500	\$132,500	Net Tax Spec Asmt Total	\$1,567.48 <u>\$0.00</u> \$1,567.48	03-027-24-43-0023
William E. Desmond 8512 17th Avenue South Bloomington, Minnesota	956	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$81,500 <u>\$70,900</u> \$152,400	\$152,400	Net Tax Spec Asmt Total	\$1,785.16 <u>\$0.00</u> \$1,785.16	02-027-24-44-0043
Carl E. & L.H. Spalding 8436 17th Avenue South Bloomington, Minnesota	1,044	3	1955	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$81,000 <u>\$93,600</u> \$174,600	\$174,600	Net Tax Spec Asmt Total	\$2,376.84 <u>\$0.00</u> \$2,376.84	02-027-24-44-0034
Leonora E. Akers, Tr. 8442 17th Avenue South Bloomington, Minnesota	1,006	2	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$81,000 <u>\$80,800</u> \$161,800	\$161,800	Net Tax Spec Asmt Total	\$1,901.42 <u>\$0.00</u> \$1,901.42	02-027-24-44-0037
Howard G. Nelson 8500 17th Avenue South Bloomington, Minnesota	1,006	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$81,000 <u>\$95,000</u> \$176,000	\$176,000	Net Tax Spec Asmt Total	\$2,133.76 <u>\$0.00</u> \$2,133.76	02-027-24-44-0039
David & Stephanie Robinson 8418 17th Avenue South Bloomington, Minnesota	1,006	3	1955	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,900 <u>\$81,400</u> \$162,300	\$162,300	Net Tax Spec Asmt Total	\$1,908.66 <u>\$0.00</u> \$1,908.66	02-027-24-44-0030
Marvin R. Smith 8524 17th Avenue South Bloomington, Minnesota	1,180	2	1951	0.42 (AC) 18,295 (SF)	Land Buildings Total	\$89,600 <u>\$105,900</u> \$195,500	\$195,500	Net Tax Spec Asmt Total	\$2,421.82 <u>\$0.00</u> \$2,421.82	02-027-24-44-0046
Jessica M. Casey 8520 17th Avenue South Bloomington, Minnesota	1,176	3	1950	0.42 (AC) 18,295 (SF)	Land Buildings Total	\$89,600 <u>\$72,800</u> \$162,400	\$162,400	Net Tax Spec Asmt Total	\$1,891.02 <u>\$0.00</u> \$1,891.02	02-027-24-44-0045 Sale: 7/08 \$199,000

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF RESIDENTIAL PROPERTIES IN EAST BLOOMINGTON											
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments		
Prakash K. & M. Nepal 8430 17th Avenue South Bloomington, Minnesota	1,614	3	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$81,000 <u>\$104,200</u> \$185,200		\$185,200	Net Tax Spec Asmt Total	\$2,248.34 <u>\$0.00</u> \$2,248.34	02-027-24-44-0033 Sale: 2/12 \$169,900
Fidencio Ulin Ortiz & M.D.J.R. Lemuz 1610 East 86th Street Bloomington, Minnesota	1,344	3	1944	0.42 (AC) 18,295 (SF)	Land Buildings Total	\$79,100 <u>\$88,800</u> \$167,900		\$167,900	Net Tax Spec Asmt Total	\$1,973.48 <u>\$0.00</u> \$1,973.48	02-027-24-44-0048 Sale: 8/13 \$160,000
Gerald Peterson 1700 East 86th Street Bloomington, Minnesota	720	2	1948	0.32 (AC) 13,939 (SF)	Land Buildings Total	\$75,400 <u>\$43,500</u> \$118,900		\$118,900	Net Tax Spec Asmt Total	\$1,305.80 <u>\$0.00</u> \$1,305.80	02-027-24-44-0023
Gheorghe & Tereza Anton 8424 17th Avenue South Bloomington, Minnesota	1,486	3	1955	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,900 <u>\$93,500</u> \$174,400		\$174,400	Net Tax Spec Asmt Total	\$2,101.26 <u>\$185.86</u> \$2,287.12	02-027-24-44-0031
Cresencio Echevarria Santana 8412 17th Avenue South Bloomington, Minnesota	1,480	3	1955	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$80,900 <u>\$85,200</u> \$166,100		\$166,100	Net Tax Spec Asmt Total	\$1,967.54 <u>\$0.00</u> \$1,967.54	02-027-24-44-0027 Sale: 9/04 \$211,000
Harvey M. Ries 8400 17th Avenue South Bloomington, Minnesota	1,640	3	1956	0.43 (AC) 18,731 (SF)	Land Buildings Total	\$91,800 \$91,800 \$183,600		\$183,600	Net Tax Spec Asmt Total	\$2,260.04 <u>\$0.00</u> \$2,260.04	02-027-24-44-0025
C.J. Finlayson & K.M. Hokenson 8506 17th Avenue South Bloomington, Minnesota	1,857	4	1954	0.23 (AC) 10,019 (SF)	Land Buildings Total	\$81,000 <u>\$96,000</u> \$177,000		\$177,000	Net Tax Spec Asmt Total	\$1,883.78 <u>\$0.00</u> \$1,883.78	02-027-24-44-0040 Sale: 2/15 \$202,000 Sale: 4/13 \$147,333 Sale: 9/12 \$80,000 (Contract of Sale)
Average	1,389	3	1954					\$181,265			
Median	1,212	3	1954					\$171,000			

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Marilyn F. Mollet & M.R. Nichols 9400 Old Cedar Avenue South #114 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$758.04	14-027-24-11-0054
				N/A	Buildings	<u>\$44,800</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$84,200	\$84,200	Total	\$758.04	
Ridgeview Road LLC 9400 Old Cedar Avenue South #118 Bloomington, Minnesota	476	1	1972	N/A	Land	\$18,100		Net Tax	\$492.78	14-027-24-11-0058
				N/A	Buildings	<u>\$19,800</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/12 \$36,500
					Total	\$37,900	\$37,900	Total	\$492.78	
Chad Anderson 9400 Old Cedar Avenue South #328 Bloomington, Minnesota	455	1	1972	N/A	Land	\$22,100		Net Tax	\$522.64	14-027-24-11-0152
				N/A	Buildings	<u>\$18,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 9/13 \$42,000
					Total	\$40,200	\$40,200	Total	\$522.64	
Scott J. & Dennis O. Hirman 9400 Old Cedar Avenue South #207 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$806.38	14-027-24-11-0089
				N/A	Buildings	<u>\$28,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,100	\$62,100	Total	\$806.38	
Virginia M. Neumann 9400 Old Cedar Avenue South #232 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$493.30	14-027-24-11-0114
				N/A	Buildings	<u>\$24,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$58,300	\$58,300	Total	\$493.30	
Gary A. Geister 9400 Old Cedar Avenue South #105 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$806.38	14-027-24-11-0045
				N/A	Buildings	<u>\$28,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,100	\$62,100	Total	\$806.38	
Brendan N. Leach 9400 Old Cedar Avenue South #127 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$537.12	14-027-24-11-0067
				N/A	Buildings	<u>\$30,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 2/12 \$44,250
					Total	\$64,700	\$64,700	Total	\$537.12	
Phillip L. Johnson 9400 Old Cedar Avenue South #116 Bloomington, Minnesota	700	1	1972	N/A	Land	\$23,600		Net Tax	\$683.92	14-027-24-11-0056
				N/A	Buildings	<u>\$29,000</u>		Spec Asmt	<u>\$0.00</u>	Sale: 7/06 \$98,000
					Total	\$52,600	\$52,600	Total	\$683.92	Sale: 7/04 \$86,500
Carol J. Brown 9400 Old Cedar Avenue South #341 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$30,300		Net Tax	\$699.44	14-027-24-11-0165
				N/A	Buildings	<u>\$52,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$82,600	\$82,600	Total	\$699.44	
Pokyoung Neameyer 9400 Old Cedar Avenue South #140 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$378.16	14-027-24-11-0080
				N/A	Buildings	<u>\$18,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$44,700	\$44,700	Total	\$378.16	
Elizabeth M. Dallmann 9400 Old Cedar Avenue South #223 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0105
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 04/04 \$98,770
					Total	\$61,700	\$61,700	Total	\$522.52	
Jon M. Kroon 9400 Old Cedar Avenue South #113 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$532.06	14-027-24-11-0053
				N/A	Buildings	<u>\$28,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,700	\$62,700	Total	\$532.06	
Victoria M. Seeman 9400 Old Cedar Avenue South #327 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0151
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$61,700	\$61,700	Total	\$522.52	
Mindy Lee Barta 9400 Old Cedar Avenue South #214 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$1,121.46	14-027-24-11-0096
				N/A	Buildings	<u>\$46,900</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$86,300	\$86,300	Total	\$1,121.46	
Dorley M. Lerud 9400 Old Cedar Avenue South #236 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$529.08	14-027-24-11-0118
				N/A	Buildings	<u>\$28,500</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,500	\$62,500	Total	\$529.08	
Chad & Anne Anderson 9400 Old Cedar Avenue South #231 Bloomington, Minnesota	476	1	1972	N/A	Land	\$22,100		Net Tax	\$525.64	14-027-24-11-0113
				N/A	Buildings	<u>\$18,300</u>		Spec Asmt	<u>\$0.00</u>	Sale: 5/13 \$30,000 (Bank Sale)
					Total	\$40,400	\$40,400	Total	\$525.64	Sale: 2/04 \$74,000
Jennifer A. Lerud 9400 Old Cedar Avenue South #104 Bloomington, Minnesota	780	1	1972	N/A	Land	\$34,000		Net Tax	\$837.74	14-027-24-11-0044
				N/A	Buildings	<u>\$30,500</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/13 \$47,000 (Bank Sale)
					Total	\$64,500	\$64,500	Total	\$837.74	
Duane R. Mode 9400 Old Cedar Avenue South #318 Bloomington, Minnesota	476	1	1972	N/A	Land	\$22,100		Net Tax	\$340.72	14-027-24-11-0142
				N/A	Buildings	<u>\$18,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 10/09 \$42,400
					Total	\$40,200	\$40,200	Total	\$340.72	
Anne Anderson 9400 Old Cedar Avenue South #340 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$580.88	14-027-24-11-0164
				N/A	Buildings	<u>\$18,200</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/11 \$34,000 (Estate Sale)
					Total	\$44,700	\$44,700	Total	\$580.88	Sale: 2/04 \$50,900

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Nicholas G. Snyder 9400 Old Cedar Avenue South #139 Bloomington, Minnesota	728	1	1972	N/A	Land	\$23,600		Net Tax	\$444.64	14-027-24-11-0079
				N/A	Buildings	<u>\$28,900</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$52,500	\$52,500	Total	\$444.64	
Bruce Benjamin Baer 9400 Old Cedar Avenue South #303 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$725.28	14-027-24-11-0127
				N/A	Buildings	<u>\$46,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$85,600	\$85,600	Total	\$725.28	
Larry J. Stalberger 9400 Old Cedar Avenue South #222 Bloomington, Minnesota	700	1	1972	N/A	Land	\$26,200		Net Tax	\$468.78	14-027-24-11-0104
				N/A	Buildings	<u>\$29,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 7/05 \$100,000
					Total	\$55,300	\$55,300	Total	\$468.78	
Brent J. Martinson 9400 Old Cedar Avenue South #326 Bloomington, Minnesota	476	1	1972	N/A	Land	\$22,100		Net Tax	\$551.02	14-027-24-11-0150
				N/A	Buildings	<u>\$20,300</u>		Spec Asmt	<u>\$0.00</u>	Sale: 5/06 \$79,000
					Total	\$42,400	\$42,400	Total	\$551.02	
Kathryn M. Curtis 9400 Old Cedar Avenue South #213 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$806.38	14-027-24-11-0095
				N/A	Buildings	<u>\$28,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,100	\$62,100	Total	\$806.38	
Lorraine Marie Nelson 9400 Old Cedar Avenue South #103 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$728.46	14-027-24-11-0043
				N/A	Buildings	<u>\$46,600</u>		Spec Asmt	<u>\$0.00</u>	Sale: 9/04 \$161,000
					Total	\$86,000	\$86,000	Total	\$728.46	
Victoria A. Pence 9400 Old Cedar Avenue South #317 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$713.86	14-027-24-11-0141
				N/A	Buildings	<u>\$44,800</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$84,200	\$84,200	Total	\$713.86	
Linda M. Rotellini 9400 Old Cedar Avenue South #339 Bloomington, Minnesota	728	1	1972	N/A	Land	\$26,200		Net Tax	\$498.18	14-027-24-11-0163
				N/A	Buildings	<u>\$32,600</u>		Spec Asmt	<u>\$0.00</u>	Sale: 9/12 \$54,900
					Total	\$58,800	\$58,800	Total	\$498.18	
Daniel J. Davidson 9400 Old Cedar Avenue South #204 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$537.12	14-027-24-11-0086
				N/A	Buildings	<u>\$29,400</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$63,400	\$63,400	Total	\$537.12	
David J. & Susan L. Beuning 9400 Old Cedar Avenue South #221 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$801.90	14-027-24-11-0103
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/11 \$45,500 (Estate Sale)
					Total	\$61,700	\$61,700	Total	\$801.90	
Ruth M. Krause 9400 Old Cedar Avenue South #308 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$553.40	14-027-24-11-0132
				N/A	Buildings	<u>\$31,400</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$65,400	\$65,400	Total	\$553.40	
Gregory E. Duchaine 9400 Old Cedar Avenue South #325 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$386.02	14-027-24-11-0149
				N/A	Buildings	<u>\$19,000</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$45,500	\$45,500	Total	\$386.02	
Cecelia M. Adams 9400 Old Cedar Avenue South #132 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$767.56	14-027-24-11-0072
				N/A	Buildings	<u>\$25,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$59,100	\$59,100	Total	\$767.56	
David G. Embretson 9400 Old Cedar Avenue South #212 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$801.90	14-027-24-11-0094
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/12 \$40,000 (Bank Sale)
					Total	\$61,700	\$61,700	Total	\$801.90	Sale: 10/09 \$85,600
Robert A. Panno 9400 Old Cedar Avenue South #316 Bloomington, Minnesota	728	1	1972	N/A	Land	\$26,200		Net Tax	\$709.32	14-027-24-11-0140
				N/A	Buildings	<u>\$28,400</u>		Spec Asmt	<u>\$0.00</u>	Sale: 10/13 \$60,000
					Total	\$54,600	\$54,600	Total	\$709.32	
Chad Anderson 9400 Old Cedar Avenue South #203 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$1,094.58	14-027-24-11-0085
				N/A	Buildings	<u>\$44,800</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/13 \$55,000 (Bank Sale)
					Total	\$84,200	\$84,200	Total	\$1,094.58	
Thompson-Craven Properties 9400 Old Cedar Avenue South #307 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$801.90	14-027-24-11-0131
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$61,700	\$61,700	Total	\$801.90	
Nancy A. Harrington 9400 Old Cedar Avenue South #122 Bloomington, Minnesota	700	1	1972	N/A	Land	\$23,600		Net Tax	\$436.38	14-027-24-11-0062
				N/A	Buildings	<u>\$27,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 5/05 \$87,900
					Total	\$51,500	\$51,500	Total	\$436.38	
John H. Ferry 9400 Old Cedar Avenue South #332 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$504.54	14-027-24-11-0156
				N/A	Buildings	<u>\$25,500</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/09 \$89,000
					Total	\$59,500	\$59,500	Total	\$504.54	Sale: 9/05 \$88,000

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Cedar Cliff S. Condominium 9400 Old Cedar Avenue South #131 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$18,100 <u>\$19,800</u> \$37,900	\$37,900	Net Tax Spec Asmt Total	\$492.78 <u>\$0.00</u> \$492.78	14-027-24-11-0071 Sale: 7/08 \$62,000
Keith E. Schentzel 9400 Old Cedar Avenue South #211 Bloomington, Minnesota	700	1	1972	N/A N/A	Land Buildings Total	\$34,000 <u>\$28,100</u> \$62,100	\$62,100	Net Tax Spec Asmt Total	\$525.70 <u>\$0.00</u> \$525.70	14-027-24-11-0093
Patrick J. McMullen 9400 Old Cedar Avenue South #240 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$26,500 <u>\$18,300</u> \$44,800	\$44,800	Net Tax Spec Asmt Total	\$379.66 <u>\$0.00</u> \$379.66	14-027-24-11-0122
Eric F. Hepola 9400 Old Cedar Avenue South #108 Bloomington, Minnesota	700	1	1972	N/A N/A	Land Buildings Total	\$34,000 <u>\$28,700</u> \$62,700	\$62,700	Net Tax Spec Asmt Total	\$532.06 <u>\$0.00</u> \$532.06	14-027-24-11-0048 Sale: 12/07 \$99,500
J.J. Jr. & J.J. Hayes 9400 Old Cedar Avenue South #202 Bloomington, Minnesota	1,055	2	1972	N/A N/A	Land Buildings Total	\$39,400 <u>\$54,300</u> \$93,700	\$93,700	Net Tax Spec Asmt Total	\$1,217.04 <u>\$0.00</u> \$1,217.04	14-027-24-11-0084
Francis J. Odonnell 9400 Old Cedar Avenue South #226 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$22,100 <u>\$19,000</u> \$41,100	\$41,100	Net Tax Spec Asmt Total	\$348.76 <u>\$0.00</u> \$348.76	14-027-24-11-0108 Sale: 10/04 \$76,500
Joseph E. Oconnor 9400 Old cedar Avenue South #306 Bloomington, Minnesota	700	1	1972	N/A N/A	Land Buildings Total	\$34,000 <u>\$27,700</u> \$61,700	\$61,700	Net Tax Spec Asmt Total	\$801.90 <u>\$0.00</u> \$801.90	14-027-24-11-0130 Sale: 7/11 \$52,000
Thomas R. Sem 9400 Old Cedar Avenue South #121 Bloomington, Minnesota	700	1	1972	N/A N/A	Land Buildings Total	\$34,000 <u>\$25,900</u> \$59,900	\$59,900	Net Tax Spec Asmt Total	\$507.72 <u>\$0.00</u> \$507.72	14-027-24-11-0061 Sale: 1/12 \$43,500 Sale: 7/06 \$94,000
Chad Anderson 9400 Old Cedar Avenue South #331 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$22,100 <u>\$21,900</u> \$44,000	\$44,000	Net Tax Spec Asmt Total	\$565.96 <u>\$0.00</u> \$565.96	14-027-24-11-0155 Sale: 2/14 \$45,000 Sale: 11/07 \$83,000 Sale: 7/05 \$83,000
Cedar Cliff Investment Company 9400 Old Cedar Avenue South #130 Bloomington, Minnesota	1,055	2	1972	N/A N/A	Land Buildings Total	\$30,300 <u>\$47,400</u> \$77,700	\$77,700	Net Tax Spec Asmt Total	\$1,009.48 <u>\$0.00</u> \$1,009.48	14-027-24-11-0070
Chad Anderson 9400 Old Cedar Avenue South #235 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$22,100 <u>\$18,300</u> \$40,400	\$40,400	Net Tax Spec Asmt Total	\$525.64 <u>\$0.00</u> \$525.64	14-027-24-11-0117 Sale: 11/14 \$42,000
Douglas M. May, Tr. 9400 Old Cedar Avenue South #239 Bloomington, Minnesota	728	1	1972	N/A N/A	Land Buildings Total	\$26,200 <u>\$30,100</u> \$56,300	\$56,300	Net Tax Spec Asmt Total	\$731.72 <u>\$0.00</u> \$731.72	14-027-24-11-0121
Eric W. Tomsich 9400 Old Cedar Avenue South #322 Bloomington, Minnesota	700	1	1972	N/A N/A	Land Buildings Total	\$26,200 <u>\$29,900</u> \$56,100	\$56,100	Net Tax Spec Asmt Total	\$475.34 <u>\$0.00</u> \$475.34	14-027-24-11-0146 Sale: 11/05 \$98,500
Graydon Beatty 9400 Old Cedar Avenue South #201 Bloomington, Minnesota	1,055	2	1972	N/A N/A	Land Buildings Total	\$39,400 <u>\$57,600</u> \$97,000	\$97,000	Net Tax Spec Asmt Total	\$1,260.34 <u>\$0.00</u> \$1,260.34	14-027-24-11-0083 Sale: 2/05 \$205,000
Dale Obert Tharalson 9400 Old Cedar Avenue South #338 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$26,500 <u>\$18,200</u> \$44,700	\$44,700	Net Tax Spec Asmt Total	\$378.16 <u>\$0.00</u> \$378.16	14-027-24-11-0162
Cedar Cliff South Condo Association 9400 Old Cedar Avenue South #117 Bloomington, Minnesota	980	2	1972	N/A N/A	Land Buildings Total	\$39,400 <u>\$46,200</u> \$85,600	\$85,600	Net Tax Spec Asmt Total	\$1,112.52 <u>\$0.00</u> \$1,112.52	14-027-24-11-0057
Richard N. Davies 9400 Old Cedar Avenue South #305 Bloomington, Minnesota	700	1	1972	N/A N/A	Land Buildings Total	\$34,000 <u>\$27,700</u> \$61,700	\$61,700	Net Tax Spec Asmt Total	\$801.90 <u>\$0.00</u> \$801.90	14-027-24-11-0129 Sale: 8/05 \$95,000
Cedar Cliff Investment Company 9400 Old Cedar Avenue South #120 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$18,100 <u>\$19,800</u> \$37,900	\$37,900	Net Tax Spec Asmt Total	\$492.78 <u>\$0.00</u> \$492.78	14-027-24-11-0060
Patricia A. Froid 9400 Old Cedar Avenue South #334 Bloomington, Minnesota	476	1	1972	N/A N/A	Land Buildings Total	\$26,500 <u>\$20,400</u> \$46,900	\$46,900	Net Tax Spec Asmt Total	\$609.26 <u>\$0.00</u> \$609.26	14-027-24-11-0158 Sale: 2/10 \$42,000 (Bank Sale) Sale: 10/06 \$83,000

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Marion I. Cashdollar 9400 Old Cedar Avenue South #102 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$394.14	14-027-24-11-0042
				N/A	Buildings	<u>\$52,600</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/04 \$69,900
					Total	\$92,000	\$92,000	Total	\$394.14	
Blake Hanson, Tr. 9400 Old Cedar Avenue South #216 Bloomington, Minnesota	728	1	1972	N/A	Land	\$26,200		Net Tax	\$475.34	14-027-24-11-0098
				N/A	Buildings	<u>\$29,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/09 \$74,000
					Total	\$56,100	\$56,100	Total	\$475.34	Sale: 8/04 \$44,400
Graydon E. Beatty 9400 Old Cedar Avenue South #201 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$608.46	14-027-24-11-0047
				N/A	Buildings	<u>\$37,800</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/09 \$89,200
					Total	\$71,800	\$71,800	Total	\$608.46	Sale: 10/05 \$107,300
Stephen H. Frankovich 9400 Old Cedar Avenue South #110 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0050
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/08 \$77,000
					Total	\$61,700	\$61,700	Total	\$522.52	
Peter J. Beacom 9400 Old Cedar Avenue South #344 Bloomington, Minnesota	580	1	1972	N/A	Land	\$25,100		Net Tax	\$676.46	14-027-24-11-0167
				N/A	Buildings	<u>\$26,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 3/05 \$85,000
					Total	\$52,000	\$52,000	Total	\$676.46	
Dorothy M. Fransen 9400 Old Cedar Avenue South #225 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$378.16	14-027-24-11-0107
				N/A	Buildings	<u>\$18,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$44,700	\$44,700	Total	\$378.16	
Carl W. Krause 9400 Old Cedar Avenue South #312 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$509.60	14-027-24-11-0136
				N/A	Buildings	<u>\$26,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$60,200	\$60,200	Total	\$509.60	
William R. Schoenbauer 9400 Old Cedar Avenue South #119 Bloomington, Minnesota	1,960	2	1972	N/A	Land	\$39,400		Net Tax	\$713.86	14-027-24-11-0059
				N/A	Buildings	<u>\$44,800</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$84,200	\$84,200	Total	\$713.86	
Ranja J. Yusuf 9400 Old Cedar Avenue South #329 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$799.04	14-027-24-11-0153
				N/A	Buildings	<u>\$52,200</u>		Spec Asmt	<u>\$0.00</u>	Sale: 10/08 \$139,900
					Total	\$91,600	\$91,600	Total	\$799.04	Sale: 4/05 \$145,000 (Estate Sale)
Bradley S. Kasperson 9400 Old Cedar Avenue South #136 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$525.70	14-027-24-11-0076
				N/A	Buildings	<u>\$28,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,100	\$62,100	Total	\$525.70	
John W. Hughes 9400 Old Cedar Avenue South #237 Bloomington, Minnesota	700	1	1972	N/A	Land	\$26,200		Net Tax	\$468.78	14-027-24-11-0119
				N/A	Buildings	<u>\$29,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 9/11 \$48,000 (Estate Sale)
					Total	\$55,300	\$55,300	Total	\$468.78	Sale: 2/04 \$48,900
Jeremiah A. Johnson 9400 Old Cedar Avenue South #320 Bloomington, Minnesota	475	1	1972	N/A	Land	\$22,100		Net Tax	\$340.72	14-027-24-11-0144
				N/A	Buildings	<u>\$18,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/07 \$75,000
					Total	\$40,200	\$40,200	Total	\$340.72	Sale: 10/05 \$43,900
Sherie S. Bartsh 9400 Old Cedar Avenue South #206 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$536.92	14-027-24-11-0088
				N/A	Buildings	<u>\$29,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$63,300	\$63,300	Total	\$536.92	
Aaron Tiesel 9400 Old Cedar Avenue South #311 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$824.30	14-027-24-11-0135
				N/A	Buildings	<u>\$29,400</u>		Spec Asmt	<u>\$0.00</u>	Sale: 10/08 \$83,900
					Total	\$63,400	\$63,400	Total	\$824.30	
Ridgeview Road LLC 9400 Old Cedar Avenue South #126 Bloomington, Minnesota	476	1	1972	N/A	Land	\$18,100		Net Tax	\$494.28	14-027-24-11-0066
				N/A	Buildings	<u>\$19,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/13 \$29,000 (Foreclosure)
					Total	\$38,000	\$38,000	Total	\$494.28	
Thompson-Craven Properties 9400 Old Cedar Avenue South #135 Bloomington, Minnesota	476	1	1972	N/A	Land	\$18,100		Net Tax	\$492.78	14-027-24-11-0075
				N/A	Buildings	<u>\$19,800</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$37,900	\$37,900	Total	\$492.78	
Mary Beth Reinke 9400 Old Cedar Avenue South #215 Bloomington, Minnesota	700	1	1972	N/A	Land	\$29,800		Net Tax	\$493.30	14-027-24-11-0097
				N/A	Buildings	<u>\$28,500</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$58,300	\$58,300	Total	\$493.30	
Patrick L. Scott & S.K. Johnson-Scott 9400 Old Cedar Avenue South #302 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$799.04	14-027-24-11-0126
				N/A	Buildings	<u>\$52,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$91,600	\$91,600	Total	\$799.04	
Marilyn F. Mollet & M.R. Nichols 9400 Old Cedar Avenue South #112 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$788.46	14-027-24-11-0052
				N/A	Buildings	<u>\$26,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 3/04 \$46,000 (Contract Sale)
					Total	\$60,700	\$60,700	Total	\$788.46	

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Kathy L. Shafer & A.E. Schafer 9400 Old Cedar Avenue South #230 Bloomington, Minnesota	1,076	2	1972	N/A	Land	\$30,300		Net Tax	\$699.44	14-027-24-11-0112
				N/A	Buildings	<u>\$52,300</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/07 \$138,000
					Total	\$82,600	\$82,600	Total	\$699.44	Sale: 9/06 \$127,000
Joanne L. Sax 9400 Old Cedar Avenue South #310 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0134
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$61,700	\$61,700	Total	\$522.52	
Kevin C. Moot 9400 Old Cedar Avenue South #125 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$386.02	14-027-24-11-0065
				N/A	Buildings	<u>\$19,000</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/05 \$55,500 (Related Sale)
					Total	\$45,500	\$45,500	Total	\$386.02	
Cedar Cliff South Condo Association 9400 Old Cedar Avenue South #315 Bloomington, Minnesota	700	1	1972	N/A	Land	\$29,900		Net Tax	\$773.52	14-027-24-11-0139
				N/A	Buildings	<u>\$29,600</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$59,500	\$59,500	Total	\$773.52	
Carrissa M. Profant 9400 Old Cedar Avenue South #134 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$387.72	14-027-24-11-0074
				N/A	Buildings	<u>\$19,200</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/04 \$78,550
					Total	\$45,700	\$45,700	Total	\$387.72	
Patricia L. Razidlo 9400 Old Cedar Avenue South #138 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$382.84	14-027-24-11-0078
				N/A	Buildings	<u>\$18,600</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$45,100	\$45,100	Total	\$382.84	
Richard W. and Yvonne D. Gudim 9400 Old Cedar Avenue South #301 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$877.20	14-027-24-11-0125
				N/A	Buildings	<u>\$57,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$97,100	\$97,100	Total	\$877.20	
John M. Safranski 9400 Old Cedar Avenue South #111 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$536.92	14-027-24-11-0051
				N/A	Buildings	<u>\$29,300</u>		Spec Asmt	<u>\$0.00</u>	Sale: 11/05 \$94,000
					Total	\$63,300	\$63,300	Total	\$536.92	
J. Slava Thaler 9400 Old Cedar Avenue South #205 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$806.38	14-027-24-11-0087
				N/A	Buildings	<u>\$28,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/04 \$86,000
					Total	\$62,100	\$62,100	Total	\$806.38	
William E. & Gladys M. Johnson 9400 Old Cedar Avenue South #229 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$821.04	14-027-24-11-0111
				N/A	Buildings	<u>\$53,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$93,100	\$93,100	Total	\$821.04	
Annette & T. Herman, Tr. 9400 Old Cedar Avenue South #309 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$532.06	14-027-24-11-0133
				N/A	Buildings	<u>\$28,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,700	\$62,700	Total	\$532.06	
C.M. Forbes & L.S. Miller 9400 Old Cedar Avenue South #124 Bloomington, Minnesota	700	1	1972	N/A	Land	\$23,600		Net Tax	\$442.94	14-027-24-11-0064
				N/A	Buildings	<u>\$28,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$52,300	\$52,300	Total	\$442.94	
Matthew E. Mazzei 9400 Old Cedar Avenue South #133 Bloomington, Minnesota	700	1	1972	N/A	Land	\$23,600		Net Tax	\$682.44	14-027-24-11-0073
				N/A	Buildings	<u>\$28,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 5/10 \$51,500
					Total	\$52,500	\$52,500	Total	\$682.44	Sale: 7/05 \$90,000
William & Mary Meyer 9400 Old Cedar Avenue South #220 Bloomington, Minnesota	476	1	1972	N/A	Land	\$22,100		Net Tax	\$509.20	14-027-24-11-0102
				N/A	Buildings	<u>\$17,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$39,200	\$39,200	Total	\$509.20	
Barbara P. Smith 9400 Old Cedar Avenue South #242 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$821.04	14-027-24-11-0124
				N/A	Buildings	<u>\$53,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$93,100	\$93,100	Total	\$821.04	
Gregory E. Duchaine 9400 Old Cedar Avenue South #323 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$815.34	14-027-24-11-0147
				N/A	Buildings	<u>\$28,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 9/04 \$80,000
					Total	\$62,700	\$62,700	Total	\$815.34	
Moreau J. Sankey 9400 Old Cedar Avenue South #324 Bloomington, Minnesota	700	1	1972	N/A	Land	\$26,200		Net Tax	\$716.78	14-027-24-11-0148
				N/A	Buildings	<u>\$29,000</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$55,200	\$55,200	Total	\$716.78	
Wilson E. Quizhpi 9400 Old Cedar Avenue South #228 Bloomington, Minnesota	476	1	1972	N/A	Land	\$22,100		Net Tax	\$340.72	14-027-24-11-0110
				N/A	Buildings	<u>\$18,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/08 \$67,000
					Total	\$40,200	\$40,200	Total	\$340.72	
Violet A. Knutson 9400 Old Cedar Avenue South #101 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$875.72	14-027-24-11-0041
				N/A	Buildings	<u>\$57,600</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/04 \$171,900
					Total	\$97,000	\$97,000	Total	\$875.72	

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Lucy He Huang 9400 Old Cedar Avenue South #123 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0063
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/04 \$92,000
					Total	\$61,700	\$61,700	Total	\$522.52	
Mary Louise Krallman 9400 Old Cedar Avenue South #333 Bloomington, Minnesota	700	1	1972	N/A	Land	\$26,200		Net Tax	\$475.34	14-027-24-11-0157
				N/A	Buildings	<u>\$29,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/04 \$50,900
					Total	\$56,100	\$56,100	Total	\$475.34	
Jeffrey M. Fransen 9400 Old Cedar Avenue South #337 Bloomington, Minnesota	700	1	1972	N/A	Land	\$26,200		Net Tax	\$454.38	14-027-24-11-0161
				N/A	Buildings	<u>\$27,500</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$53,700	\$53,700	Total	\$454.38	
Joan L. Quist 9400 Old Cedar Avenue South #219 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$725.28	14-027-24-11-0101
				N/A	Buildings	<u>\$46,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$85,600	\$85,600	Total	\$725.28	
Tracy L. Hunter 9400 Old Cedar Avenue South #241 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$30,300		Net Tax	\$699.44	14-027-24-11-0123
				N/A	Buildings	<u>\$52,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$82,600	\$82,600	Total	\$699.44	
Laura L. Luhrs 9400 Old Cedar Avenue South #304 Bloomington, Minnesota	756	1	1972	N/A	Land	\$34,000		Net Tax	\$542.00	14-027-24-11-0128
				N/A	Buildings	<u>\$30,000</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$64,000	\$64,000	Total	\$542.00	
Daniel M. Miranowski 9400 Old Cedar Avenue South #210 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$532.06	14-027-24-11-0092
				N/A	Buildings	<u>\$28,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,700	\$62,700	Total	\$532.06	
Betty A. Rowe 9400 Old Cedar Avenue South #227 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0109
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$61,700	\$61,700	Total	\$522.52	
Carol F. Krech 9400 Old Cedar Avenue South #129 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$804.82	14-027-24-11-0069
				N/A	Buildings	<u>\$52,600</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$92,000	\$92,000	Total	\$804.82	
Timothy W. & J. Hanson 9400 Old Cedar Avenue South #314 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$713.86	14-027-24-11-0138
				N/A	Buildings	<u>\$44,800</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/06 \$134,900
					Total	\$84,200	\$84,200	Total	\$713.86	
Carol D. Moen 9400 Old Cedar Avenue South #336 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$532.06	14-027-24-11-0160
				N/A	Buildings	<u>\$28,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,700	\$62,700	Total	\$532.06	
Kelli J. Meyer 9400 Old Cedar Avenue South #330 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$30,300		Net Tax	\$712.36	14-027-24-11-0154
				N/A	Buildings	<u>\$53,800</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$84,100	\$84,100	Total	\$712.36	
Michael P. Fix 9400 Old Cedar Avenue South #218 Bloomington, Minnesota	476	1	1972	N/A	Land	\$22,100		Net Tax	\$549.52	14-027-24-11-0100
				N/A	Buildings	<u>\$20,200</u>		Spec Asmt	<u>\$0.00</u>	Sale: 7/10 \$39,000
					Total	\$42,300	\$42,300	Total	\$549.52	Sale: 2/07 \$82,500 Sale: 2/04 \$52,500
Rachel L. Maloney 9400 Old Cedar Avenue South #209 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$522.52	14-027-24-11-0091
				N/A	Buildings	<u>\$27,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$61,700	\$61,700	Total	\$522.52	
Michael D. Dohmen 9400 Old Cedar Avenue South #238 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$391.08	14-027-24-11-0120
				N/A	Buildings	<u>\$19,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$46,200	\$46,200	Total	\$391.08	
Christine J. Cassman 9400 Old Cedar Avenue South #234 Bloomington, Minnesota	476	1	1972	N/A	Land	\$26,500		Net Tax	\$379.66	14-027-24-11-0116
				N/A	Buildings	<u>\$18,300</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$44,800	\$44,800	Total	\$379.66	
Marina Obrien 9400 Old Cedar Avenue South #208 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$537.12	14-027-24-11-0090
				N/A	Buildings	<u>\$29,400</u>		Spec Asmt	<u>\$0.00</u>	Sale: 4/15 \$78,000
					Total	\$63,400	\$63,400	Total	\$537.12	Sale: 9/04 \$95,000
Harriet I. Nerud, Tr. 9400 Old Cedar Avenue South #321 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$546.66	14-027-24-11-0145
				N/A	Buildings	<u>\$30,500</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$64,500	\$64,500	Total	\$546.66	
Donald & Sherry Murphy 9400 Old Cedar Avenue South #335 Bloomington, Minnesota	455	1	1972	N/A	Land	\$22,100		Net Tax	\$522.64	14-027-24-11-0159
				N/A	Buildings	<u>\$18,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 12/11 \$33,000
					Total	\$40,200	\$40,200	Total	\$522.64	

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF CONDOMINIUM PROPERTIES IN OLD CEDAR AVE SB PROJECT										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Dwight R. Johnson 9400 Old Cedar Avenue South #142 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$1,215.54	14-027-24-11-0082
				N/A	Buildings	<u>\$54,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$93,600	\$93,600	Total	\$1,215.54	
James & Ethelmarie Lundquist 9400 Old Cedar Avenue South #217 Bloomington, Minnesota	980	2	1972	N/A	Land	\$39,400		Net Tax	\$715.54	14-027-24-11-0099
				N/A	Buildings	<u>\$45,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$84,500	\$84,500	Total	\$715.54	
Robert G. Sorenson 9400 Old Cedar Avenue South #313 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$509.60	14-027-24-11-0137
				N/A	Buildings	<u>\$26,200</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$60,200	\$60,200	Total	\$509.60	
Thompson-Craven Properties 9400 Old Cedar Avenue South #115 Bloomington, Minnesota	700	1	1972	N/A	Land	\$29,900		Net Tax	\$752.62	14-027-24-11-0055
				N/A	Buildings	<u>\$28,000</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$57,900	\$57,900	Total	\$752.62	
Robert C. Rowell, Tr. 9400 Old Cedar Avenue South #319 Bloomington, Minnesota	2,100	2	1972	N/A	Land	\$39,400		Net Tax	\$713.86	14-027-24-11-0143
				N/A	Buildings	<u>\$44,800</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$84,200	\$84,200	Total	\$713.86	
Allan R. & T.L. Lieder 9400 Old Cedar Avenue South #128 Bloomington, Minnesota	476	1	1972	N/A	Land	\$18,100		Net Tax	\$321.26	14-027-24-11-0068
				N/A	Buildings	<u>\$19,800</u>		Spec Asmt	<u>\$0.00</u>	Sale: 11/05 \$65,000
					Total	\$37,900	\$37,900	Total	\$321.26	
Renate Strina 9400 Old Cedar Avenue South #137 Bloomington, Minnesota	700	1	1972	N/A	Land	\$23,600		Net Tax	\$444.64	14-027-24-11-0077
				N/A	Buildings	<u>\$28,900</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$52,500	\$52,500	Total	\$444.64	
Scott A. & Alice Gunderson 9400 Old Cedar Avenue South #233 Bloomington, Minnesota	700	1	1972	N/A	Land	\$26,200		Net Tax	\$477.02	14-027-24-11-0115
				N/A	Buildings	<u>\$30,100</u>		Spec Asmt	<u>\$0.00</u>	Sale: 7/10 \$55,000
					Total	\$56,300	\$56,300	Total	\$477.02	Sale: 2/10 \$89,000 Sale: 9/05 \$87,900
Stacy J. Miller 9400 Old Cedar Avenue South #106 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$525.70	14-027-24-11-0046
				N/A	Buildings	<u>\$28,100</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$62,100	\$62,100	Total	\$525.70	
Michael R. Ebinger 9400 Old Cedar Avenue South #109 Bloomington, Minnesota	700	1	1972	N/A	Land	\$34,000		Net Tax	\$537.12	14-027-24-11-0049
				N/A	Buildings	<u>\$29,400</u>		Spec Asmt	<u>\$0.00</u>	Sale: 8/13 \$65,000
					Total	\$63,400	\$63,400	Total	\$537.12	Sale: 11/05 \$98,900 Sale: 1/04 \$88,900
Keith & Jill A. Bremel 9400 Old Cedar Avenue South #342 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$39,400		Net Tax	\$1,209.58	14-027-24-11-0166
				N/A	Buildings	<u>\$53,700</u>		Spec Asmt	<u>\$0.00</u>	Sale: 6/05 \$146,500
					Total	\$93,100	\$93,100	Total	\$1,209.58	
Chad Anderson 9400 Old Cedar Avenue South #141 Bloomington, Minnesota	1,055	2	1972	N/A	Land	\$30,300		Net Tax	\$1,028.88	14-027-24-11-0081
				N/A	Buildings	<u>\$48,900</u>		Spec Asmt	<u>\$0.00</u>	Sale: 2/15 \$71,000
					Total	\$79,200	\$79,200	Total	\$1,028.88	
Margaret A. Holz 9400 Old Cedar Avenue South #224 Bloomington, Minnesota	680	1	1972	N/A	Land	\$26,200		Net Tax	\$467.28	14-027-24-11-0106
				N/A	Buildings	<u>\$29,000</u>		Spec Asmt	<u>\$0.00</u>	Sale: 7/05 \$87,900
					Total	\$55,200	\$55,200	Total	\$467.28	
Average	741	1	1972				\$62,295			
Median	700	1	1972				\$61,700			

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF MULTI-UNIT RESIDENTIAL PROPERTIES IN BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Robert W. Shaw, Tr. 817 East Old Shakopee Road Bloomington, Minnesota	2,376	4	1967	0.34 (AC) 14,810 (SF)	Land Buildings Total	\$73,700 <u>\$151,100</u> \$224,800	\$224,800	Net Tax Spec Asmt Total	\$3,011.98 <u>\$0.00</u> \$3,011.98	14-027-24-24-0019 Sale: 3/13 \$250,000
Sally I. Arneson 8950 18th Avenue South Bloomington, Minnesota	1,484	4	1963	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$88,600 <u>\$131,700</u> \$220,300	\$220,300	Net Tax Spec Asmt Total	\$3,140.94 <u>\$0.00</u> \$3,140.94	11-027-24-14-0005
Lori L. Buchheit 8831 Queen Avenue South Bloomington, Minnesota	2,900	4	1966	0.38 (AC) 16,553 (SF)	Land Buildings Total	\$84,600 <u>\$130,200</u> \$214,800	\$214,800	Net Tax Spec Asmt Total	\$3,021.52 <u>\$0.00</u> \$3,021.52	08-027-24-14-0010 Sale: 12/06 \$310,000
Country Inn Inc. 9250 Old Cedar Avenue South Bloomington, Minnesota	18,614	N/A	1973	2.07 (AC) 90,169 (SF)	Land Buildings Total	\$585,500 <u>\$3,711,100</u> \$4,296,600	\$4,296,600	Net Tax Spec Asmt Total	\$78,120.56 <u>\$0.00</u> \$78,120.56	11-027-24-44-0087
Dean M. Akins 9300 Old Cedar Avenue South Bloomington, Minnesota	46,281	N/A	1969	6.65 (AC) 289,674 (SF)	Land Buildings Total	\$1,887,200 <u>\$7,915,400</u> \$9,802,600	\$9,802,600	Net Tax Spec Asmt Total	\$166,568.58 <u>\$0.00</u> \$166,568.58	11-027-24-44-0086
Franciscan Poor Clare Nuns 8650 Russell Avenue South Bloomington, Minnesota	22,413	N/A	1951	4.45 (AC) 193,842 (SF)	Land Buildings Total	N/A N/A N/A	N/A	Net Tax Spec Asmt Total	Exempt <u>\$0.00</u> Exempt	08-027-24-11-0071
Union Oil Company of California 9201 Old Cedar Avenue South Bloomington, Minnesota	3,448	N/A	1980	1.04 (AC) 45,302 (SF)	Land Buildings Total	\$270,600 <u>\$41,000</u> \$311,600	\$311,600	Net Tax Spec Asmt Total	\$5,098.16 <u>\$0.00</u> \$5,098.16	12-027-24-33-0031

SUMMARY OF CHURCH AND SCHOOL PROPERTIES IN BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
Luth. Ch. Of The Redemption 927 East Old Shakopee Road Bloomington, Minnesota	32,090	N/A	1956	5.57 (AC) 242,629 (SF)	Land Buildings Total	\$123,000 <u>\$5,000</u> \$128,000	\$128,000	Net Tax Spec Asmt Total	\$3,807.96 <u>\$0.00</u> \$3,807.96	14-027-24-24-0076
Luth. Ch. Of The Redemption 1010 98th Street East Bloomington, Minnesota	N/A	N/A	N/A	0.43 (AC) 18,731 (SF)	Land Buildings Total	N/A N/A N/A	N/A	Net Tax Spec Asmt Total	Exempt <u>\$0.00</u> Exempt	14-027-24-24-0077
Cedar Crest Free Methodist Church 1630 East 90th Street Bloomington, Minnesota	4,840	N/A	1955	2.48 (AC) 108,029 (SF)	Land Buildings Total	N/A N/A N/A	N/A	Net Tax Spec Asmt Total	Exempt <u>\$0.00</u> Exempt	11-027-24-14-0029
School District No. 271 9801 11th Avenue South Bloomington, Minnesota	55,945	N/A	1960	12.85 (AC) 559,746 (SF)	Land Buildings Total	N/A N/A N/A	N/A	Net Tax Spec Asmt Total	Exempt <u>\$0.00</u> Exempt	14-027-24-31-0001
School District No. 271 8900 Queen Avenue South Bloomington, Minnesota	299	N/A	1956	6.66 (AC) 290,110 (SF)	Land Buildings Total	\$42,300 <u>\$90,200</u> \$132,500	\$132,500	Net Tax Spec Asmt Total	Exempt <u>\$0.00</u> Exempt	08-027-24-14-0018
Lsref4 Rebound LLC 2601 West 88th Street Bloomington, Minnesota	172,887	N/A	1956	21.45 (AC) 934,362 (SF)	Land Buildings Total	\$8,407,800 <u>\$2,512,200</u> \$10,920,000	\$10,920,000	Net Tax Spec Asmt Total	\$439,527.46 <u>\$0.00</u> \$439,527.46	08-027-24-14-0017 Sale: 5/15 \$20,098,990

DESCRIPTION OF NEIGHBORHOOD

SUMMARY OF COMMERCIAL PROPERTIES IN BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Croix Oil Company 9200 Old Cedar Avenue South Bloomington, Minnesota	3,395	N/A	1968	1.16 (AC) 50,530 (SF)	Land	\$578,700		Net Tax	\$34,114.68	11-027-24-44-0001
					Buildings	\$305,400		Spec Asmt	\$0.00	
					Total	\$884,100	\$884,100	Total	\$34,114.68	
Dj Petes Enterprises Inc. 9149 Old Cedar Avenue South Bloomington, Minnesota	2,002	N/A	1956	0.52 (AC) 22,651 (SF)	Land	\$264,400		Net Tax	\$12,223.18	12-027-24-32-0026
					Buildings	\$74,600		Spec Asmt	\$0.00	
					Total	\$339,000	\$339,000	Total	\$12,223.18	
Realty Income Props 3 LLC 1800 East 90th Street & 8948 Old Cedar Avenue South Bloomington, Minnesota	2,610	N/A	1975	0.85 (AC) 37,026 (SF)	Land	\$368,600		Net Tax	\$24,818.20	11-027-24-14-0084 & 11-027-24-14-0085
					Buildings	\$284,300		Spec Asmt	\$0.00	
					Total	\$652,900	\$652,900	Total	\$24,818.20	
Boris Corporation 9000 Old Cedar Avenue South Bloomington, Minnesota	2,785	N/A	1986	0.39 (AC) 16,988 (SF)	Land	\$167,800		Net Tax	\$9,707.08	11-027-24-41-0114
					Buildings	\$109,300		Spec Asmt	\$0.00	
					Total	\$277,100	\$277,100	Total	\$9,707.08	
Little Canada Mini Storage LLC 8900 Penn Avenue South Bloomington, Minnesota	8,052	N/A	1970	1.17 (AC) 50,965 (SF)	Land	\$633,900		Net Tax	\$75,631.10	08-027-24-14-0015
					Buildings	\$1,274,700		Spec Asmt	\$0.00	
					Total	\$1,908,600	\$1,908,600	Total	\$75,631.10	
P & T Adventures LLC 8950 Penn Avenue South Bloomington, Minnesota	1,829	N/A	1990	0.97 (AC) 42,253 (SF)	Land	\$612,100		Net Tax	\$29,854.24	08-027-24-14-0023
					Buildings	\$162,900		Spec Asmt	\$0.00	
					Total	\$775,000	\$775,000	Total	\$29,854.24	
Lyndale Terminal Company 8920 Penn Avenue South Bloomington, Minnesota	3,676	N/A	1996	0.77 (AC) 33,541 (SF)	Land	\$455,000		Net Tax	\$34,902.08	08-027-24-14-0022
					Buildings	\$445,000		Spec Asmt	\$0.00	
					Total	\$900,000	\$900,000	Total	\$34,902.08	
Hennepin County 8800 Penn Avenue South Bloomington, Minnesota	15,060	N/A	1969	2.17 (AC) 94,525 (SF)	Land	N/A		Net Tax	Exempt	08-027-24-14-0016
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
Russomanno Enterprises LLC 8910 Penn Avenue South Bloomington, Minnesota	5,195	N/A	1959	0.64 (AC) 27,878 (SF)	Land	\$372,600		Net Tax	\$28,129.96	08-027-24-14-0019
					Buildings	\$381,700		Spec Asmt	\$0.00	
					Total	\$754,300	\$754,300	Total	\$28,129.96	

SUMMARY OF PARK / OPEN SPACE / RAIL PROPERTIES IN BLOOMINGTON										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015			Property Taxes Payable 2015		Comments
Vil. Of Bloomington 3806 West 103rd Street Bloomington, Minnesota	N/A	N/A	N/A	1.61 (AC) 70,132 (SF)	Land	N/A		Net Tax	Exempt	20-027-24-22-0027
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
United States of America 9500 Old Cedar Avenue South Bloomington, Minnesota	N/A	N/A	N/A	173.86 (AC) 7,573,342 (SF)	Land	N/A		Net Tax	Exempt	13-027-24-22-0011
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
City Of Bloomington 1200 90th Street East Bloomington, Minnesota	N/A	N/A	N/A	1.99 (AC) 86,684 (SF)	Land	N/A		Net Tax	Exempt	11-027-24-13-0049
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
City Of Bloomington 8501 17th Avenue South Bloomington, Minnesota	N/A	N/A	N/A	13.04 (AC) 568,022 (SF)	Land	N/A		Net Tax	Exempt	02-027-24-44-0060
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
City Of Bloomington 1701 East 84th Street Bloomington, Minnesota	996	N/A	1962	0.34 (AC) 14,810 (SF)	Land	N/A		Net Tax	Exempt	02-027-24-44-0061
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
City Of Bloomington 6251 84th Street West Bloomington, Minnesota	4,152	N/A	1970	60.74 (AC) 2,645,834 (SF)	Land	N/A		Net Tax	Exempt	17-116-21-44-0001
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	Exempt	
Soo Line Railroad Company 6200 94th Street West Bloomington, Minnesota	N/A	N/A	N/A	8.29 (AC) 361,112 (SF)	Land	N/A		Net Tax	N/A	20-116-21-11-0001
					Buildings	N/A		Spec Asmt	\$0.00	
					Total	N/A	N/A	Total	N/A	

SCOPE OF CONSULTATION

In order to estimate special benefit from the 2016 Pavement Management Program Street Reconstruction Project, the following methodology was employed.

1. Researched other reconstruction projects in the city of Bloomington.
2. Investigated sales of single-family residential properties that sold before and after the reconstruction projects occurred, in order to isolate benefit from each particular project.
3. After investigating the above sales, and adjusting the sales for market conditions, the sales that occurred before the reconstruction project were compared to sales that occurred after the project was completed.
4. The multiple indications were then reconciled into an anticipated range of special benefit for affected single-family residential properties in the proposed project area on a residential equivalent unit basis.
5. After single-family residential property benefits were determined, site and property use characteristics were investigated on the non-single-family residential properties. The relationship between size and frontage was determined, and the resulting ratio was compared to a similar single-family residential ratio. Trip generation data was also used to estimate benefit to the commercial properties.

MARKET VALUE DEFINED

Market value as utilized in this appraisal report conforms to the following definition obtained from Pages 122-123 of *The Dictionary of Real Estate Appraisal*, Fifth Edition.

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *Buyer and seller are typically motivated;*
- *Both parties are well informed or well advised, and acting in what they consider their best interests;*

MARKET VALUE DEFINED

- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Unless otherwise noted in the appraisal report, market value shall represent cash equivalent terms where the seller receives all cash for their interest. The property may be financed at typical market terms under this definition.

The above definition describes market value as an exchange concept. According to *The Dictionary of Real Estate Appraisal*, Fifth Edition, at Page 206, value in exchange is defined as the "attribution of value to goods or services based on what can be obtained for them in exchange for other goods and services."

SALES COMPARISON APPROACH

The sales comparison approach to value examines the sale prices of other properties similar to the before and after conditions of the subject project area that have sold in the marketplace. This approach is good evidence of value because it represents the activities and reactions of sellers, users and investors as they respond to the marketplace.

The theory behind the sales comparison approach is based on the "principle of substitution," which implies that a prudent person will not pay more to buy or rent a property than it will cost to buy or rent a comparable substitute property. The validity of this approach is based on the assumption that continuity exists between similar properties of like adequacy and their market values. The reliability of this technique is dependent upon the availability of sales data and the degree of comparability of the sales studied.

SALES COMPARISON APPROACH

To apply this approach to the Bloomington 2016 Pavement Management Program Street Reconstruction project area, information has been sought on similar reconstruction projects located in single-family residential areas. The function of this consultation is to estimate the level of special benefit resulting from reconstruction and upgrade of bituminous-surfaced streets with concrete curb and gutter, and spot repair of sanitary sewer and water main services, where needed. It is noted that special benefit resulting from road reconstruction with extension of municipal water services will be analyzed in a subsequent section of this report.

It is often necessary to analyze similar projects in other communities; however, in this particular case, there were an adequate number of past projects in the city of Bloomington available for analysis. In addition, while there may be slight differences between projects, in general, all of the projects included reconstruction of bituminous-surfaced streets with installation or replacement of concrete curb and gutter, and repair or replacement of storm sewer, sanitary sewer and water main, where needed.

This analysis will first examine special benefit to single-family residential properties in past project areas, which will then be correlated to the subject project area(s). Several projects have been identified with before and after sales that are relevant to this analysis. The comparable reconstruction projects are summarized on the following pages.

Road Reconstruction

Single-Family Residential

The reconstruction projects that occurred in Bloomington included reconstruction of bituminous-surfaced streets with installation or replacement of concrete curb and gutter, and repair or replacement of storm sewer, sanitary sewer and water main, where needed. Sales have been selected that occurred both before and after projects throughout each project area in Bloomington. However, foreclosures and lender-mediated short sales, as well as non-homogeneous properties, were excluded from the study areas analyzed. Just as the subject area properties have been separated into East and West Bloomington, sales occurring before and after past reconstruction projects have also been separated into East and West Bloomington, unless otherwise indicated.

SALES COMPARISON APPROACH

Road Reconstruction

Single-Family Residential

Projects analyzed include those from 2005 to 2013, and the following projects/sub-project areas had enough homogeneous data to provide for meaningful analysis:

- 2005-1 Street Improvement Project (West Bloomington)
- 2007-101 Street Improvement Project (West Bloomington)
- 2007-101 Street Improvement Project (East Bloomington)
- 2007-101 (2008 Construction) Street Improvement Project (West Bloomington)
- 2008-101 Street Improvement Project (West Bloomington)
- 2009-101 Street Improvement Project (West Bloomington)
- 2009-101 Street Improvement Project (East Bloomington)
- 2010-101 Street Improvement Project (East Bloomington)
- 2011-101 Street Improvement Project (East Bloomington)
- 2012-101 Street Improvement Project (West & East Bloomington)
- 2013-101 Street Improvement Project (West Bloomington)
- 2013-101 Street Improvement Project (East Bloomington)

The projects analyzed all occurred along sections of roadway fronting lots that range in size from approximately 0.17 acres to 1.29 acres. In order to isolate benefit, the sale prices of properties in the project area are trended for changes in market conditions, and are trended to the average after sale price. Residential sales data, excluding new construction, has been extracted for Bloomington using the Multiple Listing Service (MLS) for the years 2001 through 2015. A summary of this sales data can be found in the Addenda to this report as Exhibit 1, and was the basis for the market conditions adjustments applied to the projects analyzed in Bloomington.

The residential sales from all twelve Bloomington projects/sub-projects analyzed are summarized and adjusted for market conditions on the following pages, with sale/re-sale pairings highlighted in yellow.

SALES COMPARISON APPROACH

West Bloomington 2005 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	5850 Mount Normandale Drive	Sep-07	0.61 AC	4,066	\$540,000	\$551,556
2	5705 Mount Normandale Drive	Aug-07	0.95 AC	3,054	\$485,000	\$494,215
3	5715 Mount Normandale Drive	Aug-07	0.38 AC	2,968	\$450,365	\$458,922
4	11017 Glen Wilding Lane	Jul-07	0.31 AC	2,800	\$365,454	\$371,521
5	11040 Glen Wilding Lane	Jun-07	0.46 AC	4,132	\$704,626	\$714,773
6	7651 100th Street West	Jun-07	0.24 AC	2,548	\$362,000	\$367,213
7	10016 Utah Avenue South	Mar-07	0.35 AC	2,255	\$295,000	\$297,183
8	7445 100th Street Circle West	Feb-07	0.46 AC	2,913	\$412,000	\$414,142
9	11052 Glen Wilding Lane	Dec-06	0.40 AC	2,750	\$349,000	\$349,663
10	10041 Quebec Avenue South	Oct-06	0.30 AC	2,315	\$294,735	\$294,735
11	7401 100th Street West	Sep-06	0.30 AC	3,002	\$376,882	\$376,505
12	7409 100th Street West	Jun-06	0.20 AC	1,706	\$259,900	\$258,886
13	7417 100th Street West	Jun-06	0.25 AC	1,916	\$269,900	\$268,847
14	10905 Humboldt Avenue South	Jun-06	0.45 AC	2,694	\$367,536	\$366,103
15	7709 99th Street Circle West	Apr-06	0.36 AC	2,798	\$393,000	\$390,721
16	7429 100th Street Circle West	Apr-06	0.35 AC	2,656	\$390,000	\$387,738
17	7650 100th Street West	Mar-06	0.62 AC	2,361	\$337,503	\$335,208
18	7717 99th Street Circle West	Feb-06	0.35 AC	2,341	\$361,500	\$358,716
19	10260 Scarborough Circle	Jan-06	0.40 AC	2,208	\$289,500	\$286,981
After Project Averages		Oct-06	0.41 AC	2,710	\$384,416	\$386,507
Sales Before Project						
1	10264 Scarborough Circle	Dec-04	0.35 AC	2,808	\$340,000	\$355,810
2	5615 Mount Normandale Drive	Jul-04	1.29 AC	3,785	\$565,000	\$607,262
3	7658 100th Street West	Jul-04	0.70 AC	2,094	\$290,000	\$311,692
4	11005 Glen Wilding Lane	Jun-04	0.39 AC	1,782	\$310,000	\$334,924
5	10913 Glen Wilding Lane	Jun-04	0.37 AC	3,000	\$337,000	\$364,095
6	7516 100th Street West	Jun-04	0.30 AC	1,590	\$239,900	\$259,188
7	6001 Mount Normandale Drive	Mar-04	0.50 AC	3,688	\$465,000	\$510,291
8	7811 100th Street West	Feb-04	0.41 AC	2,070	\$235,000	\$259,205
9	10921 Glen Wilding Lane	Oct-03	0.35 AC	1,872	\$250,000	\$281,975
10	7449 100th Street West	Sep-03	0.33 AC	2,736	\$285,000	\$323,276
11	10000 Yukon Avenue South	Jun-03	0.31 AC	1,816	\$245,000	\$282,632
12	10917 Glen Wilding Lane	Apr-03	0.36 AC	3,970	\$390,000	\$454,935
13	11005 Glen Wilding Lane	Mar-03	0.39 AC	1,782	\$275,000	\$322,548
14	7708 99th Street West	Sep-02	0.50 AC	5,250	\$540,000	\$649,458
15	7820 100th Street West	Sep-02	0.25 AC	2,010	\$284,900	\$342,649
16	10264 Scarborough Circle	May-02	0.35 AC	2,808	\$256,500	\$312,879
17	10901 Humboldt Avenue South	Mar-02	0.33 AC	3,803	\$330,000	\$405,306
18	11056 Glen Wilding Lane	Feb-02	0.46 AC	2,228	\$265,000	\$326,613
19	5310 Paola Circle	Feb-02	0.31 AC	3,200	\$385,000	\$474,513
Before Project Averages		Jul-03	0.44 AC	2,752	\$330,963	\$377,855
After Project:					= \$386,507	
Before Project:					= \$377,855	
Indicated Benefit:					\$8,652	
					2.29%	

SALES COMPARISON APPROACH

West Bloomington 2007 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	10117 Beard Avenue South	Oct-11	0.37 AC	2,090	\$237,864	\$261,222
2	8125 Lea Road	Jun-11	0.45 AC	2,741	\$279,251	\$294,275
3	8116 Lea Road	Apr-11	0.34 AC	1,759	\$225,250	\$232,661
4	10116 Beard Avenue South	Feb-10	0.34 AC	1,924	\$223,000	\$219,990
5	8032 Lea Road	Nov-09	0.47 AC	3,532	\$430,000	\$416,799
After Project Averages		Nov-10	0.39 AC	2,409	\$279,073	\$284,989
Sales Before Project						
1	10117 Beard Avenue South	Nov-05	0.37 AC	2,090	\$268,000	\$205,985
2	10900 Girard Curve	Jan-05	0.32 AC	2,050	\$330,000	\$264,099
3	8024 Lea Road	Nov-04	0.39 AC	2,591	\$320,000	\$258,912
4	10925 Girard Curve	Aug-04	0.48 AC	3,640	\$459,500	\$377,709
5	10817 Humboldt Avenue South	Jul-04	0.31 AC	3,188	\$365,000	\$301,636
6	7940 Lea Road	Jul-03	0.50 AC	1,162	\$245,000	\$216,115
7	10816 Girard Circle South	May-03	0.33 AC	2,480	\$379,000	\$338,068
8	10809 Humboldt Avenue South	Jan-03	0.32 AC	3,063	\$295,000	\$268,981
Before Project Averages		Apr-04	0.38 AC	2,533	\$332,688	\$278,938
					After Project:	= \$284,989
					Before Project:	= \$278,938
					Indicated Benefit:	\$6,051 2.17%

SALES COMPARISON APPROACH

East Bloomington 2007 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	9448 10th Avenue South	Dec-11	0.39 AC	800	\$123,000	\$139,679
2	9853 Dellridge Road	Sep-11	0.47 AC	2,650	\$297,000	\$326,700
3	9200 17th Avenue South	Aug-11	0.23 AC	1,925	\$172,149	\$187,401
4	9600 14th Avenue South	Mar-10	0.39 AC	2,240	\$213,400	\$213,400
5	9845 Dellridge Road	Nov-09	0.49 AC	2,093	\$244,998	\$240,368
6	9030 18th Avenue South	Oct-09	0.26 AC	1,050	\$151,752	\$147,700
7	1510 98th Street East	Aug-08	0.45 AC	2,094	\$218,750	\$188,234
8	9401 10th Avenue South	Jan-08	0.38 AC	980	\$173,900	\$139,520
After Project Averages		Mar-10	0.38 AC	1,729	\$199,369	\$197,875
Sales Before Project						
1	10424 Harriet Avenue South	Sep-06	0.36 AC	1,778	\$223,000	\$173,383
2	9018 18th Avenue South	Aug-06	0.26 AC	1,700	\$234,900	\$182,470
3	9513 10th Avenue South	Jul-06	0.45 AC	1,452	\$220,500	\$171,108
4	9850 Dellridge Road	Jun-06	0.42 AC	2,712	\$325,000	\$251,973
5	9548 10th Avenue South	Aug-05	0.33 AC	1,520	\$225,000	\$177,210
6	9630 16th Avenue South	Feb-05	0.45 AC	1,618	\$230,000	\$185,587
7	9000 18th Avenue South	Oct-04	0.26 AC	1,600	\$217,000	\$178,656
8	10431 Harriet Avenue South	Sep-04	0.35 AC	1,764	\$237,900	\$196,910
9	1614 East Old Shakopee Road	Jul-04	0.40 AC	1,880	\$205,000	\$171,483
10	10406 Harriet Avenue South	Jul-04	0.47 AC	1,330	\$209,900	\$175,581
11	1400 98th Street East	Oct-03	0.42 AC	1,499	\$175,000	\$153,615
12	10437 Harriet Avenue South	Aug-03	0.38 AC	1,935	\$235,000	\$208,657
13	9853 Dellridge Road	Apr-03	0.47 AC	2,650	\$296,000	\$268,738
14	9601 Elliot Avenue South	Mar-03	0.39 AC	1,454	\$205,000	\$187,145
15	9548 10th Avenue South	Mar-03	0.33 AC	1,104	\$165,000	\$150,629
Before Project Averages		Oct-04	0.38 AC	1,733	\$226,947	\$188,876
				After Project:	= \$197,875	
				Before Project:	= \$188,876	
				Indicated Benefit:	\$8,999	
					4.76%	

SALES COMPARISON APPROACH

West Bloomington 2007 Reconstruction Project (Construction in 2008)						
Improved Sale		Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time
Sales After Project						
1	11000 Queen Avenue South	Apr-12	0.28 AC	2,112	\$158,670	\$174,727
2	2311 110th Street West	Aug-11	0.40 AC	2,464	\$255,000	\$270,632
3	10956 Vincent Avenue South	Jul-09	0.30 AC	1,860	\$228,333	\$211,505
	After Project Averages	Feb-11	0.33 AC	2,145	\$214,001	\$218,955
Sales Before Project						
1	2511 110th Street West	Dec-06	0.36 AC	2,103	\$250,000	\$190,175
2	2331 110th Street West	Oct-04	0.37 AC	2,050	\$259,000	\$208,003
3	2411 110th Street West	May-04	0.35 AC	2,353	\$284,200	\$234,323
	Before Project Averages	May-05	0.36 AC	2,169	\$264,400	\$210,834
					After Project:	= \$218,955
					Before Project:	= \$210,834
					Indicated Benefit:	\$8,121
						3.85%

SALES COMPARISON APPROACH

West Bloomington 2008 Reconstruction Project						
Improved Sale		Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time
Sales After Project						
1	8335 Little Road	Sep-12	0.26 AC	2,065	\$244,000	\$259,079
2	8215 Johnson Circle	Aug-12	0.28 AC	1,931	\$235,000	\$250,792
3	8332 Little Road	Dec-11	0.26 AC	1,760	\$193,030	\$211,349
4	8318 Morris Road	Mar-11	0.41 AC	2,064	\$160,184	\$160,184
5	8224 Johnson Avenue South	Aug-09	0.24 AC	2,167	\$237,138	\$219,305
6	8335 Little Road	Apr-09	0.26 AC	2,065	\$262,726	\$234,956
After Project Averages		Mar-11	0.29 AC	2,009	\$222,013	\$222,611
Sales Before Project						
1	8215 Johnson Circle	Oct-07	0.28 AC	1,053	\$224,000	\$172,413
2	8330 Morris Road	Jan-07	0.29 AC	1,967	\$256,500	\$193,401
3	4419 82nd Street West	Oct-06	0.23 AC	1,604	\$245,000	\$184,191
4	8147 Rhode Island Circle	Aug-06	0.26 AC	2,010	\$307,000	\$230,373
5	8201 Johnson Circle	Jul-06	0.30 AC	1,621	\$226,500	\$169,784
6	8319 Morris Road	May-06	0.25 AC	1,424	\$249,934	\$187,001
7	8133 Rhode Island Circle	May-06	0.37 AC	2,990	\$341,500	\$255,510
8	8129 Rhode Island Circle	Sep-05	0.26 AC	2,630	\$375,000	\$284,138
9	8143 Rhode Island Circle	Aug-05	0.31 AC	2,442	\$365,000	\$277,656
10	8312 Johnson Circle	Aug-05	0.30 AC	2,300	\$269,900	\$205,313
11	8324 Morris Road	Aug-05	0.31 AC	2,504	\$325,000	\$247,228
12	4600 84th Street West	Jul-05	0.25 AC	1,812	\$237,000	\$181,044
13	8344 Little Road	Jun-05	0.26 AC	1,116	\$235,000	\$179,517
14	8147 Rhode Island Circle	Jan-05	0.26 AC	2,010	\$272,650	\$213,349
15	8336 Johnson Avenue South	Nov-04	0.28 AC	2,052	\$265,000	\$209,615
16	8344 Little Road	Nov-04	0.26 AC	1,116	\$172,000	\$136,052
17	8129 Rhode Island Circle	May-04	0.26 AC	2,630	\$355,145	\$289,976
18	8301 Johnson Avenue South	Apr-04	0.26 AC	1,986	\$257,000	\$210,920
Before Project Averages		Oct-05	0.28 AC	1,959	\$276,618	\$212,638
					After Project:	= \$222,611
					Before Project:	= \$212,638
					Indicated Benefit:	\$9,973
						4.69%

SALES COMPARISON APPROACH

West Bloomington 2009 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	7360 Bush Lake Drive	Sep-13	0.33 AC	3,724	\$534,500	\$471,482
2	7812 Bush Lake Drive	Jul-12	0.38 AC	3,894	\$425,878	\$420,895
3	10630 Thomas Avenue South	Aug-11	0.38 AC	2,004	\$190,035	\$195,698
4	7700 Bush Lake Drive	Aug-11	0.23 AC	3,487	\$421,466	\$434,026
5	7701 Bush Lake Drive	Jul-11	0.35 AC	4,568	\$501,500	\$521,560
6	7650 Bush Lake Drive	Jun-10	0.43 AC	3,712	\$378,921	\$338,831
After Project Averages		Nov-11	0.35 AC	3,565	\$408,717	\$397,082
Sales Before Project						
1	7825 Bush Lake drive	Nov-08	0.42 AC	3,760	\$590,000	\$465,038
2	10600 Thomas Avenue South	Aug-08	0.28 AC	1,702	\$222,300	\$170,260
3	10637 Thomas Avenue South	Dec-07	0.38 AC	2,637	\$283,500	\$201,994
4	7432 Bush Lake Drive	Nov-07	0.36 AC	4,340	\$830,000	\$590,047
5	7813 Bush Lake Drive	Jul-07	0.49 AC	4,651	\$736,000	\$518,512
6	7324 Bush Lake Drive	Jun-07	0.38 AC	3,510	\$665,000	\$467,429
7	7825 Bush Lake Drive	Dec-05	0.42 AC	3,760	\$586,000	\$404,106
8	10649 Thomas Avenue South	May-05	0.39 AC	2,918	\$326,500	\$231,684
Before Project Averages		Jun-07	0.39 AC	3,410	\$529,913	\$381,134
				After Project:	= \$397,082	
				Before Project:	= \$381,134	
				Indicated Benefit:	\$15,948	
					4.18%	

SALES COMPARISON APPROACH

East Bloomington 2009 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	9219 16th Avenue South	Nov-13	0.26 AC	1,600	\$169,336	\$143,614
2	1713 89th Street East	Aug-13	0.28 AC	2,010	\$185,846	\$162,411
3	1607 89th Street East	May-12	0.27 AC	2,400	\$164,721	\$161,311
4	9549 Portland Avenue South	Apr-12	0.26 AC	1,952	\$162,700	\$160,162
5	9136 13th Avenue South	Oct-11	0.24 AC	1,558	\$163,583	\$158,855
6	9415 Blaisdell Avenue South	Jul-11	0.42 AC	1,820	\$228,664	\$215,447
7	8825 Portland Avenue South	Oct-10	0.30 AC	2,190	\$191,800	\$168,861
8	9300 Bloomington Avenue	Mar-10	0.26 AC	2,132	\$209,000	\$182,060
After Project Averages		Jan-12	0.29 AC	1,958	\$184,456	\$169,090
Sales Before Project						
1	9548 Columbus Avenue South	Aug-08	0.24 AC	2,112	\$210,000	\$157,416
2	9612 Columbus Avenue South	Jun-08	0.26 AC	2,053	\$237,800	\$174,807
3	1612 89th Street East	Sep-07	0.32 AC	1,104	\$204,670	\$141,754
4	9601 Columbus Avenue South	Jun-07	0.24 AC	2,143	\$220,740	\$151,825
5	9230 Bloomington Avenue	Dec-06	0.27 AC	1,996	\$243,000	\$165,070
6	1613 89th Street East	Dec-06	0.27 AC	1,714	\$234,000	\$158,956
7	9601 Oakland Avenue South	Oct-06	0.23 AC	2,175	\$267,900	\$181,636
8	9600 Oakland Avenue South	Apr-06	0.29 AC	1,789	\$223,000	\$150,302
9	9225 16th Avenue South	Feb-06	0.33 AC	3,720	\$265,000	\$178,266
10	9242 16th Avenue South	Dec-05	0.24 AC	1,742	\$230,900	\$155,834
11	1712 89th Street East	Dec-05	0.27 AC	2,018	\$244,814	\$165,225
12	9137 14th Avenue South	Jul-05	0.24 AC	1,685	\$234,000	\$161,203
13	1700 89th Street East	Jun-05	0.34 AC	1,707	\$242,000	\$167,391
14	9549 Oakland Avenue South	May-05	0.26 AC	1,981	\$249,900	\$173,531
15	9719 Columbus Avenue South	Apr-05	0.25 AC	1,953	\$215,000	\$149,920
16	9300 Bloomington Avenue	Mar-05	0.26 AC	2,132	\$234,000	\$163,823
17	9624 Columbus Avenue South	Mar-05	0.27 AC	1,053	\$218,000	\$152,622
Before Project Averages		May-06	0.27 AC	1,946	\$233,807	\$161,740
					After Project:	= \$169,090
					Before Project:	= \$161,740
					Indicated Benefit:	\$7,350
						4.54%

SALES COMPARISON APPROACH

East Bloomington 2010 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	1100 94th Street East	Nov-13	0.24 AC	1,809	\$170,720	\$148,475
2	8424 Clinton Avenue South	Apr-13	0.26 AC	2,310	\$187,126	\$174,757
3	8108 Clinton Avenue South	Sep-12	0.22 AC	2,130	\$193,465	\$190,447
4	8833 Oakland Avenue South	Jun-12	0.28 AC	1,848	\$170,000	\$170,000
5	8443 Clinton Avenue South	Oct-11	0.26 AC	1,404	\$186,240	\$185,625
6	7900 Clinton Avenue South	Jan-11	0.19 AC	1,546	\$172,614	\$156,682
After Project Averages		Jun-12	0.24 AC	1,841	\$180,028	\$170,998
Sales Before Project						
1	8419 Clinton Avenue South	May-09	0.25 AC	1,920	\$149,550	\$124,844
2	8933 Oakland Avenue South	Jul-08	0.28 AC	1,904	\$202,000	\$153,904
3	8040 Clinton Avenue South	Jul-08	0.19 AC	1,422	\$194,105	\$147,889
4	9337 Columbus Avenue South	Sep-07	0.27 AC	2,476	\$247,900	\$176,232
5	8908 Oakland Avenue South	Aug-07	0.27 AC	1,612	\$227,000	\$160,988
Before Project Averages		Apr-08	0.25 AC	1,867	\$204,111	\$152,771
				After Project:	= \$170,998	
				Before Project:	= \$152,771	
				Indicated Benefit:	\$18,227	
					11.93%	

SALES COMPARISON APPROACH

East Bloomington 2011 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	1000 82nd Street West	Sep-14	0.23 AC	1,192	\$151,843	\$139,802
2	8308 Harriet Avenue South	Sep-14	0.23 AC	1,748	\$206,800	\$190,401
3	8327 Harriet Avenue South	Jul-14	0.23 AC	1,600	\$191,000	\$177,133
4	9140 Park Avenue South	Mar-14	0.37 AC	1,755	\$200,000	\$188,260
5	9500 Park Avenue South	Mar-14	0.28 AC	1,818	\$185,000	\$174,141
6	8948 Chicago Avenue South	Dec-13	0.26 AC	1,944	\$230,958	\$221,304
7	9240 Oakland Avenue South	Aug-13	0.37 AC	1,342	\$160,675	\$160,675
8	8212 Garfield Avenue South	Jun-13	0.23 AC	1,836	\$163,627	\$167,194
9	8214 Harriet Avenue South	Jan-13	0.23 AC	1,376	\$163,930	\$176,421
10	8120 Oakland Avenue South	Jul-12	0.23 AC	1,389	\$123,500	\$137,122
11	8309 Garfield Avenue South	Jun-12	0.23 AC	1,112	\$137,500	\$153,436
12	8315 Harriet Avenue South	Feb-12	0.23 AC	1,702	\$160,000	\$182,176
After Project Averages		Aug-13	0.26 AC	1,568	\$172,903	\$172,339
Sales Before Project						
1	8233 Garfield Avenue South	Oct-10	0.26 AC	1,928	\$203,700	\$205,228
2	8205 Harriet Avenue South	May-10	0.23 AC	1,376	\$170,332	\$170,315
3	9140 Park Avenue South	Mar-10	0.37 AC	1,755	\$179,733	\$179,176
4	9040 Park Avenue South	Oct-09	0.23 AC	1,000	\$136,770	\$132,694
5	8204 Harriet Avenue South	Aug-09	0.23 AC	1,512	\$167,962	\$160,303
6	9020 Park Avenue South	Sep-08	0.38 AC	1,547	\$169,000	\$146,354
Before Project Averages		Nov-09	0.28 AC	1,520	\$171,250	\$165,678
				After Project:	= \$172,339	
				Before Project:	= \$165,678	
				Indicated Benefit:	\$6,661	
					4.02%	

SALES COMPARISON APPROACH

Bloomington 2012 Reconstruction Project (West & East)						
Improved Sale		Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time
Sales After Project						
1	8544 Nicollet Avenue South	Jun-15	0.29 AC	1,336	\$189,597	\$180,022
2	8037 Thomas Lane	Feb-14	0.23 AC	954	\$159,847	\$159,240
3	8013 Thomas Avenue South	Jul-13	0.30 AC	2,675	\$209,800	\$223,521
4	8037 Thomas Avenue South	Apr-13	0.26 AC	1,224	\$159,080	\$174,670
After Project Averages		Jan-14	0.27 AC	1,547	\$179,581	\$184,363
Sales Before Project						
1	3600 103rd Street West	Nov-11	0.38 AC	1,368	\$169,750	\$200,152
2	8101 Pillsbury Avenue South	Jul-10	0.17 AC	1,476	\$96,000	\$101,155
3	8237 Emerson Avenue South	Oct-09	0.19 AC	2,002	\$202,702	\$206,614
4	8033 Thomas Lane	May-08	0.24 AC	2,040	\$225,000	\$196,898
Before Project Averages		Feb-10	0.25 AC	1,722	\$173,363	\$176,205
					After Project:	= \$184,363
					Before Project:	= \$176,205
					Indicated Benefit:	\$8,158
						4.63%

SALES COMPARISON APPROACH

West Bloomington 2013 Reconstruction Project						
Improved Sale		Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time
Sales After Project						
1	10625 Sheridan Avenue South	Jul-15	0.26 AC	2,092	\$258,000	\$250,905
2	10516 Russell Avenue South	May-15	0.26 AC	1,679	\$242,900	\$236,949
3	10525 Sheridan Avenue South	Dec-14	0.26 AC	2,052	\$195,500	\$192,607
4	10507 Thomas Avenue South	Sep-14	0.26 AC	2,024	\$214,800	\$213,984
5	10530 Russell Avenue South	Jun-14	0.26 AC	2,300	\$237,626	\$239,408
6	10700 Sheridan Avenue South	Apr-14	0.27 AC	1,829	\$188,000	\$190,820
7	10512 Sheridan Avenue South	Apr-14	0.26 AC	1,556	\$189,000	\$191,835
8	10640 Sheridan Avenue South	Jan-14	0.23 AC	1,769	\$166,465	\$170,843
After Project Averages		Aug-14	0.26 AC	1,913	\$211,536	\$210,919
Sales Before Project						
1	10649 Sheridan Avenue South	Dec-12	0.26 AC	2,248	\$166,840	\$194,636
2	10701 Sheridan Avenue South	Apr-11	0.26 AC	2,192	\$215,000	\$242,284
3	10537 Thomas Avenue South	Apr-11	0.26 AC	1,824	\$176,451	\$198,843
4	1706 90th Street West	May-10	0.27 AC	1,558	\$164,900	\$177,795
Before Project Averages		Jun-11	0.26 AC	1,956	\$180,798	\$203,390
					After Project:	= \$210,919
					Before Project:	= \$203,390
					Indicated Benefit:	\$7,529
						3.70%

SALES COMPARISON APPROACH

East Bloomington 2013 Reconstruction Project						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	9313 1st Avenue South	Jul-15	0.26 AC	2,010	\$210,537	\$206,263
2	9331 Chicago Avenue South	Jun-15	0.27 AC	2,495	\$249,650	\$244,957
3	8832 Chicago Avenue South	Jun-15	0.26 AC	1,720	\$199,399	\$195,650
4	8833 1st Avenue South	Mar-15	0.37 AC	2,107	\$196,689	\$193,896
5	8506 2nd Avenue South	Oct-14	0.23 AC	1,440	\$174,000	\$174,000
6	8915 2nd Avenue South	Sep-14	0.29 AC	1,478	\$171,500	\$172,152
7	8817 Chicago Avenue South	Aug-14	0.26 AC	1,516	\$162,658	\$163,878
8	8825 Chicago Avenue South	Aug-14	0.26 AC	2,020	\$216,500	\$218,124
9	8327 2nd Avenue South	Aug-14	0.26 AC	2,048	\$218,062	\$219,697
10	8430 2nd Avenue South	Jul-14	0.23 AC	1,489	\$166,840	\$168,725
11	8237 2nd Avenue South	May-14	0.23 AC	1,610	\$152,702	\$155,573
12	9230 Chicago Avenue South	May-14	0.37 AC	1,082	\$179,450	\$182,824
13	8809 1st Avenue South	Mar-14	0.21 AC	1,818	\$191,550	\$196,588
After Project Averages		Oct-14	0.27 AC	1,756	\$191,503	\$191,717
Sales Before Project						
1	9214 Chicago Avenue South	Nov-12	0.25 AC	1,716	\$163,500	\$193,143
2	9307 Chicago Avenue South	Oct-12	0.27 AC	2,202	\$194,000	\$230,356
3	8945 Colfax Avenue South	Aug-12	0.37 AC	1,872	\$173,555	\$208,231
4	188 95th Street Circle East	Jul-12	0.29 AC	1,728	\$177,500	\$214,065
5	8301 2nd Avenue South	Jun-12	0.26 AC	1,014	\$112,631	\$136,520
6	9219 Chicago Avenue South	Apr-12	0.27 AC	1,752	\$161,500	\$197,741
7	8430 2nd Avenue South	Jun-11	0.23 AC	1,489	\$126,000	\$146,047
8	8946 Colfax Avenue South	May-11	0.37 AC	1,940	\$126,003	\$144,538
Before Project Averages		Apr-12	0.29 AC	1,714	\$154,336	\$183,830
					After Project:	= \$191,717
					Before Project:	= \$183,830
					Indicated Benefit:	\$7,887
						4.29%

SALES COMPARISON APPROACH

Road Reconstruction

Single-Family Residential

The sale prices both before and after the projects were adjusted for market conditions using the average sale price grid that was extracted from MLS data for the Bloomington area. After the market conditions adjustment, the average before sale prices are compared to the average sale prices that occurred after the reconstruction project. The comparable projects are summarized as follows:

SUMMARY OF BLOOMINGTON PROJECTS					
West Bloomington			East Bloomington		
		Percentage of Market Value			Percentage of Market Value
Project Year:	<u>2005</u>		Project Year:	<u>2007</u>	
Average Sale Price After Project	\$386,507		Average Sale Price After Project	\$197,875	
Average Sale Price Before Project	<u>\$377,855</u>		Average Sale Price Before Project	<u>\$188,876</u>	
Indicated Special Benefit	\$8,652	2.29%	Indicated Special Benefit	\$8,999	4.76%
Project Year:	<u>2007</u>		Project Year:	<u>2009</u>	
Average Sale Price After Project	\$284,989		Average Sale Price After Project	\$169,090	
Average Sale Price Before Project	<u>\$278,938</u>		Average Sale Price Before Project	<u>\$161,740</u>	
Indicated Special Benefit	\$6,051	2.17%	Indicated Special Benefit	\$7,350	4.54%
Project Year:	<u>2007 / 2008</u>		Project Year:	<u>2010</u>	
Average Sale Price After Project	\$218,955		Average Sale Price After Project	\$170,998	
Average Sale Price Before Project	<u>\$210,834</u>		Average Sale Price Before Project	<u>\$152,771</u>	
Indicated Special Benefit	\$8,121	3.85%	Indicated Special Benefit	\$18,227	11.93%
Project Year:	<u>2008</u>		Project Year:	<u>2011</u>	
Average Sale Price After Project	\$222,611		Average Sale Price After Project	\$172,339	
Average Sale Price Before Project	<u>\$212,638</u>		Average Sale Price Before Project	<u>\$165,678</u>	
Indicated Special Benefit	\$9,973	4.69%	Indicated Special Benefit	\$6,661	4.02%
Project Year:	<u>2009</u>		Project Year:	<u>2013</u>	
Average Sale Price After Project	\$397,082		Average Sale Price After Project	\$191,717	
Average Sale Price Before Project	<u>\$381,134</u>		Average Sale Price Before Project	<u>\$183,830</u>	
Indicated Special Benefit	\$15,948	4.18%	Indicated Special Benefit	\$7,887	4.29%
Project Year:	<u>2013</u>		West & East Bloomington		
Average Sale Price After Project	\$210,919		Project Year:	<u>2012</u>	
Average Sale Price Before Project	<u>\$203,390</u>		Average Sale Price After Project	\$184,363	
Indicated Special Benefit	\$7,529	3.70%	Average Sale Price Before Project	<u>\$176,205</u>	
			Indicated Special Benefit	\$8,158	4.63%
Average Benefit (All Years):		\$9,463			

SALES COMPARISON APPROACH

Road Reconstruction

Single-Family Residential Studies

The data on the previous page indicates a range of benefit from \$6,051 to \$18,227 per residential equivalent unit, with an average indicated benefit of \$9,316. These projects also indicate that special benefit ranges from 2.17% to 11.93% of the average market value before the project.

In addition to the preceding special benefit studies, there are numerous sale/re-sale pairings of properties within the Bloomington project/sub-project areas. These pairings indicate a wide range of benefit, from no benefit to \$78,379 in special benefit. However, each market transaction varies according to motivations of and negotiations between individual participants. Even though each sale may represent an arm's-length transaction, there are specific circumstances that can influence sale prices, reducing the reliability of one particular pairing. Therefore, special benefit to single-family residential properties from a reconstruction project is best derived from an overall comparison of sales that occur before the project to sales that occur after the project.

Considering the condition of the subject street improvements before the proposed project, we conclude to a range of special benefit of \$7,500 to \$8,000 per residential equivalent unit for the subject detached single-family residential properties in West Bloomington, and we conclude to a range of special benefit of \$7,000 to \$7,500 per residential equivalent unit for the subject detached single-family residential properties in East Bloomington. This equates to 2.59% to 2.76% of the average assessed market value (\$289,635) of the subject residential properties in West Bloomington and 3.91% to 4.18% of the average assessed market value (\$179,278) of the subject residential properties in East Bloomington.

Non-Single-Family Properties

As part of this consultation, we have also examined whether or not there are any properties located within the proposed project area that would potentially realize a significantly higher or lower level of benefit than the range indicated by the comparable reconstruction projects.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

In addition to the single-family residential properties in the project area, there are also the following properties: multi-unit residential properties; church and school properties; commercial properties; and park/open space tracts of land.

Multi-Unit Residential Properties

There are multi-unit residential properties in the project area, including double bungalows, apartments, a nunnery, a nursing home, and a condominium complex. There is an inverse relationship between size of a residential property and special benefit per residential equivalent unit. While overall special benefit increases with the size of a property due to increased land size and intensity of use, the special benefit per residential equivalent unit decreases.

In order to determine special benefit applicable to two-unit residential properties, we have analyzed three historical reconstruction projects affecting attached residential properties, one in Chaska, one in Lakeville, and one in Cottage Grove.

Chaska Study

The 2006 Chaska Von Herten reconstruction project included an area of multi-family properties under condominium ownership. As illustrated on the following page, an analysis of sales that occurred both before and after the project indicates a special benefit of approximately \$4,500 per unit for these properties.

Although the 2006 Von Herten project also included replacement of water main due to water main breaks occurring in the area, this property is under condominium ownership, with only a percentage ownership in surrounding land. Considering all, the special benefit of \$4,500 per residential equivalent unit is a good estimate of benefit to the two-unit single-family properties in the subject project area.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Multi-Unit Residential Properties

Chaska Study

Chaska 2006 Von Herten Street Reconstruction Project (Multi-family Properties)						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	110923 Von Herten Circle	Mar-10	0.15 AC	1,736	\$158,300	\$180,446
2	110969 Von Herten Circle	May-09	0.05 AC	2,084	\$152,000	\$159,615
3	110958 Von Herten Circle	Jul-08	0.03 AC	1,410	\$136,000	\$131,838
4	110974 Von Herten Circle	Sep-07	0.05 AC	2,184	\$170,000	\$155,193
After Project Averages		Nov-08	0.07 AC	1,854	\$154,075	\$156,773
Sales Before Project						
1	110951 Von Herten Circle	May-05	0.03 AC	1,280	\$133,000	\$121,535
2	110964 Von Herten Circle	Nov-04	0.04 AC	1,500	\$161,900	\$150,243
3	110960 Von Herten Circle	Oct-04	0.05 AC	2,064	\$170,000	\$158,678
4	110961 Von Herten Circle	Jul-04	0.04 AC	1,500	\$159,900	\$151,777
5	110945 Von Herten Circle	Oct-03	0.04 AC	1,322	\$153,900	\$152,146
6	110969 Von Herten Circle	Sep-03	0.05 AC	2,084	\$168,900	\$167,414
7	110939 Von Herten Circle	Jul-03	0.04 AC	1,473	\$162,900	\$162,297
8	110941 Von Herten Circle	Mar-03	0.03 AC	1,320	\$153,500	\$154,513
Before Project Averages		Mar-04	0.04 AC	1,568	\$158,000	\$152,325
After Project:					= \$156,773	
Before Project:					= \$152,325	
Indicated Benefit:					\$4,448	
					2.92%	

Lakeville Study

In addition to detached single-family properties, a reconstruction project in the city of Lakeville in 2011 also included attached two-unit single-family properties. The 2011 project did not include replacement of utilities, and the streets in this project area were in very poor condition.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Multi-Unit Residential Properties

Lakeville Study

As summarized below, an analysis of sales that occurred both before and after the project indicates a special benefit of approximately \$7,000 per unit for these properties, which is less than the indicated benefit of approximately \$8,500 per unit for detached single-family properties in the 2011 project area (the single-family properties in the 2011 Lakeville project were analyzed previously by this firm, and this analysis is retained in the appraisers' files).

Lakeville 2011 Reconstruction Project Townhome Properties						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	8931 205th Street W.	Oct-14	0.23 AC	1,442	\$142,180	\$127,976
2	20238 Hunter Court	Jul-14	0.14 AC	1,000	\$133,659	\$122,953
3	20317 Hunter Court	Jun-14	0.13 AC	1,658	\$161,474	\$149,638
4	20312 Hunter Court	May-14	0.08 AC	1,464	\$136,237	\$127,191
5	20223 Hunter Court	Nov-13	0.11 AC	1,008	\$127,525	\$125,880
6	20293 Hunter Court	Mar-13	0.11 AC	1,368	\$131,900	\$143,956
7	20281 Hunter Court	Jan-13	0.09 AC	1,008	\$76,704	\$85,717
8	20279 Hunter Court	Sep-12	0.09 AC	1,008	\$78,000	\$89,271
After Project Averages		Oct-13	0.12 AC	1,245	\$123,460	\$121,573
Sales Before Project						
1	20204 Hunter Court	Dec-10	0.28 AC	1,022	\$94,300	\$97,336
2	20208 Hunter Court	Sep-10	0.14 AC	1,008	\$93,000	\$94,646
3	20204 Hunter Court	Apr-10	0.28 AC	1,022	\$115,000	\$114,253
4	20292 Hunter Court	Oct-07	0.15 AC	1,008	\$150,000	\$112,245
5	8911 205th Street W.	Sep-07	0.23 AC	2,066	\$182,500	\$136,036
6	20365 Iberia Avenue	Jun-07	0.33 AC	1,658	\$185,000	\$136,308
7	20295 Hunter Court	Mar-07	0.07 AC	1,208	\$151,900	\$110,629
Before Project Averages		Oct-08	0.21 AC	1,285	\$138,814	\$114,493
					After Project:	= \$121,573
					Before Project:	= \$114,493
					Indicated Benefit:	\$7,080
						6.18%

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Multi-Unit Residential Properties

Cottage Grove Study

The last reconstruction project analyzed in this consultation that affects two-unit single-family properties occurred in Cottage Grove in 2013. This project was an urban road reclamation project with spot curb and gutter replacement, but did not include any utility work in this portion of the project area.

As illustrated below, an analysis of sales that occurred both before and after the project indicates a special benefit of approximately \$4,750 per unit for these properties.

Cottage Grove 2013 Reconstruction Project Townhome Properties						
Improved Sale		Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time
Sales After Project						
1	7538 Hinton Park Avenue S	Mar-15	0.07 AC	1,470	\$164,900	\$154,214
2	7444 Hinton Park Avenue S	Oct-14	0.06 AC	1,308	\$164,000	\$158,522
3	7564 Hinton Park Avenue S	May-14	0.07 AC	1,435	\$157,777	\$157,777
4	7556 Hinton Park Avenue S	May-14	0.07 AC	1,440	\$170,000	\$170,000
5	7558 Hinton Park Avenue S	May-14	0.06 AC	1,293	\$142,500	\$142,500
6	7438 Hinton Park Avenue S	Feb-14	0.06 AC	1,435	\$163,500	\$166,901
7	7494 Hinton Park Avenue S	Feb-14	0.06 AC	1,432	\$150,253	\$153,378
8	7462 Hinton Park Avenue S	Sep-13	0.06 AC	1,432	\$139,680	\$147,530
After Project Averages		May-14	0.06 AC	1,406	\$156,576	\$156,353
Sales Before Project						
1	7554 Hinton Park Avenue S	Aug-12	0.06 AC	1,467	\$146,000	\$166,396
2	7460 Hinton Park Avenue S	May-12	0.06 AC	1,472	\$138,350	\$159,891
3	7464 Hinton Park Avenue S	Dec-11	0.06 AC	1,440	\$131,900	\$154,125
4	7462 Hinton Park Avenue S	Jul-11	0.06 AC	1,432	\$122,000	\$137,384
5	7568 Hinton Park Avenue S	Nov-10	0.06 AC	1,432	\$130,000	\$140,062
Before Project Averages		Nov-11	0.06 AC	1,449	\$133,650	\$151,572
					After Project:	= \$156,353
					Before Project:	= \$151,572
					Indicated Benefit:	\$4,781
						3.15%

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Multi-Unit Residential Properties

Cottage Grove Study

The average assessed value of the subject properties is higher than sale prices in the Cottage Grove project area, and the lot sizes in Cottage Grove are significantly smaller than the properties in the subject project area. Therefore, the indicated special benefit of approximately \$4,750 per residential equivalent unit may understate benefit to the two-unit residential properties in the subject project area.

Summary

Although analysis of the 2011 Lakeville project indicates a special benefit of approximately \$7,000 per unit, this indication is approximately 80% of the indicated benefit of \$8,500 to detached single-family properties in the 2011 Lakeville project area. Applying a similar 80% to the estimated benefit of \$7,000 to \$8,000 for detached single-family properties in the subject project area results in an indicated benefit ranging from \$5,600 to \$6,400 for the attached single-family properties in the subject project area.

Considering all, including condition of the roadways, size of the lots, and assessed values of the two-unit single-family properties in the proposed project area, we conclude to a range of special benefit of \$4,500 to \$5,000 per residential equivalent unit for the subject two-unit residential properties.

As discussed previously, although overall special benefit increases with the size of a property due to increased land size and intensity of use, the special benefit per residential equivalent unit decreases, as illustrated on the graph on the following page, which is based on previous studies conducted by this firm.

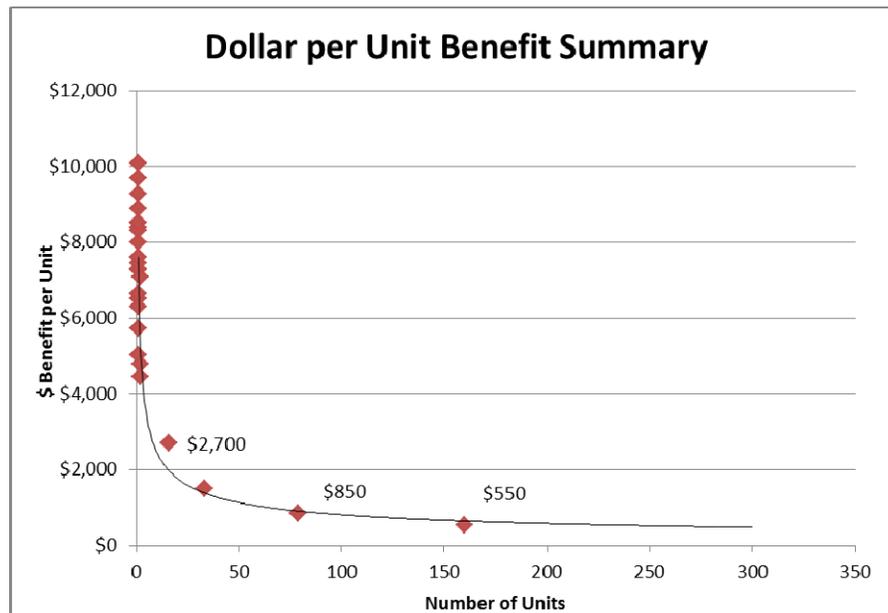
SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Multi-Unit Residential Properties

Summary



Based on data summarized in this analysis, including previous studies completed by this firm, in addition to recognizing the inverse relationship between size in units and special benefit per REU, special benefit to the multi-unit residential properties is summarized on the following page.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Multi-Unit Residential Properties

Summary

MULTI-UNIT RESIDENTIAL PROPERTIES				
Property Address	Property Type	Number of Units	Indicated Range of Special Benefit	
Robert W. Shaw, Tr. 817 East Old Shakopee Road	Double Bungalow	2	\$4,500 / Unit \$9,000	\$5,000 / Unit \$10,000
Sally I. Arneson 8950 18th Avenue South	Double Bungalow	2	\$4,500 / Unit \$9,000	\$5,000 / Unit \$10,000
Lori L. Buchheit 8831 Queen Avenue South	Double Bungalow	2	\$4,500 / Unit \$9,000	\$5,000 / Unit \$10,000
Country Inn, Inc. 9250 Old Cedar Avenue South	Apartments	81	\$750 / Unit \$60,750	\$900 / Unit \$72,900
Dean M. Akins 9300 Old Cedar Avenue South	Apartments	141	\$500 / Unit \$70,500	\$600 / Unit \$84,600
Franciscan Poor Clare Nuns 8650 Russell Avenue South	Apartments Nunnery	20	\$1,750 / Unit \$35,000	\$2,000 / Unit \$40,000
Union Oil Company of California 9201 Old Cedar Avenue South	Nursing Home	5	\$3,250 / Unit \$16,250	\$3,500 / Unit \$17,500
Cedar Cliff Condominiums Old Cedar Avenue South	Condominiums	127	\$600 / Unit	\$700 / Unit

Church/School Properties

When determining an appropriate level of special benefit for church and school properties, the applicable number of residential equivalent units must be estimated. Churches and schools are frequently located within residential districts, and a residential use may be possible if not developed with a school use or as a religious institution. Furthermore, the church and school properties located within the proposed project area are also in areas that include zoned and guided residential uses.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Church/School Properties

A development typically loses one-third of the development land to roadways and open space, while a portion may be used for ponding. Therefore, approximately 60% of a property may be single-family lots, assuming the property is developed with a residential use. Although minimum lot size is 11,000 SF in the R-1 Residential District, the average lot size in the subject project area is 14,000 SF. Dividing the developable acreage by the average lot size of 14,000 SF results in the following number of potential lots for the church/school properties.

	Parcel Size	Developable Acreage	Land Available for SF Lots (at 60%)		Number of Potential Lots
Luth. Ch. Of The Redemption 927 East Old Shakopee Road	5.57 AC	5.57 AC	3.34 AC	÷ 14,000 SF =	10 Lots
Luth. Ch. Of The Redemption* 1010 98th Street East	0.43 AC	0.43 AC	0.26 AC	÷ 14,000 SF =	1 Lot
Cedar Crest Free Methodist Church 1630 East 90th Street	2.48 AC	2.48 AC	1.49 AC	÷ 14,000 SF =	5 Lots
School District No. 271 9801 11th Avenue South	12.85 AC	11.27 AC	6.76 AC	÷ 14,000 SF =	21 Lots
School District No. 271 8900 Queen Avenue South	6.66 AC	6.66 AC	4.00 AC	÷ 14,000 SF =	12 Lots
Lsref4 Rebound LLC 2601 West 88th Street	21.45 AC	21.45 AC	12.87 AC	÷ 14,000 SF =	40 Lots
* This property is a vacant single-family residential lot, and should be assessed as one REU.					

In addition to recognizing that a portion of developable area will likely be used for roadways and open space, this analysis also recognizes that there are costs associated with subdividing a property, which are generally approximately two-thirds +/- of raw land costs.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Church/School Properties

Therefore, applying a discount per residential equivalent unit to the special benefit of a developed single-family residential unit is appropriate, and benefit per unit should be estimated at approximately 33% of special benefit to an existing single-family residential equivalent unit.

Given the above, special benefit for the church and school properties is summarized as follows:

Property	Number of Potential Lots	Indicated Range of Special Benefit at 33% of Typical Benefit per REU		
Luth. Ch. Of The Redemption 927 East Old Shakopee Road	10 Lots	\$23,100	to	\$26,400
Luth. Ch. Of The Redemption* 1010 98th Street East	1 Lots	\$7,000	to	\$8,000
Cedar Crest Free Methodist Church 1630 East 90th Street	5 Lots	\$11,550	to	\$13,200
School District No. 271 9801 11th Avenue South	21 Lots	\$48,510	to	\$55,440
School District No. 271 8900 Queen Avenue South	12 Lots	\$27,720	to	\$31,680
Lsref4 Rebound LLC 2601 West 88th Street	40 Lots	\$92,400	to	\$105,600
* A discount is not appropriate for one platted residential unit.				

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Commercial Properties

Introduction

In addition to the residential, church and school properties, the subject reconstruction project area includes commercial properties.

The indicated special benefit to single-family properties in this analysis is used as the starting point for estimating special benefit to other properties included in the proposed 2016 Pavement Management Program Street Reconstruction Project. However, because these properties are used for commercial purposes, which have characteristically larger sites with greater depth and/or street frontage, they are analyzed with consideration to the more intensive nature of their use.

The methodology employed in the commercial properties' analyses examines the relationship between the square foot portion of each parcel that benefits from the street improvement project to that site's total street frontage. This relationship is then compared to the same relationship on the single-family properties. While other methodologies may be applied to evaluate the benefit to each of these properties, this approach applies a consistent, equitable analysis for evaluating the estimated benefit to each property.

Therefore, to estimate the special benefit to the commercial properties in the subject project area, the average lot area of 14,000 SF was compared to the average front feet per lot of approximately 90 feet to derive a lot area to front feet ratio of 155 for single-family properties.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Commercial Properties

Lot areas benefiting from the proposed project were then estimated for the commercial properties in the project area. The same lot area to total front feet ratio was then derived for each of the commercial properties in the project area. The individual area-to-frontage ratios are then divided by the residential area-to-frontage ratios to produce a subject-to-residential factor. These calculations are summarized on the following grids.

Property Address	Property Type	Total Lot Area (SF)	Benefiting Lot Area	Frontage on Street(s) being Reconstructed	Total Front Footage
Croix Oil Company 9200 Old Cedar Avenue South	Commercial Gas/Convenience	50,530	50,530	268	649
Dj Petes Enterprises, Inc. 9149 Old Cedar Avenue South	Commercial Gas/Service	22,651	22,651	130	274
Realty Income Props 3 LLC 1800 East 90th Street & 8948 Old Cedar Avenue South	Commercial Gas/Convenience	37,026	37,026	248	522
Boris Corporation 9000 Old Cedar Avenue South	Commercial Office	16,988	16,988	137	249
Little Canada Mini Storage 8900 Penn Avenue South	Commercial Office	50,965	50,965	198	396
P & T Adventures, LLC 8950 Penn Avenue South	Commercial Gas/Convenience	42,253	42,253	157	539
Lyndale Terminal Company 8920 Penn Avenue South	Commercial Gas/Convenience	33,541	33,541	136	272
Hennepin County 8800 Penn Avenue South	Library	94,525	94,525	361	972
Russomanno Enterprises, LLC 8910 Penn Avenue South	Commercial Office	27,878	27,878	113	226

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Commercial Properties

Introduction

Property Address	Benefiting Lot Area (SF) ÷	Total Front Footage =	Area to Frontage Ratio ÷	Residential Area to Frontage Ratio =	Subject to Residential Factor
Croix Oil Company 9200 Old Cedar Avenue South	50,530	649	77.86	155.00	0.50
Dj Petes Enterprises, Inc. 9149 Old Cedar Avenue South	22,651	274	82.67	155.00	0.53
Realty Income Props 3 LLC 1800 East 90th Street & 8948 Old Cedar Avenue South	37,026	522	70.93	155.00	0.46
Boris Corporation 9000 Old Cedar Avenue South	16,988	249	68.22	155.00	0.44
Little Canada Mini Storage 8900 Penn Avenue South	50,965	396	128.70	155.00	0.83
P & T Adventures, LLC 8950 Penn Avenue South	42,253	539	78.39	155.00	0.51
Lyndale Terminal Company 8920 Penn Avenue South	33,541	272	123.31	155.00	0.80
Hennepin County 8800 Penn Avenue South	94,525	972	97.25	155.00	0.63
Russomanno Enterprises, LLC 8910 Penn Avenue South	27,878	226	123.35	155.00	0.80

Once the subject-to-residential factor is determined, this factor is then multiplied by the indicated residential benefit per front foot (approximately \$75.00 to \$90.00 per front foot, based on average frontage of 90 feet and a range of special benefit of \$7,000 to \$8,000 per residential equivalent unit) to provide an estimated benefit per front foot for each commercial property.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Commercial Properties

In addition, the influence of traffic generated by commercial uses should be considered. This directly relates commercial property types to use of the road being reconstructed. Trip generation data for the subject property types is based on peak p.m. hour trip generation rates, published by the Institute of Transportation Engineers. Following is a summary of estimated special benefit to commercial properties in the proposed 2016 Pavement Management Program Street Reconstruction Project. It is noted that this type of analysis is applied only to affected street frontage, thereby excluding any special assessments/benefit from previous or future reconstruction projects.

COMMERCIAL PROPERTIES WITH FRONTAGE ON STREETS BEING RECONSTRUCTED						
Property Address	Property Type	Frontage on Road being Reconstructed	Subject to Resid. Factor	Trip Generation x Factor	Indicated Special Benefit per FF	
					Resid. Ranges from \$75.00 to \$90.00/FF	Low (\$75.00 per FF) High (\$90.00 per FF)
Croix Oil Company 9200 Old Cedar Avenue South	Commercial	268	0.50	5.55	\$208.13	\$249.75
	Gas/Convenience				\$55,779	\$66,933
Dj Petes Enterprises, Inc. 9149 Old Cedar Avenue South	Commercial	130	0.53	5.55	\$220.61	\$264.74
	Gas/Service				\$28,679	\$34,416
Realty Income Props 3 LLC 1800 East 90th Street & 8948 Old Cedar Avenue South	Commercial	248	0.46	5.55	\$191.48	\$229.77
	Gas/Convenience				\$47,487	\$56,983
Boris Corporation 9000 Old Cedar Avenue South	Commercial	137	0.44	2.08	\$68.64	\$82.37
	Office				\$9,404	\$11,285
Little Canada Mini Storage 8900 Penn Avenue South	Commercial	198	0.83	3.00	\$186.75	\$224.10
	Office				\$36,977	\$44,372
P & T Adventures, LLC 8950 Penn Avenue South	Commercial	157	0.51	5.55	\$212.29	\$254.75
	Gas/Convenience				\$33,330	\$39,996
Lyndale Terminal Company 8920 Penn Avenue South	Commercial	136	0.80	4.16	\$249.60	\$299.52
	Gas/Convenience				\$33,946	\$40,735
Hennepin County 8800 Penn Avenue South	Library	361	0.63	4.49	\$212.15	\$254.58
					\$76,586	\$91,903
Russomanno Enterprises, LLC 8910 Penn Avenue South	Commercial	113	0.80	2.81	\$168.60	\$202.32
	Office				\$19,052	\$22,862

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Park/Open Space/Rail Right-of-Way Properties

It is beyond the scope of this consultation to estimate special benefit to park and open space properties. However, it is recommended that assessments to properties that are not independently developable take into account the percentage of developable land for each property, in addition to the amount of frontage on streets being reconstructed. When estimating special benefit to affected properties in a project area, the highest and best use of each property is considered. When properties are not independently developable, the highest and best use is frequently for assemblage with adjacent properties.

When properties are purchased for assemblage, a discount from developable land may be realized, and discounts range from 0% to as much as 95%. The appropriate discount is dependent on utility of the remnant parcel and utility gained by assembling two or more parcels. An appropriate discount may be applied to special benefit to a typical residential equivalent unit(s) when estimating special benefit for park/open space/rail right-of-way parcels.

Summary

The preceding analyses indicate that special benefit to commercial properties included in the subject project area varies according to the individual property's size, proportion of street frontage, and intensity of use.

The anticipated range of special benefit to residential, church/school, and commercial properties in the proposed 2016 Pavement Management Program Street Reconstruction Project area was summarized in each respective section of this report. A summary of special benefit to all property types from a road reconstruction project, including reconstruction and upgrade of bituminous-surfaced streets with repair/addition of concrete curb and gutter, and spot repair of utility services, is summarized below and is also included in the letter of transmittal at the beginning of this consultation report.

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Summary

Property Address	PID	Property Type			
Multiple Addresses West Bloomington	Multiple	All Single-Family Residential Properties	\$7,500	to	\$8,000 per Residential Equivalent Unit
Multiple Addresses East Bloomington	Multiple	All Single-Family Residential Properties	\$7,000	to	\$7,500 per Residential Equivalent Unit
Robert W. Shaw, Tr. 817 East Old Shakopee Road	14-027-24-24-0019	Double Bungalow	\$9,000	to	\$10,000
Sally I. Arneson 8950 18th Avenue South	11-027-24-14-0005	Double Bungalow	\$9,000	to	\$10,000
Lori L. Buchheit 8831 Queen Avenue South	08-027-24-14-0010	Double Bungalow	\$9,000	to	\$10,000
Country Inn, Inc. 9250 Old Cedar Avenue South	11-027-24-44-0087	Apartments (81 Units)	\$60,000	to	\$73,000
Dean M. Akins 9300 Old Cedar Avenue South	11-027-24-44-0086	Apartments (141 Units)	\$70,000	to	\$84,500
Franciscan Poor Clare Nuns 8650 Russell Avenue South	08-027-24-11-0071	Nunnery (20 Units)	\$35,000	to	\$40,000
Union Oil Company of California 9201 Old Cedar Avenue South	12-027-24-33-0031	Nursing Home (5 Units)	\$16,000	to	\$17,500
Multiple Addresses Cedar Cliff Condominiums	Multiple	All Cedar Cliff Condominium Properties	\$600	to	\$700 per Residential Equivalent Unit

Property Address	PID	Property Type			
Luth. Ch. of the Redemption 927 East Old Shakopee Road	14-027-24-24-0076	Church	\$23,000	to	\$26,500
Luth. Ch. of the Redemption 1010 98th Street East	14-027-24-24-0077	Vacant Resid. Lot	\$7,000	to	\$8,000
Cedar Crest Free Methodist Ch. 1630 East 90th Street	11-027-24-14-0029	Church	\$11,500	to	\$13,000
School District No. 271 9801 11th Avenue South	14-027-24-31-0001	Elementary School	\$48,500	to	\$55,000
School District No. 271 8900 Queen Avenue South	08-027-24-14-0018	Football Field	\$27,500	to	\$31,500
Lsref4 Rebound, LLC 2601 West 88th Street	08-027-24-14-0017	School/Office Use	\$92,000	to	\$105,000

SALES COMPARISON APPROACH

Road Reconstruction

Non-Single-Family Properties

Summary

Property Address	PID	Property Type			
Croix Oil Company 9200 Old Cedar Avenue South	11-027-24-44-0001	Gas/Convenience	\$55,500	to	\$67,000
Dj Petes Enterprises, Inc. 9149 Old Cedar Avenue South	12-027-24-32-0026	Gas/Service	\$28,500	to	\$34,500
Realty Income Props 3, LLC 90th St. & Old Cedar	11-027-24-14-0084 11-027-24-14-0085	Gas/Convenience	\$47,500	to	\$57,000
Boris Corporation 9000 Old Cedar Avenue South	11-027-24-41-0114	Office	\$9,500	to	\$11,000
Little Canada Mini Storage 8900 Penn Avenue South	08-027-24-14-0023	Office	\$37,000	to	\$44,000
P & T Adventures, LLC 8950 Penn Avenue South	08-027-24-14-0022	Gas/Convenience	\$33,000	to	\$40,000
Lyndale Terminal Company	08-027-24-14-0022	Gas/Convenience	\$34,000	to	\$40,500
Hennepin County 8800 Penn Avenue South	08-027-24-14-0016	Library	\$76,500	to	\$92,000
Russomanno Enterprises, LLC 8910 Penn Avenue South	08-027-24-14-0019	Office	\$19,000	to	\$23,000

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

The proposed 2016 Pavement Management Program Reconstruction Project also includes extension of water main to four properties in the project area, which are summarized as follows:

SUMMARY OF OLD CEDAR PROPERTIES WITH EXTENSION OF WATER										
Address	Finished Area	BR	Year Built	Land Area	Assessed Value as of January 2, 2015		Property Taxes Payable 2015		Comments	
I.R. & P.D. Gifford 9401 Old Cedar Avenue South Bloomington, Minnesota	1,064	4	1940	0.79 (AC) 34,412 (SF)	Land	\$91,400		Net Tax	\$1,864.08	13-027-24-22-0003
					Buildings	<u>\$64,700</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$156,100	\$156,100	Total	\$1,864.08	
Bradley & Beverly Pederson 9407 Old Cedar Avenue South Bloomington, Minnesota	1,366	3	1947	3.40 (AC) 148,104 (SF)	Land	\$156,800		Net Tax	\$8,310.68	13-027-24-22-0009
					Buildings	<u>\$144,600</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$301,400	\$301,400	Total	\$8,310.68	
David F. & M.L. Long 9405 Old Cedar Avenue South Bloomington, Minnesota	1,076	4	1947	1.75 (AC) 76,230 (SF)	Land	\$162,800		Net Tax	\$3,626.62	13-027-24-22-0004
					Buildings	<u>\$105,900</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$268,700	\$268,700	Total	\$3,626.62	
Domenic M. & Kathleen R. Losurdo 9450 Old Cedar Avenue South Bloomington, Minnesota	1,925	4	1986	0.56 (AC) 24,394 (SF)	Land	\$157,800		Net Tax	\$7,063.40	13-027-24-22-0010
					Buildings	<u>\$357,000</u>		Spec Asmt	<u>\$0.00</u>	
					Total	\$514,800	\$514,800	Total	\$7,063.40	

Ideally, all reconstruction projects analyzed would include a similar scope of work. However, it is also beneficial to analyze projects that include more or less extensive infrastructure installation in order to illustrate varying levels of special benefit depending on project type and the level of reconstruction.

Therefore, the projects researched include:

- Complete reconstructs with extension of municipal water and sanitary sewer services
- Complete reconstructs with extension of municipal water

This analysis will examine special benefit to single-family residential properties, which will then be correlated to the subject project area. Several projects have been identified with before and after sales that are relevant to this analysis. The comparable reconstruction projects are summarized on the following pages.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer

St. Paul Park

A reconstruction project occurred in the City of St. Paul Park in 1999 that included reconstruction of an existing paved roadway, in addition to extension of municipal water and sanitary sewer in an area that included bedrock in the subsurface conditions. Because the bedrock was encountered at depths of five to six feet below the surface, and utility installation was recommended to be at least eight feet below the surface, it was necessary for the utilities to be installed in a common trench using high quality materials.

The project area included properties on Fifth Street between 13th Avenue and 14th Avenue. After researching this project, two residential sales were found after the project, which can be compared to two residential sales that occurred before the project. The sales are summarized below.

St. Paul Park 1999 Reconstruction Project Total Reconstruct with Extension of Water and Sewer						
Improved Sale		Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time
Sales After Project						
1	1352 5th Street	Aug-03	0.32 AC	1,576	\$190,400	\$184,840
2	1327 5th Street	May-02	0.25 AC	1,266	\$166,447	\$168,428
After Project Averages		Dec-02	0.29 AC	1,421	\$178,424	\$176,634
Sales Before Project						
1	1367 5th Street	Nov-98	0.40 AC	1,024	\$109,500	\$146,719
2	1352 5th Street	Jun-98	0.32 AC	1,576	\$109,000	\$150,954
Before Project Averages		Aug-98	0.36 AC	1,300	\$109,250	\$148,837
					After Project:	= \$176,634
					Before Project:	= \$148,837
					Indicated Benefit:	\$27,797 18.68%

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer

St. Paul Park

The market conditions adjustment for the St. Paul Park study is based on residential sales data for Washington County, which is summarized in the Addenda to this report as Exhibit 1.

After the market conditions adjustment to December 2002 (average date of sale after the project), the before comparables indicate an adjusted sale price of \$148,837. This can now be compared to the average adjusted sale price for the sales after the reconstruction project.

Project Year:	<u>1999</u>	<u>Percentage of Market Value</u>	<u>Average Lot Size</u>
Sale Price After the Project:	\$176,634		0.29 Ac
Sale Price Before the Project:	<u>\$148,837</u>		0.36 Ac
Indicated Special Benefit:	\$ 27,797	18.68%	

The 1999 Fifth Street reconstruction project in St. Paul Park indicates a special benefit of \$27,797 per residential equivalent unit for a complete road reconstruction, including extension of municipal water and sanitary sewer services. This indication of special benefit is 18.68% of the average market value before the project.

Considering there were only eleven properties in the project area, there was not a high volume of sales that occurred in this study area before or after the project, reducing the reliability of this study. In addition, the average finished SF of homes that sold before the project is smaller than the average finished SF of homes that sold after the project. Conversely, the average lot size of homes that sold before the project is larger than the average lot size of homes that sold after the project. While the sample size is small and reduces reliability of this study, the differences in lot size and home size counter one another, making the \$27,797 indication of benefit a probable indicator for this type of project.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer St. Paul Park

In addition to the preceding study, the property at 1352 5th Street sold before the project and again after the road reconstruction, and indicates a benefit of \$33,886 per residential equivalent unit when comparing the adjusted sale price before the project to the adjusted sale price after the project was completed.

However, each market transaction varies according to motivations of and negotiations between individual participants. Even though each sale may represent an arm's-length transaction, there are specific circumstances that can influence sale prices, reducing the reliability of one particular pairing. Therefore, special benefit of a reconstruction project is best derived from an overall comparison of sales that occur before the project to sales that occur after the project.

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer Lino Lakes

A reconstruction project occurred in the City of Lino Lakes in 2003/2004 that included reconstruction of an existing paved roadway, in addition to extension of municipal water and sanitary sewer.

The project area included properties on Elm Street, Sunset Drive, Sunset Road, Lakeview Drive, Hastings Circle, and Rice Lake Drive. After researching this project, five residential sales were found after the project, which can be compared to one residential sale that occurred before the project. The sales are summarized on the following page.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer Lino Lakes

Lino Lakes 2003-2004 Reconstruction Project Total Reconstruct with Extension of Water and Sewer						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales After Project						
1	327 Elm Street	May-07	0.53 AC	1,532	\$217,470	\$217,883
2	210 Elm Street	Dec-06	0.68 AC	1,700	\$208,000	\$205,920
3	298 Elm Street	Aug-05	0.51 AC	2,160	\$260,000	\$260,000
4	290 Elm Street	Jun-05	0.54 AC	2,200	\$243,000	\$244,361
5	301 Elm Street	May-03	0.75 AC	1,394	\$176,900	\$197,102
After Project Averages		Sep-05	0.60 AC	1,797	\$221,074	\$225,053
Sales Before Project						
1	298 Elm Street	Aug-01	0.51 AC	2,160	\$179,900	\$201,344
Before Project Averages		Aug-01	0.51 AC	2,160	\$179,900	\$201,344
After Project:					= \$225,053	
Before Project:					= \$201,344	
Indicated Benefit:					\$23,709	
					11.78%	

The market conditions adjustment for the Lino Lakes study is based on residential sales data for Centerville, Lino Lakes, Hugo, Circle Pines and Lexington, which is summarized in the Addenda to this report as Exhibit 1.

After the market conditions adjustment to September 2005 (average date of sale after the project), the before comparable indicates an adjusted sale price of \$201,344. This can now be compared to the average adjusted sale price for the sales after the reconstruction project.

Project Year:	<u>2003/2004</u>	<u>Percentage of Market Value</u>	<u>Average Lot Size</u>
Sale Price After the Project:	\$225,053		0.60 Ac
Sale Price Before the Project:	<u>\$201,344</u>		0.51 Ac
Indicated Special Benefit:	\$ 23,709	11.78%	

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer

Lino Lakes

The 2003/2004 Elm Street reconstruction project in Lino Lakes indicates a special benefit of \$23,709 per residential equivalent unit for a complete road reconstruction, including extension of municipal water and sanitary sewer services. This indication of special benefit is 11.78% of the average market value before the project.

There was not a high volume of sales that occurred in this study area before the project. In addition, the home that sold before the project is larger than the average of the homes that sold after the project. Therefore, the \$23,709 indication of benefit likely understates special benefit to properties in a typical reconstruction project area that includes extension of both municipal water and sanitary sewer services.

In addition to the preceding study, the property at 298 Elm Street sold before the project and again after the road reconstruction, and indicates a benefit of \$58,656 per residential equivalent unit when comparing the adjusted sale price before the project to the adjusted sale price after the project was completed. As stated previously, an aggregate comparison of sales before and after the project is considered a more reliable indicator of benefit.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer Farmington

A reconstruction project occurred in the City of Farmington in 2005 that included reconstruction of an existing paved roadway, in addition to extension of municipal water and sanitary sewer.

The project area included properties on Highland Circle. After researching this project, three residential sales were found after the project, which can be compared to one residential sale that occurred before the project. The sales are summarized as follows:

Farmington 2005 Reconstruction Project Total Reconstruct with Extension of Water and Sewer						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales in Year of Construction						
1	1116 Highland Circle	Jul-13	0.37 AC	2,498	\$240,012	\$310,696
2	1108 Highland Circle	Mar-05	0.40 AC	1,923	\$209,900	\$212,650
3*	1128 Highland Circle	Dec-04	0.36 AC	1,025	\$184,000	\$188,802
After Project Averages		Nov-07	0.38 AC	1,815	\$211,304	\$237,383
Sales Before Project						
1	1108 Highland Circle	Jun-02	0.40 AC	1,423	\$165,000	\$190,476
Before Project Averages		Jun-02	0.40 AC	1,423	\$165,000	\$190,476
				After Project:	= \$237,383	
				Before Project:	= \$190,476	
				Indicated Benefit:	\$46,907	
					24.63%	

* Seller pre-paid assessments

The market conditions adjustment for the Farmington study is based on residential sales data for Dakota County, which is summarized in the Addenda to this report as Exhibit 1.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer Farmington

After the market conditions adjustment to November 2007 (average date of sale after the project), the before comparable indicates an adjusted sale price of \$190,476. This can now be compared to the average adjusted sale price for the sales after the reconstruction project.

Project Year:	<u>2005</u>	<u>Percentage of Market Value</u>	<u>Average Lot Size</u>
Sale Price After the Project:	\$237,383		0.38 Ac
Sale Price Before the Project:	<u>\$190,476</u>		0.40 Ac
Indicated Special Benefit:	\$ 46,907	24.63%	

The 2005 Highland Circle reconstruction project in Farmington indicates a special benefit of \$46,907 per residential equivalent unit for a complete road reconstruction, including extension of municipal water and sanitary sewer services. This indication of special benefit is 24.63% of the average market value before the project.

There was not a high volume of sales that occurred in this study area. In addition, the home that sold before the project is smaller than the average of the homes that sold after the project. Even so, it is helpful to analyze projects that include the extension of both municipal water and sanitary sewer services, recognizing that the \$46,907 indication of benefit likely overstates special benefit to properties in a typical reconstruction project area that includes extension of both municipal water and sanitary sewer services.

In addition to the preceding study, the property at 1108 Highland Circle sold before the project and again after the road reconstruction, and indicates a benefit of \$22,174 per residential equivalent unit when comparing the adjusted sale price before the project to the adjusted sale price after the project was completed. As stated previously, an aggregate comparison of sales before and after the project is generally considered a more reliable indicator of benefit.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer Eden Prairie

A reconstruction project occurred in the City of Eden Prairie in 2006 that included reconstruction of an existing paved roadway, in addition to extension of municipal water and sanitary sewer. The project area included properties on Hilltop Road. After researching this project, three residential sales were found after the project, which can be compared to four residential sales that occurred before the project. The sales are summarized below.

Residential sales data, excluding new construction, has been extracted for Chaska, Chanhassen, Eden Prairie and Victoria using the Multiple Listing Service (MLS). A summary of this sales data can be found in the Addenda to this report as Exhibit 1, and was the basis for the market conditions adjustments applied to the project analyzed in Eden Prairie.

Eden Prairie 2006 Reconstruction Project Total Reconstruct with Extension of Water and Sewer						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales in Year of Construction						
1	16101 Hilltop Road	Feb-13	0.52 AC	2,858	\$299,500	\$303,274
2	16555 Hilltop Road	May-12	1.21 AC	2,119	\$305,000	\$312,656
3	16555 Hilltop Road	Jul-08	1.21 AC	2,119	\$329,000	\$281,163
After Project Averages		Apr-11	0.98 AC	2,365	\$311,167	\$299,031
Sales Before Project						
1	16201 Hilltop Road	Nov-05	0.59 AC	3,164	\$285,000	\$234,954
2	16200 Hilltop Road	May-05	0.57 AC	3,940	\$285,841	\$241,593
3	16101 Hilltop Road	Aug-03	0.52 AC	2,858	\$268,000	\$248,436
4	16381 Hilltop Road	Feb-03	0.52 AC	2,700	\$258,000	\$245,745
Before Project Averages		Jun-04	0.55 AC	3,166	\$274,210	\$242,682
					After Project:	= \$299,031
					Before Project:	= \$242,682
					Indicated Benefit:	\$56,349
						23.22%

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer Eden Prairie

After the market conditions adjustment to April 2011 (average date of sale after the project), the before comparables indicate an average sale price of \$242,682. This can now be compared to the average adjusted sale price for the sales after the reconstruction project.

Project Year:	<u>2006</u>	<u>Percentage of Market Value</u>	<u>Average Lot Size</u>
Sale Price After the Project:	\$299,031		0.98 Ac
Sale Price Before the Project:	<u>\$242,682</u>		0.55 Ac
Indicated Special Benefit:	\$ 56,349	23.22%	

The 2006 Hilltop Road reconstruction project in Eden Prairie indicates a special benefit of \$56,349 per residential equivalent unit for a complete road reconstruction, including extension of municipal water and sanitary sewer services. This indication of special benefit is 23.22% of the average market value before the project.

The average land size for the properties that sold after the project is significantly larger than the average land size of the properties that sold before the project. Conversely, the average finished SF of the homes is significantly larger for the homes that sold before the project than the average finished SF of the homes that sold before the project. Even so, this analysis likely overstates special benefit to properties in this type of project area.

In addition to the preceding study, the property at 16101 Hilltop Road sold before the project and again after the road reconstruction, and indicates a benefit of \$54,838 per residential equivalent unit when comparing the adjusted sale price before the project to the adjusted sale price after the project was completed. As stated previously, an aggregate comparison of sales before and after the project is generally considered a more reliable indicator of benefit; however, in this case, the indications of special benefit are similar.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water

Centerville

A reconstruction project occurred in the City of Centerville in 2013 that included reconstruction of existing paved roadways, in addition to extension of municipal water, similar to the subject project. The project area included properties on Center Street, Ivy Court and Sumac Court. The project also included mill and overlay construction along portions of Peterson Trail, Fox Run, Hayfield Road and Houle Circle. These streets were not analyzed due to the nature of the work involved.

After researching this project, four residential sales were found after the project, which can be compared to seven residential sales that occurred before the project. The sales are summarized below.

Centerville 2013 Reconstruction Project Total Reconstruct with Extension of Water						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales in Year of Construction & After						
1	1934 Center Street	May-15	0.37 AC	1,838	\$215,973	\$198,998
2	6913 Sumac Court	Apr-13	0.56 AC	1,830	\$208,542	\$211,608
3	6944 Ivy Court	Apr-13	0.60 AC	1,544	\$174,460	\$177,025
4	6928 Ivy Court	Mar-13	0.44 AC	1,700	\$172,442	\$175,494
After Project Averages		Sep-13	0.49 AC	1,728	\$192,854	\$190,781
Sales Before Project						
1	1909 Center Street	Jan-12	0.66 AC	1,416	\$163,500	\$174,226
2	6936 Ivy Court	Mar-10	0.63 AC	1,755	\$196,335	\$193,586
3	6913 Sumac Court	May-09	0.56 AC	1,830	\$198,500	\$179,067
4	6948 Ivy Court	May-09	0.38 AC	1,912	\$182,000	\$164,182
5	6936 Ivy Court	May-08	0.63 AC	1,755	\$229,900	\$181,115
6	1941 Center Street	Mar-08	0.53 AC	958	\$173,600	\$133,568
7	1882 Center Street	Jan-08	0.38 AC	1,823	\$220,000	\$165,198
Before Project Averages		May-09	0.54 AC	1,636	\$194,834	\$170,135
					After Project:	= \$190,781
					Before Project:	= \$170,135
					Indicated Benefit:	\$20,646 12.14%

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water

Centerville

Similar to the Lino Lakes study, residential sales data, excluding new construction, has been extracted for Centerville, Lino Lakes, Hugo, Circle Pines and Lexington using the Multiple Listing Service (MLS). A summary of this sales data can be found in the Addenda to this report as Exhibit 1, and was the basis for the market conditions adjustments applied to the project analyzed in Centerville.

After the market conditions adjustment to September 2013 (average date of sale after the project), the before comparables indicate an average sale price of \$170,135. This can now be compared to the average adjusted sale price for the sales after the reconstruction project.

Project Year:	<u>2013</u>	<u>Percentage of Market Value</u>	<u>Average Lot Size</u>
Sale Price After the Project:	\$190,781		0.49 Ac
Sale Price Before the Project:	<u>\$170,135</u>		0.54 Ac
Indicated Special Benefit:	\$ 20,646	12.14%	

The 2013 reconstruction project in Centerville indicates a special benefit of \$20,646 per residential equivalent unit for a complete road reconstruction, including extension of municipal water services, similar to the subject project. This indication of special benefit is 12.14% of the average market value before the project. Although several of the sales that occurred after the project closed in early 2013, the pending assessments were disclosed and the buyers were aware of the project.

The land sizes and home sizes are similar for the sales studied before and after the project occurred. Therefore, the \$20,646 indication of benefit is a reliable indicator of benefit for properties in the subject project area.

In addition to the preceding study, the property at 6913 Sumac Court sold before the project and again after the road reconstruction project was known, and indicates a

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water

Centerville

benefit of \$31,947 per residential equivalent unit when comparing the adjusted sale price before the project to the adjusted sale price after the project. As stated previously, an aggregate comparison of sales before and after the project is generally considered a more reliable indicator of benefit.

Lake Elmo

Sufficient data was available to analyze a road reconstruction project that occurred in the Tablyn Park neighborhood in Lake Elmo in 2006. This project was a complete removal of the existing street, installation of water infrastructure, and street replacement. This project was partially funded by a grant as there was ground water contamination.

The Tablyn Park project included single-family properties on 27th Street Court N., 28th Street N., Irish Avenue N., 27th Street N., and Ironwood Trail North. After researching this project, eight residential sales were found after the project, which can be compared to seven residential sales that occurred before the project. The sales are summarized on the following page.

Similar to the Saint Paul Park analysis, the market conditions adjustment for the Lake Elmo study is based on residential sales data for Washington County, which is summarized in the Addenda to this report as Exhibit 1. After the market conditions adjustment to January 2010 (average date of sale after the project), the before comparables indicate an average sale price of \$206,529. This can now be compared to the average adjusted sale price for the sales after the reconstruction project.

Project Year:	<u>2006</u>	<u>Percentage of Market Value</u>	<u>Average Lot Size</u>
Sale Price After the Project:	\$231,242		0.77 Ac
Sale Price Before the Project:	<u>\$206,529</u>		0.56 Ac
Indicated Special Benefit:	\$ 24,713	11.97%	

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water

Lake Elmo

Lake Elmo 2006 Reconstruction Project Total Reconstruct with Extension of Water						
Improved Sale	Date of Sale	Land Size	Finished SF	Sale Price	Sale Price Adj. for Time	
Sales in Year of Construction						
1	8603 Ironwood Trail N.	Nov-12	0.37 AC	1,559	\$166,500	\$165,018
2	8845 27th Street N.	Jun-12	1.04 AC	3,554	\$360,000	\$361,404
3	8850 27th Street N.	May-12	1.05 AC	3,094	\$276,000	\$277,794
4	8920 27th Street N.	Apr-10	1.09 AC	2,062	\$293,000	\$292,150
5	8785 27th Street N.	Oct-09	1.01 AC	2,052	\$218,500	\$211,595
6	8775 Ironwood Trail N.	Jul-08	0.52 AC	1,420	\$205,000	\$169,679
7	8685 27th Street N.	Apr-07	0.41 AC	2,029	\$226,349	\$170,305
8	2770 Irish Avenue N.	Nov-06	0.69 AC	2,256	\$271,600	\$201,989
After Project Averages		Jan-10	0.77 AC	2,253	\$252,119	\$231,242
Sales Before Project						
1	8540 Ironwood Trail N.	Dec-05	0.79 AC	1,992	\$223,000	\$167,473
2	8650 27th Street N.	Sep-05	0.55 AC	2,200	\$265,000	\$200,658
3	8655 27th Street N.	Apr-05	0.50 AC	2,810	\$321,900	\$247,090
4	8748 Ironwood Trail N.	Feb-05	0.65 AC	1,442	\$255,000	\$196,784
5	8722 Ironwood Trail N.	Sep-04	0.67 AC	2,640	\$265,000	\$209,509
6	8639 27th Street N.	Feb-03	0.36 AC	1,438	\$290,000	\$249,603
7	8580 Ironwood Trail N.	Nov-01	0.37 AC	2,899	\$195,000	\$174,584
Before Project Averages		Jul-04	0.56 AC	2,203	\$259,271	\$206,529
After Project:					= \$231,242	
Before Project:					= \$206,529	
Indicated Benefit:					\$24,713	
					11.97%	

The 2006 reconstruction project in Lake Elmo indicates a special benefit of \$24,713 per residential equivalent unit for a complete road reconstruction, including extension of municipal water services. This indication of special benefit is 11.97% of the average market value before the project.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Reconstruction Projects Including Extension of Municipal Water

Lake Elmo

The land sizes and home sizes are similar for the sales studied before and after the project occurred. However, there was ground water contamination present in the Tablyn Park area, and the sale prices may have been lower both immediately before the project, and potentially immediately after the project. Therefore, the \$24,713 indication of benefit is less reliable for properties located in a project area that includes street reconstruction and extension of municipal water services.

Summary

The reconstruction projects researched in this consultation are summarized on the following page, and included both complete reconstructs with extension of municipal water and sanitary sewer services and complete reconstructs with extension of municipal water.

Four reconstruction projects were analyzed that included extension of both municipal water and sanitary sewer services, and included projects in Saint Paul Park, Lino Lakes, Farmington and Eden Prairie. These projects range in indications of special benefit from \$23,709 to \$56,349 per residential equivalent unit, with an average indication of \$38,691.

Unfortunately, there was not a high volume of sales before and after the reconstruction projects, and the properties were not ideally homogeneous. While reducing the reliability of a conclusion of special benefit for this type of project, there is a clear indication of market preference for properties served with municipal water and sanitary sewer services.

SALES COMPARISON APPROACH**Analysis of Benefit from Reconstruction with Extension of Municipal Water****Summary**

	<u>Average Market Value Before Project</u>	<u>Indications of Special Benefit</u>	<u>Percentage of Market Value</u>
<u>Reconstruction Projects Including Extension of Municipal Water & Sanitary Sewer</u>			
St. Paul Park Project			
1999	\$148,837	\$27,797	18.68%
Lino Lakes Project			
2003/2004	\$201,344	\$23,709	11.78%
Farmington Project			
2005	\$190,476	\$46,907	24.63%
Eden Prairie Project			
2006	\$242,682	\$56,349	23.22%
<u>Reconstruction Projects Including Extension of Municipal Water</u>			
Centerville Project			
2013	\$170,135	\$20,646	12.14%
Lake Elmo Project			
2006	\$206,529	\$24,713	11.97%

The projects analyzed in Centerville and Lake Elmo included reconstruction of existing paved roadways, along with extension of water main, which is most similar to the subject project. The Centerville project indicated benefit was \$20,646, or 12.14%, for properties with an average value of \$170,135. Although the Centerville project is considered a strong indicator for properties that benefit from road reconstruction and extension of municipal water services, it is also recognized that the market values of properties in the Centerville project area are slightly less than the average value of most of the properties in the subject project area.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Summary

The Lake Elmo project indicated a special benefit equal to \$24,713 per residential equivalent unit, or 11.97% of the average market value before the project. However, as previously discussed, the Lake Elmo project may overstate benefit for properties located in a project area that includes street reconstruction and extension of municipal water services due to ground water contamination in the area.

Given the scope of work in the proposed project area, we conclude to a special benefit of \$18,000 to \$20,000 per residential equivalent unit for the subject properties, which appears reasonable, and considers the average assessed value in the proposed project area in relation to the property values from the comparable reconstruction projects.

It is noted that while the properties may have contributory value from existing well and septic systems (in the case of extension of sanitary sewer services), the properties that sold before the projects in comparable reconstruction areas summarized above also may have had remaining contributory value of existing systems. Therefore, the above indication of benefit may be net of any contributory value of existing wells.

However, it is our understanding that existing wells in the subject project area were drilled at least 30 year ago. Two of the four properties benefiting from extension of municipal water were constructed in the 1940s, and there are no City records of when the wells were drilled. The estimated useful life of a well is 35 to 40 years, under typical conditions. Therefore, while existing wells on two of the properties in the subject project area likely have no remaining economic life, some existing wells in the subject project area may still have remaining economic life, which should be considered when assessing the subject properties.

Based on the previous analysis of special benefit for road reconstruction without extension of utilities (\$7,000 to \$7,500 per residential equivalent unit), special benefit from the extension of municipal water services is allocated at \$10,500 to \$13,000 per residential equivalent unit, summarized as follows:

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Summary

Special Benefit, Road Reconstruction	\$ 7,000 to \$ 7,500
Special Benefit, Extension of Municipal Water	<u>\$10,500 to \$13,000</u>
Total Special Benefit	\$18,000 to \$20,000

Note: Individual subject properties have not been specifically appraised. The above summary of probable special benefit for improved properties does not take into account that there may be costs, at some point in the future, associated with hooking up to municipal water services. While these costs will vary with each individual property, it may or may not be appropriate to recognize future hook-up charges when determining special benefit to each of the individual subject properties.

Similar to the Road Reconstruction analysis summarized in an earlier section of this report, as part of this consultation, we have also examined whether or not there are any properties located within the portion of the proposed project benefiting from extension of water services that would potentially realize a significantly higher or lower level of benefit than the range indicated by the comparable reconstruction projects.

The properties located at 9401 Old Cedar Avenue, 9405 Old Cedar Avenue, and 9450 Old Cedar Avenue are single-family residential properties with no potential for subdivision into multiple residential units. Therefore, these properties will realize a special benefit of \$18,000 to \$20,000, prior to recognizing any contributory value of the existing well (\$7,000 to \$7,500 for road reconstruction and \$10,500 to \$13,000 for extension of municipal water).

The property located at 9407 Old Cedar Avenue South is improved with both a single-family residence and with the Bloomington Garden Center. Therefore, when estimating special benefit to this property, it should be recognized as both a residential use and a commercial use. It is also noted that the Bloomington Garden Center is a permitted use under current zoning. The residential portion of the property will realize a special

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Summary

benefit of \$18,000 to \$20,000, prior to recognizing any contributory value of the existing well (\$7,000 to \$7,500 for road reconstruction and \$10,500 to \$13,000 for extension of municipal water).

In order to estimate special benefit to the commercial portion of 9407 Old Cedar Avenue South, a comparison of traffic counts of the Garden Center and of typical single-family residential properties is beneficial. Similar to trip generation data utilized in estimating special benefit to commercial properties benefiting from road reconstruction only, a ratio of trips generated specifically from the Garden Center may be compared to typical trips generated from single-family residences.

Trips generated by the Garden Center from April through September average approximately 32 vehicles per day, whereas trips generated by single-family properties typically average 9.57 vehicles per day. Dividing the trips generated by the Garden Center by the trips generated by the single-family homes suggests that the assessment applicable for the Garden Center should be 3.34 times the special benefit of \$7,000 to \$7,500 for single-family residential properties in this area, or a total special benefit of \$23,380 to \$25,050.

However, recognizing that the trip generation data for the Garden Center included peak months, it is appropriate to use approximately 75% of the special benefit indicated by traffic generation during the traffic study period. Therefore, special benefit to the Bloomington Garden Center is estimated at \$17,500 to \$18,700. It is also noted that this analysis recognizes that nurseries and garden centers frequently utilize wells for their operations.

The anticipated range of special benefit to properties along Old Cedar Avenue South benefiting from a road reconstruction, including extension of municipal water, is summarized on the following page.

SALES COMPARISON APPROACH

Analysis of Benefit from Reconstruction with Extension of Municipal Water

Summary

Summary of Old Cedar Properties with Extension of Water					
Property Address	PID	Property Type			
I.R. & P.D. Gifford 9401 Old Cedar Avenue South	13-027-24-22-0003	Single-Family	\$18,000	to	\$20,000
Bradley & Beverly Pederson 9407 Old Cedar Avenue South	13-027-24-22-0009	Single-Family	\$18,000	to	\$20,000
		Garden Center	\$17,500	to	\$18,700
		Total	\$35,500		\$38,700
David F. & M.L. Long 9405 Old Cedar Avenue South	13-027-24-22-0004	Single-Family	\$18,000	to	\$20,000
Domenic M. & Kathleen R. Losurdo 9450 Old Cedar Avenue South	13-027-24-22-0010	Single-Family	\$18,000	to	\$20,000

Total benefit of \$18,000 to \$20,000 to single-family properties (and single-family portion of garden center) may be allocated as \$7,000 to \$7,500 for road reconstruction and \$10,500 to \$13,000 for extension of municipal water. The Garden Center special benefit estimate of \$17,500 to \$18,700 is for road reconstruction only.

ADDENDA

EXHIBIT 1

Residential Sales Data

(Pages 92-96)

OVERALL APPRECIATION (2001-2015)						
Bloomington						
Year	Number of Properties Sold	Average SF	Average Sales Price	Price/SF	Annual Appreciation	Monthly Appreciation
2015	464	2,104	\$255,501	\$121.44	1.86%	0.1550%
2014	810	2,018	\$240,578	\$119.22	4.50%	0.3750%
2013	809	2,093	\$238,795	\$114.09	13.07%	1.0892%
2012	744	2,050	\$206,855	\$100.90	6.33%	0.5275%
2011	600	1,999	\$189,676	\$94.89	-11.56%	-0.9633%
2010	571	2,014	\$216,082	\$107.29	-1.80%	-0.1500%
2009	665	1,941	\$212,073	\$109.26	-9.52%	-0.7933%
2008	593	1,975	\$238,497	\$120.76	-11.06%	-0.9217%
2007	595	2,014	\$273,442	\$135.77	-2.71%	-0.2258%
2006	718	1,975	\$275,618	\$139.55	-1.16%	-0.0967%
2005	875	1,980	\$279,564	\$141.19	5.00%	0.4167%
2004	861	1,975	\$265,569	\$134.47	6.51%	0.5425%
2003	836	1,965	\$248,089	\$126.25	6.96%	0.5800%
2002	863	1,978	\$233,466	\$118.03	4.30%	0.3583%
2001	801	1,842	\$208,447	\$113.16		

OVERALL APPRECIATION (1994-2015) Washington County - Single-Family						
Year	Number of Properties Sold	Average SF	Average Sales Price	Price/SF	Annual Appreciation	Monthly Appreciation
2015	1905	2,415	\$296,778	\$122.89		
					2.20%	0.1833%
2014	2242	2,446	\$294,134	\$120.25		
					5.01%	0.4175%
2013	2656	2,405	\$275,386	\$114.51		
					9.82%	0.8183%
2012	2311	2,407	\$250,979	\$104.27		
					3.56%	0.2967%
2011	1883	2,356	\$237,229	\$100.69		
					-6.15%	-0.5125%
2010	1763	2,386	\$255,997	\$107.29		
					1.14%	0.0950%
2009	1924	2,306	\$244,625	\$106.08		
					-12.62%	-1.0517%
2008	1747	2,360	\$286,495	\$121.40		
					-10.57%	-0.8808%
2007	1715	2,285	\$310,187	\$135.75		
					-4.96%	-0.4133%
2006	2001	2,247	\$320,957	\$142.84		
					0.84%	0.0700%
2005	2443	2,257	\$319,699	\$141.65		
					3.32%	0.2767%
2004	2552	2,218	\$304,083	\$137.10		
					6.50%	0.5417%
2003	2518	2,162	\$278,325	\$128.73		
					4.85%	0.4042%
2002	2470	2,129	\$261,391	\$122.78		
					2.04%	0.1700%
2001	2373	1,965	\$236,455	\$120.33		
					9.26%	0.7717%
2000	2328	1,976	\$217,610	\$110.13		
					9.55%	0.7958%
1999	2284	1,878	\$188,797	\$100.53		
					8.40%	0.7000%
1998	2356	1,858	\$172,305	\$92.74		
					8.20%	0.6833%
1997	1972	1,838	\$157,528	\$85.71		
					1.55%	0.1292%
1996	1959	1,775	\$149,805	\$84.40		
					2.90%	0.2417%
1995	1698	1,714	\$140,586	\$82.02		
					7.17%	0.5975%
1994	1729	1,700	\$130,107	\$76.53		

OVERALL APPRECIATION (2000-2015)						
Centerville, Lino Lakes, Hugo, Circle Pines, Lexington						
Year	Number of Properties Sold	Average SF	Average Sales Price	Price/SF	Annual Appreciation	Monthly Appreciation
2015	280	2,296	\$280,729	\$122.27	6.53%	0.5442%
2014	391	2,296	\$263,520	\$114.77	4.98%	0.4150%
2013	439	2,279	\$249,158	\$109.33	3.53%	0.2942%
2012	478	2,227	\$235,179	\$105.60	4.11%	0.3425%
2011	358	2,172	\$220,305	\$101.43	-6.24%	-0.5200%
2010	339	2,222	\$240,383	\$108.18	-1.57%	-0.1308%
2009	354	2,235	\$245,648	\$109.91	-12.40%	-1.0333%
2008	318	2,168	\$272,022	\$125.47	-12.83%	-1.0692%
2007	363	2,158	\$310,607	\$143.93	-3.44%	-0.2867%
2006	412	2,254	\$335,981	\$149.06	-0.43%	-0.0358%
2005	575	2,155	\$322,609	\$149.70	3.38%	0.2817%
2004	531	2,037	\$294,978	\$144.81	8.58%	0.7150%
2003	560	2,019	\$269,276	\$133.37	0.95%	0.0792%
2002	625	1,886	\$249,159	\$132.11	-1.65%	-0.1375%
2001	671	1,674	\$224,852	\$134.32	4.34%	0.3617%
2000	592	1,553	\$199,917	\$128.73		

OVERALL APPRECIATION (1998-2014) Dakota County Single-Family Appreciation						
Year	Number of Properties Sold	Average SF	Average Sales Price	Price/SF	Annual Appreciation	Monthly Appreciation
2014	3497	2,358	\$261,446	\$110.88	6.20%	0.5167%
2013	3721	2,339	\$244,211	\$104.41	10.03%	0.8358%
2012	3566	2,322	\$220,326	\$94.89	3.74%	0.3117%
2011	3025	2,295	\$209,925	\$91.47	-8.00%	-0.6667%
2010	2530	2,317	\$230,355	\$99.42	-1.23%	-0.1025%
2009	2985	2,198	\$221,258	\$100.66	-9.74%	-0.8117%
2008	2753	2,259	\$251,933	\$111.52	-11.90%	-0.9917%
2007	2855	2,247	\$284,425	\$126.58	-3.73%	-0.3108%
2006	3265	2,254	\$296,371	\$131.49	-0.48%	-0.0400%
2005	4047	2,230	\$294,623	\$132.12	4.47%	0.3725%
2004	4261	2,164	\$273,677	\$126.47	6.70%	0.5583%
2003	4374	2,166	\$256,738	\$118.53	7.02%	0.5850%
2002	4117	2,120	\$234,801	\$110.76	-1.58%	-0.1317%
2001	3835	1,947	\$219,121	\$112.54	10.04%	0.8367%
2000	3435	1,925	\$196,874	\$102.27	8.76%	0.7300%
1999	3689	1,892	\$177,901	\$94.03	11.11%	0.9258%
1998	4232	1,882	\$159,279	\$84.63		

OVERALL APPRECIATION (2000-2012)						
Chanhassen, Chaska, Victoria, Eden Prairie						
Year	Number of Properties Sold	Average SF	Average Sales Price	Price/SF	Annual Appreciation	Monthly Appreciation
2012	1092	2,998	\$354,181	\$118.14	1.00%	0.0833%
2011	885	3,035	\$355,016	\$116.97	-3.70%	-0.3083%
2010	790	3,043	\$369,639	\$121.47	-2.07%	-0.1725%
2009	806	2,814	\$349,047	\$124.04	-8.57%	-0.7142%
2008	809	2,843	\$385,668	\$135.66	-7.34%	-0.6117%
2007	932	2,858	\$418,449	\$146.41	-0.21%	-0.0175%
2006	1018	2,794	\$409,942	\$146.72	-0.35%	-0.0292%
2005	1232	2,759	\$406,231	\$147.24	5.10%	0.4250%
2004	1289	2,705	\$378,977	\$140.10	5.44%	0.4533%
2003	1326	2,627	\$349,045	\$132.87	5.62%	0.4683%
2002	1261	2,589	\$325,705	\$125.80	2.36%	0.1967%
2001	1200	2,540	\$312,175	\$122.90	9.90%	0.8250%
2000	1210	2,538	\$283,824	\$111.83		

CONTINGENT AND LIMITING CONDITIONS

(Pages 98-100)

CONTINGENT AND LIMITING CONDITIONS

The value estimates and conclusions in the appraisal are made subject to these assumptions and conditions:

1. No title search has been made and the reader should consult an appropriate attorney or title insurance company for accurate ownership data. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The legal description, furnished or otherwise, is assumed to be correct. No responsibility is assumed for the legal description or for matters including legal or title considerations.
3. The information contained in this report is not guaranteed, but it has been gathered from reliable sources. The appraiser certifies that, to the best of his knowledge and belief, the statements, information and materials contained in the appraisal are correct.
4. All value estimates in this report assume stable soil and any necessary soil corrections are to be made at the seller's expense, unless otherwise noted.
5. The site plan, if any, in this report is included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility for its accuracy.
6. The market value herein assigned is based on conditions which were applicable as of the effective date of appraisal, unless otherwise noted.
7. The appraiser herein shall not be required to prepare for, or appear in court, or before any board or governmental body by the reason of the completion of this assignment without predetermined arrangements and agreements.
8. Surveys, plans and sketches may have been provided in this report. They may not be complete or be drawn exactly to scale.
9. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person, other than the party to whom it is addressed, without the written consent of the appraiser, and in any event only with properly written qualification and only in its entirety.
10. Information in the appraisal relating to comparable market data is more fully documented in the confidential file in the office of the appraiser.

CONTINGENT AND LIMITING CONDITIONS

(Continued)

11. All studies and field notes will be secured in our files for future reference.
12. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. And, it is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.
13. The distribution of the total valuation in this report between land and improvements, if stated, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
14. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
15. The appraiser was not aware of the presence of soil contamination on the subject property, unless otherwise noted in this appraisal report. The effect upon market value, due to contamination was not considered in this appraisal, unless otherwise stated.
16. The appraiser was not aware of the presence of asbestos or other toxic contaminants in the building(s), unless otherwise noted in this report. The effect upon market value, due to contamination was not considered in this appraisal, unless otherwise stated.
17. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
18. The value stated in this report is fee simple, assuming responsible ownership and management, unless otherwise indicated. This appraisal recognizes that available financing is a major consideration by typical purchasers of real estate in the market, and the appraisal assumes that financing is or was made available to purchasers of property described herein.
19. The appraiser has neither present nor contemplated interest in the property appraised and employment is not contingent upon the value reported.

CONTINGENT AND LIMITING CONDITIONS

(Continued)

20. Unless otherwise stated in this report, the appraisers have not made a survey or analysis to determine whether the property is in compliance with "The Americans with Disabilities Act" (ADA). If the property is not in compliance with the ADA, it could have a negative effect on the value of the property.
21. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

APPRAISER QUALIFICATIONS

(Pages 102-104)

QUALIFICATIONS OF

KRISTINA E. LINDEMANN

PROFESSIONAL AFFILIATIONS

Minnesota Trainee Real Property Appraiser, License No. 40443156

BUSINESS EXPERIENCE

Patchin Messner Dodd & Brumm, Associate Appraiser, June 2015 to Present
Patchin Messner Dodd & Brumm, Temporary Clerical Work: Gather Information
and Compile Appraisal Reports 2007-2014

EDUCATIONAL WORK

Bachelor of Science Degree – Nursing - 2011
University of North Dakota, Grand Forks, North Dakota

SPECIALIZED REAL ESTATE TRAINING

Basic Appraisal Principles, McKissock, 2015
Basic Appraisal Procedures, McKissock, 2015
National USPAP 15-Hour Course, McKissock, 2015

Appraisal Institute Coursework:

Trainee Appraiser Course
Business Practice and Ethics
General Appraiser Income Approach/Part 1
Online Real Estate Finance Statistics and Valuation Modeling
General Appraiser Sales Comparison Approach

APPRAISAL EXPERIENCE

Preparation of appraisals for acquisition, condemnation and special assessment purposes.

APPRAISAL CLIENTS

Bureau of Indian Affairs
Campbell Knutson, P.A.
City of Bloomington
City of Carver
City of Golden Valley
City of Lakeville
City of St. Paul Park
City of Ramsey
Dakota County
Goodhue County
Hoff, Barry & Kozar, P.A.
Melchert Hubert Sjodin, PLLP
Scott County
SRF Consulting Group, Inc.

QUALIFICATIONS OF

SHERRIL L. BRUMM

PROFESSIONAL AFFILIATIONS

MAI Member, Appraisal Institute

Certified General Real Property Appraiser, State of Minnesota, License No. 20249948
Member of MNCREW, Minnesota Commercial Real Estate Women

BUSINESS EXPERIENCE

Patchin Messner Dodd & Brumm, Principal, 2011 to Present
Patchin Messner & Dodd, 2001 to 2011
Patchin Messner Appraisals, Inc., 1998 to 2000
Kelly Appraisal Services, Staff Appraiser, 1995-1996
Valuation Counselors, Inc., Staff Appraiser, 1986-1989
United States Army Reserve, 1983-1989
Mid America Title Company, 1981-1984

EDUCATIONAL WORK

Bachelor of Science Degree, Northern Illinois University, majored in Finance, minored in Economics; graduated Magna Cum Laude, 1986

SPECIALIZED REAL ESTATE TRAINING

Appraisal Institute/American Institute of Real Estate Appraisers Course Work:

Real Estate Appraisal Principles

Basic Valuation Procedures

Residential Case Study

Standards of Professional Appraisal Practice

Basic Income Capitalization

Advanced Income Capitalization

Highest & Best Use and Market Analysis

Advanced Sales Comparison and Cost Approaches

Report Writing and Valuation Analysis

Advanced Applications

Business Practice and Ethics

Supervisor Appraiser/Trainee Appraiser Course

Completed Litigation Professional Development Program:

Condemnation Appraising – Principles & Applications

Litigation Appraising: Specialized Topics and Applications

The Appraiser as an Expert Witness

SEMINARS ATTENDED:

Appraisal Institute

Annual Real Estate Trends (2008, 2009)

Trends in the Lodging Industry

Annual Forecast/Industry Forecast (2009, 2010, 2011)

Appraising Distressed Real Estate

Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)

APPRAISAL EXPERIENCE

Preparation of appraisals for condemnation, tax appeal, financing, acquisition/disposal, and special assessment appeal. Properties appraised include nursing homes, hospitals, apartment complexes, office and industrial buildings, shopping centers, single family residences and development land. Specialize in litigation valuation of development land and commercial, industrial and investment properties.

COURT EXPERIENCE

Qualified as an expert witness in Hennepin County District Court, Isanti County District Court, Scott County District Court, and Commission Hearings in Carver County, Dakota County, Hennepin County, Rice County and Scott County.

QUALIFICATIONS OF

SHERRIL L. BRUMM (CONTINUED)

RELATED EXPERIENCE

North Star Chapter of the Appraisal Institute: Region III Alternate Representative - 2007 to 2012;
Board of Directors - 2011 to 2013

Appraisal Data Network (ADN): Board of Directors – 2010 to Present; President 2012/2013/2014

Faculty participant at the Minnesota Association of City Attorneys Educational Conference, 2013

APPRAISAL CLIENTS

Blue Cross and Blue Shield of Minnesota	Minnesota Department of Transportation
Bolton & Menk, Inc.	Minnesota Pipeline Company, LLC
Campbell Knutson, P.A.	Ramsey County Regional Railway Authority
Dakota County Community Development Agency	Richfield HRA
Evergreen Land Services Company	R. S. Eden
Foreman & Associates, LLC	Saint Paul Port Authority
Fredrikson & Byron, P. A.	Shakopee Public Utilities Commission
Great River Energy	SRF Consulting Group, Inc.
Greater Minnesota Transmission, LLC	Stantec
Gregerson, Rosow, Johnson & Nilan, Ltd.	Stewart Title
Henning Professional Services, Inc.	TCF Bank
Hoff, Barry & Kozar, P.A.	The Green Institute
Jaspers, Moriarty & Walburg	Ulteig
Johnson, Johnson, Burkhardt and Johnson, LLP	University of Minnesota
Kennedy & Graven	Upper Midwest Management
Leonard, Street & Deinard	Walmart
Lindquist & Vennum, LLP	Wells Fargo
Maki & Overum	Wilson Development Services, LLC
Malkerson Gunn Martin LLP	WSB & Associates, Inc.
Melchert Hubert Sjodin, PLLP	Xcel Energy
Metropolitan Council	
Minneapolis Community Planning and Economic Development (CPED)	

Cities: Bloomington, Burnsville, Cambridge, Carver, Chaska, Chanhassen, Cottage Grove, Crystal, Elk River, Farmington, Hermantown, Lakeville, Lino Lakes, Minnetrista, Monticello, New Brighton, New Prague, Plymouth, Prior Lake, Ramsey, Richfield, Robbinsdale, Rosemount, St. Paul, Savage, Shakopee, Victoria, Waconia and Wayzata

Counties: Brown, Carver, Dakota, Hennepin, Ramsey, Rice, Scott