



Le Sueur County, MN

Wednesday, June 15, 2016

Board Meeting

Item 1

6:30 p.m. Board of Appeal and Equalization

Staff Contact:

LE SUEUR COUNTY
BOARD OF APPEAL AND EQUALIZATION
COMMISSIONER'S ROOM, LE SUEUR COUNTY COURTHOUSE
MEETING AGENDA
JUNE 15, 2016
6:30 PM

Board of Appeal and Equalization

Finance Director will Call Board to Order

Oath of the Board

Elect Chairman

Elect Vice-Chairman

Overview of process by Shayne Bender, County Assessor

Presentations by those in attendance

Recess Board of Equalization

June 28th 10:00 am Reconvene Board of Appeal and Equalization

**LE SUEUR COUNTY SALES RATIO 2016 RESIDENTIAL/SEASONAL
RECREATIONAL**

| CITIES | DOR BEGINNING TIME RATIO | % INCREASE OR DECREASE | NUMBER OF SALES | NEW CONSTRUCTION |
|----------------------|--------------------------------|------------------------------|--------------------|---------------------|
| Cleveland | 94.39% | 0% | 9 | \$231,900 |
| Elysian | 102.47% | -1.63% | 17 | \$1,341,400 |
| Heidelberg | 93.21% | -.02% | 2 | \$0 |
| Kasota | 78.08% | 0% | 3 | \$295,200 |
| Kilkenny | 83.79% | 2.88% | 2 | \$5,200 |
| Le Center | 98.77% | -.99% | 35 | \$352,700 |
| Le Sueur | 94.29% | 0% | 56 | \$2,412,400 |
| Montgomery | 96.33% | 0% | 48 | \$965,400 |
| New Prague | 92.76% | 2.17% | 52 | \$2,118,000 |
| Waterville | 97.99% | 0% | 37 | \$492,700 |
| TOWNSHIPS | | | | |
| Cleveland | 93.38% | 0% | 4 | \$1,517,000 |
| Cordova | 113.33% | 0% | 2 | \$570,700 |
| Derrynane | 72.38% | 0% | 2 | \$579,000 |
| Elysian | 97.09% | 0% | 20 | \$1,545,200 |
| Kasota | 96.50% | 0% | 15 | \$1,204,300 |
| Kilkenny | 91.16% | 0% | 3 | \$233,100 |
| Lanesburgh | 98.37% | 0% | 16 | \$820,600 |
| Lexington | 93.31% | 0% | 5 | \$872,700 |
| Montgomery | 106.91% | 0% | 2 | \$337,300 |
| Ottawa | 82.00% | 0% | 3 | \$142,500 |
| Sharon | 87.67% | 6.16% | 6 | \$402,200 |
| Tyrone | 93.88% | 0% | 5 | \$410,800 |
| Washington | 97.79% | 0% | 12 | \$895,500 |
| Waterville | 100.97% | 0% | 8 | \$466,100 |
| COUNTY TOTALS | 95.99% | | 366 | \$18,211,900 |

6/9/2016

2016 ASSESSMENTS RESULTS BY PROPERTY TYPE

| PT | Property | Median ratio | Number of sales | Sales with time trends | New Construction |
|----|--|--------------|-----------------|------------------------|------------------|
| 02 | Apartment (4 or more units) | 95.76 | 2 | 0 | 1,051,500 |
| 06 | Commercial (with buildings) | 107.88 | 10 | 0 | \$1,698,700 |
| 91 | Seasonal Recreational Residential/Residential Aggregation | 95.99 | 366 | 304 | \$12,212,900 |
| 91 | Seasonal Recreational Residential/Residential Aggregation-Off Water | 97.97 | 304 | 304 | N/A |
| 91 | Seasonal Recreational Residential/Residential Aggregation-On Water | 97.94 | 62 | 0 | N/A |
| 92 | Rural Vacant Land Aggregation (34.5 or more acres) Aggregation | 96.82 | 1 | 0 | 0 |
| 93 | Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation | 96.82 | 9 | 0 | 0 |
| 95 | Agriculture Improved and Unimproved (34.5 or more acres) Aggregation | 100.50 | 11 | 0 | \$3,054,100 |

COUNTY REAL ESTATE VALUES

2004 EMV \$2,388,865,200 14%
 2005 EMV \$2,751,534,100 15.20%
 2006 EMV \$3,121,450,200 13.40%
 2007 EMV \$3,503,792,100 12.20%
 2008 EMV \$3,594,012,800 2.50%
 2009 EMV \$3,634,229,500 1.01%
 2010 EMV \$3,545,253,300 -2.40%
 2011 EMV \$3,499,612,700 -2.70%
 2012 EMV \$3,550,839,300 1.46%
 2013 EMV \$3,748,922,200 5.56%
 2014 EMV \$3,830,684,900 2.18%
 2015 EMV \$3,904,202,200 1.92%
 2016 EMV \$3,925,217,600 .54%

6/9/2016

Le Sueur County New Construction 2006-2016

| | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Cleveland Twp | 1,517,000 | 525,900 | 1,567,400 | 1,069,800 | 565,900 | 591,800 | 727,500 | 959,400 | 2,527,900 | 4,057,000 | 3,228,800 |
| Cordova Twp | 570,700 | 333,400 | 422,000 | 364,700 | 518,200 | 165,000 | 491,900 | 468,000 | 637,700 | 907,000 | 929,900 |
| Derynane Twp | 579,000 | 537,600 | 219,600 | 579,900 | 238,700 | 599,300 | 213,200 | 302,800 | 702,100 | 786,300 | 1,062,200 |
| Elysian Twp | 1,545,200 | 815,800 | 519,100 | 844,500 | 755,900 | 1137000 | 1,212,300 | 2,280,300 | 2,756,100 | 3,842,600 | 3,328,500 |
| Kasota Twp | 1,204,300 | 2,656,800 | 1,341,300 | 1,063,000 | 1,350,000 | 977000 | 1,518,300 | 3,072,700 | 3,210,700 | 2,968,000 | 2,632,000 |
| Kilkenny Twp | 233,100 | 60,300 | 845,500 | 52,100 | 336,300 | 156100 | 154,000 | 343,300 | 534,700 | 681,500 | 1,192,000 |
| Lanesburgh Twp | 820,600 | 1,165,200 | 601,400 | 1,236,300 | 1,028,200 | 643700 | 1,092,600 | 2,022,900 | 1,972,200 | 2,574,300 | 4,550,000 |
| Lexington Twp | 872,700 | 777,300 | 836,500 | 1,231,600 | 583,600 | 98400 | 119,700 | 800,500 | 826,000 | 1,892,700 | 1,559,100 |
| Montgomery Twp | 337,300 | 868,300 | 352,100 | 257,900 | 420,600 | 206000 | 576,000 | 491,700 | 635,400 | 711,400 | 1,003,700 |
| Ottawa Twp | 142,500 | 70,700 | 740,800 | 210,400 | 1,564,900 | 228400 | 205,700 | 184,100 | 401,200 | 425,000 | 494,600 |
| Sharon Twp | 402,200 | 311,000 | 444,000 | 326,500 | 268,500 | 504100 | 233,800 | 531,700 | 872,500 | 1,096,200 | 499,100 |
| Tyrone Twp | 410,800 | 370,100 | 297,000 | 222,500 | 91,300 | 496400 | 245,600 | 68,400 | 404,100 | 1,009,100 | 1,292,900 |
| Washington Twp | 895,500 | 384,500 | 1,238,500 | 1,006,300 | 761,600 | 839400 | 1,253,600 | 684,300 | 1,063,500 | 2,647,800 | 1,552,500 |
| Waterville Twp | 466,100 | 378,300 | 842,500 | 543,600 | 213,400 | 271800 | 360,400 | 278,700 | 859,200 | 823,700 | 1,736,800 |
| Cleveland City | 231,900 | 23,600 | 91,300 | 124,800 | 94,400 | 92800 | 55,300 | 99,900 | 358,700 | 769,900 | 734,400 |
| Elysian City | 1,341,400 | 422,200 | 1,351,600 | 1,001,900 | 493,900 | 697300 | 851,600 | 1,090,400 | 1,724,600 | 2,086,900 | 1,728,400 |
| Heidelberg City | 0 | 41,900 | 27,800 | 0 | 185,600 | 77100 | 24,000 | 0 | 66,300 | 31,500 | 241,100 |
| Kasota City | 295,200 | 250,000 | 387,900 | 1,172,600 | 376,000 | 400200 | 511,400 | 475,500 | 851,700 | 491,500 | 558,500 |
| Kilkenny City | 5,200 | 58,700 | 86,800 | 65,400 | 11,800 | 0 | 24,100 | 146,300 | 112,700 | 282,100 | 220,900 |
| Le Center City | 352,700 | 939,300 | 738,400 | 196,700 | 408,800 | 479100 | 1,281,600 | 992,800 | 1,265,700 | 804,700 | 2,100,200 |
| Le Sueur City | 2,412,400 | 2,493,200 | 12,632,700 | 2,342,300 | 516,800 | 403700 | 546,600 | 949,900 | 1,288,200 | 6,786,500 | 2,841,600 |
| Montgomery City | 965,400 | 1,082,600 | 647,100 | 950,000 | 219,200 | 252400 | 2,531,300 | 1,510,900 | 1,728,700 | 3,619,900 | 8,970,000 |
| New Prague City | 2,118,000 | 2,066,700 | 1,386,800 | 1,618,000 | 440,900 | 1442800 | 1,968,800 | 4,846,900 | 6,362,400 | 17,419,300 | 25,965,700 |
| Waterville City | 492,700 | 442,800 | 511,300 | 187,600 | 207,700 | 340200 | 172,200 | 1,531,100 | 1,440,100 | 2,257,600 | 2,689,600 |
| | 18,211,900 | 17,076,200 | 28,129,400 | 16,668,400 | 11,652,200 | 11,100,000 | 16,371,500 | 24,132,500 | 32,602,400 | 58,972,500 | 71,112,500 |

Le Sueur County Lakeshore Sales - October 2014 thru September 2015

| Parcel # | Property Address | Lake Name | Sale Date | Sale Price | Seller | Buyer | Q. / Unq | EMV Land | EMV Building | EMV total | Sales Ratio | size / acre | front age / | Sale less Bldgs | Land \$ per acre | Land \$ per F.F. | Notes |
|-------------|------------------------------------|---------------|------------|------------|---------------|------------------|----------|-----------|--------------|-----------|-------------|-------------|-------------|-----------------|------------------|------------------|----------------------------|
| 01.500.0440 | 46637 Cape Horn Rd Cleveland | Jeff - Big | 10/23/2014 | \$240,000 | DaWald | Searing | U | \$128,700 | \$121,400 | \$250,100 | 104.2% | 0.327 | 67 | \$118,600 | \$362,691 | \$1,770 | Relative |
| 01.620.0160 | 46154 Jefferson Shore Dr Cleveland | Jeff - Big | 2/13/2015 | \$370,000 | Kupser | Hulskotter | Q | \$108,000 | \$195,800 | \$303,800 | 82.1% | 1.300 | 190 | \$174,200 | \$134,000 | \$917 | Lake Access |
| 01.620.0080 | XXXXX Jefferson Shore Dr Cleveland | Jeff - Big | 3/18/2015 | \$190,000 | Sieberg | Kupser | Q | \$155,500 | | \$155,500 | 81.8% | 1.280 | 151 | \$190,000 | \$148,438 | \$1,258 | land only |
| 01.600.0190 | 46087 Jefferson Lake Dr Cleveland | Jeff - Mid | 4/22/2015 | \$109,900 | Herd | Williams / Page | Q | \$101,000 | \$46,100 | \$147,100 | 133.8% | 0.257 | 60 | \$63,800 | \$248,249 | \$1,063 | fail sep/sewer 40k |
| 01.102.2800 | XXXXX Jefferson Lake Rd Cleveland | Jeff - Mid | 7/30/2015 | \$115,000 | Westermayer | Blaschko | Q | \$189,900 | | \$189,900 | 165.1% | 11.300 | 555 | \$115,000 | \$10,177 | \$207 | land only inc. 01.035.5800 |
| 01.500.0290 | 46571 Cape Horn Rd Cleveland | Jeff - Big | 7/9/2015 | \$164,550 | Hill | Ehrlich | Q | \$105,000 | \$67,200 | \$172,200 | 104.6% | 0.215 | 50 | \$97,350 | \$452,791 | \$1,947 | |
| 01.600.0180 | 46099 Jefferson Lake Dr Cleveland | Jeff - Mid | 6/29/2015 | \$60,000 | Reich | Sadaka | U | \$101,000 | \$21,500 | \$122,500 | 204.2% | 0.256 | 60 | \$38,500 | \$150,391 | \$642 | Estate sale |
| 01.550.0320 | 46615 Evergreen Ln Cleveland | Jeff - West | 9/28/2015 | \$87,000 | Glass | Satrom | U | \$136,300 | \$8,400 | \$144,700 | 166.3% | 0.313 | 67 | \$78,600 | \$251,118 | \$1,173 | Liquidated, health reasons |
| 01.650.0170 | 46853 Cape Horn Rd Cleveland | Jeff - Mid | 8/24/2015 | \$95,000 | Truebenbach | Colby | U | \$165,700 | \$1,300 | \$167,000 | 175.8% | 1.209 | 157 | \$93,700 | \$77,502 | \$597 | Flip, not advertised |
| 01.650.0220 | 46909 Cape Horn Rd Cleveland | Jeff - Mid | 9/15/2015 | \$239,900 | Fed Home Loan | Ness | U | \$177,500 | \$119,900 | \$297,400 | 124.0% | 1.036 | 149 | \$120,000 | \$115,830 | \$805 | foreclosure |
| 02.500.0110 | 41820 East Shore Dr Kilkenny | Gorman | 6/22/2015 | \$187,500 | Latzke | Armstrong | Q | \$120,000 | \$92,500 | \$212,500 | 113.3% | 1.177 | 150 | \$95,000 | \$80,714 | \$633 | |
| 02.500.0170 | 41970 East Shore Dr Kilkenny | Gorman | 7/10/2015 | \$268,500 | Rasmussen | Maas | Q | \$120,000 | \$112,300 | \$232,300 | 86.5% | 1.136 | 150 | \$156,200 | \$137,500 | \$1,041 | |
| 04.570.0090 | 51183 231st Ave Elysian | Francis | 10/1/2014 | \$516,998 | Melander | Norman | U | \$235,000 | \$187,900 | \$422,900 | 81.8% | 1.258 | 155 | \$329,098 | \$261,604 | \$2,123 | other land on QCD |
| 04.620.0010 | 23008 Holiday Park Ln Elysian | German | 10/10/2014 | \$367,500 | McGregor | Weideman | Q | \$214,200 | \$135,900 | \$350,100 | 95.3% | 1.356 | 170 | \$231,600 | \$170,796 | \$1,362 | |
| 04.640.0060 | 24561 Irish Ln Cleveland | Jeff - Big | 10/2/2014 | \$75,000 | Strand | Fox | Q | \$96,000 | \$6,300 | \$102,300 | 136.4% | 0.276 | 50 | \$68,700 | \$248,913 | \$1,374 | hse poor cond |
| 04.740.0160 | 24984 Swedes Bay Ln Elysian | Jeff - Swedes | 10/17/2014 | \$164,000 | Rowan | Renze | Q | \$60,000 | \$58,800 | \$118,800 | 72.4% | 0.316 | 50 | \$105,200 | \$332,911 | \$2,104 | |
| 04.550.0120 | 24234 Geldners Ln Cleveland | Jeff - Big | 11/7/2014 | \$266,000 | Schabert | Dickmann | Q | \$125,000 | \$94,900 | \$219,900 | 82.7% | 0.175 | 58 | \$171,100 | \$977,714 | \$2,950 | |
| 04.660.0040 | 23664 Trails End Ln Cleveland | German | 12/1/2014 | \$735,000 | O'Rourke | Schabert | Q | \$205,100 | \$308,000 | \$513,100 | 69.8% | 0.825 | 190 | \$427,000 | \$517,576 | \$2,247 | |
| 04.740.0240 | 47960 Outback Ln Elysian | Jeff - Swedes | 12/4/2014 | \$159,000 | Rogers | Lau | Q | \$60,000 | \$94,800 | \$154,800 | 97.4% | 0.305 | 50 | \$64,200 | \$210,492 | \$1,284 | |
| 04.016.0500 | 23096 Roemhildt Lake Ln Elysian | Roemhildt | 12/18/2014 | \$217,000 | Ruch | Walters | U | \$150,000 | \$86,400 | \$236,400 | 108.9% | 5.540 | 384 | \$130,600 | \$23,574 | \$340 | New Const / remod |
| 04.420.0030 | 50823 Carpenters Point Ln Elysian | Francis | 1/30/2015 | \$299,000 | LZE Prop | Belmore | Q | \$194,900 | \$85,600 | \$280,500 | 93.8% | 0.358 | 78 | \$213,400 | \$596,089 | \$2,736 | |
| 04.030.2600 | XXXX Greenland Rd Elysian | Round | 2/14/2015 | \$375,000 | Toot | HF trust | U | \$173,800 | | \$173,800 | 46.3% | 53.000 | 2414 | \$375,000 | \$7,075 | \$155 | Land only / Acreage Issues |
| 04.410.0060 | 25031 French Dr Cleveland | Jeff - Big | 3/27/2015 | \$182,000 | Barrer | Jaster | Q | \$146,600 | \$62,900 | \$209,500 | 115.1% | 0.361 | 75 | \$119,100 | \$329,917 | \$1,588 | |
| 04.028.6000 | 22253 Lake Francis Rd Elysian | Francis | 5/21/2015 | \$315,000 | Hill | Baker | Q | \$225,000 | \$104,300 | \$329,300 | 104.5% | 0.900 | 100 | \$210,700 | \$234,111 | \$2,107 | |
| 04.640.0050 | 24559 Irish Ln Cleveland | Jeff - Big | 3/4/2015 | \$217,000 | Herrley | Woyda | Q | \$130,000 | \$90,800 | \$220,800 | 101.8% | 0.319 | 67 | \$126,200 | \$395,611 | \$1,884 | |
| 04.740.0340 | 47866 Outback Ln Elysian | Jeff - Swedes | 5/15/2015 | \$65,000 | McCue | Bauleke | Q | \$60,100 | \$19,800 | \$79,900 | 122.9% | 0.322 | 61 | \$45,200 | \$140,373 | \$741 | Moble home |
| 04.560.0080 | 46932 Glens Beach Rd Elysian | German | 6/26/2015 | \$162,500 | Fiedler, Etal | Kunz | U | \$150,000 | \$47,400 | \$197,400 | 121.5% | 0.200 | 75 | \$115,100 | \$575,500 | \$1,535 | Neighbor, estate |
| 04.740.0210 | 24918 Swedes Bay Ln Elysian | Jeff-Swedes | 6/12/2015 | \$200,000 | Seeboth | Otto | Q | \$75,200 | \$102,900 | \$178,100 | 89.1% | 1.070 | 125 | \$97,100 | \$90,748 | \$777 | |
| 04.026.6500 | 1540 Scenic Hideaway Ln NE Elysian | Rays | 7/17/2015 | \$284,000 | Judd | Gohla | Q | \$189,800 | \$101,400 | \$291,200 | 102.5% | 2.770 | 150 | \$182,600 | \$65,921 | \$1,217 | |
| 04.650.0040 | 24818 Arrowhead Trl Cleveland | Jeff - Big | 7/13/2015 | \$250,000 | Bulver | O'Malley | U | \$212,100 | \$87,600 | \$299,700 | 119.9% | 0.950 | 155 | \$162,400 | \$170,947 | \$1,048 | Relative |
| 04.770.0010 | XXX Scenic Hideaway Ln Elysian | Rays | 7/2/2015 | \$97,000 | Culbert | Athey / Williams | Q | \$100,600 | | \$100,600 | 103.7% | 0.920 | 150 | \$97,000 | \$105,435 | \$647 | land only |
| 04.780.0060 | 49145 | | | | | | | | | | | | | \$919,294 | \$2,605 | | |
| 04.030.0190 | XXX Lake Francis Rd Elysian | Francis | 5/8/2015 | \$200,000 | Athey | Shor | U | \$175,100 | | \$175,100 | 87.6% | 2.900 | 226 | \$200,000 | \$68,966 | \$885 | Divorce |

Le Sueur County Lakeshore Sales - October 2014 thru September 2015

| Parcel # | Property Address | Lake Name | Sale Date | Sale Price | Seller | Buyer | Q. / Unq | EMV Land | EMV Building | EMV total | Sales Ratio | size / acre | front age / | Sale less Bldgs | Land \$ per acre | Land \$ per F.F. | Notes |
|-------------|-----------------------------------|---------------|------------|------------|--------------------|-------------------------|----------|-----------|--------------|-----------|-------------|-------------|-------------|-----------------|------------------|------------------|----------------------------|
| 04.560.0140 | 46884 Glens Beach Rd Elysian | German | 8/13/2015 | \$406,666 | Shafer | Kuebler | Q | \$159,000 | \$149,900 | \$308,900 | 76.0% | 0.512 | 75 | \$256,766 | \$501,496 | \$3,424 | inc. 04.004.5008 |
| 04.560.0320 | 46694 Glens Beach Rd Elysian | German | 8/26/2015 | \$75,000 | Asher Valley Farms | Lynk | U | \$155,000 | \$83,700 | \$238,700 | 318.3% | 0.253 | 90 | -\$8,700 | -\$34,387 | -\$97 | partial interest |
| 04.560.0320 | 46694 Glens Beach Rd Elysian | German | 8/26/2015 | \$50,000 | Lowenberg | Lynk | U | \$155,000 | \$83,700 | \$238,700 | 477.4% | 0.253 | 90 | -\$33,700 | -\$133,202 | -\$374 | partial interest |
| 04.740.0070 | 25068 Swedes Bay Ln Elysian | Jeff - Swedes | 8/7/2015 | \$154,000 | Schneider | Morkassel | Q | \$60,000 | \$67,600 | \$127,600 | 82.9% | 0.378 | 50 | \$86,400 | \$228,571 | \$1,728 | sold \$157K, \$3k pts pd |
| 04.740.0170 | 24970 Swedes Bay Ln Elysian | Jeff - Swedes | 9/25/2015 | \$168,000 | Schwitters | Dembouski | Q | \$65,000 | \$64,400 | \$129,400 | 77.0% | 0.506 | 75 | \$103,600 | \$204,743 | \$1,381 | |
| 04.760.0170 | 22824 Stavenau Ln Elysian | German | 9/8/2015 | \$107,500 | Pendleton | Hauge | U | \$110,000 | \$33,600 | \$143,600 | 133.6% | 0.182 | 50 | \$73,900 | \$406,044 | \$1,478 | Divorce, quick sale |
| | | | | | | | | | | | | | | | | | |
| 05.700.0130 | 2118 Limberdink Rd Kasota | Washington | 10/24/2014 | \$300,000 | Smith Estate | Tyree | U | \$183,100 | \$93,800 | \$276,900 | 92.3% | 0.392 | 60 | \$206,200 | \$526,020 | \$3,437 | |
| 05.440.0240 | 1234 Bakers Bay Rd Kasota | Washington | 11/26/2014 | \$324,700 | Karlson | Kuiper | Q | \$165,000 | \$140,200 | \$305,200 | 94.0% | 0.188 | 50 | \$184,500 | \$981,383 | \$3,690 | |
| 05.452.1420 | 1412 Shoreway Dr Kasota | Washington | 1/16/2015 | \$196,000 | Schmidt | Bartlett | U | \$383,500 | \$33,300 | \$416,800 | 212.7% | 1.020 | 165 | \$162,700 | \$159,510 | \$986 | inc 1410 - Neighbor sale |
| 05.542.0020 | 1403 Squirrels Nest Rd Kasota | Washington | 1/30/2015 | \$875,000 | Michels | Jacobsen | Q | \$280,000 | \$266,500 | \$546,500 | 62.5% | 1.200 | 230 | \$608,500 | \$507,083 | \$2,646 | |
| 05.700.0060 | 2130 Limberdink Rd Kasota | Washington | 4/17/2015 | \$300,000 | Slater | Sohre | Q | \$235,000 | \$59,700 | \$294,700 | 98.2% | 0.498 | 120 | \$240,300 | \$482,530 | \$2,003 | |
| 05.710.0100 | 2300 Sportsmens Haven Ct Kasota | Washington | 1/7/2015 | \$67,631 | Kroeger | Kroeger | U | \$156,700 | \$24,600 | \$181,300 | 268.1% | 0.628 | 106 | \$43,031 | \$68,521 | \$406 | Relative |
| 05.720.0070 | 1524 Squirrels Nest Rd Kasota | Washington | 3/13/2015 | \$540,000 | Swan | Corey | Q | \$210,000 | \$216,500 | \$426,500 | 79.0% | 0.770 | 85 | \$323,500 | \$420,130 | \$3,806 | |
| 05.545.0120 | 33002 Marie Ln St Peter | Emily | 6/5/2015 | \$414,000 | Fisher | Domras | Q | \$200,000 | \$199,500 | \$399,500 | 96.5% | 1.035 | 164 | \$214,500 | \$207,246 | \$1,308 | |
| 05.680.0130 | 3748 Sioux Ln Madison Lake | Washington | 6/26/2015 | \$250,000 | Baer | Watson | Q | \$170,000 | \$61,600 | \$231,600 | 92.6% | 0.214 | 55 | \$188,400 | \$880,374 | \$3,425 | |
| | | | | | | | | | | | | | | | | | |
| 06.550.0070 | 40443 Lake Volney Ln Le Center | Volney | 4/3/2015 | \$510,000 | Griebel | Witty | U | \$137,800 | \$216,000 | \$353,800 | 69.4% | 0.436 | 80 | \$294,000 | \$674,312 | \$3,675 | Relative |
| | | | | | | | | | | | | | | | | | |
| 07.450.0060 | 16085 Pepin Ln Montgomery | Pepin | 8/24/2015 | \$248,200 | Goodfellow | Wegner | Q | \$105,000 | \$140,800 | \$245,800 | 99.0% | 0.617 | 120 | \$107,400 | \$174,068 | \$895 | sold \$255K, \$6800 pts pd |
| | | | | | | | | | | | | | | | | | |
| 09.029.0200 | 38025 181st Ave Montgomery | Greenleaf | 11/19/2014 | \$18,000 | Edel | Stadstad | U | \$29,600 | \$500 | \$30,100 | 167.2% | 1.200 | 680 | \$17,500 | \$14,583 | \$26 | inc .0300 - neighbor sale |
| | | | | | | | | | | | | | | | | | |
| 13.640.0020 | XXXX Sunset Ave Madison Lake | Jeff - West | 10/17/2014 | \$107,500 | Schumacher | Kopesky / Dealley | Q | \$131,500 | | \$131,500 | 122.3% | 1.063 | 138 | \$107,500 | \$101,129 | \$779 | land only |
| 13.470.0070 | 7007 DaMar Estates St Peter | Washington | 11/24/2014 | \$275,000 | Leiding | Hennek - Sholl | Q | \$210,000 | \$110,700 | \$320,700 | 116.6% | 0.596 | 100 | \$164,300 | \$275,671 | \$1,643 | |
| 13.525.0010 | 4456 Washington Blvd Madison Lake | Washington | 12/1/2014 | \$266,000 | Baker | Lundin | Q | \$252,500 | | \$252,500 | 94.9% | 1.202 | 200 | \$266,000 | \$221,298 | \$1,330 | combined into 0020 |
| 13.651.0100 | 28204 Ridge Rd Cleveland | Jeff - West | 1/26/2015 | \$333,000 | Rodgers | Ballman | Q | \$228,000 | \$139,600 | \$367,600 | 110.4% | 0.760 | 101 | \$193,400 | \$254,474 | \$1,915 | inc 0110 |
| 13.470.0130 | 7013 DaMar Estates St Peter | Washington | 2/5/2015 | \$475,000 | Barnes | Overby | Q | \$245,000 | \$188,900 | \$433,900 | 91.3% | 1.307 | 222 | \$286,100 | \$218,898 | \$1,289 | |
| 13.450.0340 | 6204 Shamrock Dr St Peter | Washington | 4/10/2015 | \$551,000 | Brunner | Beetch | Q | \$245,000 | \$213,800 | \$458,800 | 83.3% | 1.149 | 141 | \$337,200 | \$293,473 | \$2,391 | |
| 13.850.0010 | 4414 Washington Blvd Madison Lake | Washington | 4/3/2015 | \$185,000 | Wood | Wood & Cossick | U | \$315,000 | \$38,600 | \$353,600 | 191.1% | 3.356 | 300 | \$146,400 | \$43,623 | \$488 | Relative |
| 13.004.2700 | 28409 464th St Cleveland | Jeff - West | 5/1/2015 | \$205,000 | Schaefer | Schultz | Q | \$180,000 | \$57,400 | \$237,400 | 115.8% | 1.820 | 151 | \$147,600 | \$81,099 | \$977 | CFD |
| 13.760.0140 | XXXX Maple Ln Madison Lake | Jeff - West | 4/30/2015 | \$170,000 | Drager etal | Schmitz | Q | \$168,000 | | \$168,000 | 98.8% | 1.100 | 194 | \$170,000 | \$154,545 | \$876 | land only |
| 13.430.0220 | 28912 West Lake Dr Madison Lake | Jeff - West | 7/2/2015 | \$247,500 | Rogers | Kroeger | Q | \$150,000 | \$101,700 | \$251,700 | 101.7% | 0.555 | 89 | \$145,800 | \$262,703 | \$1,638 | |
| 13.490.0250 | 26792 Sioux Trl Madison Lake | Jeff - Mid | 6/29/2015 | \$184,000 | Ulferts | Schoof | Q | \$100,000 | \$44,300 | \$144,300 | 78.4% | 0.246 | 59 | \$139,700 | \$567,886 | \$2,368 | |
| 13.470.0090 | 7009 DaMar Estates | | | | | | | | | | | | | | | \$2,591 | |
| 13.650.0440 | 46506 Cedar Cir Cleveland | Jeff - West | 7/30/2015 | \$255,000 | Hale | Giensdorf | Q | \$135,000 | \$84,500 | \$219,500 | 86.1% | 0.188 | 51 | \$170,500 | \$906,915 | \$3,343 | |
| 13.430.0040 | 28658 W Lake Dr Madison Lake | Jeff - West | 9/1/2015 | \$270,000 | Menke/Kelm | HobasHeld Holdings, LLC | Q | \$150,000 | \$108,000 | \$258,000 | 95.6% | 0.510 | 80 | \$162,000 | \$317,647 | \$2,025 | APTS - 4 Units |

Le Sueur County Lakeshore Sales - October 2014 thru September 2015

| Parcel # | Property Address | Lake Name | Sale Date | Sale Price | Seller | Buyer | Q. / Unq | EMV Land | EMV Building | EMV total | Sales Ratio | size / acre | front age / | Sale less Bldgs | Land \$ per acre | Land \$ per F.F. | Notes |
|-------------|---------------------------------|--------------|------------|------------|--------------|--------------------|----------|-----------|--------------|-----------|-------------|-------------|-------------|-----------------|------------------|------------------|-------------------------------|
| 13.445.0030 | 6107 Shamrock Dr Madison Lake | Washington | 8/10/2015 | \$145,000 | Olson | Reeves | Q | \$65,000 | \$97,100 | \$162,100 | 111.8% | | | \$47,900 | | | Condo |
| 13.510.0090 | 4322 Linder Bay Ln Madison Lake | Washington | 8/28/2015 | \$350,000 | Clements Est | Chupp | U | \$236,100 | \$49,000 | \$285,100 | 81.5% | 0.596 | 125 | \$301,000 | \$505,034 | \$2,408 | Estate sale |
| 14.420.0030 | 50363 Moores Ln Waterville | Tetonka | 10/10/2014 | \$160,000 | Bjoraker | Flood | Q | \$120,800 | \$45,200 | \$166,000 | 103.8% | 0.298 | 58 | \$114,800 | \$385,235 | \$1,979 | |
| 14.420.0100 | 50411 Mortensen Ln Waterville | Tetonka | 1/16/2015 | \$135,000 | FHLMC | Home Plate Rentals | U | \$121,600 | \$57,500 | \$179,100 | 132.7% | 0.216 | 61 | \$77,500 | \$358,796 | \$1,270 | |
| 14.780.0020 | 48947 North Shore Rd Waterville | Tetonka | 12/8/2014 | \$248,000 | Linn | Barry | Q | \$201,600 | \$113,800 | \$315,400 | 127.2% | 1.083 | 188 | \$134,200 | \$123,915 | \$714 | |
| 14.520.0050 | 17075 Dickenson Ln Waterville | Tetonka | 6/22/2015 | \$165,000 | McGuire | Walker | Q | \$119,000 | \$43,000 | \$162,000 | 98.2% | 0.183 | 60 | \$122,000 | \$666,667 | \$2,033 | |
| 14.520.0110 | 17001 Dickenson Ln Waterville | Tetonka | 6/19/2015 | \$202,000 | Remund | Zunkel | Q | \$119,000 | \$57,800 | \$176,800 | 87.5% | 0.194 | 60 | \$144,200 | \$743,299 | \$2,403 | |
| 14.020.0300 | 49102 Riverside Ln Waterville | Tetonka | 9/17/2015 | \$162,000 | Yerhot Est | Ringhofer | U | \$162,000 | \$45,000 | \$207,000 | 127.8% | 0.130 | 60 | \$117,000 | \$900,000 | \$1,950 | Estate sale |
| 14.420.0120 | 16758 Shady Oak Ln Waterville | Tetonka | 9/3/2015 | \$331,000 | Loader | Johnson | Q | \$291,800 | \$112,100 | \$403,900 | 122.0% | 3.100 | 244 | \$218,900 | \$70,613 | \$897 | inc 14.420.0110 & 14.028.0300 |
| 16.415.0060 | 105 Willow Pt Dr Elysian | Francis | 11/21/2014 | \$530,000 | Westman | Henninger | Q | \$224,500 | \$176,700 | \$401,200 | 75.7% | 0.495 | 80 | \$353,300 | \$713,737 | \$4,416 | |
| 16.480.0070 | 302 4th St NW Elysian | Francis | 12/15/2015 | \$220,000 | Mountain | Smith | Q | \$135,000 | \$168,400 | \$303,400 | 137.9% | 0.045 | 30 | \$51,600 | \$1,146,667 | \$1,720 | Twnhse |
| 16.480.0130 | 301 3rd St NW Elysian | Francis | 12/29/2015 | \$270,000 | Jamerson | Miller | Q | \$135,000 | \$156,600 | \$291,600 | 108.0% | 0.045 | 30 | \$113,400 | \$2,520,000 | \$3,780 | Twnhse |
| 16.414.0020 | 1536 Scenic Hideaway Ln Elysian | Rays | 5/12/2015 | \$310,000 | Groves | Rivers | Q | \$140,000 | \$117,400 | \$257,400 | 83.0% | 0.734 | 154 | \$192,600 | \$262,398 | \$1,251 | |
| 16.455.0150 | 4 Roots Beach Ln Elysian | Francis | 6/23/2015 | \$388,000 | Lloyd | Balzer | Q | \$165,000 | \$163,000 | \$328,000 | 84.5% | 0.135 | 50 | \$225,000 | \$1,666,667 | \$4,500 | |
| 16.455.0160 | 3 Rootso Beach Ln Elysian | Francis | 6/23/2015 | \$344,000 | Pearce | Lloyd | Q | \$264,000 | \$83,500 | \$347,500 | 101.0% | 0.528 | 157 | \$260,500 | \$493,371 | \$1,659 | |
| 16.415.0160 | 117 Willow Pt Rd Elysian | Francis | 6/21/2015 | \$316,000 | Wagner | Brown | Q | \$324,900 | \$83,800 | \$408,700 | 129.3% | 0.205 | 76 | \$232,200 | \$1,132,683 | \$3,055 | |
| 24.581.0020 | 620 Tetonka View Dr Waterville | Tetonka | 10/1/2014 | \$185,500 | Chambers | Routh | Q | \$177,800 | \$51,400 | \$229,200 | 123.6% | 0.517 | 92 | \$134,100 | \$259,381 | \$1,458 | new const \$17,900 |
| 24.026.0200 | 201 4th St N Waterville | Sakatah | 12/10/2014 | \$189,300 | Pfalzgraff | Jacobson | Q | \$125,000 | \$71,300 | \$196,300 | 103.7% | 0.650 | 165 | \$118,000 | \$181,538 | \$715 | |
| 24.560.0170 | 711 Marion St Waterville | Tetonka | 12/11/2014 | \$370,000 | Hoehn | Cunningham | Q | \$186,900 | \$131,200 | \$318,100 | 86.0% | 0.607 | 79 | \$238,800 | \$393,410 | \$3,023 | |
| 24.580.0090 | 696 Tetonka View Dr Waterville | Tetonka | 12/4/2014 | \$169,900 | Wagner | Spangenberg | Q | \$154,600 | \$8,700 | \$163,300 | 96.1% | 0.496 | 100 | \$161,200 | \$325,000 | \$1,612 | |
| 24.022.8000 | 912 Tetonka Blvd Waterville | Tetonka | 2/19/2015 | \$328,000 | Lee | Hamer | Q | \$200,900 | \$112,700 | \$313,600 | 95.6% | 0.340 | 142 | \$215,300 | \$633,235 | \$1,516 | inc 24.760.0170 |
| 24.600.0430 | 609 Reed St Waterville | Tetonka | 3/6/2015 | \$140,000 | VanEman | Connors | U | \$129,800 | \$800 | \$130,600 | 93.3% | 0.390 | 100 | \$139,200 | \$356,923 | \$1,392 | Relative |
| 24.600.0060 | 217 Sakatah Dr Waterville | Sakatah | 4/29/2015 | \$119,000 | Dehn | Hensch | Q | \$100,600 | \$57,300 | \$157,900 | 132.7% | 0.517 | 66 | \$61,700 | \$119,342 | \$935 | |
| 24.022.8300 | 922 Tetonka Blvd Waterville | Tetonka | 7/1/2015 | \$155,000 | Holtmeier | Stoffel | Q | \$149,900 | \$41,000 | \$190,900 | 123.2% | 0.586 | 50 | \$114,000 | \$194,539 | \$2,280 | |
| 24.760.0090 | 936 Tetonka Blvd Waterville | Tetonka | 7/14/2015 | \$155,500 | Keller | Cink | Q | \$145,500 | \$30,600 | \$176,100 | 113.2% | 0.251 | 50 | \$124,900 | \$497,610 | \$2,498 | |
| 24.028.2500 | 728 Tetonka View Dr Waterville | Tetonka | 9/17/2015 | \$273,000 | Morford | Cable | Q | \$181,400 | \$81,400 | \$262,800 | 96.3% | 1.031 | 155 | \$191,600 | \$185,839 | \$1,236 | |
| 24.602.0040 | 401 1st St N Waterville | Cannon River | 8/8/2015 | \$55,000 | Caspari | Meling | U | \$65,400 | \$29,300 | \$94,700 | 172.2% | 0.352 | 130 | \$25,700 | \$73,011 | \$198 | |

Le Sueur County Lakeshore Sales - October 2015 thru September 2016

| Parcel # | Property Address | Lake Name | Sale Date | Sale Price | Seller | Buyer | Q. / Unq | EMV Land | EMV Building | EMV total | Sales Ratio | size / acre | front age / | Sale less Bldgs | Land \$ per acre | Land \$ per F.F. | Notes |
|-------------|---------------------------------|-------------|------------|------------|---------------------------|-------------------|----------|-----------|--------------|-----------|-------------|-------------|-------------|-----------------|------------------|------------------|-----------------------------|
| 01.550.0280 | 46607 Evergreen Ln Cleveland | Jeff - West | 10/5/2015 | \$300,000 | Klingel | Armstrong | Q | \$124,500 | \$138,400 | \$262,900 | 87.6% | 0.232 | 51 | \$161,600 | \$696,552 | \$3,169 | |
| 01.600.0250 | 46027 Jefferson Lk Dr Cleveland | Jeff - Mid | 11/19/2015 | \$50,000 | O'Rourke | O'Rourke & Donohy | U | \$101,000 | \$8,100 | \$109,100 | 218.2% | 0.249 | 60 | \$41,900 | \$168,273 | \$698 | Rel Sale |
| 01.700.0170 | 26079 Island Rd Cleveland | Jeff - Mid | 10/30/2015 | \$161,000 | Lamotte | Buchta | U | \$135,000 | \$70,500 | \$205,500 | 127.6% | 1.061 | 160 | \$90,500 | \$85,297 | \$566 | Forced sale |
| 01.600.0200 | 46077 Jefferson Lk Dr Cleveland | Jeff - Mid | 12/21/2015 | \$130,000 | Lilly | Brix | Q | \$100,300 | \$54,000 | \$154,300 | 118.7% | 0.236 | 52 | \$76,000 | \$322,034 | \$1,462 | |
| 01.650.0170 | 46853 Cape Horn Rd Cleveland | Jeff - Mid | 3/21/2016 | \$95,000 | Colby | Hiniker | Q | \$160,900 | \$1,300 | \$162,200 | 170.7% | 0.857 | 157 | \$93,700 | \$109,335 | \$597 | |
| 02.001.3000 | 40114 Lake Volney Ln Le Center | Volney | 3/18/2016 | \$190,000 | Rutt | Reak | U | \$144,500 | \$95,700 | \$240,200 | 126.4% | 0.900 | 102 | \$94,300 | \$104,778 | \$925 | Inc 02.570.0081, CFD no dwn |
| 04.510.0010 | 25009 French Rd Cleveland | Jeff - Big | 10/21/2015 | \$160,600 | Evans | Nordly | Q | \$123,200 | \$39,400 | \$162,600 | 101.2% | 0.218 | 50 | \$121,200 | \$555,963 | \$2,424 | |
| 04.520.0050 | XXXX Taylor Dr NE Elysian | Rays | 12/4/2015 | \$90,000 | Krskovich | Wolf | Q | \$115,000 | | \$115,000 | 127.8% | 1.035 | 159 | \$90,000 | \$86,957 | \$566 | Land Only |
| 04.550.0270 | 24104 Geldners Ln Cleveland | Jeff - Big | 11/2/2015 | \$255,000 | Akland | Kveene | U | \$165,000 | \$99,700 | \$264,700 | 103.8% | 0.350 | 94 | \$155,300 | \$443,714 | \$1,652 | exc PP - \$27k |
| 04.560.0030 | 46980 Glens Beach Rd Elysian | German | 11/19/2015 | \$143,000 | Lamberton / Nesje | Nesje | U | \$150,000 | \$64,500 | \$214,500 | 150.0% | 0.223 | 75 | \$78,500 | \$352,018 | \$1,047 | Rel Sale |
| 04.760.0130 | 22788 Stavenau Ln Elysian | German | 10/22/2015 | \$228,000 | US Bank | Tapper | U | \$160,000 | \$128,200 | \$288,200 | 126.4% | 0.397 | 65 | \$99,800 | \$251,385 | \$1,535 | Bank Sale |
| 04.800.0120 | 22136 Warner Ln Elysian | Francis | 12/18/2015 | \$322,000 | Behsman | Hadler | Q | \$180,000 | \$87,600 | \$267,600 | 83.1% | 0.252 | 65 | \$234,400 | \$930,159 | \$3,606 | |
| 04.006.5900 | XXXXX Arrowhead Trl Cleveland | Jeff - Big | 12/30/2015 | \$325,000 | Barbeln | SC Prospect | Q | \$366,000 | | \$366,000 | 112.6% | 9.600 | 944 | \$325,000 | \$33,854 | \$344 | inc 04.007.2800 |
| 04.790.0010 | 1140 Lake Francis Ln | Francis | 1/29/2016 | \$652,275 | Scott | Kruger / Daniels | Q | \$280,000 | \$274,300 | \$554,300 | 85.0% | 1.190 | 200 | \$377,975 | \$317,626 | \$1,890 | |
| 04.490.0040 | 22038 516th St Elysian | Francis | 2/5/2016 | \$157,200 | Abraham | Casa del Lago llc | Q | \$155,000 | \$36,300 | \$191,300 | 121.7% | 0.122 | 50 | \$120,900 | \$990,984 | \$2,418 | |
| 04.560.0210 | 46802 Glens Beach Rd Elysian | German | 12/21/2015 | \$395,000 | White | Kruse | Q | \$163,800 | \$201,000 | \$364,800 | 92.4% | 0.600 | 75 | \$194,000 | \$323,333 | \$2,587 | inc 04.004.5015 |
| 04.520.0020 | 1140 Taylor Dr NE Elysian | Rays | 3/1/2016 | \$108,500 | Freeburg | Kurth | U | \$140,000 | \$13,000 | \$153,000 | 141.0% | 0.970 | 153 | \$95,500 | \$98,454 | \$624 | Relative |
| 04.620.0270 | 22878 Holiday Park Ln Elysian | German | 3/11/2016 | \$255,000 | Erdman | Hansen | Q | \$182,000 | \$114,300 | \$296,300 | 116.2% | 3.700 | 75 | \$140,700 | \$38,027 | \$1,876 | inc 04.620.0180 |
| 04.510.0100 | 24925 French Rd Cleveland | Jeff - Big | 4/8/2016 | \$212,000 | Swenson | Traxler | Q | \$123,200 | \$57,300 | \$180,500 | 85.1% | 0.205 | 50 | \$154,700 | \$754,634 | \$3,094 | |
| 04.570.0030 | 22930 Greenland Ln Elysian | Francis | 3/29/2016 | \$200,000 | Moe & Edwards | Edwards-Toepel | U | \$245,900 | \$124,100 | \$370,000 | 185.0% | 0.980 | 151 | \$75,900 | \$77,449 | \$503 | Rel & Est sale |
| 05.545.0100 | 32978 Marie Ln St Peter | Emily | 11/16/2015 | \$395,000 | Isakson | Stark | Q | \$200,000 | \$160,400 | \$360,400 | 91.2% | 1.194 | 223 | \$234,600 | \$196,482 | \$1,052 | |
| 05.026.5400 | 32622 Lake Emily Rd Kasota | Emily | 1/29/2016 | \$250,000 | Card | Card | U | \$180,000 | \$115,200 | \$295,200 | 118.1% | 1.896 | 280 | \$134,800 | \$71,097 | \$481 | Rel Sale |
| 05.670.0130 | 7020 Laura Ln Kasota | Washington | 2/4/2016 | \$111,427 | Balbach etal | Balbach | U | \$140,000 | \$67,000 | \$207,000 | 185.8% | 0.197 | 50 | \$44,427 | \$225,518 | \$889 | Rel Sale |
| 05.440.0130 | 1216 Bakers Bay Rd Kasota | Washington | 3/4/2016 | \$260,000 | Dittrich | Baker Bay LLC | U | \$165,000 | \$117,200 | \$282,200 | 108.5% | 0.120 | 50 | \$142,800 | \$1,190,000 | \$2,856 | not typ mkt |
| 06.450.0070 | 18748 Beach Ln Kilkenny | Volney | 10/23/2015 | \$180,000 | Closser | Stier | U | \$224,000 | \$45,500 | \$269,500 | 149.7% | 0.143 | 60 | \$134,500 | \$940,559 | \$2,242 | Neighbor sale, CFD |
| 06.550.0010 | 40493 Lake Volney Ln Le Center | Volney | 2/19/2016 | \$140,000 | Davies | Slinger | Q | \$157,600 | \$35,600 | \$193,200 | 138.0% | 0.710 | 120 | \$104,400 | \$147,042 | \$870 | |
| 13.445.0080 | 26504 Sioux Trl Madison Lake | Jeff - Mid | 10/16/2015 | \$187,000 | Board Meeting - 6/15/2016 | Bank | Q | \$149,500 | \$102,800 | \$232,300 | 124.2% | 0.286 | 93 | \$84,200 | \$294,406 | \$905 | Page 9 / 17 |

Le Sueur County Lakeshore Sales - October 2015 thru September 2016

| Parcel # | Property Address | Lake Name | Sale Date | Sale Price | Seller | Buyer | Q. / Unq | EMV Land | EMV Building | EMV total | Sales Ratio | size / acre | front age / | Sale less Bldgs | Land \$ per acre | Land \$ per F.F. | Notes |
|-------------|-----------------------------------|-------------|------------|-------------|-----------|-------------------|----------|-----------|--------------|-----------|-------------|-------------|-------------|-----------------|------------------|------------------|--------------------|
| 13.430.0230 | 28926 W Lake Dr Madison Lake | Jeff - West | 10/30/2015 | \$255,000 | Sadler | Steffen | Q | \$160,000 | \$122,800 | \$282,800 | 110.9% | 1.311 | 178 | \$132,200 | \$100,839 | \$743 | |
| 13.480.0080 | 46626 Kimberly Rd Madison Lake | Jeff - West | 10/15/2015 | \$1,147,000 | Comeaux | Davis | U | \$240,000 | \$280,000 | \$520,000 | 45.3% | 2.370 | 724 | \$867,000 | \$365,823 | \$1,198 | not typical market |
| 13.490.0060 | 26932 Sioux Trl Madison Lake | Jeff - Mid | 11/20/2015 | \$140,500 | Meyer | Brown | Q | \$100,000 | \$51,100 | \$151,100 | 107.5% | 0.206 | 50 | \$89,400 | \$433,981 | \$1,788 | |
| 13.470.0520 | 7051 DaMar Estates St Peter | Washington | 12/15/2015 | \$250,000 | Beltt | Connor | U | \$210,000 | \$112,000 | \$322,000 | 128.8% | 0.775 | 102 | \$138,000 | \$178,065 | \$1,353 | Estate |
| 13.521.0060 | 4430 Washington Blvd Madison Lake | Washington | 1/8/2016 | \$260,000 | Yokiel | Kennedy / Jerrell | Q | \$200,000 | \$59,700 | \$259,700 | 99.9% | 0.388 | 83 | \$200,300 | \$516,237 | \$2,413 | |
| 13.800.0210 | 46881 Maple Dr Madison Lake | Jeff - West | 11/30/2015 | \$147,750 | Armstrong | Murilla | Q | \$145,000 | \$15,700 | \$160,700 | 108.8% | 0.372 | 76 | \$132,050 | \$354,973 | \$1,738 | mobile home |
| 13.800.0190 | 46858 Maple Dr Madison Lake | Jeff - West | 1/29/2016 | \$207,500 | Pelz | Ranvek | Q | \$120,000 | \$82,100 | \$202,100 | 97.4% | 0.138 | 68 | \$125,400 | \$908,696 | \$1,844 | |
| | | | | | | | | | | | | | | | | | |
| 14.430.0040 | 18624 Shelby Ct Waterville | Tetonka | 1/4/2016 | \$275,000 | Sendle | Pautzke | Q | \$182,600 | \$141,900 | \$324,500 | 118.0% | 1.773 | 150 | \$133,100 | \$75,071 | \$887 | |
| 14.480.0080 | 16837 Cram Ln Waterville | Tetonka | 2/11/2016 | \$251,900 | Nelson | Heimer / Schmoll | Q | \$186,700 | \$71,800 | \$258,500 | 102.6% | 0.918 | 151 | \$180,100 | \$196,187 | \$1,193 | |
| | | | | | | | | | | | | | | | | | |
| 24.560.0200 | 725 Tetonka Blvd Waterville | Tetonka | 10/15/2015 | \$220,000 | Trabant | Trabant | U | \$211,400 | \$110,200 | \$321,600 | 146.2% | 0.723 | 165 | \$109,800 | \$151,867 | \$665 | Ret Sale |
| 24.680.0260 | 905 Lillian St W Waterville | Tetonka | 12/30/2015 | \$234,000 | Peters | Hansen | Q | \$95,400 | \$65,300 | \$160,700 | 68.7% | 0.266 | 80 | \$168,700 | \$634,211 | \$2,109 | lagoon |

Ag Land Sales (Oct. 1st 2014 - Sept. 30th 2015)

| Le Sueur County | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|-------------|-----------|-------------|-----------|----------|--------|----------|----------|----------|-------------|-------------|-----|-------|------|-------|-------|---------|-------|------|------|--|---|
| 01-Cleveland Twp 02-Cordova Twp 03-Derrynane Twp 04-Elysian Twp 05-Kasota Twp 06-Kilkenny Twp 07-Lanesburgh Twp 08-Lexington Twp | | | | | | | | | | | | | | | | | | | | | | | |
| 09-Montgomery Twp 10-Ottawa Twp 11-Sharon Twp 12-Tyrone Twp 13-Washington Twp 14-Waterville Twp | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel # | Seller to Buyer | Sale Price | Sale Date | EMV | Qual. Use | Avg. CER | Deeded | Tillable | Deeded | Tillable | \$ Per Acre | \$ Per Acre | \$ | Ratio | Site | Waste | Woods | Pasture | Ditch | Rim | Road | Notes | |
| 01.010.2510 | Dickie to Hiniker | \$177,640 | 1/20/15 | \$148,100 | Q | 78.20 | 20.00 | 19.75 | \$8,882 | \$8,994 | \$114 | 83% | | | | | | | | | 0.25 | Conservators deed,split-selling more later as needed | |
| 01.010.2520 | Dickie to Hiniker | \$177,640 | 12/30/14 | \$148,100 | Q | 78.20 | 20.00 | 19.75 | \$8,882 | \$8,994 | \$114 | 83% | | | | | | | | | 0.25 | Conservators deed,split-selling more later as needed | |
| 02.014.2700 | Boys to Holicky | \$59,250 | 12/19/14 | \$83,600 | U | 79.20 | 12.98 | 10.28 | \$4,565 | \$5,764 | \$58 | 141% | | | | | | 2 | | | 0.70 | estate sale,not advertised, almost rel | |
| 02.032.2610 | Tonneson to Zimmerman | \$129,900 | 2/24/15 | \$99,700 | Q | 69.30 | 25.29 | 13.00 | \$5,136 | \$9,992 | \$74 | 77% | | 10 | | | | | | | 2.29 | split | |
| 03.011.2510 | Nytes/Havel to McCue | \$817,600 | 3/5/15 | \$791,600 | Q | 74.60 | 112.27 | 109.40 | \$7,282 | \$7,473 | \$98 | 97% | | 2 | | | | | | | 0.87 | split,auction sale | |
| 03.026.2500 | Pomije to Smisek | \$300,000 | 12/30/14 | \$400,700 | Q | 66.60 | 40.00 | 36.00 | \$7,500 | \$8,333 | \$113 | 134% | 3 | | | | | | | | 1.00 | inc bldgs & site, advertised? | |
| 04.030.2600 | Toot to H-F Trust | 375,000 | 2/14/15 | 173,800 | U | 40.49 | 52.95 | 34.75 | \$7,082 | \$10,791 | \$175 | 46% | | | | | | | | | | Acre discrepancy- tax=34.75, crv=53,calc=52.95, round lake access, CRP | |
| 05.025.6050 | Demer to Guentzel | \$120,000 | 1/1/15 | \$113,500 | U | 64.30 | 11.30 | 6.00 | \$10,619 | \$20,000 | \$165 | 95% | 2 | | | | | | 2.70 | | 0.60 | split from 05.025.6000, not advertised,G bin setup | |
| 05.115.0100 | Hiniker to Hiniker | \$2,582,000 | 5/29/15 | \$1,928,800 | U | | 265.00 | 259.64 | \$9,743 | \$9,945 | | 75% | | | | | | | | | 6.32 | relative sale, inc 05.115.0200,0300,0400,5200 | |
| 06.015.7700 | Gieseke to Gregor | \$388,000 | 10/7/14 | \$520,800 | Q | 53.90 | 80.00 | 52.50 | \$4,850 | \$7,390 | \$90 | 134% | 4 | 10 | | | 10 | 2.00 | | | 1.50 | auction, estate sale, gd sale, inc house/bldgs | |
| 07.008.5000 | Jilek to O'Loughlin | \$450,000 | 3/19/15 | \$552,900 | U | 76.90 | 49.50 | 42.60 | \$9,091 | \$10,563 | \$118 | 123% | 4 | | | | 0.9 | | | | 2.00 | not advertised, neighbor sale | |
| 07.011.2720 | Carr to Sullivan | \$70,000 | 6/10/15 | | U | | 30.07 | | \$2,328 | | | | | | | | | | | | | split,not advertised, | |
| 07.023.7550 | Zeta to Simon | \$371,803 | 10/10/14 | \$366,500 | Q | 75.29 | 28.00 | 22.30 | \$13,279 | \$16,673 | \$176 | 99% | 4.5 | 0.5 | | | | | | | 0.70 | inc house/bldgs | |
| 07.035.2500 | Dietz to Wetlands Am Trust | \$755,000 | 10/31/14 | \$517,900 | U | 57.11 | 130.79 | 59.31 | \$5,773 | \$12,730 | \$101 | 69% | | 46.28 | | | 24 | 1.20 | | | | split, inc 035.7800, Wetlands Am Trust is rel to Ducks Unlimited | |
| 08.005.2500 | Bradshaw to Rudenick | \$160,000 | 3/16/15 | \$160,800 | Q | 68.91 | 40.00 | 13.70 | \$4,000 | \$11,679 | \$58 | 101% | | 9 | | | 15 | | | | 2.30 | sold 8/06 for \$210000, no till- (all CRP) | |
| 08.011.0110 | Holicky to D&D Farms (Holicky) | \$102,825 | 1/30/15 | \$86,800 | U | 57.64 | 13.71 | 13.35 | \$7,500 | \$7,702 | \$130 | 84% | | | | | | | | | 0.36 | relative sale | |
| 08.024.2900 | State of MN to Traxler | \$290,000 | 9/29/14 | \$305,500 | U | 58.80 | 47.00 | 47.00 | \$6,170 | \$6,170 | \$105 | 105% | | | | | | | | | | sealed bid,gov sale,gd sale, next to old dump | |
| 08.026.7500 | Fredrickson to Shippman | \$304,000 | 6/8/15 | \$237,300 | Q | 57.80 | 40.00 | 36.50 | \$7,600 | \$8,329 | \$131 | 78% | | | | | | | 1.50 | 2.00 | | neighbor sale,not advertised | |
| 08.031.5000 | Cooney to Unimin | \$1,270,000 | 12/22/14 | \$538,700 | U | 74.80 | 75.20 | 74.31 | \$16,888 | \$17,091 | \$226 | 42% | | | | | | | | | 0.90 | change of use/flip/trade coming soon | |
| 08.031.5000 | Unimin to Schloesser | \$538,747 | 2/5/15 | \$538,700 | U | 74.80 | 75.20 | 74.31 | \$7,164 | \$7,250 | \$96 | 100% | | | | | | | | | 0.90 | 1031 land exchange-not gd sale,not advertised | |
| 08.033.7610 | Schloesser to Unimin | \$290,875 | 2/5/15 | \$280,400 | U | 61.20 | 66.85 | 30.54 | \$4,351 | \$9,524 | \$71 | 90% | | 2.5 | | | 32.65 | | | | | split,inc split from 08.033.7700,trade,not advertised | |
| 08.035.5000 | Goettl to Goettl | \$280,000 | 1/13/15 | \$253,500 | U | 63.90 | 40.00 | 39.00 | \$7,000 | \$7,179 | \$110 | 91% | | | | | | | | | 1.00 | relative sale | |
| 08.036.7900 | Scheffert to Onken | \$331,680 | 3/4/15 | \$318,000 | U | 58.80 | 48.93 | 46.00 | \$6,779 | \$7,210 | \$115 | 96% | | | | | | | | | 0.23 | split, rel sale | |
| 09.007.5110 | Richter to Tiede | \$375,000 | 10/31/14 | \$432,100 | Q | 54.60 | 75.01 | 60.01 | \$4,999 | \$6,249 | \$92 | 115% | | | | | | 13 | | | 2 | split,not advertised sale,renter purchased | |
| 09.015.2650 | Zoubek to Tuma | \$421,190 | 12/29/14 | \$462,500 | Q | 57.40 | 76.58 | 69.00 | \$5,500 | \$6,104 | \$96 | 110% | | | | | | | | | 3.58 | split,CFD | |
| 09.036.2600 | Misgen to Petricka | \$280,000 | 3/27/15 | \$482,500 | U | 53.80 | 80.00 | 47.00 | \$3,500 | \$5,957 | \$65 | 172% | 5 | | | 25.5 | | | | | 2.50 | not advertised,sold to neighbor,inc site&shed | |
| 11.002.5310 | Erkel to LS | | | | | | | | | | | | | | | | | | | | 0.75 | 0.25 | split,not advertised,neighbor sale,CFD |
| 11.002.7900 | Thelemann to Schwarz | \$80,658 | 12/18/14 | \$390,900 | U | 74.10 | 54.69 | 52.12 | | | \$0 | | | | | | | | | | 2.00 | 0.57 | split, purchased 17.359% int- purchase bal later |
| 11.002.7900 | Thelemann to Schwarz | \$384,000 | 1/8/15 | \$390,900 | U | 74.10 | 54.69 | 52.12 | | | \$0 | | | | | | | | | | 2.00 | 0.57 | purchased partial interest, total-\$8496 per deed ac, \$8915 per till ac, 84% ratio |

Ag Land Sales (Oct. 1st 2014 - Sept. 30th 2015)

| 01-Cleveland Twp 02-Cordova Twp 03-Derrynane Twp 04-Elysian Twp 05-Kasota Twp 06-Kilkenny Twp 07-Lanesburgh Twp 08-Lexington Twp | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|------------|-----------|-----------|----------|----------|----------------|----------|--------------------|----------------------|------------|-------|------|-------|-------|---------|-------|-------|------|--|
| 09-Montgomery Twp 10-Ottawa Twp 11-Sharon Twp 12-Tyrone Twp 13-Washington Twp 14-Waterville Twp | | | | | | | | | | | | | | | | | | | | |
| Parcel # | Seller to Buyer | Sale Price | Sale Date | EMV | Qual. Us | Avg. CER | Deeded | Tillable | \$ Per Acre Deeded | \$ Per Acre Tillable | \$ Per CER | Ratio | Site | Waste | Woods | Pasture | Ditch | Rim | Road | Notes |
| 11.002.7910 | Thelemann to Anderson | \$175,300 | 12/18/14 | \$147,000 | Q | 74.10 | 20.00 | 19.60 | \$8,765 | \$8,944 | \$118 | 84% | | | | | | | 0.40 | split, |
| 11.002.7910 | Anderson to Schwarz | \$92,050 | 7/24/15 | \$86,000 | U | 74.10 | 10.00 | 9.80 | \$9,205 | \$9,393 | \$124 | 93% | | | | | | | 0.20 | not advertised, prior agreement |
| 11.002.7920 | Anderson to Schwarz | \$92,050 | 2/3/15 | \$86,000 | U | 74.10 | 10.00 | 9.80 | \$9,205 | \$9,393 | \$124 | 93% | | | | | | | 0.20 | split, not advertised, prior agreement |
| 11.004.3110 | Poedel to Roselius | \$270,000 | 11/26/14 | \$273,800 | U | 71.90 | 41.64 | 36.50 | \$6,484 | \$7,397 | \$90 | 101% | | | | | | | 5.14 | Rel sale |
| 11.027.2510 | K Hewitt to R Hewitt | \$485,040 | 11/19/14 | \$412,500 | U | 69.58 | 56.40 | 54.99 | \$8,600 | \$8,821 | \$124 | 85% | | | | | | | 1.41 | inc 027.2600, Rel sale, sold 9/13 for \$9000+-ac |
| 11.031.3000 | Pinney, Opsahl to Braun | \$395,000 | 6/20/15 | \$407,100 | U | 79.00 | 65.00 | 42.75 | \$6,077 | \$9,240 | \$77 | 103% | | | 21 | | | 1.25 | | Rel sale |
| 11.034.7700 | Helling etal to Tiede | \$813,892 | 3/27/15 | \$966,400 | U | 76.70 | 139.77 | 127.50 | \$5,823 | \$6,383 | \$76 | 119% | | 2 | | 2.7 | 0.50 | | 7.07 | Split, Rel sale, incl 11.034.7710 |
| 12.014.0100 | Dressel etal to Thelemann | \$527,000 | 3/16/15 | \$584,600 | U | 75.10 | 76.12 | 71.85 | \$6,923 | \$7,335 | \$92 | 111% | 3 | | | | | | 1.27 | not advertised, neighbor sale |
| 12.022.7800 | Plonske to Griep | \$370,000 | 12/18/14 | \$514,800 | U | 71.20 | 73.98 | 71.00 | \$5,001 | \$5,211 | \$70 | 139% | | | | | | | 2.98 | Auction, gd sale, relative, 3 sm fields |
| 12.035.2710 | Preuhs to Denzer | \$157,764 | 10/30/14 | \$174,700 | Q | 68.11 | 25.86 | 24.00 | \$6,100 | \$6,574 | \$90 | 111% | | | | | 1.58 | | 0.28 | neighbor sale |
| 14.014.0110 | Frodl to Theis | \$526,032 | 12/19/14 | \$467,600 | Q | 55.3 | 73.06 | 71.56 | \$7,200 | \$7,351 | \$130 | 89% | | | 0.5 | | | | 1 | split |
| 14.014.0110 | Theis to Keogh | \$526,032 | 12/19/14 | \$467,600 | U | 55.3 | 73.06 | 71.56 | \$7,200 | \$7,351 | \$130 | 89% | | | | | | | | split, resold same day |
| 14.016.2600 | Dickie to Keogh | \$400,000 | 12/31/14 | \$377,000 | Q | 66 | 60 | 58 | \$6,667 | \$6,897 | \$101 | 94% | | | | | | | 2 | inc 14.016.2700, auction sale |
| 14.030.0500 | Atherton to Abbe | 128,000 | 8/10/15 | 110,300 | Q | 44.57 | 18.81 | 18.41 | \$6,805 | \$6,953 | \$153 | 86% | | | | | | | 0.40 | inc 14.030.0600, neighbor sale |
| 21.124.5000 | Bie to Breeggemann etal | 80,950 | 9/17/15 | 77,600 | Q | | 74.42 | | \$1,088 | | | 96% | | 19.42 | | 16 | | 39.00 | | hunting/rec land sale, gd sale |
| 21.125.3200 | Dwyer to Breeggemann etal | 41,500 | 9/9/15 | 44,000 | Q | | 42.57 | | \$975 | | | 106% | | | | 6.97 | | 35.60 | | hunting/rec land sale, gd sale |
| | | | | | | | Average | | \$6,923 | \$8,883 | | | | | | | | | | |
| | | | | | | | Median | | \$6,923 | \$8,016 | | | | | | | | | | |

Ag Land Sales (Oct. 1st 2015 - Sept. 30th 2016)

| Le Sueur County | | | | | | | | | | | | | | | | | | | | |
|--|----------------------------------|------------|-----------|-------------|-------|-------|--------|----------|-------------|-------------|-------|-------|-------|-------|-------|---------|-------|--------|-------|--|
| 01-Cleveland Twp 02-Cordova Twp 03-Derrynane Twp 04-Elysian Twp 05-Kasota Twp 06-Kilkenny Twp 07-Lanesburgh Twp 08-Lexington Twp | | | | | | | | | | | | | | | | | | | | |
| 09-Montgomery Twp 10-Ottawa Twp 11-Sharon Twp 12-Tyrone Twp 13-Washington Twp 14-Waterville Twp | | | | | | | | | | | | | | | | | | | | |
| Parcel # | Seller to Buyer | Sale Price | Sale Date | EMV | Class | Avg. | Deeded | Tillable | \$ Per Acre | \$ Per Acre | \$ | Ratio | Site | Waste | Woods | Pasture | Ditch | Rim | Road | Notes |
| 01.028.3100 | Ballman to Fahning | \$89,160 | 12/3/15 | \$91,400 | Q | 69.31 | 15.00 | 12.61 | \$5,944 | \$7,071 | \$86 | 103% | | | | | | | 2.39 | split, neighbor sale/advertised per crv |
| 02.032.2600 | Tonneson to Zimmerman | \$120,000 | 1/15/16 | \$38,200 | U | | 31.41 | 0.00 | \$3,820 | | | 32% | | 0.81 | | | | | 30.60 | not advertised, bought easements, partial int |
| 03.025.2600 | Yackly etal to Sullivan | \$480,000 | 12/22/15 | \$572,800 | U | 71.28 | 80.00 | 78.30 | \$6,000 | \$6,130 | \$84 | 119% | | | | | 1.40 | | 0.30 | inc 03.025.2700,7610,7620, not advertised, 3 fields (2 sm 1 med) |
| 04.032.0900 | Zacharias to Williams | \$280,000 | 12/21/15 | \$268,500 | U | 77.90 | 40.00 | 35.80 | \$7,000 | \$7,821 | \$90 | 96% | | | | | | | 4.20 | not advertised,cousin/ renter=buyer |
| 05.024.1210 | Hollerich to Aurora Dist Solar | \$842,483 | 10/30/15 | \$348,000 | U | 73.30 | 48.82 | 48.00 | \$17,257 | \$17,552 | \$235 | 41% | | | | | | | 0.82 | change of use-solar panel city |
| 05.107.0300 | Timm to Connor | \$201,300 | 3/15/16 | \$224,100 | Q | 40.00 | 196.20 | 4.00 | \$1,026 | \$50,325 | \$26 | 111% | 8 | 61.5 | | | 5.90 | 116.80 | | inc 05.312.5400, hunting land sale |
| 05.118.7500 | Timm to SC Prospect | \$126,480 | 3/18/16 | \$148,300 | Q | | 42.16 | 0.00 | \$3,000 | | | 117% | 17.66 | | 23 | | | | 1.50 | next to unimin,not ag sale-no ag use |
| 06.011.2500 | Korbel to Pheasants Forever | \$343,800 | 10/22/15 | \$371,000 | U | 48.50 | 80.00 | 47.50 | \$4,298 | \$7,238 | \$89 | 108% | 10 | 22.5 | | | | | | ecrv=83.86ac, tax=80ac, (add 3ac rd) |
| 06.017.5100 | Claffey etal to Wardin | \$915,420 | 1/28/16 | \$990,300 | Q | 57.91 | 160.00 | 153.50 | \$5,721 | \$5,964 | \$99 | 108% | | 0.5 | | | | | 6.00 | inc 06.020.2600,2700, Auction-no sale, sold after- gd sale |
| 06.019.5100 | Claffey etal to Hewitt | \$235,000 | 2/4/16 | \$306,500 | Q | 48.00 | 25.00 | 19.05 | \$9,400 | \$12,336 | \$196 | 130% | 4 | 1 | | | | | 0.95 | estate sale,split, gd sale |
| 06.021.7500 | Claffey etal to Miller | \$296,343 | 2/8/16 | \$287,500 | Q | 56.10 | 48.59 | 43.00 | \$6,099 | \$6,892 | \$109 | 97% | | | 2 | | | | 3.59 | Auction sale- gd sale |
| 06.030.2500 | Claffey etal to Bohlen | \$185,000 | 11/25/15 | \$212,800 | Q | 60.20 | 35.00 | 25.50 | \$5,286 | \$7,255 | \$88 | 115% | 2 | 3 | 3 | | | | 1.50 | sabre lake access, neighbor sale,not advertised |
| 07.035.8000 | Ginter to Wetlands Am Trust | \$295,000 | 11/14/15 | \$267,000 | Q | 53.49 | 72.50 | 32.34 | \$4,069 | \$9,122 | \$76 | 91% | | 28 | | 9 | | | 3.16 | gov sale,advertised,gd sale per DOR |
| 08.007.5200 | O'Malley Trust to R O'Malley | \$750,000 | 2/1/16 | \$1,079,900 | U | 68.90 | 158.11 | 140.00 | \$4,744 | \$5,357 | \$69 | 144% | 3 | | | 8.2 | 6.00 | | 0.91 | inc 08.007.7600,rel sale, inc bldgs |
| 08.011.0310 | Holicky to D&D Farms (Holicky) | \$87,000 | 11/6/15 | \$72,200 | U | 59.59 | 11.60 | 11.03 | \$7,500 | \$7,888 | \$126 | 83% | | | | | | | 0.57 | rel sale |
| 09.001.2700 | Herrmann to Rabenberg/Herrmann | \$125,000 | 4/4/16 | \$217,000 | U | 55.79 | 75.00 | 19.00 | \$1,667 | \$6,579 | \$30 | 174% | | 38 | 17 | | | | 1.00 | inc 09.001.2900, rel sale |
| 09.007.0900 | Mariska to Rynda | \$295,974 | 10/8/15 | \$320,900 | U | 57.40 | 51.03 | 49.37 | \$5,800 | \$5,995 | \$101 | 108% | | | | | | | 1.66 | not advertised, longtime renter purchased |
| 09.009.5000 | Sladek to Krocak | \$390,000 | 12/3/15 | \$529,900 | Q | 54.00 | 98.10 | 79.75 | \$3,976 | \$4,890 | \$74 | 136% | | 11.5 | | | 1.50 | | 5.36 | split, QCD, inc 09.009.7600, gd sale??, was advertised |
| 09.021.2000 | Vlasek etal to Vlasek Farms | 261,028 | 11/12/15 | 249,600 | U | 58.90 | 39.75 | 38.40 | \$6,567 | \$6,798 | \$111 | 96% | | | | | 1.35 | | | rel sale |
| 10.011.0200 | Yahnke to Brewery Hill Christmas | 285,000 | 3/31/16 | 255,200 | Q | 52.60 | 43.62 | 36.42 | \$6,534 | \$7,825 | \$124 | 90% | 0.45 | 5.7 | | | | | 1.05 | inc 10.011.0300 |
| 11.028.5400 | Schleeve to Holding Co | \$503,000 | 10/30/15 | \$450,000 | Q | 70.00 | 60.88 | 60.00 | \$8,262 | \$8,383 | \$118 | 89% | | | | | | | 0.88 | gd sale, holding co waiting for 1031 ex? |
| 12.010.0300 | Tilley to Loewe | \$764,782 | 1/6/16 | \$679,500 | Q | 78.10 | 93.38 | 89.40 | \$8,190 | \$8,555 | \$105 | 89% | | | 3 | | | | 0.98 | auction sale-7800+5% |
| 21.002.0300 | Lee to Svihel | \$100,000 | 3/1/16 | | Q | | 52.20 | 0.00 | \$1,916 | | | 0% | | | | | | | | split, inc 21.135.75 -split also, ck info after split |
| Average | | | | | | | | | \$5,829 | \$9,999 | | | | | | | | | | |
| Median | | | | | | | | | \$5,800 | \$7,246 | | | | | | | | | | |

County Board of Appeal and Equalization Record



PLEASE READ: For this form to work correctly, please open and follow the step by step "CBAE Record Form Instructions" located on our website here:

http://www.revenue.state.mn.us/local_gov/prop_tax_admin/Pages/cbae.aspx

| | | | |
|--------------------|-------------------------------|--------------|-----------------------------|
| County Le Sueur | Address 88 South Park Ave. | | |
| City Le Center | State MN | Zip 56058 | Minnesota Tax ID 8026879 |

Summary of All Board Actions

| | | | | | | | |
|------------------------|-----------------------|------------------------|--------------------|--------------------------|---------------------------------|-----------------------------------|---------------------------------|
| Parcels Appealed 14 | Parcels Reduced 10 | Parcels Increased 1 | Class Changes 1 | Parcels Not Changed 2 | Total Change In EMV -269,400 | County Total EMV 3,925,217,600 | % Change in Total EMV -0.01% |
|------------------------|-----------------------|------------------------|--------------------|--------------------------|---------------------------------|-----------------------------------|---------------------------------|

Meeting Add/Remove Rows

| | |
|-----------------|----------------------------------|
| Date 6/15/16 | <input type="button" value="-"/> |
|-----------------|----------------------------------|

Valuation Activity Add/Remove Rows

| | | | | | | | | |
|--|---|-----------------------------|----------------------------------|-------------------------------|----------------|---|--------------------------------------|----------------------------------|
| Property Owner Yvonne Vanveldhuizen | Parcel ID 08.025.8700 | Assessor Land EMV 50,000 | Assessor Improvements 118,900 | Assessor Total EMV 168,900 | Assessor Class | Changes To EMV -54,900 | Type Of Change Property inspected | <input type="button" value="-"/> |
| Local Jurisdiction Lexington | Appeal Code AR = Assessor Recommendation | Board Land EMV 50,000 | Board Improvements 64,000 | Board Total EMV 114,000 | Board Class | Explanation Of Change Condition Lowered | | |
| Property Owner Fredrickson Prop. Inc. | Parcel ID 22.470.1170 | Assessor Land EMV 21,700 | Assessor Improvements 54,400 | Assessor Total EMV 76,100 | Assessor Class | Changes To EMV -6,000 | Type Of Change Property inspected | <input type="button" value="-"/> |
| Local Jurisdiction Montgomery | Appeal Code AR = Assessor Recommendation | Board Land EMV 21,700 | Board Improvements 48,400 | Board Total EMV 70,100 | Board Class | Explanation Of Change Foreclosure, Condition Lowered | | |
| Property Owner Chad Washa | Parcel ID 22.480.0100 | Assessor Land EMV 23,200 | Assessor Improvements 45,000 | Assessor Total EMV 68,200 | Assessor Class | Changes To EMV -38,400 | Type Of Change Property inspected | <input type="button" value="-"/> |
| Local Jurisdiction Montgomery | Appeal Code AR = Assessor Recommendation | Board Land EMV 23,200 | Board Improvements 6,600 | Board Total EMV 29,800 | Board Class | Explanation Of Change Partial Complete | | |

County Board of Appeal and Equalization Record

| Valuation Activity | | | | | | | | Add/Remove Rows |
|-----------------------|------------------------------|-------------------|-----------------------|--------------------|----------------|--|--------------------|-----------------|
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Julie Litzau | 23.701.0020 | 73,900 | 253,500 | 327,400 | | -6,600 | Property Inspected | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| New Prague | AR = Assessor Recommendation | 73,900 | 246,900 | 320,800 | | Inspected Interior, Changed Dimensions of Room Over Garage | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Julie Litzau | 23.609.1240 | | | 0 | | 0 | No Change | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| New Prague | AR = Assessor Recommendation | | | 0 | | | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Julie Litzau | 23.609.1250 | | | 0 | | 0 | No Change | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| New Prague | AR = Assessor Recommendation | | | 0 | | | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Peterson Family Trust | 13.004.3200 | 180,000 | 333,900 | 513,900 | | -121,800 | Clerical Error | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Washington | AR = Assessor Recommendation | 180,000 | 212,100 | 392,100 | | Computed Partial New Construction Amount Incorrectly | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| City of Le Center | 20.470.0700 | 24,400 | 1,700 | 26,100 | | -1,700 | Clerical Error | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Le Center | AR = Assessor Recommendation | 24,400 | 0 | 24,400 | | Removed Shed From Wrong Parcel | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| City of Le Center | 20.630.0120 | 31,400 | 0 | 31,400 | | 2,000 | Clerical Error | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Le Center | AR = Assessor Recommendation | 31,400 | 2,000 | 33,400 | | Removed Shed From Wrong Parcel | | |

County Board of Appeal and Equalization Record

| Valuation Activity | | | | | | | | Add/Remove Rows |
|------------------------|------------------------------|-------------------|-----------------------|--------------------|----------------------------|---|-----------------------|-----------------|
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Chester Ave. Prop. LLC | 22.470.0830 | 36,900 | 51,200 | 88,100 | | -23,200 | Property inspected | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Montgomery | AR = Assessor Recommendation | 36,900 | 28,000 | 64,900 | | Interior Gutted | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Addvantage Prop. LLC | 21.800.0730 | | | 0 | 3a Comm/Industrial | 0 | Classification Change | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Le Sueur | AR = Assessor Recommendation | | | 0 | 4c(3)(i) Non-Rev Comm Serv | No Comm. Use. Not income producing. Operates a few Non-Profit c | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Gary Buchta | 01.700.0170 | 135,000 | 69,700 | 204,700 | | -800 | Property inspected | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Cleveland TWP | AR = Assessor Recommendation | 135,000 | 68,900 | 203,900 | | Condition Lowered | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| Scott Miller | 01.620.0130 | 106,900 | 194,700 | 301,600 | | -11,100 | Property inspected | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Cleveland TWP | AR = Assessor Recommendation | 106,900 | 183,600 | 290,500 | | Foreclosure. Condition Lowered | | |
| Property Owner | Parcel ID | Assessor Land EMV | Assessor Improvements | Assessor Total EMV | Assessor Class | Changes To EMV | Type Of Change | - |
| James Randolph | 04.620.0170 | 51,800 | | 51,800 | | -6,900 | Property inspected | |
| Local Jurisdiction | Appeal Code | Board Land EMV | Board Improvements | Board Total EMV | Board Class | Explanation Of Change | | |
| Elysian TWP | AR = Assessor Recommendation | 44,900 | | 44,900 | | Viewed property. Site in question. | | |