



**LE SUEUR COUNTY BOARD OF COMMISSIONERS
MEETING AGENDA
June 15, 2016**

1. **6:30 p.m. Board of Appeal and Equalization**



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 / remodel
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		
04.660.0190	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	Karlsou	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 et al	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	
13.445.0088	26504 Sioux Trl Madison Lake	Jeff - Mid	10/16/2015	\$187,000	Board Meeting - 6/15/2016	Back	Q	\$149,500	\$102,800	\$232,300	124.2%	0.286	93	\$84,200	\$294,406	\$905	Page 10 / 18

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%						4			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%
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Meeting Add/Remove Rows

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