



CITY OF HOWARD LAKE

City Council Meeting

*The City of Howard Lake strives to build upon its good neighbor traditions –
A welcoming community for all, supported by vibrant and engaged businesses and community organizations, involved
citizens, and diverse amenities that provide a well-rounded quality of life.*

LOCAL BOARD OF APPEAL EQUALIZATION

APRIL 15, 2024 – 6:00 pm

- A. **CALL TO ORDER**
- B. **PRESENTATIONS, PUBLIC HEARINGS & RELATED APPROVALS**
 - a. City Assessor, Chase Phillippi Assessment Presentation
- C. **NEW BUSINESS**
 - a. Consider Amendments Brought Forward by Assessor.
 - b. General Public Comment/Inquiry/Request
 - c. Approval of Assessment Report
- D. **ADJOURN**

NOTE: The City Council will meet immediately following the LBAE Hearing.



City of Howard Lake 2024 Assessment Report

CHASE PHILIPPI
PRINCIPAL APPRAISER



SUMMARY OF THE CITY OF HOWARD LAKE 2024 ASSESSMENT

The 2024 assessment is based on qualified market sales that took place from **October 1st, 2022, through September 30th, 2023**. It is these sales that determine the assessed market values as of January 2nd, 2024. **Sales that take place after September 30th, 2023, will be included in next year's sale study. This will represent the current market conditions and will be used for the 2025 assessment.** Each year estimated market values are analyzed, along with sales data for the City of Howard Lake. Appropriate adjustments for each property and each class of property are made based on the results of the sales study.

Residential / Seasonal Recreational

Residential and Seasonal Recreational property valuations, whether up, down, or remaining the same, are the result of market analysis of area real estate transactions. **During this year's study, we had 41 qualified sales used in the sales ratio study with a sales ratio of 98.56%, and a time adjusted ratio of 94.86%. This was down from 42 sales last year.** The State of Minnesota requires assessors to value property at 100 percent of market value with an allowable range of 90 to 105 percent. **Our state time adjusted median sales ratio following all changes for market condition and equalization for the 2024 assessment is now 95.29%.** This was a result of a **1.28% increase of total city residential & seasonal market value excluding new construction.**

2021 Assessment Median Sale Price	\$202,000	% Change
2022 Assessment Median Sale Price	\$246,760	22.16%
2023 Assessment Median Sale Price	\$275,852	11.79%
2024 Assessment Median Sale Price	\$297,000	7.67%

Below you will see how Howard Lake's residential values changed for the 2024 assessment in comparison to other cities within Wright County.

<u>District</u>	<u>% Change</u>
Annandale	4.93
Buffalo	-1.21
Maple Lake	3.21
Cokato	4.81
Howard Lake	1.28
Waverly	-1.99
Montrose	-7.40
Delano	-1.61
Rockford	-2.64
Hanover	0.20

Review Area

Properties that were physically reviewed during the 2023 quintile may have experienced mixed valuations (up, down or remained the same). The changes are the result of reviewing properties and equalization that normally takes place during the review process.

2023 Review Area:

Original town central core area. (See map = LIGHT GREEN area)

2024 Review Area:

South & East of original central core area. (See map = DARK GREEN area) Includes Dutch & Mallard Pass.

Review Map



Current Sales and the Market

Since the beginning of the new sales study to 3/22/2024, there have been 14 qualified residential and seasonal market sales. The qualified sales will be used for the 2025 assessment, and our current sales ratio would be approximately 96.54%. There are also 3 pending sales. We will continue to monitor the impacts of interest rates in combination with supply and demand imbalances.

New Construction

	# of Permits
2019 Dwellings (New Homes, Move-In and Replacements)	23
2020 Dwellings (New Homes, Move-In and Replacements)	34
2021 Dwellings (New Homes, Move-In and Replacements)	13
2022 Dwellings (New Homes, Move-In and Replacements)	29
2023 Dwellings (New Homes, Move-In and Replacements)	24

Total Value of New Construction 2018-2023

Total dollar value of new construction in 2018	\$ 3,886,900
Total dollar value of new construction in 2019	\$ 4,773,900
Total dollar value of new construction in 2020	\$ 8,897,000
Total dollar value of new construction in 2021	\$ 5,972,400
Total dollar value of new construction in 2022	\$ 8,478,363
Total dollar value of new construction in 2023	\$ 7,571,900

New Construction Sales

PID	ADDRESS	SALE DATE	NET SALE PRICE	STYLE	GRADE	AYB	GLA	BFIN	TFSF	BR	BA	#AG	#DG	LOT SF	\$/GLA	\$/TFSF
109-050-006010	304 TERNING WAY	11/18/22	\$286,500	SPLIT ENTRY	7.0	2022	1,228	0	1,228	3	2	3	0	10,897	\$233	\$233
109-044-004090	1165 WOODLAND DR	11/30/22	\$357,043	ONE STORY	7.5	2022	1,407	0	1,407	3	2	3	0	12,324	\$254	\$254
109-044-003110	3014 PINE AVE SW	2/17/23	\$361,400	ONE STORY	7.0	2022	1,947	0	1,947	3	2	4	0	10,939	\$186	\$186
109-043-003020	1141 WOODLAND DR	3/14/23	\$396,061	2 STORY	8.0	2022	2,167	0	2,167	4	3	3	0	12,919	\$183	\$183
109-044-004110	1157 WOODLAND DR	3/14/23	\$396,807	2 STORY	8.0	2022	2,167	0	2,167	4	3	3	0	12,358	\$183	\$183
109-043-003020	1141 WOODLAND DR	3/14/23	\$396,375	2 STORY	8.0	2022	2,167	0	2,167	4	3	3	0	12,919	\$183	\$183
109-050-006050	228 TERNING WAY	3/31/23	\$297,000	SPLIT ENTRY	7.0	2022	1,228	0	1,228	3	2	3	0	13,371	\$242	\$242
109-050-006040	232 TERNING WAY	4/14/23	\$301,372	SPLIT ENTRY	7.0	2022	1,228	0	1,228	3	2	3	0	13,095	\$245	\$245
109-044-004120	1153 WOODLAND DR	4/17/23	\$352,258	ONE STORY	7.5	2022	1,407	0	1,407	3	2	3	0	12,773	\$250	\$250
109-043-001010	1132 WOODLAND DR	4/20/23	\$360,213	ONE STORY	7.5	2022	1,407	0	1,407	3	2	3	0	10,625	\$256	\$256
109-050-006020	300 TERNING WAY	4/28/23	\$337,900	SPLIT ENTRY	7.0	2022	1,228	841	2,069	5	3	3	0	10,226	\$275	\$163
109-044-003120	3018 PINE AVE SW	5/12/23	\$363,654	ONE STORY	7.0	2022	1,947	0	1,947	3	2	4	0	10,944	\$187	\$187
109-044-004130	1149 WOODLAND DR	5/15/23	\$370,844	2 STORY	7.5	2022	1,828	0	1,828	4	3	3	0	13,778	\$203	\$203
109-050-006030	236 TERNING WAY	5/19/23	\$333,900	SPLIT ENTRY	7.0	2022	1,082	817	1,899	4	3	3	0	9,196	\$309	\$176
109-044-003050	1172 WOODLAND DR	5/23/23	\$320,793	3 LEVEL SPLIT	7.0	2022	1,340	0	1,340	3	2	3	0	10,718	\$239	\$239
109-044-003070	1164 WOODLAND DR	5/23/23	\$320,904	3 LEVEL SPLIT	7.0	2022	1,340	0	1,340	3	2	3	0	11,025	\$239	\$239
109-043-001040	1120 WOODLAND DR	5/30/23	\$394,912	2 STORY	8.0	2022	2,167	0	2,167	4	3	3	0	11,470	\$182	\$182
109-043-002130	1113 WOODLAND DR	6/14/23	\$374,602	2 STORY	7.5	2022	1,828	0	1,828	4	3	3	0	12,261	\$205	\$205
109-043-002120	1117 WOODLAND DR	6/29/23	\$356,643	ONE STORY	7.5	2022	1,407	0	1,407	3	2	3	0	13,542	\$253	\$253
109-043-001030	1124 WOODLAND DR	6/30/23	\$370,658	2 STORY	7.5	2022	1,828	0	1,828	4	3	3	0	11,083	\$203	\$203
109-050-003010	428 TERNING WAY	7/28/23	\$305,500	SPLIT ENTRY	7.0	2023	1,184	0	1,184	2	2	3	0	9,678	\$258	\$258
109-058-001050	257 PARADISE PL	8/2/23	\$296,400	ONE STORY	7.0	2021	1,084	0	1,084	2	2	2	0	7,697	\$273	\$273
109-044-003060	1168 WOODLAND DR	8/9/23	\$311,939	SPLIT ENTRY	7.0	2022	1,295	0	1,295	3	2	3	0	10,625	\$241	\$241
109-050-002040	429 TERNING WAY	8/25/23	\$326,400	SPLIT ENTRY	7.0	2023	1,184	876	2,060	4	3	3	0	13,605	\$276	\$158
109-050-006070	220 TERNING WAY	9/13/23	\$312,400	SPLIT ENTRY	7.0	2023	1,262	0	1,262	3	2	3	0	14,043	\$248	\$248

2022 - 2024 Assessment Estimated Market Value by Class of Property

Does not include state assessed property such as utilities, railroad, tax exempt or personal property.

2022 ASSESSMENT

<u>Class of Property</u>	<u>Total Estimated Market Value (EMV)</u>	<u>% of Total City EMV</u>
Residential/Seasonal	\$177,123,900	78.17%
Commercial/Industrial/Apt/Other	\$48,815,700	21.54%
Agricultural/Rural	\$951,800	0.29%
TOTALS:	\$226,591,400	100.00%

2023 ASSESSMENT

<u>Class of Property</u>	<u>Total Estimated Market Value (EMV)</u>	<u>% of Total City EMV</u>
Residential/Seasonal	\$204,818,200	78.15%
Commercial/Industrial/Apt/Other	\$56,090,200	21.40%
Agricultural/Rural	\$1,167,400	0.45%
TOTALS:	\$262,075,800	100.00%

2024 ASSESSMENT

<u>Class of Property</u>	<u>Total Estimated Market Value (EMV)</u>	<u>% of Total City EMV</u>
Residential/Seasonal	\$214,389,900	77.99%
Commercial/Industrial/Apt/Other	\$59,335,900	21.58%
Agricultural/Rural	\$1,179,600	0.43%
TOTALS:	\$274,905,400	100.00%

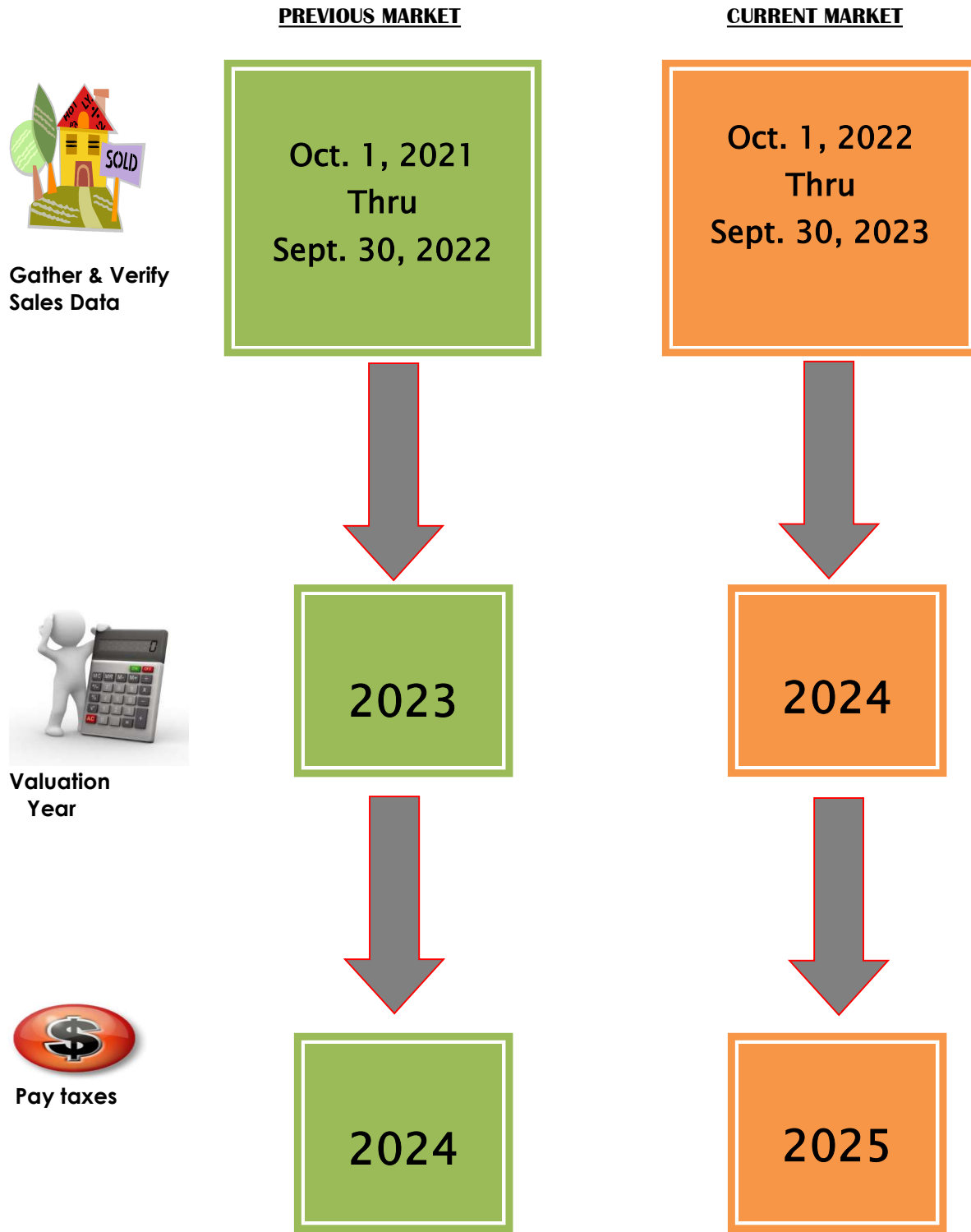
Should you have any questions prior to the County Board of Appeal and Equalization meeting, please contact me.



Chase Philippi
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Minnesota State Law requires assessors to value property based on historical data. Taxes payable are always based on the prior year's value, which was determined using sales data from a previous time period (see chart below).

Therefore, in an escalating market, assessed values are typically lower than the current market. Likewise, if values are declining it's possible that assessed values will be higher than the current market. This is due to the time frame we are required to work with and the effects of a rapidly changing market.



QUALIFIED MARKET SALES

Sales Study Period (10/1/2022 – 9/30/2023)





SALE DATE:	10/28/2022
NET SALE PRICE:	\$340,000
ADDRESS:	437 TERNING WAY
PID:	109-050-002020
YEAR BUILT:	2019
TOTAL FINISHED SF:	1,765
BR/BA/GAR COUNT:	5/3/3



SALE DATE:	11/2/2022
NET SALE PRICE:	\$188,730
ADDRESS:	912 6TH AVE
PID:	109-010-036070
YEAR BUILT:	1883
TOTAL FINISHED SF:	1,160
BR/BA/GAR COUNT:	2/2/2



SALE DATE:	11/21/2022
NET SALE PRICE:	\$297,000
ADDRESS:	1114 SHORELINE DR
PID:	109-027-001070
YEAR BUILT:	1990
TOTAL FINISHED SF:	1,998
BR/BA/GAR COUNT:	3/2/2

111 FF DUTCH ALKE



SALE DATE:	11/30/2022
NET SALE PRICE:	\$178,500
ADDRESS:	712 13TH AVE
PID:	109-500-041416
YEAR BUILT:	1972
TOTAL FINISHED SF:	1,040
BR/BA/GAR COUNT:	2/1/1



SALE DATE:	12/14/2022
NET SALE PRICE:	\$222,848
ADDRESS:	816 6TH AVE
PID:	109-010-034011
YEAR BUILT:	1954
TOTAL FINISHED SF:	1,214
BR/BA/GAR COUNT:	2/1/1



SALE DATE:	1/4/2023
NET SALE PRICE:	\$206,977
ADDRESS:	525 9TH ST
PID:	109-010-034010
YEAR BUILT:	1877
TOTAL FINISHED SF:	1,764
BR/BA/GAR COUNT:	3/1/2



SALE DATE:	1/31/2023
NET SALE PRICE:	\$143,903
ADDRESS:	908 8TH ST
PID:	109-010-031040
YEAR BUILT:	1953
TOTAL FINISHED SF:	960
BR/BA/GAR COUNT:	2/1/0



SALE DATE:	2/17/2023
NET SALE PRICE:	\$361,400
ADDRESS:	3014 PINE AVE SW
PID:	109-044-003110
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,947
BR/BA/GAR COUNT:	3/2/4



SALE DATE:	2/24/2023
NET SALE PRICE:	\$172,000
ADDRESS:	1024 4TH ST
PID:	109-010-011070
YEAR BUILT:	1916
TOTAL FINISHED SF:	1,242
BR/BA/GAR COUNT:	2/1/2



SALE DATE:	3/10/2023
NET SALE PRICE:	\$215,250
ADDRESS:	1100 7TH AVE
PID:	109-011-001010
YEAR BUILT:	1895 circa
TOTAL FINISHED SF:	1,366
BR/BA/GAR COUNT:	2/1/2



SALE DATE:	3/14/2023
NET SALE PRICE:	\$396,807
ADDRESS:	1157 WOODLAND DR
PID:	109-044-004110
YEAR BUILT:	2022
TOTAL FINISHED SF:	2,167
BR/BA/GAR COUNT:	4/3/3



SALE DATE:	3/20/2023
NET SALE PRICE:	\$218,000
ADDRESS:	200 ORCHARD CT
PID:	109-040-002010
YEAR BUILT:	2003
TOTAL FINISHED SF:	1,556
BR/BA/GAR COUNT:	2/1/2



SALE DATE:	3/28/2023
NET SALE PRICE:	\$299,640
ADDRESS:	417 TERNING WAY
PID:	109-050-002070
YEAR BUILT:	2019
TOTAL FINISHED SF:	1,731
BR/BA/GAR COUNT:	3/2/2



SALE DATE:	3/31/2023
NET SALE PRICE:	\$297,000
ADDRESS:	228 TERNING WAY
PID:	109-050-006050
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,228
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	4/14/2023
NET SALE PRICE:	\$301,372
ADDRESS:	232 TERNING WAY
PID:	109-050-006040
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,228
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	4/17/2023
NET SALE PRICE:	\$352,258
ADDRESS:	1153 WOODLAND DR
PID:	109-044-004120
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,407
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	4/21/2023
NET SALE PRICE:	\$250,500
ADDRESS:	1324 7TH AVE
PID:	109-013-001020
YEAR BUILT:	1891 circa
TOTAL FINISHED SF:	1,456
BR/BA/GAR COUNT:	3/2/2



SALE DATE:	4/27/2023
NET SALE PRICE:	\$365,503
ADDRESS:	3035 TAMARACK CIR
PID:	109-044-003170
YEAR BUILT:	2020
TOTAL FINISHED SF:	1,875
BR/BA/GAR COUNT:	4/4/3



SALE DATE:	4/28/2023
NET SALE PRICE:	\$337,900
ADDRESS:	300 TERNING WAY
PID:	109-050-006020
YEAR BUILT:	2022
TOTAL FINISHED SF:	2,069
BR/BA/GAR COUNT:	5/3/3



SALE DATE:	5/8/2023
NET SALE PRICE:	\$302,550
ADDRESS:	424 TERNING WAY
PID:	109-050-003020
YEAR BUILT:	2019
TOTAL FINISHED SF:	1,699
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	5/8/2023
NET SALE PRICE:	\$312,000
ADDRESS:	320 TERNING WAY
PID:	109-050-003150
YEAR BUILT:	2018
TOTAL FINISHED SF:	1,699
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	5/12/2023
NET SALE PRICE:	\$363,654
ADDRESS:	3018 PINE AVE SW
PID:	109-044-003120
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,947
BR/BA/GAR COUNT:	3/2/4



SALE DATE:	5/19/2023
NET SALE PRICE:	\$333,900
ADDRESS:	236 TERNING WAY
PID:	109-050-006030
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,899
BR/BA/GAR COUNT:	4/3/3



SALE DATE:	5/23/2023
NET SALE PRICE:	\$320,793
ADDRESS:	1172 WOODLAND DR
PID:	109-044-003050
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,340
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	5/23/2023
NET SALE PRICE:	\$320,904
ADDRESS:	1164 WOODLAND DR
PID:	109-044-003070
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,340
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	5/24/2023
NET SALE PRICE:	\$161,200
ADDRESS:	905 8TH AVE
PID:	109-500-033205
YEAR BUILT:	1890 circa
TOTAL FINISHED SF:	1,287
BR/BA/GAR COUNT:	3/1/1



SALE DATE:	5/25/2023
NET SALE PRICE:	\$352,000
ADDRESS:	2036 WILLOW CT
PID:	109-043-002040
YEAR BUILT:	2020
TOTAL FINISHED SF:	1,406
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	6/5/2023
NET SALE PRICE:	\$270,000
ADDRESS:	5625 IMHOFF AVE SW
PID:	109-029-000110
YEAR BUILT:	1950 circa
TOTAL FINISHED SF:	1,896
BR/BA/GAR COUNT:	3/2/2

120 FF HOWARD LAKE



SALE DATE:	6/16/2023
NET SALE PRICE:	\$410,000
ADDRESS:	135 DUTCH LAKE TRL
PID:	109-038-004080
YEAR BUILT:	2000
TOTAL FINISHED SF:	2,509
BR/BA/GAR COUNT:	3/3/2

85 FF DUTCH LAKE



SALE DATE:	6/26/2023
NET SALE PRICE:	\$200,500
ADDRESS:	1220 6TH ST
PID:	109-014-004040
YEAR BUILT:	1954 circa
TOTAL FINISHED SF:	2,118
BR/BA/GAR COUNT:	2/3/0

TRIPLEX – 3rd unit in LL is efficiency.



SALE DATE:	7/7/2023
NET SALE PRICE:	\$234,500
ADDRESS:	224 12TH ST
PID:	109-025-001010
YEAR BUILT:	1996
TOTAL FINISHED SF:	1,621
BR/BA/GAR COUNT:	4/2/2



SALE DATE:	7/14/2023
NET SALE PRICE:	\$291,900
ADDRESS:	2164 MAPLE ST SW
PID:	109-044-005050
YEAR BUILT:	2007
TOTAL FINISHED SF:	2,037
BR/BA/GAR COUNT:	3/2/2



SALE DATE:	7/17/2023
NET SALE PRICE:	\$223,601
ADDRESS:	330 9TH ST
PID:	109-022-002030
YEAR BUILT:	1978
TOTAL FINISHED SF:	2,152
BR/BA/GAR COUNT:	3/2/2



SALE DATE:	8/2/2023
NET SALE PRICE:	\$296,400
ADDRESS:	257 PARADISE PL
PID:	109-058-001050
YEAR BUILT:	2021
TOTAL FINISHED SF:	1,084
BR/BA/GAR COUNT:	2/2/2



SALE DATE:	8/9/2023
NET SALE PRICE:	\$311,939
ADDRESS:	1168 WOODLAND DR
PID:	109-044-003060
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,295
BR/BA/GAR COUNT:	3/2/3



SALE DATE:	8/10/2023
NET SALE PRICE:	\$245,512
ADDRESS:	5712 COUNTY ROAD 7 SW
PID:	109-800-344102
YEAR BUILT:	1965
TOTAL FINISHED SF:	2,082
BR/BA/GAR COUNT:	3/2/1



SALE DATE:	9/7/2023
NET SALE PRICE:	\$96,000
ADDRESS:	701 6TH AVE
PID:	109-010-021010
YEAR BUILT:	1871
TOTAL FINISHED SF:	1,852
BR/BA/GAR COUNT:	4/2/0

SOLD AS-IS SHELL – Photos after NC started. Convert to Duplex



SALE DATE:	9/18/2023
NET SALE PRICE:	\$366,400
ADDRESS:	1008 FAIRWAY BLVD
PID:	109-036-001030
YEAR BUILT:	1997
TOTAL FINISHED SF:	2,282
BR/BA/GAR COUNT:	4/3/3



SALE DATE:	9/20/2023
NET SALE PRICE:	\$231,000
ADDRESS:	1108 4TH ST
PID:	109-010-012030
YEAR BUILT:	1893
TOTAL FINISHED SF:	1,961
BR/BA/GAR COUNT:	3/2/2



SALE DATE:	9/21/2023
NET SALE PRICE:	\$174,070
ADDRESS:	501 10TH ST
PID:	109-010-036090
YEAR BUILT:	1946
TOTAL FINISHED SF:	1,226
BR/BA/GAR COUNT:	3/1/1



SALE DATE:	9/29/2023
NET SALE PRICE:	\$499,500
ADDRESS:	147 DUTCH LAKE TRL
PID:	109-038-004050
YEAR BUILT:	2001
TOTAL FINISHED SF:	2,596
BR/BA/GAR COUNT:	3/3/3

90 FF DUTCH LAKE

LAND SALES

Sales Study Period (10/1/2022 – 9/30/2023)





SALE DATE:	4/26/2023
NET SALE PRICE:	\$30,000
ADDRESS:	187 DUTCH LAKE TRL
PID:	109-038-003030
TOTAL ACRES:	0.40
SQUARE FEET:	17,597



SALE DATE:	7/14/2023
NET SALE PRICE:	\$21,000
ADDRESS:	256 PARADISE PL
PID:	109-058-001100
TOTAL ACRES:	0.27
SQUARE FEET:	11,969



SALE DATE:	7/20/2023
NET SALE PRICE:	\$21,000
ADDRESS:	228 PARADISE PL
PID:	109-058-001120
TOTAL ACRES:	0.19
SQUARE FEET:	8,174



SALE DATE:	8/31/2023
NET SALE PRICE:	\$42,000
ADDRESS:	432 TERNING WAY
PID:	109-050-001050
TOTAL ACRES:	0.24
SQUARE FEET:	10,659



SALE DATE:	9/22/2023
NET SALE PRICE:	\$20,000
ADDRESS:	167 DUTCH LAKE TRL
PID:	109-038-003080
TOTAL ACRES:	0.49
SQUARE FEET:	21,272

OTHER MARKET SALES*

Sales Study Period (10/1/2022 – 9/30/2023)

*Includes: Division's, Physical Changes, Commercial, Etc.
They are market sales that are representative of the open market,
however, are rejected for State sales study analysis.



SALE DATE:	11/18/2022
NET SALE PRICE:	\$286,500
ADDRESS:	304 TERNING WAY
PID:	109-050-006010
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,228
BR/BA/GAR COUNT:	3/2/3

U-Physical Change – NEW DWELLING



SALE DATE:	11/30/2022
NET SALE PRICE:	\$357,043
ADDRESS:	1165 WOODLAND DR
PID:	109-044-004090
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,407
BR/BA/GAR COUNT:	3/2/3

U-Physical Change – NEW DWELLING



SALE DATE:	3/14/2023
NET SALE PRICE:	\$175,000
ADDRESS:	812 7TH ST
PID:	109-010-024010
YEAR BUILT:	1939
TOTAL FINISHED SF:	1,276
BR/BA/GAR COUNT:	3/1/0

U-Physical Change – REMODEL



SALE DATE:	3/14/2023
NET SALE PRICE:	\$396,375
ADDRESS:	1141 WOODLAND DR
PID:	109-043-003020
YEAR BUILT:	2022
TOTAL FINISHED SF:	2,167
BR/BA/GAR COUNT:	4/3/3

U-Physical Change – NEW DWELLING



SALE DATE:	4/20/2023
NET SALE PRICE:	\$360,213
ADDRESS:	1132 WOODLAND DR
PID:	109-043-001010
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,407
BR/BA/GAR COUNT:	3/2/3

U-Physical Change – NEW DWELLING



SALE DATE:	5/9/2023
NET SALE PRICE:	\$227,300
ADDRESS:	1012 7TH AVE
PID:	109-010-029040
YEAR BUILT:	1879
TOTAL FINISHED SF:	1,700
BR/BA/GAR COUNT:	3/2/0

U-Physical Change – REMODEL



SALE DATE:	5/15/2023
NET SALE PRICE:	\$370,844
ADDRESS:	1149 WOODLAND DR
PID:	109-044-004130
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,828
BR/BA/GAR COUNT:	4/3/3

U-Physical Change – NEW DWELLING



SALE DATE:	5/30/2023
NET SALE PRICE:	\$394,912
ADDRESS:	1120 WOODLAND DR
PID:	109-043-001040
YEAR BUILT:	2022
TOTAL FINISHED SF:	2,167
BR/BA/GAR COUNT:	4/3/3

U-Physical Change – NEW DWELLING



SALE DATE:	6/1/2023
NET SALE PRICE:	\$301,500
ADDRESS:	94 MALLARD PASS TRL
PID:	109-038-001050
YEAR BUILT:	2004
TOTAL FINISHED SF:	1,699
BR/BA/GAR COUNT:	3/2/3

U-Estate Sale – market



SALE DATE:	6/14/2023
NET SALE PRICE:	\$374,602
ADDRESS:	1113 WOODLAND DR
PID:	109-043-002130
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,828
BR/BA/GAR COUNT:	4/3/3

U-Physical Change – NEW DWELLING



SALE DATE:	6/16/2023
NET SALE PRICE:	\$355,000
ADDRESS:	1128 WOODLAND DR
PID:	109-043-001020
YEAR BUILT:	2004
TOTAL FINISHED SF:	2,572
BR/BA/GAR COUNT:	6/3/3

U-Physical Change – REMODEL



SALE DATE:	6/29/2023
NET SALE PRICE:	\$356,643
ADDRESS:	1117 WOODLAND DR
PID:	109-043-002120
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,407
BR/BA/GAR COUNT:	3/2/3

U-Physical Change – NEW DWELLING



SALE DATE:	6/30/2023
NET SALE PRICE:	\$370,658
ADDRESS:	1124 WOODLAND DR
PID:	109-043-001030
YEAR BUILT:	2022
TOTAL FINISHED SF:	1,828
BR/BA/GAR COUNT:	4/3/3

U-Physical Change – NEW DWELLING



SALE DATE:	7/28/2023
NET SALE PRICE:	\$302,000
ADDRESS:	428 TERNING WAY
PID:	109-050-003010
YEAR BUILT:	2023
TOTAL FINISHED SF:	1,184
BR/BA/GAR COUNT:	2/2/3

U-Physical Change – NEW DWELLING



SALE DATE:	8/25/2023
NET SALE PRICE:	\$326,400
ADDRESS:	429 TERNING WAY
PID:	109-050-002040
YEAR BUILT:	2023
TOTAL FINISHED SF:	2,060
BR/BA/GAR COUNT:	4/3/3

U-Physical Change – NEW DWELLING



SALE DATE:	9/13/2023
NET SALE PRICE:	\$312,400
ADDRESS:	220 TERNING WAY
PID:	109-050-006070
YEAR BUILT:	2023
TOTAL FINISHED SF:	1,262
BR/BA/GAR COUNT:	3/2/3

U-Physical Change – NEW DWELLING

