

ASSESSMENT GROWTH REPORT: LK MTKA RESIDENTIAL LAKESHORE PROPERTIES

Data provided by county assessor. Organization by Deb Kind 03-25-15.

The numbers to the right of the percentages indicate the number of sales in the final sales study.

Yellow indicates sorting column.

10YR ASSESSMENT GROWTH

JAN-JAN	05-06 Growth		06-07 Growth		07-08 Growth		08-09 Growth		09-10 Growth		10-11 Growth		11-12 Growth		12-13 Growth		13-14 Growth		14-15 Growth		AVERAGE Annual Growth	TOTAL Growth
EXCELSIOR	30.5%	0	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	4.7%	46.9%
DEEPHAVEN	16.0%	1	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.2%	22.0%
MINNETONKA	22.0%	2	10.5%	5	-0.4%	2	-7.5%	6	-14.5%	1	0.0%	2	-4.6%	4	1.0%	7	1.2%	9	8.7%	3	1.6%	16.4%
GREENWOOD	15.5%	5	10.2%	3	1.1%	5	-3.3%	8	-7.9%	3	-6.2%	2	-2.9%	8	-5.9%	10	10.5%	6	3.3%	8	1.4%	14.4%
TONKA BAY	16.2%	18	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	1.4%	13.5%
MTKA BEACH	12.6%	5	10.5%	5	-0.1%	5	-7.4%	1	-6.4%	5	-2.0%	3	-9.9%	6	-13.0%	4	27.8%	5	0.1%	29	1.2%	12.2%
MINNETRISTA	19.4%	28	8.4%	25	-3.9%	18	-3.9%	15	-8.7%	8	-4.8%	14	-8.7%	12	2.7%	25	3.0%	7	0.4%	7	0.4%	3.7%
SHOREWOOD	8.3%	18	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	0.3%	2.8%
MOUND	15.8%	47	16.2%	34	3.1%	29	-10.3%	11	-11.7%	29	-11.2%	25	-3.3%	21	-2.2%	51	5.3%	47	-0.3%	19	0.1%	1.4%
WAYZATA	18.1%	4	5.6%	3	0.1%	3	-9.0%	2	-5.7%	1	-0.3%	3	-11.8%	1	-3.8%	3	0.7%	3	6.2%	2	0.0%	0.1%
ORONO	9.5%	49	9.8%	26	0.8%	27	-1.8%	19	-7.0%	16	-8.2%	18	-8.6%	25	-1.7%	33	2.4%	38	3.7%	37	-0.1%	-1.1%
WOODLAND	7.1%	1	5.7%	3	-0.2%	1	-3.7%	1	-2.8%	0	-6.4%	2	-6.7%	1	-4.0%	3	3.0%	5	6.8%	5	-0.1%	-1.2%
SPRING PARK	8.6%	3	13.3%	2	2.8%	0	-10.5%	0	-6.0%	1	-8.2%	1	-12.7%	2	-2.4%	4	5.9%	5	4.6%	1	-0.5%	-4.6%
Average	15.4%		9.7%		0.5%		-5.7%		-7.6%		-4.8%		-6.7%		-2.9%		7.6%		4.3%		1.0%	9.7%
OTHER SOUTH LAKE MINNETONKA CITIES																						
EXCELSIOR	30.5%	0	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	4.7%	46.9%
DEEPHAVEN	16.0%	1	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.2%	22.0%
TONKA BAY	16.2%	18	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	1.4%	13.5%
SHOREWOOD	8.3%	18	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	0.3%	2.8%
Average	17.8%		8.9%		0.8%		-4.2%		-7.0%		-3.8%		-5.0%		-0.8%		9.8%		4.8%		2.1%	21.3%

1YR ASSESSMENT GROWTH

JAN-JAN	14-15 Growth	
DEEPHAVEN	10.0%	8
MINNETONKA	8.7%	3
EXCELSIOR	8.4%	3
WOODLAND	6.8%	5
WAYZATA	6.2%	2
SPRING PARK	4.6%	1
ORONO	3.7%	37
GREENWOOD	3.3%	8
MINNETRISTA	3.0%	7
TONKA BAY	0.9%	7
MTKA BEACH	0.1%	29
SHOREWOOD	-0.1%	13
MOUND	-0.3%	19
Average	4.3%	
SO LK CITIES		
DEEPHAVEN	8.4%	3
EXCELSIOR	10.0%	8
TONKA BAY	0.9%	7
SHOREWOOD	-0.1%	13
Average	4.8%	

5YR ASSESSMENT GROWTH

JAN-JAN	10-11 Growth		11-12 Growth		12-13 Growth		13-14 Growth		14-15 Growth		AVERAGE Annual Growth	TOTAL Growth
EXCELSIOR	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	4.9%	24.3%
DEEPHAVEN	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	1.5%	7.3%
MINNETONKA	0.0%	2	-4.6%	4	1.0%	7	1.2%	9	8.7%	3	1.3%	6.3%
MTKA BEACH	-2.0%	3	-9.9%	6	-13.0%	4	27.8%	5	0.1%	29	0.6%	3.0%
GREENWOOD	-6.2%	2	-2.9%	8	-5.9%	10	10.5%	6	3.3%	8	-0.2%	-1.2%
SHOREWOOD	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	-0.8%	-4.0%
WOODLAND	-6.4%	2	-6.7%	1	-4.0%	3	3.0%	5	6.8%	5	-1.5%	-7.3%
TONKA BAY	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	-1.5%	-7.5%
MINNETRISTA	-4.8%	14	-6.3%	9	-2.2%	12	2.7%	25	3.0%	7	-1.5%	-7.6%
WAYZATA	-0.3%	3	-11.8%	1	-3.8%	3	0.7%	3	6.2%	2	-1.8%	-9.0%
MOUND	-11.2%	25	-3.3%	21	-2.2%	51	5.3%	47	-0.3%	19	-2.3%	-11.7%
ORONO	-8.2%	18	-8.6%	25	-1.7%	33	2.4%	38	3.7%	37	-2.5%	-12.4%
SPRING PARK	-8.2%	1	-12.7%	2	-2.4%	4	5.9%	5	4.6%	1	-2.6%	-12.8%
Average	-4.8%		-6.7%		-2.9%		7.6%		4.3%		-0.5%	-2.5%
OTHER SOUTH LAKE MINNETONKA CITIES												
EXCELSIOR	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	4.9%	24.3%
DEEPHAVEN	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	1.5%	7.3%
SHOREWOOD	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	-0.8%	-4.0%
TONKA BAY	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	-1.5%	-7.5%
Average	-3.8%		-5.0%		-0.8%		9.8%		4.8%		1.0%	5.0%