

CITY OF SPRING LAKE PARK
1301 81ST AVENUE N.E.
AGENDA
MAY 4, 2015 @ 7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. ADDITIONS OR CORRECTIONS TO AGENDA
5. DISCUSSION FROM THE FLOOR
6. **CONSENT AGENDA:**
 - A. Approval of Minutes – April 20, 2015
 - B. Budget to Date/Statement of Fund Balance – March 31, 2015
 - C. Contractor’s Licenses
 - D. Business Licenses
 - E. Correspondence
7. PRESENTATIONS:
 - A. Mayor’s Proclamation -- Municipal Clerks Week, May 3-9, 2015
 - B. Sharon Johnson, Interlude Restorative Suites
 - C. Overview of 2015 Assessment for Taxes Payable 2016 – Ken Tolzmann, City Assessor
8. PUBLIC WORKS REPORT
9. CODE ENFORCEMENT REPORT
10. ORDINANCES AND RESOLUTIONS:
 - A. Resolution 15-10 Approving A Special Use Permit for a Daycare Facility at 1121 80th Avenue NE, Spring Lake Park
11. NEW BUSINESS:
 - A. Workshop Session Request – May 11, 2015 at 6:30 PM
12. ENGINEER’S REPORT
13. ATTORNEY’S REPORT
14. REPORTS
15. OTHER
 - A. Administrator Reports-Administrator Away May 16- May 21 for IIMC Annual Conference
16. ADJOURN

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR**

RULES FOR PUBLIC HEARINGS AND DISCUSSION FROM THE FLOOR

DISCUSSION FROM THE FLOOR

**Limited to 5 minutes per person to state their concern.

**Action: Council direction to staff for resolution or take this matter under advisement for action at the next regularly scheduled meeting.

PUBLIC HEARINGS

Advise audience that the purpose of the public hearing is to receive citizen input on the proposal to (name of project). (This is not a time to debate the issue.)

The following format will be used to conduct the hearing:

** The presenter will have a maximum of 10 minutes to explain the project as proposed.

** Councilmembers will have an opportunity to ask questions or comment on the proposal.

** Citizens will then have an opportunity to ask questions and/or comment on the project. Those wishing to comment are asked to limit their comments to 3 minutes, except in cases where there is a spokesperson representing a group wishing to have their collective opinions voiced. The spokesperson should identify the audience group her/she is representing and may have a maximum of 10 minutes to express the views of the group.

**People wishing to comment are asked to state any new facts they may have within the 3 minutes allotted. Please be specific and to the point.

** Everyone will be given the opportunity to express their agreement or disagreement even if they have no new points to make. (This is not a time to debate the issue.)

** People wishing to speak twice will be given 2 minutes to comment on any new facts brought forward since the last time they spoke.

Following public input, the Council will have a second opportunity to ask questions of the presenter and/or citizens.

The public hearing will then be adjourned with the Council taking the matter under advisement until the next regularly scheduled Council meeting. At the next regular meeting, the Council will debate the issue, if necessary, state their positions and make a decision. NO further public input will be received at that time.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council was held on April 20, 2015 at the Spring Lake Park Community Center, 1301 81st Avenue N. E., at 7:00 P.M.

1. Call to Order

Mayor Hansen called the meeting to order at 7:00 P.M.

2. Roll Call

Members Present: Councilmembers Mason, Wendling, Nash and Mayor Hansen

Members Absent: Councilmember Nelson

Staff Present: Police Chief Ebeltoft; Public Works Director Randall; Building Official Brainard; Attorney Carson; Engineer Gravel; Parks and Recreation Director Rygwall; Administrator Buchholtz; and Executive Assistant Gooden

Visitors: Diane Griffin, PO Box 122, Watertown, MN 55380
Roger Ungemach, PO Box 32636, Fridley, MN 55432
Ron Piel, 8130 Red Oak Court, Mounds View, MN 55112
James Skoog, Legal Aid Attorney
Lorraine Coroni, 1547 82nd Avenue NE
Mike Voigt, Spring Lake Park High School

3. Pledge of Allegiance

4. Additions or Corrections to Agenda

Administrator Buchholtz asked that Item 12C, Memorandum of Agreement, be added to the agenda.

5. Discussion From The Floor - None

6. Consent Agenda:

Mayor Hansen reviewed the following Consent Agenda items:

- A. Approval of Minutes – April 6, 2015
- B. Disbursements
 - 1. General Fund Disbursement Claim No. 15-05 -- \$356,172.06
 - 2. Liquor Fund Disbursement Claim No. 15-06 -- \$187,323.64
- C. Contractor's License
- D. Sign Permit
- E. Correspondence

MOTION BY COUNCILMEMBER NASH APPROVING THE CONSENT AGENDA. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

7. Presentation

A. Mark Voigt, Spring Lake Park High School

Mr. Voigt from Spring Lake Park High School Skills USA class provided the Council with a presentation on a project that his students are working on. He reported that the class has been working on a grandfather clock that will be presented to the City of Spring Lake Park for display at City Hall.

Mr. Voigt provided sample pictures of past clocks for other organizations and asked for the Councilmembers input on the design and finishing touches of the clock. He stated that the clock will be completed around June 3, 2015.

8. Police Report

Police Chief Ebeltoft reviewed the March 2015 department statistics.

Chief Ebeltoft stated that the Police Department responded to three hundred and thirty-nine calls for service in 2015 compared to three hundred and forty-two calls for service in March 2014. He stated that the Police Department issued thirty-nine citations in March compared to two hundred and fifteen citations in March 2014.

Chief Ebeltoft stated that each year the Spring Lake Park Police Department does an annual audit of our "Selective Intensified Traffic Enforcement Program" or also known as the "S.I.T.E. Program." He stated that this program was developed in 1999 to help address traffic safety issues that were/are being experienced in the community and the program allows residents to contact the police department and advise on problem traffic areas. He stated for the year 2014, the Police Department worked one hundred and ten S.I.T.E. shifts, stopped eight hundred and twenty-five vehicles, issued a total of nine hundred and thirty-seven citations and gave two hundred and eighty-three warnings. He reported the total budget expended for the year 2014 was \$29,306.95 and the citation revenues received was \$29,783.60 with a difference of \$476.65, which was deposited to the general fund.

Chief Ebeltoft reported that the program is a self-supporting program which makes it financially possible to continue to be utilized. He stated that the intent of the police department with the assistance of the continued driver education and programs like the S.I.T.E Program continue to strive to make our community the safest community possible for the residents and those visiting the community to enjoy.

Chief Ebeltoft reported in addition to addressing the day to day operation of the Department he attended numerous meetings; including a Department Head meeting; a meeting of the Anoka County Chiefs of Police; a meeting with the police department sergeants; a Board of Directors meeting at Hibbing Community College; a meeting with Police Chief Olson of Blaine and Police Chief Kinney of Mounds View as well as SMB Fire Chief Zikmund regarding Emergency Management issues; a meeting with Network Access to address park camera issues; and a meeting with Administrator Buchholtz and City Attorney Carson. Chief Ebeltoft reported that he also conducted employee evaluations on each of the police department staff; continued to work on implementing the Traffic Education Program with the new squad computers and participated in a committee meeting held at the League of Minnesota Cities regarding a boiler plate policy to be adopted by the League of Minnesota Cities that could be utilized by any city for the implantation of "Body Worn Camera Systems."

Chief Ebeltoft thanked Officer Bonesteel for his work on developing a historical display at City Hall. He reported that many of the items on display are donated items from department staff and encouraged residents to visit the display at City Hall.

9. Parks and Recreation Report

Parks and Recreation Director Rygwall reviewed the March 2015 department statistics.

Ms. Rygwall stated that the Parks and Recreation Commission met and reviewed the five-year park improvement plan. It was decided that there will not be any changes to the plan. She reported that she met with interested candidates for the summer internship position however, has not found the right candidate and the department has started applications for summer employment positions.

Ms. Rygwall reported that staff has been busy preparing for the softball leagues, coaches meetings, preparing coach materials, arranging for team photos and working on practice schedules. She reported that work on Tower Days is underway with preparing of applications for the parade participants and vendors. She stated that Tower Days buttons will be available in May.

10. Petitions, Requests and Communications

A. Unfit for Home Occupation Appeal – 1547 82nd Avenue NE

Building Official Brainard reported that on March 23, 2015, the City received a police incident report regarding the property located at 1547 – 82nd Avenue NE. He stated that the police responded to call at the home and while at the home, the officers noticed a strong urine smell along with a high amount of debris throughout.

Mr. Brainard reported that after reviewing the incident report and speaking with the officers who responded to the call, Mr. Brainard attempted two times to contact who he thought was the owner of the property but did not receive an answer or an option to leave a message. He conducted a site visit and also noted a strong urine smell and noted a high amount of debris including old car seats, tires, and broken toys.

Mr. Brainard contacted Diane Griffith, Property Manager with Spring Lake Terrace Community Park, regarding the incident and was informed by Ms. Griffith stated that Mary Coroni is a tenant of the home and leases from Roger Ungemach.

Mr. Brainard reported that he spoke with Mr. Ungemach and stated that there has been an on-going dispute between the Coroni's and himself regarding lawful ownership of the home. Mr. Brainard stated that Mr. Ungemach stated that he felt strongly that the Coroni's have not met all the conditions of the contract for title loan agreement and therefore are not the lawful owners of the home.

Mr. Brainard stated that after further discussion with both Mr. Ungemach and Ms. Griffith, he would be posting an Unfit for Human Occupancy and that whoever the owner of the trailer is would need to repair all violations within 30 days once issued or remove the home out of Spring Lake Park.

Mr. Brainard reported that he met with Ms. Griffith on April 2, 2015, who informed him that the Coroni's have agreed to move out of the home on April 30, 2015. Mr. Brainard reported that on April 9, 2015, the Coroni's filed an appeal with the City of Spring Lake Park requesting an extension of the amount of time provided to correct the items in violation.

Mr. Brainard reported that the City Council acts as the Board of Appeals for such violations. Mr. Brainard stated that he is standing by his decision to correct all listed violation within 30 days (April 30, 2015) of the notice of posting.

James Skoog, Legal Aid Attorney, addressed the City Council stating that he has been working with the Coroni's and that the Coroni's have been attempting to find a new place of residence. He stated that since the time the home was posted, they have been taking action to make improvements.

Lorraine Coroni addressed the City Council and stated that she disagreed with the report Mr. Brainard provided to the Council and stated that she and her family has been working to clean up the property. Ms. Coroni stated that the family has found a new home.

Mayor Hansen asked Ms. Coroni when she will be moving to the new home. Ms. Coroni stated it would be in April. She added that the new lease would take effect around April 25, 2015.

Attorney Carson reminded Ms. Coroni that the extension is only to extend the date to complete the repairs however, if the Coroni's are moving out on or before April 30, 2015, they do not need to make the repairs, as they are not the owners of the property. Mr. Carson stated that if the Coroni's are residing after April 30, 2015 then they are in violation.

Mr. Skoog stated that he confirms the information that Ms. Coroni shared regarding moving out by April 30, 2015. He stated that extra time would allow for repairs to be completed and the belongings to be removed.

Attorney Carson recommended to the City Council that the appeal extension for the work to be completed by April 30, 2015 be denied. He stated that Ms. Coroni has stated that the family will be moved out by this date. Mr. Carson stated that the City Council does not get involved with repair issues and who is making those repairs, he stated that there is no need to extend the extension, as no one will be living at the property. He suggested a motion be in order to deny the appeal.

MOTION MADE BY MAYOR HANSEN TO DENY UNFIT FOR HOME OCCUPATION APPEAL FOR 1547 82ND AVENUE NE. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

11. Ordinances and Resolutions

A. Interim Ordinance on Joint Parking Facilities

Administrator Buchholtz stated that the City Council is currently working on a zoning ordinance update and has passed a development/redevelopment moratorium to provide time to the City to study and adopt new official controls.

Administrator Buchholtz reported that the City Council, at its April 13 workshop, directed staff to draft a second interim ordinance relating to joint parking facilities. He stated the ordinance governing joint parking facilities will be reviewed as part of the zoning ordinance update and will prohibit new joint parking facilities from being recognized for a period of one year or until the zoning ordinance update process is complete to allow the City Council time to study the issue.

MOTION BY MAYOR HANSEN TO APPROVE INTERIM ORDINANCE NO. 413 ESTABLISHING A MORATORIUM TEMPORARILY PROHIBITING NEW AGREEMENTS FOR JOINT USE OF OFF-STREET PARKING SPACES WITHIN THE CITY OF SPRING LAKE PARK. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Tobacco Ordinance Update

Administrator Buchholtz reported that the City Council, at its April 13, 2015 workshop session, reviewed the comments the City received from its tobacco licenses on the proposed changes to the City's tobacco regulations. He stated that the City received two written comments: one from a licensee related to the proposed ban on sampling and the other from a non-profit group on the issue of child-resistant packaging for liquored used in electronic delivery devices.

Administrator Buchholtz stated that the licensee, Buzz Tobacco, stated that the cost of a carton of cigarettes ranging from \$60-\$100, customers want to sample a particular brand before making a purchase. The licensee stated that product sampling has been beneficial to his business.

Administrator Buchholtz reported that the nonprofit group, Association for Nonsmokers- Minnesota, alerted the City to the change in State Law mandating that tobacco-licensing authorities are responsible for ensuring that any liquid intended for human consumption and use in electronic delivery device by in child resistant packaging.

Administrator Buchholtz stated that the City Council discussed the comments and made changes to the proposed ordinance to eliminate the sampling ban language and asked staff to create new definitions for smoking lounges and vapor lounges and prohibited those activities. He reported that the City Council also asked staff to create a new definition for child-resistant packaging and added language to the ordinance to make it unlawful for any licensee to sell any liquid, whether or not such liquid contains nicotine, that is intended for human consumption and use in electronic delivery device that is not in child resistant packaging.

Administrator Buchholtz reported that the City Council also discussed the combination of the violations and penalties sections of the ordinance into one section for ease of administration and the Council was supportive of the change.

MOTION BY MAYOR HANSEN TO APPROVE ORDINANCE NO. 414 AMENDING CHAPTER 112 OF THE SPRING LAKE PARK CODE OF ORDINANCE RELATING TO TOBACCO REGULATIONS. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

C. Lot Line Adjustment – 8201 Central Avenue NE

Administrator Buchholtz reported that a request from Ron and Carol Peil, Owners of Units H, I and J, Spring Lake Park Number Two Condominiums, located at 8201 Central Avenue NE, have requested a unit lot line adjustment between Units I and J. He stated that during their ownership and use, the wall between units I and J was moved to give more space to Unit J and the remainder of Unit I was leased with Unit H.

Administrator Buchholtz reported that the owners have a purchase agreement to sell Units H and I to a company that provides chimney and masonry services, as well as selling and install gas and wood fireplace inserts. He stated that the purchase agreement is subject to approval of the lot line adjustment.

MOTION BY COUNCILMEMBER NASH TO APPROVE RESOLUTION NO. 15-09 APPROVING LOT LINE ADJUSTMENT BETWEEN UNIT I AND UNIT J, COMMON INTEREST COMMUNITY NUMBER 207, SPRING LAKE PARK NUMBER TWO CONDOMINIUMS. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

12. New BusinessA. Authorization to Hire Lead Maintenance Worker

Public Works Director Randall stated that in March of 2015, the City was informed that Steve Coyle, Lead Maintenance Worker, was going to retire in April. Mr. Randall reported that the position was posted internally for candidates to apply and three applications were received.

Mr. Randall reported that on April 7, 2015, interviews were conducted with the three applicants and it was determined that one candidate best fit the requirements of the position. He stated that applicant that was chosen as Lead Maintenance Worker is Brett Deboer. Mr. Deboer has been with the City for 9 ½ years.

MOTION BY COUNCILMEMBER MASON TO APPROVE AUTHORIZATION TO HIRE BRETT DEBOER AS LEAD MAINTENANCE WORKER. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Third Amendment to Sprint Lease Agreement

Administrator Buchholtz stated that the tower lease agreement between Sprint and the City originally adopted in 1999 has a provision for calculating inflationary adjustments to the lease payment at the start of each five year term. He reported that the current agreement stated, “the rent shall be increased at the commencement of each renewal term by an amount equal to the five year increase in the Consumer Price Index (CPI) for the Minneapolis/St. Paul area as determined by the Minneapolis Library Department of Economics.” He stated that the problem with that language is that there is no Minneapolis Library Department of Economics in existence.

Administrator Buchholtz stated that to determine the rate of inflation for the new term that started on January 1, 2015, staff used the CPI-U All Urban Consumers Semi-Annual Report as published by the U.S. Department of Labor Bureau of Labor Statistics for Minneapolis-St. Paul. He stated that Sprint has agreed to use this report to determine the five-year inflation rate for each new term.

Administrator Buchholtz stated that the Third Amendment to the Sprint Tower Lease Agreement make this change and updates the notice addresses. He reported that City Attorney Carson has reviewed the proposed agreement and has recommended no changes.

MOTION BY COUNCILMEMBER NASH TO APPROVE THIRD AMENDMENT TO SPRINT LEASE AGREEMENT. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

C. Memorandum of Agreement – Public Works Local 49

Administrator Buchholtz reported that the Public Works employees have requested to establish a non-traditional schedule. Administrator Buchholtz received an updated Memorandum of Agreement from the Union reflecting the changes. He stated that with the new schedule, it will promote increased productivity and staff coverage.

MOTION BY MAYOR HANSEN TO APPROVE MEMORANDUM OF AGREEMENT – PUBLIC WORKS LOCAL 49. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

13. Engineer's Report

Engineer Gravel reported that the 2014-2015 Street Improvement Project has started. He reported that the contractor will start concrete and sidewalk work on 81st Avenue to East of Monroe Street this week. He stated that the layout of the striping on 81st Avenue will allow drive lanes to be 11 feet wide with an eight foot wide parking along the side allowing for an even stripe down the center. He stated that this will help with traffic control.

14. Attorney's Report – None15. Beyond the Yellow Ribbon Report - None16. OtherA. Administrator's Reports

Administrator Buchholtz reported that the City received a letter from the Star Tribune regarding the distribution of unsolicited publications. He stated the Star Tribune classifies their weekly paper as a subscription publication and a courtesy paper. Mr. Buchholtz recommended to residents that they contact the Star Tribune if do not want to receive the weekly newspaper and urged residents to send an email with a carbon copy to the City so there is a record of cancellation.

Administrator Buchholtz encouraged the Councilmembers contact him if they have any design ideas for the grandfather clock that is being built. He stated what an exciting addition it will be to the City.

B. Recycling Day – April 25, 2015

Mayor Hansen reminded residents the Spring Recycling Day will be held on Saturday, April 25th, between 9:00 AM – 1:00 PM and residents should have received a postcard in the mail about the event. She stated that is important that the residents bring the postcard with them along with a photo ID. She reported that the information about the event was placed in the Blaine-Spring Lake Park Life, on cable television channel 16, on the City Community Billboard and on the City website.

15. Adjourn

MOTION BY COUNCILMEMBER MASON TO ADJOURN. VOICE VOTE: ALL AYES. MOTION CARRIED.

The meeting was adjourned at 8:25 P.M.

Cindy Hansen, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

MEMORANDUM

DATE: April 29, 2015

TO: Mayor, City Council and Dept. Heads

FROM: Peggy K. Anderson, Accountant



RE: Budget to Date

(as of March 31, 2015)

Attached is the March, 2015 Budget to Date for revenue and expenditures. A strict adherence to the year-to-date ratio would have each expenditure line item with **75.01% remaining**. The overall General Fund ratio is **76.71%**.

CITY OF SPRING LAKE PARK
Statement of Revenue and Expenditures

Revised Budget
 For GENERAL FUND (101)
 For the Fiscal Period 2015-3 Ending March 31, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %	
Revenues						
Revenues						
101.00000.31010	CURRENT TAXES	\$ 0.00	\$ 0.00	\$ 2,681,846.00	\$ 0.00	100.00%
101.00000.32110	LIQUOR LICENSES	0.00	0.00	23,300.00	300.00	98.71%
101.00000.32179	PAWN SHOP LICENSES	0.00	521.00	6,252.00	1,042.00	83.33%
101.00000.32180	CIGARETTE,DANCE,BINGO,MISC	0.00	0.00	5,400.00	300.00	94.44%
101.00000.32181	SIGN PERMITS	0.00	240.00	5,500.00	1,475.64	73.17%
101.00000.32208	CONTRACTORS LICENSES	0.00	2,405.00	6,500.00	2,800.00	56.92%
101.00000.32210	BUILDING PERMIT	0.00	3,444.14	50,000.00	7,073.54	85.85%
101.00000.32211	BUILDING PERMIT SURCHARGES	0.00	88.07	2,000.00	204.68	89.77%
101.00000.32230	PLUMBING PERMIT	0.00	270.00	4,000.00	670.00	83.25%
101.00000.32231	PLUMBING PERMIT SURCHARGES	0.00	30.00	350.00	70.00	80.00%
101.00000.32232	HEATING & A/C PERMITS	0.00	1,069.98	6,000.00	1,229.98	79.50%
101.00000.32233	HTG & A/C SURCHARGES	0.00	69.00	400.00	84.00	79.00%
101.00000.32240	PET LICENSE	0.00	49.00	550.00	52.00	90.55%
101.00000.32260	CERTIFICATE OF OCCUPANCY	0.00	0.00	5,000.00	300.00	94.00%
101.00000.32261	VACANT PROPERTY REGISTRATIO	0.00	200.00	6,000.00	1,200.00	80.00%
101.00000.33401	LOCAL GOVERNMENT AID	0.00	0.00	323,491.00	0.00	100.00%
101.00000.33404	PERA INCREASE AID	0.00	0.00	5,775.00	0.00	100.00%
101.00000.33416	POLICE TRAINING REIMB	0.00	0.00	3,600.00	0.00	100.00%
101.00000.33421	INSURANCE PREMIUM-POLICE	0.00	0.00	73,000.00	0.00	100.00%
101.00000.34103	SPEC USE,ZONING,SUB-DIV	0.00	0.00	1,800.00	1,495.00	16.94%
101.00000.34104	PLAN CHECKING FEES	0.00	1,255.65	10,000.00	2,869.23	71.31%
101.00000.34105	SALE OF MAPS,COPIES ETC	0.00	0.00	300.00	0.00	100.00%
101.00000.34107	ASSESSMENT SEARCHES	0.00	0.00	200.00	0.00	100.00%
101.00000.34108	ADMINISTRATION SAC CHARGES	0.00	0.00	70.00	0.00	100.00%
101.00000.34111	ADM. GAMBLING EXPENSES	0.00	0.00	31,000.00	0.00	100.00%
101.00000.34115	GUN RANGE FACILITY USE	0.00	30.00	0.00	255.00	0.00%
101.00000.34201	POLICE & FIRE ALARM PERMIT	0.00	225.00	2,000.00	900.00	55.00%
101.00000.34203	ACCIDENT REPORTS	0.00	0.00	0.00	21.75	0.00%
101.00000.34204	RENTAL HOUSING REGISTRATION	0.00	1,100.00	55,000.00	7,995.00	85.46%
101.00000.34205	RIGHT OF WAY APPLICATIONS	0.00	0.00	3,500.00	0.00	100.00%
101.00000.34801	INSURANCE DIVIDENDS	0.00	0.00	8,000.00	0.00	100.00%
101.00000.34949	RESTITUTION	0.00	18.05	0.00	87.18	0.00%
101.00000.34950	REFUNDS & REIMB	0.00	50.17	4,000.00	500.17	87.50%
101.00000.35101	COURT FINES	0.00	8,743.14	100,000.00	15,348.28	84.65%
101.00000.35102	ADM OFFENSE FINES	0.00	205.00	4,000.00	385.00	90.38%
101.00000.35349	MN DRIVING DIVERSION PROGRA	0.00	100.00	0.00	300.00	0.00%
101.00000.35350	DETOX TRANSPORTATION	0.00	0.00	200.00	0.00	100.00%
101.00000.36210	INTEREST EARNINGS	0.00	0.00	20,000.00	0.00	100.00%
101.00000.36901	LIAISON OFFICER	0.00	0.00	70,839.00	0.00	100.00%
101.00000.39100	CPWL REIM FOR SERVICES	0.00	0.00	4,500.00	0.00	100.00%
101.00000.39202	TRANSFER FROM PUBLIC UTILITY	0.00	0.00	45,000.00	0.00	100.00%
101.00000.39203	CONTRIBUTION FROM LIQUOR	0.00	0.00	75,000.00	0.00	100.00%
101.00000.39206	TRANSFER FROM RECYCLING FU	0.00	0.00	2,500.00	0.00	100.00%
101.00000.39207	TRANSFER FROM RECREATION	0.00	0.00	60,000.00	0.00	100.00%
Total Revenues		0.00	20,113.20	3,706,873.00	46,958.45	98.73%

CITY OF SPRING LAKE PARK
Statement of Revenue and Expenditures

Revised Budget
 For GENERAL FUND (101)
 For the Fiscal Period 2015-3 Ending March 31, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total GENERAL FUND Revenues	\$ 0.00	\$ 20,113.20	\$ 3,706,873.00	\$ 46,958.45	98.73%
Expenditures					
MAYOR AND COUNCIL Expenditures					
101.41110.01030 PART TIME EMPLOYEES	\$ 0.00	\$ 2,607.88	\$ 36,273.00	\$ 12,496.95	65.55%
101.41110.01211 DEFINED CONTR PLAN/PERA	0.00	130.41	1,768.00	578.96	67.25%
101.41110.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	199.50	2,775.00	956.00	65.55%
101.41110.01510 WORKERS COMPENSATION	0.00	0.00	75.00	67.00	10.67%
101.41110.02100 OPERATING SUPPLIES	0.00	20.83	511.00	160.83	68.53%
101.41110.03310 TRAVEL EXPENSE	0.00	0.00	250.00	0.00	100.00%
101.41110.03500 PRINTING & PUBLISHING	0.00	0.00	1,250.00	847.64	32.19%
101.41110.04300 CONFERENCE & SCHOOLS	0.00	0.00	2,010.00	315.00	84.33%
101.41110.04330 DUES & SUBSCRIPTIONS	0.00	0.00	9,065.00	2,500.00	72.42%
101.41110.04955 DISCRETIONARY	0.00	0.00	650.00	0.00	100.00%
Total MAYOR AND COUNCIL Expenditures	0.00	2,958.62	54,627.00	17,922.38	67.19%
ADMINISTRATION Expenditures					
101.41400.01010 FULL TIME EMPLOYEES	0.00	23,843.41	312,200.00	71,384.90	77.13%
101.41400.01050 VACATION BUY BACK	0.00	0.00	2,450.00	0.00	100.00%
101.41400.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	1,789.27	23,415.00	5,341.01	77.19%
101.41400.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	1,785.30	24,070.00	5,344.77	77.79%
101.41400.01300 HEALTH INSURANCE	0.00	4,704.70	59,500.00	14,042.24	76.40%
101.41400.01313 PRUDENTIAL LIFE INSURANCE	0.00	22.38	270.00	67.14	75.13%
101.41400.01510 WORKERS COMPENSATION	0.00	0.00	2,300.00	1,692.09	26.43%
101.41400.02000 OFFICE SUPPLIES	0.00	192.40	3,715.00	806.81	78.28%
101.41400.02030 PRINTED FORMS	0.00	225.33	1,444.00	443.33	69.30%
101.41400.02100 OPERATING SUPPLIES	0.00	71.55	446.00	71.55	83.96%
101.41400.02220 POSTAGE	0.00	208.97	3,445.00	430.47	87.50%
101.41400.03210 TELEPHONE	0.00	49.05	800.00	147.12	81.61%
101.41400.03310 TRAVEL EXPENSE	0.00	240.93	3,300.00	1,134.85	65.61%
101.41400.03500 PRINTING & PUBLISHING	0.00	0.00	360.00	163.13	54.69%
101.41400.03550 COUNTY FEES FOR SERVICE	0.00	0.00	2,500.00	0.00	100.00%
101.41400.04050 MAINTENANCE AGREEMENTS	0.00	874.48	6,519.00	4,807.96	26.25%
101.41400.04300 CONFERENCE & SCHOOLS	0.00	887.20	5,935.00	1,447.20	75.62%
101.41400.04330 DUES & SUBSCRIPTIONS	0.00	20.00	560.00	225.00	59.82%
101.41400.04500 CONTRACTUAL SERVICES	0.00	67.70	4,450.00	102.34	97.70%
101.41400.05000 CAPITAL OUTLAY	0.00	0.00	1,944.00	0.00	100.00%
Total ADMINISTRATION Expenditures	0.00	34,982.67	459,623.00	107,651.91	76.58%
ASSESSOR Expenditures					
101.41500.04000 CONTRACTUAL SERVICE	0.00	8,752.00	35,500.00	8,752.00	75.35%
Total ASSESSOR Expenditures	0.00	8,752.00	35,500.00	8,752.00	75.35%
AUDIT & ACCTG SERVICES Expenditures					
101.41540.03010 AUDIT & ACCTG SERVICES	0.00	0.00	9,050.00	0.00	100.00%
Total AUDIT & ACCTG SERVICES Expenditures	0.00	0.00	9,050.00	0.00	100.00%

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I.T. SERVICES Expenditures					
101.41600.04000 CONTRACTUAL SERVICE	0.00	130.13	22,358.00	6,461.65	71.10%
Total I.T. SERVICES Expenditures	0.00	130.13	22,358.00	6,461.65	71.10%
LEGAL FEES Expenditures					
101.41610.03040 LEGAL FEES	0.00	0.00	127,500.00	24,578.85	80.72%
Total LEGAL FEES Expenditures	0.00	0.00	127,500.00	24,578.85	80.72%
ENGINEERING FEES Expenditures					
101.41710.03030 ENGINEERING FEES	0.00	0.00	10,000.00	4,437.85	55.62%
Total ENGINEERING FEES Expenditures	0.00	0.00	10,000.00	4,437.85	55.62%
PLANNING & ZONING Expenditures					
101.41720.02100 OPERATING SUPPLIES	0.00	0.00	115.00	0.00	100.00%
101.41720.02220 POSTAGE	0.00	117.12	150.00	168.69	(12.46%)
101.41720.03500 PRINTING & PUBLISHING	0.00	0.00	400.00	104.88	73.78%
Total PLANNING & ZONING Expenditures	0.00	117.12	665.00	273.57	58.86%
GOVERNMENT BUILDING Expenditures					
101.41940.01010 FULL TIME EMPLOYEES	0.00	1,076.00	14,000.00	3,219.52	77.00%
101.41940.01013 OVERTIME	0.00	25.22	0.00	255.79	0.00%
101.41940.01050 VACATION BUY BACK	0.00	0.00	269.00	0.00	100.00%
101.41940.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	82.57	1,050.00	260.60	75.18%
101.41940.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	82.88	1,092.00	269.90	75.28%
101.41940.01300 HEALTH INSURANCE	0.00	258.40	3,300.00	769.08	76.69%
101.41940.01313 PRUDENTIAL LIFE INSURANCE	0.00	1.04	13.00	3.12	76.00%
101.41940.01510 WORKERS COMPENSATION	0.00	0.00	500.00	0.00	100.00%
101.41940.02100 OPERATING SUPPLIES	0.00	1,048.76	7,500.00	1,810.17	75.86%
101.41940.02200 REPAIR & MAINTENANCE	0.00	286.88	7,200.00	1,184.15	83.55%
101.41940.02225 LANDSCAPING MATERIALS	0.00	136.20	0.00	136.20	0.00%
101.41940.02280 UNIFORMS,SAFETY SHOES	0.00	0.00	250.00	109.84	56.06%
101.41940.03210 TELEPHONE	0.00	545.98	9,000.00	1,637.90	81.80%
101.41940.03810 ELECTRIC UTILITIES	0.00	1,883.23	17,000.00	3,528.13	79.25%
101.41940.03830 GAS UTILITIES	0.00	2,645.95	15,000.00	6,667.06	55.55%
101.41940.03841 RUBBISH REMOVAL	0.00	351.16	4,150.00	1,056.24	74.55%
101.41940.04000 CONTRACTUAL SERVICE	0.00	0.00	940.00	61.05	93.51%
101.41940.07000 PERMANENT TRANSFERS OUT	0.00	0.00	8,126.00	0.00	100.00%
Total GOVERNMENT BUILDING Expenditures	0.00	8,424.27	89,390.00	20,968.75	76.54%
POLICE PROTECTION Expenditures					
101.42100.01010 FULL TIME EMPLOYEES	0.00	74,617.41	961,960.00	222,852.22	76.83%
101.42100.01013 OVERTIME	0.00	(1,036.08)	97,000.00	4,421.34	95.44%
101.42100.01050 VACATION BUY BACK	0.00	0.00	4,000.00	0.00	100.00%
101.42100.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	11,342.94	150,751.00	34,393.63	77.19%
101.42100.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	1,779.96	24,619.00	5,256.22	78.65%
101.42100.01300 HEALTH INSURANCE	0.00	11,823.44	148,000.00	35,299.38	76.15%
101.42100.01313 PRUDENTIAL LIFE INSURANCE	0.00	56.28	665.00	168.84	74.61%
101.42100.01510 WORKERS COMPENSATION	0.00	0.00	25,000.00	22,287.95	10.85%

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101.42100.02000 OFFICE SUPPLIES	0.00	102.03	3,600.00	102.03	97.17%
101.42100.02030 PRINTED FORMS	0.00	0.00	1,000.00	295.00	70.50%
101.42100.02040 RANGE EQUIP & SUPPLIES	0.00	0.00	7,550.00	77.71	98.97%
101.42100.02100 OPERATING SUPPLIES	0.00	23.69	3,500.00	182.33	94.79%
101.42100.02120 MOTOR FUELS & LUBRICANTS	0.00	1,926.30	23,700.00	3,298.98	86.08%
101.42100.02220 POSTAGE	0.00	54.66	1,900.00	176.65	90.70%
101.42100.03050 MEDICAL EXPENSE	0.00	0.00	2,000.00	0.00	100.00%
101.42100.03210 TELEPHONE	0.00	223.80	3,000.00	671.01	77.63%
101.42100.03211 CJIS DATA SERVICES	0.00	950.93	13,380.00	2,022.85	84.88%
101.42100.03300 CLOTHING & PERSONAL EQUIP	0.00	0.00	9,270.00	730.54	92.12%
101.42100.03310 TRAVEL EXPENSE	0.00	0.00	500.00	130.00	74.00%
101.42100.03421 800 MHZ RADIO	0.00	0.00	4,006.00	54.00	98.65%
101.42100.04000 CONTRACTUAL SERVICE	0.00	67.68	16,200.00	102.32	99.37%
101.42100.04050 MAINTENANCE AGREEMENTS	0.00	498.13	3,740.00	1,538.13	58.87%
101.42100.04060 AUTO EQUIPMENT REPAIR	0.00	4,244.88	20,000.00	5,808.39	70.96%
101.42100.04070 OTHER EQUIPMENT REPAIR	0.00	47.95	3,500.00	47.95	98.63%
101.42100.04300 CONFERENCE & SCHOOLS	0.00	1,400.00	11,500.00	2,029.74	82.35%
101.42100.04330 DUES & SUBSCRIPTIONS	0.00	0.00	825.00	540.00	34.55%
101.42100.05000 CAPITAL OUTLAY	0.00	0.00	33,075.00	0.00	100.00%
Total POLICE PROTECTION Expenditures	0.00	108,124.00	1,574,241.00	342,487.21	78.24%
FIRE PROTECTION Expenditures					
101.42200.04000 CONTRACTUAL SERVICE	0.00	15,559.38	186,712.00	62,237.52	66.67%
101.42200.05000 CAPITAL OUTLAY	0.00	0.00	20,904.00	10,206.41	51.17%
Total FIRE PROTECTION Expenditures	0.00	15,559.38	207,616.00	72,443.93	65.11%
CODE ENFORCEMENT Expenditures					
101.42300.01010 FULL TIME EMPLOYEES	0.00	5,846.42	76,100.00	17,522.05	76.97%
101.42300.01040 TEMPORARY EMPLOYEES	0.00	0.00	10,080.00	0.00	100.00%
101.42300.01050 VACATION BUY BACK	0.00	0.00	1,461.00	0.00	100.00%
101.42300.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	438.48	5,709.00	1,314.15	76.98%
101.42300.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	441.14	6,705.00	1,322.10	80.28%
101.42300.01300 HEALTH INSURANCE	0.00	805.38	9,850.00	2,416.14	75.47%
101.42300.01313 PRUDENTIAL LIFE INSURANCE	0.00	4.28	51.00	12.84	74.82%
101.42300.01510 WORKERS COMPENSATION	0.00	0.00	1,450.00	435.26	69.98%
101.42300.02000 OFFICE SUPPLIES	0.00	6.99	500.00	39.06	92.19%
101.42300.02100 OPERATING SUPPLIES	0.00	0.00	1,300.00	0.00	100.00%
101.42300.02120 MOTOR FUELS & LUBRICANTS	0.00	128.43	1,400.00	219.94	84.29%
101.42300.02200 REPAIR & MAINTENANCE	0.00	0.00	750.00	0.00	100.00%
101.42300.03210 TELEPHONE	0.00	80.04	1,000.00	240.09	75.99%
101.42300.03310 TRAVEL EXPENSE	0.00	0.00	150.00	0.00	100.00%
101.42300.04300 CONFERENCE & SCHOOLS	0.00	0.00	900.00	0.00	100.00%
101.42300.04330 DUES & SUBSCRIPTIONS	0.00	0.00	2,000.00	498.33	75.08%
Total CODE ENFORCEMENT Expenditures	0.00	7,751.16	119,406.00	24,019.96	79.88%
EMERGENCY MANAGEMENT Expenditures					
101.42500.02200 REPAIR & MAINTENANCE	0.00	0.00	750.00	0.00	100.00%
101.42500.03810 ELECTRIC UTILITIES	0.00	15.14	100.00	22.68	77.32%
101.42500.04050 MAINTENANCE AGREEMENTS	0.00	0.00	1,055.00	527.16	50.03%

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101.42500.05000 CAPITAL OUTLAY	0.00	0.00	500.00	0.00	100.00%
Total EMERGENCY MANAGEMENT Expenditures	0.00	15.14	2,405.00	549.84	77.14%
ANIMAL CONTROL Expenditures					
101.42700.04000 CONTRACTUAL SERVICE	0.00	0.00	1,000.00	0.00	100.00%
Total ANIMAL CONTROL Expenditures	0.00	0.00	1,000.00	0.00	100.00%
STREET DEPARTMENT Expenditures					
101.43000.01010 FULL TIME EMPLOYEES	0.00	9,616.14	126,000.00	28,522.51	77.36%
101.43000.01013 OVERTIME	0.00	183.25	7,061.00	1,221.30	82.70%
101.43000.01020 ON CALL SALARIES	0.00	0.00	2,018.00	103.38	94.88%
101.43000.01050 VACATION BUY BACK	0.00	0.00	810.00	0.00	100.00%
101.43000.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	734.96	10,131.00	2,238.55	77.90%
101.43000.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	734.69	10,395.00	2,295.31	77.92%
101.43000.01300 HEALTH INSURANCE	0.00	1,967.70	20,950.00	5,872.60	71.97%
101.43000.01313 PRUDENTIAL LIFE INSURANCE	0.00	8.86	107.00	26.58	75.16%
101.43000.01510 WORKERS COMPENSATION	0.00	0.00	8,000.00	8,481.89	(6.02%)
101.43000.02120 MOTOR FUELS & LUBRICANTS	0.00	1,088.52	18,000.00	2,378.08	86.79%
101.43000.02150 SHOP MATERIALS	0.00	501.57	2,000.00	517.57	74.12%
101.43000.02200 REPAIR & MAINTENANCE	0.00	14.82	7,500.00	1,778.06	76.29%
101.43000.02210 EQUIPMENT PARTS	0.00	1,552.97	5,500.00	2,068.32	62.39%
101.43000.02221 TIRES	0.00	0.00	750.00	0.00	100.00%
101.43000.02224 STREET MAINT SUPPLIES	0.00	0.00	1,393.00	0.00	100.00%
101.43000.02226 SIGNS & STRIPING	0.00	0.00	6,000.00	0.00	100.00%
101.43000.02280 UNIFORMS,SAFETY SHOES	0.00	0.00	750.00	755.75	(0.77%)
101.43000.03210 TELEPHONE	0.00	16.19	370.00	48.56	86.88%
101.43000.04000 CONTRACTUAL SERVICE	0.00	0.00	840.00	61.05	92.73%
101.43000.04300 CONFERENCE & SCHOOLS	0.00	0.00	400.00	0.00	100.00%
101.43000.04330 DUES & SUBSCRIPTIONS	0.00	0.00	100.00	0.00	100.00%
Total STREET DEPARTMENT Expenditures	0.00	16,419.67	229,075.00	56,369.51	75.39%
RECREATION DEPARTMENT Expenditures					
101.45100.01010 FULL TIME EMPLOYEES	0.00	14,061.18	183,200.00	41,893.08	77.13%
101.45100.01030 PART TIME EMPLOYEES	0.00	548.63	10,875.00	1,708.58	84.29%
101.45100.01040 TEMPORARY EMPLOYEES	0.00	0.00	13,000.00	1,514.63	88.35%
101.45100.01050 VACATION BUY BACK	0.00	0.00	2,600.00	0.00	100.00%
101.45100.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	1,054.59	13,740.00	3,141.96	77.13%
101.45100.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	1,097.76	16,040.00	3,391.74	78.85%
101.45100.01300 HEALTH INSURANCE	0.00	2,253.26	28,000.00	6,759.78	75.86%
101.45100.01313 PRUDENTIAL LIFE INSURANCE	0.00	12.82	155.00	38.46	75.19%
101.45100.01510 WORKERS COMPENSATION	0.00	0.00	2,000.00	695.59	65.22%
101.45100.02000 OFFICE SUPPLIES	0.00	179.14	1,625.00	441.15	72.85%
101.45100.02220 POSTAGE	0.00	504.48	2,350.00	744.98	68.30%
101.45100.02290 RECREATION EQUIP SUPPLIES	0.00	20.00	2,200.00	367.52	83.29%
101.45100.03310 TRAVEL EXPENSE	0.00	155.48	1,000.00	264.98	73.50%
101.45100.03500 PRINTING & PUBLISHING	0.00	267.73	8,857.00	267.73	96.98%
101.45100.04300 CONFERENCE & SCHOOLS	0.00	0.00	1,400.00	20.00	98.57%
101.45100.04330 DUES & SUBSCRIPTIONS	0.00	0.00	435.00	302.00	30.57%

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Total RECREATION DEPARTMENT Expenditures	0.00	20,155.07	287,477.00	61,552.18	78.59%
PARKS DEPARTMENT Expenditures					
101.45200.01010 FULL TIME EMPLOYEES	0.00	10,152.21	132,100.00	30,342.65	77.03%
101.45200.01013 OVERTIME	0.00	404.59	7,061.00	1,927.99	72.70%
101.45200.01020 ON CALL SALARIES	0.00	0.00	2,018.00	103.37	94.88%
101.45200.01050 VACATION BUY BACK	0.00	0.00	2,000.00	0.00	100.00%
101.45200.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	791.76	10,588.00	2,428.06	77.07%
101.45200.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	793.93	10,953.00	2,492.51	77.24%
101.45200.01300 HEALTH INSURANCE	0.00	1,666.00	20,500.00	4,991.92	75.65%
101.45200.01313 PRUDENTIAL LIFE INSURANCE	0.00	8.92	107.00	26.76	74.99%
101.45200.01510 WORKERS COMPENSATION	0.00	0.00	10,000.00	8,988.94	10.11%
101.45200.02100 OPERATING SUPPLIES	0.00	62.59	930.00	62.59	93.27%
101.45200.02120 MOTOR FUELS & LUBRICANTS	0.00	1,002.92	17,000.00	2,231.48	86.87%
101.45200.02200 REPAIR & MAINTENANCE	0.00	73.55	7,000.00	1,895.01	72.93%
101.45200.02205 LAKESIDE PK EXP TO BE REIM	0.00	5,271.80	0.00	5,271.80	0.00%
101.45200.02210 EQUIPMENT PARTS	0.00	0.00	3,000.00	0.00	100.00%
101.45200.02221 TIRES	0.00	0.00	600.00	0.00	100.00%
101.45200.02225 LANDSCAPING MATERIALS	0.00	2,877.30	8,600.00	3,147.30	63.40%
101.45200.02280 UNIFORMS,SAFETY SHOES	0.00	0.00	700.00	755.75	(7.96%)
101.45200.02290 RECREATION EQUIP SUPPLIES	0.00	0.00	930.00	156.99	83.12%
101.45200.03210 TELEPHONE	0.00	16.55	232.00	49.62	78.61%
101.45200.03810 ELECTRIC UTILITIES	0.00	638.13	3,725.00	1,014.60	72.76%
101.45200.03830 GAS UTILITIES	0.00	435.71	4,000.00	1,080.99	72.98%
101.45200.03841 RUBBISH REMOVAL	0.00	0.00	300.00	0.00	100.00%
101.45200.04190 SATELLITE RENTAL	0.00	0.00	1,300.00	0.00	100.00%
101.45200.04300 CONFERENCE & SCHOOLS	0.00	0.00	800.00	695.50	13.06%
101.45200.04500 CONTRACTUAL SERVICES	0.00	0.00	760.00	61.05	91.97%
101.45200.04901 LAKESIDE PARK EXPENSE	0.00	0.00	11,500.00	0.00	100.00%
Total PARKS DEPARTMENT Expenditures	0.00	24,195.96	256,704.00	67,724.88	73.62%
FORESTRY Expenditures					
101.45300.02100 OPERATING SUPPLIES	0.00	0.00	46.00	0.00	100.00%
101.45300.04000 CONTRACTUAL SERVICE	0.00	0.00	1,000.00	0.00	100.00%
101.45300.04300 CONFERENCE & SCHOOLS	0.00	0.00	540.00	555.00	(2.78%)
Total FORESTRY Expenditures	0.00	0.00	1,586.00	555.00	65.01%
MISCELLANEOUS Expenditures					
101.49000.01313 PRUDENTIAL LIFE INSURANCE	0.00	0.00	50.00	0.00	100.00%
101.49000.03600 INSURANCE	0.00	40,752.14	45,000.00	40,802.14	9.33%
101.49000.04390 MISCELLANEOUS	0.00	5,000.00	1,000.00	5,000.00	(400.00%)
101.49000.04420 SURCHARGES-PLMG	0.00	0.00	200.00	0.00	100.00%
101.49000.04430 SURCHARGES-HTG	0.00	0.00	400.00	0.00	100.00%
101.49000.04440 SURCHARGES-BLDG	0.00	0.00	2,000.00	0.00	100.00%
101.49000.07000 PERMANENT TRANSFERS OUT	0.00	750.00	170,000.00	750.00	99.56%
Total MISCELLANEOUS Expenditures	0.00	46,502.14	218,650.00	46,552.14	78.71%
Total GENERAL FUND Expenditures	\$ 0.00	\$ 294,087.33	\$ 3,706,873.00	\$ 863,301.61	76.71%

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GENERAL FUND Excess of Revenues Over Expenditures	\$ 0.00	\$ (273,974.13)	\$ 0.00	(816,343.16)	0.00%

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Revised Budget

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$ 0.00	\$ 20,113.20	\$ 3,706,873.00	\$ 46,958.45	98.73%
Total Expenditures	\$ 0.00	\$ 294,087.33	\$ 3,706,873.00	\$ 863,301.61	76.71%
Total Excess of Revenues Over Expenditures	\$ 0.00	\$ (273,974.13)	\$ 0.00	\$ (816,343.16)	0.00%

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 For PUBLIC UTILITIES OPERATIONS (601)
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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
601.00000.34950 MISC REVENUE-NSF CHRGS	\$ 0.00	\$ 0.00	\$ 0.00	262.50	0.00%
601.00000.36210 INTEREST EARNINGS	0.00	0.00	45,000.00	0.00	100.00%
601.00000.37101 WATER COLLECTIONS	0.00	32.10	480,000.00	94,457.96	80.32%
601.00000.37103 SALES TAX COLLECTED	0.00	0.00	5,000.00	1,259.73	74.81%
601.00000.37104 PENALTIES/WATER	0.00	(0.83)	6,000.00	1,209.02	79.85%
601.00000.37109 SAFE DRINKING WATER FEE	0.00	9.08	13,844.00	3,565.47	74.25%
601.00000.37111 ADMINISTRATIVE CHARGE	0.00	54.62	64,000.00	17,762.52	72.25%
601.00000.37115 ESTIMATE READING CHRG	0.00	0.00	10.00	0.00	100.00%
601.00000.37151 WATER RECONNECT-CALL OUT F	0.00	0.00	1,200.00	210.00	82.50%
601.00000.37170 WATER PERMITS	0.00	0.00	100.00	0.00	100.00%
601.00000.37171 WATER PERMIT SURCHARGES	0.00	0.00	10.00	0.00	100.00%
601.00000.37172 WATER METER SALES & INSTALLA	0.00	663.28	850.00	994.92	(17.05%)
601.00000.37201 SEWER COLLECTIONS	0.00	337.12	735,000.00	185,805.51	74.72%
601.00000.37204 PENALTIES-SEWER	0.00	(5.90)	11,000.00	3,524.89	67.96%
601.00000.37250 SEWER CONNECTION CHARGES	0.00	0.00	2,700.00	0.00	100.00%
601.00000.37270 SEWER PERMITS	0.00	0.00	100.00	0.00	100.00%
601.00000.37271 SEWER PERMIT SURCHARGES	0.00	0.00	10.00	0.00	100.00%
601.00000.37273 SEWER HOOK-UP CHARGES	0.00	0.00	150.00	0.00	100.00%
601.00000.39206 TRANSFER FROM RECYCLING FU	0.00	0.00	1,000.00	0.00	100.00%
Total Revenues	0.00	1,089.47	1,365,974.00	309,052.52	77.37%
Total PUBLIC UTILITIES OPERATIONS Revenues	\$ 0.00	\$ 1,089.47	\$ 1,365,974.00	\$ 309,052.52	77.37%

Expenditures**WATER DEPARTMENT Expenditures**

601.49400.01010 FULL TIME EMPLOYEES	\$ 0.00	\$ 7,762.69	\$ 100,916.00	23,187.37	77.02%
601.49400.01013 OVERTIME	0.00	266.48	7,061.00	1,740.31	75.35%
601.49400.01020 ON CALL SALARIES	0.00	0.00	2,421.00	103.37	95.73%
601.49400.01040 TEMPORARY EMPLOYEES	0.00	637.87	19,100.00	2,317.21	87.87%
601.49400.01050 VACATION BUY BACK	0.00	0.00	950.00	0.00	100.00%
601.49400.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	602.18	8,280.00	1,877.30	77.33%
601.49400.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	650.62	9,979.00	2,091.46	79.04%
601.49400.01300 HEALTH & DENTAL INSURANCE	0.00	1,403.92	17,220.00	4,208.69	75.56%
601.49400.01313 LIFE INSURANCE	0.00	7.68	95.00	23.04	75.75%
601.49400.01510 WORKERS COMPENSATION	0.00	0.00	6,500.00	6,403.12	1.49%
601.49400.02000 OFFICE SUPPLIES	0.00	33.15	800.00	206.05	74.24%
601.49400.02030 PRINTED FORMS	0.00	0.00	2,000.00	0.00	100.00%
601.49400.02100 OPERATING SUPPLIES	0.00	70.79	800.00	70.79	91.15%
601.49400.02120 MOTOR FUELS & LUBRICANTS	0.00	256.83	4,000.00	439.85	89.00%
601.49400.02200 REPAIR & MAINTENANCE	0.00	17,814.12	38,000.00	31,824.90	16.25%
601.49400.02210 EQUIPMENT PARTS	0.00	0.00	900.00	121.10	86.54%
601.49400.02220 POSTAGE	0.00	1,109.27	2,500.00	1,280.78	48.77%
601.49400.02221 TIRES	0.00	0.00	1,000.00	0.00	100.00%
601.49400.02222 STREET REPAIRS	0.00	0.00	6,000.00	0.00	100.00%
601.49400.02261 WATER TESTING	0.00	64.00	800.00	128.00	84.00%
601.49400.02262 WATER METER & SUPPLIES	0.00	0.00	5,000.00	0.00	100.00%

CITY OF SPRING LAKE PARK
Statement of Revenue and Expenditures

4/29/2015 9:21am

Page 2

Revised Budget
 For PUBLIC UTILITIES OPERATIONS (601)
 For the Fiscal Period 2015-3 Ending March 31, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
601.49400.02264 SAFE DRINKING WATER FEE	0.00	0.00	13,844.00	3,482.00	74.85%
601.49400.02280 UNIFORM ALLOWANCE	0.00	0.00	950.00	494.32	47.97%
601.49400.03010 AUDIT & ACCTG SERVICES	0.00	0.00	2,406.00	0.00	100.00%
601.49400.03030 ENGINEERING FEES	0.00	0.00	1,000.00	0.00	100.00%
601.49400.03040 LEGAL FEES	0.00	0.00	300.00	0.00	100.00%
601.49400.03210 TELEPHONE	0.00	26.96	900.00	98.79	89.02%
601.49400.03310 TRAVEL EXPENSE	0.00	0.00	1,200.00	108.10	90.99%
601.49400.03500 PRINTING & PUBLISHING	0.00	0.00	7,000.00	0.00	100.00%
601.49400.03600 INSURANCE	0.00	8,345.55	9,500.00	8,345.55	12.15%
601.49400.03870 WATER USAGE-CITY OF BLAINE	0.00	0.00	4,000.00	0.00	100.00%
601.49400.04000 CONTRACTUAL SERVICE	0.00	0.00	5,850.00	61.05	98.96%
601.49400.04050 MAINTENANCE AGREEMENTS	0.00	1,459.68	13,775.00	2,353.41	82.92%
601.49400.04300 CONFERENCE & SCHOOLS	0.00	497.50	2,050.00	1,161.15	43.36%
601.49400.04330 DUES & SUBSCRIPTIONS	0.00	250.00	500.00	250.00	50.00%
601.49400.04370 PERMITS AND TAXES	0.00	0.00	8,200.00	1,394.00	83.00%
601.49400.04470 SURCHARGES-WATER	0.00	0.00	10.00	0.00	100.00%
601.49400.07000 PERMANENT TRANSFERS OUT	0.00	0.00	95,602.00	0.00	100.00%
Total WATER DEPARTMENT Expenditures	0.00	41,259.29	401,409.00	93,771.71	76.64%
WATER TREATMENT PLANT Expenditures					
601.49402.02100 OPERATING SUPPLIES	0.00	0.00	100.00	0.00	100.00%
601.49402.02120 MOTOR FUELS & LUBRICANTS	0.00	0.00	2,000.00	0.00	100.00%
601.49402.02160 CHEMICALS & CHEMICAL PROD	0.00	0.00	23,000.00	859.19	96.26%
601.49402.02200 REPAIR & MAINTENANCE	0.00	0.00	13,000.00	0.00	100.00%
601.49402.02210 EQUIPMENT PARTS	0.00	6.77	5,000.00	6.77	99.86%
601.49402.03030 ENGINEERING FEES	0.00	0.00	1,000.00	0.00	100.00%
601.49402.03600 INSURANCE	0.00	11,000.60	11,300.00	11,000.60	2.65%
601.49402.03810 ELECTRIC UTILITIES	0.00	5,348.45	82,000.00	10,493.65	87.20%
601.49402.03830 GAS UTILITIES	0.00	752.63	3,500.00	1,183.87	66.18%
601.49402.04000 CONTRACTUAL SERVICE	0.00	0.00	1,000.00	0.00	100.00%
601.49402.04370 PERMITS,DUES,SUBSCRIPTIONS	0.00	0.00	2,850.00	125.00	95.61%
601.49402.07000 PERMANENT TRANSFERS OUT	0.00	0.00	43,635.00	0.00	100.00%
Total WATER TREATMENT PLANT Expenditures	0.00	17,108.45	188,385.00	23,669.08	87.44%
SEWER DEPARTMENT Expenditures					
601.49450.01010 FULL TIME EMPLOYEES	0.00	7,762.73	100,916.00	23,187.44	77.02%
601.49450.01013 OVERTIME	0.00	266.48	7,061.00	1,740.34	75.35%
601.49450.01020 ON CALL SALARIES	0.00	0.00	2,421.00	103.37	95.73%
601.49450.01040 TEMPORARY EMPLOYEES	0.00	637.88	19,100.00	2,317.23	87.87%
601.49450.01050 VACATION BUY BACK	0.00	0.00	950.00	0.00	100.00%
601.49450.01210 PERA CONTRIBUTIONS-EMPLOYE	0.00	602.22	8,280.00	1,877.41	77.33%
601.49450.01220 FICA/MC CONTRIBUTIONS-EMPLO	0.00	650.67	9,979.00	2,091.62	79.04%
601.49450.01300 HEALTH & DENTAL INSURANCE	0.00	1,403.96	17,220.00	4,208.81	75.56%
601.49450.01313 LIFE INSURANCE	0.00	7.70	95.00	23.10	75.68%
601.49450.01510 WORKERS COMPENSATION	0.00	0.00	6,500.00	6,403.12	1.49%
601.49450.02000 OFFICE SUPPLIES	0.00	33.14	800.00	287.02	64.12%
601.49450.02030 PRINTED FORMS	0.00	0.00	1,800.00	0.00	100.00%
601.49450.02100 OPERATING SUPPLIES	0.00	70.76	500.00	70.76	85.85%
601.49450.02120 MOTOR FUELS & LUBRICANTS	0.00	256.80	4,000.00	439.82	89.00%

CITY OF SPRING LAKE PARK
Statement of Revenue and Expenditures

Revised Budget
 For PUBLIC UTILITIES OPERATIONS (601)
 For the Fiscal Period 2015-3 Ending March 31, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
601.49450.02200 REPAIR & MAINTENANCE	0.00	136.20	7,500.00	1,200.97	83.99%
601.49450.02210 EQUIPMENT PARTS	0.00	0.00	2,000.00	0.00	100.00%
601.49450.02220 POSTAGE	0.00	459.26	2,500.00	630.77	74.77%
601.49450.02221 TIRES	0.00	0.00	1,000.00	0.00	100.00%
601.49450.02222 STREET REPAIRS	0.00	0.00	1,500.00	0.00	100.00%
601.49450.02262 WATER METER & SUPPLIES	0.00	0.00	4,000.00	0.00	100.00%
601.49450.02280 UNIFORM ALLOWANCE	0.00	0.00	950.00	494.32	47.97%
601.49450.03010 AUDIT & ACCTG SERVICES	0.00	0.00	2,406.00	0.00	100.00%
601.49450.03030 ENGINEERING FEES	0.00	0.00	1,000.00	0.00	100.00%
601.49450.03040 LEGAL FEES	0.00	0.00	300.00	0.00	100.00%
601.49450.03210 TELEPHONE	0.00	27.45	700.00	100.27	85.68%
601.49450.03310 TRAVEL EXPENSE	0.00	0.00	1,000.00	108.10	89.19%
601.49450.03500 PRINTING & PUBLISHING	0.00	0.00	300.00	0.00	100.00%
601.49450.03600 INSURANCE	0.00	8,104.48	9,100.00	8,104.48	10.94%
601.49450.03810 ELECTRIC UTILITIES	0.00	288.34	3,200.00	556.24	82.62%
601.49450.03840 METRO WASTE CONTROL	0.00	37,834.92	454,020.00	151,339.68	66.67%
601.49450.04000 CONTRACTUAL SERVICE	0.00	0.00	11,850.00	61.06	99.48%
601.49450.04050 MAINTENANCE AGREEMENTS	0.00	19.67	11,460.00	913.39	92.03%
601.49450.04300 CONFERENCE & SCHOOLS	0.00	497.50	2,450.00	1,161.14	52.61%
601.49450.04330 DUES & SUBSCRIPTIONS	0.00	0.00	300.00	0.00	100.00%
601.49450.04390 MISCELLANEOUS	0.00	0.00	100.00	0.00	100.00%
601.49450.04450 RESERVE CAPACITY CHARGES	0.00	0.00	2,700.00	0.00	100.00%
601.49450.04460 SURCHARGES-SEWER	0.00	0.00	10.00	0.00	100.00%
601.49450.07000 PERMANENT TRANSFERS OUT	0.00	0.00	76,212.00	0.00	100.00%
Total SEWER DEPARTMENT Expenditures	0.00	59,060.16	776,180.00	207,420.46	73.28%
Total PUBLIC UTILITIES OPERATIONS Expenditures	\$ 0.00	\$ 117,427.90	\$ 1,365,974.00	\$ 324,861.25	76.22%
PUBLIC UTILITIES OPERATIONS Excess of Revenues Over	\$ 0.00	\$ (116,338.43)	\$ 0.00	\$ (15,808.73)	0.00%

CITY OF SPRING LAKE PARK
Statement of Revenue and Expenditures

Revised Budget

For the Fiscal Period 2015-3 Ending March 31, 2015

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$ 0.00	\$ 1,089.47	\$ 1,365,974.00	\$ 309,052.52	77.37%
Total Expenditures	\$ 0.00	\$ 117,427.90	\$ 1,365,974.00	\$ 324,861.25	76.22%
Total Excess of Revenues Over Expenditures	\$ 0.00	\$ (116,338.43)	\$ 0.00	\$ (15,808.73)	0.00%

CITY OF SPRING LAKE PARK
STATEMENT OF FUND BALANCE
MARCH 2015

<u>FUND</u>	<u>DESCRIPTION</u>	<u>BALANCE</u>
101	GENERAL	\$ 842,734.67
102	ELECTIONS	\$ 48,265.36
103	POLICE RESERVES	\$ 1,835.49
104	NORTH CENTRAL SUBURBAN CABLE	\$ 8,513.01
108	POLICE FORFEITURES	\$ 3,277.46
112	ESCROW TRUST	\$ 117,437.46
<u>SPECIAL REVENUE FUNDS</u>		
224	SMALL EQUIPMENT REPLACEMENT	\$ 20,746.25
225	PARK ACQUISITION & IMPROVEMENTS	\$ 223,012.12
226	PARK EQUIPMENT & IMPROVEMENTS	\$ 4,962.39
227	HRA EXCESS	\$ 68,262.48
229	SANBURNOL PARK IMPROVEMENTS	\$ 6,513.47
230	RECYCLING	\$ 49,117.52
234	STREET LIGHTING	\$ 26,003.05
235	RIGHT-OF-WAY MAINTENANCE	\$ 15,946.03
237	PARK & RECREATION SPECIAL PROJECTS	\$ 16,938.88
238	GRANTS & SPECIAL PROJECTS	\$ 1,764.75
240	TOWER DAYS	\$ 20,202.17
243	PUBLIC SAFETY RADIO REPLACEMENT	\$ 25,685.17
244	RECREATION PROGRAMS	\$ 390,310.95
248	TRAFFIC EDUCATION	\$ 5,893.96
<u>DEBT SERVICE FUNDS</u>		
329	2013A EQUIPMENT CERTIFICATE-DEBT SERVICE	\$ 7,580.29
330	2014A G.O. IMPRV-DEBT SERVICE (2014-15 STR)	\$ 387,539.05
384	2005A FIRE DEPARTMENT-DEBT SERVICE	\$ (1,324.25)
<u>CAPITAL PROJECTS FUNDS</u>		
400	REVOLVING CONSTRUCTION	\$ 652,160.27
402	MSA MAINTENANCE	\$ 33,933.14
403	CAPITAL REPLACEMENT	\$ 431,718.68
407	SEALCOATING	\$ 153,266.22
410	LAKESIDE/LIONS PARK IMPROVEMENT	\$ 6,500.57
416	BUILDING MAINTENANCE & RENEWAL	\$ 92,355.29
421	81ST AVE REHAB-MSA	\$ (98,814.33)
425	STORM SEWER REHAB	\$ 59,958.47
427	ABLE ST & TERRACE RD IMPROVEMENTS	\$ (103,621.87)
428	PUBLIC WORKS BUILDING	\$ 3,447.25
429	2013 EQUIPMENT CERTIFICATE	\$ 142,051.54
430	2014-2015 ST IMPRV PRJ	\$ 1,458,457.44
<u>ENTERPRISE FUNDS</u>		
600	PUBLIC UTILITY RENEWAL & REPLACEMENT	\$ 2,397,386.25
601	PUBLIC UTILITY OPERATIONS	\$ 1,418,632.90
602	WATER TREATMENT PLANT	\$ 277,271.96
609	MUNICIPAL LIQUOR	\$ 114,037.90
610	ON-SALE NOTE PROCEEDS	\$ 585,741.22
<u>INTERNAL SERVICE FUNDS</u>		
700	SEVERANCE	\$ (32,681.23)
GRAND TOTAL		\$ 9,883,019.40

City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Contractors Licenses

May 4, 2015

Blacktopping Contractor

Earth Wizards

Mechanical Contractor

C & M Heating and A/C

Plumbing Contractor

Flohaug Plumbing, LLC.

Norblom Plumbing

Tree Contractor

Pioneer Tree & Landscape, Inc.

City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Business License
Temporary On Sale 3.2%

May 4, 2015

Lions Club of Spring Lake Park

Temporary On-Sale 3.2% for Tower Days

June 7, 2015 at Lions Park

MAYOR'S PROCLAMATION
MUNICIPAL CLERKS WEEK
MAY 3 - 9, 2015

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government, exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and,

WHEREAS, the Office of the Municipal Clerk provides the professional link between residents, the City Council, and other local, state and federal units of government; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in educational programs, seminars, workshops and professional association meetings; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, Cindy Hansen, Mayor of the City of Spring Lake Park, do hereby proclaim the week of May 3 through May 9, 2015 as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, Daniel Buchholtz, MMC, Spring Lake Park Administrative staff, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this fourth day of May, two thousand fifteen.

Cindy Hansen, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator,
Clerk/Treasurer

Kenneth A. Tolzmann, SAMA
Spring Lake Park City Assessor

TO: City of Spring Lake Park

FROM: Kenneth A. Tolzmann, City Assessor

DATE: April 13, 2015

RE: 2015 Pay 2016 Assessment Report

Introduction

I have prepared this 2015 Assessment Report for use by the City Council and Residents. The Assessment Report includes general information about both the appeals and assessment process, as well as specific information regarding the 2015 assessment.

Minnesota Statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of January 2, 2015.

The estimated market values established for this 2015 assessment are based upon actual real estate market trends of City of Spring Lake Park properties taking place from October 1, 2013 through September 30, 2014. From these trends our mass appraisal system is used to determine individual property values. Property owners who have questions or concerns regarding the market value set for their property are asked to contact me prior to this meeting. This allows me the opportunity to answer any questions they might have. I have found that a large number of property owner concerns can be resolved by discussion.

The 2015 Assessment Summary

As previously mentioned, State Statutes require all real property within the City of Spring Lake Park to be valued at market value as of the January 2nd assessment date. The 2015 assessment has met all assessment standards set by the State of Minnesota. For the current assessment, 503 parcels in the City were visited this past year.

Statistically, based upon the 47 qualified residential sales within the City during this sales period, and after value adjustments made accordingly by zone, the final result was an assessment with a median of 93.09, a coefficient of dispersion of 6.8, and a price related differential of 100.

I am pleased to announce that statistically, your 2015 assessment qualifies as “excellent” based on Minnesota Dept. of Revenue criteria.

Citywide, we saw values in some areas continue to increase. With respect to the comm./ind, apartments), those properties continue to struggle, with the demand for commercial property relatively flat. For this 2015 Assessment, we saw an increase in overall taxable market value of 6.5%, from last years \$384,504,278 to this year’s new total of \$411,366,977.

As to what the projection is with respect to the market values in the City for next year, preliminary indications based on current sales (31) reflect a continued demand for homes in the City. See Appendix for a complete metro wide report on the Twin Cities Housing Market for 2014.

Open book vs. Traditional LBAE

For this 2015 Assessment, City taxpayers may appeal their value at an Open Book Meeting which is scheduled for April 29th from 1pm to 7pm and also April 30th from 8am to 4:30pm at the Anoka County Government Center in Anoka. I will be present at those times to hear any formal appeals from City residents.

Upon completion of the Open Book Meeting, I will report to the City any inquiries as well as adjustments to value if any.

This Open Book alternative to the traditional Board of Review was revised in the 2003 Legislature (M.S. 274.014). It provided a departure for Cities from the traditional Local Board of Appeal & Equalization called the Open Book Meeting. It is very much like the traditional meeting, in that it allows the taxpayer the opportunity to come before the City to appeal & changes to be made to the assessment if necessary.

The primary difference between the two are different, in that the City is relieved of the responsibility of attending “training classes” necessary to meet the statutory requirement to hold the traditional meeting. During the Open Book meeting, the City provides input into what it thinks should be done in each case, then the Assessor makes the actual change in value if necessary. The open book meeting may be scheduled by the City to meet a more “flexible” time framework for its residents. This is primarily why this option has become a popular alternative to many Cities in Minnesota.

Conclusion

As your City Assessor, it is my priority to represent your community with utmost dignity and respect, and to make every property owner feel as though they are being heard. It is my hope that through explanation and discussion, there can be a better understanding.

If there are any questions from members of the City Council or City Staff, or City Residents, please do not hesitate to call me. I am available to City residents always during normal business hours and by appointment on evenings and weekends.

In closing, I would like to take this opportunity to thank the City of Spring Lake Park for allowing me the privilege of serving as your City Assessor. I can assure you that I take the responsibilities of those duties most seriously.

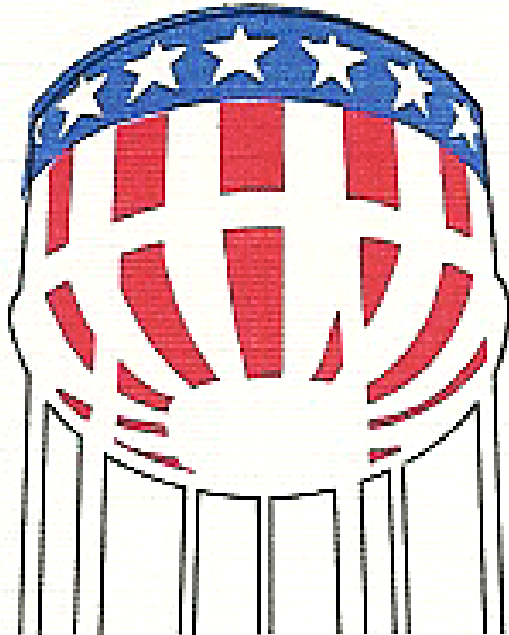
If you or anyone has questions relating to property tax assessment, I would be most pleased to discuss these issues with you. You can reach me at my office at (651) 464-4862 or my cell at (612) 865-2149.

Sincerely,

Kenneth A. Tolzmann, SAMA#1939
Spring Lake Park City Assessor

Board of Equalization Meeting

Spring Lake Park, Minnesota



**An Open Book meeting is scheduled for
April 29th from 1 to 7pm, and April 30th
from 8am to 4:30pm at the Anoka Co.
Govt. Center to hear appeals to value.*

*Kenneth A. Tolzmann, SAMA
Spring Lake Park City Assessor*

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**APPENDIX..... 2015 Minnesota Commercial Association of Realtors,Annual Market Report	

2015 Assessment Calendar

*Ken
Tolzmann*
City Assessor

January 2	2015 Market Values for Property Established
February 1	Final Day to Deliver Assessment Records to County
February 1	Final Day to File for an Exemption from Taxation
March 1	Final day to file for 1b with Commissioner of Revenue
March 16	2015 Valuation Notices Mailed
April 13	Local Board of Appeal and Equalization
April 30	Final Day to File a Tax Court Petition for 2014 Assessment
May 15	First Half Payable 2015 Taxes Due
May 29	Final Date for Manufactured homes assessed as personal property to establish homestead
May 31	State Board of Equalization
June 15	County Board of Appeal and Equalization (6:00 PM)
July 1	2015 Assessment Finalized
July 1	Date by which taxable property becomes exempt
August 15	Final Day to File for 2014 Property Tax Refund
August 31	Final Day to Pay the First Half Manufactured Home Taxes
September 1	2014 Abstract to the Department of Revenue
October 15	Second Half Pay 2015 Taxes Due
November 15	Anticipated Day to Mail Pay 2016 Proposed Tax Notices
December 1	Last Day to Establish Homestead for Pay 2016
December 15	Final Day to File Homestead Application for Pay 2016

The 2015 Assessment

The 2015 assessment should be a reflection of the 2013/2014 market conditions. Sales of property are constantly analyzed to chart the activity of the market place. The Assessing staff does not create value; they only measure its movement.

Assessing property values equitably is part science, part judgment and part communication skill. Training as an assessor cannot tell us how to find the "perfect" value of a property, but it does help us consistently produce the same estimate of value for identical properties. That after all, is the working definition of equalization.

As of January 2, 2015, there were 2,546 parcel/accounts in the City. That is essentially the same as from 2014. This total includes:

- 2012 residential parcels
- 105 non-taxable parcels
- 159 commercial and industrial parcels
- 153 apartment/nursing home/man. housing parcels
- 109 manufactured home accounts
- 8 personal property accounts (comm. Billboards)

Current state law mandates that all property must be re-assessed each year and physically reviewed once every five years. We also inspect all properties with new construction each year. During 2014 I reviewed 503 existing properties, including new construction and or/ building permits

2015 QUINTILE

For this 2015 assessment, all parcels located in these areas:

Section 1:

Quarter section 11

Quarter section 12

Quarter section 13

Quarter section 14

Quarter section 21

Quarter section 22

Quarter section 23

Quarter section 24

For the 2016 assessment, the area South of 81st Ave, East of Terrace and North of 78th St. will be the subject of the quintile review.

City of Spring Lake Park

Reassessment

State Statute reads: *"All real property subject to taxation shall be listed and reassessed every year with reference to its value on January 2nd preceding the assessment."* This has been done, and the owners of property in Anoka have been notified of any value change. Minnesota Statute 273.11 reads: *"All property shall be valued at its market value."* It further states that *"In estimating and determining such value, the Assessor shall not adopt a lower or different standard of value because the same is to serve as a basis for taxation, nor shall the assessor adopt as a criterion of value the price for which such property would sell at auction or at a forced sale, or in the aggregate with all the property in the town or district; but the assessor shall value each article or description of property by itself, and at such sum or price as the assessor believes the same to be fairly worth in money."* The Statute says all property shall be valued at market value, not may be valued at market value. This means that no factors other than market factors should affect the Assessor's value and the subsequent action by the Board of Equalization.

Market Value

Market value has been defined many different ways. One way used by many appraisers is the following:

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

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

City of Spring Lake Park

Authority of the Open Book format

How An Open Book Meeting Works

This years Open Book meeting to be held April 29th & April 30th at the Anoka County Govt Center, is to discuss concerns relating to the 2015 Estimated Market Value for Taxes Payable in 2016. The Assessor's Office cannot address an appeal of the taxes or the 2014 Estimated Market Value for Taxes Payable in 2014 at the Open Book Meeting. An appeal of the 2014 Estimated Market Value can only be appealed through the Minnesota Tax Court at this time. Please visit the Minnesota Tax Court website at www.taxcourt.state.mn.us.

At the Open Book meeting you will be asked to fill out a registration form with your name, mailing address, phone numbers where you can be reached and a property address for the property you are inquiring about. Please bring your 2015 Notice of Valuation and Classification for Taxes Payable in 2016.

We attempt to have property owners meet with the appraiser who works in your neighborhood. There is sometimes a significant wait. If you do not want to wait for the appraiser who works in your neighborhood, please relay this to the clerk handling the check in. You may not be called in order of arrival if you wish to wait for the appraiser assigned to your neighborhood.

Please bring copies of any documentation supporting your claim of overvaluation such as a recent market analysis or sales of comparable properties in your neighborhood. Please keep in mind, market analysis are generally not adjusted for differences between the subject and sale comparables. In order to properly appraise a property, adjustments must be completed. Note: Estimated market values of your neighbor's properties do not support a claim of overvaluation of your property.

If you recently purchased your property on the open market or have a recent appraisal within the past year, please call Ken Tolzmann, the Spring Lake Park City Assessor at 651 464-4862 before the Open Book meeting.

At the meeting, the appraiser will review any documentation you have and review with you the property characteristics we have recorded on your property. They will also discuss market value and how we have estimated the value of your property. We will make every effort to address questions you have concerning the valuation of your property.

If we feel a review is warranted, we will make an appointment. This inspection is necessary to ensure the property characteristics, such as condition, are accurately reflected in our database.

No adjustment to the estimated market value will be made without an interior inspection of the property.

A letter will be sent to you with the result of this review. If you disagree with the results of this review and believe you still could not sell your property for the County's estimated market value, you may wish to appeal your value to the County Board of Appeal and Equalization or the Minnesota Tax Court. See additional information regarding appeal options on our website.

These meetings, whether open book or the traditional Local Board of Appeal, are required to be held between April 1st and May 31st; and the clerk of the Board of Appeal and Equalization is required to give published and posted notice at least ten days before the date set for the first meeting.

Traditional Board of Appeals and Equalization:

The authority of the local Board extends over the individual assessments of real and personal property. The Board does not have the power to increase or decrease by percentage all of the assessments in the district of a given class of property. Changes in aggregate assessments by classes are made by the County Board of Equalization.

Although the Local Board of Appeal and Equalization has the authority to increase or reduce individual assessments, the total of such adjustments must not reduce the aggregate assessment made by the Assessor by more than one percent of said aggregate assessment. If the total of such adjustments does lower the aggregate assessment made by the Assessor by more than one percent, none of the adjustments will be allowed. This limitation does not apply, however, to the correction of clerical errors or to the removal of duplicate assessments.

The Local Board of Appeal and Equalization does not have the authority in any year to reopen former assessments on which taxes are due and payable. The Board considers only the assessments that are in process in the current year. Adjustment can be made only by the process of abatement or by legal action.

In reviewing the individual assessments, the Board may find instances of undervaluation. Before the Board can raise the market value of property it must notify the owner. The law does not prescribe any particular form of notice except that the person whose property is to be increased in value must be notified of the intent of the Board to make the increase. The Local Board of Appeal and Equalization meetings assure a property owner an opportunity to contest any other matter relating to the taxability of their property. The Board is required to review the matter and make any corrections that it deems just.

When a Local Board of Appeal and Equalization convenes, it is necessary that a majority of the members be in attendance in order that any valid action may be taken. The local assessor is required by law to be present with his/her assessment books and papers. He/she is required also to take part in the proceedings but has no vote. In addition to the local assessor, the county assessor or one of his/her assistants is required to attend. The Board should proceed immediately to review the assessments of property. The Board should ask the local assessor and county assessor to present any tables that have been prepared, making comparisons of the current assessments in the district. The county assessor is required to have maps and tables relating particularly to land values for the guidance of Boards of Appeal and Equalization. Comparisons should be presented of assessments of types of property with previous years and with other assessment districts in the same county.

It is the primary duty of each Board of Appeal and Equalization to examine the assessment record to see that all taxable property in the assessment district has been properly placed upon the list and valued by the assessor. In case any property, either real or personal, has been omitted; the Board has the duty of making the assessment.

The complaints and objections of persons who feel aggrieved with any assessments for the current year should be considered very carefully by the

City of Spring Lake Park

Board. Such assessments must be reviewed in detail and the Board has the authority to make corrections it deems to be just. The Board may recess from day to day until all cases have been heard. If complaints are received after the adjournment of the Board of Appeal and Equalization they must be handled on the staff level; as a property owner cannot appear before a higher board unless he or she has first appeared at the lower board levels.

Pursuant to Minnesota Statute 274.01: The Board may not make an individual market value adjustment or classification change that would benefit the property in cases where the owner or other person having control over the property will not permit the assessor to inspect the property and the interior of any buildings or structures.

A non-resident may file written objections to his/her assessment with the county assessor prior to the meeting of the Board of Appeal and Equalization. Such objections must be presented to the Board for consideration while it is in session.

Before adjourning, the Board of Appeal and Equalization should cause the record of the official proceedings to be prepared. The law requires that the proceedings be listed on a separate form which is appended to the assessment book. The assessments of omitted property must be listed in detail and all assessments that have been increased or decreased should be shown as prescribed in the form. After the proceedings have been completed, the record should be signed and dated by the members of the Board of Appeal and Equalization. It is the duty of the county assessor to enter changes by Boards of Appeal and Equalization in the assessment book of each district.

The Local Board of Appeal and Equalization has the opportunity of making a great contribution to the equality of all assessments of property in a district. No other agency in the assessment process has the knowledge of the property within a district that is possessed jointly by the individual members of a Board of Appeal and Equalization. The County or State Board of Equalization cannot give the detailed attention to individual assessments that is possible in the session of the Local Board. The faithful performance of duty by the Local Board of Appeal and Equalization will make a direct contribution to the attainment of equality in meeting the costs of providing the essential services of local government.

Market Values

The 2015 assessment should be a reflection of the 2013/2014 market conditions. Sales of property are constantly analyzed to chart the activity of the market place.

After thorough studies of the sales in the market place are conducted, we establish the assessed value of all real property. During the 2013/2014 study period, we recorded 95 sales, of which we considered 47 to be "arms-length" sales.

In accordance with the results of these sales studies, downward adjustments were made to all areas of the city with certain styles and grades of homes having larger decreases than others. This will more properly reflect current market trends.

According to the Minneapolis Area Association of Realtors, the average home sales price in Spring Lake Park dropped 29.5% in 2014, a dramatic decrease from the 19.5% increase reported last year. Obviously market values do not experience such a wide variation. In the past three years, the City has seen an average increase in market values of 7%.

With respect to the number of bank/foreclosure sales, this year there were 24 foreclosure related sales in the City. This is a significant reduction from the 44 bank/foreclosure sales we saw in the City last year.

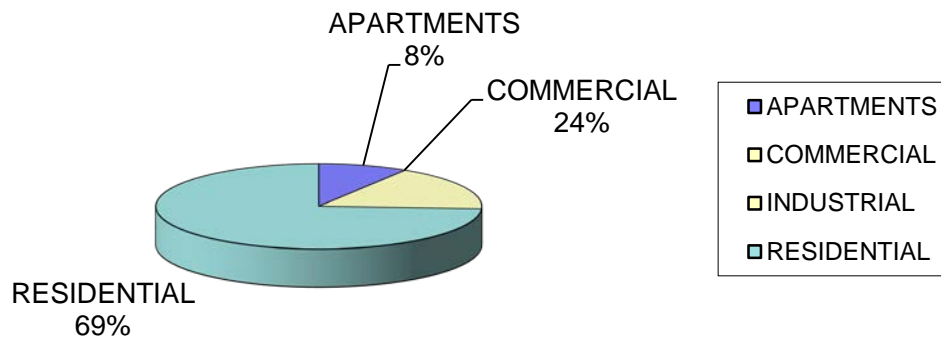
The 2015 assessment that is up for your review has a total unaudited overall taxable market value of \$411,366,977. This reflects an increase of 6.5% from last years overall taxable market value of \$384,504,278. This is an increase in tax base from the 5.7% increase in taxable market value/tax base we saw in last year's assessment.

With respect to next year's 2016 assessment, presently there are 31 qualified sales posted with a median sales ratio at 96%. If this present trend in sales in the City continues, we should see another year of growth.

2014-2015 Market Value Comparison

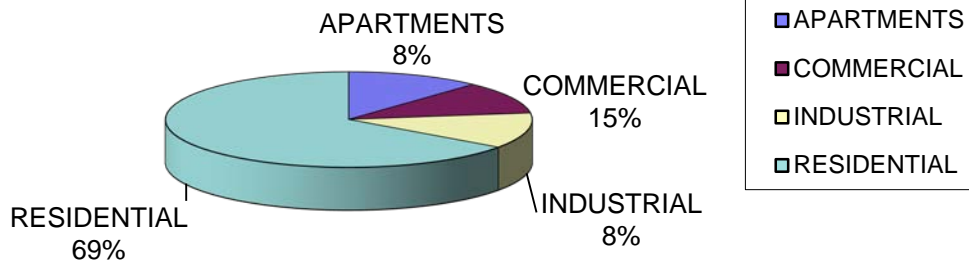
2015 ASSESSMENT

PERCENT OF TOTAL MARKET VALUE



2015 ASSESSMENT

PERCENT OF TOTAL MARKET VALUE



City of Spring Lake Park

Residential Appraisal System

Per State Statute, each property must be physically inspected and individually appraised once every five years. For this individual appraisal, or in the event of an assessed value appeal, we use two standard appraisal methods to determine and verify the estimated market value of our residential properties:

1. First, an appraiser inspects each property to verify data. If we are unable to view the interior of a home on the first visit, a notice is left requesting a return telephone call from the owner to schedule this inspection. Interior inspections are necessary to confirm our data on the plans and specifications of new homes and to determine depreciation factors in older homes.

2. To calculate the estimated market value from the property data we use a Computer Assisted Mass Appraisal (CAMA) system based on a reconstruction less depreciation method of appraisal. The cost variables and land schedules are developed through an analysis of stratified sales within the city. This method uses the "Principle of Substitution" and calculates what a buyer would have to pay to replace each home today less age dependent depreciation.



3. A comparative market analysis is used to verify these estimates. The properties used for these studies are those that most recently have sold and by computer analysis, are most comparable to the subject property taking into consideration construction quality, location, size, style, etc. The main point in doing a market analysis is to make sure that you are comparing "apples with apples". This will make the comparable properties "equivalent to" the subject property and establish a probable sale price of the subject.

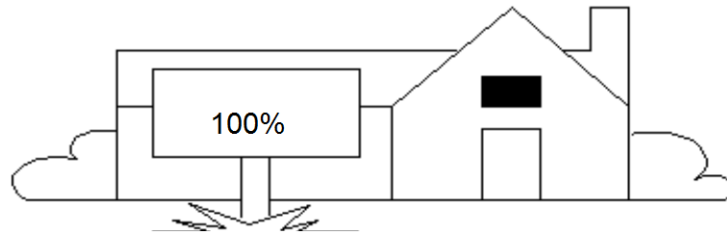
These three steps give us the information to verify our assessed value or to adjust it if necessary.

Sales Studies

According to State Law, it is the assessor's job to appraise all real property at *market value* for property tax purposes. As a method of checks and balances, the Department of Revenue uses statistics and ratios relating to assessed market value and current sale prices to confirm that the law is upheld. Assessors use similar statistics and sales ratios to identify market trends in developing market values.

City of Spring Lake Park

A sales ratio is obtained by comparing the assessor's market value to the adjusted sales price of each property sold in an arms-length transaction within a fixed period. An "arms-length" transaction is one that is generated after a property has had sufficient time on the open market, between both an informed buyer and seller with no undue pressure on either party. The median or mid-point ratios are calculated and stratified by property classification.



The only *perfect assessment* would have a 100% ratio for every sale. This is of course, is impossible. Because we are not able to predict major events that may cause significant shifts in the market, the state allows a 15% margin of error.

The Department of Revenue adjusts the median ratio by the percentage of growth from the previous year's abstract value of the same class of property within the same jurisdiction. This adjusted median ratio must fall between 90% and 105%. Any deviation will warrant a state mandated jurisdiction-wide adjustment of at least 5%. To avoid this increase, the Anoka County Assessor requests a median sales ratio of 94.5%.

In Anoka County, we have the ability to stratify the ratios by style, age, quality of construction, size, land zone and value. This assists us in appraising all of our properties closer to our goal ratio.

Sales Statistics Defined

In addition to the median ratio, we have the ability to develop other statistics to test the accuracy of the assessment. Some of these are used at the state and county level also. The primary statistics used are:

Aggregate Ratio: This is the total market value of all sale properties divided by the total sale prices. It, along with the mean ratio, gives an idea of our assessment level. Within the city, we constantly try to achieve an aggregate and mean ratio of 94% to 95% to give us a margin to account for a fluctuating market and still maintain ratios within state mandated guidelines.

Mean Ratio: The mean is the average ratio. We use this ratio not only to watch our assessment level, but also to analyze property values by development, type of dwelling and value range. These studies enable us to track market trends in neighborhoods, popular housing types and classes of property.

Coefficient of Dispersion (COD): The COD measures the accuracy of the assessment. It is possible to have a median ratio of 93% with 300 sales, two ratios at 93%, 149 at 80% and 149 at 103%. Although this is an excellent median ratio, there is obviously a great inequality in the assessment. The COD indicates the spread of the ratios from the mean or median ratio.

City of Spring Lake Park

The goal of a good assessment is a COD of 10 to 20. A COD under 10 is considered excellent and anything over 20 will mean an assessment review by the Department of Revenue.

Price Related Differential (PRD): This statistic measures the equality between the assessment of high and low valued property. A PRD over 100 indicates a regressive assessment, or the lower valued properties are assessed at a greater degree than the higher. A PRD of less than 100 indicates a progressive assessment or the opposite. A perfect PRD of 100 means that both higher and lower valued properties are assessed exactly equal.

Current Sales Study Statistics

The following statistics are based upon ratios calculated using 2014 pay 2015 market values and October 2013 - September 2014 sales. These are the ratios that our office uses for citywide equalization, checking assessment accuracy, and predicting trends in the market.

Statistic	2015
Median Ratio:	93.09
COD:	6.8
PRD:	100

City of Spring Lake Park

Residential Tax Changes Examined

Although the Assessor's Office is considered by many to be the primary reason for any property tax changes, there are actually several elements that can contribute to this change, including, but not limited to:

- Changes in the approved levies of individual taxing jurisdictions.
- Bond referendum approvals.
- Tax rate changes approved by the State Legislature.
- Changes to the homestead credit, educational credits, agricultural aid, special programs (including "This Old House", limitations on increases in value) approved by the State Legislature.
- Changes in assessed market value.
- Changes in the classification (use) of the property.

A combination of any of these factors can bring about a change in the annual property tax bill.

2015 Spring Lake Park Residential Ratio by Zone

<u>Zone/Code</u>	<u>Neighborhood Desc.</u>	<u>#Sales</u>	<u>Median</u>
SP01	Spring Lake Park Misc	10	93.16
SP02	50's,60's & 70's	22	92.98
SP03	70's 80's & 90's	7	93.09
SP04	Executive Homes-Custom	3	93.2
SP05	Twin Homes/Doubles	0	na
SP06	Town Homes – Park Heights, SLP	0	na
SP07	Town Homes – Spring Crest & Midtown	4	92.93
SP08	SP01 PT Free Standing Zone 8	1	93.5
SP09	SP01 Lakeside Lofts	0	na
SPRING LAKE PARK C/I		1	108.2
ALL ZONES		47	93.09

There were 24 Bank Sales this past year (10/1/2013 to 9/30/2014) which was considerably less than the 44 Bank/Foreclosure Sales last year & the 61 the year before.

2015 Real Estate Tax Information

The 2015 real estate tax bills were sent out around the end of March. A brief review of the tax procedure is provided.

Discussion

The real estate tax is an ad valorem tax; that is, a tax levied based on the value of the property. The calculation of the tax requires two variables, a tax capacity value and the district tax capacity rate applicable to each individual property.

Tax Capacity

Tax capacity value is a percentage of the taxable market value of a property. State law sets the percent. Determination of tax capacity values have historically changed over the years although the payable 2015 are mostly unchanged from 2008. For the taxes payable in 2015 the rates are as follows:

Tax capacity value for residential homestead property is determined as follows:

Res. Homestead (1A)	Taxable Market Value	First \$500,000 @ 1.00%
	Taxable Market Value	Over \$500,000 @ 1.25%

Tax capacity value for rental residential property is determined as follows:

One unit (4BB1)	Taxable Market Value	First \$500,000 @ 1.00%
	Taxable Market Value	Over \$500,000 @ 1.25%
Two to three units (4B1)	Taxable Market Value	All @ 1.25%
Apts 4+ units (4A)	Estimated Market Value	All @ 1.25%
Low Inc. Rental Housing	Estimated Market Value	All @ .75%

Tax capacity value for commercial/industrial property is determined as follows:

Commercial/Industrial (3A)	Estimated Market Value	First \$150,000 @ 1.50%
		Over \$150,000 @ 2.00%

City of Spring Lake Park

Appeals Procedure

Each spring Anoka County sends out a property tax bill. Three factors that affect the tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services to your community,
2. the taxable market value of your property, and
3. the classification of your property (how it is used).

The assessor determines the final two factors. You may appeal the value or classification of your property.

Informal Appeal

- Property owners are encouraged to call the appraiser or assessor whenever they have questions or concerns about their market value, classification of the property, or the assessment process.
- Almost all questions can be answered during this informal appeal process.
- When taxpayers call questioning their market value, every effort is made to make an appointment to inspect properties that were not previously inspected.
- If the data on the property is correct, the appraiser is able to show the property owner other sales in the market that support the estimated market value.
- If errors are found during the inspection, or other factors indicate a value reduction is warranted, the appraiser can easily make the changes at this time.

Local Board of Equalization

- The Local Board of Equalization includes the mayor and city council members.
- The Board meets during April and early May.
- Taxpayers can make their appeal in person or by letter.
- The assessor is present to answer any questions and present evidence supporting their value.

County Board of Appeal and Equalization

In order to appeal to the County Board of Appeal and Equalization, a property owner must first appeal to the Local Board of Appeal and Equalization.

- The County Board of Appeal and Equalization follows the Local Board of Appeal and Equalization in the assessment appeals process.
- Their role is to ensure equalization among individual assessment districts and classes of property.

City of Spring Lake Park

- The board meets during the Final ten working days in June. In 2015 it will commence on June 15th at 6:00 pm.
- A taxpayer must first appeal to the local board before appealing to the county board.

Decisions of the County Board of Appeal and Equalization can be appealed to tax court.

Minnesota Tax Court

The Tax Court has statewide jurisdiction. Except for an appeal to the Supreme Court, the Tax Court shall be the sole, exclusive and final authority for the hearing and determination of all questions of law and fact arising under the tax laws of the state. There are two divisions of tax court: the small claims division and the regular division.

The Small Claims Division of the Tax Court only hears appeals involving one of the following situations:

- The assessor's estimated market value of the property is <\$300,000
- The entire parcel is classified as a residential homestead and the parcel contains no more than one dwelling unit.
- The entire property is classified as an agricultural homestead.
- Appeals involving the denial of a current year application for homestead classification of the property.

The proceedings of the small claims division are less formal and property owners often represent themselves. There is no official record of the proceedings. *Decisions made by the small claims division are final and cannot be appealed further. Small claims decisions do not set precedent.*

The Regular Division of the Tax Court will hear all appeals, including those within the jurisdiction of the small claims division. *Decisions made here can be appealed to a higher court.*

The principal office for the Tax Court is located in St. Paul. However, the Tax Court is a circuit court and can hold hearings at any other place within the state so that taxpayers may appear with as little inconvenience and expense to the taxpayer as possible. Appeals of property located in Anoka County are heard at the Anoka County Courthouse, with trials scheduled to begin on Thursdays. Three judges make up the Tax Court. Each may hear and decide cases independently. However, a case may be tried before the entire court under certain circumstances.

The petitioner must file in tax court on or before April 30 of the year in which the tax is payable.

City of Spring Lake Park

Sample Notice

Notice of Valuation and Classification - County of Anoka - This is not a bill -

071000

Property Records and Taxation
Michael R. Sutherland
Anoka County Assessor
2100 3rd Avenue
Anoka, MN 55303-2281
(763)323-5475
www.co.anoka.mn.us

This form is to notify you of the market value and classification of your property for assessment year 2011. The property taxes you will pay in 2012 will be based on this valuation and classification.

FIELDS ERIC & BRIDGETTE
19035 FILLMORE ST NE
EAST BETHEL MN 55011-9283

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting.

If the property information is not correct, you disagree with the values, or you have other questions about this notice, **please contact your assessor first to discuss any questions or concerns.** Often your issues can be resolved at this level.

If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the formal appeal process.

Property information is available for viewing Monday - Friday, 8:00 a.m. - 4:30 p.m. at the Anoka County Government Center, Room 165 Public Research Area, 2100 3rd Ave., Anoka, or online at www.co.anoka.mn.us.

Property Information (legal description and/or property address)

THE N 165 FT OF E 183 FT OF NE1/4 OF NW1/4 OF SEC 19 TWP 31 RGE 23 (AS MEAS ALG E & N LINES THEREOF) EX RD, SUBJ TO EASE OF REC
384 109TH AVE NE
BLAINE MN 55434-0000



Property I.D.: 19-31-23-21-0002

Property Classification

Assessment Year 2010
(For Taxes Payable in 2011)
Comm/Ind

Assessment Year 2011
(For Taxes Payable in 2012)
Comm/Ind

Property Valuation

	Assessment Year 2010 (For Taxes Payable in 2011)	Assessment Year 2011 (For Taxes Payable in 2012)
Estimated Market Value	\$169,700	\$163,400
Taxable Market Value	\$169,700	\$163,400

Local Board of Appeal and Equalization

April 18, 2011 7:00 PM
Blaine City Hall
10801 Town Square Dr
Blaine MN 55449

To appear please call your Local Assessor at 763-323-5496 or 763-323-5491

County Board of Appeal and Equalization

June 13, 2011 6:00 PM
Anoka County Government Center
County Boardroom - Room 705
2100 3rd Ave
Anoka MN 55303

An appointment must be made in advance to appear before the board. To schedule an appointment please call the County Assessor's Office at 763-323-5475.

Please read the back of this notice for important appeal information.

City of Spring Lake Park



Anoka County
 Larry W. Dalien, Division Manager
 Property Records and Taxation
 2100 3rd Avenue
 Anoka, MN 55303-2281
 (763) 323-5400
 www.co.anoka.mn.us

Taxpayer(s): SMITH JOHN L
 1234 ANYWHERE ST
 ANOKA, MN 55303

Property I.D.: 03-01-01-01-1111
Property Description: LOTS 10 & 11 BLK D
 WATERVIEW HEIGHTS, SUBJ TO EASE OF RECORD

1234 ANYWHERE ST
 ANOKA, MN 55303
Owner(s): SMITH JOHN L

2012

PROPERTY TAX STATEMENT

PROPERTY TAX VALUES & CLASSIFICATION		
Taxes Payable Year:	2011	2012
Estimated Market Value:	177,500	176,700
Homestead Exclusion:		21,337
Taxable Market Value:	177,500	155,363
New Improvements/ Expired Exclusions:		
Property Classification:	Res Hstd	Res Hstd

\$\$\$ REFUNDS? *You may be eligible for one or even two refunds to reduce your property tax.*
REFUNDS? *Read the back of this statement to find out how to apply.*

Taxes Payable Year:		2011	2012
1. Use this amount on Form MIPR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
		\$2,243.60	\$2,356.37
Property Tax and Credits			
3. Property taxes before credits		\$2,243.60	\$2,356.37
4. Credits that reduce property taxes			
A. Agricultural market value credit		\$0.00	\$0.00
B. Agricultural preserve credit		\$0.00	\$0.00
5. Property taxes after credits		\$2,243.60	\$2,356.37
Property Tax by Jurisdiction			
6. County			
A. General county levy		\$634.01	\$639.40
B. Regional rail authority		\$21.14	\$10.10
7. County/municipal public safety radio system		\$6.73	\$7.29
8. City or town		\$682.69	\$782.71
9. State general tax		\$0.00	\$0.00
10. School district: 11			
A. Voter approved levies		\$549.47	\$622.07
B. Other local levies		\$280.72	\$217.78
11. Special taxing districts			
A. Metropolitan special taxing districts		\$45.75	\$50.71
B. Other special taxing districts		\$23.09	\$26.31
C. Tax increment		\$0.00	\$0.00
D. Fiscal disparity		\$0.00	\$0.00
12. Non-school voter approved referenda levies		\$0.00	\$0.00
13. Total property tax before special assessments		\$2,243.60	\$2,356.37
Special Assessments			
14. Special Assessments			
A. Solid waste management charge		\$36.09	\$24.02
B. All other special assessments		\$0.00	\$0.00
C. Contamination tax		\$0.00	\$0.00
15. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,279.69	\$2,380.39

2nd HALF PAYMENT STUB – PAYABLE 2012

To avoid penalty, pay on or before: **October 15, 2012**

Taxpayer(s): SMITH JOHN L
 1234 ANYWHERE ST
 ANOKA, MN 55303

Check to indicate address corrections on back.

Property I.D.: 03-01-01-01-1111

Total Property Tax for 2012: **\$2,380.39**
Second-half payment due Oct. 15: \$1,190.20

*Please Include Property I.D. on Check
 Make Check Payable To: Anoka County
 2100 3rd Ave., ANOKA, MN 55303-2281*

Your canceled check is your receipt. Do not send cash.

03-01-01-01-1111 000001190-20

City of Spring Lake Park

SSS REFUNDS
 Even if you did not qualify in previous years, you may qualify for one or even two refunds from the State of Minnesota based on your 2012 Property Taxes.

If you owned and occupied this property on January 2, 2012 as your homestead, you may qualify for one or both of the following refunds:

1. You may be eligible for a refund if your taxes exceeded certain income-based thresholds, and your total household income is less than \$100,780.
2. If you also owned and occupied this property on January 2, 2011 as your homestead, you may be eligible for a refund if your property taxes increased by more than 12 percent and at least \$100 over last year.

If you need Form M1PR and instructions:



www.taxes.state.mn.us



(651) 296-4444



Minnesota Tax Forms
 Mail Station 1421
 St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizens Property Tax Deferral

The Senior Citizen Deferral Program was established to help senior citizens having difficulty paying property taxes. This deferral program allows senior citizens to leverage the equity in their home, providing two primary advantages.

1. It limits the annual out-of-pocket payment for property taxes to 3 percent of total household income, and
 2. It provides predictability. The amount you pay will not change for as long as you participate in this program.
- To be eligible, you must be 1) at least 65 years old, 2) with a household income of \$60,000 or less, and 3) have lived in your home for at least 15 years. While in this program, you will only have to pay taxes equal to 3 percent of your net income, with the remaining tax paid by a low interest loan by the State of Minnesota. This is not a tax forgiveness program – the unpaid tax along with accumulated interest will become a lien on the property for future satisfaction, such as upon a sale or disposition of the estate. To receive a fact sheet and application, please call: (651) 556-4803.

Penalty for Late Payment of Property Tax

If you pay your first half and second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty you will pay if your property taxes are not paid before the date shown.

Agricultural Homesteads: If the due date for your second half property tax payment is November 15 and your property is classified as agricultural homestead property, the penalty rates for late payments are: 6% if you pay from November 16 through November 30; 8% if you pay from December 1 through January 1; and 10% if you pay on January 2, 2013 or later.

Agricultural Non-homesteads: If the due date for your second half property tax payment is November 15 and your property is classified as agricultural non-homestead property, the penalty rates for late payments are: 8% if you pay from November 16 through November 30, 12% if you pay from December 1 through January 1, and 14% if you pay on January 2, 2013 or later.

Note: The taxes for personal property located on leased government-owned land may be paid in two installments which are due at the same time as real property taxes, and which are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 16, 2012.

Property Type:	2012										2013	
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2	
Homestead and Cabins												
1 st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%	
2 nd half							2%	6%	6%	8%	10%	
Both Unpaid							5%	7%	7%	8%	10%	
Non-Homestead												
1 st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%	
2 nd half							4%	8%	8%	12%	14%	
Both Unpaid							8%	10%	10%	12%	14%	
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
Manufactured Homes												
1 st half					8%	8%	8%	8%	8%	8%	8%	
2 nd half									8%	8%	8%	

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of the transfer are paid.

IMPORTANT INFORMATION ABOUT YOUR PROPERTY TAX STATEMENT

- > Only one tax statement per parcel is mailed per year. Statements are mailed in mid to late March, with the exception of manufactured homes, which are mailed in mid to late June. A change in the ownership recorded after January 1 of the current year, will not initiate the mailing of a new tax statement. The statement will be sent to the previous owner or taxpayer. Mortgage refinance and/or satisfaction and sale are common reasons for a change in the current year taxpayer and require a request for a duplicate tax statement. If you have not received your tax statement(s) by April 1st of any year (July 15th for manufactured homes), please call (763) 323-5400 and request a duplicate.
- > If you have paid off or refinanced your mortgage and were escrowing your tax payment, you are responsible for paying the taxes due. Failure to timely pay your taxes due to not receiving or having a tax statement will not forgive the imposition of penalty and interest.
- > **HOMESTEAD:** Property currently classified as homestead will not be mailed a homestead verification card and will continue to be classified as homestead as long as the property is occupied by the owner or qualifying relative as their principal place of residence. Any change in the occupancy status of homestead property requires notification to the County Assessor.
- > **IMPORTANT TELEPHONE NUMBERS:** (651) 296-3781 Property tax refund questions – State of Minnesota
 (763) 323-5737 Solid waste management charge (Line 14A) questions and information – Anoka County
 (763) 323-5400 All property related questions – Anoka County

Anoka County Now Offers Direct Payments and Internet Payments for Property Taxes

- Your property tax payments can now be made automatically from your checking or savings account. For more information on direct payments call (763) 323-5400. From the main menu press “2” for general information, then press “0” (not available for escrow accounts).
- You can pay your taxes from your bank account or with your Visa or Mastercard on line at www.anokacounty.us
- Call (763) 323-5400 for our Interactive Voice Response (IVR) system to access property tax information.

If Paying by Check Please be sure that:

- The Property I.D. is on your check(s)
- The check is signed and made out for the proper amount
- The payment stub is enclosed

ADDRESS CORRECTION

NAME	
ADDRESS	
CITY	
STATE	ZIP

TO AVOID LATE FEES, YOUR PAYMENT MUST BE POSTMARKED BY THE DATE SHOWN ON THE FACE

Annual Report on the Twin Cities Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE
13-COUNTY TWIN CITIES REGION



BETTER AGENTS ♦ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®

2014

Annual Report on the Twin Cities Housing Market



FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE
13-COUNTY TWIN CITIES REGION

BETTER AGENTS ♦ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®

Two steps forward, one step back. That's how the 2014 housing recovery went in most local U.S. markets. It was another recovery year but not without its hurdles – some new, some familiar. Metrics like sales price and new listings showed improvement, while new home construction and inventory didn't quite meet expectations. Though the rate of improvement is uneven across areas, price tiers and market segments, overwhelmingly encouraging data sets a positive tone for 2015.

While that data confirms that recovery is still underway, it also suggests that the 2014 recovery was not as strong as in 2013. Moderate inventory gains meant less robust – yet still mostly positive – price growth. Since prices have risen, the affordability picture isn't what it was in 2012 or 2013, though affordability remains above its long-term average. Factors such as inadequate mortgage liquidity, stagnant wage growth and student loan debt have served as impediments to both first-time and move-up buyers.

Sales Interest rates remained lower than most expected. That helped fuel buyer activity. In general, sales continue to skew away from the distressed segments and toward traditional sales. Overall pending sales increased 6.1 percent to 49,610 for the year. In 2015, watch for stronger seller activity to increase inventory levels, which could alleviate shortages in certain areas and segments.

Listings Those shopping for homes saw their searches return fewer homes but listings of higher quality. With 11,822 active listings as of the end of 2014, consumers had 7.2 percent fewer options in 2014 than in 2013. Persistent price gains meant once-underwater sellers could finally list their homes, but it would be good to see more sellers finding the extra confidence to sell. Seller activity increased 2.3 percent to 73,768 new listings. Expect that to continue in 2015.

Distressed Properties In almost every community, foreclosure and short sale activity is declining and is near multi-year lows. That's a good thing, since these distressed product types sell at a steep discount to their traditional counterparts. In 2014, the percentage of closed sales that were either foreclosure or short sale fell 41.8 percent to 16.5 percent.

Property Types With boomers emptying their suburban nests and millennials having their own unique set of preferences, market activity can often vary by property type, but the prevailing trend in median sales prices for both single-family homes and condos-townhouses was up – finishing 2014 with increases of 6.6 percent and 8.2 percent, respectively.

Prices Prices in most areas have enjoyed another year of gains. The overall median sales price rose 7.2 percent to \$205,739 for the year. Home prices should continue to rise in 2015 but perhaps at a tempered pace as the market approaches a natural balancing point. Price gains should be more in line with historical norms in 2015.

If the economic tailwinds stick around as they should, housing will get a boost in 2015. Qualified first-time buyers need good jobs and access to mortgage capital. Watch for movement on housing finance reform. Rates should be stable until mid-2015, when the Federal Reserve is expected to raise the key federal funds rate.

By almost all measures, the economic landscape has improved. Recent gross domestic product growth is rising at a 5.0 percent annual rate. The national unemployment rate is under 6.0, down from a 10-year high of 10.0 in October 2009, and stocks are reaching all time highs. The deficit is down by two-thirds, gas prices are at multi-year lows and we're in the midst of the largest stretch of job gains on record. Given all that, 2015 should hold much promise. Here's to making the most of it.

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- 6** Distressed Homes Review
- 7** New Construction Review
- 8** Area Overviews
- 15** Area Historical Prices

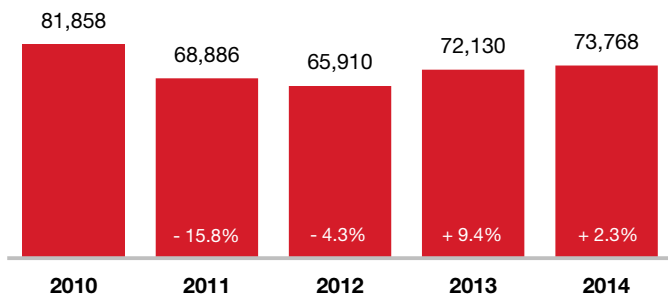
Click on desired metric to jump to that page.



Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

New Listings



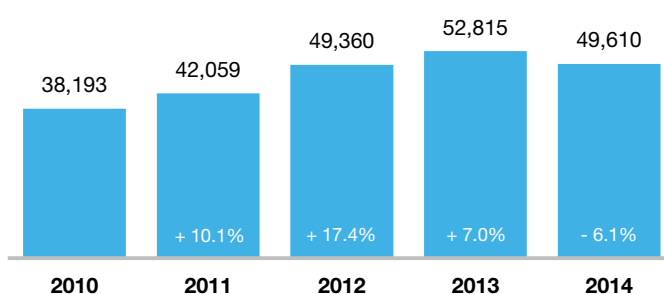
Top 5 Areas: Change in New Listings from 2013

Circle Pines	+ 61.5%
Dellwood	+ 53.8%
Zumbrota	+ 46.7%
Watertown	+ 46.1%
Tonka Bay	+ 44.7%

Bottom 5 Areas: Change in New Listings from 2013

Lauderdale	- 22.2%
Saint Bonifacius	- 23.6%
Loretto	- 33.3%
Stacy	- 37.3%
Osseo	- 42.6%

Pending Sales



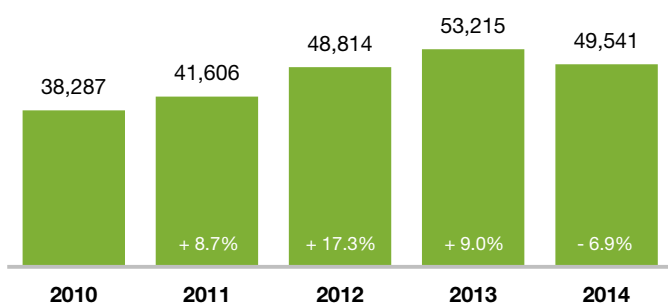
Top 5 Areas: Change in Pending Sales from 2013

Zumbrota	+ 61.1%
Circle Pines	+ 53.0%
Lilydale	+ 40.9%
Newport	+ 38.2%
Wayzata	+ 34.2%

Bottom 5 Areas: Change in Pending Sales from 2013

Long Lake	- 37.5%
Greenfield	- 40.5%
Spring Park	- 47.8%
Grant	- 57.1%
Lauderdale	- 60.0%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2013

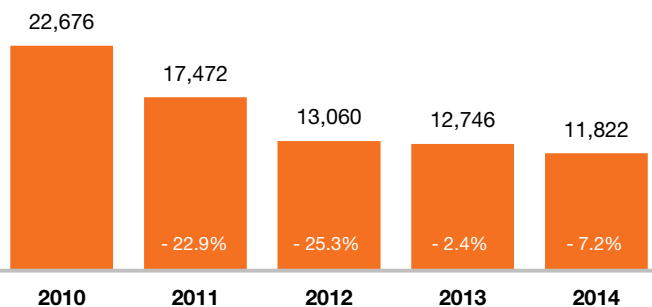
Wayzata	+ 37.7%
Maple Lake	+ 33.9%
Zumbrota	+ 29.5%
Circle Pines	+ 27.8%
Mayer	+ 22.2%

Bottom 5 Areas: Change in Closed Sales from 2013

Lakeland	- 36.4%
Marine on St. Croix	- 38.1%
Lauderdale	- 41.9%
Greenfield	- 44.7%
Spring Park	- 52.2%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2013

Excelsior	+ 250.0%
Lauderdale	+ 100.0%
Tonka Bay	+ 80.0%
Spring Park	+ 75.0%
Spring Lake Park	+ 63.6%

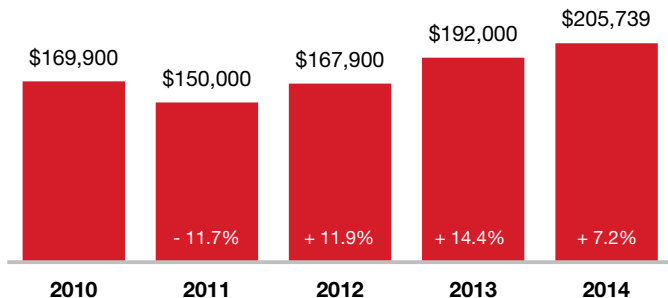
Bottom 5 Areas: Change in Homes for Sale from 2013

Zumbrota	- 44.9%
Saint Paul - West Seventh	- 46.3%
Stacy	- 51.6%
Saint Paul - Como Park	- 53.8%
Minneapolis - Phillips	- 69.2%

Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

Median Sales Price



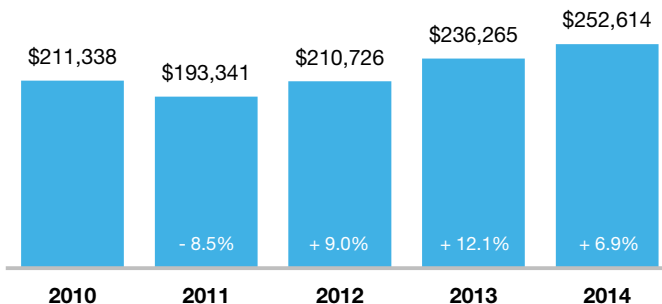
Top 5 Areas: Change in Median Sales Price from 2013

Wayzata	+ 80.3%
Spring Park	+ 63.7%
Dellwood	+ 50.7%
Cologne	+ 44.9%
Greenfield	+ 41.5%

Bottom 5 Areas: Change in Median Sales Price from 2013

Arden Hills	- 16.1%
Greenwood	- 18.9%
Dayton	- 20.3%
Loretto	- 21.5%
Lauderdale	- 32.7%

Average Sales Price



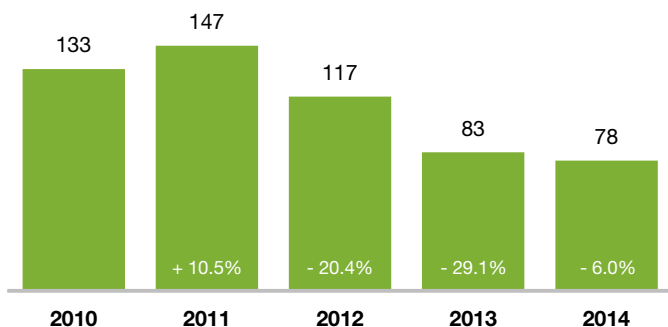
Top 5 Areas: Change in Avg. Sales Price from 2013

Wayzata	+ 48.3%
Lilydale	+ 47.6%
Greenfield	+ 43.6%
Dellwood	+ 42.6%
Lakeland	+ 40.0%

Bottom 5 Areas: Change in Avg. Sales Price from 2013

Greenwood	- 12.8%
Loretto	- 14.5%
Shorewood	- 15.8%
Deephaven	- 16.8%
Lauderdale	- 17.2%

Cumulative Days on Market Until Sale



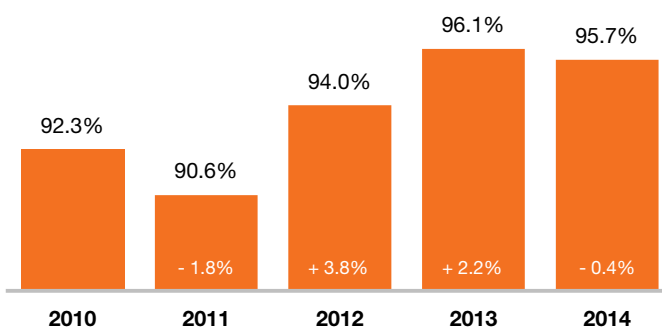
Top 5 Areas: Change in Cumulative Days on Market from 2013

Birchwood Village	+ 76.1%
Dayton	+ 22.2%
Saint Paul - Summit Hill	+ 18.5%
Corcoran	+ 13.6%
Faribault	+ 12.7%

Bottom 5 Areas: Change in Cumulative Days on Market from 2013

Mayer	- 49.0%
Osseo	- 49.4%
Lake Elmo	- 49.5%
Rogers	- 50.8%
Rockford	- 61.4%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2013

Marine on St. Croix	+ 13.6%
Birchwood Village	+ 5.9%
Norwood Young America	+ 5.2%
Bayport	+ 4.0%
Osseo	+ 3.8%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2013

Nowthen	- 3.7%
Lauderdale	- 3.8%
Cokato	- 5.1%
Excelsior	- 5.3%
Grant	- 6.6%

Property Type Review

Rankings include geographies with 15 sales or more. County totals are not included.

81

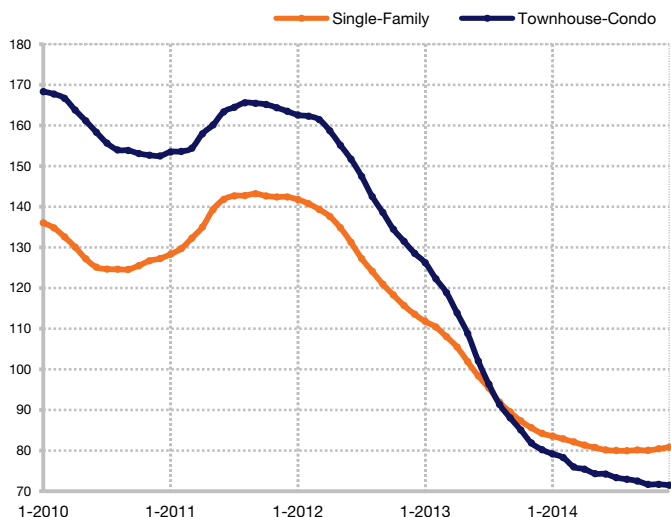
Average
Cumulative Days on Market
Single-Family Detached

71

Average
Cumulative Days on Market
Townhouse-Condo Attached

Cumulative Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Townhouse-Condo Attached Market Share in 2014

Twin Cities Region	Market Share
Minneapolis - Central	99.9%
Saint Paul - Downtown	97.6%
Lilydale	89.7%
Minneapolis - University	75.1%
Hugo	55.4%
Spring Park	54.5%
Minneapolis - Phillips	54.3%
Minneapolis - Calhoun-Isle	51.5%
Lauderdale	50.0%
Saint Paul - St. Anthony Park	48.4%
Wayzata	48.4%
Apple Valley	44.4%
Vadnais Heights	43.7%
Hopkins	42.7%
Saint Paul - Summit-University	42.1%
Little Canada	41.5%
Inver Grove Heights	41.5%
Burnsville	41.0%
Oakdale	40.5%
Woodbury	40.4%
Maple Grove	40.3%
Eden Prairie	39.6%
Rosemount	38.3%
Chanhassen	37.7%
Eagan	37.5%

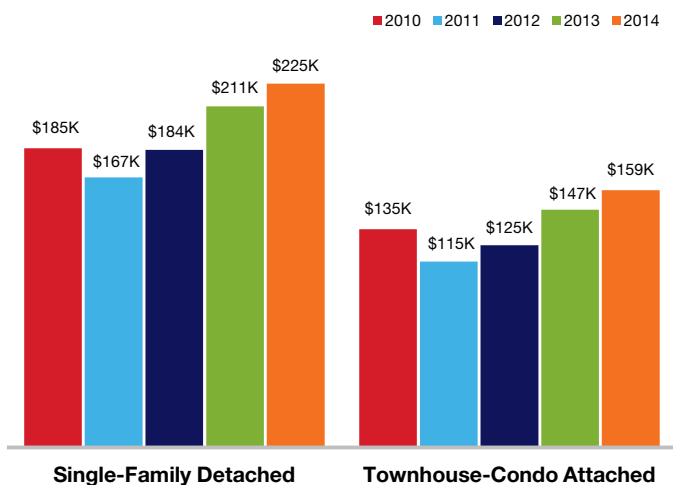
+ 6.6%

One-Year Change in Price
Single-Family Detached

+ 8.2%

One-Year Change in Price
Townhouse-Condo Attached

Median Sales Price



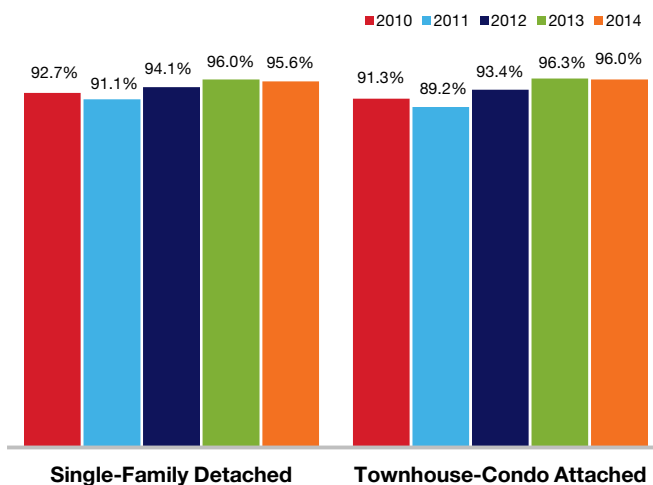
95.6%

Pct. of Orig. Price Received
Single-Family Detached

96.0%

Pct. of Orig. Price Received
Townhouse-Condo Attached

Percent of Original List Price Received





Distressed Homes Review

Rankings include geographies with 15 sales or more. County totals are not included.

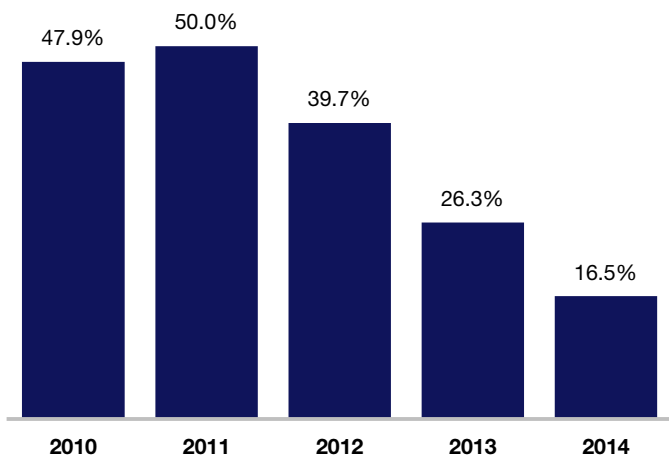
16.5%

Percent of Closed Sales in 2014 That Were Distressed

- 41.8%

One-Year Change in Sales of Distressed Properties

Percent of Sales That Were Distressed



Top Areas: Distressed Market Share in 2014

Twin Cities Region	16.5%
Saint Paul - Dayton's Bluff	34.6%
Stacy	34.4%
Saint Paul - Thomas-Dale	34.0%
Rush City	32.8%
Spring Lake Park	31.3%
Saint Paul - Payne-Phalen	31.2%
Mora	31.1%
Minneapolis - Camden	31.0%
Brooklyn Center	30.9%
Marine on St. Croix	30.8%
Saint Paul - Greater East Side	30.6%
Princeton	29.6%
Saint Paul - Battle Creek / Highwood	29.6%
Saint Paul - North End / South Como	29.1%
Minneapolis - Near North	29.0%
Greenfield	28.6%
Osseo	28.6%
Pine City	28.6%
Saint Francis	28.6%
Albertville	28.4%
North Branch	27.9%
Hammond	27.9%
South Saint Paul	27.4%
Newport	27.3%
Lonsdale	27.0%

+ 37.2%

Four-Year Change in Price All Properties

+ 10.5%

Four-Year Change in Price Traditional Properties

+ 17.0%

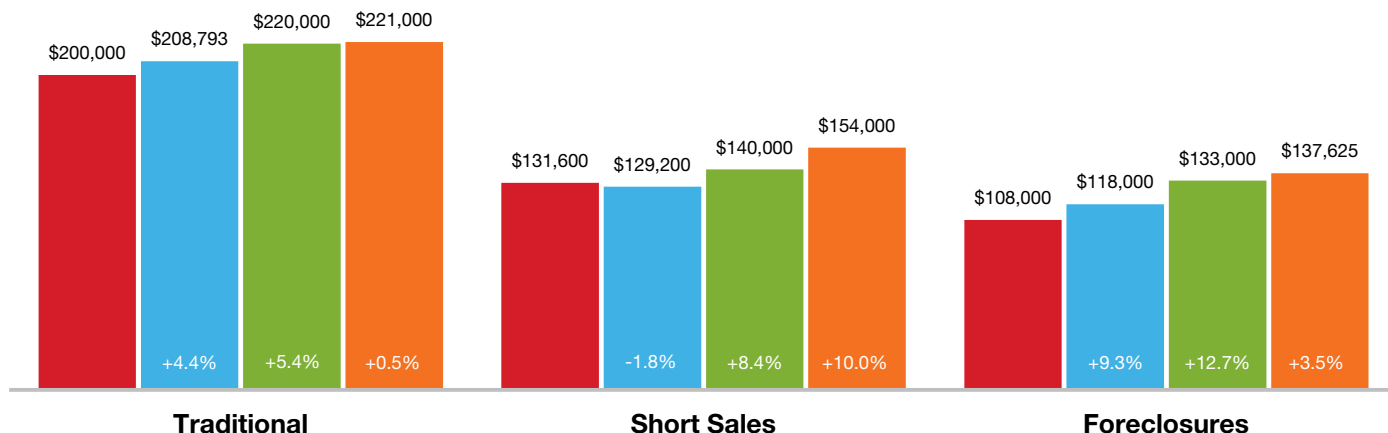
Four-Year Change in Price Short Sales

+ 27.4%

Four-Year Change in Price Foreclosures

Median Sales Price

■ 2011 ■ 2012 ■ 2013 ■ 2014





New Construction Review

Rankings include geographies with 15 sales or more. County totals are not included.

Mar '10

Peak of
New Construction Inventory

581

Drop in New Construction
Inventory from Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2014

Twin Cities Region	7.0%
Medina	38.1%
Hanover	35.3%
Victoria	33.3%
Cologne	30.8%
Chisago	29.7%
Otsego	29.5%
North Oaks	28.0%
Rogers	24.3%
Oak Grove	22.9%
Delano	21.0%
Minneapolis - Central	20.6%
Blaine	20.3%
Elko New Market	19.7%
Bayport	19.5%
Dayton	19.4%
Minnetrista	18.0%
Monticello	17.7%
Lakeville	17.1%
Woodbury	16.5%
Stacy	16.4%
Isanti	15.5%
Ramsey	15.1%
North Branch	14.4%
Greenfield	14.3%
Ham Lake	13.8%

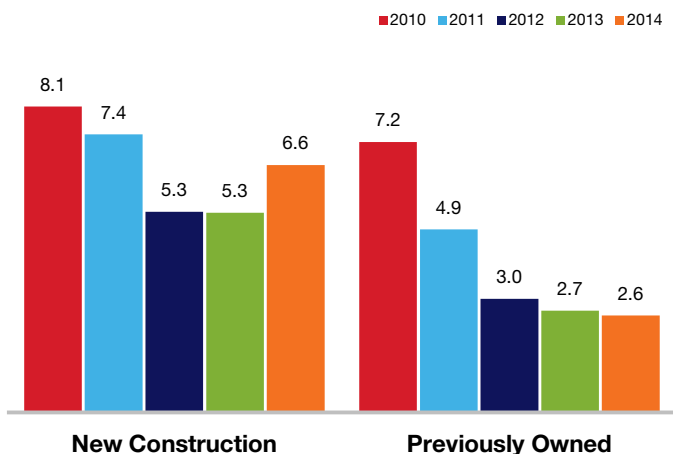
6.6

Year-End Months Supply
New Construction

2.6

Year-End Months Supply
Previously Owned

Months Supply of Inventory



100.2%

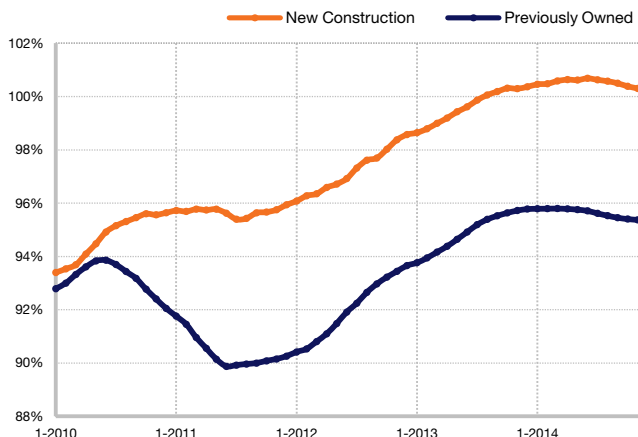
Pct. of Orig. Price Received
New Construction

95.3%

Pct. of Orig. Price Received
Previously Owned

Percent of Original List Price Received

This chart uses a Rolling 12 Month Average for each data point.



2014 Annual Report on the Twin Cities Housing Market
Area Overview – Around the Metro



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Twin Cities Region	49,541	- 6.9%	7.0%	24.0%	16.5%	78	95.7%
Afton	34	0.0%	0.0%	0.0%	17.6%	103	91.2%
Albertville	141	+ 5.2%	5.7%	25.5%	28.4%	78	95.7%
Andover	427	- 14.1%	7.0%	6.6%	21.8%	88	94.9%
Annandale	103	- 1.9%	1.0%	5.8%	22.3%	97	92.2%
Anoka	197	- 7.5%	8.1%	12.2%	25.4%	65	96.8%
Apple Valley	842	- 4.0%	2.9%	44.4%	17.5%	68	96.1%
Arden Hills	98	- 12.5%	1.0%	22.4%	10.2%	58	95.3%
Bayport	41	+ 13.9%	19.5%	7.3%	7.3%	94	95.4%
Becker	120	+ 1.7%	6.7%	9.2%	17.5%	105	95.5%
Belle Plaine	140	- 6.0%	5.7%	4.3%	18.6%	92	95.9%
Bethel	7	- 41.7%	0.0%	0.0%	42.9%	175	81.1%
Big Lake	301	- 2.9%	9.6%	4.0%	23.3%	76	95.2%
Birchwood Village	13	- 13.3%	0.0%	0.0%	15.4%	180	91.5%
Blaine	1,124	+ 0.1%	20.3%	34.0%	17.8%	64	97.0%
Bloomington	1,153	- 1.0%	0.8%	28.5%	14.0%	61	96.6%
Bloomington – East	406	+ 11.2%	2.2%	20.0%	17.2%	59	97.4%
Bloomington – West	747	- 6.6%	0.0%	33.2%	12.2%	61	96.1%
Brainerd MSA	1,764	+ 2.4%	2.0%	4.4%	13.5%	167	91.6%
Brooklyn Center	414	- 8.2%	0.0%	8.2%	30.9%	65	95.7%
Brooklyn Park	1,123	- 11.9%	8.1%	24.2%	26.3%	66	96.8%
Buffalo	319	+ 2.6%	7.2%	11.0%	21.6%	79	95.3%
Burnsville	817	- 3.8%	2.8%	41.0%	16.8%	71	95.8%
Cambridge	219	+ 7.9%	9.1%	15.5%	23.7%	77	95.7%
Cannon Falls	125	- 7.4%	0.8%	9.6%	11.2%	158	93.0%
Carver	88	- 24.8%	13.6%	23.9%	13.6%	103	94.7%
Centerville	58	- 25.6%	6.9%	25.9%	17.2%	69	96.3%
Champlin	349	- 4.9%	2.3%	23.2%	23.5%	75	96.5%
Chanhassen	448	- 13.7%	12.5%	37.7%	8.7%	78	95.9%
Chaska	363	- 19.2%	11.6%	30.9%	13.5%	81	96.0%
Chisago	101	+ 6.3%	29.7%	7.9%	15.8%	98	96.2%
Circle Pines	92	+ 27.8%	1.1%	30.4%	26.1%	62	96.8%
Clear Lake	105	+ 1.9%	2.9%	1.0%	21.9%	108	92.0%
Clearwater	59	- 3.3%	3.4%	5.1%	16.9%	131	94.2%
Coates	0	--	0.0%	0.0%	0.0%	0	0.0%
Cokato	51	- 10.5%	0.0%	0.0%	19.6%	120	89.9%
Cologne	39	- 30.4%	30.8%	2.6%	12.8%	58	95.5%
Columbia Heights	312	- 10.6%	5.4%	15.4%	24.0%	68	94.4%
Columbus	32	+ 10.3%	3.1%	0.0%	25.0%	80	95.9%
Coon Rapids	853	- 15.7%	0.9%	28.1%	25.6%	63	96.3%
Corcoran	48	- 25.0%	0.0%	0.0%	14.6%	92	94.7%
Cottage Grove	537	- 0.6%	7.8%	15.3%	16.9%	62	96.7%
Crystal	384	- 9.6%	1.3%	4.9%	22.9%	68	95.4%
Dayton	72	+ 18.0%	19.4%	2.8%	25.0%	86	95.6%

2014 Annual Report on the Twin Cities Housing Market
Area Overview – Around the Metro



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Deephaven	55	- 15.4%	1.8%	0.0%	7.3%	85	93.8%
Delano	143	- 5.3%	21.0%	8.4%	16.8%	99	95.5%
Dellwood	19	+ 11.8%	0.0%	0.0%	0.0%	243	90.3%
Eagan	915	- 3.8%	6.6%	37.5%	14.3%	62	96.5%
East Bethel	155	+ 2.6%	3.9%	0.0%	23.9%	89	93.9%
Eden Prairie	1,024	- 3.9%	3.5%	39.6%	8.6%	75	96.0%
Edina	949	- 4.4%	8.5%	34.1%	4.8%	78	95.8%
Elk River	467	+ 4.2%	9.9%	22.9%	17.6%	78	96.0%
Elko New Market	132	+ 10.9%	19.7%	12.9%	18.2%	84	97.2%
Excelsior	19	- 34.5%	0.0%	31.6%	5.3%	73	92.9%
Falcon Heights	56	- 8.2%	0.0%	10.7%	3.6%	66	95.3%
Faribault	418	+ 14.8%	1.2%	9.1%	24.4%	118	92.2%
Farmington	498	- 1.2%	7.6%	25.7%	16.1%	66	96.5%
Forest Lake	302	- 17.7%	11.3%	25.5%	15.9%	102	95.1%
Fridley	343	- 5.0%	2.3%	15.7%	23.0%	73	96.0%
Gem Lake	2	- 50.0%	50.0%	0.0%	0.0%	56	94.7%
Golden Valley	344	- 9.5%	2.0%	17.7%	9.3%	68	96.0%
Grant	29	- 35.6%	0.0%	0.0%	13.8%	123	89.8%
Greenfield	21	- 44.7%	14.3%	0.0%	28.6%	177	94.7%
Greenwood	14	- 12.5%	0.0%	21.4%	0.0%	78	90.8%
Ham Lake	189	- 10.8%	13.8%	5.3%	19.6%	91	95.7%
Hamburg	9	0.0%	0.0%	0.0%	11.1%	181	92.6%
Hammond	61	+ 15.1%	1.6%	3.3%	27.9%	129	94.7%
Hampton	13	- 23.5%	0.0%	0.0%	7.7%	65	94.0%
Hanover	68	- 5.6%	35.3%	2.9%	20.6%	82	96.1%
Hastings	323	- 3.3%	5.0%	32.5%	16.1%	78	94.8%
Hilltop	2	+ 100.0%	0.0%	100.0%	50.0%	50	82.5%
Hopkins	192	- 10.7%	5.2%	42.7%	20.3%	66	95.5%
Hudson	494	- 2.9%	7.9%	26.5%	12.3%	122	95.5%
Hugo	278	- 19.4%	8.3%	55.4%	17.3%	77	96.7%
Hutchinson	318	+ 11.6%	5.0%	13.2%	13.2%	95	94.4%
Independence	52	+ 18.2%	0.0%	0.0%	11.5%	168	91.9%
Inver Grove Heights	427	- 8.2%	5.4%	41.5%	20.1%	75	96.0%
Isanti	168	- 16.4%	15.5%	6.0%	23.8%	66	96.6%
Jordan	113	- 0.9%	8.8%	6.2%	22.1%	87	95.1%
Lake Elmo	95	+ 6.7%	6.3%	2.1%	5.3%	122	94.1%
Lake Minnetonka Area	854	- 8.6%	6.2%	14.4%	14.3%	116	93.6%
Lake St. Croix Beach	16	+ 6.7%	0.0%	12.5%	25.0%	76	91.1%
Lakeland	21	- 36.4%	0.0%	0.0%	9.5%	156	94.7%
Lakeland Shores	1	- 80.0%	0.0%	0.0%	0.0%	246	79.2%
Lakeville	1,003	- 9.7%	17.1%	21.9%	12.1%	78	96.3%
Lauderdale	18	- 41.9%	0.0%	50.0%	11.1%	75	91.8%
Lexington	10	- 9.1%	0.0%	0.0%	0.0%	33	97.8%
Lilydale	29	+ 20.8%	0.0%	89.7%	0.0%	59	94.6%

2014 Annual Report on the Twin Cities Housing Market
Area Overview – Around the Metro



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Lindstrom	105	- 6.3%	1.9%	14.3%	26.7%	128	93.9%
Lino Lakes	239	- 5.9%	8.8%	20.1%	16.7%	72	96.5%
Little Canada	106	- 12.4%	9.4%	41.5%	14.2%	77	95.2%
Long Lake	22	- 29.0%	0.0%	9.1%	18.2%	104	95.1%
Lonsdale	89	- 19.8%	3.4%	2.2%	27.0%	71	95.0%
Loretto	10	- 33.3%	0.0%	30.0%	10.0%	96	94.5%
Mahtomedi	96	- 27.3%	3.1%	10.4%	6.3%	90	95.1%
Maple Grove	1,215	- 7.5%	10.9%	40.3%	14.1%	73	96.5%
Maple Lake	83	+ 33.9%	0.0%	2.4%	22.9%	122	92.3%
Maple Plain	19	- 17.4%	5.3%	0.0%	5.3%	97	93.5%
Maplewood	455	- 12.7%	2.6%	26.8%	18.5%	78	95.7%
Marine on St. Croix	13	- 38.1%	0.0%	0.0%	30.8%	132	96.1%
Mayer	55	+ 22.2%	12.7%	1.8%	14.5%	62	95.3%
Medicine Lake	5	+ 25.0%	0.0%	0.0%	20.0%	104	96.2%
Medina	134	+ 11.7%	38.1%	17.9%	3.7%	95	95.3%
Mendota	1	0.0%	0.0%	0.0%	100.0%	23	86.8%
Mendota Heights	130	- 20.7%	0.8%	24.6%	6.2%	78	95.1%
Miesville	1	- 75.0%	0.0%	0.0%	0.0%	7	105.2%
Minneapolis - (Citywide)	5,478	- 2.5%	4.9%	26.8%	14.4%	73	95.8%
Minneapolis - Calhoun-Isle	445	+ 4.7%	3.8%	51.5%	9.0%	107	95.1%
Minneapolis - Camden	607	- 6.2%	0.7%	2.1%	31.0%	85	92.3%
Minneapolis - Central	791	+ 21.9%	20.6%	99.9%	6.8%	75	98.0%
Minneapolis - Longfellow	393	+ 12.6%	2.3%	1.8%	12.2%	54	97.0%
Minneapolis - Near North	328	- 1.5%	1.8%	7.3%	29.0%	88	94.1%
Minneapolis - Nokomis	778	- 8.5%	1.0%	3.2%	12.3%	63	96.7%
Minneapolis - Northeast	487	- 2.2%	1.2%	5.7%	15.6%	64	95.3%
Minneapolis - Phillips	81	- 1.2%	1.2%	54.3%	24.7%	91	95.1%
Minneapolis - Powderhorn	563	- 7.4%	0.2%	19.9%	20.1%	71	95.3%
Minneapolis - Southwest	838	- 12.9%	5.5%	7.8%	5.6%	62	96.4%
Minneapolis - University	177	- 18.1%	2.8%	75.1%	4.5%	82	95.2%
Minnetonka	830	- 1.0%	3.0%	36.9%	9.2%	71	95.6%
Minnetonka Beach	10	- 9.1%	0.0%	0.0%	0.0%	113	89.9%
Minnetrissa	128	- 3.8%	18.0%	2.3%	14.1%	127	95.0%
Monticello	277	+ 8.6%	17.7%	17.7%	18.4%	76	96.4%
Montrose	76	- 26.2%	13.2%	11.8%	25.0%	89	96.0%
Mora	119	+ 2.6%	0.0%	2.5%	31.1%	134	90.9%
Mound	195	- 1.5%	4.6%	12.8%	21.0%	108	93.2%
Mounds View	121	0.0%	0.8%	9.9%	18.2%	74	95.3%
New Brighton	261	+ 15.0%	0.8%	29.5%	12.6%	75	95.3%
New Germany	10	- 16.7%	10.0%	0.0%	30.0%	100	94.6%
New Hope	232	- 10.1%	0.0%	14.7%	19.4%	66	95.3%
New Prague	174	- 8.9%	11.5%	15.5%	14.4%	102	95.5%
New Richmond	246	+ 7.9%	7.7%	12.2%	20.7%	119	95.5%
New Trier	0	--	0.0%	0.0%	0.0%	0	0.0%

2014 Annual Report on the Twin Cities Housing Market
Area Overview – Around the Metro



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Newport	44	+ 18.9%	6.8%	4.5%	27.3%	60	96.9%
North Branch	222	- 8.6%	14.4%	4.5%	27.9%	83	96.2%
North Oaks	75	- 25.0%	28.0%	6.7%	5.3%	165	93.5%
North Saint Paul	175	- 1.1%	0.6%	6.3%	21.7%	76	95.0%
Northfield	314	+ 10.2%	2.2%	24.5%	16.2%	110	93.6%
Norwood Young America	65	+ 6.6%	9.2%	12.3%	18.5%	123	95.3%
Nowthen	46	- 16.4%	0.0%	0.0%	15.2%	102	92.4%
Oak Grove	118	+ 7.3%	22.9%	0.0%	14.4%	76	96.6%
Oak Park Heights	43	- 8.5%	0.0%	37.2%	14.0%	55	96.0%
Oakdale	388	- 15.8%	0.5%	40.5%	24.5%	68	96.2%
Orono	147	- 16.0%	8.2%	4.8%	16.3%	139	93.0%
Osseo	28	- 22.2%	0.0%	10.7%	28.6%	85	96.5%
Otsego	339	- 17.9%	29.5%	26.0%	14.7%	58	96.1%
Pine City	112	- 5.9%	2.7%	0.0%	28.6%	120	91.1%
Pine Springs	4	+ 100.0%	0.0%	0.0%	25.0%	49	98.6%
Plymouth	1,195	- 11.5%	12.6%	35.2%	7.7%	70	96.1%
Princeton	233	+ 12.6%	2.1%	5.6%	29.6%	85	94.6%
Prior Lake	508	- 7.6%	10.6%	26.8%	13.0%	87	95.5%
Ramsey	436	- 0.9%	15.1%	25.0%	22.7%	64	96.2%
Randolph	8	- 27.3%	0.0%	0.0%	0.0%	77	97.7%
Red Wing	277	- 3.1%	0.7%	14.4%	14.1%	138	92.0%
Richfield	544	- 6.7%	0.9%	10.1%	15.1%	57	96.0%
River Falls	218	+ 1.4%	10.6%	16.5%	12.4%	112	95.3%
Robbinsdale	277	+ 1.1%	0.7%	11.2%	16.2%	84	94.5%
Rockford	59	+ 13.5%	3.4%	13.6%	13.6%	108	95.9%
Rogers	206	- 4.6%	24.3%	16.5%	10.7%	71	97.8%
Rosemount	410	+ 0.5%	10.5%	38.3%	15.1%	67	96.5%
Roseville	397	- 9.8%	1.3%	27.0%	10.6%	68	96.0%
Rush City	64	+ 8.5%	1.6%	6.3%	32.8%	136	91.7%
Saint Anthony	119	- 1.7%	0.0%	36.1%	6.7%	51	96.6%
Saint Bonifacius	35	- 22.2%	0.0%	31.4%	22.9%	86	95.7%
Saint Cloud MSA	0	--	0.0%	0.0%	0.0%	0	0.0%
Saint Francis	140	- 6.0%	6.4%	20.0%	28.6%	80	95.3%
Saint Louis Park	831	- 8.6%	4.1%	26.4%	9.6%	67	95.9%
Saint Mary's Point	1	- 87.5%	0.0%	0.0%	0.0%	96	91.9%
Saint Michael	230	- 19.3%	7.8%	20.0%	18.7%	67	95.3%
Saint Paul	3,286	- 8.6%	0.8%	12.8%	20.1%	85	94.6%
Saint Paul - Battle Creek / Highwood	250	- 12.6%	0.4%	6.4%	29.6%	74	96.0%
Saint Paul - Como Park	209	+ 14.2%	0.0%	5.3%	11.0%	81	94.6%
Saint Paul - Dayton's Bluff	188	- 11.3%	0.5%	2.1%	34.6%	89	93.7%
Saint Paul - Downtown	126	+ 0.8%	0.0%	97.6%	6.3%	127	94.4%
Saint Paul - Greater East Side	343	- 18.1%	0.3%	3.5%	30.6%	76	95.2%
Saint Paul - Hamline-Midway	146	+ 8.1%	0.0%	1.4%	15.1%	67	95.9%
Saint Paul - Highland Park	295	- 13.0%	1.0%	11.5%	8.1%	74	95.6%

2014 Annual Report on the Twin Cities Housing Market

Area Overview – Around the Metro



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Lexington-Hamline	145	- 13.2%	1.4%	4.1%	11.0%	88	94.5%
Saint Paul - Macalester-Groveland	287	- 8.6%	2.8%	5.9%	2.1%	68	96.9%
Saint Paul - North End / South Como	268	- 3.6%	0.4%	6.0%	29.1%	80	93.1%
Saint Paul - Payne-Phalen	292	- 17.3%	0.3%	1.0%	31.2%	91	93.4%
Saint Paul - St. Anthony Park	64	+ 6.7%	0.0%	48.4%	6.3%	79	94.2%
Saint Paul - Summit Hill	92	+ 1.1%	1.1%	31.5%	10.9%	120	94.1%
Saint Paul - Summit-University	171	- 7.6%	0.0%	42.1%	16.4%	111	93.5%
Saint Paul - Thomas-Dale	106	- 4.5%	6.6%	1.9%	34.0%	104	93.0%
Saint Paul - West Seventh	146	- 9.3%	0.0%	26.0%	22.6%	89	93.6%
Saint Paul - West Side	158	- 9.7%	0.6%	3.2%	24.7%	91	92.9%
Saint Paul Park	75	- 20.2%	2.7%	12.0%	22.7%	64	93.7%
Savage	520	- 8.1%	11.0%	27.7%	12.9%	77	96.6%
Scandia	49	+ 8.9%	10.2%	0.0%	16.3%	190	92.5%
Shakopee	666	- 8.0%	3.9%	37.2%	20.6%	69	96.5%
Shoreview	387	- 4.0%	3.1%	34.9%	10.9%	69	95.9%
Shorewood	112	- 11.8%	2.7%	16.1%	8.0%	93	95.6%
Somerset	77	+ 13.2%	1.3%	5.2%	20.8%	115	94.4%
South Haven	52	- 3.7%	0.0%	0.0%	17.3%	172	93.4%
South Saint Paul	270	- 13.5%	0.4%	6.3%	27.4%	74	94.7%
Spring Lake Park	67	- 29.5%	0.0%	7.5%	31.3%	67	94.7%
Spring Park	11	- 52.2%	0.0%	54.5%	9.1%	212	94.6%
Stacy	61	- 20.8%	16.4%	4.9%	34.4%	108	95.7%
Stillwater	338	- 12.4%	12.4%	24.9%	9.8%	92	95.3%
Sunfish Lake	4	- 42.9%	0.0%	0.0%	0.0%	398	85.1%
Tonka Bay	23	- 28.1%	0.0%	8.7%	17.4%	117	90.4%
Vadnais Heights	167	- 10.7%	1.2%	43.7%	15.6%	68	95.3%
Vermillion	3	+ 50.0%	0.0%	0.0%	0.0%	40	98.2%
Victoria	210	- 5.8%	33.3%	18.1%	4.8%	89	96.7%
Waconia	233	- 6.0%	10.7%	23.2%	12.0%	80	96.0%
Watertown	91	+ 1.1%	3.3%	6.6%	14.3%	89	93.7%
Wayzata	95	+ 37.7%	5.3%	48.4%	9.5%	129	92.2%
West Saint Paul	246	- 6.5%	2.0%	20.3%	19.9%	87	93.4%
White Bear Lake	345	- 15.0%	1.2%	21.2%	17.4%	69	95.5%
Willernie	6	- 53.8%	0.0%	0.0%	0.0%	73	98.1%
Woodbury	1,253	- 11.9%	16.5%	40.4%	10.6%	63	96.7%
Woodland	7	- 22.2%	0.0%	0.0%	0.0%	297	80.1%
Wyoming	98	- 12.5%	8.2%	4.1%	20.4%	85	95.5%
Zimmerman	222	- 7.9%	8.1%	7.7%	23.0%	83	95.7%
Zumbrota	79	+ 29.5%	2.5%	5.1%	3.8%	86	92.6%

2014 Annual Report on the Twin Cities Housing Market
Area Overview – Counties



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	4,930	- 7.1%	9.7%	20.7%	22.0%	71	96.0%
Carver County	1,617	- 12.6%	14.5%	25.3%	11.4%	84	95.8%
Chisago County	860	- 4.3%	11.3%	5.3%	25.7%	106	94.9%
Dakota County	6,000	- 5.5%	6.9%	33.0%	16.0%	72	95.9%
Goodhue County	687	+ 6.8%	1.2%	10.6%	13.5%	148	92.1%
Hennepin County	18,107	- 5.5%	5.7%	26.8%	14.0%	73	95.9%
Isanti County	577	- 10.3%	8.0%	7.8%	26.7%	84	95.4%
Kanabec County	213	+ 4.9%	0.0%	1.4%	28.2%	146	88.7%
Mille Lacs County	360	- 0.6%	1.4%	6.4%	26.7%	128	92.6%
Ramsey County	6,150	- 8.3%	1.6%	19.4%	17.4%	80	95.0%
Rice County	873	+ 5.1%	2.1%	13.7%	21.0%	111	93.1%
Scott County	2,286	- 7.4%	8.8%	25.1%	16.3%	83	96.1%
Sherburne County	1,458	- 3.1%	8.4%	11.2%	19.6%	84	95.5%
St. Croix County	1,281	- 4.4%	7.7%	15.5%	17.6%	123	95.3%
Washington County	3,781	- 12.2%	10.1%	29.2%	14.2%	78	95.9%
Wright County	2,096	- 6.8%	12.9%	14.1%	20.0%	86	95.2%

Area Overview – Western WI School Districts



	Total Closed Sales	Change from 2013	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Amery, WI – School District 119	134	+ 11.7%	0.0%	5.2%	17.9%	190	91.0%
Baldwin-Woodville, WI – School District 231	107	- 7.0%	2.8%	6.5%	21.5%	118	96.2%
Clayton, WI – School District 1120	12	- 33.3%	0.0%	0.0%	33.3%	230	85.7%
Clear Lake, WI – School District 1127	39	+ 11.4%	0.0%	0.0%	25.6%	155	90.7%
Cumberland, WI – School District 1260	58	+ 9.4%	3.4%	6.9%	3.4%	164	90.2%
Ellsworth, WI – School District 1659	119	+ 1.7%	0.0%	4.2%	25.2%	156	92.0%
Elmwood, WI – School District 1666	14	- 22.2%	0.0%	7.1%	14.3%	129	90.3%
Frederic, WI – School District 1939	42	- 2.3%	0.0%	0.0%	16.7%	231	85.9%
Glenwood City, WI – School District 2198	31	+ 3.3%	0.0%	0.0%	51.6%	138	93.5%
Grantsburg, WI – School District 2233	50	+ 4.2%	0.0%	0.0%	30.0%	206	90.2%
Hudson, WI – School District 2611	518	- 8.3%	8.1%	25.3%	12.0%	127	95.3%
Luck, WI – School District 3213	59	+ 22.9%	0.0%	0.0%	25.4%	169	89.3%
New Richmond, WI – School District 3962	300	+ 9.9%	9.7%	10.3%	21.3%	128	95.2%
Osceola, WI – School District 4165	131	- 13.2%	0.8%	4.6%	26.0%	145	92.4%
Pepin, WI – School District 4270	25	- 21.9%	0.0%	4.0%	20.0%	188	88.9%
Plum City, WI – School District 4459	11	- 31.3%	0.0%	0.0%	54.5%	265	93.1%
Prescott, WI – School District 4578	93	- 13.9%	2.2%	14.0%	30.1%	162	91.9%
River Falls, WI – School District 4893	237	- 8.5%	10.5%	15.2%	13.1%	108	95.4%
Somerset, WI – School District 5432	90	- 11.8%	1.1%	4.4%	21.1%	106	95.1%
Spring Valley, WI – School District 5586	41	+ 2.5%	2.4%	2.4%	19.5%	208	93.6%
St. Croix Central, WI – School District 2422	107	0.0%	1.9%	2.8%	29.0%	119	94.6%
St. Croix Falls, WI – School District 5019	94	- 30.4%	4.3%	5.3%	28.7%	170	89.6%
Turtle Lake, WI – School District 5810	47	- 6.0%	2.1%	2.1%	8.5%	208	86.2%
Unity, WI – School District 238	154	+ 19.4%	0.6%	0.6%	19.5%	180	89.4%

2014 Annual Report on the Twin Cities Housing Market
Median Prices – Around the Metro



	2010	2011	2012	2013	2014	Change From 2013	Change From 2010
Twin Cities Region	\$169,900	\$150,000	\$167,900	\$192,000	\$205,739	+ 7.2%	+ 21.1%
Afton	\$330,000	\$430,000	\$275,000	\$409,500	\$412,375	+ 0.7%	+ 25.0%
Albertville	\$150,200	\$142,500	\$149,950	\$178,900	\$179,900	+ 0.6%	+ 19.8%
Andover	\$205,000	\$182,000	\$205,000	\$227,491	\$236,700	+ 4.0%	+ 15.5%
Annandale	\$154,110	\$153,889	\$170,000	\$159,000	\$172,221	+ 8.3%	+ 11.8%
Anoka	\$136,312	\$113,500	\$122,900	\$146,950	\$166,000	+ 13.0%	+ 21.8%
Apple Valley	\$177,150	\$149,950	\$175,000	\$195,000	\$213,000	+ 9.2%	+ 20.2%
Arden Hills	\$241,025	\$157,500	\$325,000	\$300,300	\$252,000	- 16.1%	+ 4.6%
Bayport	\$157,500	\$147,000	\$184,500	\$200,000	\$237,450	+ 18.7%	+ 50.8%
Becker	\$131,950	\$131,700	\$149,375	\$155,900	\$169,900	+ 9.0%	+ 28.8%
Belle Plaine	\$142,250	\$137,300	\$145,000	\$159,000	\$187,400	+ 17.9%	+ 31.7%
Bethel	\$147,600	\$100,000	\$115,950	\$135,000	\$115,000	- 14.8%	- 22.1%
Big Lake	\$140,000	\$117,500	\$134,900	\$154,500	\$169,900	+ 10.0%	+ 21.4%
Birchwood Village	\$0	\$240,500	\$227,900	\$287,375	\$340,000	+ 18.3%	--
Blaine	\$170,500	\$154,900	\$175,000	\$199,200	\$218,957	+ 9.9%	+ 28.4%
Bloomington	\$178,322	\$157,000	\$171,000	\$193,100	\$201,000	+ 4.1%	+ 12.7%
Bloomington – East	\$157,000	\$140,000	\$145,300	\$169,350	\$182,000	+ 7.5%	+ 15.9%
Bloomington – West	\$206,950	\$181,725	\$191,000	\$215,000	\$225,000	+ 4.7%	+ 8.7%
Brainerd MSA	\$152,000	\$145,000	\$154,700	\$160,000	\$165,000	+ 3.1%	+ 8.6%
Brooklyn Center	\$110,000	\$82,300	\$95,000	\$122,250	\$139,950	+ 14.5%	+ 27.2%
Brooklyn Park	\$140,000	\$127,000	\$146,000	\$167,000	\$174,900	+ 4.7%	+ 24.9%
Buffalo	\$150,000	\$131,500	\$141,000	\$171,810	\$175,000	+ 1.9%	+ 16.7%
Burnsville	\$167,000	\$147,750	\$165,300	\$185,000	\$209,000	+ 13.0%	+ 25.1%
Cambridge	\$105,000	\$94,000	\$101,300	\$127,000	\$148,250	+ 16.7%	+ 41.2%
Cannon Falls	\$139,450	\$121,450	\$145,000	\$177,500	\$168,800	- 4.9%	+ 21.0%
Carver	\$225,900	\$225,000	\$245,000	\$282,500	\$270,000	- 4.4%	+ 19.5%
Centerville	\$180,000	\$154,600	\$180,000	\$189,950	\$197,500	+ 4.0%	+ 9.7%
Champlin	\$172,078	\$148,000	\$159,400	\$182,700	\$194,000	+ 6.2%	+ 12.7%
Chanhassen	\$313,500	\$297,500	\$280,500	\$303,500	\$318,000	+ 4.8%	+ 1.4%
Chaska	\$210,750	\$170,000	\$207,500	\$251,000	\$235,000	- 6.4%	+ 11.5%
Chisago	\$159,500	\$155,700	\$168,500	\$199,850	\$201,000	+ 0.6%	+ 26.0%
Circle Pines	\$139,900	\$124,150	\$139,450	\$144,150	\$154,000	+ 6.8%	+ 10.1%
Clear Lake	\$168,950	\$146,800	\$152,450	\$160,500	\$154,500	- 3.7%	- 8.6%
Clearwater	\$159,900	\$127,750	\$150,000	\$160,000	\$159,500	- 0.3%	- 0.3%
Coates	\$0	\$0	\$0	\$0	\$0	--	--
Cokato	\$99,000	\$107,500	\$105,000	\$129,900	\$119,900	- 7.7%	+ 21.1%
Cologne	\$193,000	\$189,900	\$182,550	\$181,500	\$262,950	+ 44.9%	+ 36.2%
Columbia Heights	\$120,000	\$101,500	\$99,950	\$132,000	\$140,000	+ 6.1%	+ 16.7%
Columbus	\$232,000	\$177,277	\$208,500	\$202,800	\$227,500	+ 12.2%	- 1.9%
Coon Rapids	\$133,000	\$114,900	\$125,105	\$150,000	\$160,600	+ 7.1%	+ 20.8%
Corcoran	\$291,500	\$246,000	\$230,000	\$300,000	\$312,500	+ 4.2%	+ 7.2%
Cottage Grove	\$174,450	\$160,000	\$174,650	\$194,000	\$210,000	+ 8.2%	+ 20.4%
Crystal	\$139,900	\$105,000	\$127,550	\$149,250	\$158,000	+ 5.9%	+ 12.9%
Dayton	\$205,000	\$142,000	\$191,500	\$274,000	\$218,250	- 20.3%	+ 6.5%

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Deephaven	\$509,000	\$322,000	\$493,250	\$518,500	\$585,000	+ 12.8%	+ 14.9%
Delano	\$195,000	\$173,150	\$205,500	\$232,870	\$241,250	+ 3.6%	+ 23.7%
Dellwood	\$617,575	\$499,000	\$360,000	\$507,500	\$765,000	+ 50.7%	+ 23.9%
Eagan	\$189,000	\$170,950	\$193,990	\$220,000	\$234,375	+ 6.5%	+ 24.0%
East Bethel	\$150,400	\$162,500	\$165,000	\$179,900	\$198,500	+ 10.3%	+ 32.0%
Eden Prairie	\$264,800	\$257,110	\$257,000	\$279,647	\$300,000	+ 7.3%	+ 13.3%
Edina	\$339,000	\$339,000	\$343,875	\$350,000	\$380,000	+ 8.6%	+ 12.1%
Elk River	\$160,000	\$132,000	\$157,000	\$172,000	\$195,000	+ 13.4%	+ 21.9%
Elko New Market	\$209,900	\$193,000	\$215,000	\$247,627	\$257,260	+ 3.9%	+ 22.6%
Excelsior	\$277,000	\$350,000	\$291,500	\$409,750	\$452,500	+ 10.4%	+ 63.4%
Falcon Heights	\$239,500	\$207,500	\$228,706	\$244,000	\$257,450	+ 5.5%	+ 7.5%
Faribault	\$118,500	\$100,000	\$115,000	\$128,450	\$137,500	+ 7.0%	+ 16.0%
Farmington	\$172,000	\$140,500	\$163,000	\$192,500	\$210,000	+ 9.1%	+ 22.1%
Forest Lake	\$135,450	\$153,750	\$185,000	\$191,000	\$219,900	+ 15.1%	+ 62.3%
Fridley	\$136,545	\$120,000	\$127,000	\$153,500	\$160,000	+ 4.2%	+ 17.2%
Gem Lake	\$225,450	\$240,000	\$352,261	\$169,450	\$563,864	+ 232.8%	+ 150.1%
Golden Valley	\$235,500	\$199,000	\$218,500	\$246,000	\$247,500	+ 0.6%	+ 5.1%
Grant	\$395,000	\$422,500	\$367,500	\$415,500	\$445,000	+ 7.1%	+ 12.7%
Greenfield	\$237,750	\$373,000	\$350,000	\$354,000	\$500,750	+ 41.5%	+ 110.6%
Greenwood	\$659,900	\$755,000	\$675,000	\$921,500	\$747,500	- 18.9%	+ 13.3%
Ham Lake	\$227,500	\$211,500	\$231,000	\$271,600	\$289,900	+ 6.7%	+ 27.4%
Hamburg	\$102,450	\$75,200	\$111,500	\$95,500	\$138,000	+ 44.5%	+ 34.7%
Hammond	\$116,500	\$115,750	\$121,450	\$144,000	\$152,900	+ 6.2%	+ 31.2%
Hampton	\$189,950	\$172,000	\$138,500	\$217,250	\$200,000	- 7.9%	+ 5.3%
Hanover	\$208,875	\$214,950	\$211,000	\$239,950	\$254,313	+ 6.0%	+ 21.8%
Hastings	\$148,500	\$128,500	\$142,000	\$169,900	\$182,500	+ 7.4%	+ 22.9%
Hilltop	\$35,000	\$0	\$24,500	\$34,500	\$47,500	+ 37.7%	+ 35.7%
Hopkins	\$148,000	\$125,000	\$159,950	\$180,500	\$182,000	+ 0.8%	+ 23.0%
Hudson	\$194,848	\$184,500	\$195,000	\$228,500	\$233,125	+ 2.0%	+ 19.6%
Hugo	\$158,338	\$137,000	\$164,199	\$195,000	\$180,000	- 7.7%	+ 13.7%
Hutchinson	\$127,950	\$115,000	\$111,500	\$125,000	\$142,000	+ 13.6%	+ 11.0%
Independence	\$433,500	\$247,950	\$387,250	\$405,000	\$424,950	+ 4.9%	- 2.0%
Inver Grove Heights	\$165,500	\$155,000	\$160,000	\$194,950	\$182,500	- 6.4%	+ 10.3%
Isanti	\$114,114	\$91,500	\$117,000	\$125,000	\$149,900	+ 19.9%	+ 31.4%
Jordan	\$174,150	\$178,000	\$177,000	\$215,000	\$208,750	- 2.9%	+ 19.9%
Lake Elmo	\$369,500	\$374,800	\$367,500	\$374,900	\$428,500	+ 14.3%	+ 16.0%
Lake Minnetonka Area	\$345,000	\$328,500	\$340,000	\$369,900	\$380,000	+ 2.7%	+ 10.1%
Lake St. Croix Beach	\$154,850	\$85,250	\$180,000	\$139,000	\$176,250	+ 26.8%	+ 13.8%
Lakeland	\$211,000	\$221,000	\$195,500	\$204,990	\$223,000	+ 8.8%	+ 5.7%
Lakeland Shores	\$738,100	\$178,139	\$270,000	\$265,000	\$1,500,000	+ 466.0%	+ 103.2%
Lakeville	\$225,000	\$205,000	\$226,000	\$258,000	\$272,000	+ 5.4%	+ 20.9%
Lauderdale	\$173,900	\$128,150	\$168,000	\$175,000	\$117,750	- 32.7%	- 32.3%
Lexington	\$130,000	\$108,563	\$136,950	\$149,900	\$181,920	+ 21.4%	+ 39.9%
Lilydale	\$201,500	\$177,500	\$190,000	\$200,250	\$280,000	+ 39.8%	+ 39.0%

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Lindstrom	\$150,000	\$143,900	\$140,000	\$160,025	\$179,999	+ 12.5%	+ 20.0%
Lino Lakes	\$211,250	\$174,200	\$208,375	\$229,900	\$243,300	+ 5.8%	+ 15.2%
Little Canada	\$106,500	\$140,000	\$175,000	\$185,500	\$192,593	+ 3.8%	+ 80.8%
Long Lake	\$198,500	\$186,500	\$227,500	\$231,500	\$212,250	- 8.3%	+ 6.9%
Lonsdale	\$150,000	\$135,000	\$144,900	\$171,000	\$182,300	+ 6.6%	+ 21.5%
Loretto	\$215,572	\$217,875	\$130,000	\$199,900	\$156,900	- 21.5%	- 27.2%
Mahtomedi	\$249,995	\$257,500	\$249,900	\$245,000	\$299,900	+ 22.4%	+ 20.0%
Maple Grove	\$258,000	\$214,000	\$219,453	\$233,000	\$246,000	+ 5.6%	- 4.7%
Maple Lake	\$100,000	\$112,840	\$134,950	\$145,000	\$167,000	+ 15.2%	+ 67.0%
Maple Plain	\$166,700	\$153,500	\$187,450	\$178,750	\$212,500	+ 18.9%	+ 27.5%
Maplewood	\$156,000	\$139,400	\$145,000	\$165,000	\$182,500	+ 10.6%	+ 17.0%
Marine on St. Croix	\$272,500	\$242,000	\$274,450	\$320,000	\$322,450	+ 0.8%	+ 18.3%
Mayer	\$174,950	\$169,900	\$164,405	\$189,900	\$190,000	+ 0.1%	+ 8.6%
Medicine Lake	\$600,000	\$315,000	\$650,000	\$542,000	\$465,000	- 14.2%	- 22.5%
Medina	\$615,000	\$525,000	\$460,000	\$527,500	\$525,000	- 0.5%	- 14.6%
Mendota	\$493,500	\$80,000	\$154,500	\$287,000	\$78,000	- 72.8%	- 84.2%
Mendota Heights	\$305,000	\$286,500	\$272,000	\$282,500	\$330,000	+ 16.8%	+ 8.2%
Miesville	\$165,350	\$0	\$140,000	\$231,671	\$205,000	- 11.5%	+ 24.0%
Minneapolis - (Citywide)	\$160,000	\$140,000	\$165,000	\$189,000	\$205,000	+ 8.5%	+ 28.1%
Minneapolis - Calhoun-Isle	\$315,000	\$267,021	\$300,000	\$325,560	\$318,500	- 2.2%	+ 1.1%
Minneapolis - Camden	\$66,002	\$45,000	\$59,500	\$76,500	\$101,000	+ 32.0%	+ 53.0%
Minneapolis - Central	\$225,000	\$214,250	\$220,000	\$247,250	\$321,000	+ 29.8%	+ 42.7%
Minneapolis - Longfellow	\$170,500	\$147,500	\$169,000	\$185,200	\$196,500	+ 6.1%	+ 15.2%
Minneapolis - Near North	\$55,000	\$43,000	\$60,000	\$80,999	\$100,150	+ 23.6%	+ 82.1%
Minneapolis - Nokomis	\$195,200	\$162,700	\$176,500	\$199,900	\$222,125	+ 11.1%	+ 13.8%
Minneapolis - Northeast	\$151,500	\$125,000	\$140,000	\$169,328	\$179,250	+ 5.9%	+ 18.3%
Minneapolis - Phillips	\$110,000	\$72,500	\$88,000	\$90,225	\$115,000	+ 27.5%	+ 4.5%
Minneapolis - Powderhorn	\$135,000	\$110,000	\$116,400	\$157,250	\$168,000	+ 6.8%	+ 24.4%
Minneapolis - Southwest	\$276,000	\$264,450	\$277,000	\$306,000	\$323,500	+ 5.7%	+ 17.2%
Minneapolis - University	\$207,950	\$205,250	\$209,950	\$221,500	\$225,000	+ 1.6%	+ 8.2%
Minnetonka	\$265,713	\$233,000	\$255,000	\$279,000	\$270,000	- 3.2%	+ 1.6%
Minnetonka Beach	\$825,000	\$1,130,000	\$675,000	\$670,000	\$1,096,450	+ 63.6%	+ 32.9%
Minnetrissa	\$325,086	\$349,950	\$385,000	\$435,000	\$434,000	- 0.2%	+ 33.5%
Monticello	\$135,000	\$124,000	\$137,095	\$156,045	\$172,000	+ 10.2%	+ 27.4%
Montrose	\$131,371	\$114,950	\$130,357	\$149,000	\$164,550	+ 10.4%	+ 25.3%
Mora	\$79,900	\$84,400	\$86,500	\$98,000	\$100,000	+ 2.0%	+ 25.2%
Mound	\$188,000	\$150,000	\$169,000	\$191,000	\$202,000	+ 5.8%	+ 7.4%
Mounds View	\$166,700	\$134,950	\$139,500	\$163,000	\$176,000	+ 8.0%	+ 5.6%
New Brighton	\$178,000	\$157,500	\$165,000	\$171,000	\$197,000	+ 15.2%	+ 10.7%
New Germany	\$105,000	\$110,000	\$100,000	\$142,450	\$154,354	+ 8.4%	+ 47.0%
New Hope	\$148,000	\$126,125	\$155,000	\$173,000	\$185,000	+ 6.9%	+ 25.0%
New Prague	\$161,250	\$143,000	\$174,000	\$195,000	\$188,950	- 3.1%	+ 17.2%
New Richmond	\$135,400	\$110,000	\$124,900	\$137,850	\$155,850	+ 13.1%	+ 15.1%
New Trier	\$149,900	\$0	\$75,000	\$63,700	\$0	- 100.0%	- 100.0%

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Newport	\$123,500	\$72,175	\$98,500	\$141,000	\$167,000	+ 18.4%	+ 35.2%
North Branch	\$136,000	\$115,000	\$123,650	\$150,000	\$164,900	+ 9.9%	+ 21.3%
North Oaks	\$584,000	\$480,000	\$510,000	\$625,000	\$632,997	+ 1.3%	+ 8.4%
North Saint Paul	\$145,000	\$120,000	\$139,950	\$150,500	\$168,000	+ 11.6%	+ 15.9%
Northfield	\$159,900	\$144,550	\$157,250	\$182,500	\$181,963	- 0.3%	+ 13.8%
Norwood Young America	\$155,450	\$119,900	\$128,912	\$146,000	\$158,500	+ 8.6%	+ 2.0%
Nowthen	\$216,000	\$180,000	\$209,500	\$234,500	\$241,000	+ 2.8%	+ 11.6%
Oak Grove	\$200,450	\$175,000	\$200,825	\$228,960	\$244,000	+ 6.6%	+ 21.7%
Oak Park Heights	\$136,100	\$130,000	\$134,799	\$176,200	\$177,000	+ 0.5%	+ 30.1%
Oakdale	\$164,600	\$133,000	\$134,950	\$164,000	\$168,000	+ 2.4%	+ 2.1%
Orono	\$565,000	\$532,500	\$377,223	\$501,000	\$572,000	+ 14.2%	+ 1.2%
Osseo	\$136,000	\$115,000	\$153,950	\$141,950	\$175,000	+ 23.3%	+ 28.7%
Otsego	\$160,610	\$159,900	\$163,450	\$194,525	\$214,900	+ 10.5%	+ 33.8%
Pine City	\$100,000	\$81,500	\$105,260	\$111,275	\$120,000	+ 7.8%	+ 20.0%
Pine Springs	\$390,000	\$300,000	\$271,500	\$320,000	\$377,500	+ 18.0%	- 3.2%
Plymouth	\$249,000	\$245,000	\$275,500	\$304,450	\$305,000	+ 0.2%	+ 22.5%
Princeton	\$113,900	\$111,000	\$105,000	\$138,900	\$149,000	+ 7.3%	+ 30.8%
Prior Lake	\$223,900	\$211,000	\$227,500	\$270,000	\$281,000	+ 4.1%	+ 25.5%
Ramsey	\$156,830	\$137,000	\$153,000	\$182,450	\$199,900	+ 9.6%	+ 27.5%
Randolph	\$198,900	\$168,937	\$139,950	\$195,900	\$262,500	+ 34.0%	+ 32.0%
Red Wing	\$125,000	\$119,850	\$127,500	\$126,900	\$139,375	+ 9.8%	+ 11.5%
Richfield	\$160,000	\$140,250	\$155,000	\$174,950	\$183,750	+ 5.0%	+ 14.8%
River Falls	\$172,500	\$143,600	\$151,000	\$168,500	\$179,200	+ 6.4%	+ 3.9%
Robbinsdale	\$131,500	\$104,750	\$123,500	\$140,000	\$159,000	+ 13.6%	+ 20.9%
Rockford	\$169,800	\$130,000	\$154,000	\$197,400	\$184,768	- 6.4%	+ 8.8%
Rogers	\$212,000	\$210,000	\$236,000	\$265,000	\$278,950	+ 5.3%	+ 31.6%
Rosemount	\$201,500	\$170,000	\$180,500	\$215,000	\$228,500	+ 6.3%	+ 13.4%
Roseville	\$190,000	\$158,500	\$187,450	\$197,535	\$205,000	+ 3.8%	+ 7.9%
Rush City	\$95,000	\$113,000	\$92,000	\$122,750	\$149,000	+ 21.4%	+ 56.8%
Saint Anthony	\$181,000	\$178,200	\$154,950	\$179,950	\$213,400	+ 18.6%	+ 17.9%
Saint Bonifacius	\$178,850	\$145,000	\$189,500	\$185,500	\$179,000	- 3.5%	+ 0.1%
Saint Cloud MSA	\$0	\$0	\$0	\$0	\$0	--	--
Saint Francis	\$135,000	\$122,550	\$130,000	\$149,900	\$159,950	+ 6.7%	+ 18.5%
Saint Louis Park	\$213,250	\$185,000	\$198,450	\$219,000	\$230,000	+ 5.0%	+ 7.9%
Saint Mary's Point	\$134,500	\$1,100,000	\$170,500	\$258,800	\$347,400	+ 34.2%	+ 158.3%
Saint Michael	\$165,000	\$165,000	\$183,000	\$198,900	\$220,000	+ 10.6%	+ 33.3%
Saint Paul	\$121,500	\$100,000	\$120,000	\$143,950	\$157,000	+ 9.1%	+ 29.2%
Saint Paul - Battle Creek / Highwood	\$121,500	\$89,700	\$111,950	\$135,100	\$146,251	+ 8.3%	+ 20.4%
Saint Paul - Como Park	\$190,400	\$145,000	\$170,000	\$190,000	\$197,500	+ 3.9%	+ 3.7%
Saint Paul - Dayton's Bluff	\$74,950	\$50,000	\$59,450	\$93,950	\$110,463	+ 17.6%	+ 47.4%
Saint Paul - Downtown	\$152,500	\$128,250	\$136,500	\$157,975	\$178,000	+ 12.7%	+ 16.7%
Saint Paul - Greater East Side	\$102,000	\$85,000	\$88,900	\$115,250	\$129,900	+ 12.7%	+ 27.4%
Saint Paul - Hamline-Midway	\$142,000	\$104,500	\$126,350	\$149,125	\$155,950	+ 4.6%	+ 9.8%
Saint Paul - Highland Park	\$232,250	\$235,000	\$229,900	\$249,500	\$261,000	+ 4.6%	+ 12.4%

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Saint Paul - Lexington-Hamline	\$217,000	\$210,000	\$240,000	\$228,950	\$250,000	+ 9.2%	+ 15.2%
Saint Paul - Macalester-Groveland	\$250,000	\$228,750	\$235,000	\$264,250	\$277,500	+ 5.0%	+ 11.0%
Saint Paul - North End / South Como	\$76,250	\$57,313	\$74,050	\$99,900	\$118,000	+ 18.1%	+ 54.8%
Saint Paul - Payne-Phalen	\$82,000	\$65,000	\$80,500	\$100,000	\$124,900	+ 24.9%	+ 52.3%
Saint Paul - St. Anthony Park	\$216,750	\$180,000	\$190,000	\$259,500	\$234,750	- 9.5%	+ 8.3%
Saint Paul - Summit Hill	\$377,500	\$325,000	\$288,000	\$341,450	\$350,000	+ 2.5%	- 7.3%
Saint Paul - Summit-University	\$157,325	\$130,000	\$148,750	\$170,000	\$185,000	+ 8.8%	+ 17.6%
Saint Paul - Thomas-Dale	\$65,450	\$45,000	\$55,000	\$80,900	\$106,500	+ 31.6%	+ 62.7%
Saint Paul - West Seventh	\$142,900	\$103,626	\$121,000	\$145,000	\$148,250	+ 2.2%	+ 3.7%
Saint Paul - West Side	\$113,000	\$82,000	\$90,000	\$122,000	\$137,000	+ 12.3%	+ 21.2%
Saint Paul Park	\$134,600	\$117,000	\$127,750	\$145,200	\$160,000	+ 10.2%	+ 18.9%
Savage	\$200,000	\$186,500	\$208,000	\$235,000	\$255,000	+ 8.5%	+ 27.5%
Scandia	\$235,000	\$240,000	\$247,870	\$283,367	\$285,000	+ 0.6%	+ 21.3%
Shakopee	\$180,000	\$154,900	\$166,750	\$194,700	\$205,000	+ 5.3%	+ 13.9%
Shoreview	\$205,000	\$180,000	\$191,000	\$222,500	\$222,750	+ 0.1%	+ 8.7%
Shorewood	\$359,288	\$349,950	\$414,900	\$425,000	\$382,500	- 10.0%	+ 6.5%
Somerset	\$130,950	\$127,000	\$119,900	\$144,500	\$177,500	+ 22.8%	+ 35.5%
South Haven	\$215,500	\$187,500	\$153,500	\$184,950	\$190,750	+ 3.1%	- 11.5%
South Saint Paul	\$131,500	\$114,995	\$112,000	\$139,450	\$148,000	+ 6.1%	+ 12.5%
Spring Lake Park	\$131,000	\$92,250	\$118,000	\$141,000	\$164,900	+ 17.0%	+ 25.9%
Spring Park	\$266,500	\$199,900	\$352,500	\$272,500	\$446,050	+ 63.7%	+ 67.4%
Stacy	\$138,500	\$139,000	\$108,750	\$181,750	\$199,000	+ 9.5%	+ 43.7%
Stillwater	\$230,000	\$208,000	\$216,000	\$233,500	\$265,000	+ 13.5%	+ 15.2%
Sunfish Lake	\$300,000	\$550,320	\$685,000	\$819,000	\$1,110,000	+ 35.5%	+ 270.0%
Tonka Bay	\$495,000	\$550,000	\$797,500	\$477,500	\$570,000	+ 19.4%	+ 15.2%
Vadnais Heights	\$165,000	\$165,000	\$149,900	\$167,250	\$194,650	+ 16.4%	+ 18.0%
Vermillion	\$145,013	\$153,500	\$187,500	\$157,500	\$220,000	+ 39.7%	+ 51.7%
Victoria	\$374,695	\$351,250	\$344,123	\$371,500	\$369,990	- 0.4%	- 1.3%
Waconia	\$213,500	\$187,500	\$204,250	\$229,000	\$237,000	+ 3.5%	+ 11.0%
Watertown	\$159,500	\$118,000	\$153,000	\$175,000	\$170,450	- 2.6%	+ 6.9%
Wayzata	\$439,000	\$426,000	\$427,500	\$348,000	\$627,500	+ 80.3%	+ 42.9%
West Saint Paul	\$136,500	\$120,000	\$125,700	\$143,000	\$156,200	+ 9.2%	+ 14.4%
White Bear Lake	\$175,000	\$148,500	\$161,950	\$178,500	\$192,900	+ 8.1%	+ 10.2%
Willernie	\$117,699	\$77,000	\$141,500	\$128,900	\$160,000	+ 24.1%	+ 35.9%
Woodbury	\$243,750	\$219,700	\$240,000	\$267,250	\$283,500	+ 6.1%	+ 16.3%
Woodland	\$561,000	\$1,065,000	\$700,000	\$370,000	\$3,275,000	+ 785.1%	+ 483.8%
Wyoming	\$156,700	\$150,000	\$163,750	\$190,000	\$209,000	+ 10.0%	+ 33.4%
Zimmerman	\$143,700	\$118,000	\$130,000	\$150,500	\$161,900	+ 7.6%	+ 12.7%
Zumbrota	\$129,700	\$132,950	\$149,900	\$155,000	\$156,000	+ 0.6%	+ 20.3%

Median Prices – Counties



	2010	2011	2012	2013	2014	Change From 2013	Change From 2010
Anoka County	\$155,000	\$136,900	\$152,000	\$174,900	\$187,730	+ 7.3%	+ 21.1%
Carver County	\$230,000	\$215,784	\$230,000	\$250,820	\$258,050	+ 2.9%	+ 12.2%
Chisago County	\$145,250	\$136,000	\$139,000	\$165,000	\$183,000	+ 10.9%	+ 26.0%
Dakota County	\$175,000	\$156,000	\$170,500	\$200,000	\$215,000	+ 7.5%	+ 22.9%
Goodhue County	\$134,500	\$127,000	\$134,900	\$149,000	\$149,900	+ 0.6%	+ 11.4%
Hennepin County	\$184,000	\$162,500	\$182,500	\$209,900	\$221,000	+ 5.3%	+ 20.1%
Isanti County	\$109,900	\$94,950	\$117,900	\$128,050	\$149,900	+ 17.1%	+ 36.4%
Kanabec County	\$85,000	\$76,250	\$79,500	\$100,000	\$101,500	+ 1.5%	+ 19.4%
Mille Lacs County	\$89,000	\$85,000	\$92,010	\$110,000	\$124,900	+ 13.5%	+ 40.3%
Ramsey County	\$145,000	\$125,500	\$142,000	\$163,000	\$176,500	+ 8.3%	+ 21.7%
Rice County	\$140,000	\$125,000	\$134,000	\$155,250	\$165,001	+ 6.3%	+ 17.9%
Scott County	\$190,000	\$180,000	\$197,000	\$226,750	\$239,900	+ 5.8%	+ 26.3%
Sherburne County	\$149,900	\$129,900	\$143,400	\$162,300	\$175,000	+ 7.8%	+ 16.7%
St. Croix County	\$160,000	\$144,650	\$149,000	\$177,500	\$186,000	+ 4.8%	+ 16.3%
Washington County	\$195,000	\$179,000	\$200,000	\$220,000	\$236,000	+ 7.3%	+ 21.0%
Wright County	\$152,390	\$139,000	\$151,900	\$176,000	\$185,000	+ 5.1%	+ 21.4%

Median Prices – Western WI School Districts



	2010	2011	2012	2013	2014	Change From 2013	Change From 2010
Amery, WI – School District 119	\$105,000	\$95,000	\$109,900	\$105,000	\$124,250	+ 18.3%	+ 18.3%
Baldwin-Woodville, WI – School District 231	\$122,000	\$105,000	\$107,000	\$126,100	\$144,750	+ 14.8%	+ 18.6%
Clayton, WI – School District 1120	\$114,000	\$93,000	\$100,000	\$122,500	\$103,250	- 15.7%	- 9.4%
Clear Lake, WI – School District 1127	\$112,450	\$99,700	\$66,388	\$87,400	\$118,225	+ 35.3%	+ 5.1%
Cumberland, WI – School District 1260	\$145,000	\$120,000	\$150,000	\$121,500	\$145,700	+ 19.9%	+ 0.5%
Ellsworth, WI – School District 1659	\$123,400	\$111,501	\$110,500	\$135,000	\$150,500	+ 11.5%	+ 22.0%
Elmwood, WI – School District 1666	\$127,418	\$65,750	\$68,000	\$82,500	\$125,963	+ 52.7%	- 1.1%
Frederic, WI – School District 1939	\$80,375	\$69,500	\$71,500	\$84,000	\$93,250	+ 11.0%	+ 16.0%
Glenwood City, WI – School District 2198	\$110,000	\$105,000	\$83,200	\$101,500	\$130,000	+ 28.1%	+ 18.2%
Grantsburg, WI – School District 2233	\$115,000	\$77,000	\$75,000	\$92,700	\$95,500	+ 3.0%	- 17.0%
Hudson, WI – School District 2611	\$214,250	\$185,000	\$203,250	\$225,000	\$232,750	+ 3.4%	+ 8.6%
Luck, WI – School District 3213	\$109,805	\$90,000	\$100,550	\$91,700	\$106,750	+ 16.4%	- 2.8%
New Richmond, WI – School District 3962	\$140,750	\$118,500	\$125,000	\$144,500	\$159,900	+ 10.7%	+ 13.6%
Osceola, WI – School District 4165	\$131,000	\$131,000	\$140,250	\$138,200	\$155,000	+ 12.2%	+ 18.3%
Pepin, WI – School District 4270	\$174,000	\$92,000	\$88,500	\$89,500	\$152,350	+ 70.2%	- 12.4%
Plum City, WI – School District 4459	\$115,000	\$164,250	\$101,000	\$98,500	\$130,000	+ 32.0%	+ 13.0%
Prescott, WI – School District 4578	\$179,900	\$162,000	\$180,000	\$189,000	\$195,375	+ 3.4%	+ 8.6%
River Falls, WI – School District 4893	\$180,000	\$155,000	\$168,000	\$177,000	\$182,500	+ 3.1%	+ 1.4%
Somerset, WI – School District 5432	\$149,450	\$137,000	\$134,000	\$168,500	\$189,900	+ 12.7%	+ 27.1%
Spring Valley, WI – School District 5586	\$119,750	\$132,500	\$102,500	\$137,700	\$142,500	+ 3.5%	+ 19.0%
St. Croix Central, WI – School District 2422	\$139,900	\$148,500	\$125,450	\$170,000	\$175,000	+ 2.9%	+ 25.1%
St. Croix Falls, WI – School District 5019	\$97,250	\$100,000	\$92,000	\$121,000	\$105,000	- 13.2%	+ 8.0%
Turtle Lake, WI – School District 5810	\$135,000	\$121,952	\$133,500	\$145,000	\$137,500	- 5.2%	+ 1.9%
Unity, WI – School District 238	\$121,750	\$133,250	\$122,000	\$125,000	\$132,450	+ 6.0%	+ 8.8%