

HENNEPIN COUNTY
MINNESOTA

Assessment Report 2022



Hennepin County Assessor's Office

James R. Atchison, County Assessor, SAMA

April 1, 2022

Version 1.2



HENNEPIN COUNTY

MINNESOTA

April 1, 2022

Assessors in Hennepin County have taken great care to capture the market swings accurately, equally, and uniformly in the assessment. A fair and equitable assessment across all properties and jurisdictions is our top priority and is the most impactful tool the County Assessor has to assist in reducing housing disparities in the property tax system. The 2022 assessment included requirements for all jurisdictions to improve equity in valuation in the lowest valued segments. We are proud to report that all Assessor's Offices in Hennepin County succeeded in meeting these requirements. Improvements were made in all contract cities and no cities in Hennepin County exceed acceptable tolerances.

In order to provide transparency into the data and processes utilized in creating the assessment, each year the Hennepin County Assessor's Office compiles an annual report highlighting the latest assessment. Our goal is to provide a complete and accurate picture of the 2022 assessment of real estate.

The total estimated market value of real property in Hennepin County is \$232.8 billion. This represents an increase of 13.3%, or \$27.4 billion above the initial 2021 assessment. The \$3.5 billion in improvement value added for new construction is up slightly from the previous assessment. The net increase in market value after adjusting for \$3.5 billion of new construction is 11.6%.

The residential market remains strong. The \$162.3 billion sector increased 15.5% in total value over 2021, which includes \$1.6 billion of new construction. Increases in the residential submarkets were realized in all the improved property types with single family, townhomes, and condominiums showing increases of 16.7%, 15.7%, and 5.9%, respectively.

The median value of a residential single-family house in Hennepin County rose 16.2% to \$379,000. This marks a 61.1% increase from the median value of \$219,600 in 2014. As residential values have risen, the homestead market value exclusion has continued to decrease. The preliminary estimates of the homestead exclusion represent \$2.0 billion or 1.3% of the residential market value being excluded.

The industrial market increased \$1.7 billion, a 17.7% increase over 2021. This increase represented the largest percentage of value increase in Hennepin County, with \$232 million of the increase resulting from new construction.

The commercial market increased 2.8%, an \$800 million increase over 2021. The increase was due to \$301 million of new construction/improvement value and approximately \$499 million in market growth.

The apartment market increased \$3.0 billion, an 11.4% increase over 2021. New construction accounted for \$1.4 billion of the increase.

The mission of the County Assessor's Office is to value and classify property, uniformly and accurately. We will continue to strive to complete the highest quality assessments for the taxpayers of Hennepin County.

This report, along with previous year's reports can be found under the heading *Property Assessment* at: <https://www.hennepin.us/assessment>.

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2022 Annual Assessment Report

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Summary of important information

This report provides a summary of the assessment of all real property within Hennepin County, both suburban municipalities and in the City of Minneapolis. The report includes information on the annual assessment, sales activity, new construction, and programs that include exemptions, exclusions, and deferrals.

The 2022 assessment marks the fifth assessment completed by the Hennepin County Assessor's Office utilizing the new Computer Assisted Mass Appraisal (CAMA) system which is independent of the Hennepin County legacy mainframe system. The procedures of assessment and appraisal are conducted in accordance with Minnesota state statutes, The Department of Revenue, and the International Association of Assessing Officers.

The report compares the submitted 2022 assessment as of February 18, 2022, to the submitted 2021 assessment as of February 19, 2021.

Overview of the 2022 assessment

The 2022 assessment marks the ninth year that the overall trend indicates meaningful increasing market valuations since the peak in 2007 and subsequent decline until 2013.

It is important to note that this aggregate change can be an oversimplification. The reported changes in the total values understate the level of complexity of the assessment. Each city, neighborhood and property type have its own story to tell with regard to market fluctuations. In addition to traditional sales analysis, we also analyze other market transactions to analyze the trends. We monitor all market activity when we prepare the annual assessment.

Residential – single family

The total value of single family residential properties across Hennepin County increased 16.7%, 15.6% net of new construction for the 2022 assessment.

Residential condominiums and co-ops Individual unit value changes will vary by complex and unit type. The estimated market value of residential condominiums increased 5.9%, 5.5% net of new construction across Hennepin County for the 2022 assessment.

Townhouses

The residential townhome segment increased 15.7%, 14.3% net of new construction across Hennepin County in the 2022 assessment.

Duplexes and triplexes

The estimated market value of duplex and triplex properties continued to increase with the 2022 assessment reporting an overall increase of 10.3%, 9.6% net of new construction.

Apartments

Apartments continue to be a strong segment in Hennepin County increasing by approximately \$3.0 billion (11.4%) to \$29.1 billion in estimated market value. New construction accounted for \$1.4 billion (5.3%) of the increase. The overall increases were 15.1% in suburban Hennepin and 7.3% in the City of Minneapolis. Value increases continue to be across all apartment properties regardless of age, location, unit mix, etc. For the 2022 assessment, taxable hospital parcels were grouped with the nursing homes indicating a 74% gross growth in nursing homes due to those additional parcels.

Commercial

The commercial market increased 2.8%, an \$800 million increase over 2021. The increase was due to approximately \$300 million of new construction or improvement value and approximately \$500 million in market growth. The commercial market segment in the City of Minneapolis increased 4.0%, compared to a 2.1% increase in suburban Hennepin County.

Industrial

The industrial market increased \$1.7 billion, a 17.7% increase over 2021. This increase represented the largest percentage of value increase in Hennepin County, with \$232 million of the increase resulting from new construction. The increases in the suburban Hennepin industrial market outpaced Minneapolis 18.6% to 12.8%. The increases net of new construction were 16.0% in suburban Hennepin County compared to 11.2% in Minneapolis. Increases of more than 20% were seen in 14 cities.

Data classifications

This report continues to use property type groupings summarized above and additional submarket use code groupings to describe the types of changes occurring within the assessment.

Other areas of the report provide data summarized at the Minnesota state tax classification level. This allows for a clearer view of the budgetary impact of changes in the assessment as the state tax classification directly determines the rate at which taxable market value is converted to net tax capacity.

Additional detail and information regarding the relationship between use codes, property types and state tax classification codes can be found in the Data Classification Addendum at the back of this report.

The City of Minneapolis and most of the large suburban cities are not valued by Hennepin County appraisers and use independent CAMA systems to value and classify properties.

All attempts are made to accurately translate data between non-Hennepin systems to the submarket use code level. All Hennepin County jurisdictions report their assessments using standardized property types which translate to state tax classification codes for tax calculations.

This may lead to very minor variations in data due to rounding and translation of data from use codes to property types.

Multiple use properties: If a property has multiple uses, the value of each component is associated with the applicable grouping in this report. For parcel count statistics, the parcel is only counted under the property use that has the largest amount of taxable value.

Values reported

The totals included in the report include estimated market value (EMV), taxable market value (TMV) and tax capacity. The EMV is based on the highest and best use of the property and determined by the assessor as the price the property would likely sell for on the open market. Taxable market value refers to the amount of value that is used in calculating taxes. This can differ from estimated market value due to special programs that may apply to the property such as Green Acres, Plat Law, etc.

Taxable market value is not the major base value for calculating Minnesota property taxes. Minnesota employs a unique adjusted value called net tax capacity which is based on the state classification rates determined by the Minnesota State Legislature.

This report provides a full picture of the 2022 assessment as of these dates with a few exceptions:

- **State Assessed: Railroad Operating Property and Public Utility Building and Machinery Values:** These values are assessed by the Minnesota Department of Revenue and are provided to the County Assessor in August of each year. As such they have been omitted from this report. However, the land values for utility properties are assessed by the county and have been included.
- **Personal Property:** Personal property assessments, including values for MSP International Airport have not been included. All values in this report are for real property only.
- **Exemption, Exclusion, Deferrals and Taxable Values:** Changes continue to be made to these programs throughout the year which impact the taxable market value. The values included in this report represent the status of these values as of the date of the data cut.

Definitions of type of change

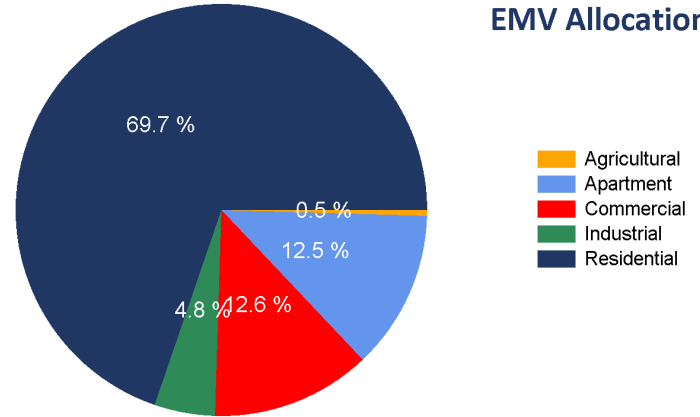
Annual growth statistics are provided throughout the report in three formats:

- **Gross change/gross growth:** Measures the aggregate difference in estimated market value, taxable market value or net tax capacity of a group or subgroup of properties between data cuts from February of the preceding year to February of the current year. Gross change will include value changes due to new construction, parcel divisions, changes in exemption status and/or changes in property type.
- **Net change/gross growth:** Is a measurement of gross change excluding changes from new construction between data cuts from February of the preceding year to February of the current year. Net change will include value changes due to new parcel divisions, changes in exemption status and/or changes in property type.
- **Market change/market growth:** This is the purest indication of value change due to economic factors and market conditions. Market change is a measurement of change in a group of properties due to changes in the real estate market. Market change measures the difference in total estimated market value from between the preceding and current assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type. Therefore, this calculation only measures the change of the same parcels from year to year. It may be referred to as static growth in some legacy reports.

Questions

Please direct any questions regarding this report to assessor.ao@hennepin.us.

EMV Allocation



Hennepin County Growth Totals

Estimated Market Value	13.3%
Taxable Market Value	13.8%
Net Tax Capacity	13.2%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1,179	965,878,000	1,144	1,054,945,800	9.2%	3	365,000	9.2%
Farm	1,018	818,156,500	987	896,364,300	9.6%	3	365,000	9.5%
Rural Vacant Land	161	147,721,500	157	158,581,500	7.4%	0	0	7.4%
Apartment	5,714	26,103,763,200	5,782	29,080,227,200	11.4%	363	1,390,485,200	6.1%
Apartments	5,347	25,877,901,500	5,399	28,738,589,500	11.1%	362	1,390,475,200	5.7%
Vacant Apartment Land	338	114,003,900	347	146,891,100	28.8%	0	0	28.8%
Nursing Home	29	111,857,800	36	194,746,600	74.1%	1	10,000	74.1%
Commercial	10,609	28,410,420,700	10,682	29,210,450,800	2.8%	397	300,864,400	1.8%
Commercial	9,107	27,822,078,100	9,126	28,524,293,500	2.5%	397	300,864,400	1.4%
Vacant Commercial Land	1,502	588,342,600	1,556	686,157,300	16.6%	0	0	16.6%
Industrial	3,784	9,418,398,000	3,896	11,088,448,900	17.7%	132	232,688,100	15.3%
Industrial	3,129	9,070,755,100	3,157	10,771,542,300	18.8%	132	232,688,100	16.2%
Vacant Industrial Land	655	347,642,900	739	316,906,600	-8.8%	0	0	-8.8%
Residential	398,136	140,465,003,200	399,591	162,302,653,500	15.5%	19,883	1,589,559,400	14.4%
Single Family	280,422	113,047,419,300	281,804	131,945,947,500	16.7%	16,743	1,275,645,600	15.6%
Condominium	45,387	11,487,016,000	45,417	12,166,975,200	5.9%	961	47,284,200	5.5%
Townhome	26,501	7,777,200,400	26,910	8,999,212,300	15.7%	1,539	109,127,400	14.3%
Other Residential	14,622	672,984,600	14,626	942,723,300	40.1%	28	92,053,800	26.4%
Duplex/Triplex	13,295	4,874,887,000	13,373	5,378,257,800	10.3%	471	36,010,700	9.6%
Vacant Res Land	9,552	724,138,300	8,798	744,936,700	2.9%	0	0	2.9%
Co-Op	4,191	776,502,500	4,409	854,671,400	10.1%	9	21,135,000	7.3%
Zero Lot Line	3,469	1,004,108,100	3,537	1,147,797,300	14.3%	107	4,527,700	13.9%
Storage Condo	697	100,747,000	717	122,132,000	21.2%	25	3,775,000	17.5%
State Assessed	610	110,921,300	597	113,447,500	2.3%	0	0	2.3%
Railroad	525	0	513	0		0	0	
Utility	85	110,921,300	84	113,447,500	2.3%	0	0	2.3%
Total Real Property	420,032	205,474,384,400	421,692	232,850,173,700	13.3%	20,723	3,513,962,100	11.6%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

Please Note: Parcel counts are determined by the primary use of the parcel. Split Class parcels may result in value being allocated to strata where no primary use is recorded.

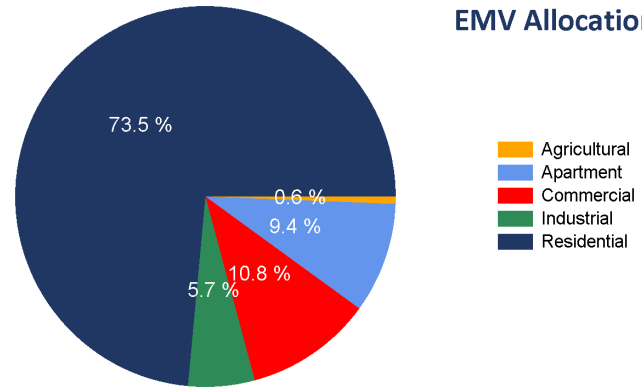
2022 Assessment

Suburban Hennepin

EMV Allocation

Suburban Growth Totals

Estimated Market Value	16.0%
Taxable Market Value	16.7%
Net Tax Capacity	16.1%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1,178	964,292,700	1,143	1,046,743,900	8.6%	3	365,000	8.5%
Farm	1,017	816,571,200	986	888,162,400	8.8%	3	365,000	8.7%
Rural Vacant Land	161	147,721,500	157	158,581,500	7.4%	0	0	7.4%
Apartment	1,849	13,743,293,700	1,863	15,813,783,300	15.1%	190	737,276,900	9.7%
Apartments	1,708	13,590,548,300	1,725	15,557,816,400	14.5%	188	737,221,900	9.1%
Vacant Apartment Land	121	60,932,500	111	82,760,800	35.8%	0	0	35.8%
Nursing Home	20	91,812,900	27	173,206,100	88.7%	2	55,000	88.6%
Commercial	5,878	17,835,885,400	5,811	18,209,958,900	2.1%	213	157,469,500	1.2%
Office	1,570	6,402,698,200	1,566	6,623,685,300	3.5%	59	59,274,800	2.5%
Retail	1,231	4,998,497,000	1,235	5,370,533,100	7.4%	67	17,574,100	7.1%
Other	868	2,042,127,300	828	1,519,245,500	-25.6%	26	41,594,700	-27.6%
Automotive	636	1,135,125,400	642	1,234,657,900	8.8%	17	26,009,200	6.5%
Vacant Commercial Land	576	233,709,800	532	231,631,500	-0.9%	0	0	-0.9%
Food / Entertainment	436	557,320,700	445	612,975,400	10.0%	21	5,397,000	9.0%
Medical	264	1,077,455,800	255	1,035,470,600	-3.9%	16	2,905,100	-4.2%
Bank	138	250,738,600	139	270,730,800	8.0%	4	2,134,600	7.1%
Hospitality	116	952,012,400	125	1,105,632,500	16.1%	3	2,580,000	15.9%
Fitness	43	186,200,200	44	205,396,300	10.3%	0	0	10.3%
Industrial	2,836	8,040,590,200	2,868	9,533,786,800	18.6%	115	210,406,300	16.0%
Industrial	2,583	7,895,339,900	2,609	9,377,491,400	18.8%	115	210,406,300	16.1%
Vacant Industrial Land	253	145,250,300	259	156,295,400	7.6%	0	0	7.6%
Residential	283,953	104,716,608,700	285,320	123,899,160,900	18.3%	15,760	1,308,159,100	17.1%
Single Family	205,993	87,641,317,600	207,371	104,357,820,100	19.1%	13,332	1,150,902,500	17.8%
Condominium	29,102	6,254,161,300	29,107	6,952,307,300	11.2%	698	8,755,800	11.0%
Townhome	25,440	7,386,581,100	25,900	8,614,416,700	16.6%	1,515	108,594,600	15.2%
Vacant Res Land	8,571	688,211,800	7,822	699,777,400	1.7%	0	0	1.7%
Other Residential	5,931	333,706,000	5,966	508,891,100	52.5%	20	8,808,000	49.9%
Zero Lot Line	3,302	962,489,600	3,329	1,094,139,200	13.7%	98	4,363,100	13.2%
Co-Op	2,688	543,351,100	2,872	601,782,300	10.8%	1	21,005,000	6.9%
Duplex/Triplex	2,229	806,043,200	2,236	947,894,800	17.6%	71	1,955,100	17.4%
Storage Condo	697	100,747,000	717	122,132,000	21.2%	25	3,775,000	17.5%
State Assessed	428	56,210,800	427	60,961,600	8.5%	0	0	8.5%
Railroad	363	0	362	0		0	0	
Utility	65	56,210,800	65	60,961,600	8.5%	0	0	8.5%
Total Real Property	296,122	145,356,881,500	297,432	168,564,395,400	16.0%	16,274	2,413,676,800	14.3%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

Please Note: Parcel counts are determined by the primary use of the parcel. Split Class parcels may result in value being allocated to strata where no primary use is recorded.

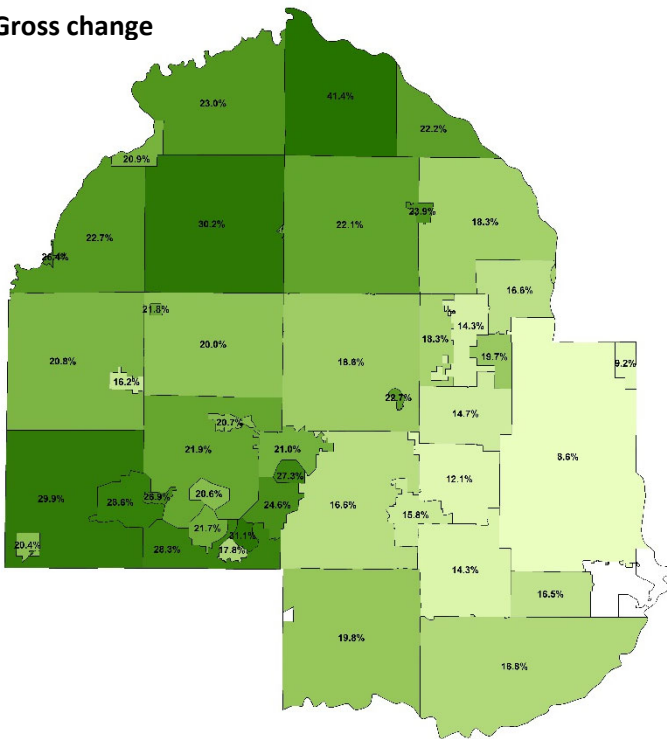
Residential single family

The residential single family category includes detached single family improved properties, both off lake (R) and on lake (RL) parcels. The median estimated market value of a single family detached house in Hennepin County rose from \$326,300 in 2021 to \$379,000 in 2022. The median sale price of a house in Hennepin County in calendar year 2021 was \$333,080; \$348,100 in suburban Hennepin County and \$311,120 in Minneapolis. The city with the highest median estimated market value is Minnetonka Beach (\$1,671,000) and the school district with the highest median assessed value is Orono (\$679,000).

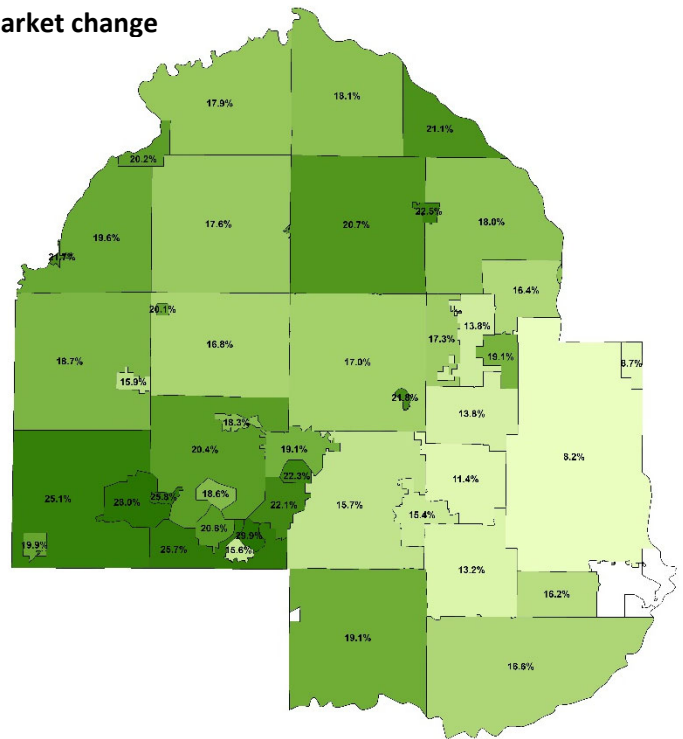
Gross change: The total estimated value of single family residential properties across Hennepin County increased 16.7%, 15.6% net of new construction for the 2022 assessment. The jurisdictions with the largest gross change are in northwest Hennepin County. In calendar year 2021, there were 1,634 new single-family home started in Hennepin County compared to 1,642 in 2020, 1,595 in 2019, 1,473 in 2018, and 1,683 in 2017. The cities with the highest number of new houses were Dayton (413), Corcoran (260), Rogers (158), and Plymouth (137).

Market change: The change in the assessment resulting from market growth varied with Lake Minnetonka cities of Greenwood, Minnetrista, Mound, Shorewood, and Spring Park reporting increases between 25% - 30% whereas Minneapolis and Saint Anthony reported increases of 8.2% and 8.7%. The maps below highlight the gross and market growth between 2021 and 2022.

Gross change



Market change



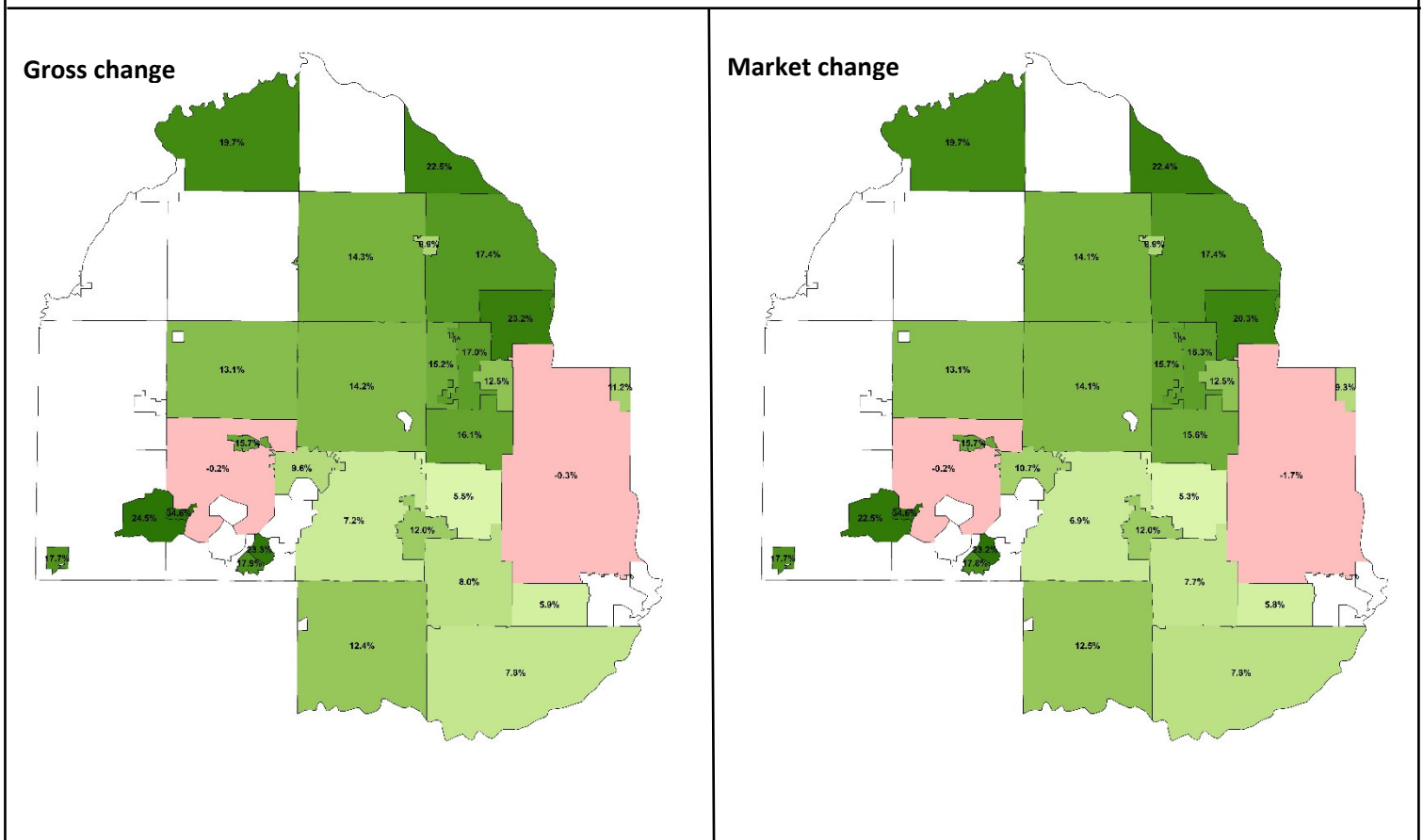
Residential condominiums

Properties reporting as residential condominium are generally attached-style residences which are part of a common interest community (CIC) and will include housing co-operatives in which shares are sold at market rate. The median assessed value of a residential condominium in Hennepin County rose from \$202,000 to \$222,000 with the median value being higher within the City of Minneapolis (\$245,000) than in suburban Hennepin County (\$210,300).

Gross change: The estimated market value of residential condominiums increased 5.9%, 5.5% net of new construction across Hennepin County for the 2022 assessment. Condominium properties in suburban Hennepin County saw an 11.0% net increase, whereas the City of Minneapolis reported a decline of 0.3% (a 1.7% market decline).

The overall increase in the residential condominium segment was \$680 million bringing the total estimated market value of condos across the county to \$12.2 billion.

Market change: The largest increase in market growth was seen in Spring Park with a 34.6% increase followed by the cities of Greenwood (23.2%), Mound (22.5%), and Champlin (22.4%). The maps below highlight the gross and market growth between 2021 and 2022. maps below highlight the gross and market growth between 2021 and 2022.



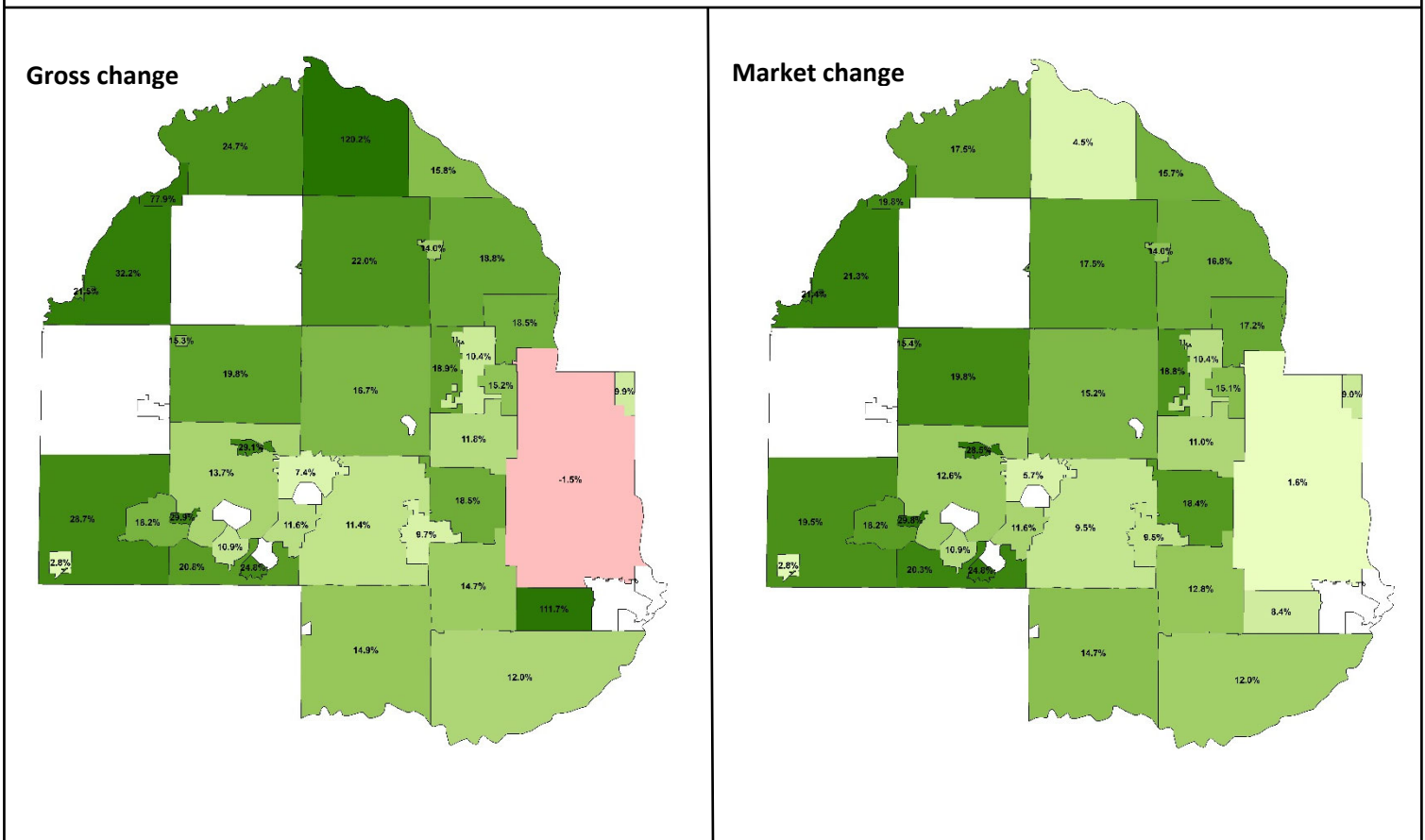
Residential townhomes

Residential townhomes are generally properties that are attached in which the property owner owns their structure and an identified area of land surrounding their structure. The median assessed value of a residential townhome in Hennepin County rose to \$291,100 from \$251,000 in 2021 with the highest median values being within the Lake Minnetonka cities of Spring Park (\$1,144,000), Mound (\$779,000), Excelsior (\$749,000), Wayzata (\$726,500), and Tonka Bay (\$698,000). The median estimated market value of a townhome in Minneapolis was \$307,500 for 2022.

Gross change: The residential townhome segment increased 15.7%, 14.3% net of new construction across Hennepin County in the 2022 assessment. Suburban Hennepin County realized a 16.6% increase, 15.2% net of new construction.

Market change: Market growth was particularly strong in western Hennepin County. The largest growth was seen in Spring Park (29.8%), Long Lake (28.5%), and Excelsior (24.8%) while smaller market changes were realized in Dayton and Wayzata.

The maps below highlight the gross and market growth between 2021 and 2022.



Duplexes and triplexes

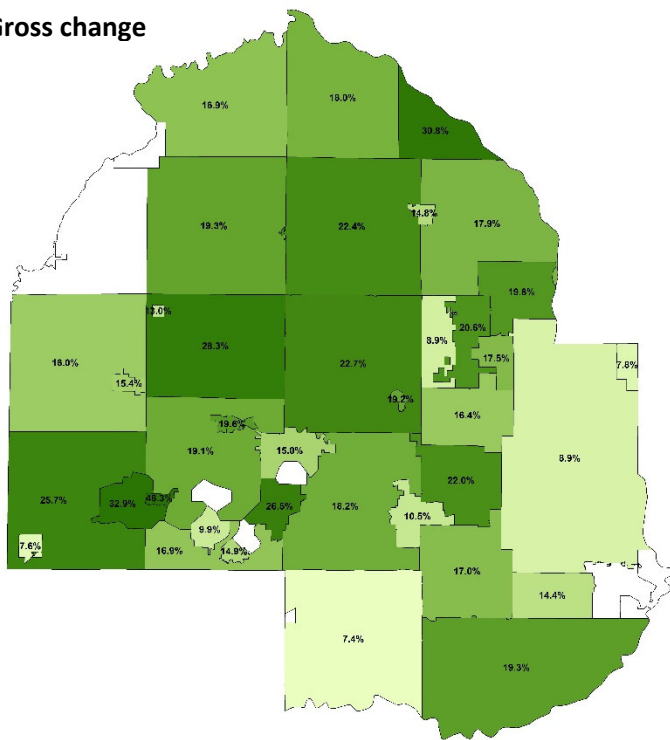
The median value of a duplex or triplex in the county is \$376,000, up 9.9% from \$342,000 in 2021. While the median value was similar between suburban Hennepin County and Minneapolis, the medians ranged between \$188,000 in St. Bonifacius to \$590,600 in Edina.

Gross change: The estimated market value of duplex and triplex properties continued to increase with the 2022 assessment. This market segment saw a 10.3% increase countywide, 9.6% net of new construction. Notably stronger increases were realized in suburban Hennepin County (17.6%) compared with Minneapolis (8.9%).

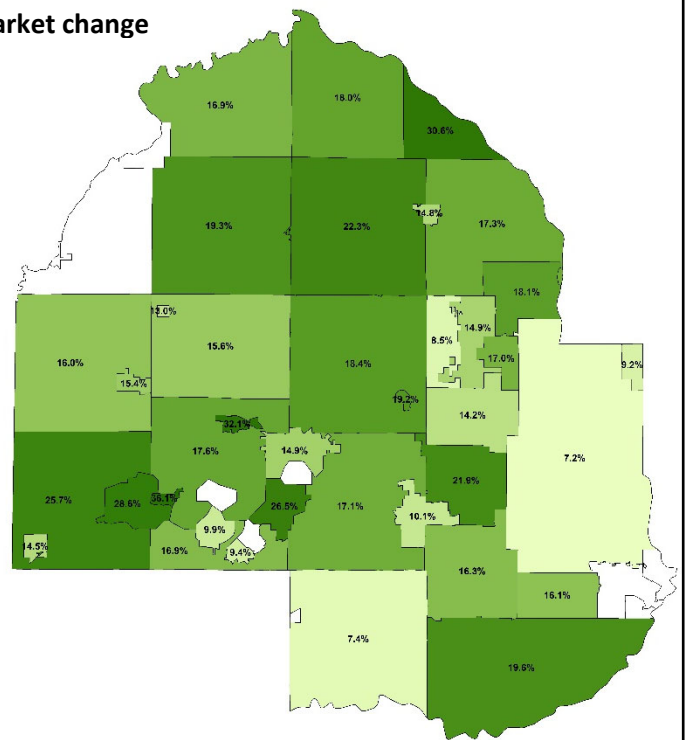
Market change: The largest market growth was in Spring Park (36.1%), Long Lake (32.1%), and Champlin (30.6%). Single digit increases were seen in Excelsior (9.4%), St. Anthony (9.2%), New Hope (8.5%), Eden Prairie (7.4%), and Minneapolis (7.2%).

The maps below highlight the gross and market growth between 2021 and 2022.

Gross change



Market change



Commercial

During the calendar year 2020 for the 2021 assessment the commercial market experienced declines throughout Hennepin County, except in the more rural areas in western Hennepin County. For the 2022 assessment, the commercial market has made a notable recovery in most areas that saw decreases last year and has demonstrated at least minimal growth in almost all areas throughout Hennepin County. The segments of the market that have seen the most growth over the last year have been related to food, hospitality, and fitness.

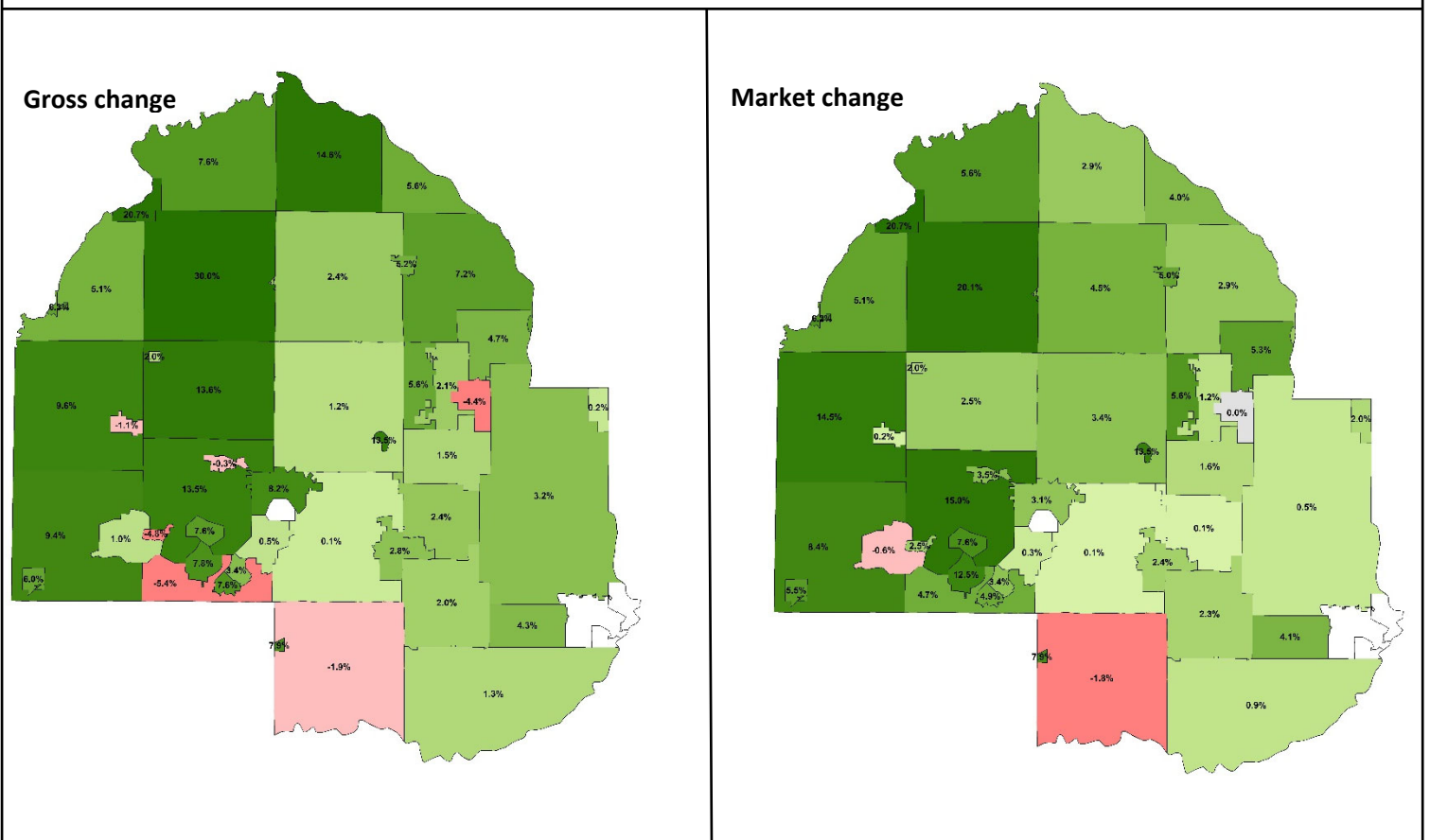
Properties classified as commercial in Hennepin County include:

Automotive	Fitness	Marinas
Banks	Food	Medical Clinics
Day Care Centers	Golf Courses	Office
Entertainment	Hospitality	Retail

Gross change: The commercial market segment saw an overall 2.8% increase in estimated market value across Hennepin County for 2022, 1.8% net of new construction. While there were still several jurisdictions seeing small decreases in gross change, only two jurisdictions saw market-based decreases in value. New construction accounted for approximately one-third of the increases throughout Hennepin County.

Market change: While true change in market values was flat throughout Minneapolis and many of the first ring suburbs, the market improved progressively towards the far western cities in Hennepin County.

The map below highlights the gross and market growth between 2021 and 2022 of improved commercial properties. This report does not include vacant land classified as commercial.



Industrial

The industrial market experienced significant growth for the 2022 assessment.

Properties classified as industrial in Hennepin County include:

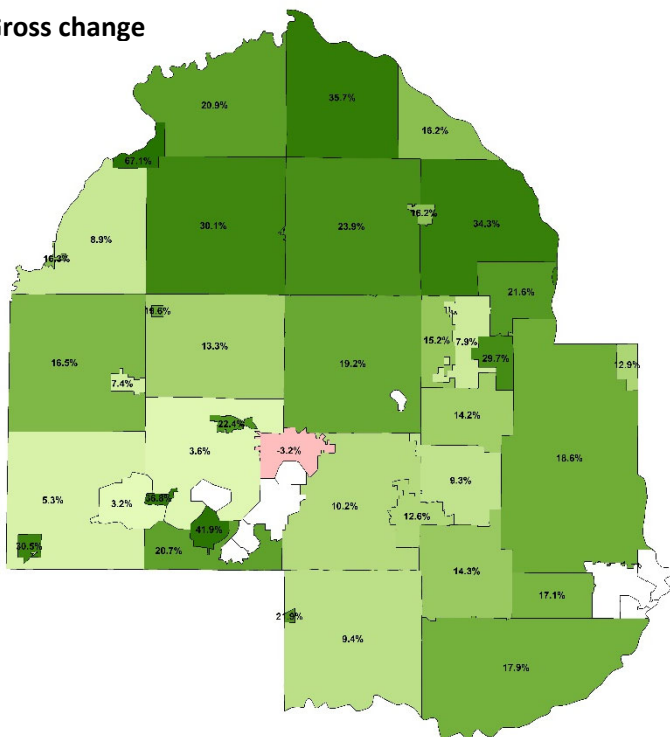
Cement & Asphalt Plants	Engineering and R&D	Industrial Condominiums
Cold Storage Facilities	Equipment Storage Buildings	Lumberyards
Commercial Grain Elevators	Flex Buildings	Mini Storage
Data Centers	Gravel Pits	Office Warehouse
Distribution Warehouses	Heavy Manufacturing	Transit Warehouse

Gross change: The total estimated market value of the industrial segment increased 17.7% in Hennepin County, a 15.3% increase net of new construction. The most significant growth was seen throughout a cluster of cities located in the center and towards the eastern border of Hennepin County. Gross changes between 20% - 30% from the previous year are common in these areas.

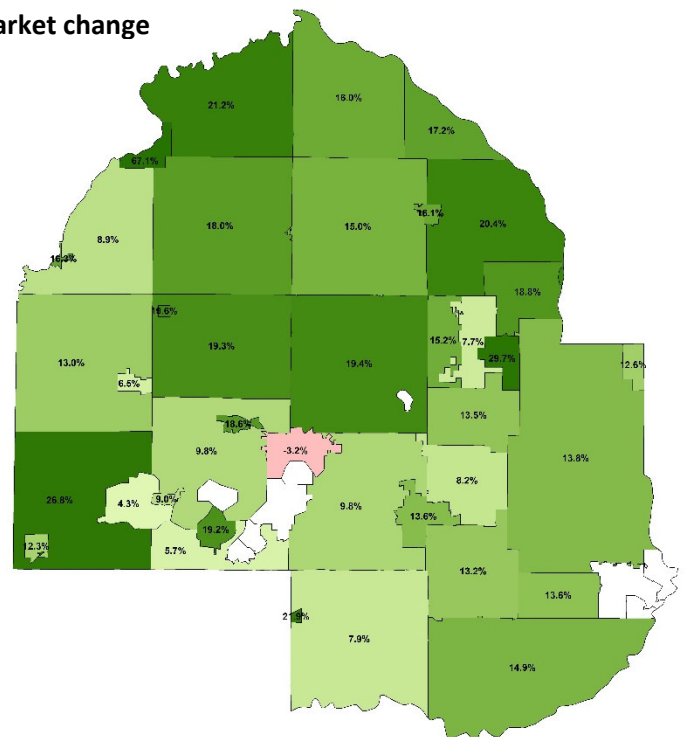
Market change: Double digit increases were seen in 28 cities solely due to changes in the market in this same area.

The maps below highlight the gross and market growth between 2021 and 2022 of improved industrial properties. This report does not include vacant land classified as industrial.

Gross change



Market change



Apartments

The apartment segment includes any property with four or more living units. These properties are typically used for rental housing and include market rate apartments, low-income apartments, senior apartments. This segment remains one of the resilient through calendar year 2021.

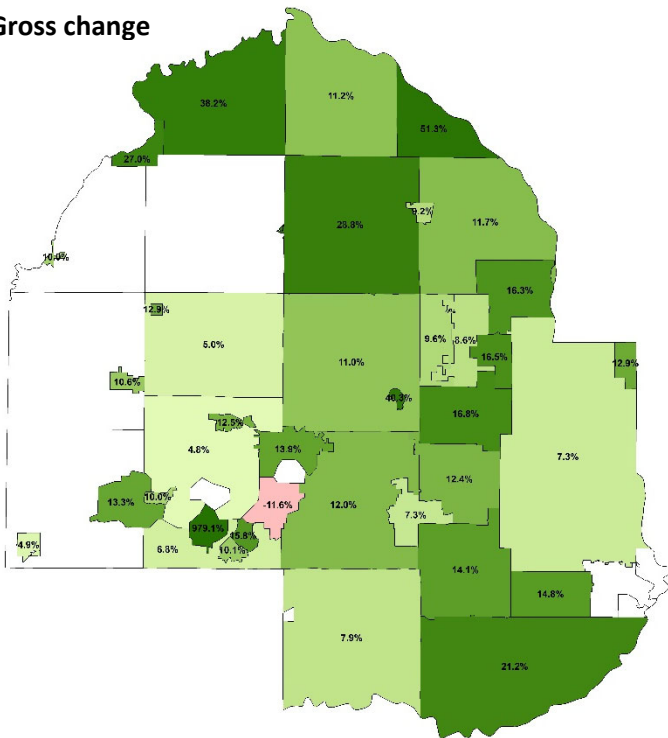
Gross Change: Apartments continued to exhibit strength as demonstrated by a \$3.0 billion increase (11.4%) in estimated market value, new construction accounted for \$1.4 billion (5.3%) of the increase. The overall increases were 15.1% in Suburban Hennepin and 7.3% in the city of Minneapolis (a 1.8% market increase).

Market Change/Net Change: The increases due to the market for apartments was similar to the net change, 17 suburban cities increased 10% or more, and five cities with more than a 15% growth.

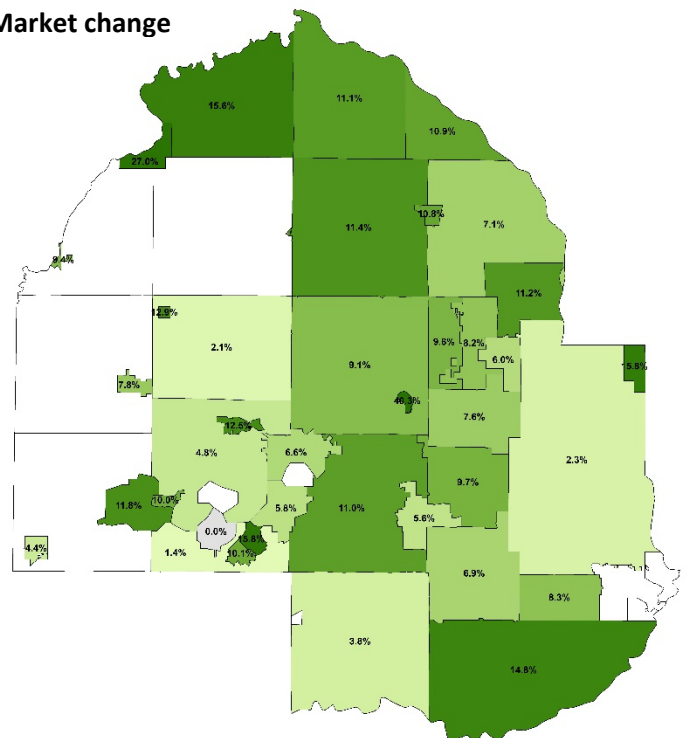
Please note: During the 2021 legislative session a change was made which reduced the per unit value limit for 4D properties from \$174,000 to \$100,000, providing a lower class rate for properties that qualify. An additional \$455.8 Million in value has been added to the lower class rate for the 2022 Assessment, \$431.8 net of new construction. This report is using net change because it better reflects the actual market-based changes and eliminates shifting of value due to the above mentioned legislative change.

The maps below highlight the changes between 2021 and 2022 of improved apartment properties. The maps do not include changes for nursing homes or vacant land classified as apartments.

Gross change



Market change



2022 Hennepin County Value Summary

Estimated Market Value		2021		2022		Gross Change	% Change
Property Type	Parcels	Est Market Value	Parcels	Est Market Value			
Agricultural	1,179	965,878,000	1,145	1,054,946,800	89,068,800	9.2%	
Farm	1,018	818,156,500	987	896,364,300	78,207,800	9.6%	
Rural Vacant Land	161	147,721,500	158	158,582,500	10,861,000	7.4%	
Apartment	5,714	26,103,763,200	5,782	29,080,227,200	2,976,464,000	11.4%	
Apartments	5,346	25,875,001,500	5,398	28,735,644,500	2,860,643,000	11.1%	
Vacant Apartment Land	338	114,003,900	347	146,891,100	32,887,200	28.8%	
Nursing Home	30	114,757,800	37	197,691,600	82,933,800	72.3%	
Commercial / Industrial	14,391	37,828,818,700	14,579	40,298,899,700	2,470,081,000	6.5%	
Commercial	9,105	27,822,078,100	9,127	28,524,293,500	702,215,400	2.5%	
Industrial	3,129	9,070,755,100	3,157	10,771,542,300	1,700,787,200	18.8%	
Vacant Comm/Ind Land	2,154	935,515,500	2,292	1,002,563,900	67,048,400	7.2%	
Residential	398,138	140,465,003,200	399,589	162,302,652,500	21,837,649,320	15.5%	
Single Family	280,424	113,047,419,300	281,803	131,945,947,500	18,898,528,200	16.7%	
Condominium	45,387	11,487,016,000	45,417	12,166,975,200	679,959,200	5.9%	
Townhome	26,501	7,777,200,400	26,910	8,999,212,300	1,222,011,900	15.7%	
Other Residential	14,622	672,984,600	14,626	942,723,300	269,738,700	40.1%	
Duplex/Triplex	13,295	4,874,887,000	13,373	5,378,257,800	503,370,800	10.3%	
Vacant Res Land	9,552	724,138,300	8,797	744,935,700	20,797,400	2.9%	
Co-Op	4,191	776,502,500	4,409	854,671,400	78,168,920	10.1%	
Zero Lot Line	3,469	1,004,108,100	3,537	1,147,797,300	143,689,200	14.3%	
Storage Condo	697	100,747,000	717	122,132,000	21,385,000	21.2%	
State Assessed	610	110,921,300	597	113,447,500	2,526,200	2.3%	
Total Real Property	420,032	205,474,384,400	421,692	232,850,173,700	27,375,789,320	13.3%	

Taxable Market Value		2021		2022		Gross Change	% Change
Property Type	Parcels	Taxable Market Value	Parcels	Taxable Market Value			
Agricultural	1,179	607,458,600	1,145	657,375,800	49,917,200	8.2%	
Farm	1,018	492,768,200	987	529,925,900	37,157,700	7.5%	
Rural Vacant Land	161	114,690,400	158	127,449,900	12,759,500	11.1%	
Apartment	5,714	26,094,210,219	5,782	29,072,664,017	2,978,453,798	11.4%	
Apartments	5,346	25,870,887,819	5,398	28,731,814,717	2,860,926,898	11.1%	
Vacant Apartment Land	338	108,564,600	347	143,157,700	34,593,100	31.9%	
Nursing Home	30	114,757,800	37	197,691,600	82,933,800	72.3%	
Commercial / Industrial	14,391	37,431,593,300	14,579	39,657,820,500	2,226,227,200	5.9%	
Commercial	9,105	27,441,408,700	9,127	27,919,058,700	477,650,000	1.7%	
Industrial	3,129	9,070,755,100	3,157	10,771,542,300	1,700,787,200	18.8%	
Vacant Comm/Ind Land	2,154	918,959,500	2,292	966,719,500	47,760,000	5.2%	
Residential	398,138	137,167,737,224	399,589	159,779,505,320	22,611,768,096	16.5%	
Single Family	280,424	110,832,808,949	281,803	130,320,689,092	19,487,880,143	17.6%	
Condominium	45,387	10,972,937,598	45,417	11,694,187,349	721,249,751	6.6%	
Townhome	26,501	7,480,748,477	26,910	8,762,256,931	1,281,508,454	17.1%	
Other Residential	14,622	622,266,315	14,626	933,996,771	311,730,456	50.1%	
Duplex/Triplex	13,295	4,829,046,477	13,373	5,342,319,136	513,272,659	10.6%	
Vacant Res Land	9,552	669,807,541	8,797	713,275,767	43,468,226	6.5%	
Co-Op	4,191	689,928,030	4,409	771,362,337	81,434,307	11.8%	
Zero Lot Line	3,469	969,446,837	3,537	1,119,285,937	149,839,100	15.5%	
Storage Condo	697	100,747,000	717	122,132,000	21,385,000	21.2%	
State Assessed	610	110,921,300	597	113,447,500	2,526,200	2.3%	
Total Real Property	420,032	201,411,920,643	421,692	229,280,813,137	27,868,892,494	13.8%	

Net Tax Capacity		2021		2022		Gross Change	% Change
Property Type	Parcels	Net Tax Capacity	Parcels	Net Tax Capacity			
Agricultural	1,179	4,976,812	1,145	5,416,877	440,065	8.8%	
Farm	1,018	3,901,705	987	4,215,614	313,909	8.0%	
Rural Vacant Land	161	1,075,107	158	1,201,263	126,156	11.7%	
Apartment	5,714	312,156,683	5,782	345,378,760	33,222,077	10.6%	
Apartments	5,346	309,365,084	5,398	341,118,081	31,752,997	10.3%	
Vacant Apartment Land	338	1,357,123	347	1,789,525	432,402	31.9%	
Nursing Home	30	1,434,476	37	2,471,154	1,036,678	72.3%	
Commercial / Industrial	14,391	739,277,595	14,579	783,568,171	44,290,576	6.0%	
Commercial	9,105	542,388,627	9,127	551,826,618	9,437,991	1.7%	
Industrial	3,129	179,228,894	3,157	213,174,293	33,945,399	18.9%	
Vacant Comm/Ind Land	2,154	17,652,774	2,292	18,559,510	906,736	5.1%	
Residential	398,138	1,424,908,362	399,589	1,673,968,293	249,059,931	17.5%	
Single Family	280,424	1,148,769,536	281,803	1,364,304,079	215,534,543	18.8%	
Condominium	45,387	112,309,487	45,417	119,736,829	7,427,342	6.6%	
Townhome	26,501	75,670,738	26,910	88,897,100	13,226,362	17.5%	
Other Residential	14,622	6,533,957	14,626	10,344,723	3,810,766	58.3%	
Duplex/Triplex	13,295	55,388,158	13,373	61,311,929	5,923,771	10.7%	
Vacant Res Land	9,552	8,219,637	8,797	8,853,678	634,041	7.7%	
Co-Op	4,191	7,269,378	4,409	8,020,293	750,915	10.3%	
Zero Lot Line	3,469	9,738,966	3,537	11,276,299	1,537,333	15.8%	
Storage Condo	697	1,008,505	717	1,223,363	214,858	21.3%	
State Assessed	610	2,199,354	597	2,258,878	59,524	2.7%	
Total Real Property	420,032	2,483,518,806	421,692	2,810,590,979	327,072,173	13.2%	

Please Note: Taxable Market Value (TMV) is a preliminary estimate based on tax program and application information as of the writing of this report. Property owners may continue to apply for exemptions, exclusions, and deferrals throughout the following year. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2019 and 2020 Legislative sessions.

2022 Suburban Hennepin Value Summary

Estimated Market Value						
Property Type	2021		2022		Gross Change	% Change
	Parcels	Est Market Value	Parcels	Est Market Value		
Agricultural	1,178	964,292,700	1,144	1,046,744,900	82,452,200	8.6%
Farm	1,017	816,571,200	986	888,162,400	71,591,200	8.8%
Rural Vacant Land	161	147,721,500	158	158,582,500	10,861,000	7.4%
Apartment	1,849	13,743,293,700	1,863	15,813,783,300	2,070,489,600	15.1%
Apartments	1,708	13,590,548,300	1,725	15,557,816,400	1,967,268,100	14.5%
Vacant Apartment Land	121	60,932,500	111	82,760,800	21,828,300	35.8%
Nursing Home	20	91,812,900	27	173,206,100	81,393,200	88.7%
Commercial / Industrial	8,714	25,876,475,600	8,679	27,743,745,700	1,867,270,100	7.2%
Commercial	5,302	17,602,175,600	5,279	17,978,327,400	376,151,800	2.1%
Industrial	2,583	7,895,339,900	2,609	9,377,491,400	1,482,151,500	18.8%
Vacant Comm/Ind Land	829	378,960,100	791	387,926,900	8,966,800	2.4%
Residential	283,953	104,716,608,700	285,319	123,899,159,900	19,182,551,220	18.3%
Single Family	205,993	87,641,317,600	207,371	104,357,820,100	16,716,502,500	19.1%
Condominium	29,102	6,254,161,300	29,107	6,952,307,300	698,146,000	11.2%
Townhome	25,440	7,386,581,100	25,900	8,614,416,700	1,227,835,600	16.6%
Vacant Res Land	8,571	688,211,800	7,821	699,776,400	11,564,600	1.7%
Other Residential	5,931	333,706,000	5,966	508,891,100	175,185,100	52.5%
Zero Lot Line	3,302	962,489,600	3,329	1,094,139,200	131,649,600	13.7%
Co-Op	2,688	543,351,100	2,872	601,782,300	58,431,220	10.8%
Duplex/Triplex	2,229	806,043,200	2,236	947,894,800	141,851,600	17.6%
Storage Condo	697	100,747,000	717	122,132,000	21,385,000	21.2%
State Assessed	428	56,210,800	427	60,961,600	4,750,800	8.5%
Total Real Property	296,122	145,356,881,500	297,432	168,564,395,400	23,207,513,920	16.0%

Taxable Market Value						
Property Type	2021		2022		Gross Change	% Change
	Parcels	Taxable Market Value	Parcels	Taxable Market Value		
Agricultural	1,178	605,873,300	1,144	655,689,900	49,816,600	8.2%
Farm	1,017	491,182,900	986	528,240,000	37,057,100	7.5%
Rural Vacant Land	161	114,690,400	158	127,449,900	12,759,500	11.1%
Apartment	1,849	13,737,234,100	1,863	15,809,445,120	2,072,211,020	15.1%
Apartments	1,708	13,589,928,000	1,725	15,557,211,620	1,967,283,620	14.5%
Vacant Apartment Land	121	55,493,200	111	79,027,400	23,534,200	42.4%
Nursing Home	20	91,812,900	27	173,206,100	81,393,200	88.7%
Commercial / Industrial	8,714	25,479,250,200	8,679	27,324,854,200	1,845,604,000	7.2%
Commercial	5,302	17,221,506,200	5,279	17,575,644,300	354,138,100	2.1%
Industrial	2,583	7,895,339,900	2,609	9,377,491,400	1,482,151,500	18.8%
Vacant Comm/Ind Land	829	362,404,100	791	371,718,500	9,314,400	2.6%
Residential	283,953	102,338,036,834	285,319	122,140,959,562	19,802,922,728	19.4%
Single Family	205,993	86,100,197,802	207,371	103,295,005,960	17,194,808,158	20.0%
Condominium	29,102	5,868,323,897	29,107	6,605,281,332	736,957,435	12.6%
Townhome	25,440	7,098,605,133	25,900	8,384,564,344	1,285,959,211	18.1%
Vacant Res Land	8,571	634,633,297	7,821	668,176,217	33,542,920	5.3%
Other Residential	5,931	318,185,329	5,966	505,298,886	187,113,557	58.8%
Zero Lot Line	3,302	929,261,067	3,329	1,066,986,808	137,725,741	14.8%
Co-Op	2,688	487,636,775	2,872	548,804,230	61,167,455	12.5%
Duplex/Triplex	2,229	800,446,534	2,236	944,709,785	144,263,251	18.0%
Storage Condo	697	100,747,000	717	122,132,000	21,385,000	21.2%
State Assessed	428	56,210,800	427	60,961,600	4,750,800	8.5%
Total Real Property	296,122	142,216,605,234	297,432	165,991,910,382	23,775,305,148	16.7%

Net Tax Capacity						
Property Type	2021		2022		Gross Change	% Change
	Parcels	Net Tax Capacity	Parcels	Net Tax Capacity		
Agricultural	1,178	4,960,959	1,144	5,400,018	439,059	8.9%
Farm	1,017	3,885,852	986	4,198,755	312,903	8.1%
Rural Vacant Land	161	1,075,107	158	1,201,263	126,156	11.7%
Apartment	1,849	165,453,293	1,863	188,384,451	22,931,158	13.9%
Apartments	1,708	163,611,939	1,725	185,231,506	21,619,567	13.2%
Vacant Apartment Land	121	693,691	111	987,862	294,171	42.4%
Nursing Home	20	1,147,663	27	2,165,083	1,017,420	88.7%
Commercial / Industrial	8,714	503,524,778	8,679	540,322,707	36,797,929	7.3%
Commercial	5,302	340,464,601	5,279	347,455,727	6,991,126	2.1%
Industrial	2,583	156,043,490	2,609	185,614,801	29,571,311	19.0%
Vacant Comm/Ind Land	829	7,016,687	791	7,252,179	235,492	3.4%
Residential	283,953	1,062,327,964	285,319	1,281,361,057	219,033,093	20.6%
Single Family	205,993	895,147,271	207,371	1,086,721,162	191,573,891	21.4%
Condominium	29,102	59,451,603	29,107	66,994,262	7,542,659	12.7%
Townhome	25,440	71,687,206	25,900	84,967,130	13,279,924	18.5%
Vacant Res Land	8,571	7,786,822	7,821	8,294,888	508,066	6.5%
Other Residential	5,931	3,420,491	5,966	5,687,217	2,266,726	66.3%
Zero Lot Line	3,302	9,334,917	3,329	10,750,717	1,415,800	15.2%
Co-Op	2,688	5,157,682	2,872	5,690,027	532,345	10.3%
Duplex/Triplex	2,229	9,333,467	2,236	11,032,291	1,698,824	18.2%
Storage Condo	697	1,008,505	717	1,223,363	214,858	21.3%
State Assessed	428	1,115,106	427	1,219,122	104,016	9.3%
Total Real Property	296,122	1,737,382,100	297,432	2,016,687,355	279,305,255	16.1%

Please Note: Taxable Market Value (TMV) is a preliminary estimate based on tax program and application information as of the writing of this report. Property owners may continue to apply for exemptions, exclusions, and deferrals throughout the following year. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2019 and 2020 Legislative sessions.

2022 Minneapolis Value Summary

Estimated Market Value						
Property Type	2021		2022		Gross Change	% Change
	Parcels	Est Market Value	Parcels	Est Market Value		
Agricultural	1	1,585,300	1	8,201,900	6,616,600	417.4%
Farm	1	1,585,300	1	8,201,900	6,616,600	417.4%
Apartment	3,865	12,360,469,500	3,919	13,266,443,900	905,974,400	7.3%
Apartments	3,638	12,284,453,200	3,673	13,177,828,100	893,374,900	7.3%
Vacant Apartment Land	217	53,071,400	236	64,130,300	11,058,900	20.8%
Nursing Home	10	22,944,900	10	24,485,500	1,540,600	6.7%
Commercial / Industrial	5,675	11,952,343,100	5,901	12,555,154,000	602,810,900	5.0%
Commercial	3,801	10,219,902,500	3,849	10,545,966,100	326,063,600	3.2%
Vacant Comm/Ind Land	1,325	556,555,400	1,501	614,637,000	58,081,600	10.4%
Industrial	546	1,175,415,200	548	1,394,050,900	218,635,700	18.6%
Residential	114,187	35,748,394,500	114,269	38,403,492,600	2,655,098,100	7.4%
Single Family	74,431	25,406,101,700	74,431	27,588,127,400	2,182,025,700	8.6%
Condominium	16,285	5,232,854,700	16,310	5,214,667,900	-18,186,800	-0.3%
Duplex/Triplex	11,068	4,068,843,800	11,137	4,430,363,000	361,519,200	8.9%
Other Residential	8,691	339,278,600	8,660	433,832,200	94,553,600	27.9%
Co-Op	1,503	233,151,400	1,537	252,889,100	19,737,700	8.5%
Townhome	1,061	390,619,300	1,010	384,795,600	-5,823,700	-1.5%
Vacant Res Land	981	35,926,500	976	45,159,300	9,232,800	25.7%
Zero Lot Line	167	41,618,500	208	53,658,100	12,039,600	28.9%
State Assessed	182	54,710,500	170	52,485,900	-2,224,600	-4.1%
Total Real Property	123,910	60,117,502,900	124,260	64,285,778,300	4,168,275,400	6.9%

Taxable Market Value						
Property Type	2021		2022		Gross Change	% Change
	Parcels	Taxable Market Value	Parcels	Taxable Market Value		
Agricultural	1	1,585,300	1	1,685,900	100,600	6.3%
Farm	1	1,585,300	1	1,685,900	100,600	6.3%
Apartment	3,865	12,356,976,119	3,919	13,263,218,897	906,242,778	7.3%
Apartments	3,638	12,280,959,819	3,673	13,174,603,097	893,643,278	7.3%
Vacant Apartment Land	217	53,071,400	236	64,130,300	11,058,900	20.8%
Nursing Home	10	22,944,900	10	24,485,500	1,540,600	6.7%
Commercial / Industrial	5,675	11,952,343,100	5,901	12,332,966,300	380,623,200	3.2%
Commercial	3,801	10,219,902,500	3,849	10,343,414,400	123,511,900	1.2%
Vacant Comm/Ind Land	1,325	556,555,400	1,501	595,001,000	38,445,600	6.9%
Industrial	546	1,175,415,200	548	1,394,050,900	218,635,700	18.6%
Residential	114,187	34,829,700,390	114,269	37,638,545,758	2,808,845,368	8.1%
Single Family	74,431	24,732,611,147	74,431	27,025,683,132	2,293,071,985	9.3%
Condominium	16,285	5,104,613,701	16,310	5,088,906,017	-15,707,684	-0.3%
Duplex/Triplex	11,068	4,028,599,943	11,137	4,397,609,351	369,009,408	9.2%
Other Residential	8,691	304,080,986	8,660	428,697,885	124,616,899	41.0%
Co-Op	1,503	202,291,255	1,537	222,558,107	20,266,852	10.0%
Townhome	1,061	382,143,344	1,010	377,692,587	-4,450,757	-1.2%
Vacant Res Land	981	35,174,244	976	45,099,550	9,925,306	28.2%
Zero Lot Line	167	40,185,770	208	52,299,129	12,113,359	30.1%
State Assessed	182	54,710,500	170	52,485,900	-2,224,600	-4.1%
Total Real Property	123,910	59,195,315,409	124,260	63,288,902,755	4,093,587,346	6.9%

Net Tax Capacity						
Property Type	2021		2022		Gross Change	% Change
	Parcels	Net Tax Capacity	Parcels	Net Tax Capacity		
Agricultural	1	15,853	1	16,859	1,006	6.3%
Farm	1	15,853	1	16,859	1,006	6.3%
Apartment	3,865	146,703,390	3,919	156,994,309	10,290,919	7.0%
Apartments	3,638	145,753,145	3,673	155,886,575	10,133,430	7.0%
Vacant Apartment Land	217	663,432	236	801,663	138,231	20.8%
Nursing Home	10	286,813	10	306,071	19,258	6.7%
Commercial / Industrial	5,675	235,752,817	5,901	243,245,464	7,492,647	3.2%
Commercial	3,801	201,924,026	3,849	204,370,891	2,446,865	1.2%
Vacant Comm/Ind Land	1,325	10,636,087	1,501	11,307,331	671,244	6.3%
Industrial	546	23,185,404	548	27,559,492	4,374,088	18.9%
Residential	114,187	362,580,398	114,269	392,607,236	30,026,838	8.3%
Single Family	74,431	253,622,265	74,431	277,582,917	23,960,652	9.4%
Condominium	16,285	52,857,884	16,310	52,742,567	-115,317	-0.2%
Duplex/Triplex	11,068	46,054,691	11,137	50,279,638	4,224,947	9.2%
Other Residential	8,691	3,113,466	8,660	4,657,506	1,544,040	49.6%
Co-Op	1,503	2,111,696	1,537	2,330,266	218,570	10.4%
Townhome	1,061	3,983,532	1,010	3,929,970	-53,562	-1.3%
Vacant Res Land	981	432,815	976	558,790	125,975	29.1%
Zero Lot Line	167	404,049	208	525,582	121,533	30.1%
State Assessed	182	1,084,248	170	1,039,756	-44,492	-4.1%
Total Real Property	123,910	746,136,706	124,260	793,903,624	47,766,918	6.4%

Please Note: Taxable Market Value(TMV) is a preliminary estimate based on tax program and application information as of the writing of this report. Property owners may continue to apply for exemptions, exclusions, and deferrals throughout the following year. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2019 and 2020 Legislative sessions.

Historical EMV, TMV and Value Exclusion Growth

Hennepin County					
Year	Estimated Mkt Value	EMV % Change	Taxable Mkt Value	Exclusion Value	Exclusion %
2012	122,157,693,100	-3.64%	116,657,320,115	5,500,372,985	4.503%
2013	123,025,336,700	-2.96%	117,545,914,309	5,479,422,391	4.454%
2014	132,993,741,900	8.10%	128,021,269,563	4,972,472,337	3.739%
2015	142,805,059,700	7.38%	137,976,416,087	4,828,643,613	3.381%
2016	152,369,918,300	6.70%	147,751,033,484	4,618,884,816	3.031%
2017	163,094,475,100	7.04%	158,881,902,269	4,212,572,831	2.583%
2018	176,831,465,100	8.42%	171,140,513,208	3,870,200,192	2.189%
2019	185,839,487,400	5.09%	182,244,183,303	3,595,304,097	1.935%
2020	196,305,475,900	5.63%	192,787,334,388	3,518,141,512	1.792%
2021	205,474,384,400	4.67%	201,411,920,643	4,062,463,757	1.977%
2022	232,850,173,700	13.32%	229,280,813,137	3,569,360,583	1.533%

Suburban					
Year	Estimated Mkt Value	EMV % Change	Taxable Mkt Value	Exclusion Value	Exclusion %
2012	89,995,916,400	-3.81%	86,044,209,374	3,951,707,026	4.391%
2013	90,200,279,700	-3.59%	86,250,668,288	3,949,611,412	4.379%
2014	97,041,019,800	7.58%	93,463,731,110	3,577,288,690	3.686%
2015	102,923,782,500	6.06%	99,438,378,060	3,485,404,440	3.386%
2016	108,778,239,100	6.06%	105,413,588,376	3,364,650,724	3.093%
2017	115,774,156,000	6.43%	112,700,579,700	3,073,576,300	2.655%
2018	123,049,939,600	6.28%	120,209,733,667	2,840,205,933	2.308%
2019	130,308,684,600	5.90%	127,659,119,764	2,649,564,836	2.033%
2020	137,761,941,400	5.72%	135,208,742,276	2,553,199,124	1.853%
2021	145,356,881,500	5.51%	142,216,605,234	3,140,276,266	2.160%
2022	168,564,395,400	15.97%	165,991,910,382	2,572,485,038	1.526%

Minneapolis					
Year	Estimated Mkt Value	EMV % Change	Taxable Mkt Value	Exclusion Value	Exclusion %
2012	32,161,776,700	-3.17%	30,613,110,741	1,548,665,959	4.815%
2013	32,825,057,000	-1.17%	31,295,246,021	1,529,810,979	4.660%
2014	35,952,722,100	9.53%	34,557,538,453	1,395,183,647	3.881%
2015	39,881,277,200	10.93%	38,538,038,027	1,343,239,173	3.368%
2016	43,591,679,200	9.30%	42,337,445,108	1,254,234,092	2.877%
2017	47,320,319,100	8.55%	46,181,322,569	1,138,996,531	2.407%
2018	51,960,773,800	9.81%	50,930,779,541	1,029,994,259	1.982%
2019	55,530,802,800	6.87%	54,585,063,539	945,739,261	1.703%
2020	58,543,534,500	5.43%	57,578,592,112	964,942,388	1.648%
2021	60,117,502,900	2.69%	59,195,315,409	922,187,491	1.534%
2022	64,285,778,300	6.93%	63,288,902,755	996,875,545	1.551%

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2022 Assessment Value Allocation

	Hennepin County	Suburban	Minneapolis
Estimated Market Value	<p>Ag 0.5% Apt 12.5% Com / Ind 17.3% Res 69.7%</p>	<p>Ag 0.6% Apt 9.4% Com / Ind 16.5% Res 73.5%</p>	<p>Res 59.7% Apt 20.6% Com / Ind 19.5%</p>
Taxable Market Value	<p>Ag 0.3% Apt 12.7% Com / Ind 17.3% Res 69.7%</p>	<p>Ag 0.4% Apt 9.5% Com / Ind 16.5% Res 73.6%</p>	<p>Res 59.5% Apt 21.0% Com / Ind 19.5%</p>
Net Tax Capacity	<p>Ag 0.2% Apt 12.3% Com / Ind 27.9% Res 59.6%</p>	<p>Ag 0.3% Apt 9.3% Com / Ind 26.8% Res 63.5%</p>	<p>Res 49.5% Apt 19.8% Com / Ind 30.6%</p>

Estimated Market Value Medians By City

Single Family Residential

Community	2014	2015	2016	2017	2018	2019	2020	2021	2022
Calhoun-Isle/Uptown	455,500	466,500	484,000	511,500	546,500	557,750	564,500	582,000	606,500
Camden	94,500	107,500	115,500	127,000	141,500	157,000	169,500	183,000	213,000
Downtown	255,000	286,500	321,500	329,500	359,000	358,500	341,500	354,750	359,000
Longfellow	187,500	191,500	204,000	225,000	257,000	269,500	279,000	289,000	310,000
Near North	96,000	104,500	114,500	122,000	134,500	150,500	167,000	188,000	212,000
Nokomis	201,500	210,500	228,000	246,000	274,000	287,500	290,000	309,000	340,000
Northeast	163,500	174,000	188,500	210,000	230,000	249,000	255,000	274,000	305,000
Phillips	121,500	127,500	141,500	153,000	176,000	194,000	198,750	211,000	215,000
Powderhorn	159,500	171,000	185,500	205,000	222,000	242,500	245,000	259,000	285,000
Southwest	311,500	325,000	341,500	362,000	399,000	412,000	416,500	433,000	470,000
University/Southeast	195,500	196,500	212,500	229,000	252,500	265,000	273,000	292,000	308,000
Minneapolis	181,000	191,000	205,500	225,500	249,500	265,500	271,500	287,000	316,000

City	2014	2015	2016	2017	2018	2019	2020	2021	2022
Bloomington	206,700	219,800	225,950	246,300	256,800	283,800	286,400	307,200	355,800
Brooklyn Center	131,400	142,100	150,000	167,000	184,000	198,000	207,000	223,000	259,000
Brooklyn Park	172,500	181,500	190,900	214,800	228,600	247,800	259,400	272,600	320,400
Champlin	177,000	184,000	198,000	215,000	237,000	254,000	260,000	276,000	337,000
Corcoran	269,000	278,000	285,000	314,000	329,500	342,000	362,000	400,000	475,000
Crystal	151,000	153,000	166,000	182,000	196,000	215,000	220,000	245,000	279,000
Dayton	219,000	224,000	237,000	276,000	307,000	331,000	353,000	375,000	450,000
Deephaven	473,000	534,000	550,500	567,000	604,000	625,000	649,000	682,000	827,500
Eden Prairie	339,100	360,300	363,100	378,100	396,200	413,800	415,800	430,400	513,200
Edina	428,300	457,300	458,100	501,000	530,650	548,500	551,700	571,700	659,900
Excelsior	335,000	370,000	391,000	451,000	465,000	490,000	522,500	562,000	618,000
Golden Valley	252,500	258,000	262,000	289,000	312,000	327,000	335,000	362,000	411,000
Greenfield	308,000	327,000	352,000	376,000	388,000	401,000	420,500	445,000	541,000
Greenwood	726,000	704,500	772,000	866,000	858,000	903,000	982,000	1,018,500	1,244,000
Hanover	277,000	305,000	320,000	347,000	379,500	380,000	374,500	388,000	462,000
Hopkins	206,000	207,000	223,000	243,000	261,000	276,000	291,000	315,000	361,000
Independence	356,000	360,000	385,500	407,000	409,000	420,000	446,000	472,000	560,000
Long Lake	222,000	228,000	249,000	267,000	282,000	282,500	311,500	329,500	392,000
Loretto	184,500	205,000	208,000	241,000	248,500	258,000	254,000	278,000	343,500
Maple Grove	268,700	278,900	289,400	303,200	321,500	338,700	351,200	369,800	447,700
Maple Plain	180,000	193,000	206,000	218,000	234,000	245,000	254,000	278,000	325,000
Medicine Lake	586,500	574,500	670,000	677,000	698,000	707,500	737,000	758,000	932,000
Medina	503,000	521,500	524,000	556,000	559,000	587,000	604,000	626,000	749,000
Minnetonka	279,000	317,750	322,600	332,100	359,800	378,550	390,300	405,500	468,700
Minnetonka Beach	980,000	1,020,000	1,100,000	1,140,000	1,183,000	1,246,000	1,445,000	1,464,000	1,671,000
Minnetrista	387,000	385,000	411,000	429,000	457,000	467,000	481,000	504,000	636,000
Mound	189,000	192,000	213,000	218,000	239,000	247,000	267,000	274,000	346,000
New Hope	180,000	188,500	196,000	213,000	229,000	244,000	257,000	275,000	325,000
Orono	546,000	572,000	607,000	639,000	666,000	694,000	741,000	772,000	916,000
Osseo	147,000	165,000	172,000	194,000	211,000	210,000	215,000	228,000	281,000
Plymouth	316,100	327,000	339,000	349,000	375,000	393,000	407,000	424,000	498,000
Richfield	173,000	180,000	194,000	207,000	229,000	242,000	246,000	266,000	308,000
Robbinsdale	149,000	146,000	158,000	173,000	188,000	212,000	216,000	236,000	286,000
Rockford	164,000	171,500	182,000	192,000	204,000	218,000	231,500	253,000	304,000
Rogers	251,000	263,000	275,000	291,000	313,000	320,000	333,000	354,000	421,000
Saint Anthony	223,000	255,000	260,000	274,000	292,000	322,000	338,000	366,000	396,000
Saint Bonifacius	199,000	203,000	222,000	236,000	245,000	270,000	272,500	293,500	344,000
Saint Louis Park	217,400	227,700	240,000	254,100	275,100	298,200	306,500	330,500	372,100
Shorewood	386,500	410,000	409,000	429,000	461,000	471,500	501,000	531,000	653,000
Spring Park	352,000	353,000	376,000	408,000	421,000	432,000	458,500	460,500	650,500
Tonka Bay	474,000	473,000	510,500	575,000	634,500	662,000	696,000	762,500	910,000
Wayzata	431,000	475,000	503,500	546,500	609,000	642,000	695,000	732,000	881,000
Woodland	719,000	848,000	817,000	850,000	952,000	968,000	986,000	1,037,500	1,356,000
Suburban	235,800	248,000	256,000	273,300	294,000	312,000	322,000	341,900	403,600
Hennepin County	219,600	230,500	241,000	259,000	281,000	298,400	307,600	326,300	379,000

Please Note: "Single Family Residential" refers to the values of detached, On-Lake and Off-Lake single family residential properties only. It does not include condominiums, townhouses, or additional parcels associated with the primary parcel. All values reported above are representative of only the previously described parcels.

Estimated Market Value Medians By School District

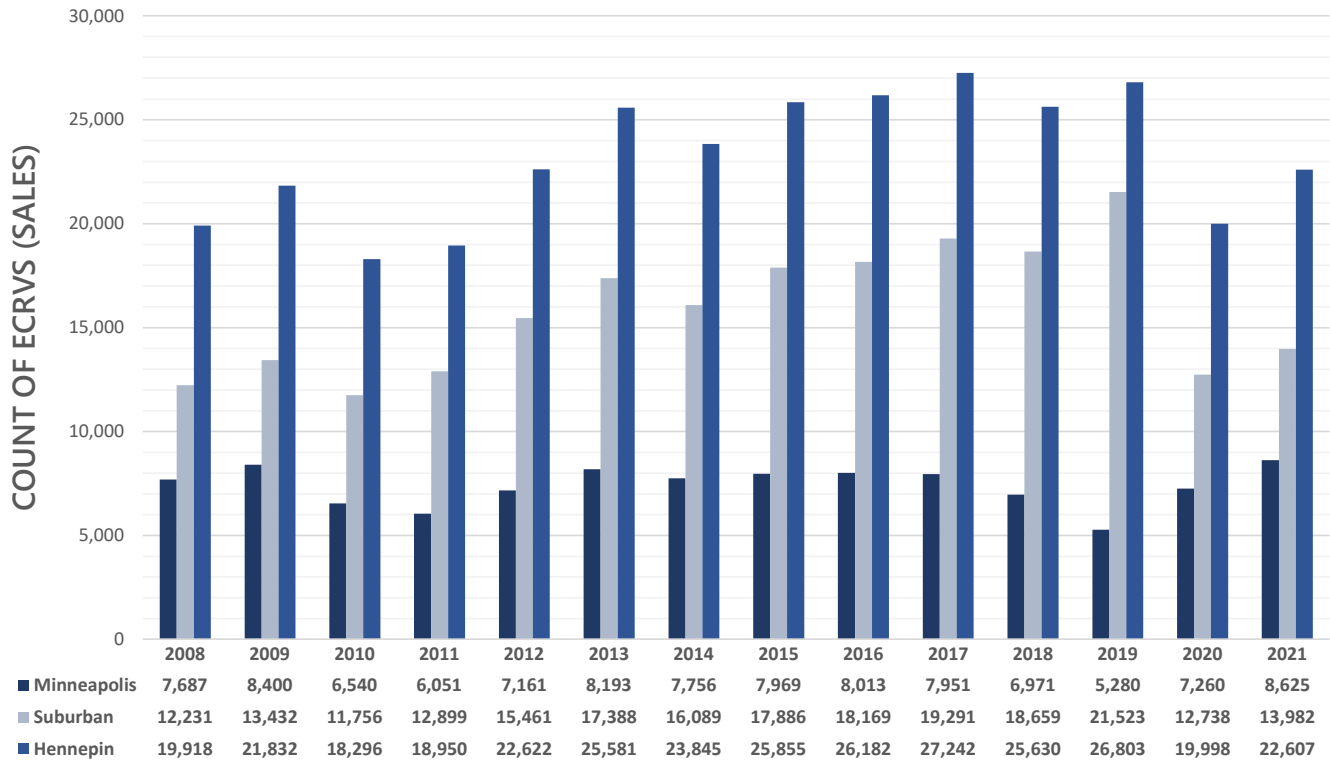
Single Family Residential

School District / City	2022 Parcels	2021 Median EMV	2022 Median EMV
001 Minneapolis Sch Dist	74,610	287,000	316,000
Minneapolis	74,610	287,000	316,000
011 Anoka-Hennepin Sch Dist	14,945	278,000	337,000
Brooklyn Center	1,098	238,000	273,000
Brooklyn Park	4,741	284,500	333,600
Champlin	6,781	276,000	337,000
Dayton	2,325	366,000	439,000
110 Waconia Sch Dist	1,326	357,000	435,000
Minnetrissa	664	414,000	503,000
Saint Boni	662	293,500	344,000
111 Watertown-Mayer Sch Dist	281	491,000	634,000
Minnetrissa	281	491,000	634,000
270 Hopkins Sch Dist	13,356	389,000	449,750
Eden Prairie	348	523,850	608,950
Edina	916	489,500	561,700
Golden Valley	2,272	432,000	500,000
Hopkins	2,311	316,500	362,000
Minnnetonka	7,116	400,800	464,200
Plymouth	150	352,500	384,500
Saint Louis Park	243	284,500	325,500
271 Bloomington Sch Dist	21,231	307,200	355,800
Bloomington	21,231	307,200	355,800
272 Eden Prairie Sch Dist	12,449	431,700	515,200
Bloomington	1	343,300	423,900
Eden Prairie	12,448	431,750	515,250
273 Edina Sch Dist	11,584	576,600	665,350
Bloomington	1	451,700	539,400
Edina	11,573	576,550	665,300
Saint Louis Park	10	650,700	715,900
276 Minnetonka Sch Dist	10,677	455,700	539,700
Deephaven	1,416	682,000	827,500
Eden Prairie	631	378,700	454,400
Excelsior	469	562,000	618,000
Greenwood	291	1,018,500	1,244,000
Minnetonka	4,585	392,300	452,100
Orono	41	482,000	522,000
Shorewood	2,439	520,000	641,000
Tonka Bay	613	762,500	910,000
Woodland	192	1,037,500	1,356,000
277 Westonka Sch Dist	7,136	441,000	552,500
Independence	109	378,000	419,000
Minnetrissa	2,079	560,000	695,000
Mound	3,388	274,000	346,000
Orono	1,279	764,000	933,000
Shorewood	89	900,000	1,305,000
Spring Park	192	460,500	650,500
278 Orono Sch Dist	4,373	572,000	679,000
Independence	622	520,000	642,000
Long Lake	509	329,500	392,000
Maple Plain	527	278,000	325,000
Medina	790	618,000	722,000
Minnnetonka Beach	226	1,464,000	1,671,000
Orono	1,697	782,000	924,000
Wayzata	2	3,300,500	3,863,500
279 Osseo Sch Dist	34,043	312,800	380,200
Brooklyn Center	2,890	225,000	262,000
Brooklyn Park	11,742	270,300	317,550
Corcoran	369	427,000	466,000

School District / City	2022 Parcels	2021 Median EMV	2022 Median EMV
279 Osseo Sch Dist Cont'd			
Dayton	437	469,000	562,000
Maple Grove	15,696	356,200	430,150
Osseo	598	228,000	281,000
Plymouth	2,144	419,000	488,000
Rogers	167	404,500	458,000
280 Richfield Sch Dist	9,735	266,000	308,000
Edina	58	309,050	369,900
Richfield	9,677	266,000	308,000
281 Robbinsdale Sch Dist	26,593	270,000	314,000
Brooklyn Center	1,271	224,000	259,000
Brooklyn Park	920	249,000	285,700
Crystal	7,358	245,000	279,000
Golden Valley	4,088	340,000	385,000
New Hope	4,642	275,000	325,000
Plymouth	3,974	364,000	428,000
Robbinsdale	4,340	236,000	286,000
282 Saint Anthony Sch Dist	1,724	366,000	396,000
Saint Anthony	1,724	366,000	396,000
283 Saint Louis Park Sch Dist	11,333	331,500	373,300
Edina	2	741,050	985,000
Hopkins	45	237,000	277,000
Minnetonka	2	643,950	736,300
Saint Louis Park	11,284	331,800	373,600
284 Wayzata Sch Dist	17,488	497,000	591,000
Corcoran	489	542,000	640,000
Maple Grove	1,339	529,500	654,600
Medicine Lake	123	758,000	932,000
Medina	1,316	636,000	768,000
Minnetonka	1,561	511,750	608,400
Orono	145	763,500	879,000
Plymouth	11,578	459,000	541,000
Wayzata	937	732,000	881,000
286 Brooklyn Center Sch Dist	2,026	208,000	243,000
Brooklyn Center	2,026	208,000	243,000
728 Elk River Sch Dist	3,633	347,000	413,000
Dayton	278	262,000	315,500
Rogers	3,355	350,000	416,000
877 Buffalo-Hanover Sch Dist	1,443	376,000	442,000
Corcoran	876	345,500	415,000
Greenfield	128	492,000	565,500
Hanover	197	388,000	462,000
Rogers	242	443,000	492,000
879 Delano Sch Dist	1,071	385,000	456,000
Corcoran	147	336,000	400,000
Greenfield	28	510,000	601,500
Independence	640	461,000	542,500
Loretto	188	278,000	343,500
Medina	63	433,000	489,000
Minnetrissa	5	689,000	890,000
883 Rockford Sch Dist	1,639	402,000	488,000
Corcoran	701	392,000	477,000
Greenfield	841	430,500	533,000
Independence	18	329,500	383,500
Maple Grove	13	437,600	542,000
Medina	17	569,000	635,000
Rockford	49	253,000	304,000

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Sales Counts and Sales Analysis



Sales Ratio Study

The sale ratio is the primary measurement of an assessment's relation to the market. The Minnesota Department of Revenue uses the sales ratio to analyze the performance of the assessment and ensure all properties are valued at an equal level of assessment. The sales ratio is calculated by dividing the sale price by the assessed value and then deriving the median or mean ratio across a set of properties. **The below analysis is of the initial assessment for single family residential throughout suburban Hennepin County.**

Assessment Year	Sale Study Period	Direct Median Ratio	Direct Mean Ratio	MCAP Median Ratio	MCAP Mean Ratio
2022	Oct 2020 - Sep 2021	102.2%	102.6%	95.0%	94.6%
2021	Oct 2019 - Sep 2020	99.0%	99.3%	95.3%	95.5%
2020	Oct 2018 - Sep 2019	98.3%	99.1%	95.5%	96.1%
2019	Oct 2017 - Sep 2018	99.5%	98.9%	95.2%	94.4%
2018	Oct 2016 - Sep 2017	99.5%	100.4%	95.2%	95.8%
2017	Oct 2015 - Sep 2016	98.6%	99.4%	95.0%	95.6%
2016	Oct 2014 - Sep 2015	97.5%	98.3%	94.9%	95.5%
2015	Oct 2013 - Sep 2014	96.2%	97.2%	92.3%	93.3%
2014	Oct 2012 - Sep 2013	97.8%	101.7%	93.3%	91.1%
2013	Oct 2011 - Sep 2012	95.3%	97.3%	99.4%	97.6%

Direct ratios are calculated using the net sale price at the time of the sale. The MCAP (Market Condition Adjusted Price) ratios time trend each sale price to January 2nd of the assessment year prior to dividing the sale price by the estimated market value. The purpose of the time trend adjustment is to reflect changes impacting value, resulting in a more accurate estimated market value as of January 2nd. The formula for calculating MCAP time trends is supplied by the MN Department of Revenue and has been in use since the 2012 assessment.

Mean and Median Sale Prices

City	Jan - Dec 2018			Jan - Dec 2019			Jan - Dec 2020			Jan - Dec 2021		
	Mean	Median	Sales	Mean	Median	Sales	Mean	Median	Sales	Mean	Median	Sales
Bloomington	303,225	280,000	821	289,810	274,830	1,170	306,940	290,000	1,096	352,860	321,000	1,290
Brooklyn Center	207,133	205,000	318	213,210	213,350	339	247,490	232,800	369	245,140	251,050	332
Brooklyn Park	277,351	260,000	839	258,920	252,200	1,196	288,340	276,300	1,187	313,130	304,850	1,217
Champlin	287,073	260,000	230	282,930	263,500	391	296,370	280,000	376	355,470	330,000	362
Corcoran	440,841	375,000	45	392,360	351,560	66	396,900	377,600	101	406,870	398,700	103
Crystal	225,732	220,000	362	234,570	232,530	348	254,560	250,000	365	297,540	276,190	492
Dayton	346,538	349,950	56	362,430	341,000	59	390,420	370,000	78	434,020	422,000	86
Deephaven	1,309,563	909,100	58	875,000	665,000	70	1,098,370	739,000	73	1,207,750	833,380	58
Eden Prairie	453,044	420,000	654	380,420	348,750	1,150	418,660	369,200	992	468,400	412,500	1,224
Edina	665,633	575,000	539	492,300	405,900	945	564,100	429,490	847	640,990	503,250	1,035
Excelsior	684,941	540,000	22	609,750	610,000	37	655,830	622,000	23	4,589,410	750,000	38
Golden Valley	353,452	315,000	227	361,860	319,750	300	399,600	355,480	300	405,640	372,300	330
Greenfield	503,985	475,000	26	417,980	402,000	34	473,630	491,800	44	430,110	375,000	35
Greenwood	1,628,167	1,250,000	13	1,252,340	1,122,500	14	1,109,970	978,000	7	1,962,620	1,417,910	12
Hanover	651,333	600,000	3	417,250	359,000	10	425,560	389,000	14	541,850	532,450	4
Hopkins	342,436	285,000	108	263,170	249,820	234	296,560	286,750	199	323,570	279,320	205
Independence	511,509	452,500	38	531,980	523,500	34	614,300	590,000	39	691,550	620,000	38
Long Lake	353,812	300,000	18	387,030	358,500	25	354,600	333,000	30	420,280	350,000	34
Loretto	277,388	261,300	8	286,710	265,000	15	279,000	275,550	6	345,670	355,750	16
Maple Grove	384,875	360,000	758	327,570	300,000	1,351	359,780	327,000	1,357	408,860	361,000	1,457
Maple Plain	266,143	264,000	14	228,190	260,280	23	257,050	294,950	11	336,110	338,530	20
Medicine Lake	138,000	138,000	1	793,830	806,500	6	770,530	729,750	5	990,000	990,000	1
Medina	896,000	677,500	92	587,030	533,800	119	700,360	615,000	127	869,940	797,000	131
Minneapolis	319,565	258,000	4,187	392,980	280,230	5,280	372,540	299,000	7,260	383,280	311,120	8,625
Minnetonka	459,455	395,725	558	392,710	341,800	942	443,990	382,330	846	466,330	409,900	891
Minnetonka Beach	1,519,361	1,287,750	18	1,319,470	1,479,900	9	2,158,140	1,980,000	7	2,561,920	1,961,090	15
Minnetrista	611,545	489,495	118	527,490	445,000	138	593,060	469,990	178	671,220	573,750	168
Mound	341,408	253,000	146	340,240	252,100	229	420,330	280,500	197	442,970	339,700	182
New Hope	259,358	258,500	145	242,980	250,000	245	262,160	276,080	262	301,050	310,000	279
Orono	984,985	701,750	148	894,510	652,500	181	1,021,330	687,000	163	1,207,530	875,000	167
Osseo	223,995	227,000	22	226,140	232,250	28	265,700	260,670	26	379,160	284,770	34
Plymouth	440,707	399,950	746	380,250	344,350	1,305	400,670	366,000	1,253	458,190	418,200	1,315
Richfield	256,747	250,000	368	255,820	258,950	427	270,710	280,000	409	306,160	309,280	491
Robbinsdale	225,644	219,950	194	240,400	233,650	246	263,060	261,000	232	294,820	275,050	272
Rockford	266,750	249,000	4	210,670	210,670	2	425,000	425,000	1	366,080	339,400	5
Rogers	330,239	335,150	148	314,690	324,930	170	329,470	330,900	190	416,360	388,000	219
Saint Anthony	335,073	328,850	54	262,550	284,750	58	336,150	363,660	59	331,120	369,900	77
Saint Bonifacius	274,452	269,950	34	257,270	265,000	51	281,330	283,900	49	305,010	317,250	38
Saint Louis Park	337,478	300,000	597	315,840	295,160	847	341,110	322,530	919	355,640	336,000	1,034
Shorewood	626,174	533,800	116	608,080	477,500	134	628,550	515,000	149	789,260	635,000	127
Spring Park	610,815	318,250	4	526,470	423,000	18	413,060	324,700	17	682,140	630,000	23
Tonka Bay	1,207,595	950,000	23	1,045,580	572,500	20	1,169,400	975,000	37	1,029,190	733,000	30
Wayzata	1,386,684	750,000	47	1,060,780	680,250	90	1,157,880	786,500	87	1,172,740	810,000	89
Woodland	1,914,476	1,300,000	11	1,160,310	896,250	8	1,475,520	780,000	11	1,295,890	1,152,500	14
Suburban	407,849	320,000	8,751	360,520	291,000	13,084	396,250	318,160	12,738	455,390	348,100	13,982
Hennepin County	382,791	300,000	12,938	346,726	285,000	18,364	387,270	311,400	19,998	426,940	333,080	22,607

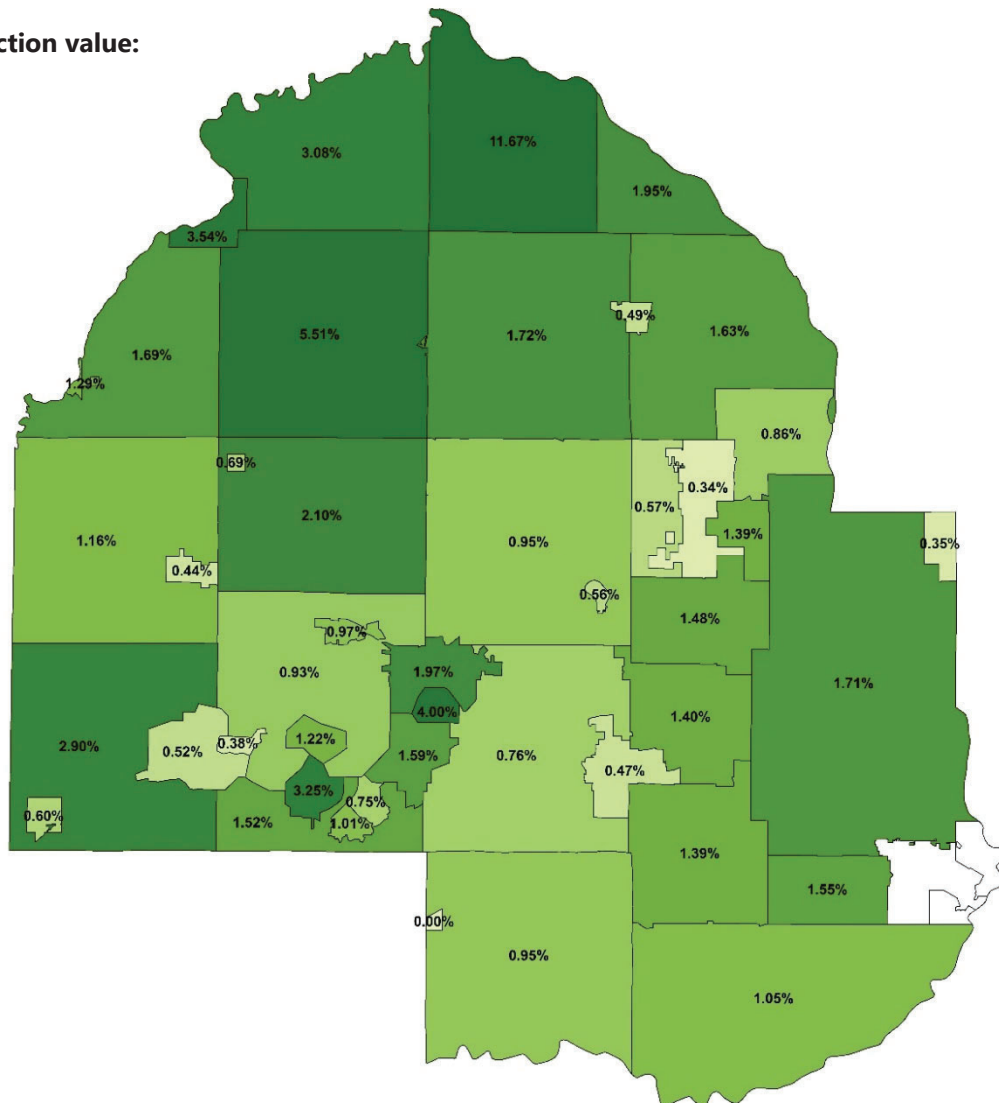
Please Note: "Single Family Residential" refers to the values of detached, On-Lake and Off-Lake single family residential properties only. It does not include condominiums, townhouses, or additional parcels associated with the primary parcel. All values reported above are representative of only the previously described parcels.

New Construction

The map below highlights the value of new construction improvements within a city proportionate to the overall estimated market value of each city. New construction improvement value represents the value added by brand-new structures as well as the value added by remodels, repairs, and additions on existing structures. It includes all property types including apartments, commercial and residential. All assessors in the state of Minnesota are required by statute to track new construction improvement values on all properties each year.

New construction value continues to be the highest in the city of Dayton with an 11.7% increase over 2021. New construction value was also notably high in the cities of Corcoran (5.5%), Woodland (4.0%), and Hanover (3.5%). Residential construction accounted for 45.2% of the new construction activity, closely followed by apartment construction representing 39.6% of the activity. Commercial and Industrial construction rounded out the remaining 15.2% of the new construction reported during 2021 for the 2022 assessment. Apartment construction lead the new construction activity in 11 cities, while Commercial/Industrial construction was predominant in Brooklyn Park.

New construction value:



2022 New Construction Summary

City	2021 Est Market Value	2022 New Construction Improvement Value				2022 Est Market Value	Net Change	Gross Change
		Apt	Com / Ind	Res	Total			
Bloomington	15,173,424,400	126,316,400	42,924,000	9,865,000	179,105,400	17,107,758,600	11.6%	12.7%
Brooklyn Center	2,738,279,400	18,922,000	1,400,000	6,965,000	27,287,000	3,162,996,600	14.5%	15.5%
Brooklyn Park	8,836,011,200	28,320,200	115,992,500	26,495,500	170,808,200	10,473,790,700	16.6%	18.5%
Champlin	2,823,952,200	44,130,000	2,227,000	20,799,000	67,156,000	3,438,956,600	19.4%	21.8%
Chanhassen	89,027,000	0	0	0	0	106,067,000	19.1%	19.1%
Corcoran	1,304,404,200	0	4,979,000	85,575,000	90,554,000	1,642,689,500	19.0%	25.9%
Crystal	2,386,690,700	815,000	1,781,000	6,623,000	9,219,000	2,689,847,100	12.3%	12.7%
Dayton	1,237,965,700	10,000	14,155,000	183,913,000	198,078,000	1,698,000,000	21.2%	37.2%
Deephaven	1,525,406,900	0	89,000	29,879,000	29,968,000	1,885,212,800	21.6%	23.6%
Eden Prairie	11,766,503,000	51,710,000	15,302,000	60,814,500	127,826,500	13,445,759,900	13.2%	14.3%
Edina	13,908,404,200	99,929,200	10,566,200	105,348,000	215,843,400	15,583,899,100	10.5%	12.0%
Excelsior	637,512,400	45,000	700,000	6,648,000	7,393,000	732,343,100	13.7%	14.9%
Golden Valley	4,609,040,400	45,250,000	5,892,000	25,484,900	76,626,900	5,175,000,000	10.6%	12.3%
Greenfield	569,024,800	0	0	11,692,000	11,692,000	692,273,000	19.6%	21.7%
Greenwood	413,873,000	0	0	4,005,000	4,005,000	534,778,000	28.2%	29.2%
Hanover	94,332,100	0	0	4,173,000	4,173,000	117,898,300	20.6%	25.0%
Hopkins	2,468,488,900	6,250,000	2,280,000	4,281,000	12,811,000	2,734,146,500	10.2%	10.8%
Independence	860,032,100	0	282,000	11,692,000	11,974,000	1,036,664,200	19.1%	20.5%
Long Lake	321,216,800	0	0	3,674,500	3,674,500	380,330,900	17.3%	18.4%
Loretto	79,055,000	0	0	645,000	645,000	93,744,300	17.8%	18.6%
Maple Grove	11,275,211,200	74,225,100	54,184,100	103,792,000	232,201,200	13,507,679,000	17.7%	19.8%
Maple Plain	237,476,500	636,000	40,000	511,000	1,187,000	267,452,400	12.1%	12.6%
Medicine Lake	101,522,000	0	0	692,000	692,000	124,427,000	21.9%	22.6%
Medina	2,086,528,600	1,000,000	1,626,000	48,814,000	51,440,000	2,453,234,400	15.1%	17.6%
Minneapolis	60,117,502,900	653,208,300	165,676,700	281,400,300	1,100,285,300	64,285,778,300	5.1%	6.9%
Minnnetonka	11,196,827,900	21,250,000	13,515,000	61,350,800	96,115,800	12,593,775,600	11.6%	12.5%
Minnnetonka Beach	437,827,100	0	0	6,335,000	6,335,000	521,330,100	17.6%	19.1%
Minnetrsta	2,123,422,000	0	0	78,497,000	78,497,000	2,711,079,400	24.0%	27.7%
Mound	1,623,478,300	885,000	200,000	9,553,000	10,638,000	2,058,564,500	26.1%	26.8%
New Hope	2,373,490,300	3,680,000	235,000	11,586,300	15,501,300	2,737,167,300	14.7%	15.3%
Orono	3,667,397,100	3,000	20,000	42,483,000	42,506,000	4,552,554,200	23.0%	24.1%
Osseo	318,391,000	65,000	95,000	1,637,000	1,797,000	367,090,000	14.7%	15.3%
Plymouth	14,343,892,600	21,946,000	9,990,000	125,689,000	157,625,000	16,613,435,000	14.7%	15.8%
Richfield	4,252,264,100	55,514,000	3,591,000	15,916,000	75,021,000	4,848,498,000	12.3%	14.0%
Robbinsdale	1,475,440,000	17,885,000	35,000	6,306,000	24,226,000	1,737,650,300	16.1%	17.8%
Rockford	32,469,900	30,000	0	466,000	496,000	38,401,800	16.7%	18.3%
Rogers	2,477,133,400	23,800,000	5,259,000	62,731,000	91,790,000	2,984,688,800	16.8%	20.5%
Saint Anthony	798,203,500	100,000	343,000	2,643,000	3,086,000	870,570,400	8.7%	9.1%
Saint Bonifacius	264,483,900	20,000	1,231,000	631,000	1,882,000	311,771,800	17.2%	17.9%
Saint Louis Park	8,566,585,400	57,257,000	44,081,000	30,621,300	131,959,300	9,425,931,400	8.5%	10.0%
Shorewood	2,038,384,200	15,000	0	39,118,300	39,133,300	2,570,781,300	24.2%	26.1%
Spring Park	342,710,100	30,000	0	1,555,000	1,585,000	417,644,100	21.4%	21.9%
Tonka Bay	691,768,600	21,776,000	0	6,111,000	27,887,000	857,311,800	19.9%	23.9%
Wayzata	2,438,548,500	15,462,000	14,861,000	25,058,000	55,381,000	2,814,447,100	13.1%	15.4%
Woodland	350,780,900	0	0	17,855,000	17,855,000	446,753,500	22.3%	27.4%
Hennepin County	205,474,384,400	1,390,485,200	533,552,500	1,589,924,400	3,513,962,100	232,850,173,700	11.6%	13.3%

Gross change includes new construction improvement value; net change excludes new construction improvement value.

New Houses By Calendar Year

Residential Single Family

Community	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Total
Calhoun-Isles / Uptown	8	7	11	11	6	5	4	5	6	3	66
Camden	0	7	4	6	15	39	24	28	17	5	145
Downtown	0	0	0	0	0	0	0	0	0	0	0
Longfellow	5	7	12	22	9	9	5	4	6	3	82
Near North	11	9	22	15	8	14	20	19	16	20	154
Nokomis	6	17	12	17	12	12	2	2	9	7	96
Northeast	3	3	15	8	7	7	11	3	1	4	62
Phillips	4	2	0	2	3	5	4	7	0	1	28
Powderhorn	1	6	8	5	8	6	7	2	4	4	51
Southwest	32	69	49	61	39	39	11	10	14	11	335
University / Southeast	0	1	0	1	1	0	0	0	0	0	3
Minneapolis	70	128	133	148	108	136	88	80	73	58	1,022

City	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Total
Bloomington	26	23	13	20	13	7	5	6	4	4	121
Brooklyn Center	0	0	4	9	2	3	1	5	30	1	55
Brooklyn Park	133	153	103	106	96	78	74	12	13	16	784
Champlin	8	7	8	19	38	55	38	24	37	22	256
Corcoran	2	7	9	39	50	62	58	141	221	260	849
Crystal	10	15	9	10	16	19	8	5	5	4	101
Dayton	15	38	41	76	102	200	152	269	292	413	1,598
Deephaven	14	15	14	10	16	16	17	12	17	20	151
Eden Prairie	53	80	60	69	50	58	50	15	36	40	511
Edina	102	109	116	114	101	87	71	64	63	61	888
Excelsior	6	1	1	1	8	8	5	5	7	2	44
Golden Valley	10	21	11	20	4	10	13	13	3	9	114
Greenfield	5	9	10	8	10	15	7	13	12	15	104
Greenwood	1	2	3	3	1	2	3	4	4	6	29
Hanover	0	0	1	1	2	0	0	0	0	0	4
Hopkins	2	6	6	0	0	1	0	4	1	0	20
Independence	10	9	13	6	6	12	9	15	11	14	105
Long Lake	0	1	0	1	1	0	0	2	1	3	9
Loretto	0	0	0	0	0	0	0	1	2	0	3
Maple Grove	148	193	180	122	119	161	176	159	102	105	1,465
Maple Plain	0	1	1	0	4	0	1	6	6	0	19
Medicine Lake	1	3	2	0	0	2	3	1	1		13
Medina	66	134	89	63	60	56	57	44	39	48	656
Minnetonka	42	44	63	44	40	48	47	38	33	33	432
Minnetonka Beach	1	0	4	1	0	1	4	4	3	3	21
Minnetrista	32	42	54	82	87	97	96	110	122	83	805
Mound	4	15	14	13	4	21	5	15	6	8	105
New Hope	2	2	0	5	33	33	4	3	19	13	114
Orono	18	41	26	34	32	44	55	50	34	37	371
Osseo	0	0	0	0	0	0	0	1	0	2	3
Plymouth	230	261	276	285	280	335	268	299	241	137	2,612
Richfield	9	11	5	5	4	0	6	7	5	0	52
Robbinsdale	4	9	7	7	1	3	8	3	4	3	49
Rockford	0	0	0	0	0	0	0	0	0	1	1
Rogers	89	125	45	43	44	57	56	85	118	158	820
Saint Anthony	1	0	2	2	1	0	2	1	0	1	10
Saint Bonifacius	0	1	0	0	0	0	0	1	0	0	2
Saint Louis Park	17	22	23	20	15	15	9	3	5	6	135
Shorewood	9	14	17	15	7	18	53	55	44	29	261
Spring Park	0	1	2	0	0	1	1	2	1	1	9
Tonka Bay	5	2	3	2	1	8	2	2	6	4	35
Wayzata	13	23	27	19	10	13	16	11	13	13	158
Woodland	2	3	3	4	2	1	5	5	8	1	34
Suburban	1,090	1,443	1,265	1,278	1,260	1,547	1,385	1,515	1,569	1,576	13,928
Hennepin County	1,160	1,571	1,398	1,426	1,368	1,683	1,473	1,595	1,642	1,634	14,950

Please Note: New Houses are defined as single-family structures that began construction in the preceding calendar year.

2022 City Totals by Minnesota State Tax Classification

The table below organizes the data based on the classification of property as defined by the State of Minnesota. This data excludes value reported for State Assessed and personal property. The Taxable Market values listed below are preliminary estimates based on the tax program and application information as of the datacut dates listed previously. The Net Tax capacities reported below are based on the tax capacity rates determined by the Minnesota State Legislature during the previous legislative sessions.

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
All Hennepin County	421,692	16,943	73,376,403,900	158,400,245,200	232,850,173,700	229,280,813,137	2,810,590,979
1A Residential Homestead	318,712	0	45,970,575,400	87,801,087,000	133,771,705,400	131,292,645,891	1,364,463,574
1B Residential Blind / Disabled	1,321	0	143,705,800	269,498,200	413,204,000	399,483,300	3,722,076
1D Seasonal Worker Housing	1	0	0	5,000	5,000	5,000	50
2A Agricultural	1,360	11	517,040,400	241,196,100	1,124,671,900	755,137,726	6,544,148
2B Rural Vacant Land	157	128	127,115,100	25,200	158,272,500	127,140,300	1,199,254
2C Managed Forest	0	0	309,000	0	309,000	309,000	2,009
3A Commercial / Industrial	15,067	7,823	13,056,987,400	26,586,213,600	40,269,411,100	39,643,201,000	784,256,468
4A Apartment	5,148	386	3,315,179,000	22,593,578,900	25,912,491,300	25,908,757,900	323,860,341
4B Residential Miscellaneous	15,916	7,239	1,578,617,900	2,544,861,900	4,154,545,200	4,123,479,800	51,546,151
4BB Residential Non-Homestead	61,385	1,337	7,353,747,100	14,911,169,500	22,264,952,600	22,264,916,620	235,264,773
4C Seasonal / Special Class	1,617	19	883,971,600	658,715,500	1,557,556,200	1,542,687,100	17,782,190
4D Low-Income Rental	1,008	0	429,155,200	2,793,894,300	3,223,049,500	3,223,049,500	21,949,945
All Suburban	297,432	10,410	56,560,198,400	111,159,376,100	168,564,395,400	165,991,910,382	2,016,687,355
1A Residential Homestead	236,543	0	36,831,060,200	67,960,773,900	104,791,877,100	103,075,411,251	1,074,734,411
1B Residential Blind / Disabled	875	0	104,745,600	185,021,700	289,767,300	281,624,785	2,638,646
1D Seasonal Worker Housing	1	0	0	5,000	5,000	5,000	50
2A Agricultural	1,359	11	516,894,700	239,655,900	1,116,470,000	753,451,826	6,527,289
2B Rural Vacant Land	157	128	127,115,100	25,200	158,272,500	127,140,300	1,199,254
2C Managed Forest	0	0	309,000	0	309,000	309,000	2,009
3A Commercial / Industrial	9,026	3,251	9,439,760,300	17,844,285,500	27,688,068,200	27,284,045,800	540,328,370
4A Apartment	1,805	83	1,906,916,400	12,467,919,400	14,378,569,200	14,374,835,800	179,685,754
4B Residential Miscellaneous	8,477	6,277	861,996,100	588,046,000	1,481,107,500	1,450,042,100	18,126,397
4BB Residential Non-Homestead	37,435	642	5,715,847,200	9,981,500,400	15,697,383,600	15,697,347,620	167,288,488
4C Seasonal / Special Class	1,552	18	853,657,700	632,144,000	1,500,670,800	1,485,801,700	17,119,184
4D Low-Income Rental	202	0	201,896,100	1,259,999,100	1,461,895,200	1,461,895,200	9,037,503

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Bloomington	30,207	828	5,531,237,500	11,538,930,200	17,107,758,600	16,853,669,358	222,578,929
1A Residential Homestead	24,506	0	3,065,554,500	5,636,677,100	8,702,231,600	8,486,371,863	85,754,506
1B Residential Blind / Disabled	81	0	10,225,900	17,674,300	27,900,200	27,261,595	253,596
2A Agricultural	3	0	1,090,800	239,900	17,013,000	1,330,700	13,479
2B Rural Vacant Land	0	0	52,600	0	2,045,900	52,600	526
3A Commercial / Industrial	953	582	1,775,903,300	3,117,753,500	4,913,569,100	4,893,656,800	97,338,070
4A Apartment	345	5	230,576,500	1,813,691,300	2,044,267,800	2,044,267,800	25,553,391
4B Residential Miscellaneous	467	160	28,624,000	54,893,700	83,520,700	83,517,700	1,044,016
4BB Residential Non-Homestead	3,682	81	376,931,400	703,665,500	1,080,596,900	1,080,596,900	10,921,816
4C Seasonal / Special Class	133	0	13,454,200	32,399,900	45,854,100	45,854,100	463,507
4D Low-Income Rental	37	0	28,824,300	161,935,000	190,759,300	190,759,300	1,236,022
Brooklyn Center	8,627	287	855,609,300	2,307,387,300	3,162,996,600	3,056,211,025	36,803,334
1A Residential Homestead	6,787	0	511,205,000	1,245,569,000	1,756,774,000	1,651,080,975	16,522,447
1B Residential Blind / Disabled	72	0	5,311,000	12,529,000	17,840,000	16,747,450	149,098
3A Commercial / Industrial	232	114	195,820,300	416,427,100	612,247,400	612,247,400	11,980,638
4A Apartment	86	7	34,645,000	285,866,000	320,511,000	320,511,000	4,006,407
4B Residential Miscellaneous	114	154	5,367,000	9,323,000	14,690,000	14,690,000	183,643
4BB Residential Non-Homestead	1,319	10	90,703,000	228,696,200	319,399,200	319,399,200	3,194,537
4C Seasonal / Special Class	3	2	403,000	578,000	981,000	981,000	12,205
4D Low-Income Rental	14	0	12,155,000	108,399,000	120,554,000	120,554,000	754,359
Brooklyn Park	24,126	656	3,249,067,100	7,182,397,300	10,473,790,700	10,210,132,179	123,494,661
1A Residential Homestead	20,149	0	2,234,434,900	4,452,575,000	6,687,009,900	6,466,816,227	64,896,400
1B Residential Blind / Disabled	112	0	12,122,000	22,366,400	34,488,400	33,349,852	303,031
2A Agricultural	20	0	35,133,500	33,100	77,372,900	35,166,600	351,666
2B Rural Vacant Land	18	14	25,409,600	25,200	25,434,800	25,434,800	254,348
3A Commercial / Industrial	542	191	573,050,900	1,428,105,800	2,001,156,700	2,001,156,700	39,681,366
4A Apartment	75	2	73,718,100	603,928,800	677,646,900	677,646,900	8,470,599
4B Residential Miscellaneous	533	419	34,391,100	54,697,700	89,208,800	89,088,800	1,113,650
4BB Residential Non-Homestead	2,636	30	239,546,100	478,926,900	718,473,000	718,473,000	7,197,903
4C Seasonal / Special Class	32	0	3,992,500	7,531,400	11,523,900	11,523,900	115,788
4D Low-Income Rental	9	0	17,268,400	134,207,000	151,475,400	151,475,400	1,109,910

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Champlin	8,564	303	870,102,600	2,568,854,000	3,438,956,600	3,377,282,832	36,557,087
1A Residential Homestead	7,506	0	707,771,100	2,019,907,000	2,727,678,100	2,666,290,222	26,875,772
1B Residential Blind / Disabled	30	0	2,614,000	6,681,000	9,295,000	9,009,110	81,981
2B Rural Vacant Land	1	10	120,800	0	120,800	120,800	1,208
3A Commercial / Industrial	141	46	63,578,000	189,413,000	252,991,000	252,991,000	4,973,880
4A Apartment	19	3	14,606,000	94,795,000	109,401,000	109,401,000	1,367,514
4B Residential Miscellaneous	138	243	9,828,700	12,440,000	22,268,700	22,268,700	278,374
4BB Residential Non- Homestead	677	1	61,194,000	180,417,000	241,611,000	241,611,000	2,472,519
4C Seasonal / Special Class	48	0	5,110,000	13,011,000	18,121,000	18,121,000	186,164
4D Low-Income Rental	4	0	5,280,000	52,190,000	57,470,000	57,470,000	319,675
Chanhasen	22	0	28,826,000	77,241,000	106,067,000	106,057,800	2,112,018
1A Residential Homestead	1	0	23,000	0	23,000	13,800	138
3A Commercial / Industrial	21	0	28,803,000	77,241,000	106,044,000	106,044,000	2,111,880
Corcoran	3,408	48	550,859,600	1,002,493,000	1,642,689,500	1,545,158,200	16,251,127
1A Residential Homestead	2,111	0	299,856,100	775,961,000	1,075,817,100	1,068,130,780	11,042,830
1B Residential Blind / Disabled	6	0	718,000	1,308,000	2,026,000	1,981,730	18,443
2A Agricultural	313	2	106,774,800	48,076,000	223,972,600	154,386,990	1,242,555
2B Rural Vacant Land	9	4	11,335,800	0	15,809,400	11,335,800	90,317
3A Commercial / Industrial	81	11	31,561,500	37,191,000	70,644,500	68,752,500	1,318,183
4B Residential Miscellaneous	207	29	26,692,400	1,615,000	33,020,900	28,307,400	353,889
4BB Residential Non- Homestead	678	2	64,836,000	136,804,000	201,640,000	201,640,000	2,073,694
4C Seasonal / Special Class	3	0	9,085,000	1,538,000	19,759,000	10,623,000	111,216
Crystal	8,032	253	845,760,100	1,844,087,000	2,689,847,100	2,600,374,326	28,660,870
1A Residential Homestead	6,875	0	659,872,000	1,304,226,000	1,964,098,000	1,875,147,446	18,759,758
1B Residential Blind / Disabled	44	0	4,213,000	8,232,000	12,445,000	11,922,780	107,406
2B Rural Vacant Land	0	0	0	0	0	0	0
3A Commercial / Industrial	187	74	70,478,100	159,386,000	229,864,100	229,864,100	4,490,802
4A Apartment	54	5	28,351,000	194,446,000	222,797,000	222,797,000	2,784,973
4B Residential Miscellaneous	85	155	6,489,000	9,649,000	16,138,000	16,138,000	201,740
4BB Residential Non- Homestead	779	19	72,434,000	139,225,000	211,659,000	211,659,000	2,121,025
4C Seasonal / Special Class	5	0	1,067,000	775,000	1,842,000	1,842,000	23,490
4D Low-Income Rental	3	0	2,856,000	28,148,000	31,004,000	31,004,000	171,676

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Dayton	3,766	153	507,606,700	1,152,151,000	1,698,000,000	1,645,263,237	18,421,649
1A Residential Homestead	2,455	0	256,044,100	861,561,000	1,117,605,100	1,104,100,377	11,268,484
1B Residential Blind / Disabled	11	0	545,000	2,034,000	2,579,000	2,469,630	22,221
2A Agricultural	170	0	74,239,200	19,617,000	121,912,300	92,975,830	813,259
2B Rural Vacant Land	8	16	2,582,000	0	3,315,100	2,582,000	24,838
3A Commercial / Industrial	99	36	88,996,200	91,442,000	180,438,200	180,438,200	3,554,504
4A Apartment	2	1	58,000	326,000	384,000	384,000	4,801
4B Residential Miscellaneous	411	95	21,434,200	169,000	28,216,300	21,603,200	270,096
4BB Residential Non-Homestead	581	5	50,384,000	160,528,000	210,912,000	210,912,000	2,159,004
4C Seasonal / Special Class	28	0	12,834,000	9,424,000	25,098,000	22,258,000	261,092
4D Low-Income Rental	1	0	490,000	7,050,000	7,540,000	7,540,000	43,350
Deephaven	1,558	55	926,989,800	958,223,000	1,885,212,800	1,883,635,200	21,981,147
1A Residential Homestead	1,283	0	698,262,800	762,138,000	1,460,400,800	1,458,823,200	16,713,594
3A Commercial / Industrial	25	25	10,094,000	15,343,000	25,437,000	25,437,000	492,065
4A Apartment	2	0	2,370,000	11,373,000	13,743,000	13,743,000	171,788
4B Residential Miscellaneous	63	29	9,570,000	425,000	9,995,000	9,995,000	124,948
4BB Residential Non-Homestead	131	1	111,248,000	102,869,000	214,117,000	214,117,000	2,518,543
4C Seasonal / Special Class	54	0	95,445,000	66,075,000	161,520,000	161,520,000	1,960,209
Eden Prairie	21,962	861	4,206,088,500	9,228,232,100	13,445,759,900	13,352,183,524	163,126,596
1A Residential Homestead	17,646	0	2,759,860,500	5,839,753,500	8,599,614,000	8,517,679,694	88,414,399
1B Residential Blind / Disabled	28	0	4,337,800	7,402,200	11,740,000	11,576,858	112,451
1D Seasonal Worker Housing	1	0	0	5,000	5,000	5,000	50
2A Agricultural	20	0	2,695,700	588,800	13,692,300	3,244,872	27,005
2B Rural Vacant Land	13	0	2,641,200	0	2,756,200	2,641,200	25,482
3A Commercial / Industrial	702	212	881,156,500	1,468,655,500	2,349,812,000	2,349,812,000	46,624,822
4A Apartment	75	0	146,659,600	1,004,903,800	1,151,563,400	1,151,563,400	14,394,553
4B Residential Miscellaneous	733	614	40,304,300	59,575,500	100,796,300	99,879,800	1,248,521
4BB Residential Non-Homestead	2,724	35	350,202,100	766,410,200	1,116,612,300	1,116,612,300	11,635,356
4C Seasonal / Special Class	14	0	5,314,200	10,298,100	15,612,300	15,612,300	177,966
4D Low-Income Rental	6	0	12,916,600	70,639,500	83,556,100	83,556,100	465,991

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Edina	20,800	560	6,515,779,800	8,947,204,000	15,583,899,100	15,390,712,491	190,425,219
1A Residential Homestead	16,778	0	4,630,634,500	5,257,792,300	9,888,426,800	9,816,489,371	106,671,193
1B Residential Blind / Disabled	60	0	13,535,100	11,852,400	25,387,500	25,053,620	253,232
3A Commercial / Industrial	491	36	778,363,500	1,515,905,300	2,415,184,100	2,294,268,800	45,634,988
4A Apartment	111	0	310,086,800	1,115,314,600	1,425,401,400	1,425,401,400	17,817,534
4B Residential Miscellaneous	323	427	78,350,000	28,292,300	106,642,300	106,642,300	1,333,052
4BB Residential Non-Homestead	3,027	97	678,188,100	971,804,000	1,649,992,100	1,649,992,100	18,238,798
4C Seasonal / Special Class	3	0	343,000	495,000	838,000	838,000	8,380
4D Low-Income Rental	7	0	26,278,800	45,748,100	72,026,900	72,026,900	468,042
Excelsior	888	48	378,958,100	353,385,000	732,343,100	731,388,865	9,256,580
1A Residential Homestead	505	0	209,319,200	167,014,000	376,333,200	375,378,965	4,159,418
1B Residential Blind / Disabled	1	0	493,000	125,000	618,000	618,000	6,338
3A Commercial / Industrial	123	35	70,138,000	54,798,000	124,936,000	124,936,000	2,425,430
4A Apartment	22	0	12,421,000	67,288,000	79,709,000	79,709,000	996,368
4B Residential Miscellaneous	30	12	6,680,900	2,165,000	8,845,900	8,845,900	110,581
4BB Residential Non-Homestead	137	1	53,666,000	43,810,000	97,476,000	97,476,000	1,079,329
4C Seasonal / Special Class	69	0	25,235,000	12,490,000	37,725,000	37,725,000	428,866
4D Low-Income Rental	1	0	1,005,000	5,695,000	6,700,000	6,700,000	50,250
Golden Valley	8,430	314	1,724,625,000	3,415,619,000	5,175,000,000	5,094,670,385	64,889,919
1A Residential Homestead	7,009	0	1,063,769,200	1,919,966,000	2,983,735,200	2,938,396,415	30,253,009
1B Residential Blind / Disabled	20	0	1,842,000	3,374,000	5,216,000	4,981,170	45,447
2B Rural Vacant Land	0	1	0	0	0	0	0
3A Commercial / Industrial	377	114	463,368,300	736,348,000	1,234,472,300	1,199,716,300	23,735,441
4A Apartment	38	4	69,819,000	475,144,000	544,963,000	544,963,000	6,812,047
4B Residential Miscellaneous	154	152	11,141,500	13,557,000	24,698,500	24,698,500	308,751
4BB Residential Non-Homestead	745	32	92,707,000	200,626,000	293,333,000	293,333,000	3,025,407
4C Seasonal / Special Class	77	11	13,822,000	20,770,000	34,592,000	34,592,000	364,139
4D Low-Income Rental	10	0	8,156,000	45,834,000	53,990,000	53,990,000	345,678

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Greenfield	1,362	52	230,786,800	444,703,600	692,273,000	670,597,971	7,207,107
1A Residential Homestead	910	0	140,593,600	350,614,000	491,207,600	486,619,281	5,126,333
1B Residential Blind / Disabled	6	0	680,000	1,291,000	1,971,000	1,924,950	17,601
2A Agricultural	147	0	46,274,700	21,340,600	82,501,100	67,357,240	553,475
2B Rural Vacant Land	9	13	4,075,300	0	5,972,100	4,075,300	35,084
3A Commercial / Industrial	49	12	9,070,000	24,201,000	33,271,000	33,271,000	638,110
4B Residential Miscellaneous	111	25	9,048,200	159,000	9,207,200	9,207,200	115,104
4BB Residential Non- Homestead	113	2	18,184,000	41,754,000	59,938,000	59,938,000	634,835
4C Seasonal / Special Class	17	0	2,861,000	5,344,000	8,205,000	8,205,000	86,565
Greenwood	347	13	342,948,000	191,830,000	534,778,000	534,303,340	6,391,122
1A Residential Homestead	238	0	221,475,000	119,824,000	341,299,000	340,824,340	3,983,053
3A Commercial / Industrial	10	1	4,475,000	8,596,000	13,071,000	13,071,000	254,145
4A Apartment	1	0	663,000	1,837,000	2,500,000	2,500,000	31,250
4B Residential Miscellaneous	18	12	4,305,000	0	4,305,000	4,305,000	53,816
4BB Residential Non- Homestead	52	0	67,368,000	42,353,000	109,721,000	109,721,000	1,305,789
4C Seasonal / Special Class	28	0	44,662,000	19,220,000	63,882,000	63,882,000	763,069
Hanover	267	3	26,587,500	90,686,700	117,898,300	116,704,215	1,195,493
1A Residential Homestead	191	0	17,097,000	72,147,000	89,244,000	88,704,375	904,103
2A Agricultural	14	1	3,403,800	3,059,700	7,087,600	6,433,140	56,736
2B Rural Vacant Land	3	2	1,121,700	0	1,121,700	1,121,700	9,790
3A Commercial / Industrial	2	0	131,000	425,000	556,000	556,000	8,810
4A Apartment	1	0	960,000	2,340,000	3,300,000	3,300,000	41,250
4B Residential Miscellaneous	26	0	963,000	1,979,000	2,942,000	2,942,000	36,775
4BB Residential Non- Homestead	25	0	2,446,000	8,825,000	11,271,000	11,271,000	113,801
4C Seasonal / Special Class	5	0	465,000	1,911,000	2,376,000	2,376,000	24,228

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Hopkins	5,007	230	790,965,500	1,911,327,000	2,734,146,500	2,669,092,431	34,253,078
1A Residential Homestead	3,274	0	444,203,700	746,141,000	1,190,344,700	1,157,308,491	11,861,049
1B Residential Blind / Disabled	16	0	1,608,000	3,227,000	4,835,000	4,671,140	42,312
2B Rural Vacant Land	1	0	104,500	0	104,500	104,500	1,045
3A Commercial / Industrial	347	123	193,790,000	400,711,000	626,355,000	594,501,000	11,700,165
4A Apartment	88	6	75,557,000	535,344,000	610,901,000	610,901,000	7,636,283
4B Residential Miscellaneous	206	93	22,855,300	34,813,000	57,668,300	57,668,300	720,896
4BB Residential Non-Homestead	1,058	7	44,223,000	145,817,000	190,040,000	190,040,000	1,927,034
4C Seasonal / Special Class	11	1	2,163,000	3,170,000	5,333,000	5,333,000	59,486
4D Low-Income Rental	6	0	6,461,000	42,104,000	48,565,000	48,565,000	304,808
Independence	1,734	90	393,984,100	606,219,000	1,036,664,200	995,416,390	10,556,130
1A Residential Homestead	1,111	0	241,958,100	448,995,000	690,996,100	686,788,450	7,360,137
1B Residential Blind / Disabled	4	0	1,149,000	1,211,000	2,360,000	2,359,390	23,902
2A Agricultural	262	0	76,921,000	65,381,200	169,072,900	141,680,750	1,226,914
2B Rural Vacant Land	28	44	10,698,800	0	16,129,200	10,698,800	91,877
2C Managed Forest	0	0	309,000	0	309,000	309,000	2,009
3A Commercial / Industrial	53	19	9,618,200	11,176,800	23,210,000	20,795,000	392,516
4B Residential Miscellaneous	82	27	11,266,000	1,533,000	12,799,000	12,799,000	160,003
4BB Residential Non-Homestead	166	0	33,991,000	69,271,000	103,298,000	103,262,000	1,118,081
4C Seasonal / Special Class	28	0	8,073,000	8,651,000	18,490,000	16,724,000	180,691
Long Lake	738	96	131,433,900	248,897,000	380,330,900	377,501,631	4,785,765
1A Residential Homestead	501	0	70,350,900	149,621,000	219,971,900	217,142,631	2,247,280
3A Commercial / Industrial	86	74	35,384,000	57,184,000	92,568,000	92,568,000	1,800,175
4A Apartment	15	0	3,539,000	7,595,000	11,134,000	11,134,000	139,176
4B Residential Miscellaneous	33	17	3,535,000	3,185,000	6,720,000	6,720,000	84,005
4BB Residential Non-Homestead	92	5	16,854,000	26,430,000	43,284,000	43,284,000	458,388
4C Seasonal / Special Class	7	0	1,003,000	1,439,000	2,442,000	2,442,000	25,158
4D Low-Income Rental	4	0	768,000	3,443,000	4,211,000	4,211,000	31,583

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Loretto	266	13	16,612,300	77,132,000	93,744,300	91,101,430	1,042,318
1A Residential Homestead	207	0	11,204,000	58,565,000	69,769,000	67,126,130	671,767
1B Residential Blind / Disabled	1	0	71,000	411,000	482,000	482,000	4,545
3A Commercial / Industrial	33	9	3,863,000	10,931,000	14,794,000	14,794,000	275,815
4A Apartment	4	0	289,000	1,814,000	2,103,000	2,103,000	26,288
4B Residential Miscellaneous	5	3	88,300	187,000	275,300	275,300	3,442
4BB Residential Non- Homestead	15	1	927,000	4,167,000	5,094,000	5,094,000	51,258
4D Low-Income Rental	1	0	170,000	1,057,000	1,227,000	1,227,000	9,203
Maple Grove	26,519	810	3,375,832,800	10,084,268,800	13,507,679,000	13,330,009,684	157,013,485
1A Residential Homestead	21,706	0	2,211,113,900	7,229,013,300	9,440,127,200	9,310,519,043	95,362,592
1B Residential Blind / Disabled	58	0	4,884,100	16,194,100	21,078,200	20,634,142	193,788
2A Agricultural	31	0	20,605,700	2,622,900	43,752,300	23,188,899	221,852
2B Rural Vacant Land	10	2	5,841,900	0	8,612,800	5,841,900	58,169
3A Commercial / Industrial	660	302	734,689,200	1,275,824,100	2,020,872,100	2,010,513,300	39,829,218
4A Apartment	41	3	95,590,300	598,945,400	698,269,100	694,535,700	8,681,702
4B Residential Miscellaneous	590	454	25,748,100	17,316,600	52,128,200	43,064,700	538,334
4BB Residential Non- Homestead	3,288	49	255,033,700	847,918,600	1,102,952,300	1,102,952,300	11,209,891
4C Seasonal / Special Class	124	0	14,805,900	39,791,300	55,724,300	54,597,200	568,900
4D Low-Income Rental	11	0	7,520,000	56,642,500	64,162,500	64,162,500	349,039
Maple Plain	675	34	71,633,400	195,819,000	267,452,400	262,922,025	3,283,089
1A Residential Homestead	475	0	37,141,000	115,030,000	152,171,000	147,670,535	1,477,343
1B Residential Blind / Disabled	3	0	242,000	667,000	909,000	879,090	7,966
2B Rural Vacant Land	1	5	187,400	0	187,400	187,400	1,874
3A Commercial / Industrial	94	17	23,619,000	40,308,000	63,927,000	63,927,000	1,227,925
4A Apartment	17	0	4,239,000	22,126,000	26,365,000	26,365,000	329,567
4B Residential Miscellaneous	23	9	697,000	1,802,000	2,499,000	2,499,000	31,243
4BB Residential Non- Homestead	61	3	5,033,000	13,620,000	18,653,000	18,653,000	186,613
4D Low-Income Rental	1	0	475,000	2,266,000	2,741,000	2,741,000	20,558

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Medicine Lake	152	21	77,592,000	46,835,000	124,427,000	124,417,140	1,423,387
1A Residential Homestead	109	0	61,103,000	39,481,000	100,584,000	100,574,140	1,122,290
1B Residential Blind / Disabled	1	0	607,000	186,000	793,000	793,000	8,526
3A Commercial / Industrial	13	2	1,330,000	2,106,000	3,436,000	3,436,000	67,220
4A Apartment	5	0	2,653,000	5,000	2,658,000	2,658,000	33,226
4B Residential Miscellaneous	7	19	2,666,000	52,000	2,718,000	2,718,000	33,975
4BB Residential Non- Homestead	13	0	6,948,000	3,848,000	10,796,000	10,796,000	120,089
4C Seasonal / Special Class	4	0	2,285,000	1,157,000	3,442,000	3,442,000	38,061
Medina	3,185	129	732,229,600	1,637,402,700	2,453,234,400	2,364,585,548	27,897,453
1A Residential Homestead	2,116	0	445,733,500	1,167,997,200	1,613,730,700	1,608,787,050	17,736,743
1B Residential Blind / Disabled	1	0	146,000	507,000	653,000	653,000	6,638
2A Agricultural	113	0	51,705,300	26,154,500	125,916,700	77,756,698	734,389
2B Rural Vacant Land	8	1	14,855,100	0	18,711,300	14,855,100	140,629
3A Commercial / Industrial	205	35	74,391,000	134,531,000	238,025,000	208,922,000	4,079,660
4A Apartment	15	0	4,688,000	34,281,000	38,969,000	38,969,000	487,114
4B Residential Miscellaneous	316	90	38,426,700	2,762,700	43,775,400	41,189,400	514,912
4BB Residential Non- Homestead	376	3	92,222,000	236,155,300	328,377,300	328,377,300	3,709,440
4C Seasonal / Special Class	34	0	9,542,000	30,344,000	39,886,000	39,886,000	461,953
4D Low-Income Rental	1	0	520,000	4,670,000	5,190,000	5,190,000	25,975
Minneapolis	124,260	6,533	16,816,205,500	47,240,869,100	64,285,778,300	63,288,902,755	793,903,624
1A Residential Homestead	82,169	0	9,139,515,200	19,840,313,100	28,979,828,300	28,217,234,640	289,729,163
1B Residential Blind / Disabled	446	0	38,960,200	84,476,500	123,436,700	117,858,515	1,083,430
2A Agricultural	1	0	145,700	1,540,200	8,201,900	1,685,900	16,859
3A Commercial / Industrial	6,041	4,572	3,617,227,100	8,741,928,100	12,581,342,900	12,359,155,200	243,928,098
4A Apartment	3,343	303	1,408,262,600	10,125,659,500	11,533,922,100	11,533,922,100	144,174,587
4B Residential Miscellaneous	7,439	962	716,621,800	1,956,815,900	2,673,437,700	2,673,437,700	33,419,754
4BB Residential Non- Homestead	23,950	695	1,637,899,900	4,929,669,100	6,567,569,000	6,567,569,000	67,976,285
4C Seasonal / Special Class	65	1	30,313,900	26,571,500	56,885,400	56,885,400	663,006
4D Low-Income Rental	806	0	227,259,100	1,533,895,200	1,761,154,300	1,761,154,300	12,912,442

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Minnetonka	19,970	949	4,397,421,200	8,195,587,000	12,593,775,600	12,503,471,574	152,069,597
1A Residential Homestead	16,540	0	3,007,762,400	4,836,908,600	7,844,671,000	7,755,398,826	80,850,764
1B Residential Blind / Disabled	36	0	5,901,700	9,957,400	15,859,100	15,595,348	153,350
2A Agricultural	1	0	424,000	644,000	1,068,000	1,067,300	7,363
2B Rural Vacant Land	0	0	0	0	0	0	0
3A Commercial / Industrial	487	167	768,755,700	1,330,151,000	2,098,906,700	2,098,906,700	41,638,857
4A Apartment	77	0	171,941,100	1,176,720,000	1,348,661,100	1,348,661,100	16,858,273
4B Residential Miscellaneous	489	734	41,982,500	8,147,300	50,897,200	50,129,800	626,662
4BB Residential Non- Homestead	2,291	48	366,043,900	631,434,500	997,478,400	997,478,400	10,533,959
4C Seasonal / Special Class	38	0	11,362,900	17,156,200	28,519,100	28,519,100	321,158
4D Low-Income Rental	11	0	23,247,000	184,468,000	207,715,000	207,715,000	1,079,211
Minnetonka Beach	246	68	301,848,100	183,474,000	521,330,100	484,849,350	5,813,989
1A Residential Homestead	164	0	188,595,000	118,471,000	307,066,000	306,593,250	3,633,223
3A Commercial / Industrial	4	9	1,072,000	3,368,000	40,448,000	4,440,000	88,050
4B Residential Miscellaneous	14	58	4,363,100	0	4,363,100	4,363,100	54,540
4BB Residential Non- Homestead	57	1	92,847,000	56,134,000	148,981,000	148,981,000	1,791,024
4C Seasonal / Special Class	7	0	14,971,000	5,501,000	20,472,000	20,472,000	247,152
Minnetrista	3,948	236	1,123,058,200	1,571,484,400	2,711,079,400	2,688,613,200	29,526,228
1A Residential Homestead	2,618	0	746,801,200	1,201,513,000	1,948,314,200	1,942,574,440	21,242,153
1B Residential Blind / Disabled	3	0	1,415,000	887,000	2,302,000	2,302,000	24,285
2A Agricultural	96	4	40,286,700	27,460,600	76,783,100	67,557,660	593,226
2B Rural Vacant Land	19	9	13,952,300	0	17,325,300	13,952,300	130,596
3A Commercial / Industrial	26	66	8,508,300	4,171,000	16,643,300	12,679,300	232,236
4B Residential Miscellaneous	331	152	49,401,700	464,800	50,030,500	49,866,500	623,355
4BB Residential Non- Homestead	787	5	214,111,000	312,381,000	526,492,000	526,492,000	5,843,406
4C Seasonal / Special Class	68	0	48,582,000	24,607,000	73,189,000	73,189,000	836,971

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Mound	4,466	273	969,329,500	1,089,235,000	2,058,564,500	2,029,565,705	22,240,571
1A Residential Homestead	3,334	0	727,091,800	838,324,000	1,565,415,800	1,536,560,445	16,385,640
1B Residential Blind / Disabled	11	0	907,000	2,093,000	3,000,000	2,856,560	25,541
3A Commercial / Industrial	93	43	21,228,500	33,687,000	54,915,500	54,915,500	1,028,483
4A Apartment	29	0	8,525,000	36,797,000	45,322,000	45,322,000	566,531
4B Residential Miscellaneous	205	229	18,043,200	9,450,000	27,493,200	27,493,200	343,694
4BB Residential Non- Homestead	728	1	164,934,000	144,044,000	308,978,000	308,978,000	3,341,679
4C Seasonal / Special Class	64	0	26,770,000	15,331,000	42,101,000	42,101,000	468,510
4D Low-Income Rental	2	0	1,830,000	9,509,000	11,339,000	11,339,000	80,493
New Hope	6,021	118	707,838,300	2,029,329,000	2,737,167,300	2,683,947,545	33,017,867
1A Residential Homestead	4,964	0	453,684,000	1,082,029,000	1,535,713,000	1,482,905,000	14,833,641
1B Residential Blind / Disabled	34	0	2,740,000	6,714,000	9,454,000	9,042,245	81,212
3A Commercial / Industrial	215	51	147,265,200	402,801,000	550,066,200	550,066,200	10,865,579
4A Apartment	99	4	52,731,000	356,033,000	408,764,000	408,764,000	5,109,571
4B Residential Miscellaneous	57	48	3,116,100	8,196,000	11,312,100	11,312,100	141,410
4BB Residential Non- Homestead	574	13	35,061,000	102,135,000	137,196,000	137,196,000	1,371,980
4C Seasonal / Special Class	69	2	4,992,000	11,987,000	16,979,000	16,979,000	169,790
4D Low-Income Rental	9	0	8,249,000	59,434,000	67,683,000	67,683,000	444,684
Orono	4,085	328	2,288,678,900	2,186,037,300	4,552,554,200	4,466,889,334	52,354,346
1A Residential Homestead	2,758	0	1,467,405,100	1,486,970,000	2,954,375,100	2,946,580,034	33,766,567
1B Residential Blind / Disabled	2	0	200,000	297,000	497,000	467,250	4,123
2A Agricultural	7	0	4,532,600	1,689,300	10,033,900	6,219,850	54,143
2B Rural Vacant Land	14	0	29,427,000	0	29,427,000	29,427,000	294,270
3A Commercial / Industrial	73	53	30,615,100	42,583,000	147,224,100	73,198,100	1,428,247
4A Apartment	9	0	5,425,000	21,391,000	26,816,000	26,816,000	335,201
4B Residential Miscellaneous	483	272	115,861,900	119,359,000	235,220,900	235,220,900	2,940,298
4BB Residential Non- Homestead	562	2	492,106,000	438,694,000	930,800,000	930,800,000	10,984,537
4C Seasonal / Special Class	177	1	143,106,200	75,054,000	218,160,200	218,160,200	2,546,960

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Osseo	911	45	83,087,000	284,003,000	367,090,000	357,775,205	4,612,896
1A Residential Homestead	610	0	43,367,000	116,809,000	160,176,000	150,945,075	1,509,929
1B Residential Blind / Disabled	5	0	346,000	791,000	1,137,000	1,053,130	9,156
3A Commercial / Industrial	132	36	23,417,000	64,121,000	87,538,000	87,538,000	1,689,665
4A Apartment	28	0	8,229,000	77,857,000	86,086,000	86,086,000	1,076,080
4B Residential Miscellaneous	11	8	535,000	2,054,000	2,589,000	2,589,000	32,366
4BB Residential Non- Homestead	118	1	6,330,000	20,609,000	26,939,000	26,939,000	269,450
4C Seasonal / Special Class	7	0	863,000	1,762,000	2,625,000	2,625,000	26,250
Plymouth	27,941	912	4,438,904,700	12,142,994,900	16,613,435,000	16,467,037,630	200,004,241
1A Residential Homestead	22,766	0	3,018,760,400	7,775,304,000	10,794,064,400	10,679,513,930	110,509,744
1B Residential Blind / Disabled	58	0	6,852,000	16,329,000	23,181,000	22,885,500	219,942
2A Agricultural	10	0	2,528,000	2,375,900	26,611,500	4,887,900	46,087
2B Rural Vacant Land	0	0	76,200	0	3,573,100	76,200	495
3A Commercial / Industrial	717	126	832,554,000	2,003,157,000	2,839,446,000	2,835,711,000	56,296,070
4A Apartment	77	5	133,335,200	1,201,654,000	1,334,989,200	1,334,989,200	16,687,378
4B Residential Miscellaneous	732	737	53,681,900	6,646,000	62,923,800	60,327,900	754,145
4BB Residential Non- Homestead	3,566	44	379,008,000	1,072,018,000	1,451,026,000	1,451,026,000	15,062,116
4C Seasonal / Special Class	7	0	2,424,000	1,359,000	3,783,000	3,783,000	39,170
4D Low-Income Rental	8	0	9,685,000	64,152,000	73,837,000	73,837,000	389,094
Richfield	11,631	286	1,728,719,000	3,119,779,000	4,848,498,000	4,741,769,243	55,938,003
1A Residential Homestead	9,509	0	1,138,585,400	1,775,076,000	2,913,661,400	2,807,502,213	28,100,355
1B Residential Blind / Disabled	55	0	5,096,500	9,866,500	14,963,000	14,393,430	130,052
3A Commercial / Industrial	252	84	321,440,000	379,304,000	700,744,000	700,744,000	13,859,485
4A Apartment	171	4	79,447,100	625,323,000	704,770,100	704,770,100	8,809,657
4B Residential Miscellaneous	150	150	15,354,500	20,501,000	35,855,500	35,855,500	448,216
4BB Residential Non- Homestead	1,460	48	154,805,500	243,285,500	398,091,000	398,091,000	3,986,517
4C Seasonal / Special Class	25	0	3,805,000	4,936,000	8,741,000	8,741,000	94,830
4D Low-Income Rental	9	0	10,185,000	61,487,000	71,672,000	71,672,000	508,891

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Robbinsdale	5,144	139	570,138,100	1,167,512,200	1,737,650,300	1,686,458,501	18,182,201
1A Residential Homestead	4,342	0	449,924,200	815,736,800	1,265,661,000	1,214,744,091	12,156,641
1B Residential Blind / Disabled	21	0	2,222,000	3,413,000	5,635,000	5,360,090	47,827
3A Commercial / Industrial	100	69	26,508,000	63,814,000	90,322,000	90,322,000	1,750,230
4A Apartment	34	5	26,199,000	150,645,000	176,844,000	176,844,000	2,210,556
4B Residential Miscellaneous	175	52	16,996,900	29,627,000	46,623,900	46,623,900	582,839
4BB Residential Non- Homestead	408	13	39,142,000	69,701,400	108,843,400	108,843,420	1,091,482
4C Seasonal / Special Class	43	0	4,196,000	6,959,000	11,155,000	11,155,000	112,375
4D Low-Income Rental	21	0	4,950,000	27,616,000	32,566,000	32,566,000	230,251
Rockford	90	4	9,421,900	28,861,000	38,401,800	37,623,535	474,398
1A Residential Homestead	64	0	3,788,000	15,732,000	19,520,000	18,860,635	189,620
2A Agricultural	1	0	44,000	0	135,700	44,000	220
2B Rural Vacant Land	0	0	8,900	0	36,100	8,900	45
3A Commercial / Industrial	13	4	2,790,000	6,099,000	8,889,000	8,889,000	171,780
4A Apartment	2	0	544,000	5,116,000	5,660,000	5,660,000	70,750
4B Residential Miscellaneous	2	0	144,000	0	144,000	144,000	1,800
4BB Residential Non- Homestead	5	0	491,000	893,000	1,384,000	1,384,000	13,840
4C Seasonal / Special Class	3	0	1,612,000	1,021,000	2,633,000	2,633,000	26,343
Rogers	5,362	220	657,935,800	2,273,571,400	2,984,688,800	2,908,004,417	38,445,666
1A Residential Homestead	3,894	0	267,259,400	1,332,229,000	1,599,488,400	1,576,495,760	15,911,378
1B Residential Blind / Disabled	9	0	650,000	2,732,000	3,382,000	3,325,760	30,972
2A Agricultural	147	4	49,644,700	19,668,400	117,128,400	68,859,197	572,775
2B Rural Vacant Land	15	7	4,565,300	0	6,409,100	4,565,300	38,304
3A Commercial / Industrial	377	96	269,276,800	646,203,000	915,479,800	915,479,800	18,103,334
4A Apartment	16	0	15,962,000	121,943,000	137,905,000	137,905,000	1,723,815
4B Residential Miscellaneous	378	109	15,972,600	2,263,000	21,758,100	18,235,600	227,979
4BB Residential Non- Homestead	477	4	31,693,000	131,168,000	162,861,000	162,861,000	1,651,276
4C Seasonal / Special Class	46	0	2,069,000	11,958,000	14,027,000	14,027,000	140,708
4D Low-Income Rental	3	0	843,000	5,407,000	6,250,000	6,250,000	45,125

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Saint Anthony	2,228	67	343,871,400	526,699,000	870,570,400	859,532,964	9,386,284
1A Residential Homestead	1,973	0	291,838,200	412,063,000	703,901,200	692,991,314	6,962,536
1B Residential Blind / Disabled	13	0	749,000	1,150,000	1,899,000	1,771,450	15,514
3A Commercial / Industrial	71	22	22,311,000	45,426,000	67,737,000	67,737,000	1,320,720
4A Apartment	4	0	6,310,000	36,488,000	42,798,000	42,798,000	534,977
4B Residential Miscellaneous	24	40	1,332,200	2,985,000	4,317,200	4,317,200	53,968
4BB Residential Non- Homestead	130	4	15,862,000	23,032,000	38,894,000	38,894,000	391,338
4C Seasonal / Special Class	11	1	4,803,000	1,367,000	6,170,000	6,170,000	72,500
4D Low-Income Rental	2	0	666,000	4,188,000	4,854,000	4,854,000	34,731
Saint Bonifacius	939	44	62,593,900	247,898,300	311,771,800	303,409,261	3,330,347
1A Residential Homestead	733	0	43,832,000	201,072,900	244,904,900	237,852,501	2,381,238
1B Residential Blind / Disabled	3	0	159,000	743,000	902,000	871,460	7,889
2A Agricultural	1	0	161,300	0	917,800	161,300	807
2B Rural Vacant Land	0	0	41,900	0	565,000	41,900	210
3A Commercial / Industrial	54	25	11,710,000	19,333,000	31,043,000	31,043,000	588,260
4A Apartment	5	0	575,000	3,482,000	4,057,000	4,057,000	50,714
4B Residential Miscellaneous	31	19	951,700	1,904,400	2,856,100	2,856,100	35,708
4BB Residential Non- Homestead	112	0	5,163,000	21,363,000	26,526,000	26,526,000	265,521
Saint Louis Park	17,177	485	3,093,739,500	6,316,706,900	9,425,931,400	9,314,817,125	116,183,184
1A Residential Homestead	13,242	0	2,004,268,900	2,948,450,200	4,952,719,100	4,857,665,040	49,450,062
1B Residential Blind / Disabled	62	0	8,416,500	10,875,400	19,291,900	18,716,685	170,772
3A Commercial / Industrial	654	180	562,718,600	1,269,232,400	1,847,436,000	1,831,951,000	36,258,694
4A Apartment	184	24	212,207,600	1,486,456,500	1,698,664,100	1,698,664,100	21,233,334
4B Residential Miscellaneous	233	221	28,572,800	42,505,000	71,077,800	71,077,800	888,501
4BB Residential Non- Homestead	2,781	60	268,093,300	493,435,300	761,528,600	761,528,600	7,715,340
4C Seasonal / Special Class	4	0	615,800	1,408,100	2,023,900	2,023,900	22,756
4D Low-Income Rental	17	0	8,846,000	64,344,000	73,190,000	73,190,000	443,725

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Shorewood	3,187	113	1,103,966,400	1,465,851,000	2,570,781,300	2,564,062,610	29,067,793
1A Residential Homestead	2,558	0	813,091,000	1,168,651,000	1,981,742,000	1,975,999,430	21,732,720
1B Residential Blind / Disabled	5	0	2,220,000	1,287,000	3,507,000	3,494,780	36,722
2A Agricultural	3	0	428,900	704,000	1,497,900	1,132,900	11,338
2B Rural Vacant Land	0	0	16,800	0	615,700	16,800	147
3A Commercial / Industrial	34	23	28,943,000	31,095,000	60,038,000	60,038,000	1,178,160
4A Apartment	4	0	3,195,000	22,984,000	26,179,000	26,179,000	327,238
4B Residential Miscellaneous	218	86	19,712,700	12,257,000	31,969,700	31,969,700	399,652
4BB Residential Non-Homestead	338	4	203,626,000	217,509,000	421,135,000	421,135,000	4,863,433
4C Seasonal / Special Class	27	0	32,733,000	11,364,000	44,097,000	44,097,000	518,383
Spring Park	560	27	200,947,100	216,697,000	417,644,100	416,207,070	5,006,179
1A Residential Homestead	254	0	94,639,000	67,369,000	162,008,000	160,591,380	1,752,064
1B Residential Blind / Disabled	1	0	100,000	87,000	187,000	166,590	1,391
3A Commercial / Industrial	53	9	21,164,000	17,411,000	38,575,000	38,575,000	752,750
4A Apartment	22	1	23,093,100	67,107,000	90,200,100	90,200,100	1,127,505
4B Residential Miscellaneous	25	17	8,138,000	1,939,000	10,077,000	10,077,000	125,967
4BB Residential Non-Homestead	166	0	36,975,000	55,819,000	92,794,000	92,794,000	978,151
4C Seasonal / Special Class	39	0	16,838,000	6,965,000	23,803,000	23,803,000	268,351
Tonka Bay	780	47	536,173,800	321,138,000	857,311,800	855,964,240	10,019,035
1A Residential Homestead	514	0	351,767,600	214,550,000	566,317,600	564,970,040	6,492,176
1B Residential Blind / Disabled	2	0	1,427,000	527,000	1,954,000	1,954,000	21,376
3A Commercial / Industrial	12	8	7,874,000	3,455,000	11,329,000	11,329,000	219,840
4A Apartment	1	0	2,121,000	21,879,000	24,000,000	24,000,000	300,000
4B Residential Miscellaneous	89	39	11,253,200	1,994,000	13,247,200	13,247,200	165,607
4BB Residential Non-Homestead	113	0	88,448,000	55,707,000	144,155,000	144,155,000	1,673,792
4C Seasonal / Special Class	49	0	73,283,000	23,026,000	96,309,000	96,309,000	1,146,244

2022 City Totals by Minnesota State Tax Classification

State Class	Taxable Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Wayzata	1,881	87	1,318,064,100	1,476,785,000	2,814,447,100	2,792,159,126	36,065,101
1A Residential Homestead	1,095	0	568,797,000	673,028,000	1,241,825,000	1,239,135,026	14,237,130
3A Commercial / Industrial	133	32	209,937,100	204,871,000	434,406,100	414,808,100	8,222,102
4A Apartment	27	2	45,587,000	184,680,000	230,267,000	230,267,000	2,878,343
4B Residential Miscellaneous	140	46	56,839,000	7,122,000	63,961,000	63,961,000	799,528
4BB Residential Non- Homestead	366	7	289,155,000	298,460,000	587,615,000	587,615,000	6,933,582
4C Seasonal / Special Class	116	0	145,498,000	99,258,000	244,756,000	244,756,000	2,919,237
4D Low-Income Rental	4	0	2,251,000	9,366,000	11,617,000	11,617,000	75,179
Woodland	223	3	242,345,500	204,408,000	446,753,500	446,361,520	5,341,866
1A Residential Homestead	162	0	151,222,000	139,919,000	291,141,000	290,749,020	3,452,192
4B Residential Miscellaneous	15	3	1,271,400	40,000	1,311,400	1,311,400	16,396
4BB Residential Non- Homestead	21	0	46,683,100	39,737,000	86,420,100	86,420,100	1,052,915
4C Seasonal / Special Class	25	0	43,169,000	24,712,000	67,881,000	67,881,000	820,363

2022 Market Value and Tax Capacity Growth By City

The table below organizes the data based on the classification of property as defined by the State of Minnesota. This data excludes value reported for State Assessed and personal property. The Taxable Market values listed below are preliminary estimates based on the tax program and application information as of the datacut dates listed previously. The Net Tax capacities reported below are based on the Tax Capacity rates determined by the Minnesota State Legislature during the previous legislative sessions.

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
All Hennepin County	205,474,384,400	232,850,173,700	13.3%	2,483,518,806	2,810,590,979	13.2%
1A Residential Homestead	116,577,125,100	133,771,705,400	14.7%	1,167,451,877	1,364,463,574	16.88%
1B Residential Blind / Disabled	370,734,000	413,204,000	11.5%	3,226,071	3,722,076	15.37%
1D Seasonal Worker Housing	5,000	5,000	0.0%	50	50	0.00%
2A Agricultural	1,006,411,300	1,124,671,900	11.8%	5,780,312	6,544,148	13.21%
2B Rural Vacant Land	147,458,500	158,272,500	7.3%	1,073,397	1,199,254	11.73%
2C Managed Forest	263,000	309,000	17.5%	1,710	2,009	17.49%
3A Commercial / Industrial	37,813,530,800	40,269,411,100	6.5%	740,069,739	784,256,468	5.97%
4A Apartment	23,374,460,600	25,912,491,300	10.9%	292,113,704	323,860,341	10.87%
4B Residential Miscellaneous	3,683,587,200	4,154,545,200	12.8%	45,518,367	51,546,151	13.24%
4BB Residential Non-Homestead	18,404,826,100	22,264,952,600	21.0%	192,967,387	235,264,773	21.92%
4C Seasonal / Special Class	1,328,768,800	1,557,556,200	17.2%	14,977,462	17,782,190	18.73%
4D Low-Income Rental	2,767,214,000	3,223,049,500	16.5%	20,338,730	21,949,945	7.92%
All Suburban	145,356,881,500	168,564,395,400	16.0%	1,737,382,100	2,016,687,355	16.1%
1A Residential Homestead	89,283,404,000	104,791,877,100	17.4%	897,048,501	1,074,734,411	19.81%
1B Residential Blind / Disabled	252,315,600	289,767,300	14.8%	2,211,223	2,638,646	19.33%
1D Seasonal Worker Housing	5,000	5,000	0.0%	50	50	0.00%
2A Agricultural	1,004,826,000	1,116,470,000	11.1%	5,764,459	6,527,289	13.23%
2B Rural Vacant Land	147,458,500	158,272,500	7.3%	1,073,397	1,199,254	11.73%
2C Managed Forest	263,000	309,000	17.5%	1,710	2,009	17.49%
3A Commercial / Industrial	25,831,117,500	27,688,068,200	7.2%	503,563,445	540,328,370	7.30%
4A Apartment	12,564,803,800	14,378,569,200	14.4%	156,992,450	179,685,754	14.46%
4B Residential Miscellaneous	1,304,819,500	1,481,107,500	13.5%	15,782,069	18,126,397	14.85%
4BB Residential Non-Homestead	12,492,763,200	15,697,383,600	25.7%	131,850,394	167,288,488	26.88%
4C Seasonal / Special Class	1,273,551,100	1,500,670,800	17.8%	14,340,917	17,119,184	19.37%
4D Low-Income Rental	1,201,554,300	1,461,895,200	21.7%	8,753,485	9,037,503	3.24%
Bloomington	15,173,424,400	17,107,758,600	12.7%	199,076,590	222,578,929	11.8%
1A Residential Homestead	7,587,146,000	8,702,231,600	14.7%	73,331,844	85,754,506	16.94%
1B Residential Blind / Disabled	24,520,800	27,900,200	13.8%	214,785	253,596	18.07%
2A Agricultural	22,009,100	17,013,000	-22.7%	5,257	13,479	156.40%
2B Rural Vacant Land	2,275,000	2,045,900	-10.1%	505	526	4.16%
3A Commercial / Industrial	4,709,867,100	4,913,569,100	4.3%	93,265,437	97,338,070	4.37%
4A Apartment	1,668,619,900	2,044,267,800	22.5%	20,857,833	25,553,391	22.51%
4B Residential Miscellaneous	71,363,900	83,520,700	17.0%	892,076	1,044,016	17.03%
4BB Residential Non-Homestead	870,631,600	1,080,596,900	24.1%	8,767,335	10,921,816	24.57%
4C Seasonal / Special Class	44,583,500	45,854,100	2.8%	448,456	463,507	3.36%
4D Low-Income Rental	172,407,500	190,759,300	10.6%	1,293,062	1,236,022	-4.41%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Brooklyn Center	2,738,279,400	3,162,996,600	15.5%	31,970,280	36,803,334	15.1%
1A Residential Homestead	1,543,499,000	1,756,774,000	13.8%	14,153,644	16,522,447	16.74%
1B Residential Blind / Disabled	15,763,000	17,840,000	13.2%	125,723	149,098	18.59%
3A Commercial / Industrial	554,067,400	612,247,400	10.5%	10,816,843	11,980,638	10.76%
4A Apartment	309,293,000	320,511,000	3.6%	3,866,189	4,006,407	3.63%
4B Residential Miscellaneous	11,248,000	14,690,000	30.6%	140,614	183,643	30.60%
4BB Residential Non-Homestead	232,593,000	319,399,200	37.3%	2,325,930	3,194,537	37.34%
4C Seasonal / Special Class	1,086,000	981,000	-9.7%	10,860	12,205	12.38%
4D Low-Income Rental	70,730,000	120,554,000	70.4%	530,477	754,359	42.20%
Brooklyn Park	8,836,011,200	10,473,790,700	18.5%	102,850,244	123,494,661	20.1%
1A Residential Homestead	5,679,558,500	6,687,009,900	17.7%	53,942,636	64,896,400	20.31%
1B Residential Blind / Disabled	27,671,500	34,488,400	24.6%	231,310	303,031	31.01%
2A Agricultural	70,750,100	77,372,900	9.4%	420,115	351,666	-16.29%
2B Rural Vacant Land	17,422,000	25,434,800	46.0%	174,220	254,348	45.99%
3A Commercial / Industrial	1,629,170,800	2,001,156,700	22.8%	32,254,666	39,681,366	23.03%
4A Apartment	675,273,600	677,646,900	0.4%	8,440,930	8,470,599	0.35%
4B Residential Miscellaneous	81,364,600	89,208,800	9.6%	1,001,750	1,113,650	11.17%
4BB Residential Non-Homestead	577,908,800	718,473,000	24.3%	5,783,420	7,197,903	24.46%
4C Seasonal / Special Class	9,794,900	11,523,900	17.7%	97,972	115,788	18.18%
4D Low-Income Rental	67,096,400	151,475,400	125.8%	503,225	1,109,910	120.56%
Champlin	2,823,952,200	3,438,956,600	21.8%	29,713,994	36,557,087	23.0%
1A Residential Homestead	2,268,833,100	2,727,678,100	20.2%	21,834,979	26,875,772	23.09%
1B Residential Blind / Disabled	7,800,000	9,295,000	19.2%	65,739	81,981	24.71%
2B Rural Vacant Land	0	120,800		0	1,208	
3A Commercial / Industrial	229,076,000	252,991,000	10.4%	4,495,930	4,973,880	10.63%
4A Apartment	56,151,000	109,401,000	94.8%	701,892	1,367,514	94.83%
4B Residential Miscellaneous	47,439,100	22,268,700	-53.1%	590,098	278,374	-52.83%
4BB Residential Non-Homestead	144,230,000	241,611,000	67.5%	1,458,330	2,472,519	69.54%
4C Seasonal / Special Class	17,421,000	18,121,000	4.0%	177,661	186,164	4.79%
4D Low-Income Rental	53,002,000	57,470,000	8.4%	389,365	319,675	-17.90%
Chanassen	89,027,000	106,067,000	19.1%	1,771,968	2,112,018	19.2%
1A Residential Homestead	23,000	23,000	0.0%	138	138	0.00%
3A Commercial / Industrial	89,004,000	106,044,000	19.1%	1,771,830	2,111,880	19.19%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Corcoran	1,304,404,200	1,642,689,500	25.9%	12,569,157	16,251,127	29.3%
1A Residential Homestead	820,979,000	1,075,817,100	31.0%	8,240,820	11,042,830	34.00%
1B Residential Blind / Disabled	1,639,000	2,026,000	23.6%	14,256	18,443	29.37%
2A Agricultural	188,843,600	223,972,600	18.6%	1,025,564	1,242,555	21.16%
2B Rural Vacant Land	14,285,600	15,809,400	10.7%	71,682	90,317	26.00%
3A Commercial / Industrial	55,021,500	70,644,500	28.4%	1,005,253	1,318,183	31.13%
4B Residential Miscellaneous	44,542,500	33,020,900	-25.9%	442,938	353,889	-20.10%
4BB Residential Non-Homestead	164,088,000	201,640,000	22.9%	1,670,139	2,073,694	24.16%
4C Seasonal / Special Class	15,005,000	19,759,000	31.7%	98,505	111,216	12.90%
Crystal	2,386,690,700	2,689,847,100	12.7%	25,326,496	28,660,870	13.2%
1A Residential Homestead	1,744,604,600	1,964,098,000	12.6%	16,346,335	18,759,758	14.76%
1B Residential Blind / Disabled	10,327,000	12,445,000	20.5%	85,650	107,406	25.40%
2B Rural Vacant Land	0	0		0	0	
3A Commercial / Industrial	220,666,200	229,864,100	4.2%	4,307,034	4,490,802	4.27%
4A Apartment	204,798,000	222,797,000	8.8%	2,559,990	2,784,973	8.79%
4B Residential Miscellaneous	16,783,900	16,138,000	-3.8%	209,818	201,740	-3.85%
4BB Residential Non-Homestead	158,435,000	211,659,000	33.6%	1,584,350	2,121,025	33.87%
4C Seasonal / Special Class	1,979,000	1,842,000	-6.9%	21,195	23,490	10.83%
4D Low-Income Rental	29,097,000	31,004,000	6.6%	212,124	171,676	-19.07%
Dayton	1,237,965,700	1,698,000,000	37.2%	13,145,428	18,421,649	40.1%
1A Residential Homestead	773,960,100	1,117,605,100	44.4%	7,609,937	11,268,484	48.08%
1B Residential Blind / Disabled	1,858,000	2,579,000	38.8%	14,845	22,221	49.69%
2A Agricultural	98,917,100	121,912,300	23.2%	616,353	813,259	31.95%
2B Rural Vacant Land	3,258,100	3,315,100	1.7%	22,663	24,838	9.60%
3A Commercial / Industrial	135,176,500	180,438,200	33.5%	2,650,518	3,554,504	34.11%
4A Apartment	363,000	384,000	5.8%	4,538	4,801	5.80%
4B Residential Miscellaneous	34,785,900	28,216,300	-18.9%	327,128	270,096	-17.43%
4BB Residential Non-Homestead	159,863,000	210,912,000	31.9%	1,612,406	2,159,004	33.90%
4C Seasonal / Special Class	23,022,000	25,098,000	9.0%	236,325	261,092	10.48%
4D Low-Income Rental	6,762,000	7,540,000	11.5%	50,715	43,350	-14.52%
Deephaven	1,525,406,900	1,885,212,800	23.6%	17,539,778	21,981,147	25.3%
1A Residential Homestead	1,170,999,800	1,460,400,800	24.7%	13,139,880	16,713,594	27.20%
3A Commercial / Industrial	25,404,000	25,437,000	0.1%	491,580	492,065	0.10%
4A Apartment	14,933,000	13,743,000	-8.0%	186,663	171,788	-7.97%
4B Residential Miscellaneous	9,915,100	9,995,000	0.8%	123,947	124,948	0.81%
4BB Residential Non-Homestead	170,101,000	214,117,000	25.9%	1,983,655	2,518,543	26.96%
4C Seasonal / Special Class	134,054,000	161,520,000	20.5%	1,614,053	1,960,209	21.45%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Eden Prairie	11,766,503,000	13,445,759,900	14.3%	143,560,803	163,126,596	13.6%
1A Residential Homestead	7,297,459,300	8,599,614,000	17.8%	73,415,658	88,414,399	20.43%
1B Residential Blind / Disabled	10,682,200	11,740,000	9.9%	98,937	112,451	13.66%
1D Seasonal Worker Housing	5,000	5,000	0.0%	50	50	0.00%
2A Agricultural	13,632,300	13,692,300	0.4%	26,232	27,005	2.95%
2B Rural Vacant Land	2,745,200	2,756,200	0.4%	25,427	25,482	0.22%
3A Commercial / Industrial	2,295,605,500	2,349,812,000	2.4%	45,543,870	46,624,822	2.37%
4A Apartment	1,080,247,000	1,151,563,400	6.6%	13,503,096	14,394,553	6.60%
4B Residential Miscellaneous	74,718,400	100,796,300	34.9%	917,515	1,248,521	36.08%
4BB Residential Non-Homestead	909,078,300	1,116,612,300	22.8%	9,372,394	11,635,356	24.14%
4C Seasonal / Special Class	14,666,400	15,612,300	6.4%	165,182	177,966	7.74%
4D Low-Income Rental	67,663,400	83,556,100	23.5%	492,442	465,991	-5.37%
Edina	13,908,404,200	15,583,899,100	12.0%	169,582,309	190,425,219	12.3%
1A Residential Homestead	8,713,761,100	9,888,426,800	13.5%	92,512,084	106,671,193	15.31%
1B Residential Blind / Disabled	23,892,500	25,387,500	6.3%	230,227	253,232	9.99%
3A Commercial / Industrial	2,330,715,400	2,415,184,100	3.6%	43,933,505	45,634,988	3.87%
4A Apartment	1,245,809,000	1,425,401,400	14.4%	15,572,628	17,817,534	14.42%
4B Residential Miscellaneous	89,898,600	106,642,300	18.6%	1,123,769	1,333,052	18.62%
4BB Residential Non-Homestead	1,437,937,600	1,649,992,100	14.7%	15,722,608	18,238,798	16.00%
4C Seasonal / Special Class	772,700	838,000	8.5%	7,727	8,380	8.45%
4D Low-Income Rental	65,617,300	72,026,900	9.8%	479,761	468,042	-2.44%
Excelsior	637,512,400	732,343,100	14.9%	8,039,260	9,256,580	15.1%
1A Residential Homestead	320,622,700	376,333,200	17.4%	3,471,645	4,159,418	19.81%
1B Residential Blind / Disabled	586,000	618,000	5.5%	5,938	6,338	6.74%
3A Commercial / Industrial	114,288,000	124,936,000	9.3%	2,213,958	2,425,430	9.55%
4A Apartment	78,600,000	79,709,000	1.4%	982,507	996,368	1.41%
4B Residential Miscellaneous	9,053,700	8,845,900	-2.3%	113,181	110,581	-2.30%
4BB Residential Non-Homestead	80,286,000	97,476,000	21.4%	873,630	1,079,329	23.55%
4C Seasonal / Special Class	34,076,000	37,725,000	10.7%	378,401	428,866	13.34%
4D Low-Income Rental		6,700,000			50,250	

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Golden Valley	4,609,040,400	5,175,000,000	12.3%	57,991,365	64,889,919	11.9%
1A Residential Homestead	2,662,656,900	2,983,735,200	12.1%	26,529,787	30,253,009	14.03%
1B Residential Blind / Disabled	5,068,000	5,216,000	2.9%	43,117	45,447	5.40%
2B Rural Vacant Land	0	0		0	0	
3A Commercial / Industrial	1,179,139,100	1,234,472,300	4.7%	22,658,567	23,735,441	4.75%
4A Apartment	458,159,200	544,963,000	18.9%	5,726,998	6,812,047	18.95%
4B Residential Miscellaneous	23,906,200	24,698,500	3.3%	298,852	308,751	3.31%
4BB Residential Non-Homestead	197,459,000	293,333,000	48.6%	2,030,384	3,025,407	49.01%
4C Seasonal / Special Class	30,407,000	34,592,000	13.8%	317,690	364,139	14.62%
4D Low-Income Rental	52,245,000	53,990,000	3.3%	385,970	345,678	-10.44%
Greenfield	569,024,800	692,273,000	21.7%	5,850,108	7,207,107	23.2%
1A Residential Homestead	405,841,300	491,207,600	21.0%	4,119,815	5,126,333	24.43%
1B Residential Blind / Disabled	1,608,000	1,971,000	22.6%	13,642	17,601	29.02%
2A Agricultural	68,119,800	82,501,100	21.1%	477,357	553,475	15.95%
2B Rural Vacant Land	5,195,200	5,972,100	15.0%	31,925	35,084	9.90%
3A Commercial / Industrial	30,720,500	33,271,000	8.3%	587,445	638,110	8.62%
4B Residential Miscellaneous	8,774,000	9,207,200	4.9%	108,805	115,104	5.79%
4BB Residential Non-Homestead	40,068,000	59,938,000	49.6%	420,069	634,835	51.13%
4C Seasonal / Special Class	8,698,000	8,205,000	-5.7%	91,050	86,565	-4.93%
Greenwood	413,873,000	534,778,000	29.2%	4,880,005	6,391,122	31.0%
1A Residential Homestead	263,037,000	341,299,000	29.8%	3,008,049	3,983,053	32.41%
3A Commercial / Industrial	12,623,000	13,071,000	3.5%	245,200	254,145	3.65%
4A Apartment	2,159,000	2,500,000	15.8%	26,988	31,250	15.79%
4B Residential Miscellaneous	3,424,000	4,305,000	25.7%	42,803	53,816	25.73%
4BB Residential Non-Homestead	84,525,000	109,721,000	29.8%	990,559	1,305,789	31.82%
4C Seasonal / Special Class	48,105,000	63,882,000	32.8%	566,406	763,069	34.72%
Hanover	94,332,100	117,898,300	25.0%	940,382	1,195,493	27.1%
1A Residential Homestead	73,553,000	89,244,000	21.3%	731,323	904,103	23.63%
2A Agricultural	6,258,900	7,087,600	13.2%	49,907	56,736	13.68%
2B Rural Vacant Land	1,070,200	1,121,700	4.8%	9,333	9,790	4.90%
3A Commercial / Industrial	439,000	556,000	26.7%	7,055	8,810	24.88%
4A Apartment	2,598,000	3,300,000	27.0%	32,475	41,250	27.02%
4B Residential Miscellaneous	2,404,000	2,942,000	22.4%	30,061	36,775	22.33%
4BB Residential Non-Homestead	6,066,000	11,271,000	85.8%	60,793	113,801	87.19%
4C Seasonal / Special Class	1,943,000	2,376,000	22.3%	19,435	24,228	24.66%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Hopkins	2,468,488,900	2,734,146,500	10.8%	31,012,423	34,253,078	10.4%
1A Residential Homestead	1,045,906,000	1,190,344,700	13.8%	10,216,045	11,861,049	16.10%
1B Residential Blind / Disabled	4,261,000	4,835,000	13.5%	36,088	42,312	17.25%
2B Rural Vacant Land	0	104,500		0	1,045	
3A Commercial / Industrial	588,965,000	626,355,000	6.3%	10,989,545	11,700,165	6.47%
4A Apartment	572,185,000	610,901,000	6.8%	7,152,333	7,636,283	6.77%
4B Residential Miscellaneous	51,501,900	57,668,300	12.0%	643,813	720,896	11.97%
4BB Residential Non-Homestead	160,199,000	190,040,000	18.6%	1,617,058	1,927,034	19.17%
4C Seasonal / Special Class	6,100,000	5,333,000	-12.6%	66,767	59,486	-10.91%
4D Low-Income Rental	39,371,000	48,565,000	23.4%	290,774	304,808	4.83%
Independence	860,032,100	1,036,664,200	20.5%	8,596,954	10,556,130	22.8%
1A Residential Homestead	576,406,200	690,996,100	19.9%	5,986,394	7,360,137	22.95%
1B Residential Blind / Disabled	1,972,000	2,360,000	19.7%	19,231	23,902	24.29%
2A Agricultural	138,699,900	169,072,900	21.9%	992,826	1,226,914	23.58%
2B Rural Vacant Land	13,737,100	16,129,200	17.4%	79,067	91,877	16.20%
2C Managed Forest	263,000	309,000	17.5%	1,710	2,009	17.49%
3A Commercial / Industrial	20,705,700	23,210,000	12.1%	354,991	392,516	10.57%
4B Residential Miscellaneous	11,493,200	12,799,000	11.4%	143,667	160,003	11.37%
4BB Residential Non-Homestead	80,738,000	103,298,000	27.9%	862,663	1,118,081	29.61%
4C Seasonal / Special Class	16,017,000	18,490,000	15.4%	156,405	180,691	15.53%
Long Lake	321,216,800	380,330,900	18.4%	4,036,937	4,785,765	18.5%
1A Residential Homestead	186,229,800	219,971,900	18.1%	1,857,448	2,247,280	20.99%
2B Rural Vacant Land	0			0		
3A Commercial / Industrial	82,532,000	92,568,000	12.2%	1,600,615	1,800,175	12.47%
4A Apartment	12,265,000	11,134,000	-9.2%	153,317	139,176	-9.22%
4B Residential Miscellaneous	6,092,000	6,720,000	10.3%	76,154	84,005	10.31%
4BB Residential Non-Homestead	31,270,000	43,284,000	38.4%	321,820	458,388	42.44%
4C Seasonal / Special Class	2,381,000	2,442,000	2.6%	24,230	25,158	3.83%
4D Low-Income Rental	447,000	4,211,000	842.1%	3,353	31,583	841.93%
Loretto	79,055,000	93,744,300	18.6%	872,321	1,042,318	19.5%
1A Residential Homestead	57,410,000	69,769,000	21.5%	539,483	671,767	24.52%
1B Residential Blind / Disabled	429,000	482,000	12.4%	4,015	4,545	13.20%
2A Agricultural	252,000			2,374		
3A Commercial / Industrial	13,298,000	14,794,000	11.2%	246,305	275,815	11.98%
4A Apartment	2,051,000	2,103,000	2.5%	25,639	26,288	2.53%
4B Residential Miscellaneous	240,000	275,300	14.7%	3,000	3,442	14.73%
4BB Residential Non-Homestead	4,238,000	5,094,000	20.2%	42,380	51,258	20.95%
4C Seasonal / Special Class	239,000			2,390		
4D Low-Income Rental	898,000	1,227,000	36.6%	6,735	9,203	36.64%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Maple Grove	11,275,211,200	13,507,679,000	19.8%	130,529,889	157,013,485	20.3%
1A Residential Homestead	7,823,640,900	9,440,127,200	20.7%	77,161,261	95,362,592	23.59%
1B Residential Blind / Disabled	18,494,400	21,078,200	14.0%	162,960	193,788	18.92%
2A Agricultural	44,873,800	43,752,300	-2.5%	204,173	221,852	8.66%
2B Rural Vacant Land	11,562,500	8,612,800	-25.5%	89,434	58,169	-34.96%
3A Commercial / Industrial	1,844,925,200	2,020,872,100	9.5%	36,312,644	39,829,218	9.68%
4A Apartment	508,656,400	698,269,100	37.3%	6,290,218	8,681,702	38.02%
4B Residential Miscellaneous	69,429,300	52,128,200	-24.9%	856,430	538,334	-37.14%
4BB Residential Non-Homestead	844,901,200	1,102,952,300	30.5%	8,507,551	11,209,891	31.76%
4C Seasonal / Special Class	51,597,400	55,724,300	8.0%	516,740	568,900	10.09%
4D Low-Income Rental	57,130,100	64,162,500	12.3%	428,478	349,039	-18.54%
Maple Plain	237,476,500	267,452,400	12.6%	2,929,177	3,283,089	12.1%
1A Residential Homestead	132,086,000	152,171,000	15.2%	1,257,527	1,477,343	17.48%
1B Residential Blind / Disabled	789,000	909,000	15.2%	6,658	7,966	19.65%
2B Rural Vacant Land	176,300	187,400	6.3%	1,763	1,874	6.30%
3A Commercial / Industrial	61,023,000	63,927,000	4.8%	1,169,935	1,227,925	4.96%
4A Apartment	23,859,000	26,365,000	10.5%	298,241	329,567	10.50%
4B Residential Miscellaneous	2,307,200	2,499,000	8.3%	28,845	31,243	8.31%
4BB Residential Non-Homestead	14,775,000	18,653,000	26.2%	147,750	186,613	26.30%
4D Low-Income Rental	2,461,000	2,741,000	11.4%	18,458	20,558	11.38%
Medicine Lake	101,522,000	124,427,000	22.6%	1,137,890	1,423,387	25.1%
1A Residential Homestead	80,537,000	100,584,000	24.9%	876,956	1,122,290	27.98%
1B Residential Blind / Disabled	660,000	793,000	20.2%	6,863	8,526	24.23%
3A Commercial / Industrial	3,026,000	3,436,000	13.5%	59,020	67,220	13.89%
4A Apartment	1,894,000	2,658,000	40.3%	23,676	33,226	40.34%
4B Residential Miscellaneous	2,560,000	2,718,000	6.2%	32,001	33,975	6.17%
4BB Residential Non-Homestead	11,422,000	10,796,000	-5.5%	124,924	120,089	-3.87%
4C Seasonal / Special Class	1,423,000	3,442,000	141.9%	14,450	38,061	163.40%
Medina	2,086,528,600	2,453,234,400	17.6%	23,270,314	27,897,453	19.9%
1A Residential Homestead	1,360,419,900	1,613,730,700	18.6%	14,655,721	17,736,743	21.02%
1B Residential Blind / Disabled	559,000	653,000	16.8%	5,463	6,638	21.51%
2A Agricultural	124,646,100	125,916,700	1.0%	678,445	734,389	8.25%
2B Rural Vacant Land	18,726,100	18,711,300	-0.1%	140,669	140,629	-0.03%
3A Commercial / Industrial	210,680,000	238,025,000	13.0%	3,536,600	4,079,660	15.36%
4A Apartment	37,226,000	38,969,000	4.7%	465,328	487,114	4.68%
4B Residential Miscellaneous	45,290,900	43,775,400	-3.3%	566,177	514,912	-9.05%
4BB Residential Non-Homestead	259,264,800	328,377,300	26.7%	2,901,818	3,709,440	27.83%
4C Seasonal / Special Class	25,209,800	39,886,000	58.2%	286,298	461,953	61.35%
4D Low-Income Rental	4,506,000	5,190,000	15.2%	33,795	25,975	-23.14%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Minneapolis	60,117,502,900	64,285,778,300	6.9%	746,136,706	793,903,624	6.4%
1A Residential Homestead	27,293,721,100	28,979,828,300	6.2%	270,403,376	289,729,163	7.15%
1B Residential Blind / Disabled	118,418,400	123,436,700	4.2%	1,014,848	1,083,430	6.76%
2A Agricultural	1,585,300	8,201,900	417.4%	15,853	16,859	6.35%
3A Commercial / Industrial	11,982,413,300	12,581,342,900	5.0%	236,506,294	243,928,098	3.14%
4A Apartment	10,809,656,800	11,533,922,100	6.7%	135,121,254	144,174,587	6.70%
4B Residential Miscellaneous	2,378,767,700	2,673,437,700	12.4%	29,736,298	33,419,754	12.39%
4BB Residential Non-Homestead	5,912,062,900	6,567,569,000	11.1%	61,116,993	67,976,285	11.22%
4C Seasonal / Special Class	55,217,700	56,885,400	3.0%	636,545	663,006	4.16%
4D Low-Income Rental	1,565,659,700	1,761,154,300	12.5%	11,585,245	12,912,442	11.46%
Minnetonka	11,196,827,900	12,593,775,600	12.5%	135,981,389	152,069,597	11.8%
1A Residential Homestead	6,797,754,900	7,844,671,000	15.4%	68,840,227	80,850,764	17.45%
1B Residential Blind / Disabled	14,677,000	15,859,100	8.1%	139,136	153,350	10.22%
2A Agricultural	1,068,000	1,068,000	0.0%	7,363	7,363	0.00%
2B Rural Vacant Land	0	0		0	0	
3A Commercial / Industrial	2,059,867,700	2,098,906,700	1.9%	40,853,692	41,638,857	1.92%
4A Apartment	1,193,486,000	1,348,661,100	13.0%	14,918,592	16,858,273	13.00%
4B Residential Miscellaneous	53,170,900	50,897,200	-4.3%	643,530	626,662	-2.62%
4BB Residential Non-Homestead	869,029,900	997,478,400	14.8%	9,085,359	10,533,959	15.94%
4C Seasonal / Special Class	23,801,500	28,519,100	19.8%	262,512	321,158	22.34%
4D Low-Income Rental	183,972,000	207,715,000	12.9%	1,230,978	1,079,211	-12.33%
Minnetonka Beach	437,827,100	521,330,100	19.1%	4,804,675	5,813,989	21.0%
1A Residential Homestead	265,318,000	307,066,000	15.7%	3,106,982	3,633,223	16.94%
3A Commercial / Industrial	37,608,000	40,448,000	7.6%	85,410	88,050	3.09%
4B Residential Miscellaneous	4,372,100	4,363,100	-0.2%	54,653	54,540	-0.21%
4BB Residential Non-Homestead	112,586,000	148,981,000	32.3%	1,343,341	1,791,024	33.33%
4C Seasonal / Special Class	17,943,000	20,472,000	14.1%	214,289	247,152	15.34%
Minnetrista	2,123,422,000	2,711,079,400	27.7%	22,459,104	29,526,228	31.5%
1A Residential Homestead	1,510,699,200	1,948,314,200	29.0%	16,030,060	21,242,153	32.51%
1B Residential Blind / Disabled	1,533,000	2,302,000	50.2%	15,130	24,285	60.51%
2A Agricultural	75,232,500	76,783,100	2.1%	579,961	593,226	2.29%
2B Rural Vacant Land	20,669,800	17,325,300	-16.2%	133,519	130,596	-2.19%
3A Commercial / Industrial	15,242,400	16,643,300	9.2%	204,823	232,236	13.38%
4B Residential Miscellaneous	41,794,100	50,030,500	19.7%	495,276	623,355	25.86%
4BB Residential Non-Homestead	394,839,000	526,492,000	33.3%	4,287,643	5,843,406	36.28%
4C Seasonal / Special Class	63,412,000	73,189,000	15.4%	712,692	836,971	17.44%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Mound	1,623,478,300	2,058,564,500	26.8%	17,144,892	22,240,571	29.7%
1A Residential Homestead	1,206,434,500	1,565,415,800	29.8%	12,207,685	16,385,640	34.22%
1B Residential Blind / Disabled	2,408,000	3,000,000	24.6%	19,126	25,541	33.54%
3A Commercial / Industrial	53,973,100	54,915,500	1.7%	1,007,792	1,028,483	2.05%
4A Apartment	38,014,000	45,322,000	19.2%	475,182	566,531	19.22%
4B Residential Miscellaneous	20,302,700	27,493,200	35.4%	253,815	343,694	35.41%
4BB Residential Non-Homestead	259,379,000	308,978,000	19.1%	2,748,629	3,341,679	21.58%
4C Seasonal / Special Class	32,915,000	42,101,000	27.9%	357,273	468,510	31.14%
4D Low-Income Rental	10,052,000	11,339,000	12.8%	75,390	80,493	6.77%
New Hope	2,373,490,300	2,737,167,300	15.3%	28,536,192	33,017,867	15.7%
1A Residential Homestead	1,308,131,000	1,535,713,000	17.4%	12,365,329	14,833,641	19.96%
1B Residential Blind / Disabled	8,474,000	9,454,000	11.6%	69,062	81,212	17.59%
3A Commercial / Industrial	486,472,200	550,066,200	13.1%	9,594,259	10,865,579	13.25%
4A Apartment	374,439,000	408,764,000	9.2%	4,680,523	5,109,571	9.17%
4B Residential Miscellaneous	11,679,100	11,312,100	-3.1%	143,339	141,410	-1.35%
4BB Residential Non-Homestead	105,463,000	137,196,000	30.1%	1,054,630	1,371,980	30.09%
4C Seasonal / Special Class	15,895,000	16,979,000	6.8%	158,950	169,790	6.82%
4D Low-Income Rental	62,937,000	67,683,000	7.5%	470,100	444,684	-5.41%
Orono	3,667,397,100	4,552,554,200	24.1%	41,523,150	52,354,346	26.1%
1A Residential Homestead	2,539,167,700	2,954,375,100	16.4%	28,561,854	33,766,567	18.22%
1B Residential Blind / Disabled	402,000	497,000	23.6%	3,087	4,123	33.56%
2A Agricultural	8,926,800	10,033,900	12.4%	48,837	54,143	10.86%
2B Rural Vacant Land	25,481,800	29,427,000	15.5%	254,818	294,270	15.48%
3A Commercial / Industrial	129,966,300	147,224,100	13.3%	1,354,231	1,428,247	5.47%
4A Apartment	24,293,000	26,816,000	10.4%	303,663	335,201	10.39%
4B Residential Miscellaneous	94,819,300	235,220,900	148.1%	1,185,295	2,940,298	148.06%
4BB Residential Non-Homestead	662,721,000	930,800,000	40.5%	7,720,985	10,984,537	42.27%
4C Seasonal / Special Class	181,619,200	218,160,200	20.1%	2,090,380	2,546,960	21.84%
Osseo	318,391,000	367,090,000	15.3%	4,007,432	4,612,896	15.1%
1A Residential Homestead	134,352,000	160,176,000	19.2%	1,223,674	1,509,929	23.39%
1B Residential Blind / Disabled	966,000	1,137,000	17.7%	7,292	9,156	25.56%
3A Commercial / Industrial	80,329,000	87,538,000	9.0%	1,545,480	1,689,665	9.33%
4A Apartment	79,379,000	86,086,000	8.4%	992,243	1,076,080	8.45%
4B Residential Miscellaneous	2,036,000	2,589,000	27.2%	25,453	32,366	27.16%
4BB Residential Non-Homestead	18,882,000	26,939,000	42.7%	188,820	269,450	42.70%
4C Seasonal / Special Class	2,447,000	2,625,000	7.3%	24,470	26,250	7.27%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Plymouth	14,343,892,600	16,613,435,000	15.8%	171,800,193	200,004,241	16.4%
1A Residential Homestead	9,168,386,800	10,794,064,400	17.7%	91,872,837	110,509,744	20.29%
1B Residential Blind / Disabled	20,408,000	23,181,000	13.6%	186,506	219,942	17.93%
2A Agricultural	29,773,300	26,611,500	-10.6%	48,413	46,087	-4.80%
2B Rural Vacant Land	3,573,100	3,573,100	0.0%	482	495	2.70%
3A Commercial / Industrial	2,583,446,400	2,839,446,000	9.9%	51,178,566	56,296,070	10.00%
4A Apartment	1,173,882,200	1,334,989,200	13.7%	14,673,540	16,687,378	13.72%
4B Residential Miscellaneous	86,078,800	62,923,800	-26.9%	916,916	754,145	-17.75%
4BB Residential Non-Homestead	1,207,653,000	1,451,026,000	20.2%	12,413,534	15,062,116	21.34%
4C Seasonal / Special Class	2,297,000	3,783,000	64.7%	22,970	39,170	70.53%
4D Low-Income Rental	68,394,000	73,837,000	8.0%	486,429	389,094	-20.01%
Richfield	4,252,264,100	4,848,498,000	14.0%	49,101,717	55,938,003	13.9%
1A Residential Homestead	2,567,052,400	2,913,661,400	13.5%	24,266,522	28,100,355	15.80%
1B Residential Blind / Disabled	12,728,000	14,963,000	17.6%	106,368	130,052	22.27%
3A Commercial / Industrial	672,025,000	700,744,000	4.3%	13,283,670	13,859,485	4.33%
4A Apartment	609,514,200	704,770,100	15.6%	7,618,970	8,809,657	15.63%
4B Residential Miscellaneous	29,547,500	35,855,500	21.3%	369,376	448,216	21.34%
4BB Residential Non-Homestead	285,964,000	398,091,000	39.2%	2,864,909	3,986,517	39.15%
4C Seasonal / Special Class	8,184,000	8,741,000	6.8%	88,030	94,830	7.72%
4D Low-Income Rental	67,249,000	71,672,000	6.6%	503,872	508,891	1.00%
Robbinsdale	1,475,440,000	1,737,650,300	17.8%	15,307,616	18,182,201	18.8%
1A Residential Homestead	1,059,543,000	1,265,661,000	19.5%	9,916,119	12,156,641	22.59%
1B Residential Blind / Disabled	4,432,000	5,635,000	27.1%	35,359	47,827	35.26%
3A Commercial / Industrial	90,014,000	90,322,000	0.3%	1,743,925	1,750,230	0.36%
4A Apartment	149,896,000	176,844,000	18.0%	1,873,711	2,210,556	17.98%
4B Residential Miscellaneous	39,118,000	46,623,900	19.2%	489,014	582,839	19.19%
4BB Residential Non-Homestead	91,156,000	108,843,400	19.4%	911,683	1,091,482	19.72%
4C Seasonal / Special Class	10,958,000	11,155,000	1.8%	110,380	112,375	1.81%
4D Low-Income Rental	30,323,000	32,566,000	7.4%	227,425	230,251	1.24%
Rockford	32,469,900	38,401,800	18.3%	403,134	474,398	17.7%
1A Residential Homestead	14,876,000	19,520,000	31.2%	140,028	189,620	35.42%
1B Residential Blind / Disabled	207,000			1,609		
2A Agricultural	126,800	135,700	7.0%	217	220	1.38%
2B Rural Vacant Land	30,100	36,100	19.9%	43	45	4.65%
3A Commercial / Industrial	8,168,000	8,889,000	8.8%	157,360	171,780	9.16%
4A Apartment	5,144,000	5,660,000	10.0%	64,301	70,750	10.03%
4B Residential Miscellaneous	158,000	144,000	-8.9%	1,976	1,800	-8.91%
4BB Residential Non-Homestead	1,604,000	1,384,000	-13.7%	16,040	13,840	-13.72%
4C Seasonal / Special Class	2,156,000	2,633,000	22.1%	21,560	26,343	22.18%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Rogers	2,477,133,400	2,984,688,800	20.5%	31,819,445	38,445,666	20.8%
1A Residential Homestead	1,316,948,300	1,599,488,400	21.5%	12,879,961	15,911,378	23.54%
1B Residential Blind / Disabled	2,805,000	3,382,000	20.6%	24,714	30,972	25.32%
2A Agricultural	110,552,000	117,128,400	5.9%	571,605	572,775	0.20%
2B Rural Vacant Land	6,098,300	6,409,100	5.1%	37,547	38,304	2.02%
3A Commercial / Industrial	784,974,300	915,479,800	16.6%	15,495,656	18,103,334	16.83%
4A Apartment	98,393,000	137,905,000	40.2%	1,229,914	1,723,815	40.16%
4B Residential Miscellaneous	23,994,500	21,758,100	-9.3%	249,716	227,979	-8.70%
4BB Residential Non-Homestead	114,859,000	162,861,000	41.8%	1,159,923	1,651,276	42.36%
4C Seasonal / Special Class	12,611,000	14,027,000	11.2%	126,173	140,708	11.52%
4D Low-Income Rental	5,898,000	6,250,000	6.0%	44,236	45,125	2.01%
Saint Anthony	798,203,500	870,570,400	9.1%	8,542,322	9,386,284	9.9%
1A Residential Homestead	650,532,500	703,901,200	8.2%	6,372,246	6,962,536	9.26%
1B Residential Blind / Disabled	1,807,000	1,899,000	5.1%	14,271	15,514	8.71%
3A Commercial / Industrial	62,614,000	67,737,000	8.2%	1,215,775	1,320,720	8.63%
4A Apartment	37,680,000	42,798,000	13.6%	471,001	534,977	13.58%
4B Residential Miscellaneous	4,455,000	4,317,200	-3.1%	55,693	53,968	-3.10%
4BB Residential Non-Homestead	29,237,000	38,894,000	33.0%	293,368	391,338	33.39%
4C Seasonal / Special Class	7,357,000	6,170,000	-16.1%	87,125	72,500	-16.79%
4D Low-Income Rental	4,521,000	4,854,000	7.4%	32,843	34,731	5.75%
Saint Bonifacius	264,483,900	311,771,800	17.9%	2,785,758	3,330,347	19.5%
1A Residential Homestead	205,455,300	244,904,900	19.2%	1,957,382	2,381,238	21.65%
1B Residential Blind / Disabled	757,000	902,000	19.2%	6,309	7,889	25.04%
2A Agricultural	914,500	917,800	0.4%	807	807	0.00%
2B Rural Vacant Land	565,000	565,000	0.0%	210	210	0.00%
3A Commercial / Industrial	27,716,000	31,043,000	12.0%	521,215	588,260	12.86%
4A Apartment	2,437,000	4,057,000	66.5%	30,463	50,714	66.48%
4B Residential Miscellaneous	2,624,100	2,856,100	8.8%	32,812	35,708	8.83%
4BB Residential Non-Homestead	22,579,000	26,526,000	17.5%	225,790	265,521	17.60%
4D Low-Income Rental	1,436,000			10,770		
Saint Louis Park	8,566,585,400	9,425,931,400	10.0%	105,930,042	116,183,184	9.7%
1A Residential Homestead	4,457,698,800	4,952,719,100	11.1%	43,881,142	49,450,062	12.69%
1B Residential Blind / Disabled	17,566,200	19,291,900	9.8%	151,300	170,772	12.87%
3A Commercial / Industrial	1,785,062,100	1,847,436,000	3.5%	35,017,183	36,258,694	3.55%
4A Apartment	1,513,026,200	1,698,664,100	12.3%	18,912,853	21,233,334	12.27%
4B Residential Miscellaneous	60,816,900	71,077,800	16.9%	760,241	888,501	16.87%
4BB Residential Non-Homestead	663,651,900	761,528,600	14.7%	6,706,921	7,715,340	15.04%
4C Seasonal / Special Class	2,130,700	2,023,900	-5.0%	23,576	22,756	-3.48%
4D Low-Income Rental	66,632,600	73,190,000	9.8%	476,826	443,725	-6.94%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Shorewood	2,038,384,200	2,570,781,300	26.1%	22,619,338	29,067,793	28.5%
1A Residential Homestead	1,563,840,000	1,981,742,000	26.7%	16,707,959	21,732,720	30.07%
1B Residential Blind / Disabled	2,705,000	3,507,000	29.6%	26,994	36,722	36.04%
2A Agricultural	1,229,400	1,497,900	21.8%	8,653	11,338	31.03%
2B Rural Vacant Land	587,100	615,700	4.9%	90	147	63.33%
3A Commercial / Industrial	58,356,000	60,038,000	2.9%	1,144,545	1,178,160	2.94%
4A Apartment	24,516,000	26,179,000	6.8%	306,451	327,238	6.78%
4B Residential Miscellaneous	32,886,700	31,969,700	-2.8%	411,115	399,652	-2.79%
4BB Residential Non-Homestead	318,388,000	421,135,000	32.3%	3,599,786	4,863,433	35.10%
4C Seasonal / Special Class	35,876,000	44,097,000	22.9%	413,745	518,383	25.29%
Spring Park	342,710,100	417,644,100	21.9%	4,105,489	5,006,179	21.9%
1A Residential Homestead	128,093,000	162,008,000	26.5%	1,347,667	1,752,064	30.01%
1B Residential Blind / Disabled	158,000	187,000	18.4%	1,075	1,391	29.40%
3A Commercial / Industrial	36,711,000	38,575,000	5.1%	715,470	752,750	5.21%
4A Apartment	81,652,100	90,200,100	10.5%	1,020,659	1,127,505	10.47%
4B Residential Miscellaneous	6,272,000	10,077,000	60.7%	78,404	125,967	60.66%
4BB Residential Non-Homestead	70,849,000	92,794,000	31.0%	731,989	978,151	33.63%
4C Seasonal / Special Class	18,975,000	23,803,000	25.4%	210,225	268,351	27.65%
Tonka Bay	691,768,600	857,311,800	23.9%	7,968,157	10,019,035	25.7%
1A Residential Homestead	494,434,400	566,317,600	14.5%	5,583,268	6,492,176	16.28%
1B Residential Blind / Disabled	1,702,000	1,954,000	14.8%	18,438	21,376	15.93%
3A Commercial / Industrial	9,900,000	11,329,000	14.4%	191,310	219,840	14.91%
4A Apartment	2,224,000	24,000,000	979.1%	27,800	300,000	979.14%
4B Residential Miscellaneous	13,339,200	13,247,200	-0.7%	166,755	165,607	-0.69%
4BB Residential Non-Homestead	89,239,000	144,155,000	61.5%	1,027,527	1,673,792	62.90%
4C Seasonal / Special Class	80,930,000	96,309,000	19.0%	953,059	1,146,244	20.27%
Wayzata	2,438,548,500	2,814,447,100	15.4%	31,209,917	36,065,101	15.6%
1A Residential Homestead	1,079,117,000	1,241,825,000	15.1%	12,204,858	14,237,130	16.65%
3A Commercial / Industrial	412,533,100	434,406,100	5.3%	7,734,737	8,222,102	6.30%
4A Apartment	201,688,000	230,267,000	14.2%	2,521,105	2,878,343	14.17%
4B Residential Miscellaneous	57,639,400	63,961,000	11.0%	720,509	799,528	10.97%
4BB Residential Non-Homestead	469,449,000	587,615,000	25.2%	5,505,781	6,933,582	25.93%
4C Seasonal / Special Class	207,416,000	244,756,000	18.0%	2,447,045	2,919,237	19.30%
4D Low-Income Rental	10,706,000	11,617,000	8.5%	75,882	75,179	-0.93%

2022 Market Value and Tax Capacity Growth By City

Jurisdiction / State Class	2021 EMV	2022 EMV	% Change	2021 NTC	2022 NTC	% Change
Woodland	350,780,900	446,753,500	27.4%	4,138,066	5,341,866	29.1%
1A Residential Homestead	226,399,000	291,141,000	28.6%	2,643,292	3,452,192	30.60%
4B Residential Miscellaneous	1,178,800	1,311,400	11.2%	14,739	16,396	11.24%
4BB Residential Non-Homestead	65,156,100	86,420,100	32.6%	781,770	1,052,915	34.68%
4C Seasonal / Special Class	58,047,000	67,881,000	16.9%	698,265	820,363	17.49%

Historical Growth By City and Property Type (Cumulative Growth Report)

The growth numbers displayed below represent the market growth of each of the given subgroups. Market growth measures the difference in total estimated market value between the current and the previous assessment while controlling for any value shift due to new construction, changes in exempt status, and/or changes in property type.

	Property Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Yr Chg	10 Yr Chg
Hennepin Countywide	Agricultural (F)	4.4	2.9	-1.9	-4.1	2.2	0.9	3.3	7.1	4.9	15.0	34.8%	39.2%
	Apartment (A)	3.5	8.9	13.2	12.3	9.0	7.5	7.9	5.3	-0.5	4.7	27.3%	98.8%
	Commercial (C)	1.3	2.4	7.3	4.6	5.0	3.7	2.9	4.2	-4.7	1.4	7.4%	31.3%
	Industrial (I)	-0.6	0.2	0.5	3.6	6.5	3.0	7.7	7.8	3.7	15.2	43.0%	58.0%
	Res Condo (X)	-1.4	9.0	7.9	6.9	8.2	6.2	5.3	2.4	2.7	5.2	23.9%	66.2%
	Res Single Family (R)	-1.0	7.8	3.6	4.0	5.2	7.2	4.5	2.1	4.3	15.4	37.7%	66.6%
	Res Townhome (Y)	-1.2	8.0	4.8	4.9	5.8	7.6	6.3	3.8	4.2	14.0	40.9%	74.9%
Suburban Hennepin	Agricultural (F)	4.4	2.9	-1.9	-2.5	2.2	0.9	3.3	7.2	4.9	15.1	34.9%	41.6%
	Apartment (A)	4.1	6.8	10.4	12.9	8.8	8.2	8.8	6.9	1.7	7.3	37.4%	107.1%
	Commercial (C)	0.5	1.9	4.9	2.8	2.9	2.7	2.7	3.3	-3.3	1.9	7.3%	21.9%
	Industrial (I)	-0.8	0.4	4.1	3.1	6.5	3.9	7.7	8.3	3.8	15.4	45.2%	65.4%
	Res Condo (X)	-3.3	9.2	7.6	6.3	8.5	6.5	7.4	4.5	4.3	11.0	38.4%	81.4%
	Res Single Family (R)	-1.3	7.8	3.5	3.2	4.7	5.0	4.5	2.4	4.4	17.5	37.9%	64.1%
	Res Townhome (Y)	-1.3	8.3	4.5	5.9	5.9	7.2	6.3	3.7	4.3	14.6	41.3%	77.0%
Bloomington	Agricultural (F)	0.0	5.8	-90.4	37.2	14.2	-0.1	-1.2	12.8	-0.9	-25.4	-17.6%	-86.9%
	Apartment (A)	2.5	4.2	8.1	14.1	8.7	11.8	6.3	5.4	-0.6	13.1	40.9%	101.7%
	Commercial (C)	-0.8	1.4	8.9	2.1	1.9	1.5	1.5	2.1	-7.4	0.9	-1.8%	11.9%
	Industrial (I)	-2.0	-1.3	2.0	2.8	4.6	7.7	8.1	5.2	2.3	14.9	43.9%	52.7%
	Res Condo (X)	-5.3	5.0	12.1	9.0	9.5	6.7	8.2	4.8	3.5	7.8	34.9%	79.5%
	Res Single Family (R)	-2.9	8.7	6.0	2.6	6.5	4.4	8.9	0.1	6.6	16.6	41.5%	73.0%
	Res Townhome (Y)	0.4	4.7	5.3	5.7	6.5	7.2	6.1	3.3	4.8	12.0	37.9%	71.8%
Brooklyn Center	Apartment (A)	-0.6	6.1	5.6	13.8	10.5	6.0	12.8	7.2	4.6	7.7	44.5%	102.4%
	Commercial (C)	0.4	-1.2	-1.1	2.1	2.4	4.2	6.4	3.3	-5.6	5.3	13.9%	16.8%
	Industrial (I)	-0.1	-3.1	5.0	5.1	5.9	5.3	11.5	10.4	2.7	18.8	58.2%	79.0%
	Res Condo (X)	-35.4	28.9	28.6	7.1	6.2	9.5	13.1	11.4	0.6	20.3	67.0%	103.4%
	Res Single Family (R)	-3.9	14.8	8.4	4.5	10.8	9.3	7.3	4.9	6.8	16.4	53.0%	111.8%
	Res Townhome (Y)	-4.4	11.0	11.9	8.9	17.7	12.0	9.7	4.6	7.3	17.2	61.6%	145.9%
Brooklyn Park	Agricultural (F)	-7.4	1.9	2.6	-1.9	4.1	0.1	0.2	17.3	31.5	51.4	134.3%	131.6%
	Apartment (A)	-2.3	11.5	13.4	18.6	6.2	6.5	16.7	8.3	6.1	6.6	52.3%	136.9%
	Commercial (C)	-5.7	0.1	4.3	0.8	3.7	0.6	-2.8	2.3	0.9	2.9	3.9%	6.9%
	Industrial (I)	-2.7	-0.3	3.4	0.8	4.9	3.4	4.6	7.6	6.1	20.4	48.6%	57.6%
	Res Condo (X)	-2.2	5.9	10.1	7.7	13.8	9.9	16.6	9.4	2.2	17.4	68.1%	134.9%
	Res Single Family (R)	-0.1	10.7	5.1	4.2	9.3	5.3	7.0	4.3	4.0	18.0	44.3%	91.0%
	Res Townhome (Y)	-3.0	10.7	8.9	5.7	10.5	5.9	8.7	6.6	4.5	16.8	49.7%	104.4%
Champlin	Agricultural (F)	0.0	0.0	1.1	-2.3	4.9	4.1	7.4	-2.0	0.0	0.0	9.6%	13.5%
	Apartment (A)	10.0	4.9	10.4	19.2	7.7	8.7	8.7	5.2	1.4	4.1	31.3%	114.8%
	Commercial (C)	-1.1	0.3	2.0	4.0	3.7	2.2	6.1	5.7	-0.5	4.0	18.6%	29.4%
	Industrial (I)	0.0	1.9	5.3	4.4	7.2	5.3	7.7	7.6	2.9	17.2	47.2%	76.7%
	Res Condo (X)	3.7	16.7	3.1	9.3	8.7	6.2	9.8	4.3	5.1	22.4	56.4%	131.8%
	Res Single Family (R)	-2.0	8.8	2.2	6.0	7.3	7.8	5.5	2.6	4.9	21.1	48.4%	83.9%
Res Townhome (Y)	2.2	12.3	1.0	8.5	6.4	8.9	7.1	1.4	5.5	15.7	44.4%	93.3%	
Chanhasen	Commercial (C)	0.0	-4.3	-3.9	2.4	1.8	1.8	5.9	0.4	1.4	7.9	18.5%	13.6%
	Industrial (I)	-2.3	5.0	1.8	2.7	4.2	4.0	9.6	4.2	5.3	21.9	52.4%	70.3%
Corcoran	Agricultural (F)	10.2	14.0	-1.2	-5.4	-0.4	1.2	3.3	13.1	-6.2	16.5	29.2%	51.1%
	Commercial (C)	-0.5	0.1	-1.4	2.0	9.2	6.2	5.2	10.5	0.8	20.1	49.4%	63.5%
	Industrial (I)	0.2	0.0	0.7	2.8	11.4	3.3	6.2	14.1	5.5	18.0	55.9%	80.1%
	Res Condo (X)	2.9	13.1	0.0	6.9	3.8	3.5	8.3	0.0	0.0	0.0	12.1%	44.8%
	Res Single Family (R)	-7.8	16.8	2.9	4.0	5.1	3.5	2.0	3.6	3.9	17.6	33.6%	61.8%

Historical Growth By City and Property Type (Cumulative Growth Report)

Property Type		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Yr Chg	10 Yr Chg
Crystal	Apartment (A)	1.7	2.5	12.0	15.0	8.6	6.5	14.9	9.7	2.0	7.8	47.6%	115.2%
	Commercial (C)	-2.7	-0.4	1.4	2.6	7.2	2.0	8.8	4.3	-3.8	1.2	12.9%	22.0%
	Industrial (I)	-5.7	-2.6	6.1	0.3	12.1	9.0	17.7	15.5	4.2	7.7	66.2%	82.1%
	Res Condo (X)	-14.9	5.7	14.9	11.1	18.9	9.8	16.5	9.4	4.1	16.3	69.5%	131.5%
	Res Single Family (R)	-0.5	13.5	2.0	7.8	8.6	7.5	9.1	2.2	10.6	13.8	50.8%	103.4%
	Res Townhome (Y)	5.2	9.2	6.4	4.5	1.9	7.6	8.0	7.4	6.3	10.4	46.4%	90.6%
Dayton	Agricultural (F)	6.1	13.1	3.9	-0.8	5.3	0.9	6.2	11.1	18.3	22.4	72.3%	124.4%
	Apartment (A)	0.0	2.5	6.0	2.3	8.1	12.7	5.7	5.6	0.0	-26.0	-6.9%	11.8%
	Commercial (C)	-0.8	11.7	-4.8	-0.3	5.9	0.0	4.3	20.5	1.0	2.9	30.6%	45.5%
	Industrial (I)	-1.2	-1.1	4.7	0.9	3.1	-0.9	13.0	7.0	8.4	16.0	50.6%	60.3%
	Res Single Family (R)	-2.8	9.3	1.7	4.9	6.9	3.3	2.2	1.6	2.7	18.1	30.1%	57.7%
		Res Townhome (Y)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	4.5	7.0%
Deephaven	Apartment (A)								7.2	0.0	-11.6	-5.3%	-5.3%
	Commercial (C)	0.0	0.0	0.0	3.9	6.6	10.9	12.4	5.3	-1.6	0.3	29.5%	43.5%
	Res Single Family (R)	-1.1	10.4	8.4	3.1	2.8	4.5	1.4	3.5	4.4	22.1	39.7%	75.2%
		Res Townhome (Y)	-5.2	14.9	2.7	3.3	-4.4	4.8	2.6	0.5	-2.5	11.6	17.5%
Eden Prairie	Agricultural (F)	2.6	3.8	0.1	-2.4	-1.1	1.1	3.4	-3.5	0.7	0.0	1.5%	4.4%
	Apartment (A)	13.1	5.0	6.6	10.1	10.8	6.4	4.0	6.2	4.0	1.1	23.6%	90.9%
	Commercial (C)	0.8	-0.8	2.5	0.7	1.2	0.8	1.1	0.5	-4.7	-1.8	-4.1%	0.2%
	Industrial (I)	-1.1	-1.8	4.7	4.1	5.7	4.7	3.8	13.4	4.4	7.9	38.9%	55.4%
	Res Condo (X)	-4.1	10.9	6.3	4.4	7.7	7.3	9.5	2.5	5.3	12.5	42.5%	81.2%
	Res Single Family (R)	0.1	4.8	4.8	0.1	3.0	3.6	3.2	0.2	3.3	19.1	31.8%	49.4%
		Res Townhome (Y)	-1.1	6.9	5.8	2.3	4.5	6.2	6.7	1.7	3.4	14.7	36.6%
Edina	Apartment (A)	1.7	3.7	15.9	16.9	10.3	8.4	3.4	5.2	2.4	5.3	27.2%	100.5%
	Commercial (C)	2.2	8.9	8.8	5.5	3.9	8.1	0.9	2.7	-2.1	2.3	12.2%	48.9%
	Industrial (I)	-0.3	2.5	5.1	7.3	8.5	4.7	3.5	8.6	5.7	13.2	40.9%	76.2%
	Res Condo (X)	-2.3	7.7	8.1	5.4	8.9	4.8	5.0	3.1	3.6	7.7	26.4%	65.1%
	Res Single Family (R)	0.0	7.7	2.5	1.0	3.9	4.0	2.1	-0.1	2.3	13.2	22.9%	42.4%
		Res Townhome (Y)	-1.0	5.6	2.4	5.1	5.1	3.1	3.7	3.6	6.5	12.8	33.2%
Excelsior	Apartment (A)	3.3	1.3	10.4	8.2	8.5	12.0	9.8	50.3	-0.8	10.8	103.0%	175.3%
	Commercial (C)	0.8	5.7	6.9	5.3	6.0	-0.3	8.2	5.5	-0.2	4.9	19.0%	51.3%
	Res Condo (X)	-2.3	12.7	16.4	3.1	3.3	8.1	-2.6	13.3	9.4	17.8	53.6%	109.7%
	Res Single Family (R)	1.1	20.6	8.2	4.2	11.1	4.7	3.3	5.0	4.6	15.6	37.2%	109.6%
		Res Townhome (Y)	-1.0	11.1	22.3	1.7	-1.6	15.3	4.7	3.5	-0.6	24.8	55.0%
Golden Valley	Apartment (A)	0.5	10.5	13.1	14.2	6.9	7.5	8.7	5.8	0.6	7.1	33.4%	104.5%
	Commercial (C)	1.3	0.9	10.0	5.1	0.0	6.6	2.6	6.0	-1.8	1.6	15.7%	36.7%
	Industrial (I)	-0.3	-0.3	3.3	7.6	3.2	2.7	8.3	10.4	1.3	13.5	41.1%	60.9%
	Res Condo (X)	-2.5	7.9	5.0	4.7	3.0	8.6	9.6	6.0	0.6	15.6	46.7%	74.7%
	Res Single Family (R)	-2.0	9.5	1.4	2.1	7.6	6.4	4.2	1.9	6.0	13.8	36.3%	62.9%
		Res Townhome (Y)	-2.7	2.5	8.1	3.7	13.4	3.7	7.3	-0.3	4.6	11.0	28.8%
Greenfield	Agricultural (F)	0.5	0.1	0.8	0.7	2.3	0.2	0.3	4.6	3.2	23.5	33.9%	39.9%
	Commercial (C)	-5.7	-1.4	-0.8	0.1	1.9	4.2	7.5	0.5	5.1	5.1	24.5%	17.1%
	Industrial (I)	9.9	9.2	0.7	-4.1	1.7	5.0	2.0	7.2	-8.3	8.9	14.7%	35.2%
	Res Single Family (R)	-6.3	6.0	3.9	7.5	5.0	3.6	3.5	4.0	4.6	19.6	39.5%	62.5%
		Res Townhome (Y)	10.5	10.0	8.1	8.0	11.9	0.6	10.0	3.7	0.5	21.3	40.0%
Greenwood	Apartment (A)	-0.7	0.8	1.3	6.9	17.1	4.3	3.7	6.4	3.0	15.8	37.2%	74.2%
	Commercial (C)	-3.2	-0.8	3.2	22.5	6.4	1.6	9.6	13.5	-3.2	3.4	26.5%	63.3%
	Res Condo (X)	-4.6	26.6	13.2	5.5	11.4	2.8	2.4	2.2	10.2	23.2	46.1%	134.8%
	Res Single Family (R)	-5.2	10.9	2.5	6.8	14.0	2.8	6.5	4.0	2.2	29.9	51.2%	98.4%

Historical Growth By City and Property Type (Cumulative Growth Report)

	Property Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Yr Chg	10 Yr Chg
Hanover	Agricultural (F)	-2.6	4.3	2.1	0.7	2.1	3.2	14.3	4.8	0.4	14.5	42.1%	51.5%
	Apartment (A)								7.4	0.0	27.0	36.4%	36.4%
	Commercial (C)	0.0	2.1	0.0	0.0	3.8	9.2	-11.2	3.9	-4.9	20.7	15.7%	22.6%
	Industrial (I)	0.0	0.0	0.0	0.0	2.6	3.0	-22.1	-1.5	0.0	67.1	32.0%	35.4%
	Res Single Family (R)	-6.6	3.3	8.8	2.9	9.2	7.5	-0.3	0.6	2.5	20.2	32.8%	56.7%
	Res Townhome (Y)	-3.8	5.3	43.5	-0.8	8.2	14.6	7.9	-4.0	7.1	19.8	52.3%	137.6%
Hopkins	Apartment (A)	4.6	0.4	11.7	11.1	7.6	7.0	23.1	4.5	2.0	5.5	48.1%	107.7%
	Commercial (C)	-0.7	5.6	3.6	3.1	2.0	-6.7	9.5	9.3	-2.2	2.4	11.8%	27.7%
	Industrial (I)	-0.2	1.8	1.9	4.7	3.3	-1.3	8.0	10.0	5.2	13.6	40.1%	56.9%
	Res Condo (X)	1.7	17.6	15.3	2.1	8.2	13.1	16.7	9.6	4.4	12.0	69.1%	157.6%
	Res Single Family (R)	-4.1	13.7	-1.5	5.0	4.9	5.6	5.5	3.8	6.6	15.4	42.2%	68.2%
	Res Townhome (Y)	-1.4	7.9	10.3	6.2	12.0	12.3	1.6	5.9	4.8	9.5	38.7%	93.6%
Independence	Agricultural (F)	12.6	3.3	-1.0	-1.6	1.6	-0.5	3.7	7.7	3.8	22.8	41.6%	63.1%
	Commercial (C)	0.0	0.0	-6.4	-1.3	2.3	0.2	-7.1	4.9	0.8	14.5	12.8%	6.6%
	Industrial (I)	-1.3	-0.6	-5.6	0.0	4.0	1.1	7.7	6.9	3.5	13.0	36.0%	31.0%
	Res Condo (X)	-11.5	0.0	23.3	0.0	8.7	3.2	5.1	0.0	0.0	0.0	8.5%	28.7%
	Res Single Family (R)	-3.3	4.8	0.5	5.3	4.0	2.6	1.7	4.8	4.5	18.7	35.6%	51.3%
Long Lake	Apartment (A)	5.7	1.0	2.8	13.8	0.0	11.0	9.0	8.5	6.1	12.8	57.2%	96.3%
	Commercial (C)	-0.7	0.7	0.4	3.4	3.6	3.8	7.5	8.2	6.3	3.5	32.9%	42.9%
	Industrial (I)	-0.5	0.9	0.0	3.7	15.4	3.8	11.8	17.5	7.5	18.6	73.9%	108.9%
	Res Condo (X)	-4.1	7.4	0.7	-1.9	7.2	4.4	8.9	4.4	14.2	15.7	56.8%	71.0%
	Res Single Family (R)	-2.7	5.0	-0.3	10.2	5.8	1.6	1.3	6.4	4.9	18.3	36.0%	61.5%
	Res Townhome (Y)	0.6	4.8	4.9	2.9	12.3	7.2	2.3	9.2	6.3	28.5	63.6%	109.1%
Loretto	Apartment (A)	0.0	-0.7	2.2	2.0	9.4	8.8	5.1	4.5	4.7	12.9	41.3%	60.0%
	Commercial (C)	1.4	-0.6	0.0	3.9	4.9	0.8	4.6	3.0	-3.4	2.0	6.9%	17.4%
	Industrial (I)	0.0	0.0	0.0	0.0	7.4	-4.4	11.2	7.6	1.9	19.6	39.4%	49.7%
	Res Single Family (R)	7.7	5.2	6.4	1.9	10.1	4.4	4.9	1.0	5.5	20.1	40.0%	89.3%
	Res Townhome (Y)	-5.9	11.7	3.5	3.1	13.9	4.1	19.9	1.8	5.0	15.4	54.0%	96.7%
Maple Grove	Agricultural (F)	-17.6	3.2	3.4	3.1	35.0	3.0	-3.9	-0.9	1.4	8.1	7.5%	31.6%
	Apartment (A)	3.2	11.7	7.4	9.6	10.2	10.5	7.4	4.6	-1.8	7.6	31.2%	96.2%
	Commercial (C)	0.0	1.3	0.0	-0.6	2.5	4.6	4.3	4.0	-2.8	4.5	15.3%	19.0%
	Industrial (I)	-0.7	1.2	1.5	0.1	5.5	5.0	8.0	6.5	4.5	15.0	45.1%	56.3%
	Res Condo (X)	-1.4	9.5	8.5	5.3	8.4	5.3	6.0	6.5	5.6	14.1	43.3%	91.6%
	Res Single Family (R)	0.5	7.7	3.0	1.9	4.0	4.6	4.6	2.4	5.3	20.7	42.4%	68.2%
Res Townhome (Y)	-1.5	13.6	2.3	8.1	5.5	7.1	8.0	4.3	5.1	17.5	49.2%	94.7%	
Maple Plain	Apartment (A)	0.5	1.7	2.6	2.9	9.8	12.0	8.9	19.8	2.8	8.2	62.5%	92.6%
	Commercial (C)	-2.0	0.2	4.5	1.0	3.0	5.1	5.9	0.6	-0.8	0.2	11.4%	18.9%
	Industrial (I)	-0.4	0.5	5.1	0.1	8.5	0.9	10.3	11.7	5.1	6.5	39.1%	58.9%
	Res Condo (X)	0.0	0.0	9.0	0.0	19.6	4.2	2.5	0.0	0.0	0.0	6.8%	39.2%
	Res Single Family (R)	9.8	0.1	8.1	5.0	4.7	6.4	4.7	3.6	8.4	15.9	45.0%	89.3%
Medicine Lake	Apartment (A)	8.9	10.5	0.0	3.9	0.0	2.0	5.0	4.9	0.0	18.5	33.2%	66.5%
	Commercial (C)	0.0	0.0	0.0	0.6	6.2	2.3	7.8	5.0	-16.2	13.5	10.2%	17.8%
	Res Single Family (R)	2.3	10.8	-2.3	12.8	0.7	2.0	1.6	3.2	2.0	21.8	33.0%	67.2%
Medina	Agricultural (F)	0.5	3.5	6.2	0.2	0.8	-0.3	3.6	1.9	-0.5	4.3	9.2%	21.8%
	Apartment (A)	0.0	0.0	4.5	3.2	9.3	0.5	4.7	19.8	45.1	-3.6	76.2%	107.7%
	Commercial (C)	-0.6	-0.1	-0.2	3.2	4.5	2.7	-0.9	5.7	7.9	2.5	19.0%	27.2%
	Industrial (I)	-6.1	0.0	1.6	2.9	8.8	4.5	6.4	9.4	11.1	19.3	61.2%	72.1%
	Res Condo (X)	11.1	1.1	10.0	8.2	-7.3	6.6	4.2	1.0	12.8	13.1	43.2%	77.5%
	Res Single Family (R)	1.6	3.0	3.7	3.4	1.9	-0.9	1.3	2.1	3.0	16.8	23.3%	41.0%
	Res Townhome (Y)	-3.2	1.8	0.4	5.5	6.2	2.2	2.2	6.6	-0.5	19.8	32.6%	47.0%

Historical Growth By City and Property Type (Cumulative Growth Report)

	Property Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Yr Chg	10 Yr Chg
Minneapolis	Agricultural (F)								0.1	3.7	10.0	14.2%	14.2%
	Apartment (A)	2.5	10.9	16.1	11.1	9.2	6.5	7.0	3.5	-2.9	1.8	16.6%	86.6%
	Commercial (C)	2.9	3.6	8.9	7.6	8.9	7.0	3.3	5.6	-6.8	0.5	9.3%	48.7%
	Industrial (I)	-0.1	1.6	5.3	5.4	6.6	8.0	8.2	4.3	3.2	13.8	43.2%	72.0%
	Res Condo (X)	0.9	8.8	8.5	6.1	7.8	6.9	3.0	0.1	0.9	-1.7	9.4%	49.0%
	Res Single Family (R)	-0.2	7.7	4.0	6.1	6.8	9.9	4.4	1.2	4.0	8.2	30.7%	65.6%
	Res Townhome (Y)	0.4	3.0	10.5	5.6	4.7	6.8	6.7	5.0	1.4	1.6	23.3%	55.7%
Minnetonka	Agricultural (F)	-1.6	-0.1	10.3	-53.1	0.0	0.0	5.3	-16.1	0.0	0.0	-11.6%	-55.1%
	Apartment (A)	4.3	7.6	7.5	11.4	14.0	4.2	2.9	5.9	1.5	9.6	26.4%	93.6%
	Commercial (C)	0.5	3.8	6.6	0.1	1.1	0.1	1.9	3.8	-1.3	0.1	4.6%	17.8%
	Industrial (I)	0.8	3.5	0.1	1.0	7.4	2.6	6.0	5.3	3.3	9.8	30.0%	47.2%
	Res Condo (X)	-3.9	10.2	14.2	3.1	11.2	2.5	7.6	2.3	6.2	6.9	28.1%	77.6%
	Res Single Family (R)	-1.2	5.9	4.6	1.6	2.1	6.8	4.0	2.8	2.9	15.7	35.9%	54.3%
	Res Townhome (Y)	-0.1	8.0	1.9	11.2	5.9	9.6	6.0	3.0	4.0	9.5	36.3%	76.4%
Minnetonka Beach	Commercial (C)	0.0	0.0	-2.7	-4.2	0.0	0.0	0.0	0.0	0.0	7.6	7.6%	0.3%
	Res Single Family (R)	-12.3	26.3	2.9	6.7	8.4	1.7	3.3	7.6	-0.3	18.6	33.7%	76.2%
Minnetrista	Agricultural (F)	6.1	6.2	-1.1	-0.7	4.7	4.9	6.0	1.4	2.6	7.2	24.0%	43.7%
	Commercial (C)	-0.9	-0.8	-4.7	1.0	1.1	0.9	4.3	-10.8	8.7	8.4	10.5%	5.7%
	Industrial (I)	0.0	0.0	0.0	0.0	3.1	2.9	24.1	6.7	2.3	26.8	76.9%	82.4%
	Res Condo (X)	0.0	0.0	6.0	5.1	12.6	4.0	7.0	0.0	0.0	0.0	11.3%	39.6%
	Res Single Family (R)	-2.7	5.5	0.0	6.7	2.9	4.4	2.9	2.6	4.3	25.1	43.8%	62.0%
	Res Townhome (Y)	-1.6	17.3	-2.3	15.1	7.7	8.4	0.9	3.0	8.0	19.5	45.4%	103.2%
Mound	Apartment (A)	0.3	3.0	3.8	9.0	12.7	6.8	15.8	6.9	3.4	10.0	50.4%	98.1%
	Commercial (C)	-2.8	-0.9	4.2	6.7	2.7	3.9	4.5	3.8	-0.5	-0.6	11.4%	22.5%
	Industrial (I)	0.0	8.7	50.8	0.0	9.7	4.0	7.1	17.9	-5.6	4.3	29.3%	132.4%
	Res Condo (X)	-0.8	17.9	-0.1	7.1	5.6	13.9	1.1	7.2	2.6	22.5	55.4%	105.3%
	Res Single Family (R)	-3.0	9.9	0.8	8.3	2.9	7.9	3.6	9.2	3.5	28.0	61.6%	93.5%
	Res Townhome (Y)	-5.7	9.9	1.3	9.1	1.2	7.1	10.4	7.7	7.8	18.2	62.3%	88.1%
New Hope	Apartment (A)	2.1	1.6	11.0	12.7	8.1	9.3	9.9	12.9	6.2	7.7	55.2%	117.7%
	Commercial (C)	-1.9	1.5	-0.8	2.5	6.5	4.1	9.5	2.5	-3.5	5.6	19.1%	28.4%
	Industrial (I)	-3.0	5.9	5.8	3.2	8.7	0.2	13.1	8.3	2.7	15.2	45.1%	76.9%
	Res Condo (X)	3.3	11.1	3.2	8.4	21.5	6.1	9.4	9.4	7.3	15.7	57.6%	145.9%
	Res Single Family (R)	2.3	6.4	4.4	3.6	8.2	7.3	6.0	5.0	6.9	17.3	49.6%	90.6%
	Res Townhome (Y)	0.7	24.0	15.1	4.5	12.9	4.8	6.5	6.1	3.7	18.8	45.9%	147.4%
Orono	Agricultural (F)	-0.4	-1.3	12.4	-8.0	-20.5	-0.2	4.0	-2.4	44.0	13.9	66.1%	34.2%
	Apartment (A)	4.4	2.7	11.1	13.1	7.3	1.5	7.9	6.8	0.1	4.8	22.6%	77.2%
	Commercial (C)	0.0	0.2	-2.1	3.7	3.3	2.9	10.3	3.7	1.2	15.0	36.9%	43.9%
	Industrial (I)	-2.7	-0.8	7.8	5.5	2.3	6.8	2.9	34.3	1.6	9.8	64.5%	84.7%
	Res Condo (X)	15.3	3.9	0.0	10.4	1.9	12.8	14.2	0.0	9.9	-0.2	41.2%	90.3%
	Res Single Family (R)	-1.8	2.7	2.4	5.6	3.9	2.8	3.4	5.9	2.6	20.4	39.1%	57.6%
	Res Townhome (Y)	-4.8	7.3	2.9	12.3	5.1	1.4	0.3	1.8	7.6	12.6	25.5%	55.7%
Osseo	Apartment (A)	2.1	3.2	30.5	11.6	4.4	5.7	11.7	9.4	3.5	9.2	46.1%	134.0%
	Commercial (C)	-0.5	-0.3	-5.3	0.1	0.2	7.4	9.7	7.4	4.8	5.0	39.3%	31.2%
	Industrial (I)	0.0	0.0	-3.1	2.5	2.5	4.1	8.9	7.2	0.6	16.1	42.0%	44.5%
	Res Condo (X)	-3.1	-1.6	1.0	3.0	6.2	10.0	5.3	2.7	3.1	9.9	34.8%	42.0%
	Res Single Family (R)	-2.1	12.1	11.9	3.2	13.3	8.1	0.0	2.0	5.0	22.5	41.8%	103.6%
	Res Townhome (Y)	-4.7	8.9	7.0	0.7	10.6	10.7	2.4	4.3	15.9	14.0	56.1%	93.1%

Historical Growth By City and Property Type (Cumulative Growth Report)

	Property Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Yr Chg	10 Yr Chg
Plymouth	Agricultural (F)	1.2	13.0	-0.3	-1.4	1.0	4.8	2.3	1.4	1.6	-3.0	7.0%	21.5%
	Apartment (A)	3.0	9.0	10.2	12.3	6.6	12.5	13.2	5.6	0.0	7.3	44.2%	113.6%
	Commercial (C)	0.4	0.2	2.6	6.8	7.1	1.6	4.0	4.1	-1.8	3.4	11.7%	31.9%
	Industrial (I)	1.0	-1.6	0.4	4.8	9.6	4.7	8.1	7.0	2.7	19.4	48.5%	70.2%
	Res Condo (X)	-4.1	11.5	6.0	7.1	6.0	7.9	8.7	4.4	5.4	14.1	47.3%	89.5%
	Res Single Family (R)	0.8	6.0	1.6	2.9	1.3	5.1	3.0	2.6	3.0	17.0	33.8%	51.4%
	Res Townhome (Y)	-0.7	6.8	4.2	6.1	2.4	8.8	4.6	3.5	4.1	15.2	41.1%	69.4%
Richfield	Apartment (A)	3.9	5.2	9.1	13.8	9.6	11.3	17.2	5.6	0.1	4.9	44.6%	115.1%
	Commercial (C)	1.2	5.8	4.9	2.4	2.5	10.9	1.4	3.4	-1.5	4.1	19.1%	40.4%
	Industrial (I)	-1.9	0.0	1.3	3.2	6.3	2.7	-0.5	7.3	-0.5	13.6	23.9%	35.0%
	Res Condo (X)	-3.6	10.5	4.0	8.2	12.2	8.3	5.6	4.0	5.8	5.8	33.1%	79.1%
	Res Single Family (R)	-3.1	9.1	2.9	7.3	6.3	10.6	5.2	1.6	7.4	16.2	47.4%	82.9%
	Res Townhome (Y)	-3.8	23.8	-4.0	7.8	7.2	8.1	3.2	2.7	5.6	8.4	31.0%	73.1%
	Robbinsdale	Apartment (A)	6.3	5.8	7.2	13.1	9.6	6.7	12.1	7.7	2.8	2.9	36.3%
Commercial (C)		6.2	-7.9	-0.9	0.9	7.4	6.3	11.3	8.7	-0.5	0.0	27.9%	34.3%
Industrial (I)		8.2	0.0	0.0	0.0	2.9	2.7	14.3	1.4	0.5	29.7	55.2%	72.8%
Res Condo (X)		-1.7	4.4	7.6	30.7	1.5	0.4	5.4	17.2	9.6	12.5	52.9%	124.0%
Res Single Family (R)		-8.9	16.8	-1.9	7.8	8.1	8.5	11.8	2.4	8.3	19.1	60.1%	94.8%
Res Townhome (Y)		-3.3	7.0	12.6	10.0	3.8	4.8	7.6	6.1	6.2	15.1	46.3%	94.6%
Rockford		Agricultural (F)								6.1	4.3	7.0	18.5%
	Apartment (A)	4.5	0.1	7.4	4.4	6.0	6.4	10.1	8.6	6.6	9.4	48.5%	84.6%
	Commercial (C)	0.7	-1.4	0.0	0.2	-1.0	4.5	-15.6	17.9	1.5	6.2	12.2%	10.5%
	Industrial (I)	0.0	0.0	0.0	0.0	5.4	4.8	8.0	7.5	5.2	16.3	48.9%	57.0%
	Res Single Family (R)	-3.1	8.1	4.2	6.1	4.9	11.7	3.9	4.4	6.1	21.7	56.6%	90.3%
	Res Townhome (Y)	-4.2	5.5	2.9	6.1	7.2	9.3	3.2	3.2	3.6	21.4	46.4%	73.2%
	Rogers	Agricultural (F)	7.1	7.4	-0.7	-2.4	3.5	5.8	4.7	7.0	11.6	9.1	44.4%
Apartment (A)		6.3	4.5	5.0	8.2	9.3	6.7	16.9	7.5	0.2	11.2	49.5%	106.2%
Commercial (C)		-2.3	0.9	1.1	1.2	4.1	3.0	1.9	4.7	-2.4	5.6	13.2%	18.8%
Industrial (I)		1.1	-0.5	1.9	0.8	2.6	-8.9	11.6	9.3	4.3	21.2	40.6%	49.0%
Res Condo (X)		0.2	7.6	-5.5	7.9	9.3	1.6	6.9	1.7	3.8	19.7	37.4%	65.1%
Res Single Family (R)		-2.6	9.4	4.4	3.7	5.9	1.1	2.4	3.4	4.4	17.9	31.7%	60.9%
Res Townhome (Y)		8.8	13.5	6.4	5.4	13.6	4.3	6.2	1.0	5.0	17.5	38.1%	117.2%
Saint Anthony	Apartment (A)	0.0	9.6	8.9	11.5	9.2	6.2	3.3	5.5	4.5	6.5	28.8%	87.2%
	Commercial (C)	4.3	0.0	0.0	2.4	7.3	2.3	8.1	-4.2	-2.6	2.0	5.3%	20.6%
	Industrial (I)	0.0	0.0	0.0	4.6	8.1	5.6	14.2	7.2	5.0	12.6	52.7%	72.7%
	Res Condo (X)	-23.8	-0.7	22.0	14.1	5.0	14.6	14.7	7.4	9.2	9.3	68.6%	86.4%
	Res Single Family (R)	-0.5	5.8	14.7	2.2	3.9	6.5	9.9	3.9	8.1	8.7	43.0%	83.4%
	Res Townhome (Y)	-6.0	-5.2	25.5	6.0	4.7	7.5	4.8	9.9	4.4	9.0	41.0%	75.0%
	Saint Bonifacius	Agricultural (F)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.8	4.3	0.4	20.2%
Apartment (A)		2.0	0.6	1.7	10.5	3.0	6.5	3.0	1.5	2.6	6.9	22.1%	45.0%
Commercial (C)		-0.6	1.2	0.4	0.0	7.8	4.2	-3.1	7.9	0.7	5.5	15.8%	26.1%
Industrial (I)		-0.6	-4.2	-0.9	0.0	6.2	3.3	9.0	7.2	3.6	12.3	40.4%	40.7%
Res Condo (X)		220.5	0.0	0.0	25.6	55.1	1.3	0.7	8.2	7.9	17.7	40.0%	774.2%
Res Single Family (R)		2.8	8.1	3.3	6.8	7.0	2.1	9.0	2.0	6.3	19.9	44.8%	89.9%
Res Townhome (Y)		0.1	1.3	21.2	6.2	11.3	0.2	1.8	1.9	7.3	2.8	14.7%	66.7%
Saint Louis Park	Apartment (A)	7.1	8.1	12.5	11.9	5.7	7.3	6.6	10.5	0.9	7.9	37.5%	111.9%
	Commercial (C)	4.7	-0.6	7.1	6.9	4.0	6.0	6.3	4.9	-1.2	0.1	16.9%	44.8%
	Industrial (I)	-0.2	-0.6	0.9	2.0	12.5	3.1	9.0	8.8	3.3	8.2	36.6%	56.9%
	Res Condo (X)	-7.3	7.8	8.4	7.5	5.7	7.0	6.3	4.0	1.7	5.3	26.6%	55.8%
	Res Single Family (R)	-2.4	4.7	3.9	4.4	4.9	6.9	6.5	1.2	6.5	11.4	36.6%	58.9%
	Res Townhome (Y)	-2.5	7.3	9.1	7.5	4.8	8.6	9.4	3.1	0.4	18.4	45.7%	87.4%

Historical Growth By City and Property Type (Cumulative Growth Report)

	Property Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	5 Yr Chg	10 Yr Chg
Shorewood	Agricultural (F)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	1.8	14.4	19.2%	19.2%
	Apartment (A)	6.0	3.2	8.9	1.9	10.0	-4.5	20.2	8.4	1.7	6.7	35.0%	80.3%
	Commercial (C)	1.8	0.6	1.9	3.4	1.6	3.2	5.8	8.3	3.8	4.7	28.4%	40.8%
	Agricultural (F)	106.2	-27.4	-2.2	-7.4	5.2	0.0	11.0	30.4	1.6	5.7	55.5%	121.7%
	Res Single Family (R)	-2.1	6.6	3.7	2.6	4.3	1.4	1.2	3.0	3.3	25.7	37.2%	58.9%
	Res Townhome (Y)	-3.8	14.3	2.6	1.1	6.0	9.5	2.1	2.4	-1.6	20.3	35.4%	63.7%
Spring Park	Apartment (A)	1.7	0.2	9.6	21.0	8.7	7.0	6.3	5.6	3.6	10.0	36.8%	101.0%
	Commercial (C)	-0.4	0.0	2.6	5.3	3.4	4.1	7.5	4.6	-4.0	2.5	15.2%	28.2%
	Industrial (I)	0.0	0.0	0.0	0.2	5.2	3.6	4.4	3.1	4.9	9.0	27.6%	34.5%
	Res Condo (X)	1.1	4.6	8.6	23.4	7.6	4.8	6.2	10.5	-3.6	34.6	59.6%	143.4%
	Res Single Family (R)	-3.7	8.0	2.6	11.5	4.8	6.8	4.2	5.3	2.5	25.8	51.0%	88.3%
	Res Townhome (Y)	-4.0	5.9	1.3	5.9	2.2	6.8	0.9	19.4	1.2	29.8	69.1%	88.4%
Tonka Bay	Apartment (A)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0%
	Commercial (C)	0.0	-0.5	0.8	8.2	9.6	0.0	12.6	6.8	2.1	12.5	38.1%	64.2%
	Industrial (I)	0.0	0.0	0.0	0.0	0.0	3.9	7.0	14.2	48.2	19.2	124.3%	124.3%
	Res Single Family (R)	-3.7	7.4	0.8	4.4	6.1	0.3	2.3	5.5	6.8	20.6	39.3%	60.9%
	Res Townhome (Y)	-1.9	1.1	10.1	6.3	7.4	2.2	11.7	1.3	5.8	10.9	35.6%	69.1%
Wayzata	Apartment (A)	2.6	5.4	4.1	7.7	7.9	3.6	7.3	4.8	1.1	4.0	22.5%	60.3%
	Commercial (C)	7.5	3.2	2.5	3.3	7.7	3.1	5.1	-0.2	-6.4	3.1	4.4%	32.1%
	Industrial (I)	0.0	0.0	0.0	0.0	0.0	0.0	16.5	2.0	0.0	-3.2	15.0%	15.0%
	Res Condo (X)	0.0	1.2	-2.8	4.4	18.3	2.0	2.9	3.1	3.1	10.7	23.6%	50.1%
	Res Single Family (R)	-3.6	5.8	4.9	4.7	6.3	1.2	6.0	5.7	1.5	19.1	37.0%	63.1%
	Res Townhome (Y)	-4.8	3.7	3.4	2.6	5.2	1.8	7.4	3.8	5.9	5.7	26.9%	39.9%
Woodland	Res Single Family (R)	-3.8	3.1	7.0	2.2	1.2	1.1	-0.7	5.3	1.3	22.3	31.1%	43.9%

2022 Deferral Summary

City	Total Market Value	Green Acres Deferred Value	Open Space Deferred Value	Plat Law Deferred Value	Total Deferred Value	% Deferred
Bloomington	17,107,758,600	17,678,600	19,912,300	0	37,590,900	0.22%
Brooklyn Center	3,162,996,600	0	0	0	0	0.00%
Brooklyn Park	10,473,790,700	42,206,300	0	120,000	42,326,300	0.40%
Champlin	3,438,956,600	0	0	0	0	0.00%
Chanhassen	106,067,000	0	0	0	0	0.00%
Corcoran	1,642,689,500	73,595,400	10,987,000	4,713,500	89,295,900	5.44%
Crystal	2,689,847,100	0	0	0	0	0.00%
Dayton	1,698,000,000	28,548,200	2,683,000	6,613,100	37,844,300	2.23%
Deephaven	1,885,212,800	0	0	0	0	0.00%
Eden Prairie	13,445,759,900	10,376,200	0	916,500	11,292,700	0.08%
Edina	15,583,899,100	0	120,915,300	0	120,915,300	0.78%
Excelsior	732,343,100	0	0	0	0	0.00%
Golden Valley	5,175,000,000	0	34,756,000	0	34,756,000	0.67%
Greenfield	692,273,000	16,782,600	0	0	16,782,600	2.42%
Greenwood	534,778,000	0	0	0	0	0.00%
Hanover	117,898,300	624,100	0	0	624,100	0.53%
Hopkins	2,734,146,500	0	31,854,000	0	31,854,000	1.17%
Independence	1,036,664,200	32,201,100	4,235,000	0	36,436,100	3.51%
Long Lake	380,330,900	0	0	0	0	0.00%
Loretto	93,744,300	0	0	0	0	0.00%
Maple Grove	13,507,679,000	23,294,600	11,392,400	12,890,400	47,577,400	0.35%
Maple Plain	267,452,400	0	0	0	0	0.00%
Medicine Lake	124,427,000	0	0	0	0	0.00%
Medina	2,453,234,400	51,913,100	29,103,000	2,586,000	83,602,100	3.41%
Minneapolis	64,285,778,300	6,513,900	222,187,700	0	228,701,600	0.36%
Minnetonka	12,593,775,600	0	0	767,400	767,400	0.01%
Minnetonka Beach	521,330,100	0	36,008,000	0	36,008,000	6.91%
Minnetrista	2,711,079,400	12,408,800	3,964,000	164,000	16,536,800	0.61%
Mound	2,058,564,500	0	0	0	0	0.00%
New Hope	2,737,167,300	0	0	0	0	0.00%
Orono	4,552,554,200	3,812,000	74,026,000	0	77,838,000	1.71%
Osseo	367,090,000	0	0	0	0	0.00%
Plymouth	16,613,435,000	25,204,500	3,735,000	2,595,900	31,535,400	0.19%
Richfield	4,848,498,000	0	0	0	0	0.00%
Robbinsdale	1,737,650,300	0	0	0	0	0.00%
Rockford	38,401,800	118,900	0	0	118,900	0.31%
Rogers	2,984,688,800	50,342,800	0	3,522,500	53,865,300	1.80%
Saint Anthony	870,570,400	0	0	0	0	0.00%
Saint Bonifacius	311,771,800	1,279,600	0	0	1,279,600	0.41%
Saint Louis Park	9,425,931,400	0	15,485,000	0	15,485,000	0.16%
Shorewood	2,570,781,300	963,900	0	0	963,900	0.04%
Spring Park	417,644,100	0	0	0	0	0.00%
Tonka Bay	857,311,800	0	0	0	0	0.00%
Wayzata	2,814,447,100	0	19,598,000	0	19,598,000	0.70%
Woodland	446,753,500	0	0	0	0	0.00%
Hennepin County	232,850,173,700	397,864,600	640,841,700	34,889,300	1,073,595,600	0.46%

2022 Exclusion Summary

City	Estimated Market Value	Homestead Exclusion		Veteran's Exclusion		Taxable Market Value	% Excluded
		Value	%	Value	%		
Bloomington	17,070,167,700	173,511,442	1.0%	42,986,900	0.3%	16,853,669,358	1.3%
Brooklyn Center	3,162,996,600	94,769,575	3.0%	12,016,000	0.4%	3,056,211,025	3.4%
Brooklyn Park	10,431,464,400	173,994,121	1.7%	47,338,100	0.5%	10,210,132,179	2.1%
Champlin	3,438,956,600	50,530,768	1.5%	11,143,000	0.3%	3,377,282,832	1.8%
Chanhassen	106,067,000	9,200	0.0%	0	0.0%	106,057,800	0.0%
Corcoran	1,553,352,600	3,844,400	0.2%	4,350,000	0.3%	1,545,158,200	0.5%
Crystal	2,689,847,100	78,367,774	2.9%	11,105,000	0.4%	2,600,374,326	3.3%
Dayton	1,659,757,700	8,104,463	0.5%	6,390,000	0.4%	1,645,263,237	0.9%
Deephaven	1,885,212,800	328,600	0.0%	1,249,000	0.1%	1,883,635,200	0.1%
Eden Prairie	13,434,320,600	61,341,776	0.5%	20,795,300	0.2%	13,352,183,524	0.6%
Edina	15,462,983,800	61,865,209	0.4%	10,406,100	0.1%	15,390,712,491	0.5%
Excelsior	732,343,100	354,235	0.0%	600,000	0.1%	731,388,865	0.1%
Golden Valley	5,140,244,000	38,777,615	0.8%	6,796,000	0.1%	5,094,670,385	0.9%
Greenfield	675,490,400	2,705,429	0.4%	2,187,000	0.3%	670,597,971	0.7%
Greenwood	534,778,000	174,660	0.0%	300,000	0.1%	534,303,340	0.1%
Hanover	117,274,200	419,985	0.4%	150,000	0.1%	116,704,215	0.5%
Hopkins	2,702,292,500	28,904,069	1.1%	4,296,000	0.2%	2,669,092,431	1.2%
Independence	1,000,203,100	2,244,710	0.2%	2,542,000	0.3%	995,416,390	0.5%
Long Lake	380,330,900	2,229,269	0.6%	600,000	0.2%	377,501,631	0.7%
Loretto	93,744,300	1,592,870	1.7%	1,050,000	1.1%	91,101,430	2.8%
Maple Grove	13,460,101,600	97,151,116	0.7%	32,940,800	0.2%	13,330,009,684	1.0%
Maple Plain	267,452,400	3,792,375	1.4%	738,000	0.3%	262,922,025	1.7%
Medicine Lake	124,427,000	9,860	0.0%	0	0.0%	124,417,140	0.0%
Medina	2,369,632,300	2,627,752	0.1%	2,419,000	0.1%	2,364,585,548	0.2%
Minneapolis	64,057,074,600	685,634,345	1.1%	82,537,500	0.1%	63,288,902,755	1.2%
Minnnetonka	12,593,008,200	66,466,426	0.5%	23,070,200	0.2%	12,503,471,574	0.7%
Minnnetonka Beach	485,322,100	22,750	0.0%	450,000	0.1%	484,849,350	0.1%
Minnnetrista	2,694,542,600	2,329,400	0.1%	3,600,000	0.1%	2,688,613,200	0.2%
Mound	2,058,564,500	22,991,795	1.1%	6,007,000	0.3%	2,029,565,705	1.4%
New Hope	2,737,167,300	44,845,755	1.6%	8,374,000	0.3%	2,683,947,545	1.9%
Orono	4,474,716,200	4,201,866	0.1%	3,625,000	0.1%	4,466,889,334	0.2%
Osseo	367,090,000	8,287,795	2.3%	1,027,000	0.3%	357,775,205	2.5%
Plymouth	16,581,899,600	85,089,970	0.5%	29,772,000	0.2%	16,467,037,630	0.7%
Richfield	4,848,498,000	87,202,457	1.8%	19,526,300	0.4%	4,741,769,243	2.2%
Robbinsdale	1,737,650,300	47,255,349	2.7%	3,936,470	0.2%	1,686,458,501	2.9%
Rockford	38,282,900	659,365	1.7%	0	0.0%	37,623,535	1.7%
Rogers	2,931,507,200	14,470,783	0.5%	9,032,000	0.3%	2,908,004,417	0.8%
Saint Anthony	870,570,400	8,793,436	1.0%	2,244,000	0.3%	859,532,964	1.3%
Saint Bonifacius	310,492,200	5,732,939	1.8%	1,350,000	0.4%	303,409,261	2.3%
Saint Louis Park	9,410,446,400	84,392,475	0.9%	11,236,800	0.1%	9,314,817,125	1.0%
Shorewood	2,569,817,400	1,854,790	0.1%	3,900,000	0.2%	2,564,062,610	0.2%
Spring Park	417,644,100	872,030	0.2%	565,000	0.1%	416,207,070	0.3%
Tonka Bay	857,311,800	447,560	0.1%	900,000	0.1%	855,964,240	0.2%
Wayzata	2,794,849,100	1,489,974	0.1%	1,200,000	0.0%	2,792,159,126	0.1%
Woodland	446,753,500	91,980	0.0%	300,000	0.1%	446,361,520	0.1%
Hennepin County	231,776,649,100	2,060,784,513	0.9%	435,051,470	0.2%	229,280,813,137	1.1%

Please Note: Estimated Market Value shown here excludes any deferred value

2022 Market Value Exemptions

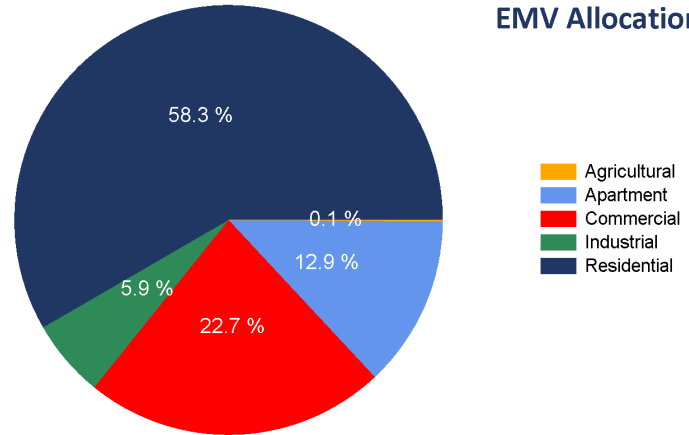
Exemption Type	Full Exemptions			Partial Exemptions		
	Minneapolis	Suburban	Total	Minneapolis	Suburban	Total
020 Public Cemetery	0	55	55	0	2	2
021 Private Cemetery	10	39	49	2	1	3
030 Public K-12 School Property	115	300	415	0	4	4
031 Private K-12 School Property	33	34	67	6	0	6
032 Charter Schools	0	13	13	0	0	0
040 Public Hospital	40	19	59	22	10	32
041 Private Hospital	0	4	4	0	3	3
050 Public Academy / College / University	235	23	258	2	0	2
051 Private Academy / College / University	89	9	98	2	0	2
052 Apprenticeship Training Facilities	0	2	2	0	0	0
060 Church / Church Property	576	649	1,225	48	33	81
070 Charitable Institution	400	151	551	48	9	57
071 Emergency Shelter	8	7	15	0	0	0
072 Senior Citizen Facility	0	2	2	0	0	0
073 Transitional Housing	9	14	23	0	1	1
074 Non-Profit Ice Arena / Baseball Park	0	5	5	0	1	1
078 Elderly Assisted Living Facility	1	4	5	0	1	1
079 Nursing Home	23	11	34	3	6	9
080 Park / Forest / Wildlife Refuge	0	1,322	1,322	0	1	1
081 Federal Property	30	23	53	0	0	0
082 State Property	152	152	304	2	0	2
083 County Public Service Enterprise	0	36	36	0	0	0
084 County Property	134	252	386	2	0	2
085 Municipal Public Service Enterprise	7	224	231	0	7	7
086 Municipal Property	2033	5,022	7,055	5	7	12
087 Special Taxing District	520	218	738	0	1	1
088 HRA Property PILT	0	192	192	0	5	5
089 Municipal PILT	0	9	9	0	1	1
100 Pollution Control	0	5	5	0	1	1
103 Water / Waste Water Treatment Facility	0	8	8	0	0	0
110 3-4-5 Wetland	0	1,049	1,049	0	4,018	4,018
140 Miscellaneous	0	0	0	1	0	1
151 Metro Airport Commission: MSP	0	109	109	0	0	0
152 Metro Airport Commission: Flying Cloud	0	41	41	0	0	0
153 Metro Airport Commission: Crystal	0	14	14	0	0	0
175 Group Home	0	187	187	0	0	0
PIL DNR PILT	0	86	86	0	0	0
X90 Hennepin County Regional Rail Authority	1	74	75	0	0	0
X98 Highway Right-of-Way	2001	636	2,637	0	0	0
X99 Tax Forfeited Property	116	340	456	0	0	0
Total	6,533	11,340	17,873	143	4,112	4,255

2022 City Assessments

EMV Allocation

Bloomington Growth Totals

Estimated Market Value	12.7%
Taxable Market Value	13.6%
Net Tax Capacity	11.8%



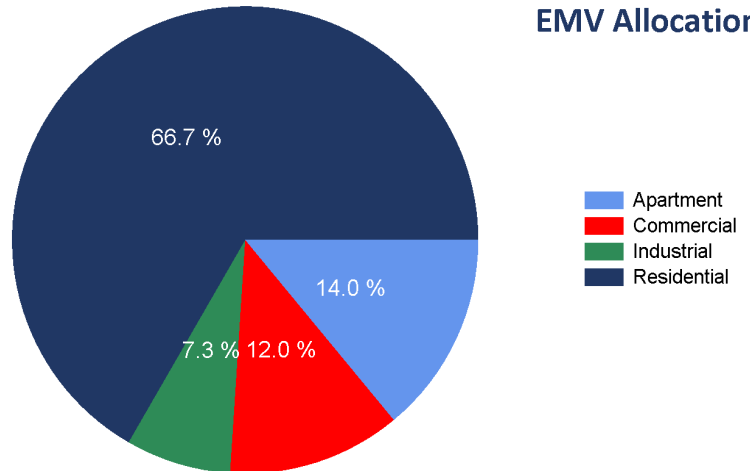
Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	3	25,563,000	3	19,422,000	-24.0%	0	0	-24.0%
Farm	3	23,288,000	3	17,376,100	-25.4%	0	0	-25.4%
Rural Vacant Land	0	2,275,000	0	2,045,900	-10.1%	0	0	-10.1%
Apartment	258	1,819,387,300	262	2,206,999,900	21.3%	11	126,316,400	14.4%
Apartments	248	1,803,443,600	252	2,186,314,500	21.2%	11	126,316,400	14.2%
Vacant Apartment Land	8	1,655,600	8	419,300	-74.7%	0	0	-74.7%
Nursing Home	2	14,288,100	2	20,266,100	41.8%	0	0	41.8%
Commercial	602	3,835,429,300	595	3,885,889,400	1.3%	15	22,510,000	0.7%
Office	129	1,275,910,700	133	1,320,764,500	3.5%	2	1,575,000	3.4%
Retail	114	1,303,180,400	113	1,247,680,900	-4.3%	3	580,000	-4.3%
Other	104	350,492,600	92	248,110,900	-29.2%	0	0	-29.2%
Automotive	78	171,576,800	77	206,543,900	20.4%	3	13,457,000	12.5%
Vacant Commercial Land	54	21,672,000	52	23,324,100	7.6%	0	0	7.6%
Hospitality	49	538,222,000	51	628,577,000	16.8%	2	2,500,000	16.3%
Food / Entertainment	48	78,120,900	49	91,465,800	17.1%	4	2,440,000	14.0%
Medical	13	61,698,000	13	63,367,000	2.7%	0	0	2.7%
Bank	10	23,590,900	12	45,090,300	91.1%	1	1,958,000	82.8%
Fitness	3	10,965,000	3	10,965,000	0.0%	0	0	0.0%
Industrial	321	852,638,600	323	1,004,561,900	17.8%	12	20,414,000	15.4%
Industrial	313	849,573,000	315	1,001,242,800	17.9%	12	20,414,000	15.4%
Vacant Industrial Land	8	3,065,600	8	3,319,100	8.3%	0	0	8.3%
Residential	28,981	8,615,835,200	28,988	9,964,511,600	15.7%	660	9,865,000	15.5%
Single Family	21,226	7,075,674,200	21,226	8,261,901,000	16.8%	603	9,625,000	16.6%
Condominium	3,253	626,290,400	3,253	675,329,600	7.8%	26	87,000	7.8%
Townhome	2,264	611,291,700	2,264	684,895,600	12.0%	26	133,000	12.0%
Co-Op	781	159,714,000	781	173,175,700	8.4%	0	0	8.4%
Other Residential	763	8,797,400	770	9,756,800	10.9%	0	0	10.9%
Vacant Res Land	307	11,408,700	305	11,279,300	-1.1%	0	0	-1.1%
Zero Lot Line	216	52,741,400	218	64,780,000	22.8%	2	11,000	22.8%
Duplex/Triplex	171	69,917,400	171	83,393,600	19.3%	3	9,000	19.3%
State Assessed	36	24,571,000	36	26,373,800	7.3%	0	0	7.3%
Railroad	23	0	23	0		0	0	
Utility	13	24,571,000	13	26,373,800	7.3%	0	0	7.3%
Total Real Property		15,173,424,400	30,207	17,107,758,600	12.7%	698	179,105,400	11.6%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

EMV Allocation

Brooklyn Center Growth Totals

Estimated Market Value	15.5%
Taxable Market Value	17.2%
Net Tax Capacity	15.1%



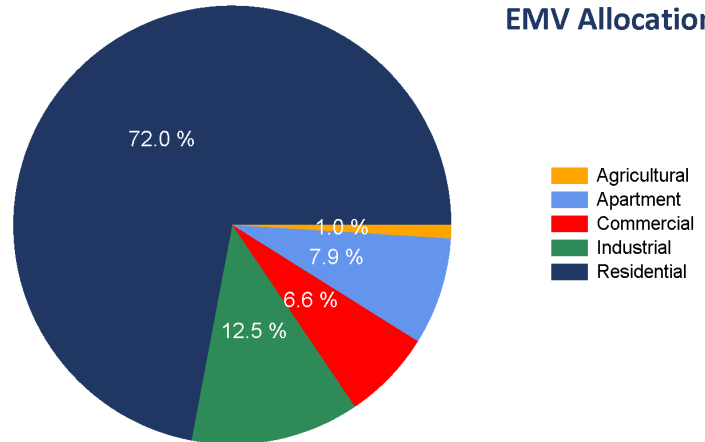
Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	104	380,334,000	102	442,506,000	16.3%	14	18,922,000	11.4%
Apartments	103	380,333,000	101	442,505,000	16.3%	14	18,922,000	11.4%
Vacant Apartment Land	1	1,000	1	1,000	0.0%	0	0	0.0%
Commercial	169	363,384,000	167	380,658,000	4.8%	7	700,000	4.6%
Office	39	78,717,000	40	89,752,000	14.0%	4	105,000	13.9%
Retail	31	95,645,000	30	95,312,000	-0.3%	1	10,000	-0.4%
Automotive	22	73,387,000	23	74,898,000	2.1%	2	585,000	1.3%
Food / Entertainment	22	35,043,000	22	37,504,000	7.0%	0	0	7.0%
Vacant Commercial Land	21	5,946,000	20	6,338,000	6.6%	0	0	6.6%
Hospitality	10	38,897,000	10	41,166,000	5.8%	0	0	5.8%
Medical	8	15,715,000	7	15,534,000	-1.2%	0	0	-1.2%
Other	8	4,494,000	7	4,657,000	3.6%	0	0	3.6%
Bank	6	8,643,000	6	8,600,000	-0.5%	0	0	-0.5%
Fitness	2	6,897,000	2	6,897,000	0.0%	0	0	0.0%
Industrial	60	189,903,400	61	230,832,400	21.6%	5	700,000	21.2%
Industrial	56	189,553,300	57	230,440,300	21.6%	5	700,000	21.2%
Vacant Industrial Land	4	350,100	4	392,100	12.0%	0	0	12.0%
Residential	8,283	1,803,422,000	8,292	2,107,764,200	16.9%	342	6,965,000	16.5%
Single Family	7,288	1,652,043,000	7,285	1,926,898,200	16.6%	285	6,411,000	16.2%
Townhome	685	114,840,000	687	136,048,000	18.5%	49	412,000	18.1%
Condominium	169	16,548,000	170	20,394,000	23.2%	6	52,000	22.9%
Vacant Res Land	79	1,527,000	86	2,316,000	51.7%	0	0	51.7%
Duplex/Triplex	60	18,371,000	62	22,012,000	19.8%	2	90,000	19.3%
Other Residential	2	93,000	2	96,000	3.2%	0	0	3.2%
State Assessed	5	1,236,000	5	1,236,000	0.0%	0	0	0.0%
Utility	3	1,236,000	3	1,236,000	0.0%	0	0	0.0%
Railroad	2	0	2	0		0	0	
Total Real Property	8,621	2,738,279,400	8,627	3,162,996,600	15.5%	368	27,287,000	14.5%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

EMV Allocation

Brooklyn Park Growth Totals

Estimated Market Value	18.5%
Taxable Market Value	20.0%
Net Tax Capacity	20.1%



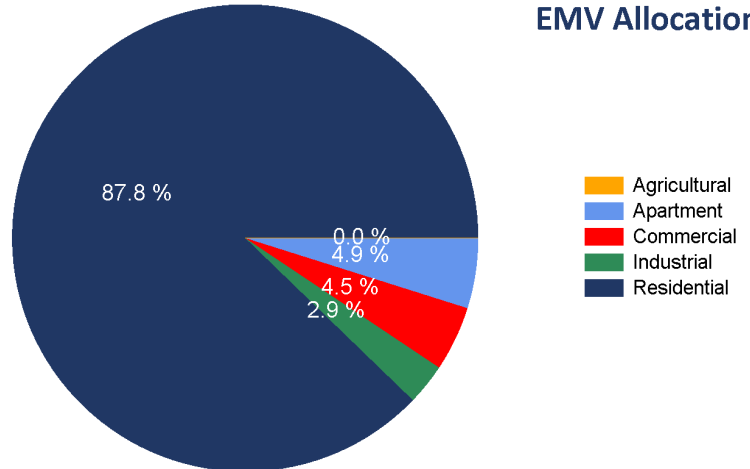
Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	44	88,172,100	38	102,807,700	16.6%	0	0	16.6%
Farm	26	70,750,100	20	77,372,900	9.4%	0	0	9.4%
Rural Vacant Land	18	17,422,000	18	25,434,800	46.0%	0	0	46.0%
Apartment	83	742,370,000	84	829,122,300	11.7%	3	28,320,200	7.9%
Apartments	78	741,745,300	80	828,455,600	11.7%	3	28,320,200	7.9%
Vacant Apartment Land	5	624,700	4	666,700	6.7%	0	0	6.7%
Commercial	292	651,323,800	293	694,215,300	6.6%	12	18,409,500	3.8%
Retail	65	209,535,400	71	221,323,200	5.6%	2	1,410,500	5.0%
Automotive	53	78,077,000	51	88,972,700	14.0%	2	1,353,200	12.2%
Office	42	146,239,800	42	139,948,700	-4.3%	0	0	-4.3%
Other	36	60,901,200	36	69,545,800	14.2%	7	15,600,800	-11.4%
Food / Entertainment	31	30,847,000	34	40,031,000	29.8%	1	45,000	29.6%
Vacant Commercial Land	34	24,115,400	29	21,951,400	-9.0%	0	0	-9.0%
Medical	18	51,431,800	17	59,731,700	16.1%	0	0	16.1%
Bank	8	9,568,800	8	10,373,500	8.4%	0	0	8.4%
Hospitality	4	32,047,200	4	33,309,600	3.9%	0	0	3.9%
Fitness	1	8,560,200	1	9,027,700	5.5%	0	0	5.5%
Industrial	232	975,338,900	239	1,304,036,800	33.7%	10	97,583,000	23.7%
Industrial	218	968,984,700	227	1,301,338,900	34.3%	10	97,583,000	24.2%
Vacant Industrial Land	14	6,354,200	12	2,697,900	-57.5%	0	0	-57.5%
Residential	23,465	6,376,298,300	23,462	7,540,704,000	18.3%	656	26,495,500	17.8%
Single Family	17,379	5,177,253,800	17,399	6,126,073,700	18.3%	513	14,335,000	18.0%
Townhome	3,641	832,955,700	3,702	989,941,300	18.8%	101	11,263,600	17.5%
Condominium	1,278	184,566,600	1,277	216,636,200	17.4%	20	241,300	17.2%
Duplex/Triplex	329	99,881,100	329	117,735,600	17.9%	9	522,700	17.4%
Zero Lot Line	328	57,872,700	328	69,261,600	19.7%	13	132,900	19.4%
Vacant Res Land	408	11,783,800	325	8,135,700	-31.0%	0	0	-31.0%
Co-Op	99	11,536,000	99	12,365,900	7.2%	0	0	7.2%
Other Residential	3	448,600	3	554,000	23.5%	0	0	23.5%
State Assessed	10	2,508,100	10	2,904,600	15.8%	0	0	15.8%
Railroad	7	0	7	0		0	0	
Utility	3	2,508,100	3	2,904,600	15.8%	0	0	15.8%
Total Real Property	24,126	8,836,011,200	24,126	10,473,790,700	18.5%	681	170,808,200	16.6%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

EMV Allocation

Champlin Growth Totals

Estimated Market Value	21.8%
Taxable Market Value	23.7%
Net Tax Capacity	23.0%



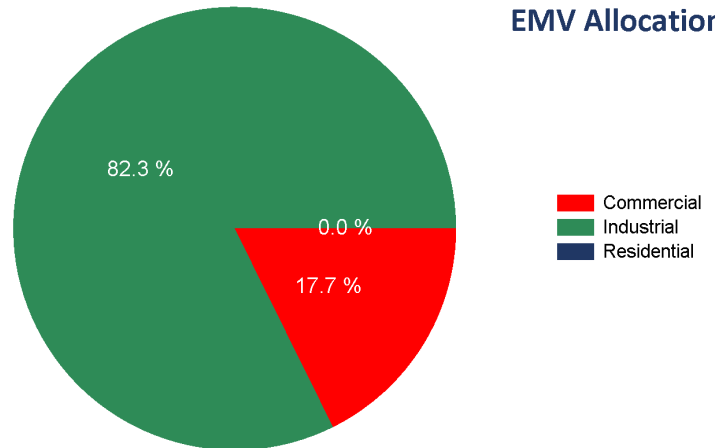
Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	0		1	120,800		0	0	
Rural Vacant Land	0		1	120,800		0	0	
Apartment	21	109,153,000	23	166,871,000	52.9%	4	44,130,000	12.4%
Apartments	21	109,153,000	22	165,185,000	51.3%	4	44,130,000	10.9%
Vacant Apartment Land	0		1	1,686,000		0	0	
Commercial	124	145,605,000	124	154,737,000	6.3%	3	1,927,000	4.9%
Office	39	17,517,000	39	18,409,000	5.1%	0	0	5.1%
Retail	26	60,598,000	26	63,921,000	5.5%	1	1,000,000	3.8%
Food / Entertainment	15	17,119,000	15	17,841,000	4.2%	1	145,000	3.4%
Automotive	12	13,240,000	13	14,735,000	11.3%	1	782,000	5.4%
Vacant Commercial Land	12	2,587,000	11	3,730,000	44.2%	0	0	44.2%
Other	7	6,366,000	7	7,496,000	17.8%	0	0	17.8%
Bank	5	6,940,000	5	6,940,000	0.0%	0	0	0.0%
Fitness	4	7,021,000	4	7,021,000	0.0%	0	0	0.0%
Medical	4	14,217,000	4	14,644,000	3.0%	0	0	3.0%
Industrial	17	83,471,000	17	98,254,000	17.7%	2	300,000	17.4%
Industrial	15	83,383,000	14	96,918,000	16.2%	2	300,000	15.9%
Vacant Industrial Land	2	88,000	3	1,336,000	1418.2%	0	0	1418.2%
Residential	8,312	2,485,723,200	8,399	3,018,973,800	21.5%	458	20,799,000	20.6%
Single Family	6,763	2,101,839,000	6,781	2,569,496,000	22.2%	428	20,678,000	21.3%
Condominium	681	134,445,000	681	164,649,000	22.5%	9	43,000	22.4%
Townhome	443	110,030,000	443	127,387,000	15.8%	5	21,000	15.8%
Zero Lot Line	172	60,728,000	172	66,767,000	9.9%	10	18,000	9.9%
Co-Op	71	57,010,000	155	61,577,000	8.0%	0	0	8.0%
Vacant Res Land	114	3,022,200	98	4,718,800	56.1%	0	0	56.1%
Duplex/Triplex	63	18,396,000	63	24,065,000	30.8%	6	39,000	30.6%
Other Residential	5	253,000	6	314,000	24.1%	0	0	24.1%
Total Real Property	8,474	2,823,952,200	8,564	3,438,956,600	21.8%	467	67,156,000	19.4%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

EMV Allocation

Chanhassen Growth Totals

Estimated Market Value	19.1%
Taxable Market Value	19.1%
Net Tax Capacity	19.2%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Commercial	7	17,376,000	7	18,746,000	7.9%	0	0	7.9%
Office	4	9,425,000	4	11,074,000	17.5%	0	0	17.5%
Retail	1	1,580,000	1	1,650,000	4.4%	0	0	4.4%
Automotive	1	800,000	1	825,000	3.1%	0	0	3.1%
Medical	1	5,428,000	1	5,050,000	-7.0%	0	0	-7.0%
Vacant Commercial Land	0	143,000	0	147,000	2.8%	0	0	2.8%
Industrial	14	71,628,000	14	87,298,000	21.9%	0	0	21.9%
Industrial	13	71,627,000	13	87,297,000	21.9%	0	0	21.9%
Vacant Industrial Land	1	1,000	1	1,000	0.0%	0	0	0.0%
Residential	1	23,000	1	23,000	0.0%	0	0	0.0%
Vacant Res Land	1	23,000	1	23,000	0.0%	0	0	0.0%
Total Real Property	22	89,027,000	22	106,067,000	19.1%	0	0	19.1%

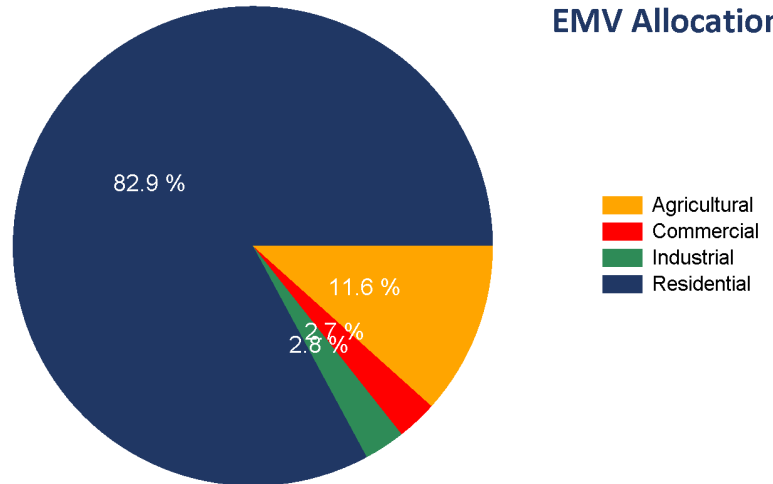
Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

Please Note: Parcel counts are determined by the primary use of the parcel. Split Class parcels may result in value being allocated to strata where no primary use is recorded.

EMV Allocation

Corcoran Growth Totals

Estimated Market Value	25.9%
Taxable Market Value	27.4%
Net Tax Capacity	29.3%



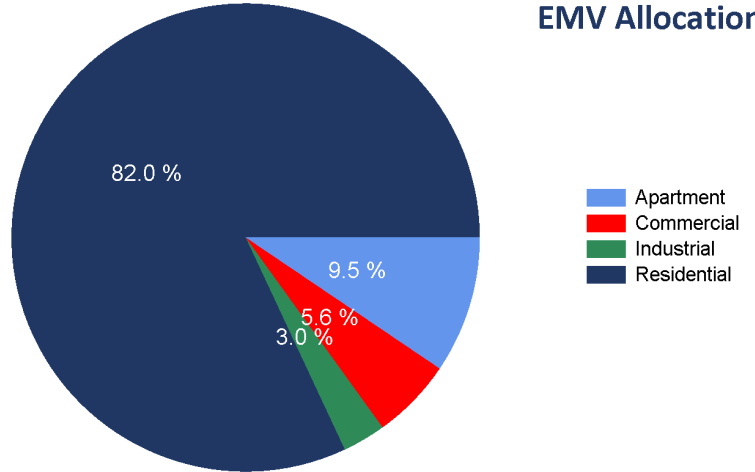
Property Type	2021		2022		Gross Growth	New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	Net Growth
Agricultural	246	165,686,200	242	191,114,000	15.3%	1	275,000	15.2%
Farm	235	151,400,600	233	175,304,600	15.8%	1	275,000	15.6%
Rural Vacant Land	11	14,285,600	9	15,809,400	10.7%	0	0	10.7%
Commercial	38	36,881,500	36	44,728,500	21.3%	1	2,737,000	13.9%
Other	9	20,931,000	11	27,161,000	29.8%	0	0	29.8%
Automotive	10	7,854,000	9	10,941,000	39.3%	1	2,737,000	4.5%
Vacant Commercial Land	12	4,711,700	8	2,921,700	-38.0%	0	0	-38.0%
Retail	6	2,965,800	7	3,254,800	9.7%	0	0	9.7%
Food / Entertainment	1	419,000	1	450,000	7.4%	0	0	7.4%
Industrial	39	32,975,000	46	45,488,000	37.9%	2	2,242,000	31.1%
Industrial	38	32,794,000	40	42,657,000	30.1%	2	2,242,000	23.2%
Vacant Industrial Land	1	181,000	6	2,831,000	1464.1%	0	0	1464.1%
Residential	2,988	1,068,691,500	3,082	1,361,172,000	27.4%	537	85,300,000	19.4%
Single Family	2,186	947,890,000	2,439	1,233,681,000	30.2%	533	85,171,000	21.2%
Storage Condo	323	35,892,000	323	42,769,000	19.2%	0	0	19.2%
Vacant Res Land	392	41,553,500	226	28,609,000	-31.2%	0	0	-31.2%
Other Residential	86	43,008,000	93	55,698,000	29.5%	4	129,000	29.2%
Duplex/Triplex	1	348,000	1	415,000	19.3%	0	0	19.3%
State Assessed	2	170,000	2	187,000	10.0%	0	0	10.0%
Utility	2	170,000	2	187,000	10.0%	0	0	10.0%
Total Real Property	3,313	1,304,404,200	3,408	1,642,689,500	25.9%	541	90,554,000	19.0%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

EMV Allocation

Crystal Growth Totals

Estimated Market Value	12.7%
Taxable Market Value	14.3%
Net Tax Capacity	13.2%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	57	234,199,000	57	254,406,000	8.6%	4	815,000	8.3%
Apartments	53	234,195,000	53	254,402,000	8.6%	4	815,000	8.3%
Vacant Apartment Land	4	4,000	4	4,000	0.0%	0	0	0.0%
Commercial	135	147,555,200	134	150,628,100	2.1%	10	1,606,000	1.0%
Retail	49	83,879,000	48	84,856,000	1.2%	5	255,000	0.9%
Automotive	25	19,892,000	25	21,767,000	9.4%	2	1,330,000	2.7%
Office	12	7,042,000	13	7,770,000	10.3%	1	1,000	10.3%
Other	15	4,970,200	13	4,168,100	-16.1%	0	0	-16.1%
Food / Entertainment	12	9,250,000	12	9,718,000	5.1%	1	10,000	5.0%
Vacant Commercial Land	11	1,419,000	11	1,405,000	-1.0%	0	0	-1.0%
Medical	9	17,786,000	9	16,699,000	-6.1%	1	10,000	-6.2%
Bank	2	3,317,000	2	3,395,000	2.4%	0	0	2.4%
Hospitality	0		1	850,000		0	0	
Industrial	41	74,082,000	41	80,250,000	8.3%	1	175,000	8.1%
Industrial	36	73,115,000	36	78,925,000	7.9%	1	175,000	7.7%
Vacant Industrial Land	5	967,000	5	1,325,000	37.0%	0	0	37.0%
Residential	7,781	1,930,854,500	7,786	2,204,563,000	14.2%	356	6,623,000	13.8%
Single Family	7,350	1,853,917,000	7,356	2,119,084,000	14.3%	345	6,356,000	14.0%
Condominium	117	15,629,000	117	18,281,000	17.0%	3	102,000	16.3%
Vacant Res Land	98	1,915,500	95	1,817,000	-5.1%	0	0	-5.1%
Townhome	94	24,821,000	94	27,407,000	10.4%	1	12,000	10.4%
Duplex/Triplex	65	21,770,000	68	26,258,000	20.6%	5	139,000	20.0%
Zero Lot Line	52	10,459,000	52	11,455,000	9.5%	2	14,000	9.4%
Other Residential	5	2,343,000	4	261,000	-88.9%	0	0	-88.9%
State Assessed	14	0	14	0		0	0	
Railroad	14	0	14	0		0	0	
Total Real Property	8,028	2,386,690,700	8,032	2,689,847,100	12.7%	371	9,219,000	12.3%

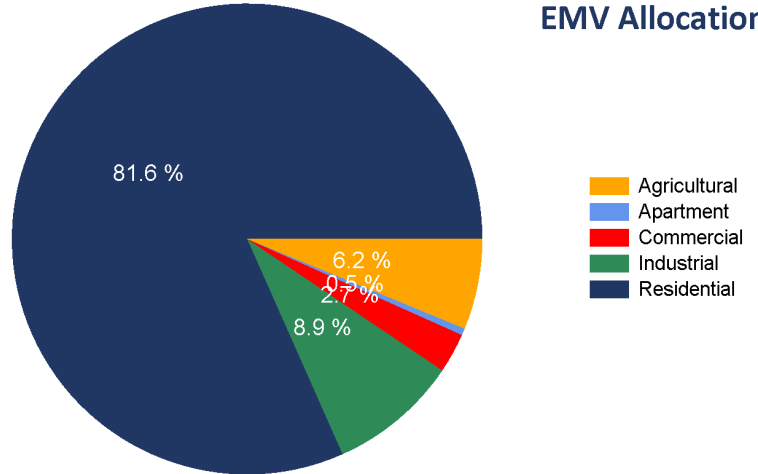
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EMV Allocation

Dayton Growth Totals

Estimated Market Value	37.2%
Taxable Market Value	39.0%
Net Tax Capacity	40.1%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	134	85,449,200	131	105,596,400	23.6%	0	0	23.6%
Farm	127	82,191,100	123	102,281,300	24.4%	0	0	24.4%
Rural Vacant Land	7	3,258,100	8	3,315,100	1.7%	0	0	1.7%
Apartment	3	7,125,000	3	7,924,000	11.2%	1	10,000	11.1%
Apartments	2	7,116,000	2	7,915,000	11.2%	1	10,000	11.1%
Vacant Apartment Land	1	9,000	1	9,000	0.0%	0	0	0.0%
Commercial	34	42,103,000	35	46,510,000	10.5%	0	0	10.5%
Other	9	17,994,000	9	20,233,000	12.4%	0	0	12.4%
Automotive	4	14,011,000	6	16,999,000	21.3%	0	0	21.3%
Vacant Commercial Land	7	4,805,000	6	3,785,000	-21.2%	0	0	-21.2%
Retail	5	1,579,000	5	1,626,000	3.0%	0	0	3.0%
Office	4	1,418,000	4	1,461,000	3.0%	0	0	3.0%
Food / Entertainment	4	1,998,000	4	2,099,000	5.1%	0	0	5.1%
Medical	1	298,000	1	307,000	3.0%	0	0	3.0%
Industrial	59	108,555,500	67	151,581,200	39.6%	2	14,155,000	26.6%
Industrial	44	90,212,400	45	122,448,000	35.7%	2	14,155,000	20.0%
Vacant Industrial Land	15	18,343,100	22	29,133,200	58.8%	0	0	58.8%
Residential	3,176	994,733,000	3,527	1,386,388,400	39.4%	847	183,913,000	20.9%
Single Family	2,530	936,963,000	2,970	1,325,091,000	41.4%	794	178,214,000	22.4%
Vacant Res Land	565	34,807,000	429	28,895,400	-17.0%	0	0	-17.0%
Townhome	20	5,295,000	64	11,661,000	120.2%	52	5,689,000	12.8%
Other Residential	60	17,462,000	63	20,498,000	17.4%	1	10,000	17.3%
Duplex/Triplex	1	206,000	1	243,000	18.0%	0	0	18.0%
State Assessed	3	0	3	0		0	0	
Railroad	3	0	3	0		0	0	
Total Real Property	3,409	1,237,965,700	3,766	1,698,000,000	37.2%	850	198,078,000	21.2%

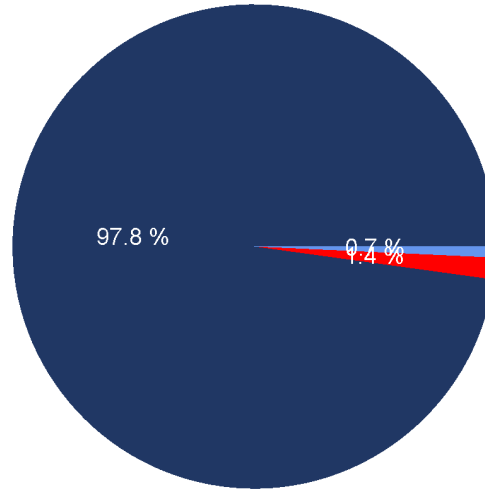
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EMV Allocation

Deephaven Growth Totals

Estimated Market Value	23.6%
Taxable Market Value	23.7%
Net Tax Capacity	25.3%



- Apartment
- Commercial
- Residential

Property Type	2021		2022			New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	Net Growth
Apartment	2	14,933,000	2	13,743,000	-8.0%	0	0	-8.0%
Apartments	1	13,970,000	1	12,343,000	-11.6%	0	0	-11.6%
Nursing Home	1	963,000	1	1,400,000	45.4%	0	0	45.4%
Commercial	28	27,112,000	28	27,245,000	0.5%	2	89,000	0.2%
Office	11	14,554,000	10	13,483,000	-7.4%	1	75,000	-7.9%
Retail	8	7,983,000	8	8,222,000	3.0%	0	0	3.0%
Other	6	2,584,000	6	2,729,000	5.6%	0	0	5.6%
Automotive	3	1,991,000	3	2,051,000	3.0%	0	0	3.0%
Medical	0		1	760,000		1	14,000	
Residential	1,525	1,483,106,900	1,527	1,843,924,800	24.3%	102	29,879,000	22.3%
Single Family	1,409	1,459,881,000	1,414	1,818,476,000	24.6%	102	29,879,000	22.5%
Vacant Res Land	90	13,046,900	87	13,438,800	3.0%	0	0	3.0%
Townhome	16	5,968,000	16	6,658,000	11.6%	0	0	11.6%
Other Residential	9	3,856,000	9	4,903,000	27.2%	0	0	27.2%
Duplex/Triplex	1	355,000	1	449,000	26.5%	0	0	26.5%
State Assessed	1	255,000	1	300,000	17.6%	0	0	17.6%
Utility	1	255,000	1	300,000	17.6%	0	0	17.6%
Total Real Property	1,556	1,525,406,900	1,558	1,885,212,800	23.6%	104	29,968,000	21.6%

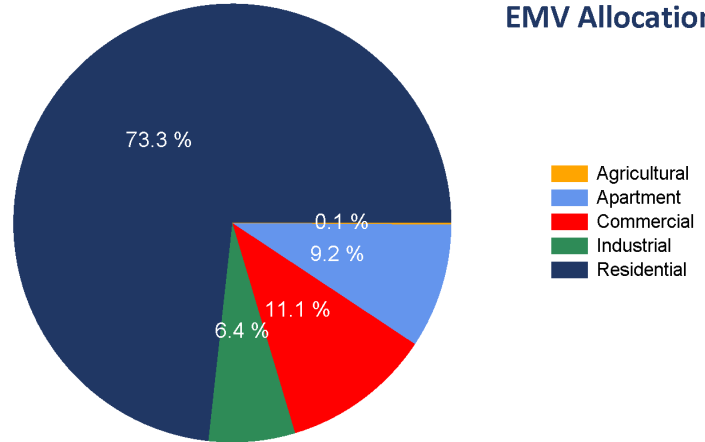
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EMV Allocation

Eden Prairie Growth Totals

Estimated Market Value	14.3%
Taxable Market Value	14.8%
Net Tax Capacity	13.6%

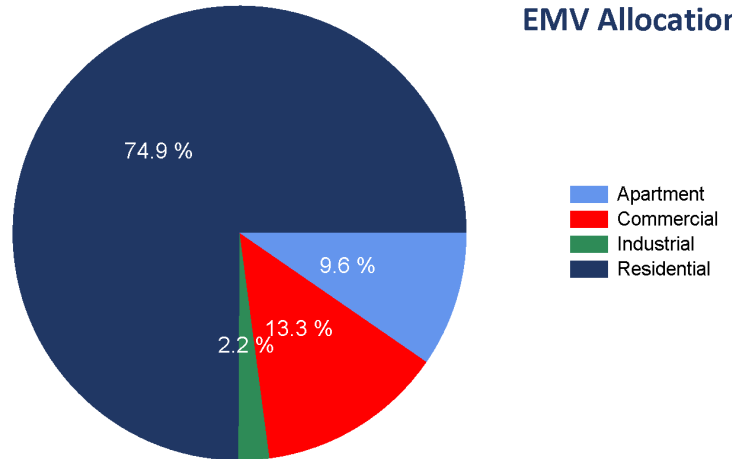


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	30	15,227,700	30	15,238,700	0.1%	0	0	0.1%
Farm	17	12,482,500	17	12,482,500	0.0%	0	0	0.0%
Rural Vacant Land	13	2,745,200	13	2,756,200	0.4%	0	0	0.4%
Apartment	78	1,147,910,400	81	1,235,119,500	7.6%	3	51,710,000	3.1%
Apartments	73	1,142,190,300	75	1,232,491,400	7.9%	3	51,710,000	3.4%
Vacant Apartment Land	5	5,720,100	6	2,628,100	-54.1%	0	0	-54.1%
Commercial	447	1,506,390,400	447	1,486,899,100	-1.3%	11	5,574,600	-1.7%
Office	166	763,475,200	163	738,615,700	-3.3%	4	3,594,000	-3.7%
Vacant Commercial Land	88	17,087,800	89	25,358,700	48.4%	0	0	48.4%
Retail	67	418,065,300	65	382,436,600	-8.5%	5	1,508,600	-8.9%
Other	41	87,275,900	40	79,347,600	-9.1%	1	450,000	-9.6%
Automotive	32	65,439,900	33	71,792,900	9.7%	0	0	9.7%
Food / Entertainment	24	39,157,000	25	41,159,000	5.1%	1	22,000	5.1%
Hospitality	8	37,899,300	12	70,768,600	86.7%	0	0	86.7%
Medical	10	24,104,000	10	24,414,000	1.3%	0	0	1.3%
Bank	6	8,591,000	5	7,765,000	-9.6%	0	0	-9.6%
Fitness	5	45,295,000	5	45,241,000	-0.1%	0	0	-0.1%
Industrial	242	784,247,100	239	857,944,900	9.4%	6	9,727,400	8.2%
Industrial	219	778,573,100	219	851,434,700	9.4%	6	9,727,400	8.1%
Vacant Industrial Land	23	5,674,000	20	6,510,200	14.7%	0	0	14.7%
Residential	21,122	8,307,759,400	21,149	9,845,589,700	18.5%	503	60,814,500	17.8%
Single Family	13,387	6,410,606,500	13,421	7,676,987,800	19.8%	461	37,991,400	19.2%
Condominium	3,141	665,538,700	3,140	748,275,900	12.4%	5	38,500	12.4%
Townhome	2,898	956,525,400	2,900	1,099,311,100	14.9%	33	1,698,600	14.7%
Vacant Res Land	721	33,488,300	712	34,834,700	4.0%	0	0	4.0%
Zero Lot Line	598	159,289,800	598	177,371,300	11.4%	3	81,000	11.3%
Other Residential	179	5,438,700	180	6,792,500	24.9%	0	0	24.9%
Co-Op	143	49,632,900	143	72,770,000	46.6%	1	21,005,000	4.3%
Duplex/Triplex	55	27,239,100	55	29,246,400	7.4%	0	0	7.4%
State Assessed	16	4,968,000	16	4,968,000	0.0%	0	0	0.0%
Railroad	14	0	14	0	0.0%	0	0	0.0%
Utility	2	4,968,000	2	4,968,000	0.0%	0	0	0.0%
Total Real Property	21,935	11,766,503,000	21,962	13,445,759,900	14.3%	522	127,826,500	13.2%

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EMV Allocation



Edina Growth Totals

Estimated Market Value	12.0%
Taxable Market Value	12.3%
Net Tax Capacity	12.3%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	107	1,309,706,000	108	1,495,623,400	14.2%	15	99,929,200	6.6%
Apartments	101	1,302,664,700	103	1,486,950,400	14.1%	15	99,929,200	6.5%
Vacant Apartment Land	5	3,411,600	4	4,991,400	46.3%	0	0	46.3%
Nursing Home	1	3,629,700	1	3,681,600	1.4%	0	0	1.4%
Commercial	374	2,030,533,600	372	2,072,053,800	2.0%	14	7,353,800	1.7%
Office	141	582,227,600	137	648,031,500	11.3%	5	4,110,800	10.6%
Other	83	481,021,800	77	255,009,200	-47.0%	2	1,449,100	-47.3%
Retail	60	514,498,900	67	685,589,300	33.3%	6	1,703,900	32.9%
Medical	33	302,279,600	33	302,350,100	0.0%	0	0	0.0%
Food / Entertainment	15	28,955,500	15	33,918,000	17.1%	0	0	17.1%
Automotive	14	24,020,000	14	25,792,800	7.4%	0	0	7.4%
Bank	12	41,584,700	12	39,489,300	-5.0%	1	90,000	-5.3%
Vacant Commercial Land	10	2,881,300	10	3,261,400	13.2%	0	0	13.2%
Fitness	3	18,454,100	4	41,576,200	125.3%	0	0	125.3%
Hospitality	3	34,610,100	3	37,036,000	7.0%	0	0	7.0%
Industrial	92	298,521,900	92	341,151,500	14.3%	8	3,212,400	13.2%
Industrial	91	298,520,600	91	341,150,200	14.3%	8	3,212,400	13.2%
Vacant Industrial Land	1	1,300	1	1,300	0.0%	0	0	0.0%
Residential	20,189	10,267,982,800	20,201	11,673,091,600	13.7%	644	105,348,000	12.7%
Single Family	12,549	8,771,261,800	12,549	10,023,755,000	14.3%	572	99,395,000	13.1%
Condominium	3,927	953,333,500	3,928	1,029,184,700	8.0%	44	2,179,000	7.7%
Other Residential	2,003	11,028,400	2,007	11,285,300	2.3%	0	0	2.3%
Townhome	610	240,216,200	614	275,452,800	14.7%	24	3,554,000	13.2%
Co-Op	335	43,000,200	335	46,738,400	8.7%	0	0	8.7%
Zero Lot Line	322	128,091,000	322	139,563,900	9.0%	4	220,000	8.8%
Vacant Res Land	275	33,788,700	277	45,055,900	33.3%	0	0	33.3%
Duplex/Triplex	168	87,263,000	169	102,055,600	17.0%	0	0	17.0%
State Assessed	27	1,659,900	27	1,978,800	19.2%	0	0	19.2%
Railroad	24	0	24	0		0	0	
Utility	3	1,659,900	3	1,978,800	19.2%	0	0	19.2%
Total Real Property	20,789	13,908,404,200	20,800	15,583,899,100	12.0%	679	215,843,400	10.5%

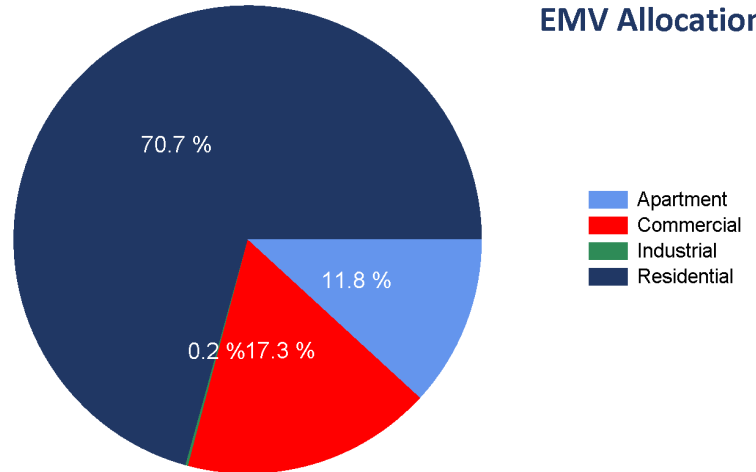
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EMV Allocation

Excelsior Growth Totals

Estimated Market Value	14.9%
Taxable Market Value	15.0%
Net Tax Capacity	15.1%

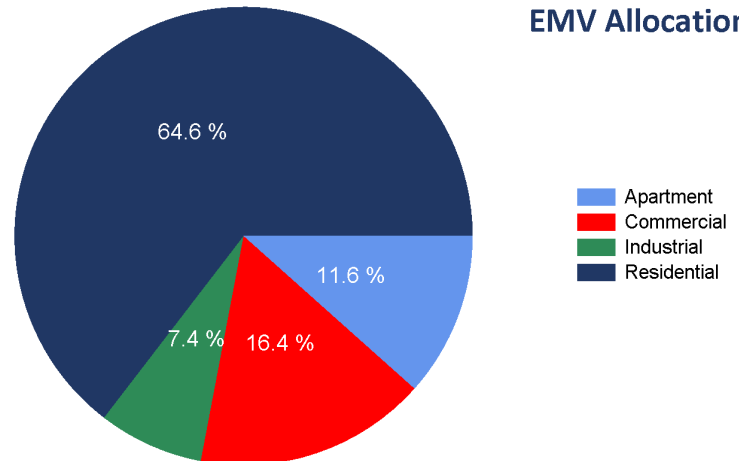


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	23	78,702,000	23	86,525,000	9.9%	4	45,000	9.9%
Apartments	22	77,238,000	22	85,061,000	10.1%	4	45,000	10.1%
Nursing Home	1	1,464,000	1	1,464,000	0.0%	0	0	0.0%
Commercial	126	117,562,000	125	126,481,000	7.6%	1	700,000	7.0%
Retail	38	39,884,000	41	44,917,000	12.6%	1	700,000	10.9%
Other	28	15,603,000	31	20,945,000	34.2%	0	0	34.2%
Office	24	29,144,000	20	26,684,000	-8.4%	0	0	-8.4%
Automotive	10	7,594,000	11	7,718,000	1.6%	0	0	1.6%
Food / Entertainment	9	12,419,000	9	12,456,000	0.3%	0	0	0.3%
Medical	5	5,958,000	5	6,136,000	3.0%	0	0	3.0%
Vacant Commercial Land	8	3,681,000	4	3,908,000	6.2%	0	0	6.2%
Bank	4	3,279,000	3	2,688,000	-18.0%	0	0	-18.0%
Fitness	0		1	1,029,000		0	0	
Industrial	0		3	1,317,000		0	0	
Industrial	0		2	1,269,000		0	0	
Vacant Industrial Land	0		1	48,000		0	0	
Residential	736	441,248,400	736	517,441,100	17.3%	42	6,648,000	15.8%
Single Family	459	334,756,000	459	394,268,000	17.8%	39	6,405,000	15.9%
Other Residential	97	2,660,000	95	1,818,000	-31.7%	0	0	-31.7%
Condominium	92	63,327,000	92	74,660,000	17.9%	2	237,000	17.5%
Vacant Res Land	27	3,147,400	28	3,273,100	4.0%	0	0	4.0%
Townhome	22	11,039,000	22	13,777,000	24.8%	0	0	24.8%
Zero Lot Line	20	15,717,000	20	17,468,000	11.1%	0	0	11.1%
Duplex/Triplex	19	10,602,000	20	12,177,000	14.9%	1	6,000	14.8%
State Assessed	1	0	1	579,000		0	0	
Utility	1	0	1	579,000		0	0	
Total Real Property	886	637,512,400	888	732,343,100	14.9%	47	7,393,000	13.7%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

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EMV Allocation



Golden Valley Growth Totals

Estimated Market Value	12.3%
Taxable Market Value	12.9%
Net Tax Capacity	11.9%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	46	510,579,200	48	599,793,000	17.5%	10	45,250,000	8.6%
Apartments	42	505,675,000	42	590,699,000	16.8%	10	45,250,000	7.9%
Vacant Apartment Land	3	365,200	4	368,000	0.8%	0	0	0.8%
Nursing Home	1	4,539,000	2	8,726,000	92.2%	0	0	92.2%
Commercial	168	835,131,000	167	848,022,200	1.5%	18	4,552,000	1.0%
Office	68	489,307,000	67	496,279,000	1.4%	9	507,000	1.3%
Automotive	27	113,861,000	27	116,632,000	2.4%	2	3,050,000	-0.2%
Other	23	86,986,000	22	88,698,000	2.0%	0	0	2.0%
Food / Entertainment	17	28,293,000	17	28,955,000	2.3%	1	40,000	2.2%
Retail	13	71,721,000	13	73,335,000	2.3%	3	80,000	2.1%
Medical	9	17,980,000	9	16,189,000	-10.0%	3	875,000	-14.8%
Vacant Commercial Land	5	4,127,000	6	4,274,200	3.6%	0	0	3.6%
Bank	4	10,738,000	4	10,821,000	0.8%	0	0	0.8%
Hospitality	2	12,118,000	2	12,839,000	5.9%	0	0	5.9%
Industrial	163	340,899,100	161	384,517,100	12.8%	7	1,340,000	12.4%
Industrial	152	330,482,000	151	377,401,000	14.2%	7	1,340,000	13.8%
Vacant Industrial Land	11	10,417,100	10	7,116,100	-31.7%	0	0	-31.7%
Residential	8,008	2,919,322,100	8,004	3,339,558,700	14.4%	710	25,484,900	13.5%
Single Family	6,358	2,593,954,000	6,360	2,974,795,000	14.7%	635	23,761,900	13.8%
Condominium	523	110,894,000	524	128,776,000	16.1%	23	350,000	15.8%
Townhome	500	136,425,000	500	152,466,000	11.8%	43	1,030,000	11.0%
Co-Op	381	37,950,000	381	39,732,000	4.7%	0	0	4.7%
Vacant Res Land	122	9,145,500	114	7,931,300	-13.3%	0	0	-13.3%
Duplex/Triplex	65	22,903,000	66	26,654,000	16.4%	7	96,000	16.0%
Zero Lot Line	32	7,663,000	32	8,794,000	14.8%	2	247,000	11.5%
Other Residential	27	387,600	27	410,400	5.9%	0	0	5.9%
State Assessed	50	3,109,000	50	3,109,000	0.0%	0	0	0.0%
Railroad	49	0	49	0		0	0	
Utility	1	3,109,000	1	3,109,000	0.0%	0	0	0.0%
Total Real Property	8,435	4,609,040,400	8,430	5,175,000,000	12.3%	745	76,626,900	10.6%

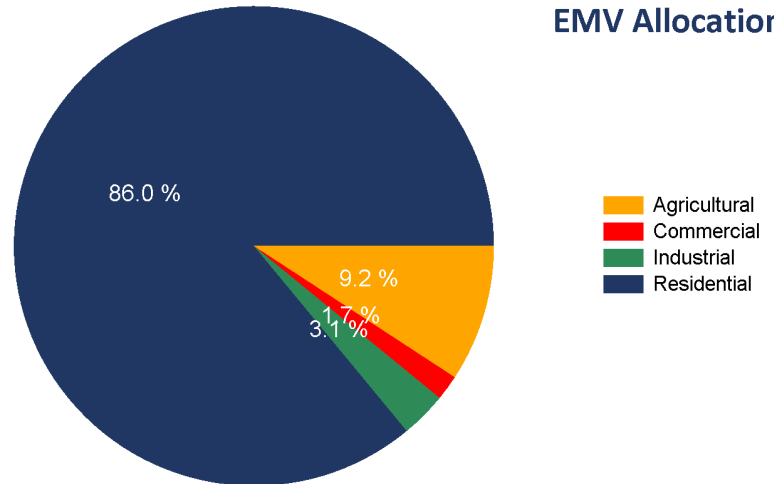
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EMV Allocation

Greenfield Growth Totals

Estimated Market Value	21.7%
Taxable Market Value	21.5%
Net Tax Capacity	23.2%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	118	52,040,000	117	63,775,200	22.6%	0	0	22.6%
Farm	108	46,844,800	108	57,803,100	23.4%	0	0	23.4%
Rural Vacant Land	10	5,195,200	9	5,972,100	15.0%	0	0	15.0%
Commercial	19	11,063,000	19	11,747,000	6.2%	0	0	6.2%
Retail	7	6,515,000	7	6,856,000	5.2%	0	0	5.2%
Vacant Commercial Land	7	1,079,000	7	1,252,000	16.0%	0	0	16.0%
Automotive	4	3,082,000	4	3,226,000	4.7%	0	0	4.7%
Office	1	308,000	1	308,000	0.0%	0	0	0.0%
Other	0	79,000	0	105,000	32.9%	0	0	32.9%
Industrial	17	19,625,000	17	21,485,000	9.5%	0	0	9.5%
Industrial	14	18,834,000	14	20,519,000	8.9%	0	0	8.9%
Vacant Industrial Land	3	791,000	3	966,000	22.1%	0	0	22.1%
Residential	1,186	486,264,300	1,196	595,226,800	22.4%	142	11,692,000	20.0%
Single Family	916	438,529,000	934	538,070,000	22.7%	81	9,924,000	20.4%
Vacant Res Land	143	9,013,300	129	9,462,800	5.0%	0	0	5.0%
Townhome	83	16,617,000	89	21,960,000	32.2%	58	1,724,000	21.8%
Other Residential	44	22,105,000	44	25,734,000	16.4%	3	44,000	16.2%
State Assessed	13	32,500	13	39,000	20.0%	0	0	20.0%
Railroad	10	0	10	0		0	0	
Utility	3	32,500	3	39,000	20.0%	0	0	20.0%
Total Real Property	1,353	569,024,800	1,362	692,273,000	21.7%	142	11,692,000	19.6%

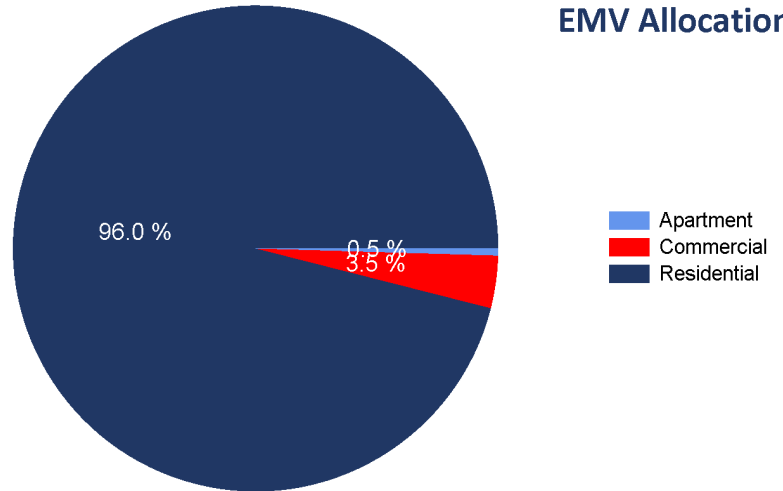
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EMV Allocation

Greenwood Growth Totals

Estimated Market Value	29.2%
Taxable Market Value	29.3%
Net Tax Capacity	31.0%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	1	2,159,000	1	2,500,000	15.8%	0	0	15.8%
Apartments	1	2,159,000	1	2,500,000	15.8%	0	0	15.8%
Commercial	10	18,026,000	11	18,655,000	3.5%	0	0	3.5%
Office	2	7,509,000	2	7,524,000	0.2%	0	0	0.2%
Other	2	5,732,000	2	5,932,000	3.5%	0	0	3.5%
Vacant Commercial Land	1	341,000	2	366,000	7.3%	0	0	7.3%
Retail	1	355,000	1	583,000	64.2%	0	0	64.2%
Automotive	1	550,000	1	605,000	10.0%	0	0	10.0%
Bank	1	1,402,000	1	1,444,000	3.0%	0	0	3.0%
Food / Entertainment	1	1,671,000	1	1,721,000	3.0%	0	0	3.0%
Medical	1	466,000	1	480,000	3.0%	0	0	3.0%
Residential	335	393,688,000	335	513,623,000	30.5%	20	4,005,000	29.4%
Single Family	289	366,313,000	290	480,293,000	31.1%	20	4,005,000	30.0%
Vacant Res Land	26	4,091,000	25	4,616,000	12.8%	0	0	12.8%
Condominium	20	23,284,000	20	28,714,000	23.3%	0	0	23.3%
Total Real Property	346	413,873,000	347	534,778,000	29.2%	20	4,005,000	28.2%

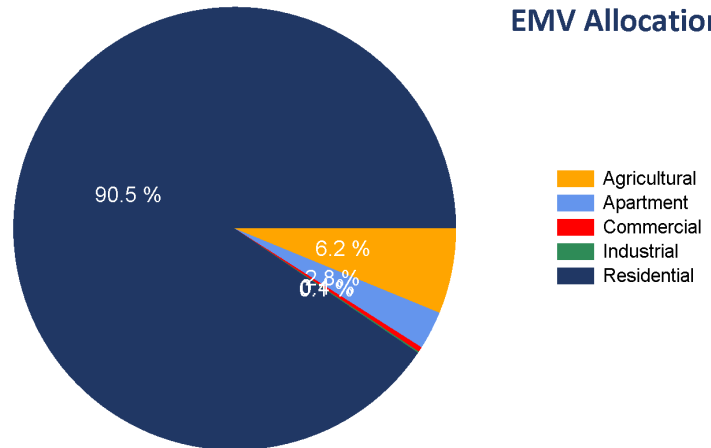
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EMV Allocation

Hanover Growth Totals

Estimated Market Value	25.0%
Taxable Market Value	25.6%
Net Tax Capacity	27.1%

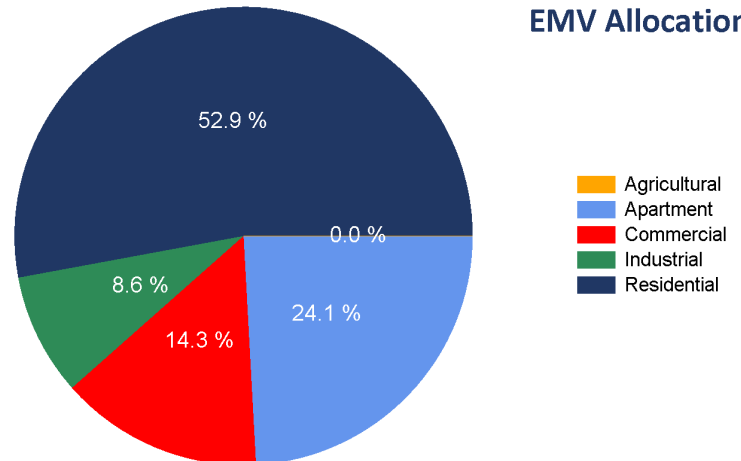


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	11	6,480,100	11	7,316,300	12.9%	0	0	12.9%
Farm	8	5,409,900	8	6,194,600	14.5%	0	0	14.5%
Rural Vacant Land	3	1,070,200	3	1,121,700	4.8%	0	0	4.8%
Apartment	1	2,598,000	1	3,300,000	27.0%	0	0	27.0%
Apartments	1	2,598,000	1	3,300,000	27.0%	0	0	27.0%
Commercial	2	360,000	2	424,000	17.8%	0	0	17.8%
Other	1	246,000	1	272,000	10.6%	0	0	10.6%
Vacant Commercial Land	1	51,000	1	51,000	0.0%	0	0	0.0%
Automotive	0	63,000	0	101,000	60.3%	0	0	60.3%
Industrial	0	79,000	0	132,000	67.1%	0	0	67.1%
Industrial	0	79,000	0	132,000	67.1%	0	0	67.1%
Residential	253	84,815,000	253	106,726,000	25.8%	33	4,173,000	20.9%
Single Family	188	73,960,000	188	89,408,000	20.9%	21	497,000	20.2%
Townhome	21	7,533,000	32	13,404,000	77.9%	12	3,676,000	29.1%
Vacant Res Land	35	491,000	24	564,000	14.9%	0	0	14.9%
Other Residential	9	2,831,000	9	3,350,000	18.3%	0	0	18.3%
Total Real Property	267	94,332,100	267	117,898,300	25.0%	33	4,173,000	20.6%

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EMV Allocation



Hopkins Growth Totals

Estimated Market Value	10.8%
Taxable Market Value	11.4%
Net Tax Capacity	10.4%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	0		1	104,500		0	0	
Rural Vacant Land	0		1	104,500		0	0	
Apartment	93	611,690,000	94	659,616,000	7.8%	9	6,250,000	6.8%
Apartments	89	607,630,000	90	651,968,000	7.3%	9	6,250,000	6.3%
Vacant Apartment Land	3	314,000	3	3,902,000	1142.7%	0	0	1142.7%
Nursing Home	1	3,746,000	1	3,746,000	0.0%	0	0	0.0%
Commercial	220	380,131,000	230	392,174,000	3.2%	8	2,100,000	2.6%
Retail	63	64,827,000	60	66,460,000	2.5%	1	50,000	2.4%
Other	53	51,528,000	56	57,053,000	10.7%	3	920,000	8.9%
Office	36	185,345,000	38	186,669,000	0.7%	2	210,000	0.6%
Automotive	26	37,968,000	29	39,772,000	4.8%	0	0	4.8%
Food / Entertainment	17	16,109,000	17	17,624,000	9.4%	1	900,000	3.8%
Vacant Commercial Land	10	2,702,000	16	4,267,000	57.9%	0	0	57.9%
Medical	11	8,678,000	10	6,475,000	-25.4%	1	20,000	-25.6%
Bank	3	4,184,000	3	5,064,000	21.0%	0	0	21.0%
Fitness	1	8,790,000	1	8,790,000	0.0%	0	0	0.0%
Industrial	127	210,217,000	120	235,617,000	12.1%	2	180,000	12.0%
Industrial	109	206,672,000	108	232,666,000	12.6%	2	180,000	12.5%
Vacant Industrial Land	18	3,545,000	12	2,951,000	-16.8%	0	0	-16.8%
Residential	4,558	1,266,450,900	4,560	1,446,635,000	14.2%	213	4,281,000	13.9%
Single Family	2,349	868,274,000	2,349	1,005,375,000	15.8%	177	3,733,000	15.4%
Condominium	1,223	152,078,000	1,223	170,352,000	12.0%	14	119,000	11.9%
Townhome	627	164,919,000	627	180,858,000	9.7%	14	268,000	9.5%
Duplex/Triplex	214	75,317,000	214	83,224,000	10.5%	8	161,000	10.3%
Vacant Res Land	79	2,592,900	81	2,997,000	15.6%	0	0	15.6%
Other Residential	56	780,000	56	818,000	4.9%	0	0	4.9%
Zero Lot Line	10	2,490,000	10	3,011,000	20.9%	0	0	20.9%
State Assessed	2	0	2	0		0	0	
Railroad	2	0	2	0		0	0	
Total Real Property	5,000	2,468,488,900	5,007	2,734,146,500	10.8%	231	12,811,000	10.2%

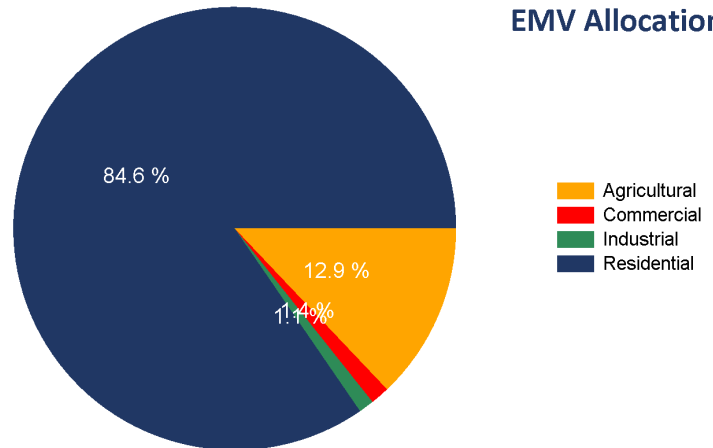
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EMV Allocation

Independence Growth Totals

Estimated Market Value	20.5%
Taxable Market Value	20.7%
Net Tax Capacity	22.8%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	204	109,262,000	206	133,924,100	22.6%	0	0	22.6%
Farm	175	95,261,900	178	117,485,900	23.3%	0	0	23.3%
Rural Vacant Land	29	14,000,100	28	16,438,200	17.4%	0	0	17.4%
Commercial	28	13,034,700	26	14,318,000	9.8%	0	0	9.8%
Other	16	8,863,600	15	9,853,900	11.2%	0	0	11.2%
Vacant Commercial Land	7	396,100	6	467,100	17.9%	0	0	17.9%
Automotive	3	2,425,000	3	2,546,000	5.0%	0	0	5.0%
Food / Entertainment	2	1,263,000	2	1,327,000	5.1%	0	0	5.1%
Retail	0	87,000	0	124,000	42.5%	0	0	42.5%
Industrial	12	9,934,000	13	11,570,000	16.5%	1	282,000	13.6%
Industrial	11	9,933,000	11	11,568,000	16.5%	1	282,000	13.6%
Vacant Industrial Land	1	1,000	2	2,000	100.0%	0	0	100.0%
Residential	1,467	727,591,400	1,474	876,619,100	20.5%	128	11,692,000	18.9%
Single Family	1,234	667,760,000	1,243	806,825,000	20.8%	127	11,636,000	19.1%
Vacant Res Land	108	11,314,400	101	11,930,100	5.4%	0	0	5.4%
Other Residential	93	46,152,000	98	55,242,000	19.7%	1	56,000	19.6%
Storage Condo	31	1,934,000	31	2,122,000	9.7%	0	0	9.7%
Duplex/Triplex	1	431,000	1	500,000	16.0%	0	0	16.0%
State Assessed	15	210,000	15	233,000	11.0%	0	0	11.0%
Railroad	14	0	14	0		0	0	
Utility	1	210,000	1	233,000	11.0%	0	0	11.0%
Total Real Property	1,726	860,032,100	1,734	1,036,664,200	20.5%	129	11,974,000	19.1%

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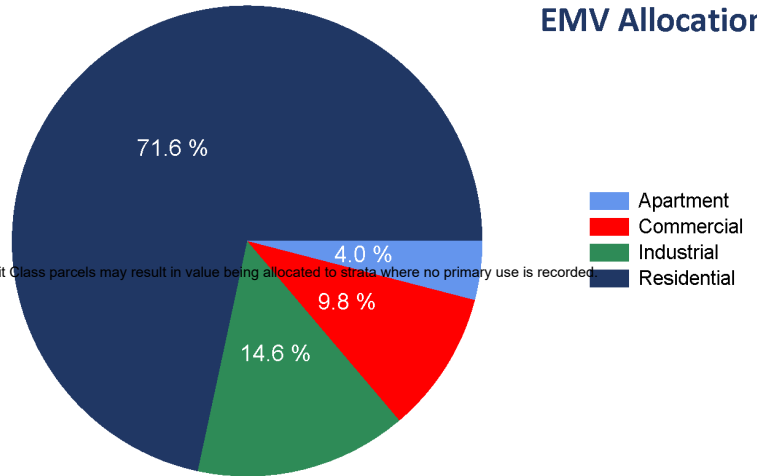
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EMV Allocation

Long Lake Growth Totals

Estimated Market Value **18.4%**
 Taxable Market Value **19.2%**
 Net Tax Capacity **18.5%**

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Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	19	12,712,000	19	15,345,000	20.7%	0	0	20.7%
Apartments	16	12,196,000	16	13,715,000	12.5%	0	0	12.5%
Vacant Apartment Land	3	516,000	3	1,630,000	215.9%	0	0	215.9%
Commercial	50	37,801,000	46	37,128,000	-1.8%	0	0	-1.8%
Retail	17	13,687,000	13	14,277,000	4.3%	0	0	4.3%
Other	6	3,048,000	10	3,287,000	7.8%	0	0	7.8%
Office	5	2,416,000	8	5,435,000	125.0%	0	0	125.0%
Automotive	9	5,594,000	6	3,925,000	-29.8%	0	0	-29.8%
Food / Entertainment	6	6,138,000	5	5,810,000	-5.3%	0	0	-5.3%
Hospitality	1	1,519,000	1	1,603,000	5.5%	0	0	5.5%
Medical	3	1,724,000	1	353,000	-79.5%	0	0	-79.5%
Bank	1	2,903,000	1	2,219,000	-23.6%	0	0	-23.6%
Vacant Commercial Land	2	772,000	1	219,000	-71.6%	0	0	-71.6%
Industrial	33	44,731,000	36	55,440,000	23.9%	0	0	23.9%
Industrial	33	44,731,000	35	54,740,000	22.4%	0	0	22.4%
Vacant Industrial Land	0		1	700,000		0	0	
Residential	639	225,972,800	633	272,417,900	20.6%	24	3,674,500	18.9%
Single Family	511	199,451,000	508	240,836,000	20.7%	21	3,589,500	18.9%
Townhome	58	15,756,000	58	20,337,000	29.1%	3	85,000	28.5%
Vacant Res Land	31	3,059,800	30	2,091,900	-31.6%	0	0	-31.6%
Duplex/Triplex	15	5,239,000	13	6,265,000	19.6%	0	0	19.6%
Other Residential	12	363,000	12	454,000	25.1%	0	0	25.1%
Condominium	12	2,104,000	12	2,434,000	15.7%	0	0	15.7%
State Assessed	5	0	4	0		0	0	
Railroad	5	0	4	0		0	0	
Total Real Property	746	321,216,800	738	380,330,900	18.4%	24	3,674,500	17.3%

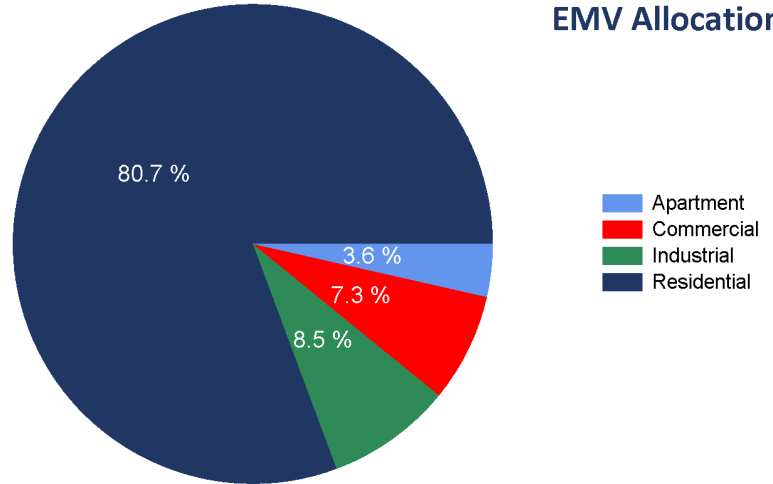
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EMV Allocation

Loretto Growth Totals

Estimated Market Value	18.6%
Taxable Market Value	20.5%
Net Tax Capacity	19.5%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	5	2,949,000	5	3,330,000	12.9%	0	0	12.9%
Apartments	5	2,949,000	5	3,330,000	12.9%	0	0	12.9%
Commercial	20	6,665,000	20	6,864,000	3.0%	0	0	3.0%
Office	5	2,603,000	5	2,653,000	1.9%	0	0	1.9%
Vacant Commercial Land	5	447,000	5	524,000	17.2%	0	0	17.2%
Automotive	3	636,000	3	663,000	4.2%	0	0	4.2%
Food / Entertainment	3	1,076,000	3	1,157,000	7.5%	0	0	7.5%
Other	2	748,000	2	782,000	4.5%	0	0	4.5%
Retail	1	325,000	1	335,000	3.1%	0	0	3.1%
Bank	1	830,000	1	750,000	-9.6%	0	0	-9.6%
Industrial	10	6,633,000	10	7,930,000	19.6%	0	0	19.6%
Industrial	10	6,633,000	10	7,930,000	19.6%	0	0	19.6%
Residential	228	62,808,000	228	75,620,300	20.4%	45	645,000	19.4%
Single Family	186	53,907,000	187	65,671,000	21.8%	45	645,000	20.6%
Townhome	31	7,180,000	31	8,278,000	15.3%	0	0	15.3%
Duplex/Triplex	6	1,427,000	6	1,613,000	13.0%	0	0	13.0%
Vacant Res Land	4	42,000	4	58,300	38.8%	0	0	38.8%
Other Residential	1	252,000	0			0		
State Assessed	3	0	3	0		0	0	
Railroad	3	0	3	0		0	0	
Total Real Property	266	79,055,000	266	93,744,300	18.6%	45	645,000	17.8%

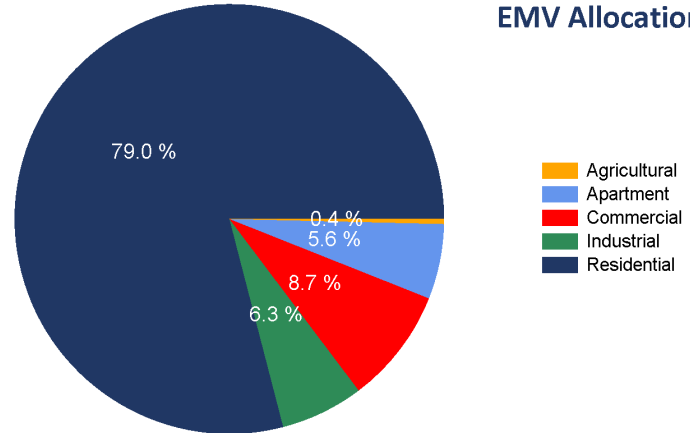
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EMV Allocation

Maple Grove Growth Totals

Estimated Market Value	19.8%
Taxable Market Value	20.8%
Net Tax Capacity	20.3%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	39	54,845,400	38	50,544,400	-7.8%	0	0	-7.8%
Farm	28	43,282,900	28	41,931,600	-3.1%	0	0	-3.1%
Rural Vacant Land	11	11,562,500	10	8,612,800	-25.5%	0	0	-25.5%
Apartment	47	565,786,500	52	762,431,600	34.8%	13	74,225,100	21.6%
Apartments	35	546,982,200	42	704,252,700	28.8%	13	74,225,100	15.2%
Vacant Apartment Land	12	18,804,300	8	18,638,500	-0.9%	0	0	-0.9%
Nursing Home	0		2	39,540,400		0	0	
Commercial	441	1,147,385,300	440	1,173,437,200	2.3%	12	8,746,600	1.5%
Office	148	156,503,000	148	171,891,700	9.8%	0	0	9.8%
Retail	91	509,505,400	94	543,462,400	6.7%	2	1,146,100	6.4%
Other	54	86,612,700	46	72,655,100	-16.1%	8	7,163,800	-24.4%
Vacant Commercial Land	45	25,941,100	42	25,560,900	-1.5%	0	0	-1.5%
Food / Entertainment	33	63,628,300	35	70,756,600	11.2%	0	0	11.2%
Automotive	22	45,114,300	24	50,441,200	11.8%	0	0	11.8%
Medical	21	187,145,600	19	151,836,900	-18.9%	1	400,100	-19.1%
Bank	14	20,880,200	16	23,320,700	11.7%	1	36,600	11.5%
Hospitality	8	38,245,800	9	48,346,300	26.4%	0	0	26.4%
Fitness	5	13,808,900	7	15,165,400	9.8%	0	0	9.8%
Industrial	205	695,516,700	207	844,671,600	21.4%	10	45,437,500	14.9%
Industrial	166	644,860,500	171	798,983,800	23.9%	10	45,437,500	16.9%
Vacant Industrial Land	39	50,656,200	36	45,687,800	-9.8%	0	0	-9.8%
Residential	25,343	8,807,889,000	25,768	10,672,065,800	21.2%	2,083	103,792,000	20.0%
Single Family	16,945	6,844,102,700	17,041	8,355,240,200	22.1%	1,200	71,236,000	21.0%
Townhome	3,906	966,225,200	4,102	1,178,722,200	22.0%	497	31,646,400	18.7%
Condominium	3,090	703,248,200	3,091	803,781,800	14.3%	375	848,000	14.2%
Zero Lot Line	669	200,055,200	669	218,369,600	9.2%	9	40,200	9.1%
Vacant Res Land	541	19,903,300	571	32,435,700	63.0%	0	0	63.0%
Co-Op	75	48,120,900	176	52,425,200	8.9%	0	0	8.9%
Duplex/Triplex	66	22,584,500	66	27,634,700	22.4%	2	21,400	22.3%
Other Residential	51	3,649,000	52	3,456,400	-5.3%	0	0	-5.3%
State Assessed	14	3,788,300	14	4,528,400	19.5%	0	0	19.5%
Railroad	7	0	7	0		0	0	
Utility	7	3,788,300	7	4,528,400	19.5%	0	0	19.5%
Total Real Property	26,089	11,275,211,200	26,519	13,507,679,000	19.8%	2,118	232,201,200	17.7%

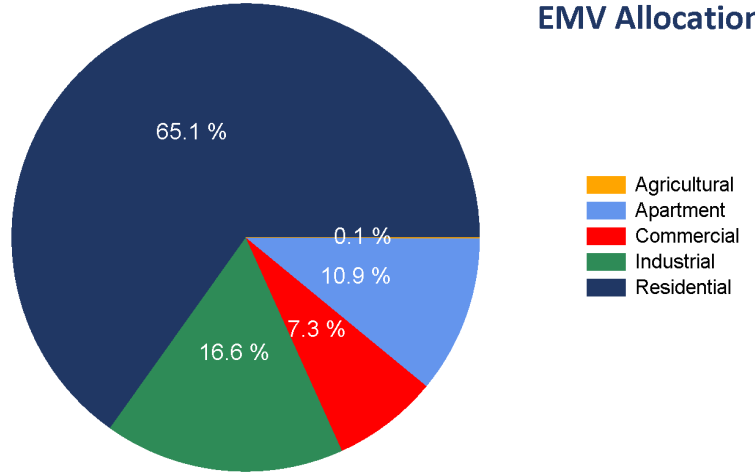
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EMV Allocation

Maple Plain Growth Totals

Estimated Market Value	12.6%
Taxable Market Value	13.8%
Net Tax Capacity	12.1%

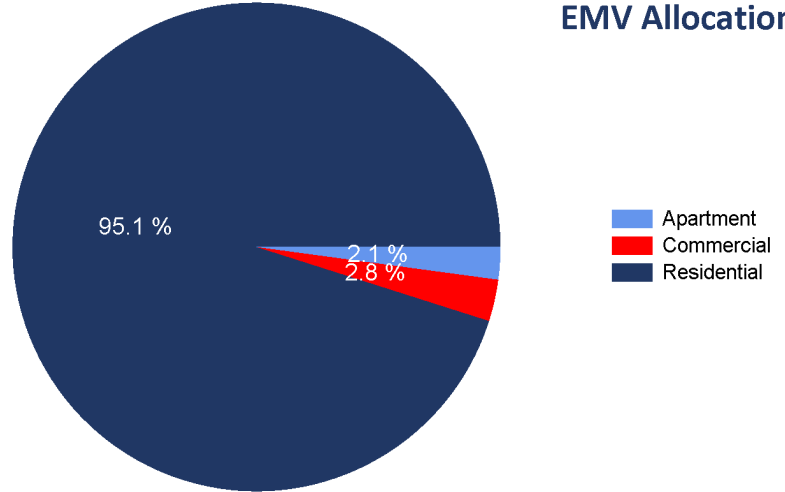


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1	176,300	1	187,400	6.3%	0	0	6.3%
Rural Vacant Land	1	176,300	1	187,400	6.3%	0	0	6.3%
Apartment	18	26,320,000	18	29,106,000	10.6%	1	636,000	8.2%
Apartments	17	26,190,000	17	28,976,000	10.6%	1	636,000	8.2%
Vacant Apartment Land	1	130,000	1	130,000	0.0%	0	0	0.0%
Commercial	43	19,741,000	43	19,519,000	-1.1%	0	0	-1.1%
Other	12	2,606,000	12	2,464,000	-5.4%	0	0	-5.4%
Office	8	9,093,000	8	9,093,000	0.0%	0	0	0.0%
Automotive	7	2,086,000	7	2,151,000	3.1%	0	0	3.1%
Vacant Commercial Land	7	727,000	6	720,000	-1.0%	0	0	-1.0%
Retail	4	2,748,000	4	2,458,000	-10.6%	0	0	-10.6%
Food / Entertainment	3	1,250,000	3	1,344,000	7.5%	0	0	7.5%
Hospitality	0	116,000	1	151,000	30.2%	0	0	30.2%
Medical	1	340,000	1	375,000	10.3%	0	0	10.3%
Bank	1	775,000	1	763,000	-1.5%	0	0	-1.5%
Industrial	45	41,282,000	46	44,408,000	7.6%	1	40,000	7.5%
Industrial	34	39,981,000	35	42,959,000	7.4%	1	40,000	7.3%
Vacant Industrial Land	11	1,301,000	11	1,449,000	11.4%	0	0	11.4%
Residential	564	149,957,200	562	174,232,000	16.2%	30	511,000	15.8%
Single Family	522	146,352,000	520	170,120,000	16.2%	30	511,000	15.9%
Vacant Res Land	21	277,200	21	304,000	9.7%	0	0	9.7%
Duplex/Triplex	9	2,494,000	9	2,878,000	15.4%	0	0	15.4%
Co-Op	7	608,000	7	687,000	13.0%	0	0	13.0%
Other Residential	5	226,000	5	243,000	7.5%	0	0	7.5%
State Assessed	5	0	5	0		0	0	
Railroad	5	0	5	0		0	0	
Total Real Property	676	237,476,500	675	267,452,400	12.6%	32	1,187,000	12.1%

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EMV Allocation



Medicine Lake Growth Totals

Estimated Market Value	22.6%
Taxable Market Value	22.6%
Net Tax Capacity	25.1%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	4	1,894,000	5	2,658,000	40.3%	0	0	40.3%
Apartments	4	1,894,000	5	2,658,000	40.3%	0	0	40.3%
Commercial	9	3,026,000	9	3,436,000	13.5%	0	0	13.5%
Food / Entertainment	7	2,242,000	7	2,649,000	18.2%	0	0	18.2%
Office	1	696,000	1	696,000	0.0%	0	0	0.0%
Other	1	88,000	1	91,000	3.4%	0	0	3.4%
Residential	135	96,602,000	134	118,333,000	22.5%	9	692,000	21.8%
Single Family	123	92,104,000	123	112,995,000	22.7%	9	692,000	21.9%
Duplex/Triplex	5	2,372,000	5	2,827,000	19.2%	0	0	19.2%
Vacant Res Land	5	1,097,000	4	994,000	-9.4%	0	0	-9.4%
Zero Lot Line	2	1,029,000	2	1,517,000	47.4%	0	0	47.4%
State Assessed	4	0	4	0		0	0	
Railroad	4	0	4	0		0	0	
Total Real Property	152	101,522,000	152	124,427,000	22.6%	9	692,000	21.9%

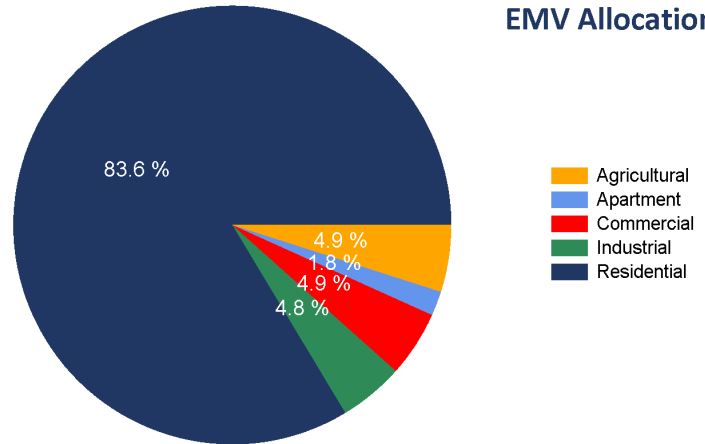
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EMV Allocation

Medina Growth Totals

Estimated Market Value	17.6%
Taxable Market Value	18.6%
Net Tax Capacity	19.9%

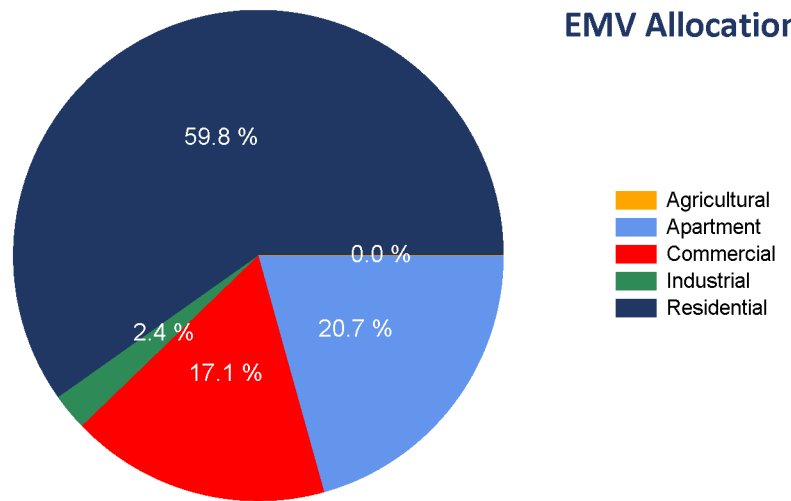


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	102	122,217,200	96	120,833,000	-1.1%	0	0	-1.1%
Farm	95	103,491,100	88	102,121,700	-1.3%	0	0	-1.3%
Rural Vacant Land	7	18,726,100	8	18,711,300	-0.1%	0	0	-0.1%
Apartment	15	41,732,000	16	44,159,000	5.8%	1	1,000,000	3.4%
Apartments	13	41,476,000	13	43,558,000	5.0%	1	1,000,000	2.6%
Vacant Apartment Land	2	256,000	3	601,000	134.8%	0	0	134.8%
Commercial	122	105,485,000	118	118,998,000	12.8%	1	1,453,000	11.4%
Office	42	13,809,000	42	24,606,000	78.2%	0	0	78.2%
Vacant Commercial Land	33	9,146,000	30	9,575,000	4.7%	0	0	4.7%
Retail	13	28,341,000	13	26,225,000	-7.5%	0	0	-7.5%
Other	14	33,349,000	12	34,834,000	4.5%	1	1,453,000	0.1%
Automotive	9	7,956,000	10	9,456,000	18.9%	0	0	18.9%
Food / Entertainment	5	4,016,000	5	5,324,000	32.6%	0	0	32.6%
Bank	3	4,847,000	3	4,916,000	1.4%	0	0	1.4%
Fitness	1	2,152,000	1	2,152,000	0.0%	0	0	0.0%
Hospitality	1	934,000	1	934,000	0.0%	0	0	0.0%
Medical	1	935,000	1	976,000	4.4%	0	0	4.4%
Industrial	68	103,540,000	73	117,357,000	13.3%	1	173,000	13.2%
Industrial	53	98,690,000	56	111,815,000	13.3%	1	173,000	13.1%
Vacant Industrial Land	15	4,850,000	17	5,542,000	14.3%	0	0	14.3%
Residential	2,789	1,711,659,400	2,867	2,049,983,400	19.8%	216	48,814,000	16.9%
Single Family	2,093	1,538,197,800	2,140	1,845,762,800	20.0%	184	36,490,000	17.6%
Vacant Res Land	350	43,289,500	355	40,526,200	-6.4%	0	0	-6.4%
Condominium	105	27,708,000	105	31,337,000	13.1%	0	0	13.1%
Zero Lot Line	75	40,433,000	75	45,716,000	13.1%	1	50,000	12.9%
Storage Condo	49	13,210,000	69	20,800,000	57.5%	25	3,775,000	28.9%
Other Residential	59	28,759,100	65	41,709,400	45.0%	6	8,499,000	15.5%
Townhome	55	18,882,000	55	22,618,000	19.8%	0	0	19.8%
Duplex/Triplex	3	1,180,000	3	1,514,000	28.3%	0	0	28.3%
State Assessed	15	1,895,000	15	1,904,000	0.5%	0	0	0.5%
Railroad	12	0	12	0		0	0	
Utility	3	1,895,000	3	1,904,000	0.5%	0	0	0.5%
Total Real Property	3,111	2,086,528,600	3,185	2,453,234,400	17.6%	218	51,440,000	15.1%

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EMV Allocation



Minneapolis Growth Totals

Estimated Market Value	6.9%
Taxable Market Value	6.9%
Net Tax Capacity	6.4%

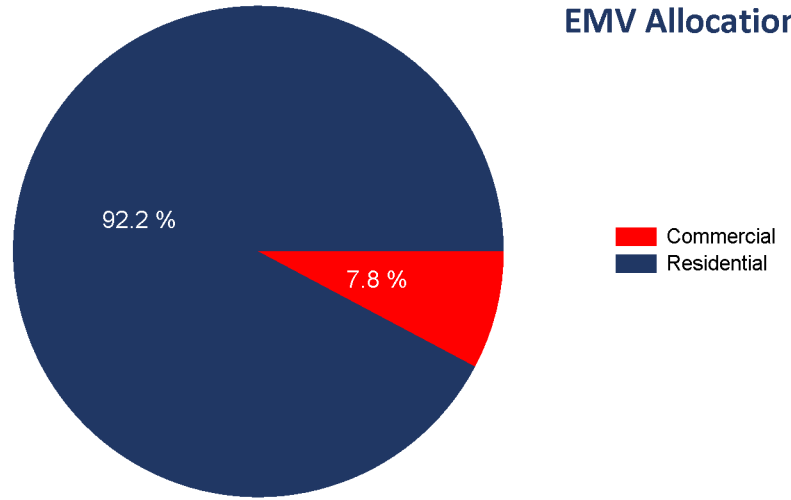
Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1	1,585,300	1	8,201,900	417.4%	0	0	417.4%
Farm	1	1,585,300	1	8,201,900	417.4%	0	0	417.4%
Apartment	3,865	12,360,469,500	3,919	13,266,443,900	7.3%	173	653,208,300	2.0%
Apartments	3,638	12,284,453,200	3,673	13,177,828,100	7.3%	173	653,208,300	2.0%
Vacant Apartment Land	217	53,071,400	236	64,130,300	20.8%	0	0	20.8%
Nursing Home	10	22,944,900	10	24,485,500	6.7%	0	0	6.7%
Commercial	4,731	10,574,535,300	4,871	11,000,491,900	4.0%	184	143,394,900	2.7%
Commercial (Improved)*	3,805	10,219,902,500	3,847	10,545,966,100	3.2%	184	143,394,900	1.8%
Vacant Commercial Land	923	354,162,800	1,021	454,025,800	28.2%	0	0	28.2%
Industrial	948	1,377,807,800	1,028	1,554,662,100	12.8%	17	22,281,800	11.2%
Industrial	546	1,175,415,200	548	1,394,050,900	18.6%	17	22,281,800	16.7%
Vacant Industrial Land	402	202,392,600	480	160,611,200	-20.6%	0	0	-20.6%
Residential	114,183	35,748,394,500	114,271	38,403,492,600	7.4%	4,123	281,400,300	6.6%
Single Family	74,428	25,406,101,700	74,431	27,588,127,400	8.6%	3,411	124,743,100	8.1%
Condominium	16,285	5,232,854,700	16,310	5,214,667,900	-0.3%	263	38,528,400	-1.1%
Duplex/Triplex	11,067	4,068,843,800	11,139	4,430,363,000	8.9%	400	34,055,600	8.0%
Other Residential	8,691	339,278,600	8,660	433,832,200	27.9%	8	83,245,800	3.3%
Co-Op	1,503	233,151,400	1,537	252,889,100	8.5%	8	130,000	8.4%
Townhome	1,061	390,619,300	1,010	384,795,600	-1.5%	24	532,800	-1.6%
Vacant Res Land	981	35,926,500	976	45,159,300	25.7%	0	0	25.7%
Zero Lot Line	167	41,618,500	208	53,658,100	28.9%	9	164,600	28.5%
State Assessed	182	54,710,500	170	52,485,900	-4.1%	0	0	-4.1%
Railroad	162	0	151	0		0	0	
Utility	20	54,710,500	19	52,485,900	-4.1%	0	0	-4.1%
Total Real Property	123,910	60,117,502,900	124,260	64,285,778,300	6.9%	4,449	1,100,285,300	5.1%

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* Commercial Improved includes the land and building values of all improved properties.

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EMV Allocation



Minnetonka Beach Growth Totals

Estimated Market Value	19.1%
Taxable Market Value	20.0%
Net Tax Capacity	21.0%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Commercial	4	37,608,000	4	40,448,000	7.6%	0	0	7.6%
Other	4	37,608,000	4	40,448,000	7.6%	0	0	7.6%
Residential	242	400,219,100	242	480,882,100	20.2%	20	6,335,000	18.6%
Single Family	225	394,747,000	226	475,940,000	20.6%	20	6,335,000	19.0%
Vacant Res Land	16	5,302,100	15	4,725,100	-10.9%	0	0	-10.9%
Other Residential	1	170,000	1	217,000	27.6%	0	0	27.6%
Total Real Property	246	437,827,100	246	521,330,100	19.1%	20	6,335,000	17.6%

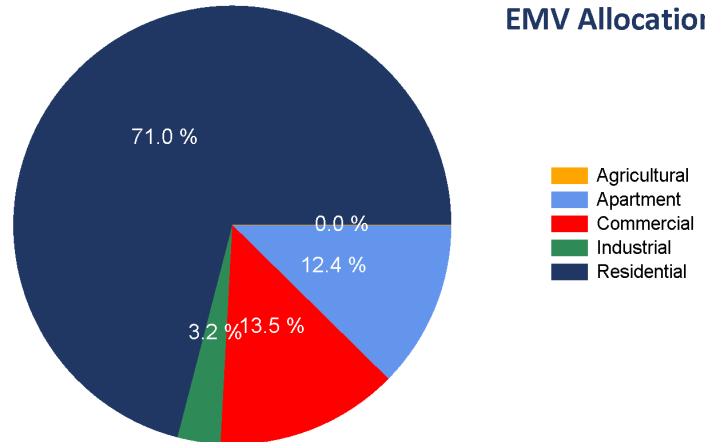
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EMV Allocation

Minnetonka Growth Totals

Estimated Market Value	12.5%
Taxable Market Value	12.9%
Net Tax Capacity	11.8%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1	662,000	1	662,000	0.0%	0	0	0.0%
Farm	1	662,000	1	662,000	0.0%	0	0	0.0%
Apartment	86	1,377,458,000	88	1,556,376,100	13.0%	6	21,250,000	11.4%
Apartments	76	1,362,857,900	71	1,527,029,000	12.0%	6	21,250,000	10.5%
Vacant Apartment Land	8	3,976,100	14	19,366,100	387.1%	0	0	387.1%
Nursing Home	2	10,624,000	3	9,981,000	-6.1%	0	0	-6.1%
Commercial	371	1,698,186,700	363	1,700,235,700	0.1%	18	12,115,000	-0.6%
Office	127	897,435,000	126	886,042,000	-1.3%	10	7,875,000	-2.1%
Retail	74	339,477,000	74	459,813,000	35.4%	4	2,240,000	34.8%
Other	45	190,464,000	36	76,189,000	-60.0%	0	0	-60.0%
Automotive	35	93,598,000	36	100,246,000	7.1%	0	0	7.1%
Vacant Commercial Land	27	13,393,700	27	13,739,700	2.6%	0	0	2.6%
Food / Entertainment	19	17,691,000	21	21,622,000	22.2%	2	1,400,000	14.3%
Medical	18	54,948,000	18	55,915,000	1.8%	2	600,000	0.7%
Bank	14	25,636,000	14	25,337,000	-1.2%	0	0	-1.2%
Hospitality	6	53,416,000	6	55,130,000	3.2%	0	0	3.2%
Fitness	6	12,128,000	5	6,202,000	-48.9%	0	0	-48.9%
Industrial	110	362,342,000	111	399,371,000	10.2%	1	1,400,000	9.8%
Industrial	101	361,014,000	101	397,938,000	10.2%	1	1,400,000	9.8%
Vacant Industrial Land	9	1,328,000	10	1,433,000	7.9%	0	0	7.9%
Residential	19,386	7,757,969,200	19,393	8,936,920,800	15.2%	868	61,350,800	14.4%
Single Family	13,244	6,294,524,300	13,262	7,342,170,000	16.6%	731	50,721,800	15.8%
Condominium	2,732	606,457,300	2,732	649,865,400	7.2%	47	1,447,000	6.9%
Townhome	2,002	678,177,900	2,019	755,513,300	11.4%	81	8,885,000	10.1%
Vacant Res Land	606	48,428,300	579	44,981,900	-7.1%	0	0	-7.1%
Other Residential	377	4,435,300	376	4,397,100	-0.9%	0	0	-0.9%
Zero Lot Line	243	69,504,200	243	79,913,600	15.0%	7	127,000	14.8%
Co-Op	143	40,943,000	143	41,753,500	2.0%	0	0	2.0%
Duplex/Triplex	39	15,498,900	39	18,326,000	18.2%	2	170,000	17.1%
State Assessed	14	210,000	14	210,000	0.0%	0	0	0.0%
Railroad	13	0	13	0		0	0	
Utility	1	210,000	1	210,000	0.0%	0	0	0.0%
Total Real Property	19,968	11,196,827,900	19,970	12,593,775,600	12.5%	893	96,115,800	11.6%

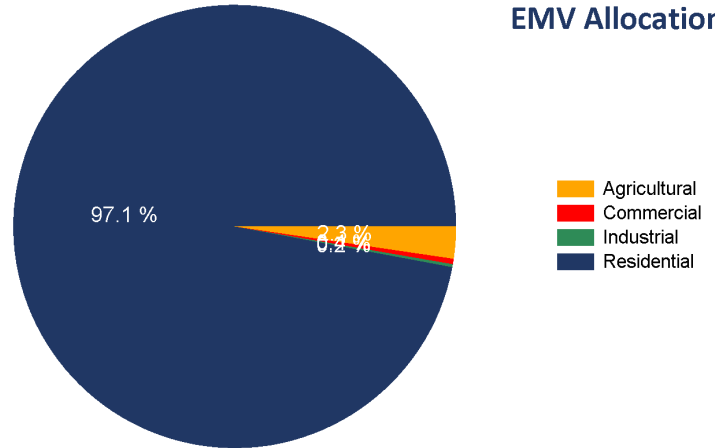
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EMV Allocation

Minnetrista Growth Totals

Estimated Market Value	27.7%
Taxable Market Value	28.5%
Net Tax Capacity	31.5%



Property Type	2021		2022		New Construction			Net h
	Parcels	Est Market Value	Parcels	Est Market Value	Gross	Improvement	%	
Agricultural								%
Farm	61	50,523,500	53	45,782,100	-9.4%	2	90,000	-9.6%
Rural Vacant Land	21	20,669,800	19	17,325,300	-16.2%	0	0	-16.2%
Commercial	17	9,632,300	16	10,613,200	10.2%	0	0	10.2%
Vacant Commercial Land	8	842,200	8	997,200	18.4%	0	0	18.4%
Other	6	7,769,100	5	8,412,000	8.3%	0	0	8.3%
Food / Entertainment	2	712,000	2	879,000	23.5%	0	0	23.5%
Automotive	1	270,000	1	278,000	3.0%	0	0	3.0%
Retail	0	39,000	0	47,000	20.5%	0	0	20.5%
Industrial	9	5,568,100	7	5,986,100	7.5%	0	0	7.5%
Industrial	5	4,852,000	4	5,109,000	5.3%	0	0	5.3%
Vacant Industrial Land	4	716,100	3	877,100	22.5%	0	0	22.5%
Residential	3,841	2,036,986,300	3,850	2,631,328,700	29.2%	390	78,407,000	25.3%
Single Family	2,888	1,863,503,000	2,964	2,421,218,000	29.9%	360	73,988,000	26.0%
Vacant Res Land	428	43,694,300	361	51,751,900	18.4%	0	0	18.4%
Storage Condo	270	45,393,000	270	52,123,000	14.8%	0	0	14.8%
Townhome	181	47,924,000	181	61,687,000	28.7%	28	4,401,000	19.5%
Other Residential	72	35,800,000	72	43,703,800	22.1%	2	18,000	22.0%
Duplex/Triplex	2	672,000	2	845,000	25.7%	0	0	25.7%
State Assessed	3	42,000	3	44,000	4.8%	0	0	4.8%
Utility	3	42,000	3	44,000	4.8%	0	0	4.8%
Total Real Property	3,952	2,123,422,000	3,948	2,711,079,400	27.7%	391	78,497,000	24.0%

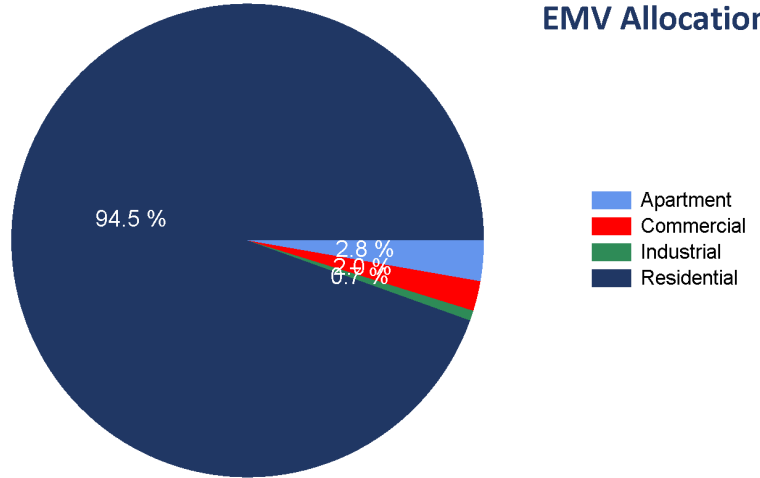
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EMV Allocation

Mound Growth Totals

Estimated Market Value	26.8%
Taxable Market Value	28.2%
Net Tax Capacity	29.7%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	29	48,066,000	31	56,661,000	17.9%	9	885,000	16.0%
Apartments	28	47,941,000	29	54,326,000	13.3%	9	885,000	11.5%
Vacant Apartment Land	1	125,000	2	2,335,000	1768.0%	0	0	1768.0%
Commercial	86	41,267,100	84	42,023,500	1.8%	3	200,000	1.3%
Retail	24	22,077,000	22	20,492,000	-7.2%	3	200,000	-8.1%
Vacant Commercial Land	20	2,430,100	17	2,798,100	15.1%	0	0	15.1%
Other	13	3,642,000	15	4,251,400	16.7%	0	0	16.7%
Office	11	3,969,000	12	4,758,000	19.9%	0	0	19.9%
Automotive	8	3,163,000	8	3,261,000	3.1%	0	0	3.1%
Food / Entertainment	6	2,047,000	6	2,480,000	21.2%	0	0	21.2%
Medical	2	1,477,000	2	1,521,000	3.0%	0	0	3.0%
Bank	2	2,462,000	2	2,462,000	0.0%	0	0	0.0%
Industrial	12	13,757,000	11	14,199,000	3.2%	0	0	3.2%
Industrial	12	13,757,000	11	14,199,000	3.2%	0	0	3.2%
Residential	4,339	1,520,204,200	4,338	1,945,479,000	28.0%	230	9,553,000	27.3%
Single Family	3,384	1,345,433,000	3,386	1,730,005,000	28.6%	177	8,082,000	28.0%
Condominium	424	71,241,000	424	88,706,000	24.5%	46	1,402,000	22.5%
Vacant Res Land	218	11,555,200	213	15,648,000	35.4%	0	0	35.4%
Other Residential	145	3,109,000	146	4,018,000	29.2%	0	0	29.2%
Townhome	94	64,271,000	94	75,984,000	18.2%	4	43,000	18.2%
Duplex/Triplex	46	15,531,000	47	20,644,000	32.9%	2	18,000	32.8%
Zero Lot Line	28	9,064,000	28	10,474,000	15.6%	1	8,000	15.5%
State Assessed	2	184,000	2	202,000	9.8%	0	0	9.8%
Utility	2	184,000	2	202,000	9.8%	0	0	9.8%
Total Real Property	4,468	1,623,478,300	4,466	2,058,564,500	26.8%	242	10,638,000	26.1%

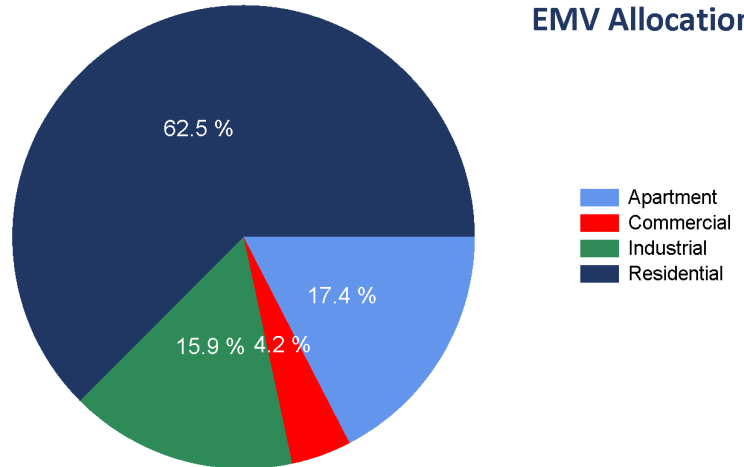
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EMV Allocation

New Hope Growth Totals

Estimated Market Value	15.3%
Taxable Market Value	16.6%
Net Tax Capacity	15.7%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	109	436,057,000	108	476,705,000	9.3%	9	3,680,000	8.5%
Apartments	107	422,853,000	106	463,491,000	9.6%	8	3,670,000	8.7%
Nursing Home	1	13,179,000	1	13,189,000	0.1%	1	10,000	0.0%
Vacant Apartment Land	1	25,000	1	25,000	0.0%	0	0	0.0%
Commercial	84	108,826,200	84	115,054,200	5.7%	6	105,000	5.6%
Retail	25	55,937,000	26	60,892,000	8.9%	4	85,000	8.7%
Automotive	16	15,028,000	16	15,329,000	2.0%	1	15,000	1.9%
Office	17	17,732,000	16	17,534,000	-1.1%	0	0	-1.1%
Food / Entertainment	9	7,251,000	9	7,730,000	6.6%	1	5,000	6.5%
Medical	7	7,224,000	7	7,764,000	7.5%	0	0	7.5%
Other	4	2,260,000	4	2,191,000	-3.1%	0	0	-3.1%
Bank	3	2,369,000	3	2,450,000	3.4%	0	0	3.4%
Vacant Commercial Land	3	1,025,200	3	1,164,200	13.6%	0	0	13.6%
Industrial	117	377,646,000	117	435,012,000	15.2%	2	130,000	15.2%
Industrial	111	377,303,000	111	434,661,000	15.2%	2	130,000	15.2%
Vacant Industrial Land	6	343,000	6	351,000	2.3%	0	0	2.3%
Residential	5,697	1,450,961,100	5,698	1,710,396,100	17.9%	364	11,586,300	17.1%
Single Family	4,629	1,285,008,000	4,641	1,519,731,000	18.3%	354	11,451,300	17.4%
Condominium	421	51,633,000	421	59,484,000	15.2%	3	12,000	15.2%
Townhome	217	47,003,000	217	55,872,000	18.9%	2	13,000	18.8%
Zero Lot Line	152	30,791,000	152	37,424,000	21.5%	3	36,000	21.4%
Other Residential	80	439,000	82	1,090,000	148.3%	0	0	148.3%
Co-Op	78	12,226,000	78	12,226,000	0.0%	0	0	0.0%
Duplex/Triplex	55	18,573,000	55	20,232,000	8.9%	2	74,000	8.5%
Vacant Res Land	41	970,100	28	19,100	-98.0%	0	0	-98.0%
Storage Condo	24	4,318,000	24	4,318,000	0.0%	0	0	0.0%
State Assessed	14	0	14	0		0	0	
Railroad	14	0	14	0		0	0	
Total Real Property	6,021	2,373,490,300	6,021	2,737,167,300	15.3%	381	15,501,300	14.7%

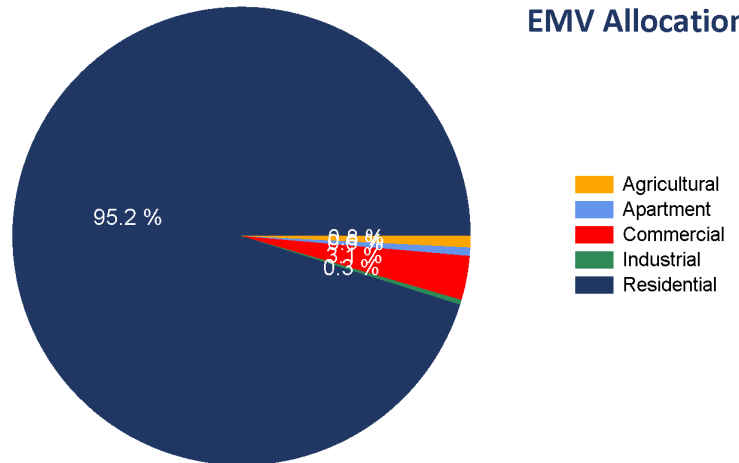
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EMV Allocation

Orono Growth Totals

Estimated Market Value	24.1%
Taxable Market Value	24.3%
Net Tax Capacity	26.1%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	19	31,550,600	18	36,306,900	15.1%	0	0	15.1%
Rural Vacant Land	15	25,481,800	14	29,427,000	15.5%	0	0	15.5%
Farm	4	6,068,800	4	6,879,900	13.4%	0	0	13.4%
Apartment	4	24,293,000	9	26,816,000	10.4%	1	3,000	10.4%
Vacant Apartment Land	1	420,000	5	1,800,000	328.6%	0	0	328.6%
Apartments	3	23,873,000	4	25,016,000	4.8%	1	3,000	4.8%
Commercial	76	124,458,300	67	141,549,100	13.7%	1	20,000	13.7%
Other	29	84,847,000	27	99,986,000	17.8%	0	0	17.8%
Vacant Commercial Land	17	3,755,300	12	4,511,100	20.1%	0	0	20.1%
Retail	9	11,666,000	9	11,761,000	0.8%	0	0	0.8%
Office	9	6,962,000	7	6,149,000	-11.7%	1	20,000	-12.0%
Automotive	6	11,832,000	6	13,592,000	14.9%	0	0	14.9%
Medical	3	3,565,000	3	3,672,000	3.0%	0	0	3.0%
Food / Entertainment	2	931,000	2	978,000	5.0%	0	0	5.0%
Bank	1	900,000	1	900,000	0.0%	0	0	0.0%
Industrial	7	14,867,000	6	15,665,000	5.4%	0	0	5.4%
Industrial	6	14,555,000	5	15,079,000	3.6%	0	0	3.6%
Vacant Industrial Land	1	312,000	1	586,000	87.8%	0	0	87.8%
Residential	3,967	3,471,950,200	3,978	4,331,924,200	24.8%	287	42,483,000	23.5%
Single Family	3,134	3,261,845,000	3,154	3,975,207,000	21.9%	283	41,807,000	20.6%
Vacant Res Land	567	105,332,000	555	116,165,000	10.3%	0	0	10.3%
Townhome	121	57,087,000	121	64,936,000	13.7%	1	644,000	12.6%
Condominium	57	22,018,000	57	21,976,000	-0.2%	0	0	-0.2%
Other Residential	54	16,099,200	57	141,821,200	780.9%	1	4,000	780.9%
Zero Lot Line	30	7,785,000	30	9,695,000	24.5%	1	2,000	24.5%
Duplex/Triplex	4	1,784,000	4	2,124,000	19.1%	1	26,000	17.6%
State Assessed	7	278,000	7	293,000	5.4%	0	0	5.4%
Railroad	6	0	6	0		0	0	
Utility	1	278,000	1	293,000	5.4%	0	0	5.4%
Total Real Property	4,080	3,667,397,100	4,085	4,552,554,200	24.1%	289	42,506,000	23.0%

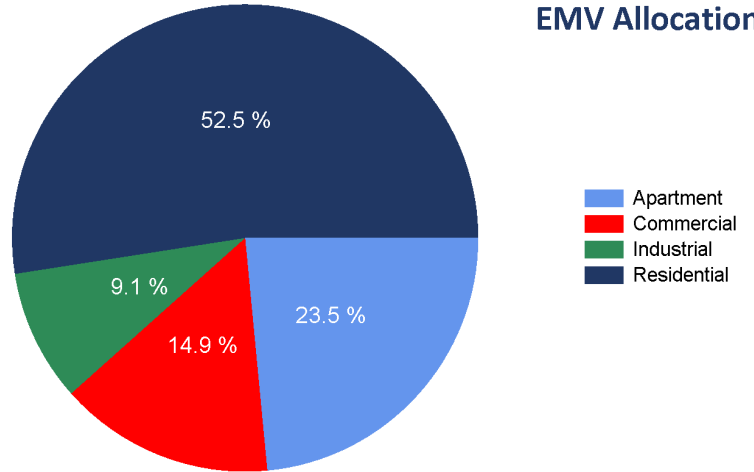
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EMV Allocation

Osseo Growth Totals

Estimated Market Value	15.3%
Taxable Market Value	16.8%
Net Tax Capacity	15.1%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	28	79,575,000	28	86,182,000	8.3%	3	65,000	8.2%
Apartments	24	71,207,000	24	77,769,000	9.2%	2	20,000	9.2%
Nursing Home	3	8,354,000	3	8,399,000	0.5%	1	45,000	0.0%
Vacant Apartment Land	1	14,000	1	14,000	0.0%	0	0	0.0%
Commercial	103	52,195,000	102	54,796,000	5.0%	3	80,000	4.8%
Retail	28	18,917,000	29	21,247,000	12.3%	2	55,000	12.0%
Office	27	12,022,000	26	12,062,000	0.3%	1	25,000	0.1%
Other	21	3,870,000	21	4,006,000	3.5%	0	0	3.5%
Automotive	12	7,962,000	12	7,990,000	0.4%	0	0	0.4%
Food / Entertainment	7	4,332,000	7	4,577,000	5.7%	0	0	5.7%
Medical	5	3,877,000	5	3,791,000	-2.2%	0	0	-2.2%
Bank	1	785,000	1	785,000	0.0%	0	0	0.0%
Vacant Commercial Land	2	430,000	1	338,000	-21.4%	0	0	-21.4%
Industrial	24	28,869,000	24	33,535,000	16.2%	1	15,000	16.1%
Industrial	24	28,869,000	24	33,535,000	16.2%	1	15,000	16.1%
Residential	749	157,717,000	750	192,542,000	22.1%	57	1,637,000	21.0%
Single Family	593	136,139,000	595	168,613,000	23.9%	57	1,637,000	22.7%
Co-Op	77	8,623,000	77	9,504,000	10.2%	0	0	10.2%
Condominium	52	7,707,000	52	8,471,000	9.9%	0	0	9.9%
Townhome	9	1,812,000	9	2,065,000	14.0%	0	0	14.0%
Zero Lot Line	6	1,384,000	6	1,586,000	14.6%	0	0	14.6%
Duplex/Triplex	6	1,819,000	6	2,088,000	14.8%	0	0	14.8%
Vacant Res Land	5	233,000	4	215,000	-7.7%	0	0	-7.7%
Other Residential	1	0	1	0		0	0	
State Assessed	7	35,000	7	35,000	0.0%	0	0	0.0%
Railroad	6	0	6	0		0	0	
Utility	1	35,000	1	35,000	0.0%	0	0	0.0%
Total Real Property	911	318,391,000	911	367,090,000	15.3%	64	1,797,000	14.7%

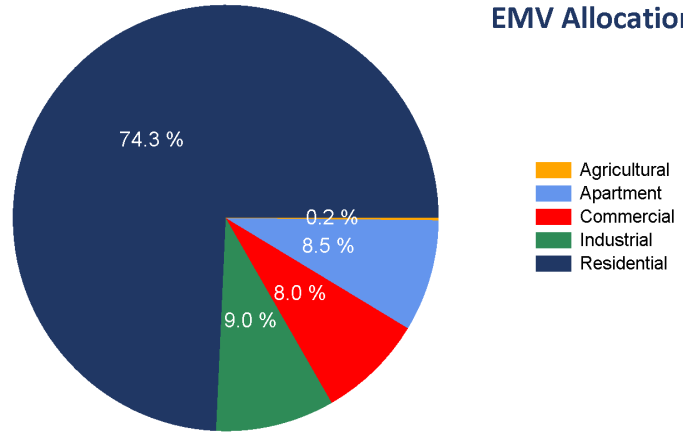
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EMV Allocation

Plymouth Growth Totals

Estimated Market Value	15.8%
Taxable Market Value	16.5%
Net Tax Capacity	16.4%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	6	31,807,400	6	28,376,600	-10.8%	0	0	-10.8%
Farm	6	28,234,300	6	24,803,500	-12.2%	0	0	-12.2%
Rural Vacant Land	0	3,573,100	0	3,573,100	0.0%	0	0	0.0%
Apartment	78	1,242,405,200	85	1,408,963,200	13.4%	17	21,946,000	11.6%
Apartments	66	1,229,711,000	71	1,365,361,000	11.0%	17	21,946,000	9.2%
Vacant Apartment Land	11	3,249,200	10	2,370,200	-27.1%	0	0	-27.1%
Nursing Home	1	9,445,000	4	41,232,000	336.5%	0	0	336.5%
Commercial	396	1,320,750,400	389	1,336,508,000	1.2%	24	3,855,000	0.9%
Office	164	631,261,000	164	647,888,000	2.6%	11	1,050,000	2.5%
Retail	65	313,551,000	64	328,535,000	4.8%	9	980,000	4.5%
Automotive	35	62,959,000	35	65,986,000	4.8%	1	1,400,000	2.6%
Other	33	59,916,000	34	60,066,000	0.3%	0	0	0.3%
Food / Entertainment	30	45,615,000	30	47,535,000	4.2%	1	75,000	4.0%
Vacant Commercial Land	33	17,979,400	29	18,709,000	4.1%	0	0	4.1%
Medical	14	109,479,000	11	84,670,000	-22.7%	2	350,000	-23.0%
Bank	10	16,267,000	10	16,346,000	0.5%	0	0	0.5%
Hospitality	8	49,422,000	8	52,472,000	6.2%	0	0	6.2%
Fitness	4	14,301,000	4	14,301,000	0.0%	0	0	0.0%
Industrial	285	1,257,958,000	286	1,498,387,000	19.1%	27	6,135,000	18.6%
Industrial	277	1,253,457,000	276	1,494,396,000	19.2%	27	6,135,000	18.7%
Vacant Industrial Land	8	4,501,000	10	3,991,000	-11.3%	0	0	-11.3%
Residential	27,120	10,484,386,600	27,131	12,334,416,200	17.6%	1,762	125,689,000	16.4%
Single Family	17,712	8,172,011,000	17,837	9,689,088,000	18.6%	1,470	105,232,000	17.3%
Townhome	4,544	1,458,440,000	4,574	1,701,357,000	16.7%	223	17,980,000	15.4%
Condominium	3,274	663,334,000	3,273	757,496,000	14.2%	38	446,000	14.1%
Vacant Res Land	951	67,243,600	784	55,005,200	-18.2%	0	0	-18.2%
Zero Lot Line	204	65,170,000	227	80,610,000	23.7%	29	1,898,000	20.8%
Co-Op	210	30,286,000	210	33,020,000	9.0%	0	0	9.0%
Other Residential	194	16,252,000	194	3,540,000	-78.2%	0	0	-78.2%
Duplex/Triplex	31	11,650,000	32	14,300,000	22.7%	2	133,000	21.6%
State Assessed	44	6,585,000	44	6,784,000	3.0%	0	0	3.0%
Railroad	39	0	39	0		0	0	
Utility	5	6,585,000	5	6,784,000	3.0%	0	0	3.0%
Total Real Property	27,929	14,343,892,600	27,941	16,613,435,000	15.8%	1,830	157,625,000	14.7%

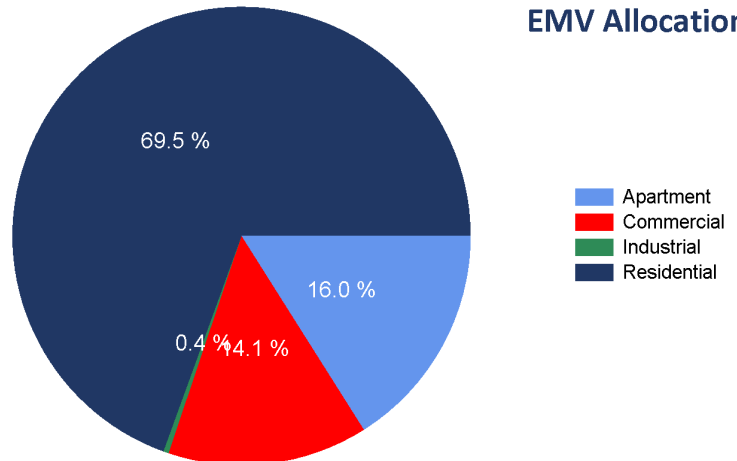
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EMV Allocation

Richfield Growth Totals

Estimated Market Value	14.0%
Taxable Market Value	15.4%
Net Tax Capacity	13.9%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	199	677,483,200	181	777,234,100	14.7%	20	55,514,000	6.5%
Apartments	179	673,778,100	174	773,460,000	14.8%	20	55,514,000	6.6%
Vacant Apartment Land	19	1,121,100	6	1,190,100	6.2%	0	0	6.2%
Nursing Home	1	2,584,000	1	2,584,000	0.0%	0	0	0.0%
Commercial	238	658,464,000	232	684,877,000	4.0%	10	3,591,000	3.5%
Retail	79	224,211,000	78	239,788,000	6.9%	4	3,110,000	5.6%
Office	39	236,564,000	41	241,420,000	2.1%	1	300,000	1.9%
Automotive	33	100,659,000	33	105,535,000	4.8%	0	0	4.8%
Other	24	17,787,000	27	20,479,000	15.1%	0	0	15.1%
Food / Entertainment	26	27,336,000	25	25,151,000	-8.0%	2	45,000	-8.2%
Medical	14	13,437,000	12	13,641,000	1.5%	1	6,000	1.5%
Vacant Commercial Land	14	8,309,000	8	7,072,000	-14.9%	0	0	-14.9%
Bank	4	6,558,000	4	6,585,000	0.4%	1	50,000	-0.4%
Hospitality	3	14,625,000	3	16,656,000	13.9%	1	80,000	13.3%
Fitness	2	8,978,000	1	8,550,000	-4.8%	0	0	-4.8%
Industrial	16	15,709,000	18	18,395,000	17.1%	0	0	17.1%
Industrial	16	15,709,000	18	18,395,000	17.1%	0	0	17.1%
Residential	11,150	2,900,279,900	11,197	3,367,551,900	16.1%	850	15,916,000	15.6%
Single Family	9,676	2,640,790,000	9,674	3,077,448,000	16.5%	802	10,653,000	16.1%
Condominium	778	158,322,000	779	167,669,000	5.9%	12	126,000	5.8%
Other Residential	301	1,262,000	300	1,170,000	-7.3%	0	0	-7.3%
Co-Op	157	35,831,000	157	37,980,000	6.0%	0	0	6.0%
Duplex/Triplex	143	48,793,000	140	55,842,000	14.4%	8	155,000	14.1%
Townhome	34	9,721,000	66	20,581,000	111.7%	28	4,982,000	60.5%
Vacant Res Land	45	1,426,900	65	2,330,900	63.4%	0	0	63.4%
Zero Lot Line	16	4,134,000	16	4,531,000	9.6%	0	0	9.6%
State Assessed	3	328,000	3	440,000	34.1%	0	0	34.1%
Railroad	2	0	2	0		0	0	
Utility	1	328,000	1	440,000	34.1%	0	0	34.1%
Total Real Property	11,606	4,252,264,100	11,631	4,848,498,000	14.0%	880	75,021,000	12.3%

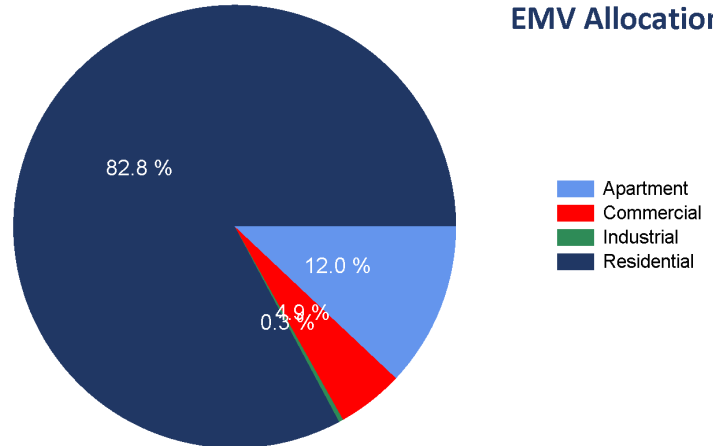
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EMV Allocation

Robbinsdale Growth Totals

Estimated Market Value	17.8%
Taxable Market Value	19.9%
Net Tax Capacity	18.8%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	38	179,459,000	40	208,570,000	16.2%	4	17,885,000	6.3%
Apartments	34	176,124,000	36	205,235,000	16.5%	4	17,885,000	6.4%
Vacant Apartment Land	3	5,000	3	5,000	0.0%	0	0	0.0%
Nursing Home	1	3,330,000	1	3,330,000	0.0%	0	0	0.0%
Commercial	90	88,114,000	85	84,285,000	-4.3%	2	35,000	-4.4%
Retail	29	40,140,000	29	41,642,000	3.7%	0	0	3.7%
Other	18	5,425,000	14	3,248,000	-40.1%	0	0	-40.1%
Automotive	11	4,484,000	11	4,564,000	1.8%	0	0	1.8%
Medical	10	20,934,000	10	19,197,000	-8.3%	1	30,000	-8.4%
Food / Entertainment	9	8,415,000	9	8,960,000	6.5%	1	5,000	6.4%
Office	9	4,371,000	8	2,840,000	-35.0%	0	0	-35.0%
Bank	3	3,891,000	3	3,354,000	-13.8%	0	0	-13.8%
Hospitality	1	221,000	1	240,000	8.6%	0	0	8.6%
Vacant Commercial Land	0	233,000	0	240,000	3.0%	0	0	3.0%
Industrial	7	1,478,000	10	5,620,000	280.2%	0	0	280.2%
Industrial	5	1,444,000	5	1,873,000	29.7%	0	0	29.7%
Vacant Industrial Land	2	34,000	5	3,747,000	10920.6%	0	0	10920.6%
Residential	5,005	1,205,807,000	5,003	1,438,593,300	19.3%	231	6,306,000	18.8%
Single Family	4,338	1,073,651,000	4,338	1,285,065,000	19.7%	224	6,067,000	19.1%
Duplex/Triplex	245	68,032,000	246	79,969,500	17.5%	5	187,000	17.3%
Townhome	194	49,342,000	194	56,819,000	15.2%	1	26,000	15.1%
Co-Op	122	6,774,000	122	6,929,200	2.3%	0	0	2.3%
Vacant Res Land	44	898,000	40	642,600	-28.4%	0	0	-28.4%
Condominium	36	2,309,000	36	2,598,000	12.5%	0	0	12.5%
Zero Lot Line	22	4,475,000	23	6,235,000	39.3%	1	26,000	38.7%
Other Residential	4	326,000	4	335,000	2.8%	0	0	2.8%
State Assessed	6	582,000	6	582,000	0.0%	0	0	0.0%
Railroad	5	0	5	0	0.0%	0	0	0.0%
Utility	1	582,000	1	582,000	0.0%	0	0	0.0%
Total Real Property	5,146	1,475,440,000	5,144	1,737,650,300	17.8%	237	24,226,000	16.1%

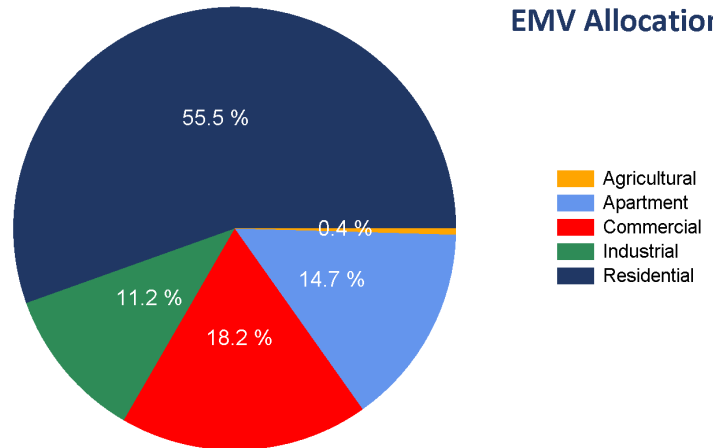
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EMV Allocation

Rockford Growth Totals

Estimated Market Value	18.3%
Taxable Market Value	19.5%
Net Tax Capacity	17.7%

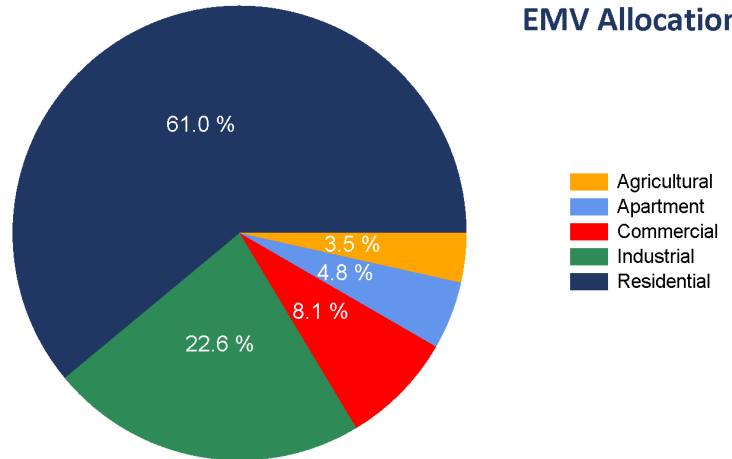


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1	156,900	1	171,800	9.5%	0	0	9.5%
Farm	1	126,800	1	135,700	7.0%	0	0	7.0%
Rural Vacant Land	0	30,100	0	36,100	19.9%	0	0	19.9%
Apartment	2	5,144,000	2	5,660,000	10.0%	1	30,000	9.4%
Apartments	2	5,144,000	2	5,660,000	10.0%	1	30,000	9.4%
Commercial	7	6,434,000	8	6,978,000	8.5%	0	0	8.5%
Retail	3	1,185,000	3	1,225,000	3.4%	0	0	3.4%
Other	1	1,953,000	2	2,384,000	22.1%	0	0	22.1%
Vacant Commercial Land	1	510,000	1	680,000	33.3%	0	0	33.3%
Automotive	1	2,400,000	1	2,289,000	-4.6%	0	0	-4.6%
Office	1	386,000	1	400,000	3.6%	0	0	3.6%
Industrial	6	3,687,000	6	4,295,000	16.5%	0	0	16.5%
Industrial	5	3,651,000	5	4,245,000	16.3%	0	0	16.3%
Vacant Industrial Land	1	36,000	1	50,000	38.9%	0	0	38.9%
Residential	72	17,048,000	72	21,297,000	24.9%	3	466,000	22.2%
Single Family	48	12,880,000	49	16,280,000	26.4%	2	464,000	22.8%
Townhome	20	4,007,000	20	4,870,000	21.5%	1	2,000	21.5%
Vacant Res Land	4	161,000	3	147,000	-8.7%	0	0	-8.7%
State Assessed	1	0	1	0		0	0	
Railroad	1	0	1	0		0	0	
Total Real Property	89	32,469,900	90	38,401,800	18.3%	4	496,000	16.7%

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EMV Allocation



Rogers Growth Totals

Estimated Market Value	20.5%
Taxable Market Value	21.4%
Net Tax Capacity	20.8%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	135	101,344,300	128	104,624,900	3.2%	0	0	3.2%
Farm	120	95,246,000	113	98,215,800	3.1%	0	0	3.1%
Rural Vacant Land	15	6,098,300	15	6,409,100	5.1%	0	0	5.1%
Apartment	15	104,291,000	19	144,155,000	38.2%	4	23,800,000	15.4%
Apartments	15	104,291,000	19	144,155,000	38.2%	4	23,800,000	15.4%
Commercial	158	223,372,200	162	240,621,200	7.7%	12	3,050,000	6.4%
Retail	37	87,667,000	37	93,798,000	7.0%	8	1,885,000	4.8%
Automotive	32	51,671,000	33	54,876,000	6.2%	1	1,000,000	4.3%
Vacant Commercial Land	23	9,276,200	24	10,325,200	11.3%	0	0	11.3%
Other	20	13,503,000	22	18,359,000	36.0%	0	0	36.0%
Food / Entertainment	15	18,980,000	16	21,482,000	13.2%	2	115,000	12.6%
Office	11	10,051,000	11	10,109,000	0.6%	0	0	0.6%
Medical	9	11,530,000	9	11,927,000	3.4%	1	50,000	3.0%
Hospitality	5	13,331,000	5	14,175,000	6.3%	0	0	6.3%
Bank	5	7,247,000	4	5,454,000	-24.7%	0	0	-24.7%
Fitness	1	116,000	1	116,000	0.0%	0	0	0.0%
Industrial	201	561,066,100	199	674,255,600	20.2%	9	2,209,000	19.8%
Industrial	160	531,762,000	159	642,651,000	20.9%	9	2,209,000	20.4%
Vacant Industrial Land	41	29,304,100	40	31,604,600	7.9%	0	0	7.9%
Residential	4,659	1,486,523,800	4,838	1,820,429,100	22.5%	571	62,731,000	18.2%
Single Family	3,543	1,294,118,000	3,696	1,591,218,000	23.0%	425	55,007,000	18.7%
Townhome	529	117,406,000	580	146,396,000	24.7%	144	7,676,000	18.2%
Vacant Res Land	412	20,007,800	385	17,331,500	-13.4%	0	0	-13.4%
Condominium	98	28,613,000	98	34,258,000	19.7%	0	0	19.7%
Other Residential	48	18,781,000	50	22,732,600	21.0%	2	48,000	20.8%
Zero Lot Line	24	6,137,000	24	6,785,000	10.6%	0	0	10.6%
Duplex/Triplex	5	1,461,000	5	1,708,000	16.9%	0	0	16.9%
State Assessed	16	536,000	16	603,000	12.5%	0	0	12.5%
Railroad	14	0	14	0		0	0	
Utility	2	536,000	2	603,000	12.5%	0	0	12.5%
Total Real Property	5,184	2,477,133,400	5,362	2,984,688,800	20.5%	596	91,790,000	16.8%

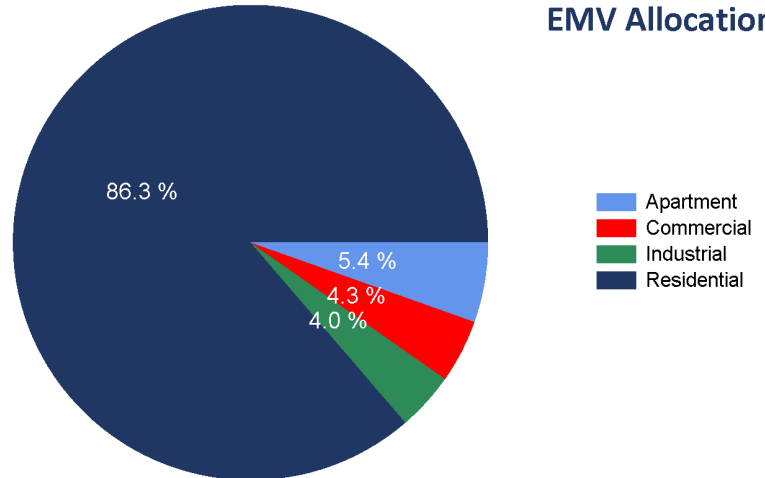
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EMV Allocation

Saint Anthony Growth Totals

Estimated Market Value	9.1%
Taxable Market Value	9.7%
Net Tax Capacity	9.9%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	5	41,814,000	5	47,217,000	12.9%	1	100,000	12.7%
Apartments	5	41,814,000	5	47,217,000	12.9%	1	100,000	12.7%
Commercial	49	37,473,000	47	37,549,000	0.2%	1	243,000	-0.4%
Office	26	8,589,000	25	7,719,000	-10.1%	1	243,000	-13.0%
Other	9	9,753,000	9	10,034,000	2.9%	0	0	2.9%
Automotive	7	5,185,000	7	5,431,000	4.7%	0	0	4.7%
Retail	3	10,650,000	3	11,375,000	6.8%	0	0	6.8%
Bank	1	1,650,000	1	1,633,000	-1.0%	0	0	-1.0%
Food / Entertainment	1	955,000	1	1,027,000	7.5%	0	0	7.5%
Medical	1	320,000	1	330,000	3.1%	0	0	3.1%
Fitness	1	371,000	0			0		
Industrial	24	30,563,000	24	34,508,000	12.9%	1	100,000	12.6%
Industrial	24	30,563,000	24	34,508,000	12.9%	1	100,000	12.6%
Residential	2,151	688,353,500	2,151	751,296,400	9.1%	170	2,643,000	8.8%
Single Family	1,721	645,545,000	1,723	704,696,000	9.2%	148	2,489,000	8.8%
Other Residential	154	2,418,000	152	2,289,000	-5.3%	0	0	-5.3%
Condominium	137	15,064,000	139	16,746,000	11.2%	0	0	11.2%
Townhome	58	15,503,000	58	17,044,000	9.9%	20	143,000	9.0%
Vacant Res Land	54	436,500	52	355,400	-18.6%	0	0	-18.6%
Duplex/Triplex	25	9,000,000	25	9,705,000	7.8%	2	11,000	7.7%
Zero Lot Line	2	387,000	2	461,000	19.1%	0	0	19.1%
State Assessed	1	0	1	0		0	0	
Railroad	1	0	1	0		0	0	
Total Real Property	2,230	798,203,500	2,228	870,570,400	9.1%	173	3,086,000	8.7%

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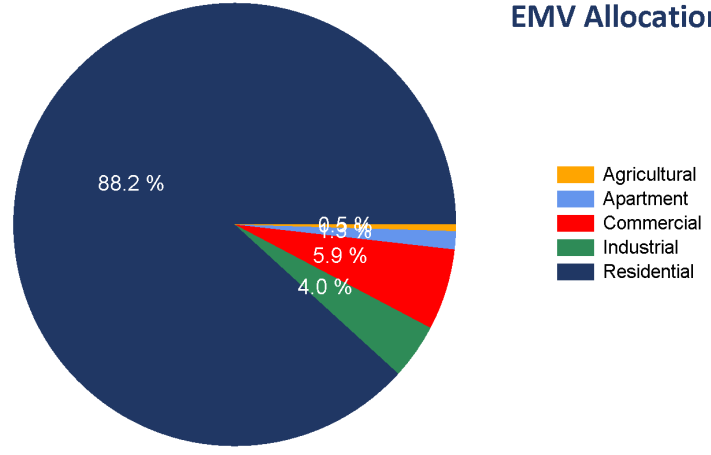
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2022 Assessment Saint Bonifacius

EMV Allocation

Saint Bonifacius Growth Totals

Estimated Market Value **17.9%**
 Taxable Market Value **19.7%**
 Net Tax Capacity **19.5%**



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Agricultural	1	1,479,500	1	1,482,800	0.2%	0	0	0.2%
Farm	1	914,500	1	917,800	0.4%	0	0	0.4%
Rural Vacant Land	0	565,000	0	565,000	0.0%	0	0	0.0%
Apartment	5	3,939,000	5	4,131,000	4.9%	1	20,000	4.4%
Apartments	5	3,939,000	5	4,131,000	4.9%	1	20,000	4.4%
Commercial	34	17,463,000	34	18,458,000	5.7%	1	75,000	5.3%
Retail	10	4,879,000	10	5,060,000	3.7%	1	75,000	2.2%
Automotive	9	7,859,000	9	8,553,000	8.8%	0	0	8.8%
Vacant Commercial Land	5	1,034,000	5	1,044,000	1.0%	0	0	1.0%
Other	5	1,398,000	5	1,462,000	4.6%	0	0	4.6%
Food / Entertainment	2	354,000	2	372,000	5.1%	0	0	5.1%
Medical	1	556,000	1	584,000	5.0%	0	0	5.0%
Office	1	193,000	1	193,000	0.0%	0	0	0.0%
Bank	1	1,190,000	1	1,190,000	0.0%	0	0	0.0%
Industrial	20	10,253,000	20	12,585,000	22.7%	2	1,156,000	11.5%
Industrial	18	9,545,000	19	12,452,000	30.5%	2	1,156,000	18.3%
Vacant Industrial Land	2	708,000	1	133,000	-81.2%	0	0	-81.2%
Residential	879	231,349,400	879	275,115,000	18.9%	17	631,000	18.6%
Single Family	659	192,997,000	659	232,303,000	20.4%	16	623,000	20.0%
Condominium	122	21,273,000	122	25,044,000	17.7%	1	8,000	17.7%
Townhome	61	14,163,000	61	14,557,000	2.8%	0	0	2.8%
Vacant Res Land	22	452,300	22	550,700	21.8%	0	0	21.8%
Duplex/Triplex	11	2,370,000	11	2,549,000	7.6%	0	0	7.6%
Other Residential	4	94,100	4	111,300	18.3%	0	0	18.3%
Total Real Property	939	264,483,900	939	311,771,800	17.9%	21	1,882,000	17.2%

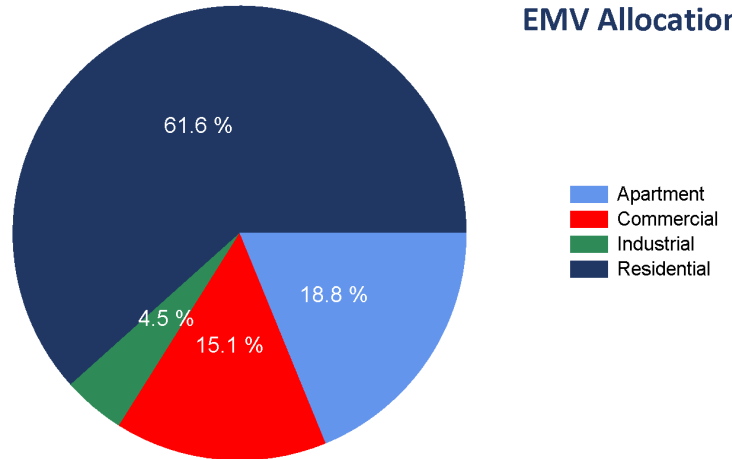
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EMV Allocation

Saint Louis Park Growth Totals

Estimated Market Value	10.0%
Taxable Market Value	10.5%
Net Tax Capacity	9.7%



Property Type	2021		2022		Gross Growth	New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	Net Growth
Apartment	210	1,580,671,800	201	1,772,219,100	12.1%	13	57,257,000	8.5%
Apartments	192	1,548,238,200	188	1,740,703,800	12.4%	13	57,257,000	8.7%
Vacant Apartment Land	14	16,766,500	9	15,848,300	-5.5%	0	0	-5.5%
Nursing Home	4	15,667,100	4	15,667,000	0.0%	0	0	0.0%
Commercial	420	1,398,451,300	412	1,425,103,300	1.9%	7	40,781,000	-1.0%
Office	144	580,947,900	148	651,495,200	12.1%	3	25,774,000	7.7%
Retail	116	303,770,800	113	364,234,900	19.9%	1	450,000	19.8%
Other	49	211,073,200	43	99,319,500	-52.9%	3	14,557,000	-59.8%
Automotive	30	38,289,400	31	40,547,400	5.9%	0	0	5.9%
Medical	24	111,269,800	24	120,102,900	7.9%	0	0	7.9%
Food / Entertainment	19	24,829,000	20	26,296,000	5.9%	0	0	5.9%
Vacant Commercial Land	22	16,665,200	17	10,011,400	-39.9%	0	0	-39.9%
Hospitality	6	71,889,000	6	73,379,000	2.1%	0	0	2.1%
Bank	6	11,354,000	6	11,354,000	0.0%	0	0	0.0%
Fitness	4	28,363,000	4	28,363,000	0.0%	0	0	0.0%
Industrial	183	384,543,800	181	419,981,700	9.2%	2	3,300,000	8.4%
Industrial	177	383,238,300	176	418,738,700	9.3%	2	3,300,000	8.4%
Vacant Industrial Land	6	1,305,500	5	1,243,000	-4.8%	0	0	-4.8%
Residential	16,321	5,200,413,500	16,321	5,805,838,300	11.6%	635	30,621,300	11.1%
Single Family	11,534	4,312,576,400	11,535	4,832,878,300	12.1%	616	29,916,300	11.4%
Condominium	2,819	601,040,600	2,821	633,818,700	5.5%	14	503,000	5.4%
Other Residential	872	7,058,600	872	7,072,700	0.2%	0	0	0.2%
Townhome	751	188,191,000	751	223,075,400	18.5%	4	182,000	18.4%
Duplex/Triplex	201	78,378,200	201	95,592,400	22.0%	1	20,000	21.9%
Vacant Res Land	105	4,903,300	103	3,824,200	-22.0%	0	0	-22.0%
Zero Lot Line	30	7,169,300	30	8,678,200	21.0%	0	0	21.0%
Co-Op	9	1,096,100	8	898,400	-18.0%	0	0	-18.0%
State Assessed	62	2,505,000	62	2,789,000	11.3%	0	0	11.3%
Railroad	59	0	59	0		0	0	
Utility	3	2,505,000	3	2,789,000	11.3%	0	0	11.3%
Total Real Property	17,196	8,566,585,400	17,177	9,425,931,400	10.0%	656	131,959,300	8.5%

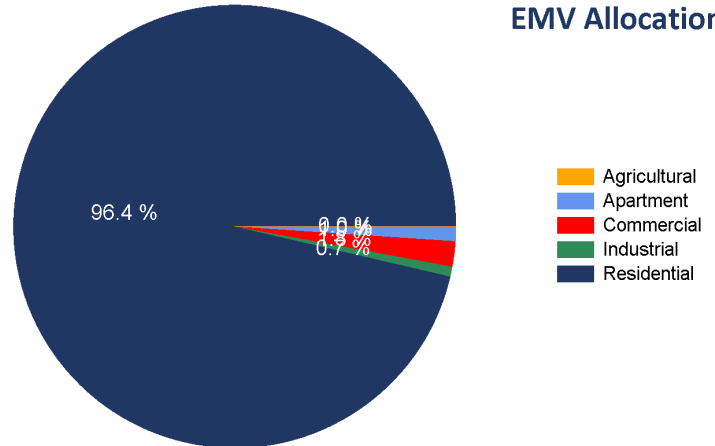
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EMV Allocation

Shorewood Growth Totals

Estimated Market Value	26.1%
Taxable Market Value	26.4%
Net Tax Capacity	28.5%



Property Type	2021		2022		New Construction			
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	Net Growth
Agricultural	1	979,500	1	1,027,000	4.8%	0	0	4.8%
Farm	1	392,400	1	411,300	4.8%	0	0	4.8%
Rural Vacant Land	0	587,100	0	615,700	4.9%	0	0	4.9%
Apartment	4	24,516,000	4	26,179,000	6.8%	1	15,000	6.7%
Apartments	4	24,516,000	4	26,179,000	6.8%	1	15,000	6.7%
Commercial	30	49,636,000	28	47,418,000	-4.5%	0	0	-4.5%
Automotive	7	4,016,000	6	3,499,000	-12.9%	0	0	-12.9%
Vacant Commercial Land	5	1,588,000	6	1,942,000	22.3%	0	0	22.3%
Retail	5	19,854,000	5	20,315,000	2.3%	0	0	2.3%
Other	6	10,423,000	4	7,674,000	-26.4%	0	0	-26.4%
Food / Entertainment	2	1,726,000	2	1,739,000	0.8%	0	0	0.8%
Medical	1	1,812,000	2	3,080,000	70.0%	0	0	70.0%
Office	3	6,823,000	2	5,369,000	-21.3%	0	0	-21.3%
Bank	1	3,394,000	1	3,800,000	12.0%	0	0	12.0%
Industrial	8	15,428,000	9	18,646,000	20.9%	0	0	20.9%
Industrial	7	15,352,000	8	18,535,000	20.7%	0	0	20.7%
Vacant Industrial Land	1	76,000	1	111,000	46.1%	0	0	46.1%
Residential	3,147	1,947,824,700	3,145	2,477,511,300	27.2%	357	39,118,300	25.2%
Single Family	2,500	1,758,792,000	2,522	2,257,067,000	28.3%	310	38,306,300	26.2%
Townhome	330	137,900,000	330	166,631,000	20.8%	45	803,000	20.3%
Vacant Res Land	238	21,123,700	214	18,397,700	-12.9%	0	0	-12.9%
Duplex/Triplex	49	20,063,000	49	23,454,000	16.9%	0	0	16.9%
Zero Lot Line	24	8,611,000	24	10,252,000	19.1%	2	9,000	19.0%
Other Residential	6	1,335,000	6	1,709,600	28.1%	0	0	28.1%
Total Real Property	3,190	2,038,384,200	3,187	2,570,781,300	26.1%	358	39,133,300	24.2%

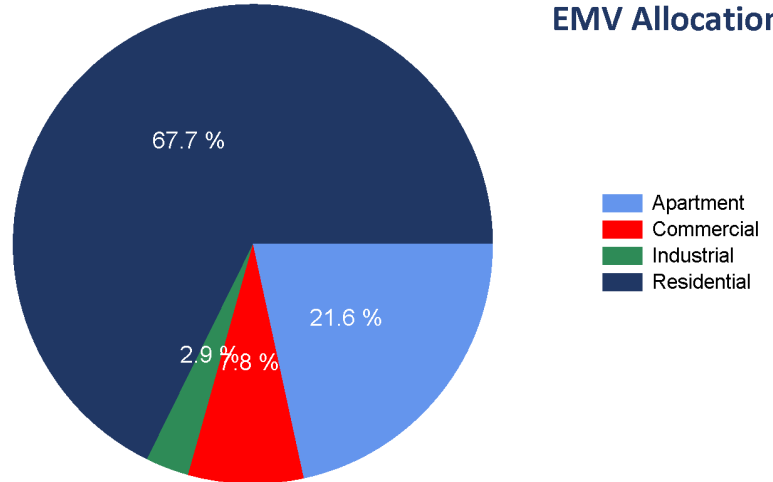
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EMV Allocation

Spring Park Growth Totals

Estimated Market Value	21.9%
Taxable Market Value	22.1%
Net Tax Capacity	21.9%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	22	81,652,100	22	90,200,100	10.5%	1	30,000	10.4%
Apartments	13	78,233,000	13	86,068,000	10.0%	1	30,000	10.0%
Vacant Apartment Land	9	3,419,100	9	4,132,100	20.9%	0	0	20.9%
Commercial	58	33,503,000	57	32,435,000	-3.2%	0	0	-3.2%
Other	28	7,591,000	28	5,614,000	-26.0%	0	0	-26.0%
Retail	8	8,808,000	8	8,994,000	2.1%	0	0	2.1%
Automotive	9	5,055,000	8	5,214,000	3.1%	0	0	3.1%
Office	6	6,329,000	6	6,329,000	0.0%	0	0	0.0%
Food / Entertainment	5	3,016,000	5	3,160,000	4.8%	0	0	4.8%
Vacant Commercial Land	2	2,704,000	2	3,124,000	15.5%	0	0	15.5%
Industrial	7	8,924,000	8	12,204,000	36.8%	0	0	36.8%
Industrial	7	8,924,000	8	12,204,000	36.8%	0	0	36.8%
Residential	472	218,631,000	473	282,805,000	29.4%	23	1,555,000	28.6%
Single Family	193	102,958,000	191	130,643,000	26.9%	14	1,356,000	25.6%
Condominium	173	63,199,000	173	85,052,000	34.6%	0	0	34.6%
Townhome	45	34,828,000	45	45,257,000	29.9%	4	100,000	29.7%
Other Residential	17	1,391,000	18	2,093,000	50.5%	0	0	50.5%
Zero Lot Line	18	9,103,000	16	8,093,000	-11.1%	3	31,000	-11.4%
Vacant Res Land	12	1,268,000	15	3,058,000	141.2%	0	0	141.2%
Duplex/Triplex	14	5,884,000	15	8,609,000	46.3%	2	68,000	45.2%
Total Real Property	559	342,710,100	560	417,644,100	21.9%	24	1,585,000	21.4%

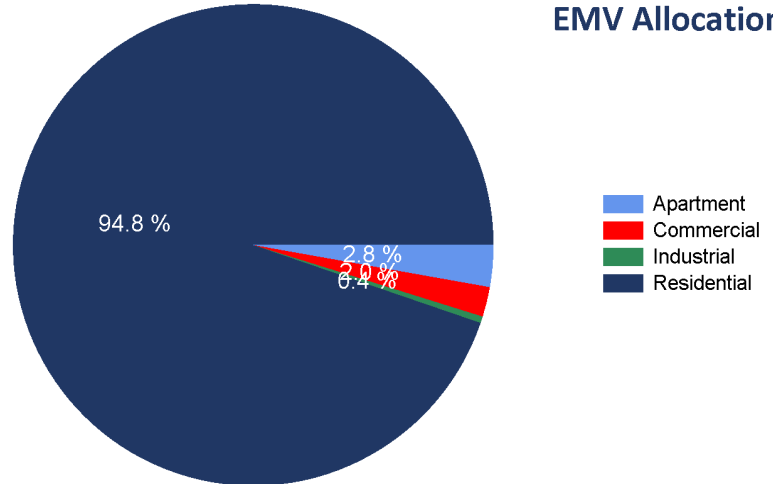
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EMV Allocation

Tonka Bay Growth Totals

Estimated Market Value	23.9%
Taxable Market Value	24.2%
Net Tax Capacity	25.7%



Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	1	2,224,000	1	24,000,000	979.1%	1	21,776,000	0.0%
Apartments	1	2,224,000	1	24,000,000	979.1%	1	21,776,000	0.0%
Commercial	17	15,920,000	14	17,160,000	7.8%	0	0	7.8%
Other	11	13,178,000	7	10,188,000	-22.7%	0	0	-22.7%
Retail	2	1,306,000	3	5,030,000	285.1%	0	0	285.1%
Vacant Commercial Land	1	10,000	1	10,000	0.0%	0	0	0.0%
Automotive	1	330,000	1	330,000	0.0%	0	0	0.0%
Food / Entertainment	1	677,000	1	1,045,000	54.4%	0	0	54.4%
Office	1	419,000	1	557,000	32.9%	0	0	32.9%
Industrial	2	2,563,000	5	3,798,000	48.2%	0	0	48.2%
Industrial	2	2,563,000	4	3,638,000	41.9%	0	0	41.9%
Vacant Industrial Land	0		1	160,000		0	0	
Residential	760	671,061,600	760	812,353,800	21.1%	35	6,111,000	20.1%
Single Family	611	637,915,000	612	776,491,000	21.7%	34	6,107,000	20.8%
Vacant Res Land	104	11,930,600	104	12,393,800	3.9%	0	0	3.9%
Townhome	22	13,671,000	22	15,162,000	10.9%	1	4,000	10.9%
Duplex/Triplex	10	4,502,000	10	4,949,000	9.9%	0	0	9.9%
Other Residential	10	2,029,000	9	2,198,000	8.3%	0	0	8.3%
Zero Lot Line	3	1,014,000	3	1,160,000	14.4%	0	0	14.4%
Total Real Property	780	691,768,600	780	857,311,800	23.9%	36	27,887,000	19.9%

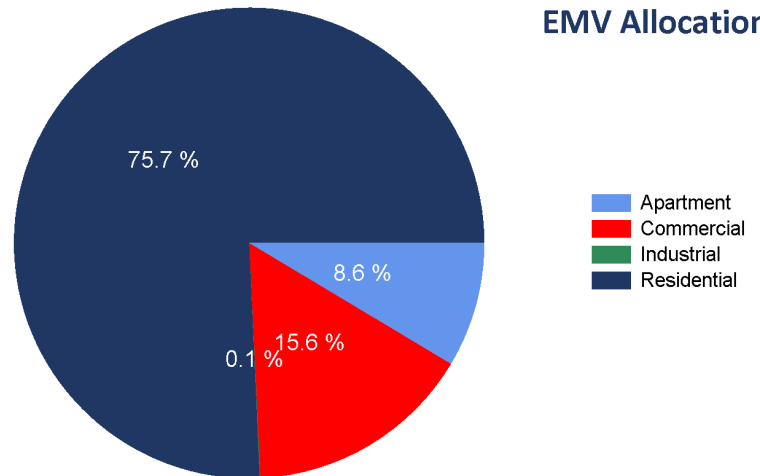
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EMV Allocation

Wayzata Growth Totals

Estimated Market Value	15.4%
Taxable Market Value	15.7%
Net Tax Capacity	15.6%

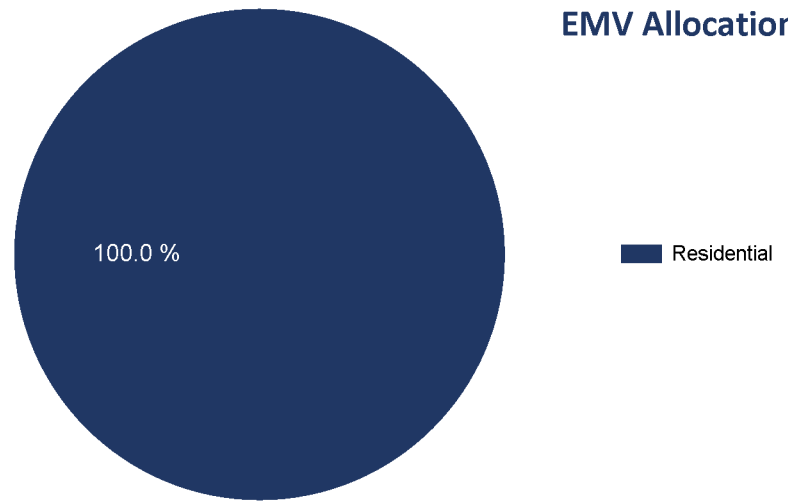


Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Apartment	29	212,006,000	30	241,436,000	13.9%	5	15,462,000	6.6%
Apartments	29	212,006,000	30	241,436,000	13.9%	5	15,462,000	6.6%
Commercial	132	415,026,100	129	440,333,100	6.1%	10	14,861,000	2.5%
Office	47	185,385,000	46	201,673,000	8.8%	3	13,810,000	1.3%
Retail	34	96,857,000	34	101,380,000	4.7%	1	50,000	4.6%
Other	12	27,147,000	13	29,505,000	8.7%	1	1,000	8.7%
Vacant Commercial Land	13	18,746,100	9	11,519,100	-38.6%	0	0	-38.6%
Automotive	8	23,147,000	8	24,583,000	6.2%	1	300,000	4.9%
Medical	6	20,843,000	7	23,598,000	13.2%	2	550,000	10.6%
Food / Entertainment	6	13,439,000	6	14,633,000	8.9%	2	150,000	7.8%
Bank	5	14,962,000	5	15,442,000	3.2%	0	0	3.2%
Hospitality	1	14,500,000	1	18,000,000	24.1%	0	0	24.1%
Industrial	1	1,550,000	1	1,500,000	-3.2%	0	0	-3.2%
Industrial	1	1,550,000	1	1,500,000	-3.2%	0	0	-3.2%
Residential	1,709	1,809,443,400	1,714	2,130,539,000	17.7%	69	25,058,000	16.4%
Single Family	930	1,265,516,000	934	1,530,855,000	21.0%	43	21,624,000	19.3%
Condominium	348	262,956,000	347	288,318,000	9.6%	10	515,000	9.4%
Townhome	254	200,615,000	258	215,428,000	7.4%	10	1,498,000	6.6%
Vacant Res Land	132	45,425,400	127	51,285,000	12.9%	0	0	12.9%
Duplex/Triplex	26	13,736,000	26	15,798,000	15.0%	1	9,000	14.9%
Other Residential	15	20,003,000	15	24,688,000	23.4%	0	0	23.4%
Zero Lot Line	4	1,192,000	7	4,167,000	249.6%	5	1,412,000	131.1%
State Assessed	7	523,000	7	639,000	22.2%	0	0	22.2%
Railroad	5	0	5	0		0	0	
Utility	2	523,000	2	639,000	22.2%	0	0	22.2%
Total Real Property	1,878	2,438,548,500	1,881	2,814,447,100	15.4%	84	55,381,000	13.1%

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EMV Allocation



Woodland Growth Totals

Estimated Market Value	27.4%
Taxable Market Value	27.5%
Net Tax Capacity	29.1%

Property Type	2021		2022		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Value	
Residential	223	350,780,900	223	446,753,500	27.4%	21	17,855,000	22.3%
Single Family	191	345,379,100	191	439,801,100	27.3%	21	17,855,000	22.2%
Vacant Res Land	25	3,590,800	25	4,641,400	29.3%	0	0	29.3%
Other Residential	7	1,811,000	7	2,311,000	27.6%	0	0	27.6%
Total Real Property	223	350,780,900	223	446,753,500	27.4%	21	17,855,000	22.3%

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

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Glossary of Assessment Terms

Assessment Date:

All property is valued at its market value and classified according to its use on January 2 of each year. Any changes to the property occurring after January 2 will be evaluated for the next assessment.

Certificate of Real Estate Value (CRV):

Buyers of real property must file a Certificate of Real Estate Value (CRV) in the county where the property is located if the sale price or other consideration is more than \$1,000 and the deed is one of the following: warranty deed, contract for deed, quit claim deed, trustee deed, executor deed, probate deed. Certificate of Real Estate Value are filed electronically through the Minnesota Department of Revenue's eCRV web portal.

Deferrals:

Deferral programs recognize that market value of certain types of property may exceed the value that would be determined if the property were limited to its current use. For example, a golf course or a piece of agricultural land may be highly valued for development as residential property but would carry a much lower value if preserved as a golf course or agricultural land. To provide protection from these development pressures, deferral programs allow the difference in value and the associated taxes to be deferred, generally with taxes for a number of years being due once the property changes use.

Estimated Market Value (EMV):

The value determined by the assessor as the price the property would likely sell for on the open market. State law requires assessors to value property at 100 percent of market value as of January 2nd of the current assessment year.

Exemptions:

All real and personal property in the state is considered taxable except Indian lands and such other property as is by law exempt. Taxation is the rule and exemption is an exception, so all property is presumed taxable and the burden of proof is on the taxpayer to establish entitlement to the exemption. The basis of tax exemptions is the accomplishment of public purposes and not the favoring of particular persons or corporations at the expense of taxpayers generally. Ownership, use, and necessity of ownership are key elements in determining exemption.

Homestead Market Value Exclusion (HMVE):

The Homestead Market Value Exclusion (HMVE) excludes a portion of a parcel's Estimated Market Value from taxation. Qualifying properties have an Estimated Market Value under \$413,800 and meet the homestead ownership and occupancy requirements. The HMVE credit is calculated using the following methodology: For a homestead valued at \$76,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of \$30,400 at \$76,000 of market value. For a homestead valued between \$76,000 and \$413,800, the exclusion is \$30,400 minus nine percent of the valuation over \$76,000. For a homestead valued at \$413,800 or more, there is no valuation exclusion.

Local Tax Rate, Total Local Tax Rate:

The local tax rate of a taxing jurisdiction is determined by dividing the jurisdiction's levy by the jurisdiction's taxable net tax capacity. The total local tax rate for an individual property is the sum of the local tax rates of all taxing jurisdictions in which the property is located.

Market Conditions Adjustment (MCAP):

The purpose of market condition adjustments is to determine what the sale price would have been if it occurred at the same point in time as the assessment date. By adjusting each sales price based on a market condition trend, the Assessor and the Department of Revenue can more accurately measure a county's assessment level because the two values used to calculate the final ratio are representative of the same point in time. Some of the factors that can influence the market condition adjustment are changes in interest rates, supply and demand, employment rates, or the availability of financing. When all sale prices are adjusted to the same point in time, the median ratio better reflects the overall assessment level of that jurisdiction.

Machinery Value:

This is the market value of personal property that is: (i) tools, implements, and machinery of an electric generation, transmission, or distribution system; (ii) tools, implements, and machinery of a pipeline system transporting or distributing water, gas, crude oil, or petroleum products; or (iii) the mains and pipes used in the distribution of steam or hot or chilled water for heating or cooling buildings (M.S. 273.13 Subdivision 34).

Net Tax Capacity, Class Rate:

A property's net tax capacity is determined by multiplying the property's taxable market value by the relevant class rate or rates. Class rates are set by statute, vary by property type, and are uniform statewide.

Personal Property:

Minnesota Statutes, section 272.03, subdivision 2 defines personal property for the purposes of taxation. Personal Property can be defined by exception in that anything that is not real property is personal property. The main characteristic of personal property is that it is movable. If it is movable without causing damage to itself or the real estate, it is considered to be personal property. An even broader definition may include all tools, equipment, goods, money, effects, stocks, shares, etc., but in Minnesota personal property is generally exempt and that which is enumerated as being taxable. Taxable personal property includes certain utility systems, railroad docks and wharves, improvements on federal or exempt land, leasehold or other property that would be taxable if the lessee or user were the fee owner, certain manufactured homes, and flight property.

The Annual Report reports on Real Property Only, Personal Property is not included in the report.

Property Classification:

The statutory classification that has been assigned to your property based upon your use of the property. A change in classification of your property can have a significant impact on the real estate tax payable. (M.S. 273.13 – classification of property).

Railroad Operating Property:

The Commissioner of Revenue is responsible for valuing railroad operating property. Department of Revenue certifies the railroad operating property values, by parcel, to the county assessor on or before June 30 of each year. The department can issue corrected values for commissioner-determined errors on or before August 31 of each year and the department can issue corrected values for clerical errors until December 31 of each year (Minnesota Statute 270.87).

Railroad Operating Property is not included in the Annual Report.

Ratio Studies / Sales Ratio Analysis:

This term refers to the process the assessor uses to measure market conditions by comparing the assessor's estimated market value with the sales prices. The Minnesota Department of Revenue also uses the sales ratio analysis to measure assessor's performance. Department of Revenue annually supplies the County with a summary of criteria to be used for their next ratio study. Copies of said criteria can be found on the Department of Revenue's website.

State Assessed Property:

Property which the assessed value is set by the Minnesota Department of Revenue. This is primarily Utility Properties and Railroads Properties. (See also: **Utility Properties**).

Suburban Hennepin County:

This term, as used in this report, refers to all jurisdictions within Hennepin County except for the city of Minneapolis.

Taxable Market Value (TMV):

"Taxable market value" means estimated market value for the parcel as reduced by market value exclusions, deferments of value, or other adjustments required by law, that reduce market value before the application of classification rates.

Taxable Net Tax Capacity:

A taxing jurisdiction's taxable net tax capacity is the total net tax capacity of all properties within the jurisdiction, excluding a portion of the value of property located in a tax increment financing district.

This Old House Exclusion (TOH):

This is a value exclusion for certain improvements (M.S. 273.11, Subd. 16) The final year of TOH value exclusion was included in the 2016 assessment taxes pay 2017.

Utility Properties (Utilities):

Utility property means property appraised and classified for tax purposes by order of the commissioner of revenue under sections M.S. 273.33 to 273.3711. Utility parcels buildings and Machinery Values are determined by the Minnesota Department of Revenue and typically are not available until August 1st of the current assessment year.

The value of the Utility is not included in the Annual Report, whereas the value of the underlying land is.

Value Exclusion:

Minnesota has a number of exclusion programs, including programs for certain homesteads (1a, 1b, and 2a-HGA), disabled veterans, newly platted lands and improvements and property damaged by mold or use of lead paint. These programs exclude certain amounts of estimated market value from the amount that is taxable.

Value of New Construction Improvements:

This is the assessor's estimate of the value of new or recently identified improvements made to a property in the last year.

Veteran's Market Value Exclusion:

The Veteran's Market Value Exclusion (officially known as the "Market Value Exclusion on Homesteads of Disabled Veterans" program) was enacted in 2008. It provides a market value exclusion for property tax purposes for the homestead property of an honorably discharged veteran who has a service-connected disability rating of 70 percent or higher, as determined by the United States Department of Veterans Affairs. (M.S. 273.13 Subdivision 34).

Minnesota State Tax Classifications

Data has been summarized at the Minnesota state tax classification level. This allows for a clearer view of the budgetary impact of changes in the assessment as the state tax classification directly determines the rate at which taxable market value is converted to net tax capacity.

The tax classifications found in Hennepin County include:

- **1A Residential Homestead:** Homesteaded residential properties including single family houses, condominiums, townhomes, and duplexes and triplexes.
- **1B Residential Blind / Disabled:** Homesteaded residential properties occupied by a qualifying blind or disabled occupant.
- **1D Housing for Seasonal Workers (structures only):** The structures of Agricultural property occupied exclusively by seasonal farm workers during the time they work on that farm.
- **2A Agricultural:** Qualifying farm properties including a homesteaded house, garage and one acre.
- **2B Rural Vacant Land:** Property that is unplatted, unimproved, rural in character and is not used for agricultural purposes.
- **2C Managed Forest Land:** Property would be classified as 2b, but is restricted under a forest management plan.
- **3A Commercial / Industrial:** Commercial and industrial properties including railroads and public utilities.
- **4A Apartment:** Properties consisting of four or more units, nursing homes and hospitals.
- **4B Residential Miscellaneous:** Miscellaneous non-homesteaded residential properties including vacant residential land, non-homesteaded co-operatives and non-homesteaded duplexes and triplexes
- **4BB Residential Non-Homestead:** Non-homesteaded single family houses, condominiums, condominium garages and townhomes
- **4C Seasonal / Special Class:** Special classification properties including seasonal residential recreation properties (cabins), seasonal marinas, qualifying non-profit commercial properties, manufactured home parks and qualifying golf courses

- **4D Low-Income Rental:** Qualifying low-income rental apartments and residential properties.

More detail on state tax classifications is provided by the Department of Revenue on their website:

[Property Tax Administrator's Manual](#)

Hennepin County Property Types

This report continues the use of property types to group like properties. The primary property types utilized in this report include:

- **A** Apartment
- **C** Commercial
- **CR** Railroad
- **DB** Duplex
- **F** Farm
- **I** Industrial
- **LA** Vacant Apartment Land
- **LC** Vacant Commercial Land
- **LI** Vacant Industrial Land
- **LL** Vacant Residential Lakeshore Land
- **LR** Vacant Residential Land
- **LV** Rural Vacant Land
- **NH** Nursing Home
- **R** Residential Single Family
- **RL** Residential Single Family Lakeshore
- **RZ** Residential Zero Lot Line
- **TP** Triplex
- **U** Utility
- **X** Residential Condominium
- **XC** Residential Co-Op
- **XM** Storage Condo
- **Y** Townhome

These property types roughly mirror the property types in the Hennepin County PINS system. For properties with special property types in PINS, such as seasonal or non-profit properties, the property type has been converted for use in this report.

While property type groupings still persist in some areas of this report, many components have been redesigned to incorporate the new use code groupings. While these groups have been chosen to be as self-evident as possible, the below descriptions of these groupings are provided to help readers familiar with the old methodology bridge the transition to the new format as well as to clarify the boundaries between groups.

Agricultural

Includes both farm and rural-vacant properties. Any commercial or residential value on an otherwise agricultural property is reported under the applicable commercial or residential grouping and not under the agricultural grouping. If an agricultural property is enrolled in the state's Green Acres or Rural Preserve program, only the taxable estimated market value is reported.

Potential Property Types: BF, DF, F, FP, LF, and LV.

Apartment

Includes any property with more than four living units. These properties are typically used for rental housing and include market rate apartments, low-income apartments, senior apartments, assisted living, nursing homes and hospitals.

Property Types: A, HF, HL, HM, and NH.

Automotive

Includes:

- Automobile dealerships and showrooms
- Car washes
- Fuel stations with and without convenience stores
- Parking lots and structures
- Service repair garages

Potential Property Types: C, NC, ND, and NP.

Bank

Includes stand-alone bank properties only. Larger retail or office properties that include a bank are grouped under retail or office.

Potential Property Types: C, NC, ND, and NP.

Condo

Stand-alone residential condo units. Condo garage units that are their own parcel are included under Other Residential.

Potential Property Types: AX, B, BJ, D, DJ, HR, HS, S, and X.

Co-Op

Stand-alone residential co-op units. Includes both limited equity and market rate cooperatives.

Potential Property Types: B, BJ, D, DJ, HR, HS, S, X, and XC.

Duplex/Triplex

Includes two and three unit residential properties.

Potential Property Types: B, BJ, D, DB, DJ, HR, HS, S, and TP.

Fitness

Includes fitness centers, health clubs and indoor golf, tennis or racquetball facilities.

Potential Property Types: C, NC, ND, and NP.

Food

Includes bars, fast food, and restaurants. This grouping includes stand-alone food properties only. Larger retail or office properties that include a food component are grouped under retail or office.

Potential Property Types: C, NC, ND, NP, and SL.

Golf Course

Includes public and private outdoor golf facilities. If a golf course property is enrolled in the state's Open Space program, only the taxable estimated market value is reported.

Potential Property Types: C, GC, and LC.

Hospitality

Includes hotels, motels and any value associated to a bed and breakfast in excess of five units.

Potential Property Types: C, NC, ND, and NP.

Industrial

Includes:

- Computer data centers
- Distribution warehouses
- Engineering, laboratory, and R&D facilities
- Heavy and light manufacturing
- Mini storage facilities
- Storage warehouses
- Other industrial uses

Property Types: I.

Marinas

Potential Property Types: C, NC, ND, NP, and SM.

Medical

Includes dental clinics, hospitals, medical clinics, medical offices, surgical centers, and veterinary clinics.

Potential Property Types: C, NC, ND, and NP.

Office

Excludes medical offices.

Potential Property Types: C, NC, ND, and NP.

Other Commercial

Includes commercial uses that do not exist in a large enough quantity and are not easily grouped. Some examples include banquet centers, bowling alleys, funeral homes, manufactured home park land and movie theaters.

May include properties that have not been assigned a use code but have a commercial property type.

Potential Property Types: C, MH, NC, ND, and NP.

Other Residential

Includes condo garages, residential storage condos and otherwise vacant land with a residential outbuilding such as a garage.

Any property that has not been assigned a use code in time for this report and has an ambiguous property type that does not easily place it in any of the above residential categories is included here.

Potential Property Types: B, BJ, D, DJ, HR, HS, RM, S, and XM.

Parking Lots

Includes parking lots that are improved with asphalt or concreted. The parking lots may be stand alone or associated with a primary parcel.

For the 2022 Assessment, the Hennepin County Assessor's Office clarified internal rules regarding the valuation and classification of parking lots to ensure the rules are consistently applied municipalities. As a result, some cities may see a moderate shift in value from vacant land to an improved property between the 2019 and 2022 assessments.

Potential Property Types: A, C, I, MH, NC, ND, and NP.

Retail

Includes:

- Big box discount and warehouse discount stores
- Department stores
- Markets and supermarkets
- Shopping centers (community, neighborhood and regional)
- Small box and mid box retail
- Other retail uses

Potential Property Types: C, NC, ND, and NP.

Single Family

Includes detached single family on and off lake residential properties and the value associated with the residential portion of larger agricultural properties. Both on and off lake properties are grouped together.

Potential Property Types: B, BJ, D, DJ, FF, HR, HS, R, RL, and S.

Townhome

Stand-alone residential townhome units.

Potential Property Types: B, BJ, D, DJ, HR, HS, S, and Y.

Zero Lot Line

Stand-alone residential zero-lot-line properties. Also commonly known as twin homes.

Potential Property Types: B, BJ, D, DJ, HR, HS, RZ, and S.

Vacant Land

Includes all vacant apartment, residential, commercial, and industrial land properties with the exception of golf course properties.

Also includes residential common areas. If a vacant land property qualifies for platted land protection, only the taxable estimated market value is reported.

Property Types: LA, LC (if not golf course), LI, LL, LR, and K.

Multiple Use Properties The 2022 Assessment found 3,225 taxable properties in Hennepin County with multiple taxable uses. If a property has multiple uses, the value of each component is associated with the applicable grouping in this report. For parcel count statistics, the parcel is only counted under the property use that has the largest amount of taxable value.

For example, if a hypothetical property has \$700,000 in agricultural value, \$250,000 in residential value and \$100,000 in commercial value, value will be reported in all three groups, but the parcel will only be counted once under the agricultural category.

Questions

Please direct any questions regarding this report to:

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Hennepin County Government Center

The 24-floor, twin-tower Government Center has been headquarters for Hennepin County government since 1974. The building is located in downtown Minneapolis and houses a service center, the Fourth Judicial District Courts, the county board and other government staff.

The building was designed as a “people’s center,” with an emphasis on openness, responsiveness and accessibility of services. Two identical towers are connected via walls of glass to create an atrium gathering space at the skyway level.



www.hennepin.us

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