	Beds	Full Baths	Half Baths	CREV Sale Price	CREV Sale Date
	3	2	N/A	\$250,000	12/16/2005
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,216	64,033	1940	SFR	

OWNER INFORMATION			
Owner Name	Monson Michael N	Taxpayer ZIP+4	4180
Owner Name 2	Monson Terri L	Taxpayer Carrier Route	C023
Taxpayer Address	1805 Kirkwood Ln N	Owner Occupied	No
Taxpayer City and State	Plymouth, MN	Torrens/Abstract	Abstract
Taxpayer Zip	55441		

COMMUNITY INSIGHTS			
Median Home Value	\$442,190	School District	HOPKINS PUBLIC SCHOOL DISTRICT
Median Home Value Rating	7 / 10	Family Friendly Score	78 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	48 / 100	Walkable Score	46 / 100
Total Incidents (1 yr)	51	Q1 Home Price Forecast	\$449,492
Standardized Test Rank	57 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
Municipality	Minnetonka	School District	270
Zip Code	55343	Section #	34
Carrier Route	C014	Township #	117
Census Tract	261.03	Range #	22
Subdivision	Gideon Park	Quarter	NE
Lot	12	Quarter-Quarter	NE
Zoning	R-1	Location	Lake
School District Name	Hopkins	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
PID#	3411722110015	PID	34-117-22-11-0015
Legal Description	LOT 012 GIDEON PARK		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Estimated Mkt. Value - Total	\$168,400	\$168,400	\$168,400
Estimated Mkt. Value - Land	\$168,400	\$168,400	\$168,400
Taxable Mkt. Value - Total	\$168,400	\$168,400	\$168,400
Taxable Mkt. Value - Land	\$168,400	\$168,400	\$168,400
YOY Taxable Mkt. Value Chg (\$)	\$0	\$0	
YOY Taxable Mkt. Value Chg (%)	0%	0%	
Payable Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,548		
2022	\$2,581	\$33	1.3%
2023	\$2,394	-\$187	-7.26%

CHARACTERISTICS			
Lot Acres	1.47	Other Rooms	Dining Room, Living Room, Family Room, Kitchen
Lot Sq Ft	64,033	Fireplace	Y
Land Use - County	Vacant Land Resid	Basement Type	Basement
Land Use - CoreLogic	SFR	Basement Rooms	1
# of Buildings	1	Bsmt Finish	Partial Finished
Style	Rambler	Garage Type	Attached Garage
Stories	1	Parking Type	Attached Garage
Levels	1	Garage Sq Ft	550
Year Built	1940	Garage Capacity	2
Finished Sq Ft	1,216	Roof Shape	Gable

Total Building Sq Ft	1,766
First Floor Sq Ft	1,216
Above Grade Sq Ft	1,216
Total Rooms	7
Bedrooms	3
Total Baths	2
Full Baths	2
3/4 Baths	1
Dining Rooms	1
Family Rooms	1

Roof Type	Gable
Roof Material	Asphalt
Bldg Frame Material	Wood
Interior Wall	Plaster
Exterior	Wood
Heat Type	Gravity
No. of Patios	1
Patio Type	Deck/Patio
Primary Patio/Deck Sq Ft	788

SELL SCORE			
Rating	Moderate	Value As Of	2023-09-24 04:37:48
Sell Score	594		

ESTIMATED VALUE			
RealAVM™	\$378,900	Confidence Score	47
RealAVM™ Range	\$285,400 - \$472,300	Forecast Standard Deviation	25
Value As Of	09/11/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2006	Cap Rate	4.1%
Estimated Value High	2233	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	1779		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	5506264	MLS Orig. List Price	\$325,000
MLS Status	Expired	MLS Listing Agent	502015882-Cassie L. Frick
MLS Listing Date	03/13/2020	MLS Listing Broker	EDINA REALTY, INC.
MLS Current List Price	\$325,000		

MLS Listing #	4533664	4438936	4172748	4065388	4003760
MLS Status	Expired	Expired	Expired	Expired	Expired
MLS Listing Date	10/02/2014	01/08/2014	07/16/2012	07/07/2011	01/10/2011
MLS Orig Listing Price	\$240,000	\$250,000	\$249,000	\$269,000	\$269,000
MLS Listing Price	\$240,000	\$250,000	\$249,000	\$269,000	\$269,000
MLS Listing Expiration Date	03/31/2015	07/08/2014	06/30/2013	06/30/2012	07/01/2011

MLS Listing #	3934379	3859697	3060094
MLS Status	Expired	Expired	Expired
MLS Listing Date	06/07/2010	11/30/2009	07/07/2005
MLS Orig Listing Price	\$299,000	\$325,000	\$500,000
MLS Listing Price	\$299,000	\$325,000	\$525,000
MLS Listing Expiration Date	12/31/2010	06/01/2010	12/31/2006

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/23/2005	Deed Type	Warranty Deed
Sale Date	12/12/2005	Owner Name	Monson Michael N
Sale Price	\$250,000	Owner Name 2	Monson Terri L
Price Per Square Feet	\$205.59	Seller	Nordstrom James E

Recording Date	06/29/2018	12/23/2005
Sale/Settlement Date	06/27/2018	12/12/2005
Sale Price		\$250,000
Nominal	Y	
Buyer Name	Monson Michael	Monson Michael N & Terri L

Buyer Name 2		Monson Terri L
Seller Name	Hennepin Cnty Regl Railroad A	Nordstrom James E
Document Type	Quit Claim Deed	Warranty Deed

CERTIFICATES OF REAL ESTATE VALUE

CREV Sale Date	Buyer Name	Deed Type	CREV Sale Price	CREV #	CREV ID
12/16/2005	Monson Michael/Monson Terri	U	\$250,000	915477	378027

CREV Sale Date	12/16/2005	Filing Date	12/16/2005	Signer Date	12/16/2005
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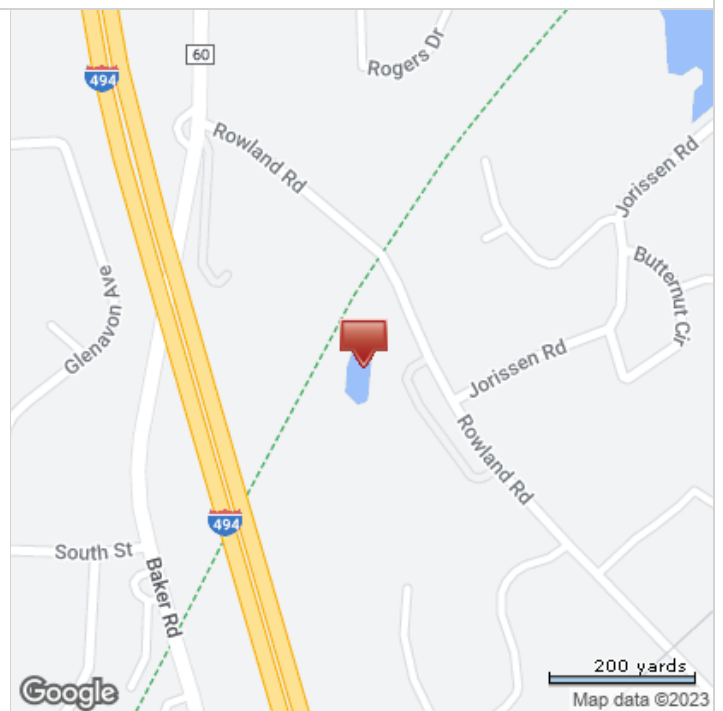
CREV Sale Date	12/16/2005
CREV Sale Price	\$250,000
Buyer Name	Monson Michael/Monson Terri
Buyer Address	1805 Kirkwood Ln
Buyer City/State/ZIP	Plymouth, MN, 55441
Seller Name	Nordstrom James
Seller Address	418 Madison Ave S
Seller City/State/ZIP	Hopkins, MN, 55343
Down Payment	\$250,000

MORTGAGE HISTORY

Mortgage Date	09/17/2021	08/19/2016	09/16/2015	08/06/2014	07/01/2011
Mortgage Amount		\$137,577	\$143,430	\$150,000	\$250,000
Mortgage Lender	21st Century Bk	Twenty First Century Bk	Twenty First Century Bk	Twenty First Century Bk	Business Bk
Borrower Name	Monson Michael N	Monson Michael N	Monson Michael N	Monson Michael N	Monson Michael N
Borrower Name 2	Monson Terri L	Monson Terri L	Monson Terri L	Monson Terri L	Monson Terri L
Mortgage Type		Conventional	Conventional		Conventional

Mortgage Date	09/17/2010	08/19/2010	08/12/2009
Mortgage Amount	\$250,000	\$250,000	\$250,000
Mortgage Lender	Business Bk	Business Bk	Business Bk
Borrower Name	Monson Michael N	Monson Michael N	Monson Michael N
Borrower Name 2	Monson Terri L	Monson Terri L	Monson Terri L
Mortgage Type			

PROPERTY MAP



*Lot Dimensions are Estimated