



**CARVER  
COUNTY**

*minnesota*

Carver County Board of Appeal and Equalization  
June 23, 2020

**Under Minnesota Statute 13D.021 the County Board has made a determination that opening the Carver County Government Center is not practical or prudent because of a health pandemic and an emergency has been declared under chapter 12.**

**The physical meeting location (Board Room) is closed because it is not feasible to be open due to the health pandemic.**

**The meeting will be webcast live**

**at: <https://www.youtube.com/user/CarverCountyMN/live>**

**All six County Board of Appeal and Equalization members will be attending the meeting in person with appropriate social distancing.**

9:00 a.m.	1.	a)	<b>CONVENE</b>	
		b)	<b>Adopt Robert's Rules of Order</b>	.....1
9:00 a.m.	2.		<b>Kevin and Jennifer Chou Appeal</b>	.....2-81

## **2020 County Board of Appeal & Equalization**

County staff recommends the County Board of Appeal & Equalization adopt the following language from County Board Operating Rules:

*The Rules of Parliamentary Practice embodied in Robert's Rules of Order - Eleventh Edition (hereafter referred to the Rules of Order) shall guide the County Board of Equalization in all cases applicable, except as modified by applicable Minnesota Statutes. In all cases, except where Minnesota Statutes dictates, a majority vote will prevail when deciding a question.*

The purpose of this language is to ensure that all present at the meeting are aware that a majority vote of the quorum is required to pass a motion. Anything less than a majority, the motion fails.

**Appeal Property:  
1471 Camden Ridge Drive  
Chanhassen, MN 55317**

Sale Price: \$576,935

Sale Date: 7/28/17

2019 Tax Value: \$684,400

2020 Tax Value: \$710,700

2018 Tax Amount: \$1,474.00

2019 Tax Amount: \$7,374.00 (increase of \$5,900)

2020 Tax Amount: \$8,402.00 (increase of \$1,028)

**TOTAL increase in 2 years is \$6,928**

**Context:**

This was the last house to be built in Camden Ridge Neighborhood with no direct access to trail. Large side lot that comes up to cul-de-sac. Home front door and garage are not on the cul-de-sac. Homeowners finished basement themselves with exception of plumbing and pulled all necessary permits. County showed inaccurate data for bedrooms, square footage, etc.

**Concern:**

There are varying tax values of very similar, in some cases almost identical homes in the Camden Ridge neighborhood. Homeowner feels they have been unfairly taxed and flagged in the system after the basement remodel. There are several homes in the neighborhood with finished basements that are either classified incorrectly or taxed at much lower values. This property does not have landscaping, deck or patio.

**Background:**

Both homeowners were unemployed in 2019 and started the appeal process in 2019 and were told via phone that it was likely the tax value would increase if they continued, so they did not. Upon receipt of the new tax amount for 2020 they decided to consider selling and spoke with their realtor in March 2020. Realtor went to the broker Managing Partner for advice on what price to list the home, and the Managing Partner instructed to list between \$625,000- \$650,000 due to the COVID-19 crisis and market uncertainty. Please see attached CMA from realtor.

Homeowner would like the 2020 taxable total value to be in the \$615,000- \$630,000 range based on the following neighborhood comparable homes:

**1481 Camden Ridge Drive 2020 Taxable Value is \$613,400.00**

Exact floorplan with a Lennar finished basement, deck, patio and landscaping. Discovered that house information is incorrect with county (showed as unfinished basement and I believe bedroom count is also wrong). This house also has a slightly larger lot, better view and direct access to the trail.

**9405 River Rock Drive S      2020 Taxable Value is \$619,400.00**

Second to last house to be built with arguably a better view. Remington floor plan with at least 5 Bedrooms and 5 Bathrooms. Similar square footage and a Lennar finished basement and landscaping. No deck or patio.

There are also homes in the nearby "The Preserve" neighborhood that have a better view of a large wetland and are similar in size with less freeway noise that should be considered as comparable homes, listed below. Both of these have a 3 car tandem garage and are on the path with a wetland view and listed on the CMA report.

9210 Ellendale Lane sold 4/30/2020 for \$560,000

9160 Degler Circle sold 8/8/2019 for \$520,000

**SUMMARY**

Homeowner understands 2020 tax valuation was based on historical houses sold information. Triggering events are basement finish (by homeowner) and sale of 1451 Henry Court. The issue is that the county has inaccurate information on several houses in the neighborhood and is not consistent in valuations and therefore taxes.

Jennifer was told that there are more amenities and nicer houses on the cul-de-sac and politely disagrees. There are no amenities for the neighborhood and all of the houses are built by Lennar and are of the same quality and similar size. The 1451 Henry Court house that sold for \$800,000 is a relocation and therefore could demand a premium. In addition, it is a larger house with landscaping, a new patio and deck. This sale is an anomaly and should not be considered as a comparable home to 1471 Camden Ridge Drive. Homeowners are seriously considering selling due to the continued increase in taxes and simply want a fair tax value.

Based on evidence given, homeowner believes this should be in alignment with neighbor homes cited and in the \$615,000- \$630,000 range.

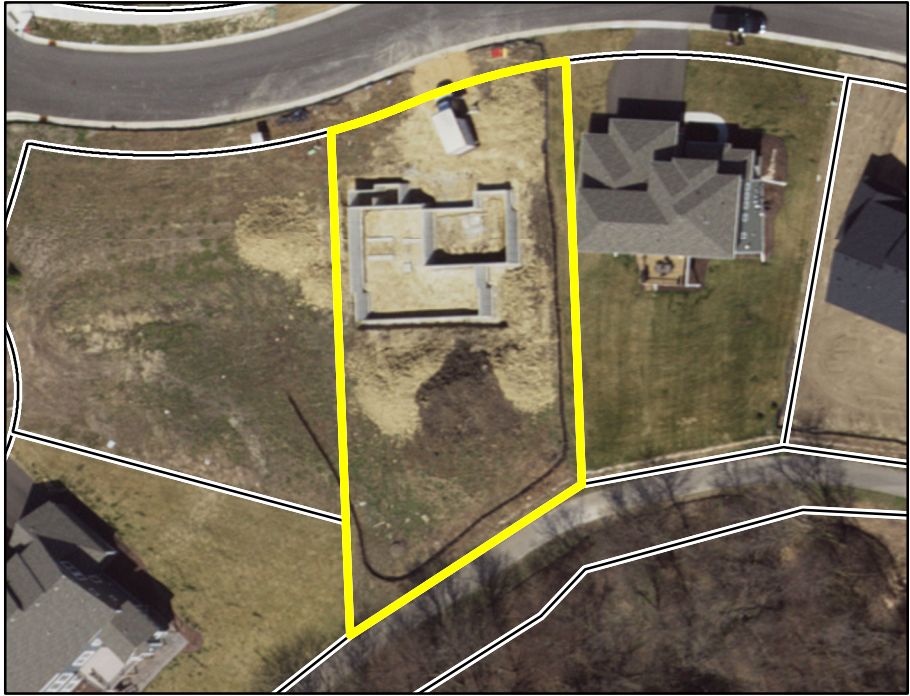
Thank you for your consideration and we look forward to meeting June 23, 2020.

CAN YOU TELL THE DIFFERENCE IN QUALITY AND LOCATION OF THESE HOUSES IN CAMDEN RIDGE NEIGHBORHOOD?



<b>Property Card</b>	<b>Parcel ID Number</b> 251560120
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<b>Taxpayer Information</b>
Taxpayer Name RACHELLE M JOHNSON STEVEN L JOHNSON
Mailing Address 1481 CAMDEN RIDGE DR CHANHASSEN, MN 55317-2302



<b>Property Address</b>
Address 1481 CAMDEN RIDGE DR
City CHANHASSEN, MN 55317

<b>Parcel Information</b>			
Uses	Res 1 unit	GIS Acres	0.36
		Net Acres	
		Deeded Acres	
		Plat	CAMDEN RIDGE
		Lot	012
		Block	001

Tax Description

<b>Building Information</b>			
Building Style	2 Story Frame	Above Grade Finished Sq Ft	3466
		Bedrooms	4
Year Built	2015	Garage	Y

<b>Miscellaneous Information</b>				
School District	Watershed District	Homestead	Green Acres	Ag Preserve
0112	WS 064 RILEY PURG BLUFF	N	N	N

<b>Assessor Information</b>				
Estimated Market Value	2019 Values (Payable 2020)	2020 Values (Payable 2021)	Last Sale	
Land	\$147,900.00	\$147,900.00	Date of Sale	8/10/2016
Building	\$457,300.00	\$465,500.00	Sale Value	\$646,675.00
Total	\$605,200.00	\$613,400.00		

The data provided herewith is for reference purposes only. This data is not suitable for legal, engineering, surveying or other similar purposes. Carver County does not guarantee the accuracy of the information contained herein. This data is furnished on an 'as is' basis and Carver County makes no representations or warranties, either expressed or implied, for the merchantability or fitness of the information provided for any purpose. This disclaimer is provided pursuant to Minnesota Statutes §466.03 and the user of the data provided herein acknowledges that Carver County shall not be liable for any damages, and by using this data in any way expressly waives all claims, and agrees to defend, indemnify, and hold harmless Carver County, its officials, officers, agents, employees, etc. from any and all claims brought by anyone who uses the information provided for herein, its employees or agents, or third parties which arise out of user's access. By acceptance of this data, the user agrees not to transmit this data or provide access to it or any part of it to another party unless the user includes with the data a copy of this disclaimer.

<b>Property Card</b>	<b>Parcel ID Number</b> 251560020
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<b>Taxpayer Information</b>
Taxpayer Name LEONARDO ANTONIO VIVAS LUNA JENNIFER GWYN LLOYD JONES
Mailing Address 9405 RIVER ROCK DR S CHANHASSEN, MN 55317-



<b>Property Address</b>
Address 9405 RIVER ROCK DR S
City CHANHASSEN, MN 55317

<b>Parcel Information</b>		
Uses	Res 1 unit	GIS Acres 0.3
		Net Acres
		Deeded Acres
		Plat CAMDEN RIDGE
		Lot 002
		Block 001

Tax Description

<b>Building Information</b>		
Building Style 2 Story Frame	Above Grade Finished Sq Ft 2998	Bedrooms 5
Year Built 2017	Garage Y	

<b>Miscellaneous Information</b>				
School District 0112	Watershed District WS 064 RILEY PURG BLUFF	Homestead N	Green Acres N	Ag Preserve N

<b>Assessor Information</b>				
Estimated Market Value	2019 Values (Payable 2020)	2020 Values (Payable 2021)	Last Sale	
Land	\$142,600.00	\$142,600.00	Date of Sale	6/21/2017
Building	\$473,200.00	\$476,800.00	Sale Value	\$605,000.00
Total	\$615,800.00	\$619,400.00		

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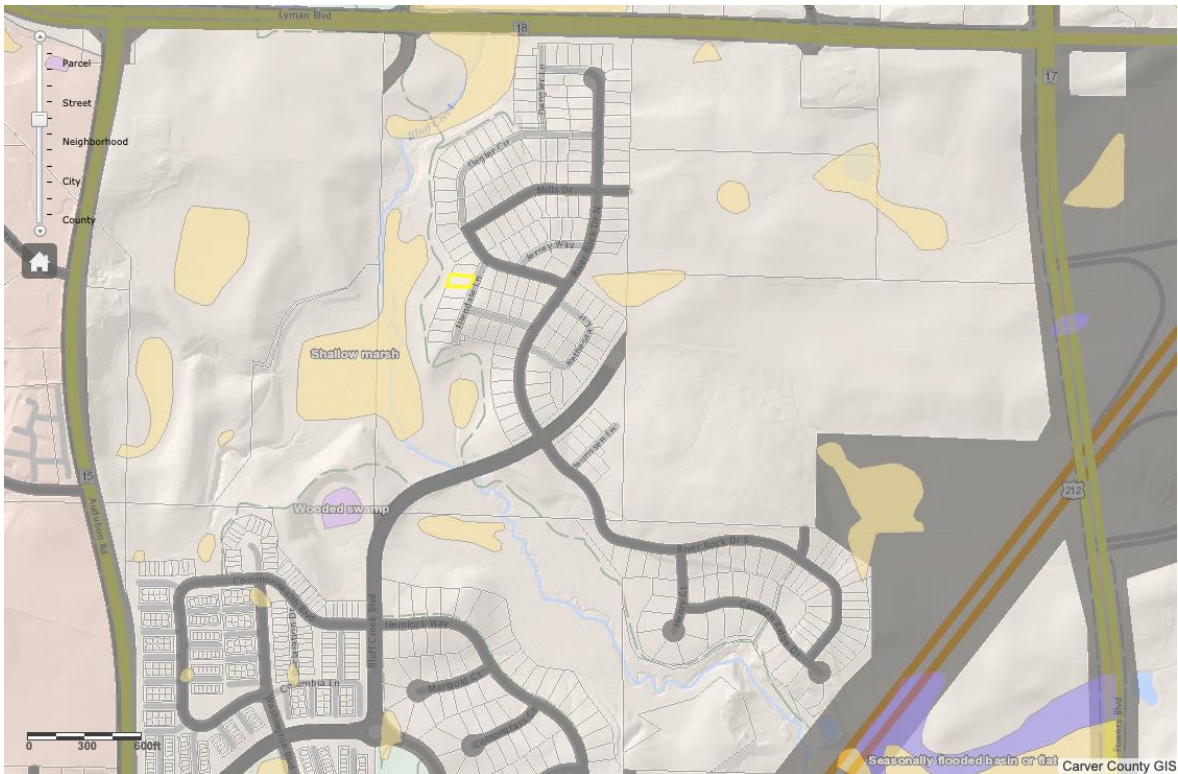
### Camden Ridge Neighborhood map

\*Note we are very close to Highway 212 and hear traffic noise



### Map of The Preserve and Camden Ridge Neighborhood

\*Note The Preserve is further away from 212 with less traffic noise and large wetland views





# Comparative Market Analysis



Researched and prepared by  
**Pablo Borean**

Subject Property

Prepared exclusively for  
**Jennifer Chou**

Prepared on  
May 14, 2020

Pablo Borean  
Edina Realty  
1519 Central Parkway  
Eagan, MN 55121  
612-250-0965  
pabloborean@edinarealty.com

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# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	List Date	DOM	CDOM
<b>S=1471 Camden Ridge Dr</b>		<b>6</b>	<b>6</b>	<b>4,670</b>		<b>2017</b>	<b>Single Family</b>	<b>2</b>	<b>07/17/2017</b>	<b>11</b>	<b>11</b>
9271 River Rock Drive	\$539,900	5	5	4523	\$119	2010	SINGF	2	03/05/2020	55	55
1694 Hemlock Way	\$550,000	5	4	3883	\$142	2011	SINGF	2	03/04/2020	71	71
7626 Ridgeview Way	\$625,000	4	4	3480	\$180	2003	SINGF	2	05/04/2020	7	7
7441 Windmill Drive	\$629,900	4	4	4106	\$153	1995	SINGF	2	05/12/2020	2	210
2166 Paisley Path	\$635,990	5	4	3531	\$180	2020	SINGF	2	04/25/2020	19	
7406 Moccasin Trail	\$649,000	4	4	4478	\$145	1996	SINGF	2	05/04/2020	10	10
370 W 86th Street	\$674,900	6	5	5624	\$120	2004	SINGF	2	04/13/2020	31	31
8464 Mission Hills Lane	\$685,000	5	4	3838	\$178	2001	SINGF	2	03/16/2020	59	59
<b>Averages:</b>	<b>\$623,711</b>	<b>4.8</b>	<b>4.3</b>	<b>4183</b>	<b>\$152</b>	<b>2005</b>				<b>32</b>	<b>63</b>

### Pending Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Off Market	DOM	CDOM
<b>S=1471 Camden Ridge Dr</b>		<b>6</b>	<b>6</b>	<b>4,670</b>		<b>2017</b>	<b>Single Family</b>	<b>2</b>	<b>07/17/2017</b>	<b>11</b>	<b>11</b>
2231 Hunter Drive	\$549,900	5	4	3954	\$139	2001	SINGF	2	05/12/2020	155	155
7278 Purple Parkway	\$634,620	4	4	3328	\$191	2020	SINGF	2	02/27/2020	0	
7266 Purple Parkway	\$653,220	4	4	3328	\$196	2020	SINGF	2	02/24/2020	0	
7276 Rogers Court	\$674,635	5	4	3510	\$192	2020	SINGF	2	01/20/2020	0	
7253 Rogers Court	\$678,715	5	4	3684	\$184	2020	SINGF	2	01/24/2020	0	
7510 Fawn Hill Road	\$680,000	4	3	2886	\$236	2019	SINGF	1	05/05/2020	180	180
7265 Rogers Court	\$687,110	4	4	4045	\$170	2020	SINGF	2	02/18/2020	5	
7170 Gunflint Trail	\$699,000	5	5	4473	\$156	2010	SINGF	2	04/17/2020	21	21
7414 Moccasin Trail	\$699,900	4	4	4016	\$174	1996	SINGF	2	05/06/2020	54	54
19036 Magenta Bay	\$619,900	4	4	4343	\$143	1995	SINGF	2	05/04/2020	32	32
<b>Averages:</b>	<b>\$657,700</b>	<b>4.4</b>	<b>4.0</b>	<b>3757</b>	<b>\$178</b>	<b>2012</b>				<b>45</b>	<b>88</b>

### Sold Listings

Address	Price	Bds	Bth	TFSF	\$/Sq	Built	Style	Stories	Sold Date	DOM	CDOM
<b>S=1471 Camden Ridge Dr</b>		<b>6</b>	<b>6</b>	<b>4,670</b>		<b>2017</b>	<b>Single Family</b>	<b>2</b>	<b>07/17/2017</b>	<b>11</b>	<b>11</b>
1447 Bethesda Circle	\$500,000	6	5	4422	\$113	2009	SINGF	2	07/18/2019	23	23
9031 Sunnyvale Drive	\$515,000	4	4	3380	\$152	1998	SINGF	2	09/27/2019	13	110
7645 Ridgeview Way	\$502,000	4	3	2294	\$219	2004	SINGF	2	09/09/2019	35	35
2382 Stone Creek Lane	\$520,000	4	4	3000	\$173	1996	SINGF	2	03/12/2020	15	15
9031 River Rock Drive	\$534,700	4	3	3501	\$153	2019	SINGF	2	11/08/2019	134	213
9071 River Rock Drive	\$500,000	5	4	3698	\$135	2016	SINGF	2	07/15/2019	27	27
1762 Cottongrass Court	\$514,000	5	4	3380	\$152	2013	SINGF	2PLUS	12/20/2019	34	86
2251 Hunter Drive	\$530,000	4	3	2986	\$177	2001	SINGF	2	08/16/2019	58	58
2378 Longacres Drive	\$539,000	4	4	3882	\$139	1997	SINGF	2	11/26/2019	13	13
9160 Degler Circle	\$520,000	5	5	5100	\$102	2011	SINGF	2	08/08/2019	34	77
1802 Cottongrass Court	\$525,000	4	3	2926	\$179	2013	SINGF	2	04/29/2020	7	7
9210 Ellendale Lane	\$560,000	5	5	5045	\$111	2009	SINGF	2	04/30/2020	10	10
1451 Bethesda Circle	\$554,500	5	5	5040	\$110	2009	SINGF	2	04/02/2020	0	0
520 Bighorn Drive	\$565,000	4	4	4004	\$141	1988	SINGF	2MOD	05/08/2020	15	94
295 Shoreview Court	\$610,000	5	4	4048	\$151	1998	SINGF	2	08/01/2019	2	2
6714 Mulberry Circle	\$611,525	4	4	3446	\$177	1993	SINGF	2	04/13/2020	0	0
2219 Longacres Drive	\$603,000	5	5	4811	\$125	2000	SINGF	2	09/04/2019	65	65
1511 Camden Ridge Drive	\$639,900	4	4	3065	\$209	2014	SINGF	2	10/23/2019	64	64
7656 Ridgeview Way	\$593,500	5	5	4647	\$128	2004	SINGF	2	12/12/2019	31	31
6865 Sapphire Lane	\$665,000	5	5	4849	\$137	2002	SINGF	2	12/19/2019	88	177
7575 Fawn Hill Road	\$675,000	5	5	4432	\$152	2018	SINGF	2	08/21/2019	29	162





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

<b>Averages:</b>	<b>\$560,815</b>	<b>4.6</b>	<b>4.2</b>	<b>3903</b>	<b>\$149</b>	<b>2005</b>	<b>33</b>	<b>60</b>
Median of Comparable Listings:	<b>\$610,000</b>							
Average of Comparable Listings:	<b>\$598,559</b>							

On Average, the 'Sold' status comparable listings sold in 33.19 days for \$560,815





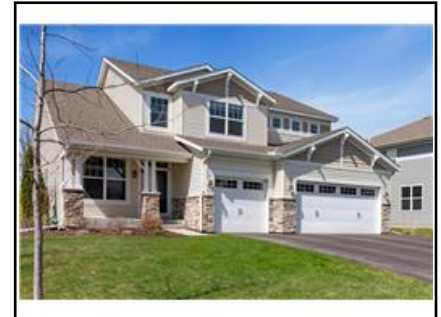
# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	9271 River Rock Dr N		1694 Hemlock Way	
MLS# 4859681	5499040		5496563	
Status Comps	Active		Active	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$539,900		\$550,000	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017				
Dt Closed 7/28/2017				
CDOM 11	55		71	
Beds 6	5		5	
Baths 6	5		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	3,219		2,943	
Blw Fin Sqft 1,226	1,304		940	
Total Fin Sqft 4,670	4,523		3,883	
Grg Stls 3	4.00		3.00	
Prk Char	Tuckunder, Heated Garage, Driveway -		Attached Garage, Insulated Garage, Heated	
Year Built 2017	2010		2011	
Lk/Wt				
WF Name				
Lot Sz	102x134x39x80x42x34		82x130x82x130	
Acres 0.35	0.24		0.24	
Fdtn Size 1,600	1,480		1,052	
Ext	Vinyl, Brick/Stone		Vinyl, Brick/Stone	
# FP 2	1		1	
Bsmt Full	Finished (Livable), Day/Lookout Windows, Deck, Patio, Natural Woodwork, Kitchen		Full, Drain Tiled, Sump Pump, Egress Windows, Deck, Porch, Kitchen Window, Vaulted	
Amenit				

Price	\$539,900	\$550,000
Total Adjustments		
Adjusted Price	\$539,900	\$550,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7626 Ridgeview Way		7441 Windmill Dr	
MLS# 4859681	5474776		5565663	
Status Comps	Active		Active	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$625,000		\$629,900	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017				
Dt Closed 7/28/2017				
CDOM 11	7		210	
Beds 6	4		4	
Baths 6	4		4	
Style Single Family	SINGF		SINGF	
Stories 2	2		0 2	0
Abv Fin Sqft 3,444	3,480		3,106	
Blw Fin Sqft 1,226	0		1,000	
Total Fin Sqft 4,670	3,480		4,106	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Insulated Garage, 2003		Attached Garage, Garage Door Opener, Driveway - 1995	
Year Built 2017				
Lk/Wt				
WF Name				
Lot Sz	88x190x135x214		91x235x116x45x145	
Acres 0.35	0.47		0.51	
Fdtn Size 1,600	1,900		1,243	
Ext Stucco			Cement Board, Fiber Board, S	
# FP 2	1		2	
Bsmt Full	Walkout, Sump Pump, Day/Lookout Windows, Deck, Patio, Hot Tub, Balcony, Kitchen Window,		Walkout, Full, Finished (Livable), Drain Tiled, Deck, Patio, Kitchen Window, Kitchen Center	
Amenit				

Price	\$625,000	\$629,900
Total Adjustments		
Adjusted Price	\$625,000	\$629,900





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	2166 Paisley Path		7406 Moccasin Trl	
MLS# 4859681	5557288		5293589	
Status Comps	Active		Active	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$635,990		\$649,000	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017				
Dt Closed 7/28/2017				
CDOM 11			10	
Beds 6	5		4	
Baths 6	4		4	
Style Single Family	SINGF		SINGF	
Stories 2	2		2	0
Abv Fin Sqft 3,444	2,701		3,185	
Blw Fin Sqft 1,226	830		1,293	
Total Fin Sqft 4,670	3,531		4,478	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Garage Door Opener		Attached Garage, Insulated Garage,	
Year Built 2017	2020		1996	
Lk/Wt			Pond	
WF Name				
Lot Sz	84x150x53x142		93 x 442 x 179 x 270	
Acres 0.35	0.23		0.78	
Fdtn Size 1,600	1,176		1,524	
Ext	Engineered Wood, Brick/Stone		Wood, Brick/Stone	
# FP 2	1		2	
Bsmt Full	Full, Finished (Livable), Sump Pump, Egress Kitchen Window, Vaulted Ceiling(s), French Doors,		Walkout, Finished (Livable), Drain Tiled, Deck, Porch, Natural Woodwork, Kitchen	

Price	\$635,990	\$649,000
Total Adjustments		
Adjusted Price	\$635,990	\$649,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

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## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	370 W 86th St		8464 Mission Hills Ln	
MLS# 4859681	5551112		5503587	
Status Comps	Active		Active	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$674,900		\$685,000	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017				
Dt Closed 7/28/2017				
CDOM 11	31		59	
Beds 6	6		5	
Baths 6	5		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	3,799		2,680	
Blw Fin Sqft 1,226	1,825		1,158	
Total Fin Sqft 4,670	5,624		3,838	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Driveway - Concrete,		Attached Garage, Insulated Garage,	
Year Built 2017	2004		2001	
Lk/Wt				
WF Name				
Lot Sz	Irregular		210 x 229 x 41 x 125	
Acres 0.35	0.36		0.37	
Fdtn Size 1,600	1,969		1,454	
Ext	Brick/Stone, Cement Board, Vi		Brick/Stone, Cement Board	
# FP 2	1		2	
Bsmt Full	Full, Finished (Livable), Drain Tiled, Sump Pump, Deck, Kitchen Window, Vaulted Ceiling(s), Ceiling		Finished (Livable), Drain Tiled, Sump Pump, Poured Deck, Porch, Natural Woodwork, Kitchen	

Price	\$674,900	\$685,000
Total Adjustments		
Adjusted Price	\$674,900	\$685,000







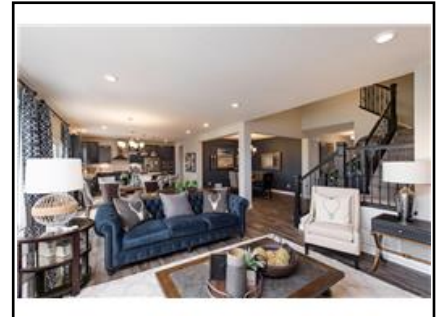
# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	2231 Hunter Dr		7278 Purple Pkwy	
MLS# 4859681	5330443		5493587	
Status Comps	Pending		Pending	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$549,900		\$634,620	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017	05/12/2020		02/27/2020	
Dt Closed 7/28/2017				
CDOM 11	155			
Beds 6	5		4	
Baths 6	4		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	3,016		3,328	
Blw Fin Sqft 1,226	938		0	
Total Fin Sqft 4,670	3,954		3,328	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Driveway - Asphalt,		Attached Garage, Driveway - Asphalt,	
Year Built 2017	2001		2020	
Lk/Wt				
WF Name				
Lot Sz	74x151x171x133		84x133x56x130	
Acres 0.35	0.38		0.21	
Fdtn Size 1,600	1,549		1,494	
Ext	Stucco, Wood		Engineered Wood	
# FP 2	2		0	
Bsmt Full	Full, Finished (Livable), Sump Pump, Egress Patio, Natural Woodwork,		Sump Pump, Day/Lookout Windows, Poured Kitchen Window, Kitchen Center Island, Walk-In	
Amenit	Kitchen Window, Vaulted			

Price	\$549,900	\$634,620
Total Adjustments		
Adjusted Price	\$549,900	\$634,620





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7266 Purple Pkwy		7276 Rogers Ct	
<b>MLS#</b> 4859681	5489953		5432789	
<b>Status</b> Comps	Pending		Pending	
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
<b>List Price</b>	\$653,220		\$674,635	
<b>Sold Price</b> \$576,935				
<b>S. Cntrbtn</b>				
<b>Off Mrkt</b> 7/17/2017	02/24/2020		01/20/2020	
<b>Dt Closed</b> 7/28/2017				
<b>CDOM</b> 11				
<b>Beds</b> 6	4		5	
<b>Baths</b> 6	4		4	
<b>Style</b> Single Family	SINGF		SINGF	
<b>Stories</b> 2	2		2	0
<b>Abv Fin Sqft</b> 3,444	3,328		2,680	
<b>Blw Fin Sqft</b> 1,226	0		830	
<b>Total Fin Sqft</b> 4,670	3,328		3,510	
<b>Grg Stls</b> 3	3.00		3.00	
<b>Prk Char</b>	Attached Garage, Driveway - Asphalt,		Attached Garage, Driveway - Asphalt,	
<b>Year Built</b> 2017	2020		2020	
<b>Lk/Wt</b>				
<b>WF Name</b>				
<b>Lot Sz</b>	getting		0	
<b>Acres</b> 0.35	0.25		0.25	
<b>Fdtn Size</b> 1,600	1,494		1,224	
<b>Ext</b>	Engineered Wood		Brick/Stone, Engineered Wood	
<b># FP</b> 2	1		1	
<b>Bsmt</b> Full	Walkout, Sump Pump, Poured Concrete, Kitchen Window, Kitchen Center Island, Walk-In		Full, Finished (Livable), Sump Pump, Egress	
<b>Amenit</b>				

<b>Price</b>	<b>\$653,220</b>	<b>\$674,635</b>
<b>Total Adjustments</b>		
<b>Adjusted Price</b>	<b>\$653,220</b>	<b>\$674,635</b>





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7253 Rogers Ct		7510 Fawn Hill Rd	
MLS# 4859681	5470071		5330485	
Status Comps	Pending		Pending	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$678,715		\$680,000	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017	01/24/2020		05/05/2020	
Dt Closed 7/28/2017				
CDOM 11			180	
Beds 6	5		4	
Baths 6	4		3	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	1	0
Abv Fin Sqft 3,444	2,732		1,692	
Blw Fin Sqft 1,226	952		1,194	
Total Fin Sqft 4,670	3,684		2,886	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Insulated Garage,		Attached Garage, Insulated Garage,	
Year Built 2017	2020		2019	
Lk/Wt				
WF Name				
Lot Sz	60x129x147x129		72x283x223x449	
Acres 0.35	0.29		0.90	
Fdtn Size 1,600	1,276		1,692	
Ext	Engineered Wood, Brick/Stone		Fiber Board, Brick/Stone	
# FP 2	1		2	
Bsmt Full	Walkout, Finished (Livable), Sump Pump, Kitchen Window, Kitchen		Full, Walkout, Finished (Livable), Day/Lookout Deck, Patio, Natural	
Amenit	Center Island, Vaulted		Woodwork, Kitchen Center	

Price	\$678,715	\$680,000
Total Adjustments		
Adjusted Price	\$678,715	\$680,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7265 Rogers Ct		7170 Gunflint Trl	
MLS# 4859681	5485173		5542960	
Status Comps	Pending		Pending	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$687,110		\$699,000	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017	02/18/2020		04/17/2020	
Dt Closed 7/28/2017				
CDOM 11			21	
Beds 6	4		5	
Baths 6	4		5	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	3,328		3,116	
Blw Fin Sqft 1,226	717		1,357	
Total Fin Sqft 4,670	4,045		4,473	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Driveway - Asphalt,		Attached Garage, Driveway - Concrete,	
Year Built 2017	2020		2010	
Lk/Wt				
WF Name				
Lot Sz	getting		110x125x117x125	
Acres 0.35	0.25		0.34	
Fdtn Size 1,600	1,494		1,592	
Ext	Engineered Wood		Wood, Shakes, Brick/Stone, Fi	
# FP 2	1		1	
Bsmt Full	Sump Pump, Poured Concrete, Unfinished, Kitchen Window, Kitchen		Walkout, Full, Finished (Livable), Drain Tiled, Deck, Natural Woodwork, Kitchen Window, Kitchen	
Amenit	Center Island, Walk-In			

Price	\$687,110	\$699,000
Total Adjustments		
Adjusted Price	\$687,110	\$699,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7414 Moccasin Trl		19036 Magenta Bay	
MLS# 4859681	5331404		5547936	
Status Comps	Pending		Pending	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		272 - Eden Prairie	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		EDNP - Eden Prairie	
List Price	\$699,900		\$619,900	
Sold Price \$576,935				
S. Cntrbtn				
Off Mrkt 7/17/2017	05/06/2020		05/04/2020	
Dt Closed 7/28/2017				
CDOM 11	54		32	
Beds 6	4		4	
Baths 6	4		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	2,666		3,025	
Blw Fin Sqft 1,226	1,350		1,318	
Total Fin Sqft 4,670	4,016		4,343	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Driveway - Asphalt,		Attached Garage	
Year Built 2017	1996		1995	
Lk/Wt				
WF Name				
Lot Sz	95x599x154x442		89x160x89x160	
Acres 0.35	1.08		0.33	
Fdtn Size 1,600	1,450		1,478	
Ext	Wood, Brick/Stone		Wood, Brick/Stone	
# FP 2	2		1	
Bsmt Full	Walkout, Finished (Livable), Drain Tiled, Deck, Patio, Natural Woodwork, Kitchen		Full, Finished (Livable), Sump Pump, Day/Lookout Deck, Porch, Kitchen Window, Kitchen Center	
Amenit				

Price	\$699,900	\$619,900
Total Adjustments		
Adjusted Price	\$699,900	\$619,900





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	1447 Bethesda Cir		9031 Sunnyvale Dr	
MLS# 4859681	5232176		5265181	
Status Comps	Sold		Sold	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$505,000		\$519,000	
Sold Price \$576,935	\$500,000		\$515,000	
S. Cntrbtn				
Off Mrkt 7/17/2017	06/13/2019		08/08/2019	
Dt Closed 7/28/2017	07/18/2019		09/27/2019	
CDOM 11	23		110	
Beds 6	6		4	
Baths 6	5		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	3,322		2,380	
Blw Fin Sqft 1,226	1,100		1,000	
Total Fin Sqft 4,670	4,422		3,380	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage		Attached Garage, Insulated Garage,	
Year Built 2017	2009		1998	
Lk/Wt				
WF Name				
Lot Sz	60x108x60x107		83x194x130x159	
Acres 0.35	0.14		0.47	
Fdtn Size 1,600	1,986		1,190	
Ext	Vinyl, Brick/Stone		Vinyl, Brick/Stone	
# FP 2	2		1	
Bsmt Full	Full, Walkout, Finished (Livable), Poured Concrete		Full, Finished (Livable), Drain Tiled, Sump Pump, Patio, Kitchen Window, Ceiling Fan(s), Hardwood	
Amenit				

Price	\$500,000	\$515,000
Total Adjustments		
Adjusted Price	\$500,000	\$515,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7645 Ridgeview Way		2382 Stone Creek Ln W	
MLS# 4859681	5253634		5431561	
Status Comps	Sold		Sold	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$519,000		\$519,900	
Sold Price \$576,935	\$502,000		\$520,000	
S. Cntrbtn			\$400	
Off Mrkt 7/17/2017	08/13/2019		02/01/2020	
Dt Closed 7/28/2017	09/09/2019		03/12/2020	
CDOM 11	35		15	
Beds 6	4		4	
Baths 6	3		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	2,294		2,100	
Blw Fin Sqft 1,226	0		900	
Total Fin Sqft 4,670	2,294		3,000	
Grg Stls 3	3.00		2.00	
Prk Char	Insulated Garage, Attached Garage,		Attached Garage, Driveway - Asphalt,	
Year Built 2017	2004		1996	
Lk/Wt				
WF Name				
Lot Sz	irregular		common	
Acres 0.35	0.34		0.77	
Fdtn Size 1,600	1,188		1,060	
Ext	Brick/Stone, Vinyl		Brick/Stone, Vinyl	
# FP 2	1		3	
Bsmt Full	Full, Unfinished, Egress Windows, Sump Pump		Full, Finished (Livable), Drain Tiled, Sump Pump, Patio, Natural Woodwork, Kitchen Window,	
Amenit				

Price	\$502,000	\$520,000
Total Adjustments		
Adjusted Price	\$502,000	\$520,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	9031 River Rock Dr N		9071 River Rock Dr N	
MLS# 4859681	5250591		5239048	
Status Comps	Sold		Sold	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$519,900		\$519,900	
Sold Price \$576,935	\$534,700		\$500,000	
S. Cntrbtn				
Off Mrkt 7/17/2017	10/31/2019		06/25/2019	
Dt Closed 7/28/2017	11/08/2019		07/15/2019	
CDOM 11	213		27	
Beds 6	4		5	
Baths 6	3		4	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	2,809		2,623	
Blw Fin Sqft 1,226	692		1,075	
Total Fin Sqft 4,670	3,501		3,698	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Driveway - Asphalt,		Tandem, Driveway - Asphalt	
Year Built 2017	2019		2016	
Lk/Wt				
WF Name				
Lot Sz	20x20x49x100x60x137		143x60	
Acres 0.35	0.18		0.20	
Fdtn Size 1,600	1,341		1,253	
Ext	Shakes, Vinyl, Brick/Stone		Brick/Stone, Vinyl	
# FP 2	1		1	
Bsmt Full	Full, Partial Finished, Drain Tiled, Sump Pump, Porch, Natural Woodwork, Kitchen Window, Kitchen		Full, Finished (Livable), Egress Windows Kitchen Window, Kitchen Center Island, Hardwood	
Amenit				

Price	\$534,700	\$500,000
Total Adjustments		
Adjusted Price	\$534,700	\$500,000







# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	1762 Cottongrass Ct		2251 Hunter Dr	
<b>MLS#</b> 4859681	5321632		5211204	
<b>Status</b> Comps	Sold		Sold	
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
<b>List Price</b>	\$524,900		\$535,000	
<b>Sold Price</b> \$576,935	\$514,000		\$530,000	
<b>S. Cntrbtn</b>	\$10,000		\$3,000	
<b>Off Mrkt</b> 7/17/2017	11/27/2019		07/22/2019	
<b>Dt Closed</b> 7/28/2017	12/20/2019		08/16/2019	
<b>CDOM</b> 11	86		58	
<b>Beds</b> 6	5		4	
<b>Baths</b> 6	4		3	
<b>Style</b> Single Family	SINGF		SINGF	
<b>Stories</b> 2	2PLUS	0	2	0
<b>Abv Fin Sqft</b> 3,444	3,380		2,986	
<b>Blw Fin Sqft</b> 1,226	0		0	
<b>Total Fin Sqft</b> 4,670	3,380		2,986	
<b>Grg Stls</b> 3	3.00		3.00	
<b>Prk Char</b>	Garage Door Opener, Driveway - Asphalt		Attached Garage, Driveway - Asphalt,	
<b>Year Built</b> 2017	2013		2001	
<b>Lk/Wt</b>				
<b>WF Name</b>				
<b>Lot Sz</b>	82'x121'x60'x62'x140		41'x64'x138'x104'x164	
<b>Acres</b> 0.35	0.30		0.32	
<b>Fdtn Size</b> 1,600	1,690		1,523	
<b>Ext</b>	Vinyl, Brick/Stone		Wood	
<b># FP</b> 2	1		1	
<b>Bsmt</b> Full	Walkout, Full, Sump Pump, Day/Lookout Deck, Kitchen Window, Kitchen Center Island,		Full, Sump Pump, Drain Tiled Deck, Natural Woodwork, Kitchen Window, Kitchen	
<b>Amenit</b>				

<b>Price</b>	<b>\$514,000</b>	<b>\$530,000</b>
<b>Total Adjustments</b>		
<b>Adjusted Price</b>	<b>\$514,000</b>	<b>\$530,000</b>





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	2378 Longacres Dr		9160 Degler Cir	
<b>MLS#</b> 4859681	5317634		5248110	
<b>Status</b> Comps	Sold		Sold	
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
<b>List Price</b>	\$539,000		\$539,999	
<b>Sold Price</b> \$576,935	\$539,000		\$520,000	
<b>S. Cntrbtn</b>	\$1,500			
<b>Off Mrkt</b> 7/17/2017	10/21/2019		07/18/2019	
<b>Dt Closed</b> 7/28/2017	11/26/2019		08/08/2019	
<b>CDOM</b> 11	13		77	
<b>Beds</b> 6	4		5	
<b>Baths</b> 6	4		5	
<b>Style</b> Single Family	SINGF		SINGF	
<b>Stories</b> 2	2	0	2	0
<b>Abv Fin Sqft</b> 3,444	2,812		3,576	
<b>Blw Fin Sqft</b> 1,226	1,070		1,524	
<b>Total Fin Sqft</b> 4,670	3,882		5,100	
<b>Grg Stls</b> 3	3.00		3.00	
<b>Prk Char</b>	Attached Garage, Insulated Garage,		Attached Garage, Driveway - Asphalt	
<b>Year Built</b> 2017	1997		2011	
<b>Lk/Wt</b>				
<b>WF Name</b>				
<b>Lot Sz</b>	102x204x26x67x170		65.5x104.5	
<b>Acres</b> 0.35	0.40		0.21	
<b>Fdtn Size</b> 1,600	1,554		1,524	
<b>Ext</b>	Wood		Fiber Board, Cement Board, B	
<b># FP</b> 2	2		0	
<b>Bsmt</b> Full	Finished (Livable), Drain Tiled, Sump Pump, Deck, Natural Woodwork,		Walkout, Full, Finished (Livable), Sump Pump Deck, Kitchen Window, Ceiling Fan(s), Hardwood	
<b>Amenit</b>	Kitchen Window, Kitchen			

<b>Price</b>	<b>\$539,000</b>	<b>\$520,000</b>
<b>Total Adjustments</b>		
<b>Adjusted Price</b>	<b>\$539,000</b>	<b>\$520,000</b>





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	1802 Cottongrass Ct		9210 Ellendale Ln	
MLS# 4859681	5506548		5490184	
Status Comps	Sold		Sold	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$544,900		\$549,000	
Sold Price \$576,935	\$525,000		\$560,000	
S. Cntrbtn			\$10,480	
Off Mrkt 7/17/2017	03/30/2020		03/30/2020	
Dt Closed 7/28/2017	04/29/2020		04/30/2020	
CDOM 11	7		10	
Beds 6	4		5	
Baths 6	3		5	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	2,926		3,470	
Blw Fin Sqft 1,226	0		1,575	
Total Fin Sqft 4,670	2,926		5,045	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Driveway - Asphalt,		Attached Garage, Insulated Garage,	
Year Built 2017	2013		2009	
Lk/Wt				
WF Name				
Lot Sz	50x166x150x127		63x126	
Acres 0.35	0.31		0.16	
Fdtn Size 1,600	1,463		1,713	
Ext	Brick/Stone		Vinyl, Cement Board	
# FP 2	1		2	
Bsmt Full	Walkout, Full, Drain Tiled, Sump Pump, Poured Hardwood Floors, Kitchen		Walkout, Full, Finished (Livable), Drain Tiled, Deck, Patio, Natural Woodwork, Kitchen	
Amenit	Window, Natural			

Price	\$525,000	\$560,000
Total Adjustments		
Adjusted Price	\$525,000	\$560,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	1451 Bethesda Cir		520 Bighorn Dr	
MLS# 4859681	5293248		5502483	
Status Comps	Sold		Sold	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$550,000		\$557,000	
Sold Price \$576,935	\$554,500		\$565,000	
S. Cntrbtn	\$6,000		\$10,000	
Off Mrkt 7/17/2017	04/02/2020		03/26/2020	
Dt Closed 7/28/2017	04/02/2020		05/08/2020	
CDOM 11	0		94	
Beds 6	5		4	
Baths 6	5		4	
Style Single Family	SINGF		SINGF	
Stories 2	2		0 2MOD	0
Abv Fin Sqft 3,444	3,370		2,742	
Blw Fin Sqft 1,226	1,670		1,262	
Total Fin Sqft 4,670	5,040		4,004	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Tandem, Driveway - Asphalt,		Attached Garage, Insulated Garage,	
Year Built 2017	2009		1988	
Lk/Wt			Lake View	
WF Name			Lotus Lake	
Lot Sz	92x115x51x107		91x200x107x224	
Acres 0.35	0.16		0.46	
Fdtn Size 1,600	1,670		1,320	
Ext	Vinyl, Brick/Stone		Wood	
# FP 2	2		2	
Bsmt Full	Walkout, Full, Finished (Livable), Drain Tiled, Deck, Porch, Natural Woodwork, Kitchen		Walkout, Full, Finished (Livable), Drain Tiled, Deck, Patio, Porch, Natural Woodwork,	
Amenit				

Price	\$554,500	\$565,000
Total Adjustments		
Adjusted Price	\$554,500	\$565,000





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CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	295 Shoreview Ct		6714 Mulberry Cir W	
<b>MLS#</b> 4859681	5242817		5416550	
<b>Status</b> Comps	Sold		Sold	
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County S		276 - Minnetonka	
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
<b>List Price</b>	\$594,900		\$615,000	
<b>Sold Price</b> \$576,935	\$610,000		\$611,525	
<b>S. Cntrbtn</b>			\$18,345	
<b>Off Mrkt</b> 7/17/2017	06/08/2019		04/06/2020	
<b>Dt Closed</b> 7/28/2017	08/01/2019		04/13/2020	
<b>CDOM</b> 11	2		0	
<b>Beds</b> 6	5		4	
<b>Baths</b> 6	4		4	
<b>Style</b> Single Family	SINGF		SINGF	
<b>Stories</b> 2	2	0	2	0
<b>Abv Fin Sqft</b> 3,444	3,012		2,396	
<b>Blw Fin Sqft</b> 1,226	1,036		1,050	
<b>Total Fin Sqft</b> 4,670	4,048		3,446	
<b>Grg Stls</b> 3	3.00		2.00	
<b>Prk Char</b>	Attached Garage		Attached Garage, Driveway - Asphalt	
<b>Year Built</b> 2017	1998		1993	
<b>Lk/Wt</b>			Lake View	
<b>WF Name</b>			N/A	
<b>Lot Sz</b>	54x146x159x78x183		285x328x111	
<b>Acres</b> 0.35	0.51		0.40	
<b>Fdtn Size</b> 1,600	1,460		1,176	
<b>Ext</b>	Vinyl		Wood, Brick/Stone	
<b># FP</b> 2	2		2	
<b>Bsmt</b> Full	Walkout, Full, Finished (Livable), Poured Concrete Deck, Patio, Porch,		Walkout, Full, Finished (Livable), Drain Tiled, Deck, Patio, Natural Woodwork, Kitchen	
<b>Amenit</b>	Kitchen Window, Kitchen			

<b>Price</b>	<b>\$610,000</b>	<b>\$611,525</b>
<b>Total Adjustments</b>		
<b>Adjusted Price</b>	<b>\$610,000</b>	<b>\$611,525</b>





# Comparative Market Analysis

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CHAN - Chanhassen, 55317

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## CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	2219 Longacres Dr		1511 Camden Ridge Dr	
<b>MLS#</b> 4859681	5222873		5255455	
<b>Status</b> Comps	Sold		Sold	
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County S		112 - Eastern Carver County S	
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
<b>List Price</b>	\$619,000		\$639,900	
<b>Sold Price</b> \$576,935	\$603,000		\$639,900	
<b>S. Cntrbtn</b>	\$1,500		\$10,750	
<b>Off Mrkt</b> 7/17/2017	08/08/2019		08/31/2019	
<b>Dt Closed</b> 7/28/2017	09/04/2019		10/23/2019	
<b>CDOM</b> 11	65		64	
<b>Beds</b> 6	5		4	
<b>Baths</b> 6	5		4	
<b>Style</b> Single Family	SINGF		SINGF	
<b>Stories</b> 2	2	0	2	0
<b>Abv Fin Sqft</b> 3,444	3,293		3,065	
<b>Blw Fin Sqft</b> 1,226	1,518		0	
<b>Total Fin Sqft</b> 4,670	4,811		3,065	
<b>Grg Stls</b> 3	3.00		3.00	
<b>Prk Char</b>	Attached Garage		Attached Garage, Driveway - Asphalt	
<b>Year Built</b> 2017	2000		2014	
<b>Lk/Wt</b>				
<b>WF Name</b>				
<b>Lot Sz</b>	153x74x133x181		67 x 141 x 86 x 143	
<b>Acres</b> 0.35	0.34		0.31	
<b>Fdtn Size</b> 1,600	1,745		1,423	
<b>Ext</b>	Wood, Brick/Stone		Engineered Wood, Brick/Stone	
<b># FP</b> 2	2		1	
<b>Bsmt</b> Full	Full, Finished (Livable), Drain Tiled, Sump Pump, Deck, Patio, Porch,		Walkout, Full, Drain Tiled, Sump Pump, Poured	
<b>Amenit</b>	Natural Woodwork,			

<b>Price</b>	<b>\$603,000</b>	<b>\$639,900</b>
<b>Total Adjustments</b>		
<b>Adjusted Price</b>	<b>\$603,000</b>	<b>\$639,900</b>





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
1471 Camden Ridge Dr	7656 Ridgeview Way		6865 Sapphire Ln	
MLS# 4859681	5253037		5291148	
Status Comps	Sold		Sold	
Sch Dist 112 - Eastern Carver County	112 - Eastern Carver County S		276 - Minnetonka	
Postal City CHAN - Chanhassen	CHAN - Chanhassen		CHAN - Chanhassen	
List Price	\$649,836		\$675,000	
Sold Price \$576,935	\$593,500		\$665,000	
S. Cntrbtn			\$1,000	
Off Mrkt 7/17/2017	11/18/2019		12/09/2019	
Dt Closed 7/28/2017	12/12/2019		12/19/2019	
CDOM 11	31		177	
Beds 6	5		5	
Baths 6	5		5	
Style Single Family	SINGF		SINGF	
Stories 2	2	0	2	0
Abv Fin Sqft 3,444	3,476		3,433	
Blw Fin Sqft 1,226	1,171		1,416	
Total Fin Sqft 4,670	4,647		4,849	
Grg Stls 3	3.00		3.00	
Prk Char	Attached Garage, Insulated Garage,		Attached Garage, Driveway - Asphalt,	
Year Built 2017	2004		2002	
Lk/Wt				
WF Name				
Lot Sz	209x120		118x126x138x146x	
Acres 0.35	0.51		0.37	
Fdtn Size 1,600	1,743		1,719	
Ext	Vinyl, Stucco, Brick/Stone		Brick/Stone, Cement Board, Si	
# FP 2	1		1	
Bsmt Full	Walkout, Full, Finished (Livable), Drain Tiled, Deck, Patio, Kitchen		Full, Finished (Livable), Drain Tiled, Sump Pump, Patio, Natural Woodwork, Kitchen Window, Vaulted	
Amenit	Window, Kitchen Center			

Price	\$593,500	\$665,000
Total Adjustments		
Adjusted Price	\$593,500	\$665,000





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price** \$576,935

**Sold Price** \$576,935

### **S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**WF Name**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

### **Amenit**

### Details

7575 Fawn Hill Rd

5260923

Sold

112 - Eastern Carver County S

CHAN - Chanhassen

\$714,900

\$675,000

08/08/2019

08/21/2019

162

5

5

SINGF

2

3,412

1,020

4,432

3.00

Attached Garage

2018

206X187X165

0.43

1,471

Cement Board, Brick/Stone

1

Walkout, Finished

(Livable), Sump Pump

### Adjust

0

<b>Price</b>	<b>\$675,000</b>
<b>Total Adjustments</b>	
<b>Adjusted Price</b>	<b>\$675,000</b>







## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

\*Price is expressed as the the Sold Price for solds, and List Price for all other listings.

Priced between \$500,000 and \$699,900

4 to 6 Bedrooms

3.00 to 5.00 Bathrooms

2,294 to 5,624 Square Feet

\$102 to \$236 per Square Foot

Built between 1988 and 2020

0 to 32 years old





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM**

**Beds**

**Baths**

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

9271 River Rock Dr N

**MLS#** 5499040

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$539,900

**CDOM** 55

**Beds** 5

**Baths** 5

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,219

**Blw Fin Sqft** 1,304

**Total Fin Sqft** 4,523

**Grg Stls** 4.00

**Prk Char** Tuckunder, Heated Garage, Driveway - Asphalt, Garage Door Opener,

**Year Built** 2010

**Lot Sz** 102x134x39x80x42x34

**Acres** 0.24

**Fdtn Size** 1,480

**Ext** Vinyl, Brick/Stone

**# FP** 1

**Bsmt** Finished (Livable), Day/Lookout Windows, Sump Pump, Poured Concrete

**Amenit** Deck, Patio, Natural Woodwork, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Hardwood

### Details

1694 Hemlock Way

**MLS#** 5496563

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$550,000

**CDOM** 71

**Beds** 5

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 2,943

**Blw Fin Sqft** 940

**Total Fin Sqft** 3,883

**Grg Stls** 3.00

**Prk Char** Attached Garage, Insulated Garage, Heated Garage, Driveway - Asphalt,

**Year Built** 2011

**Lot Sz** 82x130x82x130

**Acres** 0.24

**Fdtn Size** 1,052

**Ext** Vinyl, Brick/Stone

**# FP** 1

**Bsmt** Full, Drain Tiled, Sump Pump, Egress Windows, Poured Concrete, Finished (Livable), Storage Space

**Amenit** Deck, Porch, Kitchen Window, Vaulted Ceiling(s), Ceiling Fan(s), Hardwood Floors, Tiled Floors,





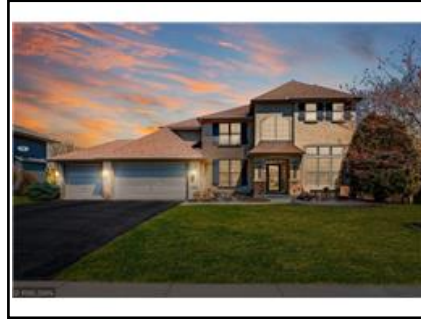
# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz** 0.35

**Acres** 1,600

**Fdtn Size**

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

7626 Ridgeview Way

**MLS#** 5474776

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$625,000

**CDOM** 7

**Beds** 4

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,480

**Blw Fin Sqft** 0

**Total Fin Sqft** 3,480

**Grg Stls** 3.00

**Prk Char** Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door

**Year Built** 2003

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz** 88x190x135x214

**Acres** 0.47

**Fdtn Size** 1,900

**Ext** Stucco

**# FP** 1

**Bsmt** Walkout, Sump Pump, Day/Lookout Windows, Poured Concrete, Unfinished, Drain Tiled, Full

**Amenit** Deck, Patio, Hot Tub, Balcony, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Ceiling

### Details

7441 Windmill Dr

**MLS#** 5565663

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$629,900

**CDOM** 210

**Beds** 4

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,106

**Blw Fin Sqft** 1,000

**Total Fin Sqft** 4,106

**Grg Stls** 3.00

**Prk Char** Attached Garage, Garage Door Opener, Driveway - Asphalt, Driveway

**Year Built** 1995

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz** 91x235x116x45x145

**Acres** 0.51

**Fdtn Size** 1,243

**Ext** Cement Board, Fiber Board, Stucco

**# FP** 2

**Bsmt** Walkout, Full, Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows

**Amenit** Deck, Patio, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Hardwood Floors, Tiled Floors,





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CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

2166 Paisley Path

**MLS#** 5557288

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$635,990

**Beds** 5

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 2,701

**Blw Fin Sqft** 830

**Total Fin Sqft** 3,531

**Grg Stls** 3.00

**Prk Char** Attached Garage, Garage Door Opener

**Year Built** 2020

**Lot Sz** 84x150x53x142

**Acres** 0.23

**Fdtn Size** 1,176

**Ext** Engineered Wood, Brick/Stone

**# FP** 1

**Bsmt** Full, Finished (Livable), Sump Pump, Egress Windows, Poured Concrete, Storage Space

**Amenit** Kitchen Window, Vaulted Ceiling(s), French Doors, Walk-In Closet, Washer/Dryer Hookup, In-Ground

### Details

7406 Moccasin Trl

**MLS#** 5293589

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$649,000

**CDOM** 10

**Beds** 4

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,185

**Blw Fin Sqft** 1,293

**Total Fin Sqft** 4,478

**Grg Stls** 3.00

**Prk Char** Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door

**Year Built** 1996

**Lk/Wt** Pond

**Lot Sz** 93 x 442 x 179 x 270

**Acres** 0.78

**Fdtn Size** 1,524

**Ext** Wood, Brick/Stone

**# FP** 2

**Bsmt** Walkout, Finished (Livable), Drain Tiled, Sump Pump, Concrete Block

**Amenit** Deck, Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Ceiling





# Comparative Market Analysis

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CHAN - Chanhassen, 55317

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## CMA Comparables

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### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

370 W 86th St

**MLS#** 5551112

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$674,900

**CDOM** 31

**Beds** 6

**Baths** 5

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,799

**Blw Fin Sqft** 1,825

**Total Fin Sqft** 5,624

**Grg Stls** 3.00

**Prk Char** Attached Garage, Driveway - Concrete, Garage Door Opener

**Year Built** 2004

**Lot Sz** Irregular

**Acres** 0.36

**Fdtn Size** 1,969

**Ext** Brick/Stone, Cement Board, Vinyl

**# FP** 1

**Bsmt** Full, Finished (Livable), Drain Tiled, Sump Pump, Egress Windows, Concrete Block, Storage Space,

**Amenit** Deck, Kitchen Window, Vaulted Ceiling(s), Ceiling Fan(s), Hardwood Floors, Walk-In Closet, Security

### Details

8464 Mission Hills Ln

**MLS#** 5503587

**Status** Active

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$685,000

**CDOM** 59

**Beds** 5

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 2,680

**Blw Fin Sqft** 1,158

**Total Fin Sqft** 3,838

**Grg Stls** 3.00

**Prk Char** Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door

**Year Built** 2001

**Lot Sz** 210 x 229 x 41 x 125

**Acres** 0.37

**Fdtn Size** 1,454

**Ext** Brick/Stone, Cement Board

**# FP** 2

**Bsmt** Finished (Livable), Drain Tiled, Sump Pump, Poured Concrete

**Amenit** Deck, Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Ceiling





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Details</u>
1471 Camden Ridge Dr	2231 Hunter Dr	7278 Purple Pkwy
<b>MLS#</b> 4859681	5330443	5493587
<b>Status</b> Comps	Pending	Pending
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County Schools	112 - Eastern Carver County Schools
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen	CHAN - Chanhassen
<b>List Price</b>	\$549,900	\$634,620
<b>Sold Price</b> \$576,935		
<b>S. Cntrbtn</b>		
<b>Off Mrkt</b> 7/17/2017	05/12/2020	02/27/2020
<b>Dt Closed</b> 7/28/2017		
<b>CDOM</b> 11	155	
<b>Beds</b> 6	5	4
<b>Baths</b> 6	4	4
<b>Style</b> Single Family	(SF) Single Family	(SF) Single Family
<b>Stories</b> 2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b> 3,444	3,016	3,328
<b>Blw Fin Sqft</b> 1,226	938	0
<b>Total Fin Sqft</b> 4,670	3,954	3,328
<b>Grg Stls</b> 3	3.00	3.00
<b>Prk Char</b>	Attached Garage, Driveway - Asphalt, Garage Door Opener	Attached Garage, Driveway - Asphalt, Garage Door Opener
<b>Year Built</b> 2017	2001	2020
<b>Lk/Wt</b>		
<b>Lk/WF Nm</b>		
<b>Lot Sz</b>	74x151x171x133	84x133x56x130
<b>Acres</b> 0.35	0.38	0.21
<b>Fdtn Size</b> 1,600	1,549	1,494
<b>Ext</b>	Stucco, Wood	Engineered Wood
<b># FP</b> 2	2	0
<b>Bsmt</b> Full	Full, Finished (Livable), Sump Pump, Egress Windows	Sump Pump, Day/Lookout Windows, Poured Concrete, Unfinished
<b>Amenit</b>	Patio, Natural Woodwork, Kitchen Window, Vaulted Ceiling(s), Hardwood Floors, Tiled Floors,	Kitchen Window, Kitchen Center Island, Walk-In Closet, Master BR Walk-In Closet, Washer/Dryer





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

7266 Purple Pkwy  
**MLS#** 5489953  
**Status** Pending  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$653,220  
**S. Cntrbtn**  
**Off Mrkt** 02/24/2020  
**Dt Closed**  
**CDOM**  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

### Details

7276 Rogers Ct  
**MLS#** 5432789  
**Status** Pending  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$674,635  
**S. Cntrbtn**  
**Off Mrkt** 01/20/2020  
**Dt Closed**  
**CDOM**  
**Beds** 5  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	3,328	2,680
<b>Blw Fin Sqft</b>	1,226	0	830
<b>Total Fin Sqft</b>	4,670	3,328	3,510
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage, Driveway - Asphalt, Garage Door Opener	Attached Garage, Driveway - Asphalt, Garage Door Opener
<b>Year Built</b>	2017	2020	2020
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		getting	0
<b>Acres</b>	0.35	0.25	0.25
<b>Fdtn Size</b>	1,600	1,494	1,224
<b>Ext</b>		Engineered Wood	Brick/Stone, Engineered Wood
<b># FP</b>	2	1	1
<b>Bsmt</b>	Full	Walkout, Sump Pump, Poured Concrete, Unfinished	Full, Finished (Livable), Sump Pump, Egress Windows

### **Amenit**

Kitchen Window, Kitchen Center Island, Walk-In Closet, Master BR Walk-In Closet, Washer/Dryer





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

7253 Rogers Ct  
**MLS#** 5470071  
**Status** Pending  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$678,715  
**S. Cntrbtn**  
**Off Mrkt** 01/24/2020  
**Dt Closed**  
**CDOM**  
**Beds** 5  
**Baths** 4  
**Style** (SF) Single Family

### Details

7510 Fawn Hill Rd  
**MLS#** 5330485  
**Status** Pending  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$680,000  
**S. Cntrbtn**  
**Off Mrkt** 05/05/2020  
**Dt Closed**  
**CDOM** 180  
**Beds** 4  
**Baths** 3  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	1 Story
<b>Abv Fin Sqft</b>	3,444	2,732	1,692
<b>Blw Fin Sqft</b>	1,226	952	1,194
<b>Total Fin Sqft</b>	4,670	3,684	2,886
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door	Attached Garage, Insulated Garage, Driveway - Asphalt
<b>Year Built</b>	2017	2020	2019
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		60x129x147x129	72x283x223x449
<b>Acres</b>	0.35	0.29	0.90
<b>Fdtn Size</b>	1,600	1,276	1,692
<b>Ext</b>		Engineered Wood, Brick/Stone	Fiber Board, Brick/Stone
<b># FP</b>	2	1	2
<b>Bsmt</b>	Full	Walkout, Finished (Livable), Sump Pump, Poured Concrete	Full, Walkout, Finished (Livable), Day/Lookout Windows, Egress Windows

**Amenit** Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Walk-In Closet, Master BR Walk-In Closet, Deck, Patio, Natural Woodwork, Kitchen Center Island, Master BR Walk-In Closet, Main Floor Master







# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

7265 Rogers Ct

5485173

Pending

112 - Eastern Carver County Schools

CHAN - Chanhassen

\$687,110

02/18/2020

11

4

4

(SF) Single Family

2 Stories

3,328

717

4,045

3.00

Attached Garage, Driveway - Asphalt,  
Garage Door Opener

2020

getting

0.25

1,494

Engineered Wood

1

Sump Pump, Poured Concrete,  
Unfinished, Walkout, Partial Finished

Kitchen Window, Kitchen Center  
Island, Walk-In Closet, Master BR  
Walk-In Closet, Washer/Dryer

### Details

7170 Gunflint Trl

5542960

Pending

112 - Eastern Carver County Schools

CHAN - Chanhassen

\$699,000

04/17/2020

21

5

5

(SF) Single Family

2 Stories

3,116

1,357

4,473

3.00

Attached Garage, Driveway -  
Concrete, Garage Door Opener

2010

110x125x117x125

0.34

1,592

Wood, Shakes, Brick/Stone, Fiber Board

1

Walkout, Full, Finished (Livable),  
Drain Tiled, Sump Pump

Deck, Natural Woodwork, Kitchen  
Window, Kitchen Center Island,  
Vaulted Ceiling(s), Ceiling Fan(s)





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

7414 Moccasin Trl  
**MLS#** 5331404  
**Status** Pending  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$699,900  
**S. Cntrbtn**  
**Off Mrkt** 05/06/2020  
**Dt Closed**  
**CDOM** 54  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

### Details

19036 Magenta Bay  
**MLS#** 5547936  
**Status** Pending  
**Sch Dist** 272 - Eden Prairie  
**Postal City** EDNP - Eden Prairie  
**List Price** \$619,900  
**S. Cntrbtn**  
**Off Mrkt** 05/04/2020  
**Dt Closed**  
**CDOM** 32  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	2,666	3,025
<b>Blw Fin Sqft</b>	1,226	1,350	1,318
<b>Total Fin Sqft</b>	4,670	4,016	4,343
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage, Driveway - Asphalt, Garage Door Opener	Attached Garage
<b>Year Built</b>	2017	1996	1995
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		95x599x154x442	89x160x89x160
<b>Acres</b>	0.35	1.08	0.33
<b>Fdtn Size</b>	1,600	1,450	1,478
<b>Ext</b>		Wood, Brick/Stone	Wood, Brick/Stone
<b># FP</b>	2	2	1
<b>Bsmt</b>	Full	Walkout, Finished (Livable), Drain Tiled, Sump Pump	Full, Finished (Livable), Sump Pump, Day/Lookout Windows

### Amenit

Deck, Patio, Natural Woodwork,  
Kitchen Window, Kitchen Center  
Island, Hardwood Floors, Tiled Floors,

Deck, Porch, Kitchen Window,  
Kitchen Center Island, Vaulted  
Ceiling(s), Ceiling Fan(s), Hardwood





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

1447 Bethesda Cir  
**MLS#** 5232176  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$505,000  
**Sold Price** \$500,000  
**S. Cntrbtn**  
**Off Mrkt** 06/13/2019  
**Dt Closed** 07/18/2019  
**CDOM** 23  
**Beds** 6  
**Baths** 5  
**Style** (SF) Single Family

### Details

9031 Sunnyside Dr  
**MLS#** 5265181  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$519,000  
**Sold Price** \$515,000  
**S. Cntrbtn**  
**Off Mrkt** 08/08/2019  
**Dt Closed** 09/27/2019  
**CDOM** 110  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	3,322	2,380
<b>Blw Fin Sqft</b>	1,226	1,100	1,000
<b>Total Fin Sqft</b>	4,670	4,422	3,380
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage	Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door
<b>Year Built</b>	2017	2009	1998
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		60x108x60x107	83x194x130x159
<b>Acres</b>	0.35	0.14	0.47
<b>Fdtn Size</b>	1,600	1,986	1,190
<b>Ext</b>		Vinyl, Brick/Stone	Vinyl, Brick/Stone
<b># FP</b>	2	2	1
<b>Bsmt</b>	Full	Full, Walkout, Finished (Livable), Poured Concrete	Full, Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows

### Amenit

Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors, Tiled Floors, Walk-In Closet, Master BR





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

### Details

7645 Ridgeview Way

**MLS#** 5253634

**Status** Sold

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$519,000

**Sold Price** \$502,000

**S. Cntrbtn**

**Off Mrkt** 08/13/2019

**Dt Closed** 09/09/2019

**CDOM** 35

**Beds** 4

**Baths** 3

**Style** (SF) Single Family

### Details

2382 Stone Creek Ln W

**MLS#** 5431561

**Status** Sold

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$519,900

**Sold Price** \$520,000

**S. Cntrbtn** \$400

**Off Mrkt** 02/01/2020

**Dt Closed** 03/12/2020

**CDOM** 15

**Beds** 4

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Stories** 2 Stories

**Abv Fin Sqft** 2,294

**Blw Fin Sqft** 0

**Total Fin Sqft** 2,294

**Grg Stls** 3.00

**Prk Char** Insulated Garage, Attached Garage,  
Driveway - Asphalt

**Year Built** 2004

**Lot Sz** irregular

**Acres** 0.34

**Fdtn Size** 1,188

**Ext** Brick/Stone, Vinyl

**# FP** 1

**Bsmt** Full, Unfinished, Egress Windows,  
Sump Pump

**Stories** 2 Stories

**Abv Fin Sqft** 2,100

**Blw Fin Sqft** 900

**Total Fin Sqft** 3,000

**Grg Stls** 2.00

**Prk Char** Attached Garage, Driveway - Asphalt,  
Garage Door Opener

**Year Built** 1996

**Lot Sz** common

**Acres** 0.77

**Fdtn Size** 1,060

**Ext** Brick/Stone, Vinyl

**# FP** 3

**Bsmt** Full, Finished (Livable), Drain Tiled,  
Sump Pump, Egress Windows

**Amenit**

Patio, Natural Woodwork, Kitchen  
Window, Hardwood Floors, Tiled  
Floors, Washer/Dryer Hookup,





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

9031 River Rock Dr N  
**MLS#** 5250591  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$519,900  
**Sold Price** \$534,700  
**S. Cntrbtn**  
**Off Mrkt** 10/31/2019  
**Dt Closed** 11/08/2019  
**CDOM** 213  
**Beds** 4  
**Baths** 3  
**Style** (SF) Single Family

### Details

9071 River Rock Dr N  
**MLS#** 5239048  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$519,900  
**Sold Price** \$500,000  
**S. Cntrbtn**  
**Off Mrkt** 06/25/2019  
**Dt Closed** 07/15/2019  
**CDOM** 27  
**Beds** 5  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	2,809	2,623
<b>Blw Fin Sqft</b>	1,226	692	1,075
<b>Total Fin Sqft</b>	4,670	3,501	3,698
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage, Driveway - Asphalt, Garage Door Opener	Tandem, Driveway - Asphalt
<b>Year Built</b>	2017	2019	2016
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		20x20x49x100x60x137	143x60
<b>Acres</b>	0.35	0.18	0.20
<b>Fdtn Size</b>	1,600	1,341	1,253
<b>Ext</b>		Shakes, Vinyl, Brick/Stone	Brick/Stone, Vinyl
<b># FP</b>	2	1	1
<b>Bsmt</b>	Full	Full, Partial Finished, Drain Tiled, Sump Pump, Day/Lookout Windows, Poured Concrete	Full, Finished (Livable), Egress Windows

<b>Amenit</b>	Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Tiled Floors,	Kitchen Window, Kitchen Center Island, Hardwood Floors, Ceiling Fan(s), Tiled Floors, Walk-In Closet,
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# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

1762 Cottongrass Ct  
**MLS#** 5321632  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$524,900  
**Sold Price** \$514,000  
**S. Cntrbtn** \$10,000  
**Off Mrkt** 11/27/2019  
**Dt Closed** 12/20/2019  
**CDOM** 86  
**Beds** 5  
**Baths** 4  
**Style** (SF) Single Family

### Details

2251 Hunter Dr  
**MLS#** 5211204  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$535,000  
**Sold Price** \$530,000  
**S. Cntrbtn** \$3,000  
**Off Mrkt** 07/22/2019  
**Dt Closed** 08/16/2019  
**CDOM** 58  
**Beds** 4  
**Baths** 3  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	More Than 2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	3,380	2,986
<b>Blw Fin Sqft</b>	1,226	0	0
<b>Total Fin Sqft</b>	4,670	3,380	2,986
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Garage Door Opener, Driveway - Asphalt	Attached Garage, Driveway - Asphalt, Garage Door Opener
<b>Year Built</b>	2017	2013	2001
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		82'x121'x60'x62'x140	41'x64'x138'x104'x164
<b>Acres</b>	0.35	0.30	0.32
<b>Fdtn Size</b>	1,600	1,690	1,523
<b>Ext</b>		Vinyl, Brick/Stone	Wood
<b># FP</b>	2	1	1
<b>Bsmt</b>	Full	Walkout, Full, Sump Pump, Day/Lookout Windows, Poured Concrete, Unfinished	Full, Sump Pump, Drain Tiled
<b>Amenit</b>		Deck, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Vaulted Ceiling(s), Master BR Walk-In Closet,	Deck, Natural Woodwork, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Hardwood Floors,





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

2378 Longacres Dr

**MLS#** 5317634

**Status** Sold

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$539,000

**Sold Price** \$539,000

**S. Cntrbtn** \$1,500

**Off Mrkt** 10/21/2019

**Dt Closed** 11/26/2019

**CDOM** 13

**Beds** 4

**Baths** 4

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 2,812

**Blw Fin Sqft** 1,070

**Total Fin Sqft** 3,882

**Grg Stls** 3.00

**Prk Char** Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door

**Year Built** 1997

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz** 102x204x26x67x170

**Acres** 0.40

**Fdtn Size** 1,554

**Ext** Wood

**# FP** 2

**Bsmt** Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows, Concrete Block

**Amenit** Deck, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Ceiling Fan(s),

### Details

9160 Degler Cir

**MLS#** 5248110

**Status** Sold

**Sch Dist** 112 - Eastern Carver County Schools

**Postal City** CHAN - Chanhassen

**List Price** \$539,999

**Sold Price** \$520,000

**S. Cntrbtn**

**Off Mrkt** 07/18/2019

**Dt Closed** 08/08/2019

**CDOM** 77

**Beds** 5

**Baths** 5

**Style** (SF) Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,576

**Blw Fin Sqft** 1,524

**Total Fin Sqft** 5,100

**Grg Stls** 3.00

**Prk Char** Attached Garage, Driveway - Asphalt

**Year Built** 2011

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz** 65.5x104.5

**Acres** 0.21

**Fdtn Size** 1,524

**Ext** Fiber Board, Cement Board, Brick/Stone

**# FP** 0

**Bsmt** Walkout, Full, Finished (Livable), Sump Pump

**Amenit** Deck, Kitchen Window, Ceiling Fan(s), Hardwood Floors, Tiled Floors, Walk-In Closet, Washer/Dryer





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Details</u>
1471 Camden Ridge Dr	1802 Cottongrass Ct	9210 Ellendale Ln
<b>MLS#</b> 4859681	5506548	5490184
<b>Status</b> Comps	Sold	Sold
<b>Sch Dist</b> 112 - Eastern Carver County	112 - Eastern Carver County Schools	112 - Eastern Carver County Schools
<b>Postal City</b> CHAN - Chanhassen	CHAN - Chanhassen	CHAN - Chanhassen
<b>List Price</b>	\$544,900	\$549,000
<b>Sold Price</b> \$576,935	\$525,000	\$560,000
<b>S. Cntrbtn</b>		\$10,480
<b>Off Mrkt</b> 7/17/2017	03/30/2020	03/30/2020
<b>Dt Closed</b> 7/28/2017	04/29/2020	04/30/2020
<b>CDOM</b> 11	7	10
<b>Beds</b> 6	4	5
<b>Baths</b> 6	3	5
<b>Style</b> Single Family	(SF) Single Family	(SF) Single Family
<b>Stories</b> 2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b> 3,444	2,926	3,470
<b>Blw Fin Sqft</b> 1,226	0	1,575
<b>Total Fin Sqft</b> 4,670	2,926	5,045
<b>Grg Stls</b> 3	3.00	3.00
<b>Prk Char</b>	Attached Garage, Driveway - Asphalt, Garage Door Opener	Attached Garage, Insulated Garage, Driveway - Asphalt, Garage Door
<b>Year Built</b> 2017	2013	2009
<b>Lk/Wt</b>		
<b>Lk/WF Nm</b>		
<b>Lot Sz</b>	50x166x150x127	63x126
<b>Acres</b> 0.35	0.31	0.16
<b>Fdtn Size</b> 1,600	1,463	1,713
<b>Ext</b>	Brick/Stone	Vinyl, Cement Board
<b># FP</b> 2	1	2
<b>Bsmt</b> Full	Walkout, Full, Drain Tiled, Sump Pump, Poured Concrete, Unfinished	Walkout, Full, Finished (Livable), Drain Tiled, Sump Pump, Poured Concrete
<b>Amenit</b>	Hardwood Floors, Kitchen Window, Natural Woodwork, Tiled Floors, Vaulted Ceiling(s), Washer/Dryer	Deck, Patio, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Hardwood







# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

1451 Bethesda Cir  
**MLS#** 5293248  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$550,000  
**Sold Price** \$554,500  
**S. Cntrbtn** \$6,000  
**Off Mrkt** 04/02/2020  
**Dt Closed** 04/02/2020  
**CDOM** 0  
**Beds** 5  
**Baths** 5  
**Style** (SF) Single Family

### Details

520 Bighorn Dr  
**MLS#** 5502483  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$557,000  
**Sold Price** \$565,000  
**S. Cntrbtn** \$10,000  
**Off Mrkt** 03/26/2020  
**Dt Closed** 05/08/2020  
**CDOM** 94  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	Modified Two Story
<b>Abv Fin Sqft</b>	3,444	3,370	2,742
<b>Blw Fin Sqft</b>	1,226	1,670	1,262
<b>Total Fin Sqft</b>	4,670	5,040	4,004
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage, Tandem, Driveway - Asphalt, Garage Door Opener	Attached Garage, Insulated Garage, Driveway - Other Surface, Garage
<b>Year Built</b>	2017	2009	1988
<b>Lk/Wt</b>			Lake View
<b>Lk/WF Nm</b>			Lotus Lake
<b>Lot Sz</b>		92x115x51x107	91x200x107x224
<b>Acres</b>	0.35	0.16	0.46
<b>Fdtn Size</b>	1,600	1,670	1,320
<b>Ext</b>		Vinyl, Brick/Stone	Wood
<b># FP</b>	2	2	2
<b>Bsmt</b>	Full	Walkout, Full, Finished (Livable), Drain Tiled, Sump Pump	Walkout, Full, Finished (Livable), Drain Tiled, Concrete Block

**Amenit** Deck, Porch, Natural Woodwork, Kitchen Window, Vaulted Ceiling(s), Ceiling Fan(s), Hardwood Floors, Deck, Patio, Porch, Natural Woodwork, Kitchen Center Island, Vaulted Ceiling(s), Ceiling Fan(s)





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

295 Shoreview Ct  
**MLS#** 5242817  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$594,900  
**Sold Price** \$610,000  
**S. Cntrbtn**  
**Off Mrkt** 06/08/2019  
**Dt Closed** 08/01/2019  
**CDOM** 2  
**Beds** 5  
**Baths** 4  
**Style** (SF) Single Family

### Details

6714 Mulberry Cir W  
**MLS#** 5416550  
**Status** Sold  
**Sch Dist** 276 - Minnetonka  
**Postal City** CHAN - Chanhassen  
**List Price** \$615,000  
**Sold Price** \$611,525  
**S. Cntrbtn** \$18,345  
**Off Mrkt** 04/06/2020  
**Dt Closed** 04/13/2020  
**CDOM** 0  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	3,012	2,396
<b>Blw Fin Sqft</b>	1,226	1,036	1,050
<b>Total Fin Sqft</b>	4,670	4,048	3,446
<b>Grg Stls</b>	3	3.00	2.00
<b>Prk Char</b>		Attached Garage	Attached Garage, Driveway - Asphalt
<b>Year Built</b>	2017	1998	1993
<b>Lk/Wt</b>			Lake View
<b>Lk/WF Nm</b>			N/A
<b>Lot Sz</b>		54x146x159x78x183	285x328x111
<b>Acres</b>	0.35	0.51	0.40
<b>Fdtn Size</b>	1,600	1,460	1,176
<b>Ext</b>		Vinyl	Wood, Brick/Stone
<b># FP</b>	2	2	2
<b>Bsmt</b>	Full	Walkout, Full, Finished (Livable), Poured Concrete	Walkout, Full, Finished (Livable), Drain Tiled, Drainage System, Sump Pump, Day/Lookout Windows, Egress
<b>Amenit</b>		Deck, Patio, Porch, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Hardwood Floors, Paneled Doors,	Deck, Patio, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s), Ceiling





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

2219 Longacres Dr  
**MLS#** 5222873  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$619,000  
**Sold Price** \$603,000  
**S. Cntrbtn** \$1,500  
**Off Mrkt** 08/08/2019  
**Dt Closed** 09/04/2019  
**CDOM** 65  
**Beds** 5  
**Baths** 5  
**Style** (SF) Single Family

### Details

1511 Camden Ridge Dr  
**MLS#** 5255455  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$639,900  
**Sold Price** \$639,900  
**S. Cntrbtn** \$10,750  
**Off Mrkt** 08/31/2019  
**Dt Closed** 10/23/2019  
**CDOM** 64  
**Beds** 4  
**Baths** 4  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	3,293	3,065
<b>Blw Fin Sqft</b>	1,226	1,518	0
<b>Total Fin Sqft</b>	4,670	4,811	3,065
<b>Grg Stls</b>	3	3.00	3.00
<b>Prk Char</b>		Attached Garage	Attached Garage, Driveway - Asphalt
<b>Year Built</b>	2017	2000	2014
<b>Lk/Wt</b>			
<b>Lk/WF Nm</b>			
<b>Lot Sz</b>		153x74x133x181	67 x 141 x 86 x 143
<b>Acres</b>	0.35	0.34	0.31
<b>Fdtn Size</b>	1,600	1,745	1,423
<b>Ext</b>		Wood, Brick/Stone	Engineered Wood, Brick/Stone
<b># FP</b>	2	2	1
<b>Bsmt</b>	Full	Full, Finished (Livable), Drain Tiled, Sump Pump, Egress Windows, Poured Concrete	Walkout, Full, Drain Tiled, Sump Pump, Poured Concrete

### Amenit

Deck, Patio, Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Vaulted Ceiling(s),





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr

**MLS#** 4859681

**Status** Comps

**Sch Dist** 112 - Eastern Carver County

**Postal City** CHAN - Chanhassen

**List Price**

**Sold Price** \$576,935

**S. Cntrbtn**

**Off Mrkt** 7/17/2017

**Dt Closed** 7/28/2017

**CDOM** 11

**Beds** 6

**Baths** 6

**Style** Single Family

**Stories** 2 Stories

**Abv Fin Sqft** 3,444

**Blw Fin Sqft** 1,226

**Total Fin Sqft** 4,670

**Grg Stls** 3

**Prk Char**

**Year Built** 2017

**Lk/Wt**

**Lk/WF Nm**

**Lot Sz**

**Acres** 0.35

**Fdtn Size** 1,600

**Ext**

**# FP** 2

**Bsmt** Full

**Amenit**

### Details

7656 Ridgeview Way

5253037

Sold

112 - Eastern Carver County Schools

CHAN - Chanhassen

\$649,836

\$593,500

11/18/2019

12/12/2019

31

5

5

(SF) Single Family

2 Stories

3,476

1,171

4,647

3.00

Attached Garage, Insulated Garage,  
Driveway - Asphalt, Garage Door

2004

209x120

0.51

1,743

Vinyl, Stucco, Brick/Stone

1

Walkout, Full, Finished (Livable),  
Drain Tiled, Sump Pump,  
Day/Lookout Windows, Poured

Deck, Patio, Kitchen Window, Kitchen  
Center Island, Vaulted Ceiling(s),  
Ceiling Fan(s), Hardwood Floors,

### Details

6865 Sapphire Ln

5291148

Sold

276 - Minnetonka

CHAN - Chanhassen

\$675,000

\$665,000

\$1,000

12/09/2019

12/19/2019

177

5

5

(SF) Single Family

2 Stories

3,433

1,416

4,849

3.00

Attached Garage, Driveway - Asphalt,  
Garage Door Opener

2002

118x126x138x146x

0.37

1,719

Brick/Stone, Cement Board, Stucco

1

Full, Finished (Livable), Drain Tiled,  
Sump Pump, Day/Lookout Windows,  
Egress Windows, Poured Concrete

Patio, Natural Woodwork, Kitchen  
Window, Vaulted Ceiling(s), Ceiling  
Fan(s), Hardwood Floors, Tiled





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

1471 Camden Ridge Dr  
**MLS#** 4859681  
**Status** Comps  
**Sch Dist** 112 - Eastern Carver County  
**Postal City** CHAN - Chanhassen  
**List Price**  
**Sold Price** \$576,935  
**S. Cntrbtn**  
**Off Mrkt** 7/17/2017  
**Dt Closed** 7/28/2017  
**CDOM** 11  
**Beds** 6  
**Baths** 6  
**Style** Single Family

### Details

7575 Fawn Hill Rd  
**MLS#** 5260923  
**Status** Sold  
**Sch Dist** 112 - Eastern Carver County Schools  
**Postal City** CHAN - Chanhassen  
**List Price** \$714,900  
**Sold Price** \$675,000  
**S. Cntrbtn**  
**Off Mrkt** 08/08/2019  
**Dt Closed** 08/21/2019  
**CDOM** 162  
**Beds** 5  
**Baths** 5  
**Style** (SF) Single Family

<b>Stories</b>	2 Stories	2 Stories
<b>Abv Fin Sqft</b>	3,444	3,412
<b>Blw Fin Sqft</b>	1,226	1,020
<b>Total Fin Sqft</b>	4,670	4,432
<b>Grg Stls</b>	3	3.00
<b>Prk Char</b>		Attached Garage
<b>Year Built</b>	2017	2018
<b>Lk/Wt</b>		
<b>Lk/WF Nm</b>		
<b>Lot Sz</b>		206X187X165
<b>Acres</b>	0.35	0.43
<b>Fdtn Size</b>	1,600	1,471
<b>Ext</b>		Cement Board, Brick/Stone
<b># FP</b>	2	1
<b>Bsmt</b>	Full	Walkout, Finished (Livable), Sump Pump

### Amenit





# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## Table Summary of Comparable Solds

This page summarizes the comparable sold listings in this market analysis.

### Sold Listings

Address	List Price	Sale Price	\$ Change LP to SP	% Change LP to SP	Sold Date	DOM	CDOM
1447 Bethesda Circle	\$505,000	\$500,000	\$-5,000	-0.99	07/18/2019	23	23
9031 Sunnyvale Drive	\$519,000	\$515,000	\$-4,000	-0.77	09/27/2019	13	110
7645 Ridgeview Way	\$519,000	\$502,000	\$-17,000	-3.28	09/09/2019	35	35
2382 Stone Creek Lane	\$519,900	\$520,000	\$100	0.02	03/12/2020	15	15
9031 River Rock Drive	\$519,900	\$534,700	\$14,800	2.85	11/08/2019	134	213
9071 River Rock Drive	\$519,900	\$500,000	\$-19,900	-3.83	07/15/2019	27	27
1762 Cottongrass Court	\$524,900	\$514,000	\$-10,900	-2.08	12/20/2019	34	86
2251 Hunter Drive	\$535,000	\$530,000	\$-5,000	-0.93	08/16/2019	58	58
2378 Longacres Drive	\$539,000	\$539,000	\$0	0.00	11/26/2019	13	13
9160 Degler Circle	\$539,999	\$520,000	\$-19,999	-3.70	08/08/2019	34	77
1802 Cottongrass Court	\$544,900	\$525,000	\$-19,900	-3.65	04/29/2020	7	7
9210 Ellendale Lane	\$549,000	\$560,000	\$11,000	2.00	04/30/2020	10	10
1451 Bethesda Circle	\$550,000	\$554,500	\$4,500	0.82	04/02/2020	0	0
520 Bighorn Drive	\$557,000	\$565,000	\$8,000	1.44	05/08/2020	15	94
295 Shoreview Court	\$594,900	\$610,000	\$15,100	2.54	08/01/2019	2	2
6714 Mulberry Circle	\$615,000	\$611,525	\$-3,475	-0.57	04/13/2020	0	0
2219 Longacres Drive	\$619,000	\$603,000	\$-16,000	-2.58	09/04/2019	65	65
1511 Camden Ridge Drive	\$639,900	\$639,900	\$0	0.00	10/23/2019	64	64
7656 Ridgeview Way	\$649,836	\$593,500	\$-56,336	-8.67	12/12/2019	31	31
6865 Sapphire Lane	\$675,000	\$665,000	\$-10,000	-1.48	12/19/2019	88	177
7575 Fawn Hill Road	\$714,900	\$675,000	\$-39,900	-5.58	08/21/2019	29	162
<b>Average</b>	<b>\$569,097</b>	<b>\$560,815</b>	<b>-\$8,281</b>	<b>-1.35</b>		<b>33</b>	<b>60</b>
Median	\$544,900	\$539,000	-\$5,000	-0.93		27	35
Minimum	\$505,000	\$500,000	\$15,100	2.85		0	0
Maximum	\$714,900	\$675,000	-\$56,336	-8.67		134	213

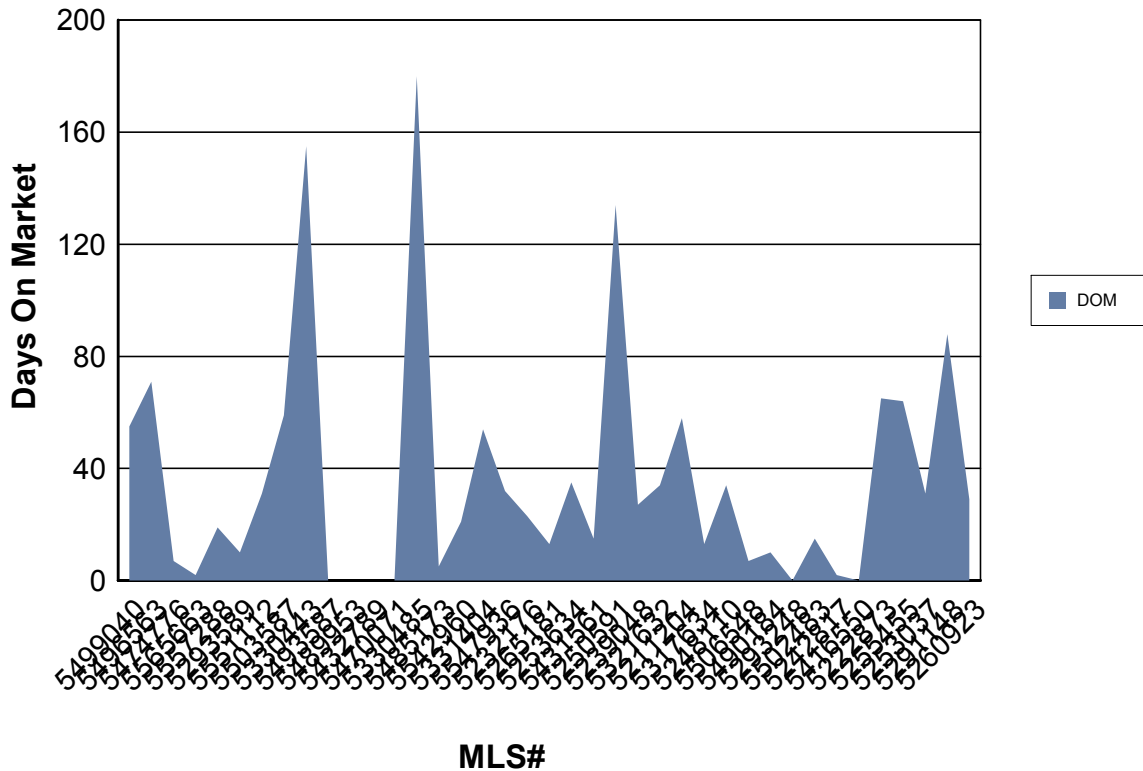




## Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.

### Days On Market





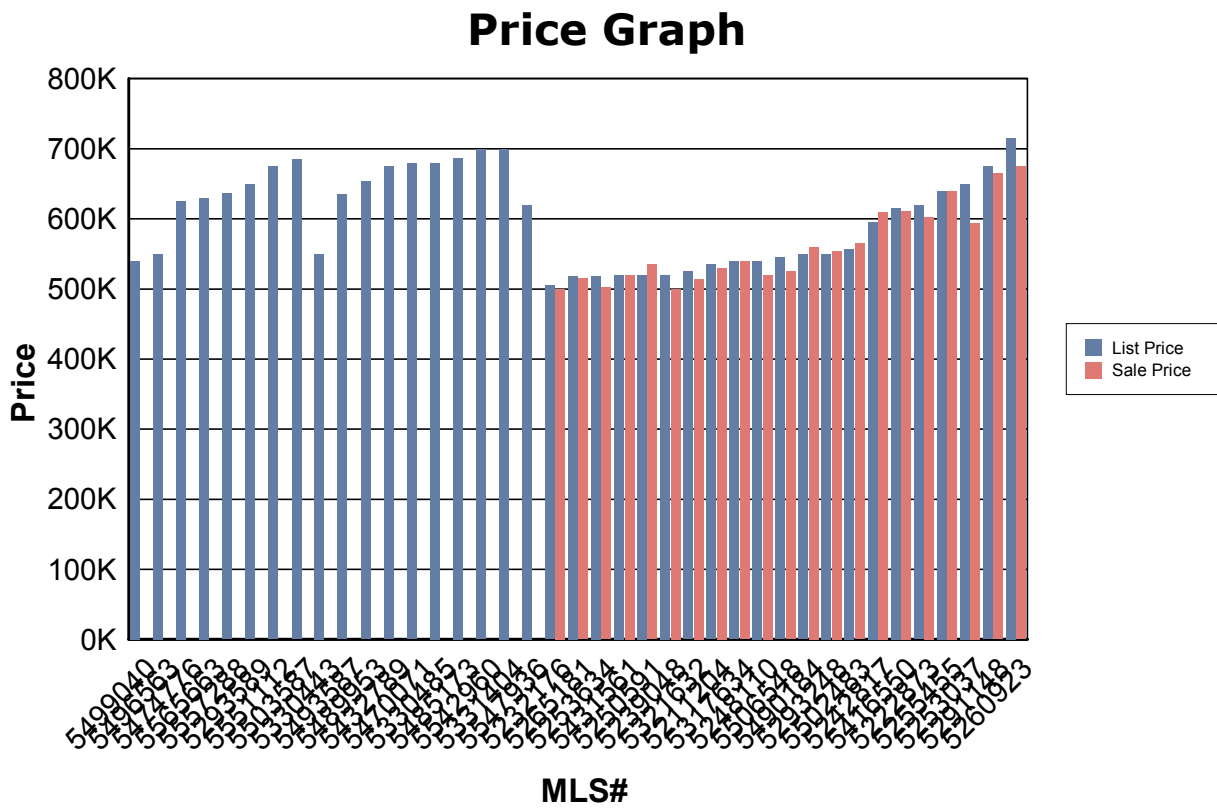
# Comparative Market Analysis

1471 Camden Ridge Dr  
CHAN - Chanhassen, 55317

Thursday, May 14, 2020

## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.







## Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

**Based on the comparables, the price range for a list price comes out to \$675,000 - \$711,000. However based on the current market conditions, I would expect a sell price in the \$675,000 - \$685,000 range.**

My evaluation for a fair market value on your home is taking under consideration the lack of landscaping, lack of fenced-in decking, or any type of landscaping improvements that would increase the price compared to similar homes in the neighborhood. The price range based on past data comes out in the \$675,000 - \$711,000 range, however with the current market outlook, homes in the higher brackets are seeing more price reductions and struggling with longer days on the market and selling at lower amounts - so I would expect the home to sell in the \$675,000 - \$685,000 range.





## Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.





## Sources of Buyers

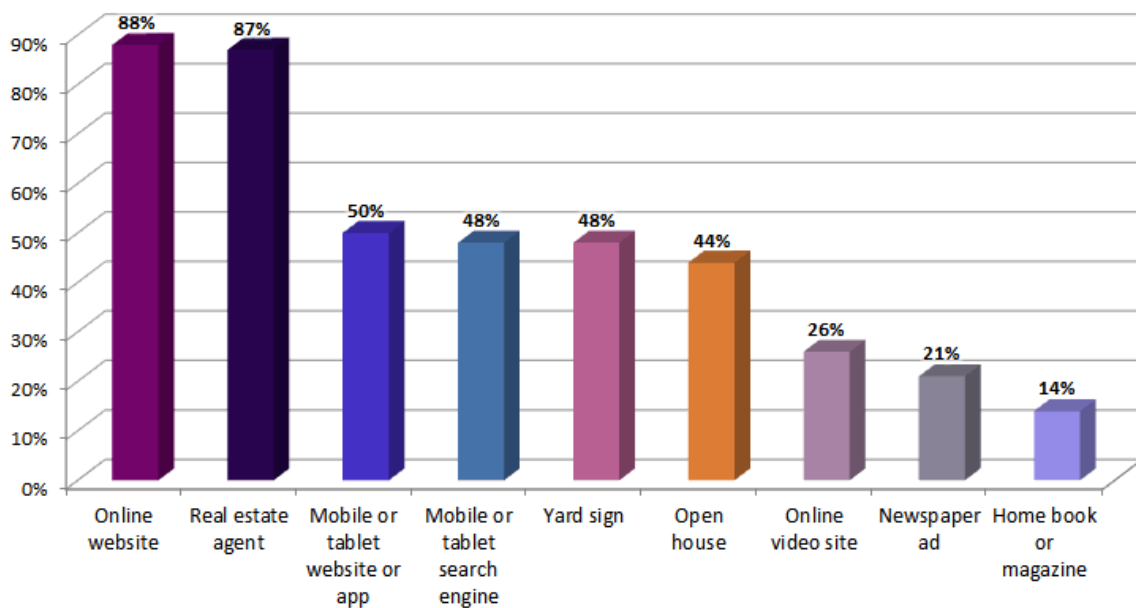
This page illustrates the primary sources of buyers for your property.

### *When you want a buyer, come to us first*

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.

## Sources of Buyers

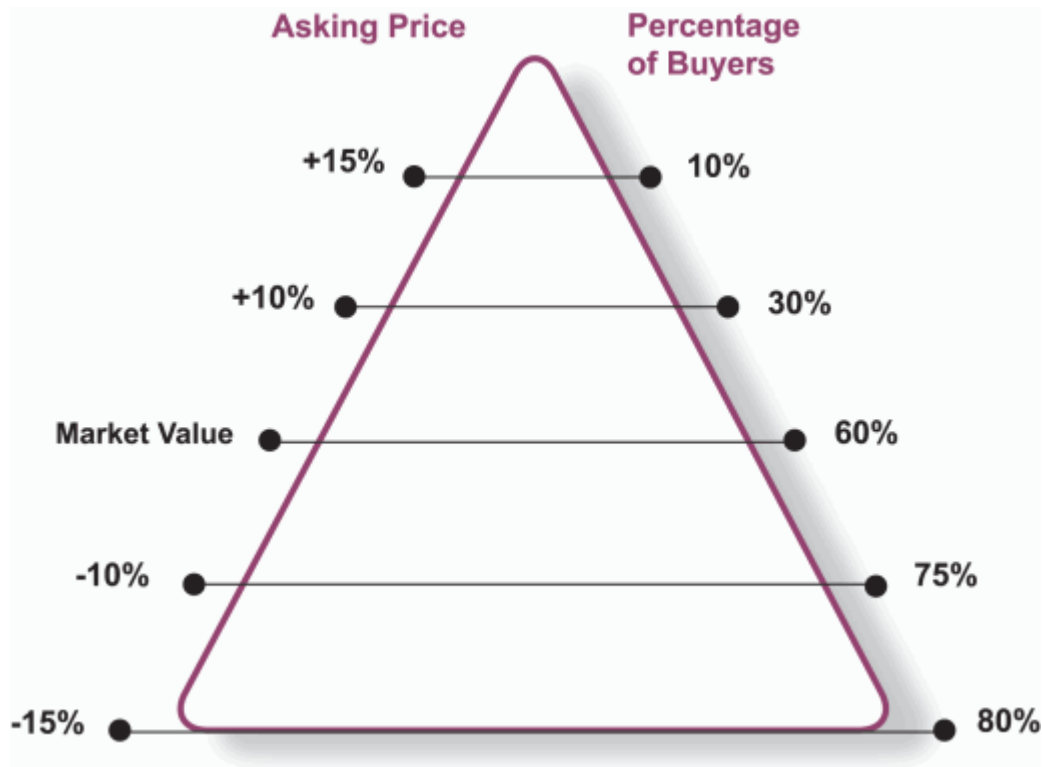
Source: National Association of REALTORS®  
2014 Profile of Home Buyers and Sellers





## The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



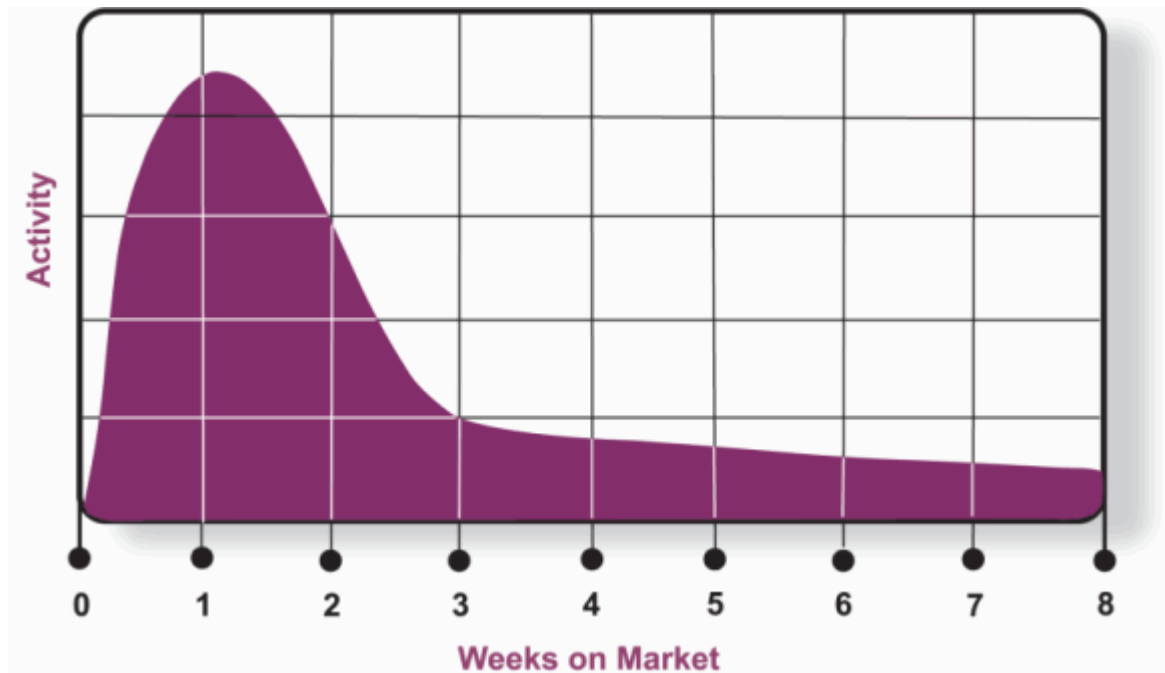
This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.





## Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.

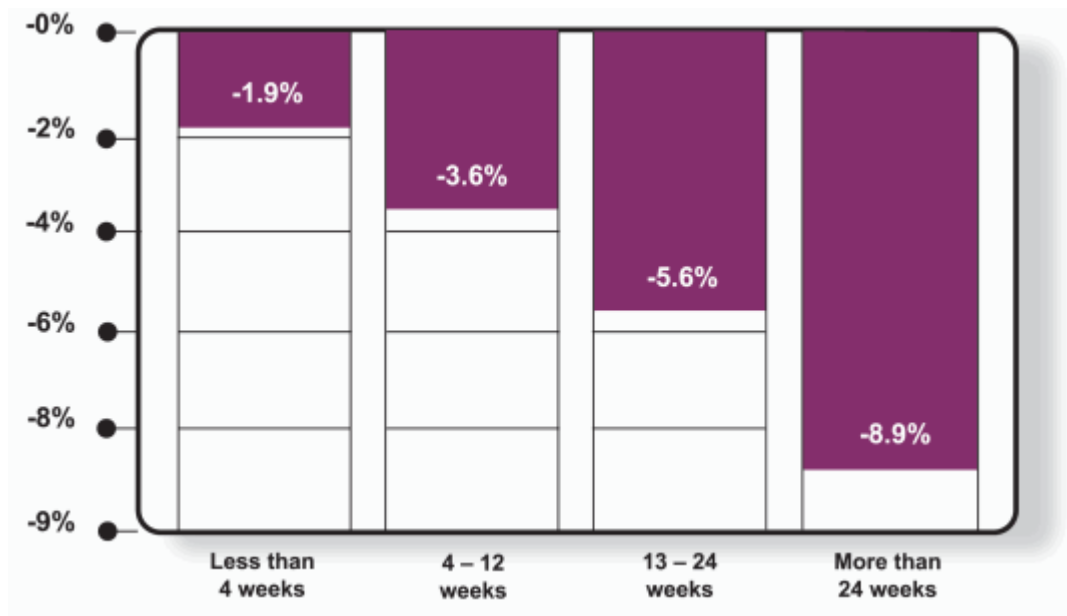




## The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms





## The Pitfalls of Overpricing

This chart highlights the importance of pricing correctly at market value.

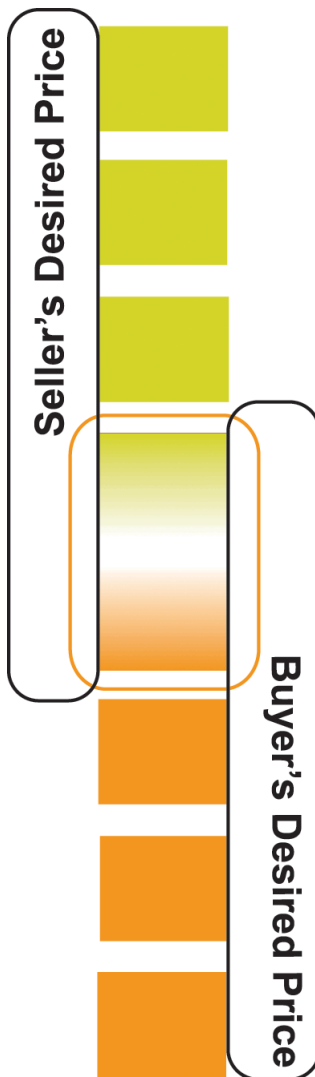
Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.





## Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

### Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

### Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

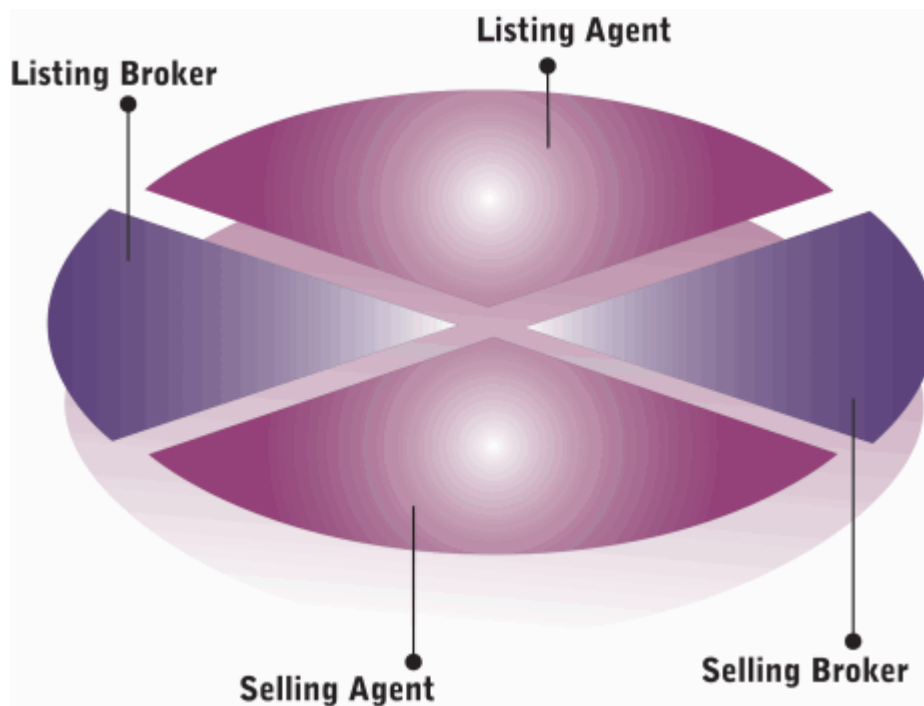






## Where a Commission Goes

This page describes how a commission is divided amongst all of the parties involved.



After a successful sale of your property, the real estate commission is shared among all who assisted in this important transaction. Generally, the commission is divided four ways: to the listing broker, the listing agent, the selling broker and the selling agent. In recognition of the important roles each played in the sale of your property, each is compensated by a percentage of the commission.





## The Benefits of Using a Professional Realtor

This page outlines the benefits of using a professional Realtor to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and Realtors have the experience, resources and contacts to complete your sale quickly and smoothly.

### Pricing

A Realtor will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

### Marketing

A Realtor will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a Realtor. In addition to using flyers and organizing open house days, a Realtor's extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A Realtor will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a Realtor can play an important role. A Realtor's experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

### Security

Security is a major consideration when showing your home. By using a Realtor, you can rest assured that all showings will be pre-screened and supervised.

### Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a Realtor than with the owner when they want to raise issues that need resolving before making an offer.

### Monitoring, Renegotiating, Closing or Settling

A Realtor will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.





## My Guarantee to You

This page is my personal guarantee to you.

### A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

#### My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

---

Date





## Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

### First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

### Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

### Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

### Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

### Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

### Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.





## What it Takes to Show

This page describes what it takes to show your property.

### Scheduling the Showing

Coordination is the key. Before a sales associate from our firm or a cooperating broker shows or previews your property, a representative from our firm will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

### Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

### Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

### The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

### Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

### Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

### Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be in an excellent position to alert a buyer to a property that fits the bill.

### Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.





Subject Property

1471 Camden Ridge Dr  
Chanhassen, MN 55317

**Parcel Identification Number: 25.1560110**

## Taxpayer of Record

Kevin and Jennifer Chou

## Assessment History

- 2020 Assessed Property Value - \$710,700
- 2019 Assessed Property Value - \$684,400
  - Added 90% of basement finish, combined with 5% market appreciation
- 2018 Assessed Property Value - \$587,800

## Sale History

The property most recently sold for \$576,935 in July of 2017.

- The transaction records show that the seller was US Home Corporation and that the buyer was Kevin and Jennifer Chou.
- The property was not listed but entered after the sale as a comp sold on the NorthStar Multiple Listing Service (NMLS).
- The listing date was 7/28/2017.
- There were \$0 in seller concessions resulting in an adjusted sale price of \$576,935.
  - After the purchase of the property in 2017, a permit was taken out in March of 2018 to finish the basement. Adding 1,226 finished sq. ft. of finish. Adding 1 bedroom, recreation room,  $\frac{3}{4}$  bath, gas fireplace, and a basement kitchen.

Based on all the available information it is believed that this sale represents a fair market transaction with both the buyer and seller acting in their own best interest.

## Property Characteristics

The property contains a detached single-family dwelling described as a 2017-built 2 Story home. The property is located within the Camden Ridge Development, southwest corner of Chanhassen. Additional information regarding the property characteristics can be found in the comparable sale grid section of this report.

## Valuation Analysis

A Comparable sale analysis was performed to estimate the value of the subject property as of January 2, 2020.



**Carver County Modified Uniform Appraisal Report**

PIN:	25.1560110	Neighborhood:	25.76 - Camden Nbhd
Address:	1471 Camden Ridge Dr	Appraiser:	Vanessa
Interior Exam:	No	Date of Exam:	n/a

Item	Subject	Comparable #1			Comparable #2			Comparable #3			Comparable #4		
Address	1471 Camden Ridge Dr	1451 Henry Ct			1511 Camden Ridge Drive			9421 River Rock Drive S			7550 Fawn Hill Rd		
VID/PIN#	25.1560110	25.1560090			25.1560540			25.1560160			25.7240100		
Proximity	Subject												
Sale Price	n/a	\$800,000			\$639,900			\$638,800			\$700,000		
Concessions	n/a	\$250			\$10,750			\$0			\$0		
Net Sale Price	n/a	\$799,750			\$629,150			\$638,800			\$700,000		
Price/SF	n/a	\$216.68			\$205.82			\$169.17			\$227.72		
Data Source	County Record	County Record			County Record			County Record			County Record		
Adjustments	Description	Description	+(-) Adj.	Description	+(-) Adj.	Description	+(-) Adj.	Description	+(-) Adj.	Description	+(-) Adj.		
Date of Sale	n/a	Dec-19	\$0	Oct-19	\$2,860	Apr-18	\$29,040	Nov-19	\$1,591				
Location/Site Size	Res Nbhd/Corner / .35ac	Res Nbhd/ Cul-de-Sac / .31 ac	(\$15,000)	Res Nbhd/Interior / .30 ac	(\$10,000)	Res Nbhd/Interior / .22 ac	(\$10,000)	Res Nbhd/Interior/ .42 ac	(\$10,000)				
View	Wildlife/Tree View/Not directly on path	Wildlife/Tree View	(\$10,000)	Wildlife/Tree View/Trail on 2 sides	(\$5,000)	Residential View	\$5,000	Wildlife/Tree View	(\$10,000)				
Style	2 Story	2 Story		2 Story		2 Story		2 Story					
Quality of Construction	Good	Good		Good		Good		Good					
Actual	3yr	6yr	\$0	6yr	\$0	6yr	\$0	2yr	\$0				
Condition	Average	Average		Average		Average		Average					
Above Grade	Total BR Bath	Tot BR Bth		Tot BR Bth		Tot BR Bth		Tot BR Bth					
Room Count	11 5 4.1	10 5 4.1	\$0	12 5 3.1	\$4,000	12 5 3.1	\$4,000	8 4 4.1	\$3,000				
Living Area	45 3,544	3,692	(\$6,660)	3,109	\$19,575	3,776	(\$10,440)	3,074	\$21,150				
Basement Area	15 1,632	1,760	(\$1,920)	1,423	\$3,135	1,760	(\$1,920)	1,673	(\$615)				
Basement Finish	30 1226	1346	(\$3,600)	0	\$36,780	1346	(\$3,600)	1469	(\$7,290)				
Rooms Below Grade	4 1 1.1	4 1 1		0 0 0	\$0	3 1 1	\$0	4 1 1	\$0				
Functional Utility	Average	Average		Average		Average		Average					
Heat/Cooling	FWA/CA	FWA/CA		FWA/CA		FWA/CA		FWA/CA					
Garage	3 Car Garage	3 Car Garage		3 Car Garage		3 Car Garage		3 Car Garage					
Porches/Decks/ Etc.	OP	OP, DKA, Patio	(\$8,000)	OP, DKA	(\$4,000)	OP		OP					
Special Features	Basement Kitchen	Basement Kitchen		None	\$6,000	None	\$6,000	None	\$6,000				
Fireplaces	2	2		1	\$2,500	1	\$2,500	1	\$2,500				
Gross Adjustment %			6%		15%		11%		9%				
Net Adjustment %			-6%		9%		3%		1%				
Net Adjustment			(\$45,180)		\$55,850		\$20,580		\$6,336				
Indicated Value			\$754,820		\$695,750		\$659,380		\$706,336				

**Comments on Sales Comparison including the subject property's compatibility to the neighborhood, etc.**

Adjustments were not made due to lot size as all the properties are comparable residential sites. A negative adjustment was made to Comparable #1 when comparing site and view to the subject property, comparable #1 is located on a cul-de-sac lot backing up directly to wildlife and a trail. A negative adjustment was made to Comparable #2 when comparing site and view to the subject property, comparable #2 is located on an interior lot backing up directly to wildlife and a trail running along the northwest and south sidewest sides of the lot when comparing to the subject property. A negative adjustment was made to Comparable #4 when comparing site and view to the subject property, the comparable has a wildlife view and an interior site. No adjustment was made for year built as all the properties were built within 5 years of the subject property. All comparable sales were adjusted based on bedroom (\$3,000) and bathroom (Full Bath, \$4,000) counts when comparing to the subject property. No adjustment was made to below grade bedrooms as that is being adjusted based on area and finished area. All extra features were adjusted when comparing to the subject property as follows: Open porch \$3,500, Enclosed porch \$5,000, Screen porch \$4,000, Deck \$4,000, Patio \$4,000, and Fireplaces \$4,000 for the initial and \$2,000 for any additional. An adjustment was also made for special features when comparing to the subject has a full basement kitchen a positive adjustment of \$6,000 was made to comparable #2, #3, #4.

**Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within three years of the date of appraisal: Subject property sold in 2017 for \$576,935, with no basement finish.**

**INDICATED VALUE BY SALES COMPARISON APPROACH** \$700,000

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF JANUARY 2, 2020 TO BE

**\$700,000**

Signature: Vanessa Thompson I  Did  Did Not Inspect Property

Date Report Signed: 6/8/2020



# Comments on Sales Comparison Analysis

Comparable sales #1-#3 are all located within the Camden Ridge Neighborhood same as the subject property. Comparable #4 is located within a neighborhood within the Fawn Hill development with similar quality homes as the subject property.

Adjustments were not made due to lot size as all the properties are comparable residential sites. A negative adjustment was made to Comparable #1 when comparing site and view to the subject property, comparable #1 is located on a cul-de-sac lot backing up directly to wildlife and a trail. A negative adjustment was made to Comparable #2 when comparing site and view to the subject property, comparable #2 is located on an interior lot backing up directly to wildlife and a trail running along the northwest and south sidewest sides of the lot when comparing to the subject property. A negative adjustment was made to Comparable #4 when comparing site and view to the subject property, the comparable has a wildlife view and an interior site. No adjustment was made for year built as all the properties were built within 5 years of the subject property. All comparable sales were adjusted based on bedroom (\$3,000) and bathroom (Full Bath, \$4,000) counts when comparing to the subject property. No adjustment was made to below grade bedrooms as that is being adjusted based on area and finished area. All extra features were adjusted when comparing to the subject property as follows; Open porch \$3,500, Enclosed porch \$5,000, Screen porch \$4,000, Deck \$4,000, Patio \$4,000, and Fireplaces \$4,000 for the initial and \$2,000 for any additional. An adjustment was also made for special features when comparing to the subject has a full basement kitchen a positive adjustment of \$6,000 was made to comparable #2, #3, #4.

## Adjustments Utilized:

- A monthly market conditions adjustment of 0.2273% was applied to all comparable sales in order to account for the effective date of the appraisal being 1/2/2020. This trend was determined and utilized for this market area by the MN DOR for utilization in the 2020 Sales Ratio Study.
- \$45.00 per sq. ft. was utilized for above grade living area
- \$30.00 per sq. ft. was utilized for below grade finished living area.
- \$2,500 per fireplace for the initial fireplace and \$1,500 for additional

**Reconciliation:**

In reconciliation, the comparable sales are indicating a lower value than the Assessed value for 2020 at \$700,000.

**Recommendation**

We recommend the board lower the originally assessed value of the subject property as of January 2, 2020, to Seven Hundred Thousand dollars.

**As of January 2, 2020 - \$700,000**

# Comparable Sale Map





## Comparable Sale Photographs

### Comparable Sale #1



Listing Photo

Comparable Sale #2



Listing Photo

Comparable Sale #3




Photo taken by Carver County Assessor's Office

Comparable Sale #4



Listing Photo



Carver County Modified Uniform Appraisal Report									
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	Address: 1471 Camden Ridge Dr		Appraiser: Vanessa						
	Interior Exam: No		Date of Exam: n/a						
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Condition	Average	Average		Average		Average		Average	
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Signature <u>Vanessa Thompson</u> I <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not Inspect Property									
Date Report Signed <u>6/8/2020</u>									