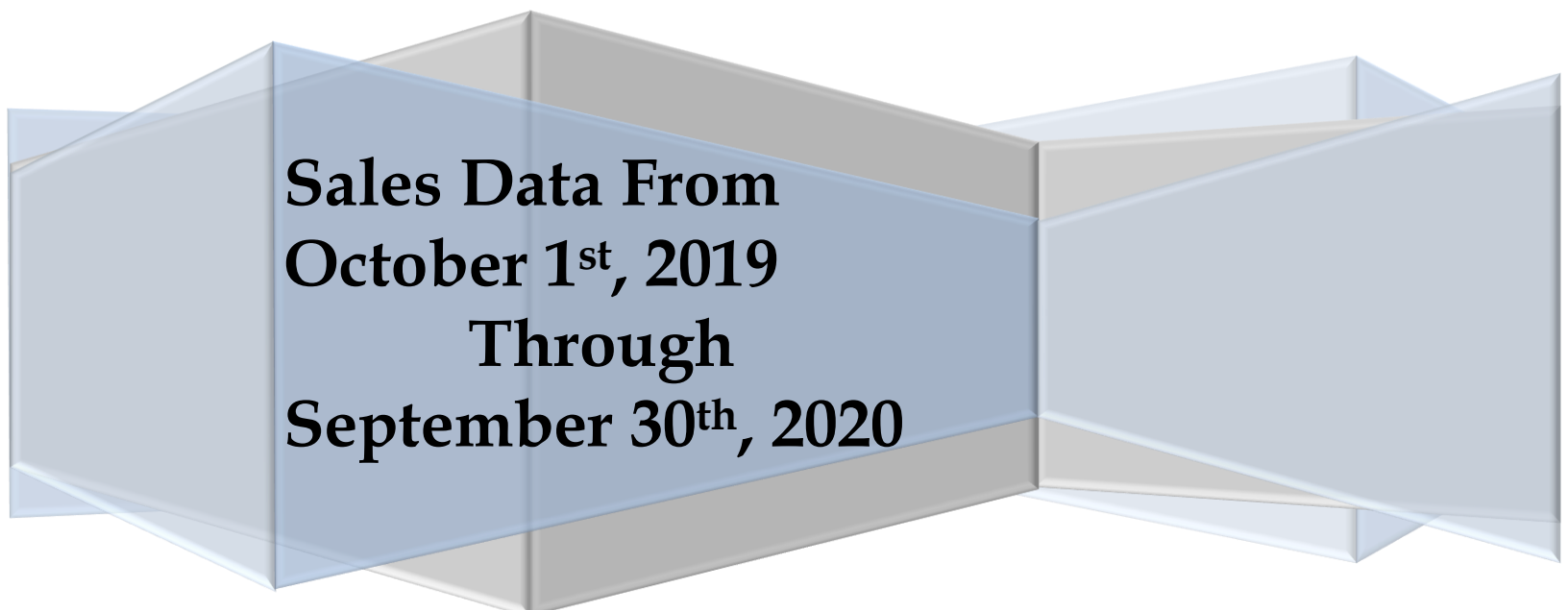


**Prepared For:  
Birchwood Village City Council  
207 Birchwood Avenue  
Birchwood, MN 55110**

# **2021 Assessment Report**

**City of Birchwood Village**

**Prepared By: Chase Peloquin, SAMA  
Birchwood Local Board of  
Appeal & Equalization  
April 13<sup>th</sup>, 2021**



**Sales Data From  
October 1<sup>st</sup>, 2019  
Through  
September 30<sup>th</sup>, 2020**

## Number of Arm's Length Residential/SRR Class Sales

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Oct 1 2015 To Sept 30 2016	Oct 1 2016 To Sept 30 2017	Oct 1 2017 To Sept 30 2018	Oct 1 2018 To Sept 30 2019	Oct 1 2019 To Sept 30 2020
12	11	9	20	12

## Average Single-Family Sale Prices

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Oct 1 2015 To Sept 30 2016	Oct 1 2016 To Sept 30 2017	Oct 1 2017 To Sept 30 2018	Oct 1 2018 To Sept 30 2019	Oct 1 2019 To Sept 30 2020
\$338,600	\$483,900	\$393,700	\$566,800	\$384,600

## Adjustments Residential/SRR Class

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2017 Assessment	2018 Assessment	2019 Assessment	2020 Assessment	2021 Assessment
4.41%	10.14%	9.07%	0.39%	1.50%

## Median Home Value Residential/SRR Class

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2017 Assessment	2018 Assessment	2019 Assessment	2020 Assessment	2021 Assessment
\$297,150	\$331,100	\$358,500	\$346,100	\$354,800

## 2021 Assessment Total Summary (Taxable Classes)

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Total New Construction Value	Total Number of Parcels	New Home Permits	AY20 Total Value	AY21 Total Value	AY21 % Growth
\$638,700	414	2	\$167,645,900	\$170,804,600	1.50%

\* Table data received from Washington County Assessment Report

### 4 Oakview Court



Sale Price: \$296,000  
Sale Date: 1/24/2020  
Above Grade Area: 1,204 sf  
Basement Finish: 1,50 sf  
Acres: .375  
Year Built: 1970  
Parcel #: 30.030.21.24.0059

### 306 Wildwood Ave

Sale Price: \$307,000  
Sale Date: 4/23/2020  
Above Grade Area: 1,188 sf  
Basement Finish: 160 sf  
Acres: .28  
Year Built: 1930  
Parcel #: 30.030.21.21.0081



### 300 Wildwood Ave



Sale Price: \$307,500  
Sale Date: 3/4/2020  
Above Grade Area: 1,276 sf  
Basement Finish: 60 sf  
Acres: .14  
Year Built: 1940  
Parcel #: 30.030.21.21.0062

### 613 Wildwood Ave

Sale Price: \$340,000  
Sale Date: 12/9/2019  
Above Grade Area: 1,842 sf  
Basement Finish: 608 sf  
Acres: .56  
Year Built: 1925  
Parcel #: 30.030.21.42.0010



545 Wildwood Ave



Sale Price: \$340,000  
Sale Date: 8/28/2020  
Above Grade Area: 1,510 sf  
Basement Finish: 0 sf  
Acres: .30  
Year Built: 1920  
Parcel #: 30.030.21.13.0057

3980 East County Line Rd

Sale Price: \$345,000  
Sale Date: 3/10/2020  
Above Grade Area: 1,504 sf  
Basement Finish: 1,500 sf  
Acres: .55  
Year Built: 1926  
Parcel #: 30.030.21.23.0042



25 Oakridge Dr



Sale Price: \$350,000  
Sale Date: 12/3/2019  
Above Grade Area: 1,981 sf  
Basement Finish: 575 sf  
Acres: .28  
Year Built: 1974  
Parcel #: 30.030.21.23.0003

402 Birchwood Ave

Sale Price: \$350,000  
Sale Date: 8/31/2020  
Above Grade Area: 1,200 sf  
Basement Finish: 1,075 sf  
Acres: .33  
Year Built: 1964  
Parcel #: 30.030.21.24.0046





186 Cedar St



Sale Price: \$360,000  
Sale Date: 11/8/2019  
Above Grade Area: 1,712 sf  
Basement Finish: 522 sf  
Acres: .31  
Year Built: 1964  
Parcel #: 30.030.21.24.0045

14 White Pine Ln

Sale Price: \$376,000  
Sale Date: 7/22/2020  
Above Grade Area: 1,596 sf  
Basement Finish: 550 sf  
Acres: .28  
Year Built: 1976  
Parcel #: 30.030.21.24.0020



4 Five Oaks Ln



Sale Price: \$390,000  
Sale Date: 9/25/2020  
Above Grade Area: 1,425 sf  
Basement Finish: 600 sf  
Acres: .28  
Year Built: 1968  
Parcel #: 30.030.21.24.0050

221 Wildwood Ave

Sale Price: \$890,000  
Sale Date: 7/1/2020  
Above Grade Area: 1,972 sf  
Basement Finish: 0 sf  
Acres: .5  
Year Built: 1900  
Parcel #: 30.030.21.21.0031  
Lake: 75' White Bear Lake  
Lot Sale, House Razed

