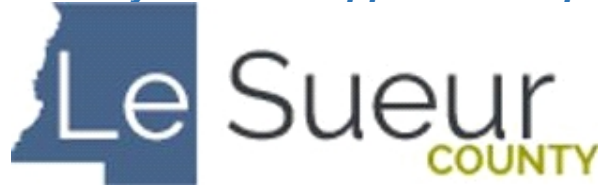


Le Sueur County Board of Appeal and Equalization



Le Sueur County Government Center, 88 South Park Avenue, Le Center, MN 56057

Commissioners: Danny O'Keefe, Chair; Dave Gliszinski, John King, Steve Rohlring, Lance Wetzel

Tuesday, June 14, 2022 at 6:30 p.m. / Commissioner's Board Room

Meeting Agenda

1. 5:45 P.M. Work Session - Data Suppression Policy - IN PERSON ONLY - NO WEBEX
2. 6:30 P.M. Board Of Appeal And Equalization - In Person Only - NO WEBEX

Documents:

[AGENDA 2022.PDF](#)
[OATH 2022.PDF](#)
[2022 VALUE CHANGES.PDF](#)
[2022 LE SUEUR COUNTY NEW CONST. 2012-2022.PDF](#)
[LE SUEUR COUNTY LAKESHORE 2021.PDF](#)
[LE SUEUR COUNTY LAKESHORE 2022.PDF](#)
[AG LAND SALES \(OCT 2020 - SEPT 2021\) PDF.PDF](#)
[AG LAND SALES \(OCT 2021 - SEPT 2022\).PDF](#)
[2022 BOARD OF REVIEW EQUALIZATION SCHEDULE.PDF](#)
[CERTIFIED BOARD MEMBERS.PDF](#)
[CBAE FORM FOR MINUTES 2022.PDF](#)

LE SUEUR COUNTY
BOARD OF APPEAL AND EQUALIZATION
COMMISSIONER'S ROOM, LE SUEUR COUNTY GOVERNMENT CENTER
MEETING AGENDA
JUNE 14, 2022
6:30 PM

Board of Appeal and Equalization

County Administrator will Call Board to Order

Oath of the Board

Elect Chairman

Elect Vice-Chairman

Overview of process by Shayne Bender, County Assessor

Presentations by those in attendance

Recess Board of Equalization or adjourn

June 21st 9:45 am Reconvene Board of Appeal and Equalization if needed

2022 County Board of Appeal and Equalization

State of Minnesota

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County of Le Sueur

David Gliszinski, Danny O’Keefe, John King, Lance Wetzel and Steve Rohlring, County Commissioners, and Dani Blaschko, Auditor - Treasurer of Le Sueur County, Minnesota, being first duly sworn, deposes and says, each for themselves, that they will faithfully and impartially equalize the valuations of real estate and personal property of the said County Assessor of said County for 2022 to the best of our ability and understanding, SO HELP US GOD.

_____ **County Commissioner 1st District**
David Gliszinski

_____ **County Commissioner 2nd District**
Danny O’Keefe

_____ **County Commissioner 3rd District**
John King

_____ **County Commissioner 4th District**
Lance Wetzel

_____ **County Commissioner 5th District**
Steve Rohlring

_____ **County Auditor/Treasurer**
Dani Blaschko

Subscribed and sworn to me before me this 14th day of June 2022.

Joe Martin
Le Sueur County Administrator
Le Sueur County, Minnesota

Please rise and raise your right hand.

I will faithfully and impartially equalize the valuations of real estate and personal property of the said County Assessor of said County for 2022 to the best of our ability and understanding, SO HELP US GOD.

**LE SUEUR COUNTY SALES RATIO
2022 RESIDENTIAL**

CITIES	DOR BEGINNING TIME RATIO	% INCREASE OR DECREASE	NUMBER OF SALES	ALL CLASSES OF NEW CONSTRUCTION (except Exempt)
Cleveland	74.42%	23.1%	12	\$283,700
Elysian	70.54%	20.9%	20	\$2,703,700
Heidelberg	61.45%	23.7%	2	\$1,400
Kasota	77.05%	18.7%	10	\$540,900
Kilkenny	58.53%	34.1%	3	\$393,500
Le Center	74.35%	17.7%	35	\$921,500
Le Sueur	73.51%	22.9%	82	\$6,494,400
Montgomery	72.99%	25%	69	\$11,680,100
New Prague	76.41%	20%	93	\$12,558,700
Waterville	74.09%	21.6%	42	\$992,100
TOWNSHIPS				
Cleveland	75.71%	19.6%	13	\$2,368,800
Cordova	84.79%	20.4%	1	\$960,500
Derrynane	81.67%	19.9%	2	\$1,398,000
Elysian	69.56%	28.4%	20	\$2,963,000
Kasota	76.14%	16.4%	24	\$1,811,800
Kilkenny	82.97%	18.7%	5	\$664,900
Lanesburgh	75.06%	18.8%	22	\$3,393,700
Lexington	81.45%	19.5%	5	\$1,026,700
Montgomery	67.28%	15%	1	\$1,513,300
Ottawa	72.75%	24.6%	4	\$251,700
Sharon	67.25%	28.7%	7	\$1,243,400
Tyrone	74.26%	24.0%	5	\$867,000
Washington	72.52%	20.9%	13	\$2,571,900
Waterville	69.21%	29%	11	\$651,300
COUNTY TOTALS			501	\$58,256,000

2022 ASSESSMENT RESULTS BY PROPERTY TYPE

PT	Property	Median ratio	Number of sales	New Construction
02	Apartment (4 or more units)	81.73%	1	\$3,104,800
06	Commercial (with buildings)	93.15%	21	\$4,310,000
07	Industrial (with buildings)	N/A	0	\$1,175,400
91	Seasonal Recreational Residential/Residential Aggregation	74.14%	501	\$47,259,100
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	87.69%	24	
95	Agriculture Improved and Unimproved	88.05%	26	\$2,406,700

COUNTY REAL ESTATE VALUES

EMV % CHANGE FROM PREVIOUS YEAR

2007 EMV \$3,503,792,100	12.20%
2008 EMV \$3,594,012,800	2.50%
2009 EMV \$3,634,229,500	1.01%
2010 EMV \$3,545,253,300	-2.40%
2011 EMV \$3,499,612,700	-2.70%
2012 EMV \$3,550,839,300	1.46%
2013 EMV \$3,748,922,200	5.56%
2014 EMV \$3,830,684,900	2.18%
2015 EMV \$3,904,202,200	1.92%
2016 EMV \$3,925,217,600	.54%
2017 EMV \$3,991,075,000	1.68%
2018 EMV \$4,183,735,700	4.83%
2019 EMV \$4,431,777,700	5.60%
2020 EMV \$4,544,262,600	2.50%
2021 EMV \$4,736,103,000	4.20%
2022 EMV \$5,534,678,900	16.86%

Le Sueur County New Construction 2012-2022

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Cleveland Twp	2,368,800	833,900	925,200	1,383,800	2,727,800	981,600	1,517,000	525,900	1,567,400	1,069,800	565,900
Cordova Twp	960,500	356,400	850,000	1,027,000	547,600	382,800	570,700	333,400	422,000	364,700	518,200
Derrynane Twp	1,398,000	833,800	929,000	1,344,100	228,900	309,900	579,000	537,600	219,600	579,900	238,700
Elysian Twp	2,963,000	2,660,800	1,432,700	1,098,100	1,641,900	1,336,700	1,545,200	815,800	519,100	844,500	755,900
Kasota Twp	1,811,800	2,501,500	1,726,900	3,253,200	1,749,000	1,680,000	1,204,300	2,656,800	1,341,300	1,063,000	1,350,000
Kilkenny Twp	664,900	335,000	220,200	365,700	479,200	82,300	233,100	60,300	845,500	52,100	336,300
Lanesburgh Twp	3,393,700	1,488,400	1,243,600	2,514,700	1,257,700	628,100	820,600	1,165,200	601,400	1,236,300	1,028,200
Lexington Twp	1,026,700	241,200	617,200	1,004,400	901,700	736,900	872,700	777,300	836,500	1,231,600	583,600
Montgomery Twp	1,513,300	1,249,200	871,300	366,500	633,100	452,800	337,300	868,300	352,100	257,900	420,600
Ottawa Twp	251,700	66,900	0	293,500	309,100	326,000	142,500	70,700	740,800	210,400	1,564,900
Sharon Twp	1,243,400	610,700	412,800	790,200	639,200	319,500	402,200	311,000	444,000	326,500	268,500
Tyrone Twp	867,000	1,481,400	708,100	583,500	427,700	563,700	410,800	370,100	297,000	222,500	91,300
Washington Twp	2,571,900	1,144,300	1,884,300	1,973,000	2,679,600	320,900	895,500	384,500	1,238,500	1,006,300	761,600
Waterville Twp	651,300	948,500	629,100	465,900	830,500	482,200	466,100	378,300	842,500	543,600	213,400
Cleveland City	283,700	1,531,900	956,600	536,100	578,200	823,700	231,900	23,600	91,300	124,800	94,400
Elysian City	2,703,700	3,141,700	3,392,000	1,716,000	2,731,000	1,512,800	1,341,400	422,200	1,351,600	1,001,900	493,900
Heidelberg City	1,400	10,000	43,400	4,300	63,900	33,600	0	41,900	27,800	0	185,600
Kasota City	540,900	719,000	410,700	1,788,700	391,800	791,100	295,200	250,000	387,900	1,172,600	376,000
Kilkenny City	393,500	377,600	100,600	125,100	18,500	137,600	5,200	58,700	86,800	65,400	11,800
Le Center City	921,500	2,041,700	1,286,100	1,764,200	821,400	432,400	352,700	939,300	738,400	196,700	408,800
Le Sueur City	6,494,400	2,066,700	1,962,100	1,844,900	1,040,400	2,990,900	2,412,400	2,493,200	12,632,700	2,342,300	516,800
Montgomery City	11,680,100	8,612,000	3,124,400	4,688,100	3,397,900	1,256,600	965,400	1,082,600	647,100	950,000	219,200
New Prague City	12,558,700	5,355,800	3,933,800	12,200,400	8,854,900	2,662,300	2,118,000	2,066,700	1,386,800	1,618,000	440,900
Waterville City	992,100	1,193,500	1,106,900	975,000	873,100	1,414,500	492,700	442,800	511,300	187,600	207,700
	58,256,000	39,801,900	28,767,000	42,106,400	33,824,100	20,658,900	18,211,900	28,129,400	16,668,400	16,668,400	11,652,200

Le Sueur County Lakeshore Sales - October 2020 thru September 2021

Parcel #	Property Address	Lake Name	Sale Date	Sale Price	Seller	Buyer	Q. / Unq.	EMV Land	EMV Building	EMV total	Sales Ratio	Lot size / acre	Lake frontage / ft	Sale less Bldgs	Land \$ per acre	Land \$ per F.F.	Notes
01.035.6000	XXXX Lake Jefferson Rd Cleveland	Jeff - Mid	5/13/2021	\$150,000	Ewert	Barnett	Q	\$130,500		\$130,500	87.0%	7.000	100	\$150,000	\$21,429	\$1,500	land only
01.035.6100	26241 Lake Jefferson Rd Cleveland	Jeff - Mid	1/4/2021	\$872,791	R Henry Const	Anderson	U	\$129,000		\$129,000	14.8%	7.000	100	\$872,791	\$124,684	\$8,728	N.C., inc 01.102.3100
01.550.0290	46609 Evergreen Ln Cleveland	Jeff - West	7/30/2021	\$44,000	Boehm	Armstrong	U	\$46,600	\$4,400	\$51,000	115.9%			\$39,600			Split
01.600.0170	46107 Jefferson Lake Dr Cleveland	Jeff - Mid	5/26/2021	\$200,000	Jones	Bubholz	Q	\$120,000	\$46,900	\$166,900	83.5%	0.192	50	\$153,100	\$797,396	\$3,062	
01.650.0020	46675 Cape Horn Rd Cleveland	Jeff - Big	6/11/2021	\$875,000	Mager	Bartels	Q	\$294,500	\$327,800	\$622,300	71.1%	2.160	30	\$547,200	\$253,333	\$18,240	inc 01.101.1100 - Point
01.650.0060	46729 Cape Horn Rd Cleveland	Jeff - Mid	12/23/2020	\$380,000	Sadowski	Wright	Q	\$192,400	\$110,500	\$302,900	79.7%	0.870	150	\$269,500	\$309,770	\$1,797	
01.650.0120	46815 Cape Horn Rd Cleveland	Jeff - Mid	7/8/2021	\$160,000	Ness	Pride Holdings LLC	Q	\$127,400		\$127,400	79.6%	0.870	153	\$160,000	\$183,908	\$1,046	land only
01.650.0140	46813 Cape Horn Rd Cleveland	Jeff - Mid	3/5/2021	\$485,000	Fromm	Wargelin	Q	\$192,800	\$214,100	\$406,900	83.9%	0.830	148	\$270,900	\$326,386	\$1,830	
01.650.0170	46853 Cape Horn Rd Cleveland	Jeff - Mid	6/17/2021	\$220,000	Hiniker	Teiken/McCullaugh	Q	\$161,000	\$1,700	\$162,700	74.0%	0.860	150	\$218,300	\$253,837	\$1,455	
01.650.0220	46909 Cape Horn Rd Cleveland	Jeff - Mid	4/15/2021	\$350,000	Ness	Stoltzmann	Q	\$192,600	\$145,700	\$338,300	96.7%	0.840	150	\$204,300	\$243,214	\$1,362	
02.013.0200	42020 Woodchuck Ln Kilkenny	Gorman	7/28/2021	\$141,600	Hennek	Horejsi	Q	\$124,600		\$124,600	88.0%	2.200	190	\$141,600	\$64,364	\$745	inc 02.550.0185
02.013.5900	XXXX Woodchuck Ln Le Center	Gorman	2/8/2021	\$90,000	Nelson	GDOG Prop	Q	\$86,400		\$86,400	96.0%	2.500	150	\$90,000	\$36,000	\$600	land only
02.475.0050	23473 Cardinal Dr Cleveland	German	5/7/2021	\$45,000	Knowles	Bergman	Q	\$44,100		\$44,100	98.0%	0.940	160	\$45,000	\$47,872	\$281	land - access
02.570.0150	40104 Lake Volney Ln Le Center	Volney	4/9/2021	\$299,000	Nieman	Homes by Witt	Q	\$140,000	\$148,200	\$288,200	96.4%	1.120	177	\$150,800	\$134,643	\$852	
02.570.0150	40104 Lake Volney Ln Le Center	Volney	4/9/2021	\$299,000	Homes by Witt	Otterdahl	U	\$140,000	\$148,200	\$288,200	96.4%	1.120	177	\$150,800	\$134,643	\$852	2nd sale same day - cfd
02.600.0060	19768 Dodd Rd Kilkenny	Gorman	10/16/2020	\$258,000	Brix	Lehman	U	\$90,000	\$62,200	\$152,200	59.0%	0.400	75	\$195,800	\$489,500	\$2,611	new construction
04.006.6200	24661 Arrowhead Trl Elysian	Jeff - Big	12/28/2020	\$383,400	Plombon	Ross	Q	\$119,500	\$187,000	\$306,500	79.9%			\$196,400			Access
04.028.0110	22615 Lake Francis Rd Elysian	Francis	11/30/2020	\$330,000	Noble	Muir	Q	\$119,000	\$67,400	\$186,400	56.5%	0.130	54	\$262,600	\$2,020,000	\$4,863	\$70k P.P.
04.034.3100	1062 Lake Francis Ln Elysian	Francis	6/15/2021	\$601,000	Brown	Quale	Q	\$325,000	\$206,600	\$531,600	88.5%	1.390	424	\$394,400	\$283,741	\$930	
04.034.3200	1032 Lake Francis Ln Elysian	Francis	11/23/2020	\$715,000	Stransky	Barbies Dream Haus, LLC	Q	\$260,200	\$382,900	\$643,100	89.9%	0.830	280	\$332,100	\$400,120	\$1,186	
04.420.0120	50719 Carpenters Point Ln Elysian	Francis	11/2/2020	\$660,000	Noble	Perkinson	Q	\$235,000	\$262,400	\$497,400	75.4%	0.313	85	\$397,600	\$1,270,288	\$4,678	\$100k P.P.
04.440.0020	24095 Blue Marina Rd Cleveland	Jeff - Big	5/21/2021	\$400,000	Simonette	Miller	Q	\$150,000	\$127,600	\$277,600	69.4%	0.140	60	\$272,400	\$1,945,714	\$4,540	
04.520.0070	XXX Taylor Dr NE Elysian	Rays	5/28/2021	\$180,000	Keily	Pfarr	Q	\$135,000		\$135,000	75.0%	0.970	173	\$180,000	\$185,567	\$1,040	land only
04.550.0260	24116 Geldners Ln Elysian	Jeff - Big	9/10/2021	\$455,000	Sohre	Reule	Q	\$165,000	\$91,100	\$256,100	56.3%	0.217	60	\$363,900	\$1,676,959	\$6,065	
04.560.0240	46774 Glens Beach Rd Waterville	German	4/15/2021	\$399,000	Johnson	Frise	Q	\$180,300	\$166,700	\$347,000	87.0%	0.610	74	\$232,300	\$380,820	\$3,139	inc 04.004.5018
04.570.0050	22976 Greenland Rd Elysian	Francis	10/2/2020	\$607,000	Hoehne	Stalock	Q	\$260,100	\$206,500	\$466,600	76.9%	1.020	152	\$400,500	\$392,647	\$2,635	
04.571.0050	22965 Greenland Ln Elysian	Francis	6/14/2021	\$465,000	Braam	James	Q	\$100,000	\$256,400	\$356,400	76.6%	1.410	0	\$208,600	\$147,943		access

Le Sueur County Lakeshore Sales - October 2020 thru September 2021

Parcel #	Property Address	Lake Name	Sale Date	Sale Price	Seller	Buyer	Q. / Unq.	EMV Land	EMV Building	EMV total	Sales Ratio	Lot size / acre	Lake frontage / ft	Sale less Bldgs	Land \$ per acre	Land \$ per F.F.	Notes
04.580.0030	46033 Hardeggers Ln Cleveland	Jeff - Big	7/27/2021	\$635,000	Jones	Carlsten	Q	\$212,500	\$216,000	\$428,500	67.5%	0.600	100	\$419,000	\$698,333	\$4,190	
04.580.0150	46008 Hardeggers Ln Cleveland	Jeff - Big	4/30/2021	\$304,900	Dessellier	Benoit	Q	\$70,000	\$135,300	\$205,300	67.3%	0.964		\$169,600	\$175,934		access
04.620.0110	XXXXX Holiday Park Ln Elysian	German	3/11/2021	\$85,000	Lamont estate	Peters	U	\$115,000		\$115,000	135.3%	0.407	95	\$85,000	\$208,845	\$895	estate sale
04.650.0030	24836 Arrowhead Trl Elysian	Jeff - Big	6/11/2021	\$65,000	Rohlfing	Zurek	U	\$150,000	\$5,800	\$155,800	239.7%	1.180	155	\$59,200	\$50,169	\$382	relative
04.650.0050	24802 Arrowhead Trl Elysian	Jeff - Big	1/26/2021	\$150,000	Miller	Miller	U	\$225,000	\$66,300	\$291,300	194.2%	0.813	150	\$83,700	\$102,952	\$558	Rel
04.650.0130	24646 Arrowhead Trl Elysian	Jeff - Big	5/3/2021	\$165,000	Schultz	Carpenter	U	\$150,000	\$1,000	\$151,000	91.5%	0.900	150	\$164,000	\$182,222	\$1,093	estate - land only
04.650.0280	24390 Arrowhead Trl Elysian	Jeff - Big	7/15/2021	\$167,000	Smith	Pattison	Q	\$57,000	\$40,000	\$97,000	58.1%	0.940	190	\$127,000	\$135,106	\$668	access
04.730.0050	24081 Blue Marina Rd Cleveland	Jeff - Big	6/2/2021	\$340,000	Miller	Chilman	Q	\$150,000	\$100,100	\$250,100	73.6%	0.195	60	\$239,900	\$1,230,256	\$3,998	
04.740.0330	47874 Outback Ln Elysian	Jeff - Swedes	9/2/2021	\$327,000	Skala	Tollefson	Q	\$57,500	\$133,700	\$191,200	58.5%	0.265	50	\$193,300	\$729,434	\$3,866	
04.740.0340	47866 Outback Ln Elysian	Jeff - Swedes	2/1/2021	\$99,200	Bauleke	Hanson	Q	\$66,500	\$23,100	\$89,600	90.3%	0.323	62	\$76,100	\$235,604	\$1,227	
04.740.0350	47854 Outback Ln Elysian	Jeff - Swedes	5/3/2021	\$75,000	Ruble	Bauleke	Q	\$56,500	\$10,800	\$67,300	89.7%	0.310	62	\$64,200	\$207,097	\$1,035	garage only
04.740.0360	47846 Outback Ln Elysian	Jeff - Swedes	2/1/2021	\$50,000	Hoffman	Bauleke	Q	\$56,500		\$56,500	113.0%	0.310	62	\$50,000	\$161,290	\$806	land only
04.740.0370	47830 Outback Ln Elysian	Jeff - Swedes	2/1/2021	\$205,000	Hoffman	Bauleke	Q	\$66,500	\$119,200	\$185,700	90.6%	0.323	70	\$85,800	\$265,635	\$1,226	
04.760.0180	22828 Stavenau Ln Elysian	German	3/12/2021	\$380,000	Prochaska	Parker	Q	\$125,000	\$181,700	\$306,700	80.7%	0.094	50	\$198,300	\$2,109,574	\$3,966	
04.780.0080	49171 Sportsmans Ln Waterville	Tetonka	8/31/2021	\$299,200	Price	Bornes	Q	\$140,000	\$67,600	\$207,600	69.4%	0.178	61	\$231,600	\$1,301,124	\$3,797	
04.830.0030	22069 Lake Francis Rd Elysian	Francis	6/30/2021	\$500,000	Short	Reuter	Q	\$200,000		\$200,000	40.0%	2.650	142	\$500,000	\$188,679	\$3,521	land only?
05.023.9100	43936 Shoreline Dr St Peter	Emily	12/22/2020	\$300,000	Morgan	Braun	Q	\$130,000	\$127,400	\$257,400	85.8%	0.300	75	\$172,600	\$575,333	\$2,301	
05.026.5600	32558 Lake Emily Rd St Peter	Emily	10/16/2020	\$300,000	Kuehl	Kuehl	U	\$161,500	\$148,200	\$309,700	103.2%	1.000	200	\$151,800	\$151,800	\$759	Relative
05.410.0100	3756 Sioux Ln Madison Lake	Washington	1/19/2021	\$235,000	Roemhildt	O'Malley	Q	\$225,000	\$2,500	\$227,500	96.8%	0.443	110	\$232,500	\$524,831	\$2,114	inc 05.680.0180 / land only
05.440.0090	1208 Baker Bay Rd Kasota	Washington	11/25/2020	\$545,000	Newman	Bruns	Q	\$180,000	\$235,200	\$415,200	76.2%	0.114	50	\$309,800	\$2,717,544	\$6,196	
05.470.0060	3800 Sioux Ln Madison Lake	Washington	6/18/2021	\$632,000	Pooley	Mitchell	Q	\$250,000	\$291,100	\$541,100	85.6%	0.598	100	\$340,900	\$570,067	\$3,409	
05.470.0070	3802 Sioux Ln Madison Lake	Washington	7/14/2021	\$750,000	Symens	Draheim	Q	\$280,000	\$362,100	\$642,100	85.6%	0.760	188	\$387,900	\$510,395	\$2,063	
05.470.0110	3810 Sioux Ln Madison Lake	Washington	9/10/2021	\$675,000	Long	Elfstrand	U	\$250,000	\$206,100	\$456,100	67.6%	0.542	100	\$468,900	\$865,129	\$4,689	physical change
05.470.0180	3826 Sioux Trl Madison Lake	Washington	5/10/2021	\$520,913	Wilfahrt	Harmon	Q	\$220,000	\$212,300	\$432,300	83.0%	0.438	100	\$308,613	\$704,596	\$3,086	
05.500.0030	2604 Crystal Cove Rd Madison Lake	Washington	11/16/2020	\$355,000	Sehloff	McGrath	Q	\$150,000	\$164,600	\$314,600	88.6%	0.223	50	\$190,400	\$853,812	\$3,808	
05.545.0180	33046 Marie Ln St Peter	Emily	3/9/2021	\$500,000	Hughes	Hanson / Hennings	Q	\$185,000	\$246,400	\$431,400	86.3%	1.810	165	\$253,600	\$140,110	\$1,537	
05.610.0020	2200 Evergreen Dr Kasota	Washington	7/23/2021	\$1,300,000	Jacobson	Beahrs	Q	\$550,000	\$469,500	\$1,019,500	78.4%	3.800	351	\$830,500	\$218,553	\$2,366	inc 05.610.0020
05.800.0030	2204 Evergreen Dr Kasota	Washington	6/18/2021	\$1,260,000	Gosch	Bradley	Q	\$265,000	\$523,100	\$788,100	62.5%	2.400	288	\$736,900	\$307,042	\$2,559	inc 05.800.0020

Le Sueur County Lakeshore Sales - October 2020 thru September 2021

Parcel #	Property Address	Lake Name	Sale Date	Sale Price	Seller	Buyer	Q. / Unq.	EMV Land	EMV Building	EMV total	Sales Ratio	Lot size / acre	Lake frontage / ft	Sale less Bldgs	Land \$ per acre	Land \$ per F.F.	Notes
05.800.0040	2208 Evergreen Dr Kasota	Washington	6/18/2021	\$229,000	Gosch	Hauschild	Q	\$175,000		\$175,000	76.4%	1.060	165	\$229,000	\$216,038	\$1,388	land only - neighbor
07.450.0060	16085 Pepin Ln Montgomery	Pepin	7/29/2021	\$380,000	Wegner	Gramer	Q	\$95,000	\$181,900	\$276,900	72.9%	0.760	120	\$198,100	\$260,658	\$1,651	
07.450.0080	16127 Pepin Ln Montgomery	Pepin	8/6/2021	\$366,000	Wong	Winship	Q	\$95,000	\$252,700	\$347,700	95.0%	0.810	120	\$113,300	\$139,877	\$944	
07.698.0010	32846 Pepin Ct Montgomery	Pepin	7/1/2021	\$370,000	Cross	May	Q	\$94,400	\$172,600	\$267,000	72.2%	2.200	205	\$197,400	\$89,727	\$963	
08.003.5100	34863 211th Ave Lexington	Clear (Lex)	7/23/2021	\$451,200	Schafer	Wiscovitch	Q	\$154,800	\$174,400	\$329,200	73.0%	23.000	550	\$276,800	\$12,035	\$503	
08.600.0040	35066 Prairie Creek Ln Le Center	Clear (Lex)	6/18/2021	\$299,900	Glisczinski	Newling	U	\$115,000	\$119,900	\$234,900	78.3%	1.340	150	\$180,000	\$134,328	\$1,200	Estate
13.004.3000	28299 464th St Cleveland	Jeff - West	10/2/2020	\$296,000	Johnson	Hayes	Q	\$195,000	\$102,600	\$297,600	100.5%	2.900	205	\$193,400	\$66,690	\$943	
13.401.0100	5506 N Shore Ct Madison Lake	Washington	6/25/2021	\$775,000	Miller	5506 Management LLC	Q	\$285,000	\$277,100	\$562,100	72.5%	0.890	150	\$497,900	\$559,438	\$3,319	
13.401.0130	5512 North Shore Ct Madison Lake	Washington	5/20/2021	\$825,000	Olson	Schoper	Q	\$280,000	\$336,200	\$616,200	74.7%	0.980	149	\$488,800	\$498,776	\$3,281	
13.415.0090	28601 Hub Dr Madison Lake	Jeff - West	6/23/2021	\$1,100,000	Hill	Burkland	Q	\$275,000	\$606,300	\$881,300	80.1%	0.990	297	\$493,700	\$498,687	\$1,662	
13.425.0030	29259 Biehn Dr Madison Lake	Washington	6/25/2021	\$435,900	Stenzel	Stilson	Q	\$245,000	\$7,000	\$252,000	57.8%	1.300	181	\$428,900	\$329,923	\$2,370	garage only
13.425.0040	29227 Biehn Dr Madison Lake	Washington	4/30/2021	\$384,900	Stenzel	Stilson	Q	\$245,000	\$1,000	\$246,000	63.9%	1.110	150	\$383,900	\$345,856	\$2,559	for development
13.450.0380	6211 Shamrock Dr Madison Lake	Washington	11/23/2020	\$469,900	Patterson	Smith	Q	\$260,000	\$250,900	\$510,900	108.7%	0.812	170	\$219,000	\$269,704	\$1,288	
13.450.0480	6312 Shamrock Dr Madison Lake	Washington	5/14/2021	\$749,000	Pooley	Prantner	Q	\$290,000	\$419,800	\$709,800	94.8%	0.617	145	\$329,200	\$533,549	\$2,270	
13.481.0060	XXX Melanie Dr Madison Lake	Jeff - West	10/27/2020	\$61,000	Oestreich	Ceminsky	Q	\$60,000		\$60,000	98.4%	0.970	150	\$61,000	\$62,887	\$407	land only - Bay
13.490.0060	26932 Sioux Trl Madison Lake	Jeff - Mid	6/3/2021	\$260,000	Brown	Walser	U	\$120,000	\$73,100	\$193,100	74.3%	0.175	50	\$186,900	\$1,068,000	\$3,738	excess p.p.
13.490.0200	27056 Sioux Trl Madison Lake	Jeff - Mid	4/9/2021	\$77,500	Sieberg	Stanwick	Q	\$75,000	\$2,500	\$77,500	100.0%	0.180	51	\$75,000	\$416,667	\$1,471	vacant lot
13.490.0270	26770 Sioux Trl Madison Lake	Jeff - Mid	4/8/2021	\$269,900	Kephart	Beal	Q	\$150,000	\$86,700	\$236,700	87.7%	0.314	50	\$183,200	\$583,439	\$3,664	
13.491.0090	26494 Sioux Trl Madison Lake	Jeff - Mid	8/2/2021	\$274,900	Krahmer	Stadheim	U	\$120,000	\$51,000	\$171,000	62.2%	0.150	60	\$223,900	\$1,492,667	\$3,732	new construction
13.491.0090	26494 Sioux Trl Madison Lake	Jeff - Mid	8/3/2021	\$171,000	Stadheim	Johnson	U	\$120,000	\$51,000	\$171,000	100.0%	0.150	60	\$120,000	\$800,000	\$2,000	property swap, no \$ exchanged
13.510.0030	4310 Linder Bay Ln Madison Lake	Washington	9/22/2021	\$790,000	Firle	Long	Q	\$245,000	\$331,600	\$576,600	73.0%	0.436	81	\$458,400	\$1,051,376	\$5,659	
13.510.0070	4318 Linder Bay Ln Madison Lake	Washington	7/15/2021	\$750,000	Regan	Isakson	Q	\$250,000	\$310,300	\$560,300	74.7%	0.380	67	\$439,700	\$1,157,105	\$6,563	inc 1/11th int in 13.017..5200
13.521.0020	4422 Washington Blvd Madison Lake	Washington	5/3/2021	\$460,000	Mutschler	Demerit	Q	\$245,000	\$177,300	\$422,300	91.8%	0.543	83	\$282,700	\$520,626	\$3,406	sale was 490k, 30k p.p.
13.521.0080	4436 Washington Blvd Madison Lake	Washington	10/30/2020	\$547,500	Scheurer	Folk	Q	\$240,000	\$176,900	\$416,900	76.1%	0.369	115	\$370,600	\$1,004,336	\$3,223	inc 13.522.0010
13.525.0010	XXXX Washington Blvd Madison Lake	Washington	5/10/2021	\$300,000	Lundin	SS Real Estate	Q	\$260,000		\$260,000	86.7%	1.200	200	\$300,000	\$250,000	\$1,500	land only
13.650.0080	28153 Cedar Trl Cleveland	Jeff - West	6/11/2021	\$360,000	Olson	Radanke	Q	\$175,000	\$115,900	\$290,900	80.8%	0.684	195	\$244,100	\$356,871	\$1,252	

Le Sueur County Lakeshore Sales - October 2020 thru September 2021

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13.760.0120	27876 Maple Ln Madison Lake	Jeff - West	12/21/2020	\$173,000	Drager, Etal	Von Essen / Oare	Q	\$175,000		\$175,000	101.2%	1.200	142	\$173,000	\$144,167	\$1,218	Land Only
13.800.0010	28060 470th St Madison Lake	Jeff - West	8/31/2021	\$370,000	Wiebold	Blaschko	U	\$145,000	\$97,300	\$242,300	65.5%	0.493	230	\$272,700	\$553,144	\$1,186	phys chg, excess p.p.
14.019.5400	49550 Hilltop Ln Waterville	Tetonka	12/15/2020	\$500,000	Mende	Johnson	Q	\$292,400	\$15,900	\$308,300	61.7%	11.550	1400	\$484,100	\$41,913	\$346	
14.019.7500	19010 Westbay Ln Waterville	Tetonka	1/4/2021	\$250,000	Dempewolf	Greising	Q	\$214,000	\$14,500	\$228,500	91.4%	7.820	371	\$235,500	\$30,115	\$635	
14.019.7600	19138 Westbay Ln Waterville`	Tetonka	12/9/2020	\$132,000	Shimanski	Neegaard	U	\$99,900	\$53,200	\$153,100	116.0%	0.130	70	\$78,800	\$606,154	\$1,126	Estate
14.021.2900	16749 Cram Ln Waterville	Tetonka	4/15/2021	\$289,900	Jellum	R. Henry Const	Q	\$160,000		\$160,000	55.2%	0.930	150	\$289,900	\$311,720	\$1,933	Land Only
14.024.2600	XXX Lake Sakatah Rd Waterville	Sakatah	7/9/2021	\$335,000	Buesgens, etal	Hinderscheit	Q	\$181,200		\$181,200	54.1%	23.480	988	\$335,000	\$14,267	\$339	land only, Ag
14.420.0030	50363 Moores Ln Waterville	Tetonka	2/9/2021	\$255,000	Webb	Wicka	Q	\$122,600	\$63,000	\$185,600	72.8%	0.258	58	\$192,000	\$744,186	\$3,310	
14.430.0020	18570 Shelby Ct Waterville	Tetonka	3/31/2021	\$855,000	Shelby Lake, LLC	Pottinger	Q	\$440,000	\$314,100	\$754,100	88.2%	5.490	450	\$540,900	\$98,525	\$1,202	inc 0010 & 0030
14.520.0040	17087 Dickenson Ln Waterville	Tetonka	4/9/2021	\$345,000	Ayers	Scimecca	U	\$125,000	\$94,700	\$219,700	63.7%	0.167	60	\$250,300	\$1,498,802	\$4,172	remodeled
14.520.0050	17075 Dickenson Ln Waterville	Tetonka	12/3/2020	\$246,000	Witty	Nordstrom	Q	\$114,000	\$58,200	\$172,200	70.0%	0.183	60	\$187,800	\$1,026,230	\$3,130	
14.520.0110	17001 Dickenson Ln Waterville	Tetonka	5/14/2021	\$370,000	Zunkel	Mikkalson	Q	\$125,000	\$82,500	\$207,500	56.1%	0.194	60	\$287,500	\$1,481,959	\$4,792	
14.590.0110	18659 N Tetonka Lake Ln Waterville	Tetonka	7/8/2021	\$299,000	Schroeder	Born	Q	\$125,000	\$92,800	\$217,800	72.8%	0.198	60	\$206,200	\$1,041,414	\$3,437	
14.641.0050	49144 Riverside Ln Waterville	Tetonka	10/30/2020	\$232,000	Hall	Rask	Q	\$142,000	\$61,100	\$203,100	87.5%	0.282	80	\$170,900	\$606,028	\$2,136	
14.780.0010	48941 North Shore Rd Waterville	Tetonka	2/2/2021	\$560,000	Flo	Ness	Q	\$200,000	\$253,300	\$453,300	80.9%	1.020	178	\$306,700	\$300,686	\$1,723	
14.780.0030	48953 North Shore Rd Waterville	Tetonka	5/17/2021	\$285,000	Stimson	Craig	Q	\$167,400		\$167,400	58.7%	1.300	224	\$285,000	\$219,231	\$1,272	land only
16.411.0080	113 Shoreview Dr Elysian	Francis	9/1/2021	\$1,290,000	Koster	Epic Prop llc	Q	\$312,800	\$556,200	\$869,000	67.4%	0.590	97	\$733,800	\$1,243,729	\$7,565	
16.414.0040	1488 Scenic Hideaway Ln Elysian	Rays	5/21/2021	\$160,000	Wolter / Stone	Snell	Q	\$121,300		\$121,300	75.8%	0.880	140	\$160,000	\$181,818	\$1,143	Land only
16.415.0100	114A Willow Pt Dr Elysian	Francis	4/30/2021	\$430,000	Arnold	Baynes	Q	\$251,300		\$251,300	58.4%	0.198	68	\$430,000	\$2,171,717	\$6,324	land only (incl 16.411.0250)
16.415.0210	120 Willow Pt Dr Elysian	Francis	3/5/2021	\$482,900	Michalski	Jacobs	Q	\$272,000	\$155,800	\$427,800	88.6%	0.321	70	\$327,100	\$1,019,003	\$4,673	inc 16.034.3001
16.420.0010	115 N Shore Dr Elysian	Elysian	11/20/2020	\$440,000	Perkins	Becker	Q	\$116,500	\$141,800	\$258,300	58.7%	0.482	90	\$298,200	\$618,672	\$3,313	
16.440.0860	111 North Shore Dr Elysian	Elysian	4/29/2021	\$84,000	Rezac	Strei	Q	\$73,100		\$73,100	87.0%	0.241	60	\$84,000	\$348,548	\$1,400	land only
16.440.0890	109 North Shore Dr Elysian	Elysian	6/3/2021	\$220,000	Mogen	Wunderlich	Q	\$97,600	\$58,400	\$156,000	70.9%	0.247	50	\$161,600	\$654,251	\$3,232	
16.480.0060	304 4th St NW Elysian	Francis	12/9/2020	\$364,000	Sasse	Edeker	Q	\$135,000	\$166,000	\$301,000	82.7%	0.045	30	\$198,000	\$4,400,000	\$6,600	townhouse
24.022.2600	1261 Hwy 13 N Waterville	Tetonka	7/23/2021	\$377,000	Krautkremer	St Andrews Title	Q	\$82,500	\$134,100	\$216,600	57.5%	0.200	155	\$242,900	\$1,214,500	\$1,567	
24.490.0080	453 Cedar Cir Waterville	Cannon River	8/24/2021	\$310,000	US Ntl Bank	CMM of LBK	U	\$125,300	\$197,100	\$322,400	104.0%	1.260	224	\$112,900	\$89,603	\$504	bank sale

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01.650.0180	46865 Cape Horn Rd Cleveland	Jeff - Mid	11/19/2021	\$235,000	Beach	Seaver	Q	\$202,800	\$29,100	\$231,900	98.7%	0.865	150	\$205,900	\$238,035	\$1,373	gar only
01.700.0070	26015 Island Rd Cleveland	Jeff - Mid	3/21/2022	\$525,000	Dennis	Hopman	Q	\$167,000	\$225,900	\$392,900	74.8%	0.820	150	\$299,100	\$364,756	\$1,994	
01.725.0050	46350 Cape Horn Rd Cleveland	Jeff - Mid	4/29/2022	\$649,904	R Henry	Brown	U	\$110,000	\$172,300	\$282,300	43.4%	1.170		\$477,604	\$408,209		New Const /access
01.725.0090	XXX Cape Trail Cleveland	Jeff - Mid	5/20/2022	\$72,000	Sogge	Jilek	Q	\$50,000		\$50,000	69.4%	1.010		\$72,000	\$71,287		Access, land only
01.725.0160	46346 Cape Trail Cleveland	Jeff - Mid	5/16/2022	\$64,000	Slama	Hix	Q	\$50,000		\$50,000	78.1%	1.080		\$64,000	\$59,259		Access, land only
02.475.0130	23512 Cardinal Dr Cleveland	German	12/27/2021	\$40,000	Seppmann	Baldwin	Q	\$44,100		\$44,100	110.3%			\$40,000			access
02.475.0060	23453 Cardinal Dr Cleveland	German	4/29/2022	\$65,000	Voegele	Rohman	Q	\$42,000		\$42,000	64.6%			\$65,000			access
04.510.0100	24925 French Dr Cleveland	Jeff - Big	10/28/2021	\$320,000	Traxler	Murilla	Q	\$200,000	\$114,400	\$314,400	98.3%	0.200	50	\$205,600	\$1,028,000	\$4,112	
04.550.0300	24080 Geldners Ln Cleveland	Jeff - Big	12/17/2021	\$289,000	Johnson	Stueber	Q	\$192,500	\$95,500	\$288,000	99.7%	0.210	45	\$193,500	\$921,429	\$4,300	
04.670.0100	22714 West Francis Ln Elysian	Francis	10/22/2021	\$307,893	Hager	Brown / Halos	U	\$270,000	\$93,000	\$363,000	117.9%	0.420	80	\$214,893	\$511,650	\$2,686	relative
04.780.0170	49295 Sportsmans Ln Waterville	Tetonka	12/1/2021	\$122,800	Hoffman	Hermel	U	\$252,600	\$133,900	\$386,500	314.7%	0.519	167	-\$11,100	-\$21,387	-\$66	relative
04.016.7700	bare land	Roemhildts	12/15/2021	\$103,000	LS Cty	Wendt	U	\$119,800		\$119,800	116.3%	77.730	1450	\$103,000	\$1,325	\$71	tax forfeit
04.780.0030	49107 Sportsmans Ln Waterville	Tetonka	12/27/2021	\$220,000	Kubat	Beck	U	\$162,500	\$125,100	\$287,600	130.7%	0.262	90	\$94,900	\$362,214	\$1,054	foreclosure - redemption - sale
04.580.0010	46001 Hardeggers Ln Cleveland	Jeff - Big	3/1/2022	\$475,000	Hass	Seely	U	\$300,000	\$266,900	\$566,900	119.3%	1.590	157	\$208,100	\$130,881	\$1,325	Not advertised
04.520.0080	1250 Taylor Dr NE Elysian	Rays	3/25/2022	\$420,000	Rotter/Flicek	Houn	U	\$215,000	\$296,100	\$511,100	121.7%	1.000	162	\$123,900	\$123,900	\$765	Relative
04.560.0100	46916 Glens Beach Rd Waterville	German	3/17/2022	\$450,000	Traxler	Sullivan	Q	\$200,500	\$218,300	\$418,800	93.1%	0.203	87	\$231,700	\$1,141,379	\$2,663	
04.034.7520	21790 516th St Elysian	Francis	3/29/2022	\$4,600,000	H. Clarke	Clarkes landing	U	\$1,162,000	\$637,200	\$1,799,200	39.1%	74.040	2450	\$3,962,800	\$53,522	\$1,617	class chg
04.800.0010	22236 Warner Ln Elysian	Francis	3/31/2022	\$650,000	Lewis	McCuskey	U	\$290,000	\$255,100	\$545,100	83.9%	0.490	103	\$394,900	\$805,918	\$3,834	
04.028.5500	50680 Breezy Point Ln Elysian	Francis	4/29/2022	\$800,000	Fincham	Herzog	Q	\$332,500	\$219,100	\$551,600	69.0%	0.530	165	\$580,900	\$1,096,038	\$3,521	
04.420.0010	50498 Carpenters Point Ln Elysian	Francis	5/16/2022	\$290,000	LaFrance	Lee	U	\$115,000	\$95,500	\$210,500	72.6%	0.260	256	\$194,500	\$748,077	\$760	renovated
05.440.0080	1206 Baker Bay Rd Kasota	Washington	10/28/2021	\$240,000	Ho	Kral	Q	\$205,000	\$7,100	\$212,100	88.4%	0.162	50	\$232,900	\$1,437,654	\$4,658	
05.730.0010	1501 Squirrels Nest Rd Kasota	Washington	11/12/2021	\$490,000	Steiner	Kinsella	Q	\$180,000	\$264,300	\$444,300	90.7%	0.052	34	\$225,700	\$4,340,385	\$6,638	townhome, 1/9 lake
05.700.0030	2134 Limberdink Rd Kasota	Washington	12/13/2021	\$550,000	Jacobson	Royer	Q	\$220,000	\$320,100	\$540,100	98.2%	0.378	60	\$229,900	\$608,201	\$3,832	
05.700.0060	2130 Limberdink Rd Kasota	Washington	2/8/2022	\$550,000	Malo	Jensen	U	\$295,000	\$183,400	\$478,400	87.0%	0.610	120	\$366,600	\$600,984	\$3,055	65k pp - not advertised

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05.730.0020	1503 Squirrels Nest Rd Kasota	Washington	2/9/2022	\$390,000	Crouch	Nelson	Q	\$180,000	\$214,400	\$394,400	101.1%			\$175,600			Twnhse
05.710.0110	2302 Sportsmans Haven Ct Kasota	Washington	3/10/2022	\$71,160	Kotthoff	Kotthoff	U	\$145,000	\$79,900	\$224,900	316.0%	0.070	52	-\$8,740	-\$124,857	-\$168	relative
07.698.0020	32894 Pepin Ct Montgomery	Pepin	10/21/2021	\$450,000	Cross	Bloodworth	U	\$174,000	\$248,700	\$422,700	93.9%	3.800	236	\$201,300	\$52,974	\$853	Partial N.C.
07.450.0090	16141 Pepin Ct Montgomery	Pepin	10/27/2021	\$250,000	Fannie Mae	Nelson	U	\$110,000	\$165,400	\$275,400	110.2%	0.790	120	\$84,600	\$107,089	\$705	bank sale
07.697.0020	32843 Pepin Ct Montgomery	Pepin	2/9/2022	\$120,000	Cross	Longanecker	Q	\$105,800		\$105,800	88.2%	2.300	193	\$120,000	\$52,174	\$622	land only
08.010.2600	35244 211th Ave Le Center	Clear	12/14/2021	\$549,900	Wieland	Rice / Everson	Q	\$179,600	\$304,400	\$484,000	88.0%	8.150	398	\$245,500	\$30,123	\$617	
09.455.0180	XXXX Sugar Maple Ln Montgomery	Greenleaf	3/14/2022	\$39,900	Messenbrink	Hamele	Q	\$30,000		\$30,000	75.2%	1.180		\$39,900	\$33,814		Access, view
09.455.0070	XXXX Greenleaf Dr Montgomery	Greenleaf	3/11/2022	\$59,800	Messenbrink	Brockway / Witte	Q	\$50,000		\$50,000	83.6%	2.000		\$59,800	\$29,900		Access, inc 0080
09.455.0100	XXXX Greenleaf Dr Montgomery	Greenleaf	3/15/2022	\$34,900	Messenbrink	Sladek / Quist	Q	\$30,000		\$30,000	86.0%	1.320		\$34,900	\$26,439		Access
09.455.0190	XXXX Greenleaf Dr Montgomery	Greenleaf	3/25/2022	\$39,900	Messenbrink	Hamele	Q	\$30,000		\$30,000	75.2%	1.130		\$39,900	\$35,310		Access
09.455.0200	XXXX Greenleaf Dr Montgomery	Greenleaf	3/25/2022	\$39,900	Messenbrink	Hamele	Q	\$30,000		\$30,000	75.2%	1.130		\$39,900	\$35,310		Access
09.455.0210	XXXX Greenleaf Dr Montgomery	Greenleaf	3/14/2022	\$38,000	Messenbrink	Davies	Q	\$30,000		\$30,000	78.9%	1.480		\$38,000	\$25,676		Access
09.455.0090	XXXX Greenleaf Dr Montgomery	Greenleaf	3/25/2022	\$34,900	Messenbrink	Sween	Q	\$25,000		\$25,000	71.6%	1.000		\$34,900	\$34,900		Access
09.455.0130	XXXX Sugar Maple Ln Montgomery	Greenleaf	3/30/2022	\$140,000	Messenbrink	Jensen/Butler	Q	\$116,200		\$116,200	83.0%	1.252	216	\$140,000	\$111,821	\$648	land only
13.522.0080	4450 Washington Blvd Madison Lake	Washington	10/15/2021	\$440,000	Draheim	Lynch Fam	Q	\$265,000	\$194,100	\$459,100	104.3%	0.552	100	\$245,900	\$445,471	\$2,459	
13.401.0110	5508 North Shore Ct Madison Lkae	Washington	10/21/2021	\$450,000	Lynn Est	Paape	U	\$300,000	\$19,200	\$319,200	70.9%	0.938	150	\$430,800	\$459,275	\$2,872	estate
13.475.0020	46274 Cedar Tree Lane Cleveland	Jeff - West	12/3/2021	\$665,000	Wilner	Storch	Q	\$235,000	\$409,900	\$644,900	97.0%	1.220	159	\$255,100	\$209,098	\$1,604	
13.455.0070	6008 Connor Rd Madison Lake	Washington	1/7/2022	\$425,000	DW Develop	Hudson	Q	\$339,500		\$339,500	79.9%	0.860	164	\$425,000	\$494,186	\$2,591	land only
13.455.0130	6012 Connor Rd Madison Lake	Washington	1/7/2022	\$404,250	DW Develop	Strobel	Q	\$332,000		\$332,000	82.1%	0.850	154	\$404,250	\$475,588	\$2,625	land only
13.455.0150	6016 Connor Rd Madison Lake	Washington	1/7/2022	\$478,000	DW Develop	Murray	Q	\$337,000		\$337,000	70.5%	0.890	164	\$478,000	\$537,079	\$2,915	land only
13.455.0200	6020 Connor Rd Madison Lake	Washington	1/7/2022	\$417,775	DW Develop	Haley	Q	\$337,000		\$337,000	80.7%	0.830	164	\$417,775	\$503,343	\$2,547	land only
13.455.0210	6024 Connor Rd Madison Lake	Washington	1/7/2022	\$441,000	DW Develop	Herr	Q	\$337,000		\$337,000	76.4%	0.830	164	\$441,000	\$531,325	\$2,689	land only
13.455.0240	6028 Connor Rd Madison Lake	Washington	1/7/2022	\$330,000	DW Develop	Wempen	Q	\$312,000		\$312,000	94.5%	0.720	132	\$330,000	\$458,333	\$2,500	land only
13.455.0270	6030 Connor Rd Madison Lake	Washington	1/7/2022	\$368,000	DW Develop	DeRonde/Soine	Q	\$328,000		\$328,000	89.1%	0.830	148	\$368,000	\$443,373	\$2,486	land only
13.750.0100	4524 Washington Blvd Madison Lake	Washington	1/19/2022	\$75,000	Struss	Missal	U	\$235,000	\$195,200	\$430,200	573.6%	0.266	70	-\$120,200	-\$451,880	-\$1,717	rel, part int

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Parcel #	Seller to Buyer	Sale Price	Sale Date	EMV	Qual. Vs Unqual.	Avg. CER	Deeded	Tillable	\$ Per Acre Deeded	\$ Per Acre Tillable	\$ Per CER	Ratio	Site	Waste	Woods	Pasture	Ditch	Rim	Road	Notes	
01.006.2600	Schmidt etal to Schmidt	\$504,000	3/18/21	\$702,500	U	78.50	100.00	90.00	\$5,040	\$5,600	\$64	139%			1	7			2.00	rel/partial int sale- purchased 80%	
01.026.7800	Blue Sky Dairy to Luthens Family	\$868,950	3/1/21	\$1,132,900	Q	78.00	38.88	9.00	\$22,350	\$96,550	\$287	130%	29						1.38	inc dairy barns	
01.027.2700	Fleming to Baker	\$733,500	8/27/21	\$832,300	Q	65.05	135.00	121.00	\$5,433	\$6,062	\$84	113%		2		1	5.00		6.00	neighbor sale, not advertised	
01.035.7900	Johnson to Amberson	\$651,550	4/15/21	\$525,900	Q	74.00	27.71	19.00	\$23,513	\$34,292	\$318	81%	4		4.15				0.84	split, ck info after split, house on lake Henry	
02.007.5010	Lukes to McCabe	\$160,000	8/25/21	\$145,700	U	65.80	22.62	20.32	\$7,073	\$7,874	\$107	91%							2.30	split, gd sale- but under 35ac	
02.008.2710	Cooney etal to Schmidt	\$540,192	12/11/20	\$541,000	Q	70.00	78.00	74.40	\$6,926	\$7,261	\$99	100%		1.6					2.00	neighbor sale	
02.017.2710	Schmidt to Schmidt	\$1,040,000	12/11/20	\$1,010,000	U	64.50	161.00	128.44	\$6,460	\$8,097	\$100	97%								inc/split from 02.017.2720,018.5100,019.2600, rel sale	
02.018.0100	Lukes to McCabe	\$560,000	8/25/21	\$456,300	Q	64.40	73.36	67.60	\$7,634	\$8,284	\$119	81%							5.76	neighbor/gd sale	
03.005.0400	Fogarty to Theis	\$1,423,125	11/13/20	\$1,647,100	Q	76.09	225.00	223.35	\$6,325	\$6,372	\$83	116%							1.65	inc 03.005.7500, not advertised	
03.007.2710	Retka to McCue	\$310,000	4/1/21	\$285,000	Q	78.40	40.00	38.00	\$7,750	\$8,158	\$99	92%							2.00	split, gd sale	
03.007.8000	Koepp to O'Loughlin	\$3,276,900	12/31/20	\$2,382,700	U	77.79	332.44	321.66	\$9,857	\$10,187	\$127	73%					1.00		9.78	inc 03.007.0100,2800,also Scott co 019210011.107.94ac (106+-till-MV 765300)	
03.009.5010	Anderson to Archer	\$497,400	3/18/21	\$394,400	Q	72.00	108.57	40.16	\$4,581	\$12,385	\$64	79%		62.25		3.4			2.76	split, inc 03.010.7600, gd nonag sale, till=CRP	
03.009.5020	Anderson to Meger	\$169,000	3/18/21	\$66,000	U	75.40	14.00	10.00	\$12,071	\$16,900	\$160	39%				3			1.00	split,neigh sale,bldable site	
03.010.7500	Anderson to Halloran	\$725,000	3/31/21	\$710,100	Q	72.00	110.81	92.00	\$6,543	\$7,880	\$91	98%		2		14	1.00		1.81	split, gd sale	
03.025.7610	Sullivan to Hoefs	\$200,000	3/10/21	\$212,500	Q	69.20	30.00	29.30	\$6,667	\$6,826	\$96	106%					0.40		0.30	inc 03.025.7620, two sm fields	
03.033.0200	Zimmerman to Tiede	\$935,000	10/30/20	\$964,800	Q	68.04	138.90	131.75	\$6,731	\$7,097	\$99	103%			6.65					inc 03.034.7800, not advertised,prior renter	
05.003.5100	Mines to Hulsebus	\$400,000	6/1/21	\$482,900	U		135.66	0.00	\$2,949			121%	5	38.84		1		88.51	2.31	not advertised, 0 till, inc bldgs	
05.013.5000	Schmidt etal to Schmidt	\$764,400	3/18/21	\$1,185,100	U	60.00	186.00	170.50	\$4,110	\$4,483	\$68	155%		2	8	3.5			2.00	inc 05.013.5100,01.018.7500, rel/partial int - 65%	
05.115.0300	Hiniker to Westman	\$1,382,500	12/29/20	\$1,159,800	Q	77.66	158.64	154.64	\$8,715	\$8,940	\$112	84%							4.00	inc 05.115.0400	
06.001.5110	Schramm to Thompson Land	\$786,720	9/3/21	\$619,800	Q	59.10	98.34	95.00	\$8,000	\$8,281	\$135	79%					0.5		2.84	advertised sale	
06.014.0210	Wisdorf etal to Radanke	\$234,000	8/10/21	\$215,100	Q	55.20	36.20	31.50	\$6,464	\$7,429	\$117	92%			4.7					split, gd sale	
06.018.5500	Linnell (Claffey) to Janovsky	\$270,000	12/18/20	\$309,100	Q	54.90	58.26	44.80	\$4,634	\$6,027	\$84	114%			1.46	2		g	1.00	inc 06.018.5000	
06.032.5300	Hiller to Hiller	\$230,000	1/15/21	\$219,900	U	63.70	36.71	31.75	\$6,265	\$7,244	\$98	96%				4.5			0.46	rel sale	
07.010.2700	Straiton to Busch	\$240,000	8/26/21	\$165,000	Q	64.10	16.23	16.00	\$14,787	\$15,000	\$231	69%							0.23	sm field	
07.011.5800	Borene to Washa	\$165,000	11/4/20	\$604,000	U	71.50	68.25	28.21	\$2,418	\$5,849	\$34	366%	5	2.86		29.55			2.63	inc bldgs,inc 07.014.3400, 1/3 partial int, rel sale	
07.015.0510	Hinderscheit to Sullivan	\$825,350	7/1/21	\$676,100	Q	67.70	100.84	94.77	\$8,185	\$8,709	\$121	82%				1.97	3.40		0.70	split, gd sale	
07.015.5000	Dietz to Schmitt	\$1,123,200	4/19/21	\$995,400	Q	68.17	144.82	134.43	\$7,756	\$8,355	\$114	89%				4.16	5.00		1.23	inc 07.015.5610, advertised sale, in CRP for 11 more yrs	
07.015.5100	Dietz to Bendzick	\$85,000	4/28/21	\$85,800	Q	71.40	8.00	8.00	\$10,625	\$10,625	\$149	101%									sm field, bldg site??
07.024.5010	Pany estate to Shambour	\$410,000	3/12/21	\$421,000	Q	65.79	60.00	54.24	\$6,833	\$7,559	\$104	103%		3.04	0.19	1.06			1.47	split, estate sale, ck info after split	
08.018.0100	Fickling to Schatz	\$562,450	11/19/20	\$586,400	Q	70.79	76.25	19.00	\$7,376	\$29,603	\$104	104%	6	1	10.8	36.3			3.15	inc bldgs, inc 11.013.2800	

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					Qual. Vs	Avg.			\$ Per Acre	\$ Per Acre	\$										Of
Parcel #	Seller to Buyer	Sale Price	Sale Date	EMV	Unqual.	CER	Deeded	Tillable	Deeded	Tillable	Per CER	Ratio	Site	Waste	Woods	Pasture	Ditch	Rim	Road	Notes	
08.021.0260	Eager etal to Haigler	\$400,000	12/3/20	\$353,600	Q		22.27	3.80	\$17,961	\$105,263		88%	5	0.84		11.8			0.83	inc bldgs, hobby farm, pasture / meadow	
09.006.0500	Schleis to Goldsmith	\$390,000	1/6/21	\$390,500	Q	58.70	76.51	46.00	\$5,097	\$8,478	\$87	100%				30.51				neighbor sale	
09.006.7500	Washa to Tiede	\$140,000	6/22/21	\$175,100	U	60.08	33.80	25.00	\$4,142	\$5,600	\$69	125%		6.3					2.50	not advertised, long time renter purchased	
09.006.7700	Coley to Burrell	\$70,000	4/16/21	\$446,500	U	57.50	78.49	59.00	\$892	\$1,186	\$16	638%				18			1.49	1/5 interest, rel sale	
09.013.5200	Haycraft to Klehr	\$207,000	4/23/21	\$199,000	Q	55.91	70.00	20.00	\$2,957	\$10,350	\$53	96%						30	0.50	sm field, 30ac Crep	
09.014.3000	Rosival to Rosival	\$196,562	6/16/21	\$371,300	U	59.81	66.98	50.00	\$2,935	\$3,931	\$49	189%				13.23			3.75	rel sale	
09.020.2500	Ness to Vlasak	\$525,000	1/14/21	\$575,200	Q	56.10	80.00	63.00	\$6,563	\$8,333	\$117	110%	5		11				1.00	inc outbldgs, neigh sale, not advertised	
09.022.2500	Mellby to Mellby	\$200,000	3/30/21	\$153,300	U		85.00	75.90	\$2,353	\$2,635		77%	1		8.1			75.9		inc 09.022.5300, rel sale, rim	
09.026.5010	Apitz to Radanke	\$295,000	8/10/21	\$303,200	Q	56.39	53.10	46.65	\$5,556	\$6,324	\$99	103%				3.65			2.80		
09.034.2800	Smisek etal to McGee	\$210,000	7/7/21	\$204,000	Q	52.90	40.00	32.25	\$5,250	\$6,512	\$99	97%				3	1.30		3.45	irr small fields	
11.016.0100	Burtsfield etal to Pinney	\$280,000	7/28/21	\$292,500	Q	78.31	40.00	39.00	\$7,000	\$7,179	\$89	104%							1.00	not advertised	
11.027.2600	Hewitt to McCabe	\$343,915	12/23/20	\$373,400	U	70.00	52.91	51.50	\$6,500	\$6,678	\$93	109%							1.41	sold 11/14 for 485400,\$8800/ac sold 9/13 for \$9000/ac	
11.036.5000	Cooney to Schmidt	\$620,000	12/30/20	\$627,800	U	71.10	104.88	75.84	\$5,912	\$8,175	\$83	101%		1.52	1	20.73			5.79	inc 11.036.5210,11.036.5400	
12.011.2610	Laabs estate to Sasse	\$380,000	1/20/21	\$426,300	U	71.20	60.00	58.80	\$6,333	\$6,463	\$89	112%							1.20	estate sale, not advertised	
12.016.2530	O'Brien estate to Woestehoff	\$468,800	4/16/21	\$457,000	Q	75.40	65.75	60.93	\$7,130	\$7,694	\$95	97%					1.88		2.94	split,inc 12.016.2510, gd sale-advertised	
12.035.2510	Denzer etal to Thelemann	\$1,230,000	2/5/21	\$1,087,500	Q	70.04	155.00	150.00	\$7,935	\$8,200	\$113	88%					1.00		4.00	inc 12.036.0200	
13.016.2500	Meyer to Geuntzel	\$166,555	12/2/20	\$126,900	Q	69.80	18.49	17.50	\$9,008	\$9,517	\$129	76%							0.99	split-ck info later	
13.016.5310	Hiniker to Guentzel	\$191,400	9/20/21	\$128,400	Q	68.47	19.14	17.54	\$10,000	\$10,912	\$146	67%			0.3				1.30		
14.031.0200	Wesley to James	248,750	5/7/21	254,200	U	56.79	48.00	39.65	\$5,182	\$6,274	\$91	102%		4.6		3.75				not advertised, CFD-0 dn	

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Parcel #	Seller to Buyer	Sale Price	Sale Date	EMV	Qual. Vs	Avg.	Deeded	Tillable	\$ Per Acre	\$ Per Acre	\$	Per CER	Ratio	Site	Waste	Woods	Pasture	Ditch	Rim	Road	Notes
01.009.7500	Ballman to Schabert	\$637,500	11/5/21	\$551,800	Q	70.20	79.00	75.00	\$8,070	\$8,500	\$115	87%			2					2.00	not advertised, prev renter
01.024.7700	Schmidt Trust to Onken	\$651,420	3/18/22	\$697,000	U	65.00	103.40	89.00	\$6,300	\$7,319	\$97	107%		1		11				2.40	rel sale
02.003.5100	Karasch to Traxler	\$3,300,000	12/30/21	\$3,010,000	Q		359.00	340.10	\$9,192	\$9,703		91%	4	1.89			4.70			8.50	inc 002.7500.7600.003.5100.010.2500.2600.011.2900=
02.018.2610	Lukes to McCabe	\$500,000	12/28/21	\$474,200	Q	64.40	69.09	65.20	\$7,237	\$7,669	\$112	95%			0.5					3.39	neighbor sale
03.006.5300	McCue Fam to Endurance Invest	\$1,080,895	10/15/21	\$1,067,100	U	71.82	151.42	147.30	\$7,138	\$7,338	\$99	99%					0.9			4.02	rel sale, inc 03.007.2500
03.008.2500	Forgarty to Retka	\$624,100	11/15/21	\$596,300	Q	76.40	80.00	79.50	\$7,801	\$7,850	\$102	96%						0.50			
03.028.0200	O'Connell to O'Loughlin	\$1,415,966	12/14/21	\$898,400	Q	69.80	131.40	123.50	\$10,776	\$11,465	\$154	63%		3.5						4.40	auCTION sale
03.036.0400	Hinderscheid to Cemensky	\$138,600	5/9/22	\$117,300	U	67.00	15.40	14.84	\$9,000	\$9,340	\$134	85%								0.56	Under 34.5 ac
04.001.5300	Gehrke to Gehrke	\$255,001	12/8/21	\$1,020,800	U		170.00	101.95	\$1,500	\$2,501	#DIV/0!	400%	5	1.5						3.65	rel sale, inc 04.001.5200 & 06.031.7800
04.016.7700	LeSueur Co to Wendt	\$103,000	12/15/21	\$119,800	U		77.73	6.50	\$1,325			116%		56.73	12		2.50				gov sale
05.101.3500	Stangler etal to Gostomczik	\$382,500	3/1/22		Q	73.40	45.39		\$8,427												split, ck info later, neighbor sale
06.014.0220	Creger etal to Pheasants Forever Inc	\$490,000	2/24/22	\$350,000	U	55.00	128.66	25.00	\$3,808	\$19,600	\$69	71%		72.66	21	6				4.00	inc 06.014.2500, exempt party sale
06.028.7500	Quast to Hankins	\$190,000	12/16/21	\$353,500	U	59.60	64.50	52.10	\$2,946	\$3,647	\$49	186%		7.4						5.00	rel sale
06.034.7500	Pettis to Heide	\$256,250	2/3/22	\$157,400	Q	54.80	21.00	14.90	\$12,202	\$17,198	\$223	61%		1.35	3.75					1.00	2 crv/combined,gd sale, on Sunfish lake
07.006.2610	Eilers to Haan	\$3,318,435	4/28/22	\$1,767,800	Q	77.00	245.81	213.69	\$13,500	\$15,529	\$175	53%		20.34	6.8	2.14				2.84	
07.009.5700	Mader to Mader	\$45,000	4/4/22	\$638,900	U	72.00	69.85	43.58	\$644	\$1,033	\$9	1420%	4				19.5			1.77	rel sale/Partial Interest
07.010.5000	Martin to Busch	\$450,000	12/1/21	\$334,400	Q	67.70	46.38	43.60	\$9,702	\$10,321	\$143	74%		2.75						0.03	ck till ac, future subdiv?
07.015.5000	Schmitt to Schmitt	\$1,136,837	10/1/22	\$1,062,600	U	68.00	144.82	134.43	\$7,850	\$8,457	\$115	93%				4.16	5.00			1.23	inc 07.015.5610, rel sale, currently in CRP
07.015.7710	MJP Estates to Sullivan	\$940,726	1/31/22	\$785,200	Q	75.40	98.98	92.11	\$9,504	\$10,213	\$126	83%			2.14		2.22			2.51	inc 07.022.0800,.022.0600, survey for 98.98ac
07.026.0110	Hinderscheid to Shambour	\$593,800	12/3/21	\$522,000	Q	69.20	77.35	71.43	\$7,677	\$8,313	\$111	88%		4.17				1.00		0.75	prev renter, not advertised
08.012.5100	Bily/Wacker to Jindra	\$486,700	4/7/22	\$422,700	Q		62.38	60.39	\$7,802	\$8,059		87%									split-ck info later, neighbor sale
08.019.0210	Pinney Trust to Pinney	\$110,000	3/28/22	\$242,400	U	78.00	32.43	32.43	\$3,392	\$3,392	\$43	220%									rel sale
08.031.8000	Schlosser to Schloesser	\$339,365	11/17/21		U		162.49	156.27												6.22	purchased 1/3 interest from bro, inc 01.012.2900
09.013.7510	Beatty to Schoen	\$126,745	11/10/21	\$75,300	Q		62.65	0.00	\$2,023	#DIV/0!	#DIV/0!	59%			3.05		3.00	56.25	0.35		split, hunting land
09.016.5400	Farrell to Peterson	\$750,000	10/14/21	\$537,000	Q	61.49	22.34	10.32	\$33,572	\$72,674	\$546	72%			2.1					4.92	inc house, shed and site
09.024.0100	Beatty to Schoen	\$284,254	11/10/21	\$175,000	Q		140.00	0.00	\$2,030	#DIV/0!		62%		48.5	13.5		1.00	77.00			hunting land
11.005.5000	Antonsen to Antonsen	\$308,400	5/3/22	\$868,400	U	78.00	80.00	70.00	\$3,855	\$4,406	\$49	282%	5	2						3.00	rel sale
11.024.0610	Macho to Macho	\$551,320	12/23/21	\$803,200	U		78.76	68.77	\$7,000	\$8,017	#DIV/0!	146%	5				1.50			3.49	rel sale, inc outbldgs
11.026.0220	Hewitt to McCabe	\$312,280	5/24/22	\$279,600	U	76.00	37.28	35.12	\$8,377	\$8,892	\$110	90%				0.55				1.11	Legal Action

2022 Board of Review & Equalization**1/10/2022**

City/Township	Date	Time	Location	
Cordova	April 4, 2022	9:00 AM	Town Hall	
Cleveland City	April 4, 2022	5:30 PM	Cleveland City Hall	
Lanesburgh	April 5, 2022	5:30 PM	Town Hall	
Derrynane	April 5, 2022	7:00 PM	Town Hall	
Sharon	April 7, 2022	8:30 AM	Town Hall	
Kasota Twp.	April 7, 2022	5:30 PM	Town Hall	
Ottawa	April 11, 2022	9:00 AM	Town Hall	
Washington Twp.	April 11, 2022	6:00 PM	Town Hall	
Waterville City	April 13, 2022	5:30 PM	City Hall	
Montgomery Twp.	April 14, 2022	5:30 PM	Monty. City Hall	
Cleveland Twp.	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Elysian City	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Elysian Twp.	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Heidelberg	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Kasota City	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Kilkenny City	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Kilkenny Twp.	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Lexington	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Le Center	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Le Sueur	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Montgomery City	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
New Prague	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Tyrone	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
Waterville Twp.	April 12, 2022	10 AM to 6 PM	Courthouse	Open Book
County Board A & E	June 14, 2022	6:30 P.M.	Courthouse	



County Board of Appeal and Equalization Trained Member List

Updated February 1, 2022

Last Name	First Name	Position/Title	County	Training Attendance Date	Training Expiration Date
King	John	County Commissioner	Le Sueur	Online	July 1, 2024
Wetzel	Lance	County Commissioner	Le Sueur	Online	July 1, 2025

Le Sueur County Board of Appeal and Equalization
2022 Changes
