

LE SUEUR COUNTY
BOARD OF APPEAL AND EQUALIZATION
COMMISSIONER'S ROOM, LE SUEUR COUNTY COURTHOUSE
MEETING AGENDA

JUNE 16, 2020

6:30 PM

1. 6:30 P.M. Board Of Appeal And Equalization

Documents:

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[OATH 2020.PDF](#)
[2020 VALUE CHANGES.PDF](#)
[2020 LE SUEUR COUNTY NEW CONST. 2010-2020.PDF](#)
[LE SUEUR COUNTY LAKESHORE 2019S.PDF](#)
[LE SUEUR COUNTY LAKESHORE 2020S.PDF](#)
[AG LAND SALES \(OCT 2018 - SEPT 2019\).PDF](#)
[AG LAND SALES \(OCT 2019 - SEPT 2020\).PDF](#)
[2020 BOARD OF REVIEW EQUALIZATION SCHEDULE.PDF](#)
[COUNTY BOARD OF APPEAL AND EQUALIZATION TRAINING CERTIFICATION.PDF](#)
[CBAE FORM FOR MINUTES 2020.PDF](#)

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Meeting number (access code): 146 605 5493

Meeting password: Appeal0616

Tuesday, June 16, 2020

6:15 pm | (UTC-05:00) Central Time (US & Canada) | 2 hrs 30 mins

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COMMISSIONER'S ROOM, LE SUEUR COUNTY COURTHOUSE
MEETING AGENDA
JUNE 16, 2020
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 23th 9:45 am Reconvene Board of Appeal and Equalization if needed

2020 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 Pam Simonette, 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 2018 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**
Pam Simonette

Subscribed and sworn to me before me this 16th day of June 2020.

Darrell Pettis
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 2020 to the best of our ability and understanding, SO HELP US GOD.

**LE SUEUR COUNTY SALES RATIO
2020 RESIDENTIAL/SEASONAL RECREATIONAL**

CITIES	DOR BEGINNING TIME RATIO	% INCREASE OR DECREASE	NUMBER OF SALES	ALL CLASSES OF NEW CONSTRUCTION (except Exempt)
Cleveland	87.27%	7%	8	\$956,600
Elysian	92.89%	3%	17	\$3,392,000
Heidelberg	66.01%	9.1%	1	\$43,400
Kasota	98.81%	0%	5	\$410,700
Kilkenny	N/A	5.6%	0	\$100,600
Le Center	89.73%	5.7%	21	\$1,286,100
Le Sueur	96.40%	0%	65	\$1,962,100
Montgomery	90.63%	4%	68	\$3,124,400
New Prague	91.22%	7%	76	\$3,933,800
Waterville	91.65%	4.5%	36	\$1,106,900
TOWNSHIPS				
Cleveland	94.42%	1%	11	\$925,200
Cordova	120.21%	2.8%	2	\$850,000
Derrynane	N/A	7%	0	\$929,000
Elysian	92.00%	2.7%	24	\$1,432,700
Kasota	91.66%	2.1%	28	\$1,726,900
Kilkenny	84.28%	5.5%	2	\$220,200
Lanesburgh	81.22%	13.7%	15	\$1,243,600
Lexington	98.67%	6.1%	3	\$617,200
Montgomery	82.92%	10.8%	5	\$871,300
Ottawa	90.16%	2.5%	4	\$0
Sharon	86.12%	5.7%	3	\$412,800
Tyrone	88.48%	6%	2	\$708,100
Washington	88.62%	5.2%	12	\$1,884,300
Waterville	89.76%	3.3%	8	\$629,100
COUNTY TOTALS			416	\$28,767,000

2020 ASSESSMENT RESULTS BY PROPERTY TYPE

PT	Property	Median ratio	Number of sales	New Construction
02	Apartment (4 or more units)	73.02%	1	0
06	Commercial (with buildings)	89.84%	13	2,484,900
07	Industrial (with buildings)	87.27%	1	0
91	Seasonal Recreational Residential/Residential Aggregation	91.45%	416	24,692,400
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	101.93%	16	0
95	Agriculture Improved and Unimproved	101.93%	18	1,589,700

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%

Le Sueur County New Construction 2010-2020

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Cleveland Twp	925,200	1,383,800	2,727,800	981,600	1,517,000	525,900	1,567,400	1,069,800	565,900	591,800	727,500
Cordova Twp	850,000	1,027,000	547,600	382,800	570,700	333,400	422,000	364,700	518,200	165,000	491,900
Derrynane Twp	929,000	1,344,100	228,900	309,900	579,000	537,600	219,600	579,900	238,700	599300	213,200
Elysian Twp	1,432,700	1,098,100	1,641,900	1,336,700	1,545,200	815,800	519,100	844,500	755,900	1137000	1,212,300
Kasota Twp	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	977000	1,518,300
Kilkenny Twp	220,200	365,700	479,200	82,300	233,100	60,300	845,500	52,100	336,300	156100	154,000
Lanesburgh Twp	1,243,600	2,514,700	1,257,700	628,100	820,600	1,165,200	601,400	1,236,300	1,028,200	643700	1,092,600
Lexington Twp	617,200	1,004,400	901,700	736,900	872,700	777,300	836,500	1,231,600	583,600	98400	119,700
Montgomery Twp	871,300	366,500	633,100	452,800	337,300	868,300	352,100	257,900	420,600	206000	576,000
Ottawa Twp	0	293,500	309,100	326,000	142,500	70,700	740,800	210,400	1,564,900	228400	205,700
Sharon Twp	412,800	790,200	639,200	319,500	402,200	311,000	444,000	326,500	268,500	504100	233,800
Tyrone Twp	708,100	583,500	427,700	563,700	410,800	370,100	297,000	222,500	91,300	496400	245,600
Washington Twp	1,884,300	1,973,000	2,679,600	320,900	895,500	384,500	1,238,500	1,006,300	761,600	839400	1,253,600
Waterville Twp	629,100	465,900	830,500	482,200	466,100	378,300	842,500	543,600	213,400	271800	360,400
Cleveland City	956,600	536,100	578,200	823,700	231,900	23,600	91,300	124,800	94,400	92800	55,300
Elysian City	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	697300	851,600
Heidelberg City	43,400	4,300	63,900	33,600	0	41,900	27,800	0	185,600	77100	24,000
Kasota City	410,700	1,788,700	391,800	791,100	295,200	250,000	387,900	1,172,600	376,000	400200	511,400
Kilkenny City	100,600	125,100	18,500	137,600	5,200	58,700	86,800	65,400	11,800	0	24,100
Le Center City	1,286,100	1,764,200	821,400	432,400	352,700	939,300	738,400	196,700	408,800	479100	1,281,600
Le Sueur City	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	403700	546,600
Montgomery City	3,124,400	4,688,100	3,397,900	1,256,600	965,400	1,082,600	647,100	950,000	219,200	252400	2,531,300
New Prague City	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	1442800	1,968,800
Waterville City	1,106,900	975,000	873,100	1,414,500	492,700	442,800	511,300	187,600	207,700	340200	172,200
	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	11,100,000	16,371,500

Le Sueur County Lakeshore Sales - October 2018 thru September 2019

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
24.702.0020	492 Tetonka Bay Dr S	Cannon River	9/3/2019	\$200,000	Kloss	Palmer	Q	\$109,000	\$70,600	\$179,600	89.8%	0.297	80	\$129,400	\$435,690	\$1,618	
24.497.0080	525 W Riverview Dr Waterville	Cannon River	6/28/2019	\$274,100	Schaedler	Bigalk	Q	\$100,000	\$164,300	\$264,300	96.4%			\$109,800			townhome
08.003.7850	21610 Lexington Rd Le Center	Clear (Lex)	11/14/2018	\$55,000	Berres	Bohlman	Q	\$45,000	\$11,500	\$56,500	102.7%	0.490	90	\$43,500	\$88,776	\$483	garage only
16.440.0950	303 E Hwy 60 Elysian	Elysian	6/3/2019	\$140,000	Swanson	Hubert	Q	\$119,500	\$47,900	\$167,400	119.6%	0.728	90	\$92,100	\$126,511	\$1,023	
04.036.5010	XXX Lake Elysian Rd Elysian	Elysian	9/20/2019	\$52,000	Wesley etal	Jannings	Q	\$65,000		\$65,000	125.0%	1.740	80	\$52,000	\$29,885	\$650	Land Only
05.023.8000	439241 Shoreline Dr St Peter	Emily	6/21/2019	\$260,000	Myhra	Foster	Q	\$130,000	\$76,300	\$206,300	79.3%	0.259	75	\$183,700	\$709,266	\$2,449	
05.545.0160	33030 Marie Ln St Peter	Emily	11/30/2018	\$440,000	Britz	Hedberg	Q	\$195,000	\$221,200	\$416,200	94.6%	1.276	211	\$218,800	\$171,473	\$1,037	
04.700.0020	XXXXX Hwy 60 Elysian	Francis	3/20/2019	\$285,000	Obernolte	Ziegler	Q	\$202,500		\$202,500	71.1%	0.930	150	\$285,000	\$306,452	\$1,900	Land Only
04.810.0020	22284 Warner Ln Elysian	Francis	9/16/2019	\$725,000	Okleshen	Luedtke	Q	\$260,000	\$303,600	\$563,600	77.7%	0.840	150	\$421,400	\$501,667	\$2,809	
04.028.5700	22271 Lake Francis Rd Elysian	Francis	7/10/2019	\$219,000	Kochel	Miller	Q	\$170,000	\$14,700	\$184,700	84.3%	0.340	61	\$204,300	\$600,882	\$3,349	
04.670.0140	22656 W Francis Ln Elysian	Francis	10/26/2018	\$380,000	Breckner	Van Buskirk	Q	\$210,000	\$114,300	\$324,300	85.3%	0.444	80	\$265,700	\$598,423	\$3,321	
	120 Willow Pt Dr Elysian	Francis	8/27/2019	\$495,000	Henninger	Michalski / Murphy	Q	\$226,800	\$104,600	\$331,400	66.9%	0.140	76	\$390,400	#####	\$5,137	
16.410.0010	411 6th St NW Elysian	Francis	1/22/2019	\$625,000	Carpenter	Slingsby	Q	\$452,400	\$45,200	\$497,600	79.6%	3.670	354	\$579,800	\$157,984	\$1,638	
16.460.0070	708 Lakeside dr NW Elysian	Francis	3/13/2019	\$316,000	Nessa	Romnes	Q	\$218,000	\$47,900	\$265,900	84.1%	0.790	60	\$268,100	\$339,367	\$4,468	
16.415.0270	125 Willow Pt Dr Elysian	Francis	3/20/2019	\$430,000	Fry	Barnhart	Q	\$202,600	\$190,200	\$392,800	91.3%	0.160	57	\$239,800	#####	\$4,207	
16.413.0100	10 Cedar Pt Ln NW Elysian	Francis	2/27/2019	\$672,000	Sarver	Hunter	Q	\$396,600	\$241,500	\$638,100	95.0%	6.800	260	\$430,500	\$63,309	\$1,656	
04.560.0250	46762 & 46754 Glens Beach Rd Waterville	German	7/12/2019	\$225,000	Schultz / Beidscheid	Steffen	Q	\$174,100	\$74,500	\$248,600	110.5%	0.230	75	\$150,500	\$654,348	\$2,007	2 CABINS 1 LOT - inc 04.004.5019
04.560.0330	46692 Glens Beach Rd Waterville	German	7/1/2019	\$254,150	Wahlberg	Mathison	Q	\$185,000	\$115,900	\$300,900	118.4%	0.270	90	\$138,250	\$512,037	\$1,536	inc 04.004.5026
04.620.0080	23070 Holiday Park Ln Elysian	German	11/20/2018	\$220,000	Oachs	Wieman	Q	\$195,600	\$76,600	\$272,200	123.7%	1.900	10	\$143,400	\$75,474	\$14,340	
04.760.0190	22832 Stavenau Ln Elysian	German	9/24/2019	\$142,500	Shamp	Weir	Q	\$130,000	\$59,600	\$189,600	133.1%	0.200	50	\$82,900	\$414,500	\$1,658	
01.500.0210	46535 Cape Horn Rd Cleveland	Jeff - Big	8/29/2019	\$349,900	Dunn	Domeyer	Q	\$155,000	\$123,300	\$278,300	79.5%	0.330	75	\$226,600	\$686,667	\$3,021	
01.620.0010	25067 French Dr Cleveland	Jeff - Big	11/29/2018	\$540,000	Zalusky	Kabisch	Q	\$235,000	\$309,700	\$544,700	100.9%	2.160	153	\$230,300	\$106,620	\$1,505	

Le Sueur County Lakeshore Sales - October 2018 thru September 2019

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
04.006.6200	24661 Arrowhead Tr Cleveland	Jeff - Big	8/16/2019	\$343,500	Gjemse	Plombon	Q	\$114,500	\$187,000	\$301,500	87.8%			\$156,500			Access only
04.650.0320	24451 Arrowhead Trl Cleveland	Jeff - Big	11/2/2018	\$325,000	Liebhard	Andre	Q	\$92,000	\$194,200	\$286,200	88.1%	1.350	62	\$130,800	\$96,889	\$2,110	Access only
04.640.0140	24601 Irish Ln Cleveland	Jeff - Big	11/21/2018	\$492,450	Staggs	Goerger	Q	\$250,000	\$200,600	\$450,600	91.5%	0.790	160	\$291,850	\$369,430	\$1,824	Inc 2nd 1940 cabin
04.540.0010	24054 Geldners Ln Cleveland	Jeff - Big	8/27/2019	\$240,000	Hosfield	Klocek	Q	\$156,000	\$68,600	\$224,600	93.6%	0.230	54	\$171,400	\$745,217	\$3,174	
04.550.0300	24080 Geldners Ln Elysian	Jeff - Big	6/28/2019	\$220,000	Peterson	Johnson	Q	\$142,500	\$67,700	\$210,200	95.5%			\$152,300			
04.650.0170	24530 Arrowhead Trl Elysian	Jeff - Big	5/17/2019	\$360,000	Jessen	Schroeder	Q	\$225,000	\$123,100	\$348,100	96.7%	0.910	160	\$236,900	\$260,330	\$1,481	
04.650.0070	24762 Arrowhead Trl Cleveland	Jeff - Big	11/7/2018	\$150,000	Biddle	Gjemse	Q	\$150,000	\$1,000	\$151,000	100.7%	1.070	185	\$149,000	\$139,252	\$805	Land only - owns off water
04.640.0040	24557 Irish Ln Cleveland	Jeff - Big	7/2/2019	\$420,000	Dawald	Christensen	Q	\$175,000	\$253,800	\$428,800	102.1%	0.410	85	\$166,200	\$405,366	\$1,955	
04.550.0140	24216 Geldners Ln Elysian	Jeff - Big	9/11/2019	\$180,000	Kochlin	Manteufel	Q	\$150,000	\$51,400	\$201,400	111.9%	0.174	50	\$128,600	\$739,080	\$2,572	
01.650.0070	XXX Cape Horn Dr Cleveland	Jeff - Mid	9/20/2019	\$150,000	Riley	Rohlfing	Q	\$128,500		\$128,500	85.7%	0.800	155	\$150,000	\$187,500	\$968	Land Only
01.600.0320	45959 Jefferson Lake Dr Cleveland	Jeff - Mid	7/1/2019	\$247,000	Zeien	Kollos	Q	\$126,000	\$100,100	\$226,100	91.5%	0.230	60	\$146,900	\$638,696	\$2,448	
01.700.0090	26033 Island Rd Cleveland	Jeff - Mid	7/8/2019	\$340,000	Lemcke	Hoins	Q	\$151,200	\$183,100	\$334,300	98.3%	0.890	182	\$156,900	\$176,292	\$862	
01.600.0090	46155 Jefferson Lake Dr Cleveland	Jeff - Mid	8/29/2019	\$245,000	Theissen	Johnson	Q	\$164,000	\$106,600	\$270,600	110.4%	0.450	131	\$138,400	\$307,556	\$1,056	
01.700.0070	26015 Island Rd Cleveland	Jeff - Mid	10/19/2018	\$50,000	Kinney	Dennis	Q	\$90,000		\$90,000	180.0%	0.824	150	\$50,000	\$60,680	\$333	Land only
13.490.0010	26972 Sioux Trl Madison Lake	Jeff - Mid	8/28/2019	\$239,000	Rud	Tebay	Q	\$120,000	\$86,700	\$206,700	86.5%	0.201	48	\$152,300	\$757,711	\$3,173	
13.490.0150	26862 Sioux Trl Madison Lake	Jeff - Mid	9/27/2019	\$185,000	Smith	Kack	Q	\$120,000	\$46,900	\$166,900	90.2%	0.170	51	\$138,100	\$812,353	\$2,708	
04.740.0290	47926 Outback Ln Elysian	Jeff - Swedes	8/14/2019	\$97,000	Beckman	McCarthy	Q	\$76,300	\$16,000	\$92,300	95.2%	0.410	100	\$81,000	\$197,561	\$810	
04.740.0360	47846 Outback Ln Elysian	Jeff - Swedes	9/30/2019	\$55,000	Guyer	Hoffman	Q	\$56,500		\$56,500	102.7%	0.310	62	\$55,000	\$177,419	\$887	Land Only
04.740.0040	25086 Swedes Bay Ln Elysian	Jeff - Swedes	5/24/2019	\$120,000	Carruth	Kirchner	Q	\$66,900	\$68,000	\$134,900	112.4%	0.420	75	\$52,000	\$123,810	\$693	
01.550.0110	46545 Evergreen Ln Cleveland	Jeff - West	8/12/2019	\$325,000	Morell	Minter	Q	\$187,200	\$68,200	\$255,400	78.6%	0.460	185	\$256,800	\$558,261	\$1,388	point lot
01.600.0180	46099 Jefferson Lake Dr Cleveland	Jeff - West	4/30/2019	\$220,000	Sadaka	Kuehl	Q	\$126,000	\$73,600	\$199,600	90.7%	0.230	60	\$146,400	\$636,522	\$2,440	
01.550.0170	46567 Evergreen Ln Cleveland	Jeff - West	9/26/2019	\$125,000	Christensen	Zion	Q	\$134,200	\$6,900	\$141,100	112.9%	0.240	56	\$118,100	\$492,083	\$2,109	Land & Garage Only
13.010.0500	28049 470th St Madison Lake	Jeff - West	8/19/2019	\$449,900	Bode	Mons	Q	\$107,400	\$195,600	\$303,000	67.3%	6.650	1	\$254,300	\$38,241	\$254,300	Access only
13.651.0110	28204 Ridge Rd Cleveland	Jeff - West	12/5/2018	\$383,000	Ballman	Schwichtenberg	Q	\$215,000	\$172,200	\$387,200	101.1%	0.760	101	\$210,800	\$277,368	\$2,087	in 0100

Le Sueur County Lakeshore Sales - October 2018 thru September 2019

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
07.450.0110	16177 Pepin Ln Montgomery	Pepin	1/24/2019	\$215,000	Coons	Noeller / Pecore	Q	\$110,000	\$104,700	\$214,700	99.9%	0.905	130	\$110,300	\$121,878	\$848	
16.414.0040	XXX Scenic Hideaway Ln Elysian	Rays	6/20/2019	\$117,500	Becher	Wolter	Q	\$117,500		\$117,500	100.0%	1.020	205	\$117,500	\$115,196	\$573	Land
16.414.0030	1508 Scenic Hideaway Ln Elysian	Rays	12/28/2018	\$110,000	Youngblood	Kauss	Q	\$115,200		\$115,200	104.7%	0.790	124	\$110,000	\$139,241	\$887	Land
14.760.0170	49513 Sakatah Ln Waterville	Sakatah	8/21/2019	\$184,493	Kletschka	Greengo	Q	\$80,900	\$124,900	\$205,800	111.5%	1.090	1	\$59,593	\$54,672	\$59,593	Access only
24.540.0050	816 Paquin St Waterville	Sakatah	1/22/2018	\$161,800	Scholljegerdes	Kooy	Q	\$74,500	\$61,900	\$136,400	84.3%	0.270	10	\$99,900	\$370,000	\$9,990	
24.540.0090	825 Paquin St E Waterville	Sakatah	11/2/2018	\$185,000	Ingvaldsen	Johnson / Abbe	Q	\$134,500	\$76,500	\$211,000	114.1%	0.599	100	\$108,500	\$181,135	\$1,085	
01.023.2600	43360 261st Ave Cleveland	Scotch	12/4/2018	\$85,000	Heilman	Johnson	Q	\$61,800	\$38,900	\$100,700	118.5%	0.260	84	\$46,100	\$177,308	\$549	
14.520.0050	17075 Dickenson Ln Waterville	Tetonka	7/8/2019	\$215,000	Suvanto	Witty	Q	\$114,000	\$55,400	\$169,400	78.8%	0.180	60	\$159,600	\$886,667	\$2,660	
14.480.0110	16787 Cram Ln Waterville	Tetonka	11/29/2018	\$522,000	Poehler	Carolan	Q	\$187,400	\$240,800	\$428,200	82.0%	0.977	152	\$281,200	\$287,820	\$1,850	
14.431.0020	18682 Shelby Ct Waterville	Tetonka	11/15/2018	\$347,500	Fogal, Suh, Etal	Strano	Q	\$170,000	\$177,700	\$347,700	100.1%	1.670	150	\$169,800	\$101,677	\$1,132	
24.581.0010	624 Tetonka View Dr Waterville	Tetonka	12/6/2018	\$495,000	Burton	Wigham	Q	\$164,500	\$181,200	\$345,700	69.8%	1.010	200	\$313,800	\$310,693	\$1,569	point lot
24.021.2800	814 N Shore Dr Waterville	Tetonka	5/15/2019	\$589,850	Wilson	Borowski	Q	\$213,100	\$210,700	\$423,800	71.8%	1.360	214	\$379,150	\$278,787	\$1,772	
24.760.0090	936 Tetonka Blvd Waterville	Tetonka	5/15/2019	\$233,100	Cink	Dee	Q	\$147,500	\$41,100	\$188,600	80.9%	0.240	50	\$192,000	\$800,000	\$3,840	
24.702.0100	914 Lillian	Tetonka	7/17/2019	\$209,400	Brossard	Walker	Q	\$95,000	\$81,800	\$176,800	84.4%	0.316	75	\$127,600	\$403,797	\$1,701	Lagoon
24.702.0110	912 Lillian St	Tetonka	6/3/2019	\$165,000	Rosdahl	Henry	Q	\$95,000	\$47,100	\$142,100	86.1%	0.265	75	\$117,900	\$444,906	\$1,572	

Le Sueur County Lakeshore Sales - October 2018 thru September 2019

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
24.700.0080	942 Marian St	Tetonka	5/24/2019	\$164,800	942 Marian St LLC	Garvey	Q	\$91,100	\$61,700	\$152,800	92.7%	0.202	60	\$103,100	\$510,396	\$1,718	
24.495.0415	415 Lind St Waterville	Tetonka	6/11/2019	\$262,500	Hansen	Tomlinson	Q	\$103,800	\$160,100	\$263,900	100.5%			\$102,400			Twndhome
24.700.0100	932 Marian St Waterville	Tetonka	10/12/2018	\$150,000	Buck	Bland	Q	\$91,100	\$60,700	\$151,800	101.2%	0.202	60	\$89,300	\$442,079	\$1,488	Lagoon
24.600.0200	945 Reed St N Waterville	Tetonka	6/7/2019	\$209,000	Fisher	Velishek	Q	\$142,000	\$74,200	\$216,200	103.4%	0.200	50	\$134,800	\$674,000	\$2,696	
24.560.0120	615 Marian St Waterville	Tetonka	12/3/2018	\$242,000	Matz	Volz	Q	\$188,000	\$71,300	\$259,300	107.1%	0.570	110	\$170,700	\$299,474	\$1,552	
05.218.5500	4100 Hillside Ln Madison Lake	Washington	4/12/2019	\$500,000	Townsend	Kietzer	Q	\$240,000	\$151,700	\$391,700	78.3%	0.451	191	\$348,300	\$772,284	\$1,824	
05.470.0110	3810 Sioux Ln Madison Lake	Washington	1/4/2019	\$525,965	Shure	Long	Q	\$250,000	\$171,400	\$421,400	80.1%	0.540	100	\$354,565	\$656,602	\$3,546	
05.470.0130	3814 Sioux Ln Madison Lake	Washington	8/2/2019	\$1,220,000	Leiferman	Hermal	Q	\$325,000	\$671,800	\$996,800	81.7%	1.400	300	\$548,200	\$391,571	\$1,827	
05.800.0010	2202 Evergreen Dr Kasota	Washington	6/24/2019	\$550,000	Laughlin	Woitas	Q	\$245,100	\$208,000	\$453,100	82.4%	2.090	167	\$342,000	\$163,636	\$2,048	inc 05.608.0070
05.670.0090	7012 Laura Ln St Peter	Washington	12/13/2018	\$240,000	Goettl	Aney	Q	\$150,000	\$63,500	\$213,500	89.0%	0.216	51	\$176,500	\$817,130	\$3,461	
05.670.0060	7008 Laura Ln Kasota	Washington	6/21/2019	\$205,000	Sprague, etal	Nett	Q	\$165,000	\$35,800	\$200,800	98.0%	0.260	73	\$169,200	\$650,769	\$2,334	
05.730.0080	1515 Squirrels Nest Rd Kasota	Washington	8/29/2019	\$345,000	Doty	Dale	Q	\$170,000	\$218,400	\$388,400	112.6%			\$126,600			TWNHSE / Access
05.540.0040	1406 Shoreway Dr Kasota	Washington	8/22/2019	\$375,000	Hauser	Frenette	Q	\$250,000	\$174,500	\$424,500	113.2%	0.661	81	\$200,500	\$303,328	\$2,475	
13.470.0090	7009 DaMar Est Madison Lake	Washington	1/4/2019	\$520,000	Long	Duncan	Q	\$210,000	\$191,700	\$401,700	77.3%	0.493	80	\$328,300	\$665,923	\$4,104	
13.008.3400	29153 North Shore Dr Madison Lake	Washington	5/31/2019	\$1,650,000	Paape	Hendel	Q	\$513,300	\$835,700	\$1,349,000	81.8%	6.720	214	\$814,300	\$121,176	\$3,805	inc 13.425.0200
13.750.0080	4528 Washington Blvd Madison Lake	Washington	8/23/2019	\$437,500	Maes	Rud	Q	\$200,000	\$176,600	\$376,600	86.1%	0.281	70	\$260,900	\$928,470	\$3,727	

Le Sueur County Lakeshore Sales - October 2019 thru September 2020

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
24.497.0120	515 Riverview Dr Waterville	Cannon River	2/28/2020	\$275,000	Moore	Charbonneau	Q	\$100,000	\$177,300	\$277,300	100.8%	0.082	35	\$97,700	\$1,191,463	\$2,791	townhouse
04.800.0110	22146 Warner Ln Elysian	Francis	4/16/2020	\$565,000	Walsh	Wall	Q	\$185,000	\$180,400	\$365,400	64.7%	0.257	65	\$384,600	\$1,496,498	\$5,917	
16.413.0150	13 Cedar Pt Ln Elysian	Francis	12/27/2019	\$815,000	Galler	Sather	Q	\$344,300	\$295,900	\$640,200	78.6%	3.700	125	\$519,100	\$140,297	\$4,153	
16.480.0170	309 3rd St NW Elysian	Francis	5/1/2020	\$350,000	Barnett	Tolzman	Q	\$140,000	\$203,400	\$343,400	98.1%	0.045	30	\$146,600	\$3,257,778	\$4,887	Townhouse
01.500.0040	46463 Cape Horn Rd Cleveland	Jeff - Big	4/16/2020	\$319,300	Connors	Van Dyck	Q	\$201,800	\$154,600	\$356,400	111.6%	1.140	283	\$164,700	\$144,474	\$582	
04.510.0180	24823 French Dr Cleveland	Jeff - Big	11/26/2019	\$230,000	Haefner	Jackson	Q	\$150,000	\$66,600	\$216,600	94.2%	0.240	50	\$163,400	\$680,833	\$3,268	
04.550.0020	24320 Geldners Ln Cleveland	Jeff - Big	3/25/2020	\$205,500	Lloyd	Tripp	Q	\$150,000	\$52,900	\$202,900	98.7%	0.164	52	\$152,600	\$930,488	\$2,935	Neighbor, Not Adv
04.580.0170	24522 Hardeggers Dr Cleveland	Jeff - Big	4/30/2020	\$217,600	Cheever	Schlueter	Q	\$70,000	\$134,200	\$204,200	93.8%	0.881	0	\$83,400	\$94,665		Access
01.700.0190	26091 Island Rd Cleveland	Jeff - Mid	4/17/2020	\$119,500	Sellner	Pals	Q	\$112,000	\$1,600	\$113,600	95.1%	1.140	150	\$117,900	\$103,421	\$786	
13.490.0030	26954 Sioux Trl Madison Lake	Jeff - Mid	2/26/2020	\$244,000	Quart / Nichols	Swalla / Glass	Q	\$120,000	\$84,300	\$204,300	83.7%	0.176	51	\$159,700	\$907,386	\$3,131	
13.491.0140	26456 Sioux Trl Madison Lake	Jeff - Mid	11/25/2019	\$230,000	Walter	Gerhart	Q	\$140,000	\$107,200	\$247,200	107.5%	0.300	70	\$122,800	\$409,333	\$1,754	
01.750.0130	46427 Evergreen Ln Cleveland	Jeff - West	4/14/2020	\$290,000	Beilke	Malterer	Q	\$157,400	\$126,100	\$283,500	97.8%	0.430	53	\$163,900	\$381,163	\$3,092	
13.480.0010	46834 Kimberly Rd Madison Lake	Jeff - West	4/23/2020	\$592,500	Westmoreland	Hastings	Q	\$210,000	\$303,900	\$513,900	86.7%	1.090	150	\$288,600	\$264,771	\$1,924	
13.481.0030	46743 Melanie Dr Madison Lake	Jeff - West	4/13/2020	\$492,000	Skistad	Vogel	Q	\$210,000	\$274,400	\$484,400	98.5%	0.915	150	\$217,600	\$237,814	\$1,451	
13.650.0250	28246 Cedar Trl Cleveland	Jeff - West	10/1/2019	\$380,000	Warmka	Wills	Q	\$185,000	\$162,600	\$347,600	91.5%	0.410	140	\$217,400	\$530,244	\$1,553	peninsula lot
07.450.0040	16043 Pepin Ln Montgomery	Pepin	12/23/2019	\$250,000	Heuer	Scott	Q	\$105,000	\$171,600	\$276,600	110.6%	1.260	142	\$78,400	\$62,222	\$552	
14.420.0030	50363 Moores Ln Waterville	Tetonka	10/4/2019	\$210,000	Flood	Webb	Q	\$115,800	\$58,400	\$174,200	83.0%	0.258	58	\$151,600	\$587,597	\$2,614	
14.420.0200	16636 Shady Oak Ln Waterville	Tetonka	4/15/2020	\$232,700	Flip Funding	Ulferts	Q	\$101,600	\$54,900	\$156,500	67.3%	0.387	50	\$177,800	\$459,432	\$3,556	CFD
24.760.0060	944 Tetonka Blvd Waterville	Tetonka	2/6/2020	\$271,764	Hoelscher	Vorderbruggen / Fredrichs	Q	\$147,000	\$93,600	\$240,600	88.5%	0.243	50	\$178,164	\$733,185	\$3,563	
24.760.0103	926 Tetonka Blvd Waterville	Tetonka	11/6/2019	\$380,500	Anderson / Beck	Bland	Q	\$139,400	\$140,200	\$279,600	73.5%	0.166	40	\$240,300	\$1,447,590	\$6,008	

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09-Montgomery Twp 10-Ottawa Twp 11-Sharon Twp 12-Tyrone Twp 13-Washington Twp 14-Waterville Twp																																				
					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																
01.005.5300	Great Plains Fam to Pheasant Farms	\$3,741,585	5/1/19	\$1,076,900	U		55.00	32.00	\$68,029	\$116,925		29%	10	7		5			1.00	inc hog bldgs, partial int , not advertised																
01.009.0100	Ann Dauk to Paul Dauk	\$1,906,667	7/31/19	\$2,824,900	U		542.61	354.00	\$3,514	\$5,386		148%								rel sale, inc 02.031.2500,01.036.0200,01.025.5000																
01.009.7600	Hollerich to Ponwith	\$560,000	3/1/19	\$566,300	Q	68.59	80.00	77.00	\$7,000	\$7,273	\$102	101%			2				1.00	2 crvs, not advertised																
01.018.7600	Ponwith to Hollerich	\$280,000	3/22/19	\$277,300	Q	68.11	40.00	37.00	\$7,000	\$7,568	\$103	99%				3				not advertised																
01.019.0210	Roemhildt estate to Hollerich	\$375,000	3/22/19	\$347,000	Q	78.51	51.70	46.00	\$7,253	\$8,152	\$92	93%				1.1			4.60	split, gd sale																
01.021.7800	Fahning to Ponwith	\$282,900	12/14/18	\$294,000	Q	69.80	45.00	40.00	\$6,287	\$7,073	\$90	104%			2.25				2.75	not advertised																
01.025.7600	P Dauk to J Dauk	\$410,000	7/31/19	\$481,300	U	67.70	96.14	61.00	\$4,265	\$6,721		117%		24	5				6.14	rel sale																
02.006.5300	Gibbs to Schloesser	\$303,510	2/26/19	\$293,600	U	68.50	44.43	40.50	\$6,831	\$7,494	\$100	97%					0.45		3.48	rel sale																
02.006.5310	Gibbs to Schloesser	\$144,340	10/30/18	\$130,700	U	68.50	20.62	17.20	\$7,000	\$8,392	\$102	91%			1		0.82		1.60	split, rel sale																
02.031.7500	Biehn/Sorum	\$95,140	1/7/19	\$105,000	Q	64.90	15.71	13.20	\$6,056	\$7,208	\$93	110%							2.51	CFD, neighbor sale																
04.015.7500	Lueck to Joy Investments	\$580,000	8/28/19	\$655,300	Q	40.00	113.00	37.75	\$5,133	\$15,364	\$128	113%	5	24	27.75	17			1.50	not advertised,Steele lake access																
04.021.2700	Ebert to Danielson	\$600,000	12/7/18	\$514,100	U	52.00	89.00	49.00	\$6,742	\$12,245	\$130	86%	5			32.25			2.75	inc 04.016.5000, rel sale, also inc bldgs, sold 12/20/17 for \$490000																
05.002.5210	Randall to Telljohn	\$110,000	5/30/19	\$155,900	U	73.30	25.00	21.00	\$4,400	\$5,238	\$60	142%								split, not advertised,sm field																
05.004.2610	Covia to Collins	\$183,900	8/30/19		U															split, partial int sale, ck info later, hunting land																
05.034.5100	Lurth to Guentzel	\$936,000	9/10/19	\$893,900	Q	67.87	148.55	112.00	\$6,301	\$8,357	\$93	96%		0.64	32.25				3.66	inc 05.034.5300																
06.025.0100	Petrosky to Hackett	\$117,000	5/22/19	\$117,400	Q	56.70	20.00	13.25	\$5,850	\$8,830	\$103	100%			6.45				0.30	neighbor sale, not advertised, gd sale																
06.029.5010	Cummiskey to Ebert	\$230,000	1/10/19	\$394,500	U	56.20	80.00	54.80	\$2,875	\$4,197	\$51	172%		12.2	12				1.00	rel,auction, sale after,prev renter, irr shape fields																
06.034.5310	Stangler to Stangler	\$65,000	11/14/18	\$94,800	U	55.00	16.00	14.75	\$4,063	\$4,407	\$74	146%				0.65			0.60	rel sale, split																
06.035.0210	Hebel etal to Stangler	\$454,661	5/10/19	\$550,500	Q	53.00	98.24	90.70	\$4,628	\$5,013	\$87	121%			2.08				5.46	inc/split 06.035.7720,7730,7740, not advertised/neighbor sale																
07.034.7600	Kuckacka to Woestehoff	\$460,000	1/7/19	\$500,600	Q	55.50	79.00	77.00	\$5,823	\$5,974	\$105	109%						1.00	1.00	inc 07.034.7700-combined																
08.026.7700	Scheffert to Onken	\$940,000	5/1/19	\$691,200	U	63.00	86.14	79.80	\$10,912	\$11,779	\$173	74%	3				2.34		1.00	rel sale, sold 8/01/18 for \$940000 also, inc bldgs																
08.030.0200	Hewitt to Voss	\$327,600	3/11/19	\$326,300	Q	65.80	46.80	45.00	\$7,000	\$7,280	\$106	100%							1.80	not advertised																
08.030.5000	Cooney to Cooney	\$85,000	5/14/19	\$259,400	U	65.90	34.58	29.50	\$2,458	\$2,881	\$37	305%								rel sale, 1/4 interest																

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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
08.033.2500	Boettcher to Rutt	\$211,500	6/21/19	\$252,500	U	69.10	41.49	30.00	\$5,098	\$7,050	\$74	119%				10			1.49	rel sale
08.035.0400	Fredrickson etal to Shippman	\$750,000	4/22/19	\$671,000	Q	61.75	77.50	70.50	\$9,677	\$10,638	\$157	89%	4			1.8			1.20	inc 08.035.0200, estate sale, not advertised,split
09.011.5000	Rosival to Brownlee	\$180,000	10/10/18	\$268,800	U	55.00	60.00	36.00	\$3,000	\$5,000	\$55	149%		18		5.61			0.39	rel sale
09.015.7500	Shea etal to Seneca	\$1,638,000	11/1/18	\$917,600	U	59.80	156.56	135.00	\$10,462	\$12,133	\$175	56%		8.56	9				4.00	not advertised, Seneca leased prior
09.030.7800	Onken to MASK	\$450,000	5/1/19	\$396,500	Q	55.30	64.27	61.00	\$7,002	\$7,377	\$127	88%							3.27	on Hwy 99, advertised
10.014.5000	Covia (Unimin) to Braun	\$260,000	9/18/19	\$220,000	Q	40.00	40.00	40.00	\$6,500	\$6,500	\$163	85%								
10.025.8210	Pudwill to Johnson Trucking	\$225,000	5/29/19	\$178,800	U	40.00	34.38	31.00	\$6,545	\$7,258	\$164	79%			2.38				1.00	change of use, gravel pit
11.002.2600	Geotl Family to LS Co Pioneer Power	\$140,856	7/31/19	\$121,438	U	74.40	17.61	16.75	\$7,999	\$8,409	\$108	86%								split, neighbor sale,not advertised, ck info after split
11.005.7600	First Nat Bank to Doherty	\$450,000	6/26/19	\$661,400	U	71.00	80.00	62.00	\$5,625	\$7,258	\$79	147%	5	3	1	8			1.00	inc 11.008.0500, bank sale
11.008.5000	Klehr to Breeggemann	\$375,000	2/8/19	\$508,500	U	66.31	44.68	36.00	\$8,393	\$10,417	\$127	136%	5			2.68			1.00	rel sale, not advertised, inc house/bldgs
11.011.2700	Norcor to Krenik	\$335,000	4/1/19	\$372,800	Q	69.70	60.00	47.50	\$5,583	\$7,053	\$80	111%		8.4	1.3				2.80	advertised sale
11.017.2500	Bauleke to Schwartz	\$402,500	3/13/19	\$367,800	U	40.00	70.00	66.50	\$5,750	\$6,053	\$144	91%		1					2.50	CFD/min dn, neighbor sale, not advertised
11.020.2500	Boldthen to Sasse	\$140,000	6/5/19	\$150,000	Q	79.10	20.00	20.00	\$7,000	\$7,000	\$88	107%								neighbor sale, not advertised
11.027.5000	Lee estate to Traxler	\$560,000	3/22/19	\$570,000	Q	74.39	80.00	76.00	\$7,000	\$7,368	\$94	102%		0.75			2.25		1.00	estate sale, not advertised
11.034.5100	Lloyd to Fahning	\$210,000	12/14/18	\$203,900	Q	83.11	29.26	27.19	\$7,177	\$7,723	\$86	97%					1.05		1.02	split, neighbor sale
12.002.0210	Tiegs to Krentz	859,474	12/28/18	777,800	Q	76.60	111.62	102.90	\$7,700	\$8,353	\$101	90%			1.5		2.20		5.02	split, auction sale, gd sale
12.013.5200	Shaughnessy etal to Haefner	213,000	4/29/19	169,000	Q	75.90	34.90	11.70	\$6,103	\$18,205	\$80	79%		8	14	1.2				ck ac on crv, blding site
13.013.7500	Becker to Olson	240,000	5/31/19	225,500	Q	58.50	40.00	27.30	\$6,000	\$8,791	\$103	94%				12			0.70	
14.008.0400	Stoering etal to Trust for Public Land	375,000	8/16/19	259,600	U	59.70	72.02	28.00	\$5,207	\$13,393	\$87	69%		23.68	19.59				0.75	inc 14.008.0100, Not advertised,donating to DNR
14.030.7510	Elysian Bank to Page	\$206,000	3/22/19	\$333,100	U	40.00	73.02	34.00	\$2,821	\$6,059	\$71	162%	1			37.05			0.97	Bank sale, inc bldgs
18.450.0220	Giebel to Franke	\$285,000	8/30/19	\$89,700	Q		44.31		\$6,432			31%	2.3	26	16					inc 18.440.0040, hunting land along Mn river

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Le Sueur County																				
01-Cleveland Twp 02-Cordova Twp 03-Derrynane Twp 04-Elysian Twp 05-Kasota Twp 06-Kilkenny Twp 07-Lanesburgh Twp 08-Lexington Twp																				
09-Montgomery Twp 10-Ottawa Twp 11-Sharon Twp 12-Tyrone Twp 13-Washington Twp 14-Waterville Twp																				
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
01.014.7500	Walechka to Walechka	\$253,750	11/14/19	\$512,100	U	69.00	72.66	69.34	\$3,492	\$3,660	\$51	202%				2.64			0.68	rel sale, inc 01.023.0100, 01.014.7600,01.014.7520
01.014.7510	Walechka to Walechka	\$84,000	12/20/19	\$128,800	U	67.00	32.86	11.26	\$2,556	\$7,460	\$38	153%		11.04		10.56				rel sale, inc 01.023.0110
01.014.7610	Walechka to Walechka	\$62,020	12/26/19	\$126,200	U	71.30	17.72	17.40	\$3,500	\$3,564	\$49	203%							0.32	rel sale
01.015.5210	Walechka to Walechka	\$338,145	12/26/19	\$655,800	U	75.20	89.82	74.10	\$3,765	\$4,563	\$50	194%	2.6	5	3	1			4.08	rel sale, inc 01.022.2500
01.016.0300	Everett to Flowers	\$150,000	11/26/19	\$267,500	U	73.69	40.00	26.00	\$3,750	\$5,769	\$51	178%	3	1	5	4			1.00	neighbor sale, not advertised
01.023.0120	Walechka to Walechka	\$50,400	12/24/19	\$106,600	U	74.70	14.40	12.70	\$3,500	\$3,969	\$47	212%			1.7					rel sale
01.030.0100	Kraus to Guentzel	\$417,600	1/31/20	\$489,400	U	70.30	71.00	67.50	\$5,882	\$6,187	\$84	117%							3.50	rel sale
02.002.5020	Goettl Trust to Goettl	\$987,732	12/23/19	\$1,804,000	U	65.00	274.37	269.57	\$3,600	\$3,664	\$55	183%							4.80	inc 08.035.7500,08.034.5200, rel sale
03.001.7700	Fahey to Braatz	\$360,000	12/20/19	\$369,300	Q	65.30	60.00	47.25	\$6,000	\$7,619	\$92	103%		6.75	4	2				
03.005.0100	Neisen etal to Schoknecht	\$180,000	10/28/19	\$172,500	U	76.90	25.00	23.00	\$7,200	\$7,826	\$94	96%							2.00	rel sale
03.006.5300	Fogarty to McCue	\$1,118,000	12/27/19	\$1,097,100	Q	76.00	155.92	147.30	\$7,170	\$7,590	\$94	98%			4.29				4.33	inc 03.007.2500
03.013.7700	Webb estate to Webb	\$33,060	12/5/19	\$50,700	U	61.80	8.70	7.80	\$3,800	\$4,238	\$61	153%						0.90		rel sale
03.014.5020	Webb estate to Anderson	\$141,900	11/26/19	\$182,700	U	74.80	31.00	23.80	\$4,577	\$5,962	\$61	129%		4		1.4	1.70			inc 03.014.5030, rel sale
03.018.7500	Shaughnessy to O'Connell	\$457,500	12/13/19	\$510,900	Q	72.10	40.00	35.00	\$11,438	\$13,071	\$159	112%	4						1.00	split, not advertised, inc bldgs-house
03.018.7510	Shaughnessy to Retka	\$140,000	12/31/19	\$244,400	?	72.00	40.00	31.50	\$3,500	\$4,444	\$49	175%		8					0.50	split, verify sale- till?
03.023.0400	Theis to Cemensky	\$770,000	10/31/19	\$696,900	Q	69.85	99.88	93.60	\$7,709	\$8,226	\$110	91%				6.08			0.20	inc 03.023.02600
04.008.5000	Wendt to Frank	\$125,000	11/1/19	\$238,500	U	62.10	33.00	8.50	\$3,788	\$14,706	\$61	191%	5	13.5		5			1.00	rel sale
04.015.3000	Krueger to Weldon/Ristow	\$140,000	11/8/19	\$167,600	Q	53.30	44.55	13.58	\$3,143	\$10,309	\$59	120%		20.41		2			2.56	inc 04.010.5000, hunting land,pot site, advertised
04.017.2900	Walker to Muellerlele	\$201,500	1/1/20	\$197,800	Q	56.10	40.30	19.10	\$5,000	\$10,550	\$89	98%		8.95	8.5	2.25			1.50	
05.025.6020	Kraus to Guentzel	\$328,200	1/31/20	\$367,900	U	64.30	60.44	53.40	\$5,430	\$6,146	\$84	112%		1.09	1.75		2.00		2.20	rel sale
05.034.5100	Guentzel to Pettis	\$869,133	11/14/19	\$893,900	Q	67.87	148.55	112.00	\$5,851	\$7,760	\$86	103%		0.64	32.25				3.66	inc 05.034.5300, trade
06.008.2500	LeBrun etal to Barnett	\$893,685	3/27/20	\$870,600	Q	58.80	137.49	132.00	\$6,500	\$6,770	\$111	97%								inc 06.008.2600, split-ck info later, neighbor sale

Ag Land Sales (Oct 1st 2019 - Sept 30th 2020)

01-Cleveland Twp 02-Cordova Twp 03-Derrynane Twp 04-Elysian Twp 05-Kasota Twp 06-Kilkenny Twp 07-Lanesburgh Twp 08-Lexington Twp																				
09-Montgomery Twp 10-Ottawa Twp 11-Sharon Twp 12-Tyrone Twp 13-Washington Twp 14-Waterville Twp																				
<u>Parcel #</u>	<u>Seller to Buyer</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>EMV</u>	<u>Qual. Vs</u>	<u>Avg.</u>	<u>Deeded</u>	<u>Tillable</u>	<u>\$ Per Acre</u>	<u>\$ Per Acre</u>	<u>\$</u>	<u>Ratio</u>	<u>Site</u>	<u>Waste</u>	<u>Woods</u>	<u>Pasture</u>	<u>Ditch</u>	<u>Rim</u>	<u>Road</u>	<u>Notes</u>
06.013.7600	Schramm to Balfe	\$460,000	3/19/20	\$433,000	Q	53.10	77.21	70.00	\$5,958	\$6,571	\$112	94%		2.5		3.5			1.21	CFD
06.018.5500	Claffey to Hoefs	\$468,114	4/02/120		Q		76.74		\$6,100											split, inc 06.018.5000? ck info later, advertised sale
06.035.7700	Stangler to Hebel	\$56,800	10/31/19	\$56,700	U	53.00	13.97	5.35	\$4,066	\$10,617	\$77	100%			1	7.22			0.40	inc 06.035.0200, Split on split, neighbor sale
07.015.5000	Dietz to Dietz	\$266,320	12/16/19	\$665,800	U	67.20	91.00	88.00	\$2,927	\$3,026	\$44	250%					2.00		1.00	rel sale
07.018.0110	Cemensky to Hoefs	\$378,240	3/26/20		Q	73.80	47.28		\$8,000		\$108									split, partial trade, good sale
07.030.0200	Hoefs to Cemensky	\$1,369,520	3/26/20		Q		171.19		\$8,000											inc 07.030.7500,split ck info later
08.017.0210	Tietz to D&D Farms	\$402,070	10/18/19	\$349,000	Q	63.70	51.88	49.80	\$7,750	\$8,074	\$122	87%							2.08	split, gd advertised sale
08.018.7600	Pinney to Pinney	\$150,000	2/27/20	\$133,500	U	76.50	20.00	17.75	\$7,500	\$8,451	\$98	89%							2.25	rel sale
09.001.0100	Trcka to Pecholt etal	\$160,000	1/8/20	\$168,800	U	59.19	40.00	20.50	\$4,000	\$7,805	\$68	106%		10		8.5			1.00	rel sale
09.018.5000	Steinhouse etal to Kubes	\$740,000	4/16/20	\$796,600	Q??	60.20	92.39	82.00	\$8,010	\$9,024	\$133	108%	5		2.39		3.00			not advertised
09.018.5000	Kubes to Rynda	\$566,150	5/1/20		Q	60.20														split-ck info later
09.026.5100	Trnka to Chard	\$414,000	4/17/20		Q?															split-ck info later
09.032.3000	Tramel estate to Welcome	\$75,000	1/23/20	\$160,200	U	59.08	30.99	18.95	\$2,420	\$3,958	\$41	214%	1	3.28		4.35			3.41	estate sale, comm-tower
11.011.0200	NorCor to Schwarz	\$612,500	11/1/19	\$718,400	Q	73.70	103.21	94.00	\$5,935	\$6,516	\$81	117%		6.71					2.50	advertised sale
12.002.0210	Krentz to Krentz	\$720,000	12/30/19	\$777,800	U	76.60	111.62	104.40	\$6,450	\$6,897	\$84	108%					2.20		5.02	rel sale, sold 12/18 for \$859474
12.005.2600	Scott to Woestehoff	\$835,000	2/20/20	\$835,500	Q	65.70	138.79	102.40	\$6,016	\$8,154	\$92	100%		1.34	5	28			2.05	
12.022.3700	O'Brien estate to Griep	\$912,000	4/23/20	\$922,400	Q	75.80	131.69	121.33	\$6,925	\$7,517	\$91	101%				1.88		8.48		inc 12.022.0300,12.023.0210, not advertised
12.023.0300	Goggin to Retka	\$200,000	12/20/19	\$211,500	Q	78.21	33.00	25.00	\$6,061	\$8,000	\$77	106%				7.15			0.85	split after sale,not advertised
12.035.2710	Denzer to Thelemann	\$200,000	11/4/19	\$163,100	Q	68.11	25.86	22.50	\$7,734	\$8,889	\$114	82%					3.00		0.36	
13.004.0100	Pettis to Guentzel	\$473,913	11/14/19	\$558,500	Q	68.20	81.00	74.30	\$5,851	\$6,378	\$86	118%				3			3.70	inc 13.005.3100, trade
13.005.7500	Connor to Springer	\$513,000	11/8/19	\$646,500	Q	76.47	97.31	82.60	\$5,272	\$6,211	\$69	126%		6.6		6.35			1.76	inc 13.006.5010,auction/estate sale
13.006.0100	Stangler to Gostomczik	\$980,000	11/1/19	\$952,800	Q	72.80	142.40	128.00	\$6,882	\$7,656	\$95	97%		12.4					2.00	

2020 Board of Review & Equalization**1/6/2020**

City/Township	Date	Time	Location	
Cordova	April 6, 2020	9:00 AM	Town Hall	
Montgomery Twp.	April 6, 2020	5:30 PM	Monty. City Hall	
Cleveland City	April 6, 2020	5:30 PM	Cleveland City Hall	
Lanesburgh	April 7, 2020	5:30 PM	Town Hall	
Derrynane	April 7, 2020	7:00 PM	Town Hall	
Sharon	April 9, 2020	8:30 AM	Town Hall	
Kasota Twp.	April 9, 2020	5:30 PM	Town Hall	
Ottawa	April 13, 2020	9:00 AM	Town Hall	
Waterville City	April 13, 2020	5:30 PM	City Hall	
Washington Twp.	April 13, 2020	6:00 PM	Town Hall	
Cleveland Twp.	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Elysian City	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Elysian Twp.	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Heidelberg	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Kasota City	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Kilkenny City	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Kilkenny Twp.	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Lexington	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Le Center	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Le Sueur	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Montgomery City	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
New Prague	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Tyrone	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
Waterville Twp.	April 14, 2020	10 AM to 6 PM	Courthouse	Open Book
County Board A & E	June 16, 2020	6:30 P.M.	Courthouse	

Last Name	First Name	Position/Title	County	Training Attendance Date	Training Expiration Date
King	John	County Commissioner	Le Sueur	Online	July 1, 2020
Wetzel	Lance	County Commissioner	Le Sueur	Online	July 1, 2021

Training will Resume July 1st 2020

