

LE SUEUR COUNTY
BOARD OF APPEAL AND EQUALIZATION
COMMISSIONER'S ROOM, LE SUEUR COUNTY COURTHOUSE
MEETING AGENDA
JUNE 18, 2019
6:30 PM

Board of Appeal and Equalization

Auditor Treasurer 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 25th 9:45 am Reconvene Board of Appeal and Equalization if
needed

2019 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 18th day of June 2019.

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 2019 to the best of our ability and understanding, SO HELP US GOD.

**LE SUEUR COUNTY SALES RATIO
2019 RESIDENTIAL/SEASONAL RECREATIONAL**

CITIES	DOR BEGINNING TIME RATIO	% INCREASE OR DECREASE	NUMBER OF SALES	ALL CLASSES OF NEW CONSTRUCTION
Cleveland	93.34%	2.2%	14	\$536,100
Elysian	88.63%	8%	15	\$1,716,000
Heidelberg	N/A	7.7%	0	\$4,300
Kasota	90.86%	3.8%	8	\$1,788,700
Kilkenny	N/A	2.1%	0	\$125,100
Le Center	85.98%	6.5%	28	\$1,764,200
Le Sueur	75.43%	19.9%	62	\$1,844,900
Montgomery	84.54%	7.7%	62	\$4,688,100
New Prague	85.68%	7.6%	57	\$12,200,400
Waterville	84.99%	10.3%	31	\$975,000
TOWNSHIPS				
Cleveland	83.28%	7.2%	8	\$1,383,800
Cordova	82.80%	5.7%	5	\$1,027,000
Derrynane	78.99%	13.9%	2	\$1,344,100
Elysian	79.62%	10.2%	24	\$1,098,100
Kasota	87.82%	6.1%	15	\$3,253,200
Kilkenny	93.72%	1.9%	1	\$365,700
Lanesburgh	85.98%	7.7%	19	\$2,514,700
Lexington	86.09%	6.8%	2	\$1,004,400
Montgomery	97.96%	2.6%	4	\$366,500
Ottawa	78.96%	5.5%	1	\$293,500
Sharon	86.65%	3.4%	3	\$790,200
Tyrone	96.34%	6.4%	1	\$583,500
Washington	76.32%	12.4%	30	\$1,973,000
Waterville	85.73%	6.2%	11	\$465,900
COUNTY TOTALS			403	42,106,400

2019 ASSESSMENT RESULTS BY PROPERTY TYPE

PT	Property	Median ratio	Number of sales	New Construction
02	Apartment (4 or more units)	93.45%	2	7,156,700
06	Commercial (with buildings)	81.48%	12	2,627,200
07	Industrial (with buildings)			659,800
91	Seasonal Recreational Residential/Residential Aggregation	83.43%	403	29,007,800
93	Agricultural Rural Vacant Bare Land (34.5 or more acres) Aggregation	94.45%	17	0
95	Agriculture Improved and Unimproved	92.14%	21	2,654,900

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%

Le Sueur County New Construction 2009-2019

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Cleveland Twp	1,383,800	2,727,800	981,600	1,517,700	525,900	1,567,400	1,069,800	565,900	591,800	727,500	959,400
Cordova Twp	1,027,000	547,600	382,800	570,700	333,400	422,000	364,700	518,200	165,000	491,900	468,000
Derryrane Twp	1,344,100	228,900	309,900	579,000	537,600	219,600	579,900	238,700	599,300	213,200	302,800
Elysian Twp	1,098,100	1,641,900	1,336,700	1,545,200	815,800	519,100	844,500	755,900	1,137,000	1,212,300	2,280,300
Kasota Twp	3,253,200	1,749,000	1,680,000	1,204,300	2,656,800	1,341,300	1,063,000	1,350,000	977,000	1,518,300	3,072,700
Kilkenny Twp	365,700	479,200	82,300	233,100	60,300	845,500	52,100	336,300	156,100	154,000	343,300
Lanesburgh Twp	2,514,700	1,257,700	628,100	820,600	1,165,200	601,400	1,236,300	1,028,200	643,700	1,092,600	2,022,900
Lexington Twp	1,004,400	901,700	736,900	872,700	777,300	836,500	1,231,600	583,600	98,400	119,700	800,500
Montgomery Twp	366,500	633,100	452,800	337,300	868,300	352,100	257,900	420,600	206,000	576,000	491,700
Ottawa Twp	293,500	309,100	326,000	142,500	70,700	740,800	210,400	1,564,900	228,400	205,700	184,100
Sharon Twp	790,200	639,200	319,500	402,200	311,000	444,000	326,500	268,500	504,100	233,800	531,700
Tyrone Twp	583,500	427,700	563,700	410,800	370,100	297,000	222,500	91,300	496,400	245,600	68,400
Washington Twp	1,973,000	2,679,600	320,900	895,500	384,500	1,238,500	1,006,300	761,600	839,400	1,253,600	684,300
Waterville Twp	465,900	830,500	482,200	466,100	378,300	842,500	543,600	213,400	271,800	360,400	278,700
Cleveland City	536,100	578,200	823,700	231,900	23,600	91,300	124,800	94,400	92,800	55,300	99,900
Elysian City	1,716,000	2,731,000	1,512,800	1,341,400	422,200	1,351,600	1,001,900	493,900	697,300	851,600	1,090,400
Heidelberg City	4,300	63,900	33,600	0	41,900	27,800	0	185,600	77,100	24,000	0
Kasota City	1,788,700	391,800	791,100	295,200	250,000	387,900	1,172,600	376,000	400,200	511,400	475,500
Kilkenny City	125,100	18,500	137,600	5,200	58,700	86,800	65,400	11,800	0	24,100	146,300
Le Center City	1,764,200	821,400	432,400	352,700	939,300	738,400	196,700	408,800	479,100	1,281,600	992,800
Le Sueur City	1,844,900	1,040,400	2,990,900	2,412,400	2,493,200	12,632,700	2,342,300	516,800	403,700	546,600	949,900
Montgomery City	4,688,100	3,397,900	1,256,600	965,400	1,082,600	647,100	950,000	219,200	252,400	2,531,300	1,510,900
New Prague City	12,200,400	8,854,900	2,662,300	2,118,000	2,066,700	1,386,800	1,618,000	440,900	1,442,800	1,968,800	4,846,900
Waterville City	975,000	873,100	1,414,500	492,700	442,800	511,300	187,600	207,700	340,200	172,200	1,531,100
	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	24,132,500

Le Sueur County Lakeshore Sales - October 2017 thru September 2018

Parcel #	Property Address	Lake Name	Sale Date	Sale Price	Seller	Buyer	Q. / Unq.	EMV Land	EMV Building	EMV total	Sales Ratio	Lot size / acre	Land Containr / ft	Sale less Bldgs	Land \$ per acre	Land \$ per F.F.	Notes
24.490.0070	447 Cedar Circle Waterville	Cannon River	4/12/2018	\$199,000	Spies	Bonger	Q	\$99,200	\$83,200	\$182,400	91.7%	0.556	75	\$115,800	\$208,273	\$1,544	
24.497.0100	521 Riverview Dr W Waterville	Cannon River	11/27/2017	\$240,000	Wendolek	Barron	Q	\$100,000	\$143,800	\$243,800	101.6%	0.810	35	\$96,200	\$118,765	\$2,749	
16.420.0040	207 Lakeview Ct Elysian	Elysian	8/30/2018	\$212,500	Charlton	Hansen	Q	\$140,500	\$163,300	\$303,800	143.0%	0.450	192	\$49,200	\$109,333	\$256	
05.570.0010	32866 / 32868 Lake Emily Rd St Peter	Emily	7/19/2018	\$394,000	Block / Kranz	Hensley	Q	\$205,000	\$196,800	\$401,800	102.0%	1.047	207	\$197,200	\$188,348	\$953	
04.490.0180	21848 Woodduck Ln Elysian	Francis	6/5/2018	\$300,000	Family Fun	lms	Q	\$163,500	\$121,700	\$285,200	95.1%	0.230	50	\$178,300	\$775,217	\$3,566	inc backlot / shed
04.570.0060	22994 Greenland Ln Elysian	Francis	8/10/2018	\$400,000	Edelman	Rotthoff	Q	\$259,900	\$185,500	\$445,400	111.4%	1.210	151	\$214,500	\$177,273	\$1,421	
04.571.0030	22997 Greenland Ln Elysian	Francis	6/7/2018	\$407,500	Henning	Frank / Thomas	Q	\$90,000	\$255,400	\$345,400	84.8%			\$152,100			Access
04.571.0060	22925 Greenland Ln Elysian	Francis	6/18/2018	\$556,000	Henninger	Hanson	Q	\$90,000	\$364,300	\$454,300	81.7%	1.510	50	\$191,700	\$126,954	\$3,834	decided access
04.670.0120	22694 W Francis Ln Elysian	Francis	11/10/2018	\$422,500	Glass	Margenthaler	Q	\$230,000	\$117,600	\$347,600	82.3%	0.483	100	\$304,900	\$631,263	\$3,049	
16.411.0090	111 Shoreview Dr Elysian	Francis	9/6/2018	\$575,000	Rezac	Falken	Q	\$257,800	\$237,700	\$495,500	86.2%	0.583	77	\$337,300	\$578,559	\$4,381	
16.411.0180	119 Shoreview Dr Elysian	Francis	8/31/2018	\$325,000	Held	Beckrich	Q	\$57,100	\$189,100	\$246,200	75.8%	0.610		\$135,900	\$222,787		Access
16.455.0100	9 Roots Beach Ln Elysian	Francis	12/29/2017	\$425,000	Frank	Salzle	Q	\$170,000	\$165,400	\$335,400	78.9%	0.179	78	\$259,600	\$1,450,279	\$3,328	
16.460.0060	710 Lakeside Dr NW Elysian	Francis	3/19/2018	\$265,000	Dornfield / winter	Froman	Q	\$170,000	\$52,700	\$222,700	84.0%	0.715	50	\$212,300	\$296,923	\$4,246	
16.460.0100	XXX Lakeside Dr NW Elysian	Francis	7/27/2018	\$31,000	Nelson / Carpenter	Anderson - Olson cabin	Q	\$28,000		\$28,000	90.3%	0.480	35	\$31,000	\$64,583	\$886	land only
04.560.0150	46874 Glens Beach Rd Waterville	German	10/18/2017	\$358,000	Schwichtenberg	Hendley	Q	\$155,000	\$166,700	\$321,700	89.9%	0.530	75	\$191,300	\$360,943	\$2,551	
04.600.0030	46011 Beaver Dam Rd Cleveland	German	9/14/2018	\$189,000	Noitee	Kaul	Q	\$130,000	\$51,500	\$181,500	96.0%	0.131	60	\$137,500	\$1,049,618	\$2,292	
04.660.0080	23598 Trails End Ln Cleveland	German	8/13/2018	\$619,900	Hertaus	Nordrum	Q	\$205,000	\$215,600	\$420,600	67.8%	1.020	150	\$404,300	\$396,373	\$2,695	
02.013.0400	42128 Woodchuck Ln Kilkenny	Gorman	7/27/2018	\$500,000	Jabas	Dallioff / McConnell	Q	\$120,000	\$195,100	\$315,100	63.0%	1.580	160	\$304,900	\$192,975	\$1,906	
02.013.5800	42290 Woodchuck Ln Kilkenny	Gorman	6/15/2018	\$345,000	Nelson	Moehlmann	Q	\$188,000	\$112,000	\$300,000	87.0%	16.100	1850	\$233,000	\$14,472	\$126	inc 6000 & 6100
02.500.0120	XXX E Shore Dr Kilkenny	Gorman	7/9/2018	\$87,000	Soderlund	Rhoda	Q	\$73,900		\$73,900	84.9%	1.040	150	\$87,000	\$83,654	\$580	
02.500.0130	XXXX East Shore Drive, Kilkenny	Gorman	4/2/2018	\$81,542	Helgeson	Maros	Q	\$86,400	\$1,000	\$87,400	107.2%	1.153	150	\$80,542	\$69,854	\$537	

Le Sueur County Lakeshore Sales - October 2017 thru September 2018

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
09.020.0100	37488 Greenleaf Lake Ln Montgomery	Greenleaf	8/28/2018	\$291,500	Sladek, etal	Symbest, LLC	Q	\$208,000	\$74,700	\$282,700	97.0%	19,090	1440	\$216,800	\$11,357	\$151	Inc 09.950.2650
01.620.0100	46229 Jefferson Shore Dr Cleveland	Jeff - Big	10/23/2017	\$550,000	Lynch	Morsen	Q	\$205,000	\$321,700	\$526,700	95.8%	1.340	150	\$228,300	\$170,373	\$1,522	
04.006.6000	XXX Arrowhead Trl Cleveland	Jeff - Big	7/27/2018	\$107,000	Plasschaert	Carsten	Q	\$103,800		\$103,800	97.0%	8.260	60	\$107,000	\$12,954	\$1,783	deeded access
04.440.0120	22945 Scotch Lake Rd Cleveland	Jeff - Big	6/15/2018	\$410,000	Wing	Davis	Q	\$171,000	\$289,500	\$460,500	112.3%	0.600	98	\$120,500	\$200,833	\$1,230	
04.510.0090	24937 French Dr Cleveland	Jeff - Big	1/2/2018	\$233,500	Pederson	Wireinger	Q	\$151,200	\$63,200	\$214,400	91.8%	0.300	75	\$170,300	\$567,667	\$2,271	
04.550.0100	24250 Geldners Ln Cleveland	Jeff - Big	12/28/2018	\$165,000	Wireinger	Redrock	Q	\$122,000	\$52,200	\$174,200	105.6%	0.151	52	\$112,800	\$747,020	\$2,169	
04.580.0150	46008 Hardeggers Ln Elysian	Jeff - Big	6/18/2018	\$230,000	Ball	Dessellier	Q	\$70,000	\$112,200	\$182,200	79.2%	0.964	50	\$117,800	\$122,199	\$2,356	deeded access
04.640.0160	24635 Irish Ln Cleveland	Jeff - Big	6/22/2018	\$210,000	Wood	Moline	Q	\$135,000	\$57,000	\$192,000	91.4%	0.280	60	\$153,000	\$546,429	\$2,550	
04.650.0060	24780 Arrowhead Trl Elysian	Jeff - Big	4/6/2018	\$556,300	Gundhofer / Owen	Hasslinger	Q	\$207,500	\$283,500	\$491,000	88.3%	1.035	151	\$272,800	\$263,575	\$1,807	
04.650.0080	24746 Arrowhead Trl Cleveland	Jeff - Big	6/8/2018	\$135,000	Mostaghani	Lessman	Q	\$149,300	\$1,000	\$150,300	111.3%	0.918	189	\$134,000	\$145,969	\$709	Land
01.600.0230	46049 Jefferson Lake Dr Cleveland	Jeff - Mid	7/6/2018	\$350,000	Hleper	Morrison	Q	\$105,900	\$125,600	\$231,500	66.1%	0.203	57	\$224,400	\$1,105,419	\$3,937	
13.490.0120	26880 Sioux Trl Madison Lake	Jeff - Mid	9/7/2018	\$185,000	Frankenberry	Savoie	Q	\$110,000	\$49,800	\$159,800	86.4%	0.151	51	\$135,200	\$895,364	\$2,651	
13.490.0150	26862 Sioux Trl Madison Lake	Jeff - Mid	1/5/2017	\$127,000	Archer	Smith	Q	\$110,000	\$48,100	\$158,100	124.5%	0.195	51	\$78,900	\$404,615	\$1,547	
13.491.0100	26486 Sioux Trl Madison Lake	Jeff - Mid	6/1/2018	\$369,900	Baumberger	Maes	Q	\$110,000	\$180,800	\$290,800	78.6%	0.169	60	\$189,100	\$1,118,935	\$3,152	
13.630.0040	26412 Sioux Trl Madison Lake	Jeff - Mid	4/27/2018	\$312,500	Fischer	Peiz	Q	\$120,000	\$124,700	\$244,700	78.3%	0.237	60	\$187,800	\$792,405	\$3,130	
04.007.4100	24352 474th Ln Elysian	Jeff - Swedes	4/5/2018	\$542,500	Welch	Hagedorn	Q	\$190,000	\$218,000	\$408,000	75.2%	12.000	406	\$324,500	\$27,042	\$799	
04.740.0160	24984 Swedes Bay Ln Elysian	Jeff - Swedes	10/20/2017	\$175,000	Renze	Jansen	Q	\$50,000	\$62,500	\$112,500	64.3%	0.350	50	\$112,500	\$321,429	\$2,250	
04.740.0330	47874 Outback Ln Elysian	Jeff - Swedes	6/19/2018	\$249,900	Short	Skala	Q	\$50,000	\$110,400	\$160,400	64.2%	0.260	50	\$139,500	\$536,538	\$2,790	
01.550.0300	46611 Evergreen Ln Cleveland	Jeff - West	4/10/2018	\$374,175	Olsen	Boehm	Q	\$142,800	\$137,800	\$280,600	75.0%	0.270	86	\$236,375	\$875,463	\$2,749	
01.550.0380	46635 Evergreen Ln Cleveland	Jeff - West	9/27/2018	\$292,500	Thompson	Stangl	Q	\$129,500	\$92,400	\$221,900	75.9%	0.228	60	\$200,100	\$877,632	\$3,335	
13.003.5000	46722 271st Ave Cleveland	Jeff - West	5/11/2018	\$343,000	Mathews	Nelson	Q	\$194,000	\$145,200	\$339,200	98.9%	2.500	510	\$197,800	\$79,120	\$388	
13.004.2500	28227 464th St Cleveland	Jeff - West	6/26/2018	\$452,400	Johnson	Gish	Q	\$179,100	\$166,800	\$345,900	76.5%	3.190	87	\$285,600	\$89,530	\$3,283	

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13.415.0030	28566 W Lake Dr Madison Lake	Jeff - West	3/29/2018	\$292,000	Wood	Mogensen	Q	\$215,100	\$78,700	\$293,800	100.6%	1.080	159	\$213,300	\$197,500	\$1,342	
13.415.0040	28695 Hub Dr Madison Lake	Jeff - West	6/15/2018	\$699,000	Anderson	Crump	Q	\$220,000	\$365,900	\$585,900	83.8%	1.410	187	\$333,100	\$236,241	\$1,781	
13.640.0020	29031 Sunset Ave Madison Lake	Jeff - West	5/15/2018	\$540,000	Kopesky / Dealley	Aekens	Q	\$180,000	\$193,100	\$373,100	69.1%	1.063	138	\$346,900	\$326,341	\$2,514	
13.760.0160	XXX Maple Dr Madison Lake	Jeff - West	4/12/2018	\$143,000	Drager	Kopesky	Q	\$155,000		\$155,000	108.4%	1.300	151	\$143,000	\$110,000	\$947	Land
13.760.0170	XXX Maple Dr Madison Lake	Jeff - West	5/24/2018	\$134,000	Drager, Etal	R. Henry Const	Q	\$140,000		\$140,000	104.5%	1.400	155	\$134,000	\$95,714	\$865	Land
13.760.0180	XXX Maple Dr Madison Lake	Jeff - West	4/12/2018	\$133,000	Drager	Olsen	Q	\$140,000		\$140,000	105.3%	1.500	155	\$133,000	\$88,667	\$858	Land
04.520.0060	1224 Taylor Dr Elysian	Rays	7/20/2018	\$255,000	James	Klase	Q	\$155,000	\$61,500	\$216,500	84.9%	1.020	178	\$193,500	\$189,706	\$1,087	
04.520.0070	12xx Taylor Dr Elysian	Rays	7/5/2018	\$150,000	Bengsson	Kelily	Q	\$100,600		\$100,600	67.1%	0.970	173	\$150,000	\$154,639	\$867	
14.024.7900	13630 Sakatah Lake Rd Waterville	Sakatah	5/11/2018	\$239,000	Knudson	Krebsbach	Q	\$140,000	\$72,500	\$212,500	88.9%	1.590	218	\$166,500	\$104,717	\$764	
14.024.8000	13670 Sakatah Lake Rd Waterville	Sakatah	5/23/2018	\$210,000	Kendall	Schmidt	Q	\$115,000	\$97,900	\$212,900	101.4%	1.700	120	\$112,100	\$65,941	\$934	
24.600.0050	215 Sakatah Blvd Waterville	Sakatah	12/27/2017	\$165,000	Krussel	Dillon	Q	\$103,000	\$51,800	\$154,800	93.8%	0.970	90	\$113,200	\$116,701	\$1,258	
24.480.0020	350 N 1st St Waterville	Sakatah Bay	9/28/2018	\$695,000	Phillipson	Saxton	Q	\$378,400	\$61,100	\$439,500	63.2%	6.250		\$633,900	\$101,424		Comm / resort, inc 0010
07.026.2700	XXXX 141st Ave Montgomery	Sanborn	4/16/2018	\$275,000	Ordoff	Weinandt	Q	\$191,100		\$191,100	69.5%	28.600	1000	\$275,000	\$9,615	\$275	bare land
14.020.0200	49092 Riverside Ln Waterville	Tetonga	7/6/2018	\$210,000	Becker	Hank / Gendron	Q	\$120,500	\$72,700	\$193,200	92.0%	0.196	43	\$137,300	\$700,510	\$3,193	7/17 - \$215K
14.021.2900	16749 Cram Ln Waterville	Tetonga	10/31/2017	\$172,000	Hatten	Jellium / Widdoom	Q	\$147,000		\$147,000	85.5%	0.930	150	\$172,000	\$184,946	\$1,147	
14.420.0130	16728 Shady Oak Ln Waterville	Tetonga	10/18/2017	\$300,000	Pederson	Knish	Q	\$192,900	\$109,800	\$302,700	100.9%	1.402	130	\$190,200	\$135,663	\$1,463	
14.420.0170	16662 Shady Oak Ln Waterville	Tetonga	9/11/2018	\$255,000	Allison	Dahl / Kwan	Q	\$158,700	\$57,800	\$216,500	84.9%	0.950	113	\$197,200	\$207,579	\$1,745	
14.550.0020	17147 Dickenson Ln Waterville	Tetonga	9/4/2018	\$283,000	Bissonette, etal	Wray	Q	\$204,000	\$71,700	\$275,700	97.4%	0.673	180	\$211,300	\$313,967	\$1,174	inc 0010 & 0030
14.570.0020	17360 Hidden Harbor Ln Waterville	Tetonga	8/29/2018	\$345,000	Buhs	Meyer	Q	\$156,000	\$191,900	\$347,900	100.8%	1.450	200	\$153,100	\$105,586	\$766	
14.570.0050	17328 Hidden Harbor Ln Waterville	Tetonga	6/29/2018	\$250,000	Hoepfner	Blank	Q	\$124,000	\$133,000	\$257,000	102.8%	0.812	100	\$117,000	\$144,089	\$1,170	
14.590.0100	18673 Tetonka Lk Ln Waterville	Tetonka	12/20/2017	\$180,000	Johnson	Cavanaugh	Q	\$119,000	\$50,300	\$169,300	94.1%	0.178	60	\$129,700	\$728,652	\$2,162	
14.592.0080	18855 Tetonka Lk Ln Waterville	Tetonka	12/11/2017	\$540,000	Milton	Schott	Q	\$148,400	\$259,400	\$407,800	75.5%	0.998	60	\$280,600	\$281,162	\$4,677	
14.662.0020	49164 Riverside Ln Waterville	Tetonka	8/30/2018	\$260,000	Doering	Bauer	Q	\$124,000	\$63,000	\$187,000	71.9%	0.229	60	\$197,000	\$860,262	\$3,283	

Le Sueur County Lakeshore Sales - October 2017 thru September 2018

Parcel #	Property Address	Lake Name	Sale Date	Sale Price	Seller	Buyer	Q./Unq.	EMV Land	EMV Building	EMV total	Sales Ratio	Lot size / acre	Land Containr/ft	Sale less Bldgs	Land \$ per acre	Land \$ per F.F.	Notes
24.600.0190	937 Reed St N Waterville	Tetonka	6/18/2018	\$290,000	Bulle	Sturges	Q	\$150,000	\$95,300	\$245,300	84.6%	0.236	50	\$194,700	\$825,000	\$3,894	
24.730.0030	XXX Maple Dr Waterville	Tetonka	8/17/2018	\$103,000	Bauer	Ready	Q	\$125,300		\$125,300	121.7%	1.110	151	\$103,000	\$92,793	\$682	Land Only
24.702.0100	902 Marion St Waterville	Tetonka - Lagoon	10/25/2017	\$199,800	Isaacson	Koussor / Vlashevich	Q	\$84,800	\$72,600	\$157,400	78.8%	0.232	60	\$127,200	\$548,276	\$2,120	
24.702.0170	900 Lillian St Waterville	Tetonka - Lagoon	2/5/2018	\$204,000	Stangler	Zipf	Q	\$113,200	\$100,200	\$213,400	104.6%	1.270	197	\$103,800	\$81,732	\$527	
08.450.0140	19169 400th St Le Center	Volney	11/7/2017	\$238,500	Baker	Sieger	Q	\$129,900	\$75,200	\$205,100	86.0%	0.387	120	\$163,300	\$421,964	\$1,361	
08.450.0170	19121 400th St Le Center	Volney	11/8/2017	\$329,900	Harkrader	Cotes	Q	\$120,200	\$174,000	\$294,200	89.2%	0.356	135	\$155,900	\$437,921	\$1,155	
08.545.0020	19171 Lake Volney Cir Le Center	Volney	8/15/2018	\$312,000	Wlaczki	Smith	Q	\$54,500	\$206,200	\$260,700	83.6%	0.990		\$105,800	\$106,869		Access
05.440.0020	1106 Baker Bay Rd Kasota	Washington	7/9/2018	\$650,000	Baker	Hueper	Q	\$291,500	\$259,000	\$550,500	84.7%	1.390	83	\$391,000	\$281,295	\$4,711	Inc 05.790.0120
05.440.0130	1216 Bakers Bay Rd Kasota	Washington	11/6/2017	\$341,000	Bakers Bay/llc	Johnson	Q	\$165,000	\$115,700	\$280,700	82.3%	0.120	50	\$225,300	\$1,877,500	\$4,506	
05.670.0050	7006 Laura Ln Kasota	Washington	6/28/2018	\$255,000	Hartman	Rotchnadl	Q	\$140,000	\$43,300	\$183,300	71.9%	0.202	51	\$211,700	\$1,048,020	\$4,151	MH
05.700.0060	2130 Limberdink Rd Kasota	Washington	9/27/2018	\$482,500	Sohre	Malo	Q	\$235,000	\$86,200	\$321,200	66.6%	0.610	120	\$396,300	\$649,672	\$3,303	
05.800.0050	2210 Evergreen Dr Kasota	Washington	4/20/2018	\$625,000	Tauer	Hauschild	Q	\$235,000	\$341,600	\$576,600	92.3%	1.320	175	\$283,400	\$214,697	\$1,619	
13.401.0050	5408 N Shore Ct Madison Lake	Washington	5/4/2018	\$750,000	Maruska	Robb	Q	\$255,000	\$430,200	\$685,200	91.4%	0.957	150	\$319,800	\$334,169	\$2,132	
13.410.0025	4338 Linder Bay Ln Madison Lake	Washington	8/2/2018	\$525,000	Smith	Samyashin, LLC	Q	\$255,000	\$227,300	\$482,300	91.9%	0.640	53	\$297,700	\$465,156	\$5,617	
13.425.0050	29193 Biehn Dr Madison Lake	Washington	6/4/2018	\$952,500	Biehn	Rossi	Q	\$250,000	\$449,400	\$699,400	73.4%	1.050	158	\$503,100	\$479,143	\$3,184	
13.450.0220	6102 Shamrock Dr Madison Lake	Washington	2/12/2018	\$415,000	Anderson	Drash	Q	\$255,000	\$180,600	\$435,600	105.0%	0.869	150	\$234,400	\$269,735	\$1,563	
13.450.0320	6200 Shamrock Dr Madison Lake	Washington	2/22/2018	\$502,000	Wenner	Houston	Q	\$255,000	\$168,100	\$423,100	84.3%	0.972	153	\$333,900	\$343,519	\$2,182	
13.450.0460	6313 Killarney Ct Madison Lake	Washington	12/15/2017	\$975,000	Engels	Baumberger	Q	\$295,000	\$321,800	\$616,800	63.3%	0.888	100	\$653,200	\$735,586	\$6,532	75k pp
13.450.0580	6214 Shamrock Dr Madison Lake	Washington	9/5/2018	\$385,500	Eckert	Bertrand	Q	\$255,000	\$111,400	\$366,400	95.0%	0.603	192	\$274,100	\$454,561	\$1,428	
13.470.0170	7019 DaMar Estates St Peter	Washington	12/1/2017	\$600,000	Miller	Wenner	Q	\$255,000	\$311,200	\$566,200	94.4%	1.260	186	\$288,800	\$229,206	\$1,553	
13.470.0170	7019 DaMar Estates St Peter	Washington	12/1/2017	\$150,000	Miller	Wenner	Q	\$129,500	\$15,400	\$144,900	96.6%	0.546	108	\$134,600	\$246,520	\$1,246	
13.470.0340	7033 Da Mar Est St Peter	Washington	5/29/2018	\$610,000	Hendricks	Kerich	Q	\$220,000	\$195,500	\$415,500	68.1%	0.485	90	\$414,500	\$654,639	\$4,606	
13.470.0360	7035 Da Mar Est St Peter	Washington	7/3/2018	\$495,000	McArthur	Rogers	Q	\$220,000	\$163,200	\$383,200	77.4%	0.466	90	\$331,800	\$712,017	\$3,687	
13.470.0420	7041 Da Mar Est St Peter	Washington	7/13/2018	\$436,500	Robb	Green	Q	\$220,000	\$178,100	\$398,100	91.2%	0.617	101	\$258,400	\$418,801	\$2,558	
13.470.0480	7047 DaMar Estates St Peter	Washington	11/21/2017	\$487,500	Wray	Hartman	Q	\$220,000	\$210,000	\$430,000	88.2%	0.454	80	\$277,500	\$611,233	\$3,469	10k pp
13.521.0070	4432 Washington Blvd Madison Lake	Washington	6/29/2018	\$575,000	Baumgartner	Makela	Q	\$225,000	\$225,000	\$450,000	78.3%	0.559	90	\$350,000	\$626,118	\$3,889	

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13.522.0030	4440 Washington Blvd Madison Lake	Washington	9/14/2018	\$250,000	Fleming	Segar	Q	\$215,000	\$84,500	\$299,500	119.8%	0.321	80	\$165,500	\$515,576	\$2,069	
13.525.0060	4476 Washington Blvd Madison Lake	Washington	5/23/2018	\$815,000	Hesse	Kohls	Q	\$290,000	\$393,000	\$683,000	83.8%	1.200	155	\$422,000	\$351,667	\$2,723	
13.700.0010	4504 Wahington Blvd Madison Lake	Washington	10/11/2017	\$490,000	Year	Maruska	Q	\$200,000	\$225,200	\$425,200	86.8%	0.585	79	\$264,800	\$452,650	\$3,352	twmse
13.700.0040	4510 Washington Blvd Madison Lake	Washington	8/23/2018	\$485,000	Lyman	Dembouski	Q	\$185,000	\$180,800	\$365,800	75.4%	0.316	50	\$304,200	\$662,658	\$6,084	Condo
13.750.0110	4522 Washington Blvd Madison Lake	Washington	8/23/2018	\$490,000	Dembouski	Herman / Lenzen	Q	\$200,000	\$186,900	\$386,900	79.0%	0.310	70	\$303,100	\$977,742	\$4,330	
13.752.0010	4500 Washington Blvd Madison Lake	Washington	9/21/2018	\$1,290,000	Vantol	Herman	Q	\$325,000	\$581,900	\$906,900	70.3%	2.040	264	\$708,100	\$347,108	\$2,682	
08.800.0030	34989 Clear Lake Ln Le Center	Clear (Lex)	8/23/2018	\$26,000	Fennell est	Christensen / Aschhoff	U	\$31,000	\$6,200	\$37,200	143.1%	0.243	78	\$19,800	\$81,481	\$254	Estate
05.026.5300	32584 Lake Emily Rd St Peter	Emily	6/15/2018	\$256,500	Denner	Voss	U	\$161,500	\$134,900	\$296,400	115.6%	0.898	150	\$121,600	\$135,412	\$811	fam. Friend sale
04.445.0140	23170 Miranda Ln Elysian	German	4/20/2018	\$63,250	Berndt	Friesen	U	\$48,000		\$48,000	75.9%	1.690	222	\$63,250	\$37,426	\$285	land, view only
02.600.0200	19726 Dodd Rd Le Center	Gorman	11/30/2017	\$150,000	Comerstone Bank	Berger	U	\$70,000	\$49,700	\$119,700	79.8%			\$100,300			bank sale
04.510.0150	24861 French Dr Cleveland	Jeff - Big	1/8/2018	\$48,750	Warling	Gullixson	U	\$138,000	\$53,800	\$191,800	393.4%	0.260	62	-\$5,050	-\$19,423	-\$81	Relative
04.650.0050	24802 Arrowhead Trl Cleveland	Jeff - Big	5/22/2018	\$100,000	Hoehn	Miller	U	\$207,000	\$55,200	\$262,200	262.2%	0.813	150	\$44,800	\$55,105	\$299	Relative
13.490.0030	26954 Sioux Trl Madison Lake	Jeff - Mid	8/1/2018	\$216,100	Krahmer	Quart / Nichols	U	\$110,000	\$39,800	\$149,800	69.3%	0.176	51	\$176,300	\$1,001,705	\$3,457	new const - partial 1/2/18
13.490.0440	26658 Sioux Trl Madison Lake	Jeff - Mid	11/1/2017	\$85,000	Pieper	Neisen	U	\$95,000	\$30,000	\$125,000	147.1%	0.174	52	\$55,000	\$316,092	\$1,058	Sold as is
13.500.0030	27018 Sioux Trl, Madison Lake	Jeff - Mid	5/9/2018	\$200,000	McGregor	Larson	U	\$150,000	\$85,900	\$235,900	118.0%	0.433	90	\$114,100	\$263,510	\$1,268	Estate
13.475.0030	46298 Cedar Tree Ln Cleveland	Jeff - West	3/12/2018	\$510,000	Russel Trust	Russel / Kirby	U	\$205,000	\$200,600	\$405,600	79.5%	1.850	152	\$309,400	\$167,243	\$2,036	
24.581.0050	608 Tetonka View Dr Waterville	Tetonka	4/12/2018	\$227,000	Jellum	Arnold / Oliver	U	\$150,300		\$150,300	66.2%	0.676	100	\$227,000	\$335,799	\$2,270	Split, not advertised
05.470.0100	3808 Sioux Ln Madison Lake	Washington	10/23/2017	\$245,000	Stenzel	Bruender	U	\$235,000	\$87,900	\$322,900	131.8%	0.539	100	\$157,100	\$291,466	\$1,571	Relative, retained life estate
05.800.0010	2202 Evergreen Dr Kasota	Washington	11/17/2017	\$295,000	Roosen	Laughlin	U	\$220,000	\$168,000	\$388,000	131.5%	1.760	167	\$127,000	\$72,159	\$760	Split, estate
13.450.0060	6111 Kerry Ct Madison Lake	Washington	9/4/2018	\$505,000	Wenner	Knutson	U	\$275,000	\$249,000	\$524,000	103.8%	0.765	290	\$256,000	\$334,641	\$883	Relative
13.450.0610	6208 Shamrock Dr Madison Lake	Washington	9/7/2018	\$375,000	Ure	Marka	U	\$255,000	\$169,300	\$424,300	113.1%	0.772	83	\$205,700	\$266,451	\$2,478	Relative
13.470.0170	7019 Damar Estates St Peter	Washington	12/1/2017	\$200,000	Miller	Wenner	U	\$258,000	\$4,400	\$262,400	131.2%	1.260	180	\$195,600	\$155,238	\$1,087	inc 01/80 - cld
13.521.0001	4416 Washington Blvd Madison Lake	Washington	4/9/2018	\$20,000	Wingert	Skaja	U	\$115,000	\$45,800	\$160,800	804.0%	0.350	75	-\$25,800	-\$73,714	-\$344	Relative
02.031.7810	22920 German Lake Rd Waterville	German	6/13/2018	\$147,500	Zimmerman	Schipper				\$0				\$147,500			Split

Le Sueur County Lakeshore Sales - October 2018 thru September 2019

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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
01.023.2600	43360 261st Ave Cleveland	Scotch	12/4/2018	\$65,000	Heliman	Johnson	Q	\$61,800	\$38,900	\$100,700	118.5%	0.260	84	\$46,100	\$177,308	\$549	
01.620.0010	25067 French Dr Cleveland	Jeff - Big	11/29/2018	\$540,000	Zaluský	Kabisch	Q	\$235,000	\$309,700	\$544,700	100.9%	2.160	153	\$230,300	\$106,620	\$1,505	
01.700.0050	26003 Island Rd Cleveland	Jeff - Mid	1/4/2019	\$65,000	Veroeven	Risow Exchange LLC	U	\$80,000		\$80,000	123.1%	0.790	150	\$65,000	\$82,278	\$433	Estate Sale
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	
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	
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	
04.640.0140	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
04.650.0070	24762 Arrowhead Trl Cleveland	Jeff - Big	11/7/2018	\$150,000	Biddle	Gjense	Q	\$150,000	\$1,000	\$151,000	100.7%	1.070	185	\$149,000	\$139,252	\$805	Land only - owns off water
04.650.0320	24451 Arrowhead Trl Cleveland	Jeff - Big	11/2/2018	\$325,000	Liebard	Andre	Q	\$92,000	\$194,200	\$286,200	88.1%	1.350	62	\$130,800	\$96,889	\$2,110	Access only
04.560.0310	46710 Glens Beach Rd Waterville	German	2/21/2019	\$137,500	Cooney	Steffrest, ent.	U	\$166,400	\$45,500	\$211,900	154.1%	0.270	75	\$92,000	\$340,741	\$1,227	
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
04.650.0170	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	
04.740.0040	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	
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	
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	
05.470.0110	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	
05.720.0120	1414 Shoreway Dr Madison Lake	Washington	3/1/2019	\$198,081	Schmidt	Theuninck	U	\$205,000		\$205,000	103.5%	1.050	150	\$198,081	\$188,649	\$1,321	0 down
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	
07.025.5000	13403 Lake Sanborn Rd Montgomery	Sanborn	11/21/2018	\$400,000	Pikal F.F.	Simon	U	\$225,500	\$185,900	\$411,400	102.9%	25.200		\$214,100	\$8,496		Split
07.450.0110	16177 Pepin Ln Montgomery	Pepin	1/24/2019	\$215,000	Coons	Noelner / Pecore	Q	\$110,000	\$104,700	\$214,700	99.9%	0.905	130	\$110,300	\$121,878	\$848	
08.003.7850	21610 Lexington Rd Le Center	Clear (Lex)	11/14/2018	\$55,000	Berres	Bohman	Q	\$45,000	\$11,500	\$56,500	102.7%	0.490	90	\$43,500	\$88,776	\$483	garage only
13.445.0040	6105 Shamrock Dr Madison Lake	Washington	10/11/2018	\$243,900	Olsen	Koth	Q	\$75,000	\$168,500	\$243,500	99.8%			\$75,400			TWNHSE / Access
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

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13.760.0160	27750 Maple Ln Madison Lake	Jeff - West	12/21/2018	\$655,000	Kopsey/ Dealley	McLister	U	\$220,000	\$387,100	\$607,100	92.7%	1.300	151	\$267,900	\$206,077	\$1,774	N.C.
13.470.0090	7009 Dalmar 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	
13.490.0140	26868 Sioux Trl Madison Lake	Jeff - Mid	3/28/2019	\$140,000	Volkert	Volkert	U	\$120,000	\$86,900	\$206,900	147.8%	0.160	51	\$53,100	\$331,875	\$1,041	Relative
13.441.0050	5614 Sunrise Tr Madison Lake	Washington	4/29/2019	\$351,500	Adrianse	Williams / Kelly	Q	\$260,000	\$144,900	\$404,900	115.2%	0.910	150	\$206,600	\$227,033	\$1,377	
13.760.0170	27712 Maple Ln Madison Lake	Jeff - West	5/23/2019	\$765,610	R Henry Const	Bokelmann	U	\$220,000	\$98,200	\$318,200	41.6%	1.400	155	\$667,410	\$476,721	\$4,306	New Const
14.431.0020	18682 Shelby Ct Waterville	Tetonka	11/15/2018	\$347,500	Fogal, Sun, Eiel	Strano	Q	\$170,000	\$177,700	\$347,700	100.1%	1.670	150	\$169,800	\$101,677	\$1,132	
14.480.0110	16787 Gram 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	
14.024.8000	13670 Sakatah Lake Rd Waterville	Sakatah	12/15/2018	\$180,000	Schmidt	Burch	U	\$115,000	\$114,100	\$229,100	127.3%	1.570	120	\$65,900	\$41,975	\$549	Min Down Pymnt
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	\$679,800	\$157,984	\$1,638	
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	
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
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	\$1,498,750	\$4,207	
24.540.0050	816 Paquin St Waterville	Sakatah	1/22/2018	\$161,800	Scholljagerdes	Kooy	Q	\$74,500	\$61,900	\$136,400	84.3%	0.270	10	\$99,900	\$370,000	\$9,990	
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
24.540.0090	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	
24.560.0120	615 Marian St Waterville	Tetonka	12/3/2018	\$242,000	Matz	Voiz	Q	\$188,000	\$71,300	\$259,300	107.1%	0.570	110	\$170,700	\$299,474	\$1,552	
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	\$600,000	\$3,840	

Ag Land Sales (Oct. 1st 2017 - Sept. 30th 2018)

Le Sueur County																					
Parcel #	Seller to Buyer	Sale Price	Sale Date	EMV	Unusual	CER	Deeded	Tillable	Deeded	Tillable	Per CER	Ratio	Site	Waste	Woods	Pasture	Ditch	Rim	Road	Notes	
					Qual Vs	Avg.			\$ Per Acre	\$ Per Acre	\$										
01-Cleveland Twp 02-Cordova Twp 03-Derynane 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-Waverlyville Twp																					
01.012.0100	Cooney to Cooney	\$60,000	5/22/18		U																split, inc 01.012.0200 split, rel sale
01.012.0200	Cooney to Cooney	\$542,288	8/7/18	\$618,100	U	72.90	78.17	75.00	\$6,937	\$7,231	\$95	114%	1								inc g bins, rel sale
01.013.3000	Hankins to McCabe	\$42,000	8/8/18		Q	66.60	6.00														neighbor sale,split
01.014.0100	Keogh to McCabe	\$204,750	6/12/18	\$283,600	U	80.30	39.00	37.60	\$5,250	\$5,445	\$65	139%		0.4							not advertised,partial interest sale
01.026.5000	Klunz to Block	\$378,012	3/15/18	\$399,000	Q	73.00	60.00	53.50	\$6,300	\$7,066	\$86	106%	3.43								inc 01.035.2600, CFD- neighbor sale-not advertised
02.020.0300	Schmidt to Schmidt	\$600,000	7/31/18	\$557,200	U	61.05	93.35	74.80	\$6,427	\$8,021	\$105	93%	3.2	12.1							rel sale, inc 02.020.2500
02.031.5010	Klunz to Zimmerman	\$513,000	5/9/18	\$606,100	U	69.00	85.63	84.63	\$5,991	\$6,062	\$87	118%									split, inc 02.031.5040, not advertised,estate sale-PRD
02.032.2510	Quiram to Zimmerman	\$477,000	5/16/18	\$498,900	Q	67.65	68.09	66.41	\$7,005	\$7,183	\$104	105%									inc 02.033.7600
02.032.3100	Reed to Zimmerman	\$262,000	5/16/18	\$217,300	Q		96.94	11.00	\$2,703	\$23,818		83%	5	3.1		21.69					inc 02.032.3200,033.7700,033.7800, site= LS
02.033.7810	Zimmerman to Schipper	\$147,500	6/13/18	\$91,800	Q		51.60	4.00	\$2,859	\$36,875		62%	1	9			37.00				split, future bldg site, German Lake f/access
03.013.7500	Webb to Hoets	\$132,090	9/27/18	\$130,600	U	65.90	18.00	16.50	\$7,338	\$8,005	\$111	99%									inc 03.013.7700 split
03.022.2600	Hauer to Cemensky	\$420,000	6/25/18	\$460,500	Q	66.80	43.98	37.00	\$9,550	\$11,351	\$143	110%	4				0.51				not advertised, inc bldg site,gd sale
03.031.5200	Dwyer etal to Reddemann	\$483,333	4/19/18	\$800,800	U	77.13	116.30	99.50	\$4,156	\$4,858	\$54	166%		10	4						partial int sale, sale is for 2/3 interest, 1/3 in probate, inc 03.032.7500
03.031.5200	Volkov to Reddemann	\$241,666	6/29/18	\$800,800	U	77.13	116.30	99.50	\$2,078	\$2,429		331%		10	4						partial int sale, sale is for 1/3 interest, inc 03.032.7500
04.008.5310	Roemhildt to Wendt	\$146,250	2/16/18	\$201,300	Q?	40.00	37.57	26.00	\$3,893	\$5,625	\$97	138%			8.57						neighbor sale, not advertised,split
04.016.2610	Radioff to Bowstring Prop	\$240,000	10/13/17	\$309,800	Q	40.00	84.93	41.30	\$2,826	\$5,811	\$71	129%	17.5		25.5						split
04.016.2620	Radioff to Mielke	\$230,000	10/13/17	\$227,600	Q	40.00	80.00	16.70	\$2,875	\$13,772	\$72	99%	1	29.3		32					split
04.016.5000	Kohlhoff to Ebert	\$490,000	12/18/17	\$532,800	Q	52.04	89.00	49.00	\$5,506	\$10,000	\$106	109%	5		31.25						inc 04.021.2700, estate sale,inc bldgs
04.019.0210	Traxler estate to Carlson	\$280,000	2/8/18		U	52.10	50.00	42.60	\$5,600	\$6,573	\$107	0%									split, rel sale
04.019.0210	Traxler estate to Baker	\$538,552	2/8/18		U		96.12	92.00	\$5,603	\$5,854		0%									split, inc 04.019.2500, rel sale
05.013.2700	Schultz to Schultz	\$658,062	12/29/17	\$638,100	U	73.30	96.63	84.50	\$6,810	\$7,788	\$93	97%	1.5	9							rel sale
06.001.7500	Miller Trust to Gregor & Stickler	\$159,100	11/14/17	\$216,000	Q	53.90	37.00	35.00	\$4,300	\$4,546	\$80	136%		2							auction sale
06.006.7700	Gibbs to Trust for Public Land	\$272,200	8/1/18	\$188,000	U	53.60	53.92	26.60	\$5,048	\$10,233	\$94	69%		26							Gov sale
06.013.2700	DeMaster to Hansen/Grausnick	\$606,000	2/28/18	\$568,800	Q	54.75	101.00	85.00	\$6,000	\$7,129	\$110	94%	5		10						inc 06.013.2600, 50% till in CRP
06.020.5000	Kewatt to Hiller	\$250,800	11/6/17	\$333,800	U	60.60	45.60	15.80	\$5,500	\$15,873	\$91	133%	5	3		13.6					split, inc site, house & bldgs, not advertised
06.020.5010	Kewatt to Ebert	\$255,000	1/23/18	\$231,200	Q	60.60	37.00	34.35	\$6,892	\$7,424	\$114	91%		0.6							split-done, gd sale
06.034.2710	Stangler to ESR	\$192,000	1/25/18	\$246,800	Q	56.80	47.77	36.00	\$4,019	\$5,333	\$71	129%		4							all till in CRP
07.014.3510	Johnson to Warren-Pandolfo	\$250,200	10/12/17	\$223,600	Q	70.21	35.15	30.08	\$7,118	\$8,318	\$101	89%		2.77							1.00
07.017.0220	Odenthal to Widmer	\$248,320	3/8/18	\$222,600	Q	68.20	31.04	30.71	\$8,000	\$8,086	\$117	90%									sold 7/12 for \$248320

2019 Board of Review & Equalization**6/10/2019**

City/Township	Date	Time	Location	
Cordova	April 8, 2019	9:00 AM	Town Hall	
Washington	April 8, 2019	6:00 PM	Town Hall	
Cleveland City	April 8, 2019	5:30 PM	Cleveland City Hall	
Lanesburgh	April 9, 2019	5:30 PM	Town Hall	
Derrynane	April 9, 2019	7:00 PM	Town Hall	
Sharon	April 11, 2019	8:30 AM	Town Hall	
Kasota Twp.	April 11, 2019	5:30 PM	Town Hall	
Ottawa	April 15, 2019	9:00 AM	Town Hall	
Waterville City	April 15, 2019	5:30 PM	City Hall	
Montgomery Twp.	April 15, 2019	5:30 PM	Monty. City Hall	
Cleveland Twp.	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Elysian City	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Elysian Twp.	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Heidelberg	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Kasota City	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Kilkenny City	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Kilkenny Twp.	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Lexington	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Le Center	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Le Sueur	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Montgomery City	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
New Prague	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Tyrone	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
Waterville Twp.	April 16, 2019	10 AM to 6 PM	Courthouse	Open Book
County Board A & E	June 18, 2019	6:30 P.M.	Courthouse	



County Board of Appeal and Equalization Trained Member List

Updated April 1, 2019

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

