DEEPHAVEN CITY COUNCIL WORKSHOP
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
5:00 P.M. Monday, April 6th, 2026

AGENDA

5:00 P.M. WORKSHOP

A. Pre-LBAE Meeting Review with County Assessor
B. Other

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
5:00 p.m. Monday, April 6, 2026
Pre-Meeting, Local Board of Appeal and Equalization

County Assessor, Joshua Hoogland; and Principal Residential Appraiser, Michael Smeardon, will meet with the City Council at 5:00 p.m. next Monday, April 6 to discuss and review the 2026 Property Valuation and Assessment Report / Book of Sales that are included in your Council Packet. Distinguished from the Public Hearing that will be held April 20th where property owners will appear to question and appeal their valuations, this meeting provides an opportunity for the Council to better understand and become comfortable with the County valuation process. Assessor Hoogland and Appraiser Smeardon can provide additional research or supporting information upon request.

Thank you,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

Hennepin County

Memo

To: City of Deephaven, Mayor, and Council

From: Mike Smerdon, SAMA, Principal Residential Appraiser

Date: 3/13/2026

Re: 2026 Assessment

2026 Assessment and Appeals

In preparation for the upcoming Local Board of Appeal and Equalization meeting, please find the enclosed information:

- Annual Assessment
- Summary of property growth
- The Local Board of Appeal and Equalization process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2026 assessment is available at https://www.hennepin.us/assessment (2026 report available ~3/20)

Annual Assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio study. Sales from this study period of October 1, 2024, through September 30, 2025, are reviewed by the assessor and trended forward to January 2, 2026. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to reviewing sales, appraisers view one fifth of the properties in the city. This is referred to as the quintile. A map is included on page 4 of the sales book indicating the 5 year schedule of quintile inspections. All building permit data is reviewed annually to determine if any new construction will impact the market value of the property. If the completed work improves the value of the property, an improvement amount is added.

Summary of the 2026 Assessment

Growth statistics for each submarket in the City of Deephaven are listed below. The growth statistics are net figures that consider only market related changes. These figures do not include new construction.

Single Family	1.5%	Condos	N/A
Commercial	0.5%	Townhomes	3.1%
Industrial	N/A	Duplex/Triplex	0.2%
Apartments	-5.0%	Twin Homes	N/A

City of Deephaven 2026 Assessment

Total market value:	$2,365,742,400
New construction:	$26,880,000
Net percentage increase:	0.9%
Gross percentage increase:	2.0%.

The Local Board of Appeal and Equalization Process

The 2026 Local Board of Appeal and Equalization will be held at Deephaven City Hall at 20235 Cottagewood Rd, Deephaven at 6:00PM on April 20th, 2026.

Value notices were mailed on February 27th, 2026. Taxpayers with value or classification concerns should contact the assessor's office by calling the number listed on their valuation notice. Concerns are typically addressed after a conversation with the appraiser. If additional attention is necessary, the appraiser will review the property.

If the owner and the appraiser disagree on the valuation, the owner has the right to appeal to The Local Board of Appeal and Equalization (LBAE) on April 20th, 2026.

- The Board has the authority to increase, decrease, or take no action on individual valuations.
- The Board must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed.
- The Board cannot increase or decrease by a percentage all the assessments in the district by class.
- If the Board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

If the owner is not satisfied with the result from the Local Board of Appeal, they can appeal to the County Board of Appeal and Equalization. The taxpayer must appeal to the Local Board of Appeal and Equalization in person or in writing, to appeal to the County Board of Appeal and Equalization.

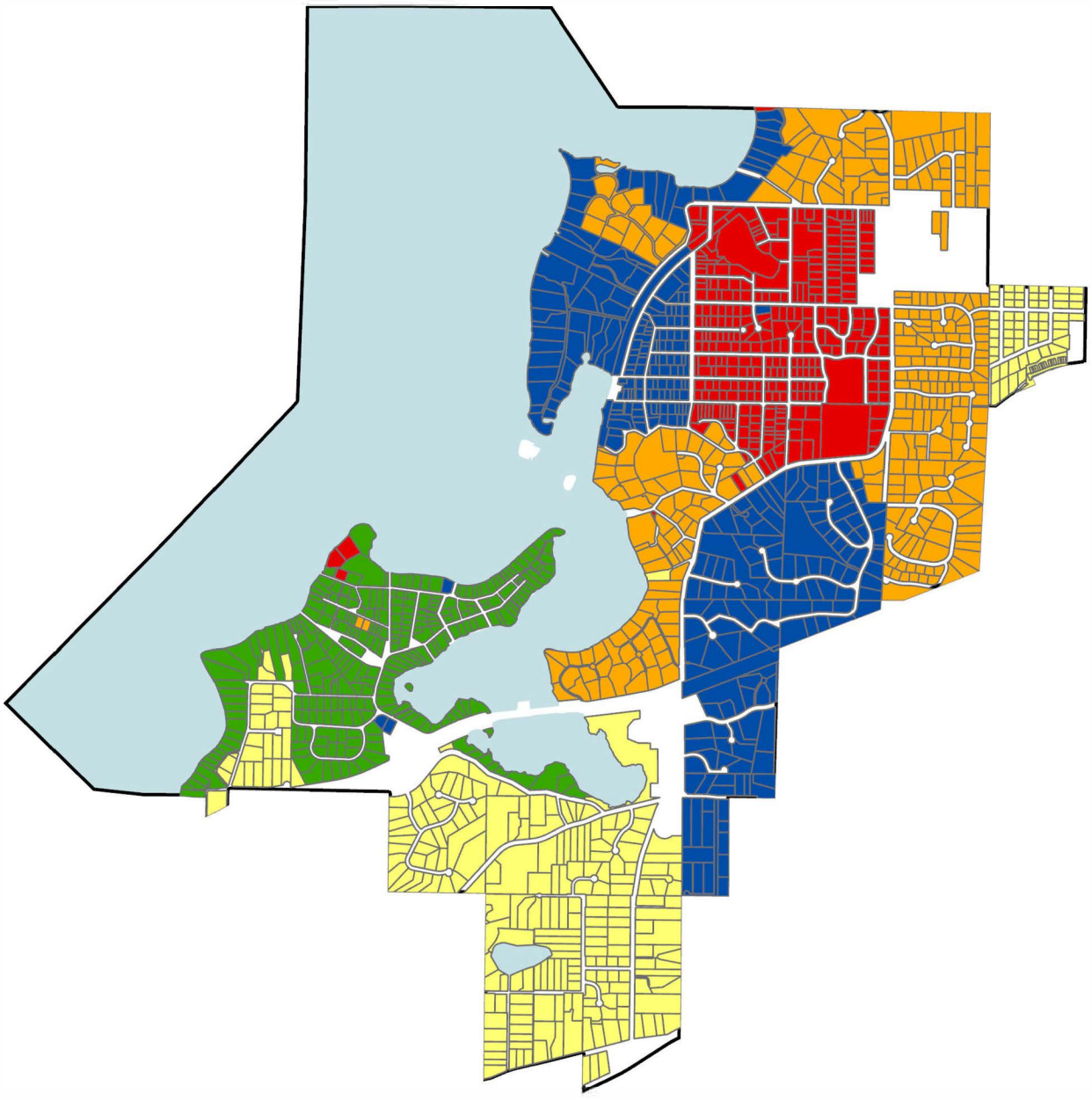
The County Board of Appeal and Equalization will begin meeting on June 15, 2026. All requests for appointments at the County Board must be received by May 20, 2026.

To make an appointment at the County Board of Appeals and Equalization, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

Contact

Principal Residential Appraiser
Mike Smerdon
952-596-1362 (Teams phone number) or 612-267-4480 (Cell phone)
michael.smerdon@hennepin.us

Deephaven Quintile Map



Legend

Last Quintile Assessment Year

1111 2022

2023

2024

1111 2025

1111 2026

Residential Parcels Only

How the Assessor Estimates Your Market Value

2

Property Tax Fact Sheet 2

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This "estimated market value" represents what your property would sell for in an "arms-length" sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property's 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between 'Estimated Market Value' and 'Taxable Market Value'?

While estimated market value (EMV) shows what your property would likely sell for on the open market, "taxable market value" (TMV) is used to determine your taxes.

A property's TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property's taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property's market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

Property Tax Division - Mail Station 3340 St. Paul, MN 55146-3340

This fact sheet is intended to help you become more familiar with Minnesota tax laws and your rights and responsibilities under the laws. Nothing in this fact sheet supersedes, alters, or otherwise changes any provisions of the tax law, administrative rules, court decisions, or other revenue notices. Alternative formats available upon request.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a "sales ratio study" each year to see how assessors' values compare to actual sales prices.

A sales ratio is the assessor's EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at $200,000 and sold for $210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200{,}000}{\$210{,}000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than $1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor's value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property's market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes*; and
  - Fact Sheet 3, *How to Appeal Your Value and Classification.*
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

Median Prices - Counties

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Anoka County	$327,500	$350,000	$354,000	$365,000	$370,000	+ 1.4%	+ 13.0%
Carver County	$415,750	$460,000	$450,000	$475,000	$490,000	+3.2%	+ 17.9%
Chisago County	$325,000	$355,125	$352,000	$365,000	$380,000	+4.1%	+ 16.9%
Dakota County	$348,950	$375,000	$380,000	$390,000	$399,000	+2.3%	+ 14.3%
Goodhue County	$264,900	$288,500	$270,500	$302,500	$310,000	+2.5%	+ 17.0%
Hennepin County	$350,000	$368,000	$373,000	$381,000	$400,000	+5.0%	+ 14.3%
Isanti County	$288,753	$316,000	$322,450	$324,900	$335,000	+3.1%	+ 16.0%
Kanabec County	$230,000	$250,000	$249,900	$267,400	$272,950	+2.1%	+ 18.7%
Le Sueur County	$255,000	$299,900	$300,000	$310,000	$307,000	-1.0%	+ 20.4%
Mille Lacs County	$245,000	$260,000	$279,450	$281,550	$295,000	+4.8%	+ 20.4%
Ramsey County	$290,000	$305,000	$310,000	$325,000	$338,000	+4.0%	+ 16.6%
Rice County	$296,950	$305,000	$322,000	$334,600	$346,000	+ 3.4%	+ 16.5%
Scott County	$380,000	$420,464	$420,000	$429,900	$429,990	+0.0%	+ 13.2%
Sherburne County	$330,000	$355,000	$350,000	$369,900	$375,000	+ 1.4%	+ 13.6%
Sibley County	$200,000	$220,000	$220,000	$247,450	$252,500	+2.0%	+ 26.3%
St. Croix County	$332,900	$370,000	$378,450	$395,500	$410,000	+3.7%	+ 23.2%
Washington County	$385,350	$420,000	$410,000	$426,685	$437,350	+2.5%	+ 13.5%
Wright County	$348,000	$379,900	$381,000	$385,000	$399,899	+3.9%	+ 14.9%

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Median Prices - Around the Metro

MINNEAPOLIS AREA REALTORS®

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
16-County Twin Cities Region	**$340,000**	**$363,150**	**$368,000**	**$380,000**	**$390,000**	**+2.6%**	**+ 14.7%**
13-County Twin Cities Region	**$340,000**	**$365,000**	**$370,000**	**$380,000**	**$393,000**	**+3.4%**	**+ 15.6%**
Afton	$680,000	$635,500	$755,000	$667,500	$600,000	- 10.1 %	- 11.8%
Albertville	$320,000	$355,000	$350,000	$375,000	$375,000	0.0%	+ 17.2%
Andover	$416,821	$437,454	$425,000	$439,000	$455,895	**+3.8%**	+9.4%
Annandale	$335,700	$354,900	$352,000	$377,900	$377,450	- 0.1%	+ 12.4%
Anoka	$300,000	$315,000	$332,250	$325,000	$335,500	+3.2%	+ 11.8%
Apple Valley	$325,000	$350,000	$360,000	$375,000	$380,000	+ 1.3%	+ 16.9%
Arden Hills	$375,000	$408,350	$400,000	$426,000	$482,000	+ 13.1%	+ 28.5%
Arlington	$207,000	$212,000	$202,000	$250,000	$236,700	-5.3%	+ 14.3%
Bayport	$421,000	$349,000	$386,500	$517,500	$480,000	- 7.2%	+ 14.0%
Becker	$310,000	$336,500	$347,450	$338,700	$347,000	+2.5%	+ 11.9%
Belle Plaine	$307,750	$335,000	$330,000	$350,000	$335,000	-4.3%	+8.9%
Bethel	$250,000	$320,000	$442,000	$329,000	$360,000	+9.4%	+44.0%
Big Lake	$320,000	$351,000	$339,500	$345,000	$340,000	-1.4%	+6.3%
Birchwood Village	$459,000	$450,000	$485,000	$525,000	$325,000	- 38.1%	- 29.2%
Blaine	$340,050	$370,000	$379,653	$384,735	$388,206	+0.9%	+ 14.2%
Bloomington	$325,000	$350,000	$360,000	$362,500	$374,900	+ 3.4%	+ 15.4%
Bloomington - East	$309,000	$320,000	$330,000	$343,500	$347,500	+ 1.2%	+ 12.5%
Bloomington - West	$340,000	$373,450	$375,000	$385,000	$399,900	+3.9%	+ 17.6%
Brainerd MSA	$282,500	$325,000	$339,000	$350,000	$369,900	+5.7%	+ 30.9%
Brooklyn Center	$265,000	$280,000	$290,000	$290,000	$300,000	+ 3.4%	+ 13.2%
Brooklyn Park	$315,000	$328,200	$335,000	$340,000	$350,000	+2.9%	+ 11.1%
Buffalo	$326,450	$345,000	$355,000	$355,000	$369,000	+3.9%	+ 13.0%
Burnsville	$335,000	$355,000	$356,000	$375,000	$378,750	+ 1.0%	+ 13.1%
Cambridge	$285,000	$305,000	$306,950	$315,000	$325,000	+3.2%	+ 14.0%
Cannon Falls	$327,000	$340,000	$347,000	$340,500	$362,000	+6.3%	+ 10.7%
Carver	$455,105	$512,513	$469,995	$499,990	$510,000	+2.0%	+ 12.1%
Centerville	$180,000	$323,750	$410,000	$367,400	$430,000	+ 17.0%	+ 138.9%
Champlin	$335,075	$366,000	$368,750	$365,000	$375,000	+2.7%	**+ 11.9%**
Chanhassen	$504,111	$525,000	$510,000	$538,500	$550,500	+2.2%	+9.2%
Chaska	$375,000	$419,990	$415,000	$465,750	$485,000	**+4.1%**	+29.3%
Chisago	$394,950	$452,000	$400,000	$399,900	$417,500	+ 4.4%	+5.7%
Circle Pines	$279,500	$286,000	$290,000	$330,000	$315,000	-4.5%	+ 12.7%
Clear Lake	$270,000	$330,000	$350,000	$339,900	$345,000	+ 1.5%	+27.8%
Clearwater	$284,900	$302,750	$315,000	$325,000	$325,000	0.0%	+ 14.1%
Cleveland	$320,000	$275,000	$395,000	$310,000	$316,500	+2.1%	-1.1%
Coates	$0	$0	$295,000	$350,000	$0	-100.0%	--
Cokato	$198,050	$239,500	$275,000	$292,500	$280,000	-4.3%	+ 41.4%
Cologne	$350,000	$403,852	$406,051	$401,725	$403,133	+0.4%	+ 15.2%
Columbia Heights	$265,000	$290,000	$288,080	$294,750	$300,000	+ 1.8%	+ 13.2%
Columbus	$473,600	$540,000	$527,500	$465,390	$465,000	- 0.1%	-1.8%
Coon Rapids	$289,000	$309,900	$325,000	$325,000	$340,000	+4.6%	+ 17.6%
Corcoran	$569,477	$597,789	$624,990	$620,438	$634,432	+2.3%	+ 11.4%
Cottage Grove	$355,245	$397,995	$392,500	$397,000	$399,900	+0.7%	+ 12.6%
Crystal	$281,500	$305,000	$298,049	$315,500	$320,000	+ 1.4%	+ 13.7%

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Median Prices - Around the Metro

MINNEAPOLIS AREA REALTORS®

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Dayton	$490,490	$515,013	$449,990	$527,000	$599,670	+ 13.8%	+22.3%
Deephaven	$867,530	$1,087,500	$965,000	$1,000,000	$1,100,000	+ 10.0%	+26.8%
Delano	$375,000	$443,910	$425,000	$448,000	$445,000	-0.7%	+ 18.7%
Dellwood	$1,000,000	$875,000	$935,000	$850,000	$800,000	-5.9%	-20.0%
Eagan	$350,000	$375,000	$375,000	$380,500	$395,000	+3.8%	+ 12.9%
East Bethel	$370,000	$388,877	$384,250	$415,000	$408,700	-1.5%	+ 10.5%
Eden Prairie	$425,000	$452,500	$462,000	$465,000	$475,000	+2.2%	+ 11.8%
Edina	$577,000	$585,000	$600,500	$618,000	$675,000	+9.2%	+ 17.0%
Elk River	$350,000	$377,750	$375,000	$386,500	$399,900	+3.5%	+ 14.3%
Elko New Market	$410,950	$437,500	$472,500	$443,334	$432,714	-2.4%	+5.3%
Excelsior	$669,500	$700,000	$820,000	$840,000	$937,000	+ 11.5%	+ 40.0%
Falcon Heights	$366,000	$400,000	$404,000	$400,000	$407,112	+ 1.8%	+ 11.2%
Faribault	$240,000	$260,000	$270,000	$296,950	$310,000	+4.4%	+ 29.2%
Farmington	$340,000	$380,000	$367,000	$407,000	$400,000	-1.7%	+ 17.6%
Forest Lake	$340,000	$365,000	$367,500	$384,400	$424,950	+ 10.5%	+ 25.0%
Fridley	$290,000	$307,750	$315,000	$315,000	$330,000	+4.8%	+ 13.8%
Gaylord	$190,000	$210,000	$216,500	$222,500	$223,000	+0.2%	+ 17.4%
Gem Lake	$540,000	$475,000	$655,000	$450,000	$738,000	+64.0%	+ 36.7%
Golden Valley	$390,000	$425,000	$424,000	$424,000	$438,700	+3.5%	+ 12.5%
Grant	$610,006	$700,000	$709,900	$677,750	$670,000	-1.1%	+9.8%
Greenfield	$475,000	$675,000	$620,000	$772,500	$827,500	+ 7.1%	+ 74.2%
Greenwood	$1,325,000	$1,095,000	$2,061,500	$2,972,500	$2,575,000	- 13.4%	+94.3%
Ham Lake	$437,000	$506,000	$489,950	$555,000	$525,998	- 5.2%	+ 20.4%
Hamburg	$250,600	$237,500	$305,000	$303,850	$314,875	+3.6%	+ 25.6%
Hammond	$306,761	$334,950	$357,500	$376,540	$399,999	+6.2%	+ 30.4%
Hampton	$130,950	$164,222	$400,000	$355,000	$390,000	+9.9%	+ 197.8%
Hanover	$405,923	$429,900	$421,411	$451,500	$449,450	-0.5%	+ 10.7%
Hastings	$295,000	$311,150	$325,000	$339,900	$340,000	+0.0%	+ 15.3%
Hilltop	$0	$0	$0	$0	$0	--	--
Hopkins	$287,000	$315,000	$325,000	$373,000	$365,000	**-2.1%**	+ 27.2%
Hudson	$400,500	$440,000	$440,000	$474,500	$479,000	+0.9%	+ 19.6%
Hugo	$385,000	$450,000	$399,900	$415,000	$439,615	+5.9%	+ 14.2%
Hutchinson	$236,250	$262,900	$261,750	$268,900	$279,500	+3.9%	+ 18.3%
Independence	$775,000	$735,000	$950,000	$890,000	$819,573	-7.9%	+5.8%
Inver Grove Heights	$305,000	$325,000	$350,000	$361,000	$370,000	+2.5%	+21.3%
Isanti	$292,000	$330,000	$328,200	$329,950	$326,140	-1.2%	+ 11.7%
Jordan	$370,000	$465,000	$410,975	$405,000	$441,500	+9.0%	+ 19.3%
Lake Elmo	$555,108	$635,000	$651,887	$672,950	$625,000	- 7.1%	+ 12.6%
Lake Minnetonka Area	$630,000	$635,000	$652,273	$655,428	$757,500	+ 15.6%	+ 20.2%
Lake St. Croix Beach	$289,950	$320,000	$342,500	$325,000	$436,000	+ 34.2%	+ 50.4%
Lakeland	$319,900	$361,500	$383,500	$450,000	$367,500	-18.3%	+ 14.9%
Lakeland Shores	$1,447,500	$589,000	$414,250	$0	$540,250	--	- 62.7%
Lakeville	$440,000	$485,375	$485,000	$494,234	$500,000	+ 1.2%	+ 13.6%
Lauderdale	$252,500	$257,500	$265,000	$230,000	$307,500	+ 33.7%	+ 21.8%
Le Center	$210,000	$273,200	$299,900	$229,900	$258,250	+ 12.3%	+ 23.0%
Lexington	$265,300	$299,950	$308,000	$275,000	$334,500	+21.6%	+ 26.1%

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Median Prices - Around the Metro

MINNEAPOLIS AREA REALTORS®

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Lilydale	$336,850	$450,000	$390,000	$407,500	$372,500	-8.6%	+ 10.6%
Lindstrom	$339,000	$365,000	$373,000	$372,500	$335,000	- 10.1%	-1.2%
Lino Lakes	$401,500	$440,000	$425,000	$451,000	$465,000	+3.1%	+ 15.8%
Little Canada	$326,000	$290,000	$325,000	$370,000	$336,950	-8.9%	+3.4%
Long Lake	$405,000	$460,000	$520,000	$527,000	$540,000	+2.5%	+ 33.3%
Lonsdale	$317,900	$354,900	$352,500	$342,500	$377,250	+ 10.1%	+ 18.7%
Loretto	$388,750	$355,000	$365,900	$410,450	$366,250	-10.8%	-5.8%
Mahtomedi	$427,500	$411,000	$480,000	$490,000	$469,900	-4.1%	+9.9%
Maple Grove	$371,000	$400,000	$389,300	$404,000	$432,000	+6.9%	+ 16.4%
Maple Lake	$270,500	$297,500	$302,500	$306,000	$320,000	+4.6%	+ 18.3%
Maple Plain	$350,500	$351,000	$360,000	$380,000	$395,499	+4.1%	+ 12.8%
Maplewood	$300,000	$310,000	$325,000	$330,000	$339,900	+3.0%	+ 13.3%
Marine on St. Croix	$528,246	$650,000	$647,500	$650,000	$735,000	+ 13.1%	+ 39.1%
Mayer	$320,000	$352,764	$351,500	$376,000	$385,800	+2.6%	+ 20.6%
Medicine Lake	$762,500	$1,514,000	$1,387,000	$824,950	$1,045,000	+26.7%	+ 37.0%
Medina	$812,000	$785,000	$750,000	$925,000	$935,000	+ 1.1%	+ 15.1%
Mendota	$1,175,000	$299,995	$250,000	$1,680,000	$200,000	- 88.1%	-83.0%
Mendota Heights	$499,450	$488,150	$500,000	$521,500	$553,750	+6.2%	+ 10.9%
Miesville	$0	$412,500	$382,500	$327,450	$0	-100.0%	--
Milaca	$252,500	$262,455	$250,000	$290,000	$290,700	+0.2%	+ 15.1%
Minneapolis - (Citywide)	$315,000	$320,000	$315,000	$329,577	$350,000	+6.2%	+ 11.1%
Minneapolis - Calhoun-Isle	$420,000	$447,500	$360,000	$451,000	$475,000	+5.3%	+ 13.1%
Minneapolis - Camden	$230,000	$225,000	$225,000	$230,000	$244,950	+6.5%	+6.5%
Minneapolis - Central	$335,000	$322,500	$319,750	$355,000	$330,000	-7.0%	-1.5%
Minneapolis - Longfellow	$325,000	$348,350	$330,000	$340,000	$370,000	+8.8%	+ 13.8%
Minneapolis - Near North	$230,000	$240,000	$225,000	$235,000	$250,000	+6.4%	+8.7%
Minneapolis - Nokomis	$340,000	$350,000	$350,000	$363,000	$381,000	+5.0%	+ 12.1%
Minneapolis - Northeast	$305,000	$330,000	$335,000	$340,000	$348,125	+2.4%	+14.1%
Minneapolis - Phillips	$233,500	$230,000	$220,000	$225,000	$192,500	- 14.4%	-17.6%
Minneapolis - Powderhorn	$283,500	$295,000	$288,500	$298,500	$315,000	+5.5%	+ 11.1%
Minneapolis - Southwest	$480,000	$500,000	$480,000	$500,000	$555,000	+ 11.0%	+ 15.6%
Minneapolis - University	$310,000	$338,000	$304,500	$330,149	$337,500	+2.2%	+8.9%
Minnetonka	$432,000	$462,000	$465,000	$492,500	$500,000	+ 1.5%	+ 15.7%
Minnetonka Beach	$1,795,000	$3,150,000	$2,100,000	$2,293,872	$2,500,000	+9.0%	+ 39.3%
Minnetrista	$610,169	$625,000	$638,500	$646,450	$668,000	+3.3%	+9.5%
Montgomery	$255,000	$280,000	$292,500	$268,000	$298,500	+11.4%	+17.1%
Monticello	$307,000	$319,000	$339,000	$345,000	$335,000	-2.9%	+9.1%
Montrose	$273,000	$298,900	$290,000	$315,000	$325,000	+3.2%	+ 19.0%
Mora	$230,000	$247,450	$230,000	$266,400	$255,000	-4.3%	+ 10.9%
Mound	$342,500	$349,950	$354,000	$378,000	$413,500	+9.4%	+ 20.7%
Mounds View	$300,000	$328,950	$307,000	$339,000	$349,850	+3.2%	+ 16.6%
New Brighton	$335,000	$356,000	$365,000	$380,000	$385,000	+ 1.3%	+ 14.9%
New Germany	$293,000	$265,000	$300,000	$304,000	$742,500	+ 144.2%	+ 153.4%
New Hope	$320,000	$335,000	$330,000	$350,000	$360,000	+2.9%	+ 12.5%
New Prague	$342,950	$375,500	$347,450	$370,550	$384,900	+3.9%	+ 12.2%
New Richmond	$300,000	$325,000	$349,900	$371,500	$380,000	+2.3%	+ 26.7%

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Median Prices - Around the Metro

MINNEAPOLIS AREA REALTORS®

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
New Trier	$290,000	$0	$330,000	$370,000	$180,000	- 51.4%	-37.9%
Newport	$432,245	$397,500	$335,000	$342,000	$365,000	+6.7%	-15.6%
North Branch	$298,000	$329,900	$331,910	$349,138	$353,000	+ 1.1%	+ 18.5%
North Oaks	$840,000	$960,000	$844,950	$966,688	$982,000	+ 1.6%	+ 16.9%
North Saint Paul	$295,000	$322,000	$323,500	$317,500	$320,000	+0.8%	+8.5%
Northfield	$324,900	$335,000	$350,000	$365,000	$366,500	+0.4%	+ 12.8%
Norwood Young America	$270,000	$270,000	$306,000	$295,000	$325,000	+ 10.2%	+ 20.4%
Nowthen	$433,000	$475,000	$559,000	$600,000	$575,000	-4.2%	+ 32.8%
Oak Grove	$453,000	$490,000	$451,500	$489,450	$508,000	+3.8%	+ 12.1%
Oak Park Heights	$310,000	$353,124	$358,000	$339,900	$375,000	+ 10.3%	+ 21.0%
Oakdale	$295,500	$320,000	$344,000	$340,000	$320,000	-5.9%	+8.3%
Onamia	$210,000	$240,000	$172,750	$299,950	$277,500	-7.5%	+ 32.1%
Orono	$950,000	$1,112,500	$1,015,000	$1,139,138	$1,231,250	+8.1%	+ 29.6%
Osseo	$299,000	$295,000	$311,000	$324,900	$349,900	+7.7%	+ 17.0%
Otsego	$388,430	$440,000	$421,260	$408,255	$442,000	+8.3%	+ 13.8%
Pine City	$221,000	$275,000	$283,500	$276,450	$310,000	+ 12.1%	+40.3%
Pine Springs	$627,500	$670,000	$629,900	$0	$457,500	--	-27.1%
Plymouth	$440,000	$466,500	$483,750	$500,500	$497,175	-0.7%	+ 13.0%
Princeton	$309,950	$324,900	$325,000	$337,500	$350,000	+3.7%	+ 12.9%
Prior Lake	$450,000	$494,900	$475,000	$495,000	$483,750	-2.3%	+7.5%
Ramsey	$343,000	$370,950	$368,950	$392,425	$389,900	-0.6%	+ 13.7%
Randolph	$360,000	$475,000	$438,700	$388,000	$401,000	+ 3.4%	+ 11.4%
Red Wing	$250,000	$268,488	$250,000	$290,000	$285,000	-1.7%	+ 14.0%
Richfield	$325,000	$335,000	$336,100	$353,950	$365,000	+3.1%	+ 12.3%
River Falls	$325,000	$335,000	$372,565	$400,000	$409,280	+2.3%	+ 25.9%
Robbinsdale	$280,000	$307,500	$317,000	$310,000	$326,000	+5.2%	+ 16.4%
Rockford	$325,321	$359,950	$370,000	$347,500	$355,900	**+2.4%**	+9.4%
Rogers	$430,000	$459,948	$430,440	$426,495	$447,500	+4.9%	+4.1%
Rosemount	$375,300	$433,950	$412,000	$425,000	$442,000	+4.0%	+ 17.8%
Roseville	$331,500	$330,000	$340,000	$350,000	$375,000	+ 7.1%	+ 13.1%
Rush City	$272,685	$287,500	$300,000	$309,900	$313,150	+ 1.0%	+ 14.8%
Saint Anthony	$361,089	$370,000	$380,000	$335,000	$357,500	+6.7%	-1.0%
Saint Bonifacius	$335,000	$351,500	$336,500	$369,900	$340,000	-8.1%	+ 1.5%
Saint Cloud MSA	$238,000	$264,000	$270,000	$285,000	$295,000	+3.5%	+23.9%
Saint Francis	$301,000	$330,000	$340,000	$357,950	$340,000	-5.0%	+ 13.0%
Saint Louis Park	$340,000	$360,000	$375,000	$375,000	$388,500	+3.6%	+ 14.3%
Saint Mary"s Point	$380,000	$600,000	$380,000	$829,125	$455,000	- 45.1%	+ 19.7%
Saint Michael	$408,500	$434,620	$433,652	$449,900	$440,000	-2.2%	+7.7%
Saint Paul	$264,000	$275,000	$280,000	$292,000	$301,000	+3.1%	+ 14.0%
Saint Paul - Battle Creek/ Highwood	$255,000	$280,000	$285,000	$289,900	$300,000	+3.5%	+ 17.6%
Saint Paul - Como Park	$290,000	$317,000	$321,250	$321,750	$347,500	+8.0%	+ 19.8%
Saint Paul - Dayton's Bluff	$220,000	$235,000	$249,746	$233,500	$245,000	+4.9%	+11.4%
Saint Paul - Downtown	$191,500	$188,500	$200,000	$179,500	$203,000	+ 13.1%	+6.0%
Saint Paul - Greater East Side	$240,000	$250,000	$254,500	$263,000	$260,000	-1.1%	+8.3%
Saint Paul - Hamline-Midway	$275,000	$285,000	$277,500	$280,000	$299,000	+6.8%	+8.7%
Saint Paul - Highland Park	$398,000	$407,500	$465,000	$455,000	$499,900	+9.9%	+ 25.6%

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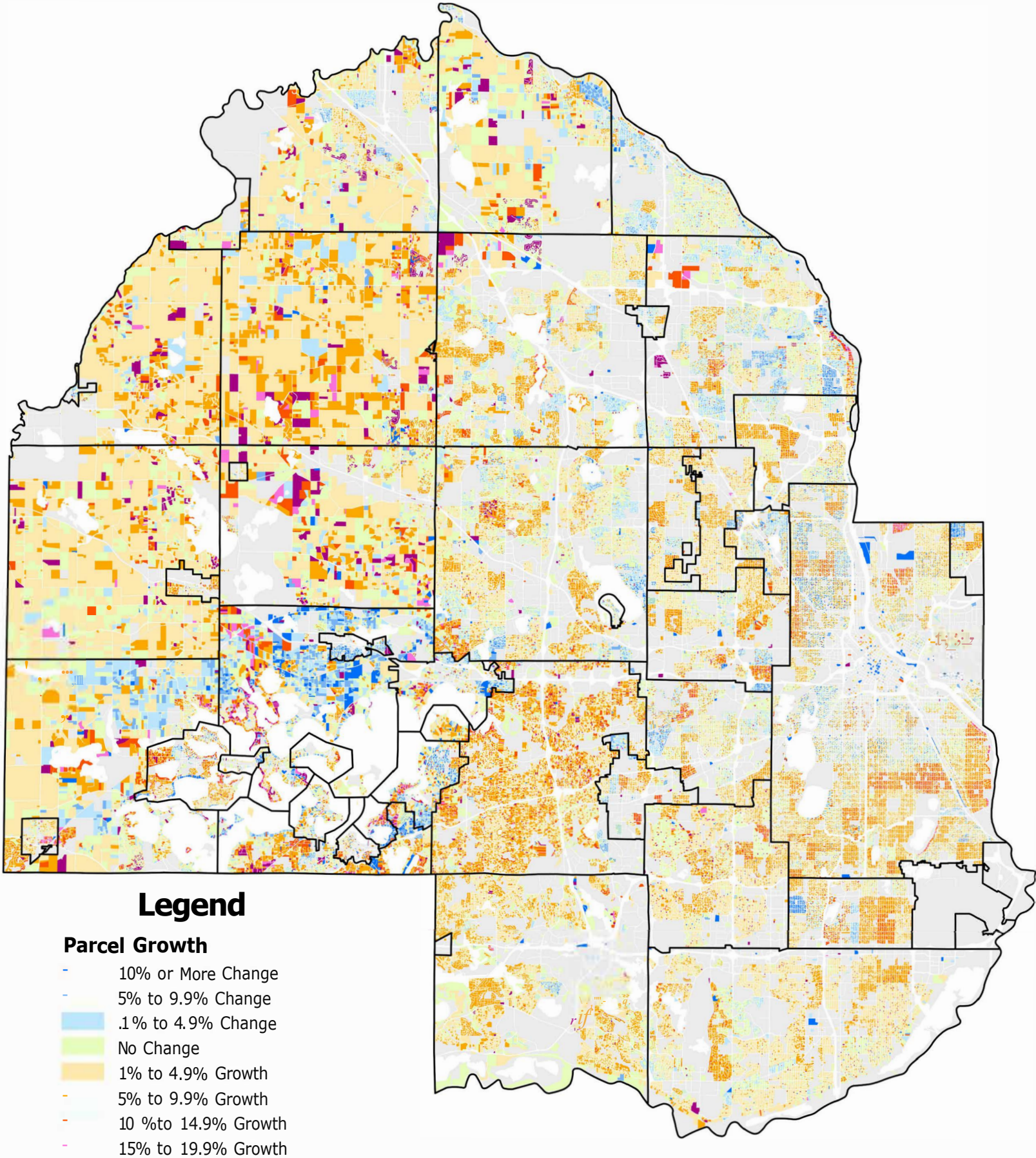
Median Prices - Around the Metro

MINNEAPOLIS AREA REALTORS®

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Saint Paul - Merriam Park / Lexington-Hamline	$368,200	$399,900	$390,000	$400,500	$438,000	+9.4%	+ 19.0%
Saint Paul - Macalester-Groveland	$401,000	$422,000	$407,500	$431,000	$453,000	+5.1%	+ 13.0%
Saint Paul - North End	$212,250	$219,188	$206,000	$237,500	$245,000	+3.2%	+ 15.4%
Saint Paul - Payne-Phalen	$230,000	$230,500	$240,000	$240,000	$259,000	+7.9%	+ 12.6%
Saint Paul - St. Anthony Park	$325,000	$368,000	$290,000	$328,500	$367,767	+ 12.0%	+ 13.2%
Saint Paul - Summit Hill	$432,000	$455,000	$518,250	$516,250	$689,000	+ 33.5%	+ 59.5%
Saint Paul - Summit-University	$280,000	$300,500	$280,000	$300,000	$300,000	0.0%	+ 7.1%
Saint Paul - Thomas-Dale (Frogtown)	$217,000	$215,000	$240,000	$226,000	$247,500	+9.5%	+ 14.1%
Saint Paul - West Seventh	$285,000	$285,000	$280,000	$304,999	$310,000	+ 1.6%	+8.8%
Saint Paul - West Side	$250,000	$257,000	$250,000	$265,700	$285,000	+7.3%	+ 14.0%
Saint Paul Park	$278,000	$296,000	$318,000	$294,000	$315,000	+ 7.1%	+ 13.3%
Savage	$390,000	$421,000	$415,000	$425,000	$431,250	+ 1.5%	+ 10.6%
Scandia	$550,000	$550,000	$575,500	$515,000	$565,000	+9.7%	+2.7%
Shakopee	$340,257	$400,000	$385,000	$400,000	$413,433	+3.4%	+ 21.5%
Shoreview	$349,775	$360,000	$360,000	$405,000	$399,900	-1.3%	+ 14.3%
Shorewood	$779,750	$762,500	$830,000	$712,500	$978,310	+37.3%	+ 25.5%
Somerset	$300,000	$372,925	$385,500	$382,500	$405,400	+6.0%	+ 35.1%
South Haven	$299,950	$319,938	$369,900	$495,000	$379,900	-23.3%	+ 26.7%
South Saint Paul	$268,000	$278,000	$285,000	$290,750	$299,900	+3.1%	+ 11.9%
Spring Lake Park	$280,000	$296,125	$304,900	$310,000	$320,000	+3.2%	+ 14.3%
Spring Park	$635,000	$775,000	$450,000	$692,500	$677,500	-2.2%	+6.7%
Stacy	$360,000	$400,000	$389,000	$400,000	$420,000	+5.0%	+ 16.7%
Stillwater	$456,000	$505,000	$416,000	$462,500	$475,000	+2.7%	+4.2%
Sunfish Lake	$1,700,000	$1,603,750	$1,565,000	$1,420,000	$1,285,000	-9.5%	- 24.4%
Tonka Bay	$1,050,000	$926,000	$1,841,311	$1,900,000	$1,250,000	- 34.2%	+ 19.0%
Vadnais Heights	$300,000	$360,000	$350,000	$355,000	$393,000	+ 10.7%	+ 31.0%
Vermillion	$0	$306,000	$350,000	$355,000	$420,000	+ 18.3%	--
Victoria	$527,500	$619,950	$600,000	$610,000	$650,000	+6.6%	+ 23.2%
Waconia	$415,000	$465,000	$459,990	$464,990	$469,900	+ 1.1%	+ 13.2%
Watertown	$315,000	$366,450	$331,000	$367,500	$350,000	-4.8%	+ 11.1%
Waterville	$220,000	$232,500	$259,500	$285,000	$265,000	-7.0%	+ 20.5%
Wayzata	$900,000	$1,175,000	$1,175,000	$1,092,500	$1,187,500	+8.7%	+ 31.9%
West Saint Paul	$280,000	$297,500	$307,000	$325,000	$340,000	+4.6%	+ 21.4%
White Bear Lake	$315,000	$331,250	$340,000	$350,000	$360,000	+2.9%	+ 14.3%
Willernie	$244,967	$290,000	$280,000	$358,000	$335,306	-6.3%	+36.9%
Winthrop	$158,950	$162,240	$169,000	$190,500	$205,000	+7.6%	+ 29.0%
Woodbury	$410,000	$450,000	$455,000	$470,000	$456,000	-3.0%	+ 11.2%
Woodland	$1,301,250	$850,000	$1,550,000	$1,010,000	$1,200,000	+ 18.8%	-7.8%
Wyoming	$354,500	$404,000	$401,000	$390,500	$453,000	+ 16.0%	+ 27.8%
Zimmerman	$324,840	$360,000	$350,000	$350,000	$354,400	+ 1.3%	+9.1%
Zumbrota	$273,000	$300,000	$275,500	$312,950	$324,000	+3.5%	+ 18.7%

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Hennepin County Residential Property Growth, 2026 Assessment



2026 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	1.5%	0.3%
Excelsior	2.3%	5.7%
Greenwood	14.3%	-4.6%
Minnetonka	5.9%	9.7%
Minnetonka Beach	3.3%	2.8%
Minnetrista	3.1%	3.5%
Mound	5.0%	1.7%
Orono	-2.2%	8.8%
Shorewood	4.0%	-1.5%
Spring Park	-6.3%	0.8%
Tonka Bay	3.2%	0.4%
Wayzata	1.8%	0.5%
Woodland	4.6%	1.4%
Overall Static Growth	3.7%	3.3%

2026 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	1.5%	0.4%
Excelsior	1.9%	6.7%
Greenwood	14.3%	-4.6%
Minnetonka	5.9%	9.5%
Minnetonka Beach	3.3%	2.8%
Minnetrista	3.0%	3.4%
Mound	4.7%	2.1%
Orono	-2.4%	8.5%
Shorewood	3.8%	0.7%
Spring Park	-6.3%	0.8%
Tonka Bay	3.2%	0.4%
Wayzata	1.8%	0.5%
Woodland	4.5%	1.7%
Overall Static Growth	3.7%	3.5%

2026 Static Assessment Growth

Single Family Residential Properties

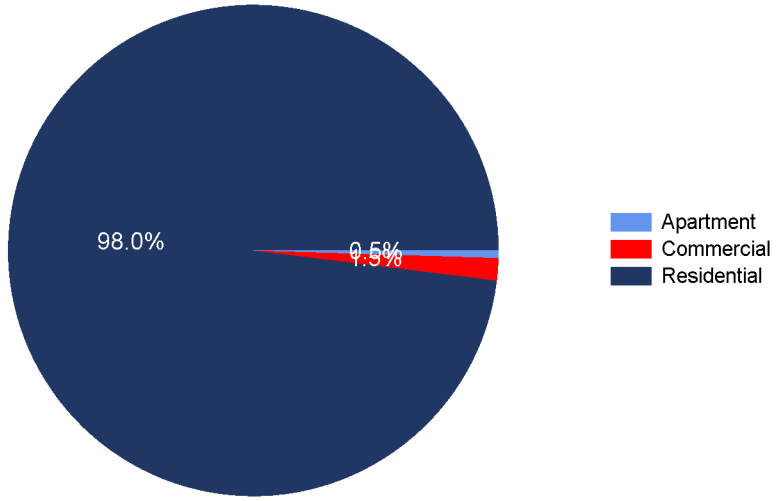
All Lakes, All Cities with Lakes

City	Off Lake	On Lake
Bloomington	3.0%	4.0%
Brooklyn Center	2.9%	2.6%
Brooklyn Park	0.6%	-1.5%
Champlin	-0.1%	0.7%
Corcoran	6.3%	21.8%
Crystal	3.1%	0.2%
Dayton	1.6%	3.2%
Deephaven	1.5%	0.4%
Eden Prairie	4.1%	1.2%
Edina	3.1%	3.7%
Excelsior	1.9%	6.7%
Golden Valley	3.2%	4.5%
Greenfield	3.8%	4.6%
Greenwood	14.3%	-4.6%
Hanover	1.5%	2.9%
Independence	3.2%	6.4%
Long Lake	-2.0%	2.9%
Maple Grove	2.4%	6.2%
Medicine Lake	1.3%	0.0%
Medina	3.7%	7.2%
Minnetonka	5.9%	9.5%
Minnetonka Beach	3.3%	2.8%
Minnetrista	3.0%	3.4%
Mound	4.7%	2.1%
Orono	-2.4%	8.5%
Plymouth	2.3%	0.4%
Robbinsdale	-0.1%	4.5%
Rockford	-3.5%	1.2%
Rogers	1.1%	2.9%
Saint Louis Park	2.2%	-1.4%
Shorewood	3.8%	0.7%
Spring Park	-6.3%	0.8%
Tonka Bay	3.2%	0.4%
Wayzata	1.8%	0.5%
Woodland	4.5%	1.7%
Overall Static Growth	3.0%	3.4%

2026 Assessment Deephaven

Deephaven Totals

Estimated Market Value	2.0%
Taxable Market Value	2.0%
Net Tax Capacity	2.1%



Property Type	2025 Parcels	2025 Est Market Value	2026 Parcels	2026 Est Market Value	Gross Growth	New Construction Parcels	Improvement Value	Net Growth
Apartment	2	12,115,000	2	11,514,000	-5.0%	0	0	-5.0%
Apartments	1	12,114,000	1	11,513,000	-5.0%	0	0	-5.0%
Vacant Apartment Land	1	1,000	1	1,000	0.0%	0	0	0.0%
Commercial	28	34,312,000	28	34,786,000	1.4%	1	300,000	0.5%
Office	13	19,347,000	13	19,647,000	1.6%	1	300,000	0.0%
Retail	6	7,747,000	6	7,747,000	0.0%	0	0	0.0%
Other	5	3,030,000	5	3,204,000	5.7%	0	0	5.7%
Automotive	3	2,838,000	3	2,838,000	0.0%	0	0	0.0%
Medical	1	1,350,000	1	1,350,000	0.0%	0	0	0.0%
Residential	1,527	2,272,718,300	1,527	2,319,442,400	2.1%	91	26,580,000	0.9%
Single Family	1,409	2,233,608,300	1,416	2,293,654,200	2.7%	91	26,580,000	1.5%
Vacant Res Land	90	23,472,700	85	11,120,900	-52.6%	0	0	-52.6%
Townhome	16	7,622,400	16	7,855,500	3.1%	0	0	3.1%
Other Residential	11	7,468,300	9	6,264,100	-16.1%	0	0	-16.1%
Duplex/Triplex	1	546,600	1	547,700	0.2%	0	0	0.2%
Total Real Property	**1,557**	**2,319,145,300**	**1,557**	**2,365,742,400**	**2.0%**	**92**	**26,880,000**	**0.9%**

Single Family

-

Off Lake



3542 CO RD 101 — 18-117-22-41-0029

2026 ESTIMATED MARKET VALUE: **$412,600**

SALE DATE :	10/3/2024	**SALE DATE:**	
NET SALE PRICE :	$409,900	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$427,841		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1956	**# FIREPLACES :**	1
GROUND FL SF :	1,248	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,248	**# FULL BATHS :**	1
BASEMENT SF :	1,248	**# 3/4 BATHS :**	1
BASEMENT % FIN :	60%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	523
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	19,602	**LAKE :**	
LOT ACRES :	0.45	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3542 LOWELL ST — 18-117-22-41-0035

2026 ESTIMATED MARKET VALUE: **$562,500**

SALE DATE :	10/31/2024	**SALE DATE:**	
NET SALE PRICE :	$570,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$594,949		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1952	**# FIREPLACES :**	0
GROUND FL SF :	1,310	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,310	**# FULL BATHS :**	2
BASEMENT SF :	1,310	**# 3/4 BATHS :**	0
BASEMENT % FIN :	50%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	150

GARAGES

GARAGE 1 SF :	484
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	13,504	**LAKE :**	
LOT ACRES :	0.31	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



5078 VINE HILL RD — 25-117-23-41-0014

2026 ESTIMATED MARKET VALUE: **$662,000**

SALE DATE :	7/30/2025	**SALE DATE:**	
NET SALE PRICE :	$615,297	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$625,931		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	No
AGE :	1955	**# FIREPLACES :**	1
GROUND FL SF :	1,713	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	1,713	**# FULL BATHS :**	2
BASEMENT SF :	1,500	**# 3/4 BATHS :**	0
BASEMENT % FIN :	90%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	85
DECK SF :	0

GARAGES

GARAGE 1 SF :	841
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	36,590	**LAKE :**	
LOT ACRES :	0.84	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4136 HILLCREST RD — 19-117-22-13-0018

2026 ESTIMATED MARKET VALUE: **$609,800**

SALE DATE :	2/26/2025	**SALE DATE:**	7/12/2023
NET SALE PRICE :	$650,000	**SALE PRICE:**	674900
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$670,744		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1972	**# FIREPLACES :**	1
GROUND FL SF :	1,149	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,149	**# FULL BATHS :**	1
BASEMENT SF :	1,306	**# 3/4 BATHS :**	2
BASEMENT % FIN :	70%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	508
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	17,424	**LAKE :**	
LOT ACRES :	0.40	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Walk up rambler style home built into side of hill



18660 LAKE AVE — 18-117-22-34-0041

2026 ESTIMATED MARKET VALUE: **$651,400**

SALE DATE :	8/14/2025	**SALE DATE:**	9/13/2021
NET SALE PRICE :	$680,000	**SALE PRICE:**	487500
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$689,780		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1962	**# FIREPLACES :**	0
GROUND FL SF :	1,256	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,256	**# FULL BATHS :**	2
BASEMENT SF :	1,256	**# 3/4 BATHS :**	0
BASEMENT % FIN :	60%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	190
SCREENED PORCH SF :	0
OPEN PORCH SF :	88
DECK SF :	0

GARAGES

GARAGE 1 SF :	484
GARAGE 1 TYPE :	Detached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	11,326	**LAKE :**	
LOT ACRES :	0.26	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3840 HONEYSUCKLE RD — 19-117-22-12-0027

2026 ESTIMATED MARKET VALUE: **$882,000**

SALE DATE :	6/16/2025	**SALE DATE:**	
NET SALE PRICE :	$910,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$928,375		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1956	**# FIREPLACES :**	1
GROUND FL SF :	1,872	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,872	**# FULL BATHS :**	2
BASEMENT SF :	1,685	**# 3/4 BATHS :**	1
BASEMENT % FIN :	50%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	150
DECK SF :	0

GARAGES

GARAGE 1 SF :	480
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	28,750	**LAKE :**	
LOT ACRES :	0.66	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3340 HILL LN — 18-117-22-24-0049

2026 ESTIMATED MARKET VALUE: **$2,094,000**

SALE DATE :	6/13/2025	**SALE DATE:**	3/29/2023
NET SALE PRICE :	$2,075,000	**SALE PRICE:**	1900000
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$2,116,900		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1930	**# FIREPLACES :**	1
GROUND FL SF :	5,800	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	5,800	**# FULL BATHS :**	1
BASEMENT SF :	5,800	**# 3/4 BATHS :**	4
BASEMENT % FIN :	80%	**# HALF BATHS :**	2
WALKOUT :	Yes	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	936
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	92,783	**LAKE :**	
LOT ACRES :	2.13	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4690 OLD KENT RD — 25-117-23-21-0028

2026 ESTIMATED MARKET VALUE: **$2,113,800**

SALE DATE :	2/24/2025	**SALE DATE:**	
NET SALE PRICE :	$2,145,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$2,213,455		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	1993	**# FIREPLACES :**	1
GROUND FL SF :	2,363	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,363	**# FULL BATHS :**	1
BASEMENT SF :	2,363	**# 3/4 BATHS :**	1
BASEMENT % FIN :	80%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	150
OPEN PORCH SF :	0
DECK SF :	350

GARAGES

GARAGE 1 SF :	800
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	40,075	**LAKE :**	
LOT ACRES :	0.92	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4174 HILLCREST RD — 19-117-22-13-0022

2026 ESTIMATED MARKET VALUE: **$634,100**

SALE DATE :	10/31/2024	**SALE DATE:**	
NET SALE PRICE :	$620,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$647,137		

BUILDING CHARACTERISTICS

STORIES :	Split Entry	**CENTRAL AC :**	Yes
AGE :	1975	**# FIREPLACES :**	1
GROUND FL SF :	1,580	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,580	**# FULL BATHS :**	1
BASEMENT SF :	1,580	**# 3/4 BATHS :**	2
BASEMENT % FIN :	80%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	220

GARAGES

GARAGE 1 SF :	660
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	17,860	**LAKE :**	
LOT ACRES :	0.41	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



18120 HUMMINGBIRD RD — 18-117-22-43-0050

2026 ESTIMATED MARKET VALUE: **$772,400**

SALE DATE :	7/9/2025	**SALE DATE:**	
NET SALE PRICE :	$817,500	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$831,629		

BUILDING CHARACTERISTICS

STORIES :	Split Entry	**CENTRAL AC :**	Yes
AGE :	1972	**# FIREPLACES :**	1
GROUND FL SF :	1,804	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,804	**# FULL BATHS :**	2
BASEMENT SF :	1,804	**# 3/4 BATHS :**	1
BASEMENT % FIN :	50%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	96
DECK SF :	250

GARAGES

GARAGE 1 SF :	520
GARAGE 1 TYPE :	Tuck Under Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	21,344	**LAKE :**	
LOT ACRES :	0.49	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



18065 BERRY LN — 18-117-22-43-0014

2026 ESTIMATED MARKET VALUE: **$480,500**

SALE DATE :	12/3/2024	**SALE DATE:**	
NET SALE PRICE :	$575,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$596,749		

BUILDING CHARACTERISTICS

STORIES :	Split Level	**CENTRAL AC :**	Yes
AGE :	1968	**# FIREPLACES :**	1
GROUND FL SF :	1,560	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,560	**# FULL BATHS :**	1
BASEMENT SF :	1,500	**# 3/4 BATHS :**	2
BASEMENT % FIN :	50%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	192
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	520
GARAGE 1 TYPE :	Tuck Under Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	20,909	**LAKE :**	
LOT ACRES :	0.48	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Home is undergoing major remodel and is currently listed for $925,000



19100 EASTON RD — 13-117-23-44-0013

2026 ESTIMATED MARKET VALUE: **$739,100**

SALE DATE :	4/24/2025	**SALE DATE:**	
NET SALE PRICE :	$735,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$754,137		

BUILDING CHARACTERISTICS

STORIES :	1 3/4 Story	**CENTRAL AC :**	Yes
AGE :	1938	**# FIREPLACES :**	1
GROUND FL SF :	1,184	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	2,084	**# FULL BATHS :**	1
BASEMENT SF :	1,152	**# 3/4 BATHS :**	1
BASEMENT % FIN :	80%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	624
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	14,375	**LAKE :**	
LOT ACRES :	0.33	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4022 HILLCREST RD — 19-117-22-13-0003

2026 ESTIMATED MARKET VALUE: **$938,300**

SALE DATE :	9/16/2025	**SALE DATE:**	5/20/2021
NET SALE PRICE :	$990,000	**SALE PRICE:**	950000
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,001,374		

BUILDING CHARACTERISTICS

STORIES :	1 3/4 Story	**CENTRAL AC :**	Yes
AGE :	1966	**# FIREPLACES :**	0
GROUND FL SF :	1,793	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	2,675	**# FULL BATHS :**	1
BASEMENT SF :	359	**# 3/4 BATHS :**	1
BASEMENT % FIN :	0%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	552
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	57,499	**LAKE :**	
LOT ACRES :	1.32	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3515 HAMILTON AVE — 18-117-22-31-0106

2026 ESTIMATED MARKET VALUE: **$1,017,300**

SALE DATE :	6/17/2025	**SALE DATE:**	1/22/2021
NET SALE PRICE :	$1,005,000	**SALE PRICE:**	699850
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,025,294		

BUILDING CHARACTERISTICS

STORIES :	1 3/4 Story	**CENTRAL AC :**	Yes
AGE :	1984	**# FIREPLACES :**	0
GROUND FL SF :	1,950	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	3,082	**# FULL BATHS :**	1
BASEMENT SF :	1,950	**# 3/4 BATHS :**	2
BASEMENT % FIN :	40%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	578
DECK SF :	0

GARAGES

GARAGE 1 SF :	651
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	484
GARAGE 2 TYPE :	Detached Garage

LOT CHARACTERISTICS

LOT SF :	13,068	**LAKE :**	
LOT ACRES :	0.30	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



19510 VINE ST — 25-117-23-14-0010

2026 ESTIMATED MARKET VALUE: **$1,046,700**

SALE DATE :	4/21/2025	**SALE DATE:**	
NET SALE PRICE :	$1,072,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,099,911		

BUILDING CHARACTERISTICS

STORIES :	1 3/4 Story	**CENTRAL AC :**	Yes
AGE :	1956	**# FIREPLACES :**	1
GROUND FL SF :	1,947	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,027	**# FULL BATHS :**	1
BASEMENT SF :	1,558	**# 3/4 BATHS :**	2
BASEMENT % FIN :	60%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	112
DECK SF :	224

GARAGES

GARAGE 1 SF :	440
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	22,216	**LAKE :**	
LOT ACRES :	0.51	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



20660 WOODHAVEN PL — 23-117-23-44-0034

2026 ESTIMATED MARKET VALUE: **$1,205,800**

SALE DATE :	6/12/2025	**SALE DATE:**	6/12/2025
NET SALE PRICE :	$520,000	**SALE PRICE:**	1040000
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$530,500		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1987	**# FIREPLACES :**	1
GROUND FL SF :	2,936	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,968	**# FULL BATHS :**	0
BASEMENT SF :	2,055	**# 3/4 BATHS :**	3
BASEMENT % FIN :	10%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	256
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	777
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	42,689	**LAKE :**	
LOT ACRES :	0.98	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3930 HILLCREST WAY — 19-117-22-12-0035

2026 ESTIMATED MARKET VALUE: **$713,100**

SALE DATE :	8/20/2025	**SALE DATE:**	
NET SALE PRICE :	$650,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$659,348		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1977	**# FIREPLACES :**	1
GROUND FL SF :	1,308	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	2,464	**# FULL BATHS :**	2
BASEMENT SF :	1,308	**# 3/4 BATHS :**	0
BASEMENT % FIN :	40%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	500

GARAGES

GARAGE 1 SF :	528
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	56,628	**LAKE :**	
LOT ACRES :	1.30	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



5160 HOOPER LAKE RD — 25-117-23-42-0022

2026 ESTIMATED MARKET VALUE: **$632,900**

SALE DATE :	3/28/2025	**SALE DATE:**	
NET SALE PRICE :	$680,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$699,700		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1948	**# FIREPLACES :**	0
GROUND FL SF :	1,266	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	2,410	**# FULL BATHS :**	2
BASEMENT SF :	0	**# 3/4 BATHS :**	1
BASEMENT % FIN :	!	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	100
DECK SF :	400

GARAGES

GARAGE 1 SF :	563
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	23,958	**LAKE :**	
LOT ACRES :	0.55	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



18920 PARK AVE — 19-117-22-22-0073

2026 ESTIMATED MARKET VALUE: **$901,500**

SALE DATE :	6/25/2025	**SALE DATE:**	
NET SALE PRICE :	$890,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$907,971		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1986	**# FIREPLACES :**	1
GROUND FL SF :	980	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,095	**# FULL BATHS :**	0
BASEMENT SF :	980	**# 3/4 BATHS :**	2
BASEMENT % FIN :	70%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	312
OPEN PORCH SF :	0
DECK SF :	300

GARAGES

GARAGE 1 SF :	484
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	21,780	**LAKE :**	
LOT ACRES :	0.50	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



18805 AZURE RD — 18-117-22-33-0017

2026 ESTIMATED MARKET VALUE: **$903,000**

SALE DATE :	8/15/2025	**SALE DATE:**	
NET SALE PRICE :	$945,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$958,591		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1957	**# FIREPLACES :**	0
GROUND FL SF :	1,190	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	1,840	**# FULL BATHS :**	1
BASEMENT SF :	1,190	**# 3/4 BATHS :**	1
BASEMENT % FIN :	50%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	144
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	260

GARAGES

GARAGE 1 SF :	768
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	13,939	**LAKE :**	
LOT ACRES :	0.32	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4650 ST JAMES GATE — 25-117-23-21-0024

2026 ESTIMATED MARKET VALUE: **$981,500**

SALE DATE :	11/12/2024	**SALE DATE:**	
NET SALE PRICE :	$970,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,009,569		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1987	**# FIREPLACES :**	1
GROUND FL SF :	1,170	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	2,000	**# FULL BATHS :**	1
BASEMENT SF :	1,329	**# 3/4 BATHS :**	1
BASEMENT % FIN :	80%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	72
SCREENED PORCH SF :	144
OPEN PORCH SF :	0
DECK SF :	900

GARAGES

GARAGE 1 SF :	616
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	40,075	**LAKE :**	
LOT ACRES :	0.92	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4285 JEFFERSON ST — 24-117-23-31-0065

2026 ESTIMATED MARKET VALUE: **$1,094,900**

SALE DATE :	7/28/2025	**SALE DATE:**	6/26/2023
NET SALE PRICE :	$1,150,000	**SALE PRICE:**	$872,500
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,169,876		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1986	**# FIREPLACES :**	0
GROUND FL SF :	1,187	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	2,296	**# FULL BATHS :**	1
BASEMENT SF :	1,187	**# 3/4 BATHS :**	1
BASEMENT % FIN :	0%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	162
OPEN PORCH SF :	179
DECK SF :	603

GARAGES

GARAGE 1 SF :	550
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	8,712	**LAKE :**	
LOT ACRES :	0.20	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3542 LEROY ST — 18-117-22-41-0041

2026 ESTIMATED MARKET VALUE: **$1,053,600**

SALE DATE :	6/12/2025	**SALE DATE:**	
NET SALE PRICE :	$1,265,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,290,544		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2017	**# FIREPLACES :**	0
GROUND FL SF :	1,731	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,369	**# FULL BATHS :**	2
BASEMENT SF :	1,731	**# 3/4 BATHS :**	1
BASEMENT % FIN :	0%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	200
DECK SF :	144

GARAGES

GARAGE 1 SF :	858
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	13,504	**LAKE :**	
LOT ACRES :	0.31	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



18855 RIDGEWOOD RD — 19-117-22-33-0006

2026 ESTIMATED MARKET VALUE: **$1,390,400**

SALE DATE :	10/15/2024	**SALE DATE:**	
NET SALE PRICE :	$1,350,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,409,089		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1956	**# FIREPLACES :**	1
GROUND FL SF :	1,495	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,760	**# FULL BATHS :**	1
BASEMENT SF :	1,232	**# 3/4 BATHS :**	1
BASEMENT % FIN :	40%	**# HALF BATHS :**	2
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	192
OPEN PORCH SF :	0
DECK SF :	392

GARAGES

GARAGE 1 SF :	1,476
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	90,605	**LAKE :**	
LOT ACRES :	2.08	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



18600 HIGHLAND AVE — 18-117-22-31-0082

2026 ESTIMATED MARKET VALUE: **$1,463,700**

SALE DATE :	4/15/2025	**SALE DATE:**	12/8/2020
NET SALE PRICE :	$1,600,000	**SALE PRICE:**	554891
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,641,658		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2021	**# FIREPLACES :**	0
GROUND FL SF :	1,858	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,804	**# FULL BATHS :**	1
BASEMENT SF :	0	**# 3/4 BATHS :**	1
BASEMENT % FIN :	!	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	340
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	624
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	20,038	**LAKE :**	
LOT ACRES :	0.46	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



20400 WESTERN RD — 24-117-23-32-0043

2026 ESTIMATED MARKET VALUE: **$1,792,200**

SALE DATE :	6/16/2025	**SALE DATE:**	
NET SALE PRICE :	$1,850,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,887,356		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2017	**# FIREPLACES :**	1
GROUND FL SF :	1,118	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,794	**# FULL BATHS :**	1
BASEMENT SF :	1,118	**# 3/4 BATHS :**	1
BASEMENT % FIN :	70%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	6

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	78
DECK SF :	360

GARAGES

GARAGE 1 SF :	480
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	8,276	**LAKE :**	
LOT ACRES :	0.19	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



20395 LINDEN RD — 24-117-23-33-0052

2026 ESTIMATED MARKET VALUE: **$1,904,600**

SALE DATE :	8/1/2025	**SALE DATE:**	
NET SALE PRICE :	$1,900,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,927,326		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1997	**# FIREPLACES :**	1
GROUND FL SF :	1,538	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,142	**# FULL BATHS :**	2
BASEMENT SF :	1,538	**# 3/4 BATHS :**	0
BASEMENT % FIN :	80%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	208
OPEN PORCH SF :	266
DECK SF :	87

GARAGES

GARAGE 1 SF :	672
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	23,522	**LAKE :**	
LOT ACRES :	0.54	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



3525 MONTGOMERIE AVE — 18-117-22-31-0023

2026 ESTIMATED MARKET VALUE: **$1,943,400**

SALE DATE :	6/2/2025	**SALE DATE:**	1/23/2023
NET SALE PRICE :	$1,890,000	**SALE PRICE:**	389200
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$1,928,164		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2023	**# FIREPLACES :**	0
GROUND FL SF :	1,776	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,882	**# FULL BATHS :**	1
BASEMENT SF :	1,776	**# 3/4 BATHS :**	2
BASEMENT % FIN :	90%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	174
OPEN PORCH SF :	80
DECK SF :	0

GARAGES

GARAGE 1 SF :	927
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	20,038	**LAKE :**	
LOT ACRES :	0.46	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



20735 LINWOOD RD — 23-117-23-44-0021

2026 ESTIMATED MARKET VALUE: **$2,563,300**

SALE DATE :	6/13/2025	**SALE DATE:**	8/26/2021
NET SALE PRICE :	$2,700,000	**SALE PRICE:**	2175000
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$2,754,520		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1995	**# FIREPLACES :**	1
GROUND FL SF :	3,663	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	4,383	**# FULL BATHS :**	0
BASEMENT SF :	2,727	**# 3/4 BATHS :**	4
BASEMENT % FIN :	90%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	630
DECK SF :	500

GARAGES

GARAGE 1 SF :	792
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	40,075	**LAKE :**	
LOT ACRES :	0.92	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



20545 LINWOOD RD — 24-117-23-33-0005

2026 ESTIMATED MARKET VALUE: **$2,639,700**

SALE DATE :	7/31/2025	**SALE DATE:**	
NET SALE PRICE :	$2,800,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$2,848,393		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2014	**# FIREPLACES :**	0
GROUND FL SF :	1,705	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	4,546	**# FULL BATHS :**	2
BASEMENT SF :	1,691	**# 3/4 BATHS :**	2
BASEMENT % FIN :	60%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	6

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	336
OPEN PORCH SF :	161
DECK SF :	0

GARAGES

GARAGE 1 SF :	1,248
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	17,860	**LAKE :**	
LOT ACRES :	0.41	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS



4280 NORTHERN RD — 24-117-23-32-0061

2026 ESTIMATED MARKET VALUE: **$2,727,900**

SALE DATE :	6/3/2025	**SALE DATE:**	6/1/2020
NET SALE PRICE :	$2,825,000	**SALE PRICE:**	1780000
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$2,882,044		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2018	**# FIREPLACES :**	0
GROUND FL SF :	1,628	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	4,120	**# FULL BATHS :**	3
BASEMENT SF :	1,408	**# 3/4 BATHS :**	1
BASEMENT % FIN :	70%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	224
OPEN PORCH SF :	266
DECK SF :	0

GARAGES

GARAGE 1 SF :	864
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	16,117	**LAKE :**	
LOT ACRES :	0.37	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Single Family

-

Deeded Access



19435 COTTAGEWOOD RD — 25-117-23-11-0043

2026 ESTIMATED MARKET VALUE: **$1,232,400**

SALE DATE :	8/26/2025	**SALE DATE:**	
NET SALE PRICE :	$1,270,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	4.608		
MCAP SALE PRICE :	$1,294,063		

BUILDING CHARACTERISTICS

STORIES :	Split Entry	**CENTRAL AC :**	Yes
AGE :	1987	**# FIREPLACES :**	1
GROUND FL SF :	2,452	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,452	**# FULL BATHS :**	2
BASEMENT SF :	2,452	**# 3/4 BATHS :**	0
BASEMENT % FIN :	90%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	4

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	70
DECK SF :	600

GARAGES

GARAGE 1 SF :	923
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	38,333	**LAKE :**	Minnetonka
LOT ACRES :	0.88	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Property has access through HOA docks

Single Family

-

On Lake



19720 LAKEVIEW AVE — 24-117-23-13-0004

2026 ESTIMATED MARKET VALUE: **$5,259,500**

SALE DATE :	1/8/2025	**SALE DATE:**	6/11/2020
NET SALE PRICE :	$5,260,100	**SALE PRICE:**	2148000
ANNUAL MCAP ADJ :	4.608		
MCAP SALE PRICE :	$5,502,472		

BUILDING CHARACTERISTICS

STORIES :	1 Story	**CENTRAL AC :**	Yes
AGE :	2020	**# FIREPLACES :**	0
GROUND FL SF :	2,135	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,135	**# FULL BATHS :**	1
BASEMENT SF :	2,249	**# 3/4 BATHS :**	1
BASEMENT % FIN :	80%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	713
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	18,295	**LAKE :**	Minnetonka
LOT ACRES :	0.42	**EFFECTIVE LAKE FRONT FT :**	107

APPRAISER COMMENTS

On lake facing northwest with big water views



19820 LAKEVIEW AVE — 24-117-23-13-0019

2026 ESTIMATED MARKET VALUE: **$3,680,900**

SALE DATE :	10/1/2025	**SALE DATE:**	
NET SALE PRICE :	$4,400,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	4.608		
MCAP SALE PRICE :	$4,449,832		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1956	**# FIREPLACES :**	0
GROUND FL SF :	1,760	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,000	**# FULL BATHS :**	1
BASEMENT SF :	1,760	**# 3/4 BATHS :**	1
BASEMENT % FIN :	80%	**# HALF BATHS :**	1
WALKOUT :	Yes	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	154
DECK SF :	336

GARAGES

GARAGE 1 SF :	462
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	10,019	**LAKE :**	Minnetonka
LOT ACRES :	0.23	**EFFECTIVE LAKE FRONT FT :**	63

APPRAISER COMMENTS

Sales after end of sales ratio study period



20630 LINWOOD RD — 23-117-23-41-0004

2026 ESTIMATED MARKET VALUE: **$7,487,200**

SALE DATE :	6/16/2025	**SALE DATE:**	
NET SALE PRICE :	$7,000,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	4.608		
MCAP SALE PRICE :	$7,186,381		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1999	**# FIREPLACES :**	0
GROUND FL SF :	3,927	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	7,248	**# FULL BATHS :**	1
BASEMENT SF :	3,927	**# 3/4 BATHS :**	3
BASEMENT % FIN :	90%	**# HALF BATHS :**	2
WALKOUT :	Yes	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	462
DECK SF :	462

GARAGES

GARAGE 1 SF :	1,190
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	88,862	**LAKE :**	Minnetonka
LOT ACRES :	2.04	**EFFECTIVE LAKE FRONT FT :**	125

APPRAISER COMMENTS



3655 NORTHOME RD — 13-117-23-44-0094

2026 ESTIMATED MARKET VALUE: **$8,447,100**

SALE DATE :	1/28/2026	**SALE DATE:**	
NET SALE PRICE :	$9,125,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	4.608		
MCAP SALE PRICE :	$9,125,000		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	1999	**# FIREPLACES :**	1
GROUND FL SF :	3,992	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	6,442	**# FULL BATHS :**	4
BASEMENT SF :	5,289	**# 3/4 BATHS :**	3
BASEMENT % FIN :	90%	**# HALF BATHS :**	3
WALKOUT :	Yes	**# BEDROOMS :**	7

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	860
DECK SF :	3,064

GARAGES

GARAGE 1 SF :	970
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	71,438	**LAKE :**	Minnetonka
LOT ACRES :	1.64	**EFFECTIVE LAKE FRONT FT :**	125

APPRAISER COMMENTS

Sale after sales study period

Townhomes



17810 VALLEY COVE CT — 18-117-22-44-0123

2026 ESTIMATED MARKET VALUE: **$591,600**

SALE DATE :	12/6/2024	**SALE DATE:**	12/9/2020
NET SALE PRICE :	$600,000	**SALE PRICE:**	461965
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$622,695		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2006	**# FIREPLACES :**	0
GROUND FL SF :	1,162	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	2,324	**# FULL BATHS :**	1
BASEMENT SF :	1,162	**# 3/4 BATHS :**	1
BASEMENT % FIN :	70%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	431
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	2,614	**LAKE :**	
LOT ACRES :	0.06	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Land and Redevelopment



3610 NORTHOME AVE — 13-117-23-44-0056

2026 ESTIMATED MARKET VALUE: **$323,000**

SALE DATE :	4/28/2025	**SALE DATE:**	
NET SALE PRICE :	$360,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$369,373		

BUILDING CHARACTERISTICS

STORIES :		**CENTRAL AC :**	No
AGE :		**# FIREPLACES :**	0
GROUND FL SF :		**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :		**# FULL BATHS :**	0
BASEMENT SF :	0	**# 3/4 BATHS :**	0
BASEMENT % FIN :	!	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	0

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	0

GARAGES

GARAGE 1 SF :	0
GARAGE 1 TYPE :	
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	6,098	**LAKE :**	
LOT ACRES :	0.14	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

House was demolished for new build – land sale - currently listed for $495,000



18545 RUTLEDGE RD — 18-117-22-34-0027

2026 ESTIMATED MARKET VALUE: **$516,700**

SALE DATE :	2/2/2026	**SALE DATE:**	1/16/2025
NET SALE PRICE :	$650,000	**SALE PRICE:**	625000
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$648,146		

BUILDING CHARACTERISTICS

STORIES :	1 1/4 Story	**CENTRAL AC :**	Yes
AGE :	1951	**# FIREPLACES :**	0
GROUND FL SF :	820	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,025	**# FULL BATHS :**	1
BASEMENT SF :	820	**# 3/4 BATHS :**	1
BASEMENT % FIN :	70%	**# HALF BATHS :**	0
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	240

GARAGES

GARAGE 1 SF :	280
GARAGE 1 TYPE :	Detached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	10,890	**LAKE :**	
LOT ACRES :	0.25	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Home purchased by Gonyea for future build



18540 AZURE RD — 18-117-22-34-0034

2026 ESTIMATED MARKET VALUE: **$371,000**

SALE DATE :	6/20/2025	**SALE DATE:**	
NET SALE PRICE :	$400,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$408,077		

BUILDING CHARACTERISTICS

STORIES :	1 1/2 Story	**CENTRAL AC :**	Yes
AGE :	2025	**# FIREPLACES :**	0
GROUND FL SF :	1,123	**# DELUXE BATHS :**	0
TOTAL ABOVE GRADE SF :	1,535	**# FULL BATHS :**	1
BASEMENT SF :	786	**# 3/4 BATHS :**	0
BASEMENT % FIN :	30%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	3

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	0
OPEN PORCH SF :	0
DECK SF :	128

GARAGES

GARAGE 1 SF :	396
GARAGE 1 TYPE :	Detached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	10,890	**LAKE :**	
LOT ACRES :	0.25	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Property purchased to demolish structure and rebuild



Current house on site



House that was demolished

19110 LAKE AVE — 13-117-23-44-0028

2026 ESTIMATED MARKET VALUE: **$1,980,200**

SALE DATE :	1/15/2025	**SALE DATE:**	
NET SALE PRICE :	$675,000	**SALE PRICE:**	
ANNUAL MCAP ADJ :	3.487		
MCAP SALE PRICE :	$698,534		

BUILDING CHARACTERISTICS

STORIES :	2 Story	**CENTRAL AC :**	Yes
AGE :	2025	**# FIREPLACES :**	1
GROUND FL SF :	1,556	**# DELUXE BATHS :**	1
TOTAL ABOVE GRADE SF :	3,578	**# FULL BATHS :**	1
BASEMENT SF :	1,556	**# 3/4 BATHS :**	3
BASEMENT % FIN :	0%	**# HALF BATHS :**	1
WALKOUT :	No	**# BEDROOMS :**	5

PORCHES / DECKS

ENCLOSED PORCH SF :	0
SCREENED PORCH SF :	224
OPEN PORCH SF :	256
DECK SF :	156

GARAGES

GARAGE 1 SF :	1,028
GARAGE 1 TYPE :	Attached Garage
GARAGE 2 SF :	0
GARAGE 2 TYPE :	

LOT CHARACTERISTICS

LOT SF :	17,860	**LAKE :**	
LOT ACRES :	0.41	**EFFECTIVE LAKE FRONT FT :**	0

APPRAISER COMMENTS

Property was purchased to demo old home and rebuild

Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting**

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

** "Open Book" meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It's an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:
www.taxcourt.state.mn.us

Regular Division

Non-homestead property valued over $300,000

Appeal can be used for all property

Attorney is recommended

Decisions can be appealed to MN Supreme Court

Small Claims Division

Estimated market value of the property is less than $300,000, or

If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.
If ag homestead (2a), homestead must apply to entire property, or

Denial of current year application for homestead.

Attorney is not necessary; decisions are final.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

Property Tax Division – Mail Station 3340 – St. Paul, MN 55146-3340

This fact sheet is intended to help you become more familiar with Minnesota tax laws and your rights and responsibilities under the laws. Nothing in this fact sheet supersedes, alters, or otherwise changes any provisions of the tax law, administrative rules, court decisions, or revenue notices. Alternative formats available upon request.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.
You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes* and
  - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Gathering supporting evidence

You must have documentation to support your appeal. Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

See page 2 for helpful hints →

Property Tax Division – Mail Station 3340 – St. Paul, MN 55146-3340

This fact sheet is intended to help you become more familiar with Minnesota tax laws and your rights and responsibilities under the laws. Nothing in this fact sheet supersedes, alters, or otherwise changes any provisions of the tax law, administrative rules, court decisions, or revenue notices. Alternative formats available upon request.

Revised 07/04

Presenting your case

Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.



- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.

Written appeals

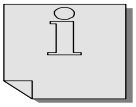
You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.



You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.

Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

DEEPHAVEN CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
7:00 p.m. Monday, April 6th, 2026

AGENDA

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE CONSENT AGENDA**

A. Approve March 16, 2026, Council Meeting Minutes
B. Approve Payment of Claims
C. Approve Resolution 16-26 Residential 2026-2028 Waste Reduction & Recycling Grant Agreement
D. Approve Appointing Planning Commissioners
E. Approve Lakes Area Lobbying JPA
F. Approve Sewer Televising Quote
G. Approve Fog and Chip Seal, Street Lining Quote
H. Approve Tennis Court Fencing Quote

4. **MATTERS FROM THE FLOOR**
Residents may address the Council on matters not on the agenda and are required to register with the City Administrator and/or the provided sign-up sheet prior to the start of the meeting. Those wishing to speak are limited to three (3) minutes and must state their name and address for the record.

5. **PUBLIC HEARING, 2026A SERIES TAX ABATEMENT BOND ISSUANCE**

6. **PLANNING & ZONING MATTERS**

A. Retaining Wall Ordinance Amendment – Second Reading

7. **UNFINISHED BUSINESS**

8. **NEW BUSINESS**
A. Municipal Banking Request for Proposals

9. **COUNCIL REPORTS:**
A. Mayor Report: Public Safety / Public Works, Planning, Weeds, Personnel & Finance
B. Scherschligt: Park, Personnel & Finance, Events
C. Jewett: Fire Board
D. Studer: Public Safety / Public Works
E. Erdmann: Planning, LMCC Board

10. **DEPARTMENT REPORTS**
A. Police Department:
B. Excelsior Fire District
C. Public Works
D. Administration

E. Engineering Update

11. ADJOURNMENT

DEEPHAVEN CITY COUNCIL MEETING MINUTES
7:00 P.M. Monday March 16th, 2026

1.**CALL THE MEETING TO ORDER:** Mayor Pro Tem Scherschligt called the meeting to order at approximately 7:00 p.m.

PRESENT: Mayor Pro Tem Emily Scherschligt, Councilmembers Tony Jewett, John Studer and Tom Erdmann

ABSENT: Mayor Carlson

STAFF PRESENT: Kimberly Lenarz-Greenwaldt City Clerk and City Engineer Steve Hegland with Stantec,

GUEST: None

2. PLEDGE OF ALLEGIANCE:

The Council recited the Pledge of Allegiance

3. APPROVE THE CONSENT AGENDA:

Motion was made by Jewett and seconded by Studer to approve the Consent Agenda and to approve the following items;

A. Approve March 2nd, 2026 City Council Meeting Minutes
B. Approve Payment of Claims
C. Approve Street Sweeping for 2026
D. Approve PW Seasonal Part-time Employee Position
E. Approve Resolution Calling for Public Hearing on Tax Abatement

Motion Carried, Voting in favor was Mayor Pro Tem Scherschligt and Councilmembers Erdmann, Jewett and Studer. 4/0 vote.

4. MATTERS FROM THE FLOOR:

NONE

5. PLANNING & ZONING MATTERS

None

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

A. Special Event Policy:

After discussing the Policy as presented council recommended making changes and to bring it back to a later meeting. No action taken.

B. Maintenance Agreement for Montgomery Storm Water Approvement:

Council reviewed the proposed Maintenance Agreement with the Minnehaha Creek Watershed District for the Montgomerie Avenue Stormwater Improvements. This agreement is required for the project permit and outlines the City's responsibility to maintain and inspect the stormwater system moving forward.
Motion was made by Studer and seconded by Erdmann to Approve the Agreement between the Minnehaha Creek Watershed District and the City of Deephaven.

Motion Carried, Voting in favor was Mayor Pro Tem Scherschligt and Councilmembers Erdmann, Jewett and Studer. 4/0 vote.

8. COUNCIL REPORTS:

A. **Mayor Carlson:** Absent
B. **Scherschligt:** Councilmember Scherschligt shared that there has been strong excitement surrounding the new pavilion planned for City Hall Park. The Park Commission also discussed the potential conversion of the beach tennis courts to sand volleyball and associated costs, along with the possibility of adding vending machines at City parks. There is also interest in bringing back Deephaven Days in 2027, and a grant application for buckthorn removal in 2027 is currently being prepared.
C. **Jewett:** Councilmember Jewett shared that several meetings have taken place regarding Fire Board matters. At this time, no additional information can be shared, but updates will be provided once information becomes public.
D. **Studer:** Meeting was canceled so nothing to update.
E. **Erdmann:** Councilmember Erdmann stated that they have a few things coming up at the next P&Z meeting this week, Retaining walls and Zoning districts. So he will have a report to give in April.

9. DEPARTMENT REPORTS:

A. **Police Department:** Nothing to report
B. **Excelsior Fire District:** Nothing to report
C. **Public Works:** Nothing to report
D. **Administration:** City Clerk Lenarz-Greenwaldt reported that staff was working on getting the Parking Stickers out to residents soon.

E. **Engineering Update:** Engineer Hegland reported to Council that they were talking with contractor on the condition of the Hockey rink and boards and will hopefully have answers to that soon.

10. ADJOURNMENT:

Motion was made by Studer and seconded by Jewett to adjourn the Regular City Council meeting at 7:40pm.

Motion Carried, Voting in favor was Mayor Pro Tem Scherschligt and Councilmembers Erdmann, Jewett and Studer. 4/0 vote.

Typed Respectfully on April 2nd, 2026
By: Kimberly Lenarz-Greenwaldt
Deephaven City Clerk

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260401

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 CASH					
42169	04/01/26	**BLUE CROSS BLUE SHIELD OF MINNESOTA**			
G 101-21718		BLUE CROSS BLUE SHI	$124.03	26022744703	2/2026 Vision Insurance
		Total	$124.03		
42170	04/01/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$19.00	4262708488	uniform service
E 101-43900-211		UNIFORMS	$29.00	4263498653	uniform service
E 101-43900-211		UNIFORMS	$19.00	4264212648	uniform service
		Total	$67.00		
42171	04/01/26	**CITY OF MINNETONKA**			
E 601-49400-382		UTILITY-WATER	$21,120.10	2026 Q1 Utilit	2026 Q1 Utility Billing
		Total	$21,120.10		
42172	04/01/26	**Custom Christmas Lighting LLC**			
E 101-45100-439		MISCELLANEOUS	$2,870.00	51585	2025-2026 thorpe holiday lighting
		Total	$2,870.00		
42173	04/01/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$50.95	4/30/2026	grinding wheels
E 101-41900-229		R&M SUPPLIES	$35.99	A476514	door knob
E 101-41900-229		R&M SUPPLIES	$56.95	A476794	ant bait, brush, sealer
E 101-45100-229		R&M SUPPLIES	$7.99	A476869	hinge
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$2.79	A477133	driver bit
E 602-43200-409		R&M CONTRACTURAL-O	$29.98	B447888	locate flags
E 605-45100-229		R&M SUPPLIES	$26.99	B447944	sealant, clips
		Total	$211.64		
42174	04/01/26	**DELTA DENTAL OF MINNESOTA**			
G 101-21711		DENTAL FAMILY - NON T	$2,089.61	CNS0002113	4/2026 Dental Insurance
		Total	$2,089.61		
42175	04/01/26	**ECM PUBLISHERS INC**			
E 101-41400-351		LEGAL NOTICES	$51.00	1089174	3/2/2025 PH - 20465 Linwood Road Showcase Event
E 101-41400-351		LEGAL NOTICES	$57.37	1090087	3/17/2026 PH - 18800 Highland Ave CUP
E 101-41400-351		LEGAL NOTICES	$44.62	1092697	4/20/2026 Board of Equalization meeting
E 101-41400-351		LEGAL NOTICES	$183.50	1092698	4/6/2026 PH - Tax Abatement Bonds
		Total	$336.49		
42176	04/01/26	**FURY FORD WACONIA**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$1,295.56	7945941	#8 truck repair
		Total	$1,295.56		
42177	04/01/26	**HENNEPIN COUNTY CHIEFS**			
E 101-42100-433		DUES & SUBSCRIPTION	$250.00	03112026-Dh	2026 Chiefs of Police Annual Dues
		Total	$250.00		
42178	04/01/26	**HOME DEPOT CREDIT SERVICES**			
E 101-43900-229		R&M SUPPLIES	$122.79	8025063	paper towels. lock handle.
		Total	$122.79		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260401

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
42179	04/01/26	**JEFF KASK**			
E 101-41900-307		JANITORIAL SERVICES	$300.00	3/18/2026	Clean Deephaven City Hall/Police Dept/Public Works Dept
E 101-41900-307		JANITORIAL SERVICES	$150.00	3/4/2026	Clean Deephaven City Hall/Police Dept/Public Works Dept
		Total	$450.00		
42180	04/01/26	**LMCC**			
E 101-42400-309		PROFESSIONAL SERVIC	$100.00	1745	Video services for 3/17/2026 Planning Commission Meeting
		Total	$100.00		
42181	04/01/26	**MEDIACOM**			
E 101-41400-321		COMMUNICATIONS-TEL	$359.98	8384 97 500	3/2025 Internet - Admin
E 101-42100-321		COMMUNICATIONS-TEL	$359.97	8384 97 500	3/2025 Internet - PD
E 101-41400-321		COMMUNICATIONS-TEL	$359.98	8384 97 500	4/2026 Internet - Admin
E 101-42100-321		COMMUNICATIONS-TEL	$359.97	8384 97 500	4/2026 Internet - PD
		Total	$1,439.90		
42182	04/01/26	**MENARDS**			
E 101-43900-229		R&M SUPPLIES	$246.26	42131	brush, hose reel, concrete mix
E 101-43100-229		R&M SUPPLIES	$141.36	42762	mailbox lumber
		Total	$387.62		
42183	04/01/26	**METRO WEST INSPECTION SERVICES**			
E 101-42400-309		PROFESSIONAL SERVIC	$25,358.82	4976	3/2026 permit finalizations
		Total	$25,358.82		
42184	04/01/26	**MINNESOTA TEAMSTERS #320**			
G 101-21722		PUBLIC WORKS UNION	$314.00	Apr-26	1143 26/03/26
		Total	$314.00		
42185	04/01/26	**MORRIS ELECTRONICS INC**			
E 101-42100-309		PROFESSIONAL SERVIC	$300.00	17964	PD IT support - Cerberus issues
E 101-42100-309		PROFESSIONAL SERVIC	$225.00	18015	PD IT Support 1/27/2026
E 101-42100-309		PROFESSIONAL SERVIC	$150.00	18590	PD IT support for Pantheon conversion
		Total	$675.00		
42186	04/01/26	**Motorola Solutions, Inc**			
E 101-42100-309		PROFESSIONAL SERVIC	$4,775.00	1411237141	4/1/26 - 3/31/27 LPR data for squad cars
		Total	$4,775.00		
42187	04/01/26	**ON SITE COMPANIES - OSSTC**			
E 101-45100-419		RENTALS	$75.00	0002039667	city hall restroom rental
E 605-45100-419		RENTALS	$75.00	0002039668	Carsons launch restroom
		Total	$150.00		
42188	04/01/26	**OREILLY AUTOMOTIVE INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$118.94	3251462319	oil, auto cleaners
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$243.66	3251462538	wiper fluid, solvent, grease
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$31.44	3251463669	car wash soap
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$21.66	3251465490	lug nuts
		Total	$415.70		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260401

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
42189	04/01/26	**PERFORMANCE HEALTH SUPPLY LLC**			
E 605-45100-229		R&M SUPPLIES	$1,076.63	IN99806725	swim area buoys
		Total	$1,076.63		
42190	04/01/26	**QUALITY FLOW SYSTEMS INC**			
E 602-43200-319		EQUIP MAINTENANCE	$532.98	50628	Ls 6 repair phase monitor
		Total	$532.98		
42191	04/01/26	**REPUBLIC SERVICES #894**			
E 603-49520-409		R&M CONTRACTURAL-O	$242.00	08940074593	4/2026 Organics Recycling
		Total	$242.00		
42192	04/01/26	**Riteway Business Forms**			
E 604-43150-219		OPERATIONAL SUPPLIE	$392.44	2630614	Utility bill forms
E 602-43200-219		OPERATIONAL SUPPLIE	$392.44	2630614	Utility bill forms
		Total	$784.88		
42193	04/01/26	**SHRED-N-GO INC**			
E 101-41400-201		OFFICE SUPPLIES	$35.00	196230	3/18/2026 document destruction - Admin
E 101-42100-201		OFFICE SUPPLIES	$35.00	196230	3/18/2026 document destruction - PD
		Total	$70.00		
42194	04/01/26	**STANDARD INSURANCE COMPANY**			
G 101-21715		LIFE INSURANCE-NON T	$505.19	00 772587 00	1221 17/03/26
G 101-21715		LIFE INSURANCE-NON T	$505.19	00772587000	3/2026 life insurance
		Total	$1,010.38		
42195	04/01/26	**Stantec Consulting Services Inc**			
E 101-43100-303		ENGINEERING FEES	$1,813.50	2531126	1/2026 General Engineering Fees
E 604-43150-303		ENGINEERING FEES	$1,574.41	2531126	1/2026 Stormwater Engineering Fees
E 602-43200-303		ENGINEERING FEES	$297.00	2531126	1/2026 Sewer Engineering Fees
E 402-43100-303		ENGINEERING FEES	$68,710.00	2533197	1/2026 Engineering Fees - 2026 Street Improvement Project
		Total	$72,394.91		
42196	04/01/26	**STREICHERS**			
E 101-42100-211		UNIFORMS	$48.00	I1823389	PD Uniform shirt patch sewing
		Total	$48.00		
42197	04/01/26	**SUBURBAN RATE AUTHORITY**			
E 101-41100-433		DUES & SUBSCRIPTION	$254.00	026-1	2026 1st Half Suburban Rate Authority Membership
		Total	$254.00		
42198	04/01/26	**SYMBOLOGY LABEL PRODUCTS**			
E 101-41400-309		PROFESSIONAL SERVIC	$2,204.57	122170	Parking Permit Stickers
		Total	$2,204.57		
42199	04/01/26	**U.S. BANK EQUIPMENT FINANCE**			
E 101-42100-309		PROFESSIONAL SERVIC	$397.98	577887763	3/10 - 4/10 PD copier contract & 12/10 - 3/10 copying overag
		Total	$397.98		
42200	04/01/26	**USPS**			

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260401

Check #	Check Date	Vendor Name		Amount	Invoice	Comment
E 602-43200-322		POSTAGE		$545.54	685583057	Utility bill postage - Sewer 72%
E 604-43150-322		POSTAGE		$212.15	685583057	Utility bill postage - Stormwater 28%
			Total	$757.69		
42201	04/01/26	**VERIZON WIRELESS**				
E 101-42100-321		COMMUNICATIONS-TEL		$313.68	6138407803	2/13 - 3/12 PD Cells & Hotspots
E 101-43900-321		COMMUNICATIONS-TEL		$80.04	6138407803	2/13 - 3/12 PW iPads
			Total	$393.72		
42202	04/01/26	**WEX BANK CIRCLE K**				
E 602-43200-212		FUEL		$281.35	111202299	Sewer fuel
E 101-43900-212		FUEL		$1,252.38	111202299	PW fuel
			Total	$1,533.73		
42203	04/01/26	**WM MUELLER & SONS INC**				
E 101-43100-224		MAINTENANCE		$630.84	321189	washed sand
			Total	$630.84		
42204	04/01/26	**ZIEGLER INC**				
E 402-43100-590		CAPITAL OUTLAY		$248,623.50	IN002333088	2026 caterpillar 930 loader
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$60.00	IN002343162	hoses, loader
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$49.56	IN002343704	couplers
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$162.42	IN002343705	hydraulic fluid, bolts
			Total	$248,895.48		
			10100	$393,781.05		

Fund Summary

10100 CASH	
101 GENERAL FUND	$49,648.54
402 CAPITAL IMPROVEMENT FUND	$317,333.50
601 WATER FUND	$21,120.10
602 SEWER FUND	$2,079.29
603 RECYCLING FUND	$242.00
604 STORM WATER MGMT FUND	$2,179.00
605 MARINA FUND	$1,178.62
	$393,781.05

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, April 6th, 2026
Consent Agenda:
Approving Resolution 16-26 the 2026-2028 Residential Waste Reduction and Recycling Grant Agreement

Dear Mayor Carlson & Councilmembers,

Hennepin County provides grant funding to cities to support residential recycling and waste reduction efforts. Under Minnesota Statutes and Hennepin County Ordinance 13, cities are required to provide residents with opportunities to recycle and implement recycling and organics programs.

Historically, the City has entered into this agreement on a four-year cycle. However, this agreement reflects a three-year term (2026–2028) in order to align with anticipated changes related to Extended Producer Responsibility (EPR) legislation expected to take effect in 2029.

The agreement allows the City of Deephaven to continue receiving annual grant funding from Hennepin County to support recycling and waste reduction programs. Approval and execution of the agreement is required in order to receive these funds.

Staff recommends adoption of the resolution approving the 2026–2028 Residential Waste Reduction and Recycling Grant Agreement with Hennepin County and authorizing execution of the agreement.

As always if you have any questions or concerns, please feel free to reach out to me before the meeting.

Thanks

Kimberly Lenarz-Greenwaldt
Deephaven City Clerk

CITY OF DEEPHAVEN, MINNESOTA

A Regular meeting of the City Council of the City of Deephaven, Minnesota was called to order by Mayor Carlson on Monday, April 6, 2026 at 7:00 p.m. in the Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota, 55331. The following council members were present: Carlson, Jewett, Erdmann, Scherschligt and Studer. The following members were absent: Jewett. A motion to adopt the following resolution was made by Jewett seconded by Studer.

RESOLUTION NO. 16-26

RESOLUTION TO APPROVE THE 2026-2028 RESIDENTIAL WASTE REDUCTION AND RECYCLING GRANT AGREEMENT WITH HENNEPIN COUNTY

WHEREAS, pursuant to Minnesota Statutes, Chapter l l SA.552, Counties shall ensure that residents have an opportunity to recycle; and

WHEREAS, Hennepin County Ordinance 13 requires that each city implement and maintain a recycling and organics recycling program; and

WHEREAS, the Hennepin County Board at its November 6th, 2025 meeting adopted a funding policy to continue to fund cities within Hennepin County for the contract period of January 1, 2026 through December 31, 2029; and

WHEREAS, in order to receive grant funds, the City must sign the agreement; and

WHEREAS, the City wishes to receive these grant funds each year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Deephaven, Minnesota, that the City Council accepts the agreement as proposed.

BE IT FURTHER RESOLVED, that the City Council authorizes the Mayor, City Administrator or his designee to execute such Residential Waste Reduction and Recycling Grant Agreement with the County.

Adopted by the City Council of the City of Deephaven this 6th day of April, 2026. The following council members voted in favor: Carlson, Jewett, Erdmann, Scherschligt and Studer. The following members voted against or abstained: None. Where upon the motion and Resolution were declared passed and executed.

CITY OF DEEPHAVEN

_____

Mayor, Kent Carlson

ATTEST:

_____

City Clerk, Kimberly Lenarz-Greenwaldt

Agenda Date: 04-06-26

Agenda Item: Appoint Planning Commission Reappointments

Background
Three Planning Commissioners' terms expired April 1st, and all three (Michael Petersen, Kjell Nafstad and Kendall Carlson) are seeking reappointment.

The Interview Committee did not interview any new candidates.

City Council Action Requested
Motion to appoint Michael Petersen, Kjell Nafstad and Kendall Carlson to one-year terms of office on the Deephaven Planning Commission.

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
7:00 p.m. Monday, April 6, 2026
Consent Agenda: Lakes Area Lobbying JPA

Mayor Kent Carlson has been working with Mayors and Councils from eight other area cities to establish a lobbying consortium to advance policies in the Legislature to protect local zoning authority, drive for more transparency and accountability in the property tax assessment process and advance an initiative to re-write the property tax law during the 2027 Legislative Session. The Cities of Wayzata, Woodland, Greenwood, Tonka Bay, Long Lake, Minnetonka Beach, Spring Park and Mound are all at various stages of approving the attached JPA. Based upon the proposed cost allocation, participation would be based upon an equation that factors the number of homes in each community and the tax capacity of each community. Deephaven's share of expenses for joining this JPA would be $5,247 for 2026. Staff will note that the formula for calculation of JPA expenses is provided in Enclosure 1, this document references Deephaven serving as the managing City. This document has apparently not been updated and it should be noted, as pointed out in City Manager Dickson's Memorandum, that Mound will be the managing city for this JPA.

Please review the attached information and send any questions, comments or requests for additional information. If there is time available at Workshop the Council can discuss this matter under "Other" on that Agenda as well.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

Aurora Yager,
Wayzata City Manager
ayager@wayzata.org

Dan Madsen,
Woodland and Deephaven
City Administrator
DanM@cityofdeephaven.org

Shanda Wilhelmy,
Greenwood City Clerk
cityclerk@greenwoodmn.gov

CJ Holl,
Tonka Bay Interim City
Administrator
choll@cityoftonkabay.net

Amanda Nowezki,
Long Lake City
Administrator
anowezki@longlakemn.gov

Heidi Honey,
City of the Village of
Minnetonka Beach City
Administrator
city-admin@ci.minnetonka-beach.mn.us

Mike Anderson, Spring
Park City Administrator
manderson@ci.spring-park.mn.us

To the above addressees:

As you know, our respective mayors have met and desire to contract with the law firm of Carnival Berns, P.A. ("Lobbyist") to provide government affairs legal services and register as a lobbyist on behalf of our cities under the conditions, scope, and terms provided in the proposal enclosed as Enclosure 1.

The Lobbyist proposes to engage Legislators and policy makers in an impactful and meaningful way to: (1) protect local control, authority and authority over fundamental municipal functions especially zoning and land use regulations to ensure decisions reflect the specific needs and character of our local communities; (2) to advance property tax reform that will promote an equitable allocation of property tax burdens across all cities in the State—to focus on fairness to lake area residents and taxpayers; and (3) to advocate for investment in critical infrastructure for our area communities including increased funding for road aid and infrastructure improvements for the 2026 legislative session.

Mound will serve as the managing city with the primary responsibility for collecting the financial contributions from each of city and making payments to the Lobbyist, receiving a $2,500 credit. Mound will sign a contract with the Lobbyist consistent with Enclosure 1. The Mayors of Deephaven and Wayzata will provide any direction to the Lobbyist reflective of input from the other cities.

The cost of lobbying services is provided for in Enclosure 1. The cities will pay that cost percentage as provided for in Enclosure 2. The cities will make monthly payments to Mound to allow for Mound to make timely payments to the Lobbyist.

Please contact me with any questions. If the above is acceptable for your respective cities, please execute below and email me a copy, which may be executed in counterparts.

Sincerely,

Jesse Dickson,
Mound City Manager

_____	_____	_____
City of Wayzata	City of Woodland	City of Deephaven
_____	_____	_____
City of Tonka Bay	City of Long Lake City	City of the Village of Minnetonka Beach
_____	_____	
City of Spring Park	City of Greenwood	

ENCLOSURE 1

CARNIVAL BERNS P.A.

ATTORNEYS:
DOUGLAS M. CARNIVAL
JOHN M. BERNS

Attorneys at Law
155 LAKE STREET EAST, SUITE 100
WAYZATA, MINNESOTA 55391
TELEPHONE: 952-473-2010
WWW.CARNIVALBERNS.COM

Writer's Direct Email:
jberns@carnivalberns.com

February 4, 2026

The Honorable Kent Carlson
Mayor of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

(sent via email only)

RE: Legislative Representation for Lake Minnetonka Area Cities

Dear Mayor Carlson,

Thank you for the opportunity to meet on Dec 3 to discuss the joint legislative priorities of Lake Minnetonka Area Cities.

Carnival Berns P.A. respectfully submits the following UPDATED proposal for your consideration:

GOAL: A UNIFIED VOICE FIGHTING FOR LAKE MINNETONKA:

- The voice of individual cities becomes much **stronger when cities band together**.
- A unified agenda provides **clear direction to policy makers** on Lake Area priorities.
- An experienced lobbying firm is needed to **advocate for these critical priorities at the Capitol**, and to **build the coalitions** necessary for long-term success.

PRIORITIES: Lake Area cities have identified their legislative agenda to three items (ranked in order of priority):

1. **Protecting Local Control** of fundamental municipal functions, especially zoning and land use regulations, to ensure decisions reflect the specific needs and character of Lake Area communities
2. **Regional infrastructure** - advocating for critical infrastructure for Lake Minnetonka Communities
3. Building a statewide coalition to advocate for **property tax reform**—focusing on fairness to Lake Area residents and taxpayers.

PLAN: Carnival Berns P.A. stands ready to:

- Engage in a **full-service lobbying effort** on the above priorities, including:
- Direct **engagement will all stakeholders** (friends, foes, and neutral parties) with the goal of

building coalitions to support Lake Area priorities,

- Working with your **local legislative delegation**: Sen. Ann Johnson Stewart, Rep. Patty Acomb & Rep. Andrew Myers,
- Engage with **Hennepin County Commissioners** Heather Edelson and Kevin Anderson, and the entire Hennepin County Board,
- Going well beyond local legislators to advocate directly to relevant **Committee Chairs and Committee members**, and
- Bringing your concerns directly to **legislative leadership**, including the Senate Majority Leader, the Senate Minority Leader, the Speaker of the House and the House DFL Leader.

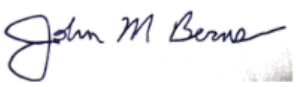
OPERATIONAL DETAILS (updated):

- The City of Deephaven will: (1) execute and administer the contract with Carnival Berns P.A., (2) collect funds from the other cities, and (3) disburse payments to Carnival Berns P.A. In the alternative, the Lake Area cities may also create a Joint Powers Agreement (JPA) to administer this agreement.
- Rate: $30,000, payable at a rate of $3,000.00/month, for ten months: from March-Dec 2026.
- The Mayors of Deephaven and Wayzata will provide joint direction to Carnival Berns P.A.
- Once the contract is signed, I will register as a lobbyist for the City of Deephaven (or the JPA) and immediately begin outreach and advocacy.

Do not hesitate to reach out if you have any questions.

Very Truly Yours,

CARNIVAL BERNS P.A.



John Berns
Attorney at Law

CC: The Honorable Andrew Mullin, Mayor of Wayzata (sent via email only)

ENCLOSURE 2

Cost Sharing Calculation

Contract Amt	$30,000
Admin Fee	$2,500
Formula	
Homes	75%
Tax Capacity	25%

City	Contract	10,392 **Total # of Homes**	100.00% **% of Home**	$123,948,621 **Tax Capacity**	100.00% **% of Home Tax Capacity**	100.00% **Formula %**	$30,000 **Contract $ Share**	$1 **Share of Admin Fee**	$30,001 **Total Adjusted Share**
Wayzata		1,720	16.55%	$32,543,493	26.26%	18.98%	$5,693	$313	**$6,006**
Woodland		223	2.15%	$6,700,620	5.41%	2.96%	$888	$313	**$1,201**
Deephaven		1,531	14.73%	$26,754,901	21.59%	16.45%	$4,934	$313	**$5,247**
Greenwood		337	3.24%	$7,505,819	6.06%	3.95%	$1,184	$313	**$1,496**
Tonka Bay		774	7.45%	$12,111,139	9.77%	8.03%	$2,409	$313	**$2,721**
Long Lake		644	6.20%	$3,641,370	2.94%	5.38%	$1,615	$313	**$1,927**
Minnetonka Beach		242	2.33%	$7,834,325	6.32%	3.33%	$998	$313	**$1,311**
Spring Park		485	4.67%	$3,588,033	2.89%	4.22%	$1,267	$313	**$1,580**
Mound		4,436	42.69%	$23,268,921	18.77%	36.71%	$11,012	-$2,500	**$8,512**

Deephaven Public Works

20225 Cottagewood Rd, Deephaven MN 55331.

3/23/2026

Honorable Mayor and Councilmembers

Annually the Public Works Department has a portion of the city's sanitary sewer system cleaned and televised. This maintenance is critical in keeping our system free of obstructions and identifying any areas of needed repairs. The city's policy is to have one fifth of the system cleaned and inspected each year.

For 2026, the area to be cleaned and televised is Cottagewood and the area surrounding city hall. This project includes cleaning and televising of approximately 22,500 ln ft of on-road gravity mains and 3,300 ln ft of easement area gravity mains.

Three contractors submitted bids for this project, Pipe services, Equix, and Nelson Sanitation. Nelson Sanitation submitted the lowest bid for a total project cost of $40,765.00. for reference, the project that spanned 2024-2025 had a final project cost of $156,936.34 with an additional $32,279.28 spent in 2025. This project will be funded out of our professional services budget.

Staff recommend awarding the cleaning and televising contract to Nelson Sanitation in the amount of $40,765.00. Staff also recommend approval to spend an additional $3500.00 on disposal of waste removed from the system. This will keep our system into compliance and ensure proper wastewater conveyance.

Sincerely,

Jeff Kask

Public Works Supervisor

City of Deephaven

Nelson Sanitation & Rental Inc.

Hydrovac & Televising Services Quote

PREPARED ON:	February 17, 2026
CUSTOMER:	City of Deephaven
PROJECT:	2026 Jetting & Televising
LOCATION:	Deephaven, MN
SCOPE OF WORK:	Easement Jetting approximately 3300 linear feet of off road sanitary sewer and Jetting and Televising 22,500 of on road sanitary sewer in 2026
COST:	3300 LF - Easement Jetting $3.00 per LF Jetting & Televising - $1.35/LF Mobilization Fee - $400

Service requestor responsibilities: Provide exposed and accessible manholes or catch basins prior to arrival of our service team. Trucks must be able to get close to access points. Provide access to water/fire hydrant at project site and a location to dump debris at site if needed. Provide traffic control if necessary. Provide a legible plan/map showing the direction of flow and manhole/catch basin identification numbers. The service requestor is responsible for controlling flow if needed.

"Heavy Cleaning" charges may apply after 3 full jetting passes. Heavy cleaning (up to 3 more passes) is charged at the same unit price per foot as quoted above until complete or instructed by the customer.

A disposal fee of up to $100 per load may apply if a disposal location is not provided by the service requestor nearby the job site. Additional charges may apply for travel time if off-site disposal is required.

Extra charges may apply if water is not available from a hydrant or equivalent at the job site.

Nelson Sanitation & Rental, Inc. is a locally-owned business since 1979 - providing portable restroom rental, septic pumping and hydrovac/ televising services across Minnesota.

Prepared by:
Amanda Gunther
Nelson Sanitation & Rental, Inc.

$ 40,675

Nelson Sanitation & Rental, Inc. – Rice: 320-393-2787 I Brainerd: 218-270-0339
PO Box 85 - Rice, MN 56367 I PO Box 167 - Brainerd, MN 56401
www.NelsonSanitation.com

Equix Integrity, Inc.

888-979-0940
Equix Integrity, Inc.
46 S. Rolling Meadows Drive
Fond du Lac, WI 54937

2/16/2026

Jeff Kask
City of Deephaven
20225 Cottagewood Road
Excelsior, MN 55331

Subject: DEEPHAVEN 2026 CLEAN AND TV

Equix Integrity, Inc. is pleased to provide our proposal for the above referenced project. Equix Integrity provides Trenchless Rehab, Pipe Inspection & Cleaning and Cross-Bore Investigation Services to the water/wastewater collection systems industry as well as the energy and power delivery markets. We are proud to say that we have been providing these services since 1982. We take pride in providing a turn-key approach to project management, while delivering high quality, cost effective results. We have what it takes to provide unparalleled services to our clients and will go above and beyond to get the job done right.

Based on Equix Integrity's understanding please find the Scope of Work & Assumptions in Attachment B. It is the responsibility of the client to specify the actual scope of work. If the attached Scope of Work aligns with the activities that the client agrees with, then there is no need to produce an additional scope of work.

Our fees for the attached Scope of Work are the Estimated Project Total: 56,550.00
Please see the Proposal in Attachment A for pricing details. These prices are valid for 30 days. If the agreement is terminated for any reason, Equix Integrity is to be paid for all work done up to the time of termination plus demobilization costs. The Client can pursue any balance of work as it deems necessary, but Equix Integrity is not responsible for costs of any kind incurred in completing the work after the termination date. The Client also agrees that in the event of default, the Client will pay reasonable collection charges, attorney's fees, and court costs where applicable.

Thank you in advance for your time in reviewing our proposal. We are looking forward to working with you and providing the services you requested for your upcoming project. We are prepared to initiate the work upon your authorization to proceed. Should you have any questions regarding our proposal or require further definition of the work to be performed, please do not hesitate to contact us.

Sincerely,

Lance Cummins

Senior Project Manager
lrcummin@equixinc.com
651 302-2547
11160 Hudson Blvd N, STE 125
Lake Elmo, MN 55042

Attachment A

888-979-0940
Equix Integrity, Inc.
46 S. Rolling Meadows Drive
Fond du Lac, WI 54937

Project Number: _____
Client Number: _____
Revision Date: _____

Proposal

Project Name: _____

Location (City/State): _____ Department: _____

Estimator: _____ Bid Due Date: _____

Project Start Date: _____ Project End Date: _____

Proposal Type: _____

Prevailing Wage: ____ Project Owner: _____
OCIP*: ____
Retention to be Held: ____
Withholding: ____

Billing Address: _____ Contact Name: _____

Scope of Work: _____ Phone Number: _____

Email Address: _____

Description	Quantity	UM	Unit Cost	Proposal
	3,300.00	LF	$ 3.50	$ 11,550.00
	22,500.00	LF	$ 2.00	$ 45,000.00
			$ 0.00	$ 0.00
			$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
	0.00		$ 0.00	$ 0.00
			Total $	56,550.00

*OCIP = Owner Controlled Insurance Program

Terms: Net 30 days
Proposal is valid for 30 days

CONFIDENTIAL PRICING - DO NOT DISTRIBUTE

Attachment B

888-979-0940
Equix Integrity, Inc.
46 S. Rolling Meadows Drive
Fond du Lac, WI 54937

Assumptions & Scope of Work

Project Name: [illegible]

[illegible]

Price does not include permits, traffic control / plans, pump and bypass or restoration. Fresh water will be supplied by the City from hydrant in work area. EQUIX will be permitted to decant back into sanitary but all debris will be taken to other dump site.

[illegible]

EQUIX will provide crew and equipment, Mainline Camera Truck, Combo Cleaning Truck and Easement Machine. EQUIX will provide a non NASSCO video and log of completed work.

Equix Integrity, Inc.

888-979-0940
Equix Integrity, Inc.
46 S. Rolling Meadows Drive
Fond du Lac, WI 54937

General Conditions

Project Name: _____

CLIENT'S RESPONSIBILITIES: The CLIENT shall designate a person to act with authority on behalf of the CLIENT with respect to all aspects of the Project, shall examine and respond promptly to Equix Integrity, Inc.'s (EQUIX) submissions, and shall give prompt written notice to EQUIX all criteria and full information as to requirements for the Project and shall guarantee access to and make all provisions for EQUIX to enter upon public and private properties as necessary to accomplish the work. The CLIENT shall furnish and/or pay for all approvals and permits from all governmental authorities and/or agencies having jurisdiction over the Project.
TERMS: Invoices will be rendered at the completion of the work or monthly and are due no less than 15 days after receipt. EQUIX reserves the right to terminate work in progress in the event payment is not received in accordance with the payment provisions.
OWNERSHIP OF DATA: All documents, including original drawings, field notes and data are and shall remain the sole and exclusive property of EQUIX as instruments of service. The CLIENT may, at his or her expense, obtain record data, in consideration of which the CLIENT will use them solely in connection with the above described project and not for the purpose of making subsequent extensions or enlargements thereto.
RISK ALLOCATION / LIMITATION OF LIABILITY: In recognition of the relative risks, rewards and benefits of the Project to both the CLIENT and EQUIX, the risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, EQUIX's total liability to the CLIENT for any and all injuries, claims, losses, expenses, damages, of claim expenses, including attorney's fees, arising out of this Agreement, from any cause or causes, shall not exceed the lesser amount of EQUIX's fee of $50,000.00, for any claim arising out of EQUIX's ordinary negligence.
MEDIATION: In an effort to resolve any conflicts that arise during the project or following the completion of the project, the CLIENT and EQUIX agree that all disputes between them arising out of or relating to this agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.
USE OF REPRODUCIBLE DATA: Any and all data or reproductions of the data, specifications and other work products of EQUIX for this Project will be made from reproducible data provided to the CLIENT by EQUIX. Any use or reuse of altered data files by the CLIENT or others, of data adaptation for specific purposes not mentioned above will be at the CLIENT's risk and full responsibility. In no case shall any altered or unaltered data file or drawing be reproduced by the CLIENT or others which contains the EQUIX name, logo, or reference thereto.
INDEMNIFICATION FOR USE OF REPRODUCIBLE DRAWINGS AND DATA FILES: The CLIENT will, to the fullest extent permitted by law, indemnify and hold EQUIX harmless from any and all claims, suits, liability, demands, and / or costs arising out of or resulting from the use or reuse of altered data files, or data adaptation for specific purposes not mentioned above. Any verification of such use or reuse, or adaptation by the CLIENT will entitle EQUIX to additional compensation at the then current rate.
TERMINATION: This Agreement may be terminated by either party upon seven (7) days written notice in the event of persistent failures of performance of material terms and conditions of the Agreement by the other party through no fault of the terminating party. If this Agreement is terminated by the CLIENT, EQUIX shall then be paid for the services completed up to the time of the termination date based upon the above described fees.
EXTENT OF AGREEMENT: This Agreement represents the entire and integrated Agreement between the CLIENT and EQUIX and supersedes all prior negotiations, of agreements, either written of oral. This Agreement may be amended only by written instrument signed by both the CLIENT and EQUIX. EQUIX intends to render services under the terms of this Agreement in accordance with generally accepted professional practices consistent with the intended use of the Project and makes no warranty either expressed of implied. **AMENDMENT OF AGREEMENT**: This Agreement may be amended only in writing signed by the CLIENT and EQUIX.

APPLICABLE LAW: Unless otherwise specified, this Agreement shall be governed by the laws of the State of Wisconsin. This Agreement is null and void unless executed by the CLIENT and returned to EQUIX within thirty (30) days.

EQUIX INTEGRITY, INC:

By: _____
Authorized signature

By: _____
Printed Name of Authorized signature

Date: _____

CLIENT:

By: _____
Authorized signature

By: _____
Printed Name of Authorized signature

Date: _____

PIPE SERVICES
16281 Baseline Ave. Shakopee, MN 55379
952.445.3173 | info@pipe-services.com
Website: pipe-services.com

QUOTATION – SEWER TELEVISING/CLEANING

February 14th, 2026

Jeff Kask
Public Works Supervisor
Deephaven Televising and Cleaning Project
520225 Cottagewood Road
Deephaven, MN 55331
952-237-8706

Dear Mr.Jeff Kask,

As requested, below is a bid regarding the televising of sanitary sewer lines for the Deephaven mainline sanitary sewer system inspection project:

City of Deephaven Sanitary Sewer Inspection Cost Distribution:

Confirmed Linear Footages, Pipe Sizes, and Activities			
Pipe Size/Type	***Pipe Length/Qty***	***Activity***	***Cost/Linear Foot/Qty***
8-15" Road Access	22,500'	TV/Clean	**$ 1.68**
8-15" Easement	3,300'	TV/Clean	**$3.94**
Traffic	1	TRC	**$0.00**
Mobilization	1	MOB	**$0.00**
		Total	$ 50,802.00

Notes

- **Pipe Services will coordinate with the city to accomplish the work based on city timeline request.**

CITY/FIRM Official, all change order activities require CITY/FIRM consent prior to initiation. Change order activities below $500.00 are authorized via verbal CITYFIRM directive/consent. Change order activities exceeding $500.00 require written approval via email or memorandum letter.

Upon City/Firm Approval - Change Order Rates		
Activity / Vehicle	***Unit***	***Cost Per Unit***
T.V. Vehicle Support	Per Hour	**$ 334.00**
Hydrovac Vehicle Support	Per Hour	**$ 354.00**
T.V. Vehicle Emergency Mobilization	Per Day	**$ 1,450.00**
Hydrovac Vehicle Emergency Mobilization	Per Day	**$ 1,700.00**
Water By-Pass Operations	Per Hour	**$ 250.00**

CITY/FIRM Official, please be cognizant of the below provisions. These provisions exist to help ensure clarity of project scope and expectations relating to contingency efforts.

Change Order Contingencies:

All change order activities will first involve CITY/FIRM approval.

1. Work outside of the aforementioned project scope will require a per hour charge rate of: $334/hour for CCTV support and $354/hour for Hydrovac support.

2. Pipe Services' cleaning efforts will include a minimum of two jetter passes during initial cleaning efforts. If roots or calcium requires hydro and mechanical cutting efforts, Pipe Services will consult with the city for a change order. If approved, Pipe Services will use the associated hourly rate or otherwise agreed upon pricing to remove calcium and/or deposits.

3. In the event the CITY/FIRM requests dewatering or plugging services to stem high water levels in order to observe full pipe diameter, CITY/FIRM will incur an hourly charge according to associated vehicle usage.

4. In the event the CITY/FIRM requests Pipe Services conduct water bypass operations under high water level and high flow rate conditions, the CITY/FIRM will incur an hourly pump rate charge of $250.00 per hour plus hourly charges according to associated Pipe Services vehicle usage.

5. During emergency mobilization requests, CITY will incur a mobilization charge according to vehicle usage and the mobilization rate quoted within the aforementioned change order price disbursement chart. Emergency work is generally charged by the hour with a minimum four hour charge.

Our bid is based on the following provisions and understandings:

The below provisions and understandings are standard expectations. Any project irregularities that do not allow for these provisions can be negotiated but will likely change the associated bid amount.

1.) Pipe Services will honor this bid for up to 45 days from the date of submission/document creation date. We will make every effort to honor the bid past the 45-day mark.

2.) Pipe Services will receive payment within 30 days of completing the aforementioned described project activities to the satisfaction of the CITY.

3.) Pipe Services to provide 1 typed reports and portable hard drive for televised services. All inspections will be done in certified PACP format. Reporting system will provide color stills of major incidents and a summary report of all "significant findings". Along with a importable database for GIS.

4.) All inspections to be completed with a color pan & tilt TV camera.

5.) CITY/FIRM to provide sewer maps, manhole numbering and pipe identification system.

6.) CITY/FIRM to locate and expose all man-holes (MH) and to make them accessible.

7.) Pipe Services is allowed to draw water from CITY fire hydrants at no additional cost.

8.) ~~Pipe Services assumes that all dumping will take place at CITY location free of charge. If a dump location is not provided free of charge, Pipe Services will charge a Hyrdovac vehicle hourly rate and any associated dump fees~~. (Not applicable for this Project – Deephaven 2026).

9.) If during the course of vacuuming operations Pipe Services discovers that environmentally hazardous materials exists and special disposal procedures are necessary (for example large amounts of oil), CITY will incur charges associated with the dump fees and drive time to the special dump site location according associated vehicle usage.

10.) During televising only operations not associated with cleaning, Pipe Services will make every attempt to bypass obstacles within the pipe. If bypass operations endanger the camera system or if bypassing is not an option, Pipe Services will utilize a reverse set-up operation and charge accordingly. All reverse set-up operations incur full charge for that pipe segment for the initial attempt and the reverse operation effort. If a pipe line presents multiple reverse set-up requirements, Pipe Services will contact the CITY/FIRM to consult on a course of action in an effort to avoid unnecessary charges.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Pipe Services Corporation is authorized to do the work as specified.

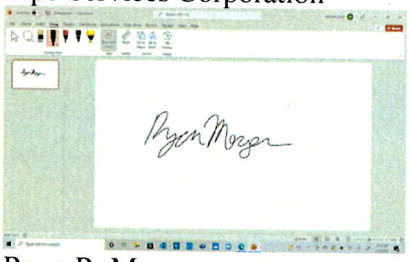
By: _____ City/Legal Entity of:_____

Signature: _____ Date: _____

We would like to thank you again for the opportunity to work with Deephaven.

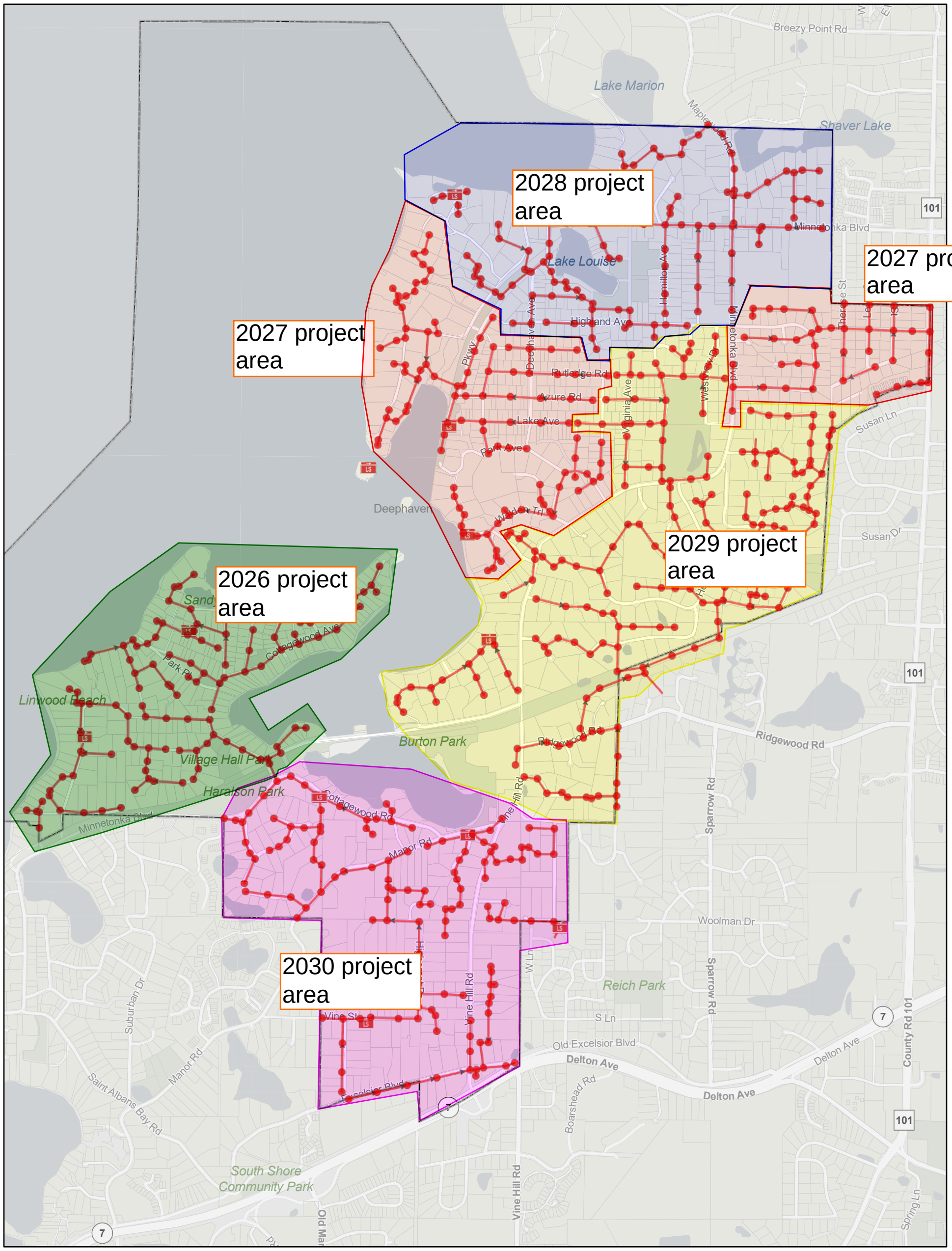
Sincerely,

Pipe Services Corporation



Ryan R. Mergen

CEO ▪ **Pipe Services**
16281 Baseline Avenue ▪ Shakopee, MN 55379
(O) 952-445-3173 ▪ info@pipe-services.com
http://pipe-services.com/


2028 project area
2027 project area
2027 project area
2026 project area
2029 project area
2030 project area
Lake Marion
Shaver Lake
Lake Louise
Breezy Point Rd
Minnetonka Blvd
Highland Ave
Rutledge Rd
Azure Rd
Lake Ave
Park Ave
Waldorf Trl
Susan Ln
Susan Dr
Deephaven
Linwood Beach
Village Hall Park
Haralson Park
Burton Park
Cottagewood Ave
Cottagewood Rd
Park Pl
Manor Rd
Vine Hill Rd
Ridgewood Rd
Sparrow Rd
Woolman Dr
Reich Park
Old Excelsior Blvd
Delton Ave
Boarshead Rd
Saint Albans Bay Rd
Suburban Dr
South Shore Community Park
Spring Ln
County Rd 101
101
7
Sewer Manholes
Lift Station
Sewer Gravity Mains
Parcels
City Boundary
City Mask
1 in = 1,250 Ft
N
March 16, 2023
Map Powered By Datafi
DEEPHAVEN
EST. 1900
wsb

Deephaven Public Works

20225 Cottagewood Rd, Deephaven MN 55331.

3/31/2026

Dear Honorable Mayor and Councilmembers

Staff have obtained bids for the 2026 street maintenance project. This year the project will consist of chip/fog sealing Minnetonka Blvd from Walden Trail to the Minnetonka border, Northome Rd, Deephaven Ave, Park Ave, Hillside St, and Maple Chase. The project area has been adjusted to allow completion of Centerpoint and Metropolitan councils projects as further street patches are anticipated. Shifting project areas from 2026-2027 while incorporating 2027 project areas into 2026 will keep us on schedule while allowing utility contractors to make final street restorations prior to being sealed.

The process involves first public works crack sealing all the streets scheduled to be sealed. The contractor will then street sweep the improvement areas. This will be followed by a layer of asphalt emulsion oil, followed by the application of granite trap rock. After traffic has effectively compacted the trap rock into the oil, a final sweep will be done to remove the remaining loose rock. The final step will be an application of asphalt fog seal. The fog seal works as a binder to prevent the trap rock from coming loose and providing an aesthetic like new road appearance.

Two bids were received from the largest sealcoat contractors in the state. Allied Blacktop Co in the amount of, $132,668.54. And Pearson Bros Inc, in the amount of, $154,349.78. Northwest asphalt declined to bid this project as they do not have proper equipment for a project of this scale. For reference this project comes under budget $7332.00 of the $140,000.00 allocated.

Staff recommend the approval for Allied Blacktop to provide Sealcoating with fog sealing for the total amount of $132,668.54.

Sincerely,

Jeff Kask
Public Works Supervisor
City of Deephaven.

10503 - 89th Avenue North
Maple Grove, MN 55369
www.alliedblacktopmn.com

Jeremy Swenson
Phone: 763-425-0575
Cell: 612-834-0158
Email: J.swenson@alliedblacktopmn.com

Proposal

Company Name: City of Deephaven
Billing Address: 20225 Cottagewood Road
Deephaven, Mn 55331
Contact Person: Jeff Kask
Phone: 952-237-8706
Email: j.kask@cityofdeephaven.org

Date: February 19, 2026
Project Name: 2026 Seal Coat Items
Project Address: Areas per map provided

Project Contact Person: Jeff Kask
Phone: 952-237-8706
Email: j.kask@cityofdeephaven.org

We hereby submit specifications and quotations for the following:

Description of Work to be Performed	Unit	Qty.	Unit Price	Price	INT
Fog Seal Coat: Clean the asphalt. Apply CQS-1HD50 at a rate of .08 to .12 gallons per square yard. **NOTE: Irrigation must be off 24 Hrs and obstructions moved prior to construction. Additional MOB charges may apply.** **NOTE: Quote Assumes 1 mobilization**	**S.Y.**	**59,190**	**$0.88**	**$52,087.20**	_____
Chip Seal (CRS-2 / FA-2): Sweep asphalt. Apply liquid asphalt at a rate of .27 gallons per square yard. Apply cover aggregate at 20 lbs. per square yard. Roll cover aggregate. Pick up sweep excess aggregate after chip seal application. **NOTE: Irrigation must be off 24 Hrs and obstructions moved prior to construction. Additional MOB charges may apply.** **NOTE: Chip sealing behind parking bumpers, under steps, or any areas not accessible by chip seal roller are excluded from the project.** **NOTE: Quote Assumes 1 mobilization** **NOTE: Second sweep available at $0.15/SY, Minimum $850.00** **NOTE: Consider a cape seal or fog seal to reduce aggregate loss and tracking.**	**S.Y.**	**59,190**	**$1.69**	**$100,031.10**	_____

Exclusions: Bonds, permits, fees, surveying, engineering, testing, rail road insurance, special insurance, site specific training for employees, landscaping, irrigation, watering of sod, soil corrections, dewatering, traffic control, utility or structural sheeting, shoring, underpinning, buried debris, rock excavation, class V base materials, drain tile, footing insulation or waterproofing, separation fabrics, vapor barriers, drainage layers, hazardous materials, removal of contaminated soils, haul road construction, erosion control, site restoration, gas, mechanical, or electrical excavation, site fencing, locating private utilities, private utility repairs, winter or cold weather conditions, night or weekend work, winter conditions.

Note: See Allied Blacktop Warranty Terms, Qualifications, and Construction Specifications.
Note: Contracted prices are subject to re-pricing if the WTI oil pricing exceeds $125/Barrel at time of delivery

We propose to furnish material and labor, complete in accordance with the above specifications, for the total lump sum of:

TOTAL ALL:	$152,118.30

ADD 1% Bonding if Necessary _____

Payment terms are net 30 days. Payment terms for chip seal applications are 90% due net 30 days, balance due upon completion of sweeping.
Note: This proposal may be withdrawn if not accepted within 15 days. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or other delays beyond our control.
Allied Inc. to carry proper insurance including Workers Compensation.

Authorized Signature: Jeremy Swenson
Jeremy Swenson

Acceptance of Proposal: The above prices, specifications, conditions, and attached warranty qualifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

Remove 7568 SQ YARDS.

TOTAL SQ YARDS 51,622

TOTAL COST AT $2.57 Per SQ YD, $132,668.54

Pearson Bros., Inc.
11079 Lamont Avenue N.E. ~ Hanover, MN 55341
Phone: (763) 391-6622 ~~ Fax: (763) 391-6627

ATTENTION: Jeff Kask

PHONE #: 952-237-8706 **FAX #:** j.kask@cityofdeephaven.org

JOB LOCATION: City Of Deephaven
ADDRESS:

DATE: Feb 17, 2026

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: (59,190) APPROX. SQUARE YARDS OF BITUMINOUS SEAL COATING.

PRE-SEAL: Area to be swept by Pearson Bros., Inc.

LIQUID APPLICATION: Pearson Bros., Inc. will furnish and install CRS-2P Liquid Asphalt at .24 gallons per square yard.

AGGREGATE COVER: Pearson Bros., Inc. will furnish and install Trap Rock 16 lbs per square yard.

ROLLING: Entire area shall be rolled with (2) Eleven (11) Wheel Pneumatic Tire Rollers.

FOG SEAL: Fog Seal - CSS1h @ .10 gallons per square yard

PICK- UP SWEEP: Excess rock shall be picked up by and disposed of by Pearson Bros., Inc.

START DATE: No earlier than: May 15, 2026 **COMPLETION DATE: No later than: Sep 15th, 2026**

We Proposed Hereby to Furnish Material and Labor -- Complete in Accordance with the Above Specifications, for the Sum of: $176,978.10 (59,190 sq yds @ $2.99 per sq yard)
Fog Seal Included

AUTHORIZED SIGNATURE: *Payment Due Upon Completion*

TODD BARTELS
PEARSON BROS., INC.

ACCEPTANCE OF PROPOSAL -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE: _____

DATE: _____

Proposal good for 30 days. Please read and initial disclaimer - Bottom right tab

Remove 7568 SQ YARDS

TOTAL SQ YARDS 51,622

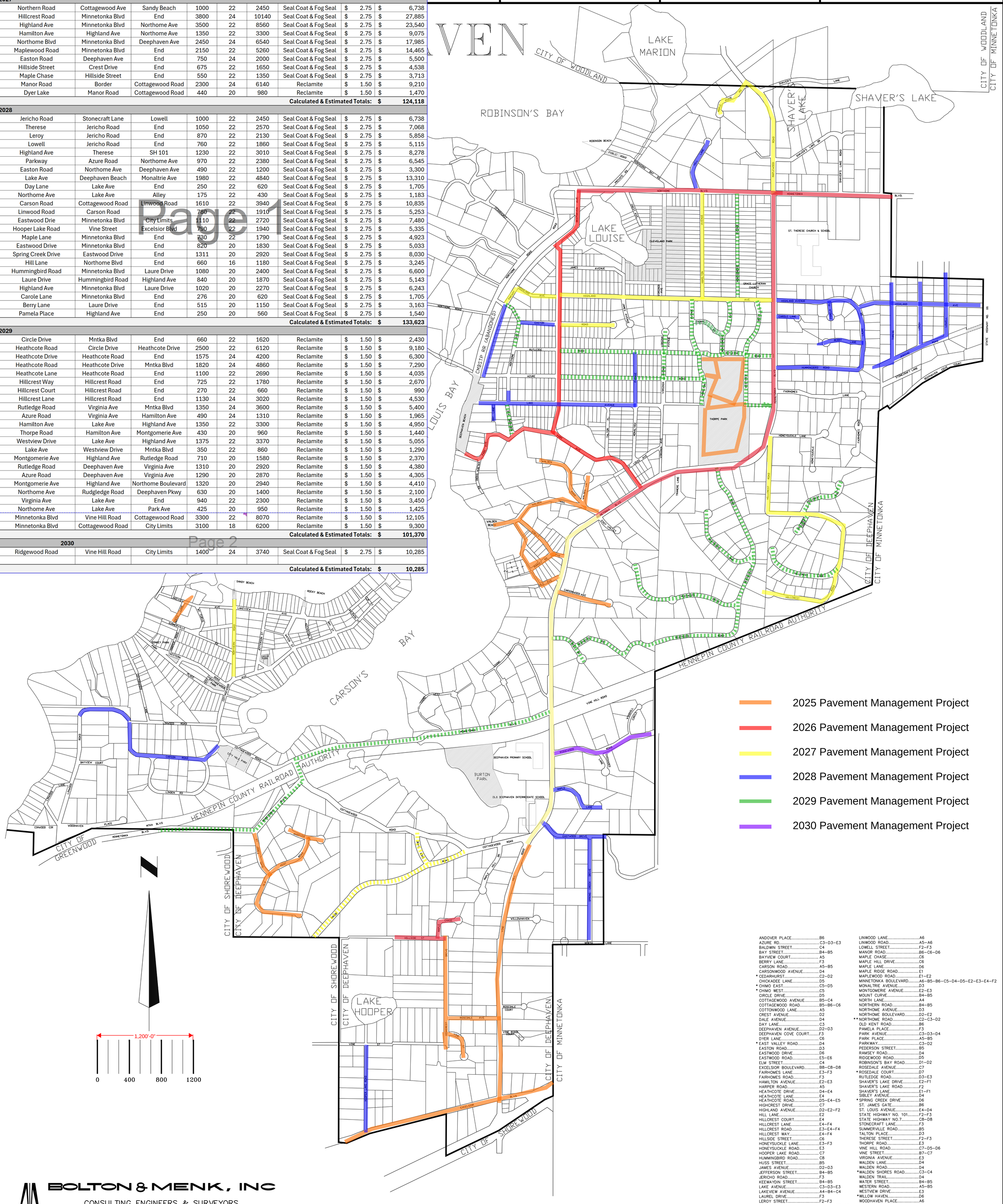
TOTAL COST AT 2.99 PER SQ YD, $154,349.78

Street Maintenance Plan

Street	From	To	CL LF	ST Width	Street SY	Improvement Type	Cost/SY	Street Cost
2026								
Minnetonka Blvd	Vinehill	City Limits	11400	34	43070	Seal Coat & Fog Seal	$ 2.75	$ 118,443
Deephaven Ave	Northome Ave	Park Ave	3200	24	8540	Seal Coat & Fog Seal	$ 2.75	$ 23,485
Pave Ave	Minnetonka Blvd	Deephaven Beach	2840	24	7580	Seal Coat & Fog Seal	$ 2.75	$ 20,845
						Calculated & Estimated Totals:	**$**	**162,773**
2027								
Northern Road	Cottagewood Ave	Sandy Beach	1000	22	2450	Seal Coat & Fog Seal	$ 2.75	$ 6,738
Hillcrest Road	Minnetonka Blvd	End	3800	24	10140	Seal Coat & Fog Seal	$ 2.75	$ 27,885
Highland Ave	Minnetonka Blvd	Northome Ave	3500	22	8560	Seal Coat & Fog Seal	$ 2.75	$ 23,540
Hamilton Ave	Highland Ave	Northome Ave	1350	22	3300	Seal Coat & Fog Seal	$ 2.75	$ 9,075
Northome Blvd	Minnetonka Blvd	Deephaven Ave	2450	24	6540	Seal Coat & Fog Seal	$ 2.75	$ 17,985
Maplewood Road	Minnetonka Blvd	End	2150	22	5260	Seal Coat & Fog Seal	$ 2.75	$ 14,465
Easton Road	Deephaven Ave	End	750	24	2000	Seal Coat & Fog Seal	$ 2.75	$ 5,500
Hillside Street	Crest Drive	End	675	22	1650	Seal Coat & Fog Seal	$ 2.75	$ 4,538
Maple Chase	Hillside Street	End	550	22	1350	Seal Coat & Fog Seal	$ 2.75	$ 3,713
Manor Road	Border	Cottagewood Road	2300	24	6140	Reclamite	$ 1.50	$ 9,210
Dyer Lake	Manor Road	Cottagewood Road	440	20	980	Reclamite	$ 1.50	$ 1,470
						Calculated & Estimated Totals:	**$**	**124,118**
2028								
Jericho Road	Stonecraft Lane	Lowell	1000	22	2450	Seal Coat & Fog Seal	$ 2.75	$ 6,738
Therese	Jericho Road	End	1050	22	2570	Seal Coat & Fog Seal	$ 2.75	$ 7,068
Leroy	Jericho Road	End	870	22	2130	Seal Coat & Fog Seal	$ 2.75	$ 5,858
Lowell	Jericho Road	End	760	22	1860	Seal Coat & Fog Seal	$ 2.75	$ 5,115
Highland Ave	Therese	SH 101	1230	22	3010	Seal Coat & Fog Seal	$ 2.75	$ 8,278
Parkway	Azure Road	Northome Ave	970	22	2380	Seal Coat & Fog Seal	$ 2.75	$ 6,545
Easton Road	Northome Ave	Deephaven Ave	490	22	1200	Seal Coat & Fog Seal	$ 2.75	$ 3,300
Lake Ave	Deephaven Beach	Monaltrie Ave	1980	22	4840	Seal Coat & Fog Seal	$ 2.75	$ 13,310
Day Lane	Lake Ave	End	250	22	620	Seal Coat & Fog Seal	$ 2.75	$ 1,705
Northome Ave	Lake Ave	Alley	175	22	430	Seal Coat & Fog Seal	$ 2.75	$ 1,183
Carson Road	Cottagewood Road	Linwood Road	1610	22	3940	Seal Coat & Fog Seal	$ 2.75	$ 10,835
Linwood Road	Carson Road	790	22	1910	Seal Coat & Fog Seal	$ 2.75	$ 5,253
Eastwood Drie	Minnetonka Blvd	City Limits	1110	22	2720	Seal Coat & Fog Seal	$ 2.75	$ 7,480
Hooper Lake Road	Vine Street	Excelsior Blvd	790	22	1940	Seal Coat & Fog Seal	$ 2.75	$ 5,335
Maple Lane	Minnetonka Blvd	End	730	22	1790	Seal Coat & Fog Seal	$ 2.75	$ 4,923
Eastwood Drive	Minnetonka Blvd	End	820	20	1830	Seal Coat & Fog Seal	$ 2.75	$ 5,033
Spring Creek Drive	Eastwood Drive	End	1311	20	2920	Seal Coat & Fog Seal	$ 2.75	$ 8,030
Hill Lane	Northome Blvd	End	660	16	1180	Seal Coat & Fog Seal	$ 2.75	$ 3,245
Hummingbird Road	Minnetonka Blvd	Laure Drive	1080	20	2400	Seal Coat & Fog Seal	$ 2.75	$ 6,600
Laure Drive	Hummingbird Road	Highland Ave	840	20	1870	Seal Coat & Fog Seal	$ 2.75	$ 5,143
Highland Ave	Minnetonka Blvd	Laure Drive	1020	20	2270	Seal Coat & Fog Seal	$ 2.75	$ 6,243
Carole Lane	Minnetonka Blvd	End	276	20	620	Seal Coat & Fog Seal	$ 2.75	$ 1,705
Berry Lane	Laure Drive	End	515	20	1150	Seal Coat & Fog Seal	$ 2.75	$ 3,163
Pamela Place	Highland Ave	End	250	20	560	Seal Coat & Fog Seal	$ 2.75	$ 1,540
						Calculated & Estimated Totals:	**$**	**133,623**
2029								
Circle Drive	Mntka Blvd	End	660	22	1620	Reclamite	$ 1.50	$ 2,430
Heathcote Road	Circle Drive	Heathcote Drive	2500	22	6120	Reclamite	$ 1.50	$ 9,180
Heathcote Drive	Heathcote Road	End	1575	24	4200	Reclamite	$ 1.50	$ 6,300
Heathcote Road	Heathcote Drive	Mntka Blvd	1820	24	4860	Reclamite	$ 1.50	$ 7,290
Heathcote Lane	Heathcote Road	End	1100	22	2690	Reclamite	$ 1.50	$ 4,035
Hillcrest Way	Hillcrest Road	End	725	22	1780	Reclamite	$ 1.50	$ 2,670
Hillcrest Court	Hillcrest Road	End	270	22	660	Reclamite	$ 1.50	$ 990
Hillcrest Lane	Hillcrest Road	End	1130	24	3020	Reclamite	$ 1.50	$ 4,530
Rutledge Road	Virginia Ave	Mntka Blvd	1350	24	3600	Reclamite	$ 1.50	$ 5,400
Azure Road	Virginia Ave	Hamilton Ave	490	24	1310	Reclamite	$ 1.50	$ 1,965
Hamilton Ave	Lake Ave	Highland Ave	1350	22	3300	Reclamite	$ 1.50	$ 4,950
Thorpe Road	Hamilton Ave	Montgomerie Ave	430	20	960	Reclamite	$ 1.50	$ 1,440
Westview Drive	Lake Ave	Highland Ave	1375	22	3370	Reclamite	$ 1.50	$ 5,055
Lake Ave	Westview Drive	Mntka Blvd	350	22	860	Reclamite	$ 1.50	$ 1,290
Montgomerie Ave	Highland Ave	Rutledge Road	710	20	1580	Reclamite	$ 1.50	$ 2,370
Rutledge Road	Deephaven Ave	Virginia Ave	1310	20	2920	Reclamite	$ 1.50	$ 4,380
Azure Road	Deephaven Ave	Virginia Ave	1290	20	2870	Reclamite	$ 1.50	$ 4,305
Montgomerie Ave	Highland Ave	Northome Boulevard	1320	20	2940	Reclamite	$ 1.50	$ 4,410
Northome Ave	Rudgledge Road	Deephaven Pkwy	630	20	1400	Reclamite	$ 1.50	$ 2,100
Virginia Ave	Lake Ave	End	940	22	2300	Reclamite	$ 1.50	$ 3,450
Northome Ave	Lake Ave	Park Ave	425	20	950	Reclamite	$ 1.50	$ 1,425
Minnetonka Blvd	Vine Hill Road	Cottagewood Road	3300	22	8070	Reclamite	$ 1.50	$ 12,105
Minnetonka Blvd	Cottagewood Road	City Limits	3100	18	6200	Reclamite	$ 1.50	$ 9,300
						Calculated & Estimated Totals:	**$**	**101,370**
2030								
Ridgewood Road	Vine Hill Road	City Limits	1400	24	3740	Seal Coat & Fog Seal	$ 2.75	$ 10,285
						Calculated & Estimated Totals:	**$**	**10,285**

Page 1

Page 2



1,200'-0"

0 400 800 1200

ANDOVER PLACE....B6
AZURE RD....C3–D3–E3
BALDWIN STREET....C4
BAY STREET....B4–B5
BAYVIEW COURT....A5
BERRY LANE....F3
CARSON ROAD....A5–B5
CARSONWOOD AVENUE....D4
* CEDARHURST....C2–D2
CHICKADEE LANE....D5
* CHIMO EAST....C5–D5
* CHIMO WEST....C5
CIRCLE DRIVE....D5
COTTAGEWOOD AVENUE....B5–C4
COTTAGEWOOD ROAD....B5–B6–C6
COTTONWOOD LANE....A5
CREST AVENUE....D2
DALE AVENUE....D4
DAY LANE....C3
DEEPHAVEN AVENUE....D2–D3
DEEPHAVEN COVE COURT....F3
DYER LANE....C6
* EAST VALLEY ROAD....D4
EASTON ROAD....D3
EASTWOOD DRIVE....D6
EASTWOOD ROAD....E5–E6
ELM STREET....C4
EXCELSIOR BOULEVARD....B8–C8–D8
FAIRHOMES LANE....E3–F3
FAIRHOMES ROAD....F3
HAMILTON AVENUE....E2–E3
HARPER ROAD....A5
HEATHCOTE DRIVE....D4–E4
HEATHCOTE LANE....E4
HEATHCOTE ROAD....D5–E4–E5
HIGHCREST DRIVE....C7
HIGHLAND AVENUE....D2–E2–F2
HILL LANE....E2
HILLCREST COURT....E4
HILLCREST LANE....E4–F4
HILLCREST ROAD....E3–E4–F4
HILLCREST WAY....E4–F4
HILLSIDE STREET....C6
HONEYSUCKLE LANE....E3–F3
HONEYSUCKLE ROAD....E3
HOOPER LAKE ROAD....C7
HUMMINGBIRD ROAD....C8
HUSS STREET....B5
JAMES AVENUE....D2–D3
JEFFERSON STREET....B4–B5
JERICHO ROAD....F3
KEEWAYDIN STREET....B4–B5
LAKE AVENUE....C3–D3–E3
LAKEVIEW AVENUE....A4–B4–C4
LAUREL DRIVE....F3
LEROY STREET....F2–F3
LINDEN ROAD....A5–A6–B5–B6
LINWOOD CIRCLE....A6
LINWOOD LANE....A6
LINWOOD ROAD....A5–A6
LOWELL STREET....F2–F3
MANOR ROAD....B6–C6–D6
MAPLE CHASE....C6
MAPLE HILL DRIVE....C6
MAPLE LANE....D6
MAPLE RIDGE ROAD....E1
MAPLEWOOD ROAD....E1–E2
MINETONKA BOULEVARD....A6–B5–B6–C5–D4–D5–E2–E3–E4–F2
MONALTRIE AVENUE....D3
MONTGOMERIE AVENUE....E2–E3
MOUNT CURVE....B4–B5
NORTH LANE....A4
NORTHERN ROAD....B4–B5
NORTHOME AVENUE....D3
NORTHOME BOULEVARD....D2–E2
** NORTHOME ROAD....C2–C3–D2
OLD KENT ROAD....B6
PAMELA PLACE....F3
PARK AVENUE....C3–D3–D4
PARK PLACE....A5–B5
PARKWAY....C3–D2
PEDERSON STREET....B5
RAMSEY ROAD....D4
RIDGEWOOD ROAD....D5
ROBINSON'S BAY ROAD....D1–D2
ROSEDALE AVENUE....C7
* ROSEDALE COURT....D7
RUTLEDGE ROAD....D3–E3
SHAVER'S LAKE DRIVE....E2–F1
SHAVER'S LAKE ROAD....F2
SHAVER'S LANE....E1–F1
SIBLEY AVENUE....D4
* SPRING CREEK DRIVE....D6
ST. JAMES GATE....B6
ST. LOUIS AVENUE....E4–D4
STATE HIGHWAY NO. 101....F2–F3
STATE HIGHWAY NO.7....C8–D8
STONECRAFT LANE....F3
SUMMERVILLE ROAD....B5
TALTON PLACE....D3
THERESE STREET....F2–F3
THORPE ROAD....E3
VINE HILL ROAD....C7–D5–D6
VINE STREET....B7–C7
VIRGINIA AVENUE....E3
WALDEN LANE....D4
WALDEN ROAD....D4
*WALDEN SHORES ROAD....C3–C4
WALDEN TRAIL....D4
WATER STREET....B4–B5
WESTERN ROAD....A5–B5
WESTVIEW DRIVE....E3
*WILLOW HAVEN....D6
WOODHAVEN PLACE....A6
*WYNDHILL CIRCLE....D5

*PRIVATE ROAD
**SOUTH HALF PRIVATE ROAD

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN WILLMAR, MN
BURNSVILLE, MN CHASKA, MN RAMSEY, MN AMES, IA

DECEMBER 2008

ITEM 3H

Deephaven Public Works

20225 Cottagewood Rd, Deephaven MN 55331.

3/26/2026

Honorable Mayor and Councilmembers

Staff have obtained quotes to replace the fencing at the Village Hall tennis court. These quotes include removal of the final section of fence, and installation of new 10 foot chain-link fence with a concrete maintenance strip.

Three contractors bid on this project, Action Fence, American Fencing and Twin Cities fence. Action Fence came in with a price of $59,650. American Fence had a total bid price of $80,500.00. Twin Cities fence submitted the lowest bid with a total project price of $54,792.00 For reference this project comes $10,208.00 under the budgeted amount of $65,000.00 from the capital improvement fund.

Staff recommend approval for Twin Cities Fence to install a new perimeter fence on the Village Hall tennis court, for a total project price of 54,792.00.

Sincerely,

Jeff Kask

Public Works Supervisor

City of Deephaven

QUOTE #5518

SENT ON:

Mar 10, 2026

RECIPIENT:

City of Deephaven

20225 Cottagewood Road
Excelsior, Minnesota 55331

SENDER:

Twin Cities Fence

911 267th Avenue Northwest
Isanti, Minnesota 55040

Phone: (612) 443-1948
Email: tcfkatie@gmail.com
Website: www.tcfmn.com

Product/Service	Description	Qty.	Unit Price	Total
10' Galvanized Chainlink Fence (Court Surround)	Installation of 580' of 10' Galvanized Chainlink Fencing With (3)-4'x6' Walk-through Gates *Posts Installed to Edge of Existing Black-top *3" Schedule-40 Posts Air Driven 4' Below Grade with Lifetime Warranty *1-5/8" Schedule-40 Top and Bottom Rail *9GA. Galvanized Commercial Chainlink Fabric *3-4'x6' Walk-through Gates	580	$73.34828	$42,542.00
Concrete Maintenance Strip	Supply and Finish Approx. 580 Linear ft. of Concrete *10"Wx5"Hx580L *Sawcut Asphalt to Provide Clean Lines All The Way Around Court *Pour Concrete Flush To Asphalt *Concrete Cut Lines Every 6' to Help Prevent Cracking	580	$19.39655	$11,250.00
Removal of Existing Fence	Tear out and haul away existing fence materials Removal of 10' galvanized chain link fencing and disposal	1	$1,000.00	$1,000.00

A deposit of $27,396.00 will be required to begin.

TWIN CITIES FENCE
4th Generation Builders

QUOTE #5518

SENT ON:

Mar 10, 2026

Total **$54,792.00**

Reviews

Dan Bixler



The rep that came out came up with a great solution for my playground that no other fence company had come up with. They did a great job and stayed late to get it done. They even came a week early!!!!

Gordon Field



The crew was on time, efficient and friendly. The work was done efficiently and looked great. I would gladly recommend them.

RAJ SHRIYAN



Excellent crew at Twin Cities Fence , right from administration to installation and completion of the whole job. No issues at all across the process and job completed to utmost satisfaction. I would highly recommend Twin Cities Fence for anyone looking to install new fence for their house and have it look amazing and beautiful.. Again job well done !!

This quote is valid for the next 7 days, after which values may be subject to change.

Job Estimate

1851 Radisson Road NE
Blaine, MN 55449
Phone: 612-363-2271
Direct: 612-868-9055
email: blake@theactionfence.com

Date: 3/6/2026
To: Jeff Kask
Attn:

Job Description: Deephaven 10' Perimeter Fence with 3 walk gates
Remove Existing / Maintenance Strip

Quantity	Description	Price	Total
	F/I 10'H Chainlink Around Perimeter 3 walk gates		$ 44,000.00
	Remove Existing Chainlink		$ 1,150.00
	Pour Maintenance Strip		$ 14,500.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		Total	$ 59,650.00

Estimate Accepted:

By: _____

Date: _____

Action Fence, Inc.

By: _____

Blake Johnson

"Action Fence, Inc. is a signatory Union Contractor"

AMERICAN FENCE COMPANY

M ★ I ★ N ★ N ★ E ★ A ★ P ★ O ★ L ★ I ★ S

FENCING & GATE PROPOSAL

Date: 3-26-2026
Attn: ESTIMATING DEPARTMENT
Project: City of Deephaven
Project Address: 20225 Cottage wood Rd. Deephaven, MN
Scope: Remove aprox 115LF of 12' tall of existing galve chainlink fence. Install arpox 550LF of new 12' tall 9Ga Galv Chainlink fence with top, middle, and bottom rail. Terms to be 4" CR40 with 16" x 48" concrete footings. Line posts to be 2 ½" CR40 with 12"x 42" footings. Top, middle, and bottom rial to be 1 5/8" CR20. Install (3) Single swing gates. Install aprox 550LF concrete maintenance strip 6"thick x 12" wide.
Addenda: N/A
Plan Sheets: N/A Details: N/A
Spec Sheets: N/A

Project Specific Notes:	
1.	**American Fence Company of Minneapolis is signatory to a Union.**
2.	**Only the scope and qtys listed above are covered under this quote; anything outside of this will need to be quoted before accepted.**
3.	**No rocks excavation is included. If it's required, it will be charged at that time in a change order.**
4.	**No removals of stumps, brush, rocks, trees, or other obstructions that may interfere with our scope are included. Install locations must be clear of all debris before work commences. This includes any hole filling from this debris.**
5.	**If special order material applies, it cannot be paid on a per unit basis.**
6.	**No permits, bonds, dues, completed operations, professional liability insurance or primary noncontributory is included unless noted in the scope above.**
Start Date: Allow two – four weeks for submittals. Once approved, the material will be ordered within ten business days. Lead times can vary; request lead time of materials at time of submittal request.	
Crew Size: 2-4 depending on available work.	
Notes are specific to the scope and directly impact project pricing. If not agreeable, advise prior to acceptance.	

Project Pricing: $80,500.00
Unless otherwise stated, pricing does not include excise tax, subject to change after 30 days of date of proposal. This proposal is not binding unless signature is affixed to page two. Do not sign and return this sheet without signed second page. A purchase order initiates your project engineering process and holds your material pricing for 30 days. If American Fence Company does not receive approval to proceed with purchasing within this 30-day period, project pricing is subject to review.

Contact Information: John Goode
C: 507-475-8086
j.goode@americafence.com

Standard Notes & Exclusions: Unless otherwise noted:
1. One mobilization is included for the installation of the fence.
2. Block-out(s) in concrete / masonry for fence by others. No core drilling included. Sleeves required but not provided by AFC.
3. No surveying and/or staking included. Fence line to be staked by others.
4. Private utilities to be located by others in accordance with the State's One Call System standards. In the event these utilities are damaged as a result of improper location, AFC will not be responsible for damages and associated costs.
5. Fence line to be staked clear of utilities. No excavation included for digging within 18" of utilities but at additional expense. Hand excavation due to interference with utilities at $35.00 per post hole.
6. No permits, bonds, dues, completed operations, or primary noncontributory included.
7. No project specific employee background, drug screen or DMV history included. Add $65.00 per employee if required.
8. No removals, grading, grubbing, and/or demolition are included.
9. No electrical wire, wiring, grounding, conduit, connections, and/or initial electrical/controls set-up. Only after electrician has confirmed connections and operations, AFC will review installation.
10. AFC will not be subject to liquidated damages or back charges as a result of delays.
11. Material fabricated per plans. No field verification, engineering, delegated design included.
12. Accounts not paid within thirty days will be charged eighteen percent (18%) per annum. No retention to be withheld.
13. No participation in billing processing programs, Textura. Participation fee to be added to contract if required.

REV 03-06-19

Terms and Conditions

By signing this proposal, the customer has completely reviewed and agreed with the prices, specifications, and conditions as stated herein. Furthermore, the customer is authorizing American Fence Corporation to complete the work. Unless stated, the fence does not include a warranty. The customer is financially responsible for cancellation fees and costs of special-order materials if the customer elects to cancel the contract. TERMS: 60% Down. Balance due on date of completion. No retention to be withheld. If withheld without approval, the contract amount will be 5% more than what is shown in the proposal. Service and handling charge of 1.5% per month-18% per annum applies to delinquent accounts not paid within 5 days of completion. Customer assumes full responsibility for location of property pins, staking of fence, and inaccurately placed pins and stakes. Customer understands that American Fence Company may stake the fence based on the proposal and/or in consideration of existing utilities that do not reflect the actual location of customer's property. Customer agrees to defend, hold harmless and indemnify American Fence Company against claims, liabilities and expenses for trespass and damage arising out of location of said fence. Customer assumes full responsibility for damage to marked and unmarked underground utility, telephone, T.V., cable or sprinkler systems. Customer requests, agrees, or allows American Fence to locate the fence within 18 inches of any buried utilities; customer agrees to defend, hold harmless and indemnify American Fence Company against all claims, liabilities, and expenses as a result of damage to these utilities and property. If the contract price is not paid when due, customer agrees to allow American Fence Company to trespass on to their property and remove fence at the company's discretion. Furthermore, customer agrees to indemnify and hold harmless American Fence Company for any damage done to the property as a result of removal of the fence. All modifications shall be in writing and shall be affixed to the original bid. This agreement and subsequent modifications shall be contingent upon strikes, accidents, shortages, or delays beyond the control of American Fence Company. Time stated for installation is purely estimated. The customer agrees and accepts that AFC will not extend discounts or credits for any delays or be held responsible for interest charges on any payments made by the customer. Changes to the fence due to varying ground conditions are not the responsibility of American Fence Company. Customer to carry fire, tornado, and other necessary insurance. This proposal cannot be withdrawn by the customer after acceptance of proposal. American Fence Company has the right to reject any bid. Legal and related fees accrued to collect on this account for whatever reason will be the responsibility of the customer. By signing this proposal, the customer has completely reviewed and agreed with the prices, specifications, and conditions as stated herein. Furthermore, customer is authorizing American Fence Company to complete the work. The customer is financially responsible for cancellation fees and costs of special-order materials in the event the customer elects to cancel the contract. TERMS: 60% Down. Balance due on substantial completion. Service and handling charges of 5% per month-60% per annum will apply to delinquent accounts past 10 days. The customer acknowledges that this is page two of two and has received page one.

By signing below, I acknowledge and agree with all stated herein inclusive of both pages one and two of this proposal.

Customer signature: _____ Date: _____

Customer printed name: _____ Date: _____

Customer invoicing email address: _____

REV 03-06-19

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
7:00 p.m. Monday, April 6, 2026
Public Hearing: 2026A Series Tax Abatement Bond Issuance

Recommended Motion:
Approve Resolution #17-26 Relating to a Tax Abatement Hearing and General Obligation Tax Abatement Bonds; Granting the Abatement and Approving the Issuance of the Bonds.

The Council approved Resolution 15-26 Calling for a Public Hearing on Proposed Property Tax Abatements for the Purpose of Issuing Tax Abatement Bonds at the March 16, 2026 Council Meeting. As a part of the bond issuance process, and pursuant to that Resolution, the Council will hold a public hearing at 7 p.m., at Monday's Council Meeting to allow for public comment regarding the issuance of the 2026A Series Bond for our 2026 Street Project. Once the Public Heairng is concluded and the Resolution approved, Ehlers and Dorsey, as our Bond Council, will complete the process for bonding to cover the expenses of our project. Members of Ehlers and / or Dorsey will be at our meeting to answer any questions the Council may have. For more information on the bonding process, you can access the League of Mn Cities Handbook article on Debt and Borrowing here: https://www.lmc.org/wp-content/uploads/documents/Debt-and-Borrowing.pdf.

As always, please send any questions, comments or requests for additional information prior to our Council Meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

CERTIFICATION OF MINUTES RELATING TO
TAX ABATEMENT AND ISSUANCE AND SALE OF GENERAL OBLIGATION TAX ABATEMENT BONDS

Issuer: City of Deephaven, Minnesota

Governing Body: City Council

Kind, date, time and place of meeting: A regular meeting held on April 6, 2026, at 7:00 p.m. at City Hall, 20225 Cottagewood Road, Deephaven, Minnesota

Members present:

Members absent:

Documents Attached:
Minutes of said meeting (pages):

RESOLUTION NO. _____

RESOLUTION RELATING TO A TAX ABATEMENT HEARING, AND GENERAL OBLIGATION TAX ABATEMENT BONDS; GRANTING THE ABATEMENT AND APPROVING THE ISSUANCE OF THE BONDS

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the bonds referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, so far as they relate to said bonds; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer on April 6th, 2026.

_____
City Administrator-Clerk/Treasurer

Councilmember _____ introduced the following resolution and moved its adoption, which motion was seconded by Councilmember _____:

RESOLUTION NO. _____

RESOLUTION RELATING TO A TAX ABATEMENT HEARING AND GENERAL OBLIGATION TAX ABATEMENT BONDS; GRANTING THE ABATEMENT AND APPROVING THE ISSUANCE OF THE BONDS

BE IT RESOLVED by the City Council of the City of Deephaven, Minnesota (the "City"), as follows:

Section 1. Authorization and Recitals.

1.01. The City, pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815, as amended (the "Abatement Act"), is authorized to grant an abatement of the property taxes imposed by the City on a parcel of property, if certain conditions are met, through the adoption of a resolution specifying the terms of the abatement.

1.02. The City proposes to assist in financing certain street and utility reconstruction in the City (the "Project").

1.03. On the date hereof, this Council conducted a public hearing pursuant to the Abatement Act, on the desirability of granting an abatement of property taxes on certain properties expected to be benefited by the proposed Project, which properties include those with the tax parcel identification numbers listed on Exhibit A hereto (the "Property").

Notice of the public hearing was duly published as required by law in the *Sun Sailor*, the official newspaper of the City, on March 26, 2026, which date is no fewer than ten and no more than 30 days prior to the date hereof.

Section 2. Findings. On the basis of the information compiled by the City and elicited at the public hearing referred to in Section 1.03, it is hereby found, determined and declared:

2.01. The City expects that the benefits of the proposed abatement are not less than the costs of the proposed abatement. The public benefits that the City expects to result from the abatement are the provision of improved public infrastructure for the benefit of residents of the City.

2.02. The Property is not located in a tax increment financing district.

2.03. The granting of the proposed abatement will not cause the aggregate amount of abatements granted by the City under the Abatement Act in any year to exceed the greater of (i) ten percent (10.00%) of the City's net tax capacity for the taxes payable year to which the abatement applies, or (ii) $200,000.

2.04. It is in the best interests of the City to grant the tax abatement authorized in this Resolution.

2.05. Under Section 469.1813, Subdivision 9 of the Abatement Act, it is not necessary for the City to obtain the consent of any owner of the Property to grant an abatement.

Section 3. Granting of Tax Abatement.

3.01. A property tax abatement (the "Abatement") is hereby granted in respect of property taxes levied by the City on the Property for ten (10) years, subject to satisfaction of the conditions for such duration described in Section 469.1813, subdivision 6(b). The Abatement will reduce the taxes for the Property, and the total amount of the Abatement is estimated to be approximately $4,445,000.

3.02. The City shall retain the Abatement and apply it to payment of all or a portion of the costs of the Project or to the payment of bonds of the City issued to finance costs of the Project.

3.03. The Abatement may be modified or terminated at any time by the City Council in accordance with the Abatement Act.

Section 4. Issuance of the Bonds. The issuance of the Bonds, not exceeding the amount above described, for the purpose above described, is hereby approved.

4.01. The City has retained Ehlers & Associates, Inc., in Minneapolis, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9), and the City hereby authorizes Ehlers to assist the City in a competitive the sale of the Bonds.

4.02. This Council shall meet at approximately 7:00 p.m. on May 4, 2026, or on any such other date and at any such other time as this Council shall deem appropriate, for the purpose of considering competitive bids for the purchase of the Bonds and of taking such action thereon as may be in the best interests of the City.

Section 5. Reimbursement. The City proposes to undertake the Project and to make original expenditures with respect thereto prior to the issuance of reimbursement bonds, and reasonably expects to issue reimbursement bonds, in one or more series, for the Project in the maximum amount of $4,445,000 to reimburse all or a portion of the expenditures made for eligible costs of the Project.

Other than (i) de minimis amounts permitted to be reimbursed pursuant to Section 1.150-2(f)(1) of the Regulations or (ii) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the "Regulations"), the City will not seek reimbursement for any original expenditures with respect to the foregoing Project paid more than 60 days prior to the date of adoption of this resolution. All original expenditures for which reimbursement is sought will be capital expenditures or costs of issuance of the reimbursement bonds.

Upon vote being taken thereon, the following members voted in favor thereof:

and the following members voted against the same:

whereupon the resolution was declared duly passed and adopted.

EXHIBIT A

Tax Parcel Identification Numbers

1811722420024	1811722340011	1811722330088	2411723340027
1311723420015	1911722230035	1811722340058	2411723340003
1311723430009	1911722310011	1811722330003	2411723410029
1811722230017	1911722240024	1811722330072	2411723340022
1311723430010	1911722240029	1811722310025	2411723340026
1311723430006	1911722320044	1311723440054	2411723340024
1311723420009	1911722240007	1811722330059	2411723340030
1311723130002	1811722340059	1811722330061	2411723340023
2411723110029	1911722240008	1811722330086	2411723410016
2411723230028	1911722320015	1811722310027	2411723410009
2411723230038	1911722120010	1811722330095	2411723410020
2311723410002	1911722230034	1311723440099	2411723410021
2411723140026	1911722210019	2411723110021	2511723210022
1911722240006	1811722340007	1811722310029	2511723210011
1911722310009	1811722330065	1811722310035	2411723420002
1911722230030	1311723440010	2411723420006	
1911722240019	1811722240048	2411723340025	

DORSEY
DORSEY+WHITNEY LLP

JENNIFER L. HANSON
(612) 492-6959
Fax (612) 340-2643
hanson.jennifer@dorsey.com

March 11, 2026

Mr. Dan Madsen
City Administrator
City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

Re: Proposed Issuance of G.O. Tax Abatement Bonds, Series 2026A

Dear Dan:

We are pleased to be working with you as bond counsel in connection with the issuance of the above-referenced obligations (the "Bonds") by the City of Deephaven, Minnesota (the "City"). We appreciate the opportunity to assist the City with this financing. The purpose of this letter is to discuss the scope of our engagement as bond counsel.

Bond counsel is engaged to render an objective legal opinion with respect to the authorization and issuance of the Bonds. As bond counsel, we will examine applicable law, prepare authorizing and operative resolutions and closing documents, consult with the parties to the transaction prior to the issuance of the Bonds, review certified proceedings, and undertake such additional duties as we deem necessary to render our approving opinion. Subject to the completion of proceedings to our satisfaction, we will render our opinion that:

(1) the Bonds are valid and binding general obligations of the City; and

(2) the interest paid on the Bonds will be excluded from gross income for federal income tax purposes (subject to certain limitations which may be expressed in the opinion).

The bond counsel opinion will be executed and delivered by us in written form on the date the Bonds are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. Upon delivery of the opinion, our responsibilities as bond counsel will be concluded with respect to this financing; specifically, but without implied limitation, we do not undertake (unless specifically engaged and requested to do so) to provide continuing advice to the City or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excluded from gross income for federal income tax purposes after the Closing.

In performing our services as bond counsel, our client will be the City, and we will represent its interests. We will not represent any other party in this financing and it is mutually understood that the services to be provided by us as described herein are solely for the benefit of the City.

Because you have engaged Ehlers & Associates, Inc., as municpal advisor for the Bonds, we will not assume a role in the financial planning and structuring of the Bonds. We further understand that you, with assistance from the financial advisor, will prepare an Official Statement in connection with the sale of the Bonds. As bond counsel, we will not assume or undertake responsibility for the preparation of the Official Statement or any other disclosure document with respect to the Bonds, nor are we responsible for performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or compliance with State and federal securities laws.

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing, (ii) the duties we will undertake pursuant to this letter; (iii) the time we anticipate devoting to the financing, and (iv) the responsibilities we assume, we estimate that our fee as bond counsel will be $12,000.00. Such fee may vary: (i) if the principal amount of Bonds actually issued differs significantly from our present understanding; (ii) if material changes in the structure of the financing occur; or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will consult with you. Our fee is usually paid at the Closing out of proceeds, and we customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing.

Since the Bonds have not yet been marketed, the actual purchaser or purchasers of the Bonds (the "Purchaser") cannot be identified at this time. We wish to point out that it is highly likely that the eventual Purchaser will be a broker-dealer or other financial institution that has been or is a client of this office with respect to matters other than the proposed Bond issue. Under applicable ethics rules, we do not believe our representation of you will be either (A) materially limited by the Purchaser being our client on other matters or (B) "directly adverse" to the Purchaser under these circumstances since (i) the terms of the Bond offering, Official Statement, the sale resolution and our opinion will have been established prior to the acceptance of the low bid for the Bonds from the Purchaser; (ii) the terms of said documents will not be modified in any material manner following the sale of the Bonds; and (iii) all that remains to be completed subsequent to the Bond sale is the delivery of the Bonds to the Purchaser in accordance with the terms of the Official Statement.

We greatly appreciate the opportunity to be of service. If there are any questions about our services, or the fee and billing arrangements, please call me.

Thanks--we look forward to working with you.

Very truly yours,

Jennifer L. Hanson

JLH/jl

April 6, 2026

PRE-SALE REPORT FOR

City of Deephaven, Minnesota

$4,255,000 General Obligation Tax Abatement Bonds, Series 2026A

Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

Advisors:

Jason Aarsvold, Senior Municipal Advisor
Keith Dahl, Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$4,255,000 General Obligation Tax Abatement Bonds, Series 2026A

Purposes:

The proposed issue includes financing for the City of Deephaven's 2026 street reconstruction projects, which include the Thorpe Park / Heathcote area base street project and the Minnetonka Boulevard alternate project. Debt service will be paid from tax abatements and ad valorem property taxes

Authority:

The Bonds are being issued pursuant to Minnesota Statutes, Chapters:

- 469 – Tax Abatement Authority
- 475 – General Bonding Authority

The City will hold the required public hearing on the abatement and the public purpose it serves on April 6, 2026. Under the Tax Abatement Authority, the amount of property taxes abated in any year for the Bonds, together with any outstanding annual abatements, may not exceed 1) 10% of the City's net tax capacity (NTC) or 2) $200,000, whichever is greater.

The City's 2026 NTC is $27,511,883, leaving a maximum allowable annual abatement of $2,751,188. The projected highest annual abatement for the Bonds is $534,500 and the City has no other outstanding abatements. Therefore, the City will have over $2,216,688 of remaining annual abatement authority.

The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

Term/Call Feature:

The Bonds are being issued for a term of 11 years (10 years of principal payments). Principal on the Bonds will be due on February 1 in the years 2028 through 2037. Interest will be due every six months beginning February 1, 2027.

The Bonds will be subject to prepayment at the discretion of the City on February 1, 2034 or any date thereafter.

Bank Qualification:

Because the City is expecting to issue no more than $10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as "bank qualified" obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:

The City's most recent bond issues were rated by S&P Global Ratings. The current rating on those bonds is "AAA". The City will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a $2,000,000 offering may receive bids that result in proceeds of $2,040,000 to $2,200,000.

For this issue of Bonds we have been directed to determine the use of any net premium on the day of sale. The resulting adjustments may slightly change the true interest cost of the issue, either up or down.

The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City's objectives for this financing.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has less than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the City will be agreeing to provide its Audited Financial Statements annually as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC).The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City's specific arbitrage responsibilities will be detailed in the Signature, No-Litigation, Arbitrage Certificate and Purchase Price Receipt (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City's specific responsibilities for the Bonds. The City is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

Ehlers can assist the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Dorsey & Whitney LLP

Paying Agent: Bond Trust Services Corporation

Rating Agency: Standard & Poor's Global Ratings (S&P)

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council and Tax Abatement Public Hearing:	April 6, 2026
Due Diligence Call to Review Official Statement:	Week of April 13, 2026
Distribute Official Statement:	Week of April 20, 2026
Conference with Rating Agency:	April 21, 2026
City Council Meeting to Award Sale of the Bonds:	May 4, 2026
Estimated Closing Date:	May 28, 2026

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Resolution Authorizing Ehlers to Proceed with Bond Sale (sent separately by Dorsey & Whitney LLP)

EHLERS' CONTACTS

Stacie Kvilvang, Senior Municipal Advisor	(651) 697-8506
Jason Aarsvold, Senior Municipal Advisor	(651) 697-8512
Keith Dahl, Senior Municipal Advisor	(651) 697-8595
Tess Kuhn, Public Finance Analyst	(651) 697-8518
Alicia Gage, Senior Financial Analyst	(651) 697-8551

City of Deephaven, Minnesota

$4,255,000 General Obligation Tax Abatement Bonds, Series 2026A

Assumes Current Market BQ AAA Rates plus 50bps

Sources & Uses

Dated 05/28/2026 | Delivered 05/28/2026

Sources Of Funds

Par Amount of Bonds	$4,255,000.00
Total Sources	**$4,255,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	51,060.00
Costs of Issuance	77,000.00
Deposit to Capitalized Interest (CIF) Fund	90,600.19
Deposit to Project Construction Fund	4,033,477.00
Rounding Amount	2,862.81
Total Uses	**$4,255,000.00**

City of Deephaven, Minnesota

$4,255,000 General Obligation Tax Abatement Bonds, Series 2026A

Assumes Current Market BQ AAA Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/28/2026	-	-	-	-	-
02/01/2027	-	-	90,600.19	90,600.19	90,600.19
08/01/2027	-	-	67,111.25	67,111.25	-
02/01/2028	370,000.00	2.750%	67,111.25	437,111.25	504,222.50
08/01/2028	-	-	62,023.75	62,023.75	-
02/01/2029	385,000.00	2.800%	62,023.75	447,023.75	509,047.50
08/01/2029	-	-	56,633.75	56,633.75	-
02/01/2030	395,000.00	2.850%	56,633.75	451,633.75	508,267.50
08/01/2030	-	-	51,005.00	51,005.00	-
02/01/2031	405,000.00	2.950%	51,005.00	456,005.00	507,010.00
08/01/2031	-	-	45,031.25	45,031.25	-
02/01/2032	415,000.00	3.050%	45,031.25	460,031.25	505,062.50
08/01/2032	-	-	38,702.50	38,702.50	-
02/01/2033	430,000.00	3.150%	38,702.50	468,702.50	507,405.00
08/01/2033	-	-	31,930.00	31,930.00	-
02/01/2034	440,000.00	3.250%	31,930.00	471,930.00	503,860.00
08/01/2034	-	-	24,780.00	24,780.00	-
02/01/2035	455,000.00	3.400%	24,780.00	479,780.00	504,560.00
08/01/2035	-	-	17,045.00	17,045.00	-
02/01/2036	470,000.00	3.500%	17,045.00	487,045.00	504,090.00
08/01/2036	-	-	8,820.00	8,820.00	-
02/01/2037	490,000.00	3.600%	8,820.00	498,820.00	507,640.00
Total	**$4,255,000.00**	**-**	**$896,765.19**	**$5,151,765.19**	**-**

Yield Statistics

Bond Year Dollars	$27,322.13
Average Life	6.421 Years
Average Coupon	3.2821942%
Net Interest Cost (NIC)	3.4690757%
True Interest Cost (TIC)	3.4846157%
Bond Yield for Arbitrage Purposes	3.2708851%
All Inclusive Cost (AIC)	3.8136528%

IRS Form 8038

Net Interest Cost	3.2821942%
Weighted Average Maturity	6.421 Years

City of Deephaven, Minnesota

$4,255,000 General Obligation Tax Abatement Bonds, Series 2026A

Assumes Current Market BQ AAA Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
02/01/2027	-	-	90,600.19	90,600.19	(90,600.19)	-	-
02/01/2028	370,000.00	2.750%	134,222.50	504,222.50	-	504,222.50	529,433.63
02/01/2029	385,000.00	2.800%	124,047.50	509,047.50	-	509,047.50	534,499.88
02/01/2030	395,000.00	2.850%	113,267.50	508,267.50	-	508,267.50	533,680.88
02/01/2031	405,000.00	2.950%	102,010.00	507,010.00	-	507,010.00	532,360.50
02/01/2032	415,000.00	3.050%	90,062.50	505,062.50	-	505,062.50	530,315.63
02/01/2033	430,000.00	3.150%	77,405.00	507,405.00	-	507,405.00	532,775.25
02/01/2034	440,000.00	3.250%	63,860.00	503,860.00	-	503,860.00	529,053.00
02/01/2035	455,000.00	3.400%	49,560.00	504,560.00	-	504,560.00	529,788.00
02/01/2036	470,000.00	3.500%	34,090.00	504,090.00	-	504,090.00	529,294.50
02/01/2037	490,000.00	3.600%	17,640.00	507,640.00	-	507,640.00	533,022.00
Total	**$4,255,000.00**	**-**	**$896,765.19**	**$5,151,765.19**	**(90,600.19)**	**$5,061,165.00**	**$5,314,223.25**

Significant Dates

Dated	5/28/2026
First Coupon Date	2/01/2027

Yield Statistics

Bond Year Dollars	$27,322.13
Average Life	6.421 Years
Average Coupon	3.2821942%
Net Interest Cost (NIC)	3.4690757%
True Interest Cost (TIC)	3.4846157%
Bond Yield for Arbitrage Purposes	3.2708851%
All Inclusive Cost (AIC)	3.8136528%

City of Deephaven, Minnesota

$4,245,000 General Obligation Tax Abatement Bonds, Series 2026A

Assumes Current Market BQ AAA Rates plus 50bps

Sources & Uses

Dated 06/01/2026 | Delivered 06/01/2026

Sources Of Funds

Par Amount of Bonds	$4,245,000.00
Total Sources	**$4,245,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	50,940.00
Costs of Issuance	77,000.00
Deposit to Capitalized Interest (CIF) Fund	83,435.00
Deposit to Project Construction Fund	4,033,477.00
Rounding Amount	148.00
Total Uses	**$4,245,000.00**

City of Deephaven, Minnesota

$4,245,000 General Obligation Tax Abatement Bonds, Series 2026A

Assumes Current Market BQ AAA Rates plus 50bps

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
06/01/2026	-	-	-	-	-	-	-
02/01/2027	-	-	83,435.00	83,435.00	(83,435.00)	-	-
08/01/2027	-	-	62,576.25	62,576.25	-	62,576.25	-
02/01/2028	375,000.00	2.650%	62,576.25	437,576.25	-	437,576.25	500,152.50
08/01/2028	-	-	57,607.50	57,607.50	-	57,607.50	-
02/01/2029	385,000.00	2.700%	57,607.50	442,607.50	-	442,607.50	500,215.00
08/01/2029	-	-	52,410.00	52,410.00	-	52,410.00	-
02/01/2030	395,000.00	2.700%	52,410.00	447,410.00	-	447,410.00	499,820.00
08/01/2030	-	-	47,077.50	47,077.50	-	47,077.50	-
02/01/2031	405,000.00	2.750%	47,077.50	452,077.50	-	452,077.50	499,155.00
08/01/2031	-	-	41,508.75	41,508.75	-	41,508.75	-
02/01/2032	415,000.00	2.850%	41,508.75	456,508.75	-	456,508.75	498,017.50
08/01/2032	-	-	35,595.00	35,595.00	-	35,595.00	-
02/01/2033	430,000.00	2.950%	35,595.00	465,595.00	-	465,595.00	501,190.00
08/01/2033	-	-	29,252.50	29,252.50	-	29,252.50	-
02/01/2034	440,000.00	3.000%	29,252.50	469,252.50	-	469,252.50	498,505.00
08/01/2034	-	-	22,652.50	22,652.50	-	22,652.50	-
02/01/2035	455,000.00	3.100%	22,652.50	477,652.50	-	477,652.50	500,305.00
08/01/2035	-	-	15,600.00	15,600.00	-	15,600.00	-
02/01/2036	465,000.00	3.200%	15,600.00	480,600.00	-	480,600.00	496,200.00
08/01/2036	-	-	8,160.00	8,160.00	-	8,160.00	-
02/01/2037	480,000.00	3.400%	8,160.00	488,160.00	-	488,160.00	496,320.00
Total	**$4,245,000.00**	**-**	**$828,315.00**	**$5,073,315.00**	**(83,435.00)**	**$4,989,880.00**	**-**

Significant Dates

Dated	6/01/2026
First Coupon Date	2/01/2027

Yield Statistics

Bond Year Dollars	$27,140.00
Average Life	6.393 Years
Average Coupon	3.0520081%
Net Interest Cost (NIC)	3.2397015%
True Interest Cost (TIC)	3.2557706%
Bond Yield for Arbitrage Purposes	3.0429524%
All Inclusive Cost (AIC)	3.5841701%

IRS Form 8038

Net Interest Cost	3.0520081%
Weighted Average Maturity	6.393 Years

City of Deephaven, Minnesota

$4,245,000 General Obligation Tax Abatement Bonds, Series 2026A

Assumes Current Market BQ AAA Rates plus 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
02/01/2027	-	-	83,435.00	83,435.00	(83,435.00)	-	-
02/01/2028	375,000.00	2.650%	125,152.50	500,152.50	-	500,152.50	525,160.13
02/01/2029	385,000.00	2.700%	115,215.00	500,215.00	-	500,215.00	525,225.75
02/01/2030	395,000.00	2.700%	104,820.00	499,820.00	-	499,820.00	524,811.00
02/01/2031	405,000.00	2.750%	94,155.00	499,155.00	-	499,155.00	524,112.75
02/01/2032	415,000.00	2.850%	83,017.50	498,017.50	-	498,017.50	522,918.38
02/01/2033	430,000.00	2.950%	71,190.00	501,190.00	-	501,190.00	526,249.50
02/01/2034	440,000.00	3.000%	58,505.00	498,505.00	-	498,505.00	523,430.25
02/01/2035	455,000.00	3.100%	45,305.00	500,305.00	-	500,305.00	525,320.25
02/01/2036	465,000.00	3.200%	31,200.00	496,200.00	-	496,200.00	521,010.00
02/01/2037	480,000.00	3.400%	16,320.00	496,320.00	-	496,320.00	521,136.00
Total	**$4,245,000.00**	**-**	**$828,315.00**	**$5,073,315.00**	**(83,435.00)**	**$4,989,880.00**	**$5,239,374.00**

Significant Dates

Dated	6/01/2026
First Coupon Date	2/01/2027

Yield Statistics

Bond Year Dollars	$27,140.00
Average Life	6.393 Years
Average Coupon	3.0520081%
Net Interest Cost (NIC)	3.2397015%
True Interest Cost (TIC)	3.2557706%
Bond Yield for Arbitrage Purposes	3.0429524%
All Inclusive Cost (AIC)	3.5841701%

Item 6A

STAFF REPORT

Pat Smith, Planning Director

Deephaven City Council
April 6, 2026

BACKGROUND

The definition of "Structure" is anything constructed or erected, the use of which requires more or less permanent location on the ground or attached to something having a permanent location on the ground, except for retaining walls not having or requiring a railing and not exceeding 3-1/2 feet…" The zoning ordinance does not limit the height of retaining walls. Thus, staff has been directed to allow retaining walls under 3.5 feet within the principal building setback and retaining walls over 3.5 feet in height have to meet the principal building setbacks as they are considered a structure.

Staff approved the two retaining walls at 18870 Lake Ave and 19155 Lake Ave since they met the principal building setbacks even though the two retaining walls are over 3.5 feet in height. The City Council approved a variance for the retaining wall at 3725 Westview Drive because it is over the 3.5-foot height limit but is within the principal building setback.

		
18870 Lake Ave 9 feet	19155 Lake Ave 8 feet	3725 Westview Drive 5.09 feet

At the February 2, 2026, the City Council directed staff to amend the ordinance prohibiting retaining walls over 3.5 feet. At the March 17th Planning Commission meeting, the Planning Commission recommended a maximum height of four feet. The Planning Commission discussed other city regulations for retaining walls. St. Louis Park, Wayzata and Minnetonka do not limit the height of retaining walls. Excelsior limits the height of retaining walls to four feet with a minimum separation of three feet between retaining walls. Excelsior allows retaining walls to exceed the four-foot height limit or the three-foot spacing with a Conditional Use Permit.

PROPOSED CHANGES

The attached ordinance limits the height of retaining walls to four feet. If a taller retaining wall is needed, a second retaining wall may be built three feet behind the first retaining wall to allow space for landscaping and screening.

The proposed ordinance also includes a provision if a fence is constructed on top of a retaining wall, the height of the retaining wall is included in the height of the fence measurement. This is a provision from the City of St. Louis Park.

CITY COUNCIL ACTION REQUESTED

Waive the second reading and amend the zoning ordinance regarding retaining walls with or without changes.

Attachments:

1) Draft Ordinance

City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-XX

AMENDING SECTION 1310 OF THE DEEPHAVEN ZONING ORDINANCE, RETAINING WALLS

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. That Section 1310 be amended as follows:

1310.08 Fences and Walls

(i) Where a fence is attached to a retaining wall structure, the retaining wall shall be included in the fence height measurement.

1310.09 Retaining Walls.

Subd. 1. Retaining walls shall be permitted in all yards subject to the following:

(a) All structural portions of a retaining wall, including foundations and footings, shall be completely placed within the subject property.

(b) Shall not exceed four feet in height with a minimum three-foot horizontal separation before the next retaining wall.

(c) Shall comply with the visual clearance requirements of Section 1310.07.

SECTION TWO: The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Deephaven City Code and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

SECTION THREE: Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Deephaven City Council on April 6, 2026, and published in the paper of Sun Sailor on April 16, 2026.

_____
Kent M. Carlson, Mayor

ATTEST:

_____

Dan Madsen, City Administrator

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

7 p.m. Monday, April 6, 2026
Request for Proposals
Municipal Banking Services

Recommended Motion: Approve Issuing Request for Proposals for Municipal Banking Services

---

City received the attached letter on January 14, 2026. Alerus Bank informed us that the letter of credit securing the City's unsecured deposits with Alerus matured on December 1, 2025, and was not renewed until January 8, 2026. This banking error caused a lapse in coverage and the City's uninsured deposits to be undercollateralized for that period. Although there was not impact on the City's deposits, this event is a concern to staff, and has caused a material finding to be included in the City's 2025 financial audit. Therefore, staff recommends issuing an RFP for municipal banking services to find the ideal bank for the City's financial need.

Thank you, and as always, please send any questions, comments or requests for additional information you may have.

Andrew Keller
Finance Clerk
Deephaven, Minnesota

ALERUS

January 14, 2026

City of Deephaven
20225 Cottagewood Rd
Excelsior MN 55331

RE: Securities pledges

To comply with public unit deposit requirements, Alerus pledges securities and obtains letters of credit from the Federal Home Loan Bank of Des Moines to secure [client name]'s uninsured deposits.

This letter is to inform you that the letter of credit securing your uninsured deposits matured on December 1, 2025, and was renewed as of January 8, 2026. As a result, your year-end pledge letter and certification may reflect an undercollateralized position at year-end. Please be assured that your uninsured deposits have been fully collateralized as of January 8, 2026. There was no impact to your deposits during this temporary lapse in coverage.

We apologize for this oversight and have enhanced our internal daily pledge monitoring processes to prevent any future gaps in collateralization. If you have any questions, please feel free to contact me directly. We appreciate your business.

Sincerely,

Al Villalon
Chief Financial Officer
al.villalon@alerus.com
952.417.3733 | Office

EQUAL HOUSING LENDER Deposit products offered by Alerus Financial, N.A. Member FDIC.

City of Deephaven, Minnesota

www.cityofdeephaven.org | cityhall@cityofdeephaven.org | (952) 474-4755

Municipal Banking Services

Request for Proposals

Release Date: Monday, April 6, 2026
Due Date: Monday, April 27, 2026
Must be received by 2:00 p.m.

City of Deephaven
20225 Cottagewood Road
Hennepin County
Deephaven, Minnesota 55331
www.cityofdeephaven.org

Introduction:

The City of Deephaven is seeking a qualified banking service provider to manage the City's municipal banking needs. The City will choose a financial institution that best meets the needs of the City provided the fee is reasonable and it is in the best interest of the City to accept it. The proposals will be read and evaluated by the City Administrator and Finance Clerk/Treasurer, who will then recommend the financial institution to the City Council. In evaluating the proposals, the following criteria will be used:

Responsiveness of the proposal:

- The sufficiency of its financial resources and the ability, capacity and skill of the institution to perform all required and desired services on a timely basis
- Responses of client references
- Demonstrated knowledge of the City, the community, and its economic conditions
- The reputation, financial stability, and longevity of the proposer
- The quality, availability, and adaptability of the services to the needs required
- Cost of the services provided
- Competitiveness of interest rates
- Physical facility including the location(s), technology and security of the facility

Project Overview and Scope

The City of Deephaven is a municipality located in the West-Metropolitan Lake Minnetonka area with a population of approximately 3,500 residents. The banking institution selected will need to provide an operating checking account and a money market savings account. Deephaven currently holds rotating funding in the approximate amount of $700,000 in checking as well as nearly $700,000 in a money market account. The ability to maintain proper collateral for all accounts is imperative.

RFP Timeline, Contact and Proposal Requirements

Proposals for Deephaven municipal banking services must be received by 2:00 p.m., Monday, April 27, 2026. Proposals are to be signed by an authorized official of the institution and should be emailed andrewk@cityofdeephaven.org; or sent to:

City of Deephaven
Attn: Finance Clerk/Treasurer
20225 Cottagewood Road
Deephaven, Minnesota 55331

The format required for submitted proposals is as follows:

Title Page - Show the name of your institution, local address, telephone number, name of contact person, and the date.

Letter of Transmittal - Please limit it to one page. Proposers may use this letter to present any information they consider essential to their proposal. Please list the names of all individuals who are authorized to make representations for the proposer, along with their titles, addresses, and telephone numbers.

Audited Financial Statements, Regulatory and Management Reports - Respond to each question as applicable.

Profile Questionnaire - Respond to each question as applicable.

Banking Services Questionnaire - Respond to each question as applicable.

Compensation, Fees and Related Information - Respond to each question as applicable.

Bid Sheets - Please disclose all possible costs to the client and the basis for charging them in Appendix A: Bid Sheet. To assist us in comparing the cost effectiveness of each proposal you must address all costs both on a per unit basis and on a compensating balance method of payment.

Copies of proposed agreement(s) including wire transfer, collateral, etc.

Any additional pertinent information.

Proposal Considerations

The City of Deephaven reserves the right to reject any or all offers and discontinue this RFP process without obligation or liability to any potential vendor; award a contract for the basis of initial offers receive, without discussion or requests for best and final offers; and, award more than one contract.

References: Vendors should provide three current references for which they perform similar work, preferably from a municipality. At least one reference should be comparable to the City of Deephaven in size and scope.

Legal Considerations and Disclaimer:

Nothing contained herein is intended or should be construed in any manner as creating or establishing any obligation of the City of Deephaven to contract with any participating vendor or any other third party in relation to the subject matter of this RFP or any subsequent evaluation process. The issuance of this RFP does not imply that the City of Deephaven is making an offer to do business with any RFP recipient or respondent. The City of Deephaven reserves the right to accept any complete response, or portion thereof, or to accept none of the responses. The City of Deephaven reserves the right to do business with more than one vendor and nothing contained in any oral or written communication relating to this evaluation process shall be interpreted as a contract. All proposals and subsequent information received will remain the property of the City of Deephaven and are public data subject to data requests.

The City of Deephaven reserves the right, at any time, to amend, supplement, withdraw or otherwise change this RFP or the evaluation process described herein. The City of Deephaven will not be responsible for any costs incurred by a vendor in preparing, delivering or presenting responses for this RFP. Each vendor, by participating in this evaluation process, acknowledges that it shall be solely responsible for any costs and expenses incurred by such vendor relating to its participation in this evaluation process. All transactions related to or arising from this RFP, including any contract that may arise here from, shall be governed by the laws of the state of Minnesota.

Requirements for Audited Financial Statements

1. For the most recent two fiscal years provide copies of each report issued as described below unless you are legally prohibited from such disclosure. Include management responses, if any, to all reports provided.

(a) AUDIT AND EXAMINATION REPORTS
   (1) Independent Certified Public Accountants
   (2) Minnesota State Banking Commissioner
   (3) FDIC

2. Describe the process followed by your institution to reasonably ensure that security procedures, such as those established by your institution to prevent unauthorized payment orders and fraud (via checks, wire transfers, or ACH transactions), are adequate and effective.

3. Describe your institution's process of reviewing audit reports and addressing any deficiencies noted.

PROFILE QUESTIONNAIRE

1. Provide a brief description of the history of the institution's provision of municipal banking services.

2. Describe the organizational structure of your institution, and the departments which will oversee the contract.

3. Describe your service capabilities for a customer the size of the City including those items which set you apart from your competition.

4. How many governmental customers does your business service have?

5. Provide three (3) references from public funds or government-related customers of one (1) year or more with characteristics similar to the City or commercial banking customers that utilize similar services that the City will use.

6. What insurance coverage is carried by the Bank with respect to any acts or omissions of directors, officers, and other personnel resulting in loss of funds?

7. Discuss the financial stability of your institution. Provide ratings for the institution from a nationally recognized rating agency. List all rating changes for the past five (5) years.

8. List names, titles, phone and fax numbers, and e-mail addresses of key persons in charge of banking services and the account administrator who would be assigned to this account. Provide biographical sketches of these individuals and identify their rank and level of authority.

BANKING SERVICES QUESTIONNAIRE

1. Receipt of deposits, including ACH deposits of credit card transactions

2. Processing and clearing of all checks and drafts issued by the City

3. City ability to originate ACH transactions as follows:
   (a) Debt service and other payments

(b) Direct debit of utility and other payments
(c) NSF return items electronically
(d) Direct deposit of employee pay checks

4. Collateral for all deposits of a type and in the amounts as required by State laws

5. Wire transfers and confirmations

6. Remote Deposit Capture

7. City ability to access and view account information via personal computer as follows:
   (a) 90-day transaction look back
   (b) All transactions including wires, debits, credits and adjustments
   (c) Account balances

8. Daily sweep accounts for investment of available cash balances at market rates

9. Reports:
   (a) Monthly statement for all transactions
   (b) Monthly account analysis report listing transactions processed and average balances
   (c) Monthly or quarterly collateral reports listing type of collateral and market value

10. Fraud prevention for disbursements to protect accounts from unauthorized checks by validating all checks presented for payment against approved check runs through positive pay

11. Electronic imaging and storage of paid checks

COMPENSATION, FEES, & RELATED INFORMATION

1. Please disclose any fees or costs the institution expects to charge; Appendix A is to be completed, and you may attach a supplemental price schedule for such services. Include one-time or set up charges, research fees, wire fees, and all other fees that will be charged.

2. The Bank must accept compensation in fees, balances, or a combination of the two.

3. Describe your proposed billing cycle, (monthly, quarterly, etc.). Also, describe the process for the payment of bank fees. Furnish a copy of your analysis statement or statements.

4. Does the earnings credit rate (ECR) for the monthly analysis equal or exceed the 90-day Treasury Bill average for the previous month?

5. Is there a fee for FDIC Insurance? If so, how does the Bank calculate the charge?

6. When calculating average balances, are positive and negative balances netted?

7. Charges for overdrafts cannot be any higher than those charged to a regular commercial customer. Please show what your pricing will be if an overdraft occurs and how overdraft balances are calculated. Are uncollected funds caused by an overdraft netted against positive balances in other accounts during the analysis process?

8. How are adjustments reflected in the account analysis?

9. Do checking, money market or savings accounts accrue interest? If so, at what rate is the interest accrued and is the interest compounded?

Appendix A – Bid Sheet for
Bank Fee and Earnings Credit Schedule

Instructions:

For each transaction type, please list your proposed fee per month, batch, or transaction.

Transaction Description		Proposer Bank Fee Per Transaction	
Monthly Account Maintenance Fee(s)		$	
Deposit Charge			
Deposit Items: On Us			
Deposit Items: Other			
Other Credits			
Per Check Charge			
Other Debits			
Electronic transfers – Batch process Fee			
Electronic transfers – Per item fee			
ACH File Fee			
ACH per Item Fee			
ACH Debit Items			
ACH Credit Items			
Returned Items / NSF Fee			
Stop Payment Order			
Other			
Total Monthly Cost		$	

In the space below, please describe your bank's earnings credit calculation (if applicable). Please note the required minimum balance (if any) and current earnings rate.

_____

_____

_____

_____

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

April 6, 2026

To: Honorable Mayor Kent Carlson
Deephaven City Council

Cc: Dan Madsen, City Administrator / Special Counsel

From: Cory Johnson, Chief of Police

Re: Monthly Police Activity Report for March 2026

March 2026:	February 2025:
172 Traffic Stops	154 Traffic Stops
91 Radio Calls	65 Radio Calls
79 Speeding	80 Speeding
1 Driving after Suspension	0 Driving after Suspension
3 Driving after Revocation	1 Driving after Revocation
31 Citations	27 Citations
136 Verbal Warnings	126 Verbal Warnings
0 Written Warnings	0 Written Warnings
1 DWI	0 DWI's
14 Medical Calls	14 Medical Calls
26 Assists to other Agencies	25 Assists to other Agencies
(8 SLMPD)	(15 SLMPD)
(15 MTKA)	(5 MTKA)
(2 WAYZATA)	(3 WAYZATA)
(1 CARVER S.O.)	(2 WATER PATROL)
1 Assist to Deephaven	1 Assists to Deephaven
(1 WAYZATA)	(1 SLMPD)

2 Accidents	0 Accidents
3 Permits to acquire handgun	2 Permits to acquire handgun
21 Alarms	6 Alarms

The following statistics are Part 1 and Part 2 crimes reported for the month of March 2026:

	INCIDENT	DATE	DETAILS
	Identity Theft	2026-03-11	A resident of Deephaven called to report their social security number and family foundation were used to open a bank account. The family received collections notices in the mail and discovered the fraudulent transactions, they are working with the bank and should have no loss once reported as fraud with the bank.
	3rd Degree DWI	2026-03-11	Officer conducted a traffic stop on a vehicle after observing it fail to maintain its lane. Officer observed signs of impairment in the driver and performed standardized field sobriety tests on the driver. The driver submitted to a preliminary breath test with a result of 0.15 BrAC. The driver, a Deephaven resident age 61, was placed under arrest for DWI and transported to the Deephaven Police Department. The driver submitted to a breath test with a result of 0.17 BrAC. The driver was transported to Hennepin County Jail for Third Degree DWI.
	Traffic Stop - False Info- Warrant- Arrest	2026-03-29	While running stationary radar the officer observed a vehicle traveling at 50 MPH on Vine Hill Road in a posted 35 MPH zone. The officer made a traffic stop and the driver was slow to stop. The driver did not have his identification with him in the vehicle and gave his name and date of birth. The name matched with a similar individual with a warrant. The officer detained the male until he could be identified. The driver initially admitted to providing a friend's name because he did not want to get in trouble. The male was told he was under arrest for providing a false name of another person. HCSO arrived with an IBUS and Officer was able to positively identify the male. The male was transported to Hennepin County Jail.
	Tamper with Motor Vehicle	2026-03-31	Officer responded to a report of motor vehicle tampering overnight. The RP said she had left her vehicle in the driveway with the driver's door unlocked. The RP said she went to bed around midnight and got back in her car around 11 am. The RP said the contents of her center console had been removed, but no items were missing or damaged. The RP does not have any cameras on the outside of the house.
	Tamper with M/V- Theft from Auto	2026-03-31	An officer was dispatched to a theft from auto report. A vehicle had been unlocked and rummaged through overnight. A backpack had been taken and a video of the theft was obtained.

Accidents March 2026

Accident		Date	Details
PD Accident		2026-03-01	Officer was dispatched to an accident where a driver backed into a power pole in the Summerville Rd. area. The pole did not seem structurally damaged and the driver was able to drive the vehicle away.
PI Accident		2026-03-28	Officers responded to a single car crash with injuries at Vine Hill Road and Willow Haven. The driver stated he fell asleep while driving after being awake for more than 24hrs. The driver admitted to drinking earlier, but did not show sufficient signs of impairment for a DWI arrest. The driver was evaluated by EMS and self-transported to the hospital. The driver was mailed a citation for careless driving and his vehicle was towed from the scene due to significant damage.