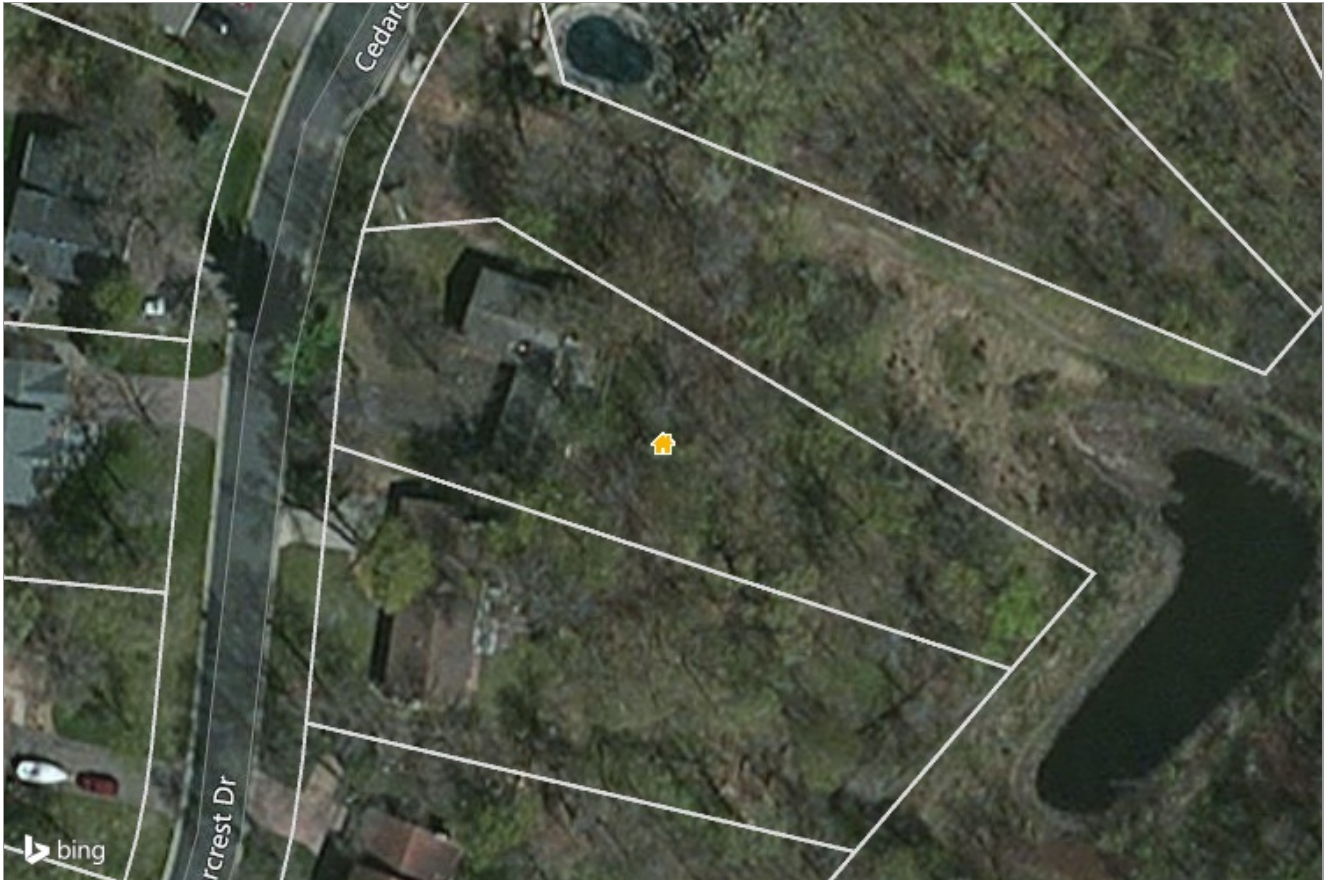


MINI PROPERTY REPORT

17131 Cedarcrest Dr, Eden Prairie, MN 55347

Prepared for Bian DuFrene



Presented by

Sharon Siegel

Minnesota Real Estate License: 745417

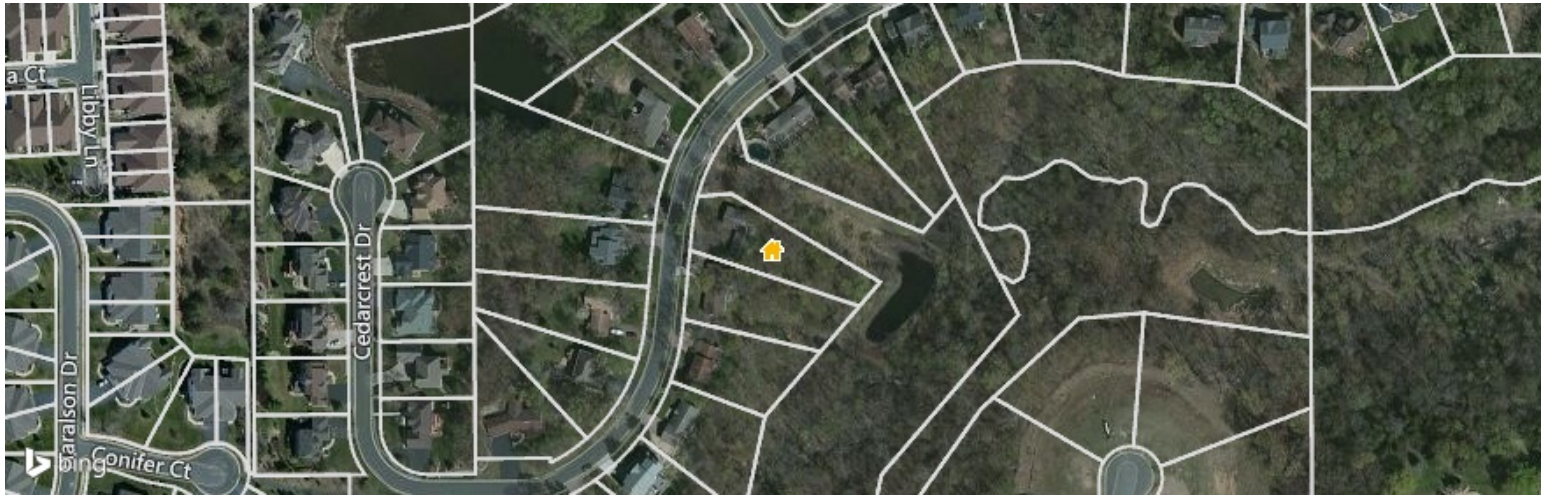
Work: (763) 591-6033 | Fax: (763) 591-6077 | Fax: (763) 591-6030

Sharon.Anderson@Results.net
<http://SharonsHomePage.com>

RE/MAX Results
7700 France Avenue S., Suite 230
Edina, MN 55435

*Again, just something we look at.
It doesn't replace pulling
comparable sales. It can't take
into account condition, finish
quality and specific location.*

17131 Cedarcrest Dr, Eden Prairie, MN 55347



Legend: 🏠 Subject Property

RECENTLY SOLD

** Public Record*

Current Estimated Value

\$354,520

Last RVM® Update: 11/29/2015

RVM® Est. Range: \$315,523 – \$393,517

RVM® Confidence: ★★☆☆☆

📉 RVM® Change - Last 1 Month: -\$250

📉 RVM® Change - Last 12 Months: -0.99%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

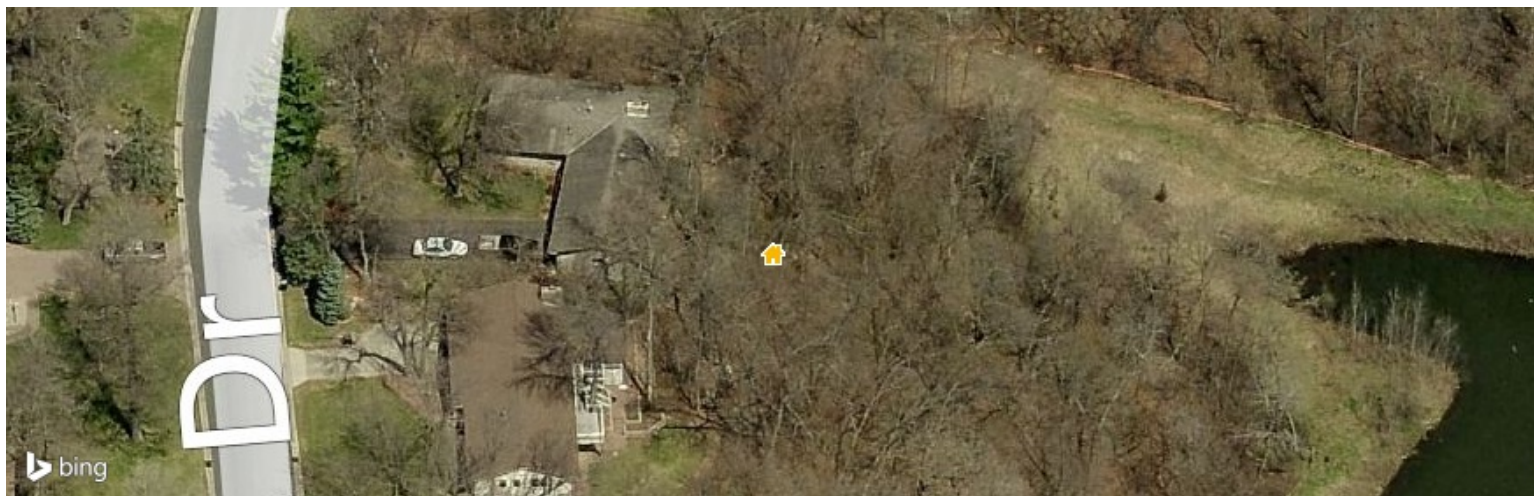
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	3	-	-
Total Baths	3	-	-
Full Baths	1	-	-
Partial Baths	2	-	-
Living Area (sq ft)	1,780	-	-
Lot Size	0.55 acres	-	-
Lot Dimensions	23958 SF	-	-
Garage	Yes	-	-
Garage (spaces)	2	-	-
Year Built	1972	-	-
Total Rooms	7	-	-
Style	Ranch/Rambler	-	-
Roofing	Asphalt	-	-
Heating	Forced air unit	-	-
Cooling	Yes	-	-
Fireplaces	2	-	-
Basement	Full Basement	-	-
Construction	Frame	-	-
Exterior Walls	Wood	-	-
Number of Buildings	0	-	-
Number of Stories	1 story with basement	-	-

Homeowner Facts

Owner Name (Public)	Harry Green Llc
Mailing Address	5720 Brook Dr Edina MN 55439-1337
Vesting	,CO
Owner Occupied	Y
Current Lender	JOY JOYCE LLC
Original Loan Amt.	\$15,000

Extended Home Facts



Legend: 🏠 Subject Property

Interior Details

Interior Walls	Gypsum Board
Other Rooms	Family room/Den
Floor Cover	Carpet
1	1780 sq ft
Garage	576 sq ft
Porch - Open	76 sq ft

Exterior Details

Lot Size - Square Feet	23958 sq ft
Lot Size - Acres	0.550 ac
Roof Type	GABLE OR HIP

Location Details

Walkability Score (out of 5) Overall: 2.2 | Amenity: 2.2 | Leisure: 2.3

Other Details

Wood Deck 160

Property History

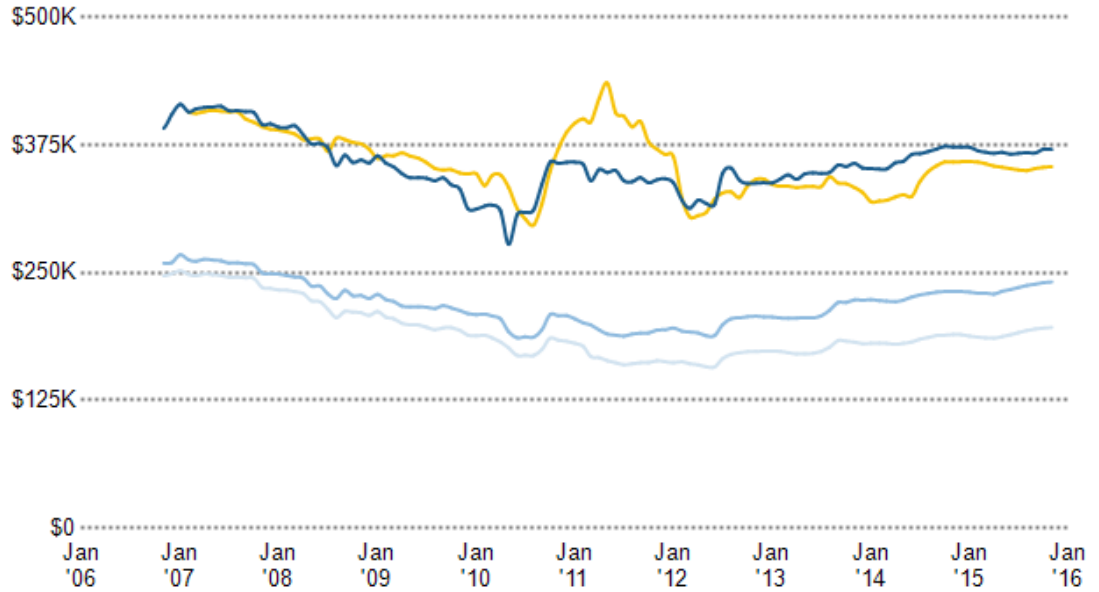
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 55347
- Hennepin County
- Minnesota



Sales History

Sales Date	Sales Amount	Price per sq. ft.
11/25/2015	\$15,000	\$8
6/19/2015	\$135,279	\$76
1/31/2002	\$209,880	\$118

Assessed Values

Date	Improvements	Land	Total	Tax
2015	—	—	—	\$7,356
2014	\$133,500	\$158,500	\$292,000	\$6,654
2013	\$130,900	\$155,500	\$286,400	\$5,939
2012	\$139,500	\$165,700	\$305,200	\$6,028
2011	\$143,800	\$170,800	\$314,600	\$6,125
2006	\$147,600	\$160,000	\$307,600	—
2005	\$163,900	\$104,300	\$268,200	—

Legal Description

Parcel Number: 29-116-22-21-0010	Zoning: —	Census Tract: 270530260.221001	Abbreviated Description: LOT:1 BLK:3 DIST:61 CITY/MUNI/TWP:EDEN PRAIRIE SUBD: CEDAR FOREST 1ST ADDN SEC/TWN/RNG/MER: SEC 29 QTR 21 TWN 116N RNG 22W	City/Municipality/Township: Eden Prairie, MN 55347
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Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

\$118K 1

Comps



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

1,780 sq. ft. \$354,520

Comps



Neighborhood: Housing Stats and Charts

	55347	Eden Prairie	Hennepin County	Minnesota	United States
Median Estimated Home Value	\$371K	\$318K	\$241K	\$197K	\$319K
Estimated Home Value 12-Month Change	-0.6%	2.4%	4%	3.7%	-
Median List Price	\$500K	\$400K	\$287K	\$199K	\$87.9K
List Price 1-Month Change	0.2%	1.2%	0.7%	-0.3%	-1.2%
List Price 12-Month Change	4.3%	3.9%	10.4%	7.6%	1%
Median Home Age	24	27	52	46	-
Own	88%	73%	64%	73%	66%
Rent	12%	27%	36%	27%	34%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$391M	\$1.81B	\$102B
% Change in Permits for All Buildings	-	-	19%	-4%	2%
% Change in \$ Value for All Buildings	-	-	31%	6%	7%

Median Sales Price vs. Sales Volume

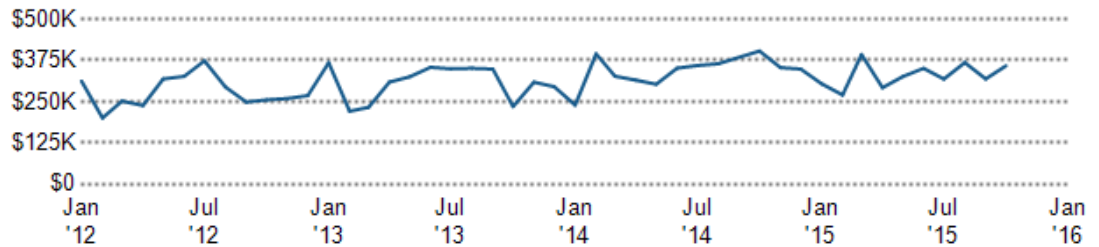
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

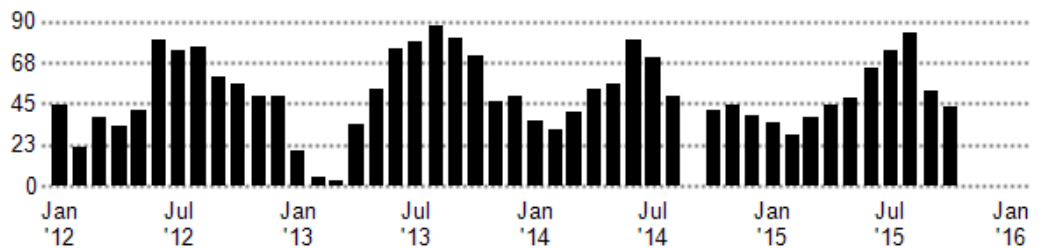
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

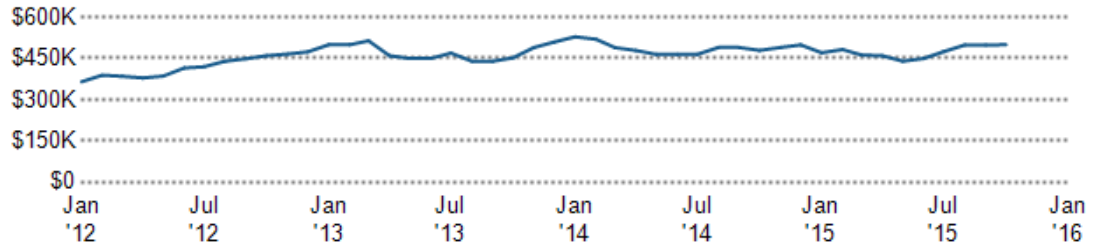
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

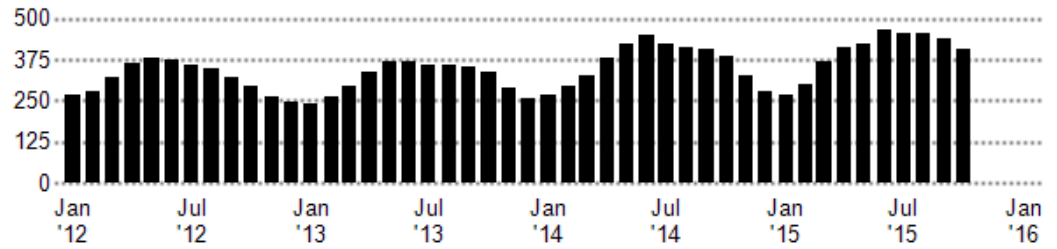
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Home Title

HOMETITLE

FROM OPEN TO CLOSED™

**Contact:****Brenda White**brendaw@hometitle.net

Work: (952) 887-1215

Fax: (952) 887-1216

**7700 France Ave, #230
Edina, MN 55435**www.hometitle.net*From Open to Closed.*

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