

LAND USE APPLICATION SUMMARY

Property Location: 3201 20th Ave S, 3205 20th Ave S and 2009 32nd St E
Project Name: Minor subdivision of parking area
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: Hennepin County HRA
Project Contact: Melisa Illies
Request: To divide non-contiguous property owned by 3201 20th Ave S to 3205 20th Ave S and 2009 32nd St E.

Required Applications:

Minor Subdivision	To divide the non-contiguous property owned by 3201 20 th Avenue South in the R2B Two-Family District. The lot will be divided between 3205 20 th Ave S and 2009 32 nd St E.
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SITE DATA

Existing Zoning	R2B Two-Family District
Lot Area	3201 20 th Ave S: 4,504 sq. ft. / .10 acres 3205 20 th Ave S: 5,915 sq. ft. / .13 acres 2009 32 nd St E: 2,202 sq. ft / .05 acres
Ward(s)	9
Neighborhood(s)	Corcoran Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	<u>Corcoran Midtown Revival Plan (2002)</u>

Date Application Deemed Complete	June 23, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 22, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property located at 3201 20th Avenue South is a reverse corner lot with a single-family dwelling and attached garage. The parcel is also under common ownership with a non-contiguous portion of the property located at 3205 20th Avenue South. This portion of property was used as an off-street parking space, accessed via the adjacent alley, prior to the construction of the attached garage in 2015.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject properties are directly south of South High School and the surrounding area is predominately low-density residential.

PROJECT DESCRIPTION. The applicant has proposed to divide the former parking area at the rear of 3205 20th Ave S and adjust the lot line to provide a portion of the land back to 3205 20th Ave S and widen the existing parking area owned by 2009 32nd St E (see attached survey).

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6874	Variances	Reduce the front and rear yard setbacks for an addition, including an attached garage	The Zoning Board of Adjustment approved the applications on November 20, 2014 .

PUBLIC COMMENTS. Staff has not received any correspondence at the time of preparing the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

Minor Subdivision

The Department of Community Planning and Economic Development has analyzed the application for a minor subdivision based on the following findings:

- 1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

Subdivision Regulations:

The proposed lot line adjustment will allow for the non-contiguous property to move towards compliance with the subdivision regulations. In the present condition, the property at the rear of 3205 20th Ave S does not have street or alley frontage. The proposed lot will be divided between 3205 20th Ave S and 2009 32nd St E.

Zoning Ordinance:

The proposed lot line adjustment will allow for the non-contiguous property to move towards compliance with the zoning ordinance. In the present condition, the property at the rear of 3205 20th Ave S does not meet the minimum lot area or lot width requirements. The proposed lot will be divided between 3205 20th Ave S and 2009 32nd St E.

Comprehensive Plan:

Urban Design Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

- 10.7.3 Encourage adaptive reuse, retrofit and renovation projects that make the city's housing stock competitive on the regional market.
- 10.7.4 Renovation of housing should reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.
- 10.7.5 Provide the flexibility in the city's ordinances to improve and maintain existing structures.

The subdivision is in conformance with the design requirements of the zoning code and the land subdivision regulations.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The rear 17.5 feet of 3205 20th Ave S was divided between 3201 20th Ave S and 2009 32nd St E to allow for a parking area for each property, because neither property had access to off-street parking at the time. The applicant applied for variances in 2014 to allow for the construction of an addition and attached garage at 3201 20th Ave S and the parking area is no longer needed. The owner of 2009 32nd St E will increase their lot by 4.2 feet and will have a 13.3 by 22 ft parking pad. The remaining 4.2 by 22 ft of the existing parking area will be returned to 3205 20th Ave S. All of the properties will continue to have access to off-street parking. Therefore, staff finds that the proposed subdivision will be not injurious to the use and enjoyment of other property in the immediate vicinity or add to the congestion of the public streets.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

None of these hazards exist.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The lot arrangement is moving towards conformity with the subdivision ordinance and zoning code. Staff finds that the proposed subdivision will allow for parking, driveway and building access without difficulty and there will be minimal alteration of the property, if any.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The proposed subdivision will likely not have any impact for stormwater runoff, temporary or permanent erosion control measures.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the minor subdivision of the non-contiguous property owned by 3201 20th Ave S, by Melisa Illies of Hennepin County HRA, for the properties located at 3201 20th Ave S, 3205 20th Ave S and 2009 32nd St E:

A. Minor subdivision.

Recommended motion: **Approve** the application for a minor subdivision of the non-contiguous property owned by 3201 20th Avenue South in the R2B Two-Family District.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Oblique aerial photo
4. Photos
5. Survey
6. Hennepin County plat maps

Subdivision Findings:

- (1) The subdivision is in conformance with subdivision regulations, zoning ordinance, and the policies of the comprehensive plan.
- (2) The subdivision of the non – contiguous piece of the parcel at 3201 20th Ave S will not be injurious to the use and enjoyment of other property in the immediate vicinity. Neighbor properties will gain additional use of the parking space after it's divided. Land use will remain consistent following the subdivision. The requested subdivision will not add to congestion in public streets. The area is used for off street parking now and will continue to be used for that purpose.
- (3) The area for the requested subdivision is currently used for parking and will continue to be used for parking off the alley. All land intended for building sites can be safely used and no changes to drainage, slope, or soil conditions will occur.
- (4) The subdivision will not cause foreseeable difficulties in driveway access. The subdivision will continue to be useable for its existing purpose, parking, in its current state and there will be no other alteration as part of this request.
- (5) The subdivision will not change the permeability or natural state of the area being divided therefore runoff after division will not exceed the amount prior to division.

Melisa S Illies

From: Margo Geffen
Sent: Friday, May 20, 2016 9:28 AM
To: Alondra Cano
Cc: Aisha Gomez; Melisa S Illies
Subject: RE: 3201 20th Ave S. Application for lot split.

Address in the title corrected 😊

From: Margo Geffen
Sent: Friday, May 20, 2016 9:28 AM
To: Alondra Cano <Alondra.Cano@minneapolismn.gov>
Cc: Aisha Gomez <aisha.gomez@minneapolismn.gov>; melisa.illies@hennepin.us
Subject: 3201 20th Ave S. Application for lot split.

Hello Councilmember Cano,

I wanted to let you know about an application the Hennepin County HRA plans to submit to the City to separate a small parking pad from the property at 3201 20th Ave S, split the resulting lot (parking pad), and associate the remaining halves of the parking pad lot with the adjoining properties. As you can see from the screenshot below, It is a very odd situation in that the parking pad is not physically attached the property, but is adjacent to the neighbor's property at 3205 20th Ave. Additionally, the neighbor at 2009 32nd St E owns the parking pad to the east.



We are in the process of renovating the property at 3201 20th. The renovation includes the addition of a garage so there is no longer a need to retain the parking pad. Both neighbors are interested in acquiring part of the 3201 20th parking pad. Therefore, we are proposing to the City that this parking pad be split in half and each half be associated with the adjoining lot. Both neighbors have signed off on this request. A survey showing the parking pad, and our proposed split is attached.

We hope to submit the application in the next few weeks. Please let me know if you have any questions!

Thank you!
Margo

Margo Geffen

Manager, Housing Development and Finance
Community Works | Hennepin County Public Works
701 4th Avenue S, Suite 400 | Minneapolis, MN 55415
612-543-1965 | margo.geffen@hennepin.us

Melisa S Illies

From: Margo Geffen
Sent: Thursday, March 03, 2016 3:56 PM
To: Ross Joy
Cc: Melisa S Illies
Subject: FW: letter of support
Attachments: letter of support.pdf; 864-Survey @3201 20th Ave So 2.pdf

Hi Ross!

I have attached Debbie's letter and the copy of the survey that I sent to her.

I will fwd the email that I sent to Mr. Dunn too.

Please let me know if you have any questions!

Thanks,
Margo

Margo Geffen

Manager, Housing Development and Finance
Community Works | Hennepin County Public Works
701 4th Avenue S, Suite 400 | Minneapolis, MN 55415
612-543-1965 | margo.geffen@hennepin.us

From: Kitzmann, Debbie [mailto:Debbie.Kitzmann@courts.state.mn.us]
Sent: Tuesday, March 01, 2016 3:51 PM
To: Margo Geffen <Margo.Geffen@hennepin.us>
Subject: letter of support

Margo,
Want to thank you very much for all your time and this outcome I truly appreciate.
Sincerely,

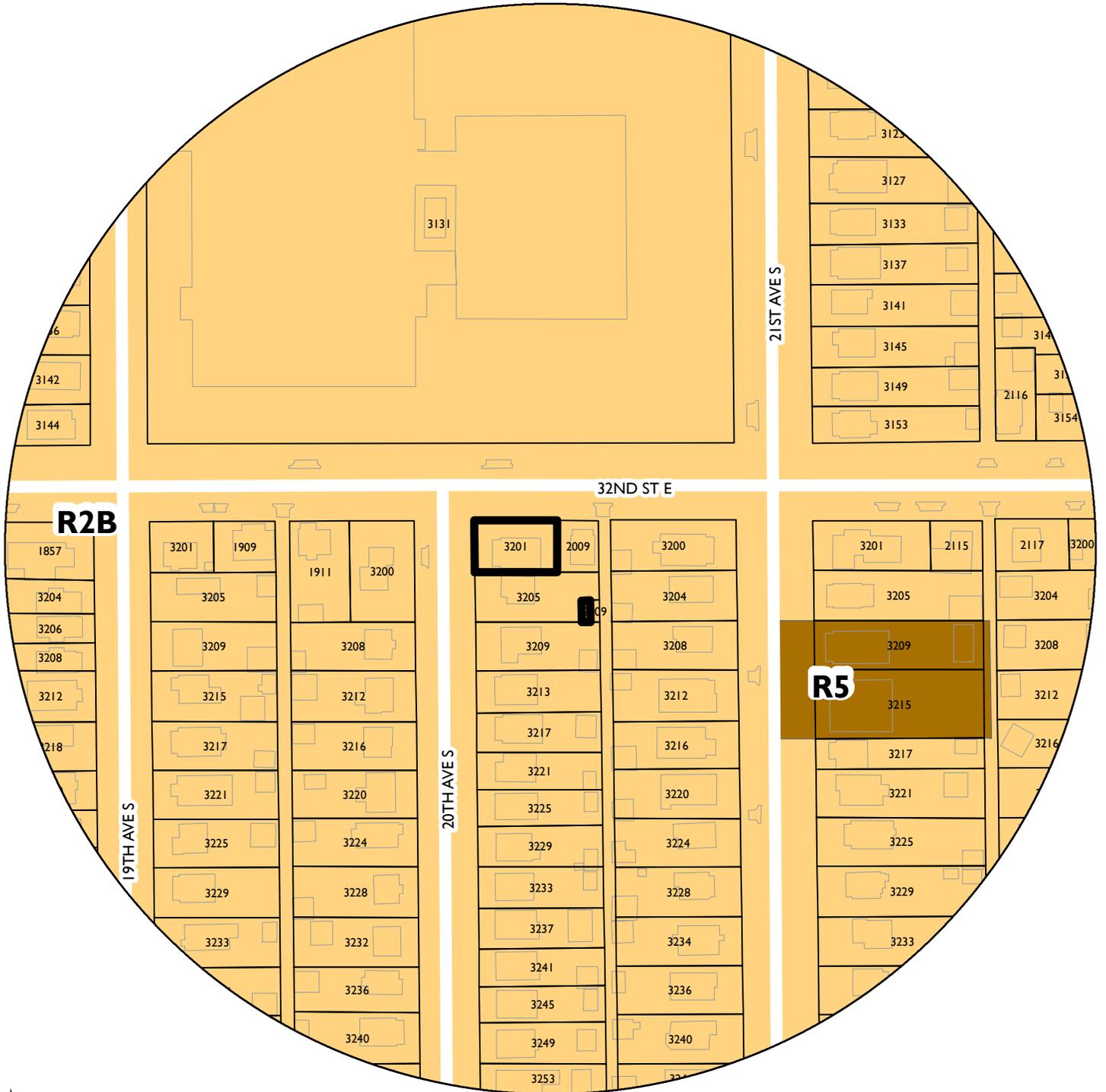
Deborah Kitzmann
3205 20th Avenue South
Minneapolis, MN 55407
612-327-0197
Work Debbie.kitzmann@courts.state.mn.us

Hennepin County HRA

9th

NAME OF APPLICANT

WARD

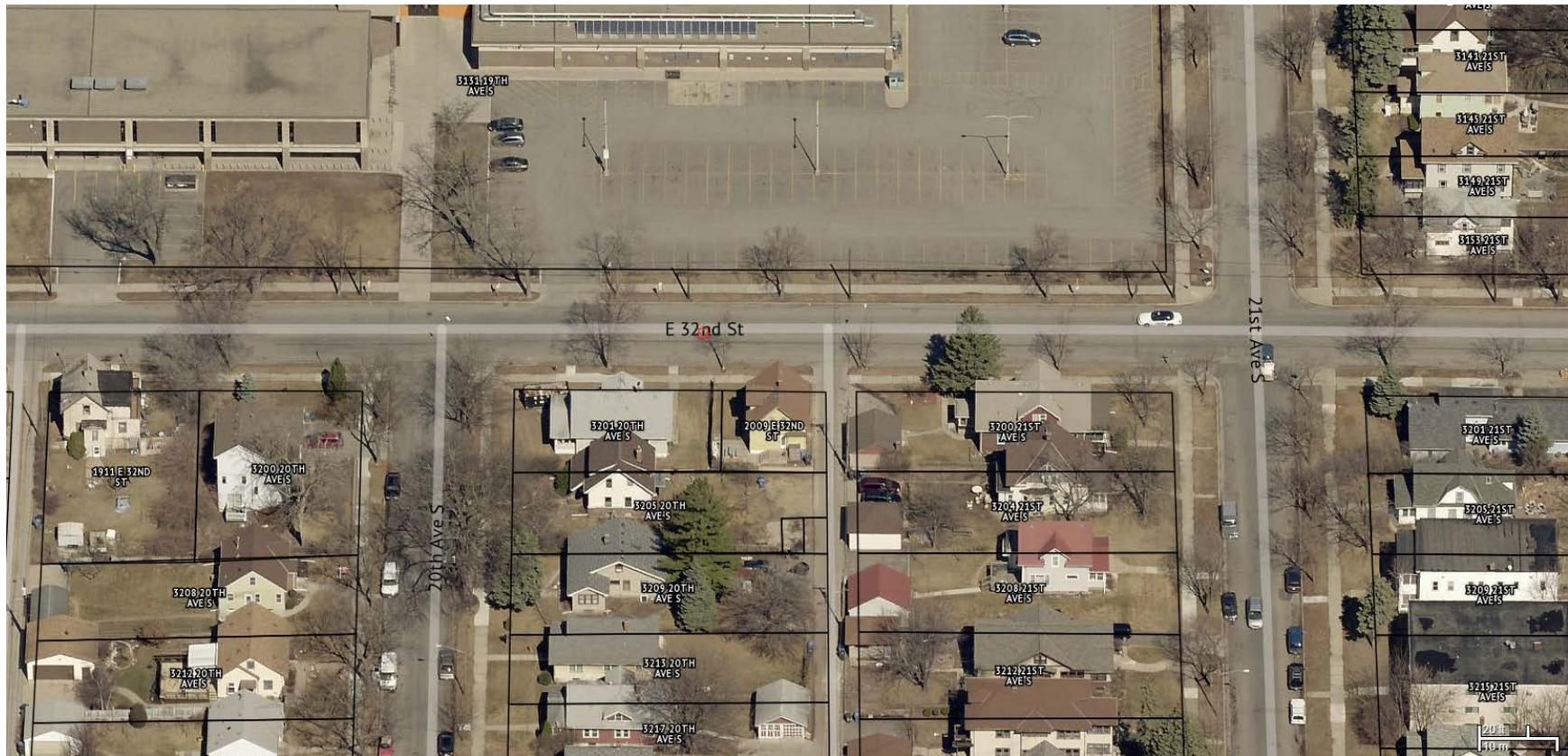


PROPERTY ADDRESS

3201 20th Ave S, 3205 20th Ave S and 2009 32nd St E

FILE NUMBER

MS - 243



LEGAL DESCRIPTIONS BEFORE LOT SPLIT

3201 20th Ave. So.

Per State Deed Doc. No. 10165997 (Abstract)

The West 85.1 feet of Lot 12 and the West 8.4 feet of the East 17.5 feet of the South 22 feet of Lot 11, Block 17 MINNEHAHA ADDITION TO MINNEAPOLIS.

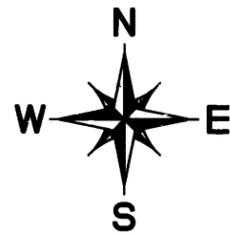
AREA = 4438 SQ. FT. = 0.102 ACRES

2009 32nd St. E.

The rear 40 feet of Lot 12, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS; also the East 9.10 feet of the South 22 feet of Lot 11, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS

3205 20th Ave. So.

Lot 11, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS, except the East 17.5 feet of the South 22 feet, thereof.



BEARINGS SHOWN ON THIS SURVEY ARE BASED ON HENNEPIN COUNTY GROUND NAD 83 1986 ADJUSTMENT FROM 1991 PUBLISHED VALUES



LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- B624 CONCRETE CURB & GUTTER
- BUILDING WALL
- CONCRETE SURFACE

○ SET 1/2" IRON PIPE WITH A PLASTIC CAP ENGRAVED WITH MINNESOTA LICENSE NUMBER 25340 UNLESS OTHERWISE NOTED

● DENOTES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)

LEGAL DESCRIPTIONS AFTER LOT SPLIT

3201 20th Ave. So.

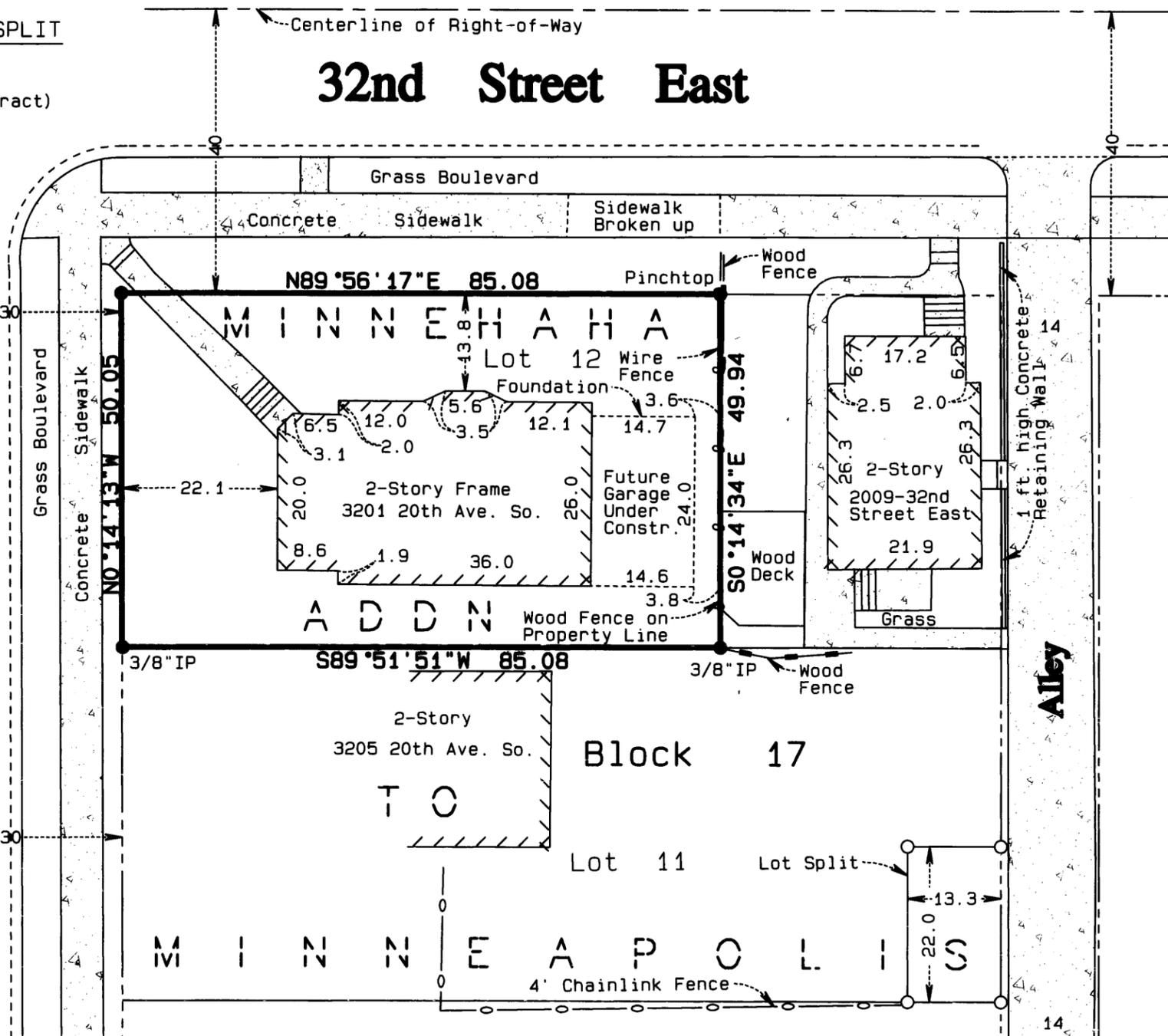
The West 85.1 feet of Lot 12, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS

2009 32nd St. E.

The rear 40 feet of Lot 12, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS; also the East 13.30 feet of the South 22.00 feet of Lot 11, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS

3205 20th Ave. So.

Lot 11, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS, except the East 13.30 feet of the South 22 feet, thereof.



Project Name:

Tax Forfeit Property
3201 20th Avenue South

Minneapolis, Minnesota

Project No.:

CSP-864 (Revised)

** Revision to Legal Descriptions for Lot Split Parcel in SE Corner of Lot 11 **

Professional Services:



Hennepin County
Resident and Real Estate Services
Survey Division

HENNEPIN COUNTY SURVEYOR
A-703 300 South 6th Street
Minneapolis, MN 55487

Professional Signature:

I hereby certify that this plan, specification, or report and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for Hennepin County Boundary Surveys, and includes Items 1, 4, 7a, 21 of Table A thereof. The field work was completed on December 3, 2015. I further certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Robert A. Wied
Robert A. Wied
License No. 25340

6-23-2016
Date

Quality Control:

<u> </u> RW, PM Field Crew:	<u> </u> BB Drawn By:
<u> </u> RW, TE Checked By:	<u> </u> June 23, 2016 Review Date:

Sheet Title:

BOUNDARY SURVEY

Disclaimer/Notes:

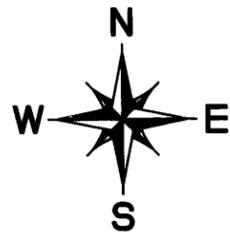
This Survey is subject to any facts that may be disclosed by a full and accurate title search.

LEGAL DESCRIPTION OF TAX FORFEIT PROPERTY

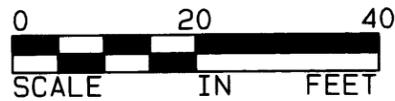
Per State Deed Doc. No. 10165997 (Abstract)

The West 85.1 feet of Lot 12 and the West 8.4 feet of the East 17.5 feet of the South 22 feet of Lot 11, Block 17 MINNEHAHA ADDITION TO MINNEAPOLIS.

AREA = 4438 SQ. FT. = 0.102 ACRES



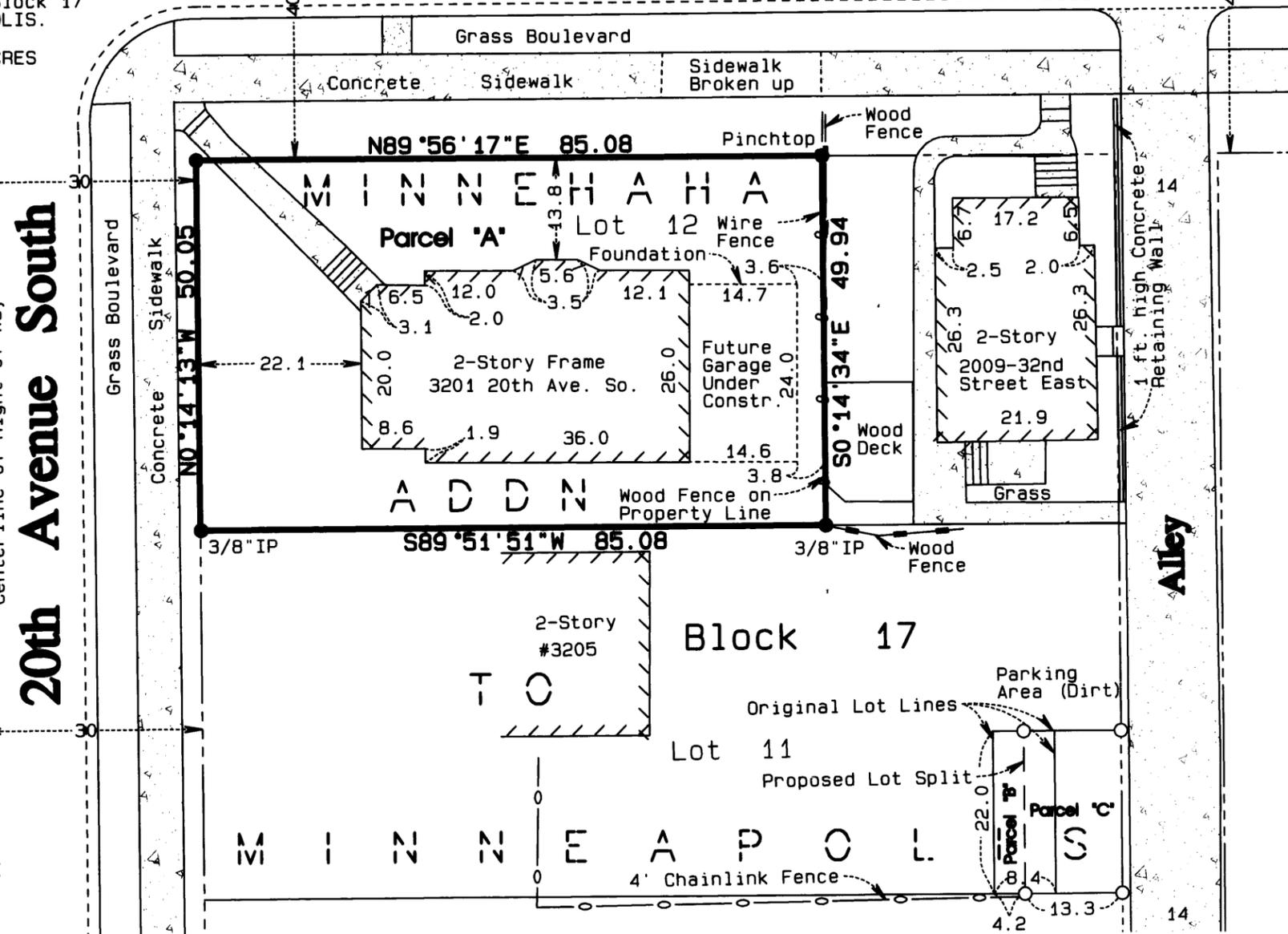
BEARINGS SHOWN ON THIS SURVEY ARE BASED ON HENNEPIN COUNTY GROUND NAD 83 1986 ADJUSTMENT FROM 1991 PUBLISHED VALUES



LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- B624 CONCRETE CURB & GUTTER
- BUILDING WALL
- CONCRETE SURFACE
- SET 1/2" IRON PIPE WITH A PLASTIC CAP ENGRAVED WITH MINNESOTA LICENSE NUMBER 25340 UNLESS OTHERWISE NOTED
- DENOTES FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)

32nd Street East



LEGAL DESCRIPTIONS AFTER PROPOSED LOT SPLIT

- Parcel "A"** (AREA = 4254 SQ. FT. = 0.098 ACRES)
The West 85 feet of Lot 12, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS
- Parcel "B"** (AREA = 92 SQ. FT. = 0.002 ACRES)
The West 4.20 feet of the East 17.50 feet of the South 22.00 feet of Lot 11, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS
- Parcel "C"** (AREA = 293 SQ. FT. = 0.007 ACRES)
The East 13.30 feet of the South 22.00 feet of Lot 11, Block 17, MINNEHAHA ADDITION TO MINNEAPOLIS

Project Name:
Tax Forfeit Property
3201 20th Avenue South
Minneapolis, Minnesota

Project No.:
CSP-864

Professional Services:
 Hennepin County
Resident and Real Estate Services
Survey Division

HENNEPIN COUNTY SURVEYOR
A-703 300 South 6th Street
Minneapolis, MN 55487

Professional Signature:
I hereby certify that this plan, specification, or report and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for Hennepin County Boundary Surveys, and includes Items 1, 4, 7a, 21 of Table A thereof. The field work was completed on December 3, 2015. I further certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.
 3/28/2016
Robert A. Wied
License. No. 25340
Date

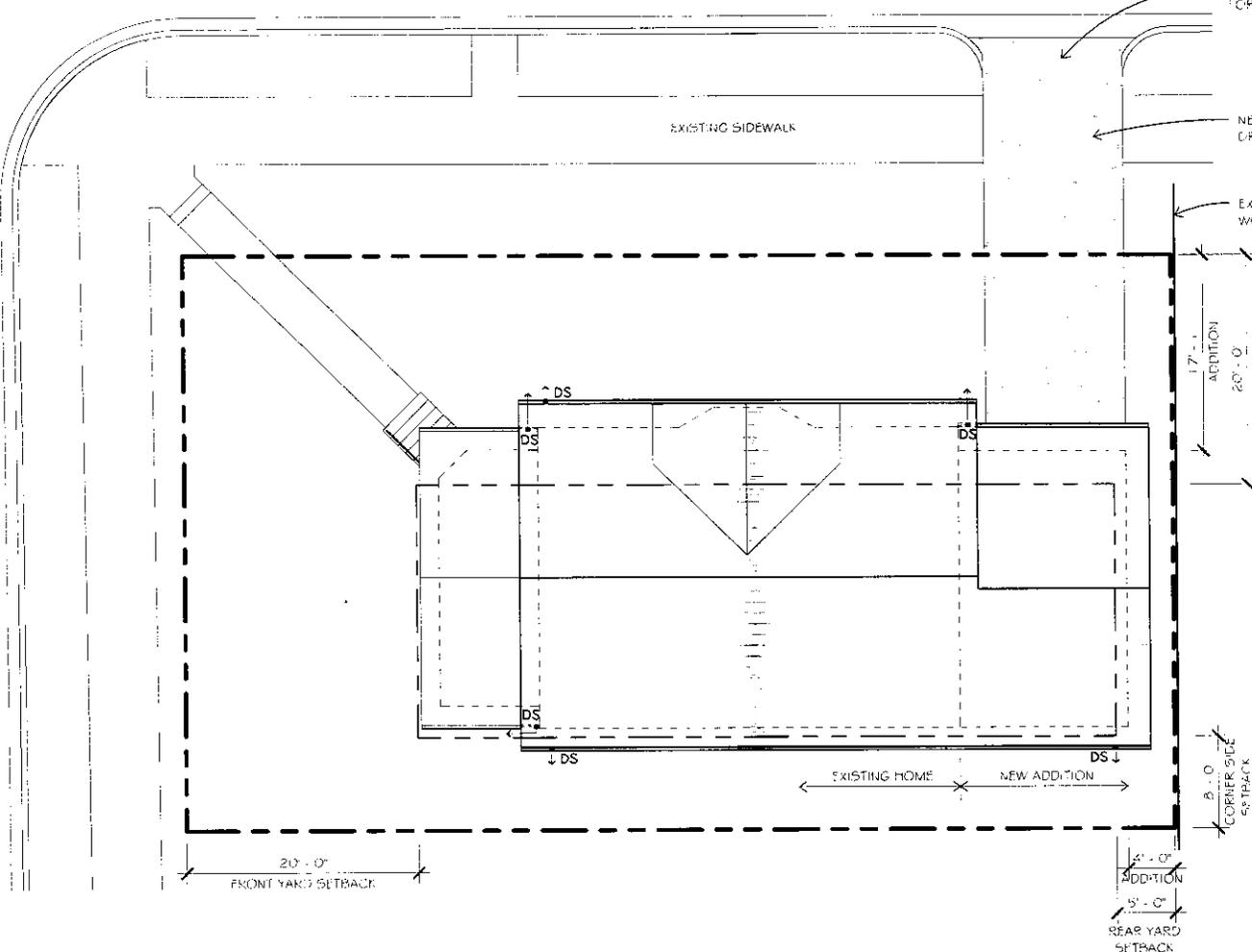
Quality Control:
RW, PM BB
Field Crew: BB Drawn By:
RW, TE February 25, 2016
Checked By: BB Review Date:

Sheet Title:
BOUNDARY SURVEY

Disclaimer/Notes:
This Survey is subject to any facts that may be disclosed by a full and accurate title search.

20th AVENUE S.

32nd STREET E.



Minneapolis Code of Ordinances
 Title 20 - Zoning Code

Chapter 521 - Zoning Districts and Maps
 Generally - 521.10 (1)
 Zoning is R2B Two-Family District

Chapter 535 - Regulations of General Applicability - 535.260 - Reverse Corner Lots
 Both lot lines that abut the street shall be considered front lot lines.

Chapter 546 - Residence Districts
Table 546-8 - Yard Requirements

Front	20 ft
Rear & Interior Side	5 ft
Corner Side	8 ft

KEY

DS ↓ DRAINAGE DIRECTION
 DS ↓ DOWNSPOUT

1 SITE PLAN
 1" = 10'-0"



EXISTING CONDITIONS
 VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT.
 ADJUST NEW CONSTRUCTION AS REQUIRED.

Blumentals/Architecture Inc.
 1600 Marshall ST NE, Ste 1
 Minneapolis, MN 55413
 612/331-2222
 612/331-2224 FAX

3201 20TH AVENUE SOUTH
 MINNEAPOLIS, MN 55407

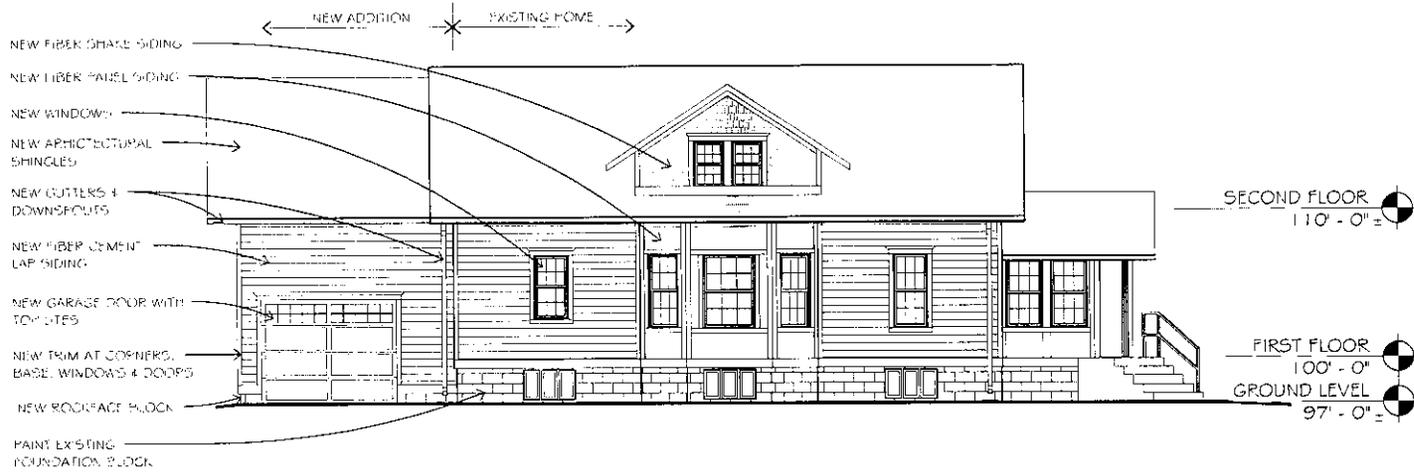
The City certifies that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of MINNESOTA.

JH JOB CAPTAIN
 JH SIGN DATE 10/17/14

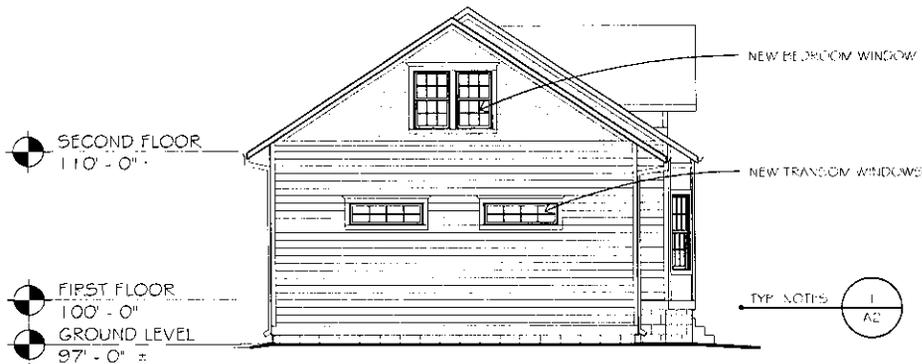
PROJ. NO. 614-46
 ISSUE DATE 10/17/14

48113
 P.O. No.

AI
 SHIT. NO.



1 NORTH ELEVATION (E. 32ND ST.)
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

Minneapolis Code of Ordinances
Title 20 - Zoning Code

Chapter 521 - Zoning Districts and Maps Generally
521.10 (1)
Zoning is R2B Two-Family District

Chapter 535 - Regulations of General Applicability
535.90 (c)

North (15% required)
Wall area: 762 SF
Required window area: 114 SF
Provided window area: 119 SF

East (5% required)
Wall area: 428 SF
Required window area: 21 SF
Provided window area: 34 SF

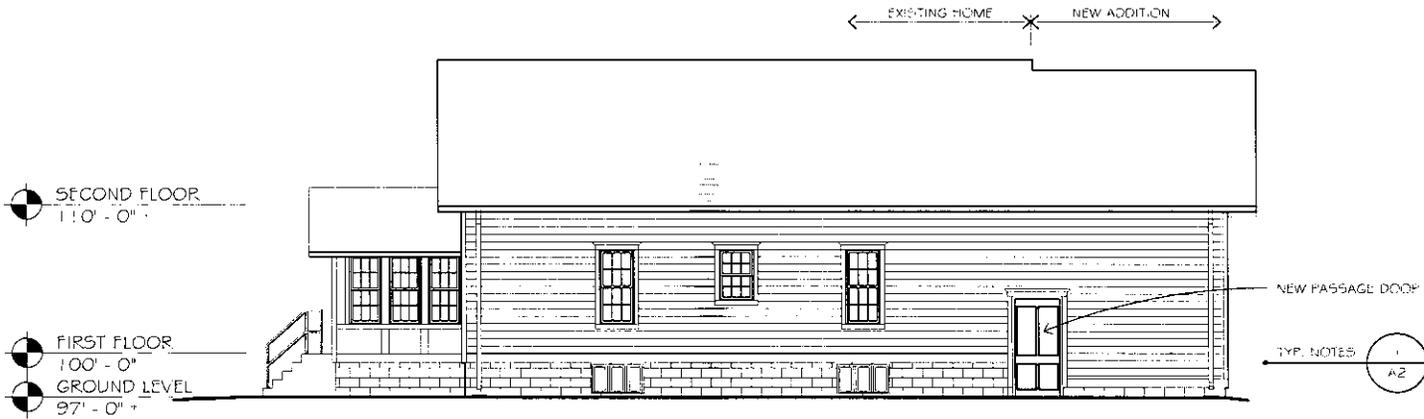
EXISTING CONDITIONS
VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT.
ADJUST NEW CONSTRUCTION AS REQUIRED.

PROJ. NO. 614-46
JOB CAPTAN JH
ISSUE DATE 10/17/14
DATE 10/17/14
224 KEESOTA, MINNEAPOLIS, MN 55407
48113
Matthew J. Blumentals
Architect

3201 20TH AVENUE SOUTH
MINNEAPOLIS, MN 55407

Blumentals/Architecture Inc.
1600 WYOMING AVE. SUITE 1
MINNEAPOLIS, MN 55415
612-331-2222
612-331-2224 FAX

SHEET NO. **A2**



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION (20TH AVE. S.)
1/8" = 1'-0"

Minneapolis Code of Ordinances
Title 20 - Zoning Code

Chapter 521 - Zoning Districts and Maps Generally
521.10 (1)
Zoning is R2B Two-Family District

Chapter 535 - Regulations of General Applicability
535.90 (c)

South (5% required)
Wall area: 736 SF
Required window area: 37 SF
Provided window area: 63 SF

West (15% required):
Wall area: 472 SF
Required window area: 71 SF
Provided window area: 85 SF

EXISTING CONDITIONS
VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT.
ADJUST NEW CONSTRUCTION AS REQUIRED.

Blumentals/Architecture Inc.
1600 Maxwell Street, Ste. 1
Minneapolis, MN 55413
612.331.2222
612.331.2224 FAX

3201 20TH AVENUE SOUTH
MINNEAPOLIS, MN 55407

I hereby certify that the plan, specifications, or report were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of MINNESOTA.

PROJ. NO. 614-46
JOB CAPTAIN JH
SIGN DATE 10/17/14
ISSUE DATE 10/17/14

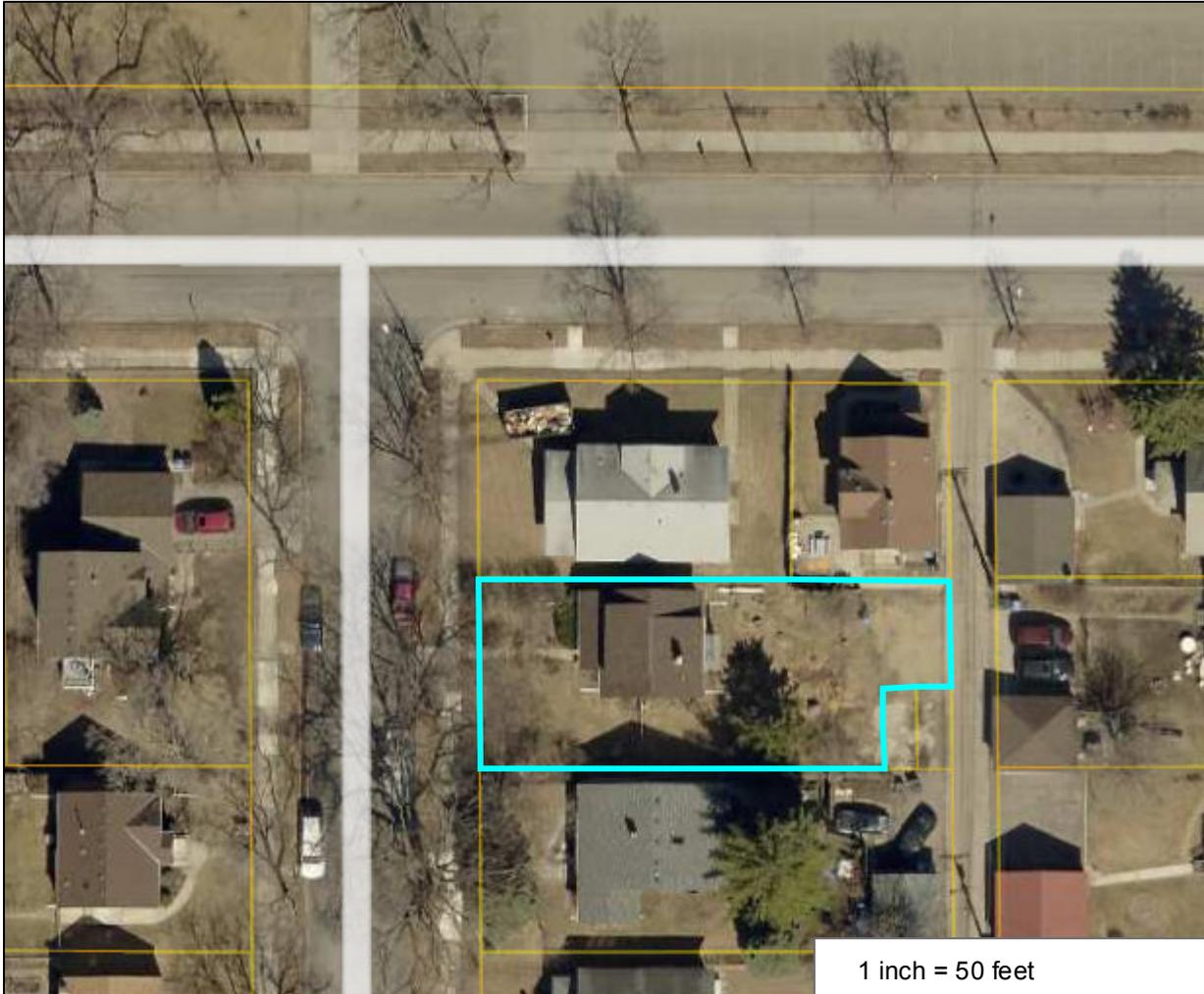
Matthew A. Blumental
AIA No. 48113
Exp. No.

SHEET NO. **A3**



Hennepin County Property Map

Date: 6/28/2016



PARCEL ID: 0102824230018

OWNER NAME: Deborah L Kitzmann

PARCEL ADDRESS: 3205 20th Ave S, Minneapolis MN 55407

PARCEL AREA: 0.14 acres, 5,969 sq ft

A-T-B: Abstract

SALE PRICE: \$122,500

SALE DATA: 10/2001

SALE CODE: Warranty Deed

ASSESSED 2015, PAYABLE 2016

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$135,500

TAX TOTAL: \$1,811.66

ASSESSED 2016, PAYABLE 2017

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$150,500

Comments:

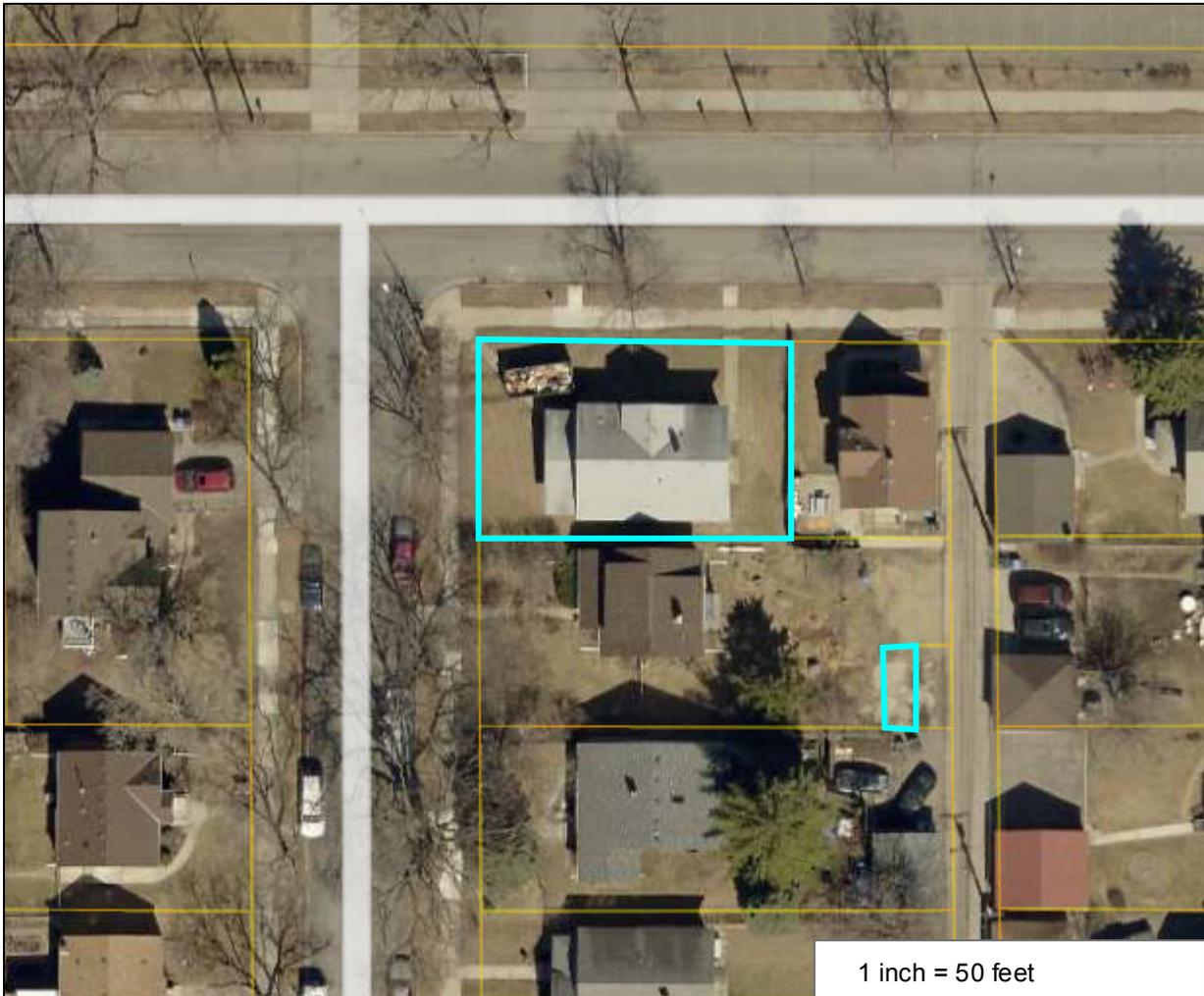
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Hennepin County Property Map

Date: 6/28/2016



PARCEL ID: 0102824230016

OWNER NAME: Hennipen County Housing

PARCEL ADDRESS: 3201 20th Ave S, Minneapolis MN 55407

PARCEL AREA: 0.11 acres, 4,580 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2015, PAYABLE 2016

PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: \$0
TAX TOTAL: \$213.01

ASSESSED 2016, PAYABLE 2017

PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: \$0

Comments:

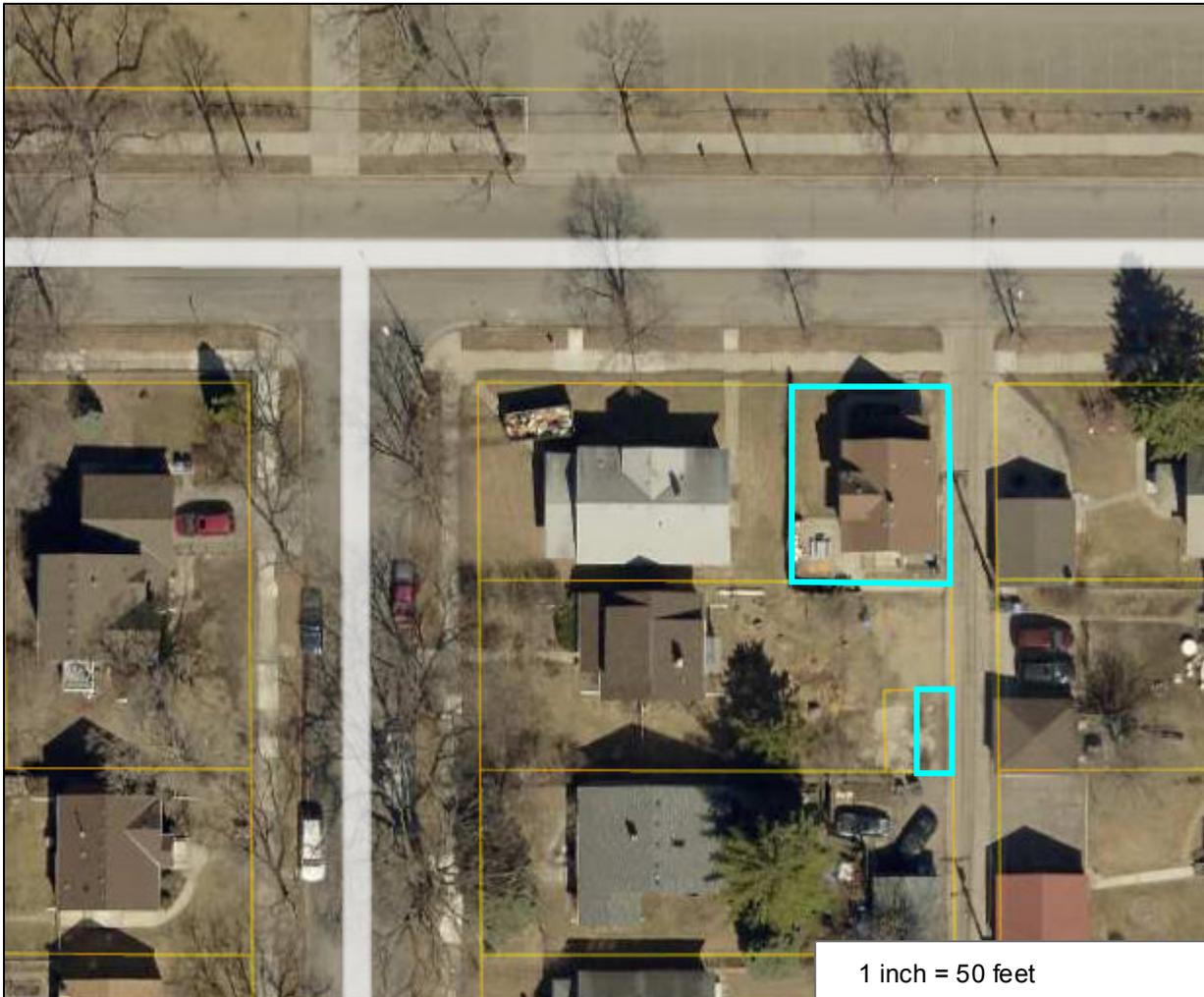
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Hennepin County Property Map

Date: 6/28/2016



PARCEL ID: 0102824230017

OWNER NAME: Cyril T Dunn & Susan Dunn

PARCEL ADDRESS: 2009 32nd St E, Minneapolis MN 55407

PARCEL AREA: 0.06 acres, 2,404 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2015, PAYABLE 2016

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$117,500

TAX TOTAL: \$1,502.04

ASSESSED 2016, PAYABLE 2017

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$126,500

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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