



Comparative Market Analysis



Researched and prepared by
Jeff A. Dotseth

Prepared exclusively for
Jerry & Angela Coffin

Prepared on
October 10, 2019

Subject Property
6336 Highway 10 NW
Anoka, MN



Jeff A. Dotseth
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Zimmerman, MN 55398
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jeff@dotsethrealty.com



Comparative Market Analysis

6336 Highway 10 NW
RAMS - Ramsey, 55303

Thursday, October 10, 2019

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Price	Acres	Price per Acre	Lot Size	List Date	CDOM
6336 Highway 10 NW	\$279,777	1.07	\$261,474		7/11/2018	0
11975 Business Park Blvd	\$399,000	0.71	\$561,972		08/17/2016	0
19500 Highway 169	\$545,000	2.51	\$217,131		05/02/2018	0
0000 Unassigned	\$298,000	2.82	\$105,674		04/21/2019	0
xxx 87th St NE	\$680,000	2.30	\$295,652		11/05/2015	0
XXXXD Territorial Rd	\$295,000	1.50	\$196,667		06/19/2018	0
Averages:	\$443,400	1.97	\$275,419			0

Sold Listings

Address	Price	Acres	Price per Acre	Lot Size	Sold Date	CDOM
6336 Highway 10 NW	\$279,777	1.07	\$261,474		7/11/2018	0
12612 Central Ave NE	\$650,000	2.48	\$262,097		08/30/2019	0
21840 Industrial Ct	\$289,000	0.71	\$407,042		02/25/2019	0
Averages:	\$469,500	1.60	\$334,570			0

Median of Comparable Listings:	\$399,000
Average of Comparable Listings:	\$450,857

On Average, the 'Sold' status comparable listings sold in 322.50 days for \$469,500





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6336 Highway 10 NW
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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

6336 Highway 10 NW
MLS# 4978413
Status Active
Sch Dist 11 - Anoka-Hennepin
List Price \$279,777
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 1.07

Details

11975 Business Park Blvd
MLS# 4752232
Status Active
Sch Dist 11 - Anoka-Hennepin
List Price \$399,000

Adjust Details

19500 Highway 169
MLS# 4947251
Status Active
Sch Dist 728 - Elk River
List Price \$545,000

Adjust

0

0

2.51

Price	\$399,000	\$545,000
Total Adjustments		
Adjusted Price	\$399,000	\$545,000





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6336 Highway 10 NW

MLS# 4978413

Status Active

Sch Dist 11 - Anoka-Hennepin

List Price \$279,777

Sold Price

S. Cntrbtn

Off Mrkt

Dt Closed

CDOM 0

Style

Lk/Wt

Lk/WF Nm

Lot Sz

Acres 1.07

Details

XXXXD Territorial Rd

4969775

Active

728 - Elk River

\$295,000

0

1.50

Adjust Details

12612 Central Ave NE

4854949

Sold

11 - Anoka-Hennepin

\$650,000

\$650,000

\$0

01/10/2019

08/30/2019

0

2.48

Adjust

Price
Total Adjustments
Adjusted Price

\$295,000

\$295,000

\$650,000

\$650,000





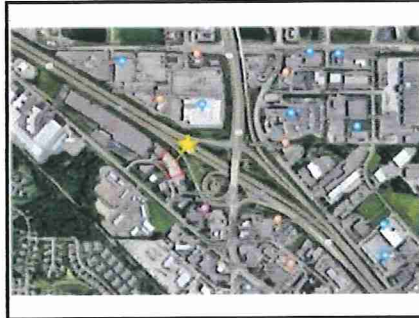
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Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 1.07

Details

21840 Industrial Ct
 5024958
 Sold
 728 - Elk River
 \$289,000
 \$289,000
 \$0
 03/09/2019
 02/25/2019
 0

Adjust

Price	\$289,000
Total Adjustments	
Adjusted Price	\$289,000





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

*Price is expressed as the the Sold Price for solds, and List Price for all other listings.

Priced between \$289,000 and \$680,000

1 to 3 Acres

\$105,674 to \$561,972 per Acre



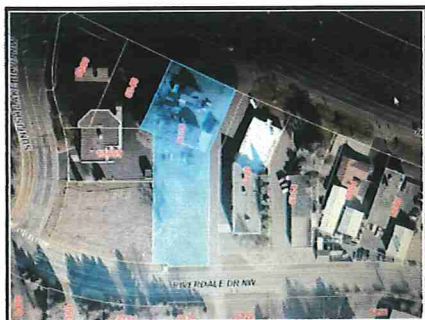
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Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 1.07



Details

11975 Business Park Blvd
MLS# 4752232
Status Active
Sch Dist 11 - Anoka-Hennepin
List Price \$399,000
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 0.71



Details

19500 Highway 169
MLS# 4947251
Status Active
Sch Dist 728 - Elk River
List Price \$545,000
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 2.51





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CMA Comparables

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Sch Dist 11 - Anoka-Hennepin
List Price \$279,777
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 1.07

Details

0000 Unassigned
MLS# 5217474
Status Active
Sch Dist 15 - St. Francis
List Price \$298,000

0

2.82

Details

xxx 87th St NE
MLS# 4659589
Status Active
Sch Dist 728 - Elk River
List Price \$680,000

0

2.30





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Sch Dist 11 - Anoka-Hennepin
List Price \$279,777
Sold Price
S. Cntrbtn
Off Mrkt
Dt Closed
CDOM 0
Style

Lk/Wt
Lk/WF Nm
Lot Sz
Acres 1.07

Details

XXXXD Territorial Rd
MLS# 4969775
Status Active
Sch Dist 728 - Elk River
List Price \$295,000

0

1.50

Details

12612 Central Ave NE
MLS# 4854949
Status Sold
Sch Dist 11 - Anoka-Hennepin
List Price \$650,000
Sold Price \$650,000
S. Cntrbtn \$0
Off Mrkt 01/10/2019
Dt Closed 08/30/2019
CDOM 0

2.48





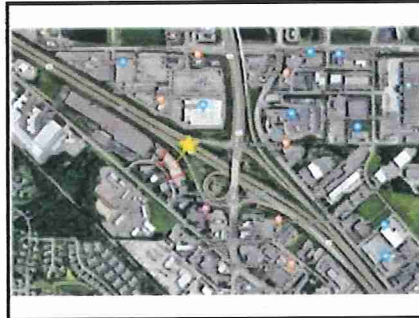
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MLS# 4978413

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Sch Dist 11 - Anoka-Hennepin

List Price \$279,777

Sold Price

S. Cntrbtn

Off Mrkt

Dt Closed

CDOM 0

Style

Lk/Wt

Lk/WF Nm

Lot Sz

Acres 1.07

Details

21840 Industrial Ct

5024958

Sold

728 - Elk River

\$289,000

\$289,000

\$0

03/09/2019

02/25/2019

0

0.71





Comparative Market Analysis

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Table Summary of Comparable Sales

This page summarizes the comparable sold listings in this market analysis.

Sold Listings								
Address	List Price	Sale Price	\$ Change LP to SP	% Change LP to SP	Sold Date	DOM	CDOM	
12612 Central Avenue	\$650,000	\$650,000	\$0	0.00	08/30/2019	542	0	
21840 Industrial Court	\$289,000	\$289,000	\$0	0.00	02/25/2019	103	0	
Average	\$469,500	\$469,500	\$0	0.00		323	0	
Median	\$469,500	\$469,500	\$0	0.00		323	0	
Minimum	\$289,000	\$289,000	\$0	0.00		103	0	
Maximum	\$650,000	\$650,000	\$0	0.00		542	0	





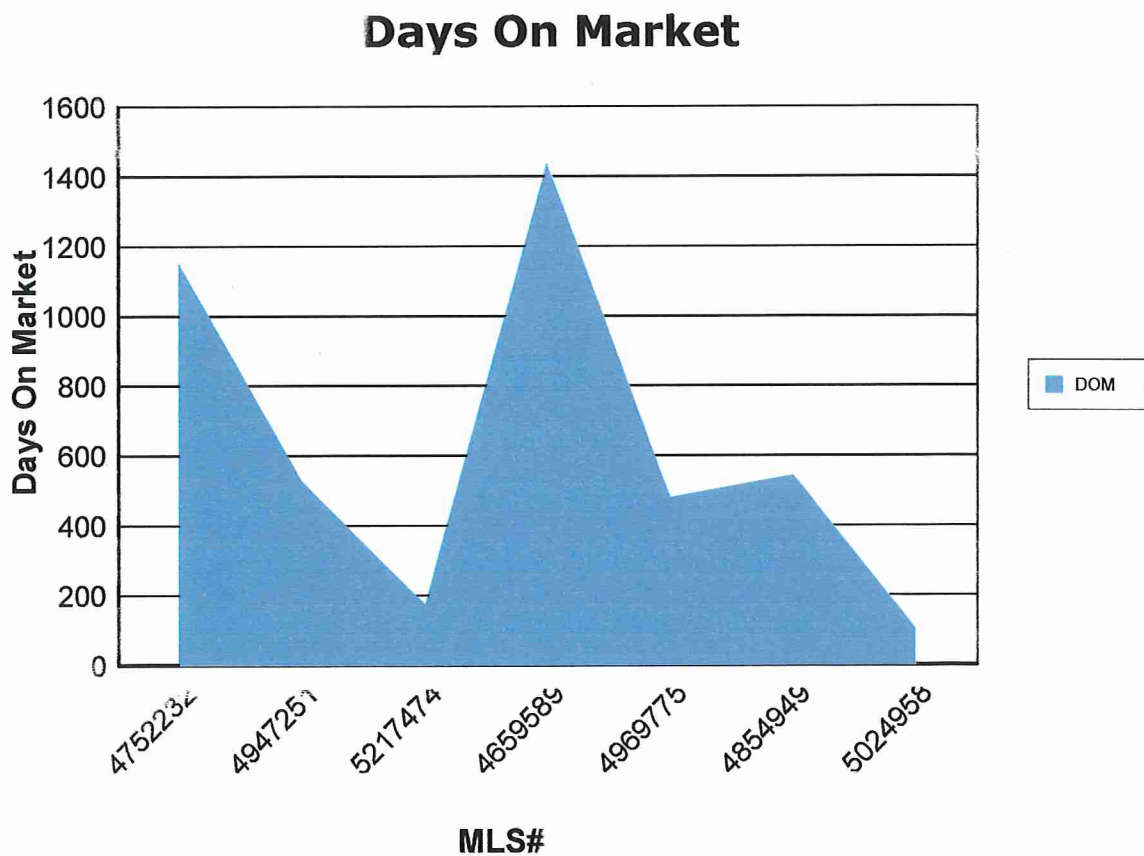
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Number of Days On Market

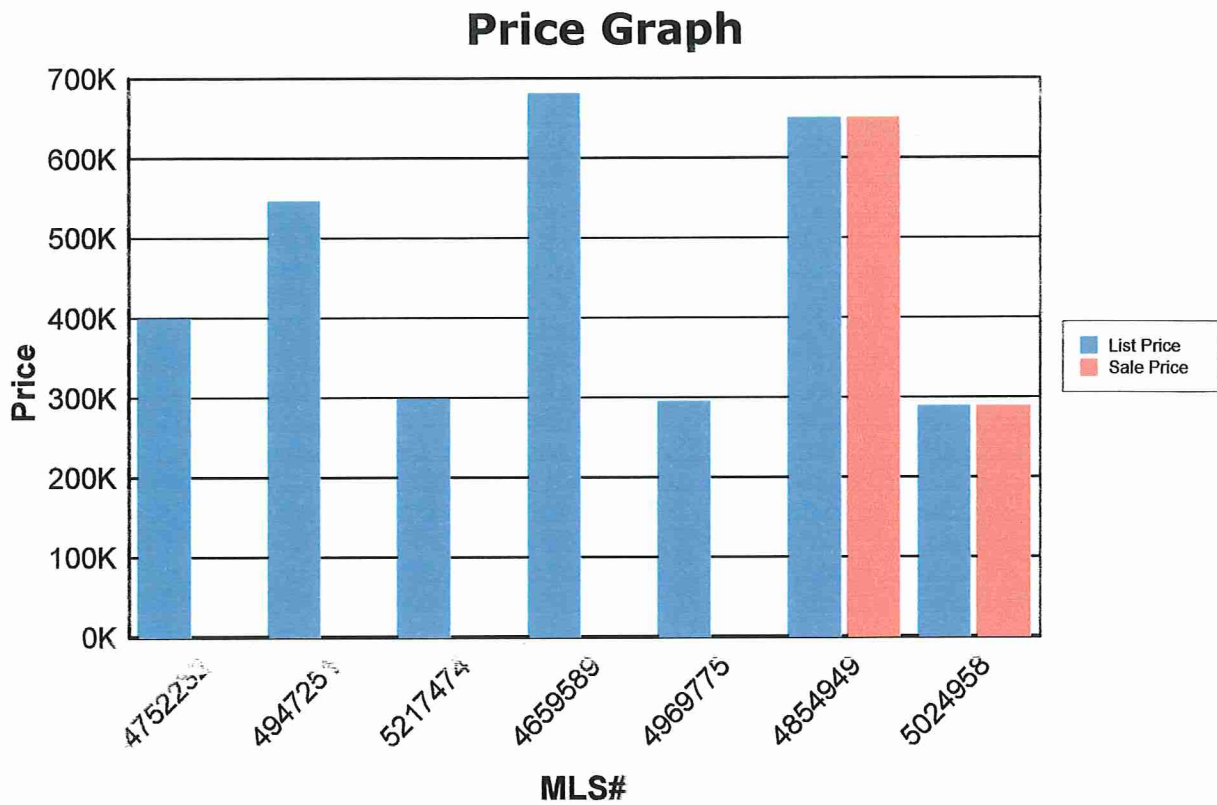
This graph illustrates the number of days on market for the listings in this analysis.





List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





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Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

Based on the comparable properties we feel that the property is priced accordingly. The recent changes to zoning have definitely affected the marketability of the property.





Anoka County
 Alex Guggenberger, County Assessor
 Property Records and Taxation
 2100 3rd Avenue
 Anoka, MN 55303-2281
 www.anokacounty.us
 (763) 324-1175

Taxpayer(s):

36143*144**G50**1.23**3/3*****AUTO5-DIGIT 55303
 COFFIN JERRY A & ANGELA M
 17711 EATON ST NW
 ANOKA MN 55303-3119

Property I.D.: 35-32-25-32-0003

Property Description: LOT 2 AUD SUB NO 096, EX RD SUBJ TO
 EASE OF REC

6336 HWY 10 NW RAMSEY MN 55303-0000

Valuation Notice **2020**
 2019 Values for Taxes Payable in

Property tax notices are delivered
 on the following schedule:

Valuation and Classification Notice	
Step 1	Class: Comm/Ind
	Estimated Market Value: \$302,800 <i>See Details</i>
	Homestead Exclusion: \$0 <i>Below.</i>
	Taxable Market Value: \$302,800
Step 2	Proposed Taxes Notice
	2019 Tax:
	2020 Proposed: <i>Coming November 2019</i> Change:
Step 3	Property Tax Statement
	1st Half Taxes:
	2nd Half Taxes: <i>Coming March 2020</i>
	Total Taxes Due in 2020:

**The time to appeal or question your
 CLASSIFICATION or VALUATION is
 NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2019 (2018 Assessment)	Taxes Payable in 2020 (2019 Assessment)
--------------------------------------------	--------------------------------------------

The assessor has determined your property's classification(s) to be:

If this box is checked, your
 classification has changed
 from last year's assessment

Comm/Ind
 Res Non-Hstd

Comm/Ind
 Res Non-Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value

\$289,400

\$302,800

Several factors can reduce the amount that is subject to tax:

Taxable Market Value

\$289,400

\$302,800

The following values (if any) are reflected in your estimated and taxable market values:

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If the property information is not correct, you disagree with the values, or have other questions about this notice, **please contact your assessor first to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

Property information is available for viewing Monday - Friday, 8:00 a.m. - 4:30 p.m. at the Anoka County Government Center, Room 119 Public Research Area, 2100 3rd Ave., Anoka, or online at www.anokacounty.us