indiGO
8001 33RD AVE SOUTH

WE ARE|BLOOMINGTON

ASSESSMENT REPORT
2018

one
BLOOMINGTON
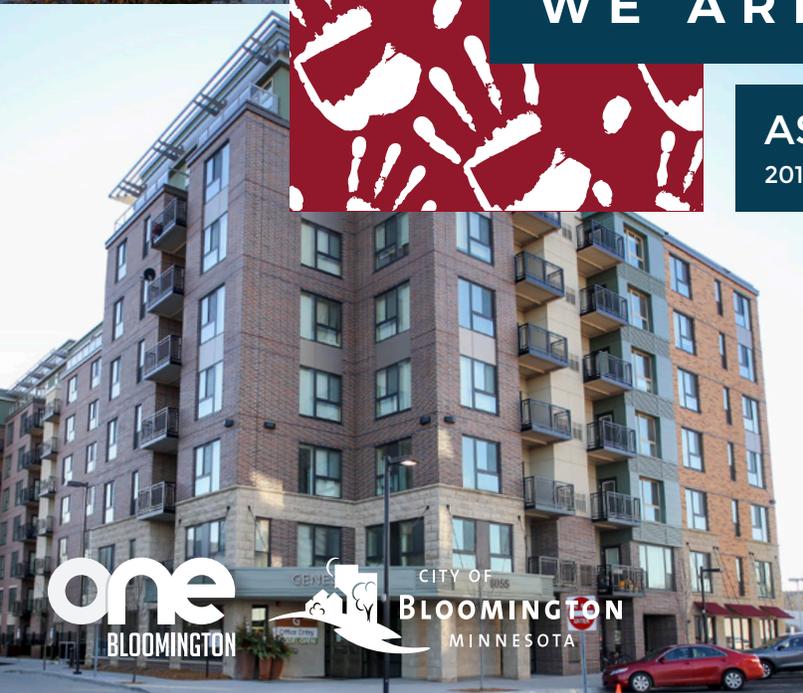
CITY OF
BLOOMINGTON
MINNESOTA

CONTENTS

2018 Objectives

Complete field review and revaluation of required number of parcels annually to ensure that statistical measurements of accuracy and equalization are within the required targets set by the Minnesota Department of Revenue

2017 Results

Reviewed more than the 20 percent of parcels required - 7,866 out of approximately 30,400 parcels.

Assessor's Management Team

Commercial Appraisal • **Kent Smith**

Residential Appraisal • **Jenny Blumers**

Property Tax Specialist • **Mark Reichel**
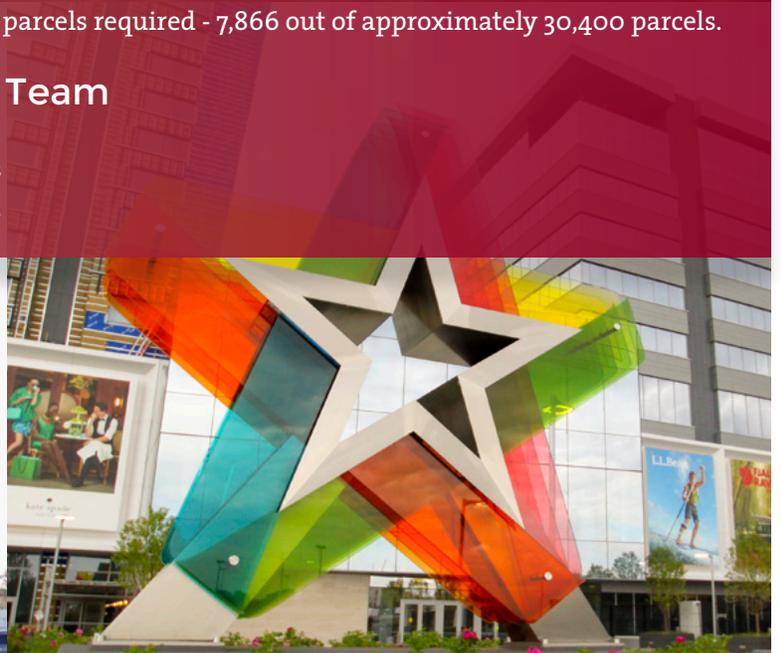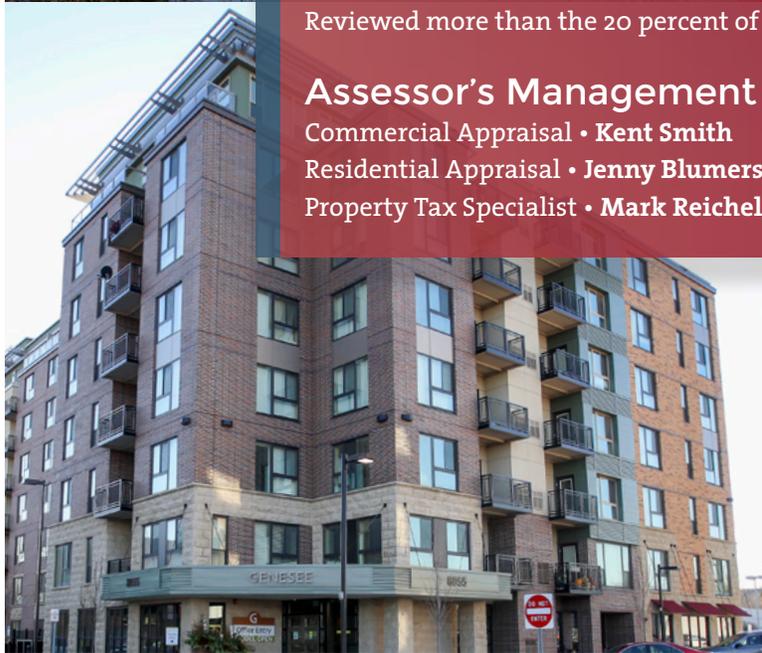
This report outlines the January 2, 2018 real property assessment for the City. The report begins with a summary section, and proceeds to break down the assessment via the major property type segments, including a summary of the statistical analysis of accuracy and uniformity in the 2018 mass-appraisal process.

The 2018 assessment has seen strong growth in each of our market segments. The housing market recovery continues to be strong as home supply is low, demand for housing is high and interest rates continue to be at historic lows.

The Apartment market is still experiencing record low vacancy rates that has driven rental rates up and increased investor demand. Since 2012, the City has added more than 1,150 apartment units with another 175 units under construction in 2017. This brings the total supply of apartments up 13% to over 10,500 units. New construction in 2017 totaled $41 million.

The Commercial segment has entered an expansion phase most notably the hotel market. Since 2013, the city has added 1,617 rooms across seven properties. In 2017 the City added just over $56 million in commercial. A few of the projects will not take occupancy until 2018.

The total real property market value of Bloomington has now reached a record high of the $13.4 billion. This is an increase of 5.1% from $12.8 billion in 2017. The 2018 assessment may be summarized as follows:

Approximately 30,400 market value notices were mailed to property owners the first week of March. This year's Local Board will meet on April 11th at 6 pm in the Council Chambers. In addition to the Local Board of Appeal, taxpayers will have additional avenues of valuation appeal via the Hennepin County Board of Appeal or direct appeal to the Minnesota Tax Court.

- Overall City real property value increased 5.1% to record high $13.48 billion
- Single Family Residential sees growth of 4.5%
- Commercial segment increased 3% including new improvements
- Apartment segment increased 13.5% including new improvements
- Completed developments and improvements total over $111 million in value

Matt Gersemehl, SAMA
Bloomington City Assessor

ASSESSMENT SUMMARY STATISTICS

Assessment Summary Statistics

Assessor's Taxable Market Value							
Property Type	Parcel Count	2017 Pay 2018		2018 Pay 2019		17 vs 18 % Change	New Construction
		Value	% of Total	Value	% of Total		
Residential	22,104	5,953,151,200	46.7%	6,220,707,300	46.4%	4.5%	12,908,800
Commercial	673	3,780,829,300	29.7%	3,894,926,500	29.1%	3.0%	54,744,500
Industrial	326	688,242,700	5.4%	720,565,800	5.4%	4.7%	1,210,000
Apartments	375	1,231,780,400	9.7%	1,397,544,900	10.4%	13.5%	41,485,000
Condominiums	3,764	459,974,500	3.6%	498,813,900	3.7%	8.4%	177,200
Townhouses	2,228	487,263,300	3.8%	522,359,200	3.9%	7.2%	265,400
Cooperatives	787	139,853,300	1.1%	140,937,600	1.1%	0.8%	0
	30,257	12,741,094,700	100%	13,395,855,200	100.0%	5.1%	110,790,900

12 Year market value history

Note: Residential includes Condos, Townhouses and Cooperatives above.

SINGLE FAMILY RESIDENTIAL

Single Family Residential

Average and Median Value History				
Assessment Year	**Average Value**	**% Chg**	**Median Value**	**% Chg**
2018	286,200	4.9	256,900	4.3
2017	272,800	7.2	246,400	9.1
2016	254,400	2.3	225,900	2.8
2015	248,700	6.3	219,700	6.3
2014	234,000	9.1	206,700	9.9
2013	214,400	(3.1)	188,000	(3.3)
2012	221,200	(6.1)	194,500	(6.2
2011	235,500	(3.5)	207,300	(2.6)
2010	244,100	(5.5)	212,800	(6.9)
2009	258,300	(5.5)	228,600	(5.8)
2008	273,400	(2.6)	242,800	(2.1)
2007 (Previous peak)	280,700	0.9	247,900	1.3

The Average and Median Value homes are 2.0% and 3.6% higher than the previous peak of 2007.

SINGLE FAMILY HOUSING STOCK BREAKDOWN

- POST 1990'S — 3%
- 1980'S — 8%
- 1970'S — 15%
- 1960'S — 24%
- 1950'S — 44%
- PRE 1950'S — 6%
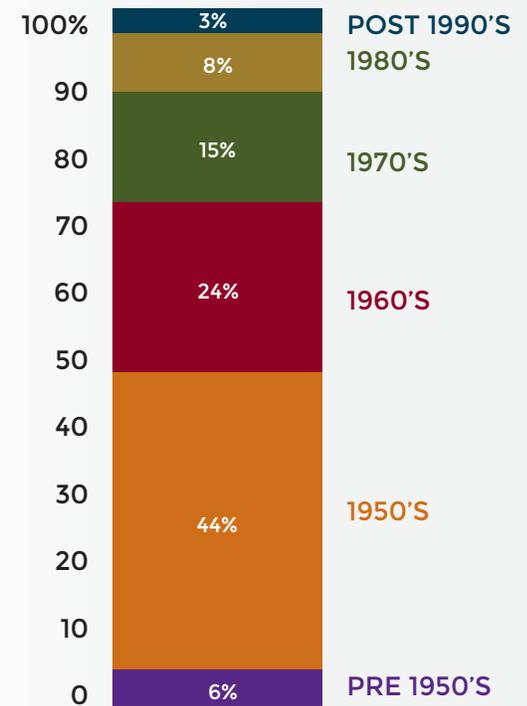
This chart shows that 74% of the City's housing stock was built prior to 1970 and 90% prior to 1980.

12 Year Average and Median Value History

Average Valued   Median Valued
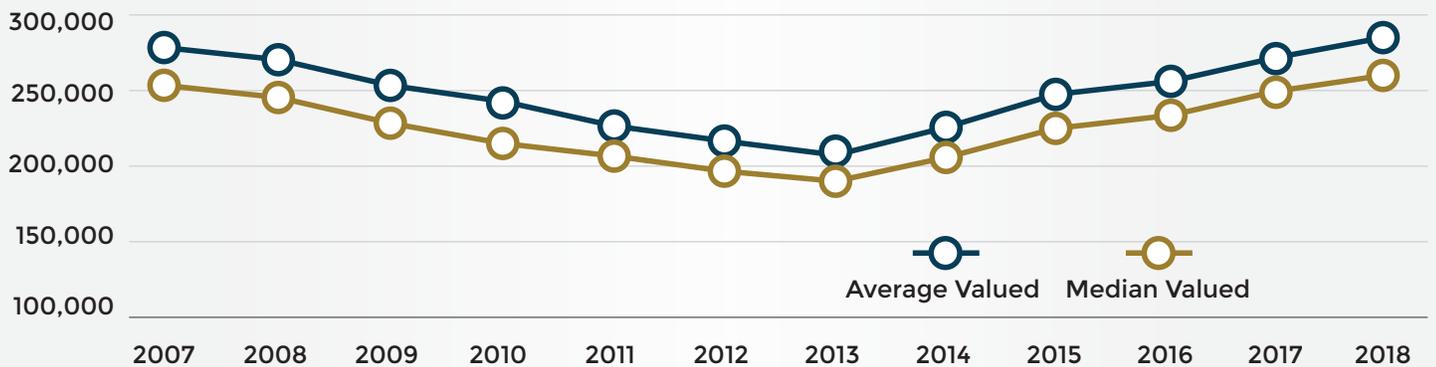
12 Year Single Family Residential Market Value History

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
6,087	5,922	5,582	5,272	5,082	4,784	4,661	5,082	5,415	5,577	5,953	6,221

#ONEBLOOMINGTON
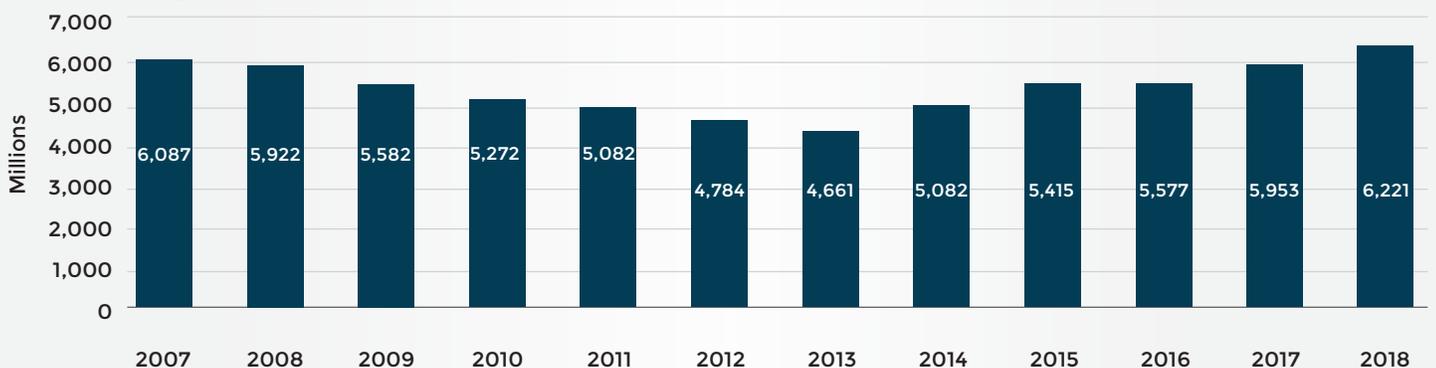
2018 Assessment Statistics										
Property type	Number of Sales	Median Ratio	Mean Ratio	Weighted Mean	COD	PRD	PRB	Median Sale Price	Median Appraised Value	17/18 Value Change
Single Family	744	95.2	95.5	93.8	5.6	100.4	-1.7	271,500	258,200	5.6%
Condominium	190	96.2	97.5	93.4	4.2	99.8	0.6	153,900	148,700	9.1%
Townhouses	133	96.4	97.5	95.0	3.6	100.2	-1.3	207,300	200,500	9.0%
Two Family	6	94.9	95.5	94.8	4.1	100.2	-13.6	381,600	360,900	4.5%
Zero Lot Line	8	97.4	95.5	96.4	3.8	100.3	-2.3	262,100	235,600	2.2%
Total Residential Sales	1,088	95.8	95.9	93.5	5.2	100.4	-1.2	255,700	241,800	6.3%
Apartment	10	96.2	95.5	98.8	4.8	102.1	0.0	970,500	945,800	7.8%
Commercial	8	95.2	97.1	92.8	7.5	101.0	0.3	3,294,200	3,155,500	3.9%
Industrial	5	95.5	94.0	85.8	1.7	100.9	-2.0	1,708,600	1,569,000	19.7%

The above and following charts illustrates the statistical measurements that are a result of the mass appraisal assessment process. Minnesota Department of Revenue (MDOR) requires the following statistical guidelines.

Median Ratio, aka Sales Ratio

A measure of central tendency, the middle ratio in an array, the ratio the relationship between a property sale and the indicated 2018 Estimated Market Value. MDOR guidelines are 90% to 105%

Mean Ratio

A measure of central tendency, the average ratio of an array of indices.

Coefficient of Dispersion

A measurement of assessment uniformity, less than ten (10) is considered excellent

Price Related Bias (PRB) and Price Related Differential (PRD)

A measurement of vertical equity within the assessment model. Assessments are considered regressive if high value properties are under assessed relative to low-value properties or progressive if high-value properties are relatively over-assessed. As a general rule, except for small samples, the PRD should range from 98% to 103% and the PRB +3 or -3.
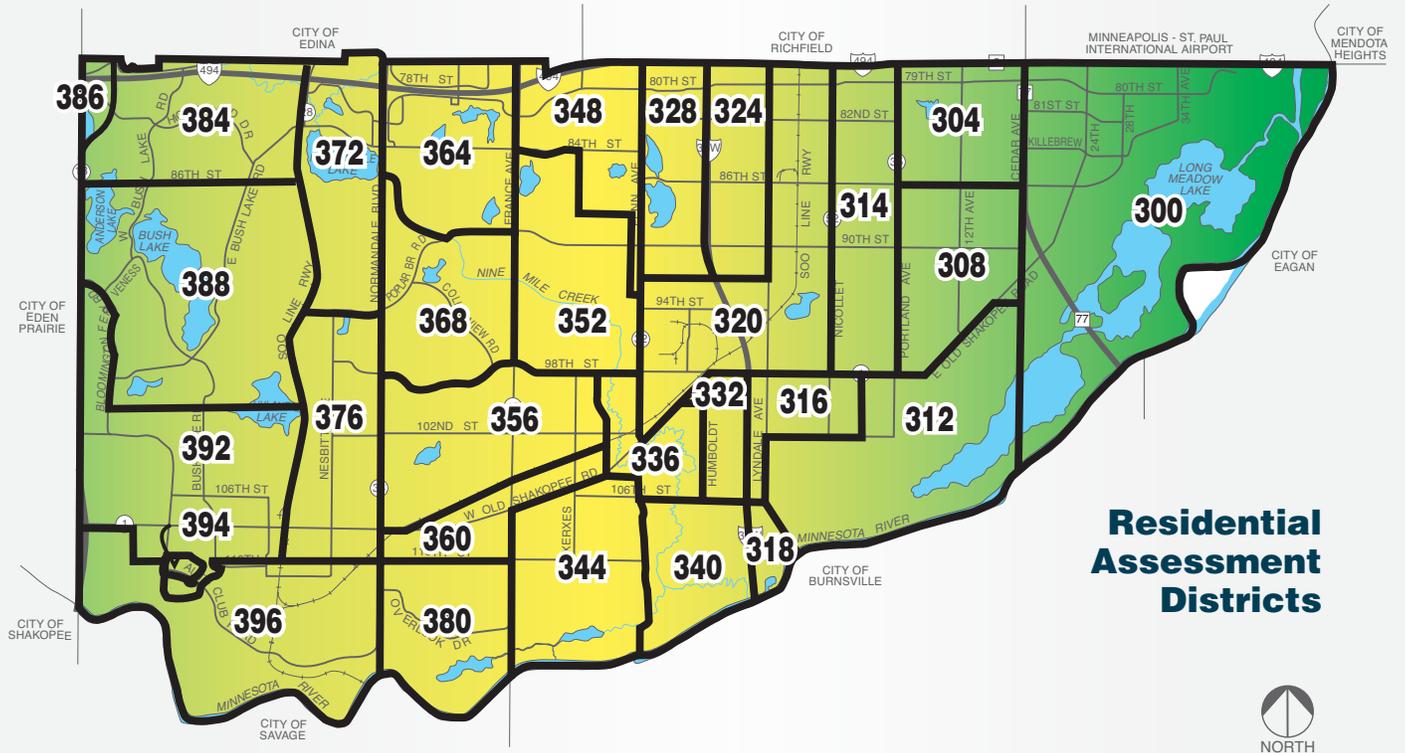
Residential Assessment Districts

NORTH
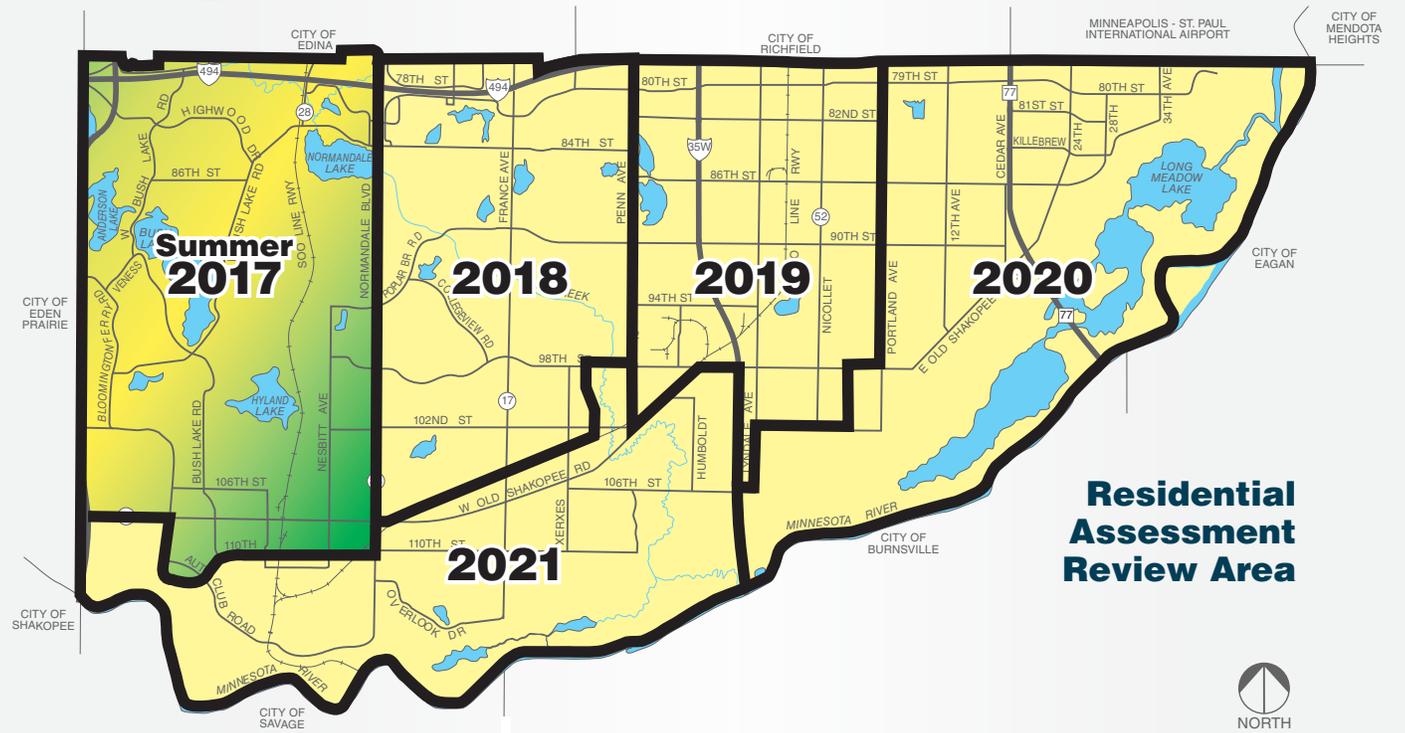
Residential Assessment Review Area

NORTH

0   2000   4000 FEET

This map indicates the residential areas reviewed during 2017 for the 2018 assessment.

2018 Assessment Statitics								
Assessing District		Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	Qualified Sales	Mean Sale Price	Median Sale Price
Auto Club	396	469	474,000	490,500	234,013,300	242,778,600	24	545,100	521,700
Bryant Lake	324	796	206,050	215,600	166,108,500	173,242,300	31	235,400	240,900
Bush Lake	388	842	450,600	451,200	398,299,200	400,274,700	27	505,600	508,600
Central Ind Park	320	636	185,700	193,600	120,146,100	125,158,600	30	217,200	215,700
Collegeview	368	656	325,500	337,200	232,006,800	236,182,100	24	377,800	365,000
Countryside	392	1,071	279,000	300,200	302,181,300	325,405,000	31	323,500	317,900
Dwan	344	1,202	237,200	246,700	301,891,200	312,835,500	42	271,900	268,800
Ensign	386	34	312,200	338,900	10,981,200	11,750,600	2	351,900	351,900
Glen Wilding	340	342	315,200	321,600	112,284,000	114,894,100	16	394,300	381,700
Highwood	384	640	363,500	387,100	244,030,000	256,559,600	17	432,100	410,000
Hyland Greens	376	903	314,500	331,600	289,979,100	302,662,100	27	372,700	382,700
Jefferson	356	1,580	289,400	303,900	461,217,900	484,026,100	58	336,900	345,200
Marsh Lake	352	972	260,200	272,000	263,285,200	276,966,800	33	288,900	279,000
Moir Park	336	324	269,100	285,800	92,204,700	97,317,200	16	299,400	302,000
Norman Ridge	372	388	436,100	446,600	177,213,700	185,113,000	11	493,900	480,000
Oak Grove	332	284	213,900	243,200	62,404,800	70,427,300	9	250,700	256,200
Oxboro	316	404	192,600	210,600	79,444,000	86,347,200	20	215,500	210,500
Penn Lake	328	706	228,400	241,000	163,867,000	172,459,700	25	264,600	265,600
Pond-Dakota	312	1,490	238,200	252,000	382,179,500	406,959,500	47	279,900	268,400
Poplar Bridge	364	814	257,700	263,600	213,989,000	218,473,100	33	287,800	279,700
Running Park	308	1,638	206,800	226,100	338,772,200	369,978,900	61	236,700	243,900
Sans Pierre	318	15	742,800	718,000	10,776,100	10,550,400	2	761,000	761,000
Smith Park	304	905	194,300	213,100	176,977,500	193,581,300	35	226,300	219,700
South Loop	300	217	238,100	247,100	54,884,300	57,074,500	4	262,100	260,100
Southwood	380	758	257,400	263,700	213,056,900	219,077,600	27	305,700	288,500
Valley View	314	1,445	210,400	217,400	305,242,200	314,108,700	59	236,000	236,300
Valley West	360	707	224,900	236,600	159,912,100	168,071,100	21	253,700	255,700
Washburn	348	881	238,000	241,100	211,893,900	214,088,700	34	263,700	260,000
Williamsburg V.	394	99	267,600	252,700	26,856,900	25,971,300	6	269,400	264,600
TOTAL SALES		21,218	246,400	256,900	5,806,098,600	6,072,335,600	772	302,600	271,500

#ONEBLOOMINGTON

CONDOS, TOWNHOUSES AND COOPERATIVES

Condos, townhouses and cooperatives

Total housing unit breakdown

- Condo's
- Co-ops
- Single Family
- Townhouses
- Apartments

2018 Market Comparison

	2017	2018
Condo's	460	499
Townhouses	487	522
Co-ops	140	141
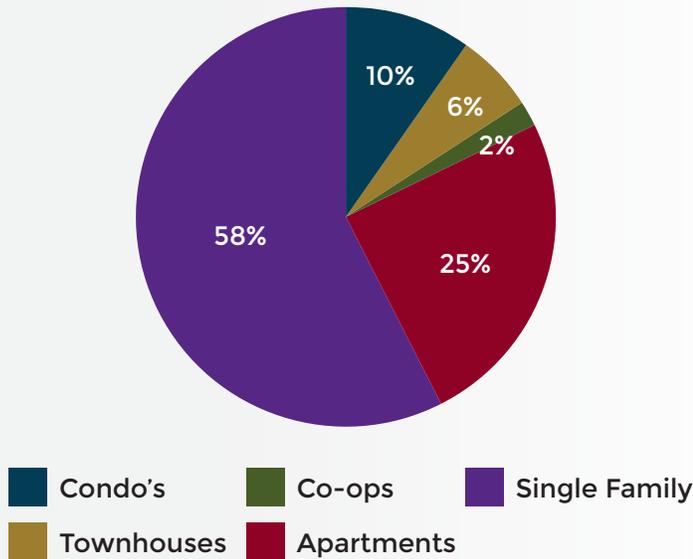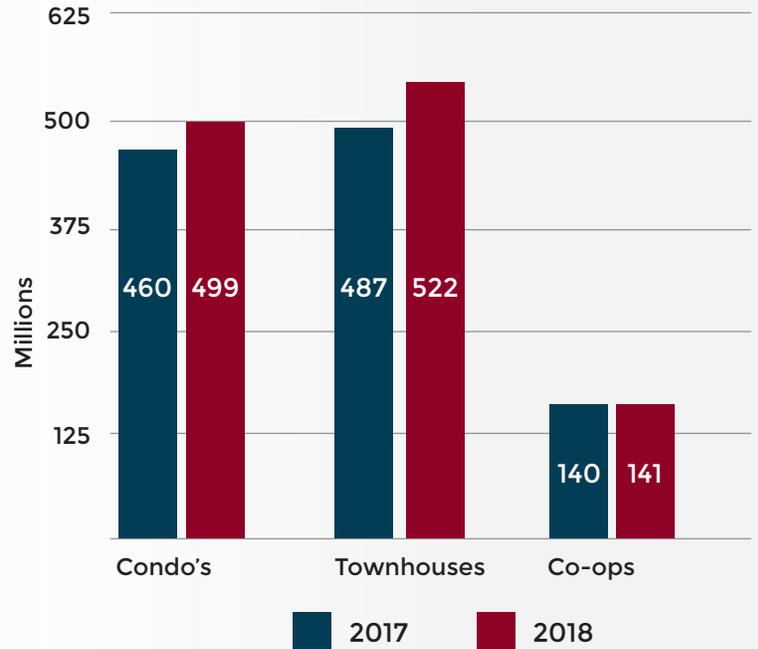
The City has 39,023 housing units. There are 3,126 Condos, 2,265 Townhouse and 786 Co-op Units.

The City has added two new Applewood Pointe Cooperative Projects since 2011. Applewood Pointe Southtown, 101 units in 2011 and Applewood Pointe Valley West, 77 units in 2015.

The total market value for Condo's Townhouse and Co-ops equaled $1.19 billion, which is 8.7% of the City's Total Market Value.

12 Year Market Value History

Condo's   Townhouses   Co-ops
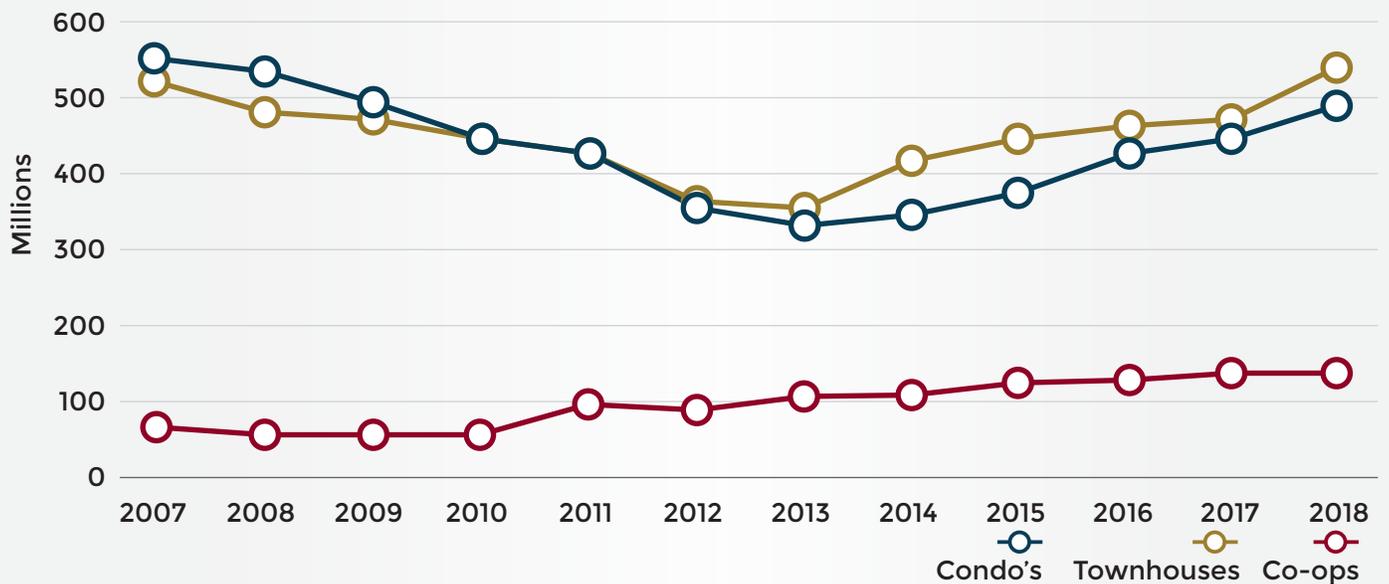
APARTMENTS

indigo

8001 33RD AVE SOUTH

one
BLOOMINGTON

CITY OF
BLOOMINGTON
MINNESOTA

Apartments

12 Year Apartment Market Value History
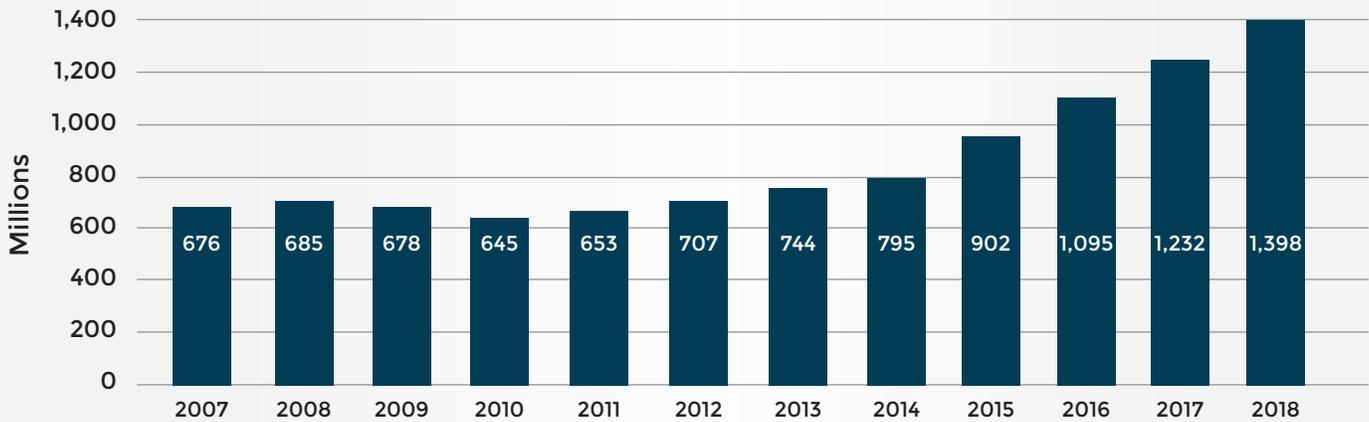
Development of New Apartment Projects Since 2012

- **The Genesee at Penn American** - 232 units opened 2012.

- **Covington at Norman Pointe** - 250 units opened 2014.

- **The Luxembourg** - 282 units opened 2015.

- **IndiGO at Bloomington Central Station** - 394 units opened 2016.

- **The Preserve at Norman Pointe** - 179 units opened 2017.

- **The Winston** - 32 units scheduled opening summer 2018.

- **5 future projects** - 795 units in development review.

New construction and planned units since 2012

18% Apartments Since 2012

82% Existing Apartments
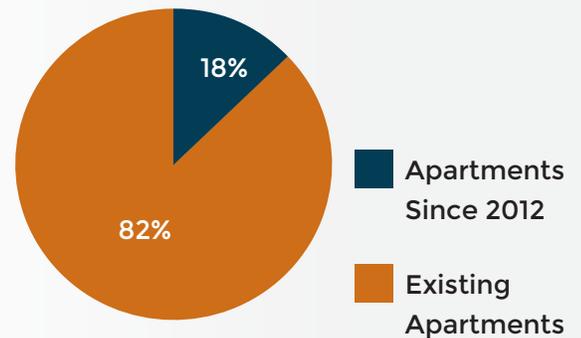
| Apartment Value Summary						
Property Type	Unit Count	2017 Value	2018 Value	Gross % Change	New construction	Net % Change
Class A	3,932	550,951,900	616,108,900	11.8	38,605,000	4.8
Class B	2,522	246,463,400	291,270,200	18.2	2,880,000	17.0
Class C	4,765	433,092,200	493,156,300	13.9	0	13.9
Totals	11,219	1,231,717,400	1,397,544,900	13.5%	41,485,000	10.1%

COMMERCIAL AND INDUSTRIAL

Commercial and Industrial
12 Year Commercial & Industrial Market Value History

Bar chart values (Millions) by year:
- 2007: 3,812
- 2008: 4,012
- 2009: 3,761
- 2010: 3,396
- 2011: 3,416
- 2012: 3,541
- 2013: 3,574
- 2014: 3,611
- 2015: 4,137
- 2016: 4,329
- 2017: 4,470
- 2018: 4,615
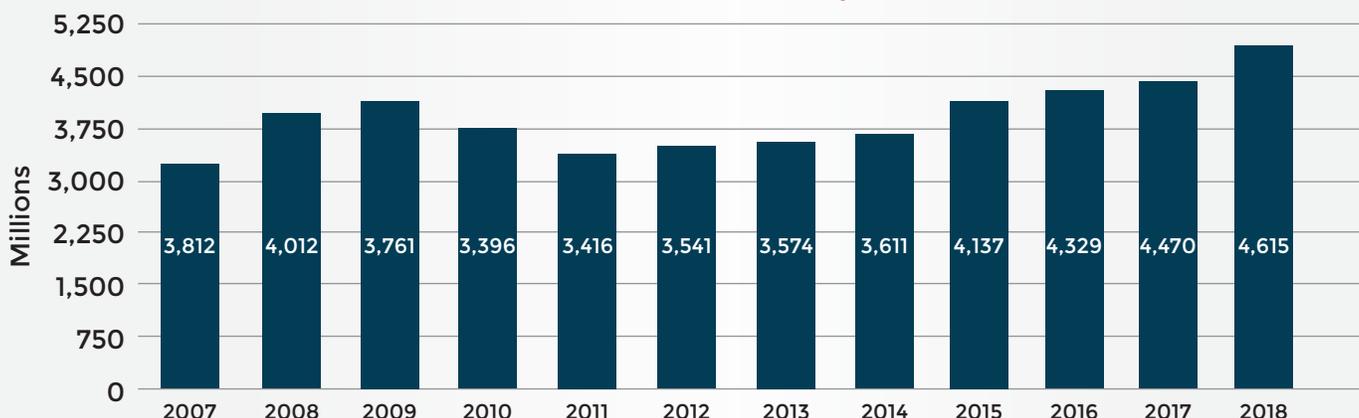
Commercial and Industrial Value summary					
Property Type	2017 Value	2018 Value	Gross % Change	New construction	Net % Change
Hotel/motel	673,242,700	683,063,700	1.5%	5,500,000	0.6%
Office buildings	1,260,915,700	1,347,591,200	6.9%	43,644,700	3.4%
Retail properties	424,646,900	433,746,200	2.1%	0	2.1%
Super Regional Shopping Center	980,181,000	978,155,000	-0.2%	0	-0.2%
Auto Related Services	190,099,600	195,357,400	2.8%	15,000	2.8%
Restaurants and Fast Food	77,995,100	84,490,000	8.3%	3,863,800	3.4%
Miscellaneous Commercial	116,545,900	113,218,400	-2.9%	1,721,000	-4.3%
Commercial and Industrial Land	57,202,400	59,304,600	3.7%	0	3.7%
Industrial	688,242,700	720,565,800	4.7%	1,210,000	4.5%
Totals	4,469,072,000	4,615,492,300	3.3%	55,954,500	2.0%

Hotel Rooms Breakdown		
Property class	Number of rooms	% of total
Luxury (L)	342	3.8
Upper upscale (UU)	2,937	32.2
Upscale (U)	2,649	29.1
Upper midscale (UM)	1,586	17.4
Midscale (M)	927	10.2
Economy (E)	674	7.3
Total	9115	100

New Hotels Since 2013
- **JW Marriott (L)** - 342 rooms built in 2015
- **Radisson Blu (UU)** - 500 rooms built in 2013
- **Hyatt Regency (UU)** - 302 rooms built in 2016
- **AC Marriott (U)** - 148 rooms built in 2016
- **Home2 Suites (U)** - 107 rooms built in 2015
- **Towneplace Suites (UM)** - 118 rooms built in 2015
- **Hampton Inn West (UM)** - 100 rooms in 2015

Construction starting in 2018
- **Holiday Inn Express (UM)** - 171 rooms
- **Tru/Home 2 Suites (UM)** - 182 rooms

Proposed hotels
- **Cambria Suites (U)** - 164 rooms
- **Drury Inn (UM)** - 214 rooms

The above new developments total 2,348 rooms. This represents a 24% increase in room supply so far this cycle. The City's total room count is now at 9,846.

ASSESSMENT TIMELINE

Assessment Timeline

MINNESOTA STATE LAW PROPERTY TAX TIMELINE

Assessment Year 2018 for Property Taxes Payable in 2019

Understanding the Sales Study Period, Valuation Date and Property Taxes

SALES STUDY PERIOD OCT 2016 THROUGH SEPT 2017	VALUATION DATE FOR 2018 ASSESSMENT	Property tax Statement for 2019

2016 M J J A S O N D | **2017** J F M A M J J A S O N D | **2018** J F M A M J J A S O N D | J F **2019** M A M J J A S O N D J F M

Value notices

Local Board of Appeal and Equalization

County Board of Appeal and Equalization

Proposed Tax Notice

Tax Levy Hearing

1st half tax May 15

2nd Half tax October 15

Sales Ratio Study analyzes sales from October 2016 through September 2017.

This study determines the value for the January 2, 2018 assessment date.

The January 2, 2018 assessment is the basis for property taxes payable in 2019.

The Minnesota Property Tax System is very complex, throughout this document we have reported the statistics and empirical data that went into the 2018 Assessment. The above chart illustrates the process in which any given annual assessment goes through. In Minnesota the actual assessment process is at a minimum three years.

As you can see from above, the sales information that is utilized in forming our estimation of value occurs through the final months of 2016 through September 2017. Those sales through an analysis are trended forward as if they occurred on the assessment date of January 2nd, 2018.

Once the values are established they are paired with spending decisions at the City, County and School Districts, those decisions are listed above as the Tax Levy Hearing.

Once the Tax Levy process has been finalized the dollars needed are spread over the market value assessment through an apportionment process. That process determines each taxpayers proportionate share of the tax dollars needed. This results in the Property Tax Statements that get sent out in March for payment in May and October of 2019.

Thank you for taking the time to read through this document. If you have any questions please contact the Assessing Office at 952-563-8722.

SINGLE FAMILY RESIDENTIAL II

Single family residential

2018 Assessment Statistics										
Property type	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
Ramblers	12,811	227,600	238,600	3,141,954,700	3,285,464,940	4.6%	460	272,000	256,200	0.95
1.25 story	85	212,400	226,300	17,618,500	18,985,700	7.8%	2	225,700	225,700	0.92
1.5 story	930	207,500	222,100	200,951,500	215,055,700	7.0%	36	240,500	239,700	0.95
1.75 Story	322	232,400	240,400	90,674,000	92,685,100	2.2%	11	280,000	270,200	0.94
Two Story	2,978	363,500	385,700	1,168,458,800	1,211,911,700	3.7%	107	435,600	417,000	0.95
Modified 2 Story	333	354,600	373,400	126,554,000	130,783,200	3.3%	14	404,600	401,100	0.96
Split foyer	1,992	272,300	292,700	554,865,500	591,334,600	6.6%	61	314,300	314,600	0.96
Split Level - 3	494	255,800	266,200	132,595,500	138,549,800	4.5%	20	297,000	283,000	0.94
Split Level - 4	1,269	271,400	282,000	369,364,300	384,699,600	4.2%	45	316,400	299,800	0.96

Property quality grade	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
Quality 1	31	951,300	940,400	31,526,100	31,133,000	-1.2%	2	783,500	852,200	0.94
Quality 2	96	761,000	775,600	72,257,100	75,617,200	4.7%	3	721,600	721,700	0.96
Quality 3	680	501,100	511,000	354,540,800	362,366,500	2.2%	30	554,000	558,900	0.97
Quality 4	1,543	416,600	426,000	647,565,100	666,005,500	2.8%	49	458,000	452,900	0.96
Quality 5	4,319	301,600	320,300	1,350,888,200	1,431,491,840	6.0%	135	364,400	354,900	0.95
Quality 6	11,986	232,400	243,400	2,864,610,900	3,000,697,600	4.8%	447	264,800	261,800	0.95
Quality 7	2,471	187,900	196,500	473,150,900	492,521,600	4.1%	88	208,700	205,000	0.95
Quality 8	92	126,500	137,200	11,559,500	12,502,400	8.2%	3	119,400	114,200	0.85

Building size	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
500-999	2,311	191,700	202,700	448,046,700	471,110,400	5.1%	97	220,800	217,700	0.95
1000-1499	11,027	229,800	241,100	2,599,404,500	2,734,979,500	5.2%	394	265,900	261,300	0.95
1500-1999	4,242	291,400	305,200	1,271,443,500	1,332,433,500	4.8%	144	337,500	322,600	0.95
2000-2499	2,128	356,600	372,400	779,393,200	804,666,400	3.2%	72	412,700	413,000	0.96
2500-2999	988	444,000	451,400	426,866,300	437,233,700	2.4%	38	498,500	480,700	0.95
3000-3999	441	474,000	492,800	222,977,900	230,513,400	3.4%	15	500,500	484,300	0.95
4000-4999	57	686,100	741,200	41,868,800	44,351,900	5.9%	2	762,600	762,600	1.00
5000+	16	773,800	866,500	15,243,600	16,127,800	5.8%				

Single family residential

2018 Assessment Statistics									
Lot size	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
0.100-0.250	3,276	207,200	220,100	715,508,600	755,054,700	5.5%	136	245,300	239,400	0.95
0.250-0.330	10,236	247,200	257,600	2,723,679,200	2,858,659,000	5.0%	368	298,000	274,000	0.96
0.330-0.500	6,137	257,700	269,200	1,754,358,700	1,832,722,000	4.5%	226	324,200	286,100	0.95
0.500-1.00	1,289	329,200	339,400	466,488,300	476,850,300	2.2%	37	399,300	366,500	0.93
1.00-3.00	260	439,300	439,600	129,659,600	131,600,600	1.5%	4	517,600	556,100	0.94
3.00+	36	667,000	695,400	27,770,500	29,638,500	6.7%				

GIS Region	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
Central	9,255	254,300	262,700	2,494,417,600	2,591,691,100	3.9%	339	300,600	284,000	0.95
East	7,526	208,900	222,700	1,631,508,200	1,733,710,900	6.3%	288	242,400	240,000	0.95
West	4,451	345,600	366,000	1,688,408,600	1,755,858,800	4.0%	145	427,000	407,600	0.95

Actual year built	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
1850-1949	1,304	191,700	199,700	269,914,500	280,597,100	4.0%	42	235,700	216,400	0.92
1950-1954	4,047	205,100	218,600	859,591,800	907,253,000	5.5%	161	232,800	231,500	0.95
1955-1959	5,177	226,600	237,300	1,209,449,300	1,263,980,700	4.5%	182	259,800	256,000	0.95
1960-1964	2,400	251,200	259,600	621,342,600	644,158,400	3.7%	90	287,800	275,200	0.95
1965-1969	2,665	279,200	293,800	754,179,300	793,227,740	5.2%	102	318,000	319,100	0.97
1970-1974	876	307,000	322,000	280,068,100	293,769,100	4.9%	25	381,800	360,000	0.96
1975-1979	2,258	309,200	330,400	732,760,800	774,802,100	5.7%	65	362,300	365,900	0.96
1980-1984	923	360,500	382,000	342,815,200	358,490,500	4.6%	27	440,100	430,000	0.96
1985-1989	787	441,700	446,900	341,516,100	349,405,600	2.3%	33	412,500	423,900	0.96
1990-1994	361	487,900	496,100	179,894,300	182,437,800	1.4%	18	548,900	527,000	0.96
1995-1999	146	486,600	496,400	73,574,100	75,085,700	2.1%	2	458,400	435,000	0.98
2000-2004	104	427,400	441,300	47,559,600	49,515,600	4.1%	2	592,000	583,300	0.99
2005-2009	50	484,800	514,300	29,848,000	31,587,600	5.8%				
2010-2017	120	471,200	493,300	63,584,900	68,024,700	7.0%	8	668,200	668,800	0.94

Single family residential

Market Value Stratification	Total Parcel Count	2017 Median Home Value	2018 Median Home Value	2017 Total Value	2018 Total Value	17/18 Value Change	Qualified Sales	Mean Sale Price	Median Sale Price	Median Ratio
				2018 Assessment Statistics						
100,000 - 150,000	134	129,700	139,800	17,143,800	18,168,000	6.0%	4	136,900	131,600	0.93
150,000 - 200,000	1,693	176,100	184,800	295,641,200	308,903,300	4.5%	62	195,600	196,700	0.96
200,000 - 250,000	7,742	215,800	228,100	1,673,357,200	1,760,480,500	5.2%	273	239,700	241,700	0.95
250,000 - 300,000	5,221	258,700	269,500	1,356,835,500	1,416,934,600	4.4%	188	285,200	282,000	0.95
300,000 - 350,000	2,768	303,800	320,400	843,582,000	890,606,700	5.6%	88	339,700	341,300	0.95
350,000 - 400,000	1,358	352,400	372,100	481,878,300	506,199,100	5.0%	50	392,900	392,700	0.95
400,000 - 500,000	1,465	434,200	444,500	635,129,600	652,583,000	2.7%	56	459,800	461,700	0.96
500,000 - 600,000	522	518,600	529,600	273,036,700	280,243,600	2.6%	22	551,300	563,900	0.96
600,000 - 750,000	200	632,100	646,000	127,291,400	131,077,700	3.0%	11	680,700	659,300	0.95
750,000 - 2,500,000	104	848,400	874,400	101,156,000	106,164,700	5.0%	2	852,500	827,300	0.95

ONE
BLOOMINGTON

CITY OF
BLOOMINGTON
MINNESOTA

onebloomington.com | BLOOMINGTONMN.gov