

## 4518 Browndale Avenue, Minneapolis MN 55424

Single Family Residential



Year Built	1936 (88 years)	Bedrooms	5	Status	Sold
Size	4,883 sq ft	Bathrooms	6	Structures	1
Lot Size	0.4 acres	Garage	Attached, Garage Door Opener, In:	Basement	Yes
Stories	Over 2 Stories	Parking Spaces	-	Attic	No

## PropertyLens Insights

We've put this property under the PropertyLens, here's what we found!



### BuyerLens

Before buying this property, consider asking the seller or listing agent these questions

#### Key Findings & Questions To Ask

- We found 4 potential wind events for this property from June 28, 2020 to August 26, 2024. See the damaging events timeline for more details.**

  - It appears this property may have been in one or more high wind events.
  - Was there any damage from a wind event? Has the damage been fully repaired?
  - Are there any signs of cracked glass, damaged siding, or missing roof shingles?
- This property has a very high risk of experiencing an ice dam. An ice dam is a buildup of ice at the roof's edge, stopping melted snow from draining. This trapped water can seep into a property, damaging walls, ceilings, and insulation.**


  - Has the seller reported any ice dam events or water damage coming from the roof?
  - How old is the insulation in the roof?
  - Are there guards/screens on the existing gutters?
  - Is there any unusual staining at the tops of walls nearest to the roof?
- This property has a very high risk of experiencing frozen pipes.**


  - Have the pipes frozen at this property before? When did it happen? How extensive was the property damage?
- This property has a very high risk of experiencing a damaging hail event.**


  - Has this property been damaged by hail? When did it happen? How extensive was the property damage?
  - Are there hail-resistant shingles on the roof?
  - Are there any active warranties for the roof?
- This property is in a very high risk area for flooding. While the property is not directly in a flood zone, it may be subjected to flooding from nearby water sources.**


  - Has the property experienced a flood? When did it happen? How extensive was the property damage?
  - Are there any flood protection measures in place, such as levees, flood barriers, or drainage systems?
  - If the property has a basement, does it have a functioning sump pump? When were the sump pump backup batteries last replaced?
  - Has any work been done to the property to limit the risk from future flood events?
- This property has a high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans.**


  - Has the property been tested for radon? If not, ask your home inspector for a radon test.


-  This property has a high risk of experiencing roof issues due to heavy snow loads. The accumulation of heavy, wet snow can cause damage to the roof and lead to further damages from water intrusion.


  - Has the roof been repaired or reinforced due to snow load issues?
-  This property has a high risk of experiencing a damaging wind event.


  - Has this property been damaged by wind or storms? When did it happen? How extensive was the property damage?
-  This property is 88 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials used - is 40 to 60 years.


  - When was the last time the sewer pipes were inspected for damage or root intrusion? Has the sewer line been replaced or lined?
-  This property is 88 years old and the condition of the water heater is unreported. Most water heaters have an average service life of 8 to 12 years.


  - When was the water heater last replaced?
  - When was the last time the water heater was inspected?
-  This property is 88 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.


  - When was the furnace last replaced?
  - When was the last time the furnace was inspected?
-  This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).


  - Has any work been done to remediate hazardous materials or replace/upgrade older systems? If lead paint and asbestos are still present, have these materials been effectively encapsulated?
-  We show 6 construction permits for this property in the last 5 years. 2 have been closed, 0 have been canceled, and 4 permits may still be open. See the Modifications section for more details.


  - Why were permits pulled for this property?
  - Was the work listed on the permits completed successfully?
  - Are the permits reported as open still in progress or were they recently completed? What needs to be done to close the permits?
  - Are any outstanding inspections needed for the work done?
-  This property has a basement. Basements - especially those that are older or unfinished - may be more susceptible to vermin infestations, such as rats and insects.


  - Does the basement show any signs of vermin infestation (e.g., droppings, gnaw marks, nests)?
  - Has the property had any issues with termites or other wood-destroying insects? If so, when was the last treatment conducted and by whom?
-  This property has a basement. Basements are generally more prone to water damage due to surface and groundwater intrusion, sewer backups, and sump pump failures. Items stored in the basement may be at risk of damage.


  - Does the basement have proper shelving and storage off the ground?
  - Are most items currently stored in the basement by the seller placed on high shelves or in waterproof containers? If so, this may indicate a history of water intrusion.
  - Has the basement been waterproofed? If so, when was the work done and by whom?
  - Does the property have a French drain or other water mitigation system?
-  This property has a basement and likely has a sewage or sump pump. The condition of any pumps at this property are unreported. Most sewage and sump pumps have an average service life of 10 years.

  - Does the property have a sewage (ejector) pump or a sump pump? If either exist, when were they last replaced?
-  This property has a basement and the condition of the foundation is unreported.

  - Have there been any foundation issues?
-  This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.

  - What is the condition of the fireplace(s)? If the home has one or more chimneys, when were they last cleaned and inspected?
-  The roof of this property appears to be in good condition. Verify to ensure confidence.

  - Although we found this roof to be in good shape, make sure to ask the seller how old the roof is and when it was last inspected.
-  No insurance claims were reported for this property.

  - Is it accurate that this property has no history of insurance claims?
  - Is this property currently insured? Has it ever been damaged while uninsured or a claim not filed?
-  Several construction permits were pulled for this property in 2023. This may indicate a renovation. See the Modifications section for more details.

  - Consider asking if the property was renovated recently. If a renovation occurred, ask if the work was completed successfully and to code. Was the work done by a licensed contractor?

 We did not detect solar panels on the roof of this property.

- If you're interested in taking advantage of solar power for this property, the estimated costs - excluding federal, state, and local incentives - is \$27,567.74 with a likely payback period of 9.96 years. Consult with a solar contractor for a more accurate quote.

 We found different estimates of square footage between local assessor and MLS records for this property.

- Have there been any additions to this property? If so, were they permitted and inspected?



## InspectorLens

When scheduling a home inspection, share these hints for your home inspector to uncover hidden issues upfront

### What to Check...

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 We found 4 potential wind events for this property from June 28, 2020 to August 26, 2024. See the damaging events timeline for more details.

- Check for torn or missing shingles, siding, or gutters.
- Check exterior appliances and outbuildings for damage.

 This property has a very high risk of experiencing an ice dam. An ice dam is a buildup of ice at the roof's edge, stopping melted snow from draining. This trapped water can seep into a property, damaging walls, ceilings, and insulation.

- Check that attic/roof insulation is free of water damage and mold.
- Note the presence of suitable attic ventilation.
- Note the presence of an air barrier separating the property ceiling and attic space.

 This property has a very high risk of experiencing frozen pipes.

- Check for water damage from any previous frozen pipe incidents.
- Note the presence of pipe insulation, especially around the foundation.

 This property has a very high risk of experiencing a damaging hail event.

- Check for hail damage to roof shingles and siding.
- Note the presence of impact-resistant roof shingles.

 This property is in a very high risk area for flooding. While the property is not directly in a flood zone, it may be subjected to flooding from nearby water sources.

- Check for flood damage, especially in the basement or crawlspace.
- Check for signs of sewage backup.
- Note the presence of any basement pumps or exterior French drains.
- Note the presence of any flood remediation work.

 This property has a high risk of radon exposure. While radon is a naturally occurring gas, it is hazardous to humans.

- Consider performing a radon test.
- Check for the presence of radon risk mitigation solutions.

 This property has a high risk of experiencing roof issues due to heavy snow loads. The accumulation of heavy, wet snow can cause damage to the roof and lead to further damages from water intrusion.

- Check for water damage and repairs to roof trusses.
- Note the presence of any reinforcing/bracing materials supporting the roof.

 This property has a high risk of experiencing a damaging wind event.

- Check for missing or damaged roof shingles.
- Check for missing or damaged siding.
- Note the presence of any wind mitigation construction (impact-resistant windows, hurricane-rated doors, storm shutters).
- Note the age and condition of the roof shingles, water barrier, decking, and attachment points.

 This property is 88 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials used - is 40 to 60 years.

- Scope sewer line and note the presence of any root intrusion or damage.

 This property is 88 years old and the condition of the water heater is unreported. Most water heaters have an average service life of 8 to 12 years.

years.

- Check for signs of leaking around the water heater. Note the installation date and most recent service date.

**This property is 88 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.**

- Verify the furnace is in working order. Note the installation date and most recent service date.

**This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).**

- Check for flaking and chipped paint, especially on exterior siding and trim.
- Note the presence and condition of any asbestos tile, pipes and pipe insulation, ceiling materials, etc.
- Note the presence and condition of any outdated pipe materials (clay, cast iron, orangeburg, etc.) and repairs.
- Note the presence and condition of any knob and tube wiring.
- Check the electrical panel to make sure it is up to code.
- Note any uninsulated living spaces.

**We show 6 construction permits for this property in the last 5 years. 2 have been closed, 0 have been canceled, and 4 permits may still be open. See the Modifications section for more details.**

- Check work was completed for the listed permits in the Modifications section of this report.

**This property has a basement. Basements - especially those that are older or unfinished - may be more susceptible to vermin infestations, such as rats and insects.**

- Check for signs of pests and rodents.
- Check exposed structural wood for signs of termite damage.

**This property has a basement. Basements are generally more prone to water damage due to surface and groundwater intrusion, sewer backups, and sump pump failures. Items stored in the basement may be at risk of damage.**

- Check for signs of water damage or staining on the walls and floor.
- Check for signs of mold or mildew. Verify basement is properly ventilated.
- Note the presence of a dehumidifier.

**This property has a basement and likely has a sewage or sump pump. The condition of any pumps at this property are unreported. Most sewage and sump pumps have an average service life of 10 years.**

- Verify any sewage (ejector) pump or sump pump is in working condition. Note the installation date and most recent service date.

**This property has a basement and the condition of the foundation is unreported.**

- Check for cracks in the foundation, especially those which may indicate structural issues.

**This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.**

- Check for creosote buildup.
- Check for proper ventilation.
- Check that the flue and damper are in working order.



**InsuranceLens**

Things to know and consider when insuring this property

### What to Know Ahead of Time...

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- This property has a very high risk of experiencing a damaging hail event.**
  - Hail exposure may result in increased premiums due to the increased risk of damage to the exterior of the property.
- This property has a high risk of experiencing a damaging wind event.**
  - A wind mitigation inspection may be required to obtain coverage. Ask your insurance agent for more details.
- This property is 88 years old.**
  - Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.

- 🔔 This property has a basement and the condition of the foundation is unreported.
  - If the basement is finished, inform your insurance agent for proper coverage due to increased replacement costs.
- 🔔 This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
  - The presence of a fireplace or wood-burning stoves may result in increased premiums.
- 🔔 This property has an estimated replacement cost of \$2,647,000
  - Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!
- 🔔 We found historical insurance premium rates for similar properties in MN.
  - Based upon insurance company rate filings in MN, your annual premium should be between \$2,227 and \$23,501. Estimates are based on the property's location, age, and condition. Consult with your insurance agent for a more accurate quote.

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 10/14/2024 at 01:04:03 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase.

Report Date: 10/14/2024 Report ID: cf71338b-e3d8-4c80-8814-54b5c7326c2f Address: 4518 Browndale Avenue, Minneapolis, MN 55424 Use: Single Family Residential APN: 18-028-24-22-0079



## Property Overview

Detailed facts, features and information for this property



### Features & Construction

From roof to foundation, here's detailed property features and building information

4518 Browndale Avenue, Minneapolis, MN 55424

Single Family Residential

📅 Year Built	1936 (88 Years)	🛏 Bedrooms	5	📄 Status	Sold
🏠 Size	4,883 Square Feet	🚿 Bathrooms	6	🏠 Structures	1
🌳 Lot Size	0.4 Acres	🚗 Garage	Attached, Garage Door Opener, Insulated Garage, Storage	🏠 Basement	Yes
🏠 Stories	Over 2 Stories	🚗 Parking Spaces	-	🏠 Attic	No

#### Interior

Levels	Over 2 Stories
Appliances	Cook Top Range, Dishwasher, Disposal, Dryer, Exhaust Fan/hood, Humidifier, Microwave, Refrigerator, Wall Oven, Washer
Fireplace	3
Fireplace Type	Living Room, Wood-Burning, Other

#### Exterior

Garage & Parking	Attached, Garage Door Opener, Insulated Garage, Storage - Null Parking Space(s)
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#### Location & Special Features

View	-
Waterfront	Yes
Water Access	Not Available
Distance to Coast	> 100 Miles
Playground	No
Sport Features	No

#### Systems

Heating	Forced Air
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Perimeter Fence	No	Cooling	Central
Deck	-	Water	Gas Water Heater, City
Pool	No	Sewer	City Sewer
		Solar	No
		Ventilation	-

<b>Roof</b>		<b>Construction</b>	
Roof Features	Asphalt, Flat, Pitch, Rubber	Primary Exterior Material	Block, Wood Siding
Roof Footprint	2,679.29 Square Feet	Basement	Yes
Shape	Gable	Architectural Style	European Influenced
Material	Shingle	Construction Quality	Expensive / Custom
Pitch	-	Construction Type	Framing, Wood
Height	-	Physical Shape	L - Shaped
Chimney	2	Slope of Site	0.42 Degrees
Satellite	0		
Skylight	0		

<b>Parcel Information</b>		<b>District</b>	
APN	18-028-24-22-0079	Municipality	Edina City
Latitude	44.916225	Suburban	Any Population, Housing, or Territory Outside Urbanized Areas, Urbanized Clusters, or Cdps
Longitude	-93.344767	County	Hennepin
Property Elevation	892.62 Feet	School District	Edina Public School District
		USDA Plant Hardiness Zone	5

## Most Recent Listing Details

Property listing information from August 19, 2021

**\$3,200,000**

Listina Price (Aua 19, 2021)

**\$2,700,500**

Assessed Value

**\$1,740,500**

Structure Value

**\$960,000**

Land Value

\$3,025,098 - \$3,697,343

**\$3,361,221**

Market Value

### Listing Details

Status	Sold
Last Date Sold	October 28, 2021
Sale Price	\$2,950,000
List Price	\$3,200,000
Days on Market	70

### Description

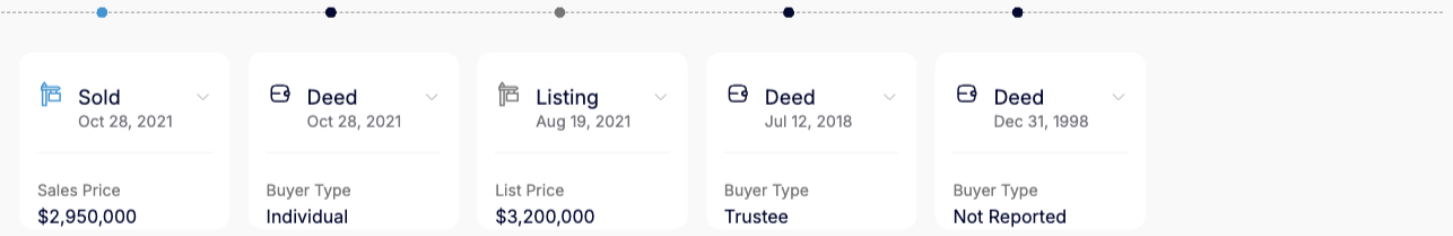
The most coveted spot in all of Country Club – this home is set upon a corner lot with two sides along nearly 250 feet of Minnehaha Creek's mill pond, and one across from Browndale Park. Built in 1936, this home has been in the original owners' family through 3 generations. The pride of ownership, condition, and care is evident throughout. The charm of the home and setting begins with the stone driveway, clapboard siding, and black shutters. The home's 4,883 finished square feet are laid out in a traditional floor plan with generously sized living spaces, a second floor with 5 bedrooms and 4 baths, and a finished walk-out lower level. Creek views from nearly every room. Set on 0.40 acres, the rear porch, beneath a tall canopy of trees, opens onto a sweeping lawn leading down to the creek. From the privacy of the property, you can see five bends up and down the creek. New roof in 2019, freshly painted exterior and new mechanicals in 2021.

Price/Sq. Ft.	\$604
HOA Dues	\$0

## Ownership

Transaction History & Ownership Details

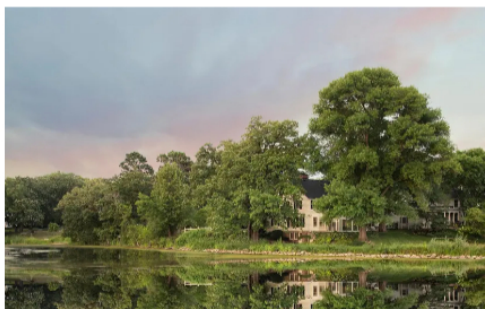
### Transaction History

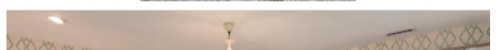
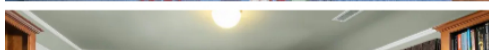
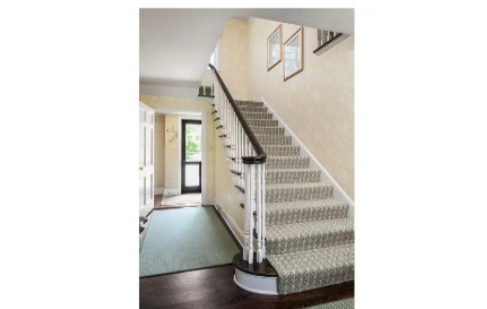


## Property Value & Tax History

Historical view of property taxes and assessed property and land values

### Historical Property Assessments





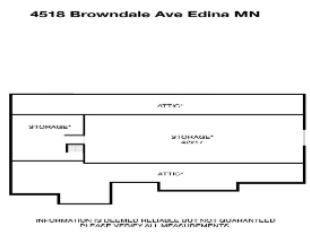




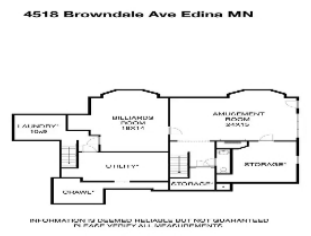
Main Level



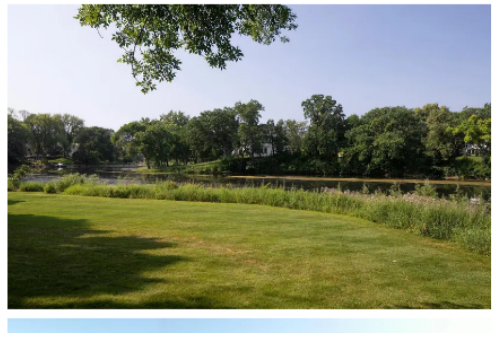
Upper Level



Top Level



Lower Level





# Roof Condition

Current and historical look at what shape the roof is in



**Aerial Roof Imagery**  
Imagery of roof condition as of June 25, 2024



Current Roof Condition by Building

1 Building On Premises

Primary Building

Roof Condition: Good



Rating  
Roof Grade



Roof Condition Score  
Roof is in good condition - Minimal signs of defects. Defects are cosmetic and do not affect the function and safety of the roof.

### Roof Potential Issues

Tree Overhang	11%
Missing Shingles	-
Ponding	1.34%
Debris	0.3%
Staining	4.4%
Algae Staining	3.06%
Vent Staining	0%
Tarp	-

### Roof Features

Stories	Over 2 Stories
Roof Area	2,679.29 Sq. Ft
Roof Material	Shingle
Roof Shape	Gable
Roof Pitch	-
Solar	No
Chimney(s)	2
Roof Vent(s)	23
Satellite(s)	0
Skylight(s)	0

## Damaging Events

Property damage due to weather and other disaster

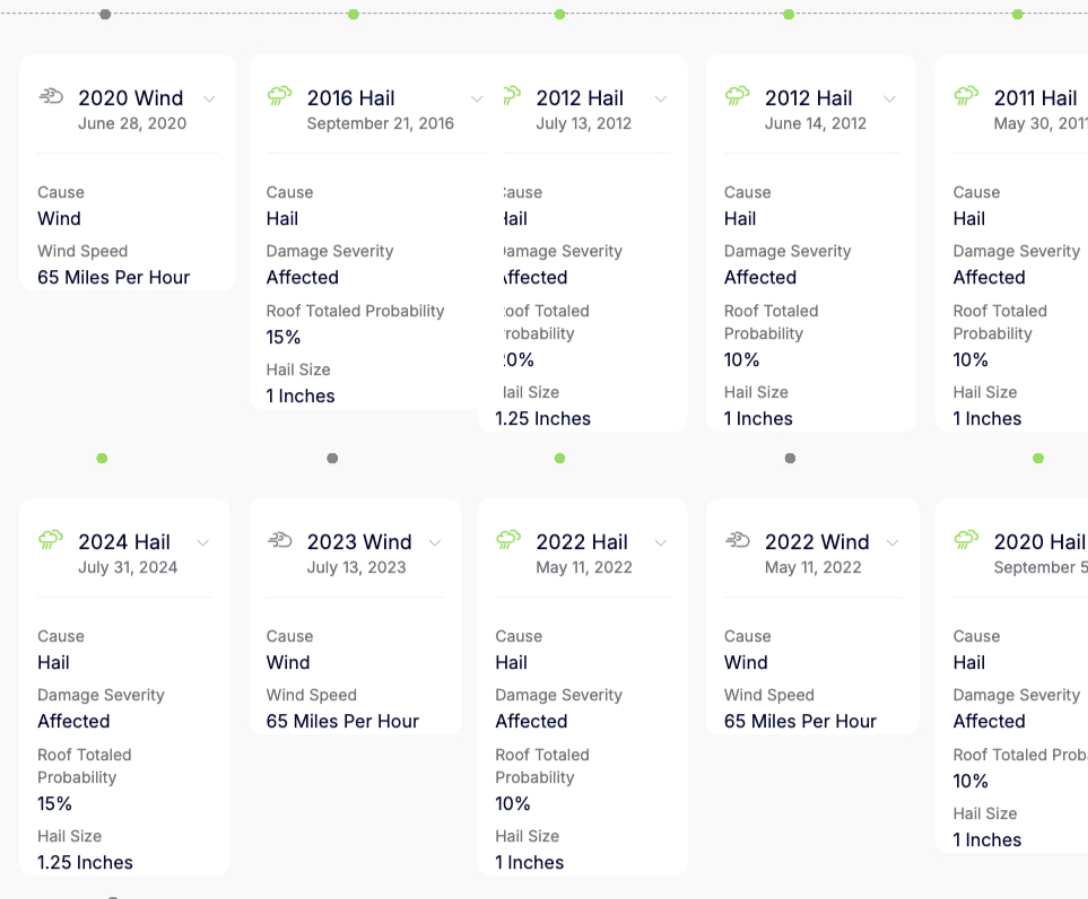


### History of Damaging Events

Historical damage at this property due to fire, severe weather and other catastrophic events

#### Timeline of Potentially Damaging Events

13 Event(s)



 **2024 Wind** ▼  
August 26, 2024

Cause

**Wind**

Wind Speed

65 Miles Per Hour

### Explore Aerial Views of Property <sup>↗</sup>

June 25, 2024 ▼

September 20, 2023 ▼



# Property Updates & Repairs

Many major modifications can be detected by permit history.



## Last Known Modifications

Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

Roof <b>None Reported</b>	Electrical <b>None Reported</b>	Plumbing <b>About 1 Year Ago</b> August 25, 2023
Mechanical Systems <b>Over 1 Year Ago</b> July 5, 2023	Building Improvement <b>Almost 2 Years Ago</b> October 19, 2022	Outdoor & Landscaping <b>None Reported</b>

## Permit History

History of major renovations, repairs and remodels

Date	Type	Company	Description												
August 25, 2023	Permit	B&D Plumbing, Heating, and Air Conditioning Inc. St Michael, MN 55376	<b>Plumbing Permit Issued (Plumbing)</b> Remodel plumbing for kitchen, seven bathrooms, bar, and laundry. <table><thead><tr><th>Permit #</th><th>Permit ID</th><th>Issued</th><th>Expired</th><th>Status</th><th>Valuation</th></tr></thead><tbody><tr><td>Ed202323</td><td>-</td><td>Aug 25, 2023</td><td>-</td><td>Final</td><td>\$60,000</td></tr></tbody></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed202323	-	Aug 25, 2023	-	Final	\$60,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202323	-	Aug 25, 2023	-	Final	\$60,000										
July 5, 2023	Permit	Little Igloo Heating and Air Conditioning Inc Andover, MN 55304	<b>Mechanical Systems Permit Issued (Mechanical)</b> Heated driveway with sensor and automatic controls <table><thead><tr><th>Permit #</th><th>Permit ID</th><th>Issued</th><th>Expired</th><th>Status</th><th>Valuation</th></tr></thead><tbody><tr><td>Ed207083</td><td>-</td><td>Jul 5, 2023</td><td>-</td><td>Issued</td><td>\$40,000</td></tr></tbody></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed207083	-	Jul 5, 2023	-	Issued	\$40,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed207083	-	Jul 5, 2023	-	Issued	\$40,000										
January 9, 2023	Permit	Little Igloo Heating and Air Conditioning Inc Andover, MN 55304	<b>Mechanical Systems Permit Issued (Mechanical)</b> Install bathroom fans, range hood, gas pipe, range, fireplace, grill, dryer, ductwork, and humidifier. <table><thead><tr><th>Permit #</th><th>Permit ID</th><th>Issued</th><th>Expired</th><th>Status</th><th>Valuation</th></tr></thead><tbody><tr><td>Ed202495</td><td>-</td><td>Jan 9, 2023</td><td>-</td><td>Issued</td><td>\$38,000</td></tr></tbody></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed202495	-	Jan 9, 2023	-	Issued	\$38,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202495	-	Jan 9, 2023	-	Issued	\$38,000										
December 7, 2022	Permit	Fireside Hearth & Home Lakeville, MN 55044	<b>Mechanical Systems Permit Issued (Mechanical)</b> Installation of a fireplace. <table><thead><tr><th>Permit #</th><th>Permit ID</th><th>Issued</th><th>Expired</th><th>Status</th><th>Valuation</th></tr></thead><tbody><tr><td>Ed202046</td><td>-</td><td>Dec 7, 2022</td><td>-</td><td>Issued</td><td>\$13,631</td></tr></tbody></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed202046	-	Dec 7, 2022	-	Issued	\$13,631
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202046	-	Dec 7, 2022	-	Issued	\$13,631										
October 19, 2022	Permit	Builders by Design Inc Wyoming, MN 55092	<b>Building Improvement Permit Issued (Building)</b> Kitchen and pantry addition with master suite above crawl space below and other interior remodeling. <table><thead><tr><th>Permit #</th><th>Permit ID</th><th>Issued</th><th>Expired</th><th>Status</th><th>Valuation</th></tr></thead><tbody><tr><td>Ed197885</td><td>-</td><td>Oct 19, 2022</td><td>-</td><td>Issued</td><td>\$890,000</td></tr></tbody></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed197885	-	Oct 19, 2022	-	Issued	\$890,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed197885	-	Oct 19, 2022	-	Issued	\$890,000										
December 4, 2020	Permit	LB Solutions LLC Savage, MN 55378	<b>Building Improvement Permit Issued (Building)</b> Tear off and reroof. <table><thead><tr><th>Permit #</th><th>Permit ID</th><th>Issued</th><th>Expired</th><th>Status</th><th>Valuation</th></tr></thead><tbody><tr><td>Ed173943</td><td>-</td><td>Dec 4, 2020</td><td>-</td><td>Final</td><td>\$10,500</td></tr></tbody></table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed173943	-	Dec 4, 2020	-	Final	\$10,500
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed173943	-	Dec 4, 2020	-	Final	\$10,500										
May 21, 2008	Permit	Highview Plumbing, Inc St Louis Park, MN 55426	<b>Plumbing Permit Issued (Sewer &amp; Water)</b> Country club utility project												

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed088456	-	May 21, 2008	-	Final	\$3,000
<b>May 21, 2008</b>	<b>Permit</b>	<b>Highview Plumbing, Inc</b> St Louis Park, MN 55426	<b>Plumbing Permit Issued (Sewer &amp; Water)</b> Country club utility project		
Ed088456	-	May 21, 2008	-	Final	\$3,000
<b>January 21, 2003</b>	<b>Permit</b>	<b>Vogt Heating, Air Conditioning &amp; Plumbing, LLC</b> Minneapolis, MN 55426	<b>Mechanical Systems Permit Issued (Mechanical)</b> Install garage unit heater.		
Ed017580	-	Jan 21, 2003	-	Final	\$1,840
<b>January 27, 2000</b>	<b>Permit</b>	N/A	<b>Building Improvement Permit Issued (Building)</b> Small addition to kitchen remodel.		
Ed986493	-	Jan 27, 2000	-	Final	\$325,000
<b>December 2, 1999</b>	<b>Permit</b>	N/A	<b>Plumbing Permit Issued (Plumbing)</b> Master bathroom, kitchen, 2nd floor		
Ed986690	-	Dec 2, 1999	-	Final	\$18,000
<b>December 17, 1998</b>	<b>Permit</b>	N/A	<b>Mechanical Systems Permit Issued (Mechanical)</b> Air conditioning, furnace, and gas piping installation.		
Ed986627	-	Dec 17, 1998	-	Issued	\$12,400
<b>August 24, 1995</b>	<b>Permit</b>	N/A	<b>Plumbing Permit Issued (Plumbing)</b> Connect backflow preventor law		
Ed952569	-	Aug 24, 1995	-	Final	\$100

## Homeowner Service History

History of property maintenance

No homeowner service records reported for this property

Property maintenance varies by owner and not all services are reported to us. Be sure to confirm all recent maintenance with the seller before purchase.

[Learn More](#)

## Property Inspections

History of health, safety and major defect inspections found at this property



## Inspection History

Professional evaluations of a property's entire physical structure, from the foundation to rooftop

No prior inspections reported for this property

A home inspection is a critical part of home buying process. If you've yet to do so, request a copy of the latest inspection.

[Learn More](#)

# Upkeep & Property Ownership

What to expect when owning this property



## Estimated Utility Costs

Expected utility costs for average usage

### Estimated Electricity



### Electricity

Service Provider	<b>Xcel Energy - Minnesota</b> <a href="https://www.xcelenergy.com">https://www.xcelenergy.com</a>
Service Area	<b>Minnesota</b> (1,171,591 customers)
Est. Annual Consumption	<b>\$1,937</b> (Ave. \$161/mo) 11,870.32 kilowatt-hours
<a href="#">Get Service</a>	

### Considering Solar?

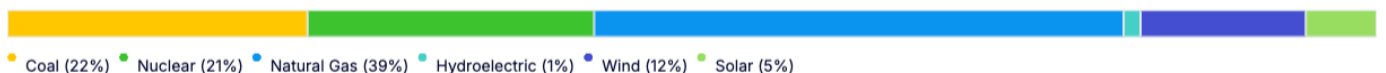
Suggested System Size	<b>8.38 kilowatts</b>
Est. Upfront Investment	<b>\$27,568</b>
Est. Payback Period	<b>14.23 Years</b> 9.96 Years with federal incentives
<a href="#">Get Solar</a>	



## Carbon Footprint

Climate impact of this property based on the building characteristics, climate characteristics and the fuel mix of the area's electricity generation

### Energy Sources for Electricity



Annual Carbon Footprint

9,768.09 pounds of CO2e  
11,870.33 kilowatt-hours

Baseline Carbon Footprint

18,889.54 pounds of CO2e  
22,955 kilowatt-hours



# Risk Assessment

A deep dive on possible property hazards, severe weather and other contaminants.

## Risks At A Glance

How susceptible this property is to environmental and climate-related damage

Flooding	Very High <b>F</b>	Lightning	Moderate <b>C</b>
Hail	Very High <b>F</b>	Sinkhole	Moderate <b>C</b>
Pollution	Very High <b>F</b>	Tornado	Moderate <b>C</b>
Winter Risk	Very High <b>F</b>	Earthquake	Very Low <b>A</b>
Wind	High <b>D</b>	Wildfire	Very Low <b>A</b>
Drought	Moderate <b>C</b>		

## Flood Zone

Distance to Nearest 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	30 Feet
Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	2.43 Feet
Base Flood Elevation	-
FEMA Flood Zone	Area Is Not in a Fema Flood Hazard Zone but May Be Susceptible to Rare Flooding Events
Flood Zone Subtype	Area of Minimal Flood Hazard
Sea Level Rise Impact	-

## Extreme Weather & Disasters

An in-depth look at the potential risk of natural disasters and weather damage at this property

**Hail**  
Very High Risk



Very High

**Winter Scorecard**  
Very High Risk



Very High  
Ice Dam Index



Very High  
Frozen Pipe Index

**Wind**  
High Risk



High



Percentage Risk 26.9%

Hail Size 1.9 Inches

Last Damaging Events

Year 2011

Distance -

Damaging Events Within 25 Miles (Last Decade) 752

Damage Caused

\$0
Property Damage
0
Injuries
0
Deaths



High
Roof Snow Load

Percentage Risk 16.04%

Wind Speed 52 Miles per Hour

Last Damaging Events

Year 2013

Distance -

Damaging Events Within 25 Miles (Last Decade) 470

Damage Caused

\$0
Property Damage
0
Injuries
0
Deaths



Drought
Moderate Risk



Moderate

Possible Threat & Intensity

Drought Conditions -

Number of Weeks in Drought 412 Weeks of Drought over the Past 21 Years



Lightning
Moderate Risk



Moderate

Last Damaging Events

Annual Chance of Ground Strikes 95% Chance of 8 Ground Strikes in 1 Year per Square Mile



Sinkhole
Moderate Risk



Moderate

More Information

Rock Type Shale

Karst Type Carbonate Rocks Buried Under >50 Ft of Glacially Derived Insoluble Sediments in a Humid Climate

Climate Type Humid



Tornado
Moderate Risk



Moderate

Percentage Risk 1.13%

Tornado F Scale EF0

Last Damaging Events

Year 2009



Earthquake
Very Low Risk



Very Low

Possible Threat & Intensity

Fault Score A

Fracking Score

Mercalli Index (MMI) III-IV

Richter Scale 1.6-2.8



Wildfire
Very Low Risk



Very Low
Enhanced Wildfire Risk Score

Proximity & Threat

In or Near Historic Wildfire Perimeter(s) No

In Wildfire Wind Threat Region No

In Mitigation Community No

Distance -

Damaging Events Within 25 Miles (Last Decade) 35

Damage Caused

\$500,000
Property Damage 0
Injuries 0
Deaths

Nearest Fault

Nearest Fault Name -

Distance to Fault -

In Flood Hazard Community No

In Limited Access Community No

In California Risk Reduction Community No



Environmental Pollution

Very High Risk

Leaking Underground Storage

Very High F

Termites

Low B

Nuclear Site

High D

Asbestos

Very Low A

Radon

High D

Airport Noise

Not Applicable

Mold Index

Moderate C

Brownfield

Not Applicable

Superfund

Moderate C

Clandestine Lab

Not Applicable

Toxic Release Facility

Moderate C

PFA

Not Applicable

Closest Known Contaminant Sites

Nuclear Sites

Site Name Monticello

Type Power Plant

Drive Distance 37.9 Miles

Reactors 1

Toxic Release Facilities

Site Name Douglas Corp Plating Div

Type Fabricated Metals

Chemicals Nitric Acid

Known Carcinogen No

Leaking Underground Storage Facilities

Location 4605 Browndale, Edina, Mn, 55424

Distance 316 Feet

# of Tanks in .25 miles 24

# of Tanks in 1/4 Mile 24

# of Tanks in 0.5 miles

24

# of Tanks in 1 mile

256

### Superfund Sites

Site Name

Edina Well Field

Location

Pinewood and Sherwood, Edina, Mn, 55424

Registry #

110017937973

### Brownfield Sites

Site Name

-

Location

-

Registry #

-

### Former Clandestine Drug Labs

Location

5137 South Abbott Avenue, Minneapolis, Mn 55410

Drive Distance

1.2 Miles

Date

April 11, 2014

## Insurability & Claims

A breakdown of estimates and coverage needed to protect this property



### Insuring this Property

Ensure you have proper coverage to replace the existing structure in the event of damage

\$2,227 - \$23,501

**\$11,849**

Est. Annual Insurance Premium

**\$2,647,000**

Total Replacement Cost

**\$542**

Replacement Cost Per Sq Ft

### Insurability Risk Factors

Keep this information handy when insuring this property

#### Risks That May Impact Premium or Require Additional Coverage


Flood	Very High	F	Crime	Very Low	A
Hail	Very High	F	Wildfire	Very Low	A
Sinkhole	Moderate	C			

#### In-Depth Premium & Replacement Cost Factors

Use	Single Family Residential	Square Footage	4,883 Square Feet
State	MN	Architectural Style	European Influenced
Year Built	1936	Construction Type	Framing, Wood

Locale	Suburban	Construction Quality	Expensive / Custom
Pool	No	Physical Shape	L - Shaped
Trampoline	-	Primary Exterior	Block, Wood Siding
Last Major Systems Upgrade	August 25, 2023	Roof Type	Gable
Coverage Amount	\$2,647,000	Primary Roof Covering	Shingle
Number of Prior Claims	0	Slope of Site	0.42 Degrees

## Get Property Insurance



**Home Insurance Protects Your Home & Belongings**  
[www.progressive.com](http://www.progressive.com)

- Provides financial protection for your home, both inside & out
- Bundle your home and auto policies and save even more
- Get a free quote

[View My Quote](#)



## Claim History

History of insurance warranty claims made on this property

### Insurance & Warranty Claims

0 Claim(s) Reported

#### No claims reported for this property

Prior insurance and home warranty claims may indicate risk or damage at this property. Not all claims are reported to PropertyLens.

[Learn More](#)

## Neighborhood

Location, location, location. Here's how this neighborhood stacks up



## Health & Safety

General risk assessment for this neighborhood



### Crime Risk Scorecard

Very Low Risk

Aggravated Assault

Low **B**

Forcible Rape

Very Low **A**

Larceny

Low **B**

Forcible Robbery

Very Low **A**

Motor Vehicle Theft

Low **B**

Murder

Very Low **A**

Burglary

Very Low **A**



### Fire Protection

Good Fire Protection



Fire Protection Score ⓘ

Distance to Nearest Hydrant	< 250 Feet	Fire Stations Within 5 Miles	17
Hydrants Within 1,000 Feet	20	Fire Stations Within 10 Miles	59

### Proximity to Emergency Response

#### Police Stations

Closest Police Station	Edina Police Department
Drive Distance	0.38 Miles
Police Stations Within 5 Miles	5

#### Hospitals

Closest Hospital	Park Nicollet Methodist Hospital, 6500 Excelsior Blvd
Drive Distance	1.23 Miles
Type	General Acute Care
Helipad	Yes
Hospitals Within 5 Miles	5
Hospitals Within 10 Miles	11

#### Fire Stations

Closest Fire Station	Minneapolis Fire Department Station 28
Drive Distance	1.75 Miles (5 Min)
Type	Full Time
Response Area	Minneapolis Fire District
Second Closest Fire Station	Edina Fire Department Station 1
Drive Distance	2.93 Miles (7 Min)
Type	Blended

#### Urgent Care

Closest Urgent Care Facility	The Doctors Office - After Hours Urgent Care, 6600 Excelsior Boulevard
Drive Distance	1.21 Miles
Type	Urgent Medical Care Centers and Clinics (Except Hospitals), Freestanding

## Property Timeline

Look back in time with a chronological history of this property






### Detailed History

Filter, sort or search all property records

Filter by Type ▾

Date	Type	Company	Description
August 26, 2024	Damage Assessment	N/A	<p><b>Potentially Damaging Wind Event</b></p> <p>Cause: Wind Wind Speed: 65 Miles Per Hour</p>

July 31, 2024	Damage Assessment	N/A	2024 Hail Caused Property Damage (Hail)												
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Damage Severity</th> <th>Roof Totaled Probability</th> <th>Hail Size</th> </tr> </thead> <tbody> <tr> <td>Hail</td> <td>Affected</td> <td>15%</td> <td>1.25 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Affected	15%	1.25 Inches				
Cause	Damage Severity	Roof Totaled Probability	Hail Size												
Hail	Affected	15%	1.25 Inches												
June 25, 2024	Roof Condition	N/A	Roof Condition Imagery Reported												
															
September 20, 2023	Roof Condition	N/A	Roof Condition Imagery Reported												
															
August 25, 2023	Permit	B&D Plumbing, Heating, and Air Conditioning Inc. St Michael, MN 55376	<b>Plumbing Permit Issued (Plumbing)</b> Remodel plumbing for kitchen, seven bathrooms, bar, and laundry.												
			<table border="1"> <thead> <tr> <th>Permit #</th> <th>Permit ID</th> <th>Issued</th> <th>Expired</th> <th>Status</th> <th>Valuation</th> </tr> </thead> <tbody> <tr> <td>Ed202323</td> <td>-</td> <td>Aug 25, 2023</td> <td>-</td> <td>Final</td> <td>\$60,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed202323	-	Aug 25, 2023	-	Final	\$60,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202323	-	Aug 25, 2023	-	Final	\$60,000										
July 13, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event												
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Wind Speed</th> </tr> </thead> <tbody> <tr> <td>Wind</td> <td>65 Miles Per Hour</td> </tr> </tbody> </table>	Cause	Wind Speed	Wind	65 Miles Per Hour								
Cause	Wind Speed														
Wind	65 Miles Per Hour														
July 5, 2023	Permit	Little Igloo Heating and Air Conditioning Inc Andover, MN 55304	<b>Mechanical Systems Permit Issued (Mechanical)</b> Heated driveway with sensor and automatic controls												
			<table border="1"> <thead> <tr> <th>Permit #</th> <th>Permit ID</th> <th>Issued</th> <th>Expired</th> <th>Status</th> <th>Valuation</th> </tr> </thead> <tbody> <tr> <td>Ed207083</td> <td>-</td> <td>Jul 5, 2023</td> <td>-</td> <td>Issued</td> <td>\$40,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed207083	-	Jul 5, 2023	-	Issued	\$40,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed207083	-	Jul 5, 2023	-	Issued	\$40,000										
June 4, 2023	Roof Condition	N/A	Roof Condition Imagery Reported												
															
January 9, 2023	Permit	Little Igloo Heating and Air Conditioning Inc Andover, MN 55304	<b>Mechanical Systems Permit Issued (Mechanical)</b> Install bathroom fans, range hood, gas pipe, range, fireplace, grill, dryer, ductwork, and humidifier.												
			<table border="1"> <thead> <tr> <th>Permit #</th> <th>Permit ID</th> <th>Issued</th> <th>Expired</th> <th>Status</th> <th>Valuation</th> </tr> </thead> <tbody> <tr> <td>Ed202495</td> <td>-</td> <td>Jan 9, 2023</td> <td>-</td> <td>Issued</td> <td>\$38,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed202495	-	Jan 9, 2023	-	Issued	\$38,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202495	-	Jan 9, 2023	-	Issued	\$38,000										
December 7, 2022	Permit	Fireside Hearth & Home Lakeville, MN 55044	<b>Mechanical Systems Permit Issued (Mechanical)</b> Installation of a fireplace.												
			<table border="1"> <thead> <tr> <th>Permit #</th> <th>Permit ID</th> <th>Issued</th> <th>Expired</th> <th>Status</th> <th>Valuation</th> </tr> </thead> <tbody> <tr> <td>Ed202046</td> <td>-</td> <td>Dec 7, 2022</td> <td>-</td> <td>Issued</td> <td>\$13,631</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed202046	-	Dec 7, 2022	-	Issued	\$13,631
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202046	-	Dec 7, 2022	-	Issued	\$13,631										

October 19, 2022	Permit	Builders by Design Inc Wyoming, MN 55092	<b>Building Improvement Permit Issued (Building)</b> Kitchen and pantry addition with master suite above crawl space below and other interior remodeling.												
			<table border="1"> <thead> <tr> <th>Permit #</th> <th>Permit ID</th> <th>Issued</th> <th>Expired</th> <th>Status</th> <th>Valuation</th> </tr> </thead> <tbody> <tr> <td>Ed197885</td> <td>-</td> <td>Oct 19, 2022</td> <td>-</td> <td>Issued</td> <td>\$890,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed197885	-	Oct 19, 2022	-	Issued	\$890,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed197885	-	Oct 19, 2022	-	Issued	\$890,000										

June 20, 2022	Roof Condition	N/A	<b>Roof Condition Imagery Reported</b>
			

May 11, 2022	Damage Assessment	N/A	<b>Potentially Damaging Wind Event</b>				
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Wind Speed</th> </tr> </thead> <tbody> <tr> <td>Wind</td> <td>65 Miles Per Hour</td> </tr> </tbody> </table>	Cause	Wind Speed	Wind	65 Miles Per Hour
Cause	Wind Speed						
Wind	65 Miles Per Hour						

May 11, 2022	Damage Assessment	N/A	<b>2022 Hail Caused Property Damage (Hail)</b>								
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Damage Severity</th> <th>Roof Totaled Probability</th> <th>Hail Size</th> </tr> </thead> <tbody> <tr> <td>Hail</td> <td>Affected</td> <td>10%</td> <td>1 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Affected	10%	1 Inches
Cause	Damage Severity	Roof Totaled Probability	Hail Size								
Hail	Affected	10%	1 Inches								

October 28, 2021	Transaction	Burnet Title	<b>Property Transaction Reported (Deed)</b>		
			<table border="1"> <thead> <tr> <th>Buyer Type</th> </tr> </thead> <tbody> <tr> <td>Individual</td> </tr> </tbody> </table>	Buyer Type	Individual
Buyer Type					
Individual					

October 28, 2021	Transaction	N/A	<b>Property Transaction Reported (Sold)</b>				
			<table border="1"> <thead> <tr> <th>Sale Price</th> <th>Price Per Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>\$2,950,000</td> <td>\$604 / Sq. Ft</td> </tr> </tbody> </table>	Sale Price	Price Per Sq. Ft	\$2,950,000	\$604 / Sq. Ft
Sale Price	Price Per Sq. Ft						
\$2,950,000	\$604 / Sq. Ft						

August 19, 2021	Transaction	N/A	<b>Property Transaction Reported (Listing)</b>		
			<table border="1"> <thead> <tr> <th>Listing Price</th> </tr> </thead> <tbody> <tr> <td>\$3,200,000</td> </tr> </tbody> </table>	Listing Price	\$3,200,000
Listing Price					
\$3,200,000					

December 4, 2020	Permit	LB Solutions LLC Savage, MN 55378	<b>Building Improvement Permit Issued (Building)</b> Tear off and reroof.												
			<table border="1"> <thead> <tr> <th>Permit #</th> <th>Permit ID</th> <th>Issued</th> <th>Expired</th> <th>Status</th> <th>Valuation</th> </tr> </thead> <tbody> <tr> <td>Ed173943</td> <td>-</td> <td>Dec 4, 2020</td> <td>-</td> <td>Final</td> <td>\$10,500</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed173943	-	Dec 4, 2020	-	Final	\$10,500
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed173943	-	Dec 4, 2020	-	Final	\$10,500										

September 5, 2020	Damage Assessment	N/A	<b>2020 Hail Caused Property Damage (Hail)</b>								
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Damage Severity</th> <th>Roof Totaled Probability</th> <th>Hail Size</th> </tr> </thead> <tbody> <tr> <td>Hail</td> <td>Affected</td> <td>10%</td> <td>1 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Affected	10%	1 Inches
Cause	Damage Severity	Roof Totaled Probability	Hail Size								
Hail	Affected	10%	1 Inches								

August 9, 2020	Damage Assessment	N/A	<b>2020 Hail Caused Property Damage (Hail)</b>								
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Damage Severity</th> <th>Roof Totaled Probability</th> <th>Hail Size</th> </tr> </thead> <tbody> <tr> <td>Hail</td> <td>Moderately Affected</td> <td>50%</td> <td>1.5 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Moderately Affected	50%	1.5 Inches
Cause	Damage Severity	Roof Totaled Probability	Hail Size								
Hail	Moderately Affected	50%	1.5 Inches								

June 28, 2020	Damage Assessment	N/A	<b>Potentially Damaging Wind Event</b>				
			<table border="1"> <thead> <tr> <th>Cause</th> <th>Wind Speed</th> </tr> </thead> <tbody> <tr> <td>Wind</td> <td>65 Miles Per Hour</td> </tr> </tbody> </table>	Cause	Wind Speed	Wind	65 Miles Per Hour
Cause	Wind Speed						
Wind	65 Miles Per Hour						

June 8, 2020	Roof Condition	N/A	<b>Roof Condition Imagery Reported</b>
--------------	----------------	-----	--

June 9, 2019

Roof Condition

N/A

Roof Condition Imagery Reported



September 20, 2019

Roof Condition

N/A

Roof Condition Imagery Reported



July 12, 2018

Transaction

None Available

Property Transaction Reported (Deed)

Buyer Type  
Trustee

September 21, 2016

Damage Assessment

N/A

2016 Hail Caused Property Damage (Hail)

Cause	Damage Severity	Roof Totaled Probability	Hail Size
Hail	Affected	15%	1 Inches

July 13, 2012

Damage Assessment

N/A

2012 Hail Caused Property Damage (Hail)

Cause	Damage Severity	Roof Totaled Probability	Hail Size
Hail	Affected	20%	1.25 Inches

June 14, 2012

Damage Assessment

N/A

2012 Hail Caused Property Damage (Hail)

Cause	Damage Severity	Roof Totaled Probability	Hail Size
Hail	Affected	10%	1 Inches

May 30, 2011

Damage Assessment

N/A

2011 Hail Caused Property Damage (Hail)

Cause	Damage Severity	Roof Totaled Probability	Hail Size
Hail	Affected	10%	1 Inches

May 10, 2011

Damage Assessment

N/A

2011 Hail Caused Property Damage (Hail)

Cause	Damage Severity	Roof Totaled Probability	Hail Size
Hail	Moderately Affected	50%	2.25 Inches

May 21, 2008

Permit

Highview Plumbing, Inc  
St Louis Park, MN 55426

Plumbing Permit Issued (Sewer & Water)  
Country club utility project

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed088456	-	May 21, 2008	-	Final	\$3,000

May 21, 2008

Permit

Highview Plumbing, Inc  
St Louis Park, MN 55426

Plumbing Permit Issued (Sewer & Water)  
Country club utility project

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed088456	-	May 21, 2008	-	Final	\$3,000

January 21, 2003

Permit

Vogt Heating, Air Conditioning & Plumbing, LLC  
Minneapolis, MN 55426

Mechanical Systems Permit Issued (Mechanical)  
Install garage unit heater.



Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed017580	-	Jan 21, 2003	-	Final	\$1,840

January 27, 2000 **Permit** N/A

**Building Improvement Permit Issued (Building)**  
Small addition to kitchen remodel.

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed986493	-	Jan 27, 2000	-	Final	\$325,000

December 2, 1999 **Permit** N/A

**Plumbing Permit Issued (Plumbing)**  
Master bathroom, kitchen, 2nd floor

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed986690	-	Dec 2, 1999	-	Final	\$18,000

December 31, 1998 **Transaction** N/A

**Property Transaction Reported (Deed)**

Buyer Type  
Not Reported

December 17, 1998 **Permit** N/A

**Mechanical Systems Permit Issued (Mechanical)**  
Air conditioning, furnace, and gas piping installation.

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed986627	-	Dec 17, 1998	-	Issued	\$12,400

August 24, 1995 **Permit** N/A

**Plumbing Permit Issued (Plumbing)**  
Connect backflow preventor law

Permit #	Permit ID	Issued	Expired	Status	Valuation
Ed952569	-	Aug 24, 1995	-	Final	\$100