

4518 Browndale Avenue, Minneapolis MN 55424

Single Family Residence



📅 Year Built	1936 (89 years)	🛏 Bedrooms	5	📄 Status	Sold
🏠 Size	4,980 sq ft	🚿 Bathrooms	2 + 2 Partial	🏠 Structures	1
🌳 Lot Size	0.4 acres	🚗 Garage	Garage Door Opener, Attached	🏠 Basement	Yes
🏠 Stories	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 show **11 construction permits** for this property in the last 5 years. 3 have been closed, 0 have been canceled, and 8 permits may still be open. The furnace/HVAC appears to have been upgraded. See the Modifications section for more details. Several construction permits were pulled for this property in 2023. This may indicate a renovation.
 - 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?
 - 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?
- 💬 The roof is in good condition and at a probable age of 5 years old it has 21 years left of its 26 year lifespan. It looks as if this roof is made from shingles. The estimated cost to replace this roof is between **\$15,815 and \$21,508**. Verify to ensure confidence.
 - 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 to confirm these findings.
 - What - if anything - has been done to preserve the roof?
 - Has there been any issue with water leaks through the roof?
 - Have there been any issues with missing shingles?
 - Be sure to include a roof inspection for this property.
 - Have the gutters and downspouts been repaired or replaced?
 - Does the roof have gutter guards and proper drains that run away from the foundation?
 - Does the roof have a warranty? Is that warranty transferable?
- 💬 The water heater appears to be new at 2 years old based on the permits data available for this property.
 - Has the water heater been inspected? Which company did the inspection?
 - When was the last time the water heater was serviced?
- 💬 The furnace appears to be new at 4 years old based on the listing data available for this property.
 - What kind of furnace was installed it and what was the exact install date?
 - When was the furnace last serviced? What company performed the service?
 - Has the furnace been inspected? Which company did the inspection?
- 💬 We found **4 wind events over 65 miles per hour** for this property from June 28, 2020 to August 26, 2024. See the damaging events timeline for more details and potential property damage.
 - It appears this property may have been in 4 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 basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure.
 - Have there been any foundation issues in the basement? Are any cracks visible?

- ☞ **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 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 has a 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 has a high risk of experiencing extreme cold temperatures. Extended periods of severe cold can damage pipes, stress HVAC systems, and create hazardous conditions.**
 - Has the property experienced frozen pipes in the past? What repairs were needed?
 - Is there adequate insulation in the walls and attic?
 - Are exterior water pipes and spigots properly protected from freezing?
 - What type of heating system is installed and how old is it?
 - Are there any backup heating options if power fails during a cold wave?

- ☞ **This property is 89 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 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?

- ☞ **This property has moderate water hardness. Hard water can cause mineral buildup in pipes, appliances, and fixtures.**
 - Has the owner had any issues with replacement of plumbing systems like water heaters or pinhole pipe leaks?
 - Is there a water softening system in the house? Is it being used?

- ☞ **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?

- ☞ **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 \$29,787 with a likely payback period of 11.19 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?



What to Check...

-  We show 11 construction permits for this property in the last 5 years. 3 have been closed, 0 have been canceled, and 8 permits may still be open. The furnace/HVAC appears to have been upgraded. See the Modifications section for more details. Several construction permits were pulled for this property in 2023. This may indicate a renovation.

 - Check work was completed for the listed permits in the Modifications section of this report.
-  The roof is in good condition and at a probable age of 5 years old it has 21 years left of its 26 year lifespan. It looks as if this roof is made from shingles. The estimated cost to replace this roof is between \$15,815 and \$21,508. Verify to ensure confidence.

 - Check roof downspouts for signs of damage.
 - Note whether downspouts drain water away from the foundation.
 - Look for signs of gutter damage.
 - Inspect the roof for signs of shingles damage.
-  The water heater appears to be new at 2 years old based on the permits data available for this property.

 - Check for signs of leaking around the water heater. Note the installation date and most recent service date.
-  The furnace appears to be new at 4 years old based on the listing data available for this property.

 - Verify the furnace is in working order. Note the installation date and most recent service date.
-  We found 4 wind events over 65 miles per hour for this property from June 28, 2020 to August 26, 2024. See the damaging events timeline for more details and potential property damage.

 - Check for torn or missing shingles, siding, or gutters.
 - Check exterior appliances and outbuildings for damage.
-  This property has a basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure.

 - Check for cracks in the foundation, especially those which indicate structural issues.
-  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 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 has a 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 has a high risk of experiencing extreme cold temperatures. Extended periods of severe cold can damage pipes, stress HVAC systems, and create hazardous conditions.

 - Check insulation levels in walls and attic
 - Inspect pipes for proper insulation, especially in crawl spaces and exterior walls
 - Verify heating system is functioning properly
 - Look for drafts around windows and doors
 - Check weatherstripping and seals around openings
 - Note presence of pipe heat tape or other freeze prevention systems
-  This property is 89 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 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 un-insulated living spaces.

🔒 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.



What to Know Ahead of Time...

- 🕒 **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 has a 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 extreme cold temperatures. Extended periods of severe cold can damage pipes, stress HVAC systems, and create hazardous conditions.**
Damage from frozen pipes can be extensive - ensure your policy covers water damage from burst pipes
Ask about coverage for temporary housing if pipes freeze and home becomes uninhabitable
- 🕒 **This property is 89 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 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 \$2,732,000**
Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!

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 Residence

Year Built	1936 (89 Years)	Bedrooms	5	Status	Sold
Size	4,980 Square Feet	Bathrooms	2 + 2 Partial	Structures	1
Lot Size	0.4 Acres	Garage	Garage Door Opener, Attached	Basement	Yes
Stories	2 Stories	Parking Spaces	-	Attic	No

Interior

Levels	2 Stories
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Gas Water Heater, Cooktop Separate
Fireplace	3
Fireplace Type	Wood-Burning, Living Room, Other Fireplace

Exterior

Garage & Parking	Garage Door Opener, Attached - Null Parking Space(s)
Perimeter Fence	Yes
Deck	-
Pool	No

Roof

Roof Features	Flat, Rubber
Roof Footprint	2,530.38 Square Feet
Shape	Hip
Material	Shingle
Pitch	-
Height	-
Chimney	1
Satellite	0

Location & Special Features

View	-
Waterfront	Not Available
Water Access	Not Available
Distance to Coast	138.99 Miles
Playground	No
Sport Features	No

Systems

Heating	Forced Air
Cooling	Central
Water	-
Sewer	-
Solar	No
Ventilation	-

Construction

Primary Exterior Material	Siding
Basement	Yes
Architectural Style	European Influenced
Construction Quality	Expensive / Custom
Construction Type	Framing, Wood
Physical Shape	L - Shaped
Slope of Site	-

Skylight 0

Parcel Information

APN 1802824220079

Latitude 44.916225

Longitude -93.344767

Property Elevation -

District

Municipality Edina

Suburban
Located in a Typical Residential Area or Neighborhood Where Houses Are in Close or Relatively Close Proximity to Each Other, Close to or Around a City, Town or Village. Most Homes (Residential Properties) Are Best Described by This Locale.

County Hennepin

School District Edina

USDA Plant Hardiness Zone -



Most Recent Listing Details

Property listing information from August 19, 2021

\$3,200,000

Listing Price (Aug 19, 2021)

\$2,700,500

Assessed Value

\$1,740,500

Structure Value

\$960,000

Land Value

\$3,119,792 - \$3,813,079

\$3,466,436

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
Price/Sq. Ft.	\$592
HOA Dues	\$0

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.

Transaction History

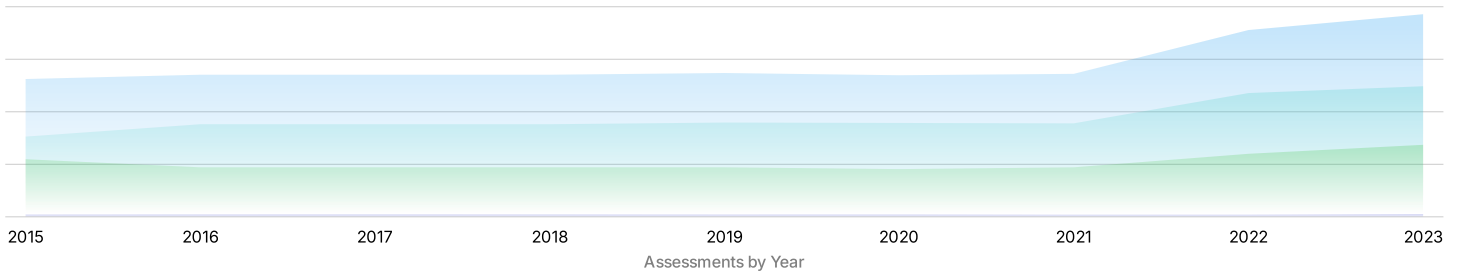
Date	Type	Description
Dec 31, 1998	 Deed	Buyer Type Not Reported
Jul 12, 2018	 Deed	Buyer Type Trustee
Aug 19, 2021	 Listing	List Price \$3,200,000
Oct 28, 2021	 Deed	Buyer Type Individual
Oct 28, 2021	 Sold	Sales Price \$2,950,000

Property Value & Tax History

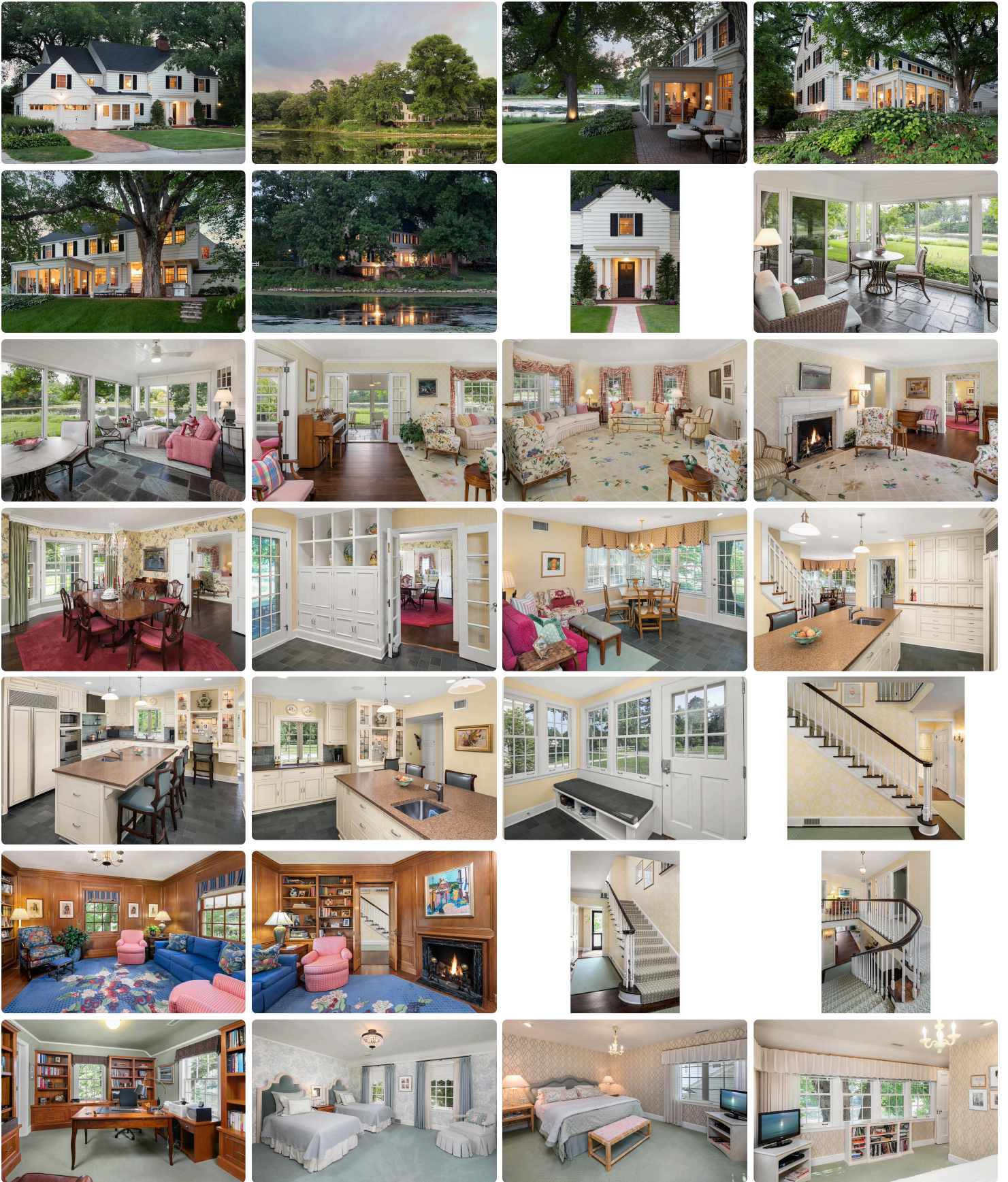
Historical view of property taxes and assessed property and land values

Historical Property Assessments

● Total Property Value
 ● Land Value
 ● Improvement Value
 ● Property Taxes



Year	Total Property Value	Land Value	Improvement Value	Property Taxes
2015	\$1,836,700	\$767,600	\$1,069,100	\$30,318
2016	\$1,894,100	\$660,000	\$1,234,100	\$31,764
2017	\$1,894,100	\$660,000	\$1,234,100	\$32,281
2018	\$1,894,100	\$660,000	\$1,234,100	\$31,606
2019	\$1,916,700	\$660,000	\$1,256,700	\$30,523
2020	\$1,887,200	\$636,000	\$1,251,200	\$31,050
2021	\$1,905,700	\$660,000	\$1,245,700	\$28,259
2022	\$2,489,300	\$840,000	\$1,649,300	\$28,685
2023	\$2,700,500	\$960,000	\$1,740,500	\$35,493





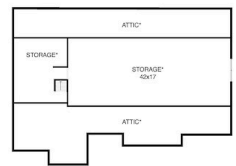
Main Level

4518 Browndale Ave Edina MN



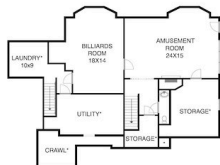
Upper Level

4518 Browndale Ave Edina MN



Top Level

4518 Browndale Ave Edina MN



Lower Level



Damaging Events

Property damage due to weather and other disaster



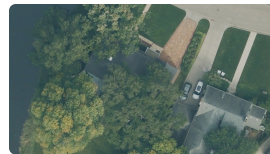
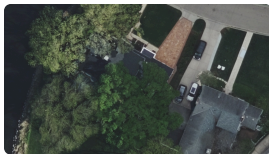
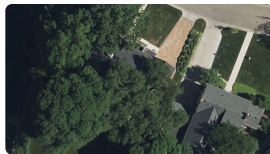
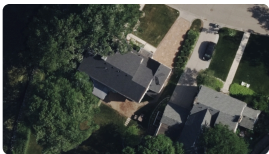
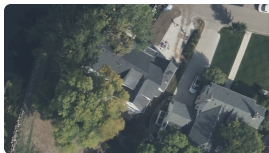
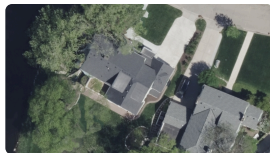
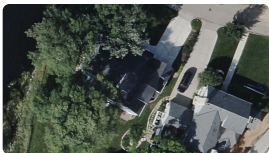
History of Damaging Events

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

Timeline of Potentially Damaging Events

13

Date	Event Name	Description
August 26, 2024	2024 Wind	Cause: Wind Wind Speed: 65 Miles Per Hour
July 31, 2024	2024 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 15% Hail Size: 1.25 Inches
July 13, 2023	2023 Wind	Cause: Wind Wind Speed: 65 Miles Per Hour
May 11, 2022	2022 Wind	Cause: Wind Wind Speed: 65 Miles Per Hour
May 11, 2022	2022 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 10% Hail Size: 1 Inches
September 5, 2020	2020 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 10% Hail Size: 1 Inches
August 9, 2020	2020 Hail	Cause: Hail Damage Severity: Moderately Affected Roof Totaled Probability: 50% Hail Size: 1.5 Inches
June 28, 2020	2020 Wind	Cause: Wind Wind Speed: 65 Miles Per Hour
September 21, 2016	2016 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 15% Hail Size: 1 Inches
July 13, 2012	2012 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 20% Hail Size: 1.25 Inches
June 14, 2012	2012 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 10% Hail Size: 1 Inches
May 30, 2011	2011 Hail	Cause: Hail Damage Severity: Affected Roof Totaled Probability: 10% Hail Size: 1 Inches
May 10, 2011	2011 Hail	Cause: Hail Damage Severity: Moderately Affected Roof Totaled Probability: 50% Hail Size: 2.25 Inches



Roof Condition

Current and historical look at what shape the roof is in

Roof Lifespan & Aerial Imagery Imagery of roof condition as of September 8, 2024

Replaced: 2020

5 Years

Probable Roof Age ⓘ

Avg. Roof Lifespan (MN): 26 years

21 Years

Est. Remaining Roof Life

\$10,122 – \$21,508

\$21,508

Est. Roof Replacement Cost

Shingle

Primary Roof Material



Primary Building
Roof Condition: Good



Good
Roof Condition Rating



3.8 out of 5
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.

Medium

Medium Risk
Roof Exposure Risk ⓘ
Medium risk of damage to roof. The following factors contributed to this score: moderate tree overhang, high risk of hail damage.

Roof Potential Issues

Tree Overhang	31%
Missing Shingles	-
Ponding	0%
Debris	0%
Staining	0%
Algae Staining	0%
Vent Staining	0%
Tarp	-

Roof Features

Stories	2 Stories
Roof Area	2,530.38 Sq. Ft
Roof Material	Shingle
Roof Shape	Hip
Roof Pitch	-
Solar	No
Chimney(s)	1
Roof Vent(s)	0
Satellite(s)	0
Skylight(s)	0

Structure & Foundation

Factors that impact the strength and stability of a home's foundation, helping you avoid costly repairs and long-term structural issues.



Construction & Soil Type

Factors that impact the strength and stability of a home's foundation, helping you avoid costly repairs and long-term structural issues.

Roof Potential Issues		Soil Composition	
Primary Exterior Material	Siding	Dominant Soil Description	-
Basement	Finished, Full, Sump Pump	Soil Minimum Bedrock Depth	-
Architectural Style	European Influenced	Soil Minimum Water Table Depth	-
Construction Quality	Expensive / Custom	Site Suitable For Septic Tank	-
Construction Type	Framing, Wood	Site Suitable Without Basement	-
Physical Shape	L - Shaped	Site Suitable With Basement	-



Potential Threats & Structural Integrity

Moderate Risk

Potential Threat	Risk Level	Description
Water Hardness	C Moderate	The risk of water hardness is moderate. Average calcium carbonate is expected to be between 225 and 325 mg/L.
Termite Infestation	B Low	Possible likelihood of termite infestation issues
Mine Subsidence	A Very Low	There is no expected mine subsidence risk in this area.
Soil Slip Potential	— Not Available	
Soil Drainage Potential	— Not Available	
Soil Runoff Potential	— Not Available	
Soil Erosion Potential	— Not Available	
Soil Frost Heaving Potential	— Not Available	

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

Over 4 Years Ago

December 4, 2020

Electrical

None Reported

Plumbing

Over 1 Year Ago

August 25, 2023

Mechanical Systems

Over 1 Year Ago

July 5, 2023

Building Improvement

6 Months Ago

October 17, 2024

Outdoor & Landscaping

None Reported

Permit Requirements in Edina, MN

Are building permits required? Yes, building permits are required for many types of Single Family Residence (SFR) work in Edina, MN. Projects that typically require a permit include new home construction, additions, basement finishes, structural alterations, decks, porches, garages, roofing (if structural changes are involved), window and door replacements (if altering size or structure), and major plumbing, electrical, or HVAC work. Projects that generally do not require a permit include painting, flooring, cabinetry, and minor repairs that do not affect structural components or systems. A unique aspect of Edina's permitting process is the city's emphasis on zoning compliance and neighborhood compatibility, especially in tear-down and rebuild scenarios. Edina also requires a Construction Management Plan for certain projects to address site logistics and neighborhood impact.

Where to get more information. In Edina, MN, building permit requests are submitted through the City of Edina's Building Inspections Division. Permits can be applied for online via the city's ePermits portal. The process typically involves submitting detailed plans, completing an application form, and paying applicable fees. Permits are required for most construction, remodeling, and repair projects to ensure compliance with local building codes and safety regulations.

Date	Type	Company	Description												
October 17, 2024	Permit	Builders by Design, Inc. Wyoming, MN 55092	Building Permit Issued (Building Improvement) Kitchen and pantry addition with a master suite above and a crawl space below, along with 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 17, 2024</td> <td>-</td> <td>Final</td> <td>\$890,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed197885	-	Oct 17, 2024	-	Final	\$890,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed197885	-	Oct 17, 2024	-	Final	\$890,000										
August 25, 2023	Permit	B&D Plumbing, Heating & AC Inc. St Michael, MN 55376	Plumbing Permit Issued (Plumbing) Remodel plumbing in the 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 5, 2023	Permit	Little Igloo Heating and Air Conditioning, Inc. Andover, MN 55304	Mechanical Permit Issued (Mechanical Systems) Heated driveway with sensor and automatic controls.												
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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	Mechanical Permit Issued (Mechanical Systems) Bathroom fans, range hood, gas pipe for range, fireplace, grill, dryer ductwork and humidifier.												
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Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed202495	-	Jan 9, 2023	-	Issued	\$38,000										
December 7, 2022	Permit	Fireside Hearth & Home Lakeville, MN 55044	Mechanical Permit Issued (Mechanical Systems) 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										
December 4, 2020	Permit	LB Solutions LLC Savage, MN 55378	Building Permit Issued (Roof) 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										
May 21, 2008	Permit	Highview Plumbing, Inc. St Louis Park, MN 55426	Sewer & Water Permit Issued (Plumbing) Country club utility project.												
			<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>Ed088456</td> <td>-</td> <td>May 21, 2008</td> <td>-</td> <td>Final</td> <td>\$3,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed088456	-	May 21, 2008	-	Final	\$3,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed088456	-	May 21, 2008	-	Final	\$3,000										

Date	Type	Company	Description												
January 21, 2003	Permit	Vogt Heating, Air Conditioning & Plumbing, LLC Minneapolis, MN 55426	Mechanical Permit Issued (Mechanical Systems) Garage unit heater.												
			<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>Ed017580</td> <td>-</td> <td>Jan 21, 2003</td> <td>-</td> <td>Final</td> <td>\$1,840</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed017580	-	Jan 21, 2003	-	Final	\$1,840
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed017580	-	Jan 21, 2003	-	Final	\$1,840										
January 27, 2000	Permit	N/A	Building Permit Issued (Building Improvement) Small addition and kitchen remodel.												
			<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>Ed986493</td> <td>-</td> <td>Jan 27, 2000</td> <td>-</td> <td>Final</td> <td>\$325,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed986493	-	Jan 27, 2000	-	Final	\$325,000
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 and kitchen on the second floor.												
			<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>Ed986690</td> <td>-</td> <td>Dec 2, 1999</td> <td>-</td> <td>Final</td> <td>\$18,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed986690	-	Dec 2, 1999	-	Final	\$18,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed986690	-	Dec 2, 1999	-	Final	\$18,000										
December 17, 1998	Permit	N/A	Mechanical Permit Issued (Mechanical Systems) Air conditioning, furnace and gas piping.												
			<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>Ed986627</td> <td>-</td> <td>Dec 17, 1998</td> <td>-</td> <td>Issued</td> <td>\$12,400</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed986627	-	Dec 17, 1998	-	Issued	\$12,400
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 preventer in accordance with the law.												
			<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>Ed952569</td> <td>-</td> <td>Aug 24, 1995</td> <td>-</td> <td>Final</td> <td>\$100</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed952569	-	Aug 24, 1995	-	Final	\$100
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed952569	-	Aug 24, 1995	-	Final	\$100										

Flooding Potential

Assesses the likelihood of flooding from nearby water sources or heavy rainfall to help protect the property.

Flood Assessment & Risk



Flood Scorecard



No ⓘ

In FEMA 100yr Digital Flood Zone



No ⓘ

In FEMA 500yr Digital Flood Zone



Not Required ⓘ

Flood Insurance Required



Recommended ⓘ

Flood Insurance Recommended



Coastal Flooding

This location has a very low risk of experiencing a significant coastal flooding event compared to the rest of the United States.

Very Low

A



Expected Annual Loss

Very Low

A

Historic Loss Ratio

Very Low

A

Riverine Flooding

This location has a moderate risk of experiencing a significant riverine flooding event compared to the rest of the United States.

Moderate C

Expected Annual Loss

Moderate C

Historic Loss Ratio

Moderate C



FEMA Flood Zone Map



Flood Zone Map

Distance to Nearest 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	37.03 Feet
Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	-
Base Flood Elevation	-
FEMA Flood Zone	-
Flood Zone Subtype	-

Flood Map Amendments

- 
LOMA Letter of Map Amendments (LOMA) are issued because a property has been mapped as being in the floodplain, but is actually on high ground above the base flood elevation. None Reported N <
- 
LOMR Letter of Map Revisions (LOMR) are based on the implementation of physical measures that affect the hydrologic characteristics of a flooding source resulting in the modification of the existing regulatory floodway. None Reported N <

Environmental Risk

Evaluates the risk of natural disasters and potential weather-related damage that could impact this property.

Naturally Occurring Risks

Cold Wave

This location has a high risk of experiencing a significant cold wave event compared to the rest of the United States.

High D ▼

Details

Annualized Frequency 1.49 Events per Year

National Percentile 78.18 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	D High	This location is expected to experience high losses from cold wave events compared to the rest of the United States. National Percentile 87.13 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past cold wave events compared to the rest of the United States.

Details

Annualized Frequency 6.56 Events per Year

National Percentile 78.9 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	D High	This location is expected to experience high losses from hail events compared to the rest of the United States. National Percentile 77.55 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past hail events compared to the rest of the United States.

Details

Annualized Frequency 5.11 Events per Year

National Percentile 73.49 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	D High	This location is expected to experience high losses from strong wind events compared to the rest of the United States. National Percentile 82.95 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past strong wind events compared to the rest of the United States.

Details

Annualized Frequency 2.48 Events per Year

National Percentile 44.9 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	C Moderate	This location is expected to experience moderate losses from heat wave events compared to the rest of the United States. National Percentile 55.04 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past heat wave events compared to the rest of the United States.

Details

Annualized Frequency -

National Percentile 69.39 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	D High	This location is expected to experience high losses from tornado events compared to the rest of the United States. National Percentile 81.74 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past tornado events compared to the rest of the United States.

Details

Annualized Frequency

-

National Percentile

47.32 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	C Moderate	This location is expected to experience moderate losses from wildfire events compared to the rest of the United States. National Percentile -
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past wildfire events compared to the rest of the United States.

Details

Annualized Frequency	5.88 Events per Year
National Percentile	48.19 Percent
Avg. Minimum Temp Range	-20 - -15 F

Loss Factors	Risk Level	Description			
Expected Annual Loss	D High	<p>This location is expected to experience high losses from winter weather events compared to the rest of the United States.</p> <p>National Percentile 76.78 percent</p>			
Ice Dam Index	C Moderate	<p>Moderate likelihood of ice dam formation</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Avg. Gust Speed 50 miles per hour</td> <td style="width: 33%;">Avg. Minimum Temperature -5 fahrenheit</td> <td style="width: 33%;">Ice Load 1.5 inches</td> </tr> </table>	Avg. Gust Speed 50 miles per hour	Avg. Minimum Temperature -5 fahrenheit	Ice Load 1.5 inches
Avg. Gust Speed 50 miles per hour	Avg. Minimum Temperature -5 fahrenheit	Ice Load 1.5 inches			
Roof Snow Load	C Moderate	<p>Moderate likelihood of snow load impacts to roof</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Annualized Frequency 5.88 events per year</td> <td style="width: 50%;">Maximum Snow Load 50 pounds of force per square foot</td> </tr> </table>	Annualized Frequency 5.88 events per year	Maximum Snow Load 50 pounds of force per square foot	
Annualized Frequency 5.88 events per year	Maximum Snow Load 50 pounds of force per square foot				
Frozen Pipe Index	A Very Low	This location is unlikely to experience frozen pipes.			
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past winter weather events compared to the rest of the United States.			

Details

Annualized Frequency 40.04 Events per Year

National Percentile 13.16 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	B Low	This location is expected to experience low losses from lightning events compared to the rest of the United States. National Percentile 21.93 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past lightning events compared to the rest of the United States.

Details

Annualized Frequency

-

National Percentile

-

Loss Factors	Risk Level	Description
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from avalanche events compared to the rest of the United States. National Percentile -
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past avalanche events compared to the rest of the United States.

Details

Annualized Frequency -

National Percentile

1.64 Percent

Loss Factors	Risk Level	Description
Fracking Earthquake	A Very Low	There is no expected earthquake risk from fracking in this area.
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from earthquake events compared to the rest of the United States. National Percentile 1.98 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past earthquake events compared to the rest of the United States.

Details

Annualized Frequency

-

National Percentile

-

Loss Factors	Risk Level	Description
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from hurricane events compared to the rest of the United States. National Percentile -
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past hurricane events compared to the rest of the United States.

Details

Annualized Frequency 0.33 Events per Year

National Percentile 8.49 Percent

Loss Factors	Risk Level	Description
Expected Annual Loss	B Low	This location is expected to experience low losses from ice storm events compared to the rest of the United States. National Percentile 10.32 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past ice storm events compared to the rest of the United States.

Details

Annualized Frequency 0.01 Events per Year

National Percentile -

Loss Factors	Risk Level	Description
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from landslide events compared to the rest of the United States. National Percentile -
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past landslide events compared to the rest of the United States.

Details

Annualized Frequency	-
National Percentile	-

Details

Annualized Frequency

-

National Percentile

-

Loss Factors	Risk Level	Description
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from tsunami events compared to the rest of the United States. National Percentile -
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past tsunami events compared to the rest of the United States.

Details

Annualized Frequency -

National Percentile -

Loss Factors	Risk Level	Description
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from volcanic activity events compared to the rest of the United States. National Percentile -
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past volcanic activity events compared to the rest of the United States.

Crime

Evaluates local crime and safety risks, helping you understand potential threats to your family's security and peace of mind.

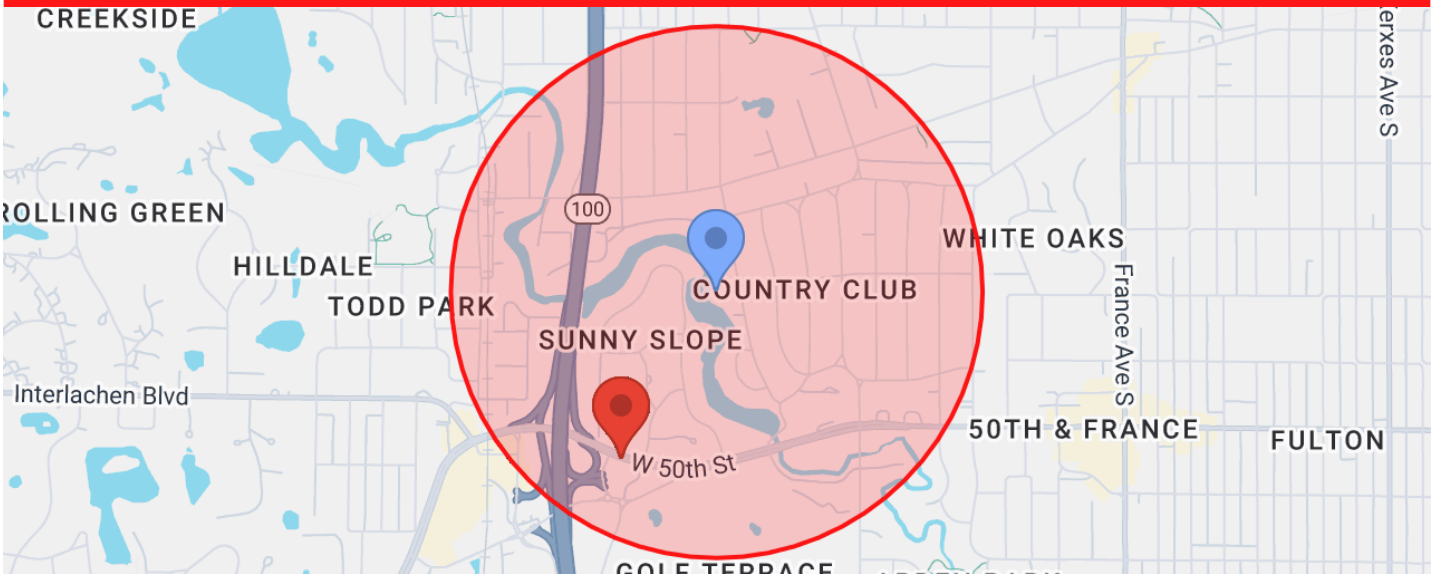
Crime Assessment

The area this property is located in has a very low risk of total crime compared to the average national risk based on demographic crime statistics.



Type	Risk Level	Description
Aggravated Assault	A Very Low	The area this property is located in has a very low risk of aggravated assault compared to the average national risk based on demographic crime statistics.
Burglary	A Very Low	The area this property is located in has a very low risk of burglary compared to the average national risk based on demographic crime statistics.
Rape	A Very Low	The area this property is located in has a very low risk of rape compared to the average national risk based on demographic crime statistics.
Robbery	A Very Low	The area this property is located in has a very low risk of robbery compared to the average national risk based on demographic crime statistics.
Larceny	A Very Low	The area this property is located in has a very low risk of larceny compared to the average national risk based on demographic crime statistics.
Motor Vehicle Theft	A Very Low	The area this property is located in has a very low risk of motor vehicle theft compared to the average national risk based on demographic crime statistics.
Murder	A Very Low	The area this property is located in has a very low risk of murder compared to the average national risk based on demographic crime statistics.

Proximity to Registered Sex Offenders



Registered Sex Offenders Within 0.5 Miles

2

Informational Only. This section reports the closest registered sex offenders based on public record as of 04/04/2025. For the latest and most complete information, please check the public sex offender registry for your state.

Name	Offense Level	Address	Distance
Anderson, Timothy Scott	Unknown	Edina, MN 55423	0.36 miles

Name ^	Offense Level	Address	Distance
Mark Alan Lynch	Other Offense not classified as rape, sexual battery or involving children	Last Reported Address - Out Of StateEdina, MN 55410-2317	0.36 miles

Neighborhood

Looks at daily life factors like noise, transportation, and local amenities to help you evaluate the neighborhood's convenience and quality of life.

Livability & Quality of Life Factors

Points of interest within close proximity of the home

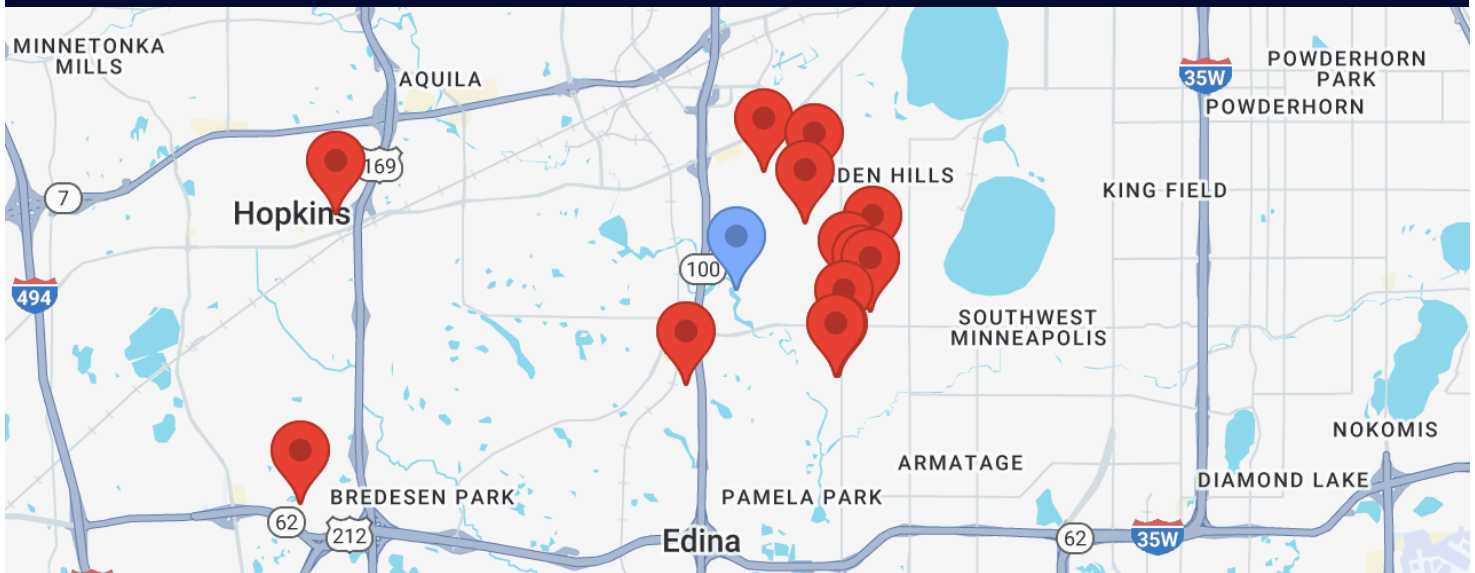


Accessibility & Noise Factors

Quality of Life Factors	Risk Level	Description
Public Transit	D High	This neighborhood has limited public transit options, with infrequent service, long wait times, or limited routes. Most daily trips require a car or other mode of transportation
Natural Disaster Resilience	A Very Low	This neighborhood has a great ability to prepare for natural disasters, adapt to future changes, and recover from disruptions compared to other areas in the U.S.
Walkability	A Very Low	This neighborhood has dense street connectivity, a variety of nearby destinations (jobs, services, stores), and well-maintained pedestrian infrastructure. Walking is convenient and can meet most daily needs
Airport Noise	A Very Low	0 decibels This location is unlikely to hear noise from area airports or flight paths.
Rail Noise	A Very Low	0 decibels This location is unlikely to hear noise from area rail lines or railyards.
Road Noise	A Very Low	0 decibels This location is unlikely to hear noise from area roads or highways.



Neighborhood Points of Interest



Points of Interest Within 5 Miles

17

Name	Category	Address	Distance
Edina Morningside Preschool	Childcare Center	4201 Morningside Rd, Edina, MN 55416	0.7 miles
Our Lady of Grace School	Private School	5071 Eden Ave, Edina, MN 55436	0.79 miles
Girasol Montessori School	Childcare Center	4800 Ewing Ave S, Minneapolis, MN 55410	0.82 miles
Casa De Corazon Inc	Childcare Center	5101 France Ave S, Minneapolis, MN 55410	0.88 miles

Name	Category	Address	Distance [^]
Fulton Farmers' Market - Winter	Local Food Facility	49th St, Minneapolis, MN 55410	0.92 miles
Golden Years	Private School	4100 W 42nd St, Edina, MN 55416	0.94 miles
Chesterton Academy	Private School	5300 France Ave S, Edina, MN 55410	0.97 miles
Agamim Classical Academy	Public School	5300 France Avenue South, Edina, MN 55410	0.98 miles
Fulton Farmers' Market	Local Food Facility	4901 Chowen Ave S, Minneapolis, MN 55410	0.99 miles
Kingfield Farmers' Market - Winter	Local Food Facility	4901 Chowen Ave S, Minneapolis, MN 55410	0.99 miles
Southwest High - SWS	Public School	3414 West 47th St, Minneapolis, MN 55408	1.01 miles
Walser Chrysler Jeep Dodge Ram Hopkins	EV Charging Station	314 Main St, Hopkins, MN 55343	2.99 miles
Adler Graduate School	College and University	10225 Yellow Circle Dr., Minnetonka, MN 55343	3.57 miles
Bloomington Chrysler Jeep Dodge Ram	EV Charging Station	8000 Penn Ave S, Bloomington, MN 55431	4.36 miles
Minneapolis College of Art and Design	College and University	2501 Stevens Ave, Minneapolis, MN 55404	4.44 miles
Dunwoody College of Technology	College and University	818 Dunwoody BLVD, Minneapolis, MN 55403	4.72 miles

Toxic Exposure

Identifies potential contamination sources that could affect air, water, and structural quality, posing risks to your family's health and long-term well-being.



Health & Structural Hazards

Potential health risks within the home from natural and human-caused pollutants



Pollution Factors
High

Type	Risk Level	Description
PFAS Drinking Water ⓘ	D High	There are a high number of facilities in your vicinity that could be potential sources of PFAS. The risk of contamination is high.
Radon ⓘ	D High	Average indoor radon screening levels are predicted to be greater than 4 pCi/L
Mold ⓘ	C Moderate	Based on temperature and humidity the likelihood of mold issues is moderate.



Proximity to Contaminated Sites



Contaminated Sites Within 5 Miles

18

Name	Category	Address	Distance ^
Edina Country Club	Underground Storage Tank	5100 Wooddale Ave, Edina, MN 55424	0.43 miles
Edina City of Public Works Garage - SW	Underground Storage Tank	5146 Eden Ave, Edina, MN 55436	0.59 miles
Grandview Tire & Auto - Edina	Underground Storage Tank	5100 Vernon Ave S, Edina, MN 55436	0.59 miles
Edina Public Works Garage	Brownfield	5146 Eden Avenue, Edina, MN 55436	0.6 miles
Northern States Power Co - Minnesota	Electrical Transmission Line	-	0.79 miles
Edina Well Field	Superfund Site	Pinewood and Sherwood, Edina, MN 55424	0.9 miles
Bass Lake Dump	Brownfield	Monterey Drive and Beltline BLVD, St Louis Park, MN 55416	1.09 miles
-	Clandestine Lab	5137 South Abbott Avenue, Minneapolis, MN 55410	1.19 miles
Maestro Dry Cleaning	Superfund Site	5014 Xerxes Ave S, Minneapolis, MN 55410	1.3 miles

Name	Category	Address	Distance ^
Wayside Treatment Center	Brownfield	3705 Park Center Blvd., St. Louis Park, MN 55416	1.37 miles
Highway 100 and County Road 3 Groundwater Plume	Superfund Site	Highway 100 and County Road 3, Edina, St. Louis Park, MN 55426	1.55 miles
Douglas Corp Plating Div	Toxic Release Facility	-	1.6 miles
Northern States Power Co - Minnesota	Electrical Transmission Line	-	1.72 miles
Northern States Power Co - Minnesota	Electrical Transmission Line	-	1.72 miles
Electronic Salvage Industries, LLC	Waste Facility	-	1.76 miles
Northland Aluminum Products I Nc	Toxic Release Facility	-	1.92 miles
Edco Products Inc	Toxic Release Facility	-	2.27 miles
Resource Recovery Technologies: Bloomington	Waste Facility	-	4.99 miles

Closest Known Sites

Toxic Release Facilities

Site Name	Douglas Corp Plating Div
Type	Air
Drive Distance	1.6 Miles

Superfund Site

Site Name	Edina Well Field
Location	Pinewood and Sherwood, Edina, Mn, 55424

Leaking Underground Storage Tanks

Location	5100 Wooddale Ave
Distance	0.59 Miles
# of Tanks in .25 miles	-
# of Tanks in .5 miles	-
# of Tanks in 1 mile	2

Former Clandestine Drug Lab

Location	5137 South Abbott Avenue, Minneapolis, Mn 55410
Drive Distance	1.19 Miles
Date	April 11, 2014

Brownfield Site

Site Name	Edina Public Works Garage
Location	5146 Eden Avenue, Edina, Mn, 55436

Health & Safety

Evaluate the level of emergency services and response times in the area, giving you peace of mind about your family's safety and well-being.



Rapid Response Assessment

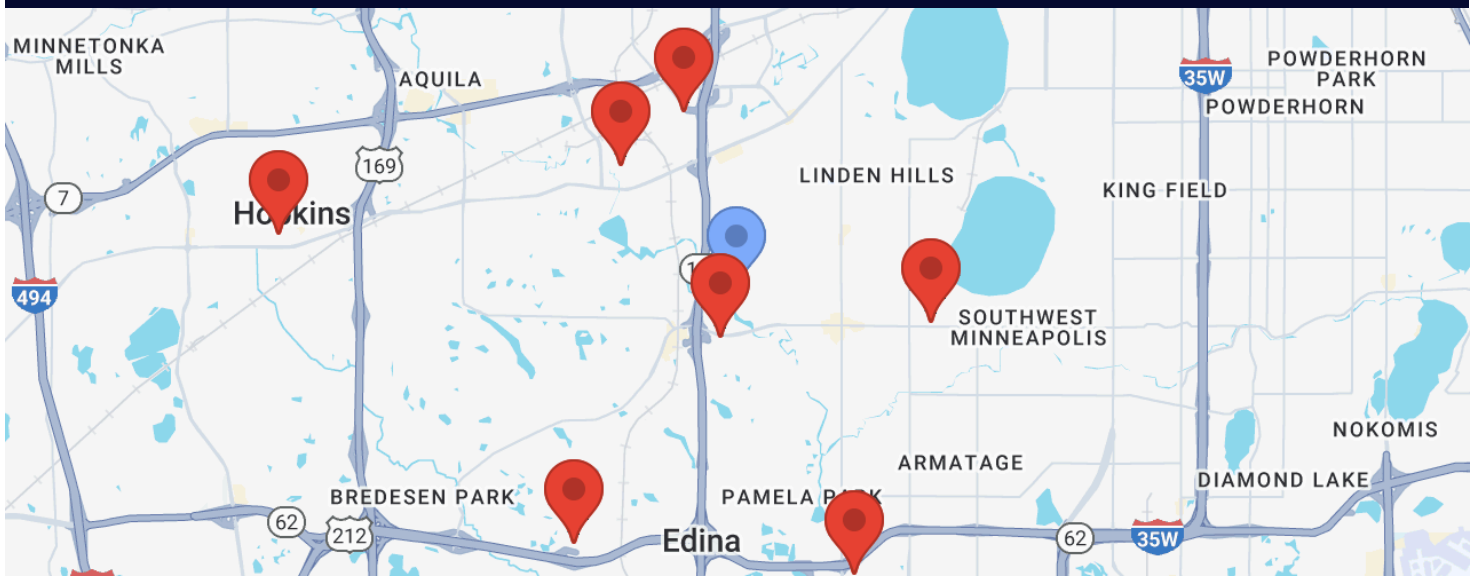
Measures the speed and accessibility of emergency services to ensure timely support in critical situations.

Emergency Response

Type	Risk Level	Description
Fire Protection & Response	B Low	This neighborhood is predicted to have good fire protection response based on distance to and number of fire stations in the area.
Medical Response	B Low	This neighborhood is predicted to have good medical response based on distance to and number of fire stations and ambulance services in the area.
Law Enforcement & Response	A Very Low	This neighborhood is predicted to have great law enforcement response based on distance to and number of police stations in the area.



Proximity to Health & Safety Services



Health & Safety Services Within 5 Miles

11

Name	Category	Address	Distance
Edina Police Department	Police Station	4801 West 50th Street, Edina, MN 55424	0.37 miles
Park Nicollet Methodist Hospital	Hospital	6500 Excelsior Boulevard, Saint Louis Park, MN 55426	1.25 miles
Saint Louis Park Fire Department Station 1	Fire Station	3750 Wooddale Avenue South, Saint Louis Park, MN 55416	1.36 miles
Minneapolis Fire Department Station 28	Fire Station	2810 West 50th Street, Minneapolis, MN 55410	1.45 miles
Saint Louis Park Police	Police Station	3015 Raleigh Avenue South, Saint Louis Park, MN 55416	2.15 miles
Edina Fire Department Station 1	Fire Station	6250 Tracy Avenue, Edina, MN 55436	2.21 miles
Fairview Southdale Hospital	Hospital	6401 France Avenue South, Edina, MN 55435	2.26 miles
Hopkins Police Department	Police Station	1010 1st Street South, Hopkins, MN 55343	3.39 miles
Cart Ambulance	Ambulance Service	2900 Clinton Avenue South, Minneapolis, MN 55408	4.25 miles
Allina Health Emergency Medical Services Substation	Ambulance Service	4203 West 84th Street, Bloomington, MN 55437	4.51 miles

Name	Category	Address	Distance ^
Abbott Northwestern Hospital	Hospital	800 East 28th Street, Minneapolis, MN 55407	4.77 miles

Upkeep & Property Ownership

What to expect when owning this property

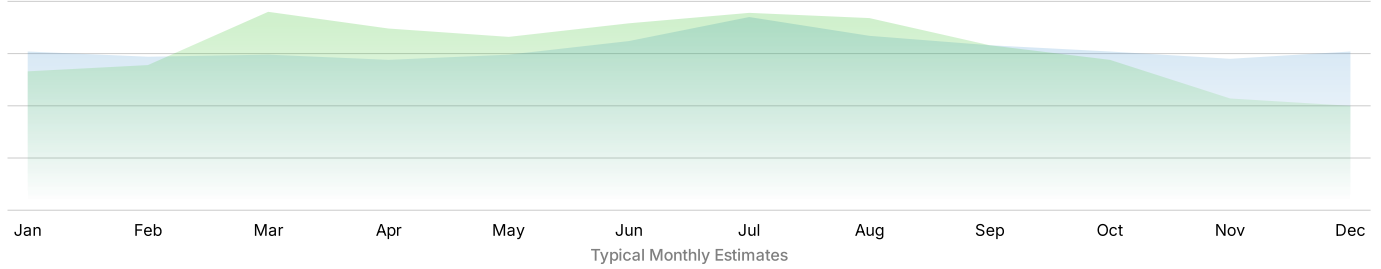


Estimated Utility Costs

Expected utility costs for average usage

Estimated Electricity

● Electricity Cost ● Solar Cost Savings



Month	Electricity Cost	Usage	Solar Cost Savings	Solar Production
Jan	\$152	1,049.39 kWh	\$133	912.06 kWh
Feb	\$147	1,011.85 kWh	\$139	956.73 kWh
Mar	\$149	1,025.3 kWh	\$190	1,307.77 kWh
Apr	\$144	991.92 kWh	\$174	1,194.68 kWh
May	\$149	1,028.53 kWh	\$166	1,143.74 kWh
Jun	\$162	1,115.13 kWh	\$179	1,235.13 kWh
Jul	\$185	1,273.8 kWh	\$189	1,302.08 kWh
Aug	\$167	1,152.6 kWh	\$184	1,267.42 kWh
Sep	\$158	1,088.31 kWh	\$158	1,090.42 kWh
Oct	\$152	1,043.37 kWh	\$144	988.61 kWh
Nov	\$145	1,001.02 kWh	\$107	738.11 kWh
Dec	\$152	1,044.58 kWh	\$100	689.05 kWh

Electricity

Service Provider	Xcel Energy - Minnesota https://www.xcelenergy.com
Service Area	Minnesota (1,171,591 customers)
Est. Annual Consumption	\$1,862 (Ave. \$155/mo) 12,825.8 kilowatt-hours

Considering Solar?

Suggested System Size	9.05 kilowatts
Est. Upfront Investment	\$29,787
Est. Payback Period	15.98 Years 11.19 Years with federal incentives



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



● Coal (28%) ● Nuclear (19%) ● Natural Gas (18%) ● Hydroelectric (1%) ● Wind (30%) ● Solar (3%)

Annual Carbon Footprint

10,060.57 pounds of CO₂e
12,825.81 kilowatt-hours

Baseline Carbon Footprint

18,005.78 pounds of CO₂e
22,955 kilowatt-hours

Insurability Outlook

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

\$12,330 – \$22,837

\$12,330

Est. Annual Insurance Premium

\$2,732,000

Total Replacement Cost

\$549

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

Hail	High	D	Hurricane	Very Low	A
Wildfire	Moderate	C	Sinkhole	Very Low	A
Crime	Very Low	A			

In-Depth Premium & Replacement Cost Factors

Use	Single Family Residence	Square Footage	4,980 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	Siding
Last Major Systems Upgrade	October 17, 2024	Roof Type	Hip
Coverage Amount	\$2,732,000	Primary Roof Covering	Shingle
Number of Prior Claims	0	Slope of Site	-

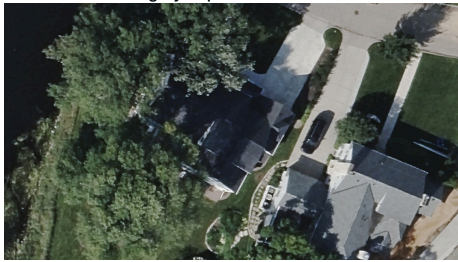

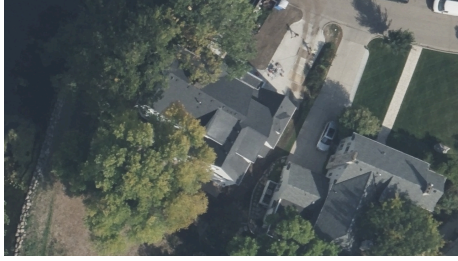
Property Timeline


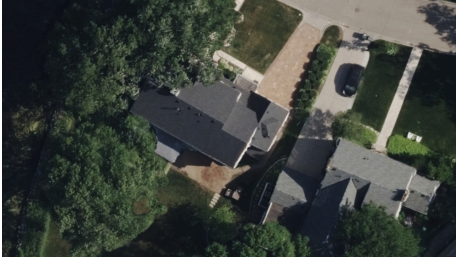
Look back in time with a chronological history of this property


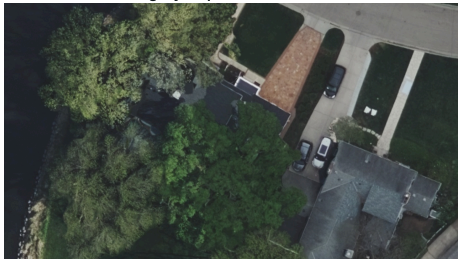



Detailed History

Filter, sort or search all property records

Date	Type	Company	Description												
October 17, 2024	Permit	Builders by Design, Inc. Wyoming, MN 55092	Building Permit Issued (Building Improvement) Kitchen and pantry addition with a master suite above and a crawl space below, along with 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 17, 2024</td> <td>-</td> <td>Final</td> <td>\$890,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed197885	-	Oct 17, 2024	-	Final	\$890,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed197885	-	Oct 17, 2024	-	Final	\$890,000										
September 8, 2024	Roof Condition	N/A	Roof Condition Imagery Reported 												
August 26, 2024	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														
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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 Totalled 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 Totalled Probability	Hail Size	Hail	Affected	15%	1.25 Inches				
Cause	Damage Severity	Roof Totalled 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 & AC Inc.	Plumbing Permit Issued (Plumbing) Remodel plumbing in the kitchen, seven bathrooms, bar and laundry.												

Date	Type	Company	Description												
			<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	<p>Potentially Damaging Wind Event</p> <hr/> <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	<p>Mechanical Permit Issued (Mechanical Systems) Heated driveway with sensor and automatic controls.</p> <hr/> <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	<p>Roof Condition Imagery Reported</p> 												
January 9, 2023	Permit	Little Igloo Heating and Air Conditioning, Inc. Andover, MN 55304	<p>Mechanical Permit Issued (Mechanical Systems) Bathroom fans, range hood, gas pipe for range, fireplace, grill, dryer ductwork and humidifier.</p> <hr/> <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	<p>Mechanical Permit Issued (Mechanical Systems) Fireplace.</p> <hr/> <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										
June 20, 2022	Roof Condition	N/A	<p>Roof Condition Imagery Reported</p> 												
May 11, 2022	Damage Assessment	N/A	<p>Potentially Damaging Wind Event</p> <hr/> <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								
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May 11, 2022	Damage Assessment	N/A	<p>2022 Hail Caused Property Damage (Hail)</p> <hr/> <table border="1"> <thead> <tr> <th>Cause</th> <th>Damage Severity</th> <th>Roof Totalled 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 Totalled Probability	Hail Size	Hail	Affected	10%	1 Inches				
Cause	Damage Severity	Roof Totalled Probability	Hail Size												
Hail	Affected	10%	1 Inches												

Date	Type	Company	Description												
October 28, 2021	Transaction	Burnet Title	Property Transaction Reported (Deed) Buyer Type Individual												
October 28, 2021	Transaction	N/A	Property Transaction Reported (Sold) Sale Price Price Per Sq. Ft \$2,950,000 \$592 / Sq. Ft												
August 19, 2021	Transaction	N/A	Property Transaction Reported (Listing) Listing Price \$3,200,000												
June 18, 2021	Roof Condition	N/A	Roof Condition Imagery Reported 												
December 4, 2020	Permit	LB Solutions LLC Savage, MN 55378	Building Permit Issued (Roof) 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	2020 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>10%</td> <td>1 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Affected	10%	1 Inches				
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August 9, 2020	Damage Assessment	N/A	2020 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>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				
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Cause	Wind Speed														
Wind	65 Miles Per Hour														
June 9, 2020	Roof Condition	N/A	Roof Condition Imagery Reported 												

Date	Type	Company	Description												
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) <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 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Affected	15%	1 Inches				
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) <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>20%</td> <td>1.25 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Affected	20%	1.25 Inches				
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) <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												
May 30, 2011	Damage Assessment	N/A	2011 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>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												
May 10, 2011	Damage Assessment	N/A	2011 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>Moderately Affected</td> <td>50%</td> <td>2.25 Inches</td> </tr> </tbody> </table>	Cause	Damage Severity	Roof Totaled Probability	Hail Size	Hail	Moderately Affected	50%	2.25 Inches				
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	Sewer & Water Permit Issued (Plumbing) Country club utility project. <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>Ed088456</td> <td>-</td> <td>May 21, 2008</td> <td>-</td> <td>Final</td> <td>\$3,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed088456	-	May 21, 2008	-	Final	\$3,000
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 Permit Issued (Mechanical Systems) Garage unit heater. <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>Ed017580</td> <td>-</td> <td>Jan 21, 2003</td> <td>-</td> <td>Final</td> <td>\$1,840</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed017580	-	Jan 21, 2003	-	Final	\$1,840
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed017580	-	Jan 21, 2003	-	Final	\$1,840										
January 27, 2000	Permit	N/A	Building Permit Issued (Building Improvement) Small addition and kitchen remodel. <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>Ed986493</td> <td>-</td> <td>Jan 27, 2000</td> <td>-</td> <td>Final</td> <td>\$325,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed986493	-	Jan 27, 2000	-	Final	\$325,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed986493	-	Jan 27, 2000	-	Final	\$325,000										

Date	Type	Company	Description												
December 2, 1999	Permit	N/A	<p>Plumbing Permit Issued (Plumbing) Master bathroom and kitchen on the second floor.</p> <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>Ed986690</td> <td>-</td> <td>Dec 2, 1999</td> <td>-</td> <td>Final</td> <td>\$18,000</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed986690	-	Dec 2, 1999	-	Final	\$18,000
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed986690	-	Dec 2, 1999	-	Final	\$18,000										
December 31, 1998	Transaction	N/A	<p>Property Transaction Reported (Deed)</p> <p>Buyer Type Not Reported</p>												
December 17, 1998	Permit	N/A	<p>Mechanical Permit Issued (Mechanical Systems) Air conditioning, furnace and gas piping.</p> <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>Ed986627</td> <td>-</td> <td>Dec 17, 1998</td> <td>-</td> <td>Issued</td> <td>\$12,400</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed986627	-	Dec 17, 1998	-	Issued	\$12,400
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed986627	-	Dec 17, 1998	-	Issued	\$12,400										
August 24, 1995	Permit	N/A	<p>Plumbing Permit Issued (Plumbing) Connect backflow preventer in accordance with the law.</p> <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>Ed952569</td> <td>-</td> <td>Aug 24, 1995</td> <td>-</td> <td>Final</td> <td>\$100</td> </tr> </tbody> </table>	Permit #	Permit ID	Issued	Expired	Status	Valuation	Ed952569	-	Aug 24, 1995	-	Final	\$100
Permit #	Permit ID	Issued	Expired	Status	Valuation										
Ed952569	-	Aug 24, 1995	-	Final	\$100										

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 04/04/2025 at 04:32:51 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: 04/04/2025 **Report ID:** 968dcccde-1954-4e1f-8b78-f88c121acbd2 **Address:** 4518 Browndale Avenue, Minneapolis, MN 55424 **APN:** 1802824220079