

## 4518 Browndale Avenue, Minneapolis MN 55424

Single Family Residential



Year Built	1936 (89 years)	Bedrooms	5	Status	Sold
Size	4,980 sq ft	Bathrooms	4	Structures	1
Lot Size	0.4 acres	Garage	Garage Door Opener, Attached		
Stories	2 Story	Parking Spaces	-	Basement	Yes
				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 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?
- 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?
- There are 2 known sex offenders within a half mile of your property.

  - Check with the listing agent to see if there have been any issues with local offenders in the area.
- The roof is in good condition and at a probable age of 5 years old it has 16 years left of its 21 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.

  - Does the roof have a warranty? Is that warranty transferable?
  - Be sure to include a roof inspection for this property.
  - Does the roof have gutter guards and proper drains that run away from the foundation?
  - 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.
  - Have there been any issues with missing shingles?
  - What - if anything - has been done to preserve the roof?
  - Has there been any issue with water leaks through the roof?
  - Have the gutters and downspouts been repaired or replaced?
- 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?

- 💬 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?
  - Is there insulation on any pipes near the foundation of the building?
- 💬 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 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 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 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 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 \$148,901 with a likely payback period of 11.57 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 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.
-  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 16 years left of its 21 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.
  - Look for signs of gutter damage.
  - Note whether downspouts drain water away from the foundation.
  - Check roof downspouts for signs of 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.
-  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 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 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 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...

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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 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 Residential

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

### Interior

Levels	2 Story
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	> 100 Miles
Playground	No
Sport Features	No

### Systems

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

### Construction

Primary Exterior Material	-
Basement	Yes
Architectural Style	European Influenced
Construction Quality	Expensive / Custom
Construction Type	Framing, Wood
Physical Shape	L - Shaped
Slope of Site	0.42 Degrees

Skylight	0		
Parcel Information		District	
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**

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

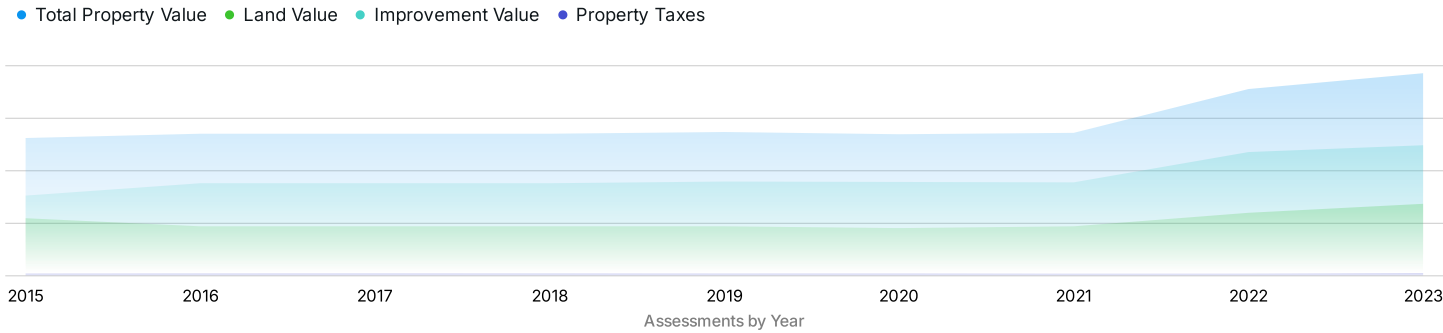
Date	Type	Description
Dec 31, 1998	 Deed	Buyer Type Not Reported
Jul 12, 2018	 Deed	Buyer Type Trustee
Aug 19, 2021	 Listing	List Price \$3,200,000
Oct 28, 2021	 Deed	Buyer Type Individual
Oct 28, 2021	 Sold	Sales Price \$2,950,000



# Property Value & Tax History

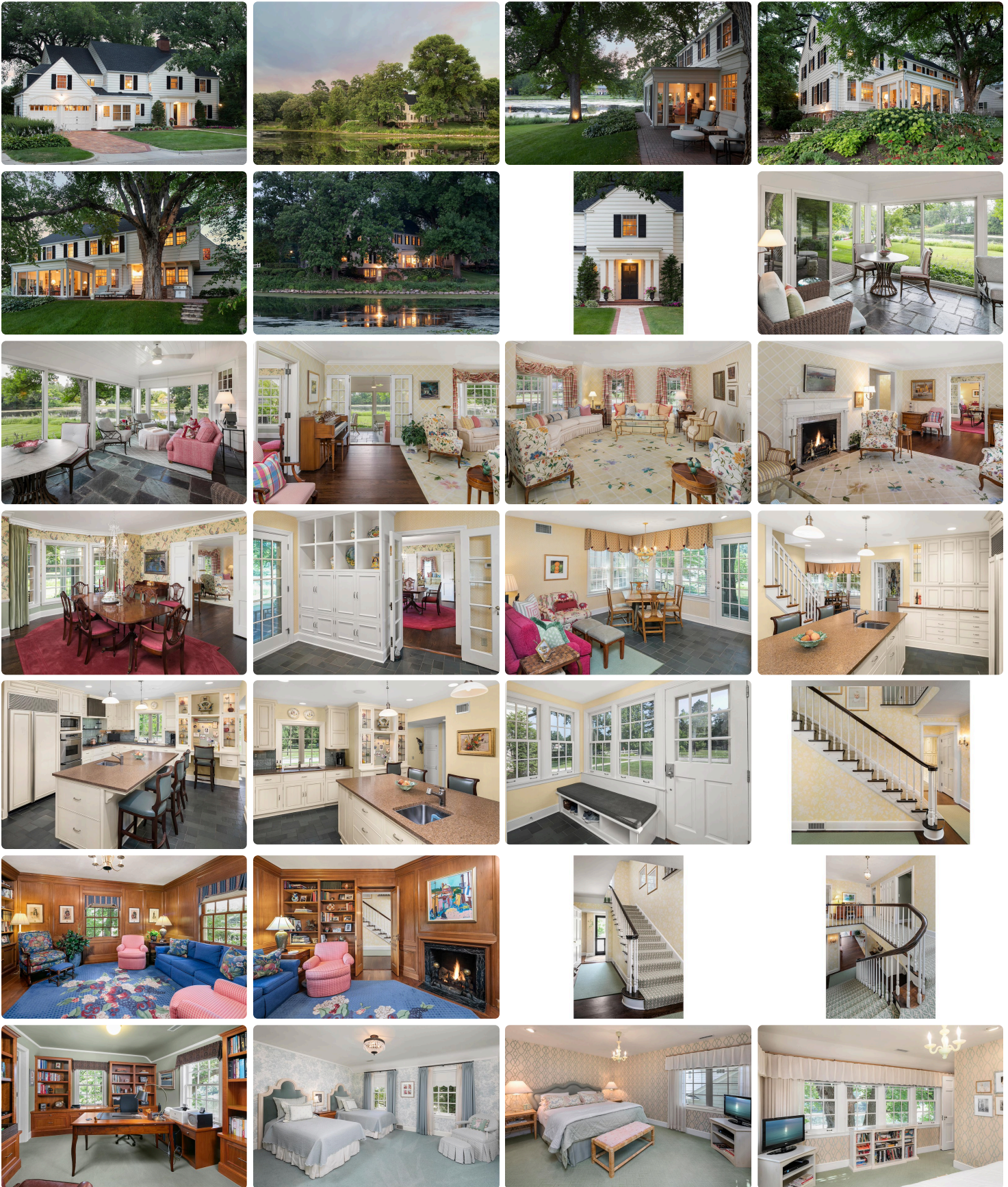
Historical view of property taxes and assessed property and land values

Historical Property Assessments



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

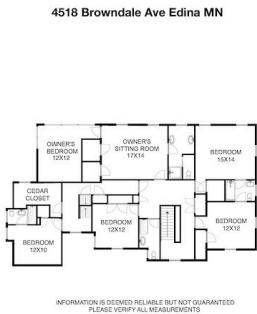




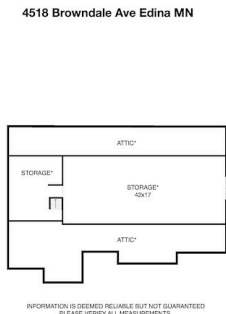




Main Level

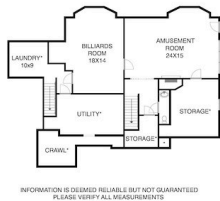


Upper Level



Top Level

4518 Browndale Ave Edina MN



Lower Level





# 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): 21 years

**16 Years**

Est. Remaining Roof Life

**Shingle**

Primary Roof Material

\$10,122 – \$21,508

**\$21,508**

Est. Roof Replacement Cost



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.

High

High Risk  
Roof Exposure Risk ⓘ  
High risk of damage to roof. The following factors contributed to this score: very high risk of hail damage, high risk of wind damage.

Roof Potential Issues		Roof Features	
Tree Overhang	31%	Stories	2 Story
Missing Shingles	-	Roof Area	2,530.38 Sq. Ft
Ponding	0%	Roof Material	Shingle
Debris	0%	Roof Shape	Hip
Staining	0%	Roof Pitch	-
Algae Staining	0%	Solar	No
Vent Staining	0%	Chimney(s)	1
Tarp	-	Roof Vent(s)	0
		Satellite(s)	0
		Skylight(s)	0

# Damaging Events

Property damage due to weather and other disaster
















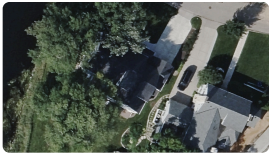
## History of Damaging Events

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

Timeline of Potentially Damaging Events

13

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



# 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

**5 Months Ago**

October 17, 2024

Outdoor & Landscaping

**None Reported**

Permit Requirements in Edina, MN

**Are building permits required?** Yes, building permits are required for most Single Family Residential work in Edina, MN. Permits are needed for projects such as new home construction, additions, structural alterations, basement finishes, decks, roofing, siding, window replacements, and mechanical, electrical, and plumbing work. Minor repairs, painting, flooring, and cabinetry typically do not require permits. A unique requirement in Edina is the need for a separate permit for tree removal on private property in certain cases. Always check with the Edina Building Inspections Division for specific requirements.

**Where to get more information.** In Edina, MN, building permit requests can be submitted through the city's online permitting system or in person at the Edina City Hall. Applicants typically need to provide detailed plans, project descriptions, and pay applicable fees. Permits are required for most construction, remodeling, and renovation projects.

Date	Type	Company	Description					
October 17, 2024	Permit	Builders by Design, Inc.  Wyoming, MN 55092	<b>Building Permit Issued (Building Improvement)</b> Kitchen and pantry addition with a master suite above and a crawl space below, along with other interior remodeling.					
			Permit # Ed197885	Permit ID -	Issued Oct 17, 2024	Expired -	Status Final	Valuation \$890,000
August 25, 2023	Permit	B&D Plumbing, Heating & AC Inc.  St. Michael, MN 55376	<b>Plumbing Permit Issued (Plumbing)</b> Remodel plumbing in the kitchen, seven bathrooms, bar, and laundry.					
			Permit # Ed202323	Permit ID -	Issued Aug 25, 2023	Expired -	Status Final	Valuation \$60,000
July 5, 2023	Permit	Little Igloo Heating and Air Conditioning, Inc.  Andover, MN 55304	<b>Mechanical Permit Issued (Mechanical Systems)</b> Heated driveway with sensor and automatic controls.					
			Permit # Ed207083	Permit ID -	Issued Jul 5, 2023	Expired -	Status Issued	Valuation \$40,000
January 9, 2023	Permit	Little Igloo Heating and Air Conditioning, Inc.  Andover, MN 55304	<b>Mechanical Permit Issued (Mechanical Systems)</b> Bathroom fans, range hood, gas pipe, range, fireplace, grill, dryer ductwork, and humidifier.					
			Permit # Ed202495	Permit ID -	Issued Jan 9, 2023	Expired -	Status Issued	Valuation \$38,000
December 7, 2022	Permit	Fireside Hearth & Home  Lakeville, MN 55044	<b>Mechanical Permit Issued (Mechanical Systems)</b> Fireplace.					
			Permit # Ed202046	Permit ID -	Issued Dec 7, 2022	Expired -	Status Issued	Valuation \$13,631
December 4, 2020	Permit	LB Solutions LLC  Savage, MN 55378	<b>Building Permit Issued (Roof)</b> Tear off and reroof.					
			Permit # Ed173943	Permit ID -	Issued Dec 4, 2020	Expired -	Status Final	Valuation \$10,500
May 21, 2008	Permit	Highview Plumbing, Inc.  St. Louis Park, MN 55426	<b>Sewer &amp; Water Permit Issued (Plumbing)</b> Country club utility project.					
			Permit # Ed088456	Permit ID -	Issued May 21, 2008	Expired -	Status Final	Valuation \$3,000

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



# 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.

# Upkeep & Property Ownership

What to expect when owning this property

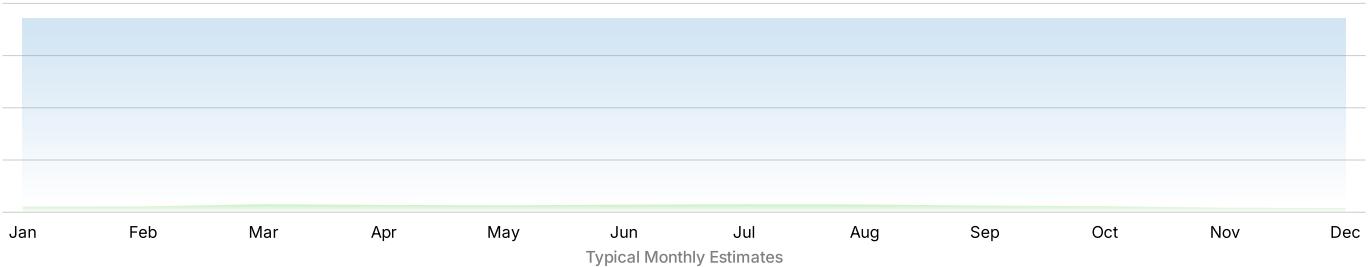


## Estimated Utility Costs

Expected utility costs for average usage

Estimated Electricity

Electricity Cost   Solar Cost Savings



Month	Electricity Cost	Usage	Solar Cost Savings	Solar Production
Jan	\$22,297	158,700 kWh	\$641	4,559.29 kWh
Feb	\$22,297	158,700 kWh	\$672	4,782.62 kWh
Mar	\$22,297	158,700 kWh	\$919	6,537.41 kWh
Apr	\$22,297	158,700 kWh	\$839	5,972.12 kWh
May	\$22,297	158,700 kWh	\$803	5,717.44 kWh
Jun	\$22,297	158,700 kWh	\$867	6,174.29 kWh
Jul	\$22,297	158,700 kWh	\$915	6,508.99 kWh
Aug	\$22,297	158,700 kWh	\$890	6,335.72 kWh
Sep	\$22,297	158,700 kWh	\$766	5,450.92 kWh
Oct	\$22,297	158,700 kWh	\$694	4,942 kWh
Nov	\$22,297	158,700 kWh	\$518	3,689.74 kWh
Dec	\$22,297	158,700 kWh	\$484	3,444.49 kWh

Electricity

Service Provider	Xcel Energy - Minnesota <a href="https://www.xcelenergy.com">https://www.xcelenergy.com</a>
Service Area	Minnesota (1,171,591 customers)
Est. Annual Consumption	\$267,564 (Ave. \$22,297/mo) 1,904,400 kilowatt-hours

Considering Solar?

Suggested System Size	45.26 kilowatts
Est. Upfront Investment	\$148,901
Est. Payback Period	16.53 Years 11.57 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 (25%) ● Nuclear (17%) ● Natural Gas (25%) ● Hydroelectric (1%) ● Wind (27%) ● Solar (3%)

Annual Carbon Footprint

**10,798.5 pounds of CO<sub>2</sub>e**  
13,800 kilowatt-hours

Baseline Carbon Footprint

**17,962.17 pounds of CO<sub>2</sub>e**  
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

Hail	Very High	F	Lightning	Moderate	C
Pollution	Very High	F	Sinkhole	Moderate	C
Winter Risk	Very High	F	Tornado	Moderate	C
Wind	High	D	Earthquake	Very Low	A
Drought	Moderate	C	Wildfire	Very Low	A



# Flood Risk

Likelihood of flooding at this property due to overflowing nearby water sources or torrential rain



## Flood Scorecard

N

In FEMA 100yr Digital Flood Zone ⓘ

N

In FEMA 500yr Digital Flood Zone ⓘ

N

Flood Insurance Required ⓘ

N

Flood Insurance Recommended ⓘ



### 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	-
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

F

Very High

Percentage Risk 27.26%

Hail Size 1.9 inches

## Last Damaging Events

Year 2011

Distance -

Damaging Events Within 25 Miles (Last Decade) 405

## Damage Caused

\$0 0 0  
Property Damage Injuries Deaths



Winter Scorecard  
Very High Risk

F

Very High  
Ice Dam Index

F

Very High  
Frozen Pipe Index

D

High  
Roof Snow Load



Wind  
High Risk

D

High

Percentage Risk 17.59%

Wind Speed 56 Miles per Hour

## Last Damaging Events

Year 2024

Distance -

Damaging Events Within 25 Miles (Last Decade) 324

## Damage Caused

\$0 0 0  
Property Damage Injuries Deaths



Drought  
Moderate Risk

C

Moderate

## Possible Threat & Intensity

Drought Conditions Abnormally Dry - Increases the Risk of Wildfire at This Location

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



Lightning  
Moderate Risk

C

Moderate

## Last Damaging Events

Annual Chance of Ground Strikes 95% Chance of 9 Ground Strikes in 1 Year per Square Mile



Sinkhole  
Moderate Risk

C

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

C

Moderate

Percentage Risk 113%

Tornado F Scale EF0

## Last Damaging Events

Year 2009

Distance -

Damaging Events Within 25 Miles (Last Decade) 18

## Damage Caused

\$500,000 0 0  
Property Damage Injuries Deaths



Earthquake  
Very Low Risk

A

Very Low

## Possible Threat & Intensity

Fault Score A

Fracking Score -

Mercalli Index (MMI) III-IV

Richter Scale 1.6-2.8

## Nearest Fault

Nearest Fault Name -

Distance to Fault -



Wildfire  
Very Low Risk

A

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

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	4604 Browndale Ave, Edina, Mn, 55424-1143
Distance	322 Feet
# of Tanks in .25 miles	2
# of Tanks in .5 miles	12
# of Tanks in 1 mile	171

#### Superfund Sites

Site Name	Edina Well Field
Location	Pinewood and Sherwood, Edina, Mn, 55424
Registry #	110017937973

#### Brownfield Sites

Site Name	-
-----------	---

Location	-
<b>Former Clandestine Drug Labs</b>	
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

\$12,330 – \$22,837		
\$12,330	\$2,732,000	\$549
Est. Annual Insurance Premium	Total Replacement Cost	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	Very High	F	Crime	Very Low	A
Sinkhole	Moderate	C	Wildfire	Very Low	A

In-Depth Premium & Replacement Cost Factors

Use	Single Family Residential	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	-
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	0.42 Degrees



## Claim History

History of insurance warranty claims made on this property

Insurance & Warranty Claims

0

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.

# 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

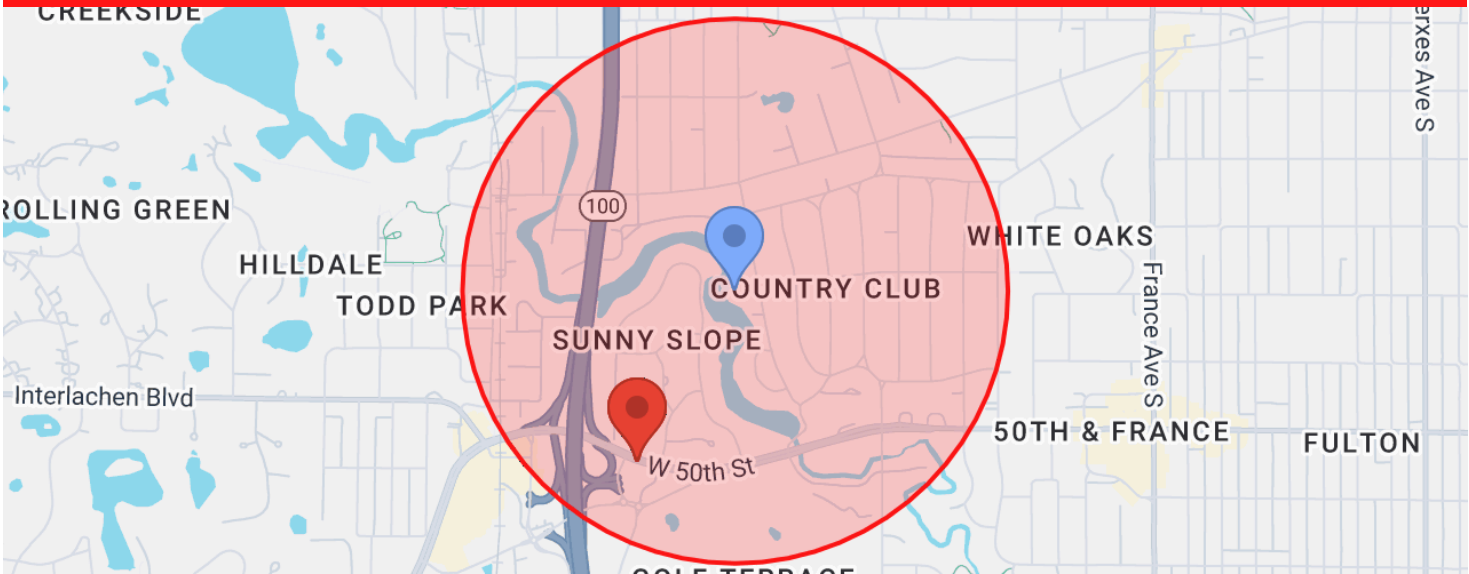
Burglary

Very Low

A



### 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 03/19/2025. 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
Mark Alan Lynch	Other Offense not classified as rape, sexual battery or involving children	Last Reported Address - Out Of State Edina, MN 55410-2317	0.36 miles



Fire Protection Score ⓘ

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

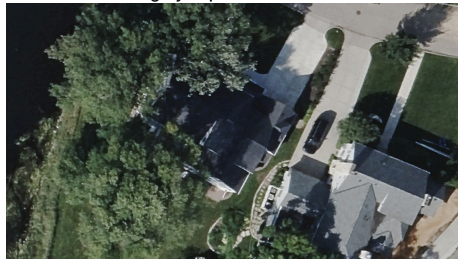


# Property Timeline


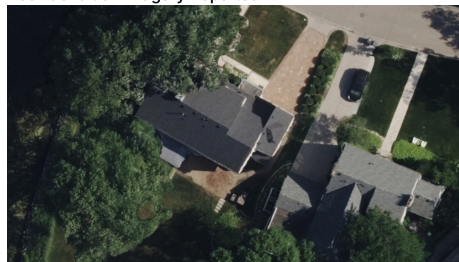
Look back in time with a chronological history of this property





## Detailed History

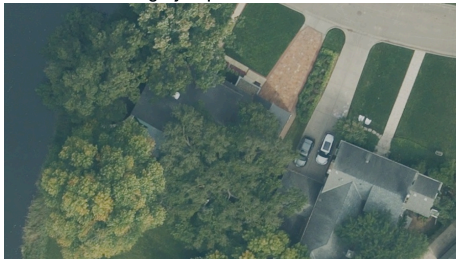
Filter, sort or search all property records

Date	Type	Company	Description												
October 17, 2024	Permit	Builders by Design, Inc. Wyoming, MN 55092	<b>Building Permit Issued (Building Improvement)</b> Kitchen and pantry addition with a master suite above and a crawl space below, along with other interior remodeling.												
<table><tr><td>Permit #</td><td>Permit ID</td><td>Issued</td><td>Expired</td><td>Status</td><td>Valuation</td></tr><tr><td>Ed197885</td><td>-</td><td>Oct 17, 2024</td><td>-</td><td>Final</td><td>\$890,000</td></tr></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	<b>Roof Condition Imagery Reported</b> 												
August 26, 2024	Damage Assessment	N/A	<b>Potentially Damaging Wind Event</b>												
<table><tr><td>Cause</td><td>Wind Speed</td></tr><tr><td>Wind</td><td>65 Miles Per Hour</td></tr></table>				Cause	Wind Speed	Wind	65 Miles Per Hour								
Cause	Wind Speed														
Wind	65 Miles Per Hour														
July 31, 2024	Damage Assessment	N/A	<b>2024 Hail Caused Property Damage (Hail)</b>												
<table><tr><td>Cause</td><td>Damage Severity</td><td>Roof Totaled Probability</td><td>Hail Size</td></tr><tr><td>Hail</td><td>Affected</td><td>15%</td><td>1.25 Inches</td></tr></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	<b>Roof Condition Imagery Reported</b> 												
September 20, 2023	Roof Condition	N/A	<b>Roof Condition Imagery Reported</b> 												
August 25, 2023	Permit	B&D Plumbing, Heating & AC Inc.	<b>Plumbing Permit Issued (Plumbing)</b> Remodel plumbing in the kitchen, seven bathrooms, bar and laundry.												

Date ▾	Type	Company	Description					
			Permit # Ed202323	Permit ID -	Issued Aug 25, 2023	Expired -	Status Final	Valuation \$60,000
July 13, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event					
			Cause Wind	Wind Speed 65 Miles Per Hour				
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.					
			Permit # Ed207083	Permit ID -	Issued Jul 5, 2023	Expired -	Status Issued	Valuation \$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	Mechanical Permit Issued (Mechanical Systems) Bathroom fans, range hood, gas pipe, range, fireplace, grill, dryer ductwork, and humidifier.					
			Permit # Ed202495	Permit ID -	Issued Jan 9, 2023	Expired -	Status Issued	Valuation \$38,000
December 7, 2022	Permit	Fireside Hearth & Home Lakeville, MN 55044	Mechanical Permit Issued (Mechanical Systems) Fireplace.					
			Permit # Ed202046	Permit ID -	Issued Dec 7, 2022	Expired -	Status Issued	Valuation \$13,631
June 20, 2022	Roof Condition	N/A	Roof Condition Imagery Reported					
								
May 11, 2022	Damage Assessment	N/A	Potentially Damaging Wind Event					
			Cause Wind	Wind Speed 65 Miles Per Hour				
May 11, 2022	Damage Assessment	N/A	2022 Hail Caused Property Damage (Hail)					
			Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%		Hail Size 1 Inches	

Date ▾	Type	Company	Description
October 28, 2021	Transaction	Burnet Title	<div>Property Transaction Reported (Deed)</div> <div>Buyer Type Individual</div>
October 28, 2021	Transaction	N/A	<div>Property Transaction Reported (Sold)</div> <div>Sale Price      Price Per Sq. Ft \$2,950,000      \$592 / Sq. Ft</div>
August 19, 2021	Transaction	N/A	<div>Property Transaction Reported (Listing)</div> <div>Listing Price \$3,200,000</div>
June 18, 2021	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> <div></div>
December 4, 2020	Permit	LB Solutions LLC Savage, MN 55378	<div>Building Permit Issued (Roof) Tear off and reroof.</div> <div>Permit #      Permit ID      Issued      Expired      Status      Valuation Ed173943      -      Dec 4, 2020      -      Final      \$10,500</div>
September 5, 2020	Damage Assessment	N/A	<div>2020 Hail Caused Property Damage (Hail)</div> <div>Cause      Damage Severity      Roof Totaled Probability      Hail Size Hail      Affected      10%      1 Inches</div>
August 9, 2020	Damage Assessment	N/A	<div>2020 Hail Caused Property Damage (Hail)</div> <div>Cause      Damage Severity      Roof Totaled Probability      Hail Size Hail      Moderately Affected      50%      1.5 Inches</div>
June 28, 2020	Damage Assessment	N/A	<div>Potentially Damaging Wind Event</div> <div>Cause      Wind Speed Wind      65 Miles Per Hour</div>
June 9, 2020	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> <div></div>



Date	Type	Company	Description						
September 20, 2019	Roof Condition	N/A	<div>Roof Condition Imagery Reported</div> <div></div>						
July 12, 2018	Transaction	None Available	<div>Property Transaction Reported (Deed)</div> <div>Buyer Type Trustee</div>						
September 21, 2016	Damage Assessment	N/A	<div>2016 Hail Caused Property Damage (Hail)</div> <div><table><tr><td>Cause Hail</td><td>Damage Severity Affected</td><td>Roof Totaled Probability 15%</td><td>Hail Size 1 Inches</td></tr></table></div>	Cause Hail	Damage Severity Affected	Roof Totaled Probability 15%	Hail Size 1 Inches		
Cause Hail	Damage Severity Affected	Roof Totaled Probability 15%	Hail Size 1 Inches						
July 13, 2012	Damage Assessment	N/A	<div>2012 Hail Caused Property Damage (Hail)</div> <div><table><tr><td>Cause Hail</td><td>Damage Severity Affected</td><td>Roof Totaled Probability 20%</td><td>Hail Size 1.25 Inches</td></tr></table></div>	Cause Hail	Damage Severity Affected	Roof Totaled Probability 20%	Hail Size 1.25 Inches		
Cause Hail	Damage Severity Affected	Roof Totaled Probability 20%	Hail Size 1.25 Inches						
June 14, 2012	Damage Assessment	N/A	<div>2012 Hail Caused Property Damage (Hail)</div> <div><table><tr><td>Cause Hail</td><td>Damage Severity Affected</td><td>Roof Totaled Probability 10%</td><td>Hail Size 1 Inches</td></tr></table></div>	Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches		
Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches						
May 30, 2011	Damage Assessment	N/A	<div>2011 Hail Caused Property Damage (Hail)</div> <div><table><tr><td>Cause Hail</td><td>Damage Severity Affected</td><td>Roof Totaled Probability 10%</td><td>Hail Size 1 Inches</td></tr></table></div>	Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches		
Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches						
May 10, 2011	Damage Assessment	N/A	<div>2011 Hail Caused Property Damage (Hail)</div> <div><table><tr><td>Cause Hail</td><td>Damage Severity Moderately Affected</td><td>Roof Totaled Probability 50%</td><td>Hail Size 2.25 Inches</td></tr></table></div>	Cause Hail	Damage Severity Moderately Affected	Roof Totaled Probability 50%	Hail Size 2.25 Inches		
Cause Hail	Damage Severity Moderately Affected	Roof Totaled Probability 50%	Hail Size 2.25 Inches						
May 21, 2008	Permit	Highview Plumbing, Inc. St. Louis Park, MN 55426	<div>Sewer &amp; Water Permit Issued (Plumbing) Country club utility project.</div> <div><table><tr><td>Permit # Ed088456</td><td>Permit ID -</td><td>Issued May 21, 2008</td><td>Expired -</td><td>Status Final</td><td>Valuation \$3,000</td></tr></table></div>	Permit # Ed088456	Permit ID -	Issued May 21, 2008	Expired -	Status Final	Valuation \$3,000
Permit # Ed088456	Permit ID -	Issued May 21, 2008	Expired -	Status Final	Valuation \$3,000				
January 21, 2003	Permit	Vogt Heating, Air Conditioning & Plumbing, LLC Minneapolis, MN 55426	<div>Mechanical Permit Issued (Mechanical Systems) Garage unit heater.</div> <div><table><tr><td>Permit # Ed017580</td><td>Permit ID -</td><td>Issued Jan 21, 2003</td><td>Expired -</td><td>Status Final</td><td>Valuation \$1,840</td></tr></table></div>	Permit # Ed017580	Permit ID -	Issued Jan 21, 2003	Expired -	Status Final	Valuation \$1,840
Permit # Ed017580	Permit ID -	Issued Jan 21, 2003	Expired -	Status Final	Valuation \$1,840				
January 27, 2000	Permit	N/A	<div>Building Permit Issued (Building Improvement) Small addition and kitchen remodel.</div> <div><table><tr><td>Permit # Ed986493</td><td>Permit ID -</td><td>Issued Jan 27, 2000</td><td>Expired -</td><td>Status Final</td><td>Valuation \$325,000</td></tr></table></div>	Permit # Ed986493	Permit ID -	Issued Jan 27, 2000	Expired -	Status Final	Valuation \$325,000
Permit # Ed986493	Permit ID -	Issued Jan 27, 2000	Expired -	Status Final	Valuation \$325,000				

Date	Type	Company	Description
December 2, 1999	Permit	N/A	<b>Plumbing Permit Issued (Plumbing)</b> Master bathroom and kitchen on the second floor. <div><div>Permit #Ed986690</div><div>Permit ID-</div><div>IssuedDec 2, 1999</div><div>Expired-</div><div>StatusFinal</div><div>Valuation\$18,000</div></div>
December 31, 1998	Transaction	N/A	<b>Property Transaction Reported (Deed)</b> <div><div>Buyer Type</div><div>Not Reported</div></div>
December 17, 1998	Permit	N/A	<b>Mechanical Permit Issued (Mechanical Systems)</b> Air conditioning, furnace, and gas piping. <div><div>Permit #Ed986627</div><div>Permit ID-</div><div>IssuedDec 17, 1998</div><div>Expired-</div><div>StatusIssued</div><div>Valuation\$12,400</div></div>
August 24, 1995	Permit	N/A	<b>Plumbing Permit Issued (Plumbing)</b> Connect backflow preventer per law. <div><div>Permit #Ed952569</div><div>Permit ID-</div><div>IssuedAug 24, 1995</div><div>Expired-</div><div>StatusFinal</div><div>Valuation\$100</div></div>

**Report Date:** 03/19/2025    **Report ID:** e2cf945e-8702-4ec8-88bc-a11964855467    **Address:** 4518 Browndale Avenue, Minneapolis, MN 55424    **APN:** 18-028-24-22-0079