



Submitted By: Renée Burgdorf

Approved By: Erato Aristotelous

Effective Date: May 30, 2021

How To Property Scout

PURPOSE:

The objective is to systematically filter and thoroughly analyze the NorthstarMLS Neighborhood Listings in order to evaluate the property size variables that affect their individual value and worthiness for subdivision and further development.

SUMMARY

Foundational Procedure: [Step One: Login](#)

Neighborhood Research and Conclusion:

- [Chanhassen](#)
- [Eden Prairie](#)
- [Edina](#)
- [Excelsior](#)
- [Golden Valley](#)
- [Hopkins](#)
- [Maple Plain](#)
- [Medina](#)
- [Minnetonka](#)
- [Orno](#)
- [Plymouth](#)
- [St Louis Park](#)

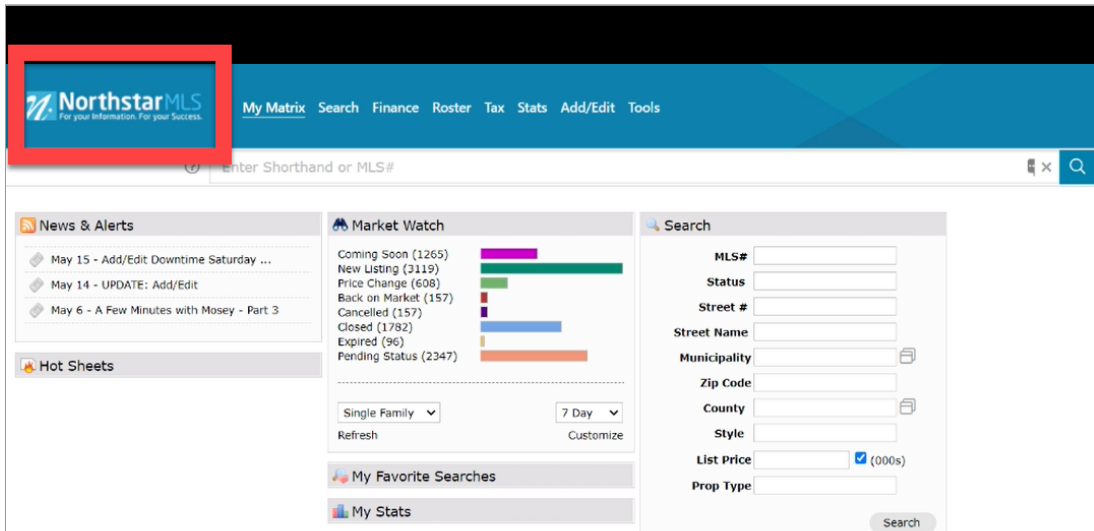
Frequency: Ad Hoc

Completion time: 30 minutes

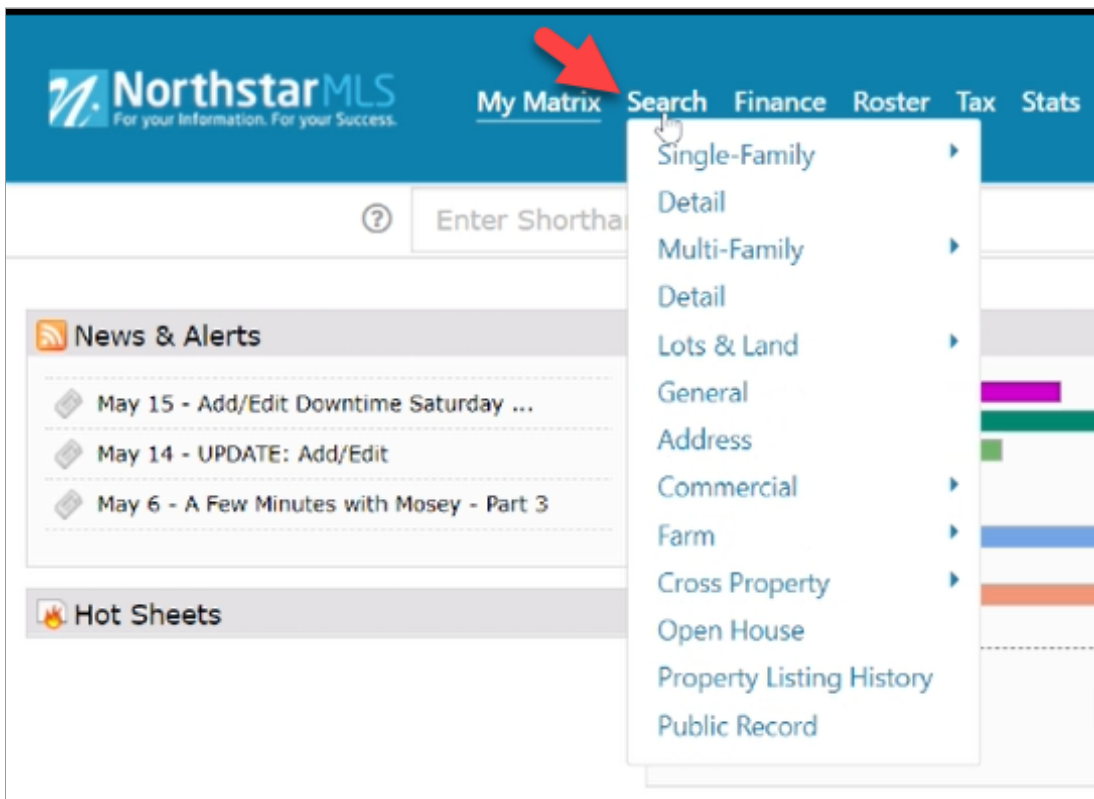
Resource: [How To Property Scout - Video](#)

FOUNDATIONAL PROCEDURE: Login and view the most recent NorthstarMLS property listings as preparation for **Market Research on the MLS for Property Listings**.

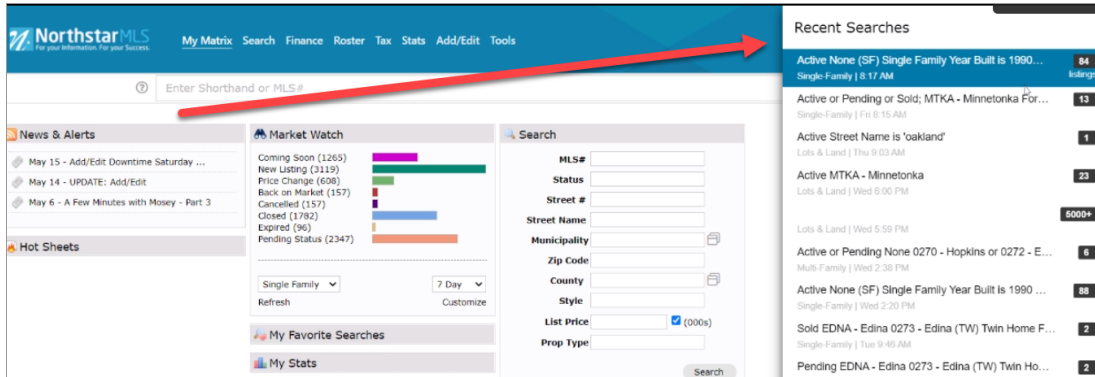
1. Start by logging onto <https://www.northstarmls.com/> to begin.
Save time by saving the url as a favorite on your desktop.



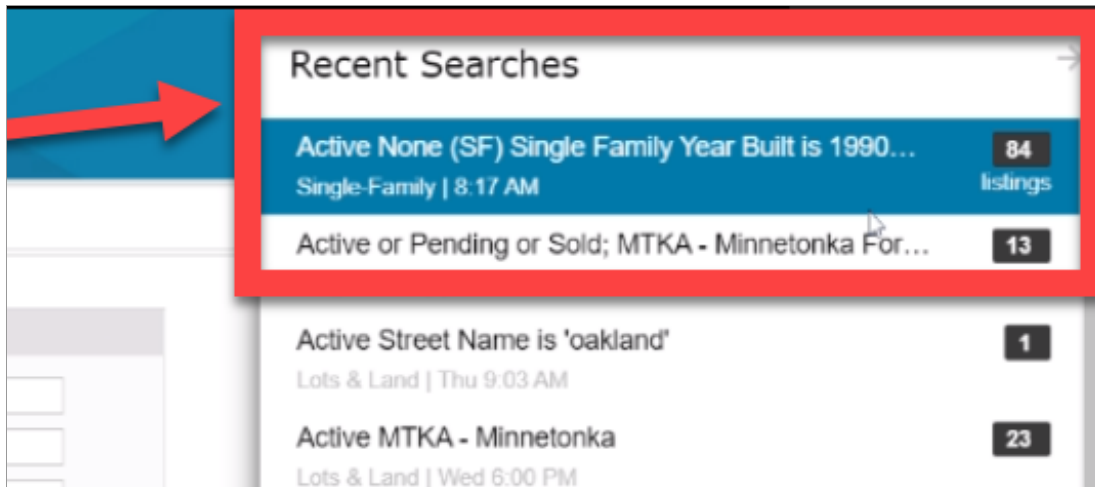
2. Avoid using the main flip down menu tab to do a search.



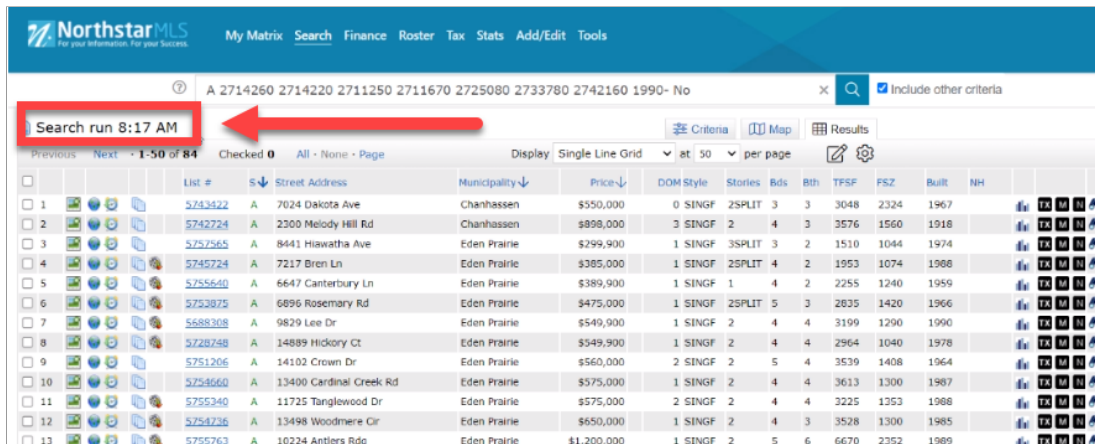
- Instead, utilize the pre-growth program searches that are set up. Those can be found to the right under **Recent Searches**.



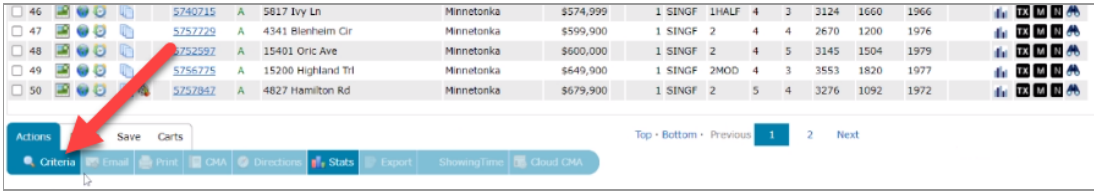
- Click on the top, highlighted **Active Home** to view a comprehensive list of properties for sale.



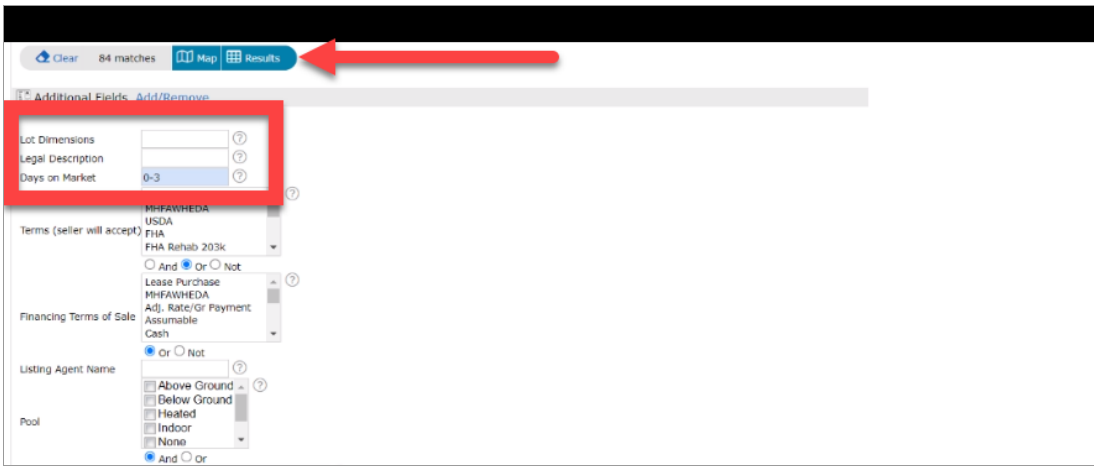
- Displayed on this page is the comprehensive list of properties. If the date at the top left is **not current**, scroll down to change the criteria and see what's new on the market.



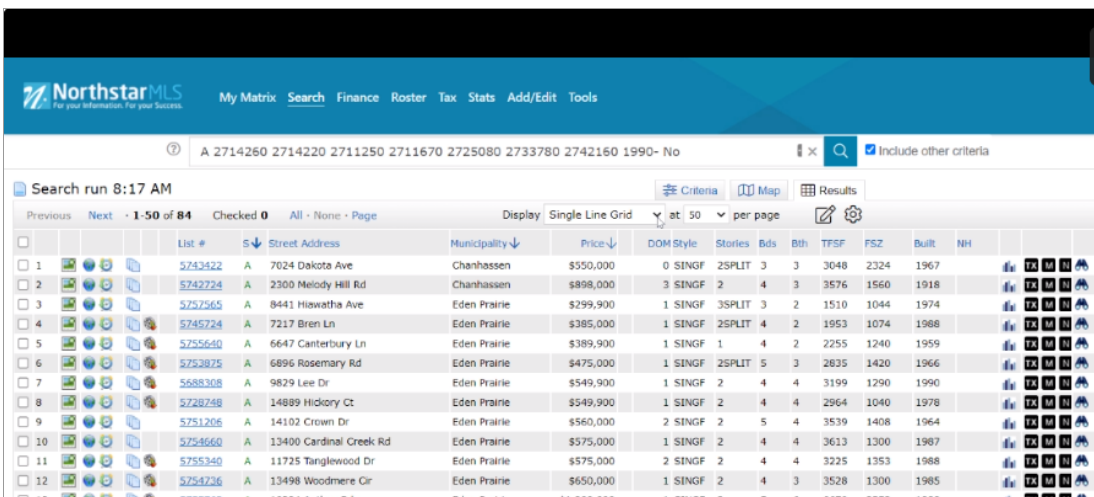
6. Click **Criteria** after scrolling down to the bottom of the page.



7. First, adjust days on market (in the box) to see the newest listing, then click the blue **Results** button located above it.



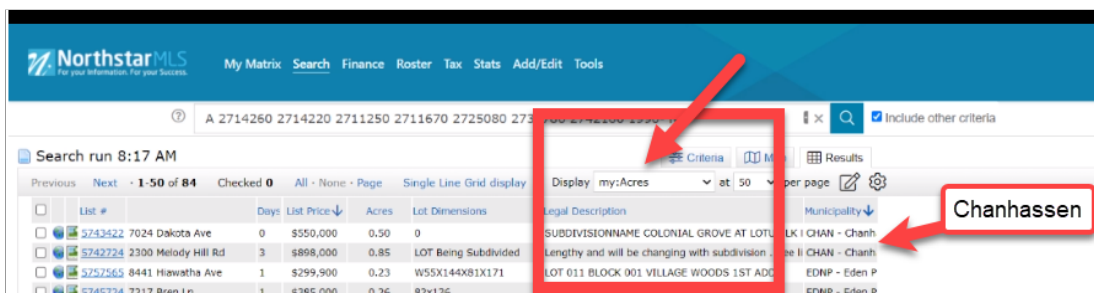
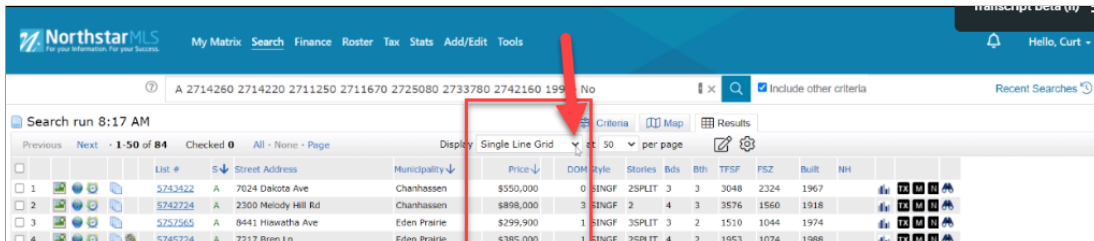
8. The user is now viewing the most recent NorthstarMLS property listings.
Next steps - **“Property Scout: filter and display the updated listings to research.”**



How To Property Scout

Research the Neighborhood Listings and Evaluate the Property Variables that Affect their Value for Subdivision and Development.

1. Login and define the first neighborhood filter from the **NorthstarMLS** by opening **Recent Searches (Need a Refresher? Refer to FOUNDATIONAL PROCEDURE- Logging in)**.
2. Change from **Single Line Grid** to **Acres** in order to review the **Legal Description** and the property size to begin the search.



Neighborhood - Chanhassen

Market Research & Conclusion:

1. Check "Acre" lot sizes under **Legal Description** to see if they can be subdivided.
2. If the size of the property is about 2 acres, there may be **potential for development**.
3. **Example:** Notice in **Lot Dimensions**, 2300 Melody Hill Road, is already being subdivided.



4. Minimum lot sizes are about 90 ft w x 150 ft, almost 10,000 square feet, this equals about quarter of an acre.
5. Sometimes a corner lot can be redivided if the home is not in the middle of the lot.
6. **Conclusion:** There are no opportunities in **Chanhassen**.

Neighborhood - Eden Prairie

Market Research & Conclusion:

1. Find lots that are twice as big as others, it might have potential for development.
2. **Example:** Use the grid to compare Rosemary Road to other lots in the neighborhood.
3. Click the **View Map "Globe"** to the left for Google Maps Satellite property view.
4. No listed properties were found that were twice as big as the other lots.
5. **Conclusion:** There are no opportunities in **Eden Prairie**.

List #	Days	List Price	Acres	Lot Dimensions	Legal Description	Municipality
5743422	0	\$550,000	0.50	0	SUBDIVISIONNAME COLONIAL GROVE AT LOTUS LK LOT 021 BLOCK 001 SL CHAN - Chanhassen	Chanhassen
5742224	3	\$898,000	0.85	LOT Being Subdivided	Lengthy and will be changing with subdivision - See lister	Chanhassen
5752565	1	\$299,900	0.23	W55X144X81X171	LOT 011 BLOCK 001 VILLAGE WOODS 1ST ADDN	Eden Prairie
5745724	1	\$385,000	0.26	82x136	LOT 067 BLOCK 003 APPLE GROVES 2ND ADDN	Eden Prairie
5755640	1	\$389,900	0.50	140x131x95x122x130	LOT 013 BLOCK 005 KINGS FOREST ADDN TO STEVENS HEIGHTS	Eden Prairie
5753875	1	\$475,000	0.57	122x223x92x247	LOT 014 BLOCK 001 FOREST KNOLLS	Eden Prairie
5658358	1	\$549,900	0.31	100x135x100x135	LOT 007 BLOCK 002 PRAIRIE BLUFF	Eden Prairie
5728748	1	\$549,900	0.25	N 94X116X100X115	LOT 021 BLOCK 002 WOODLAND ADDITION	Eden Prairie
5751206	2	\$560,000	0.86	129x194	LOT 003 BLOCK 003 KINGS COURT 2ND ADDN	Eden Prairie
5754660	1	\$575,000	0.66	180x207x131x170	LOT 001 BLOCK 003 CARDINAL CREEK	Eden Prairie
5755340	2	\$575,000	0.51	53x221x233x129	LOT 004 BLOCK 003 BLUFFS WEST	Eden Prairie
5754736	1	\$650,000	0.37	107x151x104x151	LOT 017 BLOCK 004 CARDINAL CREEK	Eden Prairie
5755763	1	\$1,200,000	0.49	150X199X161X100	LOT 012 BLOCK 001 BLUFFS EAST 5TH ADDN	Eden Prairie
5757640	1	\$249,900	0.29	82x150x82x161	LOT 005 BLOCK 001 HEATH GLEN	Edina
5750865	1	\$349,900	0.34	91x165	AUDITOR'S SUBD. NO. 176 LOT 4 AND N 1/2 OF LOT 5	Edina
5754357	1	\$430,000	0.29	72x40x165x84x115	LOT 005 BLOCK 001 KOHLRIDGE 2ND ADDN	Edina
5754578	1	\$495,000	0.48	116x120	LOT 004 BLOCK 005 CRESTON HILLS THAT PART OF THE S 120 FT OF LOT 4	Edina
5739657	2	\$650,000	0.36	105x150	LOT 001 LOKENS 2ND ADDN LOT 1 AND THAT PART OF THE N 25 FT OF SE	Edina
5752184	3	\$699,900	0.15	135x49	LOT 002 BLOCK 002 MINIKAHDA VISTA 3RD ADDN MORNINGSIDE	Edina
5720641	2	\$699,900	0.37	104.73x153.5	LOT 005 BLOCK 004 CODES HIGHVIEW PARK E 1/2	Edina
5744055	3	\$745,000	0.39	120x140	LOT 002 BLOCK 002 IDYLWOOD ADDN	Edina

Neighborhood - Edina

Market Research & Conclusion:

1. First look in the **Legal Description** if there are 2 lots for sale together.
2. One nuance in the **Legal Description**, multiple lots make the property subdividable.
3. The second place to research is **Lot Dimensions** to find a lot twice as big as others.
4. **Example:** Minimum lot size to look for is about 160 ft w x 150 ft deep.
5. No listed properties were found that were twice as big as the other lots.
6. **Conclusion:** There are no opportunities in **Edina**.

List #	Days	List Price	Acres	Lot Dimensions	Legal Description	Municipality
5751206	2	\$560,000	0.86	129x194	LOT 003 BLOCK 003 KINGS COURT 2ND ADDN	Eden Prairie
5754660	1	\$575,000	0.66	180x207x131x170	LOT 001 BLOCK 003 CARDINAL CREEK	Eden Prairie
5755340	2	\$575,000	0.51	53x221x233x129	LOT 004 BLOCK 003 BLUFFS WEST	Eden Prairie
5754736	1	\$650,000	0.37	107x151x104x151	LOT 017 BLOCK 004 CARDINAL CREEK	Eden Prairie
5755763	1	\$1,200,000	0.49	150X199X161X100	LOT 012 BLOCK 001 BLUFFS EAST 5TH ADDN	Eden Prairie
5757640	1	\$249,900	0.29	82x150x82x161	LOT 005 BLOCK 001 HEATH GLEN	Edina
5750865	1	\$349,900	0.34	91x165	AUDITOR'S SUBD. NO. 176 LOT 4 AND N 1/2 OF LOT 5	Edina
5754357	1	\$430,000	0.29	72x40x165x84x115	LOT 005 BLOCK 001 KOHLRIDGE 2ND ADDN	Edina
5754578	1	\$495,000	0.48	116x120	LOT 004 BLOCK 005 CRESTON HILLS THAT PART OF THE S 120 FT OF LOT 4	Edina
5739657	2	\$650,000	0.36	105x150	LOT 001 LOKENS 2ND ADDN LOT 1 AND THAT PART OF THE N 25 FT OF SE	Edina
5752184	3	\$699,900	0.15	135x49	LOT 002 BLOCK 002 MINIKAHDA VISTA 3RD ADDN MORNINGSIDE	Edina
5720641	2	\$699,900	0.37	104.73x153.5	LOT 005 BLOCK 004 CODES HIGHVIEW PARK E 1/2	Edina
5744055	3	\$745,000	0.39	120x140	LOT 002 BLOCK 002 IDYLWOOD ADDN	Edina

Neighborhood - Excelsior

Market Research & Conclusion:

1. Good to check this area for development opportunities.
2. **Conclusion:** There are no opportunities in **Excelsior**.

Neighborhood - Golden Valley

Market Research & Conclusion:

1. Begin by looking in the **Acre Column**.
2. **Example:** Find a half acre or more to subdivide. Chatelain Terrace has .49 Acres.
3. Click the Globe to look at it through the Google Maps Satellite property view.
4. **Possible Opportunity:** Rule - 80 feet of frontage on the street. This example has more than 160 feet of street frontage.
5. Additionally this property is in a great area next to Breck, a private High School.
6. Example appears to be a prime lot; however, is the home in the middle of the lot?
7. Check the box on the left for this property, further investigation is required.
8. **Conclusion:** [Possible Opportunity in Golden Valley](#).

List #	Days	List Price	Acres	Lot Dimensions	Legal Description	Municipality
5736502	6141 Concord Ave	2	\$650,000	0.36	105x150	LOT 001 LOKENS 2ND ADDN LOT 1 AND THAT PART OF THE N 25 FT OF SE 1/4 OF SW 1/4 EDNA - Edina
5752184	4004 Killing Ave	3	\$699,900	0.15	135x49	LOT 002 BLOCK 002 MINKANDA VISTA 3RD ADDN MORNINGSIDE EDNA - Edina
5720647	5916 Bernard Pl	2	\$599,900	0.37	104.73x153.5	LOT 005 BLOCK 004 CODES HIGHVIEW PARK E 1/2 EDNA - Edina
5744055	6109 Idylwood Dr	3	\$745,000	0.39	120x140	LOT 002 BLOCK 002 IDYLWOOD ADDN EDNA - Edina
5720888	5277 Lochloy Dr	1	\$960,000	0.35	0	LOT 011 BLOCK 001 EDINA HIGHLANDS
5747887	5308 Kingsberry Dr	1	\$999,900	0.46	108x201x103x145	Lot 002 Block 001 BRINWOODS ESTATES
5750100	4704 Lakesview Dr S	1	\$1,195,000	0.43	127x146	LOT 007 BLOCK 002 GOLF TERRACE HEIGHTS
5746440	5612 Park Pl	2	\$1,250,000	0.36	63x120x125x89x85x71	LOT 004 BLOCK 003 COLONIAL GROVE 6TH ADDN
5753047	4913 Sunnyslope Rd W	2	\$2,600,000	0.50	105x205x103x214	LOT 013 BLOCK 005 SUNNY SLOPE SECTION COUNTRY CLUB DIST
5750181	500 William St	2	\$400,000	0.16	58 X 123	BLOCK 048 WILCOX SUBD OF LOTS EXC & SNEELS THAT PART OF LOTS 1 2 A
5730388	371 Water St	1	\$1,500,000	0.44	100 X 184	LOT 150 AUDITOR'S SUBD. NO. 135 THE NORTHWESTERLY 164 FEET OF LOT
5755522	1524 Mendelssohn Ave N	3	\$275,000	0.17	61x120	LOT 016 BLOCK 004 THE FIRST ADDN TO LAKEVIEW HEIGHTS
5753405	130 Hampshire Ave N	1	\$449,000	0.32	107x173x72x162	LOT 002 BLOCK 001 JANELLE ADDN
5741540	4624 Chatelain Ter	2	\$599,900	0.49	130x190x26x170	LOT 006 BLOCK 003 GLENDALE INCL ADJ 1/2 OF VAC STREET
5752022	7490 Ridgeway Rd	1	\$600,000	0.31	Irregular	LOT 002 BLOCK 001 ERIALD MANOR
5756602	313 15th Ave N	3	\$320,000	0.14	50x124	LOT 016 BLOCK 004 WEST MINNEAPOLIS 2ND DIVISION

.49 Acres.
Taking a look
through the
View Map
"Globe"

Neighborhood - Hopkins

Market Research & Conclusion:

1. Find two lots to subdivide and develop.
2. **Example:** Ashley Road has 2 lots, number 18 and 19.
3. A positive is that it is located across the street from Blake, a private school.

5756602	313 15th Ave N	3	\$320,000	0.14	50x124	LOT 016 BLOCK 004 WEST MINNEAPOLIS 2ND DIVISION	HOPK - Hopkins
5756728	142 19th Ave N	1	\$374,900	0.16	53x124	BLOCK 011 WEST MINNEAPOLIS 3RD DIV LOT 5 AND N 13 FT OF LOT 6	HOPK - Hopkins
5756320	146 Ashley Rd	1	\$699,900	0.24	80 X 133	Lot 000 Block 001 F A SAVAGES INTERLACHEN PARK LOTS 18 AND 19	HOPK - Hopkins
5749362	5375 Joyce St	1	\$369,000	0.29	76x163x112x122	LOT 003 BLOCK 003 BRYANTWOOD 2ND ADDN	MAPP - Maple Plain
5747418	420 Ridge View Cir	0	\$374,900	0.33	93x89x43x150x100	LOT 008 BLOCK 002 LUTZ ELM CREEK ADDN	MEDN - Medina
5749651	3121 Lakeshore Ave	1	\$695,000	0.23	Irregular	LOT 001 BLOCK 008 INDEPENDENCE BEACH LOT 1 AND THAT PART OF BEACH	MG BET - MEDN - Medina
5753643	3428 Hopkins Xrd	2	\$325,000	0.35	150 X 100	LOT 003 BLOCK 001 ROBINWOOD 4TH ADDN	MTKA - Minnetonka
5753463	5222 Holiday Rd	2	\$329,000	0.30	100x150	LOT 002 BLOCK 006 WOODLAND HILLS 2ND ADDN	MTKA - Minnetonka
5723304	5231 Glenview Dr	1	\$349,900	0.37	100x159x100x147	LOT 015 BLOCK 001 GLEN VIEW PARK 2ND ADDN	MTKA - Minnetonka
5747064	4731 Deerwood Dr	1	\$369,000	0.30	80x148x80x163	LOT 007 BLOCK 004 DEERWOOD HILLS 1ST ADDN	MTKA - Minnetonka

Hopkins

4. A negative is that the house appears to be in the middle of the lot.
5. To divide the lot, would be to divide the house down the middle.
6. The two lots in the neighborhood aren't worth the price, plus the cost of a tear-down.
7. **Conclusion:** There are no opportunities in Hopkins.

5756602	313 15th Ave N	3	\$320,000	0.14	50x124	LOT 016 BLOCK 004 WEST MINNEAPOLIS 2ND DIVISION	HOPK - Hopkins
5756728	142 19th Ave N	1	\$374,900	0.16	53x124	BLOCK 011 WEST MINNEAPOLIS 3RD DIV LOT 5 AND N 13 FT OF LOT 6	HOPK - Hopkins
5756320	146 Ashley Rd	1	\$699,900	0.24	80 X 133	Lot 000 Block 001 F A SAVAGES INTERLACHEN PARK LOTS 18 AND 19	HOPK - Hopkins
5749362	5375 Joyce St	1	\$369,000	0.29	76x163x112x122	LOT 003 BLOCK 003 BRYANTWOOD 2ND ADDN	MAPP - Maple Plain
5747418	420 Ridge View Cir	0	\$374,900	0.33	93x89x43x150x100	LOT 008 BLOCK 002 LUTZ ELM CREEK ADDN	MEDN - Medina
5749651	3121 Lakeshore Ave	1	\$695,000	0.23	Irregular	LOT 001 BLOCK 008 INDEPENDENCE BEACH LOT 1 AND THAT PART OF BEACH	MG BET - MEDN - Medina
5753643	3428 Hopkins Xrd	2	\$325,000	0.35	150 X 100	LOT 003 BLOCK 001 ROBINWOOD 4TH ADDN	MTKA - Minnetonka
5753463	5222 Holiday Rd	2	\$329,000	0.30	100x150	LOT 002 BLOCK 006 WOODLAND HILLS 2ND ADDN	MTKA - Minnetonka
5723304	5231 Glenview Dr	1	\$349,900	0.37	100x159x100x147	LOT 015 BLOCK 001 GLEN VIEW PARK 2ND ADDN	MTKA - Minnetonka
5747064	4731 Deerwood Dr	1	\$369,000	0.30	80x148x80x163	LOT 007 BLOCK 004 DEERWOOD HILLS 1ST ADDN	MTKA - Minnetonka
5755432	4836 Wilston Rd	2	\$475,000	0.59	150x170x150x171	UNPLATTED 28 11 27 22 THAT PART OF S 152 6/10 FT OF N 1/2 OF SW 1/4 OF NE 1/4 LYNK	MTKA - Minnetonka

2 lots. 18 and 19

Neighborhood - Maple Plain

Market Research & Conclusion:

Conclusion: One listing. There are no opportunities in **Maple Plain**.

Neighborhood - Medina

Market Research & Conclusion:

Conclusion: There are only large lots. There are no opportunities in **Medina**.

Neighborhood - Minnetonka

Market Research & Conclusion:

1. There is a half acre minimum. If it is not over an acre they don't file it.
2. **Example:** Highland Trail is the only property with two acres that could be divided.

Property ID	Address	Days	List Price	Acres	Lot Dimensions	Legal Description	Municipality
5753643	3428 Hopkins Xrd	2	\$325,000	0.35	150 x 100	LOT 003 BLOCK 001 ROBINWOOD 4TH ADDN	MTKA - Minnetonka
5753663	5222 Holiday Rd	2	\$329,000	0.30	100x150	LOT 002 BLOCK 006 WOODLAND HILLS 2ND ADDN	MTKA - Minnetonka
5722304	5231 Glenview Dr	1	\$349,900	0.37	100x159x100x147	LOT 015 BLOCK 001 GLEN VIEW PARK 2ND ADDN	MTKA - Minnetonka
5747064	4721 Deerwood Dr	1	\$369,900	0.30	80x168x80x163	LOT 007 BLOCK 004 DEERWOOD HILLS 1ST ADDN	MTKA - Minnetonka
5755432	4836 Williston Rd	2	\$475,000	0.59	150x110	LOT 001 BLOCK 002 WOODLAND HILLS 5TH ADDN	MTKA - Minnetonka
5755572	12819 Forest Meadow Dr	2	\$485,000	0.43	110x110	LOT 005 AUDITOR'S SUBD. NO. 364 THAT PART OF S 215 FT OF LOT 5 LYING E OF W 220 FT	MTKA - Minnetonka
5750237	16924 Cottage Grove Ave	1	\$515,000	0.17	55x220	LOT 005 AUDITOR'S SUBD. NO. 364 THAT PART OF S 215 FT OF LOT 5 LYING E OF W 220 FT	MTKA - Minnetonka
5740215	5817 Ivy Ln	1	\$574,999	0.51	165x150x110x110	LOT 001 BLOCK 002 WOODLAND HILLS 5TH ADDN	MTKA - Minnetonka
5752729	4341 Blenheim Cir	1	\$599,900	0.45	65x195x110x133	LOT 016 BLOCK 001 SHAKER HEIGHTS	MTKA - Minnetonka
5752507	15401 Oric Ave	1	\$600,000	0.55	110x110	BLOCK 003 LAKE ROSE ESTATES LOT 8 BLK 3 LAKE ROSE ESTATES ALSO THAT PART OF L	MTKA - Minnetonka
5756725	15200 Highland Trl	1	\$649,900	2.00	421x215x420x163	LOT 005 AUDITOR'S SUBD. NO. 364 THAT PART OF S 215 FT OF LOT 5 LYING E OF W 220 FT	MTKA - Minnetonka
5757987	4827 Hamilton Rd	1	\$679,900	0.75	130x245.55x150x255.9	LOT 014 BLOCK 001 FAIR HILLS 2ND ADDN	MTKA - Minnetonka

3. In this area, 110 feet of street frontage is required and that's about what this probably is.
4. Through further investigation, there's a wetland in the middle which probably expands and makes this lot largely undevelopable.
5. **Conclusion:** There are no opportunities in **Minnetonka**.

Neighborhood - Orno

Market Research & Conclusion:

1. **Example:** There are three acres available on Jamestown Road.

Property ID	Address	Days	List Price	Acres	Lot Dimensions	Legal Description	Municipality
575818	3120 Brooks Ln	1	\$699,900	0.41	100 x 174 x 5	INSITE OF LANGDON PARK THAT PART OF LOT 16 LYING NLY OF 1 FT ANGLES FROM THE ELY LINE THEREOF AT A PT DIST 321.5	MTKB - Minnetonka Beach
575352	3155 Jamestown Rd	0	\$1,675,000	3.08	110x110	LOT 1 Block 1 Camelot	ORON - Orono
575283	3424 E Lake St	1	\$1,995,000	0.41	na	LOT 003 BLOCK 001 BAYSIDE BEACH	ORON - Orono
575332	2985 Norwood Ln N	1	\$389,000	0.36	47x63x129x127x150	LOT 003 BLOCK 003 WESTMINSTER	PLYM - Plymouth
575195	2760 Zanzibar Ln N	2	\$565,000	0.68	113x255x112x283	LOT 008 BLOCK 003 MAPLE CREEK	PLYM - Plymouth

2. First action is to research the neighborhood make-up.
3. A closer look reveals it's about the same size as other lots, and no access to the back.
4. The only other listing is too small to be subdivided and developed.
5. **Conclusion:** There are no opportunities in **Orono**.

Neighborhood - Plymouth

Market Research & Conclusion:

1. Under **Legal Description** look for multiple Lot Numbers first.
2. If none, next move to the Acres column to find larger lots.

2752323	2955 Norwood Ln N	1	\$399,000	0.26	47x63x129x127x190	LOT 003 BLOCK 003 WESTMINSTER	PLYM - Plymouth
2751950	2760 Zanzibar Ln N	2	\$565,000	0.68	113x255x112x283	LOT 008 BLOCK 003 MAPLE CREEK	PLYM - Plymouth
2739729	17715 2nd Ave N	1	\$624,900	0.70	112X151X247X186	LOT 002 BLOCK 002 GREENDALE	PLYM - Plymouth
2703262	18515 5th Ave N	2	\$765,000	0.99	87X185X107X167	Lot 11, Block 4 Ferndale North	PLYM - Plymouth

3. **Example:** 2nd Ave North has .70 acres that is worth looking into.
4. It's not going to have the street frontage requirement.
5. **Conclusion:** There are no opportunities in **Plymouth**.

Neighborhood - St Louis Park

Market Research & Conclusion:

1. Under **Legal Description** look for multiple Lot Numbers first.
2. Next go to the lot width. **Minimum width** is 60 feet in some cases, 90 feet in others.
3. **For development**, look for 120 feet wide divided by two, with a depth of 125 or 150 feet.
4. **Conclusion:** There are no opportunities in **St Louis Park**.

Final Step:

1. Send an email to yourself from within the NorthstarMLS.
2. Immediately follow up and investigate the prospect properties.

The screenshot shows the NorthstarMLS interface. At the top, there is a navigation bar with the logo and links for My Matrix, Search, Finance, Roster, Tax, Stats, Add/Edit, and Tools. Below the navigation bar is a search input field labeled "Enter Shorthand or MLS#". The main content area is titled "Email 1 Listing" and contains an email composition form. The form includes fields for "From" (pre-filled with "Curt Fretham" and email address), "To" (pre-filled with "fretham_curt;"), and "CC". There is a "Create a New Contact" link below the "To" field. Below the "CC" field, there is a checkbox for "Bcc me a copy of this message." and a "Display:" section with a checkbox for "Do not include customer portal for this email." At the bottom, there is a "Subject:" field and "Email Body:" labels.

< End of Procedure >