

Residential - Vacant Land

**RESIDENTIAL**

# 15503 ROBINWOOD DR

MINNETONKA, MN 55345



**4**

BEDS

**2.5**

BATHS

**1,411 ft²**

LIVING AREA

**1.99 ac**

LOT SIZE

**1953**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

Last Sale

**\$650,000 · Aug 20, 2019**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,580 (2025)</b> |
| Assessed Value        | <b>\$345,300</b>      |
| Previous Assessed     | <b>\$328,900</b>      |
| Assessor Market Value | <b>\$345,300</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| Style         | Ranch                     |
| County        | HENNEPIN                  |
| Construction  | Frame (Unspecified)       |
| Roof          | Asphalt                   |
| Heating       | Floor/Wall Furnace        |
| Cooling       | Package                   |
| Fireplace     | Yes                       |
| Garage        | Garage, Attached          |
| Pool          | No                        |
| View          | Lake                      |

Deck · 390 ft²

Patio · 390 ft²

Porch · 200 ft²

## CLIMATE RISK

**45**  
FLOOD

**28**  
WILDFIRE

**25**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN |
|--------------|-----------|----------------------|-----------|--------|------|
| Mar 24, 2022 | Financing | Intrafamily Transfer |           |        |      |
| Aug 6, 2019  | Resale    | Warranty Deed        | \$650,000 | \$461  |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Minnetonka Middle School East | Middle     | 6–8    | 1.1 mi   |
| Groveland Elementary          | Elementary | KG–5   | 1.2 mi   |
| Minnetonka High School        | High       | 9–12   | 2.5 mi   |

District: Minnetonka Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 55345

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>60</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>22,380</b><br>POPULATION | <b>\$130K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|