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PROPERTY EXPLORER

Valuation Report



Property Location

11700 Galtier Dr
Burnsville, MN 55337

Value Estimate

\$395,185

Effective Date

5/5/2026

Client File ID

tmeckey



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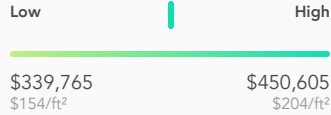
11700 Galtier Dr Burnsville, MN 55337 County: Dakota County

HouseCanary Value

High Confidence (86%)
FSD: 0.14

\$395,185

\$179/ft²

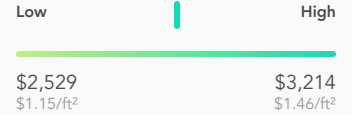


HouseCanary Rental Value

High Confidence (88%)
FSD: 0.12

\$2,871

\$1.30/ft²



Subject

APN # 02-64109-07-130

Property Type	Single Family Detached	Year Built	1965
Beds	3	Lot Size	12,632 ft ²
Baths	2	Owner Occupied	Yes
GLA	2,208 ft ²	HOA Fee	—
Sq. Ft. Above Grade	— ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft ²	Tax Amount (Year)	\$3,926 (2026)
Condition	Well Maintained		

Transaction History

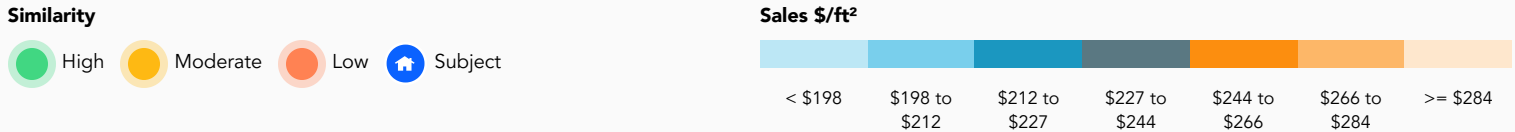
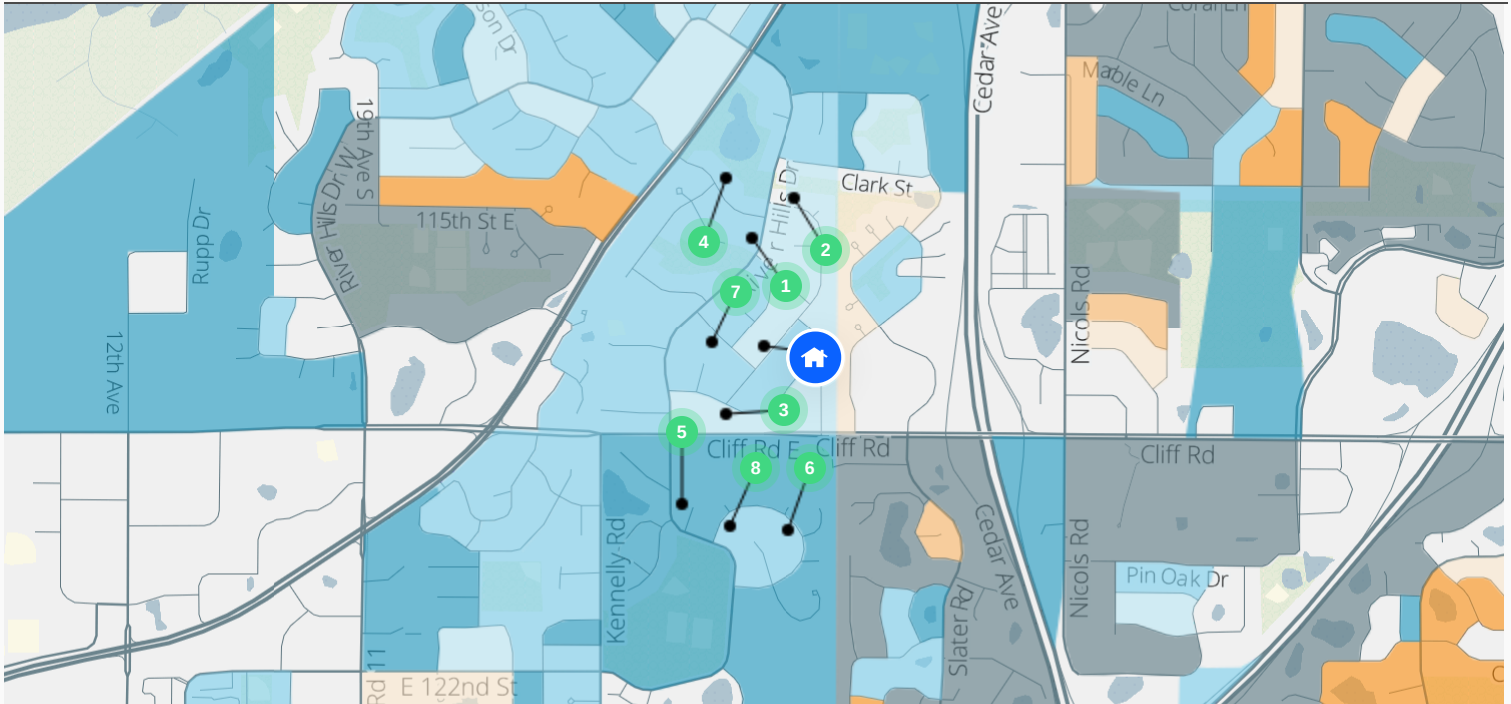
Date	Event	Type	Price	Appreciation	ADOM	Source
9/10/2026	Active	—	\$375,000	—	—	mls

Subject's Comparability to Market



11700 Galtier Dr Burnsville, MN 55337 County: Dakota County

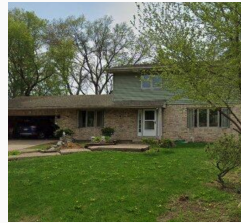
HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	11700 Galtier Dr	—	—	\$—	—	3	2	2,208 ft²	12,632 ft²	Single Family Detached	1965
1	11416 River Hills Dr Burnsville, MN 55337	0.23 mi	Closed	\$405,000	3/20/2026	3	2	1,960 ft²	13,505 ft²	Single Family Detached	1966
2	11459 Galtier Dr Burnsville, MN 55337	0.32 mi	Closed	\$400,000	12/18/2025	4	2	2,348 ft²	13,941 ft²	Single Family Detached	1965
3	3103 Selkirk Dr Burnsville, MN 55337	0.16 mi	Closed	\$350,000	4/22/2026	4	2.5	2,072 ft²	11,327 ft²	Single Family Detached	1967
4	11441 Galtier Dr Burnsville, MN 55337	0.36 mi	Closed	\$380,000	3/17/2026	3	3	2,462 ft²	16,119 ft²	Single Family Detached	1968
5	11902 River Hills Cir Burnsville, MN 55337	0.37 mi	Closed	\$357,000	12/3/2025	3	2	1,576 ft²	15,028 ft²	Single Family Detached	1974
6	3309 Red Oak Cir N Burnsville, MN 55337	0.39 mi	Closed	\$388,000	2/26/2026	4	2	2,005 ft²	10,891 ft²	Single Family Detached	1974
7	3017 McLeod St Burnsville, MN 55337	0.11 mi	Closed	\$350,000	11/24/2025	4	2	2,604 ft²	13,286 ft²	Single Family Detached	1966
8	3109 Red Oak Cir N Burnsville, MN 55337	0.38 mi	Closed	\$413,000	4/3/2026	4	3	2,138 ft²	14,376 ft²	Single Family Detached	1974

11700 Galtier Dr Burnsville, MN 55337 **County:** Dakota County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	11700 Galtier Dr Burnsville, MN 55337	11416 River Hills Dr Burnsville, MN 55337	11459 Galtier Dr Burnsville, MN 55337	3103 Selkirk Dr Burnsville, MN 55337	11441 Galtier Dr Burnsville, MN 55337
Similarity	—	● ● ● 95	● ● ● 95	● ● ● 90	● ● ● 90
Distance	—	0.23 mi	0.32 mi	0.16 mi	0.36 mi
Sale Date	—	3/20/2026	12/18/2025	4/22/2026	3/17/2026
Sale Price	\$—	\$405,000	\$400,000	\$350,000	\$380,000
Sale Price/ft²	—/ft²	\$207/ft²	\$170/ft²	\$169/ft²	\$154/ft²
List Date	—	2/13/2026	10/20/2025	3/15/2026	2/9/2026
List Price	\$—	\$385,000	\$374,900	\$350,000	\$394,900
List Price/ft²	—/ft²	\$196/ft²	\$160/ft²	\$169/ft²	\$160/ft²
Bedrooms	3	3	4	4	3
Bathrooms	2	2	2	2.5	3
Square Feet	2,208 ft²	1,960 ft²	2,348 ft²	2,072 ft²	2,462 ft²
Sq. Ft. Above Grade	— ft²	1,160 ft²	1,412 ft²	2,072 ft²	1,434 ft²
Sq. Ft. Below Grade	— ft²	800 ft²	936 ft²	0 ft²	1,028 ft²
Lot Size	12,632 ft²	13,505 ft²	13,941 ft²	11,327 ft²	16,119 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1965	1966	1965	1967	1968
Listing Status	—	Closed	Closed	Closed	Closed
Subdivision	RIVER HILLS 10TH ADDITION	RIVER HILLS 10TH ADDITION	RIVER HILLS 10TH ADDITION	RIVER HILLS 11TH ADDITION	RIVER HILLS 11TH ADDITION
Active D.O.M.	—	29	11	38	6
Cumulative D.O.M.	—	29	11	38	19
Current Value	\$395,185	\$405,134	\$400,250	\$349,091	\$380,144
Pool	Unknown	Unknown	Unknown	Unknown	No
Garage Spaces	—	2	2	2	2
Stories	1	1	1	2	1
Basement	Unknown	Yes	Yes	No	Yes
Distressed	—	No	No	No	No
Flip	—	No	No	No	No
Market Price	\$—	\$405,000	\$400,000	\$350,000	\$380,000
HPI Adjustment	—	\$4,024	\$6,136	\$2,854	\$3,753
HC Adjustment	—	\$11,680	-\$11,772	-\$3,374	-\$36,257
Adjusted Value	—	\$420,704	\$394,364	\$349,480	\$347,496

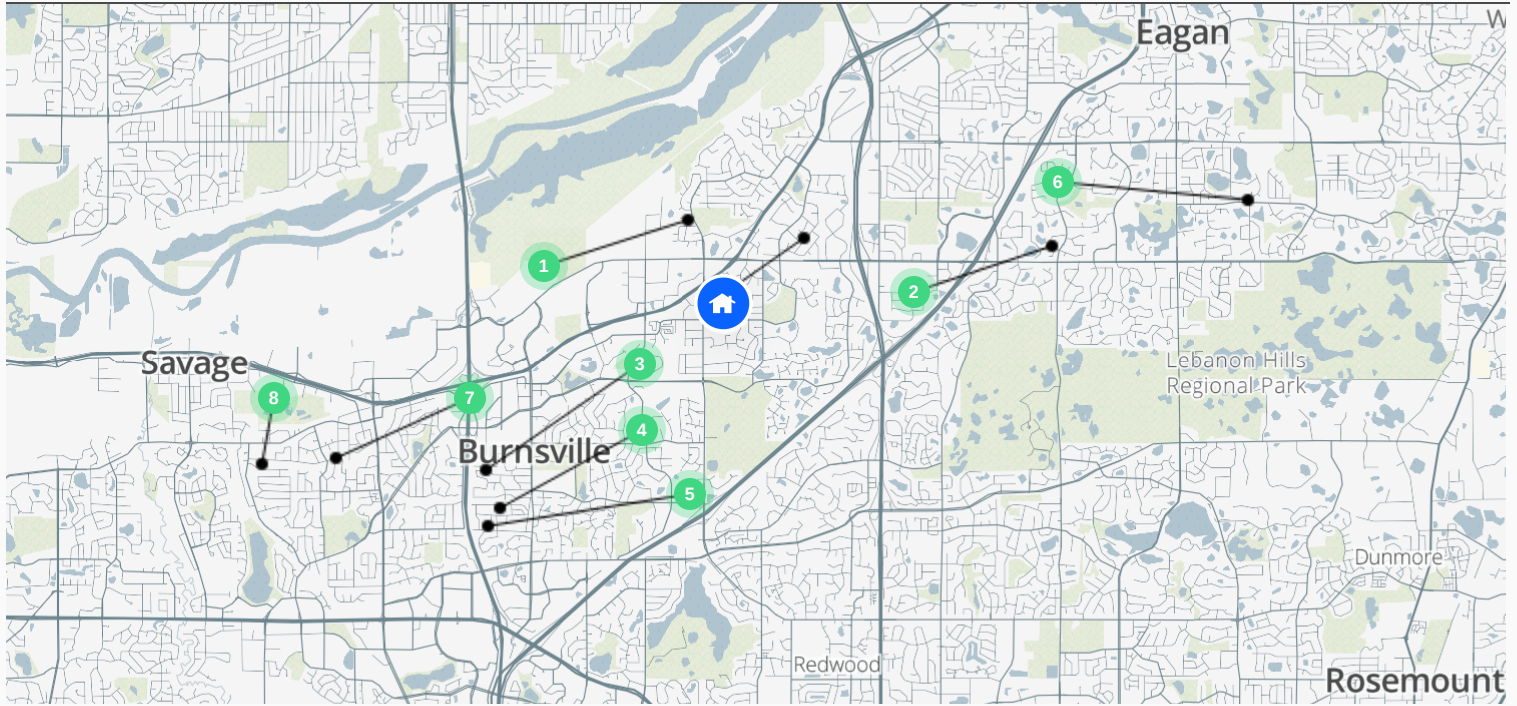
11700 Galtier Dr Burnsville, MN 55337 County: Dakota County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	11700 Galtier Dr Burnsville, MN 55337	11902 River Hills Cir Burnsville, MN 55337	3309 Red Oak Cir N Burnsville, MN 55337	3017 McLeod St Burnsville, MN 55337	3109 Red Oak Cir N Burnsville, MN 55337
Similarity	—	● ● ● 90	● ● ● 90	● ● ● 89	● ● ● 89
Distance	—	0.37 mi	0.39 mi	0.11 mi	0.38 mi
Sale Date	—	12/3/2025	2/26/2026	11/24/2025	4/3/2026
Sale Price	\$—	\$357,000	\$388,000	\$350,000	\$413,000
Sale Price/ft²	—/ft²	\$227/ft²	\$194/ft²	\$134/ft²	\$193/ft²
List Date	—	8/23/2025	8/11/2025	10/30/2025	2/25/2026
List Price	\$—	\$359,459	\$392,000	\$349,900	\$410,000
List Price/ft²	—/ft²	\$228/ft²	\$196/ft²	\$134/ft²	\$192/ft²
Bedrooms	3	3	4	4	4
Bathrooms	2	2	2	2	3
Square Feet	2,208 ft²	1,576 ft²	2,005 ft²	2,604 ft²	2,138 ft²
Sq. Ft. Above Grade	— ft²	1,124 ft²	1,168 ft²	1,612 ft²	1,410 ft²
Sq. Ft. Below Grade	— ft²	452 ft²	837 ft²	992 ft²	728 ft²
Lot Size	12,632 ft²	15,028 ft²	10,891 ft²	13,286 ft²	14,376 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1965	1974	1974	1966	1974
Listing Status	—	Closed	Closed	Closed	Closed
Subdivision	RIVER HILLS 10TH ADDITION	VILLAGES AT RIVER WOODS	VILLAGES AT RIVER WOODS	RIVER HILLS 10TH ADDITION	VILLAGES AT RIVER WOODS
Active D.O.M.	—	80	119	23	8
Cumulative D.O.M.	—	102	149	23	37
Current Value	\$395,185	\$357,436	\$388,275	\$351,013	\$413,000
Pool	Unknown	Unknown	Unknown	No	Unknown
Garage Spaces	—	2	2	2	2
Stories	1	—	1	1	—
Basement	Unknown	Yes	Yes	Yes	Yes
Distressed	—	No	No	No	No
Flip	—	No	No	No	No
Market Price	\$—	\$357,000	\$388,000	\$350,000	\$413,000
HPI Adjustment	—	\$3,472	\$3,304	\$5,754	\$2,539
HC Adjustment	—	-\$4,296	-\$8,188	-\$29,451	-\$36,545
Adjusted Value	—	\$356,176	\$383,116	\$326,303	\$378,994

11700 Galtier Dr Burnsville, MN 55337 County: Dakota County

HouseCanary Suggested Rental Comparables



Similarity

● High
 ● Moderate
 ● Low
 ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	11700 Galtier Dr	—	—	\$—/mo.	—	3	2	2,208 ft²	12,632 ft²	Single Family Detached	1965
	1701 E 116th St Burnsville, MN 55337	0.99 mi	Closed	\$2,549/mo.	1/8/2026	4	2	1,899 ft²	11,543 ft²	Single Family Detached	1976
	1735 Walnut Ln Eagan, MN 55122	2.09 mi	Closed	\$2,250/mo.	4/16/2026	3	2	1,532 ft²	10,803 ft²	Single Family Detached	1975
	412 Harold Dr Burnsville, MN 55337	3.32 mi	Closed	\$2,689/mo.	3/27/2026	3	3	1,964 ft²	12,763 ft²	Single Family Detached	1978
	209 Valley High Rd Burnsville, MN 55337	3.43 mi	Closed	\$2,500/mo.	3/17/2026	4	2	1,742 ft²	20,040 ft²	Single Family Detached	1959
	13516 Grand Ave Burnsville, MN 55337	3.60 mi	Closed	\$3,229/mo.	3/27/2026	5	3	2,436 ft²	11,761 ft²	Single Family Detached	1963
	1244 Carlson Lake Ln Eagan, MN 55123	3.75 mi	Closed	\$3,075/mo.	4/15/2026	4	2.5	2,359 ft²	13,505 ft²	Single Family Detached	1975
	13101 Thomas Ave S Burnsville, MN 55337	4.36 mi	Closed	\$2,649/mo.	3/8/2026	3	3	2,104 ft²	10,454 ft²	Single Family Detached	1974
	3409 Brookview Dr Burnsville, MN 55337	4.95 mi	Closed	\$2,249/mo.	11/11/2025	3	2	1,800 ft²	16,553 ft²	Single Family Detached	1973

11700 Galtier Dr Burnsville, MN 55337 County: Dakota County



Market Risk

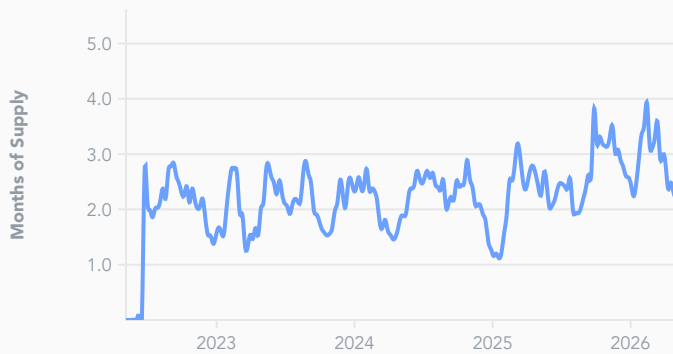
Risk of Decline
11.4%

Risk Level
Low

This month last year
36.4%

Neighborhood & Subject Marketability

Months of Supply - ZIP



This month last year
2

This month
2

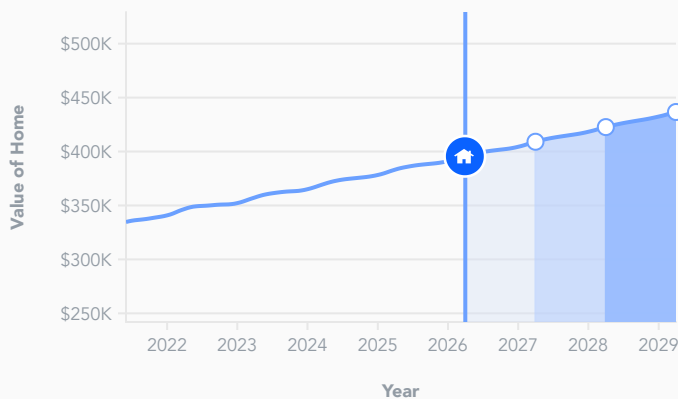
Days on Market - Sold or De-listed Properties - ZIP



This month last year
22

This month
28

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	4%	2 Year	7%	3 Year	10%
2027	\$409,055	2028	\$422,650	2029	\$436,639

11700 Galtier Dr Burnsville, MN 55337 **County:** Dakota County

Glossary

HouseCanary Value	This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value. Source: HouseCanary analysis
HouseCanary Rental Value	This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent. Source: HouseCanary analysis
Active	Active listings within a 1 year timeframe near the subject property. Source: Local MLS
Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
HouseCanary Suggested Comps	HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe. Source: HouseCanary analysis
MSA 1-Year Risk of Decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis

11700 Galtier Dr Burnsville, MN 55337 County: Dakota County

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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