



**WAITE PARK BOARD OF APPEAL AND EQUALIZATION MEETING
MONDAY, MAY 9, 2016
6:30 P.M.**

6:30 P.M. Pledge of Allegiance

1. Board of Appeal and Equalization Meeting

ADJOURN

**Overview of Commercial, Industrial and Apartment
Properties for the 2016 Assessment**

Commercial: 1 – 2% Increase

Industrial: 0 – 1% Increase

Apartments: 2 – 3% Increase

In the sales study period for the 2016 Assessment
(October 1, 2014 thru September 30, 2015)

Number of Commercial Sales – 2

Number of Industrial Sales – 0

Number of Apartment Sales – 0

Commercial Sale #1

98.61390.0210 416 Great Oak Drive

Buyer: LSREF4 BISON, LLC

Seller: IRET PROPERTIES

Property Type: Office/Whse Multi-Tenant Building

Date: August 3rd, 2015

Purchase Price: \$1,300,000

Estimated Market Value: \$1,222,200

Ratio: 94%

Commercial Sale #2

98.61390.0200 458 Great Oak Drive

Buyer: KWIK TRIP

Seller: CANDERSON, LLLP

Property Type: Gas Station/Convenience Store

Date: April 21st, 2015

Purchase Price: \$700,000 Adjusted: \$649,600

Estimated Market Value: \$649,900

Ratio: 100%

This property has since been demo'd.

MINNESOTA • REVENUE

Memo

Date: March 2, 2016
To: Local and County Board Members
From: Jessi Glancey, State Program Administrator Principal
Subject: Board of Appeal and Equalization Training Update

Online Training Version I

Board of Appeal and Equalization (BAE) online training was launched on July 2, 2015. At that time, all board members had the opportunity to register and take the training prior to the February 1, 2016 compliance date.

In total, 554 board members completed the training statewide, which is the largest group of trained members ever trained in the history of Board of Appeal and Equalization training. Thank you to all of you that took the time to register and take the training. We hope your experience with the training was a positive one.

Online Training Version II

Online training will be available to all board members after July 1, 2016 and will remain available until February 1, 2017. Anyone who completes the training between July 1, 2016 and February 2, 2017 will be certified until July 1, 2020.

There will be an updated version of the online training due to feedback we received. Some things you will notice include:

- There will be one training link instead of seven modules.
- It is also shorter than version one; it will now take a user 30-45 mins to complete.
- We are also working on resolving some of the technical issues that came up this past year for some of our users.

Board members interested in taking the training need to complete the following steps:

1. Register to take the training by accessing the MN Department of Revenue website
 - http://www.revenue.state.mn.us/local_gov/prop_tax_admin/Pages/lbaetraining.aspx
2. Watch for a confirmation email, with login information
3. Login to start the training **within 30 days** of receiving the confirmation email
4. Complete the training
5. Print/save completion certificate



COUNTY OF STEARNS

ASSESSOR'S OFFICE

Administration Center RM 37 • 705 Courthouse Square • St. Cloud, MN 56303
320/656-3680 • Fax: 320/229-7032
www.co.stearns.mn.us

To: City of Waite Park Officials
From: Michelle Hinnenkamp
Date: 5/9/2016

Re: 2016 Assessment / Sales Ratio Information

Sales study period ranges from October 1st, 2014 to September 30th, 2015. There were a total of 58 residential sales during this sales period. I have attached the sales information and the market increase or decrease for each neighborhood. Below are the median ratios after time adjusted to January 2nd 2016, and the change in market values for properties in the city of Waite Park for the 2016 Assessment Pay 2017.

Residential

58 sales with a median sales ratio 93.61%
(See neighborhood breakdown attached)

Change

(+) 0%-2% increase overall (95.77%)

Agricultural – Market (Tillable & Non-Tillable) Values

(-) 0%-6% decrease

Agricultural – Green Acres / Rural Preserve Values

(+) 4% Avg. Increase,
Range -6% to +20%

The green acres values have increased to be equal to the non-tillable market values or just below non-tillable market values for the 2016 assessment.

Please keep in mind that these are averages. Some properties may have changed more than others depending on the characteristics of the property.

There is also a lot of helpful information on our Stearns County website in the Assessor's Corner for: understanding your assessment, property tax information, property tax refund, the appeals process, homestead classification, Green Acres, Rural Preserve Programs and much more...
<http://co.stearns.mn.us/PropertyRoads/PropertyAssessments/TheAssessorsCorner>

The sales ratio study is based upon reliable and relevant data obtained from real estate transactions. The information is gathered from certificates of real estate value. (eCRV's)

We exclude sales that are not arms-length or open market. Each adjusted sale is compared to our estimated market value by having a computer program calculate an individual sale ratio. All individual sale ratios are then sorted by property type and geographic area. The 12 month study includes sales that occur from October 1st 2014 to September 30th 2015. The Department of Revenue reviews all of our work.

All classes of property must have median sales ratios between 90% and 105%. We strive for 95% to 100%.

The median ratio is the preferred measure of central tendency for most sales ratio study applications because it is easily understood and not affected by extreme ratios.

All properties are valued and time adjusted as of the assessment date: January 2nd of each year.

Homestead applications must be turned in by December 15th, 2016 for the 2016 assessment.

NBHD	Median Time Adjusted Sales Ratio	Median Ratio After Adjustments	Market Increase or Decrease
98.09 - Windsor Greene	93.83%	95.57%	1.74%
98.10 - Old Townsite Resd	90.53%	94.16%	3.63%
98.11 - NW Corner Resd	91.10%	92.31%	1.21%
98.12 - Res in Lmt Comm Dist (Mall)	104.88%	104.37%	-0.51%
98.13 - Angus / Cloud Park	87.99%	96.30%	8.31%
98.14 - Willows	94.29%	94.94%	0.65%
98.15 - Patio Homes (Aspen, Tudor, Whitney Garden)	95.99%	96.68%	0.69%
98.16 - Townhomes (Lone Oak)	102.72%	102.44%	-0.28%
98.17 - Quad Patio (Heritage)	91.09%	92.66%	1.57%
98.18 - Meadows Condos	104.99%	104.72%	-0.27%
98.19 - Sunwood/Granite Ridge/Heritage Point	95.31%	97.47%	2.16%
All Sales	93.61%	95.77%	2.16%
On Water - (One Sale)	91.10%	92.31%	1.21%
Off Water	93.83%	95.96%	2.13%

Neighborhood

98.09

Winsor Greene

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.61450.0003

Sale Date: 8/13/2015

RESIDENT

Address : 409 WELLINGTON CIR
WAITE PARK, MN 56387-

Sale Amt : 190,000 (111.05)

[X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98097 Lot-4 Block-1

Seller : WINTER, PAUL H, NORBERT M

Buyer : BERG REVOCABLE TRUST

Terms : Warranty Deed

Rejected :

Prop Use : SINGLE FAMILY

Appraised: 8/21/2012

EMV Land : 50,000 Total Acres : .00

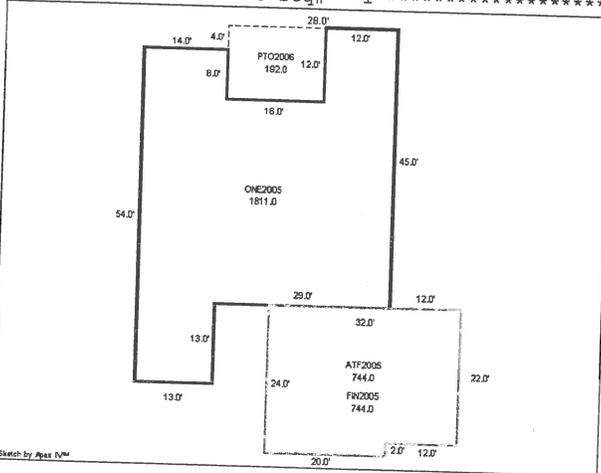
EMV Bldg : 161,000 MainFlr \$/SF:

EMV Total: 211,000 Heated \$/SF:

***** LAND LINES *****

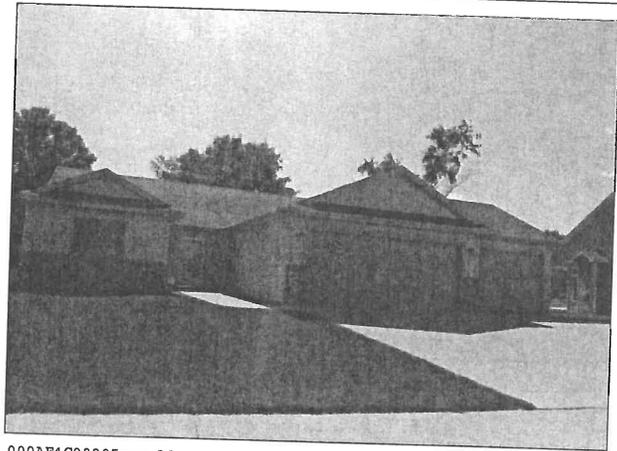
Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2005 Age: 9 | MODL: SFR WINDO: SLIDING
 Eff. Year : 2006 | USE : SINGLE FAM HTFLL: DUAL FUEL
 Total Area: 3,491 | FOUN: BLOCK
 Main Floor: 1,811 | FRAM: WOOD FRAME
 LivingArea: 1,811 | EXTW: VINYL
 : FACE BRICK
 #Bedrooms : 3 | QUAL: GOOD PLUS
 #Bathrooms: 2.25 | RSTR: GABLE/HIP
 #Rooms : 8 | ROOF: ASPH SHING
 #Stories : | INTW: DRYWALL
 FLOR: CARPET
 : PERGO/LAMI
 Class : | HEAT: DUAL SOURC
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: IRREGULAR
 #Units/Apt: | ARCH: PATIO HM
 Avg. Ceil : | KTCH: GOOD

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	1,811	100	1,811	1,811	1,811
ATT FR GAR	744	35	260		
+ /FIN GAR	744	5	37		
PATIO	192	5	10		
* TOTALS	3,491		2,118	1,811	1,811



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WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.61450.0018

Sale Date: 2/27/2015

RESIDENT

Address : 457 WELLINGTON CIR
WAITE PARK, MN 56387-

Sale Amt : 214,000 (92.66)

[X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98097 Lot-19 Block-1

Seller : KAMPA, BERNICE M, RALPH W
Buyer : BERG, ROBERT, DOROTHY
Terms : Warranty Deed
Rejected :

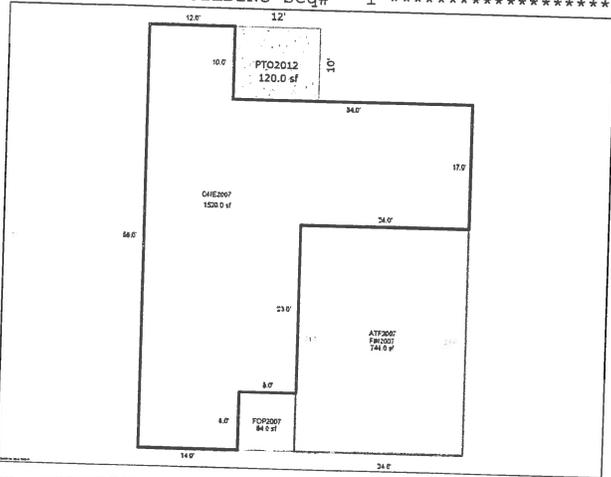
Prop Use : SINGLE FAMILY
Appraised: 4/14/2015

EMV Land : 50,000 Total Acres : .00
EMV Bldg : 148,300 MainFlr \$/SF:
EMV Total: 198,300 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2007 Age: 8
 Eff. Year : 2007
 Total Area: 3,192
 Main Floor: 1,520
 LivingArea: 1,520
 #Bedrooms : 2
 #Bathrooms: 1.75
 #Rooms : 7
 #Stories :
 Class :
 Occupancy :
 Condition :
 #Units/Apt:
 Avg. Ceil :

MODL: SFR WND: SLIDING
 USE : SINGLE FAM HTFL: DUAL FUEL
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 : FACE BRICK
 QUAL: GOOD
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : PERGO/LAMI
 HEAT: DUAL SOURC
 AIRC: CENTRAL
 SIZE: IRREGULAR
 ARCH: PATIO HM
 KTCH: GOOD



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
ATT FR GAR	744	35	260		
+ / FIN GAR	744	5	37		
1 STORY	1,520	100	1,520	1,520	1,520
F OPN PRCH	64	30	19		
PATIO	120	5	6		
* TOTALS	3,192		1,842	1,520	1,520

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2007 GAS FIREPL. GOOD	0 * 0 *	0	1.000 UT

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.61450.0058

Sale Date: 6/15/2015

RESIDENT

Address : 40 WATERFORD LN
WAITE PARK, MN 56387-

Sale Amt : 216,000 (95.00)

[X] IMPROVED [] VACANT

PersProp\$: 3,000

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98117 Lot-5 Block-2

Seller : REGENCY BUILDERS, INC.
Buyer : KINNEY, PATRICIA, PETER
Terms : Warranty Deed
Rejected :

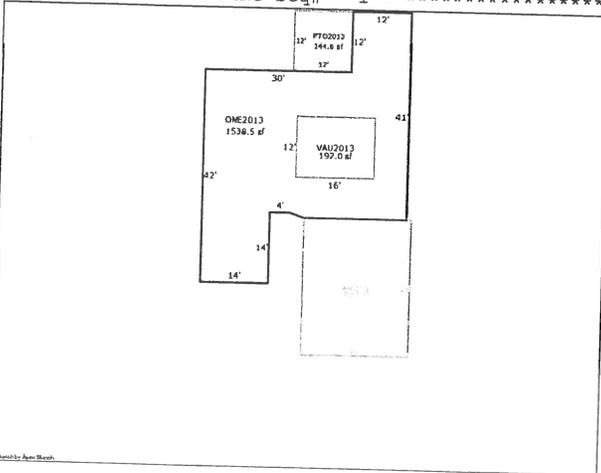
Prop Use : SINGLE FAMILY
Appraised: 3/11/2015

EMV Land : 43,000 Total Acres : .00
EMV Bldg : 162,200 MainFlr \$/SF:
EMV Total: 205,200 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2013 Age: 2 | MODL: SFR WINDO: CASEMENT
 Eff. Year : 2013 | USE : SINGLE FAM HTFL: GAS
 FOUN: SLAB
 FRAM: WOOD FRAME
 EXTW: VINYL
 : FACE BRICK
 QUAL: EXCELLENT
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 HEAT: DOUBLE SYS
 AIRC: CENTRAL
 SIZE: IRREGULAR
 ARCH: PATIO HM
 KTCH: GOOD

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
AT FIN GAR	594	40	238		
1 STORY	1,539	100	1,539	1,539	1,539
VAULTEDCEI	192	5	10		
PATIO	144	5	7		
* TOTALS	2,469		1,794	1,539	1,539

***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2013 GAS FIREPL. GOOD	0 * 0 *	1.000 UT	0

Neighborhood

98.10

Old Townsite Resd.

Parcel# : R 98.60568.0347

Sale Date: 1/02/2015

RESIDENT

Address : 2862 COUNTY ROAD 137
WAITE PARK, MN 56387-

Sale Amt : 274,000 (83.07)

[X] IMPROVED [] VACANT

PersProp\$: 5,000

LegalDesc: Sect-19 Twp-124 Range-28
3.46A P/O W3E2SW4 & P/O W 10'
E2/3E2SW4 & P/O SW4SW4 LYING S
OF LN PARALLEL & 300' N OF S

Seller : LABUDA, MARK, AMY
Buyer : LAMPHER, NEAL G
Terms : Warranty Deed
Rejected :

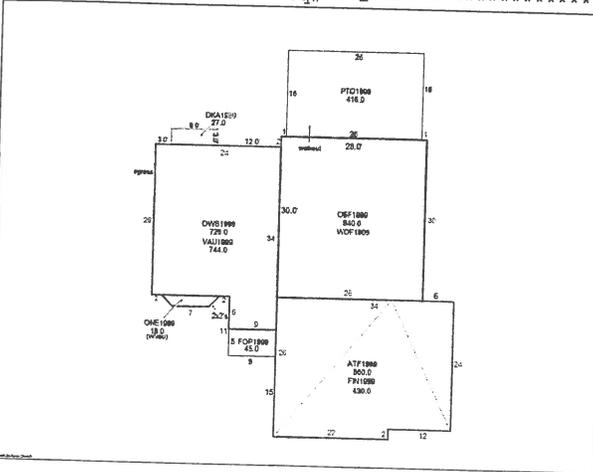
Prop Use : SINGLE FAMILY
Appraised: 3/13/2015

EMV Land : 65,000 Total Acres : 3.46
EMV Bldg : 162,600 MainFlr \$/SF:
EMV Total: 227,600 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RESIDENTIAL GOOD	0 0 0	1.000 AC	1.000
RESIDENTIAL	0 0 0	2.000 AC	2.000
RESIDENTIAL	0 0 0	.460 AC	.460

***** BUILDING Seq# 1 *****

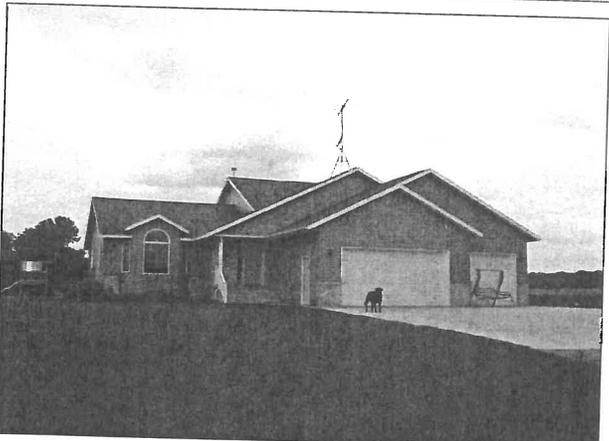


Year Built: 1999 Age: 16 | MODL: SFR WINDO: CASEMENT
Eff. Year : 1999 | USE : SINGLE FAM HTFL: GAS
FOUN: BLOCK
FRAM: WOOD FRAME
EXTW: STEEL SIDI
: FACE BRICK
QUAL: GOOD
RSTR: GABLE/HIP
ROOF: ASPH SHING
INTW: DRYWALL
FLOR: CARPET
: HARDWOOD
HEAT: DUAL SOURC
AIRC: CENTRAL
SIZE: L-SHAPED
ARCH: SPLIT LEVL
KTCH: GOOD

Total Area: 4,946
Main Floor: 1,584
LivingArea: 2,359

#Bedrooms : 4
#Bathrooms: 2.75
#Rooms : 9
#Stories :

Class :
Occupancy :
Condition :
#Units/Apt:
Avg. Ceil :



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	416	5	21		
1 STORY	18	100	18	18	18
F OPN PRCH	45	30	14		
1 STY/BMT	726	120	871	871	726
ATT FR GAR	860	35	301		
1 S/SPLT F	840	170	1,428	1,428	840
WO UNFIN	840	5	42	42	
+/-FIN GAR	430	5	22		
DECK AVG	27	15	4		
VAULTEDCEI	744	5	37		
* TOTALS	4,946		2,758	2,359	1,584

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1999 GAS FIREPL. AVERAGE	0 * 0 *	1.000 UT	0
1	1999 SHED - \$9.00	8 * 12 *	96.000 SF	0

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.60761.0000

Sale Date: 8/03/2015

RESIDENT

Address : 233 1ST AVE N
WAITE PARK, MN 56387-

Sale Amt : 76,000 (109.47)

[X] IMPROVED [] VACANT

PersProp\$: 4,000

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98015 Lot-1 Block-7
N60' OF S70' OF LOT 1 BLK 7

Seller : GANGL, LINDA F, CLARENCE A

Buyer : LERUM, KIMBERLY, TYREL J

Terms : Warranty Deed

Rejected :

Prop Use : SINGLE FAMILY

Appraised: 9/25/2015

EMV Land : 23,900 Total Acres : .00

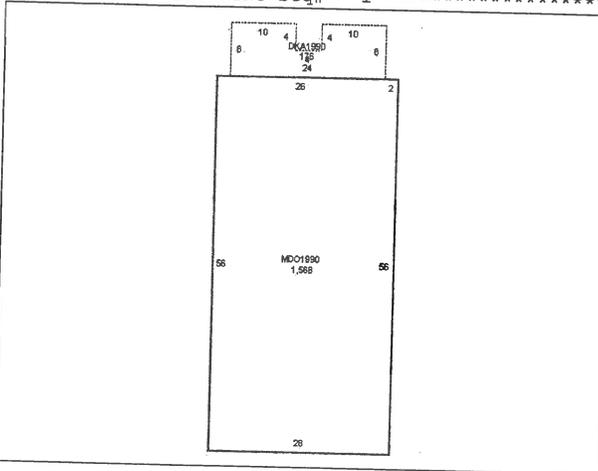
EMV Bldg : 59,300 MainFlr \$/SF:

EMV Total: 83,200 Heated \$/SF:

***** LAND LINES *****

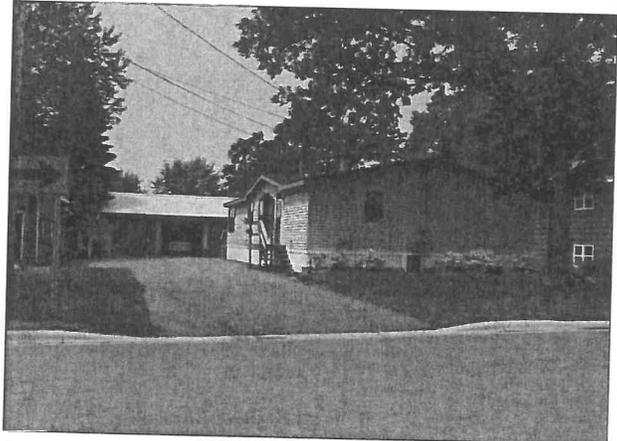
Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	60 141 0	60.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1990 Age: 23 | MODL: SFR WND0: DOUBLEHUNG
 Eff. Year : 1992 | USE : MOD ON RE HTFL: GAS
 FOUN: PIER
 FRAM: WOOD FRAME
 EXTW: VINYL
 QUAL: AVERAGE -
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 : PANELING
 FLOR: CARPET
 : SHT VINYL
 HEAT: FORCED AIR
 AIRC: CENTRAL
 SIZE: RECTANGLE
 ARCH: MH ON REAL
 KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
MODULAR/O	1,568	100	1,568	1,568	1,568
DECK AVG	176	15	26		
* TOTALS	1,744		1,594	1,568	1,568



706DC92P7060001 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1990 D6.5<900#	28 * 35 *	0	980.000 SF

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.60872.0010

Sale Date: 9/15/2015

RESIDENT

Address : 108 3RD ST N
WAITE PARK, MN 56387-

Sale Amt : 104,500 (84.78) [X] IMPROVED [] VACANT

PersProp\$: 6,500

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98022 Lot-3 Block-2

Seller : SCHULTZ, JILL L
Buyer : WILLIAMS, SHERRY A, BRANDON M
Terms : Warranty Deed
Rejected :

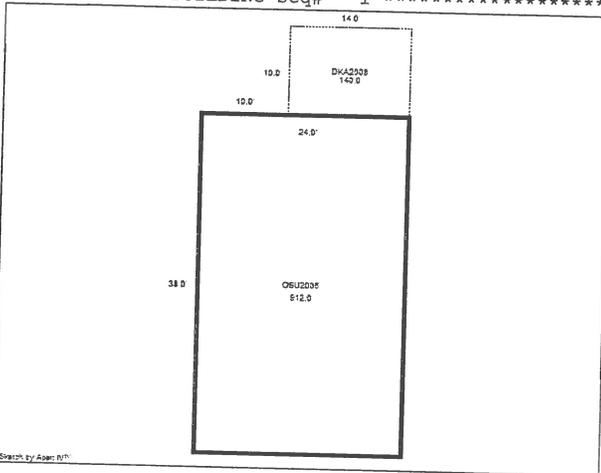
Prop Use : SINGLE FAMILY
Appraised: 10/26/2015

EMV Land : 19,700 Total Acres : .00
EMV Bldg : 68,900 MainFlr \$/SF:
EMV Total: 88,600 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	40 140 0	40.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 2005 Age: 10
 Eff. Year : 2005
 Total Area: 1,052
 Main Floor: 912
 LivingArea: 1,186
 #Bedrooms : 2
 #Bathrooms: 1.00
 #Rooms : 5
 #Stories :
 Class :
 Occupancy :
 Condition :
 #Units/Apt:
 Avg. Ceil :

MODL: SFR WND0: SLIDING
 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 : FACE BRICK
 QUAL: AVE PLUS
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: RECTANGLE
 ARCH: SPLIT ENTY
 KTCH: AVERAGE



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1ST SPL UN	912	130	1,186	1,186	912
DECK AVG	140	15	21		
* TOTALS	1,052		1,207	1,186	912

***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2007 SHED - \$6.00	10 * 7 *	0	70.000 SF

Parcel# : R 98.60882.0000

Sale Date: 5/15/2015

RESIDENT

Address : 103 2 1/2 ST N
WAITE PARK, MN 56387-

Sale Amt : 161,900 (84.87) [X] IMPROVED [] VACANT

PersProp\$: 2,000

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98022 Lot-21 Block-2
E36' OF LOT 20 & ALL OF LOT 21
BLK 2

Seller : BOROS,SARA,ANTHONY P
Buyer : PORWOLL,LAURA J,LEE
Terms : Warranty Deed
Rejected :

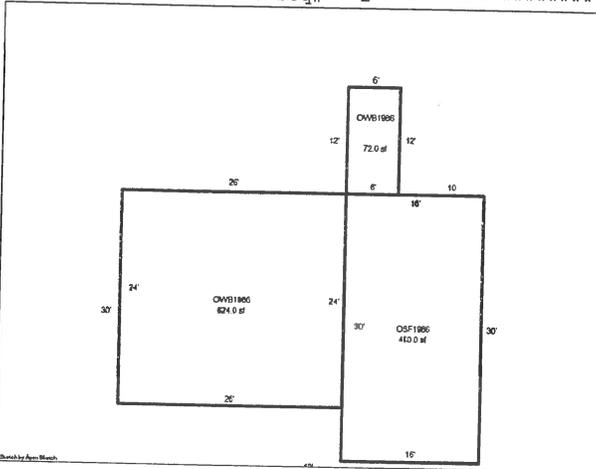
Prop Use : SINGLE FAMILY
Appraised: 3/10/2015

EMV Land : 23,400 Total Acres : .00
EMV Bldg : 114,000 MainFlr \$/SF:
EMV Total: 137,400 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	78 125 0	78.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1966 Age: 13 MODL: SFR WINDO: DOUBLEHUNG
 Eff. Year : 2002 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 QUAL: AVERAGE
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 : PANELING
 FLOR: CARPET
 : SHT VINYL
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: L-SHAPED
 ARCH: SPLIT LEVL
 KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STY/BMT	696 120		835	835	696
1 S/SPLT F	480 170		816	816	480
* TOTALS	1,176		1,651	1,651	1,176



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1989 D6.0<500#	20 * 24 *	0	480.000 SF 0
1	2014 GOOD<1000#	0 * 0 *	0	969.000 SF 0

Parcel# : R 98.60895.0000
 Address : 222 3RD AVE N
 WAITE PARK, MN 56387-1130

Sale Date: 5/04/2015
 Sale Amt : 112,960 (70.73) [X] IMPROVED [] VACANT
 PersProp\$: 2,500

LegalDesc: Sect-17 Twp-124 Range-28
 Plat-98022 Lot-14 Block-4
 LOTS 13 & 14 BLK 4

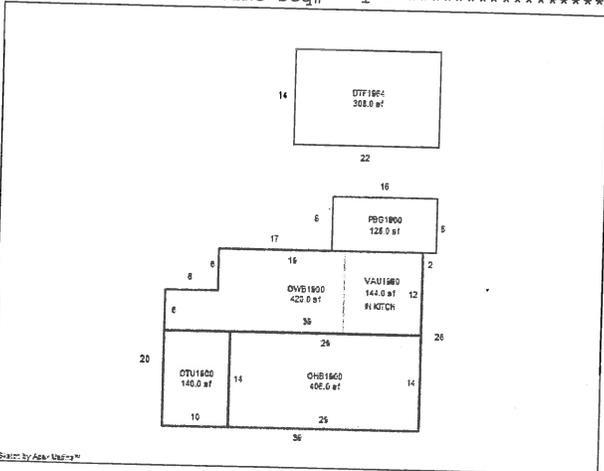
Seller : NEIS, MARY L, JAMES A
 Buyer : BIRR, CHERYL, & SCHLEPPENBACH, MARIE R
 Terms : Warranty Deed
 Rejected :

Prop Use : SINGLE FAMILY
 Appraised: 3/10/2016

EMV Land : 24,000 Total Acres : .00
 EMV Bldg : 55,900 MainFlr \$/SF:
 EMV Total: 79,900 Heated \$/SF:

***** LAND LINES *****
 Description Front/Depth/Back Number of Units Acres
 FRONT FEET 80 125 0 80.000 FF .000

***** BUILDING Seq# 1 *****



Year Built: 1900 Age: 61 MODL: SFR WINDO: DOUBLEHUNG
 Eff. Year : 1954 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 1,546 FRAM: WOOD FRAME
 Main Floor: 966 EXTW: STEEL SIDI
 LivingArea: 1,342 QUAL: AVERAGE -
 RSTR: GABLE/HIP
 #Bedrooms : 2 ROOF: ASPH SHING
 #Bathrooms: 1.00 INTW: DRYWALL
 #Rooms : 5 : PANELING
 #Stories : FLOR: CARPET
 : SHT VINYL
 Class : HEAT: AIR DUCTED
 Occupancy : AIRC: CENTRAL
 Condition : SIZE: L-SHAPED
 #Units/Apt: ARCH: STRY & 1/2
 Avg. Ceil : KTCH: REM AVE



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
ONE/TUCK U	140	120	168	168	140
1.5STY/BMT	406	165	670	670	406
VAULTEDCEI	144	5	7		
1 STY/BMT	420	120	504	504	420
PATIO GOOD	128	10	13		
DET FR GAR	308	35	108		
* TOTALS	1,546		1,470	1,342	966

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1952 TUG 1 CAR	10 * 14 *	0	1.000 UT
1	1952 LWCS<900#	0 * 0 *	0	826.000 SF

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.60952.0000

Sale Date: 3/06/2015

RESIDENT

Address : 224 6TH AVE N
WAITE PARK, MN 56387-1147

Sale Amt : 89,000 (109.55) [X] IMPROVED [] VACANT

PersProp\$: 3,000

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-14 Block-7

Seller : XOBANIA, FEANNA, SHAWN
Buyer : ROBINSON, DONNIEL, BRIAN
Terms : Warranty Deed
Rejected :

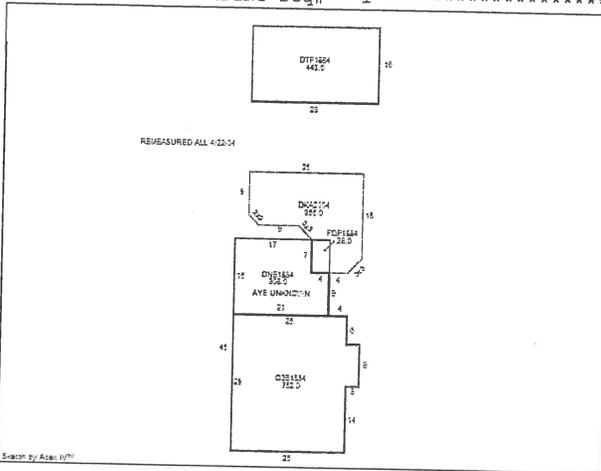
Prop Use : SINGLE FAMILY
Appraised: 3/15/2012

EMV Land : 18,600 Total Acres : .00
EMV Bldg : 78,900 MainFlr \$/SF:
EMV Total: 97,500 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	40 125 0	40.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1884 Age: 50 MODL: SFR WNDO: DOUBLEHUNG
 Eff. Year: 1965 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: CB STUCCO
 QUAL: AVERAGE -
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 : PLASTER
 FLOR: CARPET
 : PERGO/LAMI
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: L-SHAPED
 ARCH: STRY & 3/4
 KTCH: REM AVE



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1.75ST/BMT	752	180	1,354	1,354	752
1 STORY	308	100	308	308	308
DET FR GAR	448	35	157		
DECK AVG	355	15	53		
F OPN PRCH	28	30	8		
* TOTALS	1,891		1,880	1,662	1,060

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WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.60953.0050

Sale Date: 5/18/2015

RESIDENT

Address : 523 2ND ST N
WAITE PARK, MN 56387-

Sale Amt : 76,643 (103.47) [X] IMPROVED [] VACANT

PersProp\$: 2,000

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-19 Block-7
LOTS 18 & 19

Seller : ALSAKER, JULIE, BRIAN
Buyer : MAAS, TIMOTHY D
Terms : CONTRACT FOR DEED
Rejected :

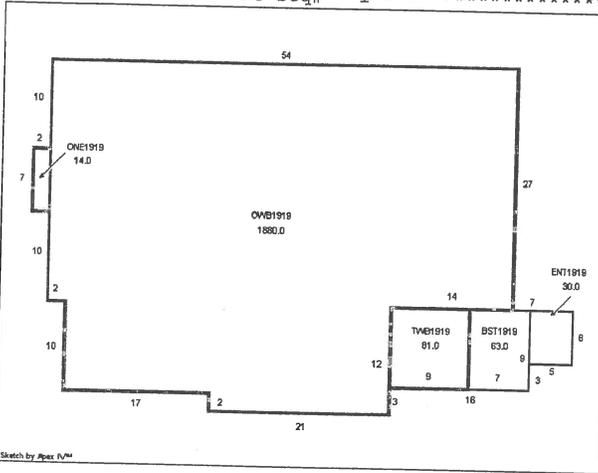
Prop Use : SINGLE FAMILY
Appraised: 7/09/2015

EMV Land : 24,000 Total Acres : .00
EMV Bldg : 55,300 MainFlr \$/SF:
EMV Total: 79,300 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	80 125 0	80.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1919 Age: 65
Eff. Year : 1950

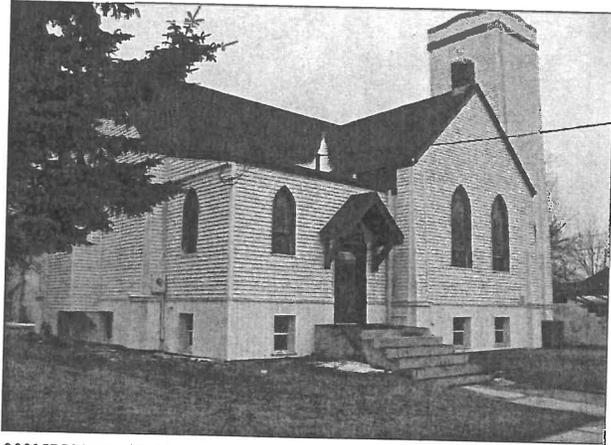
Total Area: 2,068
Main Floor: 1,975
LivingArea: 2,424

#Bedrooms : 2
#Bathrooms: 1.00
#Rooms : 4
#Stories :

Class :
Occupancy :
Condition :
#Units/Apt:
Avg. Ceil :

MODL: SFR
USE : SINGLE FAM
FOUN: BLOCK
FRAM: WOOD FRAME
EXTW: VINYL
: CB STUCCO
QUAL: BELOW AVE
RSTR: GABLE/HIP
ROOF: ASPH SHING
INTW: PLASTER
: DRYWALL
FLOR: HARDWOOD
: SHT VINYL
HEAT: AIR DUCTED
AIRC: CENTRAL
SIZE: L-SHAPED
ARCH: RAMBLER

KTCH: REM AVE
WNDO: FIXED
HTFL: GAS



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	14	100	14	14	14
ENTRY	30	35	11		
UNFIN BSMT	63	20	13		
2 STY/BMT	81	190	154	154	81
1 STY/BMT	1,880	120	2,256	2,256	1,880
* TOTALS	2,068		2,448	2,424	1,975

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***** EXTRA FEATURES *****

BN	Year/Description	-----Dimensions-----	Number of Units	Quantity
1	1975 SHED - \$6.00	20 * 10 *	7	200.000 SF 0

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.61020.0000

Sale Date: 4/24/2015

RESIDENT

Address : 240 11TH AVE N
WAITE PARK, MN 56387-1029

Sale Amt : 126,100 (91.99) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-10 Block-12
LOTS 9 & 10 BLK 12

Seller : ASSELIN, JEFF R, TARA L
Buyer : SAVAGE, MICHELLE, CHAD
Terms : Warranty Deed
Rejected :

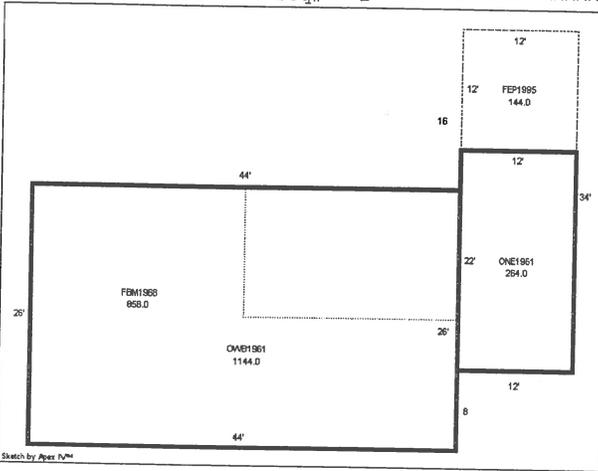
Prop Use : SINGLE FAMILY
Appraised: 9/15/2015

EMV Land : 24,000 Total Acres : .00
EMV Bldg : 92,000 MainFlr \$/SF:
EMV Total: 116,000 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	80 125 0	80.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1961 Age: 49 | MODL: SFR | KTCH: AVERAGE
 Eff. Year: 1966 | USE: SINGLE FAM | WND0: DOUBLEHUNG
 FOUN: BLOCK | HTFL: GAS
 Total Area: 2,410 | FRAM: WOOD FRAME
 Main Floor: 1,408 | EXTW: ALUMINUM
 LivingArea: 1,852 | : STONE
 QUAL: AVERAGE
 #Bedrooms : 3 | RSTR: GABLE/HIP
 #Bathrooms: 1.75 | ROOF: ASPH SHING
 #Rooms : 6 | INTW: GD PLASTER
 #Stories : | : DRYWALL
 FLOR: CARPET
 Class : | HEAT: SHT VINYL
 Occupancy : | HEAT: AIR DUCTED
 Condition : | AIRC: CENTRAL
 #Units/Apt: | SIZE: L-SHAPED
 Avg. Ceil : | ARCH: RAMBLER



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STY/BMT	1,144	120	1,373	1,373	1,144
1 STORY	264	100	264	264	264
F ENC PRCH	144	60	86		
FIN BASMNT	858	25	215	215	
* TOTALS	2,410		1,938	1,852	1,408

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
	1978 D6.5<800#	26 * 28 *	0	728.000 SF
	1998 CHAINLINK 4'	160 * 0 *	4	160.000 LF

Parcel# : R 98.61059.0000
 Address : 231 12TH AVE N
 WAITE PARK, MN 56387-1034

Sale Date: 8/07/2015
 Sale Amt : 95,375 (92.37) [X] IMPROVED [] VACANT
 PersProp\$: 2,750

LegalDesc: Sect-17 Twp-124 Range-28
 Plat-98022 Lot-26 Block-14
 LOT 27 & N30' OF LOT 26 BLK 14

Seller : LEGG,ALLISON,JOHNATHAN
 Buyer : RICHTER,BRITTANY R & LOEHNING,ZACHARY T
 Terms : Warranty Deed
 Rejected :

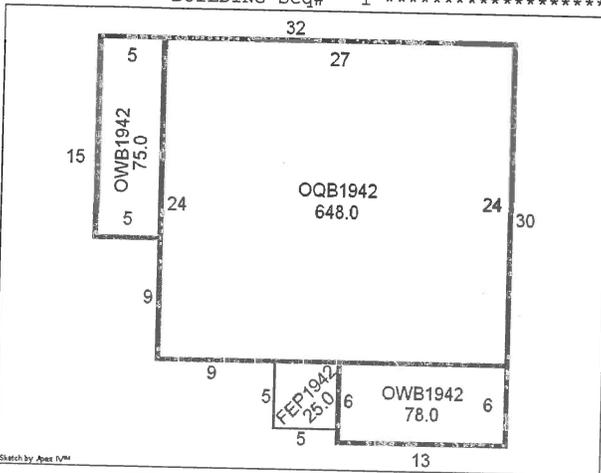
Prop Use : SINGLE FAMILY
 Appraised: 9/25/2015

EMV Land : 23,100 Total Acres : .00
 EMV Bldg : 65,000 MainFlr \$/SF:
 EMV Total: 88,100 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	70 125 0	70.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1942 Age: 48 | MODL: SFR HTFL: GAS
 Eff. Year : 1967 | USE : SINGLE FAM
 Total Area: 826 | FOUN: POURED
 Main Floor: 801 | FRAM: WOOD FRAME
 LivingArea: 1,091 | EXTW: ALUMINUM
 #Bedrooms : 3 | QUAL: AVERAGE +
 #Bathrooms: 1.25 | RSTR: GABLE/HIP
 #Rooms : 6 | ROOF: ASPH SHING
 #Stories : | INTW: GD PLASTER
 Class : | FLOR: HARDWOOD
 Occupancy : | : CARPET
 Condition : | HEAT: AIR DUCTED
 #Units/Apt: | AIRC: CENTRAL
 Avg. Ceil : | SIZE: L-SHAPED
 | ARCH: STRY & 1/4
 | KTCH: AVERAGE
 | WNDO: DOUBLEHUNG

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STY/BMT	153 120		184	184	153
F ENC PRCH	25 60		15		
1.25ST/BMT	648 140		907	907	648
* TOTALS	826		1,106	1,091	801



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1971 D5.0<400#	16 * 24 *	0	384.000 SF
1	1971 ROOFED/PTO	8 * 24 *	0	192.000 SF
1	1995 AVE<400#	0 * 0 *	0	400.000 SF

Parcel# : R 98.61123.0000
 Address : 102 10TH AVE N
 WAITE PARK, MN 56387-1022

Sale Date: 11/14/2014
 Sale Amt : 110,304 (79.33) [X] IMPROVED [] VACANT
 PersProp\$: 0

LegalDesc: Sect-17 Twp-124 Range-28
 Plat-98022 Lot-17 Block-20
 LOTS 16 & 17 BLK 20

Seller : SANDVIG, THOMAS R, PEGGY ETAL
 Buyer : KIESS, MARK E
 Terms : Warranty Deed
 Rejected :

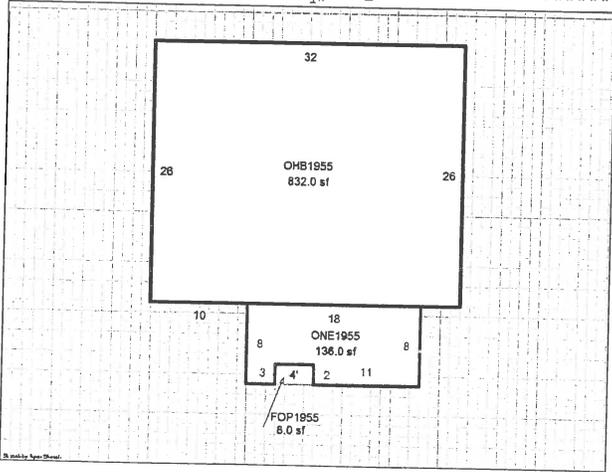
Prop Use : SINGLE FAMILY
 Appraised: 3/07/2016

EMV Land : 24,500 Total Acres : .00
 EMV Bldg : 63,000 MainFlr \$/SF:
 EMV Total: 87,500 Heated \$/SF:

***** LAND LINES *****

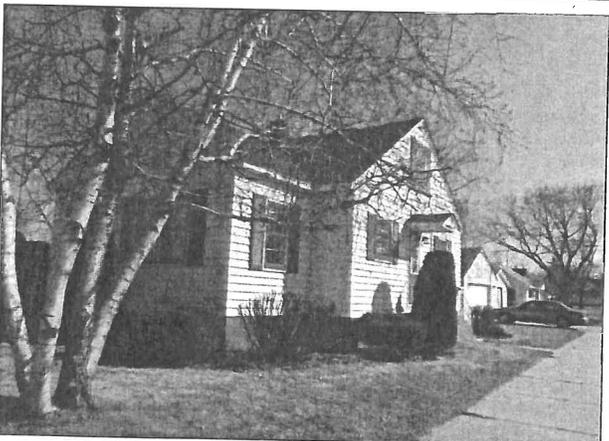
Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	82 125 0	80.000 FF	.000
FRONT FEET	82 125 0	2.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1955 Age: 45 | MODL: SFR HTFL: GAS
 Eff. Year : 1970 | USE : SINGLE FAM
 Total Area: 976 | FOUN: BLOCK
 Main Floor: 968 | FRAM: WOOD FRAME
 LivingArea: 1,509 | EXTW: WOOD
 #Bedrooms : 2 | QUAL: AVERAGE -
 #Bathrooms: 1.75 | RSTR: GABLE/HIP
 #Rooms : 6 | ROOF: ASPH SHING
 #Stories : | INTW: PLASTER
 | FLOR: CARPET
 | : SHT VINYL
 Class : | HEAT: FORCED AIR
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: STRY & 1/4
 Avg. Ceil : | KTCH: AVERAGE
 | WNDO: DOUBLEHUNG

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	136	100	136	136	136
1.5STY/BMT	832	165	1,373	1,373	832
F OPN PRCH	8	30	2		
* TOTALS	976		1,511	1,509	968



0002D1F00005frn 19 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1966 AVE<400#	0 * 0 *	400.000 SF	0
1	1966 D6.0<600#	24 * 24 *	576.000 SF	0

Parcel# : R 98.61153.0000

Sale Date: 3/13/2015

RESIDENT

Address : 115 7TH AVE N
WAITE PARK, MN 56387-

Sale Amt : 100,500 (105.37) [X] IMPROVED [] VACANT

PersProp\$: 3,500

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-12 Block-22
S2 OF LOT 11& N3/4 OF LOT 12 B
LK 22

Seller : GLASS,GRETCHEN M,STANLEY H
Buyer : BRANNAN,ASHLEY M
Terms : Warranty Deed
Rejected :

Prop Use : SINGLE FAMILY

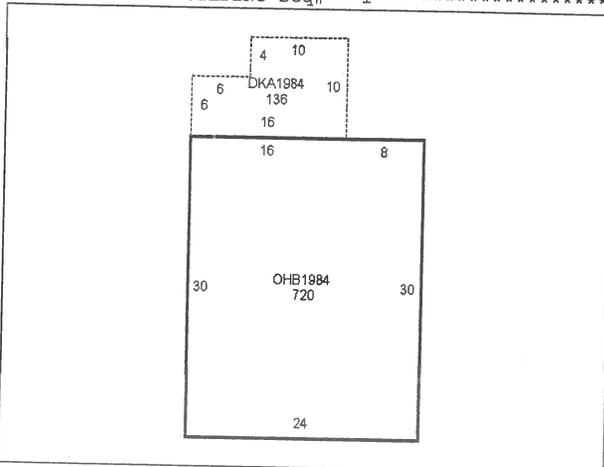
Appraised: 7/09/2015

EMV Land : 20,700 Total Acres : .00
EMV Bldg : 85,200 MainFlr \$/SF:
EMV Total: 105,900 Heated \$/SF:

***** LAND LINES *****

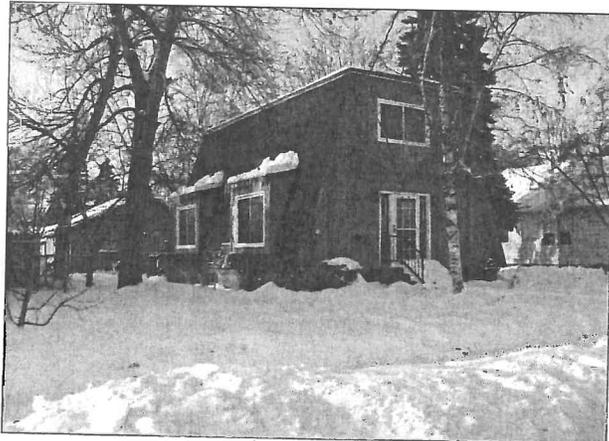
Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	49 125 0	49.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1984	Age: 25	MODL: SFR	HTFL: GAS
Eff. Year: 1990		USE: SINGLE FAM	
		FOUN: BLOCK	
Total Area: 856		FRAM: WOOD FRAME	
Main Floor: 720		EXTW: VINYL	
LivingArea: 1,188		QUAL: AVERAGE	
#Bedrooms: 3		RSTR: GABLE/HIP	
#Bathrooms: 1.75		ROOF: ASPH SHING	
#Rooms: 7		INTW: DRYWALL	
#Stories: 1		FLOR: CARPET	
		: SHT VINYL	
Class:		HEAT: AIR DUCTED	
Occupancy:		AIRC: WINDOW	
Condition:		SIZE: L-SHAPED	
#Units/Apt:		ARCH: A FRAME	
Avg. Ceil:		KTCH: AVERAGE	
		WNDO: SLIDING	

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1.5STY/BMT	720	165	1,188	1,188	720
DECK AVG	136	15	20		
* TOTALS	856		1,208	1,188	720



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1986 D6.0<500#	24 * 24 *	0	576.000 SF 0
1	1986 LWCS<500#	0 * 0 *	0	600.000 SF 0
1	1990 CHAINLINK 4'	108 * 0 *	0	108.000 LF 0

Parcel# : R 98.61179.0000

Sale Date: 4/13/2015

RESIDENT

Address : 157 5TH AVE N
WAITE PARK, MN 56387-1139

Sale Amt : 56,500 (148.32) [X] IMPROVED [] VACANT

PersProp\$: 2,000

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-2 Block-24
LOTS 1 & 2 BLK 24

Seller : BAUER, ROSE ANN
Buyer : L&G PROPERTIES OF ST CLOUD, LLC
Terms : Warranty Deed
Rejected :

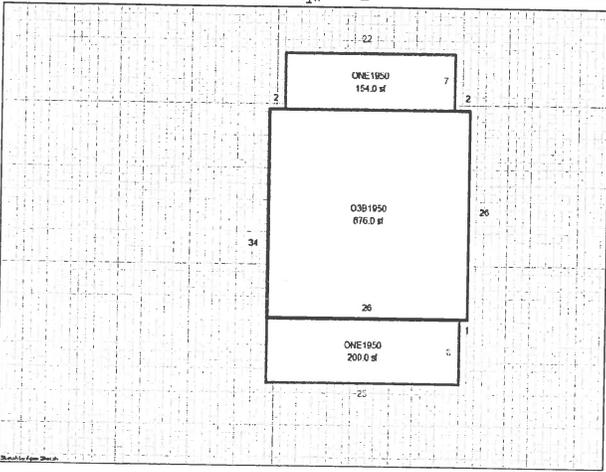
Prop Use : SINGLE FAMILY
Appraised: 3/07/2016

EMV Land : 24,700 Total Acres : .00
EMV Bldg : 59,100 MainFlr \$/SF:
EMV Total: 83,800 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	83 125 0	80.000 FF	.000
FRONT FEET	83 125 0	3.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1920 Age: 40 | MODL: SFR HTFL: GAS
 Eff. Year : 1975 | USE : SINGLE FAM
 | FOUN: BLOCK
 Total Area: 1,030 | FRAM: WOOD FRAME
 Main Floor: 1,030 | EXTW: ALUMINUM
 LivingArea: 1,571 | QUAL: AVERAGE
 | RSTR: GABLE/HIP
 #Bedrooms : 3 | ROOF: ASPH SHING
 #Bathrooms: 1.50 | INTW: DRYWALL
 #Rooms : 5 | FLOR: CARPET
 #Stories : | : SHT VINYL
 | HEAT: AIR DUCTED
 Class : | AIRC: NONE
 Occupancy : | SIZE: L-SHAPED
 Condition : | ARCH: STRY & 3/4
 #Units/Apt: | KTCH: AVERAGE
 Avg. Ceil : | WNDO: DOUBLEHUNG

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	354	100	354	354	354
1.75ST/BMT	676	180	1,217	1,217	676
* TOTALS	1,030		1,571	1,571	1,030



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1962 D6.0<700#	24 * 24 *	0	576.000 SF
1	1950 SHED - \$3.00	8 * 16 *	0	128.000 SF

Parcel# : R 98.61188.0000

Sale Date: 8/19/2015

RESIDENT

Address : 151 4TH AVE N
WAITE PARK, MN 56387-1133

Sale Amt : 119,500 (83.43) [X] IMPROVED [] VACANT

PersProp\$: 3,500

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-4 Block-25
LOTS 3 & 4 BLK 25

Seller : SCHRODEN, JUDY A, ALEXANDER C
Buyer : PENDILL, BARBARA L
Terms : Warranty Deed
Rejected :

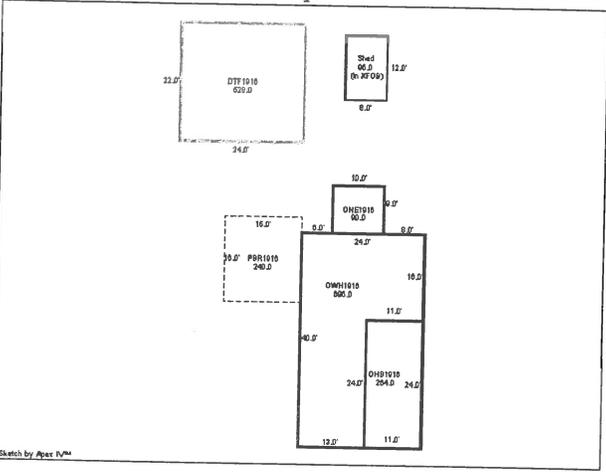
Prop Use : SINGLE FAMILY
Appraised: 9/25/2015

EMV Land : 23,600 Total Acres : .00
EMV Bldg : 76,100 MainFlr \$/SF:
EMV Total: 99,700 Heated \$/SF:

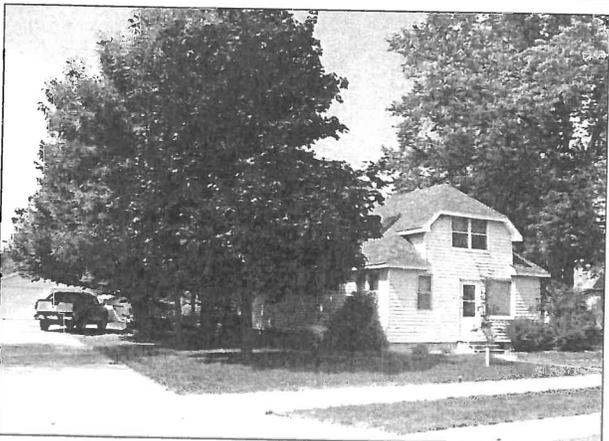
***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	78 125 0	78.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1916 Age: 49 | MODL: SFR HTFL: GAS
Eff. Year : 1966 | USE : SINGLE FAM
FOUN: BLOCK
Total Area: 1,914 | FRAM: WOOD FRAME
Main Floor: 1,050 | EXTW: STEEL SIDI
LivingArea: 1,535 | QUAL: AVERAGE
RSTR: GABLE/HIP
#Bedrooms : 3 | ROOF: ASPH SHING
#Bathrooms: 1.00 | INTW: DRYWALL
#Rooms : 8 | FLOR: CARPET
#Stories : | : SHT VINYL
HEAT: AIR DUCTED
Class : | AIRC: CENTRAL
Occupancy : | SIZE: L-SHAPED
Condition : | ARCH: STRY & 1/2
#Units/Apt: | KTCH: AVERAGE
Avg. Ceil : | WNDO: DOUBLEHUNG



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1.5 STORY	696	145	1,009	1,009	696
1.5STY/BMT	264	165	436	436	264
1 STORY	90	100	90	90	90
PA BRICK	240	7	17		
DET FR GAR	528	35	185		
DRAWING ON	96				
* TOTALS	1,914		1,737	1,535	1,050

0004B1E00000o2r ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1990 SHED - \$6.00	8 * 12 *	0	96.000 SF

Parcel# : R 98.61222.0000

Sale Date: 9/14/2015

RESIDENT

Address : 50 7TH AVE N
WAITE PARK, MN 56387-1149

Sale Amt : 60,000 (146.83)

[X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-15 Block-36
ALSO LOT 15

Seller : JAEGER, ROSE E
Buyer : HEGDAHL, APRIL A
Terms : Warranty Deed
Rejected :

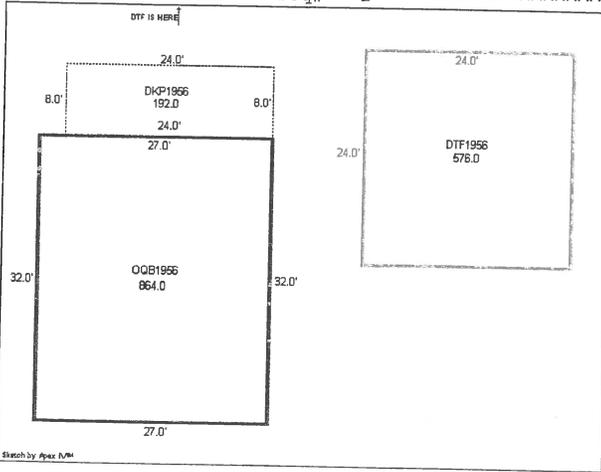
Prop Use : SINGLE FAMILY
Appraised: 9/25/2015

EMV Land : 24,700 Total Acres : .00
EMV Bldg : 63,400 MainFlr \$/SF:
EMV Total : 88,100 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	83 125 0	80.000 FF	.000
FRONT FEET	83 125 0	3.000 FF	.000

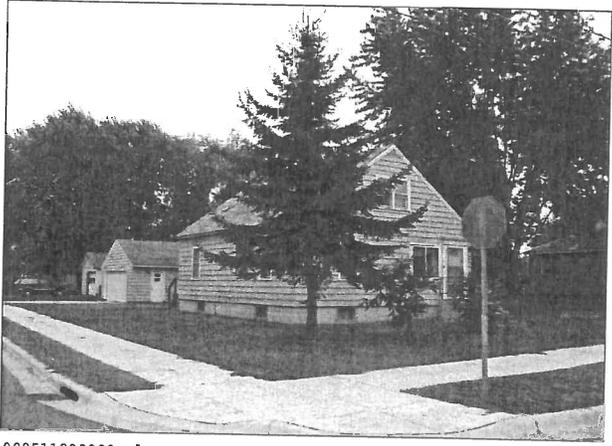
***** BUILDING Seq# 1 *****



Year Built: 1956 Age: 50 MODL: SFR HTFPL: OIL
 Eff. Year : 1965 USE : SINGLE FAM
 Total Area: 1,632 FOUN: BLOCK
 Main Floor: 864 FRAM: WOOD FRAME
 LivingArea: 1,210 EXTW: WOOD
 #Bedrooms : 3 QUAL: BELOW AVE
 #Bathrooms: 1.50 RSTR: GABLE/HIP
 #Rooms : 6 ROOF: ASPH SHING
 #Stories : INTW: GD PLASTER
 : SHT VINYL FLOR: CARPET
 HEAT: AIR DUCTED
 Class : AIRC: CENTRAL
 Occupancy : SIZE: RECTANGLE
 Condition : ARCH: STRY & 1/4
 #Units/Apt: KTCH: OLD TYPE
 Avg. Ceil : WND0: DOUBLEHUNG

Sketch by Apex I/M

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1.25ST/BMT	864	140	1,210	1,210	864
DECK POOR	192	10	19		
DET FR GAR	576	35	202		
* TOTALS	1,632		1,431	1,210	864



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WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.61230.0000

Sale Date: 3/16/2015

RESIDENT

Address : 18 8TH AVE N
WAITE PARK, MN 56387-1154

Sale Amt : 50,380 (150.66) [X] IMPROVED [] VACANT

PersProp\$: 500

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-18 Block-39
LOTS 17 & 18 BLK 39

Seller : GAZETT,MARGARITA L ETAL
Buyer : THIEL,VINCENT R
Terms : Warranty Deed
Rejected :

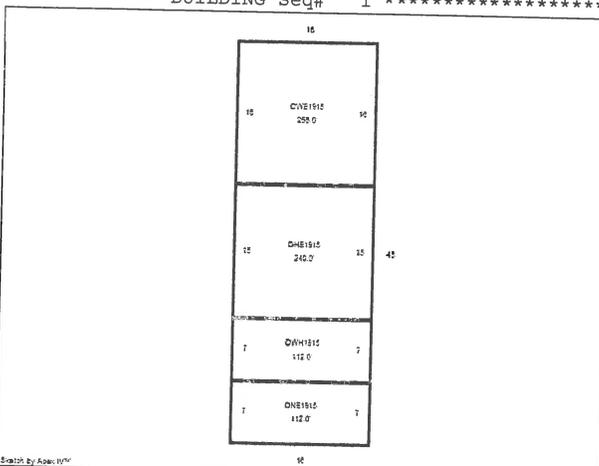
Prop Use : SINGLE FAMILY
Appraised: 7/09/2015

EMV Land : 23,600 Total Acres : .00
EMV Bldg : 52,300 MainFlr \$/SF:
EMV Total: 75,900 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	78 125 0	78.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1915 Age: 55 | MODL: SFR HTFL: OIL
 Eff. Year: 1960 | USE : SINGLE FAM
 FOUN: BLOCK
 Total Area: 720 | FRAM: WOOD FRAME
 Main Floor: 720 | EXTW: VINYL
 LivingArea: 977 | QUAL: BELOW AVE
 RSTR: GABLE/HIP
 #Bedrooms : 2 | ROOF: ASPH SHING
 #Bathrooms: 1.00 | INTW: PANELING
 #Rooms : 5 | FLOR: CARPET
 #Stories : | : SHT VINYL
 HEAT: AIR DUCTED
 Class : | AIRC: NONE
 Occupancy : | SIZE: RECTANGLE
 Condition : | ARCH: STRY & 1/2
 #Units/Apt: | KTCH: AVERAGE
 Avg. Ceil : | WND0: DOUBLEHUNG

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	112	100	112	112	112
1.5 STORY	112	145	162	162	112
1.5STY/BMT	240	165	396	396	240
1 STY/BMT	256	120	307	307	256
* TOTALS	720		977	977	720



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
	1974 D5.5<600#	24 * 24 *	0	576.000 SF

Parcel# : R 98.61261.0000
 Address : 16 10TH AVE N
 WAITE PARK, MN 56387-1020

Sale Date: 2/13/2015
 Sale Amt : 101,200 (101.38) [X] IMPROVED [] VACANT
 PersProp\$: 1,800

LegalDesc: Sect-17 Twp-124 Range-28
 Plat-98022 Lot-21 Block-41
 LOTS 20 & 21 BLK 41

Seller : DAY, MARCIA, CLAYTON
 Buyer : BERGERON, CATHERINE A & GRAFFT, BRADY J
 Terms : Warranty Deed
 Rejected :

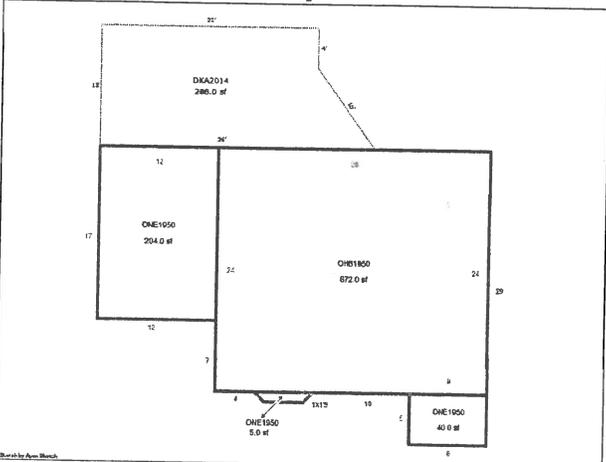
Prop Use : SINGLE FAMILY
 Appraised: 7/09/2015

EMV Land : 17,700 Total Acres : .00
 EMV Bldg : 84,900 MainFlr \$/SF:
 EMV Total: 102,600 Heated \$/SF:

***** LAND LINES *****

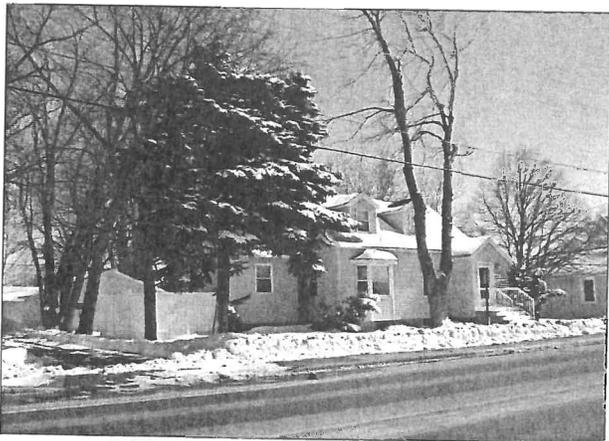
Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	78 125 0	78.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1950 Age: 40 | MODL: SFR HTFL: GAS
 Eff. Year : 1975 | USE : SINGLE FAM
 FOUN: POURED
 Total Area: 1,209 | FRAM: WOOD FRAME
 Main Floor: 921 | EXTW: STEEL SIDI
 LivingArea: 1,358 | QUAL: AVERAGE -
 RSTR: GABLE/HIP
 #Bedrooms : 3 | ROOF: ASPH SHING
 #Bathrooms: 1.75 | INTW: DRYWALL
 #Rooms : 7 | FLOR: CARPET
 #Stories : | : SHT VINYL
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: STRY & 1/2
 Avg. Ceil : | KTCH: AVERAGE
 | WND0: DOUBLEHUNG

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	249	100	249	249	249
1.5STY/BMT	672	165	1,109	1,109	672
DECK AVG	288	15	43		
* TOTALS	1,209		1,401	1,358	921



***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1975 FIREPL AVE <1976	0 * 0 *	0	1.000 UT
1	1975 LWCS<500#	0 * 0 *	0	450.000 SF
1	1987 D6.5<600#	24 * 24 *	0	576.000 SF
1	2009 VINYL FULL PRI-6'	30 * 0 *	6	30.000 LF

Parcel# : R 98.61283.0000

Sale Date: 9/30/2015

RESIDENT

Address : 56 11TH AVE N
WAITE PARK, MN 56387-1025

Sale Amt : 84,210 (73.86) [X] IMPROVED [] VACANT

PersProp\$: 6,000

LegalDesc: Sect-17 Twp-124 Range-28
Plat-98022 Lot-30 Block-42
N13' OF LOT 29 & ALL OF LOT 30
BLK 42

Seller : SCANLON, KELLY A
Buyer : MOHS, JOEL V, NATHAN
Terms : Warranty Deed
Rejected :

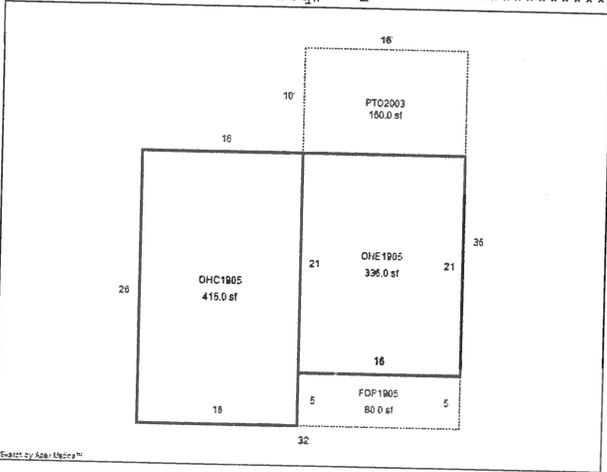
Prop Use : SINGLE FAMILY
Appraised: 11/23/2015

EMV Land : 22,200 Total Acres : .00
EMV Bldg : 40,000 MainFlr \$/SF:
EMV Total: 62,200 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	57 125 0	57.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1905 Age: 55 | MODL: SFR HTFL: GAS
 Eff. Year : 1960 | USE : SINGLE FAM
 FOUN: BLOCK
 Total Area: 992 | FRAM: WOOD FRAME
 Main Floor: 752 | EXTW: STEEL SIDI
 LivingArea: 981 | QUAL: AVERAGE -
 RSTR: GABLE/HIP
 #Bedrooms : 3 | ROOF: ASPH SHING
 #Bathrooms: 1.75 | INTW: PLASTER
 #Rooms : 6 | FLOR: CARPET
 #Stories : | : SHT VINYL
 HEAT: AIR DUCTED
 Class : | AIRC: CENTRAL
 Occupancy : | SIZE: L-SHAPED
 Condition : | ARCH: STRY & 1/2
 #Units/Apt: | KTCH: REM AVE
 Avg. Ceil : | WND0: DOUBLEHUNG

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1.5/CELLA	416	155	645	645	416
F OPN PRCH	80	30	24		
1 STORY	336	100	336	336	336
PATIO	160	5	8		
* TOTALS	992		1,013	981	752



***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2003 D6.5<700#	24 * 26 *	0	624.000 SF

Parcel# : R 98.61314.0000
 Address : 52 13TH AVE N
 WAITE PARK, MN 56387-

Sale Date: 3/20/2015
 Sale Amt : 167,200 (89.47) [X] IMPROVED [] VACANT
 PersProp\$: 3,500

LegalDesc: Sect-17 Twp-124 Range-28
 Plat-98022 Lot-30 Block-44
 N2 OF LOT 28 & ALL OF LOTS 29
 & 30 BLK 44

Seller : PARTNERS, DAHLMAN
 Buyer : HIEMENZ, DANIEL P, ELAINE M
 Terms : Warranty Deed
 Rejected :

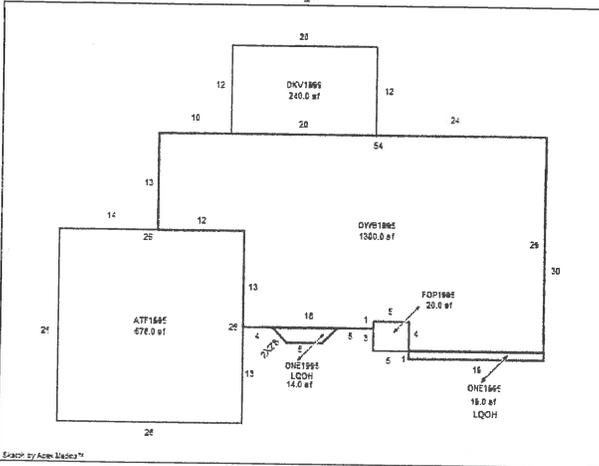
Prop Use : SINGLE FAMILY
 Appraised: 4/14/2015

EMV Land : 29,100 Total Acres : .00
 EMV Bldg : 120,500 MainFlr \$/SF:
 EMV Total: 149,600 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	103 125 0	80.000 FF	.000
FRONT FEET	103 125 0	22.500 FF	.000

***** BUILDING Seq# 1 *****



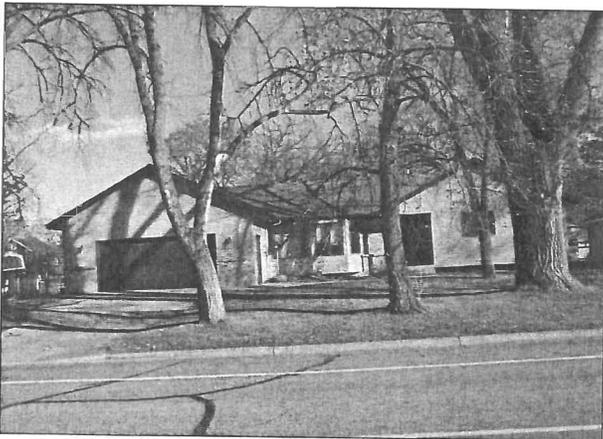
Year Built: 1995 Age: 20 | MODL: SFR WND0: CASEMENT
 Eff. Year : 1995 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 : FACE BRICK
 QUAL: AVERAGE
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: L-SHAPED
 ARCH: RAMBLER
 KTCH: GOOD

Total Area: 2,269
 Main Floor: 1,333
 LivingArea: 1,593

#Bedrooms : 4
 #Bathrooms: 2.25
 #Rooms : 9
 #Stories :

Class :
 Occupancy :
 Condition :
 #Units/Apt:
 Avg. Ceil :

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
VINYL DECK	240	25	60		
ATT FR GAR	676	35	237		
1 STORY	33	100	33	33	33
F OPN PRCH	20	30	6		
1 STY/BMT	1,300	120	1,560	1,560	1,300
* TOTALS	2,269		1,896	1,593	1,333



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1997 CHAINLINK 4'	219 * 0 *	4	219.000 LF 0
1	2003 AVE<1200#	0 * 0 *	0	1,170.000 SF 0
1	2005 SHED - \$6.00	8 * 12 *	0	96.000 SF 0

Neighborhood

98.11

NW Corner Resd.

WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.60709.0104
 Address : 2831 1ST ST N
 WAITE PARK, MN 56387-
 LegalDesc: Sect-18 Twp-124 Range-28
 Plat-30052 Lot-4 Block-1

Sale Date: 10/31/2014
 Sale Amt : 182,000 (91.10) [X] IMPROVED [] VACANT
 PersProp\$: 0

Seller : HIBBARD, JOHN H, LEONA G
 Buyer : WHITLEY, KRISTEN M, JOHN C
 Terms : Warranty Deed
 Rejected :

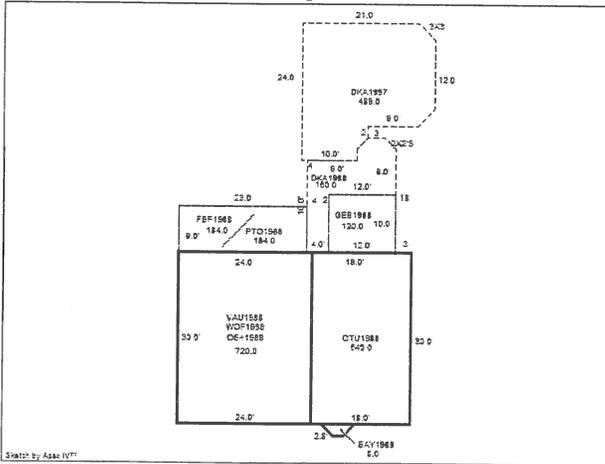
Prop Use : SINGLE FAMILY
 Appraised: 3/10/2015

EMV Land : 43,800 Total Acres : .00
 EMV Bldg : 122,000 MainFlr \$/SF:
 EMV Total: 165,800 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	108 238 0	100.000 FF	.000
FRONT FEET	0 238 0	8.000 FF	.000
RES WATER AMENITY	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1988 Age: 26 | MODL: SFR HTFL: GAS
 Eff. Year : 1989 | USE : SINGLE FAM
 FOUN: BLOCK
 Total Area: 3,845 | FRAM: WOOD FRAME
 Main Floor: 1,268 | EXTW: CEDAR/RDWD
 LivingArea: 1,844 | QUAL: AVE PLUS
 RSTR: GABLE/HIP
 #Bedrooms : 3 | ROOF: ASPH SHING
 #Bathrooms: 2.00 | INTW: DRYWALL
 #Rooms : 8 | FLOR: CARPET
 #Stories : | : SHT VINYL
 HEAT: AIR DUCTED
 Class : | AIRC: CENTRAL
 Occupancy : | SIZE: L-SHAPED
 Condition : | ARCH: SPLIT ENTY
 #Units/Apt: | KTCH: AVERAGE
 Avg. Ceil : | WNDO: CASEMENT



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
SPLIT LEVE	720	160	1,152	1,152	720
ONE/TUCK U	540	120	648	648	540
SCREEN PCH	184	55	101		
3SEASON/B	120	90	108		
BAY WINDOW	8	100	8	8	8
DECK AVG	160	15	24		
DECK AVG	489	15	73		
VAULTEDCEI	720	5	36		
PATIO	184	5	9		
WO UNFIN	720	5	36	36	
* TOTALS	3,845		2,195	1,844	1,268

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1988 TUG 2 CAR	0 * 0 *	0	1.000 UT

Neighborhood

98.12

Resd. In Limited
Commercial District
(Mall)

Parcel# : R 98.60753.0000
 Address : 44 CHERRY ST N
 WAITE PARK, MN 56387-

Sale Date: 5/22/2015
 Sale Amt : 58,000 (106.38) [X] IMPROVED [] VACANT
 PersProp\$: 0

LegalDesc: Sect-16 Twp-124 Range-28
 Plat-98015 Lot-4 Block-6
 E50' OF N2 OF LOT 4 BLK 6

Seller : TRUONG,JASON & TRINH,CHAU THI
 Buyer : TRILOGY PROPERTIES OF MN, LLC
 Terms : Warranty Deed
 Rejected :

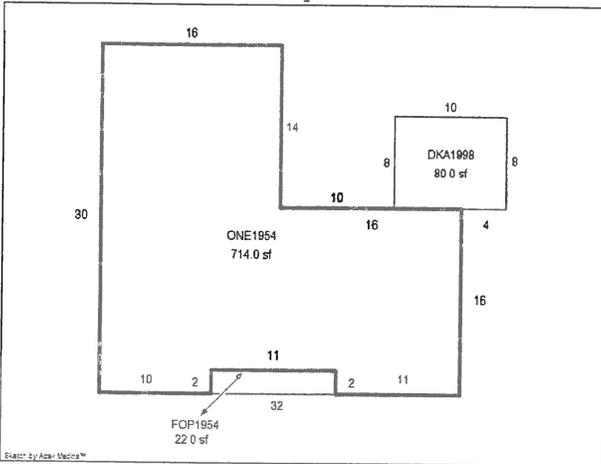
Prop Use : SINGLE FAMILY
 Appraised: 11/03/2015

EMV Land : 23,100 Total Acres : .00
 EMV Bldg : 38,600 MainFlr \$/SF:
 EMV Total: 61,700 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	50 75 0	50.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1954	Age: 41	MODL: SFR	HTFL: ELECTRIC
Eff. Year : 1974		USE : SINGLE FAM	
		FOUN: BLOCK	
Total Area: 816		FRAM: WOOD FRAME	
Main Floor: 714		EXTW: VINYL	
LivingArea: 714		QUAL: BELOW AVE	
#Bedrooms : 2		RSTR: GABLE/HIP	
#Bathrooms: 1.00		ROOF: ASPH SHING	
#Rooms : 6		INTW: DRYWALL	
#Stories : 1		FLOR: CARPET	
		: SHT VINYL	
Class :		HEAT: ELEC BASBD	
Occupancy :		AIRC: NONE	
Condition :		SIZE: L-SHAPED	
#Units/Apt:		ARCH: RAMBLER	
Avg. Ceil :		KTCH: REM GOOD	
		WNDO: DOUBLEHUNG	

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
DECK AVG	80	15	12		
F OPN PRCH	22	30	7		
1 STORY	714	100	714	714	714
* TOTALS	816		733	714	714



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1985 SHED - \$7.00	12 * 12 *	0	144.000 SF 0
1	1998 FREESTANDING	0 * 0 *	0	1.000 UT 0

Neighborhood

98.13

Angus / Cloud Park

Parcel# : R 98.60582.0000

Sale Date: 11/21/2014

RESIDENT

Address : 468 2ND AVE S
WAITE PARK, MN 56387-1404

Sale Amt : 147,000 (90.20) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-16 Twp-124 Range-28
Plat-00053 Lot-6 Block-
LOT 6 LESS S10'

Seller : HAAKE, PAMELA L, KEITH E
Buyer : JACOBSON, GAYLE, JEFFERY
Terms : Warranty Deed
Rejected :

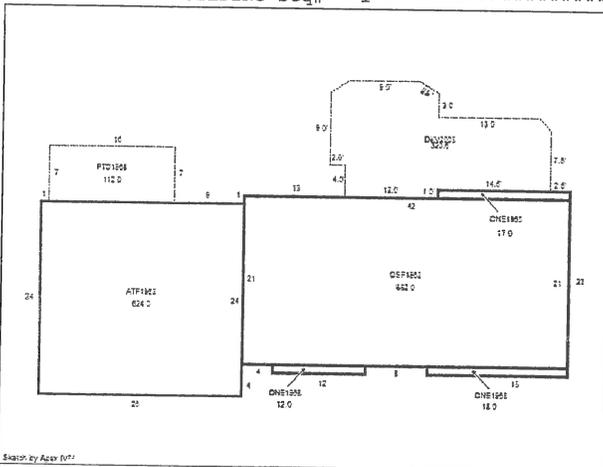
Prop Use : SINGLE FAMILY
Appraised: 3/12/2015

EMV Land : 28,000 Total Acres : .00
EMV Bldg : 104,600 MainFlr \$/SF:
EMV Total: 132,600 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	110 147 110	100.000 FF	.000
FRONT FEET	110 147 110	10.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1968 Age: 33 | MODL: SFR WND0: CASEMENT
Eff. Year : 1982 | USE : SINGLE FAM HTFL: GAS
FOUN: BLOCK
Total Area: 1,986 | FRAM: WOOD FRAME
Main Floor: 929 | EXTW: STEEL SIDI
LivingArea: 1,546 | : FACE BRICK
QUAL: AVE PLUS
#Bedrooms : 4 | RSTR: GABLE/HIP
#Bathrooms: 1.75 | ROOF: ASPH SHING
#Rooms : 9 | INTW: DRYWALL
#Stories : | FLOR: CARPET
: HARDWOOD
Class : | HEAT: AIR DUCTED
Occupancy : | AIRC: CENTRAL
Condition : | SIZE: L-SHAPED
#Units/Apt: | ARCH: SPLIT ENTY
Avg. Ceil : | KTCH: REM AVE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	112	5	6		
ATT FR GAR	624	35	218		
1 STORY	47	100	47	47	47
1 S/SPLT F	882	170	1,499	1,499	882
VINYL DECK	321	25	80		
* TOTALS	1,986		1,850	1,546	929



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WAITE PARK CITY

SALE COMPARISON SHEET

STEARNS COUNTY

Parcel# : R 98.60596.0000
Address : 435 ABERDEEN DR
WAITE PARK, MN 56387-

Sale Date: 2/27/2015
Sale Amt : 139,821 (94.91) [X] IMPROVED [] VACANT
PersProp\$: 4,000

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98002 Lot-5 Block-2

Seller : PHILLIPS, KIMBERLY A
Buyer : STANG, TIFFANY A & BERGLAND, ANTHONY J
Terms : Warranty Deed
Rejected :

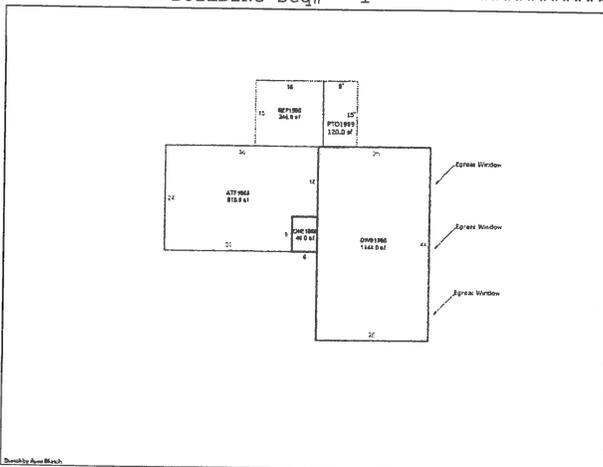
Prop Use : SINGLE FAMILY
Appraised: 3/13/2015

EMV Land : 26,000 Total Acres : .00
EMV Bldg : 106,700 MainFlr \$/SF:
EMV Total: 132,700 Heated \$/SF:

***** LAND LINES *****

Table with 4 columns: Description, Front/Depth/Back, Number of Units, Acres. Row 1: FRONT FEET, 100 150 100, 100.000 FF, .000

***** BUILDING Seq# 1 *****



Year Built: 1968 Age: 40 MODL: SFR HTFL: GAS
Eff. Year : 1975 USE : SINGLE FAM
FOUN: BLOCK
Total Area: 2,368 FRAM: WOOD FRAME
Main Floor: 1,192 EXTW: WD/PLYWOOD
LivingArea: 1,421 : FACE BRICK
QUAL: AVERAGE +
#Bedrooms : 4 RSTR: GABLE/HIP
#Bathrooms: 2.25 ROOF: ASPH SHING
#Rooms : 9 INTW: DRYWALL
#Stories : : PANELING
FLOR: CARPET
Class : : SHT VINYL
Occupancy : HEAT: FORCED AIR
Condition : AIRC: CENTRAL
#Units/Apt: SIZE: L-SHAPED
Avg. Ceil : ARCH: RAMBLER



Table with 6 columns: AREA, ACT AREA, %, ADJ AREA, HEATED, PRIME. Rows include 3SEASONPOR, 1 STORY, ATT FR GAR, 1 STY/BMT, PATIO, and * TOTALS.

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***** EXTRA FEATURES *****

Table with 4 columns: BN, Year/Description, Dimensions, Number of Units, Quantity. Rows include 1970 AVE<1000# and 1980 GAS FIREPL. AVERAGE.

Parcel# : R 98.60662.0001
 Address : 460 KIRKWALL DR
 WAITE PARK, MN 56387-1444

Sale Date: 8/26/2015
 Sale Amt : 151,000 (86.62) [X] IMPROVED [] VACANT
 PersProp\$: 4,000
 Seller : KELLER,CRYSTAL,TYLER
 Buyer : EVANS,RICHARD A
 Terms : Warranty Deed
 Rejected :

LegalDesc: Sect-16 Twp-124 Range-28
 Plat-98005 Lot-2 Block-1

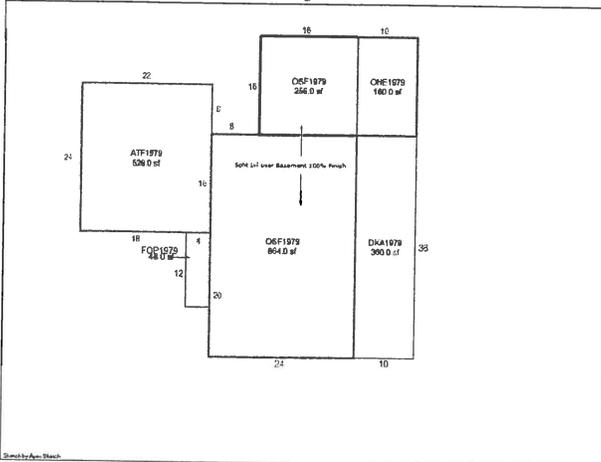
Prop Use : SINGLE FAMILY
 Appraised: 9/21/2015

EMV Land : 25,000 Total Acres : .00
 EMV Bldg : 105,800 MainFlr \$/SF:
 EMV Total: 130,800 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	75 115 0	1.000 UT	.000

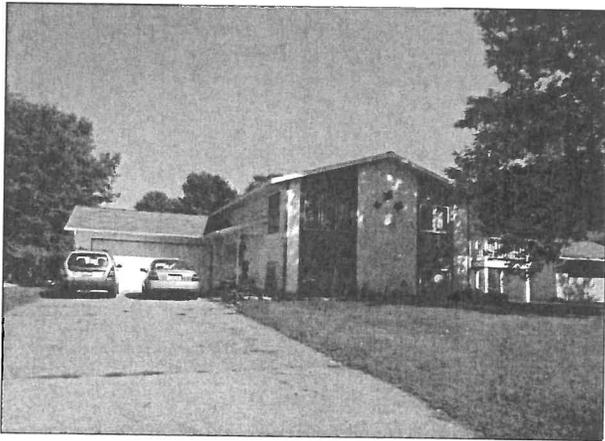
***** BUILDING Seq# 1 *****



Year Built: 1979 Age: 31
 Eff. Year : 1984
 Total Area: 2,216
 Main Floor: 1,280
 LivingArea: 2,064
 #Bedrooms : 4
 #Bathrooms: 2.00
 #Rooms : 8
 #Stories :
 Class :
 Occupancy :
 Condition :
 #Units/Apt:
 Avg. Ceil :

MODL: SFR WND0: CASEMENT
 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 : STONE
 QUAL: AVERAGE
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: IRREGULAR
 ARCH: SPLIT ENTY
 KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
ATT FR GAR	528	35	185		
F OPN PRCH	48	30	14		
1 S/SPLT F	1,120	170	1,904	1,904	1,120
DECK AVG	360	15	54		
1 STORY	160	100	160	160	160
* TOTALS	2,216		2,317	2,064	1,280



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 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1990 SHED - \$6.00	12 * 16 *	0	192.000 SF

Parcel# : R 98.60663.0007
 Address : 30 BEN NEVIS LN
 WAITE PARK, MN 56387-1432

Sale Date: 5/01/2015
 Sale Amt : 138,803 (96.90) [X] IMPROVED [] VACANT

PersProp\$: 1,000

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98006 Lot-8 Block-1

Seller : CARLSON, KATHRYN A
 Buyer : SANTOS, ANA M
 Terms : Warranty Deed
 Rejected :

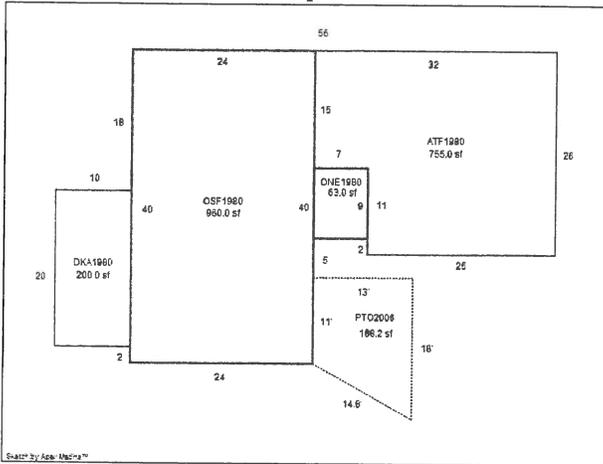
Prop Use : SINGLE FAMILY
 Appraised: 7/09/2015

EMV Land : 25,000 Total Acres : .00
 EMV Bldg : 109,500 MainFlr \$/SF:
 EMV Total: 134,500 Heated \$/SF:

***** LAND LINES *****

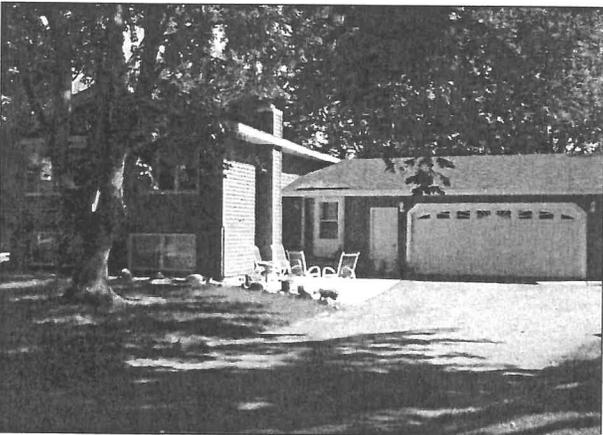
Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1980 Age: 29 | MODL: SFR WND0: DOUBLEHUNG
 Eff. Year : 1986 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 2,166 | FRAM: WOOD FRAME
 Main Floor: 1,023 | EXTW: VINYL
 LivingArea: 1,695 | : FACE BRICK
 QUAL: AVERAGE
 #Bedrooms : 4 | RSTR: GABLE/HIP
 #Bathrooms: 1.75 | ROOF: ASPH SHING
 #Rooms : 8 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 : PERGO/LAMI
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: SPLIT ENTY
 Avg. Ceil : | KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
DECK AVG	200	15	30		
1 S/SPLT F	960	170	1,632	1,632	960
1 STORY	63	100	63	63	63
ATT FR GAR	755	35	264		
PATIO	188	5	9		
* TOTALS	2,166		1,998	1,695	1,023



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 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1985 FREESTANDING	0 * 0 *	0	1.000 UT

Parcel# : R 98.60664.0080
 Address : 540 2ND AVE S
 WAITE PARK, MN 56387-1406

Sale Date: 9/29/2015
 Sale Amt : 122,400 (114.30) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98007 Lot-4 Block-2

Seller : ZIMMERMAN, PHYLLIS J
 Buyer : ANNONSON, ELIZABETH A
 Terms : Warranty Deed
 Rejected :

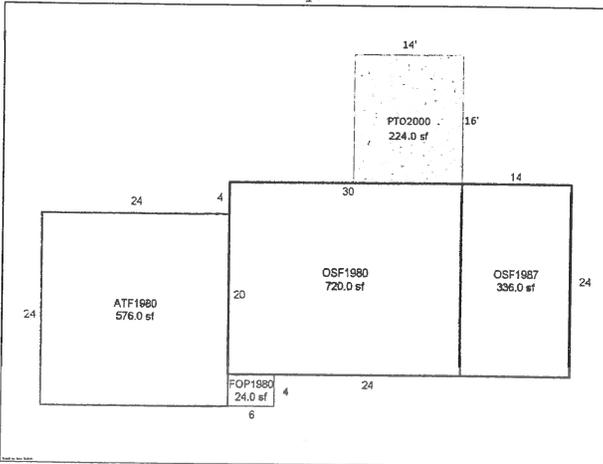
Prop Use : SINGLE FAMILY
 Appraised: 11/23/2015

EMV Land : 27,500 Total Acres : .00
 EMV Bldg : 112,400 MainFlr \$/SF:
 EMV Total: 139,900 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	90 180 0	90.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1980 Age: 33 MODL: SFR HTFL: ELECTRIC
 Eff. Year : 1982 USE : SINGLE FAM
 FOUN: BLOCK
 Total Area: 1,880 FRAM: WOOD FRAME
 Main Floor: 1,056 EXTW: STEEL SIDI
 LivingArea: 1,795 QUAL: AVERAGE -
 RSTR: GABLE/HIP
 #Bedrooms : 3 ROOF: ASPH SHING
 #Bathrooms: 1.75 INTW: DRYWALL
 #Rooms : 7 FLOR: CARPET
 #Stories : : SHT VINYL
 HEAT: ELEC BASED
 Class : AIRC: WINDOW
 Occupancy : SIZE: L-SHAPED
 Condition : ARCH: SPLIT ENTY
 #Units/Apt: KTCH: AVERAGE
 Avg. Ceil : WND0: SLIDING

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
ATT FR GAR	576	35	202		
F OPN PRCH	24	30	7		
1 S/SPLT F	720	170	1,224	1,224	720
1 S/SPLT F	336	170	571	571	336
PATIO	224	5	11		
* TOTALS	1,880		2,015	1,795	1,056



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 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
	1987 D6.0<800#	28 * 28 *	0	784.000 SF 0
	2000 CHAINLINK 4'	0 * 0 *	0	220.000 LF 0

Parcel# : R 98.60665.0012
 Address : 621 ST ANDREWS DR
 WAITE PARK, MN 56387-1413

Sale Date: 3/13/2015
 Sale Amt : 99,753 (84.01) [X] IMPROVED [] VACANT
 PersProp\$: 2,000

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98007 Lot-9 Block-2

Seller : GREGORY, PATRICIA M
 Buyer : TORMA, ANDREW J
 Terms : Warranty Deed
 Rejected :

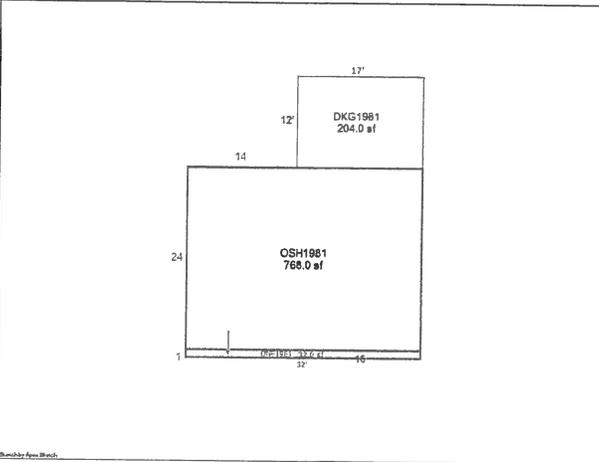
Prop Use : SINGLE FAMILY
 Appraised: 4/29/2015

EMV Land : 24,300 Total Acres : .00
 EMV Bldg : 59,500 MainFlr \$/SF:
 EMV Total: 83,800 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	80 135 0	80.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1981 Age: 31 | MODL: SFR
 Eff. Year : 1984 | USE : SINGLE FAM
 Total Area: 1,004 | FOUN: BLOCK
 Main Floor: 800 | FRAM: WOOD FRAME
 LivingArea: 1,107 | EXTW: VINYL
 #Bedrooms : 3 | QUAL: AVERAGE -
 #Bathrooms: 1.50 | RSTR: GABLE/HIP
 #Rooms : 7 | ROOF: ASPH SHING
 #Stories : | INTW: DRYWALL
 : | FLOR: CARPET
 : | : SHT VINYL
 : | HEAT: ELEC BASBD
 Class : | AIRC: WALL
 Occupancy : | SIZE: RECTANGLE
 Condition : | ARCH: SPLIT ENTY
 #Units/Apt: | WNDO: SLIDING
 Avg. Ceil : | HTFL: ELECTRIC



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	32	100	32	32	32
SPLIT PART	768	140	1,075	1,075	768
DECK GOOD	204	20	41		
* TOTALS	1,004		1,148	1,107	800

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1988 SHED - \$4.50	8 * 10 *	0	80.000 SF
1	2015 CHAINLINK FENCE 6'	204 * 0 *	6	204.000 LF
1	2015 CEDARFENCE	78 * 0 *	6	78.000 LF
1	1981 FREESTANDING	0 * 0 *	0	1.000 UT

Parcel# : R 98.60665.0014
 Address : 625 ST ANDREWS DR
 WAITE PARK, MN 56387-

Sale Date: 8/14/2015
 Sale Amt : 170,000 (86.18) [X] IMPROVED [] VACANT
 PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98007 Lot-10 Block-2

Seller : KURTZ, TRAVIS L, CATHERINE T
 Buyer : LEE, ERNIE S, NANCY I
 Terms : Warranty Deed
 Rejected :

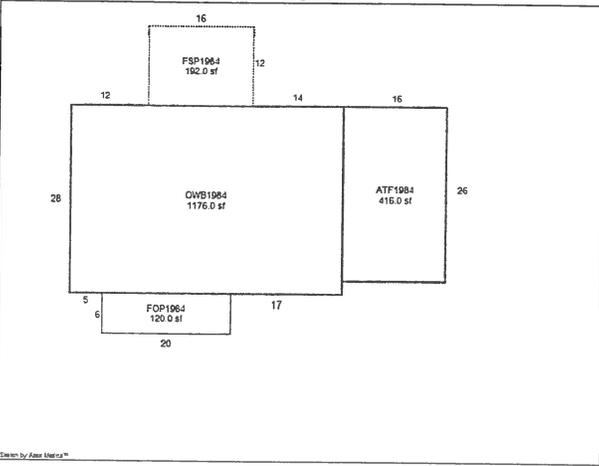
Prop Use : SINGLE FAMILY
 Appraised: 10/26/2015

EMV Land : 24,300 Total Acres : .00
 EMV Bldg : 122,200 MainFlr \$/SF:
 EMV Total: 146,500 Heated \$/SF:

***** LAND LINES *****

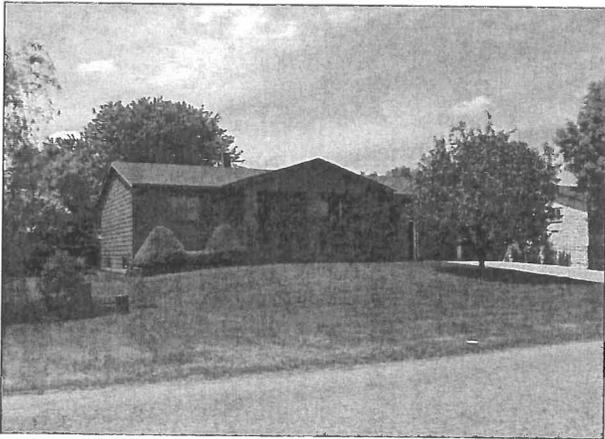
Description	Front/Depth/Back	Number of Units	Acres
FRONT FEET	80 135 0	80.000 FF	.000

***** BUILDING Seq# 1 *****



Year Built: 1984 Age: 31 | MODL: SFR WND0: CASEMENT
 Eff. Year : 1984 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 1,904 | FRAM: WOOD FRAME
 Main Floor: 1,176 | EXTW: FACE BRICK
 LivingArea: 1,411 | : STEEL SIDI
 QUAL: AVERAGE
 #Bedrooms : 2 | RSTR: GABLE/HIP
 #Bathrooms: 1.75 | ROOF: ASPH SHING
 #Rooms : 6 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 : SHT VINYL
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: RAMBLER
 Avg. Ceil : | KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
SCREEN PCH	192	55	106		
F OPN PRCH	120	30	36		
1 STY/BMT	1,176	120	1,411	1,411	1,176
ATT FR GAR	416	35	146		
* TOTALS	1,904		1,699	1,411	1,176



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1985 AVE<1000#	0 * 0 *	0	882.000 SF 0
1	1990 D6.5<700#	24 * 26 *	0	624.000 SF 0
1	1995 D7.0<400#	24 * 10 *	0	240.000 SF 0

Neighborhood

98.14

Willows

Parcel# : R 98.61448.0054
 Address : 926 WILLOW VIEW CIR
 WAITE PARK, MN 56387-

Sale Date: 9/21/2015
 Sale Amt : 170,000 (91.41) [X] IMPROVED [] VACANT
 PersProp\$: 0
 Seller : MOHS, PHYLLIS T
 Buyer : LIBBESMEIER, BRENDA
 Terms : Warranty Deed
 Rejected :

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98062 Lot-5 Block-1

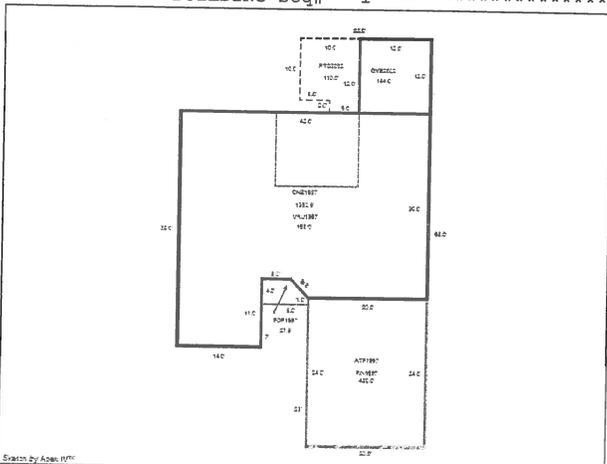
EMV Land : 23,400 Total Acres : .00
 EMV Bldg : 132,000 MainFlr \$/SF:
 EMV Total: 155,400 Heated \$/SF:

Prop Use : SINGLE FAMILY
 Appraised: 11/23/2015

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	52 106 52	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1997 Age: 18 | MODL: SFR WNDO: SLIDING
 Eff. Year : 1997 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 2,763 | FRAM: WOOD FRAME
 Main Floor: 1,497 | EXTW: STEEL SIDI
 LivingArea: 1,497 | : FACE BRICK
 QUAL: AVE PLUS
 #Bedrooms : 2 | RSTR: GABLE/HIP
 #Bathrooms: 2.00 | ROOF: ASPH SHING
 #Rooms : 8 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 : SHT VINYL
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: IRREGULAR
 #Units/Apt: | ARCH: PATIO HM
 Avg. Ceil : | KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
+ /FIN GAR	480	5	24		
ATT FR GAR	480	35	168		
1 STORY	1,353	100	1,353	1,353	1,353
VAULTEDCEI	168	5	8		
F OPN PRCH	28	30	8		
1 STORY	144	100	144	144	144
PATIO	110	5	6		
* TOTALS	2,763		1,711	1,497	1,497



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 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1997 GAS FIREPL. GOOD	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.61448.0065
 Address : 968 WILLOW VIEW CIR
 WAITE PARK, MN 56387-

Sale Date: 10/07/2014
 Sale Amt : 179,900 (88.49) [X] IMPROVED [] VACANT
 PersProp\$: 5,000

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98062 Lot-16 Block-1

Seller : HOLMSETH, RANETTE, BRUCE K
 Buyer : WOLF, CATHERINE, LLOYD
 Terms : Warranty Deed
 Rejected :

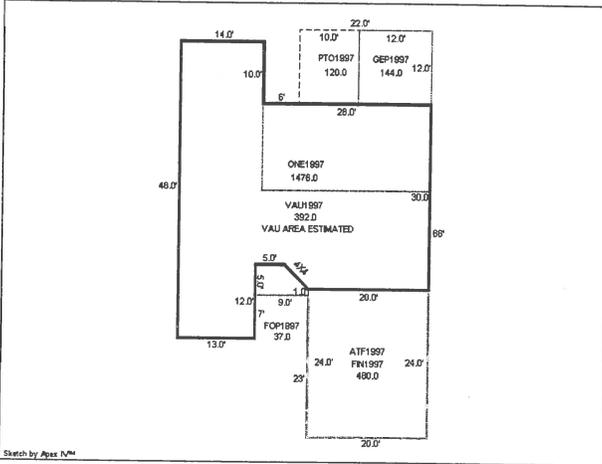
Prop Use : SINGLE FAMILY
 Appraised: 3/10/2015

EMV Land : 32,300 Total Acres : .00
 EMV Bldg : 126,900 MainFlr \$/SF:
 EMV Total: 159,200 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	54 119 53	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1997 Age: 18 | MODL: SFR WND0: SLIDING
 Eff. Year: 1997 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: STEEL SIDI
 : FACE BRICK
 QUAL: AVERAGE
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: IRREGULAR
 ARCH: PATIO HM
 KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
+ /FIN GAR	480	5	24		
ATT FR GAR	480	35	168		
1 STORY	1,476	100	1,476	1,476	1,476
3SEASONPOR	144	75	108		
PATIO	120	5	6		
F OPN PRCH	37	30	11		
VAULTEDCEI	392	5	20		
* TOTALS	3,129		1,813	1,476	1,476



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Parcel# : R 98.61448.0116
 Address : 834 WILLOW VIEW LN
 WAITE PARK, MN 56387-

Sale Date: 4/16/2015
 Sale Amt : 167,000 (95.81) [X] IMPROVED [] VACANT
 PersProp\$: 2,000
 Seller : SWENSON, EDNA
 Buyer : SCHWINGHAMMER, MARY F
 Terms : Warranty Deed
 Rejected :

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98067 Lot-4 Block-3

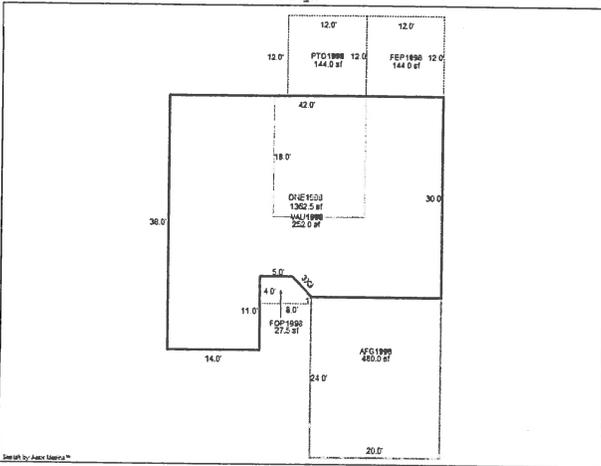
Prop Use : SINGLE FAMILY
 Appraised: 6/16/2015

EMV Land : 34,000 Total Acres : .00
 EMV Bldg : 126,000 MainFlr \$/SF:
 EMV Total: 160,000 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	131 106 32	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1998 Age: 17 MODL: SFR WNDO: SLIDING
 Eff. Year : 1998 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 2,401 FRAM: WOOD FRAME
 Main Floor: 1,353 EXTW: STEEL SIDI
 LivingArea: 1,353 : FACE BRICK
 #Bedrooms : 2 QUAL: AVERAGE
 #Bathrooms: 1.75 RSTR: GABLE/HIP
 #Rooms : 7 ROOF: ASPH SHING
 #Stories : INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 Class : HEAT: AIR DUCTED
 Occupancy : AIRC: CENTRAL
 Condition : SIZE: L-SHAPED
 #Units/Apt: ARCH: PATIO HM
 Avg. Ceil : KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
AT FIN GAR	480	40	192		
1 STORY	1,353	100	1,353	1,353	1,353
F ENC PRCH	144	60	86		
F OPN PRCH	28	30	8		
PATIO	144	5	7		
VAULTEDCEI	252	5	13		
* TOTALS	2,401		1,659	1,353	1,353



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1998 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.61448.0515

Sale Date: 5/29/2015

RESIDENT

Address : 1023 DIAMOND WILLOW CIR
WAITE PARK, MN 56387-

Sale Amt : 196,000 (93.98) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98071 Lot-16 Block-1

Seller : LAWRENCE,DEBORA J
Buyer : SCHLOUGH,REBECCA,RICHARD
Terms : Warranty Deed
Rejected :

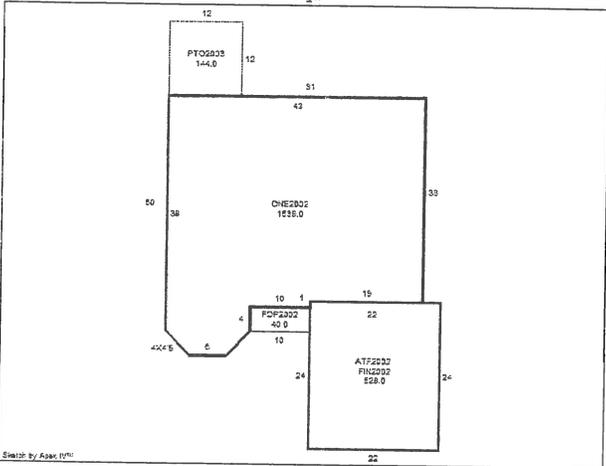
Prop Use : SINGLE FAMILY
Appraised: 12/21/2015

EMV Land : 33,600 Total Acres : .00
EMV Bldg : 150,600 MainFlr \$/SF:
EMV Total: 184,200 Heated \$/SF:

***** LAND LINES *****

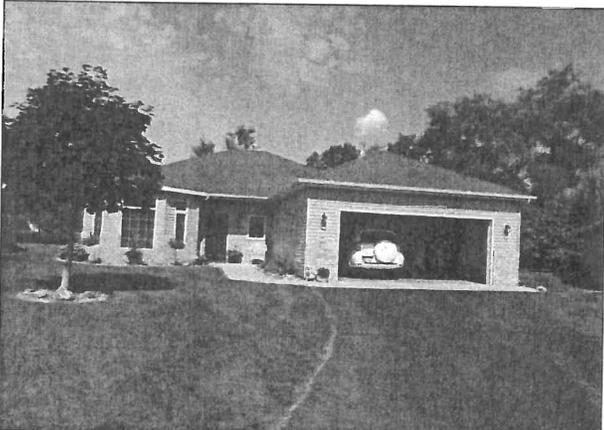
Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2002 Age: 12 | MODL: SFR WND0: SLIDING
Eff. Year : 2003 | USE : SINGLE FAM HTFL: DUAL FUEL
FOUN: BLOCK
FRAM: WOOD FRAME
EXTW: STEEL SIDI
LivingArea: 1,539 | : FACE BRICK
QUAL: GOOD
RSTR: GABLE/HIP
ROOF: ASPH SHING
INTW: DRYWALL
FLOR: PERGO/LAMI
: CERAMIC
HEAT: DUAL SOURC
AIRC: CENTRAL
SIZE: IRREGULAR
ARCH: PATIO HM
KTCH: GOOD

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	144	5	7		
F OPN PRCH	40	30	12		
ATT FR GAR	528	35	185		
+/FIN GAR	528	5	26		
1 STORY	1,539	100	1,539	1,539	1,539
* TOTALS	2,779		1,769	1,539	1,539



000874E000080ph_26 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2003 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT
1	2012 VINYL FULL PRI-6'	12 * 0 *	6	12.000 LF

Parcel# : R 98.61448.0560

Sale Date: 3/27/2015

RESIDENT

Address : 1134 WILLOW POND DR
WAITE PARK, MN 56387-

Sale Amt : 180,500 (93.85) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98071 Lot-18 Block-3

Seller : RENNIE,DORENE H
Buyer : NEIS,JAMES A,MARY L
Terms : Warranty Deed
Rejected :

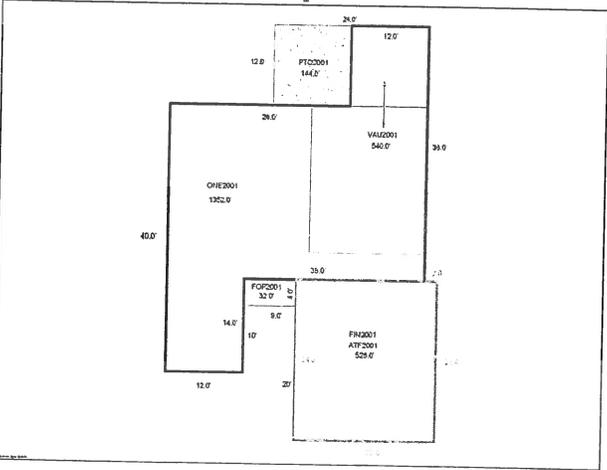
Prop Use : SINGLE FAMILY
Appraised: 6/16/2015

EMV Land : 38,400 Total Acres : .00
EMV Bldg : 131,000 MainFlr \$/SF:
EMV Total: 169,400 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2001 Age: 14 | MODL: SFR WND0: SLIDING
Eff. Year : 2001 | USE : SINGLE FAM HTFL: DUAL FUEL
FOUN: BLOCK
Total Area: 3,124 | FRAM: WOOD FRAME
Main Floor: 1,352 | EXTW: STEEL SIDI
LivingArea: 1,352 | : FACE BRICK
QUAL: AVE PLUS
#Bedrooms : 2 | RSTR: GABLE/HIP
#Bathrooms: 1.75 | ROOF: ASPH SHING
#Rooms : 6 | INTW: DRYWALL
#Stories : | FLOR: CARPET
: SHT VINYL
Class : | HEAT: DUAL SOURC
Occupancy : | AIRC: CENTRAL
Condition : | SIZE: IRREGULAR
#Units/Apt: | ARCH: PATIO HM
Avg. Ceil : | KTCH: AVERAGE



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	1,352	100	1,352	1,352	1,352
VAULTEDCEI	540	5	27		
ATT FR GAR	528	35	185		
F OPN PRCH	32	30	10		
PATIO	144	5	7		
+ /FIN GAR	528	5	26		
* TOTALS	3,124		1,607	1,352	1,352

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2001 GAS FIREPL. AVERAGE	0 * 0 *	0	0

Parcel# : R 98.61448.0565
Address : 1151 WILLOW POND DR
WAITE PARK, MN 56387-

Sale Date: 4/28/2015
Sale Amt : 240,000 (96.33) [X] IMPROVED [] VACANT
PersProp\$: 5,000

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98078 Lot-1 Block-1

Seller : THE RICHARD E LUGER AND SUZANNE R LUGER TRUST
Buyer : WILLIAM R KREUL REVOCABLE TRUST
Terms : TRUST DEED
Rejected :

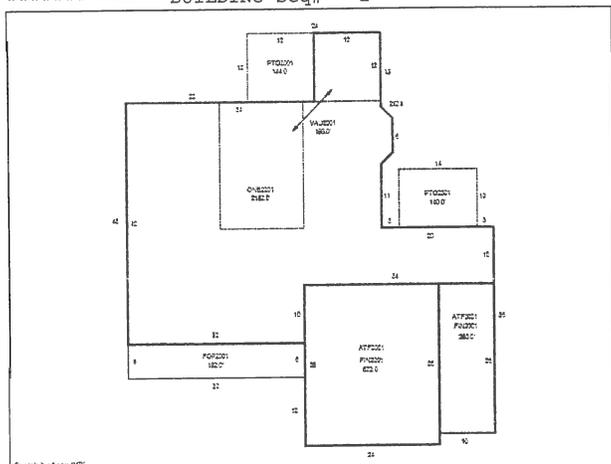
Prop Use : SINGLE FAMILY
Appraised: 6/16/2015

EMV Land : 33,600 Total Acres : .00
EMV Bldg : 197,600 MainFlr \$/SF:
EMV Total: 231,200 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2001 Age: 13 MODL: SFR HTFL: DUAL FUEL
 Eff. Year : 2002 USE : SINGLE FAM
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: STEEL SIDI
 QUAL: GOOD
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : PERGO/LAMI
 HEAT: DUAL SOURC
 AIRC: CENTRAL
 SIZE: IRREGULAR
 ARCH: PATIO HM
 KTCH: GOOD
 WNDO: SLIDING

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	284	5	14		
VAULTEDCEI	474	5	24		
F OPN PRCH	192	30	58		
ATT FR GAR	932	35	326		
+/FIN GAR	932	5	47		
1 STORY	2,152	100	2,152	2,152	2,152
* TOTALS	4,966		2,621	2,152	2,152



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2001 GAS FIREPL. GOOD	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.61448.0586
 Address : 1212 WILLOW POND DR
 WAITE PARK, MN 56387-

Sale Date: 9/21/2015
 Sale Amt : 182,600 (96.06) [X] IMPROVED [] VACANT
 PersProp\$: 7,400

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98078 Lot-22 Block-1

Seller : HAUSER, TINA M, JEFFREY C
 Buyer : THIESSE, KAY M
 Terms : Warranty Deed
 Rejected :

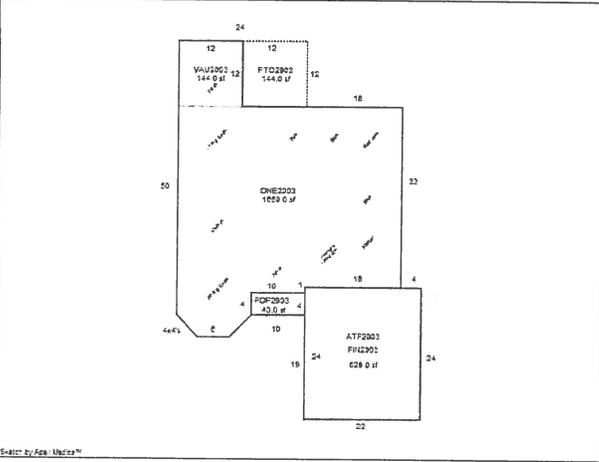
Prop Use : SINGLE FAMILY
 Appraised: 11/23/2015

EMV Land : 33,600 Total Acres : .00
 EMV Bldg : 141,800 MainFlr \$/SF:
 EMV Total: 175,400 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2003 Age: 12 | MODL: SFR HTFL: DUAL FUEL
 Eff. Year : 2003 | USE : SINGLE FAM
 | FOUN: BLOCK
 Total Area: 3,034 | FRAM: WOOD FRAME
 Main Floor: 1,650 | EXTW: VINYL
 LivingArea: 1,650 | : FACE BRICK
 | QUAL: AVE PLUS
 #Bedrooms : 2 | ROOF: ASPH SHING
 #Bathrooms: 1.75 | INTW: DRYWALL
 #Rooms : 8 | FLOR: CARPET
 #Stories : | : PERGO/LAMI
 | HEAT: DUAL SOURC
 Class : | AIRC: CENTRAL
 Occupancy : | SIZE: IRREGULAR
 Condition : | ARCH: PATIO HM
 #Units/Apt: | KTCH: GOOD
 Avg. Ceil : | WNDO: SLIDING



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
VAULTEDCEI	144	5	7		
PATIO	144	5	7		
F OPN PRCH	40	30	12		
ATT FR GAR	528	35	185		
+ /FIN GAR	528	5	26		
1 STORY	1,650	100	1,650	1,650	1,650
* TOTALS	3,034		1,887	1,650	1,650

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BN	Year/Description	Dimensions	Number of Units	Quantity
1	2003 GAS FIREPL. GOOD	0 * 0 *	0	1.000 UT

Parcel# : R 98.61448.0602
 Address : 1228 WILLOW POND DR
 WAITE PARK, MN 56387-

Sale Date: 5/06/2015
 Sale Amt : 182,000 (100.38) [X] IMPROVED [] VACANT
 PersProp\$: 7,000

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98085 Lot-6 Block-1

Seller : BOYLE,MICHAEL J,ETHEL R TRUST
 Buyer : ROWLAND,MEREDITH JUNE,HOWARD RAY
 Terms : TRUST DEED
 Rejected :

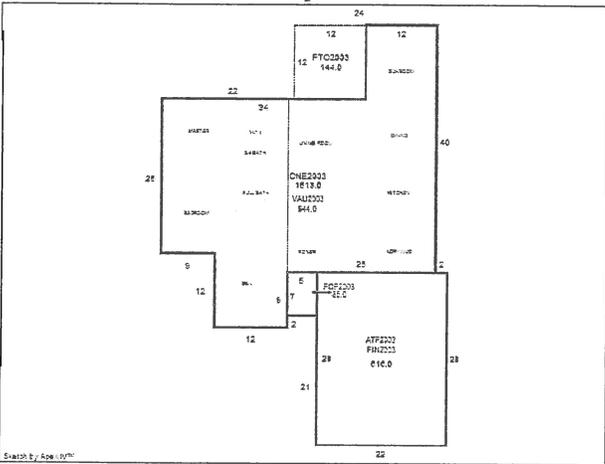
Prop Use : SINGLE FAMILY
 Appraised: 6/16/2015

EMV Land : 33,600 Total Acres : .00
 EMV Bldg : 149,100 MainFlr \$/SF:
 EMV Total: 182,700 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2003 Age: 12 MODL: SFR HTPFL: GAS
 Eff. Year : 2003 USE : SINGLE FAM
 FOUN: BLOCK
 Total Area: 3,768 FRAM: WOOD FRAME
 Main Floor: 1,513 EXTW: STEEL SIDI
 LivingArea: 1,513 QUAL: GOOD
 RSTR: GABLE/HIP
 #Bedrooms : 2 ROOF: ASPH SHING
 #Bathrooms: 2.00 INTW: DRYWALL
 #Rooms : 8 FLOR: CARPET
 #Stories : : PERGO/LAMI
 HEAT: IN FLOOR
 Class : AIRC: CENTRAL
 Occupancy : SIZE: IRREGULAR
 Condition : ARCH: PATIO HM
 #Units/Apt: KTCH: GOOD
 Avg. Ceil : WNDO: SLIDING

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	144	5	7		
F OPN PRCH	35	30	11		
ATT FR GAR	616	35	216		
+ /FIN GAR	616	5	31		
1 STORY	1,513	100	1,513	1,513	1,513
VAULTEDCEI	844	5	42		
* TOTALS	3,768		1,820	1,513	1,513



000A482000080ph 36 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2003 GAS FIREPL. GOOD	0 * 0 *	0	1.000 UT

Parcel# : R 98.61448.0644
Address : 108 WEEPING WILLOW CIR
WAITE PARK, MN 56387-

Sale Date: 2/09/2015
Sale Amt : 174,540 (112.24) [X] IMPROVED [] VACANT
PersProp\$: 2,000

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98091 Lot-10 Block-2

Seller : REGENCY BUILDERS
Buyer : BINSFELD,MARGARET
Terms : Warranty Deed
Rejected :

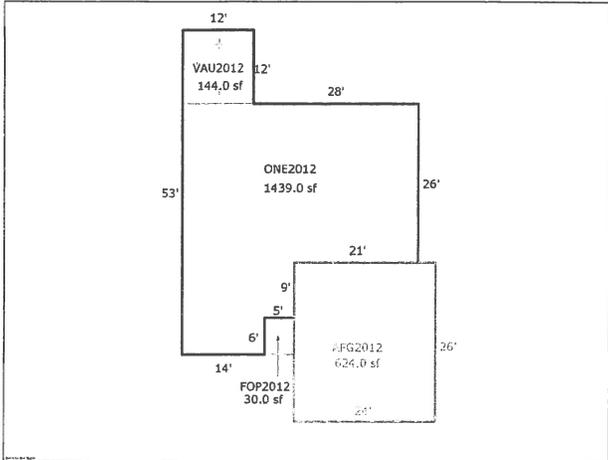
Prop Use : SINGLE FAMILY
Appraised: 7/09/2015

EMV Land : 33,600 Total Acres : .00
EMV Bldg : 162,300 MainFlr \$/SF:
EMV Total: 195,900 Heated \$/SF:

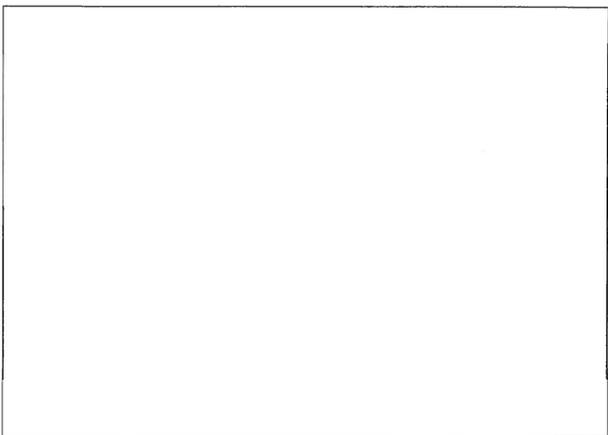
***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2012 Age: 2 | MODL: SFR WND0: CASEMENT
 Eff. Year : 2013 | USE : SINGLE FAM HTFL: GAS
 | FOUN: BLOCK
 Total Area: 2,237 | FRAM: WOOD FRAME
 Main Floor: 1,439 | EXTW: VINYL
 LivingArea: 1,439 | : STONE
 | QUAL: EXCELLENT
 #Bedrooms : 2 | RSTR: GABLE/HIP
 #Bathrooms: 1.75 | ROOF: ASPH SHING
 #Rooms : 6 | INTW: DRYWALL
 #Stories : | FLOR: PERGO/LAMI
 | : CARPET
 Class : | HEAT: FORCED AIR
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: IRREGULAR
 #Units/Apt: | ARCH: PATIO HM
 Avg. Ceil : | KTCH: GOOD



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	1,439	100	1,439	1,439	1,439
VAULTEDCEI	144	5	7		
AT FIN GAR	624	40	250		
F OPN PRCH	30	30	9		
* TOTALS	2,237		1,705	1,439	1,439

***** EXTRA FEATURES *****

BN	Year/Description	-----Dimensions-----	Number of Units	Quantity
1	2012 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT 0

Neighborhood

98.15

Patio Homes

(Aspen, Tudor,
Whitney Garden)

Parcel# : R 98.60665.0301

Sale Date: 4/13/2015

RESIDENT

Address : 803 ASPEN CIR

Sale Amt : 121,500 (98.02)

[X] IMPROVED [] VACANT

WAITE PARK, MN 56387-2465

PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98061 Lot-2 Block-1

Seller : SCHMITT DELORES F

Buyer : LUTHER N AND PATSY ANN MAGELSSSEN REVOCABLE

Terms : Warranty Deed

Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 23,000 Total Acres : .00

Appraised: 7/09/2015

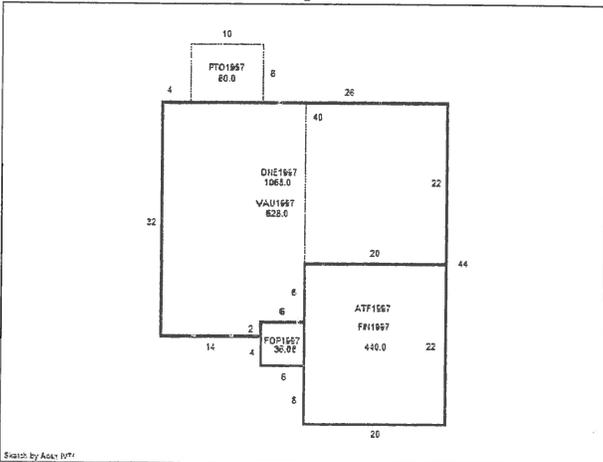
EMV Bldg : 96,100 MainFlr \$/SF:

EMV Total: 119,100 Heated \$/SF:

***** LAND LINES *****

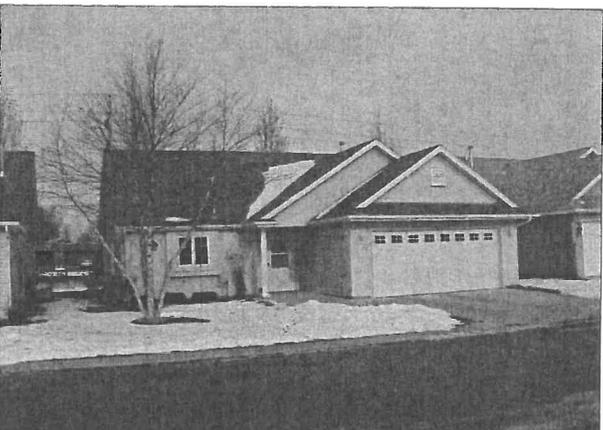
Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1997 Age: 18 | MODL: SFR WNDO: CASEMENT
 Eff. Year : 1997 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 2,692 | FRAM: WOOD FRAME
 Main Floor: 1,068 | EXTW: STEEL SIDI
 LivingArea: 1,068 | : WD FR STUC
 QUAL: AVERAGE
 #Bedrooms : 2 | RSTR: GABLE/HIP
 #Bathrooms: 1.00 | ROOF: ASPH SHING
 #Rooms : 6 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 : CERAMIC
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: PATIO HM
 Avg. Ceil : | KTCH: AVERAGE

Sketch by ADAY MPT



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	80	5	4		
VAULTEDCEI	628	5	31		
F OPN PRCH	36	30	11		
ATT FR GAR	440	35	154		
+ /FIN GAR	440	5	22		
1 STORY	1,068	100	1,068	1,068	1,068
* TOTALS	2,692		1,290	1,068	1,068

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1997 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT

Parcel# : R 98.60665.0320
 Address : 868 ASPEN CIR
 WAITE PARK, MN 56387-2465

Sale Date: 6/08/2015
 Sale Amt : 146,900 (94.55) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98061 Lot-4 Block-2

Seller : STAMBAUGH,ARTHUR R,SHIRLEY M
 Buyer : OEHRLEIN,JOANNE J
 Terms : TRUST DEED
 Rejected :

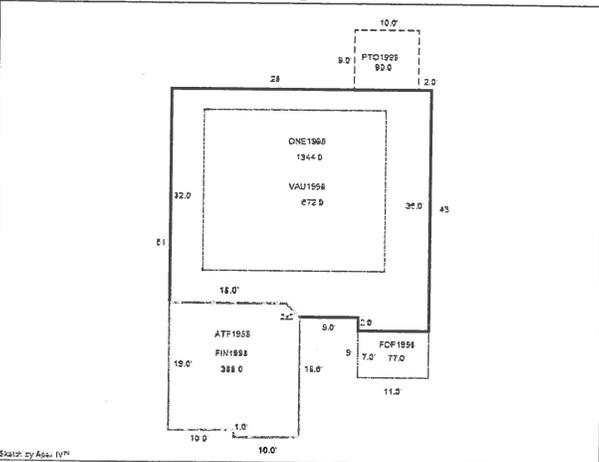
Prop Use : SINGLE FAMILY
 Appraised: 7/09/2015

EMV Land : 23,000 Total Acres : .00
 EMV Bldg : 115,900 MainFlr \$/SF:
 EMV Total: 138,900 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seg# 1 *****



Year Built: 1998	Age: 17	MODL: SFR	HTFL: GAS
Eff. Year : 1998		USE : SINGLE FAM	
		FOUN: BLOCK	
Total Area: 2,959		FRAM: WOOD FRAME	
Main Floor: 1,344		EXTW: STEEL SIDI	
LivingArea: 1,344		QUAL: AVE PLUS	
		RSTR: GABLE/HIP	
#Bedrooms : 2		ROOF: ASPH SHING	
#Bathrooms: 2.00		INTW: DRYWALL	
#Rooms : 6		FLOR: CARPET	
#Stories : 1		: CERAMIC	
		HEAT: AIR DUCTED	
Class :		AIRC: CENTRAL	
Occupancy :		SIZE: L-SHAPED	
Condition :		ARCH: PATIO HM	
#Units/Apt:		KTCH: AVERAGE	
Avg. Ceil :		WNDO: SLIDING	

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	1,344	100	1,344	1,344	1,344
+ /FIN GAR	388	5	19		
ATT FR GAR	388	35	136		
F OPN PRCH	77	30	23		
PATIO	90	5	5		
VAULTEDCEI	672	5	34		
* TOTALS	2,959		1,561	1,344	1,344



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Parcel# : R 98.60665.0324
 Address : 860 ASPEN CIR
 WAITE PARK, MN 56387-

Sale Date: 6/22/2015
 Sale Amt : 132,900 (92.17) [X] IMPROVED [] VACANT

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98061 Lot-8 Block-2

PersProp\$: 0
 Seller : KNUTSON, KAREN L
 Buyer : CHMIELESKI, GERALDINE C
 Terms : Warranty Deed
 Rejected :

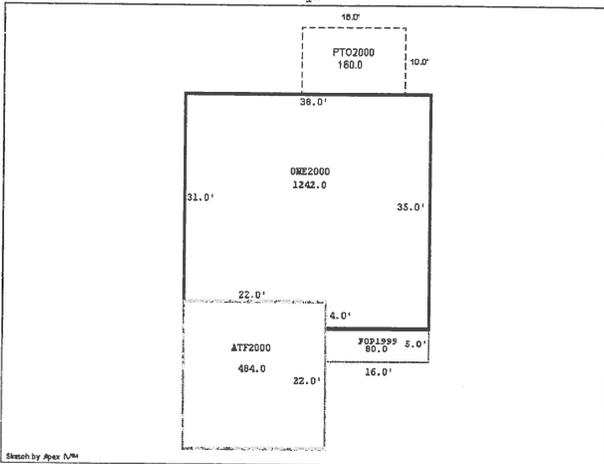
Prop Use : SINGLE FAMILY
 Appraised: 9/25/2015

EMV Land : 23,000 Total Acres : .00
 EMV Bldg : 99,500 MainFlr \$/SF:
 EMV Total: 122,500 Heated \$/SF:

***** LAND LINES *****

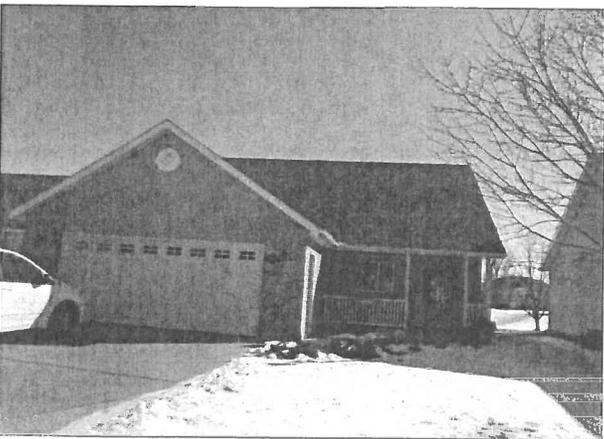
Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2000 Age: 14 | MODL: SFR HTFL: GAS
 Eff. Year : 2001 | USE : SINGLE FAM
 | FOUN: BLOCK
 Total Area: 1,966 | FRAM: WOOD FRAME
 Main Floor: 1,242 | EXTW: STEEL SIDI
 LivingArea: 1,242 | : FACE BRICK
 | QUAL: AVERAGE
 #Bedrooms : 2 | RSTR: GABLE/HIP
 #Bathrooms: 1.00 | ROOF: ASPH SHING
 #Rooms : 6 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 | : SHT VINYL
 Class : | HEAT: IN FLOOR
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: PATIO HM
 Avg. Ceil : | WND0: SLIDING

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	1,242	100	1,242	1,242	1,242
F OPN PRCH	80	30	24		
PATIO	160	5	8		
ATT FR GAR	484	35	169		
* TOTALS	1,966		1,443	1,242	1,242



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Parcel# : R 98.60665.0329
 Address : 850 ASPEN CIR
 WAITE PARK, MN 56387-

Sale Date: 2/17/2015
 Sale Amt : 170,000 (97.88) [X] IMPROVED [] VACANT
 PersProp\$: 5,000

LegalDesc: Sect-21 Twp-124 Range-28
 Plat-98061 Lot-13 Block-2

Seller : RUDOLPH A FELLING REVOCABLE TRUST
 Buyer : FRITZ, ROGER
 Terms : TRUST DEED
 Rejected :

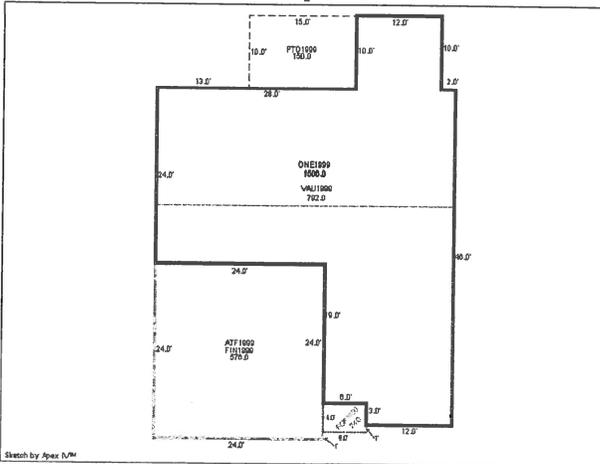
Prop Use : SINGLE FAMILY
 Appraised: 7/09/2015

EMV Land : 23,000 Total Acres : .00
 EMV Bldg : 143,400 MainFlr \$/SF:
 EMV Total: 166,400 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1999 Age: 16 | MODL: SFR HTFL: GAS
 Eff. Year : 1999 | USE : SINGLE FAM
 | FOUN: BLOCK
 Total Area: 3,624 | FRAM: WOOD FRAME
 Main Floor: 1,506 | EXTW: WD FR STUC
 LivingArea: 1,506 | QUAL: EXCELLENT
 | RSTR: GABLE/HIP
 #Bedrooms : 2 | ROOF: ASPH SHING
 #Bathrooms: 1.75 | INTW: DRYWALL
 #Rooms : 7 | FLOR: CARPET
 #Stories : | : HARDWOOD
 | HEAT: IN FLOOR
 Class : | AIRC: CENTRAL
 Occupancy : | SIZE: L-SHAPED
 Condition : | ARCH: PATIO HM
 #Units/Apt: | KTCH: GOOD
 Avg. Ceil : | WNDO: CASEMENT

Sketch by Apex, Inc.



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
+ / FIN GAR	576	5	29		
ATT FR GAR	576	35	202		
1 STORY	1,506	100	1,506	1,506	1,506
F OPN PRCH	24	30	7		
PATIO	150	5	8		
VAULTEDCEI	792	5	40		
* TOTALS	3,624		1,792	1,506	1,506

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1999 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT
1	1999 HEAT	24 * 24 *	0	576.000 SF

Parcel# : R 98.61447.0200
 Address : 18 5TH AVE N
 WAITE PARK, MN 56387-

Sale Date: 10/31/2014
 Sale Amt : 113,213 (100.52) [X] IMPROVED [] VACANT

PersProp\$: 6,000

LegalDesc: Sect-17 Twp-124 Range-28
 Plat-98066 Lot-1 Block-1

Seller : SANFORD,LINDA S
 Buyer : BOESE,CHERYL D
 Terms : PERSONAL REP DEED
 Rejected :

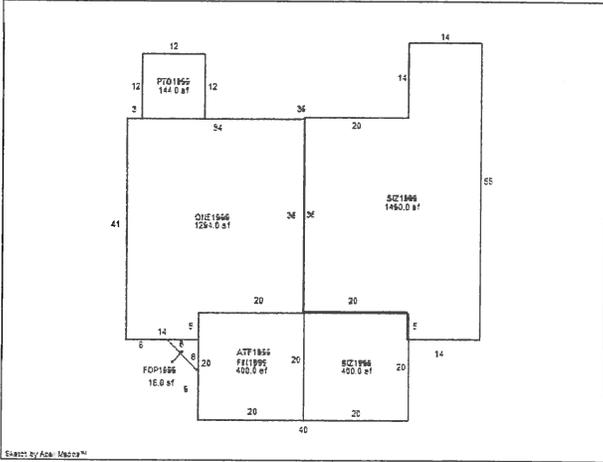
Prop Use : SINGLE FAMILY
 Appraised: 1/08/2015

EMV Land : 25,000 Total Acres : .00
 EMV Bldg : 88,800 MainFlr \$/SF:
 EMV Total: 113,800 Heated \$/SF:

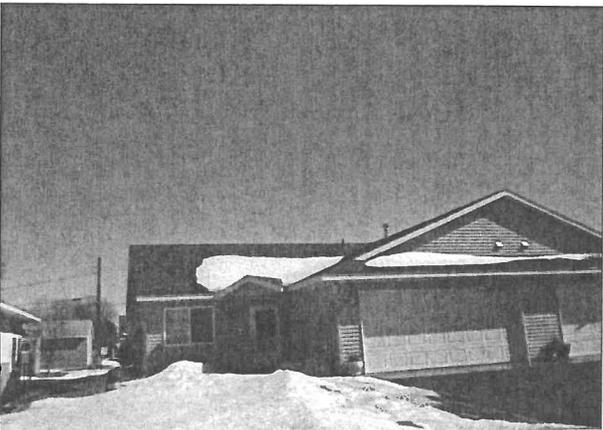
***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	39 150 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1999	Age: 16	MODL: SFR	HTFL: GAS
Eff. Year : 1999		USE : SINGLE FAM	
Total Area: 4,146		FOUN: BLOCK	
Main Floor: 3,184		FRAM: WOOD FRAME	
LivingArea: 1,294		EXTW: STEEL SIDI	
#Bedrooms : 2		QUAL: AVE PLUS	
#Bathrooms: 1.75		RSTR: GABLE/HIP	
#Rooms : 6		ROOF: ASPH SHING	
#Stories : 1		INTW: DRYWALL	
Class :		FLOR: CARPET	
Occupancy :		: CERAMIC	
Condition :		HEAT: AIR DUCTED	
#Units/Apt:		AIRC: CENTRAL	
Avg. Ceil :		SIZE: IRREGULAR	
		ARCH: TWIN HOME	
		KTCH: GOOD	
		WINDO: SLIDING	



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
PATIO	144	5	7		
F OPN PRCH	18	30	5		
ATT FR GAR	400	35	140		
+ /FIN GAR	400	5	20		
1 STORY	1,294	100	1,294	1,294	1,294
SIZNOVALUE	1,890				1,890
* TOTALS	4,146		1,466	1,294	3,184

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 ***** EXTRA FEATURES *****

BN	Year/Description	-----Dimensions-----	Number of Units	Quantity
1	1999 RETAINING W-LANDSBLK	68 * 0 *	2	11.000 SF 0

Neighborhood

98.16

Townhomes

(Lone Oak)

Parcel# : R 98.60636.0000

Sale Date: 5/20/2015

RESIDENT

Address : 74 GREENSTONE LN

Sale Amt : 88,200 (98.75)

[X] IMPROVED [] VACANT

WAITE PARK, MN 56387-1428

PersProp\$: 5,000

LegalDesc: Sect-16 Twp-124 Range-28
 Plat-98004 Lot-6 Block-2
 PT OF LOT 6 DAF COM AT SW COR
 OF LT 6-E36.26'-S48D E 13.52'

Seller : CHIKELES, ELISABETH, KEVIN M
 Buyer : LUBITZ, KENNETH L
 Terms : Warranty Deed
 Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 9,000 Total Acres : .00

Appraised: 11/09/2015

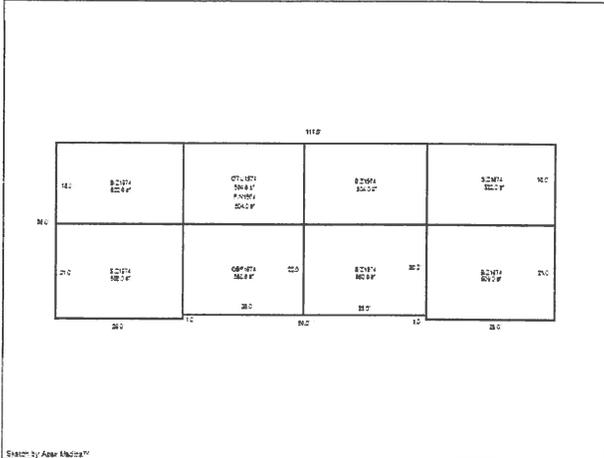
EMV Bldg : 78,100 MainFlr \$/SF:

EMV Total: 87,100 Heated \$/SF:

***** LAND LINES *****

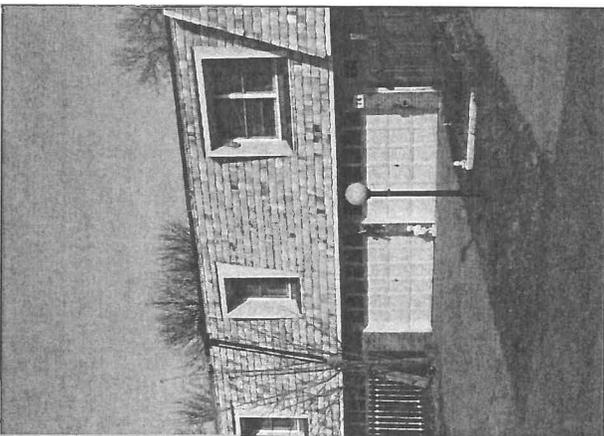
Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1974 Age: 39 MODL: SFR WNDO: DOUBLEHUNG
 Eff. Year: 1976 USE: SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 4,894 FRAM: WOOD FRAME
 Main Floor: 4,390 EXTW: WD SHINGLE
 LivingArea: 1,557 : FACE BRICK
 QUAL: AVERAGE -
 #Bedrooms : 2 RSTR: FLAT
 #Bathrooms: 1.75 ROOF: ROLL COMP
 #Rooms : 7 INTW: DRYWALL
 #Stories : FLOR: CARPET
 : SHT VINYL
 Class : HEAT: AIR DUCTED
 Occupancy : AIRC: CENTRAL
 Condition : SIZE: IRREGULAR
 #Units/Apt: ARCH: TWN HOUSE
 Avg. Ceil : KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
SIZNOVALUE	3,326				3,326
ONE/TUCK U	504 120		605	605	504
+/FIN GAR	504 5		25		
1 S/SPLT F	560 170		952	952	560
* TOTALS	4,894		1,582	1,557	4,390



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1974 TUG 2 CAR	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.60665.0002

Sale Date: 9/11/2015

RESIDENT

Address : 119 HUNTLEY LN

Sale Amt : 95,545 (108.85)

[X] IMPROVED [] VACANT

WAITE PARK, MN 56387-1422

PersProp\$: 0

LegalDesc: Sect-21 Twp-124 Range-28
Plat-98007 Lot-5 Block-2
PART OF LOT 5 BLK 2 DAF: COMM
ENCING AT INTERSECTION OF N LI

Seller : DAHLMAN PARTNERS
Buyer : LENGER,MARY
Terms : Warranty Deed
Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 9,000 Total Acres : .00

Appraised: 10/26/2015

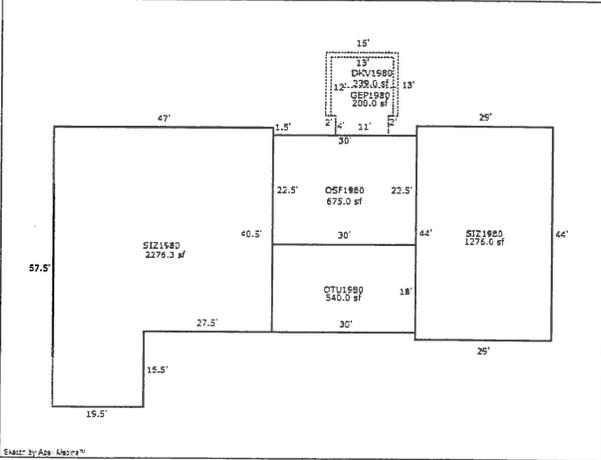
EMV Bldg : 95,000 MainFlr \$/SF:

EMV Total: 104,000 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1980 Age: 34 | MODL: SFR WNDO: DOUBLEHUNG
 Eff. Year : 1981 | USE : SINGLE FAM HTFL: GAS
 Total Area: 5,206 | FOUN: BLOCK
 Main Floor: 4,767 | FRAM: WOOD FRAME
 LivingArea: 1,796 | EXTW: WD SHINGLE
 : FACE BRICK
 QUAL: AVERAGE -
 #Bedrooms : 2 | RSTR: FLAT
 #Bathrooms: 1.75 | ROOF: ROLL COMP
 #Rooms : 7 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 : SHT VINYL
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: IRREGULAR
 #Units/Apt: | ARCH: TWN HOUSE
 Avg. Ceil : | KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 S/SPLT F	675	170	1,148	1,148	675
ONE/TUCK U	540	120	648	648	540
3SEASONPOR	200	75	150		
VINYL DECK	239	25	60		
SIZNOVALUE	3,552				3,552
* TOTALS	5,206		2,006	1,796	4,767



***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	1984 TUG 2 CAR	0 * 0 *	0	1.000 UT 0

Neighborhood

98.17

Quad Patio Homes
(Heritage)

Parcel# : R 98.60672.0270

Sale Date: 6/09/2015

RESIDENT

Address : 1306 HERITAGE LN

Sale Amt : 146,700 (93.12)

[X] IMPROVED [] VACANT

WAITE PARK, MN 56387-

PersProp\$: 0

LegalDesc: Sect-20 Twp-124 Range-28

Seller : ZWILLING, NICOLE, JOSH

Plat-98076 Lot-6 Block-2

Buyer : NATHE, PAULETTE Y, RICHARD J

Terms : Warranty Deed

Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 25,000 Total Acres : .00

Appraised: 7/13/2015

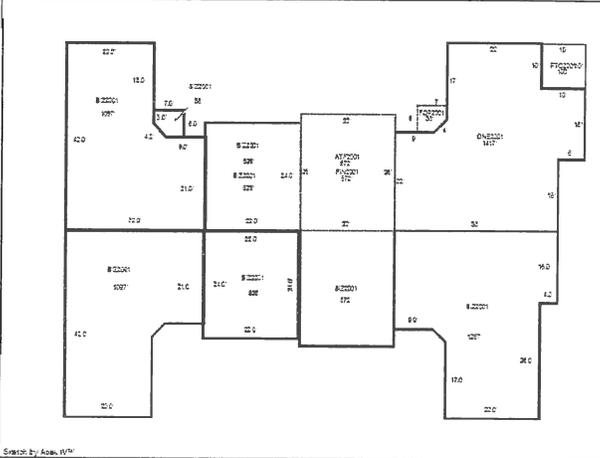
EMV Bldg : 111,600 MainFlr \$/SF:

EMV Total: 136,600 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2001 Age: 13 | MODL: SFR WNDO: SLIDING
 Eff. Year : 2002 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 : FACE BRICK
 QUAL: AVE PLUS
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : PERGO/LAMI
 HEAT: IN FLOOR
 AIRC: CENTRAL
 SIZE: IRREGULAR
 ARCH: PATIO HM
 KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
SIZNOVALUE	5,645				5,645
1 STORY	1,417	100	1,417	1,417	1,417
ATT FR GAR	572	35	200		
+ /FIN GAR	572	5	29		
F OPN PRCH	38	30	11		
PATIO	100	5	5		
* TOTALS	8,344		1,662	1,417	7,062



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2002 GAS FIREPL. GOOD	0 * 0 *	0	1.000 UT 0

Neighborhood

98.18

Meadows Condos

Parcel# : R 98.60867.0019

Sale Date: 5/08/2015

RESIDENT

Sale Amt : 42,900 (116.78)

[X] IMPROVED [] VACANT

Address : 315 WAITE AVE S ##209
WAITE PARK, MN 56387-1468

PersProp\$: 2,600

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98013 Lot-UNI Block-
UNIT 209 - 2.2960% COMMON ELEM
ENT & GARAGE THE MEADOWS CONDO

Seller : SAWBILL OUTSTATE INC.
Buyer : MOORMAN, PATRICIA, RALPH
Terms : Warranty Deed
Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 11,500 Total Acres : .00

Appraised: 8/12/2015

EMV Bldg : 38,600 MainFlr \$/SF:

EMV Total: 50,100 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****

** NO SKETCH AVAILABLE **

Year Built: 1983	Age: 32	MODL: SFR	HTFL: GAS
Eff. Year : 1983		USE : SINGLE FAM	
		FOUN: BLOCK	
Total Area: 657		FRAM: WOOD FRAME	
Main Floor: 631		EXTW: FACE BRICK	
LivingArea: 757		QUAL: AVERAGE -	
		RSTR: FLAT	
#Bedrooms : 1		ROOF: BUILT-UP	
#Bathrooms: 1.00		INTW: DRYWALL	
#Rooms : 3		FLOR: CARPET	
#Stories :		: SHT VINYL	
Class :		HEAT: HOT WATER	
Occupancy :		AIRC: WINDOW	
Condition :		SIZE: RECTANGLE	
#Units/Apt:		ARCH: THREE STOR	
Avg. Ceil :		KTCH: AVERAGE	
		WNDO: CASEMENT	

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
ONE/TUCK U	631	120	757	757	631
DECK AVG	26	15	4		
* TOTALS	657		761	757	631

***** EXTRA FEATURES *****

BN	Year/Description	-----Dimensions-----	Number of Units	Quantity
1	1983 TUG 1 CAR	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.60867.0035

Sale Date: 11/03/2014

RESIDENT

Address : 315 WAITE AVE S ##305
WAITE PARK, MN 56387-1468

Sale Amt : 64,800 (97.22) [X] IMPROVED [] VACANT

PersProp\$: 3,200

LegalDesc: Sect-16 Twp-124 Range-28
Plat-98013 Lot-UNI Block-
UNIT 305 -3.22124% COMMON ELEM
ENT & GARAGE THE MEADOWS CONDO

Seller : STIMLER, CHARLES
Buyer : HEISER, PAMELA, RODNEY
Terms : Warranty Deed
Rejected :

Prop Use : SINGLE FAMILY
Appraised: 9/15/2015

EMV Land : 11,500 Total Acres : .00
EMV Bldg : 51,500 MainFlr \$/SF:
EMV Total: 63,000 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****

Year Built: 1983	Age: 32	MODL: SFR	HTFL: GAS
Eff. Year : 1983		USE : SINGLE FAM	
		FOUN: BLOCK	
Total Area: 911		FRAM: WOOD FRAME	
Main Floor: 885		EXTW: FACE BRICK	
LivingArea: 1,062		QUAL: AVERAGE -	
		RSTR: FLAT	
#Bedrooms : 2		ROOF: BUILT-UP	
#Bathrooms: 1.25		INTW: DRYWALL	
#Rooms : 5		FLOR: CARPET	
#Stories :		: SHT VINYL	
Class :		HEAT: HOT WATER	
Occupancy :		AIRC: WINDOW	
Condition :		SIZE: RECTANGLE	
#Units/Apt:		ARCH: THREE STOR	
Avg. Ceil :		KTCH: AVERAGE	
		WNDO: CASEMENT	

** NO SKETCH AVAILABLE **

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
ONE/TUCK U	885	120	1,062	1,062	885
DECK AVG	26	15	4		
* TOTALS	911		1,066	1,062	885

***** EXTRA FEATURES *****

BN	Year/Description	-----Dimensions-----	Number of Units	Quantity
1	1983 TUG 1 CAR	0 * 0 *	0	1.000 UT 0

Neighborhood

98.19

Sunwood

Granite Ridge

Heritage Point

Parcel# : R 98.60671.0003
 Address : 1211 8TH ST S
 WAITE PARK, MN 56387-

Sale Date: 8/28/2015
 Sale Amt : 128,870 (90.09) [X] IMPROVED [] VACANT

PersProp\$: 0

LegalDesc: Sect-20 Twp-124 Range-28
 Plat-98033 Lot-3 Block-1

Seller : MEIERHOFER, ROSE MARY A
 Buyer : GOWAN, ROBERT G, GLADYS M
 Terms : Warranty Deed
 Rejected :

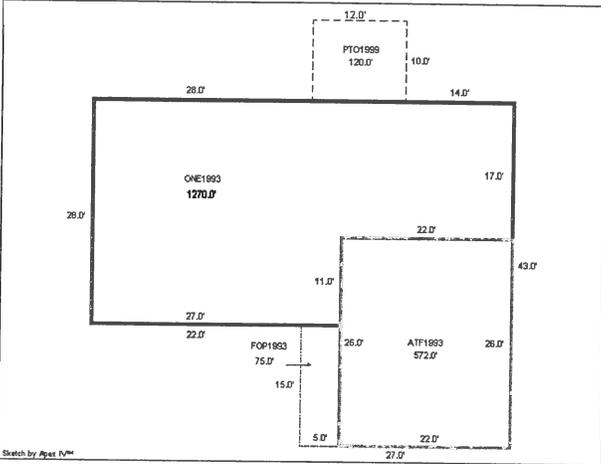
Prop Use : SINGLE FAMILY
 Appraised: 9/25/2015

EMV Land : 23,000 Total Acres : .00
 EMV Bldg : 93,100 MainFlr \$/SF:
 EMV Total: 116,100 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1993 Age: 19 | MODL: SFR WND0: CASEMENT
 Eff. Year : 1996 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 2,037 | FRAM: WOOD FRAME
 Main Floor: 1,270 | EXTW: STEEL SIDI
 LivingArea: 1,270 | : FACE BRICK
 #Bedrooms : 2 | QUAL: AVE PLUS
 #Bathrooms: 1.50 | RSTR: GABLE/HIP
 #Rooms : 5 | ROOF: ASPH SHING
 #Stories : | INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: SLAB HOME
 Avg. Ceil : | KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	1,270	100	1,270	1,270	1,270
PATIO	120	5	6		
F OPN PRCH	75	30	23		
ATT FR GAR	572	35	200		
* TOTALS	2,037		1,499	1,270	1,270



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Parcel# : R 98.60672.0289
 Address : 1313 HERITAGE DR
 WAITE PARK, MN 56387-

Sale Date: 5/20/2015
 Sale Amt : 151,500 (108.71) [X] IMPROVED [] VACANT
 PersProp\$: 3,500

LegalDesc: Sect-20 Twp-124 Range-28
 Plat-98076 Lot-12 Block-3

Seller : CHOPP, KAREN, CHRISTOPHER T
 Buyer : MUMM, KEVIN A
 Terms : Warranty Deed
 Rejected :

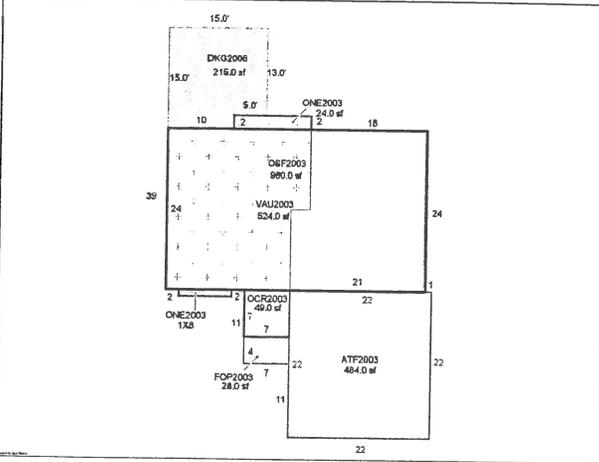
Prop Use : SINGLE FAMILY
 Appraised: 7/09/2015

EMV Land : 30,000 Total Acres : .00
 EMV Bldg : 134,700 MainFlr \$/SF:
 EMV Total: 164,700 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2003 Age: 12 | MODL: SFR WND0: SLIDING
 Eff. Year : 2003 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 Total Area: 2,292 | FRAM: WOOD FRAME
 Main Floor: 1,041 | EXTW: VINYL
 LivingArea: 1,715 | : FACE BRICK
 #Bedrooms : 4 | QUAL: GOOD
 #Bathrooms: 1.75 | RSTR: GABLE/HIP
 #Rooms : 8 | ROOF: ASPH SHING
 #Stories : | INTW: DRYWALL
 | FLOR: CARPET
 | : PERGO/LAMI
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: SPLIT ENTY
 Avg. Ceil : | KTCH: AVERAGE



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 STORY	32	100	32	32	32
VAULTEDCEI	524	5	26		
F OPN PRCH	28	30	8		
ONE/CRAWL	49	105	51	51	49
ATT FR GAR	484	35	169		
1 S/SPLT F	960	170	1,632	1,632	960
DECK GOOD	215	20	43		
* TOTALS	2,292		1,961	1,715	1,041

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2012 GAS FIREPL. AVERAGE	0 * 0 * 0	1.000 UT	0

Parcel# : R 98.60866.0091
 Address : 614 PINWOOD CT
 WAITE PARK, MN 56387-

Sale Date: 6/30/2015
 Sale Amt : 167,000 (93.77) [X] IMPROVED [] VACANT
 PersProp\$: 4,000
 Seller : MOROZEK, TINA C, JAY R
 Buyer : CONRAD, ALLISON J, DEVIN R
 Terms : Warranty Deed
 Rejected :

LegalDesc: Sect-20 Twp-124 Range-28
 Plat-98046 Lot-12 Block-2

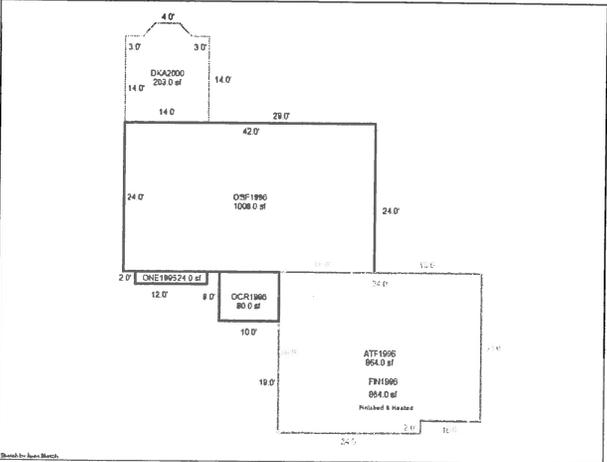
Prop Use : SINGLE FAMILY
 Appraised: 9/25/2015

EMV Land : 23,400 Total Acres : .00
 EMV Bldg : 133,200 MainFlr \$/SF:
 EMV Total: 156,600 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	70 129 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 1996 Age: 15 | MODL: SFR
 Eff. Year : 2000 | USE : SINGLE FAM
 FOUN: BLOCK
 Total Area: 3,048 | FRAM: WOOD FRAME
 Main Floor: 1,112 | EXTW: VINYL
 LivingArea: 1,822 | QUAL: GOOD
 RSTR: GABLE/HIP
 #Bedrooms : 3 | ROOF: ASPH SHING
 #Bathrooms: 1.75 | INTW: DRYWALL
 #Rooms : 6 | FLOR: CARPET
 #Stories : | : SHT VINYL
 HEAT: AIR DUCTED
 Class : | AIRC: CENTRAL
 Occupancy : | SIZE: L-SHAPED
 Condition : | ARCH: SPLIT ENTY
 #Units/Apt: | KTCH: AVERAGE
 Avg. Ceil : | HTFL: GAS

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 S/SPLT F	1,008	170	1,714	1,714	1,008
ATT FR GAR	864	35	302		
+ /FIN GAR	864	5	43		
ONE/CRAWL	80	105	84	84	80
1 STORY	24	100	24	24	24
DECK AVG	208	15	31		
* TOTALS	3,048		2,198	1,822	1,112



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 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2000 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT
	2012 SHED - \$6.00	10 * 10 *	0	100.000 SF

Parcel# : R 98.60866.0246

Sale Date: 9/11/2015

RESIDENT

Sale Amt : 170,000 (93.82)

[X] IMPROVED [] VACANT

Address : 1114 ASHWOOD CT
WAITE PARK, MN 56387-

PersProp\$: 0

LegalDesc: Sect-20 Twp-124 Range-28
Plat-98072 Lot-10 Block-2

Seller : SCHARMER, CATHY L, SHAWN D

Buyer : NELSON, CHERI, DOUGLAS

Terms : Warranty Deed

Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 23,400 Total Acres : .00

Appraised: 9/25/2015

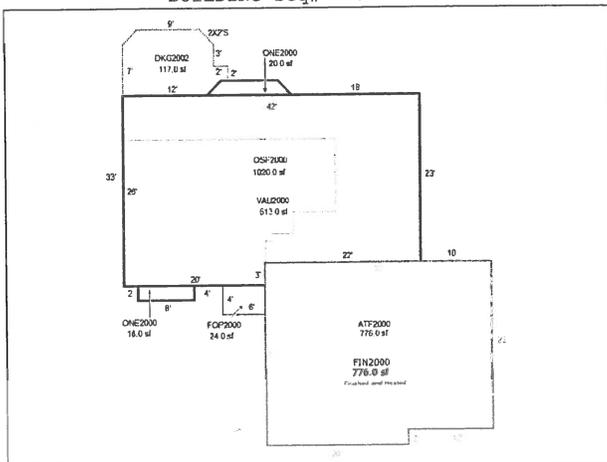
EMV Bldg : 136,100 MainFlr \$/SF:

EMV Total: 159,500 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2000 Age: 15 | MODL: SFR WNDO: SLIDING
 Eff. Year : 2000 | USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: VINYL
 LivingArea: 1,780 | : FACE BRICK
 QUAL: AVE PLUS
 #Bedrooms : 4 | RSTR: GABLE/HIP
 #Bathrooms: 1.75 | ROOF: ASPH SHING
 #Rooms : 8 | INTW: DRYWALL
 #Stories : | FLOR: CARPET
 : PERGO/LAMI
 Class : | HEAT: AIR DUCTED
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: SPLIT ENTY
 Avg. Ceil : | KTCH: GOOD



AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 S/SPLT F	1,026	170	1,744	1,744	1,026
DECK GOOD	117	20	23		
1 STORY	36	100	36	36	36
ATT FR GAR	776	35	272		
VAULTEDCEI	513	5	26		
+ /FIN GAR	776	5	39		
F OPN PRCH	24	30	7		
* TOTALS	3,268		2,147	1,780	1,062

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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2002 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.60866.0248

Sale Date: 12/30/2014

RESIDENT

Address : 1106 ASHWOOD CT
WAITE PARK, MN 56387-

Sale Amt : 165,900 (97.53) [X] IMPROVED [] VACANT

PersProp\$: 4,000

LegalDesc: Sect-20 Twp-124 Range-28
Plat-98072 Lot-11 Block-2

Seller : WATSON, KATIE, ANTHONY

Buyer : LABUDA MARK J

Terms : Warranty Deed

Rejected :

Prop Use : SINGLE FAMILY

EMV Land : 23,400 Total Acres : .00

Appraised: 3/10/2015

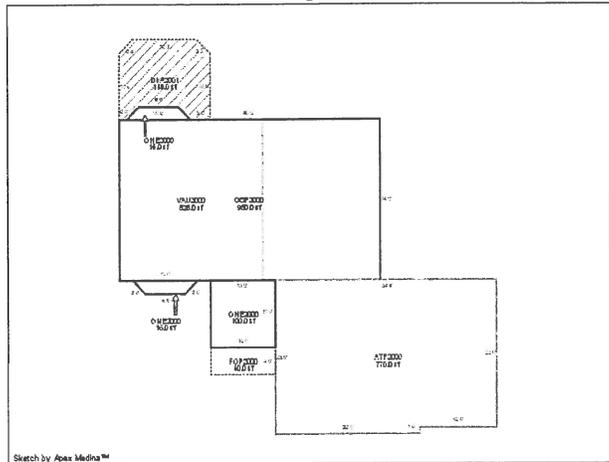
EMV Bldg : 138,400 MainFlr \$/SF:

EMV Total: 161,800 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2000 Age: 12 | MODL: SFR WND0: SLIDING
 Eff. Year : 2003 | USE : SINGLE FAM HTPL: GAS
 Total Area: 2,578 | FOUN: BLOCK
 Main Floor: 1,092 | FRAM: WOOD FRAME
 LivingArea: 1,764 | EXTW: VINYL
 : FACE BRICK
 #Bedrooms : 4 | QUAL: AVE PLUS
 #Bathrooms: 1.75 | RSTR: GABLE/HIP
 #Rooms : 8 | ROOF: ASPH SHING
 #Stories : | INTW: DRYWALL
 | FLOR: CARPET
 | : SHT VINYL
 Class : | HEAT: FORCED AIR
 Occupancy : | AIRC: CENTRAL
 Condition : | SIZE: L-SHAPED
 #Units/Apt: | ARCH: SPLIT ENTY
 Avg. Ceil : | KTCH: GOOD

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 S/SPLT F	960	170	1,632	1,632	960
ATT FR GAR	770	35	270		
1 STORY	132	100	132	132	132
F OPN PRCH	40	30	12		
DECK AVG	148	15	22		
VAULTEDCEI	528	5	26		
* TOTALS	2,578		2,094	1,764	1,092



000EFA8000059tk 20 ***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2011 GAS FIREPL. AVERAGE	0 * 0 *	0	1.000 UT 0

Parcel# : R 98.60866.0286
 Address : 400 CEDARWOOD CT
 WAITE PARK, MN 56387-
 LegalDesc: Sect-20 Twp-124 Range-28
 Plat-98074 Lot-12 Block-2

Sale Date: 3/13/2015
 Sale Amt : 169,503 (103.13) [X] IMPROVED [] VACANT
 PersProp\$: 5,000
 Seller : FRITZ, BRYANT J & EMILY L
 Buyer : GLASS, STANLEY H & GRETCHEN M
 Terms : Warranty Deed
 Rejected :

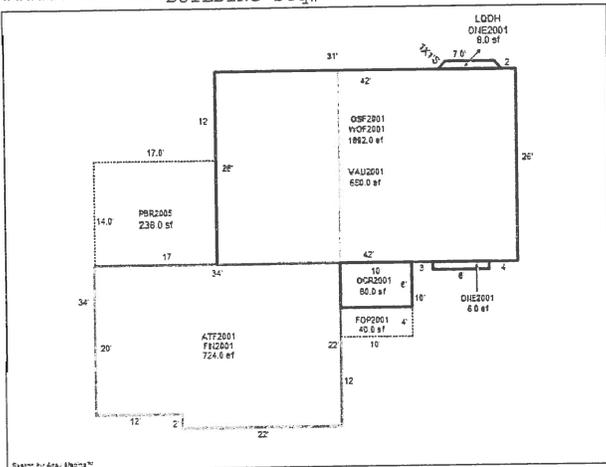
Prop Use : SINGLE FAMILY
 Appraised: 7/09/2015

EMV Land : 24,700 Total Acres : .00
 EMV Bldg : 150,100 MainFlr \$/SF:
 EMV Total: 174,800 Heated \$/SF:

***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000

***** BUILDING Seq# 1 *****



Year Built: 2001 Age: 14 MODL: SFR WNDO: SLIDING
 Eff. Year : 2001 USE : SINGLE FAM HTFL: GAS
 FOUN: BLOCK
 FRAM: WOOD FRAME
 EXTW: STEEL SIDI
 : FACE BRICK
 QUAL: GOOD
 RSTR: GABLE/HIP
 ROOF: ASPH SHING
 INTW: DRYWALL
 FLOR: CARPET
 : SHT VINYL
 HEAT: AIR DUCTED
 AIRC: CENTRAL
 SIZE: L-SHAPED
 ARCH: SPLIT ENTY
 KTCH: AVERAGE

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
1 S/SPLT F	1,092	170	1,856	1,856	1,092
VAULTEDCEI	650	5	33		
ATT FR GAR	724	35	253		
+/FIN GAR	724	5	36		
ONE/CRAWL	60	105	63	63	60
F OPN PRCH	40	30	12		
1 STORY	16	100	16	16	16
WO UNFIN	1,092	5	55	55	
PA BRICK	238	7	17		
* TOTALS	4,636		2,341	1,990	1,168



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Parcel# : R 98.60866.0318

Sale Date: 12/23/2014

RESIDENT

Sale Amt : 177,000 (101.24)

[X] IMPROVED [] VACANT

Address : 1119 CHERRYWOOD CT
WAITE PARK, MN 56387-

PersProp\$: 3,000

LegalDesc: Sect-20 Twp-124 Range-28
Plat-98074 Lot-9 Block-3

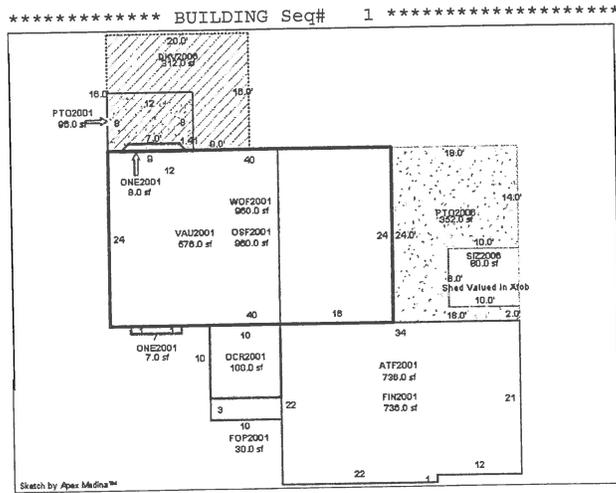
Seller : BRETH, LEESA, ROSS
Buyer : LOCH, JILL M, JAMES R
Terms : Warranty Deed
Rejected :

Prop Use : SINGLE FAMILY
Appraised: 12/21/2015

EMV Land : 28,600 Total Acres : .00
EMV Bldg : 150,600 MainFlr \$/SF:
EMV Total: 179,200 Heated \$/SF:

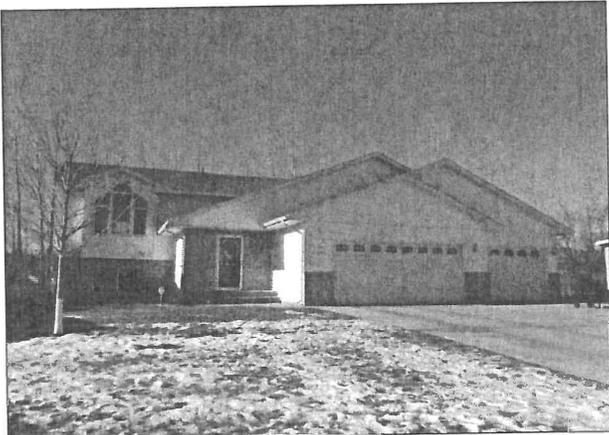
***** LAND LINES *****

Description	Front/Depth/Back	Number of Units	Acres
RES SITE	0 0 0	1.000 UT	.000



Year Built: 2001 Age: 12 | MODL: SFR WNDO: SLIDING
Eff. Year : 2003 | USE : SINGLE FAM HTFL: GAS
FOUN: BLOCK
FRAM: WOOD FRAME
EXTW: VINYL
: FACE BRICK
QUAL: GOOD
RSTR: GABLE/HIP
ROOF: ASPH SHING
INTW: DRYWALL
FLOR: CARPET
: CERAMIC
HEAT: AIR DUCTED
AIRC: CENTRAL
SIZE: L-SHAPED
ARCH: SPLIT ENTY
KTCH: GOOD

AREA	ACT AREA	%	ADJ AREA	HEATED	PRIME
WO UNFIN	960	5	48	48	
1 STORY	15	100	15	15	15
PATIO	96	5	5		
F OPN PRCH	30	30	9		
ONE/CRAWL	100	105	105	105	100
VAULTEDCEI	576	5	29		
ATT FR GAR	736	35	258		
+ /FIN GAR	736	5	37		
1 S/SPLT F	960	170	1,632	1,632	960
VINYL DECK	312	25	78		
SIZNOVALUE	80				80
PATIO	352	5	18		
* TOTALS	4,953		2,234	1,800	1,155



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***** EXTRA FEATURES *****

BN	Year/Description	Dimensions	Number of Units	Quantity
1	2006 SHED - \$10.00	8 * 12 *	0	96.000 SF