



**WAITE PARK BOARD OF APPEAL AND EQUALIZATION MEETING
MONDAY, APRIL 10, 2017
6:30 P.M.**

6:30 P.M. Pledge of Allegiance

1. Board of Appeal and Equalization Meeting

ADJOURN

WAITE PARK COMMERCIAL, INDUSTRIAL & APARTMENT SALES

COMMERCIAL

PARCEL #	PROPERTY ADDRESS	PROP. TYPE	SALE DATE	SALE PRICE	BLDG SF	SALE PRICE/SF	MISC.
98.60541.0000	815 1ST STREET SOUTH	MOTEL	5/23/2016	\$1,500,000	33,628	\$44.60	90 Rooms (\$16,667/Rm.)
98.60568.0065	2077 FRONTAGE ROAD	STRIP MALL	11/15/2013	\$1,346,000	19,000	\$70.84	Riverwood Mall
98.60568.0326	3011 7TH STREET SOUTH	TRUCKING FIRM	1/25/2016	\$650,000	17,160	\$37.88	Rock On Properties
98.60672.0694	301 33RD AVENUE SOUTH	TRANSIT WHSE.	11/25/2013	\$1,000,000	14,160	\$70.62	Industries West
98.60841.0000	500 SUNDIAL DRIVE	RETAIL/RECREATION	5/9/2016	\$510,000	5,596	\$91.14	Previously Stardome
98.60865.0014	521 10TH AVENUE SOUTH	GUN RANGE	11/1/2013	\$450,000	7,880	\$57.11	Previously Lynbrook Collision
98.61374.0000	13 FIRST AVENUE NORTH	STRIP MALL	11/15/2013	\$610,000	8,496	\$71.80	Blue Sky Coast
98.61390.0210	416 GREAT OAK DRIVE	OFFICE/WHSE CONDO	8/3/2015	\$1,300,000	23,768	\$54.70	West River Business Park
98.61415.0000	49 2ND AVENUE SOUTH	REPAIR SHOP	2/3/2017	\$380,000	3,240	\$117.28	Previously Red's Electric
98.60568.0176	2302 FRONTAGE ROAD	RETAIL & WHSE	11/10/2016	\$600,000	10,050	\$59.70	Previously Blue Top
INDUSTRIAL							
98.60847.0000	820 SUNDIAL DRIVE	OFFICE/MANUFACTUR	12/7/2015	\$785,000	14,800	\$53.04	Dockendorf Property
LAND ONLY							
98.60672.0673	432 33RD AVENUE SOUTH		1/10/2017	\$110,000	64,057	\$1.72	Industries West
98.60672.0698	433 33RD AVENUE SOUTH		8/3/2016	\$108,292	54,146	\$2.00	Industries West
98.60672.0726	633 JULEP ROAD		3/25/2016	\$315,718	217,939	\$1.45	Industries West
98.60824.0126	2846 3RD STREET SOUTH		11/2/2016	\$50,000	20,000	\$2.50	Sauk River Park
98.61390.0220	454 GREAT OAK DRIVE		12/4/2014	\$283,027	82,037	\$3.45	Site of Ms. Melinda's
98.61390.0222	429 GREAT OAK DRIVE		10/26/2015	\$183,465	33,357	\$5.50	Site of Granite City Dentistry
98.60824.0108	2929 3RD STREET SOUTH		4/18/2014	\$90,000	40,000	\$2.25	Includes 60824.0110
98.60817.9852	1500 STATE HWY 23		7/9/2014	\$2,981,493.24	348,480	\$8.56	Site of Luther Honda
98.60672.0760	625 1ST STREET SOUTH		10/15/2014	\$260,000	107,593.20	\$2.42	Site of Viking Electric
98.60823.0026	2801 1ST STREET SOUTH		10/28/2014	\$350,000	52,272	\$6.70	Site of Wood's Nursery
98.61390.0200	458 GREAT OAK DRIVE		4/21/2015	\$700,000	68,892	\$10.15	Old "Raddy's" site
98.61414.0010	xxx FIRST STREET SOUTH		8/11/2015	\$225,000	19,838	\$11.34	Part of Silver Leaf Group
98.61440.0000	426 DIVISION STREET		8/11/2015	\$375,000	17,237	\$21.75	Part of Silver Leaf Group
98.60824.0260	DIVISION STR/1ST STR SO		8/11/2015	\$4,260,000	386,812.80	\$11.01	Silver Leaf Group
98.60556.0000	106 10TH AVENUE SOUTH		3/24/2016	\$870,000	41,278	\$21.08	KWIK TRIP
98.60557.0002	906 1ST STREET SOUTH		3/24/2016	\$607,050	36,682.80	\$16.55	KWIK TRIP
98.60553.0002	900 1ST STREET SOUTH		3/24/2016	\$316,335	20,037	\$15.78	KWIK TRIP
98.60824.0261	DIVISION STR/1ST STR SO		9/23/2016	\$2,890,000	341,074.80	\$8.47	Silver Leaf Lodging
APARTMENTS							
98.60671.0018	1102 7TH STREET SOUTH		11/4/2016	\$1,713,000		\$107,063/UNIT	Includes 60671.0021
98.60543.0006	40 15TH AVENUE NORTH	2 8 UNIT 1 LEVEL BLDGS 120 UNITS	8/1/2014	\$593,000		\$49,417/UNIT	Westchester Apartments



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: Waite Park City Board
From: Scott Hemmesch
Date: April 10th 2017
Re: 2017 Assessment Report

For the 2017 assessment there were a total of 84 residential/seasonal sales used in the state study which uses sales from October 1, 2015 through September 30, 2016. These sales resulted in a median ratio of 92.66% after time adjustment. The sales ratio is calculated by taking the estimated market value divided by the sale price, and then adjusting it for time to January 2, 2017.

Below are the average market value changes for properties in Waite Park for the 2017 assessment for taxes payable in 2018.

- | | |
|-----------------------|-------------------|
| ▪ Residential | + 4 to 7 % |
| ▪ Agricultural | + 0 to 3 % |
| ▪ Commercial | + 3 to 6 % |

Please keep in mind that these are only averages. Some properties may have changed more or less depending on the characteristics of the property and if it was viewed during the assessment cycle and changes were made.

Thank You,

Scott Hemmesch
Stearns County Assessor's Office
Appraiser
320/656-3690

Waite Park City

Sales

10/15 – 09/16

Commercial Sales

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0698	Sale Date: 8/3/2016	Sales Ratio: 82.40 %
City/Township: WAITE PARK CITY	Sale Amt.: \$108,292.00	Adj. Sale Amt.: \$108,292.00
Property Address: 433 33RD AVE S	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: INDUSTRIES WEST	Seller: IWWP L.L.C.	
	Buyer: SY & SONS, INC.	
	Terms: Warranty Deed	
Property Use: VACANT COMM	Rejected:	
	Assmt Year	EMV Land
Appraised: 20150914	2016	\$89,231.00
		EMV Bldg
		\$0.00
		EMV Total
		\$89,231.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	50897.000
2	COMMERCIAL SQ FOOT	0	0	0	3249.000

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	#Rooms:	Frame:	Architecture:
	#Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2016	BLACKTOP >100000	N/A	28400.000	1	\$38,695.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61390.0222	Sale Date: 10/26/2015	Sales Ratio: 78.35 %
City/Township: WAITE PARK CITY	Sale Amt.: \$183,465.00	Adj. Sale Amt.: \$183,465.00
Property Address: 429 GREAT OAK DR	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: WEST RIVER BUSINESS PARK THREE	Seller: WEST PATH, LLC	
	Buyer: LUCOWE LLC	
	Terms: Warranty Deed	
Property Use: CLINIC MED/DEN OFF	Rejected:	
Appraised: 20161230	Assmt Year 2016	EMV Land \$116,749.00
	EMV Bldg \$0.00	EMV Total \$143,749.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	33357.000

Building Sequence No. 1					
Yr. Built: 2016	# Bedrooms: 0	Model: OF/MED/PUB	Heat: N/A		
Eff Year: 1	# Bathrooms: 3.00	Foundation:	Air Condition:		
	# Rooms: 0	Frame: REIN CONC	Architecture: N/A		
	# Stories: 0.00	Exterior Wall:	Kitchen: N/A		
Interior Wall:	Quality:	Window: N/A			
Floor: CARPET	Roof Structure: GABLE/HIP				

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	BAS	Base area	2016	4662	4662	4662	4662	4662
	ENT	Entry	2016	126	25	0	0	
Total GBA								4,662

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2004		N/A	1.000	1	\$27,000.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0726	Sale Date: 3/25/2016	Sales Ratio: 107.00 %
City/Township: WAITE PARK CITY	Sale Amt: \$315,718.00	Adj. Sale Amt.: \$315,718.00
Property Address: 633 JULEP RD	Fin/Adj Amt: \$0.00	Multi Parcel:
Legal Description: INDUSTRIES WEST	Seller: RUDOLPH,SHIRLEY C,EUGENE W	
	Buyer: DYNO PROPERTIES, LLC	
	Terms: Warranty Deed	
Property Use: VACANT COMM	Rejected:	
Appraised: 20150914	Assmt Year: 2016	EMV Land: \$337,805.00
		EMV Bldg: \$0.00
		EMV Total: \$337,805.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	217939.000

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	#Rooms:	Frame:	Architecture:
	#Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60841.0000
 City/Township: WAITE PARK CITY
 Property Address: 500 SUNDIAL DR
 Legal Description: SUNDIAL INDUSTRIAL PARK

Sale Date: 5/9/2016 Sales Ratio: 82.51 %
 Sale Amt. \$510,000.00 Adj. Sale Amt.: \$510,000.00
 Fin/Adj Amt. \$0.00 Multi Parcel:
 Seller: STARDOME, INC.
 Buyer: THUNDER ROAD PROPERTIES LLC
 Terms: Warranty Deed

Property Use: REC/ENTER. OTHER

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$269,778.00 \$151,004.00 \$420,782.00

Appraised: 20170216

Land Lines

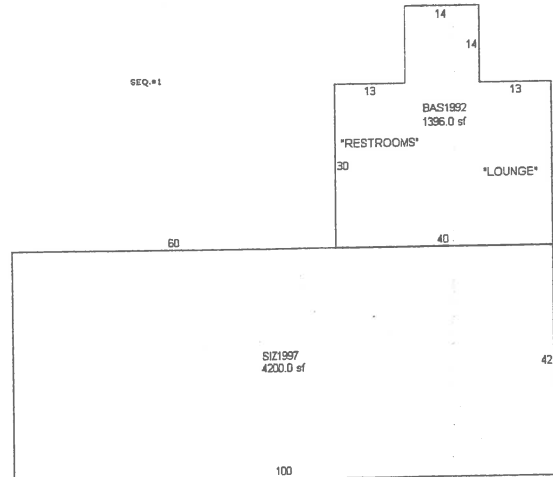
Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	134889.000

Building Sequence No. 1

Yr. Built: 1992 # Bedrooms: 0 Model: STORE/COMM Heat: N/A
 Eff Year: 15 # Bathrooms: 0.00 Foundation: Air Condition:
 # Rooms: 0 Frame: REIN CONC Architecture: N/A
 # Stories: 1.00 Exterior Wall: Kitchen: N/A
 Interior Wall: Quality: Window: N/A
 Floor: CARPET Roof Structure: GABLE/HIP

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	1997	4200	0	0	4200	
	BAS	Base area	1992	1396	1396	1396	1396	1396
Total GBA								1,396



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1993	CHAINLINK FENCE 6'	N/A	1181.000	1	\$8,754.00
2	1993	BLACKTOP 7001-35000#	N/A	20056.000	1	\$9,198.00
3	1992	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,687.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60568.0326	Sale Date: 1/25/2016	Sales Ratio: 105.01 %
City/Township: WAITE PARK CITY	Sale Amt: \$650,000.00	Adj. Sale Amt.: \$650,000.00
Property Address: 3011 7TH ST S	Fin/Adj Amt: \$0.00	Multi Parcel:
Legal Description: 10.53 A. PART OF NW4NW4 BEG 590' S OF NW CORNER - E 854' - S 511' - W 854' - N 508' TO POB	Seller: EHRLEIN, CARRIE, MICHAEL	
Property Use: TRUCKING FIRM	Buyer: ROCK ON PROPERTIES, LLC	
	Terms: Warranty Deed	
Appraised: 20100702	Rejected:	
	Assmt Year	EMV Land
	2016	\$292,203.00
	EMV Bldg	EMV Total
	\$390,331.00	\$682,534.00

Land Lines

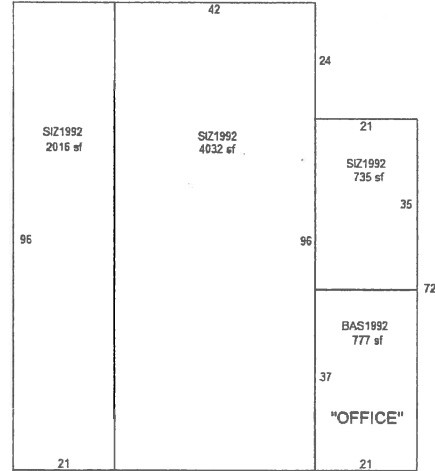
Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	240015.200
2	SITE OR FF WASTE	0	0	0	8.020
3	COMMERCIAL SQ FOOT	0	0	0	109336.000
4	SITE OR FF WASTE	0	0	0	2.510
5	SITE IMP-WELL/SEWER	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1992	# Bedrooms: 0	Model: OF/MED/PUB	Heat: N/A
Eff Year: 22	# Bathrooms: 1.00	Foundation:	Air Condition:
	# Rooms: 0	Frame: REIN CONC	Architecture: N/A
	# Stories: 1.00	Exterior Wall:	Kitchen: N/A
Interior Wall:		Quality:	Window: N/A
Floor: CERAMIC		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	1992	6783	0	0	6783	
2	BAS	Base area	1992	777	777	777	777	777
Total GBA								777



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1992	CHAINLINK FENCE 6'	N/A	740.000	1	\$6,372.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60847.0000	Sale Date: 12/7/2015	Sales Ratio: 85.67 %
City/Township: WAITE PARK CITY	Sale Amt. \$785,000.00	Adj. Sale Amt. \$785,000.00
Property Address: 820 SUNDIAL DR	Fin/Adj Amt. \$0.00	Multi Parcel:
Legal Description: SUNDIAL INDUSTRIAL PARKPT OF LOT 13 N OF FDL BEG 390' S OF NW CORN OF LOT 13 - S45D E 56.52' - S 75' - S44D E 21.	Seller: BEET FIRST, LLP	Buyer: JACK J. DOCKENDORF REVOCABLE TRUST
Property Use: MANUFACTURING LIGHT	Terms: GRANT DEED	Rejected:
Appraised: 20170221	Assmt Year: 2016	EMV Land: \$199,484.00
		EMV Bldg: \$473,034.00
		EMV Total: \$672,518.00

Land Lines

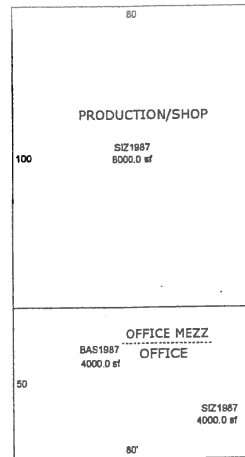
Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	99742.000

Building Sequence No. 1

Yr. Built: 1987	# Bedrooms: 0	Model: OF/MED/PUB	Heat: N/A
Eff Year: 15	# Bathrooms: 0.00	Foundation:	Air Condition:
	# Rooms: 0	Frame: STEEL	Architecture: N/A
	# Stories: 1.00	Exterior Wall:	Kitchen: N/A
Interior Wall:	Quality:		Window: N/A
Floor: CONC FINSH	Roof Structure: SHED		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	BAS	Base area	1987	4000	4000	4000	4000	4000
	SIZ	Size- used for sketch and size calculations	1987	12000	0	0	12000	
Total GBA								4,000



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2005	CHAINLINK FENCE 6'	N/A	250.000	1	\$2,397.00
2	1990	BLACKTOP 7001-35000#	N/A	13950.000	1	\$7,043.00
3	2001	SHED - \$8.00	N/A	160.000	1	\$1,202.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60541.0000	Sale Date: 5/23/2016	Sales Ratio: 73.34 %
City/Township: WAITE PARK CITY	Sale Amt. \$1,500,000.00	Adj. Sale Amt. \$1,304,000.00
Property Address: 815 1ST ST S	Fin/Adj Amt. \$196,000.00	Multi Parcel:
Legal Description: 2.44 A E241' OF W587.71' OF NW4SE4 NLY OF E B#23 & S 403.55' OF W587.71' SLY OF WB#23 CI	Seller: MARCUS STAR, LLC	Buyer: SARJU WP LLC
Property Use: MOTEL(OVER 40 UNIT)	Terms: CONTRACT FOR DEED	Rejected:
Appraised: 20130924	Assmt Year: 2016	EMV Land: \$648,740.00
	EMV Bldg: \$307,675.00	EMV Total: \$956,415.00

Land Lines

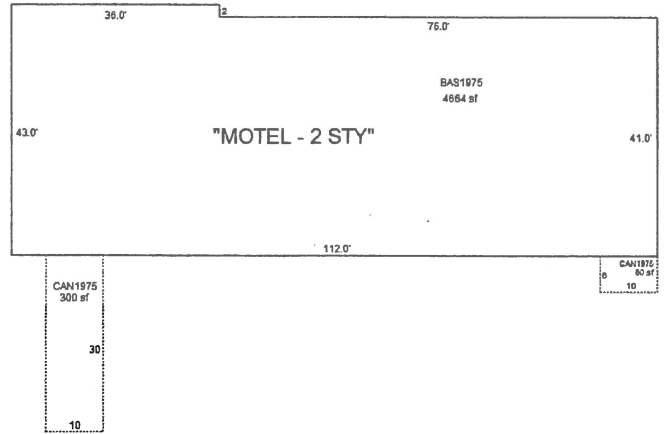
Number	Description	Front	Depth	Back	Unit
1	COMMERCIAL SQ FOOT	0	0	0	60000.000
2	COMMERCIAL SQ FOOT	0	0	0	46286.400
3	SITE OR FF WASTE	0	0	0	2.440

Building Sequence No. 1

Yr. Built: 1975	# Bedrooms: 0	Model: MOTEL/LODG	Heat: N/A
Eff Year: 27	# Bathrooms: 0.00	Foundation:	Air Condition:
	# Rooms: 0	Frame: MASONRY	Architecture: N/A
	# Stories: 2.00	Exterior Wall:	Kitchen: N/A
Interior Wall:		Quality:	Window: N/A
Floor: CARPET		Roof Structure: N/A	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	BAS	Base area	1975	4664	4664	4664	4664	4664
2	CAN		1975	360	90	0	0	0
Total GBA								4,664



Sketch by Apex Media™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	BLACKTOP 7001-35000#	N/A	44431.200	1	\$40,994.00

Residential Sales

STEARNS COUNTY SALE COMP SHEET

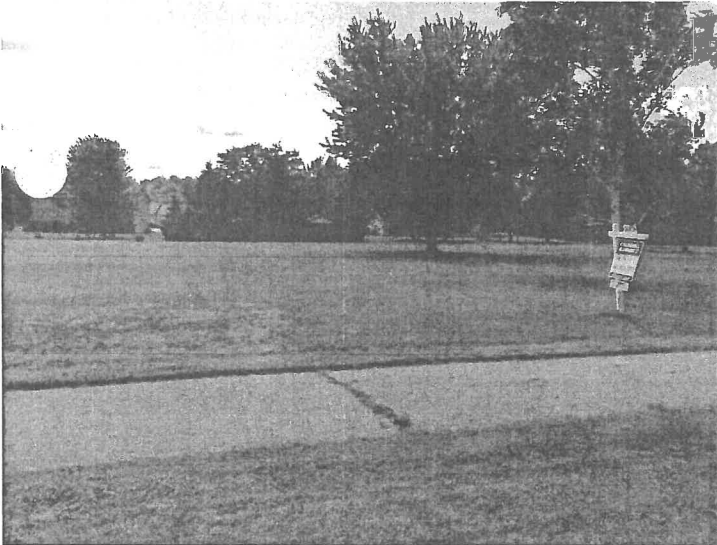
Parcel #: 98.60665.0587	Sale Date: 10/30/2015	Sales Ratio: 92.83 %
City/Township: WAITE PARK CITY	Sale Amt.: \$24,900.00	Adj. Sale Amt.: \$24,900.00
Property Address: 1212 7TH ST S	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: BECHTOLD MACE ADDITION	Seller: BECHTOLD, LUCILLE M	
	Buyer: TRSKO, JOSHUA	
	Terms: Warranty Deed	
Property Use: VACANT LAND RES	Rejected:	
Appraised: 20150824	Assmt Year: 2016	EMV Land: \$23,115.00
	EMV Bldg: \$0.00	EMV Total: \$23,115.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	79	182	0	79.000

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	# Rooms:	Frame:	Architecture:
	# Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

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STEARNS COUNTY SALE COMP SHEET

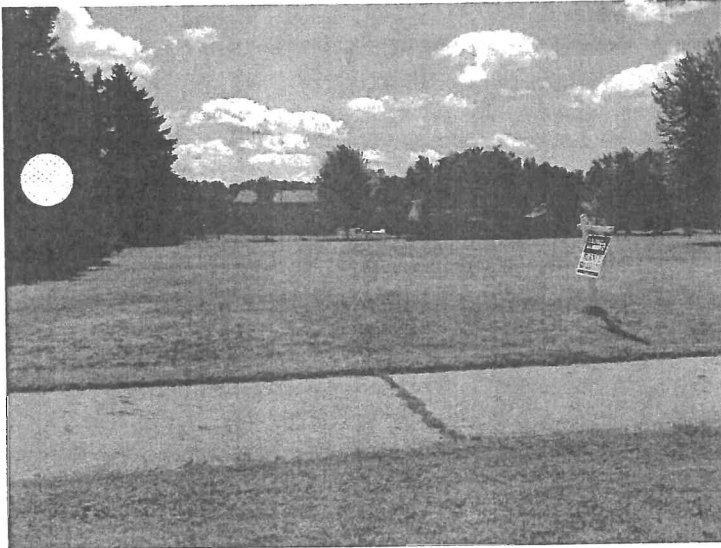
Parcel #: 98.60665.0588	Sale Date: 7/21/2016	Sales Ratio: 92.83 %
City/Township: WAITE PARK CITY	Sale Amt.: \$24,900.00	Adj. Sale Amt.: \$24,900.00
Property Address: 1206 7TH ST S	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: BECHTOLD MACE ADDITION	Seller : BECHTOLD,LUCILLE M.	
	Buyer : BARTELL,DUANE & HARRIET	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150824	Assmt Year 2016	EMV Land \$23,115.00
		EMV Bldg \$0.00
		EMV Total \$23,115.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	79	183	0	79.000

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	#Rooms:	Frame	Architecture:
	#Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.61042.0000	Sale Date:	4/28/2016	Sales Ratio:	182.43 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$45,000.00	Adj. Sale Amt.:	\$43,800.00
Property Address:	217 11TH AVE N	Fin/Adj Amt.:	\$1,200.00	Multi Parcel:	
Legal Description:	TOWNSITE OF WAITE PARKLOTS 23-24 & S2 OF LOT 25 BLK 13	Seller :	MESSERICH,JAMES L. & LINDA P.		
Property Use:	SINGLE FAMILY	Buyer :	AMPE,HEIDI		
Appraised:	20160708	Terms:	Warranty Deed		
		Rejected:			
		Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$28,500.00	\$51,403.00	\$79,903.00

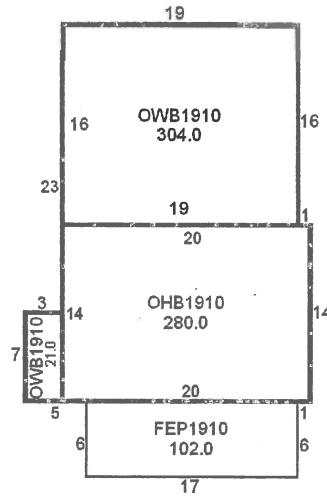
Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	100	125	0	80.000
2	FRONT FEET	100	125	0	20.000

Building Sequence No. 1					
Yr. Bult:	1910	# Bedrooms:	3	Model:	SFR
Eff Year:	1983	# Bathrooms:	2.00	Foundation:	BLOCK
		#Rooms:	9	Frame:	WOOD FRAME
		#Stories:	0.00	Exterior Wall:	VINYL
Interior Wall:	PLASTER	Quality:	BELOW AVE	Kitchen:	REM AVE
Floor:	HARDWOOD	Roof Structure:	GABLE/HIP	Window:	DOUBLEHUNG
				Heat:	AIR DUCTED
				Air Condition:	NONE
				Architecture:	STRY & 1/2

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OWB	1 story house with basement	1910	325	390	390	325	325
2	FEP	Frame enclosed porch	1910	102	61	0	0	0
3	OHB	1 1/2 story house with basement	1910	280	462	462	280	420
Total GBA								745



Sketch by Apex I/M



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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1978	D5.5<400#	N/A	352.000	1	\$5,747.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.60867.0013	Sale Date:	8/24/2016	Sales Ratio:	88.74 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$57,000.00	Adj. Sale Amt.:	\$57,000.00
Property Address:	315 WAITE AVE S #203	Fin/Adj Amt.:	\$0.00	Multi Parcel:	
Legal Description:	MEADOWS CONDOMINIUM (THE) #12 UNIT 203 - 2.2960% COMMON ELEMENT & GARAGE THE MEADOWS CONDOMINIUM #12 BEING PART OF LOT	Seller:	THE WATTS FAMILY TRUST DATED APRIL 1, 2013		
Property Use:	SINGLE FAMILY	Buyer:	AHRENS, FERDINAND		
Appraised:	20160729	Terms:	TRUST DEED		
		Rejected:			
		Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$11,500.00	\$39,084.00	\$50,584.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	1983	# Bedrooms:	1	Model:	SFR	Heat:	HOT WATER
Eff Year:	1985	# Bathrooms:	1.00	Foundation:	BLOCK	Air Condition:	WINDOW
		# Rooms:	0	Frame:	WOOD FRAME	Architecture:	THREE STOR
		# Stories:	0.00	Exterior Wall:	FACE BRICK	Kitchen:	AVERAGE
Interior Wall:	DRYWALL	Quality:	AVERAGE -	Roof Structure:	FLAT	Window:	CASEMENT
Floor:	CARPET						

Sub Area

#	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OTU	1 story house over tuck-under garage	1983	631	757	757	631	631
2	DKA	Average deck	1983	26	4	0	0	
Total GBA								631

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1983	TUG 1 CAR	N/A	1.000	1	\$1,200.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.61013.0000	Sale Date:	8/19/2016	Sales Ratio:	118.08 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$64,500.00	Adj. Sale Amt.:	\$64,500.00
Property Address:	229 9TH AVE N	Fin/Adj Amt.:	\$0.00	Multi Parcel:	
Legal Description:	TOWNSITE OF WAITE PARKLOT 27 & S2 OF LOT 28 BLK 11	Seller :	PETERSON,JESSE JOHN		
Property Use:	SINGLE FAMILY	Buyer :	STANG,LORI & MARK & SIMON		
		Terms:	Warranty Deed		
		Rejected:			
Appraised:	20161208	Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$22,500.00	\$53,663.00	\$76,163.00

Land Lines

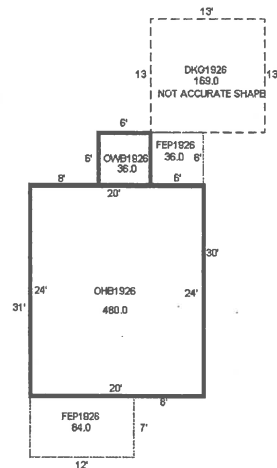
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	60	125	0	60.000

Building Sequence No. 1

Yr. Built:	1926	# Bedrooms:	2	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1964	# Bathrooms:	1.50	Foundation:	POURED	Air Condition:	WINDOW
		#Rooms:	5	Frame:	WOOD FRAME	Architecture:	STRY & 1/2
		#Stories:	0.00	Exterior Wall:	ASBE/SLATE	Kitchen:	OLD TYPE
		Interior Wall:	DRYWALL	Quality:	BELOW AVE	Window:	DOUBLEHUNG
		Floor:	HARDWOOD	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OHB	1 1/2 story house with basement	1926	480	792	792	480	720
	WB	1 story house with basement	1926	36	43	43	36	36
3	FEP	Frame enclosed porch	1926	120	72	0	0	
4	DKG	Good deck	1926	169	34	0	0	
Total GBA								756



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1997	D7.0<800#	N/A	728.000	1	\$13,816.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60990.0000	Sale Date: 1/15/2016	Sales Ratio: 129.39 %
City/Township: WAITE PARK CITY	Sale Amt.: \$68,500.00	Adj. Sale Amt.: \$65,750.00
Property Address: 202 9TH AVEN	Fin/Adj Amt.: \$2,750.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK LOT 19 & LOT 18 LESS N20' BLK 10	Seller : NIERENHAUSEN, JIM, MARY	
	Buyer : KUKLOK, CLARICE M, DONALD P	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20161101	Assmt Year: 2016	EMV Land: \$22,500.00
		EMV Bldg: \$62,576.00
		EMV Total: \$85,076.00

Land Lines

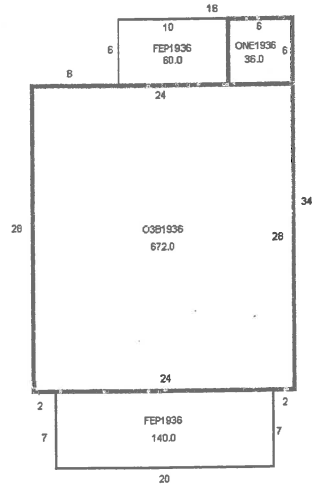
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	60	125	0	60.000

Building Sequence No. 1

Yr. Built: 1936	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1960	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 6	Frame: WOOD FRAME	Architecture: STRY & 3/4
	# Stories: 0.00	Exterior Wall: HARDBOARD	Kitchen: AVERAGE
Interior Wall: PLASTER		Quality: BELOW AVE	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FEP	Frame enclosed porch	1936	200	120	0	0	
2	03B	1 3/4 story house with basement	1936	672	1210	1210	672	1176
3	ONE	1 story house no basement	1936	36	36	36	36	36
Total GBA								1,212



Sketch by Apex IV™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1964	D6.0<500#	N/A	440.000	1	\$6,116.00
2	2000	CHAINLINK 4'	N/A	264.000	1	\$1,279.00
3	1970	VERT.FENCE	N/A	132.000	1	\$474.00

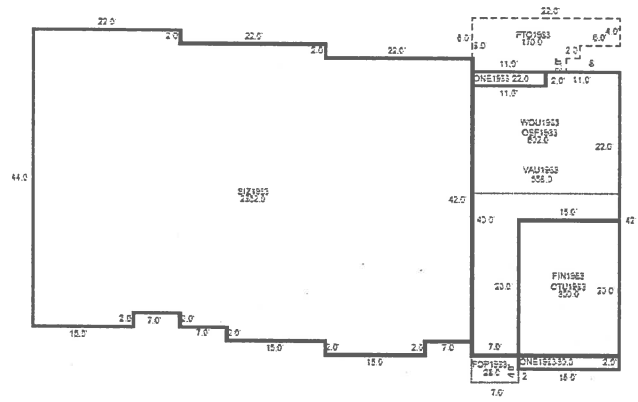
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61391.0001	Sale Date: 8/17/2016	Sales Ratio: 136.04 %
City/Township: WAITE PARK CITY	Sale Amt: \$72,000.00	Adj. Sale Amt.: \$69,840.00
Property Address: 549 2ND AVE S	Fin/Adj Amt: \$2,160.00	Multi Parcel:
Legal Description: WEST TUDOR ESTATES	Seller: MARECK, MICHAEL / MARECK FKA AMY LARSON, AMY /	
	Buyer: ROSS, TAELE & STEFANIE	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year: 2016	EMV Land: \$9,000.00
		EMV Bldg: \$86,011.00
Appraised: 20130930		EMV Total: \$95,011.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built: 1983	# Bedrooms: 2	Model: SFR	Heat: AIR DUCTED		
Eff Year: 1985	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 7	Frame: WOOD FRAME	Architecture: TWN HOUSE		
	# Stories: 0.00	Exterior Wall: WD FR STUC	Kitchen: AVERAGE		
Interior Wall: DRYWALL		Quality: AVERAGE -	Window: CASEMENT		
Floor: CARPET		Roof Structure: GABLE/HIP			

Sub Area									
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA	
1	OSF	Split level house with 100% average finish	1983	602	1023	1023	602	602	
2	ONE	1 story house no basement	1983	52	52	52	52	52	
3	PTO	Patio	1983	170	9	0	0		
4	OTU	1 story house over tuck-under garage	1983	300	360	360	300	300	
5	FOP	Frame open porch	1983	28	8	0	0		
6	SIZ	Size- used for sketch and size calculations	1983	2862	0	0	2862		
7	VAU	Vaulted ceiling	1983	558	28	0	0		
8	FIN	Finished garage	1983	300	15	0	0		
9	WOU	Finished walkout	1983	602	151	151	0		
Total GBA								954	



Source: by Area, N/A

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1983	TUG 1 CAR	N/A	1.000	1	\$684.00

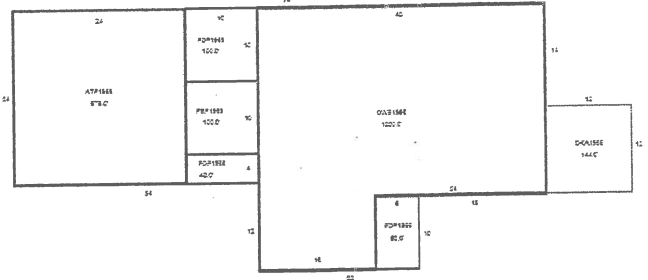
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60571.0108	Sale Date: 8/16/2016	Sales Ratio: 166.67%
City/Township: WAITE PARK CITY	Sale Amt. \$80,000.00	Adj. Sale Amt. \$80,000.00
Property Address: 1320 2ND AVE S	Fin/Adj Amt. \$0.00	Multi Parcel: 98605710108
Legal Description: 0.50A N 104.36' OF S 313.07' OF W 208.71' OF SW4SW4	Seller: OPEZ, DAVID J. 98.60571.0109	
Property Use: SINGLE FAMILY	Buyer: MOLITOR, KEVIN JOHN & SHERRI LEE	
Appraised: 20120927	Terms: Warranty Deed	
	Rejected:	
	Asmt Year	EMV Land
	2016	\$50,100
	EMV Bldg	\$83,300
	EMV Total	\$133,400

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	105	182	124	100.000
2	FRONT FEET	0	0	0	12.000
3	SITE OR FF WASTE	0	0	0	0.500

Building Sequence No. 1					
Yr. Built: 1966	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED		
Eff Year: 1970	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 6	Frame: WOOD FRAME	Architecture: RAMBLER		
	# Stories: 0.00	Exterior Wall: WD/PLYWOOD	Kitchen: AVERAGE		
Interior Wall: GD PLASTER		Quality: AVERAGE +	Window: SLIDING		
Floor: CARPET		Roof Structure: GABLE/HIP			

Sub Area							
Seq. Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF Attached frame garage	1966	576	202	0	0	
2	FOP Frame open porch	1966	200	60	0	0	
3	FEP Frame enclosed porch	1966	100	60	0	0	
4	OWB 1 story house with basement	1966	1200	1440	1440	1200	1200
5	DKA Average deck	1966	144	22	0	0	
Total GBA							1,200



Sketch by Apert IV™

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1966	LWCS<500#	N/A	400.000	1	\$2,431.00
2	1966	FIREPL AVE <1976	N/A	1.000	1	\$980.00
3	1966	SHED - \$9.00	N/A	336.000	1	\$2,994.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60719.0000	Sale Date: 12/31/2015	Sales Ratio: 115.05 %
City/Township: WAITE PARK CITY	Sale Amt.: \$89,000.00	Adj. Sale Amt.: \$82,200.00
Property Address: 15 MAPLE ST NW	Fin/Adj Amt.: \$6,800.00	Multi Parcel:
Legal Description: OAKDALE ADDE80' OF LOT 3 BLK 2	Seller: KINNEY, LORNA L	
	Buyer: NELSON, DESTINY J	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20160310	2016	\$28,500.00
		EMV Bldg
		\$66,068.00
		EMV Total
		\$94,568.00

Land Lines

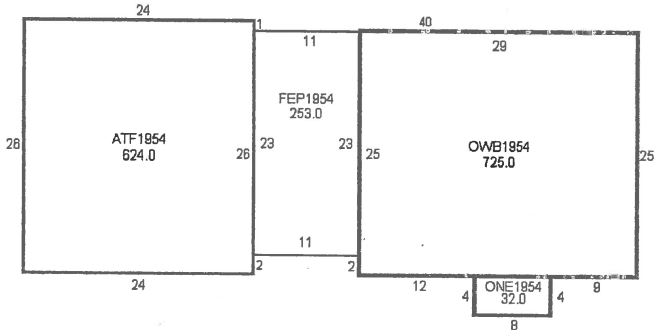
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1954	# Bedrooms: 2	Model: SFR	Heat: AIR DUCTED
Eff Year: 1974	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 5	Frame: WOOD FRAME	Architecture: RAMBLER
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
	Interior Wall: GD PLASTER	Quality: AVERAGE -	Window: DOUBLEHUNG
	Floor: CARPET	Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1954	624	218	0	0	
2	FEP	Frame enclosed porch	1954	253	152	0	0	
3	ONE	1 story house no basement	1954	32	32	32	32	32
4	OWB	1 story house with basement	1954	725	870	870	725	725
Total GBA								757



Sketch by Apex I™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1974	LWCS<300#	N/A	300.000	1	\$2,163.00

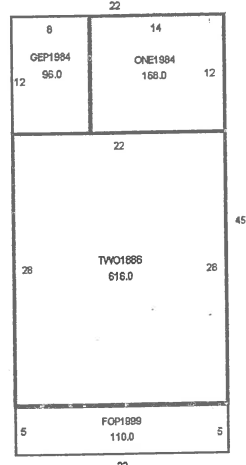
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61175.0000	Sale Date: 9/20/2016	Sales Ratio: 95.68 %	
City/Township: WAITE PARK CITY	Sale Amt. \$88,600.00	Adj. Sale Amt. \$85,400.00	
Property Address: 138 7TH AVE N	Fin/Adj Amt. \$3,200.00	Multi Parcel:	
Legal Description: TOWNSITE OF WAITE PARK LOT 25 BLK 23	Seller: MAXUM ENTERPRISES, LLC, A MINNESOTA LIMITED L		
	Buyer: WOLBECK, JESSICA		
	Terms: Warranty Deed		
Property Use: SINGLE FAMILY	Rejected:		
	Assmt Year	EMV Land	EMV Bldg
Appraised: 20130926	2016	\$18,252.00	\$63,461.00
			EMV Total \$81,713.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	39	125	0	39.000

Building Sequence No. 1					
Yr. Built: 1886	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED		
Eff Year: 1971	# Bathrooms: 1.00	Foundation: POURED	Air Condition: NONE		
	# Rooms: 6	Frame: WOOD FRAME	Architecture: TWO STORY		
	# Stories: 0.00	Exterior Wall: ASBE/SLATE	Kitchen: AVERAGE		
Interior Wall: DRYWALL		Quality: BELOW AVE	Window: DOUBLE HUNG		
Floor: CARPET		Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FOP	Frame open porch	1999	110	33	0	0	
2	TWO	2 story house with no basement	1886	616	1047	1047	616	1232
3	GEP	Poor 3 season porch	1984	96	72	0	0	
4	ONE	1 story house no basement	1984	168	168	168	168	168
Total GBA								1,400



Sketch by Apex IV™

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1995	SHED - \$7.00	N/A	96.000	1	\$552.00
2	1999	CHAINLINK 4'	N/A	152.000	1	\$729.00
3	1930	D4.5<400#	N/A	308.000	1	\$1,546.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.60673.0085	Sale Date:	3/24/2016	Sales Ratio:	122.68 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$89,000.00	Adj. Sale Amt.:	\$89,000.00
Property Address:	133 LONE OAK LN	Fin/Adj Amt.:	\$0.00	Multi Parcel:	
Legal Description:	LONE OAK TOWNHOUSE LOT 5 BLK 1 AND 1/15TH INTEREST IN LOT 1 COMMON ELEMENT	Seller :	WRIGHT, LEA A, TODD H		
Property Use:	SINGLE FAMILY	Buyer :	PEIKERT, KRISTINE M		
		Terms:	Warranty Deed		
Appraised:	20160713	Rejected:			
		Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$11,250.00	\$97,934.00	\$109,184.00

Land Lines

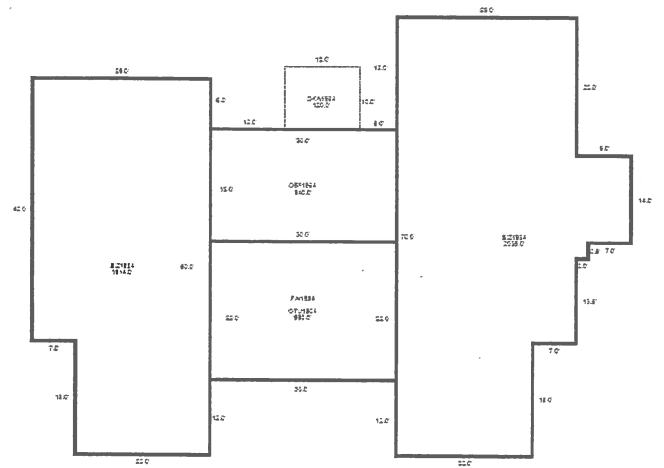
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	1984	# Bedrooms:	2	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1990	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	6	Frame:	WOOD FRAME	Architecture:	TWN HOUSE
		# Stories:	0.00	Exterior Wall:	FACE BRICK	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	AVERAGE -	Window:	CASEMENT
		Floor:	CARPET	Roof Structure:	FLAT		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	1984	3649	0	0	3649	
2	OSF	Split level house with 100% average finish	1984	540	918	918	540	540
3	OTU	1 story house over tuck-under garage	1984	660	792	792	660	660
4	FIN	Finished garage	1984	660	33	0	0	
5	DKA	Average deck	1984	120	18	0	0	
Total GBA								1,200



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1984	TUG 2 CAR	N/A	1.000	1	\$875.00
2	1984	FIREPL AVE >76	N/A	1.000	1	\$2,552.00

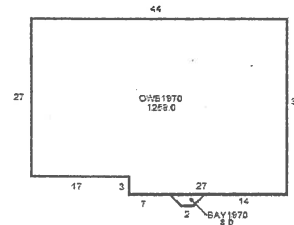
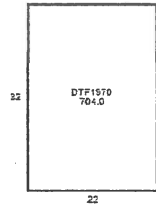
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61131.0010	Sale Date: 10/16/2015	Sales Ratio: 115.91 %
City/Township: WAITE PARK CITY	Sale Amt.: \$100,000.00	Adj. Sale Amt.: \$92,000.00
Property Address: 151 8TH AVE N	Fin/Adj Amt.: \$8,000.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKS2 OF LOT 2 AND ALL OF LOT 3	Seller : BURGER,DEBBIE A,RANDOLPH M	
	Buyer : PAULSON,JOSHUA R	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year 2016	EMV Land \$22,272.00
		EMV Bldg \$84,366.00
Appraised: 20151026		EMV Total \$106,638.00

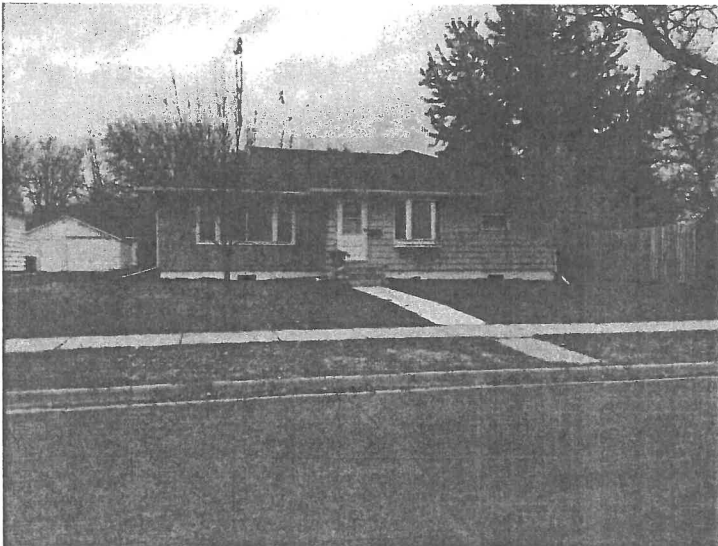
Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	58	125	0	58.000

Building Sequence No. 1					
Yr. Built: 1970	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED		
Eff Year: 1980	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: CENTRAL		
	#Rooms: 6	Frame: WOOD FRAME	Architecture: RAMBLER		
	#Stories: 0.00	Exterior Wall: ALUMINUM	Kitchen: AVERAGE		
	Interior Wall: DRYWALL	Quality: AVERAGE +	Window: DOUBLEHUNG		
	Floor: CARPET	Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	BAY	Bay window	1970	8	8	8	8	8
2	OWB	1 story house with basement	1970	1269	1523	1523	1269	1269
3	DTF	Detached frame garage	1970	704	246	0	0	
Total GBA								1,277



Sketch by Ace. IV™



Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61091.0000	Sale Date: 1/29/2016	Sales Ratio: 93.09 %
City/Township: WAITE PARK CITY	Sale Amt.: \$99,000.00	Adj. Sale Amt.: \$93,040.00
Property Address: 126 12TH AVE N	Fin/Adj Amt.: \$5,960.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKLOTS 22 & 23 BLK 18	Seller: PERRY, JESSE & CHRISTIANSON, AMY	
	Buyer: EIZENHOEFER, SONIA M	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year: 2016	EMV Land: \$23,634.00
		EMV Bldg: \$62,981.00
		EMV Total: \$86,615.00
Appraised: 20160310		

Land Lines

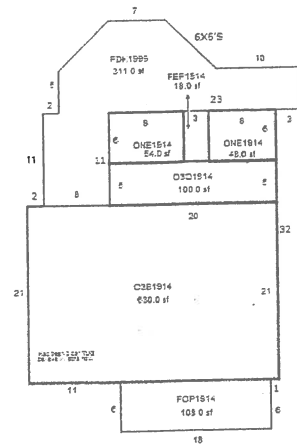
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	78	125	0	78.000

Building Sequence No. 1

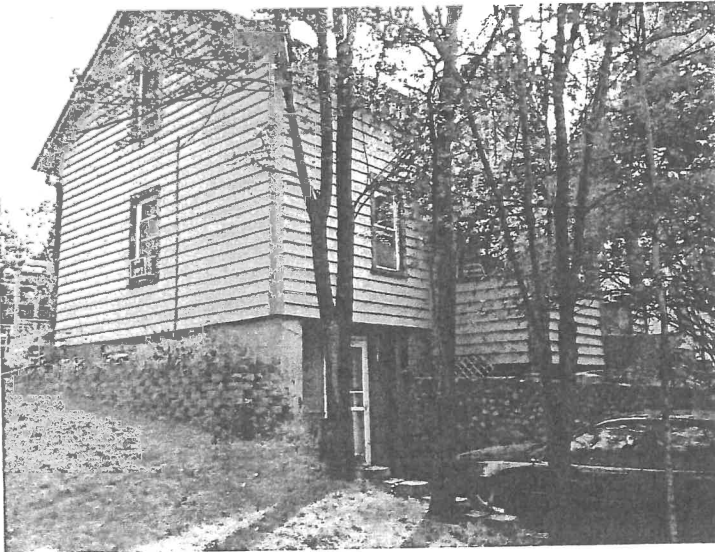
Yr. Built: 1914	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1960	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: NONE
	# Rooms: 7	Frame: WOOD FRAME	Architecture: STRY & 3/4
	# Stories: 0.00	Exterior Wall: CEDAR/RDWD	Kitchen: AVERAGE
Interior Wall: PLASTER		Quality: AVERAGE	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FOP	Frame open porch	1914	108	32	0	0	
2	O3B	1 3/4 story house with basement	1914	630	1134	1134	630	1102.5
3	O3Q	1 3/4 story house without basement	1914	100	160	160	100	175
4	ONE	1 story house no basement	1914	102	102	102	102	102
5	FEP	Frame enclosed porch	1914	18	11	0	0	
6	PDK	Platform deck	1999	311	31	0	0	
Total GBA								1,380



Spaced by Apex Maxima™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1965	CONC SLAB	N/A	480.000	1	\$228.00
2	2006	SHED - \$6.00	N/A	80.000	1	\$451.00

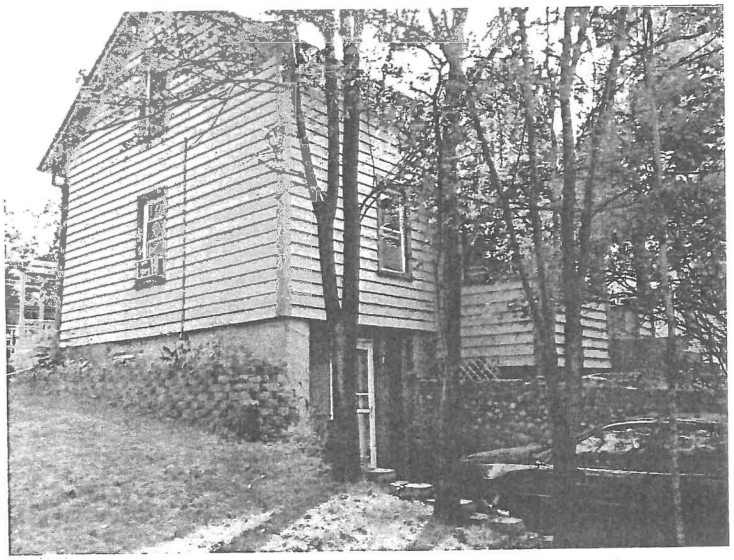
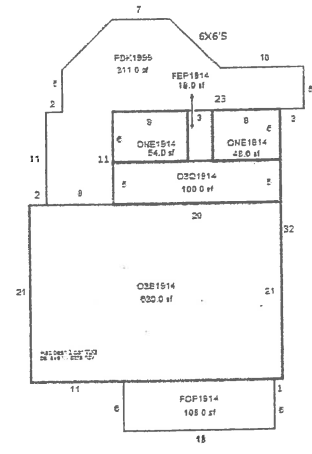
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61091.0000	Sale Date: 1/29/2016	Sales Ratio: 93.09 %
City/Township: WAITE PARK CITY	Sale Amt.: \$99,000.00	Adj. Sale Amt.: \$93,040.00
Property Address: 126 12TH AVEN	Fin/Adj Amt.: \$5,960.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKLOTS 22 & 23 BLK 18	Seller : PERRY, JESSE & CHRISTIANSON, AMY	
	Buyer : EIZENHOEFER, SONIA M	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
	2016	\$23,634.00
		EMV Bldg
		\$62,981.00
		EMV Total
		\$86,615.00
Appraised: 20160310		

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	78	125	0	78.000

Building Sequence No. 1					
Yr. Built:	1914	# Bedrooms:	4	Model:	SFR
Eff Year:	1960	# Bathrooms:	1.00	Foundation:	BLOCK
		# Rooms:	7	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	CEDAR/RDWD
Interior Wall:	PLASTER	Quality:	AVERAGE	Kitchen:	AVERAGE
Floor:	CARPET	Roof Structure:	GABLE/HIP	Window:	DOUBLEHUNG
				Heat:	AIR DUCTED
				Air Condition:	NONE
				Architecture:	STRY & 3/4

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FOP	Frame open porch	1914	108	32	0	0	
2	O3B	1 3/4 story house with basement	1914	630	1134	1134	630	1102.5
3	O3Q	1 3/4 story house without basement	1914	100	160	160	100	175
4	ONE	1 story house no basement	1914	102	102	102	102	102
5	FEP	Frame enclosed porch	1914	18	11	0	0	
6	PDK	Platform deck	1999	311	31	0	0	
Total GBA								1,380



Sketch by Apex Mac-na™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1965	CONC SLAB	N/A	480.000	1	\$228.00
2	2006	SHED - \$6.00	N/A	80.000	1	\$451.00

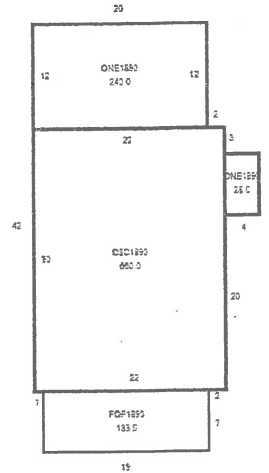
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60932.0000	Sale Date: 5/13/2016	Sales Ratio: 79.58 %
City/Township: WAITE PARK CITY	Sale Amt.: \$100,000.00	Adj. Sale Amt.: \$96,000.00
Property Address: 244 5TH AVE N	Fin/Adj Amt.: \$4,000.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK LOT 9 BLK 6	Seller: LARDY, MICHAEL L	
	Buyer: CLEMONS, RONALD A	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year 2016	EMV Land \$18,600.00
		EMV Bldg \$57,792.00
		EMV Total \$76,392.00
Appraised: 20130904		

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	40	125	0	40.000 ...

Building Sequence No. 1					
Yr. Built: 1890	# Bedrooms: 4	Model: SFR	Heat: ELEC BASBD		
Eff Year: 1957	# Bathrooms: 1.50	Foundation: BLOCK	Air Condition: NONE		
	# Rooms: 7	Frame: WOOD FRAME	Architecture: STRY & 3/4		
	# Stories: 0.00	Exterior Wall: WD FR STUC	Kitchen: UPDATED		
Interior Wall: DRYWALL		Quality: BELOW AVE	Window: DOUBLEHUNG		
Floor: CARPET		Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1890	268	268	268	268	268
2	FOP	Frame open porch	1890	133	40	0	0	
3	O3C	1/34 story house with cellar	1890	660	1122	1122	660	1155
Total GBA								1,423



Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1994	SHED - \$6.00	N/A	80.000	1	\$356.00
2	0	SHED - \$3.00	N/A	80.000	1	\$179.00
3	1994	PAVERS-PATIO	N/A	100.000	1	\$548.00
4	1994	WOOD FENCE 5'	N/A	64.000	1	\$520.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.60989.0000	Sale Date:	8/30/2016	Sales Ratio:	90.99 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$100,000.00	Adj. Sale Amt.:	\$97,000.00
Property Address:	210 9TH AVEN	Fin/Adj Amt.:	\$3,000.00	Multi Parcel:	
Legal Description:	TOWNSITE OF WAITE PARKLOT 17 & N20' OF LOT 18 BLK 10	Seller :	HASKAMP,AMANDA R		
Property Use:	SINGLE FAMILY	Buyer :	STELZER,RONALD WAYNE & LISA LYNN		
		Terms:	Warranty Deed		
		Rejected:			
Appraised:	20150922	Assmt Year	2016	EMV Land	\$22,500.00
				EMV Bldg	\$65,762.00
				EMV Total	\$88,262.00

Land Lines

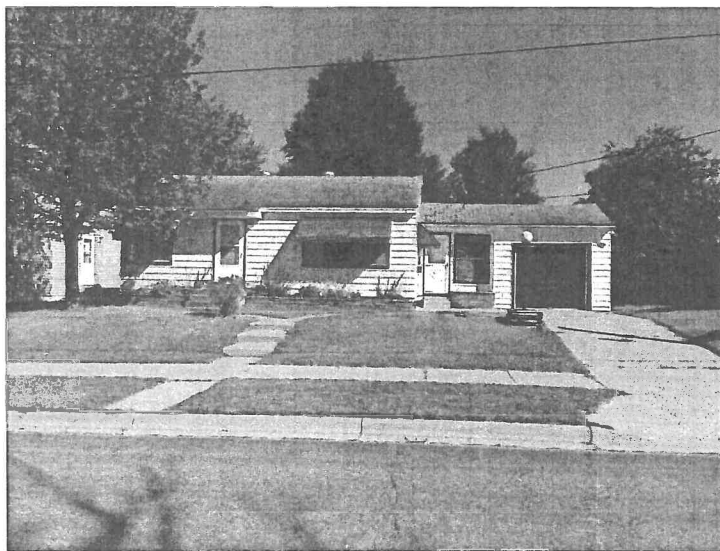
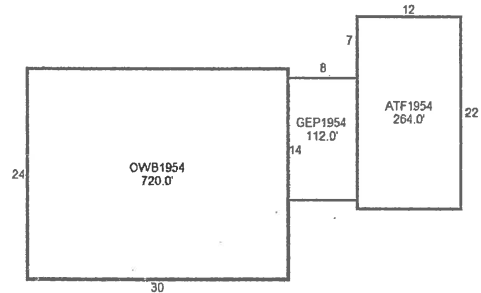
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	60	125	0	60.000

Building Sequence No. 1

Yr. Built:	1954	# Bedrooms:	2	Model:	SFR	Heat:	ELEC BASBD
Eff Year:	1970	# Bathrooms:	1.00	Foundation:	BLOCK	Air Condition:	NONE
		#Rooms:	5	Frame	WOOD FRAME	Architecture:	RAMBLER
		#Stories:	0.00	Exterior Wall:	ALUMINUM	Kitchen:	AVERAGE
		Interior Wall:	GD PLASTER	Quality:	BELOW AVE	Window:	DOUBLEHUNG
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OWB	1 story house with basement	1954	720	864	864	720	720
	GEP	Poor 3 season porch	1954	112	84	0	0	
3	ATF	Attached frame garage	1954	264	92	0	0	
4	PTO	Patio	2012	276	14	0	0	
Total GBA								720



Erected by A-100 Inc.

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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1981	AVE<400#	N/A	360.000	1	\$3,984.00
2	2005	D6.0<600#	N/A	528.000	1	\$10,354.00

3	1996	SHED - \$9.00	N/A	80.000	1	\$677.00
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STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.61434.0000	Sale Date:	11/23/2015	Sales Ratio:	99.03 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$100,000.00	Adj. Sale Amt.:	\$97,500.00
Property Address:	31 4TH AVEN	Fin/Adj Amt.:	\$2,500.00	Multi Parcel:	
Legal Description:	WHITNEY GARDEN LOTSS55' OF LOT 2 BLK 7	Seller:	LINN,DOLORES	Buyer:	MOELLER,TIMOTHY D
Property Use:	SINGLE FAMILY	Terms:	Warranty Deed	Rejected:	
Appraised:	20151208	Assmt Year:	2016	EMV Land:	\$24,139.00
				EMV Bldg:	\$72,418.00
				EMV Total:	\$96,557.00

Land Lines

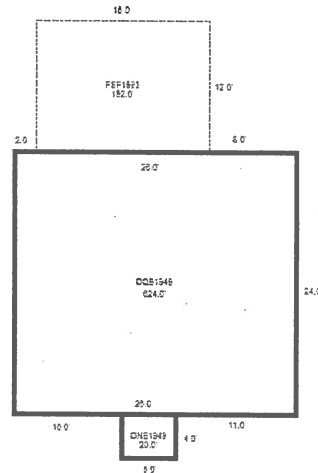
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	55	150	0	55.000

Building Sequence No. 1

Yr. Built:	1949	# Bedrooms:	4	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1968	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		#Rooms:	0	Frame:	WOOD FRAME	Architecture:	STRY & 1/4
		#Stories:	0.00	Exterior Wall:	STEEL SIDI	Kitchen:	REM AVE
Interior Wall:	GD PLASTER	Quality:	AVERAGE -	Roof Structure:	GABLE/HIP	Window:	DOUBLEHUNG
Floor:	CARPET						

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OQB	1 1/4 story house with basement	1949	624	874	874	624	780
	ESP	Screen porch	1993	192	106	0	0	
3	ONE	1 story house no basement	1949	20	20	20	20	20
Total GBA								800



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Extra Features

Reference No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1995	D6.5<900#	N/A	864.000	1	\$16,353.00
2	2000	LWCS<300#	N/A	200.000	1	\$1,849.00

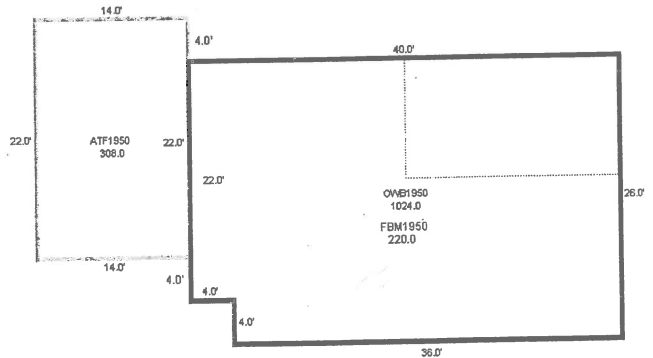
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61032.0000	Sale Date: 9/22/2016	Sales Ratio: 93.73 %
City/Township: WAITE PARK CITY	Sale Amt. \$104,500.00	Adj. Sale Amt.. \$98,565.00
Property Address: 253 11TH AVEN N	Fin/Adj Amt. \$5,935.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKLOTS 1-2 & E22' OF LOT 3 BLK 13	Seller: BORGERDING, SHAUN D. & JILL M.	
	Buyer: BRISCOE, SANDRA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20140304	Assmt Year: 2016	EMV Land: \$27,348.00
	EMV Bldg: \$65,034.00	EMV Total: \$92,382.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	88	140	0	80.000
2	FRONT FEET	88	140	0	8.000

Building Sequence No. 1					
Yr. Built:	1950	# Bedrooms:	3	Model:	SFR
Eff Year:	1970	# Bathrooms:	1.25	Foundation:	BLOCK
		# Rooms:	7	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	ALUMINUM
Interior Wall:	GD PLASTER	Quality:	AVERAGE +	Kitchen:	AVERAGE
Floor:	CARPET	Roof Structure:	GABLE/HIP	Window:	DOUBLE HUNG
		Heat:	AIR DUCTED	Air Condition:	NONE
		Architecture:	RAMBLER		

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1950	308	108	0	0	
2	OWB	1 story house with basement	1950	1024	1229	1229	1024	1024
3	FBM	Finished basement	1950	220	55	55	0	
Total GBA								1,024



Sketch by Apex IV™

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60950.0000	Sale Date: 7/8/2016	Sales Ratio: 93.75 %
City/Township: WAITE PARK CITY	Sale Amt. \$107,000.00	Adj. Sale Amt.: \$99,590.00
Property Address: 234 6TH AVEN N	Fin/Adj Amt. \$7,410.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK LOT 11 & LOT 10 LESS N30' BLK 7	Seller: RESSEMAN, JAMES / LAHREN, HEATHER J.	
Property Use: SINGLE FAMILY	Buyer: WIRTH, ANGELINA R.	
	Terms: Warranty Deed	
Appraised: 20120927	Rejected:	
	Assmt Year: 2016	EMV Land: \$21,000.00
		EMV Bldg: \$72,369.00
		EMV Total: \$93,369.00

Land Lines

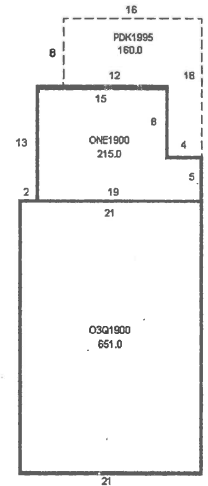
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	50	125	0	50.000

Building Sequence No. 1

Yr. Built: 1900	# Bedrooms: 2	Model: SFR	Heat: AIR DUCTED
Eff Year: 1985	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: STRY & 3/4
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: REM GOOD
Interior Wall: DRYWALL		Quality: AVERAGE -	Window: DOUBLE HUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PDK	Platform deck	1995	160	16	0	0	
2	ONE	1 story house no basement	1900	215	215	215	215	215
3	O3Q	1 3/4 story house without basement	1900	651	1042	1042	651	1139.25
Total GBA								1,354



Sketch by Apex IV™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60619.0000	Sale Date: 5/27/2016	Sales Ratio: 101.08 %
City/Township: WAITE PARK CITY	Sale Amt.: \$110,000.00	Adj. Sale Amt.: \$108,500.00
Property Address: 475 KIRKWALL DR	Fin/Adj Amt.: \$1,500.00	Multi Parcel:
Legal Description: ANGUS ACRES PLAT 4BEG SE COR LOT 2 TH 52.31' TH N105.16' TH E ON N LINE 49.19' TH S ON E LINE 103.37 FT TO BE	Seller : BONACCI FKA BETHANY A. DONLIN, BETHANY / BONAC	
	Buyer : GEMZA, SHELLY	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160713	Assmt Year: 2016	EMV Land: \$9,000.00
		EMV Bldg: \$100,671.00
		EMV Total: \$109,671.00

Land Lines

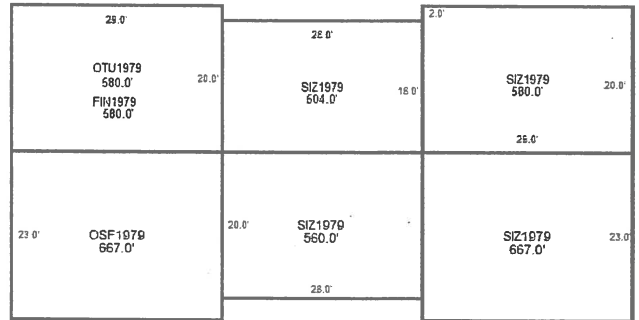
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1979	# Bedrooms: 2	Model: SFR	Heat: AIR DUCTED
Eff Year: 1987	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 7	Frame: WOOD FRAME	Architecture: TWN HOUSE
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE -	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: FLAT	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OTU	1 story house over tuck-under garage	1979	580	696	696	580	580
	FIN	Finished garage	1979	580	29	0	0	
3	SIZ	Size- used for sketch and size calculations	1979	2311	0	0	2311	
4	OSF	Split level house with 100% average finish	1979	667	1134	1134	667	667
5	DKA	Average deck	2000	52	8	0	0	
Total GBA								1,247



Sketch by Apex I/P



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1979	TUG 2 CAR	N/A	1.000	1	\$832.00
2	1979	FIREPL AVE >76	N/A	1.000	1	\$2,426.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61357.0100
 City/Township: WAITE PARK CITY
 Property Address: 206 MOOSE HORN DR
 Legal Description: WAITE'S CROSSING

Sale Date: 11/30/2015 Sales Ratio: 105.21 %
 Sale Amt. \$110,000.00 Adj. Sale Amt.: \$110,000.00
 Fin/Adj Amt. \$0.00 Multi Parcel:
 Seller: KUHN, CLARENCE JOHN, JENNIFER MARIE
 Buyer: JUSTIN, KAREN, MARK J
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$25,000.00 \$90,726.00 \$115,726.00

Appraised: 20151208

Land Lines

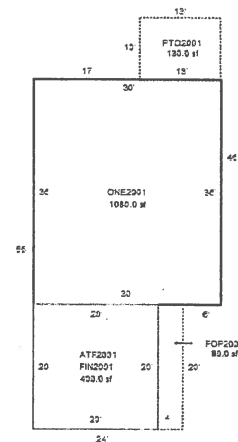
Number	Description	Front	Depth	Back	Unit
1	RES SITE	40	125	0	1.000

Building Sequence No. 1

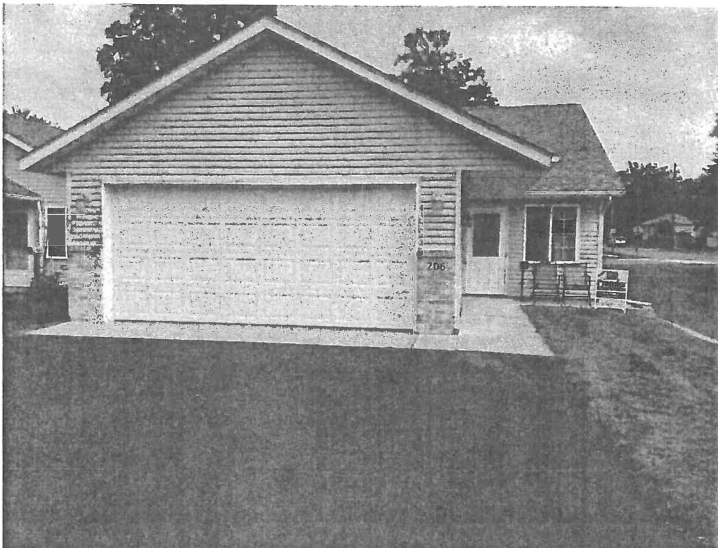
Yr. Built:	2001	# Bedrooms:	2	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	2001	# Bathrooms:	1.00	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	5	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	GOOD
		Interior Wall:	DRYWALL	Quality:	AVE PLUS	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PTO	Patio	2001	130	7	0	0	
2	ONE	1 story house no basement	2001	1080	1080	1080	1080	1080
3	ATF	Attached frame garage	2001	400	140	0	0	
4	FIN	Finished garage	2001	400	20	0	0	
5	FOP	Frame open porch	2001	80	24	0	0	
Total GBA								1,080



Drawn by Apex Mapping™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0134
 City/Township: WAITE PARK CITY
 Property Address: 224 SUNWOOD PARK DR
 Legal Description: SUNWOOD PARK PLAT 5

Sale Date: 2/17/2016 Sales Ratio: 105.57 %
 Sale Amt. \$117,000.00 Adj. Sale Amt.: \$113,300.00
 Fin/Adj Amt. \$3,700.00 Multi Parcel:

Seller: SCHMIDT, VERA E
 Buyer: SCHMIDT, JOSEPH A
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$24,700.00 \$94,913.00 \$119,613.00

Appraised: 20160310

Land Lines

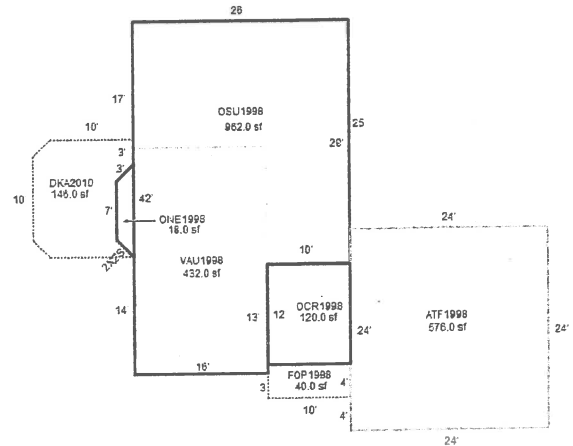
Number	Description	Front	Depth	Back	Unit
1	RES SITE	95	136	63	1.000

Building Sequence No. 1

Yr. Built:	1998	# Bedrooms:	2	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1998	# Bathrooms:	1.00	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	5	Frame:	WOOD FRAME	Architecture:	SPLIT ENTY
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	GOOD
		Interior Wall:	DRYWALL	Quality:	AVE PLUS	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OSU	Split level house with no finish	1998	962	1251	1251	962	962
	VAU	Vaulted ceiling	1998	432	22	0	0	
3	ONE	1 story house no basement	1998	18	18	18	18	18
4	FOP	Frame open porch	1998	40	12	0	0	
5	ATF	Attached frame garage	1998	576	202	0	0	
6	OCR	1 story house with crawl space	1998	120	126	126	120	120
7	DKA	Average deck	2010	146	22	0	0	
Total GBA								1,100



Exterior by Aerial, Inc.™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0271
 City/Township: WAITE PARK CITY
 Property Address: 1312 HERITAGE LN
 Legal Description: HERITAGE POINT

Sale Date: 6/10/2016 Sales Ratio: 104.43 %
 Sale Amt. \$118,000.00 Adj. Sale Amt.. \$114,000.00
 Fin/Adj Amt. \$4,000.00 Multi Parcel:
 Seller: KRUCHTEN, GLORIA ANN
 Buyer: LEMBCKE, DUANE F. & ANN M.
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

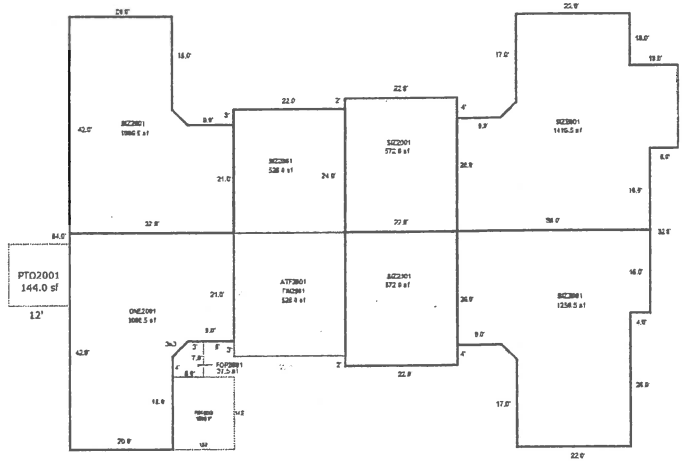
Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$25,000.00 \$94,053.00 \$119,053.00

Appraised: 20140310

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built:	2001	# Bedrooms:	2	Model:	SFR
Eff Year:	2001	# Bathrooms:	1.00	Foundation:	BLOCK
		# Rooms:	6	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	VINYL
Interior Wall:	DRYWALL			Quality:	AVE PLUS
Floor:	CARPET			Roof Structure:	GABLE/HIP
				Heat:	IN FLOOR
				Air Condition:	CENTRAL
				Architecture:	PATIO HM
				Kitchen:	GOOD
				Window:	SLIDING

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	2001	5443	0	0	5443	
	ONE	1 story house no basement	2001	1097	1097	1097	1097	1097
3	ATF	Attached frame garage	2001	528	185	0	0	
4	FIN	Finished garage	2001	528	26	0	0	
5	FOP	Frame open porch	2001	38	11	0	0	
6	FSP	Screen porch	2013	168	92	0	0	
7	PTO	Patio	2001	144	7	0	0	
Total GBA								1,097



Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2001	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,830.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.61117.0000	Sale Date:	6/9/2016	Sales Ratio:	84.09 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$119,995.00	Adj. Sale Amt.:	\$116,396.00
Property Address:	129 9TH AVEN N	Fin/Adj Amt.:	\$3,599.00	Multi Parcel:	
Legal Description:	TOWNSITE OF WAITE PARKLOTS 8 & 9 BLK 20	Seller:	BLOMMER,NORBERT N.		
Property Use:	SINGLE FAMILY	Buyer:	LARSON,ASHLEE M. / FROELICH,CHRISTOPHER S.		
Appraised:	20160812	Terms:	Warranty Deed		
		Rejected:			
		Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$23,634.00	\$74,247.00	\$97,881.00

Land Lines

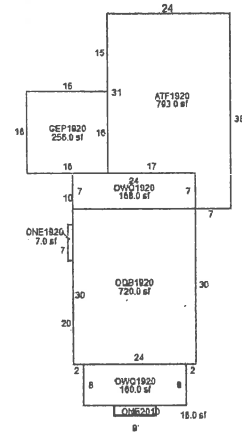
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	78	125	0	78.000

Building Sequence No. 1

Yr. Built:	1920	# Bedrooms:	3	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1965	# Bathrooms:	1.00	Foundation:	POURED	Air Condition:	CENTRAL
		#Rooms:	6	Frame:	WOOD FRAME	Architecture:	STRY & 1/4
		#Stories:	0.00	Exterior Wall:	HARDBOARD	Kitchen:	AVERAGE
Interior Wall:	PLASTER	Quality:	AVERAGE -		Window:	DOUBLEHUNG	
Floor:	CARPET	Roof Structure:	GABLE/HIP				

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	GEP	Poor 3 season porch	1920	256	192	0	0	
2	NWQ	1 1/4 story house with no basement	1920	328	426	426	328	410
3	ONE	1 story house no basement	1920	7	7	7	7	7
4	OQB	1 1/4 story house with basement	1920	720	1008	1008	720	900
5	ATF	Attached frame garage	1920	793	278	0	0	
6	ONE	1 story house no basement	2010	16	16	16	16	16
Total GBA								1,333



Sketch by Assoc Media™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2000	SHED - \$4.50	N/A	66.000	1	\$294.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0272
 City/Township: WAITE PARK CITY
 Property Address: 1310 HERITAGE LN
 Legal Description: HERITAGE POINT

Sale Date: 10/2/2015 Sales Ratio: 105.75 %
 Sale Amt. \$119,900.00 Adj. Sale Amt. \$116,400.00
 Fin/Adj Amt. \$3,500.00 Multi Parcel:
 Seller: BETTE GAETNER REVOCABLE TRUST
 Buyer: SCHLANGEN, KAREN V
 Terms: TRUST DEED

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$25,000.00 \$98,096.00 \$123,096.00

Appraised: 20150713

Land Lines

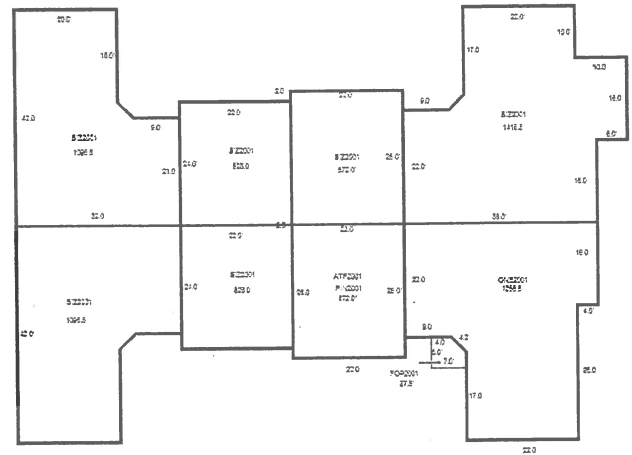
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2001	# Bedrooms:	2	Model:	SFR	Heat:	IN FLOOR
Eff Year:	2002	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	6	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	AVE PLUS	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	2001	5239	0	0	5239	
2	ATF	Attached frame garage	2001	572	200	0	0	
3	ONE	1 story house no basement	2001	1257	1257	1257	1257	1257
4	FOP	Frame open porch	2001	38	11	0	0	
5	FIN	Finished garage	2001	572	29	0	0	
Total GBA								1,257



Sketch by Apex IT™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

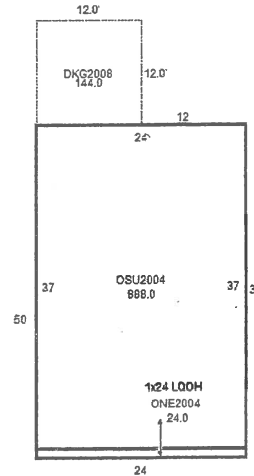
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60985.0000	Sale Date: 3/21/2016	Sales Ratio: 99.55 %
City/Township: WAITE PARK CITY	Sale Amt.: \$127,000.00	Adj. Sale Amt.: \$116,600.00
Property Address: 236 9TH AVE N	Fin/Adj Amt.: \$10,400.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK	Seller: PAHL, ROBERT & DOREEN	
	Buyer: KRUGMAN, KENNETH	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160427	Assmt Year: 2016	EMV Land: \$18,600.00
		EMV Bldg: \$97,476.00
		EMV Total: \$116,076.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	40	125	0	40.000

Building Sequence No. 1					
Yr. Built: 2004	# Bedrooms: 4	Model: SFR	Heat: FORCED AIR		
Eff Year: 2004	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 7	Frame: WOOD FRAME	Architecture: SPLIT ENTY		
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE		
	Interior Wall: DRYWALL	Quality: AVERAGE	Window: SLIDING		
	Floor: CARPET	Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2004	24	24	24	24	24
2	OSF	Split level house with 100% average finish	2004	888	1510	1510	888	888
3	DKG	Good deck	2008	144	29	0	0	
Total GBA								912



Excerpt by Apex IV™



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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2009	SHED - \$4.50	N/A	144.000	1	\$642.00

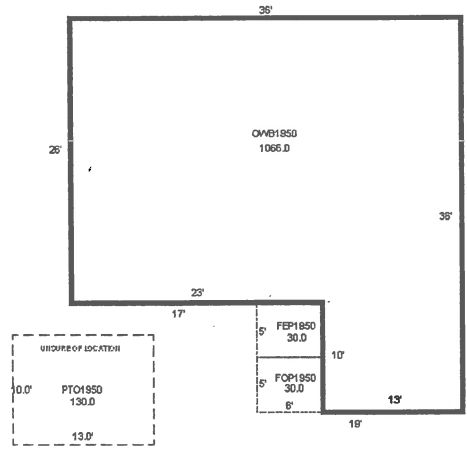
STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.61296.0000	Sale Date:	12/2/2015	Sales Ratio:	80.63 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$121,000.00	Adj. Sale Amt.:	\$117,000.00
Property Address:	38 12TH AVE N	Fin/Adj Amt.:	\$4,000.00	Multi Parcel:	
Legal Description:	TOWNSITE OF WAITE PARKLOT 25 & S2 OF LOT 26 BLK 43	Seller :	HESCH,MARLENE M,ANTHONY		
Property Use:	SINGLE FAMILY	Buyer :	DELCASTILLO,DONALD,PAMELA		
		Terms:	Warranty Deed		
Appraised:	20160310	Rejected:			
		Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$22,113.00	\$72,229.00	\$94,342.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	59	125	0	58.500

Building Sequence No. 1					
Yr. Built:	1950	# Bedrooms:	2	Model:	SFR
Eff Year:	1970	# Bathrooms:	1.75	Foundation:	BLOCK
		#Rooms:	7	Frame:	WOOD FRAME
		#Stories:	0.00	Exterior Wall:	STEEL SIDI
Interior Wall:	GD PLASTER	Quality:	AVERAGE -	Roof Structure:	GABLE/HIP
Floor:	CARPET	Heat:	AIR DUCTED	Air Condition:	CENTRAL
		Architecture:	RAMBLER	Kitchen:	AVERAGE
		Window:	DOUBLEHUNG		

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OWB	1 story house with basement	1950	1066	1279	1279	1066	1066
	PEP	Frame enclosed porch	1950	30	18	0	0	
3	FOP	Frame open porch	1950	30	9	0	0	
4	PTO	Patio	1950	130	7	0	0	
Total GBA								1,066



Sketch by Apex IV™



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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1960	LWCS<500#	N/A	500.000	1	\$2,854.00
2	1975	D5.5<400#	N/A	352.000	1	\$5,634.00

3	1960	D4.5<400#	N/A	192.000	1	\$1,991.00
4	2010	WOOD FENCE 4'	N/A	90.000	1	\$648.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0255
 City/Township: WAITE PARK CITY
 Property Address: 1283 HERITAGE LN
 Legal Description: HERITAGE POINT

Sale Date: 5/20/2016 Sales Ratio: 90.08 %
 Sale Amt. \$124,900.00 Adj. Sale Amt.. \$121,153.00
 Fin/Adj Amt. \$3,747.00 Multi Parcel:

Seller : WVUE REO 2015-1 LLC
 Buyer : JOHNSON,DANIEL B
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$25,000.00 \$84,129.00 \$109,129.00

Appraised: 20150709

Land Lines

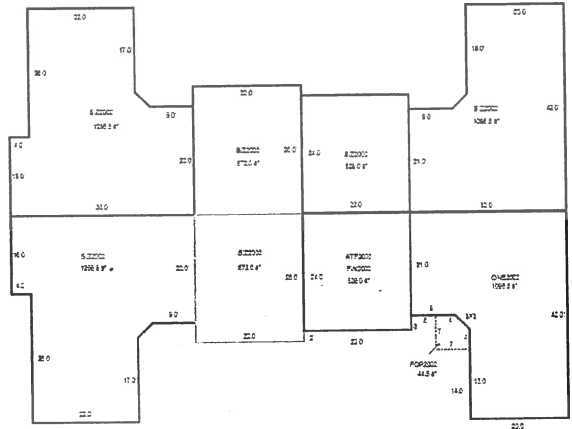
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2002	# Bedrooms:	2	Model:	SFR	Heat:	DUAL SOURC
Eff Year:	2002	# Bathrooms:	0.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		#Rooms:	6	Frame:	WOOD FRAME	Architecture:	PATIO HM
		#Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	AVE PLUS	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	2002	5283	0	0	5283	
2	ATF	Attached frame garage	2002	528	185	0	0	
3	ONE	1 story house no basement	2002	1097	1097	1097	1097	1097
4	FOP	Frame open porch	2002	45	14	0	0	
5	FIN	Finished garage	2002	528	26	0	0	
Total GBA								1,097



Drawn by Apex Mac 10/16/11



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61310.0000	Sale Date: 11/17/2015	Sales Ratio: 89.58 %
City/Township: WAITE PARK CITY	Sale Amt.: \$125,000.00	Adj. Sale Amt.: \$121,250.00
Property Address: 24 13TH AVE N	Fin/Adj Amt.: \$3,750.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK LOTS 21 & 22 BLK 44	Seller: GRAFFT, RICHARD ETAL	
	Buyer: KRAKER, WILLIAM J	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160706	Assmt Year: 2016	EMV Land: \$23,634.00
		EMV Bldg: \$84,982.00
		EMV Total: \$108,616.00

Land Lines

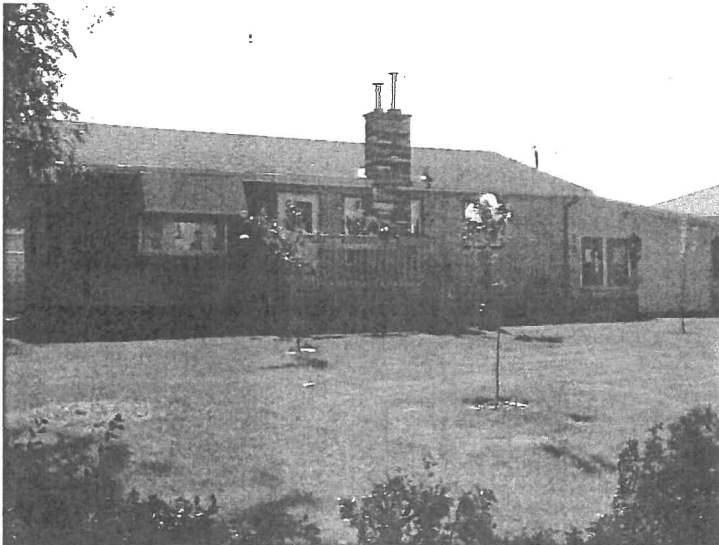
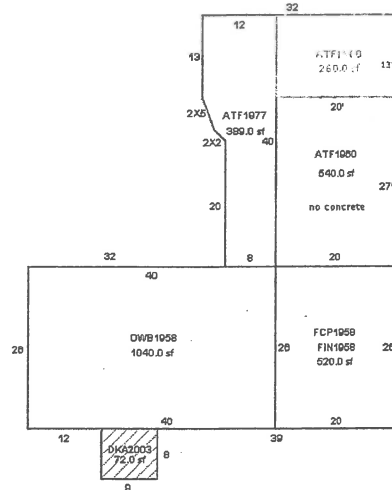
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	78	125	0	78.000

Building Sequence No. 1

Yr. Built: 1958	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 1967	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: RAMBLER
	# Stories: 0.00	Exterior Wall: HARDBOARD	Kitchen: AVERAGE
Interior Wall: GD PLASTER		Quality: AVERAGE -	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1977	389	136	0	0	
	KA	Average deck	2003	72	11	0	0	
3	OWB	1 story house with basement	1958	1040	1248	1248	1040	1040
4	ATF	Attached frame garage	1960	800	280	0	0	
5	AFG	Attached garage with interior finish	1958	520	208	0	0	
Total GBA								1,040



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1990	D5.0<500#	N/A	444.000	1	\$6,034.00

2	2005	LWCS<700#	N/A	520.000	1	\$3,807.00
3	1958	FIREPL AVE <1976	N/A	1.000	1	\$873.00
4	1960	HEAT	N/A	1709.000	1	\$1,574.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60962.0500	Sale Date: 9/22/2016	Sales Ratio: 92.24 %
City/Township: WAITE PARK CITY	Sale Amt.: \$126,500.00	Adj. Sale Amt.: \$121,651.00
Property Address: 242 7TH AVE N	Fin/Adj Amt.: \$4,849.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKLESS S 6'	Seller: MORRISON, MICHAEL J & TAMI	
	Buyer: ROULET, JOSHUA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year: 2016	EMV Land: \$16,728.00
		EMV Bldg: \$95,483.00
Appraised: 20160801		EMV Total: \$112,211.00

Land Lines

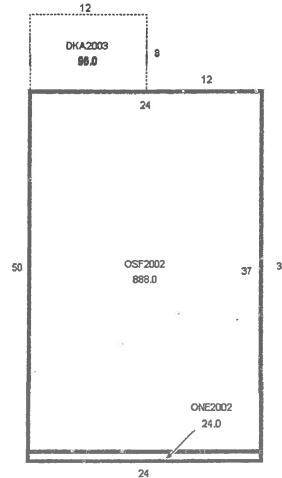
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	34	125	0	34.000

Building Sequence No. 1

Yr. Built: 2002	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 2003	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	2003	96	14	0	0	
2	ONE	1 story house no basement	2002	24	24	24	24	24
3	OSF	Split level house with 100% average finish	2002	888	1510	1510	888	888
Total GBA								912



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	VERT.FENCE	N/A	172.000	1	\$1,959.00
2	2003	SHED - \$8.00	N/A	120.000	1	\$950.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60665.0314
 City/Township: WAITE PARK CITY
 Property Address: 829 ASPEN CIR
 Legal Description: ASPEN SPRINGS

Sale Date: 9/23/2016 Sales Ratio: 96.86 %
 Sale Amt. \$126,900.00 Adj. Sale Amt.. \$122,500.00
 Fin/Adj Amt. \$4,400.00 Multi Parcel:
 Seller: LINN, LAVERNE
 Buyer: STUEVE, THOMAS J. & NANCY C.
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

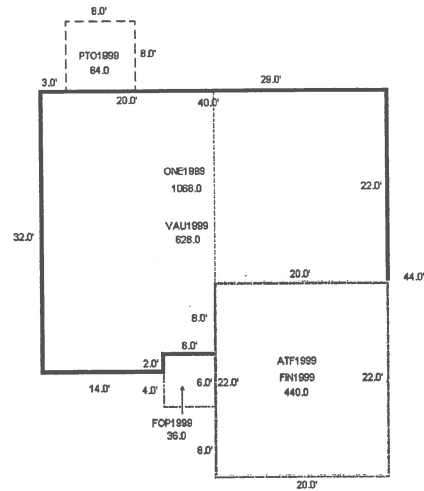
Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$23,000.00 \$95,648.00 \$118,648.00

Appraised: 20160713

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built:	1999	# Bedrooms:	2	Model:	SFR
Eff Year:	1999	# Bathrooms:	1.75	Foundation:	BLOCK
		# Rooms:	6	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	STEEL SIDI
		Interior Wall:	DRYWALL	Quality:	AVERAGE
		Floor:	CARPET	Roof Structure:	GABLE/HIP
				Heat:	AIR DUCTED
				Air Condition:	CENTRAL
				Architecture:	PATIO HM
				Kitchen:	GOOD
				Window:	SLIDING

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1999	1068	1068	1068	1068	1068
2	PTO	Patio	1999	64	3	0	0	
3	ATF	Attached frame garage	1999	440	154	0	0	
4	FOP	Frame open porch	1999	36	11	0	0	
5	FIN	Finished garage	1999	440	22	0	0	
6	VAU	Vaulted ceiling	1999	628	31	0	0	
Total GBA								1,068



Sketch by Apex IVSM



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61174.0000	Sale Date: 8/5/2016	Sales Ratio: 80.06 %
City/Township: WAITE PARK CITY	Sale Amt. \$128,000.00	Adj. Sale Amt.. \$124,000.00
Property Address: 134 7TH AVE N	Fin/Adj Amt. \$4,000.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK	Seller : GOODING,JEFFREY & PAMELA	
	Buyer : JONES,TRISTA M	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20160307	2016	\$18,252.00
	EMV Bldg	\$81,025.00
	EMV Total	\$99,277.00

Land Lines

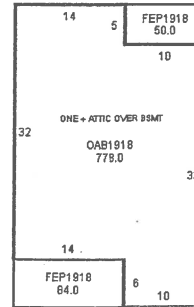
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	39	125	0	39.000

Building Sequence No. 1

Yr. Built: 1918	# Bedrooms: 3	Model: SFR	Heat: FORCED AIR
Eff Year: 1975	# Bathrooms: 1.50	Foundation: POURED	Air Condition: CENTRAL
	#Rooms: 5	Frame: WOOD FRAME	Architecture: STRY & 1/2
	#Stories: 0.00	Exterior Wall: ALUMINUM	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FEP	Frame enclosed porch	1918	134	80	0	0	
	DHB	1 1/2 story house with basement	1918	778	1284	1284	778	1167
Total GBA								1,167



Sketch by Apex IV™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1997	D6.0<400#	N/A	280.000	1	\$5,688.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60666.0050
 City/Township: WAITE PARK CITY
 Property Address: 821 3RD AVE S
 Legal Description: CLOUD PARKN2 OF LOT 6

Sale Date: 6/30/2016 Sales Ratio: 103.12 %
 Sale Amt. \$131,000.00 Adj. Sale Amt.. \$129,500.00
 Fin/Adj Amt. \$1,500.00 Multi Parcel:

Seller: GIFFORD, LACEY R.
 Buyer: BELTRAND, DONALD & DARLENE
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

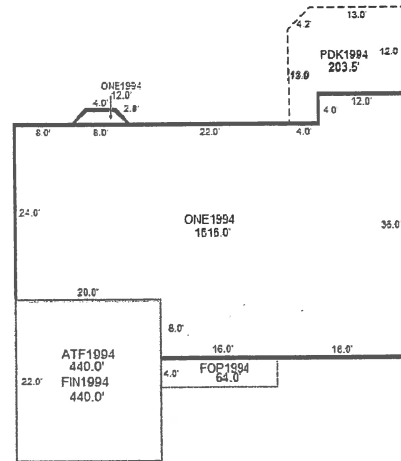
Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$28,113.00 \$105,424.00 \$133,537.00

Appraised: 20151026

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	75	154	0	75.000

Building Sequence No. 1					
Yr. Built:	1994	# Bedrooms:	2	Model:	SFR
Eff Year:	1996	# Bathrooms:	2.00	Foundation:	BLOCK
		# Rooms:	7	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	VINYL
Interior Wall:	DRYWALL	Quality:	AVERAGE -	Kitchen:	AVERAGE
Floor:	CARPET	Roof Structure:	GABLE/HIP	Window:	SLIDING
		Heat:	AIR DUCTED	Air Condition:	CENTRAL
		Architecture:	RAMBLER		

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1994	1628	1628	1628	1628	1628
	PDK	Platform deck	1994	204	20	0	0	
3	ATF	Attached frame garage	1994	440	154	0	0	
4	FOP	Frame open porch	1994	64	19	0	0	
5	FIN	Finished garage	1994	440	22	0	0	
Total GBA								1,628



Sketch by Apex IV™

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1995	FREESTANDING	N/A	1.000	1	\$1,360.00
2	1996	GAZEBO- AVERAGE	N/A	80.000	1	\$486.00
3	1995	SHED - \$3.00	N/A	80.000	1	\$205.00

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STEARNS COUNTY SALE COMP SHEET

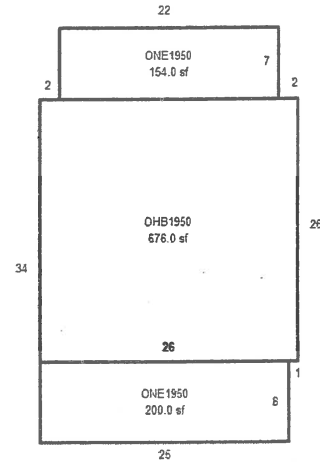
Parcel #: 98.61179.0000	Sale Date: 4/15/2016	Sales Ratio: 87.57 %
City/Township: WAITE PARK CITY	Sale Amt. \$137,900.00	Adj. Sale Amt.. \$129,700.00
Property Address: 157 5TH AVE N	Fin/Adj Amt. \$8,200.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKLOTS 1 & 2 BLK 24	Seller : L & G PROPERTIES OF ST. CLOUD LLC	
	Buyer : GRUBER,RYAN J	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20160307	2016	\$24,675.00
	EMV Bldg	EMV Total
	\$88,899.00	\$113,574.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	83	125	0	80.000
2	FRONT FEET	83	125	0	3.000

Building Sequence No. 1

Yr. Built: 1920	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 1975	# Bathrooms: 1.50	Foundation: BLOCK	Air Condition: NONE
	#Rooms: 5	Frame: WOOD FRAME	Architecture: STRY & 3/4
	#Stories: 0.00	Exterior Wall: ALUMINUM	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1950	354	354	354	354	354
2	03B	1 3/4 story house with basement	1950	676	1217	1217	676	1183
Total GBA								1,537



Sketch by Apex Media™



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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1962	D6.0<700#	N/A	576.000	1	\$7,257.00
2	1950	SHED - \$3.00	N/A	128.000	1	\$76.00

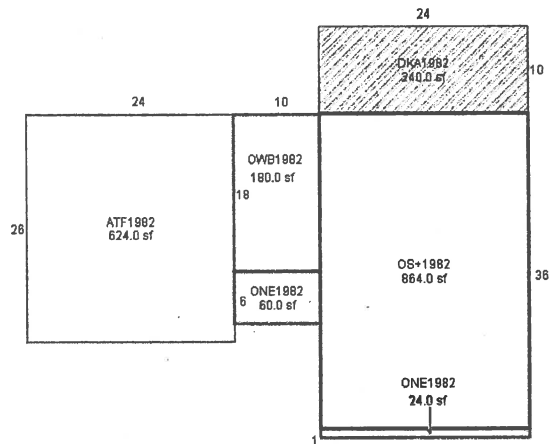
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60664.0030	Sale Date: 6/30/2016	Sales Ratio: 94.68 %
City/Township: WAITE PARK CITY	Sale Amt.: \$136,500.00	Adj. Sale Amt.: \$132,405.00
Property Address: 83 HUNTLEY LN	Fin/Adj Amt.: \$4,095.00	Multi Parcel:
Legal Description: ANGUS ACRES PLAT 7	Seller: ROSTY, JASON J. & ERIN A.	
	Buyer: CARLSON, KEVIN	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20151208	2016	\$25,000.00
		EMV Bldg
		\$100,357.00
		EMV Total
		\$125,357.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built:	1982	# Bedrooms:	4	Model:	SFR
Heat:	ELEC BASBD	Eff Year:	1984	Foundation:	N/A
Air Condition:	NONE	# Bathrooms:	1.75	Frame:	N/A
Architecture:	SPLIT ENTRY	# Rooms:	8	Exterior Wall:	HARDBOARD
Kitchen:	N/A	# Stories:	0.00	Quality:	AVERAGE +
Window:	SLIDING	Interior Wall:	DRYWALL	Roof Structure:	GABLE/HIP
Floor:	CARPET				

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1982	624	218	0	0	
2	ONE	1 story house no basement	1982	84	84	84	84	84
3	OWB	1 story house with basement	1982	180	216	216	180	180
4	OS+	Split level house with 75% average finish	1982	864	1382	1382	864	864
5	DKA	Average deck	1982	240	36	0	0	
Total GBA								1,128



Sketch by Apex Media™



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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2002	WOOD FENCE 4'	N/A	196.000	1	\$1,378.00

2	1980	SHED - \$4.50	N/A	160.000	1	\$742.00
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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60632.0000	Sale Date: 2/12/2016	Sales Ratio: 85.92 %
City/Township: WAITE PARK CITY	Sale Amt.: \$142,000.00	Adj. Sale Amt.: \$135,740.00
Property Address: 454 ABERDEEN DR	Fin/Adj Amt.: \$6,260.00	Multi Parcel:
Legal Description: ANGUS ACRES PLAT 4LOT 4 LESS SE'LY TRIANGLE TO WEILER BLK 2	Seller: LANDWEHR, KIMBERLY C, STEVEN T	
	Buyer: BACKER, SAMANTHA, CODY	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160310	Assmt Year: 2016	EMV Land: \$25,000.00
		EMV Bldg: \$91,628.00
		EMV Total: \$116,628.00

Land Lines

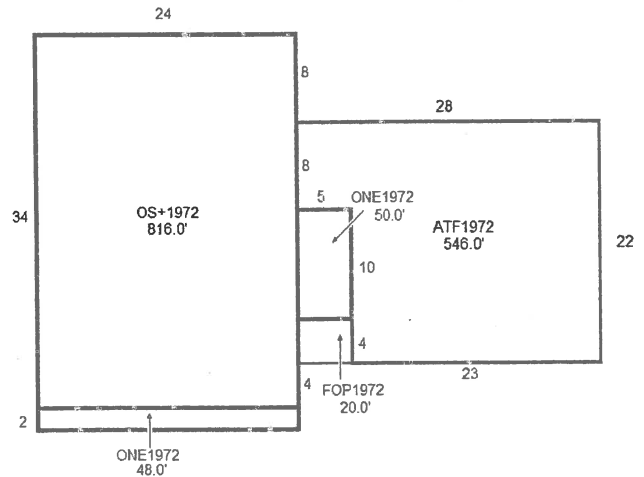
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1972	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1985	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE -	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1972	98	98	98	98	98
2	OS+	Split level house with 75% average finish	1972	816	1306	1306	816	816
3	FOP	Frame open porch	1972	20	6	0	0	
4	ATF	Attached frame garage	1972	546	191	0	0	
5	DKA	Average deck	2016	288	43	0	0	
Total GBA								914



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1972	FIREPL LOW COST<1976	N/A	1.000	1	\$752.00

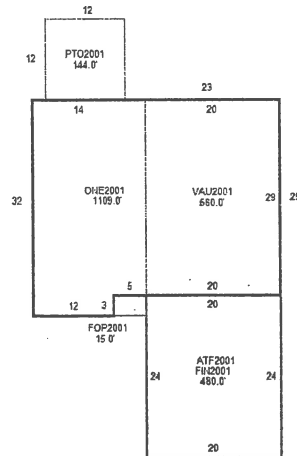
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0513	Sale Date: 5/26/2016	Sales Ratio: 101.93 %
City/Township: WAITE PARK CITY	Sale Amt.: \$150,000.00	Adj. Sale Amt.: \$142,300.00
Property Address: 1019 DIAMOND WILLOW CIR	Fin/Adj Amt.: \$7,700.00	Multi Parcel:
Legal Description: WILLOW RUN	Seller: THE SANFORD H. WENSTROM REVOCABLE TRUST DATED	
	Buyer: HASKAMP, KRISTEN L. Terms: TRUST DEED	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20130814	Assmt Year: 2016	EMV Land: \$32,000.00
	EMV Bldg: \$113,048.00	EMV Total: \$145,048.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built: 2001	# Bedrooms: 2	Model: SFR	Heat: IN FLOOR		
Eff Year: 2005	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 6	Frame: WOOD FRAME	Architecture: PATIO HM		
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE		
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING		
Floor: CARPET		Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PTO	Patio	2001	144	7	0	0	
	FOP	Frame open porch	2001	15	5	0	0	
3	ATF	Attached frame garage	2001	480	168	0	0	
4	FIN	Finished garage	2001	480	24	0	0	
5	ONE	1 story house no basement	2001	1109	1109	1109	1109	1109
6	VAU	Vaulted ceiling	2001	580	29	0	0	
Total GBA								1,109



Scanned by: Apen 1/17

Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61265.0000	Sale Date: 7/14/2016	Sales Ratio: 124.82 %
City/Township: WAITE PARK CITY	Sale Amt. \$147,000.00	Adj. Sale Amt.. \$142,858.00
Property Address: 46 10TH AVE N	Fin/Adj Amt. \$4,142.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARKLOTS 27 & 28 & N2 OF 26 BLK 41	Seller: CARL J AND ADELINE H SCHWARTZ LOVING TRUST DA	
	Buyer: HANSEN, SUSAN & LEROY	
	Terms: FRUST DEED	
Property Use: TRIPLEX	Rejected:	
	Assmt Year	EMV Land
Appraised: 20120919	2016	\$20,955.00
	EMV Bldg	EMV Total
	\$157,359.00	\$178,314.00

Land Lines

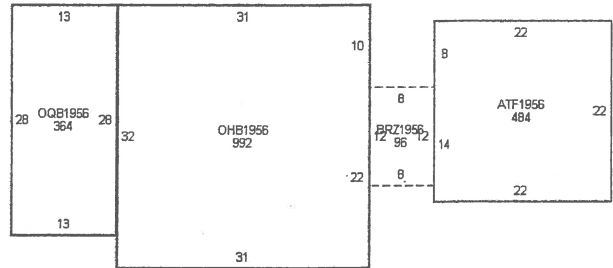
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	98	125	0	80.000
2	FRONT FEET	98	125	0	17.500

Building Sequence No. 1

Yr. Built: 1956	# Bedrooms: 6	Model: SFR	Heat: HOT WATER
Eff Year: 1973	# Bathrooms: 3.00	Foundation: POURED	Air Condition: NONE
	# Rooms: 12	Frame: WOOD FRAME	Architecture: STRY & 1/2
	# Stories: 0.00	Exterior Wall: COMMON BRK	Kitchen: 3RD KITCHN
Interior Wall: DRYWALL		Quality: AVERAGE	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1956	484	169	0	0	
2	BRZ	Breezeway	1956	96	43	43	0	
3	OHB	1 1/2 story house with basement	1956	992	1637	1637	992	1488
4	OQB	1 1/4 story house with basement	1956	364	510	510	364	455
Total GBA								1,943



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1956	AVE<1600#	N/A	1356.000	1	\$8,914.00
2	1956	RES SHOP-AVG 5000<	N/A	1200.000	1	\$15,637.00
3	1956	2ND FLOOR STORAGE	N/A	600.000	1	\$2,085.00
4	1999	SHED - \$9.00	N/A	120.000	1	\$941.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60639.0000
 City/Township: WAITE PARK CITY
 Property Address: 72 GALLOWAY LN
 Legal Description: ANGUS ACRES PLAT 4

Sale Date: 5/26/2016 Sales Ratio: 98.56 %
 Sale Amt. \$155,000.00 Adj. Sale Amt.. \$143,200.00
 Fin/Adj Amt. \$11,800.00 Multi Parcel:
 Seller: FROMELT, WILLIAM M. & DIANE M.
 Buyer: KLEIN, MICHAEL J. & KAY MARIE A.
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$25,000.00 \$116,131.00 \$141,131.00

Appraised: 20160713

Land Lines

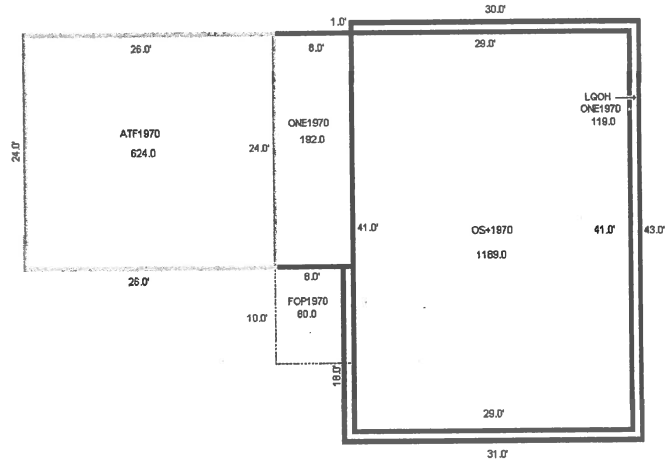
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

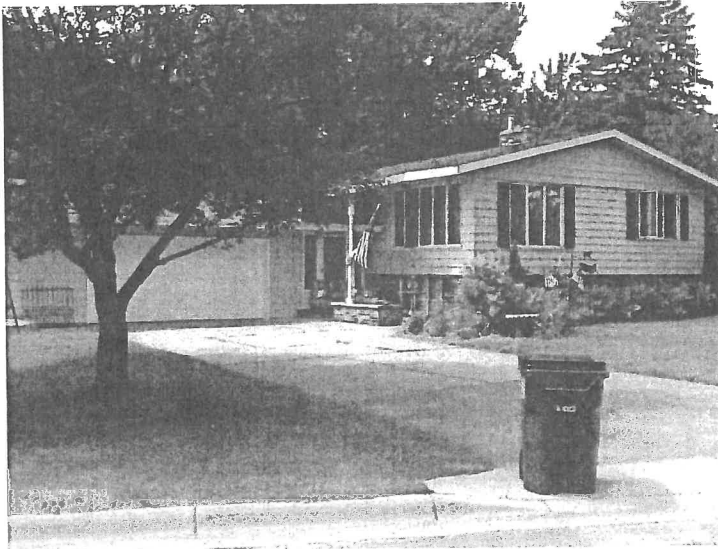
Yr. Built:	1970	# Bedrooms:	4	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1972	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	8	Frame:	WOOD FRAME	Architecture:	SPLIT ENTY
		# Stories:	0.00	Exterior Wall:	STEEL SIDI	Kitchen:	AVERAGE
Interior Wall:	DRYWALL	Quality:	AVERAGE	Roof Structure:	GABLE/HIP	Window:	CASEMENT
Floor:	CARPET						

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OS+	Split level house with 75% average finish	1970	1189	1902	1902	1189	1189
2	ONE	1 story house no basement	1970	311	311	311	311	311
3	FOP	Frame open porch	1970	80	24	0	0	
4	ATF	Attached frame garage	1970	624	218	0	0	
Total GBA								1,500



Sketch by Apex IV™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1972	FIREPL LOW COST<1976	N/A	1.000	1	\$752.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0064	Sale Date: 12/14/2015	Sales Ratio: 101.47 %
City/Township: WAITE PARK CITY	Sale Amt.: \$154,900.00	Adj. Sale Amt.: \$144,400.00
Property Address: 721 POPPLEWOOD CT	Fin/Adj Amt.: \$10,500.00	Multi Parcel:
Legal Description: SUNWOOD PARK PLAT 4	Seller: ROLLE, MARY, BRADLEY T	
	Buyer: HENSEL, SARAH G, RICHARD L	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year: 2016	EMV Land: \$23,400.00
		EMV Bldg: \$123,127.00
Appraised: 20151221		EMV Total: \$146,527.00

Land Lines

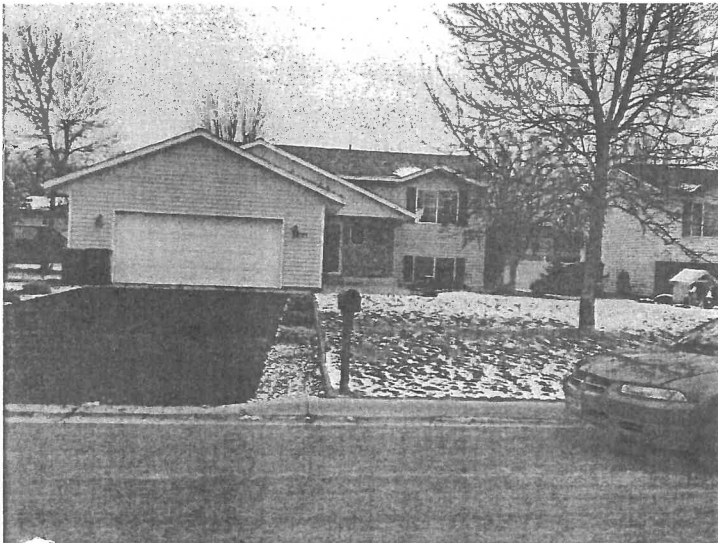
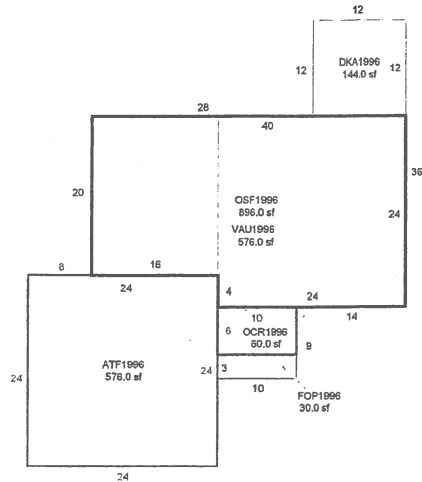
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1996	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 2000	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTY
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1996	576	202	0	0	
	FOP	Frame open porch	1996	30	9	0	0	
3	OCR	1 story house with crawl space	1996	60	63	63	60	60
4	OSF	Split level house with 100% average finish	1996	896	1523	1523	896	896
5	DKA	Average deck	1996	144	22	0	0	
6	VAU	Vaulted ceiling	1996	576	29	0	0	
Total GBA								956



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2000	GAS FIREPL.LOW COST	N/A	1.000	1	\$3,032.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0033	Sale Date: 6/20/2016	Sales Ratio: 88.29 %
City/Township: WAITE PARK CITY	Sale Amt. \$150,900.00	Adj. Sale Amt.: \$145,300.00
Property Address: 723 SUNWOOD PARK DR	Fin/Adj Amt. \$5,600.00	Multi Parcel:
Legal Description: SUNWOOD PARK PLAT 3	Seller: KIENHOLZ, JACOB J & BRITTANY	
	Buyer: SANDERS, JODI R	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20120907	Assmt Year 2016	EMV Land \$23,400.00
		EMV Bldg \$104,886.00
		EMV Total \$128,286.00

Land Lines

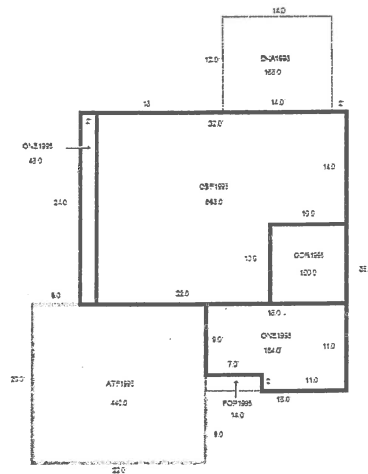
Number	Description	Front	Depth	Back	Unit
1	RES SITE	70	125	0	1.000

Building Sequence No. 1

Yr. Built: 1995	# Bedrooms: 3	Model: SFR	Heat: DUAL SOURC
Eff Year: 1995	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT LEVEL
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1995	440	154	0	0	
2	ONE	1 story house no basement	1995	232	232	232	232	232
3	OSF	Split level house with 100% average finish	1995	668	1136	1136	668	668
4	OCR	1 story house with crawl space	1995	100	105	105	100	100
5	FOP	Frame open porch	1995	14	4	0	0	
6	DKA	Average deck	1998	168	25	0	0	
Total GBA								1,000



Sketch by Apex JV™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2006	SHED - \$8.00	N/A	120.000	1	\$940.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0317
 City/Township: WAITE PARK CITY
 Property Address: 1367 HERITAGE LN
 Legal Description: HERITAGE POINT TWO

Sale Date: 7/20/2016 Sales Ratio: 77.39 %
 Sale Amt. \$154,900.00 Adj. Sale Amt.. \$145,700.00
 Fin/Adj Amt. \$9,200.00 Multi Parcel:

Seller : YOST, MICHAEL F & GLENDA C

Buyer : CURRIE, JEAN M
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$25,000.00 \$87,761.00 \$112,761.00

Appraised: 20150709

Land Lines

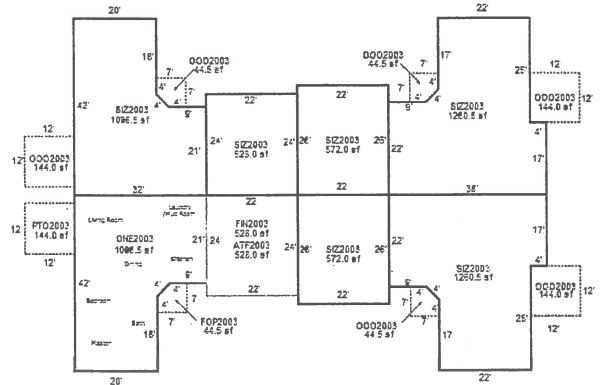
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2003	# Bedrooms:	2	Model:	SFR	Heat:	DUAL SOURC
Eff Year:	2004	# Bathrooms:	1.00	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	6	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	GOOD
		Interior Wall:	DRYWALL	Quality:	AVE PLUS	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	SIZ	Size- used for sketch and size calculations	2003	5291	0	0	5291	
	OOO	Sketching only, no value	2003	567	0	0	0	
3	ONE	1 story house no basement	2003	1097	1097	1097	1097	1097
4	FOP	Frame open porch	2003	45	14	0	0	
5	PTO	Patio	2003	144	7	0	0	
6	ATF	Attached frame garage	2003	528	185	0	0	
7	FIN	Finished garage	2003	528	26	0	0	
Total GBA								1,097



Sketch by Apex Mac-ne™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60923.0000	Sale Date: 7/7/2016	Sales Ratio: 90.49 %
City/Township: WAITE PARK CITY	Sale Amt. \$148,500.00	Adj. Sale Amt.. \$146,000.00
Property Address: 231 3RD AVEN	Fin/Adj Amt. \$2,500.00	Multi Parcel:
Legal Description: TOWNSITE OF WAITE PARK LOTS 27 & 28 BLK 5	Seller: RUPRECHT, BRANDON A & MEGAN	
	Buyer: VANHOUTAN, STEPHANIE L	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20120913	Assmt Year 2016	EMV Land \$24,000.00
	EMV Bldg \$108,113.00	EMV Total \$132,113.00

Land Lines

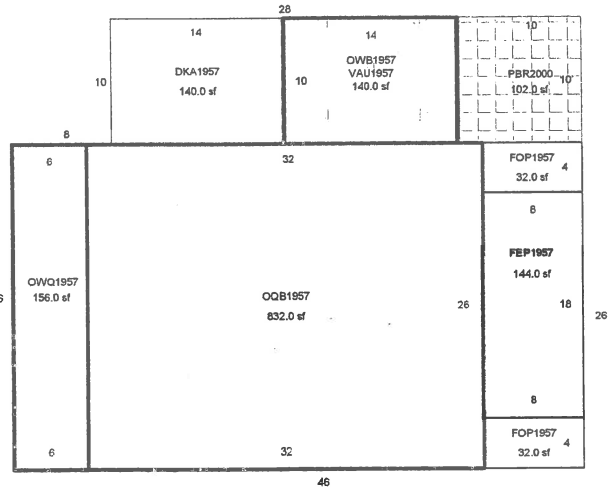
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	80	125	0	80.000

Building Sequence No. 1

Yr. Built: 1957	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 1978	# Bathrooms: 2.50	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 7	Frame: WOOD FRAME	Architecture: STRY & 1/4
	# Stories: 0.00	Exterior Wall: ALUMINUM	Kitchen: AVERAGE
Interior Wall: GD PLASTER		Quality: AVERAGE -	Window: DOUBLE HUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FOP	Frame open porch	1957	64	19	0	0	
2	OWB	1 story house with basement	1957	140	168	168	140	140
3	DKA	Average deck	1957	140	21	0	0	
4	OWQ	1 1/4 story house with no basement	1957	156	203	203	156	195
5	OQB	1 1/4 story house with basement	1957	832	1165	1165	832	1040
6	FEP	Frame enclosed porch	1957	144	86	0	0	
7	VAU	Vaulted ceiling	1957	140	7	0	0	
8	PBR	Brick patio	2000	102	7	0	0	
Total GBA								1,375



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1964	LWCS<900#	N/A	729.000	1	\$3,894.00
2	1994	D6.5<900#	N/A	884.000	1	\$15,210.00
3	1994	INSULATION	N/A	884.000	1	\$359.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0047	Sale Date: 10/13/2015	Sales Ratio: 104.35 %
City/Township: WAITE PARK CITY	Sale Amt.: \$151,000.00	Adj. Sale Amt.: \$146,470.00
Property Address: 1007 SUNWOOD PARK LN	Fin/Adj Amt.: \$4,530.00	Multi Parcel:
Legal Description: SUNWOOD PARK PLAT 3	Seller: FERGUSON,STEPHANIE,RONALD T	
	Buyer: QUIROGA,GERALDINA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20151208	Assmt Year: 2016	EMV Land: \$23,400.00
		EMV Bldg: \$129,436.00
		EMV Total: \$152,836.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES SITE	98	102	0	1.000

Building Sequence No. 1

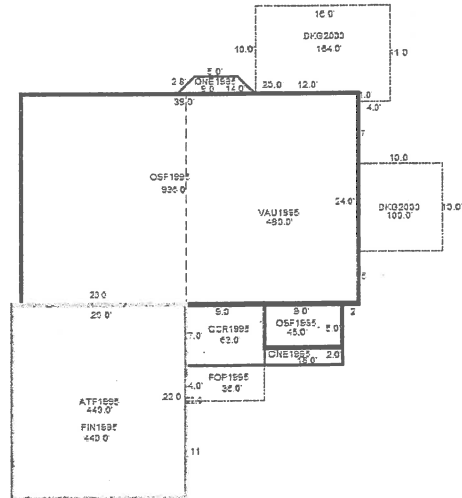
Yr. Built: 1995	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1998	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 10	Frame: WOOD FRAME	Architecture: SPLIT ENTY
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OSF	Split level house with 100% average finish	1995	981	1668	1668	981	981
ONE		1 story house no basement	1995	32	32	32	32	32
3	DKG	Good deck	2000	264	53	0	0	
4	ATF	Attached frame garage	1995	440	154	0	0	
5	OCR	1 story house with crawl space	1995	63	66	66	63	63
6	FOP	Frame open porch	1995	36	11	0	0	
7	VAU	Vaulted ceiling	1995	480	24	0	0	
8	FIN	Finished garage	1995	440	22	0	0	

Total GBA 1,076

Scale: by App. N.T.



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2002	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,790.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0042
 City/Township: WAITE PARK CITY
 Property Address: 734 SUNWOOD PARK DR
 Legal Description: SUNWOOD PARK PLAT 3

Sale Date: 9/6/2016 Sales Ratio: 90.49 %
 Sale Amt. \$154,500.00 Adj. Sale Amt.. \$147,000.00
 Fin/Adj Amt. \$7,500.00 Multi Parcel:

Seller: RAUSCH, RICHARD R & MARYANN D
 Buyer: SCHLEICHER, DANIEL H / GREGORY, ASHTON
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$23,400.00 \$109,613.00 \$133,013.00

Appraised: 20120806

Land Lines

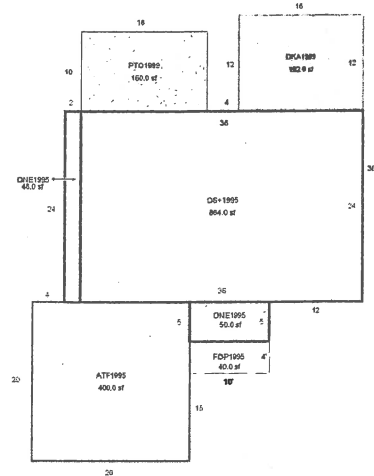
Number	Description	Front	Depth	Back	Unit
1	RES SITE	70	100	0	1.000

Building Sequence No. 1

Yr. Built: 1995	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 1996	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTY
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	1999	192	29	0	0	
	PTO	Patio	1999	160	8	0	0	
3	ONE	1 story house no basement	1995	98	98	98	98	98
4	ATF	Attached frame garage	1995	400	140	0	0	
5	OS+	Split level house with 75% average finish	1995	864	1382	1382	864	864
6	FOP	Frame open porch	1995	40	12	0	0	
Total GBA								962



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1999	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,687.00

72

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60666.0032	Sale Date: 8/8/2016	Sales Ratio: 94.15 %
City/Township: WAITE PARK CITY	Sale Amt.: \$153,000.00	Adj. Sale Amt.: \$147,750.00
Property Address: 416 8TH ST S	Fin/Adj Amt.: \$5,250.00	Multi Parcel:
Legal Description: CLOUD PARK	Seller: COSSAIRT,EUGENE & PATRICIA	
	Buyer: WATTERUD,KEVIN & CARLA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160715	Assmt Year: 2016	EMV Land: \$31,850.00
		EMV Bldg: \$107,262.00
		EMV Total: \$139,112.00

Land Lines

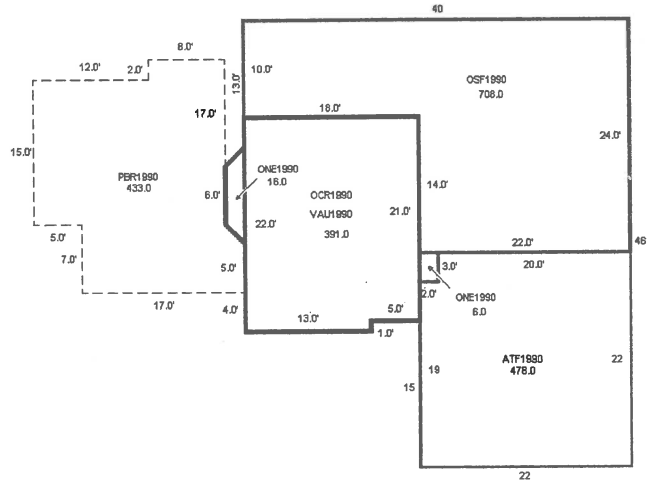
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	140	150	140	100.000
2	FRONT FEET	0	150	0	40.000

Building Sequence No. 1

Yr. Built: 1990	# Bedrooms: 2	Model: SFR	Heat: AIR DUCTED
Eff Year: 1990	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 6	Frame: WOOD FRAME	Architecture: SPLIT LEVEL
	#Stories: 0.00	Exterior Wall: HARDBOARD	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: GOOD	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1990	22	22	22	22	22
2	ATF	Attached frame garage	1990	478	167	0	0	
3	OSF	Split level house with 100% average finish	1990	708	1204	1204	708	708
4	OCR	1 story house with crawl space	1990	391	411	411	391	391
5	VAU	Vaulted ceiling	1990	391	20	0	0	
6	PBR	Brick patio	1990	498	35	0	0	
Total GBA								1,121



73

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2002	VINYL FULL PRI-6'	N/A	72.000	1	\$2,362.00

74

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0073
 City/Township: WAITE PARK CITY
 Property Address: 925 WILLOW VIEW CIR
 Legal Description: WILLOW CREEK TWO

Sale Date: 2/4/2016 Sales Ratio: 97.41 %
 Sale Amt. \$154,400.00 Adj. Sale Amt.. \$149,900.00
 Fin/Adj Amt. \$4,500.00 Multi Parcel:
 Seller : PRAIRIE TWENTY, LLC
 Buyer : PEDERSON, KATHY M
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$30,600.00 \$115,411.00 \$146,011.00

Appraised: 20160310

Land Lines

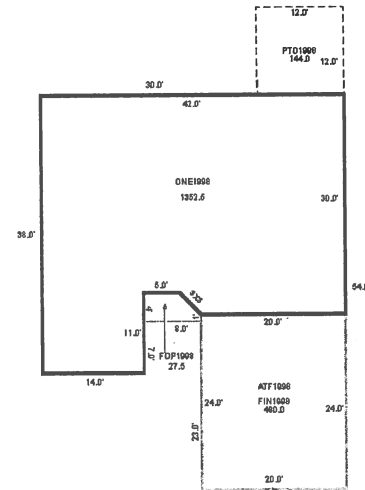
Number	Description	Front	Depth	Back	Unit
1	RES SITE	52	106	52	1.000

Building Sequence No. 1

Yr. Built:	1998	# Bedrooms:	2	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1998	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	7	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	STEEL SIDI	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	AVERAGE	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FIN	Finished garage	1998	480	24	0	0	
2	TF	Attached frame garage	1998	480	168	0	0	
3	ONE	1 story house no basement	1998	1353	1353	1353	1353	1353
4	PTO	Patio	1998	144	7	0	0	
5	FOP	Frame open porch	1998	28	8	0	0	
Total GBA								1,353



Sketch by Apex I/P



75

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60664.0060	Sale Date: 5/17/2016	Sales Ratio: 98.04 %
City/Township: WAITE PARK CITY	Sale Amt.: \$156,000.00	Adj. Sale Amt.: \$150,500.00
Property Address: 545 ABERDEEN DR	Fin/Adj Amt.: \$5,500.00	Multi Parcel:
Legal Description: ANGUS ACRES PLAT 7	Seller: DALBY, THOMAS E & GLORIA	
	Buyer: MICHELS, DAVID / NORDLUND, APRIL	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150824	Assmt Year: 2016	EMV Land: \$25,636.00
		EMV Bldg: \$121,912.00
		EMV Total: \$147,548.00

Land Lines

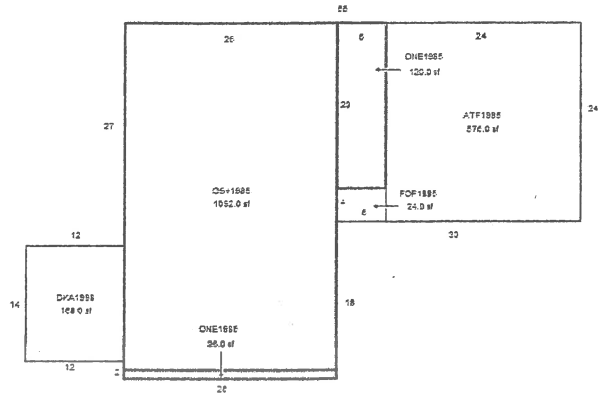
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	85	149	0	85.000

Building Sequence No. 1

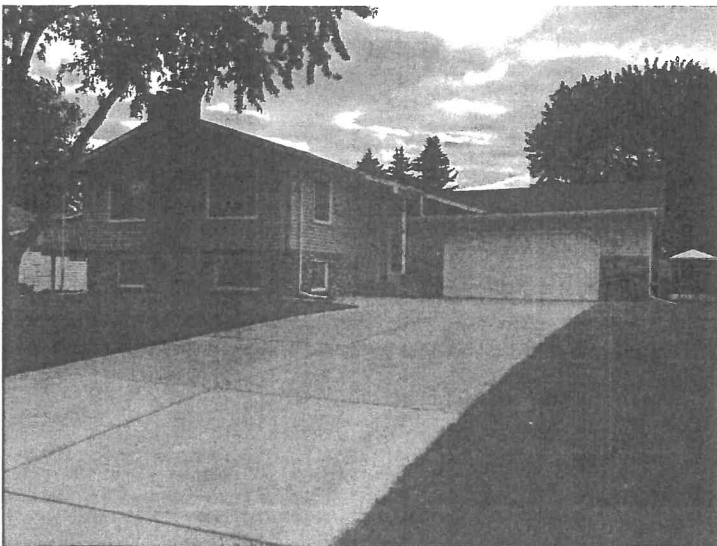
Yr. Built: 1985	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 1990	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 7	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	1998	168	25	0	0	
2	ONE	1 story house no basement	1985	146	146	146	146	146
3	OS+	Split level house with 75% average finish	1985	1092	1747	1747	1092	1092
4	FOP	Frame open porch	1985	24	7	0	0	
5	ATF	Attached frame garage	1985	576	202	0	0	
Total GBA								1,238



Sketch by Apex Medical™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1985	FIREPL AVE >76	N/A	1.000	1	\$2,920.00

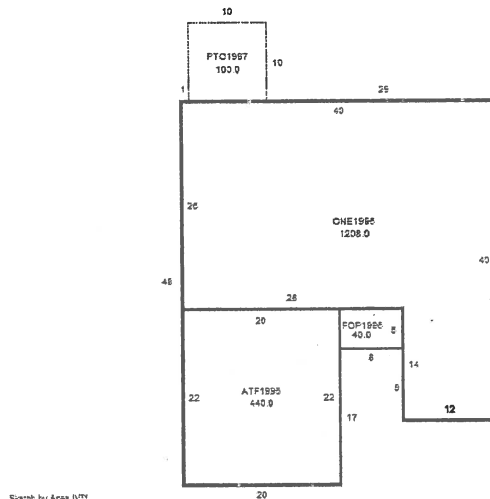
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0008	Sale Date: 5/31/2016	Sales Ratio: 85.89 %
City/Township: WAITE PARK CITY	Sale Amt.: \$157,000.00	Adj. Sale Amt.: \$151,500.00
Property Address: 977 WILLOW GROVE CIR	Fin/Adj Amt.: \$5,500.00	Multi Parcel:
Legal Description: WILLOW CREEK	Seller: LAHMAN, AMY J.	
	Buyer: DRIVER, TODD D. & CYNTHIA L.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160714	Assmt Year: 2016	EMV Land: \$26,000.00
		EMV Bldg: \$104,125.00
		EMV Total: \$130,125.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	91	118	75	1.000

Building Sequence No. 1					
Yr. Built:	1996	# Bedrooms:	2	Model:	SFR
Eff Year:	1996	# Bathrooms:	1.75	Foundation:	BLOCK
		# Rooms:	7	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	STEEL SIDI
Interior Wall:	DRYWALL	Quality:	AVERAGE	Kitchen:	AVERAGE
Floor:	CARPET	Roof Structure:	GABLE/HIP	Window:	CASEMENT
				Heat:	AIR DUCTED
				Air Condition:	CENTRAL
				Architecture:	PATIO HM

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PTO	Patio	1997	208	10	0	0	
	ATF	Attached frame garage	1996	440	154	0	0	
3	FOP	Frame open porch	1996	40	12	0	0	
4	ONE	1 story house no basement	1996	1208	1208	1208	1208	1208
Total GBA								1,208



Sketch by Area ITM

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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0062	Sale Date: 7/13/2016	Sales Ratio: 107.43 %
City/Township: WAITE PARK CITY	Sale Amt.: \$161,000.00	Adj. Sale Amt.: \$152,370.00
Property Address: 709 POPPLEWOOD CT	Fin/Adj Amt.: \$8,630.00	Multi Parcel:
Legal Description: SUNWOOD PARK PLAT 4	Seller: COLEMAN,STEPHANIE	
	Buyer: ROSE,ALEXIS / JOHNSON,MEGAN	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150721	Assmt Year: 2016	EMV Land: \$23,400.00
		EMV Bldg: \$140,287.00
		EMV Total: \$163,687.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

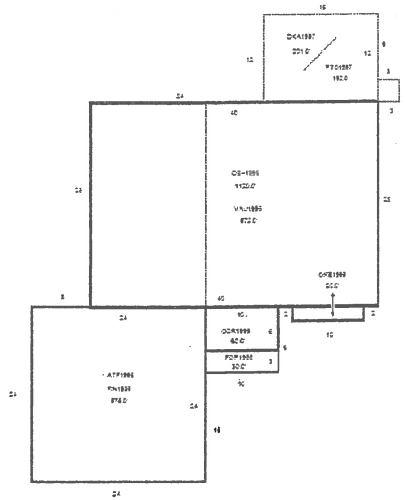
Building Sequence No. 1

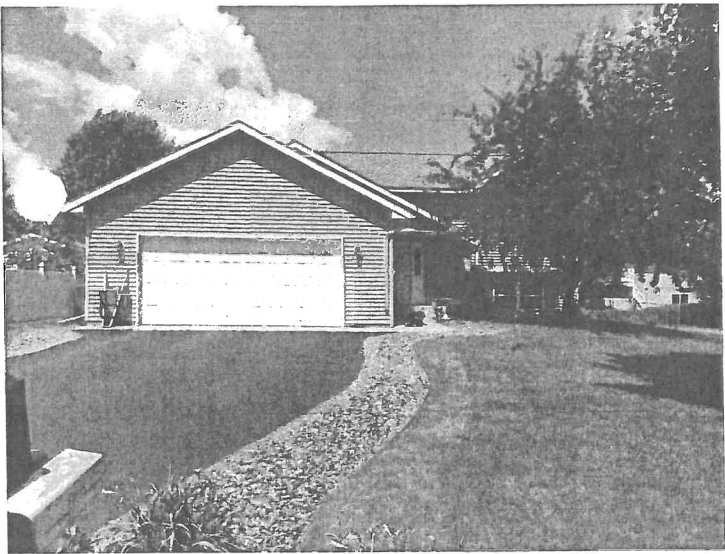
Yr. Built: 1996	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED
Eff Year: 1996	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 9	Frame: WOOD FRAME	Architecture: SPLIT ENTY
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: GOOD	Window: DOUBLEHUNG
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OCR	1 story house with crawl space	1996	60	63	63	60	60
	FOP	Frame open porch	1996	30	9	0	0	
3	ATF	Attached frame garage	1996	576	202	0	0	
4	FIN	Finished garage	1996	576	29	0	0	
5	ONE	1 story house no basement	1996	20	20	20	20	20
6	OS+	Split level house with 75% average finish	1996	1120	1792	1792	1120	1120
7	VAU	Vaulted ceiling	1996	672	34	0	0	
8	PTO	Patio	1997	192	10	0	0	
9	DKA	Average deck	1997	201	30	0	0	
Total GBA								1,200

SHEET BY APAX IV™





Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2000	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,738.00
2	2000	CHAINLINK 4'	N/A	248.000	1	\$1,250.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0230	Sale Date: 2/1/2016	Sales Ratio: 106.12 %
City/Township: WAITE PARK CITY	Sale Amt. \$159,900.00	Adj. Sale Amt.. \$155,400.00
Property Address: 413 SUNWOOD PARK DR	Fin/Adj Amt. \$4,500.00	Multi Parcel:
Legal Description: SUNWOOD PARK PLAT 7	Seller: MAIER, COURTNEE, ALEX	
	Buyer: NGUYEN, HAI M	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150310	Assmt Year 2016	EMV Land \$23,400.00
		EMV Bldg \$141,505.00
		EMV Total \$164,905.00

Land Lines

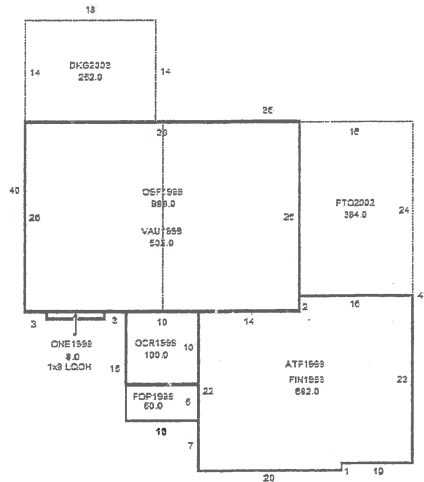
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1999	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1999	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	VAU	Vaulted ceiling	1999	502	25	0	0	
2	DKG	Good deck	2003	252	50	0	0	
3	ONE	1 story house no basement	1999	8	8	8	8	8
4	FOP	Frame open porch	1999	50	15	0	0	
5	OCR	1 story house with crawl space	1999	100	105	105	100	100
6	ATF	Attached frame garage	1999	682	239	0	0	
7	FIN	Finished garage	1999	682	34	0	0	
8	OSF	Split level house with 100% average finish	1999	988	1680	1680	988	988
9	PTO	Patio	2002	384	19	0	0	
Total GBA								1,096



Sketch by Apex IV™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2012	CHAINLINK FENCE 6'	N/A	40.000	1	\$408.00

80

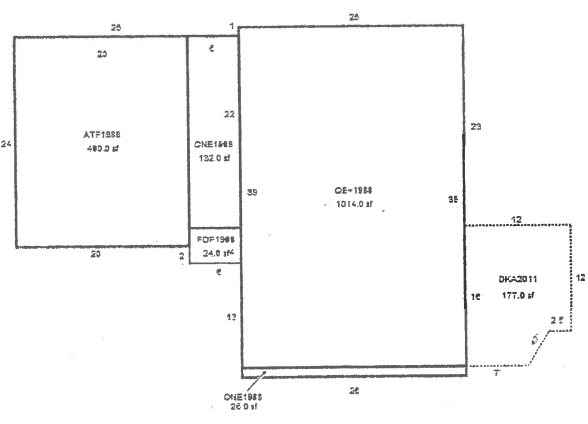
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60571.0106	Sale Date: 2/29/2016	Sales Ratio: 109.91 %
City/Township: WAITE PARK CITY	Sale Amt.: \$159,500.00	Adj. Sale Amt.: \$156,000.00
Property Address: 930 2ND AVE S	Fin/Adj Amt.: \$3,500.00	Multi Parcel:
Legal Description: .69 A. W 200' OF N 150' OF NW4SW4	Seller: COSTELLO, CYNTHIA R, MICHAEL J	
	Buyer: MAGNAN, LOGAN J	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year: 2016	EMV Land: \$37,544.00
		EMV Bldg: \$133,909.00
Appraised: 20160310		EMV Total: \$171,453.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	150	167	0	100.000
2	FRONT FEET	0	167	0	50.000
3	SITE OR FF WASTE	0	0	0	0.690

Building Sequence No. 1					
Yr. Built: 1988	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED		
Eff Year: 1995	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 7	Frame: WOOD FRAME	Architecture: SPLIT ENTRY		
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE		
	Interior Wall: DRYWALL	Quality: AVERAGE	Window: SLIDING		
	Floor: CARPET	Roof Structure: GABLE/HIP			

Sub Area								
Sr	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
	ATF	Attached frame garage	1988	480	168	0	0	
2	FOP	Frame open porch	1988	24	7	0	0	
3	ONE	1 story house no basement	1988	158	158	158	158	158
4	OS+	Split level house with 75% average finish	1988	1014	1622	1622	1014	1014
5	DKA	Average deck	2011	177	27	0	0	
Total GBA								1,172



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1992	RES SHOP-GOOD 5000<	N/A	832.000	1	\$18,351.00
2	2002	SHED - \$10.00	N/A	192.000	1	\$1,800.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.60866.0204	Sale Date:	3/31/2016	Sales Ratio:	104.26 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$162,500.00	Adj. Sale Amt.:	\$156,000.00
Property Address:	1117 APPLEWOOD CT	Fin/Adj Amt.:	\$6,500.00	Multi Parcel:	
Legal Description:	SUNWOOD PARK PLAT 6	Seller:	DUCHIN, DAVID, RACHEL		
		Buyer:	FREESE, DAREN LARRY		
		Terms:	Warranty Deed		
Property Use:	SINGLE FAMILY	Rejected:			
Appraised:	20150721	Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$24,700.00	\$137,947.00	\$162,647.00

Land Lines

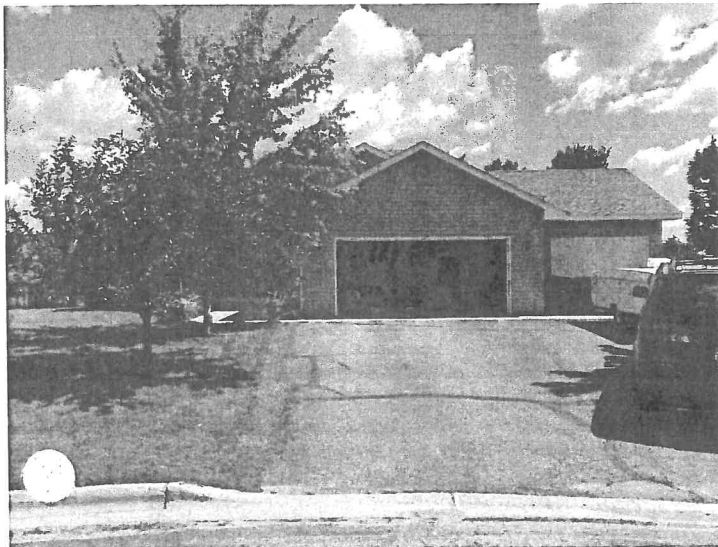
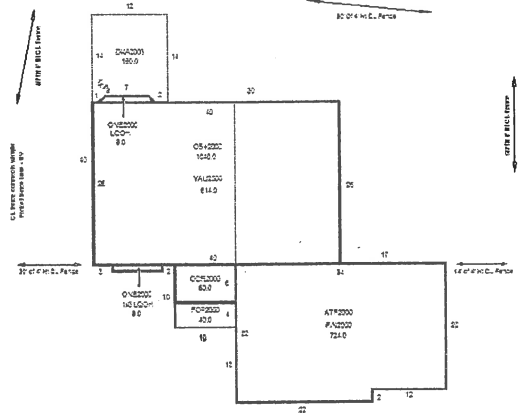
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2000	# Bedrooms:	4	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	2002	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	9	Frame:	WOOD FRAME	Architecture:	SPLIT ENTRY
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	GOOD	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2000	16	16	16	16	16
	DKA	Average deck	2003	160	24	0	0	
3	VAU	Vaulted ceiling	2000	614	31	0	0	
4	FOP	Frame open porch	2000	40	12	0	0	
5	OCR	1 story house with crawl space	2000	60	63	63	60	60
6	ATF	Attached frame garage	2000	724	253	0	0	
7	FIN	Finished garage	2000	724	36	0	0	
8	OS+	Split level house with 75% average finish	2000	1040	1664	1664	1040	1040
Total GBA								1,116



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	CHAINLINK 4'	N/A	224.000	1	\$1,167.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60666.0016
 City/Township: WAITE PARK CITY
 Property Address: 825 5TH AVE S
 Legal Description: CLOUD PARK

Sale Date: 12/28/2015 Sales Ratio: 105.94 %
 Sale Amt. \$167,900.00 Adj. Sale Amt. \$158,900.00
 Fin/Adj Amt. \$9,000.00 Multi Parcel:

Seller: HASKAMP, PATRICIA A, DEAN
 Buyer: JONES, CRAIG A, LAURA JOAN
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$29,716.00 \$138,620.00 \$168,336.00

Appraised: 20160310

Land Lines

Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	130	145	130	100.000
2	FRONT FEET	0	145	0	30.000

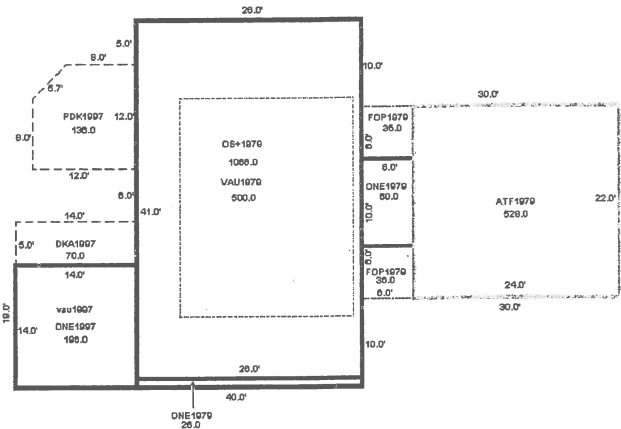
Building Sequence No. 1

Yr. Built:	1979	# Bedrooms:	4	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1984	# Bathrooms:	2.00	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	11	Frame:	WOOD FRAME	Architecture:	SPLIT ENTY
		# Stories:	0.00	Exterior Wall:	CEDAR/RDWD	Kitchen:	AVERAGE
Interior Wall:	DRYWALL	Quality:	AVERAGE +	Window:	SLIDING		
Floor:	CARPET	Roof Structure:	GABLE/HIP				

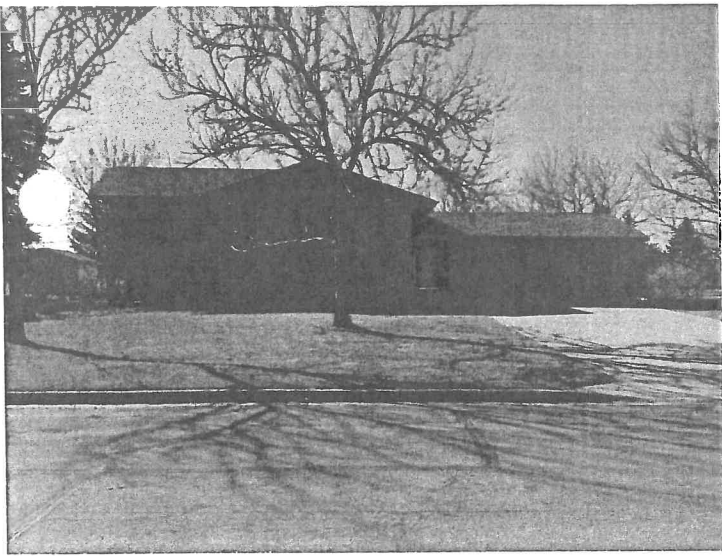
Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OS+	Split level house with 75% average finish	1979	1066	1706	1706	1066	1066
2	PDK	Platform deck	1997	136	14	0	0	
3	DKA	Average deck	1997	70	11	0	0	
4	ONE	1 story house no basement	1997	196	196	196	196	196
5	ONE	1 story house no basement	1979	86	86	86	86	86
6	FOP	Frame open porch	1979	72	22	0	0	
7	ATF	Attached frame garage	1979	528	185	0	0	
8	VAU	Vaulted ceiling	1979	500	25	0	0	
9	VAU	Vaulted ceiling	1997	196	10	0	0	

Total GBA 1,348



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Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1991	D5.0<800#	N/A	720.000	1	\$11,512.00
2	1991	FINISHED INTERIOR	N/A	432.000	1	\$1,148.00
3	1997	GAS FIREPL.LOW COST	N/A	1.000	1	\$2,966.00

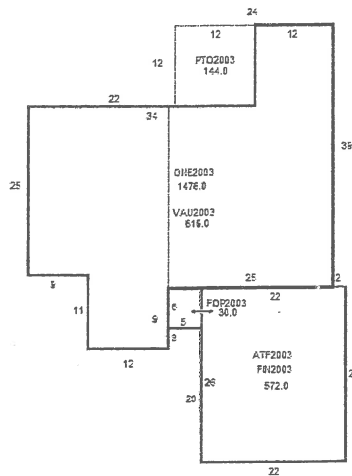
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0614	Sale Date: 2/17/2016	Sales Ratio: 114.09 %
City/Township: WAITE PARK CITY	Sale Amt.: \$167,200.00	Adj. Sale Amt.: \$159,200.00
Property Address: 1221 WILLOW POND DR	Fin/Adj Amt.: \$8,000.00	Multi Parcel:
Legal Description: WILLOW RUN FOUR	Seller : SCHAEFER, MARIE	
	Buyer : BARTZ, JILL	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20160310	2016	\$38,400.00
	EMV Bldg	EMV Total
	\$143,228.00	\$181,628.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built:	2003	# Bedrooms:	2	Model:	SFR
Eff Year:	2003	# Bathrooms:	1.75	Foundation:	BLOCK
		# Rooms:	7	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	STEEL SIDI
Interior Wall:	DRYWALL	Quality:	AVE PLUS	Roof Structure:	GABLE/HIP
Floor:	CARPET	Window:	SLIDING		
		Air Condition:	CENTRAL		
		Architecture:	PATIO HM		
		Kitchen:	AVERAGE		

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	VAU	Vaulted ceiling	2003	819	41	0	0	
	TO	Patio	2003	144	7	0	0	
3	FOP	Frame open porch	2003	30	9	0	0	
4	ATF	Attached frame garage	2003	572	200	0	0	
5	FIN	Finished garage	2003	572	29	0	0	
6	ONE	1 story house no basement	2003	1476	1476	1476	1476	1476
Total GBA								1,476



Sketch by Apex IV™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	GAS FIREPL. GOOD	N/A	1.000	1	\$6,655.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0279
City/Township: WAITE PARK CITY
Property Address: 1211 HERITAGE DR
Legal Description: HERITAGE POINT

Property Use: SINGLE FAMILY

Appraised: 20151208

Sale Date: 10/15/2015 **Sales Ratio:** 88.28 %
Sale Amt.: \$176,000.00 **Adj. Sale Amt.:** \$167,120.00
Fin/Adj Amt.: \$8,880.00 **Multi Parcel:**

Seller : WINKKA,LISA,BRETT
Buyer : KOLB,KRISTEN J,ALAN H
Terms: Warranty Deed

Rejected:
Assmt Year **EMV Land** **EMV Bldg** **EMV Total**
 2016 \$33,000.00 \$114,537.00 \$147,537.00

Land Lines

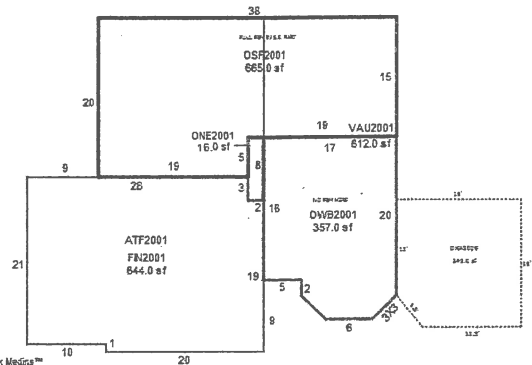
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2001	# Bedrooms: 2	Model: SFR	Heat: FORCED AIR
Eff Year: 2002	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 4	Frame: WOOD FRAME	Architecture: SPLIT LEVEL
	#Stories: 0.00	Exterior Wall: VINYL	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	VAU	Vaulted ceiling	2001	612	31	0	0	
2	ATF	Attached frame garage	2001	644	225	0	0	
3	FIN	Finished garage	2001	644	32	0	0	
4	OWB	1 story house with basement	2001	357	428	428	357	357
5	ONE	1 story house no basement	2001	16	16	16	16	16
6	OSF	Split level house with 100% average finish	2001	665	1131	1131	665	665
7	DKA	Average deck	2009	249	37	0	0	
Total GBA								1,038



Sketch by Apex McGraw™



STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60666.0022
 City/Township: WAITE PARK CITY
 Property Address: 414 9TH ST S
 Legal Description: CLOUD PARK

Sale Date: 6/24/2016 Sales Ratio: 94.85 %
 Sale Amt. \$177,000.00 Adj. Sale Amt.. \$167,300.00
 Fin/Adj Amt. \$9,700.00 Multi Parcel:

Seller : STEVENS CASH, MARY JANE I. / CASH, BERNARD G.

Buyer : GARNER, JACOB P.
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:

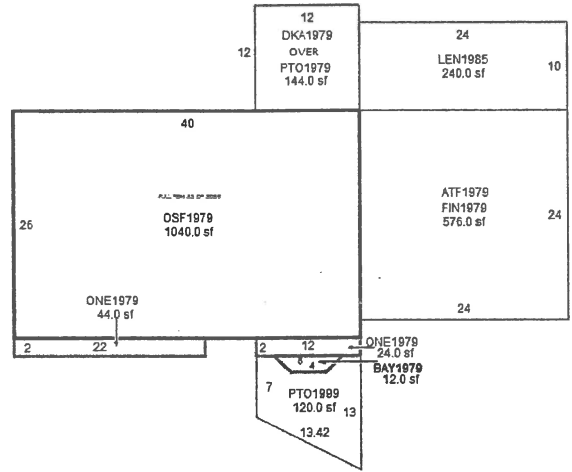
Appraised: 20150721

Assmt Year	EMV Land	EMV Bldg	EMV Total
2016	\$29,981.00	\$128,709.00	\$158,690.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	115	197	115	100.000
2	FRONT FEET	0	197	0	15.000

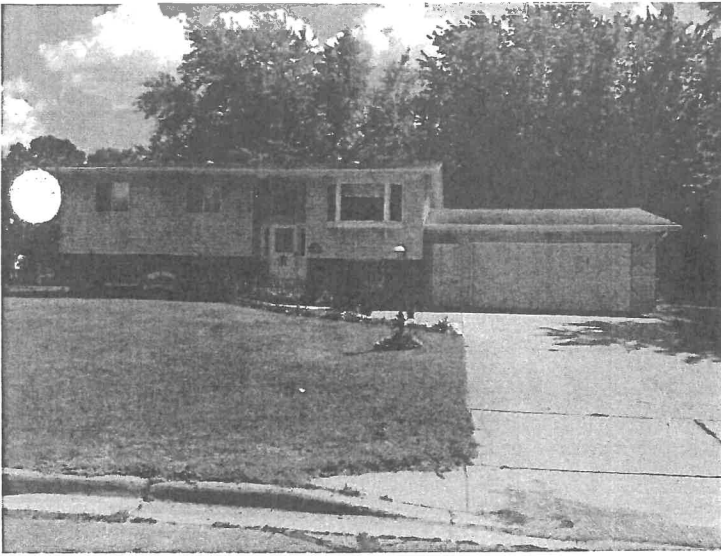
Building Sequence No. 1							
Yr. Built:	1969	# Bedrooms:	5	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1980	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	10	Frame:	WOOD FRAME	Architecture:	SPLIT ENTY
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	AVERAGE	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	LEN	Lean-to	1985	240	24	0	0	
2	DKA	Average deck	1979	144	22	0	0	
3	ONE	1 story house no basement	1979	68	68	68	68	68
4	PTO	Patio	1999	120	6	0	0	
5	BAY	Bay window	1979	12	12	12	12	12
6	OSF	Split level house with 100% average finish	1979	1040	1768	1768	1040	1040
7	ATF	Attached frame garage	1979	576	202	0	0	
8	FIN	Finished garage	1979	576	29	0	0	
9	PTO	Patio	1979	144	7	0	0	



Sketch by Apex Medina™

Total GBA 1,120



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1979	LEAN 1 SIDE OPEN	N/A	150.000	1	\$464.00
2	1994	601> 10'SW	N/A	768.000	1	\$8,627.00
3	1994	FINISHED INTERIOR	N/A	768.000	1	\$2,088.00

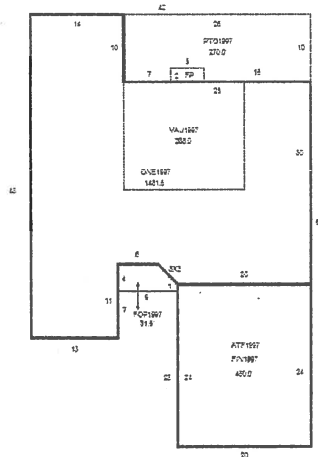
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0056	Sale Date: 7/15/2016	Sales Ratio: 98.59 %
City/Township: WAITE PARK CITY	Sale Amt. \$170,000.00	Adj. Sale Amt. \$167,500.00
Property Address: 934 WILLOW VIEW CIR	Fin/Adj Amt. \$2,500.00	Multi Parcel:
Legal Description: WILLOW CREEK TWO	Sellers: SNYDER, BONNIE M	
	Buyer: THYEN, PATRICK A & JOAN M	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20120807	2016	\$23,400.00
	EMV Bldg	EMV Total
	\$141,738.00	\$165,138.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	52	106	52	1.000

Building Sequence No. 1					
Yr. Built: 1997	# Bedrooms: 3	Model: SFR	Heat: AIR DUCTED		
Eff Year: 1997	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 7	Frame: WOOD FRAME	Architecture: PATIO HM		
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: GOOD		
	Interior Wall: DRYWALL	Quality: AVE PLUS	Window: SLIDING		
	Floor: CARPET	Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	VAU	Vaulted ceiling	1997	288	14	0	0	
	FOP	Frame open porch	1997	32	10	0	0	
3	ATF	Attached frame garage	1997	480	168	0	0	
4	FIN	Finished garage	1997	480	24	0	0	
5	ONE	1 story house no basement	1997	1482	1482	1482	1482	1482
6	PTO	Patio	1997	270	14	0	0	
Total GBA								1,482



Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1997	GAS FIREPL. GOOD	N/A	1.000	1	\$5,346.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0302	Sale Date: 9/30/2016	Sales Ratio: 96.65 %
City/Township: WAITE PARK CITY	Sale Amt.: \$179,900.00	Adj. Sale Amt.: \$168,400.00
Property Address: 538 SUNWOOD PARK DR	Fin/Adj Amt.: \$11,500.00	Multi Parcel:
Legal Description: SUNWOOD PARK PLAT 8	Seller: MEDLER, DONNA M. & TERRY D.	
	Buyer: TONGEN, MITCHELL C. & AMY M.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160720	Assmt Year: 2016	EMV Land: \$24,700.00
		EMV Bldg: \$138,054.00
		EMV Total: \$162,754.00

Land Lines

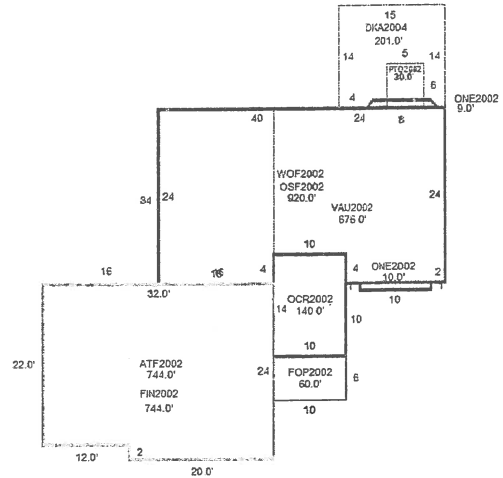
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

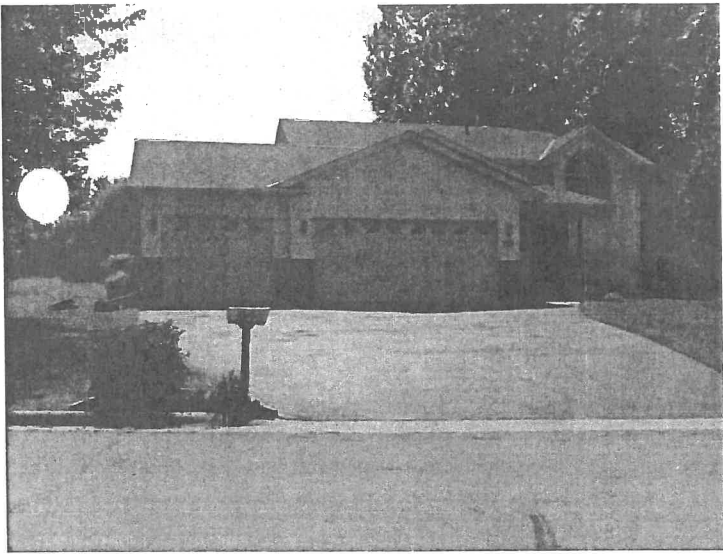
Building Sequence No. 1

Yr. Built: 2002	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 2003	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 5	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	2004	201	30	0	0	
	WOF	Unfinished walkout	2002	920	46	46	0	
3	ONE	1 story house no basement	2002	19	19	19	19	19
4	PTO	Patio	2002	148	7	0	0	
5	FOP	Frame open porch	2002	60	18	0	0	
6	OCR	1 story house with crawl space	2002	140	147	147	140	140
7	OSF	Split level house with 100% average finish	2002	920	1564	1564	920	920
8	VAU	Vaulted ceiling	2002	676	34	0	0	
9	AFG	Attached garage with interior finish	2002	744	298	0	0	
Total GBA								1,079





Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

95

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60866.0300
 City/Township: WAITE PARK CITY
 Property Address: 529 SUNWOOD PARK DR
 Legal Description: SUNWOOD PARK PLAT 8

Sale Date: 8/1/2016 Sales Ratio: 84.42 %
 Sale Amt. \$174,900.00 Adj. Sale Amt.: \$169,653.00
 Fin/Adj Amt. \$5,247.00 Multi Parcel:

Seller: CORBETT,SUSAN R.
 Buyer: HOMSOMBATH,NOE & KHEMPHONE
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$23,400.00 \$119,817.00 \$143,217.00

Appraised: 20160720

Land Lines

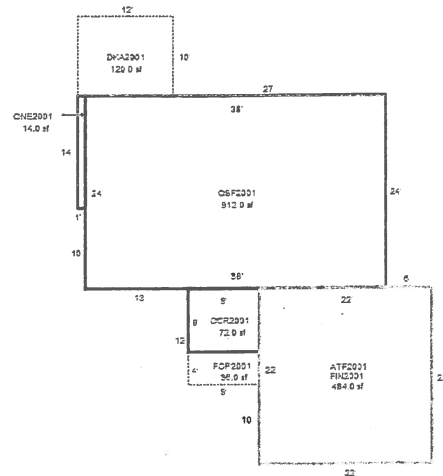
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

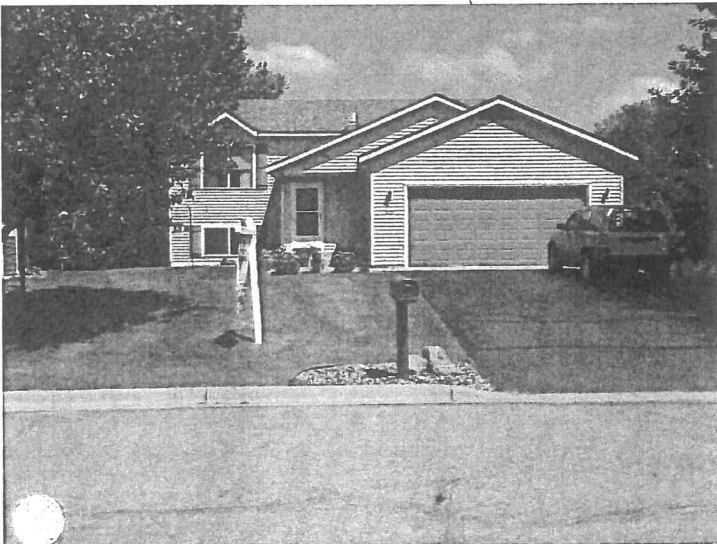
Yr. Built:	2001	# Bedrooms:	4	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	2001	# Bathrooms:	2.00	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	9	Frame:	WOOD FRAME	Architecture:	SPLIT ENTY
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	AVE PLUS	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	2001	120	18	0	0	
	ONE	1 story house no basement	2001	14	14	14	14	14
3	OSF	Split level house with 100% average finish	2001	912	1550	1550	912	912
4	OCR	1 story house with crawl space	2001	72	76	76	72	72
5	FOP	Frame open porch	2001	36	11	0	0	
6	ATF	Attached frame garage	2001	484	169	0	0	
7	FIN	Finished garage	2001	484	24	0	0	
Total GBA								998



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60672.0305	Sale Date: 7/1/2016	Sales Ratio: 79.75 %
City/Township: WAITE PARK CITY	Sale Amt. \$175,000.00	Adj. Sale Amt. \$170,100.00
Property Address: 1337 HERITAGE DR	Fin/Adj Amt. \$4,900.00	Multi Parcel:
Legal Description: HERITAGE POINT	Seller: FESMER, CLINTON B.	
	Buyer: SALBER, ABRAHAM J. & CHELSEA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20150709	2016	\$30,000.00
	EMV Bldg	\$105,661.00
	EMV Total	\$135,661.00

Land Lines

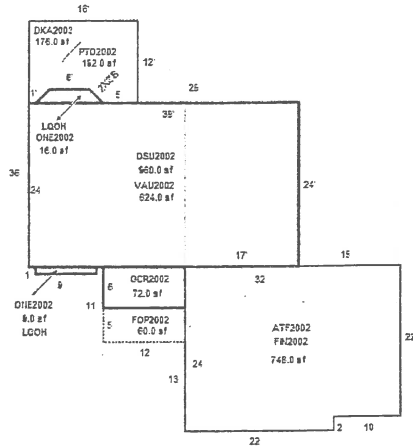
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2002	# Bedrooms: 2	Model: SFR	Heat: AIR DUCTED
Eff Year: 2002	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 5	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: GOOD	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	2003	176	26	0	0	
2	ONE	1 story house no basement	2002	25	25	25	25	25
3	FOP	Frame open porch	2002	60	18	0	0	
4	OCR	1 story house with crawl space	2002	72	76	76	72	72
5	ATF	Attached frame garage	2002	748	262	0	0	
6	FIN	Finished garage	2002	748	37	0	0	
7	VAU	Vaulted ceiling	2002	624	31	0	0	
8	OSU	Split level house with no finish	2002	960	1248	1248	960	960
9	PTO	Patio	2002	192	10	0	0	
Total GBA								1,057



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

98

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60671.0032	Sale Date: 1/29/2016	Sales Ratio: 94.97 %
City/Township: WAITE PARK CITY	Sale Amt. \$184,500.00	Adj. Sale Amt.. \$174,065.00
Property Address: 1100 8TH ST S	Fin/Adj Amt. \$10,435.00	Multi Parcel:
Legal Description: GRANITE RIDGE PARK	Seller : FITTERER,MORGAN,TYLER	
	Buyer : STEWART,TREVOR	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160719	Assmt Year 2016	EMV Land \$23,000.00
		EMV Bldg \$142,313.00
		EMV Total \$165,313.00

Land Lines

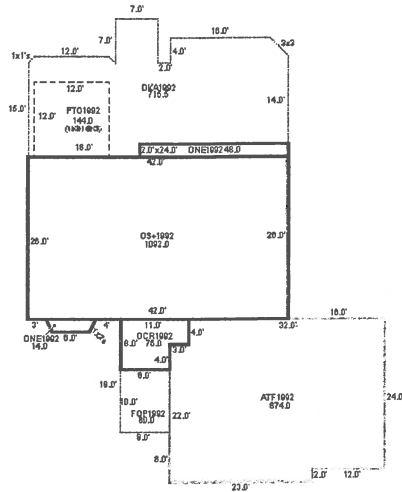
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1992	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1992	# Bathrooms: 2.25	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTY
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	AFG	Attached garage with interior finish	1992	874	350	0	0	
2	OSF	Split level house with 100% average finish	1992	1092	1856	1856	1092	1092
3	OCR	1 story house with crawl space	1992	76	80	80	76	76
4	FOP	Frame open porch	1992	80	24	0	0	
5	ONE	1 story house no basement	1992	62	62	62	62	62
6	DKA	Average deck	1992	716	107	0	0	
7	PTO	Patio	1992	144	7	0	0	
Total GBA								1,230



Sketch by Apex I/P



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60665.0504	Sale Date: 8/26/2016	Sales Ratio: 76.52 %
City/Township: WAITE PARK CITY	Sale Amt.: \$175,000.00	Adj. Sale Amt.: \$175,000.00
Property Address: 2503 FRONTAGE RD N	Fin/Adj Amt.: \$0.00	Multi Parcel: 98606650504
Legal Description: BARDSON ADD	Seller: KALLA, DOLORES E.	
	Buyer: SPERL, RICHARD R. JR.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160106	Assmt Year: 2016	EMV Land: \$31,665.00
		EMV Bldg: \$102,248.00
		EMV Total: \$133,913.00

Land Lines

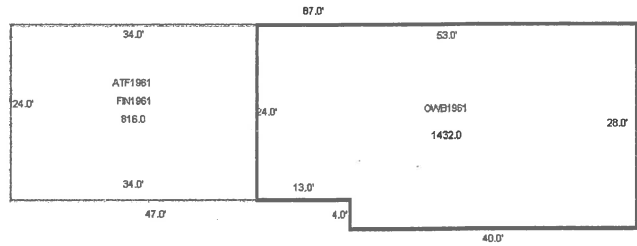
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	105	181	0	100.000
2	FRONT FEET	0	181	0	5.000

Building Sequence No. 1

Yr. Built: 1961	# Bedrooms: 3	Model: SFR	Heat: HOT WATER
Eff Year: 1976	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: NONE
	# Rooms: 6	Frame: WOOD FRAME	Architecture: RAMBLER
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: DOUBLEHUNG
Floor: HARDWOOD		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1961	816	286	0	0	
2	FIN	Finished garage	1961	816	41	0	0	
3	OWB	1 story house with basement	1961	1432	1718	1718	1432	1432
Total GBA								1,432



Sketch by Apex IV™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

102

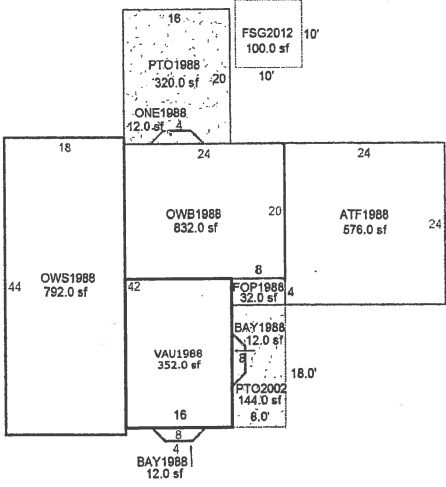
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60666.0044	Sale Date: 12/14/2015	Sales Ratio: 102.88 %
City/Township: WAITE PARK CITY	Sale Amt.: \$183,400.00	Adj. Sale Amt.: \$175,000.00
Property Address: 409 9TH ST S	Fin/Adj Amt.: \$8,400.00	Multi Parcel:
Legal Description: CLOUD PARK	Seller: BERTRAM,SUSAN C,JOSEPH	
	Buyer: DOBLE,KARON L,MICHAEL R	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20160310	2016	\$30,721.00
		EMV Bldg
		\$149,324.00
		EMV Total
		\$180,045.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	157	137	163	100.000
2	FRONT FEET	0	137	0	39.000

Building Sequence No. 1					
Yr. Built: 1987	# Bedrooms: 4	Model: SFR	Heat: FORCED AIR		
Eff Year: 1995	# Bathrooms: 2.25	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 9	Frame: WOOD FRAME	Architecture: SPLIT LEVEL		
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: GOOD		
	Interior Wall: DRYWALL	Quality: AVE PLUS	Window: CASEMENT		
	Floor: CARPET	Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1988	12	12	12	12	12
2	PTO	Patio	1988	320	16	0	0	
3	OWS	Split level house with 100% low cost finish	1988	792	1267	1267	792	792
4	BAY	Bay window	1988	24	24	24	24	24
5	FOP	Frame open porch	1988	32	10	0	0	
6	OWB	1 story house with basement	1988	832	998	998	832	832
7	ATF	Attached frame garage	1988	576	202	0	0	
8	PTO	Patio	2002	144	7	0	0	
9	FSG	Good screen porch	2012	100	60	0	0	
10	VAU	Vaulted ceiling	1988	352	18	0	0	
Total GBA								1,660





Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2012	VINYL SEMI PRI-6'	N/A	26.000	1	\$875.00
2	2013	SHED - \$10.00	N/A	312.000	1	\$3,214.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0543	Sale Date: 11/18/2015	Sales Ratio: 102.65 %
City/Township: WAITE PARK CITY	Sale Amt.: \$187,500.00	Adj. Sale Amt.: \$177,500.00
Property Address: 1100 WILLOW POND DR	Fin/Adj Amt.: \$10,000.00	Multi Parcel:
Legal Description: WILLOW RUN	Seller: CYNTHIA ROWE ROBERTSON REVOCABLE TRUST	
	Buyer: JUDITH E FINNEMAN REVOCABLE TRUST	
	Terms: TRUST DEED	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year: 2016	EMV Land: \$40,320.00
		EMV Bldg: \$141,883.00
Appraised: 20160310		EMV Total: \$182,203.00

Land Lines

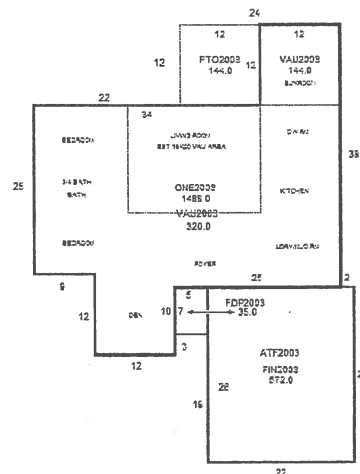
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2003	# Bedrooms: 2	Model: SFR	Heat: IN FLOOR
Eff Year: 2003	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: PATIO HM
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET	Roof Structure: GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	VAU	Vaulted ceiling	2003	464	23	0	0	
	PTO	Patio	2003	144	7	0	0	
3	FOP	Frame open porch	2003	35	11	0	0	
4	ATF	Attached frame garage	2003	572	200	0	0	
5	FIN	Finished garage	2003	572	29	0	0	
6	ONE	1 story house no basement	2003	1488	1488	1488	1488	1488
Total GBA								1,488



Sheet by Apex IV™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,546.00

STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.60866.0063	Sale Date:	6/24/2016	Sales Ratio:	85.65 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$189,150.00	Adj. Sale Amt.:	\$182,150.00
Property Address:	717 POPPLEWOOD CT	Fin/Adj Amt.:	\$7,000.00	Multi Parcel:	
Legal Description:	SUNWOOD PARK PLAT 4	Seller :	BENTLER, TROY & DONNA		
Property Use:	SINGLE FAMILY	Buyer :	JOHNSON-BRAUN, SHIRLEY		
		Terms:	Warranty Deed		
Appraised:	20160722	Rejected:			
		Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$23,400.00	\$132,609.00	\$156,009.00

Land Lines

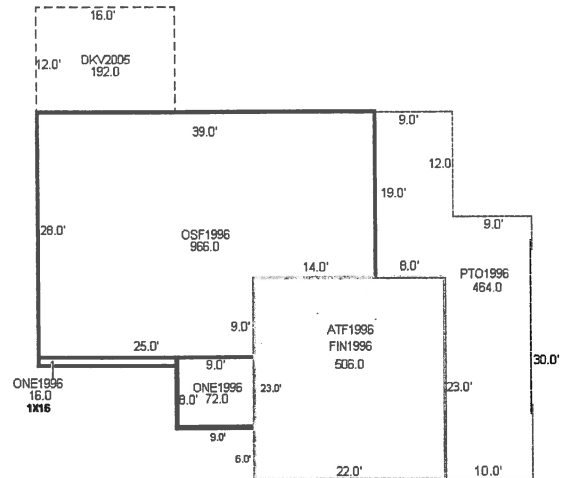
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	1996	# Bedrooms:	3	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	1996	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	6	Frame:	WOOD FRAME	Architecture:	SPLIT ENTY
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	GOOD	Window:	SLIDING
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OSF	Split level house with 100% average finish	1996	966	1642	1642	966	966
	ONE	1 story house no basement	1996	88	88	88	88	88
3	ATF	Attached frame garage	1996	506	177	0	0	
4	FIN	Finished garage	1996	506	25	0	0	
5	PTO	Patio	1996	250	13	0	0	
6	DKV	Vinyl deck	2005	192	48	0	0	
7	PBG	Good patio	2010	873	87	0	0	
Total GBA								1,054



Sketch by Apex I/M



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2004	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,867.00
2	2000	SHED - \$9.00	N/A	144.000	1	\$1,188.00
3	2004	CHAINLINK 4'	N/A	170.000	1	\$896.00
4	2004	VINYL SEMI PRI-6'	N/A	60.000	1	\$1,896.00
5	2004	CEDAR TG SHADOW BOX	N/A	13.000	1	\$337.00

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1999	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,005.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60665.0330
 City/Township: WAITE PARK CITY
 Property Address: 848 ASPEN CIR
 Legal Description: ASPEN SPRINGS

Sale Date: 5/9/2016 Sales Ratio: 76.14 %
 Sale Amt. \$187,400.00 Adj. Sale Amt.. \$187,400.00
 Fin/Adj Amt. \$0.00 Multi Parcel:

Seller: MARCOTTE, DIANE LOUISE
 Buyer: FRAN, PAUL Q. / DIEP, TUPHAN
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$23,000.00 \$119,693.00 \$142,693.00

Appraised: 20130812

Land Lines

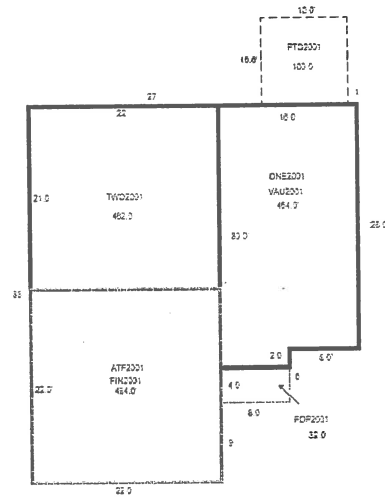
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2001	# Bedrooms:	3	Model:	SFR	Heat:	AIR DUCTED
Eff Year:	2001	# Bathrooms:	2.00	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	8	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	STEEL SIDI	Kitchen:	AVERAGE
		Interior Wall:	DRYWALL	Quality:	GOOD	Window:	CASEMENT
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	TWO	2 story house with no basement	2001	462	785	785	462	924
2	ONE	1 story house no basement	2001	464	464	464	464	464
3	VAU	Vaulted ceiling	2001	464	23	0	0	
4	FOP	Frame open porch	2001	32	10	0	0	
5	PTO	Patio	2001	100	5	0	0	
6	ATF	Attached frame garage	2001	484	169	0	0	
7	FIN	Finished garage	2001	484	24	0	0	
Total GBA								1,388



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
0	0			0.000	0	\$0.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.60666.0043	Sale Date: 7/11/2016	Sales Ratio: 97.60 %
City/Township: WAITE PARK CITY	Sale Amt. \$190,000.00	Adj. Sale Amt. \$190,000.00
Property Address: 837 4TH AVE S	Fin/Adj Amt. \$0.00	Multi Parcel:
Legal Description: CLOUD PARK	Seller: KEEVILLE, BRIAN W. & JANE M.	
	Buyer: TRUONG, MIKE H.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150730	Assmt Year 2016	EMV Land \$31,404.00
		EMV Bldg \$154,044.00
		EMV Total \$185,448.00

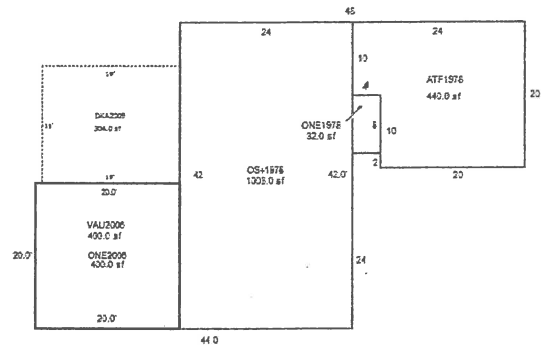
Land Lines					
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	133	165	128	100.000
2	FRONT FEET	0	165	0	31.000

Building Sequence No. 1

Yr. Built: 1978	# Bedrooms: 4	Model: SFR	Heat: AIR DUCTED
Eff Year: 1991	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 8	Frame: WOOD FRAME	Architecture: SPLIT ENTRY
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OS+	Split level house with 75% average finish	1978	1008	1613	1613	1008	1008
2	ONE	1 story house no basement	1978	32	32	32	32	32
3	ATF	Attached frame garage	1978	440	154	0	0	
4	ONE	1 story house no basement	2006	400	400	400	400	400
5	VAU	Vaulted ceiling	2006	400	20	0	0	
6	DKA	Average deck	2009	304	46	0	0	
7	PBG	Good patio	2014	408	41	0	0	
Total GBA								1,440



Shot by Apex Media™

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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1978	FIREPL AVE >76	N/A	1.000	1	\$2,740.00
2	2003	D6.5<900#	N/A	840.000	1	\$16,063.00
3	2007	GAS FIREPL. AVERAGE	N/A	1.000	1	\$4,944.00

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1996	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,251.00

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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2005	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,605.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0597	Sale Date: 8/2/2016	Sales Ratio: 96.31 %		
City/Township: WAITE PARK CITY	Sale Amt.: \$209,000.00	Adj. Sale Amt.: \$198,665.00		
Property Address: 1216 WILLOW POND DR	Fin/Adj Amt.: \$10,335.00	Multi Parcel:		
Legal Description: WILLOW RUN FOUR	Seller : TAMBLE,CINDY L & JAMES A			
	Buyer : NORTON,MICHAEL P & MONA			
	Terms: Warranty Deed			
Property Use: SINGLE FAMILY	Rejected:			
	Assmt Year	EMV Land	EMV Bldg	EMV Total
Appraised: 20160719	2016	\$33,600.00	\$157,739.00	\$191,339.00

Land Lines

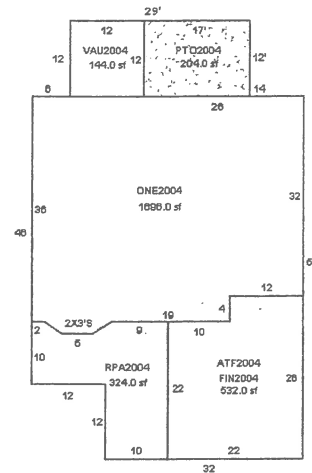
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

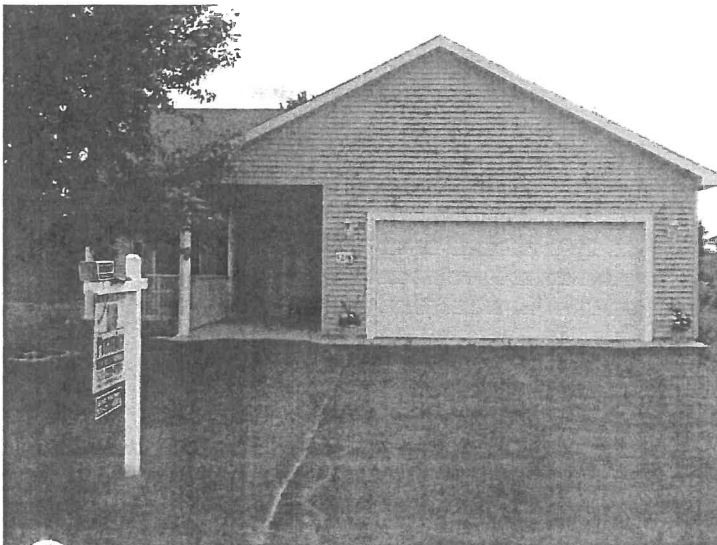
Yr. Built: 2004	# Bedrooms: 2	Model: SFR	Heat: DUAL SOURC
Eff Year: 2004	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 7	Frame: WOOD FRAME	Architecture: PATIO HM
	#Stories: 0.00	Exterior Wall: VINYL	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: GOOD	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PTO	Patio	2004	204	10	0	0	
	VAU	Vaulted ceiling	2004	144	7	0	0	
3	ATF	Attached frame garage	2004	532	186	0	0	
4	FIN	Finished garage	2004	532	27	0	0	
5	RPA	Roof over patio	2004	324	81	0	0	
6	ONE	1 story house no basement	2004	1696	1696	1696	1696	1696
Total GBA								1,696



Sketch by Apex Metrics™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2004	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,576.00
2	2011	VINYL SEMI PRI-6'	N/A	8.000	1	\$306.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0585	Sale Date: 10/8/2015	Sales Ratio: 92.74 %
City/Township: WAITE PARK CITY	Sale Amt.: \$200,000.00	Adj. Sale Amt.: \$200,000.00
Property Address: 1210 WILLOW POND DR	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: WILLOW RUN 2	Seller : WOLLAK,DOROTHY M	
	Buyer : BETTISON,LINDA R	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20151123	Assmt Year: 2016	EMV Land: \$33,600.00
		EMV Bldg: \$151,879.00
		EMV Total: \$185,479.00

Land Lines

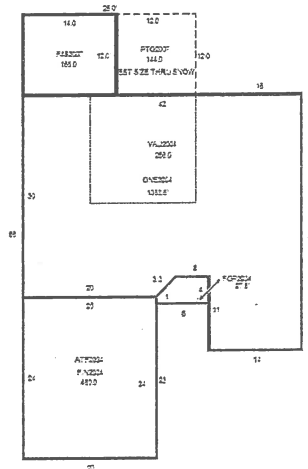
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2004	# Bedrooms: 2	Model: SFR	Heat: DUAL SOURC
Eff Year: 2004	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 7	Frame: WOOD FRAME	Architecture: PATIO HM
	#Stories: 0.00	Exterior Wall: VINYL	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: GOOD PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	VAU	Vaulted ceiling	2004	256	13	0	0	
2	ATF	Attached frame garage	2004	480	168	0	0	
3	FIN	Finished garage	2004	480	24	0	0	
4	FOP	Frame open porch	2004	28	8	0	0	
5	ONE	1 story house no basement	2004	1353	1353	1353	1353	1353
6	F4S	4 season porch	2007	168	151	0	0	0
7	PTO	Patio	2007	144	7	0	0	
Total GBA								1,353



Examined by Area IV™



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2004	GAS FIREPL. GOOD	N/A	1.000	1	\$6,691.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0560	Sale Date: 9/13/2016	Sales Ratio: 82.03 %
City/Township: WAITE PARK CITY	Sale Amt. \$211,200.00	Adj. Sale Amt. \$207,700.00
Property Address: 1134 WILLOW POND DR	Fin/Adj Amt. \$3,500.00	Multi Parcel:
Legal Description: WILLOW RUN	Seller : NIES,MARY L.	
	Buyer : RASMUSSEN,DALE & BARBARA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150616	Assmt Year 2016	EMV Land \$38,400.00
		EMV Bldg \$131,982.00
		EMV Total \$170,382.00

Land Lines

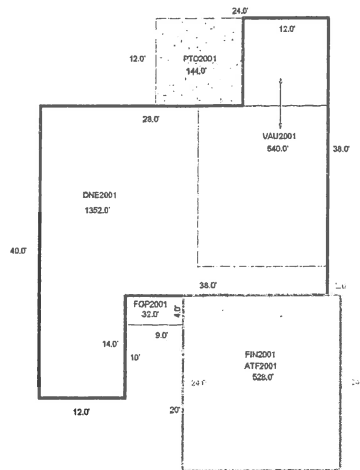
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2001	# Bedrooms: 2	Model: SFR	Heat: DUAL SOURC
Eff Year: 2001	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 6	Frame: WOOD FRAME	Architecture: PATIO HM
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2001	1352	1352	1352	1352	1352
	AU	Vaulted ceiling	2001	540	27	0	0	
3	ATF	Attached frame garage	2001	528	185	0	0	
4	FOP	Frame open porch	2001	32	10	0	0	
5	PTO	Patio	2001	144	7	0	0	
6	FIN	Finished garage	2001	528	26	0	0	
Total GBA								1,352



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2001	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,428.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61450.0013
 City/Township: WAITE PARK CITY
 Property Address: 437 WELLINGTON CIR
 Legal Description: WINDSOR GREENE

Sale Date: 11/13/2015 Sales Ratio: 95.70 %
 Sale Amt. \$213,500.00 Adj. Sale Amt.: \$208,000.00
 Fin/Adj Amt. \$5,500.00 Multi Parcel:
 Seller: KUKUK, WILLIAM D, JANICE R
 Buyer: JOHNSTONE, DIANNE M, THOMAS P
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$43,000.00 \$156,057.00 \$199,057.00

Appraised: 20151208

Land Lines

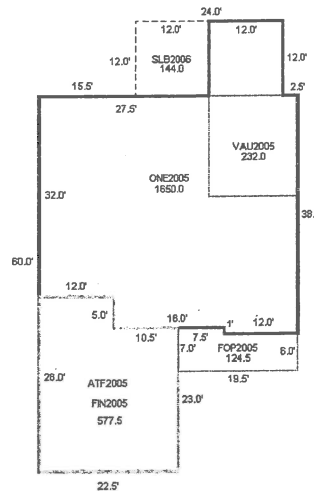
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2005	# Bedrooms: 3	Model: SFR	Heat: DUAL SOURC
Eff Year: 2006	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 7	Frame: WOOD FRAME	Architecture: PATIO HM
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: GOOD	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2005	1650	1650	1650	1650	1650
	VAU	Vaulted ceiling	2005	232	12	0	0	
3	ATF	Attached frame garage	2005	578	202	0	0	
4	FIN	Finished garage	2005	578	29	0	0	
5	FOP	Frame open porch	2005	125	38	0	0	
6	SLB	Concrete slab	2006	144	7	0	0	
Total GBA								1,650



Sketch by Apex IV™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2005	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,178.00
2	2005	HEAT	N/A	577.000	1	\$896.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0115	Sale Date: 8/23/2016	Sales Ratio: 79.75 %
City/Township: WAITE PARK CITY	Sale Amt. \$209,000.00	Adj. Sale Amt.: \$209,000.00
Property Address: 842 WILLOW VIEW LN	Fin/Adj Amt. \$0.00	Multi Parcel:
Legal Description: WILLOW CREEK THREE	Seller: KOENIG, RICHARD J. / HIRSCH, CHAD	
	Buyer: EVANS, DIANNE C.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20120817	Assmt Year 2016	EMV Land \$30,600.00
	EMV Bldg \$136,080.00	EMV Total \$166,680.00

Land Lines

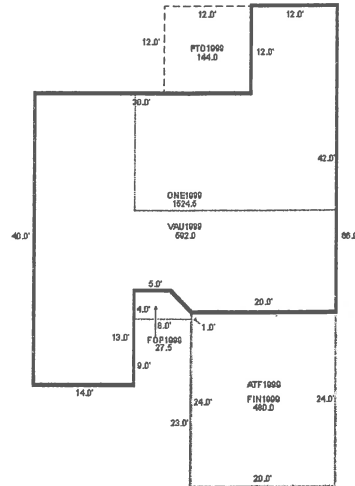
Number	Description	Front	Depth	Back	Unit
1	RES SITE	52	106	52	1.000

Building Sequence No. 1

Yr. Built: 1999	# Bedrooms: 2	Model: SFR	Heat: IN FLOOR
Eff Year: 1999	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	# Rooms: 7	Frame: WOOD FRAME	Architecture: PATIO HM
	# Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: GOOD
Interior Wall: DRYWALL		Quality: AVERAGE	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FIN	Finished garage	1999	480	24	0	0	
	ATF	Attached frame garage	1999	480	168	0	0	
3	FOP	Frame open porch	1999	28	8	0	0	
4	ONE	1 story house no basement	1999	1525	1525	1525	1525	1525
5	PTO	Patio	1999	144	7	0	0	
6	VAU	Vaulted ceiling	1999	592	30	0	0	
Total GBA								1,525



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1999	GAS FIREPL. GOOD	N/A	1.000	1	\$6,443.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61450.0025
 City/Township: WAITE PARK CITY
 Property Address: 428 WELLINGTON CIR
 Legal Description: WINDSOR GREENE

Sale Date: 7/27/2016 Sales Ratio: 94.90 %
 Sale Amt. \$215,000.00 Adj. Sale Amt.. \$209,500.00
 Fin/Adj Amt. \$5,500.00 Multi Parcel:
 Seller: SKUMAUTZ,JEFFREY J. & LINDA
 Buyer: KEMPER,RANDY L. & SHARON L.
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$43,000.00 \$155,816.00 \$198,816.00

Appraised: 20160712

Land Lines

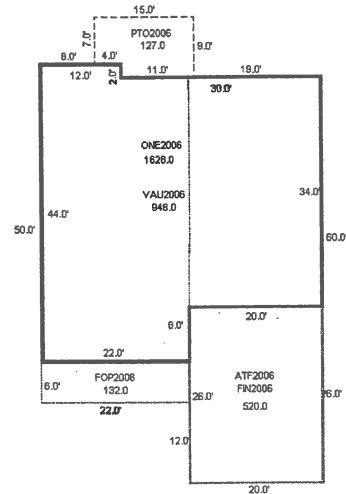
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2006	# Bedrooms:	2	Model:	SFR	Heat:	DUAL SOURC
Eff Year:	2006	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		#Rooms:	7	Frame:	WOOD FRAME	Architecture:	PATIO HM
		#Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	GOOD
		Interior Wall:	DRYWALL	Quality:	GOOD	Window:	CASEMENT
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FOP	Frame open porch	2006	132	40	0	0	
2	ONE	1 story house no basement	2006	1628	1628	1628	1628	1628
3	PTO	Patio	2006	127	6	0	0	
4	VAU	Vaulted ceiling	2006	948	47	0	0	
5	AFG	Attached garage with interior finish	2006	520	208	0	0	
Total GBA								1,628



Sketch by Apex Inc



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2006	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,205.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0552	Sale Date: 9/30/2016	Sales Ratio: 85.57 %
City/Township: WAITE PARK CITY	Sale Amt. \$216,500.00	Adj. Sale Amt.: \$211,500.00
Property Address: 1118 WILLOW POND DR	Fin/Adj Amt. \$5,000.00	Multi Parcel:
Legal Description: WILLOW RUN	Seller : NICHOLSON,SALLY ROSE	
	Buyer : SKAJ,DENNIS J. & CARLA A.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20160718	Assmt Year 2016	EMV Land \$38,400.00
		EMV Bldg \$142,583.00
		EMV Total \$180,983.00

Land Lines

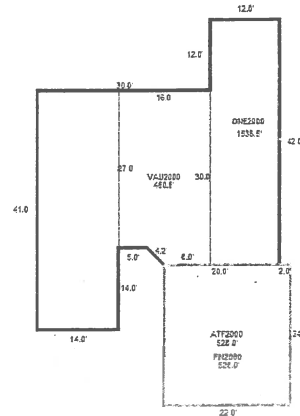
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 2000	# Bedrooms: 2	Model: SFR	Heat: IN FLOOR
Eff Year: 2001	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 8	Frame: WOOD FRAME	Architecture: PATIO HM
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: N/A
Interior Wall: DRYWALL		Quality: GOOD	Window: SLIDING
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2000	1539	1539	1539	1539	1539
	VAU	Vaulted ceiling	2000	461	23	0	0	
3	ATF	Attached frame garage	2000	528	185	0	0	
4	FIN	Finished garage	2000	528	26	0	0	
5	PTO	Patio	2000	180	9	0	0	
Total GBA								1,539



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2001	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,428.00

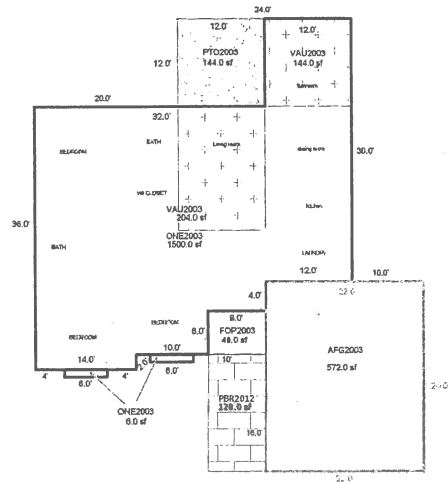
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0535	Sale Date: 1/13/2016	Sales Ratio: 88.58 %
City/Township: WAITE PARK CITY	Sale Amt. \$214,500.00	Adj. Sale Amt.. \$214,500.00
Property Address: 1032 DIAMOND WILLOW CIR	Fin/Adj Amt. \$0.00	Multi Parcel:
Legal Description: WILLOW RUN	Seller: EININGER, COLLEEN F	
	Buyer: MARCOTTE, DIANE L	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year	EMV Land
Appraised: 20150720	2016	\$33,600.00
	EMV Bldg	\$156,409.00
	EMV Total	\$190,009.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built:	2003	# Bedrooms:	3	Model:	SFR
Eff Year:	2006	# Bathrooms:	1.75	Foundation:	BLOCK
		# Rooms:	8	Frame:	WOOD FRAME
		# Stories:	0.00	Exterior Wall:	VINYL
Interior Wall:	DRYWALL			Quality:	GOOD PLUS
Floor:	CARPET			Roof Structure:	GABLE/HIP
				Heat:	DUAL SOURC
				Air Condition:	CENTRAL
				Architecture:	PATIO HM
				Kitchen:	GOOD
				Window:	SLIDING

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2003	1512	1512	1512	1512	1512
	VAU	Vaulted ceiling	2003	348	17	0	0	
3	PTO	Patio	2003	144	7	0	0	
4	FOP	Frame open porch	2003	48	14	0	0	
5	AFG	Attached garage with interior finish	2003	572	229	0	0	
6	PBR	Brick patio	2012	128	9	0	0	
Total GBA								1,512



Extra Features						
Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	GAS FIREPL. GOOD	N/A	1.000	1	\$6,655.00

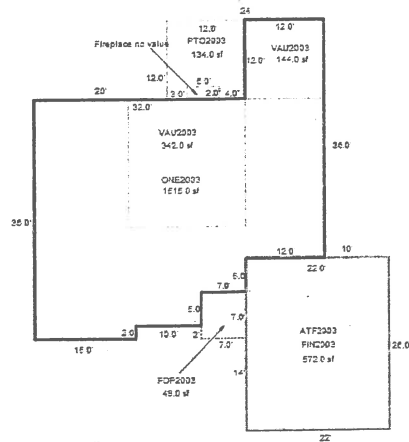
STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0582	Sale Date: 8/19/2016	Sales Ratio: 87.90 %
City/Township: WAITE PARK CITY	Sale Amt.: \$225,000.00	Adj. Sale Amt.: \$215,400.00
Property Address: 1204 WILLOW POND DR	Fin/Adj Amt.: \$9,600.00	Multi Parcel:
Legal Description: WILLOW RUN 2	Seller: ANDERSON, SAMUEL E. & CHERYL K.	
	Buyer: YUNGER, RAMONA M.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20150713	Assmt Year: 2016	EMV Land: \$32,000.00
		EMV Bldg: \$157,333.00
		EMV Total: \$189,333.00

Land Lines					
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1					
Yr. Built: 2003	# Bedrooms: 3	Model: SFR	Heat: DUAL SOURC		
Eff Year: 2003	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL		
	# Rooms: 8	Frame: WOOD FRAME	Architecture: PATIO HM		
	# Stories: 0.00	Exterior Wall: VINYL	Kitchen: GOOD		
Interior Wall: DRYWALL		Quality: GOOD PLUS	Window: SLIDING		
Floor: CARPET		Roof Structure: GABLE/HIP			

Sub Area								
Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2003	1515	1515	1515	1515	1515
	FOP	Frame open porch	2003	49	15	0	0	
3	ATF	Attached frame garage	2003	572	200	0	0	
4	FIN	Finished garage	2003	572	29	0	0	
5	PTO	Patio	2003	134	7	0	0	
6	VAU	Vaulted ceiling	2003	486	24	0	0	
Total GBA								1,515



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Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2003	GAS FIREPL. EXCELL	N/A	1.000	1	\$8,319.00

STEARNS COUNTY SALE COMP SHEET

Parcel #: 98.61448.0553
 City/Township: WAITE PARK CITY
 Property Address: 1120 WILLOW POND DR
 Legal Description: WILLOW RUN

Sale Date: 8/2/2016 Sales Ratio: 87.00 %
 Sale Amt. \$220,000.00 Adj. Sale Amt.: \$220,000.00
 Fin/Adj Amt. \$0.00 Multi Parcel:

Seller: HAGGENMILLER, JOHN W. & JO-ANN V.
 Buyer: CARLSON, BRYAN M. & BETH M.
 Terms: Warranty Deed

Property Use: SINGLE FAMILY

Rejected:
 Assmt Year EMV Land EMV Bldg EMV Total
 2016 \$36,480.00 \$154,911.00 \$191,391.00

Appraised: 20130814

Land Lines

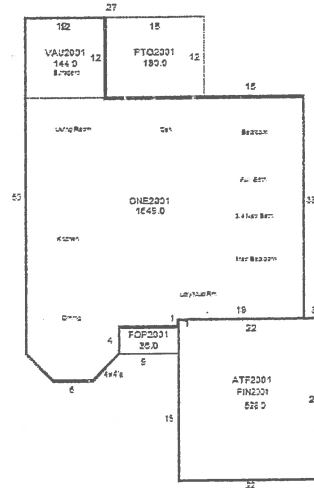
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2001	# Bedrooms:	2	Model:	SFR	Heat:	DUAL SOURC
Eff Year:	2002	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	8	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	STEEL SIDI	Kitchen:	GOOD
Interior Wall:	DRYWALL			Quality:	AVE PLUS	Window:	SLIDING
Floor:	CARPET			Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PTO	Patio	2001	180	9	0	0	
	VAU	Vaulted ceiling	2001	144	7	0	0	
3	FOP	Frame open porch	2001	36	11	0	0	
4	ATF	Attached frame garage	2001	528	185	0	0	
5	FIN	Finished garage	2001	528	26	0	0	
6	ONE	1 story house no basement	2001	1649	1649	1649	1649	1649
Total GBA								1,649



Sketch by Apex I/P

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2001	GAS FIREPL. GOOD	N/A	1.000	1	\$6,514.00

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STEARNS COUNTY SALE COMP SHEET

Parcel #:	98.61448.0612	Sale Date:	8/15/2016	Sales Ratio:	103.00 %
City/Township:	WAITE PARK CITY	Sale Amt.:	\$242,000.00	Adj. Sale Amt.:	\$242,000.00
Property Address:	1217 WILLOW POND DR	Fin/Adj Amt.:	\$0.00	Multi Parcel:	
Legal Description:	WILLOW RUN FOUR	Seller:	WOLTERS, MELVIN C		
Property Use:	SINGLE FAMILY	Buyer:	THE MICHAEL AND LOIS GUENETTE FAMILY TRUST DA		
		Terms:	Warranty Deed		
		Rejected:			
Appraised:	20160720	Assmt Year	EMV Land	EMV Bldg	EMV Total
		2016	\$40,320.00	\$208,936.00	\$249,256.00

Land Lines

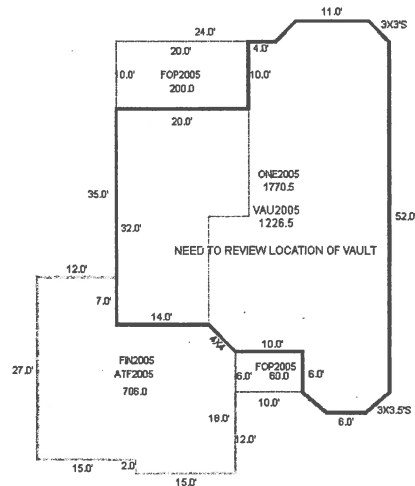
Number	Description	Front	Depth	Back	Unit
1	RES SITE	0	0	0	1.000

Building Sequence No. 1

Yr. Built:	2005	# Bedrooms:	2	Model:	SFR	Heat:	DUAL SOURC
Eff Year:	2005	# Bathrooms:	1.75	Foundation:	BLOCK	Air Condition:	CENTRAL
		# Rooms:	8	Frame:	WOOD FRAME	Architecture:	PATIO HM
		# Stories:	0.00	Exterior Wall:	VINYL	Kitchen:	GOOD
		Interior Wall:	DRYWALL	Quality:	EXCELLENT	Window:	CASEMENT
		Floor:	CARPET	Roof Structure:	GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	FIN	Finished garage	2005	706	35	0	0	
	ATF	Attached frame garage	2005	706	247	0	0	
3	ONE	1 story house no basement	2005	1771	1771	1771	1771	1771
4	FSP	Screen porch	2005	200	110	0	0	
5	FOP	Frame open porch	2005	60	18	0	0	
6	VAU	Vaulted ceiling	2005	931	47	0	0	
Total GBA								1,771



Sketch by Apex I/M



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2005	GAS FIREPL. GOOD	N/A	1.000	1	\$6,726.00

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	2005	WHIRLPOOL	N/A	1.000	1	\$4,484.00
2	2005	GAS FIREPL. AVERAGE	N/A	1.000	1	\$5,605.00

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