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|------------------|----------------------------------|--------|---------|----------|-------------------|
| Client | Hubbard County District Attorney | | | File No. | 2571 |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |

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Effective 01/02/08



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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 2571

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SUBJECT | Property Address: 23998 County 86 | | City: Nevis | | State: MN | | Zip Code: 56467 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | County: Hubbard | | Legal Description: Gov. Lots 2 & 3, Section 28, Township 141, Range 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Assessor's Parcel #: 20.28.00200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Tax Year: 2008 | | R.E. Taxes: \$ 2,850.00 | | Special Assessments: \$ 142.00 | | Borrower (if applicable): Duane Arndt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSIGNMENT | Current Owner of Record: Duane Arndt | | Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe) | | HOA: \$ N/A <input type="checkbox"/> per year <input type="checkbox"/> per month | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Market Area Name: Spider Lake and Crow Wing Lake | | Map Reference: 20.28.00200 | | Census Tract: 9703 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MARKET AREA DESCRIPTION | This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Intended Use: The appraisal will be used by the client and the County Board in evaluating the subject in a tax appeal. The appraisal may be distributed by the District Attorney only, as it pertains to this case. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE DESCRIPTION | Intended User(s) (by name or type): For the County District Attorney and County Assessor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Client: Hubbard County District Attorney | | Address: 301 Court Ave, Park Rapids, MN 56470 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Appraiser: Rachel A. Creager | | Address: 110 Pleasant Ave, Park Rapids, MN 56470 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"><tr><td>Location:</td><td><input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural</td><td>Predominant Occupancy</td><td>One-Unit Housing</td><td>Present Land Use</td><td>Change in Land Use</td></tr><tr><td>Built up:</td><td><input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td><td><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)</td><td>PRICE AGE \$(000) (yrs)</td><td>One-Unit 65 % 2-4 Unit % Multi-Unit % Comm'l 3 % Vacant 32 %</td><td><input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td></tr><tr><td>Growth rate:</td><td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td><td></td><td>150 Low New 625 High 60 250 Pred 25</td><td></td><td></td></tr><tr><td>Property values:</td><td><input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining</td><td></td><td></td><td></td><td></td></tr><tr><td>Demand/supply:</td><td><input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply</td><td></td><td></td><td></td><td></td></tr><tr><td>Marketing time:</td><td><input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.</td><td></td><td></td><td></td><td></td></tr></table> | | | | | | | | Location: | <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural | Predominant Occupancy | One-Unit Housing | Present Land Use | Change in Land Use | Built up: | <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%) | PRICE AGE \$(000) (yrs) | One-Unit 65 % 2-4 Unit % Multi-Unit % Comm'l 3 % Vacant 32 % | <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * | Growth rate: | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | | 150 Low New 625 High 60 250 Pred 25 | | | Property values: | <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining | | | | | Demand/supply: | <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply | | | | | Marketing time: | <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Location: | <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural | Predominant Occupancy | One-Unit Housing | Present Land Use | Change in Land Use | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Built up: | <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%) | PRICE AGE \$(000) (yrs) | One-Unit 65 % 2-4 Unit % Multi-Unit % Comm'l 3 % Vacant 32 % | <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Growth rate: | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | | 150 Low New 625 High 60 250 Pred 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property values: | <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Demand/supply: | <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing time: | <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Defined neighborhood includes the shoreline property of Spider Lake in Mantrap Township. There is a slight oversupply of improved residential property on Spider Lake (Greater Lakes MLS). Four active listings (plus several PUD), and two closed sales in 2007 from Spider Lake. Functional residential lake properties typically sell for 93-96% of the listing when competitively priced. Financing concessions from sellers have not been prevalent. Property values have been effectively stable since 2005 (based on independent market study), but oversupply may begin to affect market values. The greatest market activity occurs May to October. Most lake property is seasonally marketed. Market time may be 2 - 8 months for functional properties which are competitively priced. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIMENSIONS | Dimensions: 2,640' west line x 780' north line x 640' south line | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Zoning Classification: Hubbard Co Shoreland Ordinance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Site Area: 50.50-acres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Description: Recreational & Natural Environment Lakes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL USE | Residential Use Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ / | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Actual Use as of Effective Date: Residential, Recreational Use as appraised in this report: Residential, Recreational | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY OF HIGHEST & BEST USE | Summary of Highest & Best Use: Present market conditions suggest the highest and best use is as improved. When supply of vacant lots becomes in balance, the highest and best use could be to subdivide the property. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"><tr><td>Utilities</td><td>Public</td><td>Other</td><td>Provider/Description</td><td>Off-site Improvements</td><td>Type</td><td>Public</td><td>Private</td><td>Topography</td><td>Rolling, slope from hs to lake</td></tr><tr><td>Electricity</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>200,200-amp</td><td>Street</td><td>Asphalt</td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Size</td><td>50.50-acre</td></tr><tr><td>Gas</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Private LP</td><td>Curb/Gutter</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Shape</td><td>Irregular</td></tr><tr><td>Water</td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Private sandpt well</td><td>Sidewalk</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Drainage</td><td>Adequate</td></tr><tr><td>Sanitary Sewer</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Private possible</td><td>Street Lights</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>View</td><td>Trees, Lake overview</td></tr><tr><td>Storm Sewer</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>None</td><td>Alley</td><td>None</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td></td><td></td></tr></table> | | | | | | | | Utilities | Public | Other | Provider/Description | Off-site Improvements | Type | Public | Private | Topography | Rolling, slope from hs to lake | Electricity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 200,200-amp | Street | Asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size | 50.50-acre | Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Private LP | Curb/Gutter | None | <input type="checkbox"/> | <input type="checkbox"/> | Shape | Irregular | Water | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Private sandpt well | Sidewalk | None | <input type="checkbox"/> | <input type="checkbox"/> | Drainage | Adequate | Sanitary Sewer | <input type="checkbox"/> | <input type="checkbox"/> | Private possible | Street Lights | None | <input type="checkbox"/> | <input type="checkbox"/> | View | Trees, Lake overview | Storm Sewer | <input type="checkbox"/> | <input type="checkbox"/> | None | Alley | None | <input type="checkbox"/> | <input type="checkbox"/> | | |
| | Utilities | Public | Other | Provider/Description | Off-site Improvements | Type | Public | Private | Topography | Rolling, slope from hs to lake | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Electricity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 200,200-amp | Street | Asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size | 50.50-acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Private LP | Curb/Gutter | None | <input type="checkbox"/> | <input type="checkbox"/> | Shape | Irregular | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Private sandpt well | Sidewalk | None | <input type="checkbox"/> | <input type="checkbox"/> | Drainage | Adequate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sanitary Sewer | <input type="checkbox"/> | <input type="checkbox"/> | Private possible | Street Lights | None | <input type="checkbox"/> | <input type="checkbox"/> | View | Trees, Lake overview | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storm Sewer | <input type="checkbox"/> | <input type="checkbox"/> | None | Alley | None | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone N/A FEMA Map # No flood plains in County FEMA Map Date N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Comments: Subject includes 2,000' frontage on Crow Wing Lake. 1,000' frontage on north shore of Spider Lake. Frontage on Crow Wing Lk is primarily marsh, some better frontage north end. Spider Lake frontage is entirely marsh. Raised path from house to lake, ice ridge parallel with the lake (see aerial). Site improved with trail/driveway, boardwalk to Crow Wing Lk, underground electric, sandpoint well. Tree cover is mostly hardwoods. From the lake, site elevation raises west. Easements from north & south. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL DESCRIPTION | # of Units 1 <input type="checkbox"/> Acc.Unit | | Exterior Description | | Foundation | | Basement | | Heating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | # of Stories Two | | Foundation Concrete block | | Slab No | | Area Sq. Ft. 1,330 | | Type Off Peak | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> | | Exterior Walls Scribed Log/Av | | Crawl Space No | | % Finished 1% | | Fuel Storage units | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Design (Style) 1 1/2 Story Log | | Roof Surface CedarShake/F-A | | Basement Full | | Ceiling Unfinish | | Cooling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR DESCRIPTION | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. | | Gutters & Dwnspts. Plastic | | Sump Pump <input type="checkbox"/> Yes | | Walls Insulate,Gyp | | Central None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Actual Age (Yrs.) 31 | | Window Type Casement/Ave | | Dampness <input checked="" type="checkbox"/> None noted | | Floor Concrete | | Other None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Effective Age (Yrs.) 22 | | Storm/Screens Yes | | Settlement Assume histori | | Outside Entry Cellar door | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Shutters Entire | | Infestation None noted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR DESCRIPTION | Interior Description | | Appliances | | Attic <input type="checkbox"/> None | | Amenities | | Car Storage <input type="checkbox"/> None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Floors PinePlank/Ave | | Refrigerator <input type="checkbox"/> | | Stairs <input type="checkbox"/> | | Fireplace(s) # 1 | | Garage # of cars (6 Tot.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Walls Log,Knty.Pine/Ave | | Range/Oven <input type="checkbox"/> | | Drop Stair <input type="checkbox"/> | | Patio | | Attach. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Trim/Finish Pine/Ave | | Disposal <input type="checkbox"/> | | Scuttle <input checked="" type="checkbox"/> | | Deck At sauna | | Detach. 1 Car | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPLIANCES | Bath Floor PinePlank/Ave | | Dishwasher <input type="checkbox"/> | | Doorway <input type="checkbox"/> | | Porch Screen,Covered | | Blt.-In | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Bath Wainscot N/A | | Fan/Hood <input type="checkbox"/> | | Floor <input type="checkbox"/> | | Fence | | Carport | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Doors Interior: pine plank | | Microwave <input type="checkbox"/> | | Heated <input type="checkbox"/> | | Pool | | Driveway 5+ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Exterior: Wood crossbuck | | Washer/Dryer <input type="checkbox"/> | | Finished <input type="checkbox"/> | | Other Privy, Sauna | | Surface Grass | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished area above grade contains: 7 Rooms 3 Bedrooms .5 Bath(s) 1,859 Square Feet of Gross Living Area Above Grade | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional features: Handcrafted, full-scribe log construction. Log screen porch, stone fireplace with insert, wood stove, cathedral ceilings. Wood cook stove, gas hot plate. Composting toilet. Log sauna with deck. Log sided privy. North end log wall exterior is covered with cedar shingle. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Describe the condition of the property (including physical, functional and external obsolescence): House built in 1977, per owner. Garage was built around 1982. Construction quality is average. Condition of the improvements are average, based on an effective age of 22 years. No septic system; greywater waste only. Basement has low headroom, non-curable, but is good usable storage/workshop area. Second level railings not code compliant. Instances of functional obsolescence are curable. No external inadequacies were observed. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 2571

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Hubbard County Record

| | | |
|---------------------------------|---|---|
| 1st Prior Subject Sale/Transfer | Analysis of sale/transfer history and/or any current agreement of sale/listing: | No prior sales history to report from the past three years. No listing is found for the subject property. No known sales agreement on the subject property. |
| Date: N/A | | |
| Price: N/A | | |
| Source(s): County Record | | |
| 2nd Prior Subject Sale/Transfer | | |
| Date: N/A | | |
| Price: N/A | | |
| Source(s): County Record | | |

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 |
|------------------------------------|------------------------------|--|--|---|
| Address | 23998 County 86 Nevis, MN | 27085 County 7 Park Rapids, MN | 22334 Glacial Ridge Tr Nevis, MN | 422708 Deep Wood Ln Nevis, MN |
| Proximity to Subject | | 3.90 miles NW | 1.09 miles SE | 6.06 miles S |
| Sale Price | \$ N/A | \$ 598,000 | \$ 468,500 | \$ 530,000 |
| Sale Price/GLA | \$ 94.14 /sq.ft. | \$ 474.60 /sq.ft. | \$ 261.00 /sq.ft. | \$ 460.07 /sq.ft. |
| Data Source(s) | Inspection, Owner | Ext. Inspection, MLS | Prior Inspection, MLS, Office files | Inspection, MLS, Office files |
| Verification Source(s) | County Record | Hubbard County Record | Hubbard County Record | Hubbard County Record |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION + (-) \$ Adjust. | DESCRIPTION + (-) \$ Adjust. | DESCRIPTION + (-) \$ Adjust. |
| Sales or Financing | N/A | Conventional | Conventional | Contract for deed |
| Concessions | N/A | None Noted | No concessions | N/A |
| Date of Sale/Time | N/A | 08/24/07 | 06/25/07 | 01/31/07 |
| Rights Appraised | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Location | Spider Lake | Mantrap Lake | Spider Lake | 5th Crow Wing Lk |
| Site | 3000' ftg; 50.50-acr | 100' ftg; 18.85-ac | 292' ftg; 1.3-acre | 600' ftg; 11.78-acre |
| View | Trees, Lake overview | Lake | Lake | Lake |
| Design (Style) | 1 1/2 Story Log | 1 Story/Ave | 1 1/4 Story/Ave | 1 Story/Average |
| Quality of Construction | Scribed Log | Milled Log/Sup | V.G. Framed | Framed/Inferior |
| Age | 31 | 60, Rmdl | 11 | 47 |
| Condition | Average Eff-22 | Similar Eff-22 | Superior Eff-7 | Similar Eff-22 |
| Above Grade | Total Bdrms Baths | Total Bdrms Baths | Total Bdrms Baths | Total Bdrms Baths |
| Room Count | 7 3 .5 | 5 2 1 | 8 3 2.5 | 5 1 1 |
| Gross Living Area | 1,859 sq.ft. | 1,260 sq.ft. | 1,795 sq.ft. | 1,152 sq.ft. |
| Basement & Finished | 1330 SF 1% finish | Crawl space | 1242 SF 81% finish | Crawl space |
| Rooms Below Grade | Rms: 0-0-.5 | N/A | Rms: 2-1-.75 | N/A |
| Functional Utility | Average | Superior | Superior | Superior |
| Heating/Cooling | OP Strg Elec/No | BB Electric/No | Rdnt, BB, LP, Elc/no | HWBB LP/None |
| Energy Efficient Items | Standard | Standard | Standard | Standard |
| Garage/Carport | 1 Car Detach, Log | Sml. 2 Car Detach | Sml. 2 Car Detach | 2 Car Attach |
| Porch/Patio/Deck | Scrn. Porch, CovPrc | Decks, Cov. Entry | 2)Cov. Prchs, Deck | Breezwy, ScrnPorch |
| Fireplaces, Other | Stn. FP, Wd. Stove | StoneFP | Fireplace, Balcony | Decks, Landscapg |
| Other buildings, Landscpg | Sauna&Deck, Privy | Shed, Garage, fence | Basic Landscaping | Lrg Pole Building |
| Net Adjustment (Total) | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -136,640 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 17,995 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -68,925 |
| Adjusted Sale Price of Comparables | | Net 22.8 % Gross 31.5 % \$ 461,360 | Net 3.8 % Gross 50.3 % \$ 486,495 | Net 13.0 % Gross 34.5 % \$ 461,075 |

Summary of Sales Comparison Approach

These are the most similar sales that have sold within the past 12-months. Sales are placed in order of sale date. Comparable sales are viewed as "superior", "inferior" or "similar" to the subject and adjusted accordingly. Adjustments are market derived. Differences in condition, not actual age, are adjusted at \$2,500 per effective year (age-life method of depreciation). Differences in GLA are adjusted by \$30 per square foot (room counts implied in this adjustment). Basements are viewed in light of functional utility, design, size, & degree of finish. Across the board adjustments for superior functional utility were unavoidable; no recent sale found more similar. Functional obsolescence is estimated to cover market reaction to lack of septic system and tycpial bathroom. The subject's floor plan provides for a bathroom on the first level.

Comp #1 is log construction, considered superior quality for interior finishes. This lot consists of 100' of excellent Mantrap Lake sand shoreline, very good tree cover, and additional backland. The site value was estimated and extracted at \$440,000, at the time of sale. This line adjustment exceeds 10%, further resulting in high net and gross adjustment percentages.

Of two sales (MLS) from Spider Lake in the past year, Comp #2 is most similar. This sale brackets the subject in quality and condition. This lot has gentle elevation, overall good sand shoreline for the lake, and mature pine tree cover. The site is estimated and extracted at \$190,000, at the time of sale.

Comp #3 is located on 5th Crow Wing Lake. This parcel consists of 6-platted lake lots and 7.9-acre back lot. This site could be developed to additional building lots. The shoreline elevation ranges from 5' to about 20'. Shoreline quality is average for the lake. The estimated and extracted site value, at the time of sale, is \$420,000. This line adjustment exceeds guidelines. The gross adjustment percentage is high due to dissimilar site value, inferior quality, and lesser GLA.

Comp #4 is located on a smaller lake, 52-acres in size. This lot has 416' average frontage and 14.35-acres total, estimated and extracted at \$170,000. This line adjustment exceeds 10%, further affecting the net and gross adjustment percentages. No adjustment is made for construction quality, considered comparable overall.

In reconciliation, most weight is given to Active Listing #1 on Two Inlets Lake, which is more similar than the closed sales data available. Comp #1 is not weighed due to the nature of the lake. Comp #2 is not weighed due to the dissimilar nature of the lot and improvements. Some weight is given to Comp #3 for additional site area and potential to develop. Comp #4 is given some weight for privacy of lot, site acreage, and similar GLA. The subject's estimated market time is 6 - 8 months.

Indicated Value by Sales Comparison Approach \$ 428,000

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3/2007

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 2571

| | | |
|------------------------|--|---|
| COST APPROACH | COST APPROACH TO VALUE (if developed) <input type="checkbox"/> The Cost Approach was not developed for this appraisal. | |
| | Provide adequate information for replication of the following cost figures and calculations. | |
| | Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>Subdivision analysis and sales comparison</u> | |
| | applied in estimating the subject's site value as vacant. See commentary on the following page. | |
| COST APPROACH | ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE = \$ 315,000 |
| | Source of cost data: <u>Marshall & Swift Cost Service, Local Building Costs</u> | DWELLING 1,859 Sq.Ft. @ \$ 87.82 = \$ 163,257 |
| | Quality rating from cost service: <u>Average</u> Effective date of cost data: <u>12/2006</u> | basement 1,330 Sq.Ft. @ \$ 13.50 = \$ 17,955 |
| | Comments on Cost Approach (gross living area calculations, depreciation, etc.): | Sauna 180 Sq.Ft. @ \$ 42.00 = \$ 7,560 |
| | Replacement cost from Marshall & Swift Cost Valuation, pages effective | Sq.Ft. @ \$ = \$ |
| | January 2008. | Sq.Ft. @ \$ = \$ |
| | Functional obsolescence is estimated at 6% of the improved cost for | Screen Porch, Covered Porch, Deck, Fireplace = \$ 32,190 |
| | lack of full bathrooms, rustic nature of the cabin. Cost is estimated "as | Garage/Carport 440 Sq.Ft. @ \$ 36.35 = \$ 15,994 |
| | improved", from Marshall and Swift Cost Valuation. | Total Estimate of Cost-New = \$ 236,956 |
| | | Less Physical Functional External |
| | | Depreciation 80,210 14,217 = \$(94,427) |
| | | Depreciated Cost of Improvements = \$ 142,529 |
| | | "As-is" Value of Site Improvements = \$ 11,500 |
| | | Electric, trail/driveway, well, landscaping = \$ |
| | | = \$ |
| | Estimated Remaining Economic Life (if required): 43 Years INDICATED VALUE BY COST APPROACH = \$ 469,029 | |
| INCOME APPROACH | INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. | |
| | Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach | |
| | Summary of Income Approach (including support for market rent and GRM): | |
| | | |
| PUD | PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. | |
| | Legal Name of Project: | |
| | Describe common elements and recreational facilities: | |
| | | |
| RECONCILIATION | Indicated Value by: Sales Comparison Approach \$ 428,000 Cost Approach (if developed) \$ 469,029 Income Approach (if developed) \$ | |
| | Final Reconciliation Lack of comparable rental sales precluded a further analysis of the Income Approach. The Cost Approach sets the upper limits of value. The Sales Comparison Approach best reflects market value and is weighed. No personal property is included in the final market value opinion. | |
| | This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: | |
| | <input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. | |
| ATTACHMENTS | Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 428,000 , as of: 01/02/2008 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. | |
| | A true and complete copy of this report contains <u>21</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. | |
| | Attached Exhibits: | |
| | <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> | |
| SIGNATURES | Client Contact: <u>Don Dearstyne</u> Client Name: <u>Hubbard County District Attorney</u> E-Mail: Address: <u>301 Court Ave, Park Rapids, MN 56470</u> | |
| | APPRAISER | |
| | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) | |
| | Appraiser Name: <u>Rachel A. Creager</u> Company: <u>Clack Appraisal</u> Phone: <u>218-732-0486</u> Fax: <u>218-732-1400</u> E-Mail: <u>ra59@unitelc.com</u> Date of Report (Signature): <u>04/14/2010</u> License or Certification #: <u>20111143</u> State: <u>MN</u> Designation: <u>Certified General, Certified Residential</u> Expiration Date of License or Certification: <u>8/31/2011</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>04/09/2010</u> | |

ADDITIONAL COMPARABLE SALES

File No.: 2571

| FEATURE | | SUBJECT | COMPARABLE SALE # 4 | | | COMPARABLE SALE # 5 | | | COMPARABLE SALE # 6 | | |
|------------------------------------|--|------------------------------|---|--|--|--|--|--|--|--|--|
| Address | | 23998 County 86 Nevis, MN | 12219 145th Ave Menahga, MN | | | | | | | | |
| Proximity to Subject | | | 15.08 miles SW | | | | | | | | |
| Sale Price | | \$ N/A | \$ 329,000 | | | \$ | | | \$ | | |
| Sale Price/GLA | | \$ 94.14 /sq.ft. | \$ 175.28 /sq.ft. | | | \$ /sq.ft. | | | \$ /sq.ft. | | |
| Data Source(s) | | Inspection, Owner | Ext. Inspection, Office files, MLS | | | | | | | | |
| Verification Source(s) | | County Record | Hubbard County Record | | | | | | | | |
| VALUE ADJUSTMENTS | | DESCRIPTION | DESCRIPTION + (-) \$ Adjust. | | | DESCRIPTION + (-) \$ Adjust. | | | DESCRIPTION + (-) \$ Adjust. | | |
| Sales or Financing | | N/A | Conventional | | | | | | | | |
| Concessions | | N/A | None Noted | | | | | | | | |
| Date of Sale/Time | | N/A | 01/10/07 | | | | | | | | |
| Rights Appraised | | Fee Simple | Fee Simple | | | | | | | | |
| Location | | Spider Lake | Lord Lake | | | | | | | | |
| Site | | 3000' ftg; 50.50-acre | 416' ftg; 14.35-acre +145,000 | | | | | | | | |
| View | | Trees, Lake overview | Lake | | | | | | | | |
| Design (Style) | | 1 1/2 Story Log | 1 1/4 Story/Ave | | | | | | | | |
| Quality of Construction | | Scribed Log | Framed/Similar | | | | | | | | |
| Age | | 31 | 31, Updates | | | | | | | | |
| Condition | | Average Eff-22 | Superior Eff-18 -10,000 | | | | | | | | |
| Above Grade | | Total Bdrms Baths | Total Bdrms Baths | | | Total Bdrms Baths | | | Total Bdrms Baths | | |
| Room Count | | 7 3 .5 | 5 2 1.5 -5,500 | | | | | | | | |
| Gross Living Area | | 1,859 sq.ft. | 1,877 sq.ft. -540 | | | sq.ft. | | | sq.ft. | | |
| Basement & Finished | | 1330 SF 1% finish | 1250 SF 80% | | | | | | | | |
| Rooms Below Grade | | Rms: 0-0-.5 | Rms: 3-1-1 -17,000 | | | | | | | | |
| Functional Utility | | Average | Superior -14,000 | | | | | | | | |
| Heating/Cooling | | OP Strg Elec/No | FA LP/C.Air -2,000 | | | | | | | | |
| Energy Efficient Items | | Standard | Standard | | | | | | | | |
| Garage/Carport | | 1 Car Detach, Log | 2 Car Detach, Loft -3,500 | | | | | | | | |
| Porch/Patio/Deck | | Scrn. Porch, CovPrc | Deck, Balcony | | | | | | | | |
| Fireplaces, Other | | Stn.FP, Wd.Stove | Wd.Stove +5,000 | | | | | | | | |
| Other buildings, Landscpg | | Sauna&Deck, Privy | Landscaping +3,000 | | | | | | | | |
| Net Adjustment (Total) | | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 100,460 | | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | |
| Adjusted Sale Price of Comparables | | | Net 30.5 % Gross 62.5 % \$ 429,460 | | | Net % Gross % \$ | | | Net % Gross % \$ | | |

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach **Site Value Analysis:** Full documentation of analysis and reasoning in estimating the subject's site value, as vacant, is retained in the work file. Lakeshore is seldom valued solely by the front foot, but factors the lake/location, site size, shoreline quality, elevation, topography, configuration, land use, tree cover, and so forth. Excess land is generally discounted to the primary building site. When insufficient vacant land sales exist, it is common practise to extract site values from improved sales. Qualitative analysis is the predominant method of estimating value, as so few sales occur that have very similar characteristics, or that are located on the same lake. Quantitative adjustments are more often found on off-water acreage or city lots.

- Primary sales used in subdivision analysis from the past year are:
- 1) \$69,000 on 06/25/07, PIN 05.07.00240, single lot on Luebeck Lake
 - 2) \$43,000 on 08/21/07, PIN 14.15.00500, single lot on No Name (Hemmingway Farm pond)
 - 3) \$81,000 on 09/20/07, PIN 25.41.01000, single lot on Hinds Lake
 - 4) \$282,000 on 10/12/07, PIN 16.44.05400, extracted lot on Lower Bottle Lake
 - 5) \$308,000 on 11/09/07, PIN 01.37.01400, extracted lot on 11th Crow Wing Lake
 - 6) \$470,000 on 08/31/07, PIN 16.25.02100+, extracted lot on Little Sand Lake
 - 7) \$325,000 on 10/19/07, PIN 16.64.01400, extracted lot on Little Sand Lake

- Primary sales used in direct sales comparison are:
- 1) \$330,000 on 05/22/07, PIN 20.18.00800, extracted 35.95-acre site on West Crooked Lake
 - 2) \$530,000 on 01/31/07, PIN 21.48.01000+, extracted 11.78-acre site on 5th Crow Wing Lake

These methods of estimating site value suggest values ranging from \$260,000 to \$339,240.

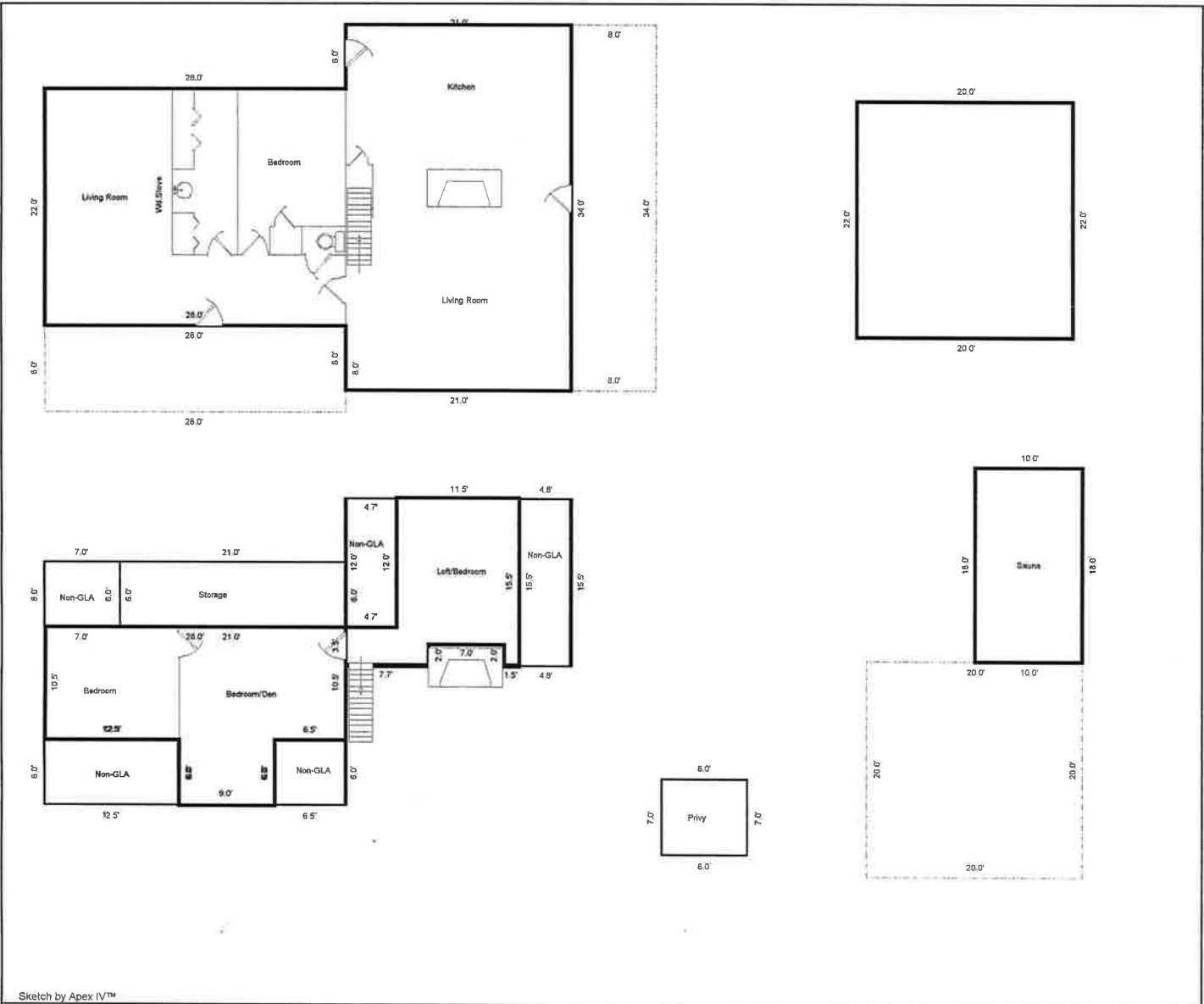
COMPARABLE LISTINGS

File No.: 2571

| FEATURE | | SUBJECT | | COMPARABLE LISTING # 1 | | COMPARABLE LISTING # 2 | | COMPARABLE LISTING # 3 | | | |
|--|--|------------------------------|-------|---|-------|--|-------|--|-------|--------|--|
| Address | | 23998 County 86 Nevis, MN | | 32097 Two Inlets Tr Park Rapids, MN | | | | | | | |
| Proximity to Subject | | | | 16.60 miles W | | | | | | | |
| List Price | | \$ | | \$ 479,000 | | \$ | | \$ | | | |
| List Price/GLA | | \$ /sq.ft. | | \$ 475.20 /sq.ft. | | \$ /sq.ft. | | \$ /sq.ft. | | | |
| Last Price Revision Date | | | | Listed 13/19/08 | | | | | | | |
| Data Source(s) | | | | Greater Lakes MLS 172556 | | | | | | | |
| Verification Source(s) | | | | Office Files, County Records | | | | | | | |
| VALUE ADJUSTMENTS | | DESCRIPTION | | DESCRIPTION + (-) \$ Adjust. | | DESCRIPTION + (-) \$ Adjust. | | DESCRIPTION + (-) \$ Adjust. | | | |
| Sales or Financing | | N/A | | Active Listing | | | | | | | |
| Concessions | | N/A | | Est. 95% of list | | -23,950 | | | | | |
| Days on Market | | | | No prior listing | | | | | | | |
| Rights Appraised | | Fee Simple | | Fee Simple | | | | | | | |
| Location | | Spider Lake | | Two Inlets Lake | | | | | | | |
| Site | | 3000' ftg; 50.50-ac | | 1800' ftg; 38.98-ac | | -30,000 | | | | | |
| View | | Trees, Lake overview | | Lake | | | | | | | |
| Design (Style) | | 1 1/2 Story Log | | 1 1/2 Story Log | | | | | | | |
| Quality of Construction | | Scribed Log | | Scribed Log | | | | | | | |
| Age | | 31 | | 65, Remdl | | | | | | | |
| Condition | | Average Eff-22 | | Superior Eff-18 | | -10,000 | | | | | |
| Above Grade | | Total | Bdrms | Baths | Total | Bdrms | Baths | Total | Bdrms | Baths | |
| Room Count | | 7 | 3 | .5 | 4 | 2 | 1 | | | | |
| Gross Living Area | | 1,859 sq.ft. | | 1,008 sq.ft. | | +25,530 | | sq.ft. | | sq.ft. | |
| Basement & Finished | | 1330 SF 1% finish | | 220 SF Unfinish | | | | | | | |
| Rooms Below Grade | | Rms: 0-0-.5 | | Rms: 0-0-0 | | +6,660 | | | | | |
| Functional Utility | | Average | | Superior | | -14,000 | | | | | |
| Heating/Cooling | | OP Strg Elec/No | | FA LP/None | | | | | | | |
| Energy Efficient Items | | Standard | | Standard | | | | | | | |
| Garage/Carport | | 1 Car Detach, Log | | Lrg 2 Car Detach | | -2,000 | | | | | |
| Porch/Patio/Deck | | Scrn. Porch, CovPrc | | ScreenPrch, Decks | | | | | | | |
| Fireplace, Other | | Stn.FP, WoodStove | | StoneFireplace | | +1,500 | | | | | |
| Other Buildings | | Sauna, Deck, Privy | | Gst Cabin, Shed | | | | | | | |
| Net Adjustment (Total) | | | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -51,260 | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | <input type="checkbox"/> + <input type="checkbox"/> - \$ | | | |
| Adjusted List Price | | | | Net 10.7 % | | Net % | | Net % | | | |
| of Comparables | | | | Gross 24.8 % \$ 427,740 | | Gross % \$ | | Gross % \$ | | | |
| Comments From Greater Lakes MLS, this is the most similar listing occurring near the effective date of January 2, 2008. It is reasonable to use data after the effective date in retrospective analysis which further supports valuation of the subject property, especially when a property is unique in nature. This listing previously sold in 2004 for \$565,000, with additional lakeshore. The remainder parcel, which is listed, has 38.98-acres. The house site on a sandy point, providing very good views and good access. Much of the excess area is low, unusable lake shore and back land. The site value is considered superior overall, for good sand shoreline, and good access to the lake. | | | | | | | | | | | |

Building Sketch

| | | | |
|------------------|----------------------------------|----------------|-------------------------|
| Client | Hubbard County District Attorney | | |
| Property Address | 23998 County 86 | | |
| City | Nevis | County Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | |



Sketch by Apex IV™

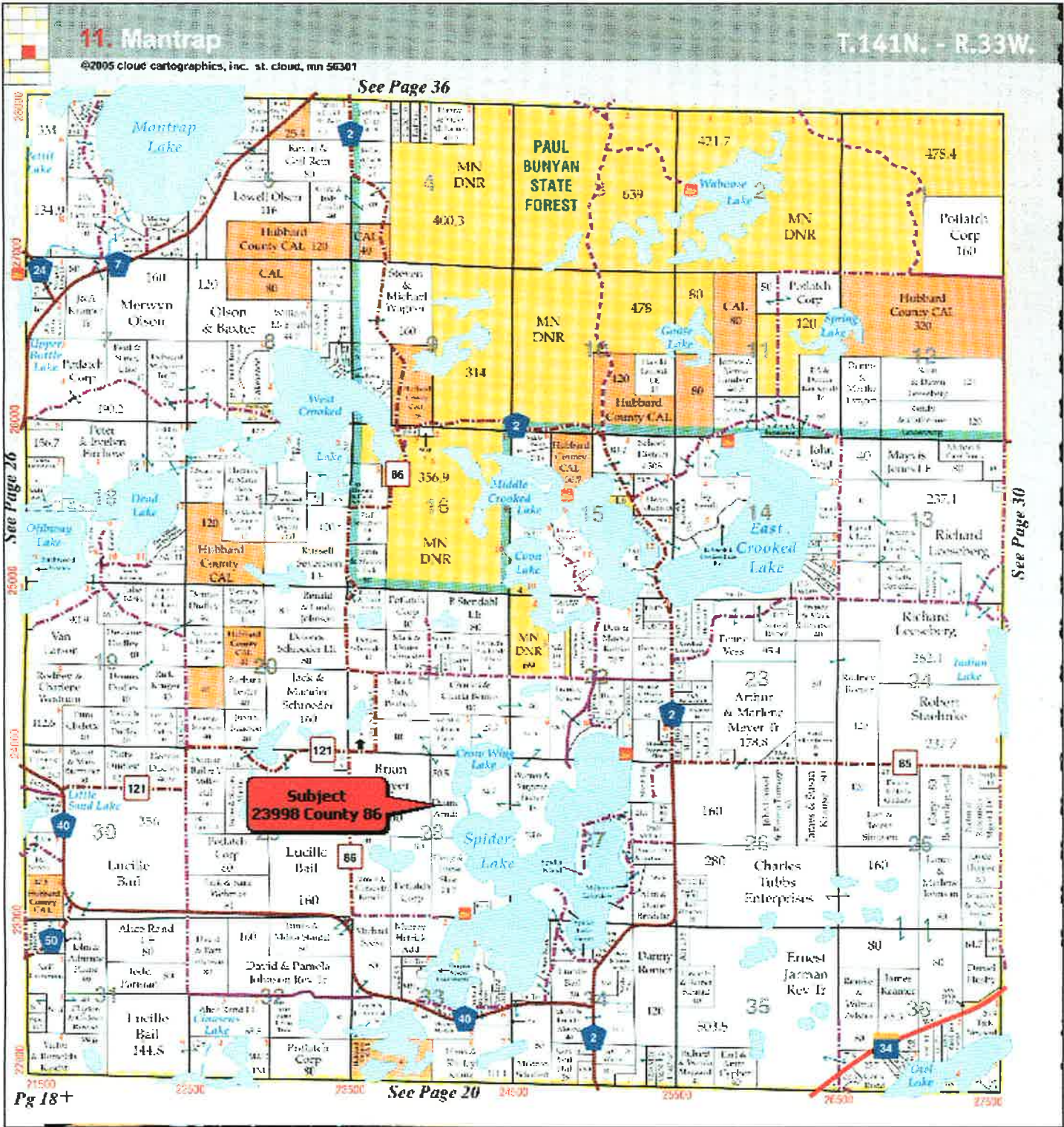
Comments:

| AREA CALCULATIONS SUMMARY | | | |
|---------------------------|---------------|---------|------------|
| Code | Description | Size | Net Totals |
| GLA1 | First Floor | 1330.00 | 1330.00 |
| GLA2 | Second Floor | 348.00 | |
| | Second Floor | 180.70 | 528.70 |
| P/P | Screen Porch | 224.00 | |
| | Covered Porch | 272.00 | |
| | Deck | 400.00 | 896.00 |
| GAR | Garage | 440.00 | 440.00 |
| OTH | Non-GLA | 56.40 | |
| | Non-GLA | 74.40 | |
| | Non-GLA | 39.00 | |
| | Non-GLA | 75.00 | |
| | Non-GLA | 42.00 | |
| | Attic Storage | 126.00 | |
| | Sauna | 180.00 | |
| | Privy | 56.00 | 648.80 |
| TOTAL LIVABLE (rounded) | | | 1859 |

| LIVING AREA BREAKDOWN | | | |
|--------------------------------|---|------|-----------|
| Breakdown | | | Subtotals |
| First Floor | | | |
| 21.0 | x | 34.0 | 714.00 |
| 22.0 | x | 28.0 | 616.00 |
| Second Floor | | | |
| 6.0 | x | 9.0 | 54.00 |
| 10.5 | x | 28.0 | 294.00 |
| 11.5 | x | 13.5 | 155.25 |
| 1.5 | x | 2.0 | 3.00 |
| 2.0 | x | 3.0 | 6.00 |
| 3.5 | x | 4.7 | 16.45 |
| 8 Calculations Total (rounded) | | | 1859 |

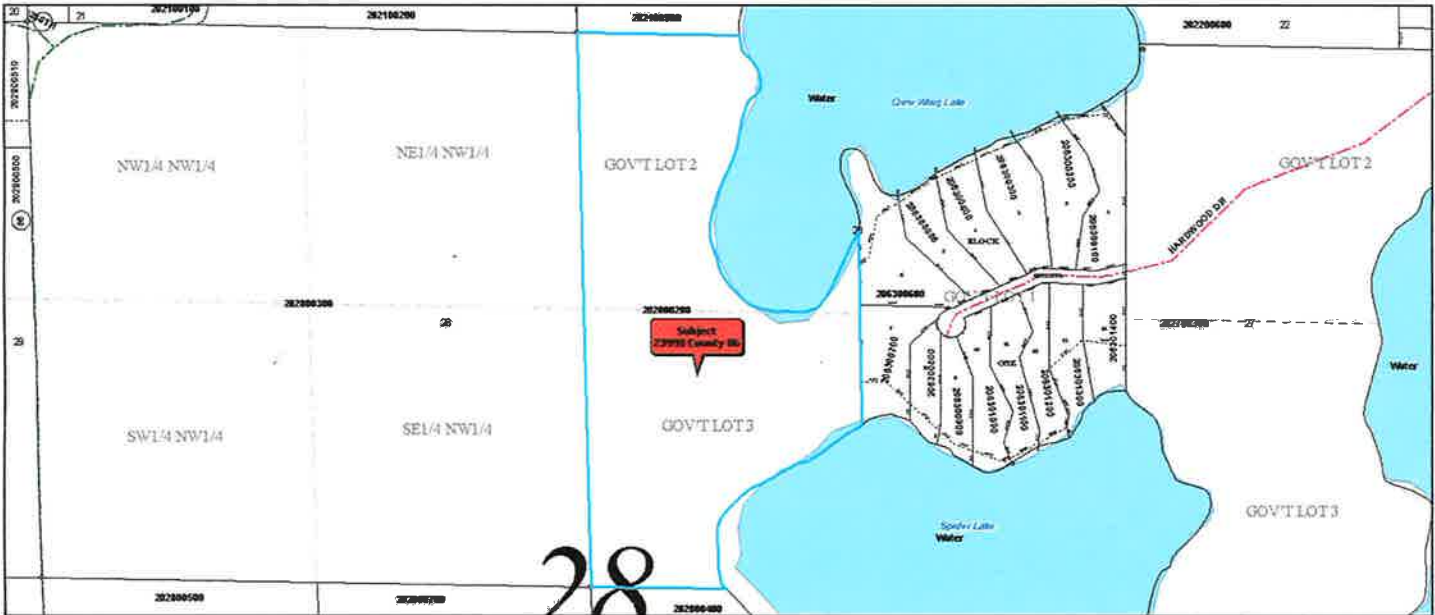
Plat Map

| | | | | |
|------------------|----------------------------------|--------|---------|-------------------------|
| Client | Hubbard County District Attorney | | | |
| Property Address | 23998 County 86 | | | |
| City | Nevis | County | Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | | |



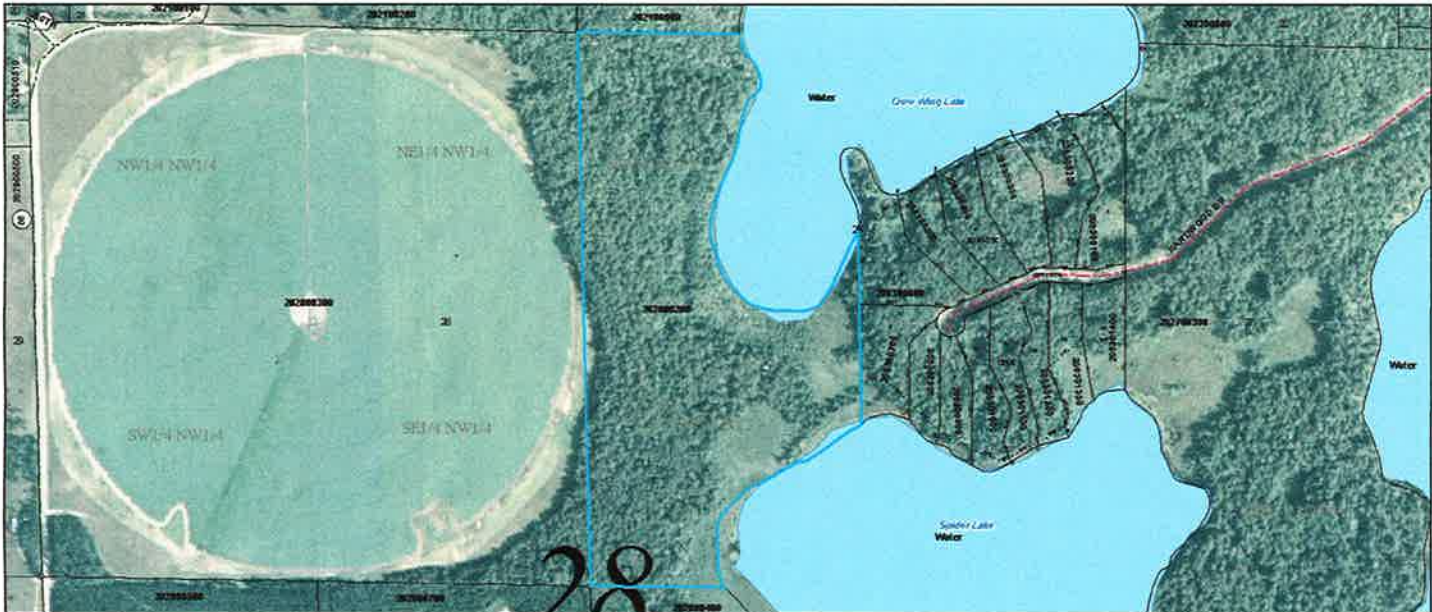
Location Map

| | | | |
|------------------|----------------------------------|----------|---------|
| Client | Hubbard County District Attorney | | |
| Property Address | 23998 County 86 | | |
| City | Nevis | County | Hubbard |
| State | MN | Zip Code | 56467 |
| Owner | Duane Arndt | | |



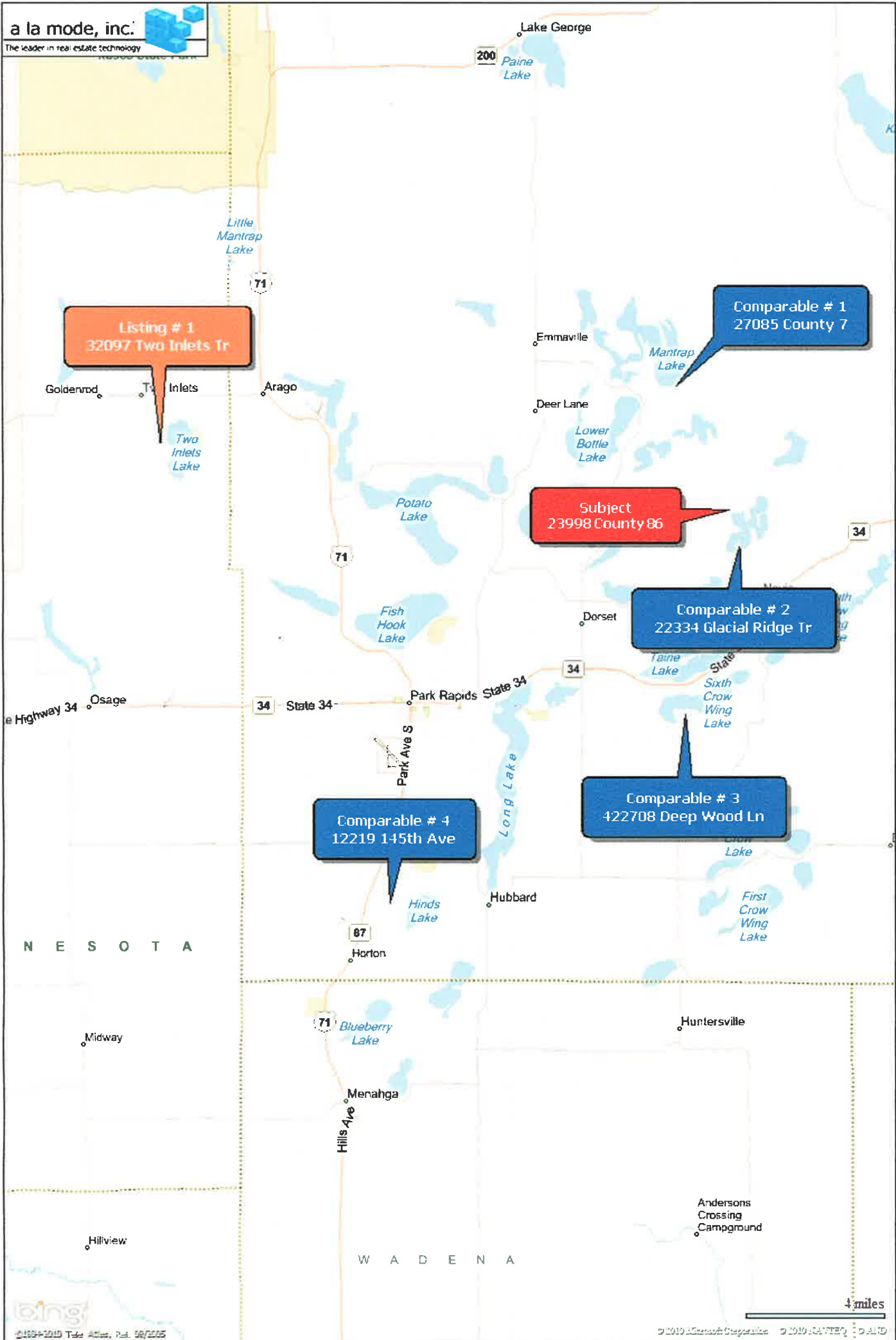
Aerial Photo

| | | | | |
|------------------|----------------------------------|--------|---------|-------------------------|
| Client | Hubbard County District Attorney | | | |
| Property Address | 23998 County 86 | | | |
| City | Nevis | County | Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | | |



Sales Comparison Map

| | | | | |
|------------------|----------------------------------|--------|---------|-------------------------|
| Client | Hubbard County District Attorney | | | |
| Property Address | 23998 County 86 | | | |
| City | Nevis | County | Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | | |



Subject Photo Page

| | | | | | |
|------------------|----------------------------------|--------|---------|-------|-------------------|
| Client | Hubbard County District Attorney | | | | |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |



Subject Front-Entry

| | |
|-------------------|----------------------|
| 23998 County 86 | |
| Sales Price | N/A |
| Gross Living Area | 1,859 |
| Total Rooms | 7 |
| Total Bedrooms | 3 |
| Total Bathrooms | .5 |
| Location | Spider Lake |
| View | Trees, Lake overview |
| Site | 3000' ftg; 50.50-acr |
| Quality | Scribed Log |
| Age | 31 |



Subject Rear



Subject Street

Photograph Addendum

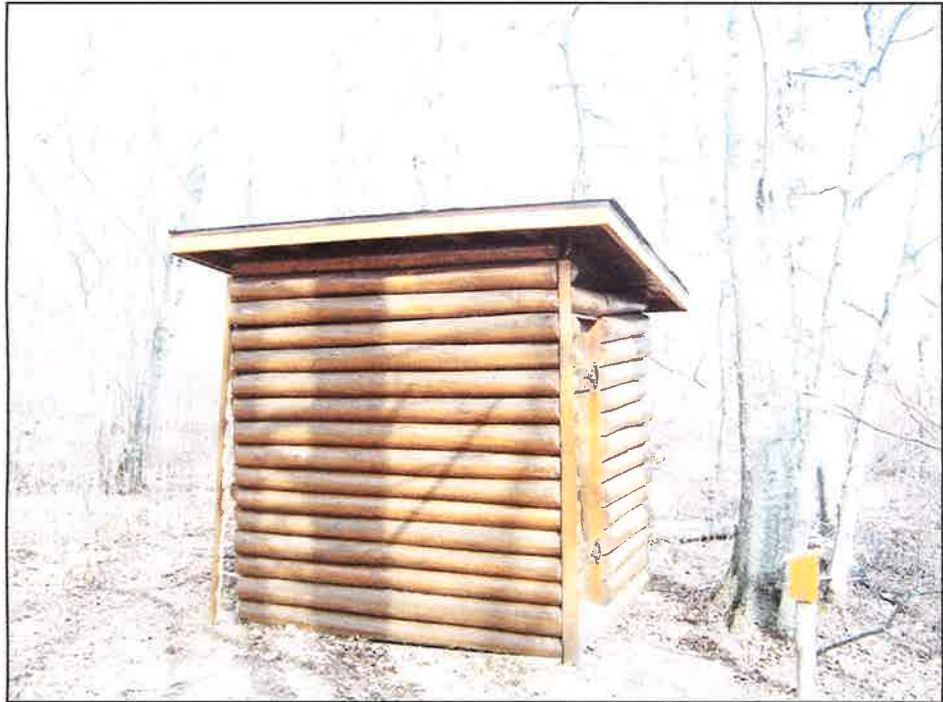
| | | | | | |
|------------------|----------------------------------|--------|---------|-------|-------------------|
| Client | Hubbard County District Attorney | | | | |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |



Sauna & Deck



Detached Garage



Privy

Photograph Addendum

| | | | | | |
|------------------|----------------------------------|--------|---------|-------|-------------------|
| Client | Hubbard County District Attorney | | | | |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |



Spider Lake Shoreline along Ice Ridge



Spider Lake Shoreline SW of Dock



Spider Lake - View From Building Site

Photograph Addendum

| | | | | | |
|------------------|----------------------------------|--------|---------|-------|-------------------|
| Client | Hubbard County District Attorney | | | | |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |



Crow Wing Lake - Shoreline Looking West of Dock



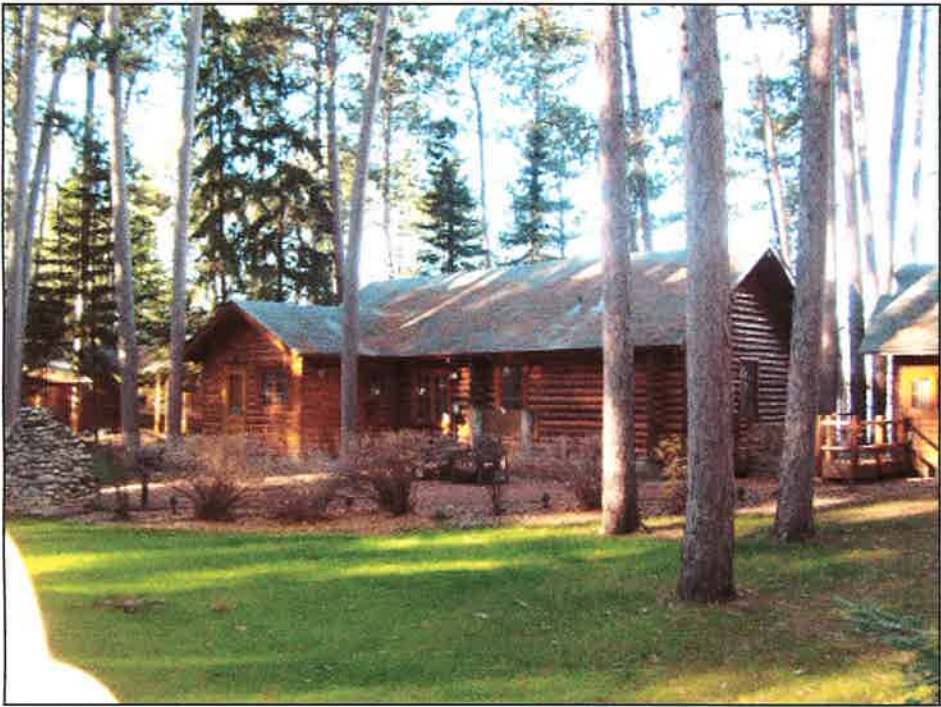
Crow Wing Lake - Shoreline Looking East From Dock



Trail Thru Woods to South Line Easement

Comparable Photo Page

| | | | | | |
|------------------|----------------------------------|--------|---------|-------|-------------------|
| Client | Hubbard County District Attorney | | | | |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |



Comparable 1

| | |
|-------------------|--------------------|
| 27085 County 7 | |
| Prox. to Subject | 3.90 miles NW |
| Sales Price | 598,000 |
| Gross Living Area | 1,260 |
| Total Rooms | 5 |
| Total Bedrooms | 2 |
| Total Bathrooms | 1 |
| Location | Mantrap Lake |
| View | Lake |
| Site | 100' ftg; 18.85-ac |
| Quality | Milled Log/Sim |
| Age | 60,Rmdl |



Comparable 2

| | |
|------------------------|--------------------|
| 22334 Glacial Ridge Tr | |
| Prox. to Subject | 1.09 miles SE |
| Sales Price | 468,500 |
| Gross Living Area | 1,795 |
| Total Rooms | 8 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.5 |
| Location | Spider Lake |
| View | Lake |
| Site | 292' ftg; 1.3-acre |
| Quality | V.G. Framed |
| Age | 11 |



Comparable 3

| | |
|---------------------|----------------------|
| 422708 Deep Wood Ln | |
| Prox. to Subject | 6.06 miles S |
| Sales Price | 530,000 |
| Gross Living Area | 1,152 |
| Total Rooms | 5 |
| Total Bedrooms | 1 |
| Total Bathrooms | 1 |
| Location | 5th Crow Wing Lk |
| View | Lake |
| Site | 600' ftg; 11.78-acre |
| Quality | Framed/Inferior |
| Age | 47 |

Comparable Photo Page

| | | | | |
|------------------|----------------------------------|--------|---------|-------------------------|
| Client | Hubbard County District Attorney | | | |
| Property Address | 23998 County 86 | | | |
| City | Nevis | County | Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | | |



Comparable 4

| | |
|-------------------|----------------------|
| 12219 145th Ave | |
| Prox. to Subject | 15.08 miles SW |
| Sales Price | 329,000 |
| Gross Living Area | 1,877 |
| Total Rooms | 5 |
| Total Bedrooms | 2 |
| Total Bathrooms | 1.5 |
| Location | Lord Lake |
| View | Lake |
| Site | 416' ftg; 14.35-acre |
| Quality | Framed/Similar |
| Age | 31 |

Comparable 5

| |
|-------------------|
| Prox. to Subject |
| Sales Price |
| Gross Living Area |
| Total Rooms |
| Total Bedrooms |
| Total Bathrooms |
| Location |
| View |
| Site |
| Quality |
| Age |

Comparable 6

| |
|-------------------|
| Prox. to Subject |
| Sales Price |
| Gross Living Area |
| Total Rooms |
| Total Bedrooms |
| Total Bathrooms |
| Location |
| View |
| Site |
| Quality |
| Age |

Listing Photo Page

| | | | | | |
|------------------|----------------------------------|--------|---------|-------|-------------------|
| Client | Hubbard County District Attorney | | | | |
| Property Address | 23998 County 86 | | | | |
| City | Nevis | County | Hubbard | State | MN Zip Code 56467 |
| Owner | Duane Arndt | | | | |



Listing 1

32097 Two Inlets Tr
Proximity to Subject 16.60 miles W
List Price 479,000
Days on Market No prior listing
Gross Living Area 1,008
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1
Age 65,Remdl

Listing 2

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age

Listing 3

Proximity to Subject
List Price
Days on Market
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Age

Assumptions, Limiting Conditions & Scope of Work

File No.: 2571

| | | | |
|--|--|-----------|-----------------|
| Property Address: 23998 County 86 | City: Nevis | State: MN | Zip Code: 56467 |
| Client: Hubbard County District Attorney | Address: 301 Court Ave, Park Rapids, MN 56470 | | |
| Appraiser: Rachel A. Creager | Address: 110 Pleasant Ave, Park Rapids, MN 56470 | | |

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

-Possession of this report, or a copy thereof, does not carry with it the right of publication.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Don Dearstyne order this appraisal on April 5, 2010. Appraisal was ordered with an effective date of January 2, 2008 for owner's tax appeal.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):
An Extraordinary Assumption is made that the condition of the improvements, from the effective date, are very similar to the condition as viewed on April 9, 2010, the date of inspection.

Certifications

File No.: 2571

| | | | |
|--|--|-----------|-----------------|
| Property Address: 23998 County 86 | City: Nevis | State: MN | Zip Code: 56467 |
| Client: Hubbard County District Attorney | Address: 301 Court Ave, Park Rapids, MN 56470 | | |
| Appraiser: Rachel A. Creager | Address: 110 Pleasant Ave, Park Rapids, MN 56470 | | |

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.


Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

| | | |
|---|--|---|
| SIGNATURES | Client Contact: Don Dearstyne | Client Name: Hubbard County District Attorney |
| | E-Mail: | Address: 301 Court Ave, Park Rapids, MN 56470 |
| | APPRAISER | |
| | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) | |
| |  | |
| | Appraiser Name: Rachel A. Creager | Supervisory or Co-Appraiser Name: |
| | Company: Clack Appraisal | Company: |
| | Phone: 218-732-0486 | Phone: |
| | Fax: 218-732-1400 | Fax: |
| | E-Mail: ra59@unitelc.com | E-Mail: |
| Date Report Signed: 04/14/2010 | Date Report Signed: | |
| License or Certification #: 20111143 | License or Certification #: | |
| State: MN | State: | |
| Designation: Certified General, Certified Residential | Designation: | |
| Expiration Date of License or Certification: 8/31/2011 | Expiration Date of License or Certification: | |
| Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None | Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None | |
| Date of Inspection: 04/09/2010 | Date of Inspection: | |

Appraiser's License

| | | | | |
|------------------|----------------------------------|--------|---------|-------------------------|
| Client | Hubbard County District Attorney | | | |
| Property Address | 23998 County 86 | | | |
| City | Nevis | County | Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | | |

STATE OF MINNESOTA



RACHEL ANN ELIZABETH CREAGER
19486 STATE 34
PARK RAPIDS, MN 56470

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
RACHEL ANN ELIZABETH CREAGER

19486 STATE 34
PARK RAPIDS, MN 56470

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of
Resident Appraiser : Certified General

License Number: 20111143

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2011.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 08, 2009.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 500

St. Paul, MN 55101-3165

Telephone: (651) 296-6319

Email: licensing.commerce@state.mn.us

Website: commerce.state.mn.us

Continuing Education:

| <u>CE Requirement Type</u> | <u>CE Required Hours</u> |
|----------------------------|--------------------------|
| Total - Appraiser | 30 |
| USPAP | 7 |

Notes:

- **Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce.state.mn.us.

Appraiser's Resume

| | | | | |
|------------------|----------------------------------|--------|---------|-------------------------|
| Client | Hubbard County District Attorney | | | |
| Property Address | 23998 County 86 | | | |
| City | Nevis | County | Hubbard | State MN Zip Code 56467 |
| Owner | Duane Arndt | | | |

Rachel A. Creager
 110 Pleasant Avenue
 Park Rapids, MN 56470
 Office Phone: 218-732-0486

EDUCATION

2009 15.0 hr Residential Building Analysis: Inspection & Valuation
 2009 7.5 hr HVCC and 1004MC Form – Kaplan Professional Schools
 2008 7.5 hr USPAP – Kaplan Professional Schools
 2007 16 hr Apartment Appraisal – Appraisal Institute
 2007 40 hr General Applications – Appraisal Institute
 2006 7.5 hr Advanced URAR and Fannie Mac Guidelines Update - Kaplan
 2006 7.5 hr USPAP Update - Kaplan
 2005 15 hr How to Perform FHA Appraisals Within New HUD Guidelines – ProSource
 2004 7 hr Foreclosure – National Association of Independent Fee Appraisers -
 2004 7.5 hr USPAP - ProSource
 2003 39 hr Basic Income Capitalization – Appraisal Institute
 2002 8 hr USPAP – McKissock, Inc.
 2001 16 hr Conservation Easements Seminar – American Society of Farm Managers & Rural Appraisers
 2001 7.5 hr When Good Houses Go Bad – Real Estate Essentials
 2000 4 hr USPAP Update - ProSource
 1999 15 hr Appraisal 203: Investment & Financial Analysis – ProSource
 1999 15 hr Appraisal 202: Investment Property Appraisal – ProSource
 1998 4 hr USPAP Update – National Association of Independent Fee Appraisers
 1997 90 hr Pre-appraisal courses through ProSource
 1995 General coursework in PC software – Palomar Junior College, San Marcos, CA

EMPLOYMENT

1997 – Real estate appraiser. Primarily residential and commercial assignments. Commercial training under supervision of David J. Johnson and Dolores Clack, Certified General Real Property Appraisers.

1996-1997 Cashier – J&B Foods; Park Rapids, MN

1987-1996 General Contractor & Project Manager; San Diego, CA
 Light commercial and extensive residential remodeling; repair and maintenance.
 Approximately 50% of the projects were on historical residences or apartment building.

1985-1987 General Contractor; Fairbanks, AK
 Light commercial and residential remodeling and repair. Some new construction projects.
 Remodeling work for the State of Alaska and HUD.

1982-1987 Draftsman and Residential Design; Fairbanks, AK
 Design & drafting of residential remodeling and new construction projects.
 Some new design work for the State of Alaska Farmers Home Administration.

COUNTIES SERVED

Hubbard, Wadena, Eastern Becker, Beltrami, Cass