

**PENNINGTON COUNTY
BOARD OF APPEAL & EQUALIZATION
COUNTY BOARD ROOM – COURTHOUSE
MONDAY, JUNE 13TH, 2016, 5:30 P.M.**

AGENDA

- 5:30 Ila Anderson
- 5:45 Thomas Silbernagle
- 6:00 Susan Gigstad
- 6:15 Anda Construction

(This agenda is subject to change)

On April 14, 2016, Ila Anderson presented her appeal to North Township. She felt the estimated market value was too high because the walls are paneled and not sheetrock and also the house has not been shingled since it was new.

	<u>Sale Date</u>	<u>Year Built</u>	<u>Main Level Sq. Feet</u>	<u>Story</u>	<u>Garage</u>	<u>Sale Price</u>
Subject	N/A	1996	1512	MH	2 att.	141,300
	11.062.015.00					(EMV)
Ila Anderson			(North Township Board Change)			125,000
Comp. #1	10/14	1997	1456	MH	2 att.	118,250
	11.062.014.00					
Tvedt to Merrill						
Comp. #2	8/14	1998	1924	MH	2 att.	183,000
	10.029.164.02					
Hillestad to Dyr Valley						
Comp. #3	6/12	2003	2024	MH	2 det.	154,000
	19.018.103.04					
Bjerken to Bjerken						

The subject property is a double wide manufactured home on a concrete slab. The exterior of the house is vinyl siding. There is a 2 stall attached garage and a 26 x 32 pole shed. There is also a fireplace, central air, decks, an entry and a small shed.

Sale #1 is a double wide manufactured home. It is about the same age the same size as the subject property. It is located next door to the subject property. The exterior of the house is vinyl siding. There is a 2 stall attached garage. There is also a breezeway, small deck and a small shed.

Sale #2 is a double wide manufactured home. It is about the same age and larger than the subject property. The exterior of the house is vinyl siding. There is a 2 stall attached garage and a 30 x 46 pole shed. There is also a breezeway and decks.

Sale #3 is a double wide manufactured home. It is newer and larger than the subject property. The exterior of the house is vinyl siding. There is a 2 stall detached garage and a 30 x 30 pole shed. There is also a fireplace, central air, decks and 2 sheds.



Subject



Comp. #1



Comp #2



Comp #3

Adeline Olson

From: Shelly Nelson <manelson@co.pennington.mn.us>
Sent: Tuesday, May 03, 2016 7:59 AM
To: aaolson@co.pennington.mn.us
Subject: FW: Hello
Attachments: Letter to Bray TWP.docx; Untitled attachment 00005.txt; CCF01052016.pdf; Untitled attachment 00008.txt

-----Original Message-----

From: Thomas Silbernagel [mailto:silbernagel2@charter.net]
Sent: Sunday, May 01, 2016 7:02 AM
To: ktolson@co.pennington.mn.us
Cc: Shelly Nelson
Subject: Hello

Ken

I found your email on your website.

I left you a voicemail.

Can we talk on Tuesday about my tax appeal?

Here is some information.

Thomas R. Silbernagel
W95844 Rolling Hills Drive
Neillsville, WI 54456
Tomsilber71@me.com
Home 715-743-4673
Cell 715-937-0328

April 9, 2016

Dear Bray Township Board Members: Mr. Curtis Swanson, Mr. Lyle Swanson, and Mr. Tom Scholin,

I am the owner of 320 acres of land in Bray Township, Pennington County, Minnesota (S/W ¼ Section 19 & N/W ¼ Section 30).

I am asking for an immediate reappraisal of this property's market value. Currently it is appraised at \$2,00.00 -\$2,400 per acre.

The actual market value is \$1,650 per acre.

Currently there is 790 acres of land with the same soil types and same location (adjacent to my property) still for sale at \$1,650.00 per acre.

I have reviewed the current land sales in Pennington County (given to me by Shelly Nelson, Pennington County Assessor's Office). There is no land sale that better represents this soil type and location.

The 790 acres for sale is #1602 in the attached image. It is very apparent that my land is over valued and your immediate action is required.

My current tax bill is approximately \$20.00 per acre. My current rental rate is \$50.00 per acre.

Thank you for your prompt consideration of this matter.



Harvest Land Sales

Phone: 218-201-0832

25499 170th ST NW

Warren, MN 56762

Email: lane@harvestlandsales.com

[HOME](#)
[LISTINGS MAP](#)
[FARM & HUNTING LAND](#)
[SERVICES](#)
[LOCATION](#)
[ABOUT US](#)
[MAKE A BID](#)
[CONTACT US](#)

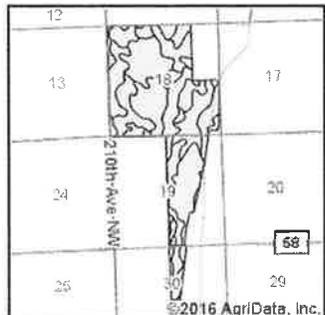
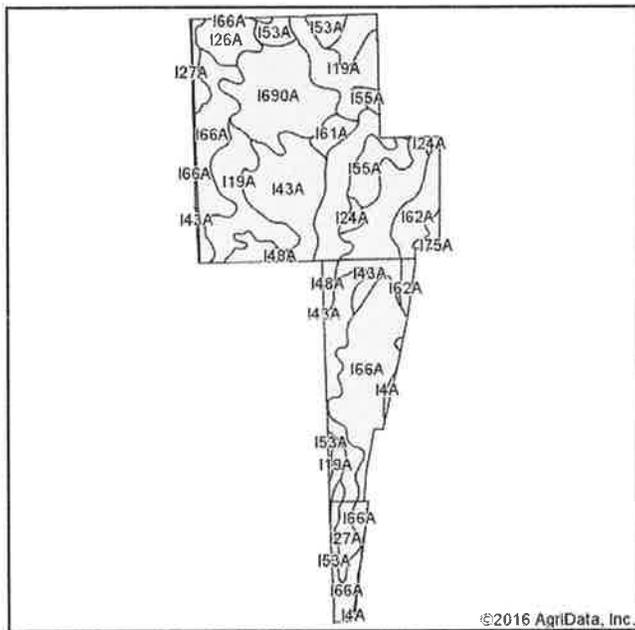
Farm & Hunting Land

- #1606** [Details](#) **For Sale:** 103 acres of CRP in NE ¼ Section 17 Polk Centre Twp. Pennington County. Comes out of CRP in 2018. Excellent hunting in a good area. Asking \$1,200 per acre.
- #1605** [Details](#) **For Sale:** 44+ acres of land in Mayfield Twp. Pennington County next to black-top road Co. #3. This land has 7.61 acres of mature trees that would make a beautiful building site. 36.8 acres of the land is enrolled in the CRP program @ \$63.44/acre through 2020 payable in Oct. of each year. The CRP acres have a productivity index of 85.5. Approximately 14 miles SE of Thief River Falls. \$108,000.
- #1604** [Details](#) **For Sale:** 150.44 acres of good land just out of CRP. This land has a productivity index of 80.1 and is worked up and ready for crop. Drainage ditches are clear and very few rocks. 142.74 acres is black and the balance is trees and right of way. Need to move quickly on this one for spring possession. \$2,250/acre.
- #1601** [Details](#) **For Sale:** 790 acres of farmland in Sections 18, 19 and 30 in Bray Twp. Pennington County. All adjoining and planted to soybeans last year. Asking \$1,650 per acre.



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Soils Map



State:	Minnesota
County:	Pennington
Location:	19-153N-45W
Township:	Bray
Acres:	762.68
Date:	2/1/2016



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

Area Symbol: MN113, Soil Area Version: 11
 Area Symbol: MN119, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Productivity Index	Alfalfa hay	Barley	Brome grass alfalfa	Corn	Oats	Reed canarygrass	Soybeans	Spring wheat	Sunflowers	
143A	Mavie fine sandy loam, 0 to 2 percent slopes	163.06	21.4%	IIIw	70	3.5	60		4	90	70		30	35	1300
166A	Vallers loam, 0 to 2 percent slopes	150.48	19.7%	IIw	70	5	85		6	108	95		36	45	1800
119A	Foxhome sandy loam, 0 to 3 percent slopes	101.29	13.3%	IIIe	68	4	55		5	78	70		26	30	1200
1690A	Kiltson loam, wet, 0 to 2 percent slopes	84.57	11.1%	IIc	86										
127A	Hamre muck, 0 to 1 percent slopes	62.83	8.2%	IVw	28							7			
148A	Radium loamy sand, 0 to 3 percent slopes	53.61	7.0%	IVs	42	3.5	35		4	47	50		16	20	1000
162A	Syrene sandy loam, 0 to 2 percent slopes	33.73	4.4%	IVw	42	3	40		3.5	47	55		16	25	1000
153A	Rolliss loam, 0 to 2 percent slopes	29.66	3.9%	IIw	75	5	85		6	110	95		37	45	1800

I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	28.34	3.7%	llw	51													
I26A	Hamerly loam, 0 to 2 percent slopes	23.20	3.0%	lle	81	6	90	7	107	115			36	50				2200
I61A	Strandquist loam, 0 to 2 percent slopes	10.81	1.4%	llw	61	3.5	60	4	79	70			26	35				1300
I4A	Berner, Rosewood, and Strathcona soils, seepy, 0 to 2 percent slopes	9.83	1.3%	Vlw	14													
I24A	Grimstad fine sandy loam, 0 to 3 percent slopes	7.60	1.0%	lls	62	5	75	6	106	85			35	40				1600
I66A	Vallers loam, 0 to 2 percent slopes	1.77	0.2%	llw	70	5	85	6	108	95			36	45				1800
I27A	Hamre muck, 0 to 1 percent slopes	1.09	0.1%	IVw	28							7						
I43A	Mavie fine sandy loam, 0 to 2 percent slopes	0.94	0.1%	llw	70	3.5	60	4	90	70			30	35				1300
I75A	Radium-Sandberg-Garborg complex, 0 to 3 percent slopes	0.07	0.0%	IVs	42	3.5	35	4.5	48	50			16	15				900
Weighted Average					64.8	3.1	49	3.7	66.4	58.3	0.6	22.2	27.2	1084.1				

Area Symbol: MN113, Soil Area Version: 11
 Area Symbol: MN119, Soil Area Version: 10

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Sincerely,



Thomas R. Silbernagel

Untitled attachment 00008.txt

Thank you.

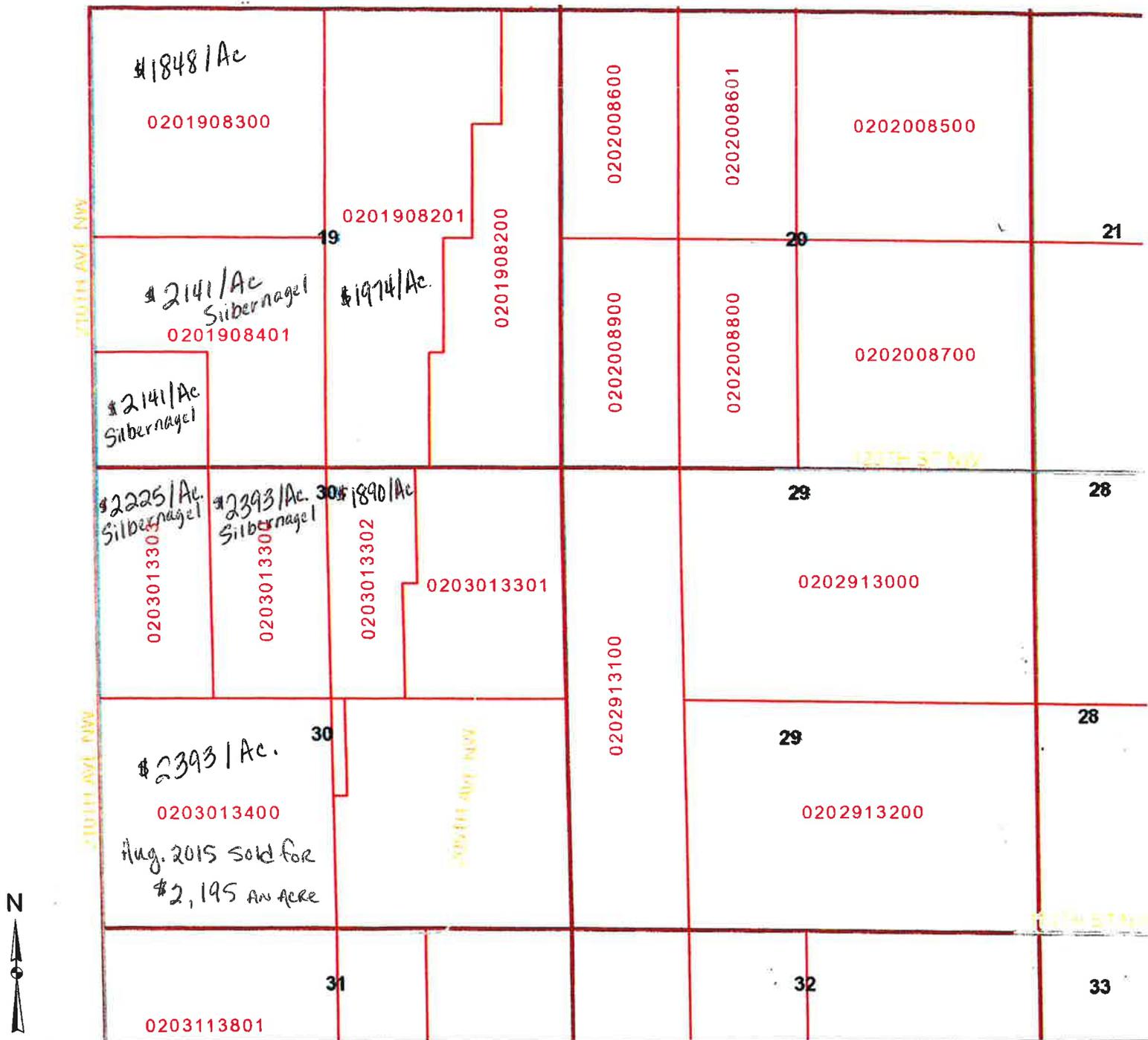
Thomas Silbernagel
tomsilber71@me.com

w5844 Rolling Hills Drive
Neillsville, WI 54456

Home 715-743-4673
Cell 715-937-0328

On April 14, 2016, Thomas R Silbernagel made his appeal to Bray Township by written request. He felt his estimated market value should be \$1,650 based on a listing. As of today that property has not sold.

He owns GOVT LOT 4 and GOVT LOT 3 & E1/2SW1/4 in section 19 and E1/W1/4 and GOVT LOT 1 & 2 in section 30. The estimated market value are 79,200, 254,800, 186,700, and 162,500 respectively. It is a total of 316.76 acres with 307 being tillable.



Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Class	Acres	Till Ac	%Till	\$/Acre
02.019.084.00	Kliner	Silbernagel	Bray	2/15/2012	wd	\$180,000.00	\$229,890.00	78.3	AG1	158.44	156	98	\$1,450.96
02.030.133.00	Kliner	Silbernagel	Bray	12/30/2011	wd	\$188,100.00	\$178,110.00	105.6	AG1	158.32	151	95	\$1,125.00

Anda Construction Co. Inc.
Elizabeth Anda

25.074.003.10

This parcel is legally described as Lot 3 Block 1 Anda's First Addition. It is a vacant lot that is approximately 1.24 acres in size. It is located north of the apartments located on 624 Kinney Avenue North and west of the apartments located at 703 and 711 State Avenue North. It is zoned R-4 Multi Family Residential which can be used for townhomes, apartments and duplexes if the duplex is rented out with the same ownership.

Elizabeth Anda is appealing the 2016 estimated market value of \$48,600. She feels that this property's EMV is out of line compared to other property that has sold recently. She said that this lot is land locked and has no street access. She feels that the value should be approximately \$20,000 - \$25,000.

The following are lot sales where they have put up apartments or intend to put up apartments.

<u>Parcel</u>	<u>Address</u>	<u>Sale Date</u>	<u>Acres</u>	<u>Price</u>	<u>Price/Ac</u>
25.084.001.10	1548 E Greenwood	5/5/2016	.98	\$30,000	\$30,612
25.054.022.30	106 Cottonwood	5/27/2008	1.81	\$55,000	\$30,387
25.054.022.30	106 Cottonwood	1/9/2009	1.81	\$100,000	\$55,249



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranties as to their performance, merchantability, or fitness for any particular purpose.

1:1,562

Date: 6/9/2016

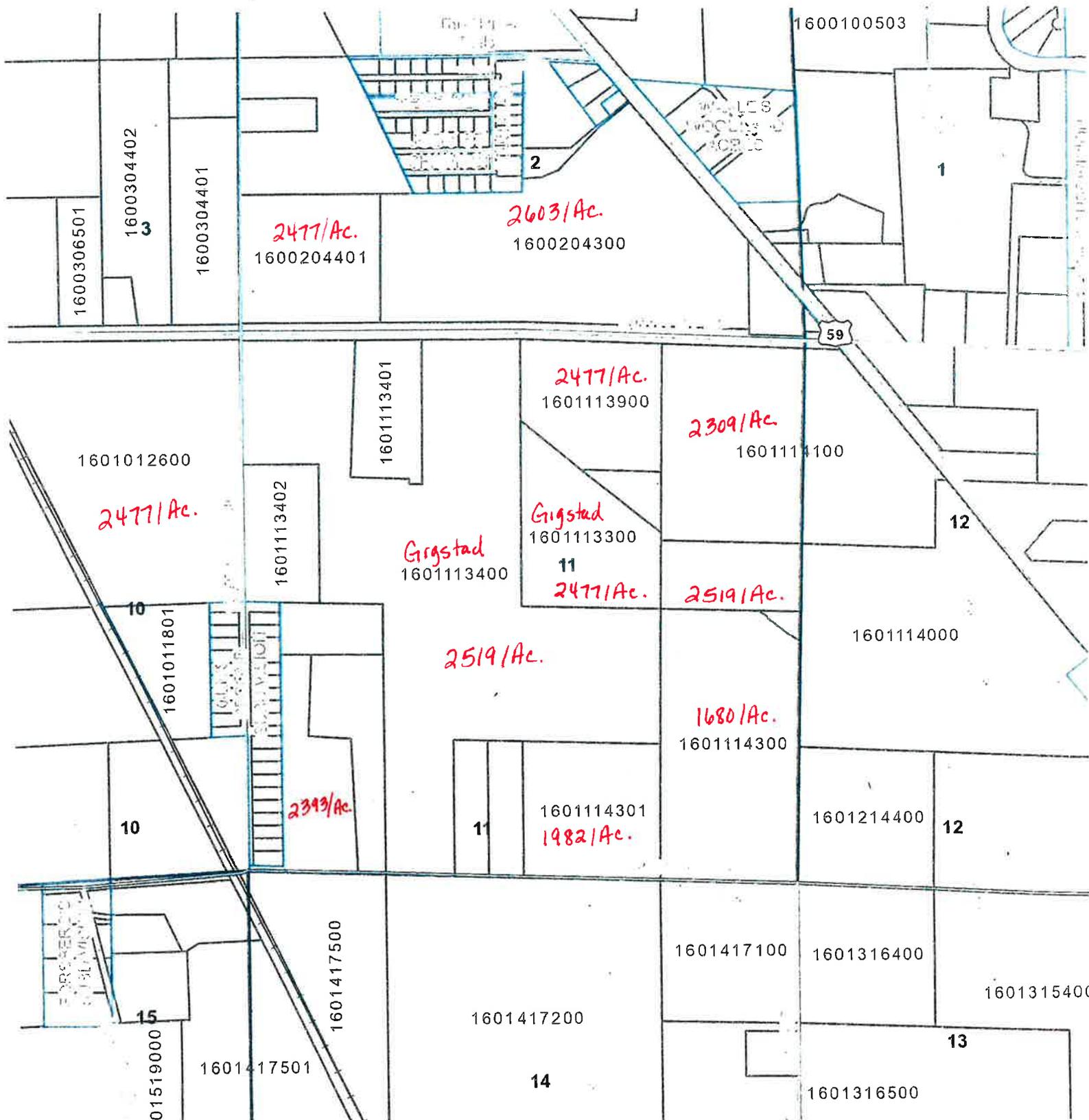
Pennington County



Minnesota

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

On April 14, 2016 Susan Gigstad made her appeal to the Rocksbury Township. She felt her estimated market value is too high. She owns the SW1/4NE1/4 LESS 3 acres & 3 acres in SW1/4NW1/4NE1/4 and the NW1/4 LESS 44.38 acres Less 2.4 acres hwy NW1/4SE1/4 NE1/4SW1/4 W1/2SE1/4SW1/4 Less Deeded & Less Ditch Easement all in section 11. The estimated market value are 89,200 and 513,200, respectively. It is a total of 250.76 acres with 239 being tillable.



OPEN BOOK

Cloverleaf

APRIL 11th 2016

Hruby Farms Inc

WADE Hruby / Juanita Fisher

03019100.01	249600
0302010400	280400
0302010500	469700
0302110603	267200
0302110900	305800
0302111100	1700
0302201600	246000
0302211400	266600
0302703502	219500
0303004600	268900

Questioning EMV compared to sale price

OPEN BOOK

Mayfield

APRIL 18th 2016

Leslie Wilde

questioning emv / price per Acre 0900903300

85100

0900903200

257400

Three River Falls ~ Open Book

May 9 2016

Please sign in

JERRY ZEPPELSON

25021 047 60

Bill Youke

25006 293 60

KURT O NELSON

25005 126 80

Vicky Billand

25033 034 30

Keaton C Hicks

25046 009 50

didn't stay for
the meeting

Local Board of Appeal and Equalization Record

PLEASE READ: For this form to work correctly, please open and follow the step by step "LBAE Record Form Instructions" located on our website here: http://www.revenue.state.mn.us/local_gov/prop_tax_admin/Pages/LBAE.aspx



County Pennington	Local Jurisdiction Smiley	County MN Tax ID 8027128	City Thief River Falls	State MIN	Zip 56701
County Mailing Address PO Box 616, 101 Main Avenue North					

Summary of All Board Actions

Parcels Appealed 1	Parcels Reduced 1	Parcels Increased 0	Class Changes 0	Parcels Not Changed 1	Total Change in EMV -9,200	Jurisdiction Total EMV 74,156,600	Change in Total EMV -0.01%
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Meeting

Date
4/12/16

Valuation Activity

Property Owner	Parcel ID	Assessor Land EMV	Assessor Improvements	Assessor Total EMV	Assessor Class	Changes To EMV	Type Of Change
Cheryl Nelson	19.00905622	40,600	0	40,600	2b Rural Vacant Land	-9,200	Value too high - land
	Appeal Code R = Representative	Board Land EMV 31,400	Board Improvements 0	Board Total EMV 31,400	Board Class 2b Rural Vacant Land	Explanation Of Change value too high - wetland and power line	

Certification

I certify that I am authorized to submit this information and that it is true and correct to the best of my knowledge. I understand that anyone giving false information is subject to a fine of up to \$3,000 and/or up to one year in prison. (Minnesota Statutes, section 609.43)

Name	Email	Phone
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Local Board of Appeal and Equalization Record

PLEASE READ: For this form to work correctly, please open and follow the step by step "LBAE Record Form Instructions" located on our website here: http://www.revenue.state.mn.us/local_gov/prop_tax_admin/Pages/LBAE.aspx



County	Local Jurisdiction	County MN Tax ID	City	State	Zip
Pennington	North	8027128	Thief River Falls	MN	56701
County Mailing Address					
PO Box 616, 101 Main Avenue North					

Summary of All Board Actions

Parcels Appealed	Parcels Reduced	Parcels Increased	Class Changes	Parcels Not Changed	Total Change in EMV	Jurisdiction Total EMV	Change in Total EMV
1	1	0	0	0	-16,300	79,259,800	-0.02%

Meeting

Date
4/14/16

Valuation Activity

Property Owner	Parcel ID	Assessor Land EMV	Assessor Improvements	Assessor Total EMV	Assessor Class	Changes To EMV	Type Of Change
Ila Anderson	11.06201500	24,000	117,300	141,300	1a Residential Hmstd	-16,300	Value too high - building
	Appeal Code	Board Land EMV	Board Improvements	Board Total EMV	Board Class	Explanation Of Change	
	P = Property Owner	24,000	101,000	125,000	1a Residential Hmstd	compared to 11.06201400	

Certification

I certify that I am authorized to submit this information and that it is true and correct to the best of my knowledge. I understand that anyone giving false information is subject to a fine of up to \$3,000 and/or up to one year in prison. (Minnesota Statutes, section 609.43)

Name	Email	Phone

Local Board of Appeal and Equalization Record

PLEASE READ: For this form to work correctly, please open and follow the step by step "LBAE Record Form Instructions" located on our website here: http://www.revenue.state.mn.us/local_gov/prop_tax_admin/Pages/LBAE.aspx



County Pennington	Local Jurisdiction River Falls	County MN Tax ID 8027128	City Thief River Falls	State MN	Zip 56701
County Mailing Address PO Box 616, 101 Main Avenue North					

Summary of All Board Actions

Parcels Appealed	Parcels Reduced	Parcels Increased	Class Changes	Parcels Not Changed	Total Change In EMV	Jurisdiction Total EMV	Change in Total EMV
1	1	0	0	0	-2,600	39,328,900	-0.01%

Meeting

Date: 4/14/16 Add Row +

Valuation Activity

Property Owner	Parcel ID	Assessor Land EMV	Assessor Improvements	Assessor Total EMV	Assessor Class	Changes To EMV	Type Of Change
Timothy Halling	15.01408202	8,600	0	8,600	1a Residential Hmstd	-2,600	Value too high - land
	Appeal Code P = Property Owner	Board Land EMV 6,000	Board Improvements 0	Board Total EMV 6,000	Board Class 1a Residential Hmstd	Explanation Of Change Feels EMV too high due to odd shape	

Certification

I certify that I am authorized to submit this information and that it is true and correct to the best of my knowledge. I understand that anyone giving false information is subject to a fine of up to \$3,000 and/or up to one year in prison. (Minnesota Statutes, section 609.43)

Name	Email	Phone
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**Pennington County
2016**

Township City Board of Appeal and Equalization Changes

<u>Township</u>	<u>Total Township EMV</u>	<u># of Appeals</u>
Deer Park	\$27,060,200	0
Highlanding	\$44,895,800	0
Kratka	\$47,226,300	0
Norden	\$44,973,200	0
Polk Centre	\$26,666,700	0
Reiner	\$33,806,500	0
Sanders	\$48,468,200	0
Star	\$38,538,500	0
Goodridge City	\$2,046,600	0

Open Book Meetings

<u>Township</u>	<u>Total Township EMV</u>	<u># of Appeals</u>
Black River	\$31,740,500	0
Cloverleaf	\$35,853,000	1
Hickory	\$29,072,400	0
Mayfield	\$25,257,800	1
Numedal	\$35,869,500	0
Wyandotte	\$31,048,900	0
City of St Hilaire	\$13,023,400	0
City of Thief River Falls	\$457,988,400	4

2016 PENNINGTON COUNTY TOWNSHIP AVERAGES

	NUMEDAL	NORDEN	NORTH	SILVERTON	CLOVERLEAF	GOODRIDGE	REINER
AVE. VALUE TILLABLE ACRE	2067	1966	2349	2139	1996	1828	1837
AVE. VALUE DEEDED ACRE	1895	1609	2602	2056	1873	1696	1751
AVE. VALUE BUILDING SITE	15000	15500	14966	15500	15500	15500	15177
TOTAL # BUILDING SITE ACRES	12	41	28	28	12	13	23
AV. VAL. H. & G. PER SITE	72992	92795	138386	91489	103957	81700	87362
	BRAY	SANDERS	ROCKSBURY	SMILEY	KRATKA	HIGHLANDING	STAR
AVE. VALUE TILLABLE ACRE	2065	1896	2360	2115	1957	1799	1654
AVE. VALUE DEEDED ACRE	1732	1614	2376	1986	1797	1690	1459
AVE. VALUE BUILDING SITE	15500	15500	14662	15352	15500	15500	15500
TOTAL # BUILDING SITE ACRES	15	41	47	52	27	32	36
AV. VAL. H. & G. PER SITE	78020	99010	121500	117544	97911	82759	81070
	POLK CENTRE	BLACK RIVER	RIVER FALLS	WYANDOTTE	MAYFIELD	DEER PARK	HICKORY
AVE. VALUE TILLABLE ACRE	2173	2119	2249	2046	1802	1677	1402
AVE. VALUE DEEDED ACRE	1711	1839	2093	1852	1586	1539	1181
AVE. VALUE BUILDING SITE	15500	15500	15500	15500	15500	15500	14725
TOTAL # BUILDING SITE ACRES	13	17	21	19	16	29	19
AV. VAL. H. & G. PER SITE	66331	101080	115290	90289	83613	90941	65595

Through 5-31-16

Thief River Falls Residential Sales 10/2015 - 9/2016

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.003.017.40	Bergdahl	Hartmann	606 N Main	12/18/2015	cd	\$93,500.00	\$30,000.00	-	864	35	1940	1 de	1/B
25.003.044.90	Waechter	Peralta	521 N Arnold	10/12/2015	wd	\$119,100.00	\$85,000.00	140.1	1256	68	1910	2 at	1/P
25.003.045.90	Melvie	Olson	523 N Arnold	3/17/2016	wd	\$83,400.00	\$82,000.00	101.7	936	88	1941	1 de	1/B
25.003.053.00	Henry	Heredia	516 N Arnold	4/4/2016	wd	\$39,900.00	\$37,000.00	107.8	350	106	1920	1 de	1.5/B
25.003.114.80	Dondelinger	Sieckert	422 N Horace	5/31/2016	wd	\$200,600.00	\$179,500.00	111.8	2163	83	1920	2 de	2/P
25.003.185.50	Kaspari	Rowe	305 N Arnold	10/30/2015	wd	\$172,000.00	\$175,000.00	98.3	1096	160	1960	2 at	1.5/B
25.004.037.70	Jimison	Ewalt	422 N Kinney	3/30/2016	cd	\$109,900.00	\$63,744.00		906	70	1930	2 de	1.5/P
25.005.058.90	Arnold	Jodock	323 S Knight	2/22/2016	wd	\$112,300.00	\$96,000.00	117.0	1127	85	1900	2 de	1.5/P
25.005.129.80	Olson	Swanson	510 S Riverside	11/10/2015	wd	\$125,200.00	\$125,000.00	100.2	1104	113	1900	2 at	1/O
25.006.021.60	Krone	Schimanski	319 N Kendall	2/3/2016	wd	\$100,300.00	\$102,900.00	97.5	804	128	1890	1de/2de	1.5/B
25.006.034.70	Beito	Larson	331 N Tindolph	3/15/2016	wd	\$55,100.00	\$103,000.00	53.5	455	226	1935	1 de	1.5/P
25.006.047.70	Rafdahl	Rhen	326 N Kendall	2/24/2016	wd	\$107,000.00	\$91,000.00	117.6	1060	86	1936	2 de	1.25/B
25.006.050.70	Reed	Kalash	346 N Kendall	5/16/2016	wd	\$170,700.00	\$162,500.00	105.0	1458	111	1935	1 de	1.5/B
25.006.129.50	Hamre	Hamre	208 N Kneale	11/9/2015	wd	\$80,300.00	\$69,000.00	-	703	98	1948	2 de	1/B
25.006.139.60	Kjelland	Mendoza	241 N Kneale	11/5/2015	wd	\$58,100.00	\$62,500.00	93.0	804	78	1920	1 at	2/B
25.006.151.60	Genereux	Genereux	214 N Merriam	2/23/2016	wd	\$124,800.00	\$110,000.00	-	780	141	1950	1 de	1.5/B
25.006.218.90	Westlin	Weets	236 N Kendall	5/27/2016	wd	\$120,700.00	\$133,500.00	90.4	1044	128	1930	1 at	1.5/B
25.006.230.00	Walseth	Wilde	204 N Markley	11/20/2015	wd	\$87,500.00	\$114,000.00	76.8	640	178	1900	1 at	1.75/B
25.006.245.10	Kjelland	Mendoza	223 N Markley	11/5/2015	wd	\$65,500.00	\$62,500.00	104.8	1113	56	1900	1 de	1.5/B
25.006.342.90	Peterson	Gajeski	121 S Crocker	2/22/2016	qcd	\$11,400.00	\$2,000.00	-	480	4	1944	none	1/O
25.006.343.90	Wilde	Anderson	123 S Crocker	5/24/2016	wd	\$32,200.00	\$96,000.00		888	108	1920	1 de	1/O
25.007.013.40	Bendickson	Broome	308 N Kneale	3/18/2016	wd	\$139,000.00	\$155,000.00	89.7	1314	118	1954	1at/1de	1/O
25.007.026.20	Bruno	Kalinowski	1404 Birchlane Dr	10/16/2015	wd	\$161,500.00	\$125,000.00	129.2	1286	97	1960	2 at	1/B
25.009.007.10	Quicken Loans	Beito	309 S Conley	3/8/2016	swd	\$102,900.00	\$60,000.00	-	1176	51	1890	1 de	1.5/P
25.010.041.50	Gentry	Schild	723 S St Paul	5/6/2016	wd	\$75,100.00	\$84,900.00	88.5	624	136	1938	1 de	1.25/B
25.011.011.20	Kazmierczak	Franke	622 S Markley	4/27/2016	wd	\$87,600.00	\$103,000.00	85.0	864	119	1948	2 de	1/B
25.011.041.50	Holen	Jones	624 S Kendall Ave	10/9/2015	wd	\$99,700.00	\$129,900.00	76.8	824	158	1948	1 de	1.25/B
25.012.109.10	Tieman	Wilson	402 S St Paul	5/17/2016	wd	\$96,000.00	\$115,000.00	83.5	831	138	1920	1 de	1.75/P
25.012.183.50	German	Carlson	521 S Kendall	1/22/2016	td	\$125,000.00	\$127,000.00	98.4	861	148	1910	2 de	1.5/B
25.013.017.10	Nevin	P & K Prop	324 Red Lake Blvd	10/8/2015	cd	\$100,400.00	\$140,000.00	71.7	924	152	1890	1 de	1.75/P
25.013.034.60	Langelett	Zoller	519 N Dewey	4/18/2016	cd	\$58,900.00	\$50,000.00	117.8	728	69	1930	1 de	1/P
25.013.046.80	Shetler	Ricks	413 Red Lake Blvd	11/19/2015	wd	\$66,700.00	\$45,000.00	148.2	1008	45	1890	none	1.5/B
25.014.012.20	Liden	Misson	714 N Main	1/29/2016	wd	\$120,300.00	\$129,500.00	92.9	853	152	1945	2 de	1/B
25.015.037.50	Hanson	Spears	710 N Arnold	12/17/2015	wd	\$105,300.00	\$74,000.00	142.3	840	88	1910	2de/2de	1/P
25.015.052.80	Halford	Willett	617 N Duluth	1/15/2016	wd	\$80,600.00	\$118,500.00	68.0	743	159	1910	2 de	1.5/O
25.017.040.50	Olson	Prickett	924 N Knight	2/26/2016	wd	\$138,000.00	\$152,000.00	90.8	1044	146	1930	2 de	1.75/P
25.017.049.60	Chen	Chen	903 N Knight	12/4/2015	wd	\$146,600.00	\$95,000.00	-	1106	86	1913	2 de	1.75/P
25.017.071.80	Hanson	Farder	925 N Arnold	1/28/2016	wd	\$128,700.00	\$115,000.00	111.9	1592	72	1950	2 at	1/O
25.017.095.10	Anderson	Roen	811 N Knight	4/19/2016	wd	\$78,700.00	\$106,900.00	73.6	624	171	1910	1 de	1.5/B
25.017.101.10	Swanson	Erickson	816 N Duluth	11/10/2015	wd	\$104,600.00	\$123,900.00	84.4	792	156	1931	2 de	1.25/B
25.017.111.20	Sec of Housing	Pavik	812 N Knight	12/3/2015	lwd	\$84,600.00	\$63,799.00	-	788	81	1910	1 de	1.5/B
25.018.033.30	Runger	Fellman	118 Parkview St	5/4/2016	wd	\$83,400.00	\$45,000.00	185.3	688	65	1910	1 de	1.5/P
25.022.092.00	Olson	Melby	934 N Main	11/13/2015	prd	\$78,400.00	\$83,000.00	-	816	102	1932	1 at	1/B
25.023.012.20	Puppe	Skoblik	1301 N Duluth	3/11/2016	wd	\$66,800.00	\$88,400.00	75.6	744	119	1945	1 at	1/O
25.026.010.10	LeBrun	Kayser	314 S Maple	4/15/2016	wd	\$136,900.00	\$143,000.00	95.7	1246	115	1955	2 de	1/P
25.026.032.20	Jenkins	George	206 S Kneale Ave	10/2/2015	wd	\$169,900.00	\$178,500.00	95.2	1396	128	1953	2 de	1/P
25.026.035.30	Hanson	Wagner	225 S Kneale	4/12/2016	wd	\$109,700.00	\$123,500.00	88.8	780	158	1949	2 de	1.25/B
25.026.078.50	Branden	Nelson	1221 E Nora St	10/22/2015	wd	\$123,400.00	\$130,500.00	94.6	1134	115	1965	2 at	1/B
25.026.094.60	Zak	Hanson	445 S Spruce	3/10/2016	wd	\$139,900.00	\$143,000.00	97.8	1092	131	1968	2 de	1/B
25.031.026.00	Erickson	Blowers	1211 N Duluth	2/1/2016	wd	\$74,900.00	\$78,000.00	96.0	860	91	1940	1at/2de	1/O
25.031.037.00	Danielson	Wiskow	1118 N Duluth Ave	10/9/2015	wd	\$104,600.00	\$107,000.00	97.8	1056	101	1987	2 de	1/O
25.034.019.20	Schultz	Engen	1704 Little John Ct	12/4/2015	wd	\$179,000.00	\$182,000.00	98.4	1008	181	1973	2 at	Split
25.034.032.30	Anderson	Hanson	1823 Robinhood Dr	4/12/2016	wd	\$189,300.00	\$205,000.00	92.3	1200	171	1978	2 at	Split

Thief River Falls Residential Sales 10/2015 - 9/2016

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.037.010.10	Lofberg	Norris	321 Cardinal Ave	5/16/2016	wd	\$176,500.00	\$186,600.00	94.6	1144	163	1996	2 at	1/B
25.038.009.10	Hamerlinck	Sagstuen	1221 Edgewood Dr	12/29/2015	wd	\$172,200.00	\$175,900.00	97.9	1196	147	1970	2 at	Split
25.038.027.30	Brown	Ronich	106 Westwood Ct	5/26/2016	wd	\$171,700.00	\$218,153.00	78.7	2174	100	1978	2 at	1/O
25.038.047.50	Halvorson	Isleman	104 Kenwood Ct	1/29/2016	wd	\$262,500.00	\$196,500.00	133.6	2026	97	1974	2 at	1/B
25.040.001.13	Gordet LLC	Reiersen	141 Belleville Ct	1/22/2016	wd	\$109,900.00	\$98,500.00	111.6	1136	87	1978	1 at	1/P
25.040.002.12	Pisano	Westlin	129 Belleville Ct	1/29/2016	wd	\$125,100.00	\$133,500.00	93.7	1142	117	1978	2 at	1/P
25.046.027.60	Ramsett	Blomquist	1523 E 1st St	3/9/2016	wd	\$78,100.00	\$81,200.00	96.2	864	94	1960	2 de	1/B
25.047.025.00	Cwikla	Norland	306 N Oak Ave	1/8/2016	wd	\$176,400.00	\$190,000.00	92.8	2034	93	1959	2 de	1/P
25.048.018.00	Carriere	Nagy	1215 Riverdale Dr	4/22/2016	wd	\$34,200.00	\$32,000.00	106.9	1216	26	1987	none	MH
25.054.021.30	True	Koestner	102 Cottonwood Av	4/18/2016	wd	\$85,300.00	\$76,600.00	111.4	1196	64	1972	2 de	1/B
25.055.016.20	Sorenson	Stromlund	1125 Greenhill Dr	4/20/2016	wd	\$158,300.00	\$160,000.00	98.9	960	167	1975	2 at	Split
25.055.020.20	Nordheim	Wagner	1109 Greenhill Dr	11/20/2015	wd	\$147,500.00	\$142,000.00	103.9	1196	119	1970	2 at	1/B
25.059.033.00	Rud	Vasilakes	1009 N Dewey Ave	10/21/2015	wd	\$81,400.00	\$82,000.00	99.3	1320	62	1900	1 de	1/O
25.061.003.10	Eriksen	Rowe	1114 Madge Lane	3/9/2016	wd	\$195,900.00	\$220,000.00	89.0	1292	170	1980	2 de	Split
25.062.007.00	Jesme	Jesme	425 Hickory Rd	4/7/2016	wd	\$156,700.00	\$175,000.00		1056	166	1978	2 de	Split
25.062.047.00	Nelson	Laugen	156 Willow Rd	5/13/2016	wd	\$77,400.00	\$55,000.00	140.7	1216	45	1986	2de/1de	MH
25.062.091.00	Sheldon	Osburnsen	611 Evergreen St	10/6/2015	wd	\$97,200.00	\$110,000.00	88.4	1008	109	1981	2 de	1/O
25.066.007.10	Carpenter	Woltjer	314 Cardinal Ave	3/21/2016	wd	\$133,300.00	\$147,900.00	90.1	1056	140	1978	2 de	1/B
25.099.006.10	Useldinger	Germundson	905 Oakland Pk Rd	5/20/2016	wd	\$184,600.00	\$224,900.00	82.1	1594	141	2013	2 at	1/O
25.100.004.10	Navarro	Nordhagen	101 Oakwood Ct	2/18/2016	wd	\$340,800.00	\$233,556.00	-	1980	118	2002	3 at	1/B
25.100.036.50	Malovrh	Adam	2009 Washington A	4/26/2016	wd	\$183,600.00	\$218,000.00	84.2	1130	193	2013	2 at	Split
25.101.003.10	Hughes	Beito	1119 Oakland Pk R	3/15/2016	wd	\$185,100.00	\$215,000.00	86.1	1120	192	2002	2 at	Split
25.101.029.20	Olson	Peralta	1120 Wendt Dr	11/13/2015	wd	\$190,100.00	\$200,000.00	95.1	1120	179	2006	2 at	Split
25.103.014.20	Anderson	Weiss	928 Aalice Dr	4/15/2016	wd	\$158,300.00	\$165,000.00	95.9	1368	121	2009	2 at	1/O
25.110.001.10	Vilinski	Ellingson	1900 Washington A	12/30/2015	wd	\$249,100.00	\$260,000.00	95.8	1248	208	2012	2 at	2/B
25.110.004.20	MWMNCDC	NW MN Housi	504 Knox St	11/10/2015	wd	\$178,700.00	\$12,300.00	-	1120	11	2014	2 at	Split
25.110.004.20	NW MN Housing	Snoozy	504 Knox St	12/22/2015	wd	\$178,700.00	\$227,375.00	78.6	1120	203	2015	2 at	Split
25.110.033.50	MWMNCDC	Daniels	2003 Washington A	10/13/2015	wd	\$185,700.00	\$225,000.00	82.5	1288	175	2014	2 at	1/B
25.110.037.50	Killip	Schott	2011 Washington A	3/30/2016	wd	\$189,700.00	\$224,500.00	84.5	1288	174	2013	2 at	1/B
25.111.004.10	NW MN Housing	Borseth	111 Eastwood Dr	12/21/2015	wd	\$209,700.00	\$245,805.00	85.3	1718	143	2015	3 at	1/O
25.113.008.00	Waala	Ostby	613 Cherry Rd	4/27/2016	wd	\$143,800.00	\$129,000.00	111.5	1568	82	2013	2 at	MH
25.114.004.00	Flickinger	Brown	414 Evergreen St	5/26/2016	wd	\$151,900.00	\$192,000.00		1468	131	2015	2 at	1/O

Thief River Falls Residential Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.001.095.30	Lubitz	Lubitz	909 S Tindolph	8/7/2015	wd	\$44,200.00	\$37,000.00		536	69	1950	1 de	1/O
25.003.007.30	Lunsetter	Burrier	603 N Horace	11/3/2014	wd	\$83,200.00	\$90,000.00	92.4	1062	85	1915	none	1.5/B
25.003.016.40	Hanson	Keller	614 N Main	4/17/2015	wd	\$154,300.00	\$120,900.00	127.6	1452	83	1890	3 at	1.75/P
25.003.018.40	Lund	Meyer	602 N Main	1/28/2015	wd	\$80,800.00	\$97,500.00	82.9	770	127	1905	1 de	1.75/B
25.003.031.60	Stanley	Stanley	608 N Duluth	4/10/2015	wd	\$64,700.00	\$57,614.00		680	85	1900	1 de	1.5/O
25.003.033.70	Larson	Christianson	603 N Duluth	10/6/2014	wd	\$165,000.00	\$160,000.00		1176	136	1951	2 de	1.5/B
25.003.051.00	McDonald	Self	523 N Duluth	9/10/2015	wd	\$104,300.00	\$130,000.00	80.2	936	139	1930	2 de	1.25/B
25.003.054.00	Barber	Levenhagen	512 N Arnold	1/7/2015	wd	\$28,100.00	\$33,500.00	83.9	648	52	1900	1 de	1/B
25.003.088.40	Ose	Holter	507 N Horace	4/2/2015	wd	\$62,400.00	\$82,500.00	75.6	720	115	1906	1 de	1.5/P
25.003.091.40	Krause	Glass	521 N Horace	9/30/2015	td	\$95,900.00	\$102,500.00	93.6	960	107	1970	1 de	1/B
25.003.096.40	Van Camp	Las Casas LLI	510 N Labree	11/14/2014	wd	\$97,900.00	\$98,000.00	99.9	932	105	1910	2 de	1.5/P
25.003.135.00	Schley	Brown	408 N Main	4/28/2015	wd	\$105,900.00	\$124,963.00	84.7	616	203	1900	2 de	1.75/B
25.003.136.00	Joppru	Melby	402 N Main	12/31/2014	wd	\$99,600.00	\$119,000.00	83.7	1080	110	1910	2 de	2/B
25.003.144.10	Premier Estates	Ricks	423 N Main	6/10/2015	wd	\$89,100.00	\$78,000.00	114.2	1144	68	1890	none	1.75/P
25.003.145.10	Lato	Delage	424 N Knight	11/26/2014	wd	\$99,900.00	\$109,000.00	91.7	825	132	1920	2 at	1.5/P
25.003.164.20	Forsberg	F4 LLC	402 N Duluth	12/30/2014	wd	\$73,900.00	\$90,000.00	82.1	880	102	1900	none	2/B
25.003.183.40	Mayta	M & K Prop	419 N Arnold	9/8/2015	wd	\$58,400.00	\$55,000.00	106.2	786	70	1922	2 de	1.5/P
25.003.331.90	Gulden	Jadeke	213 N Duluth	12/29/2014	wd	\$91,400.00	\$94,400.00	96.8	860	110	1930	1 de	1.25/B
25.003.337.90	Jacobson	Nelson	321 2nd St W	10/6/2014	wd	\$126,600.00	\$126,500.00	100.1	959	132	1910	2 at	1.75/B
25.003.368.30	Johnson	Bakken	111 N Arnold	1/8/2015	wd	\$92,800.00	\$123,000.00	75.4	850	145	1935	1 de	1.25/B
25.003.370.30	Joppru	Joppru	121 N Arnold	1/2/2015	wd	\$58,900.00	\$25,000.00		720	35	1900	1 de	1.5/B
25.003.445.80	Swanson	Hartz Foods	108 S Kinney	3/17/2015	wd	\$7,100.00	\$5,000.00		408	12	1900	none	1.5/O
25.004.020.50	Bernard	Wichterman	607 N State	9/14/2015	wd	\$51,400.00	\$83,500.00		620	135	1910	none	1.25/O
25.005.038.70	Anderson	Gerardy	301 S Arnold	9/18/2015	wd	\$86,200.00	\$123,000.00	70.1	624	197	1940	3 de	1.25/B
25.005.049.80	Knutson	Holmes	322 S Arnold	5/20/2015	wd	\$97,000.00	\$102,729.00	94.4	897	115	1954	2 de	1/B
25.005.050.80	Parnham	Sorenson	316 S Arnold	4/17/2015	wd	\$79,300.00	\$100,000.00	79.3	872	115	1948	2 de	1.25/P
25.005.071.10	Snoozy	Nelson	312 S Riverside Ave	9/29/2015	wd	\$116,100.00	\$137,500.00	84.4	807	170	1920	1de/1de	1.75/B
25.005.084.20	Kjelland	Fimrite	416 S Duluth	9/16/2015	wd	\$46,000.00	\$39,100.00	117.6	900	43	1910	none	1/P
25.005.085.20	Engstrom	Matter	410 S Duluth	2/13/2015	wd	\$102,800.00	\$85,000.00	120.9	900	94	1935	1 de	1.5/B
25.005.094.30	Disse	Jimison	421 S Duluth	2/14/2015	wd	\$50,600.00	\$69,840.00	72.5	772	90	1920	2 de	1/P
25.006.011.40	Doherty	Hasnedl	821 Taft St	9/15/2015	wd	\$213,100.00	\$305,000.00	69.9	1841	166	1905	2at/2de	1.75/P
25.006.014.60	Carlson	Johnson	347 N Kendall	10/1/2014	wd	\$170,400.00	\$220,000.00	77.5	1032	213	1935	1 at	1.75/B
25.006.043.70	Fetzer	Kalvoda	310 N Kendall	9/3/2015	wd	\$85,400.00	\$120,000.00	71.2	748	160	1925	1 de	1.5/B
25.006.054.80	Arnold	Kjersten	335 N Crocker	11/21/2014	wd	\$116,800.00	\$149,900.00		732	205	1935	none	1.25/P
25.006.057.80	Sevre	McCraw	323 N Crocker	11/25/2014	prd	\$100,800.00	\$93,500.00		913	102	1945	1 de	1.25/B
25.006.111.40	Homme	Guillemette	213 N Spruce	10/17/2014	wd	\$69,000.00	\$55,000.00	125.5	952	58	1920	1 de	1.25/O
25.006.114.40	Dent	Largis	204 N Maple	2/26/2015	wd	\$86,200.00	\$88,500.00	97.4	1081	82	1948	2 de	1/B
25.006.138.50	Swanson	Sencer	245 N Kneale	4/21/2015	wd	\$106,200.00	\$85,000.00	124.9	1069	80	1969	2 at	1/B
25.006.143.60	Joppru	Johnson	225 N Kneale	5/13/2015	wd	\$39,500.00	\$60,000.00	65.8	572	105	1948	none	1/B
25.006.150.60	Reuter	Abrahamson	210 N Merriam	3/24/2015	wd	\$106,600.00	\$130,000.00	82.0	960	135	1950	2 de	1.25/B
25.006.207.90	Harbott	Panek	225 N Tindolph	7/21/2015	wd	\$76,800.00	\$109,000.00	70.5	1084	101	1930	2 at	1/B
25.006.223.00	Bruns	Champ	237 N Kendall	5/24/2015	wd	\$119,600.00	\$145,000.00	82.5	984	147	1920	2de/1de	1.5/P
25.006.233.00	Noakes	Sheridan	218 N Markley	10/30/2014	wd	\$50,200.00	\$65,000.00	77.2	540	120	1910	1 de	1.5/O
25.006.237.00	Anderson	Aaland	236 N Markley	5/1/2015	wd	\$108,800.00	\$142,000.00	76.6	696	204	1910	2 de	1.75/P
25.006.248.10	Nelson	Peters	215 N Markley	7/27/2015	wd	\$125,100.00	\$140,000.00	89.4	832	168	1915	2at/1de	1.5/B
25.006.249.10	Manning	Rohde	205 N Markley	1/22/2015	wd	\$146,200.00	\$111,696.00	130.9	1016	110	1935	1at/1de	1.5/B
25.006.269.50	McMahon	Torkelson	521 E 1st St	3/4/2015	wd	\$102,200.00	\$92,000.00	111.1	1066	86	1910	2 de	1.75/O
25.006.291.60	Peralta	Jones	117 S Markley	6/8/2015	wd	\$47,200.00	\$73,000.00	64.7	550	133	1920	1 de	1.25/B
25.006.313.70	McGrath	Banasau	112 S Markley	5/5/2015	wd	\$109,200.00	\$124,900.00	87.4	1036	121	1915	1 at	1.75/B
25.006.314.70	McLean	Abercrombie	110 S Markley	10/31/2014	wd	\$102,100.00	\$103,000.00	99.1	992	104	1945	1 de	1/B
25.006.316.70	JSTT Rentals	Holen	104 N Markley	12/19/2014	wd	\$92,100.00	\$80,000.00	115.1	1076	74	1920	2 de	1.25/B
25.006.322.80	Erickson	Gores	109 N Tindolph	7/31/2015	wd	\$78,800.00	\$82,500.00	95.5	836	99	1940	1 de	1/B
25.006.330.80	Northfork Prop	Jacobson	112 S Kendall	5/29/2015	wd	\$29,600.00	\$35,500.00	83.4	384	92	1890	1 de	1.5/O

Thief River Falls Residential Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.006.340.90	Lian	Geneux	105 S Crocker	7/23/2015	wd	\$23,200.00	\$5,000.00		528	9	1940	1 at	1/O
25.006.343.90	River's Edge	Wilde	123 S Crocker	8/14/2015	wd	\$51,400.00	\$40,000.00	128.5	888	45	1920	1 de	1/O
25.006.345.90	Dargus	Mercil	122 S Tindolph	7/24/2015	wd	\$113,100.00	\$172,500.00	65.6	928	186	1950	1 at	1/B
25.006.358.00	Kolstoe	Magner	120 S Crocker	3/10/2015	wd	\$91,700.00	\$115,000.00	79.7	916	126	1961	2 de	1/B
25.006.362.00	Cullen	Beito	104 S Crocker	1/14/2015	wd	\$34,300.00	\$19,500.00	175.9	1000	20	1910	none	1.25/P
25.006.375.10	Adamson	Franke	109 S Kneale	4/17/2015	wd	\$44,000.00	\$54,500.00	80.7	593	92	1930	none	1.25/P
25.006.387.10	Dixon	Gebauer	120 N Merriam	6/17/2015	wd	\$49,200.00	\$90,000.00	54.7	510	176	1900	1 de	1.5/B
25.006.413.30	Schram	Gerardy	111 S Spruce	6/30/2015	wd	\$190,000.00	\$189,500.00	100.3	1545	123	1954	2de/1de	1/B
25.006.429.40	Loe	Poole	114 S Spruce	10/31/2014	wd	\$105,400.00	\$137,900.00	76.4	972	142	1900	3 de	1/P
25.007.008.40	Kalinowski	McDonald	333 N Maple	9/10/2015	wd	\$204,500.00	\$211,000.00	96.9	1522	139	1940	2 at	2/P
25.008.007.20	Benson	Kaml	1007 N Arnold	8/7/2015	wd	\$99,200.00	\$80,000.00	124.0	968	83	1955	1 at	1/B
25.010.010.20	Langelett	Zoller	624 S Conley	8/1/2015	cd	\$41,600.00	\$38,000.00	109.5	598	64	1940	2 de	1/B
25.010.012.20	NHR Inc	Kessel	610 S Conley	11/21/2014	wd	\$75,300.00	\$92,000.00	81.8	1064	86	1920	1 de	1/P
25.010.017.30	Rosenau	Meekma	613 S Markley	5/1/2015	wd	\$95,600.00	\$83,700.00	114.2	1008	83	1900	2 de	1.5/P
25.010.032.40	Hanson	Gregerson	720 S St Paul	8/16/2015	prd	\$80,400.00	\$64,000.00		624	103	1935	1at/2de	1.25/B
25.011.036.40	McLean	Thompson	805 S Kendall	11/5/2014	wd	\$80,700.00	\$71,000.00	113.7	1088	65	1950	1 at	1/O
25.011.053.60	Bear Claw Prop	Ness	701 S Tindolph	4/27/2015	wd	\$87,000.00	\$107,900.00	80.6	1681	64	1945	1 de	1/B
25.011.056.70	Carter	Spiering	806 S Kendall	7/13/2015	wd	\$82,300.00	\$83,500.00	98.6	1104	76	1971	2 de	1/O
25.011.062.70	Umland	Quesnell	829 S Tindolph	7/31/2015	wd	\$172,200.00	\$170,000.00	101.3	1816	94	1940	2 de	1/P
25.011.065.70	Rutz	Dyrdal	809 S Tindolph	8/14/2015	wd	\$122,400.00	\$133,900.00	91.4	1060	126	1963	2 de	1/B
25.012.006.40	Melbye	Haugen	315 S Merriam	7/29/2015	wd	\$79,500.00	\$84,000.00	94.6	844	100	1950	1 de	1/O
25.012.044.60	Hoard	Peralta	316 S Kendall	10/3/2014	cd	\$95,700.00	\$40,000.00	239.3	1024	39	1910	3 de	1.25/P
25.012.053.70	Penning	Bachman	215 S Kendall	8/20/2015	wd	\$96,900.00	\$95,000.00	102.0	1171	81	1920	1at/2de	1.25/P
25.012.070.80	Newiand	Holden	216 S St Paul	11/18/2014	wd	\$50,000.00	\$74,000.00	67.6	600	123	1920	1 de	1.5/B
25.012.072.80	Lubitz	Galizia	204 S St Paul	6/1/2015	cd	\$62,800.00	\$30,000.00		784	38	1910	1 de	1.25/P
25.012.086.90	Anderberg	Miller	220 S Conley	4/15/2015	wd	\$53,500.00	\$77,000.00		528	146	1900	2 de	1.5/P
25.012.088.90	Bakke	True	212 S Conley	9/24/2015	wd	\$132,300.00	\$134,000.00	98.7	1296	103	1900	2 de	1.75/P
25.012.114.20	Haugen	Thorstad	421 S Kendall	6/10/2015	wd	\$107,000.00	\$135,000.00	79.3	1140	118	1988	3 de	1/O
25.012.158.20	Svendsgaard	Svir	502 S Crocker	9/29/2015	wd	\$133,300.00	\$119,000.00	112.0	1013	117	1947	2at/2de	1/B
25.012.177.40	Jorgenson	Doornink	506 S Kendall	6/26/2015	wd	\$94,800.00	\$110,000.00	86.2	844	130	1905	2 de	1.5/O
25.013.023.20	Sheehan	Merchant	605 Red Lake Blvd	7/8/2015	wd	\$103,500.00	\$89,000.00	116.3	1112	80	1910	2 de	1/O
25.013.041.70	Nygaard	Daley	522 N Dewey	12/12/2014	gd	\$40,200.00	\$35,000.00		600	58	1900	1 at	1.5/B
25.014.005.10	Wilde	Money	724 N Labree	7/24/2015	wd	\$127,600.00	\$133,000.00	95.9	1128	118	1914	1 de	1.5/P
25.014.030.40	Grzadzielewski	Werman	624 N Knight	9/21/2015	wd	\$103,100.00	\$151,500.00	68.1	900	168	1915	2 at	1.75/P
25.015.040.50	Kirchen	Nelson	724 N Arnold	9/14/2015	wd	\$81,600.00	\$92,000.00	88.7	813	113	1910	2 de	1.25/P
25.015.063.00	Nationstar Mtg	Mickelson	617 N Horace	3/13/2015	wd	\$65,700.00	\$27,500.00		825	33	1910	1 de	1.5/B
25.015.066.10	Kruta	Hagen	616 N Horace	9/14/2015	wd	\$131,100.00	\$145,000.00	90.4	1338	108	1905	2de/1de	1/P
25.016.037.80	Lehrer	Johnson	703 Reserve Ave	8/20/2015	wd	\$65,700.00	\$66,000.00	99.5	606	109	1900	1 de	1.25/B
25.017.005.20	Friedrich	Fitzgerald	317 E 9th St	7/28/2015	wd	\$54,700.00	\$65,000.00	84.2	468	139	1900	none	1.5/B
25.017.032.50	Looker	Odberg	911 N Main	12/5/2014	wd	\$94,400.00	\$86,000.00	109.8	1040	83	1937	1 at	1/B
25.017.035.50	Keefe	Keefe	904 N Knight	3/27/2015	cd	\$94,700.00	\$89,435.00		772	116	1908	2 de	1.75/P
25.017.042.50	Mosher	Rystad	932 N Knight	7/17/2015	wd	\$104,200.00	\$144,000.00	72.4	872	165	1932	2 de	1.25/B
25.017.050.60	Skjerven	Dale	902 N Duluth	1/28/2015	wd	\$101,600.00	\$122,000.00	83.3	1068	114	1935	1 de	1/P
25.017.052.60	Haugen	Fay	912 N Duluth	7/1/2015	wd	\$104,900.00	\$106,000.00	99.0	711	149	1920	1 de	1.75/B
25.017.055.60	Spielman	Wockenfuss	924 N Duluth	3/10/2015	wd	\$117,000.00	\$117,370.00	99.7	860	136	1915	2 de	1.25/B
25.017.058.70	Wilson	Trinciante	919 N Duluth	10/8/2014	wd	\$109,700.00	\$130,129.00	84.3	1146	114	1952	1 de	1/P
25.017.125.40	Smith	Leader	823 N Horace	1/30/2015	wd	\$63,100.00	\$52,000.00		762	68	1938	1 de	1/B
25.017.133.40	Kling	Daley	812 N Labree	9/17/2015	prd	\$75,900.00	\$57,000.00		667	85	1915	1 de	1.25/P
25.018.020.21	Lian	F4 LLC	624 S Columbia	5/14/2015	wd	\$90,900.00	\$50,000.00	181.8	1248	40	1970	2 de	1/O
25.020.081.00	Green	Christiansen	813 N Gleason	7/24/2015	wd	\$115,800.00	\$136,500.00	84.8	1008	135	1978	1 de	1/B
25.021.015.20	Comstock	Yoder	1003 N Knight	10/1/2014	wd	\$86,000.00	\$89,000.00	96.6	864	103	1935	2 de	1/P
25.021.022.20	Johnson	Holter Nelson	1024 N Duluth	9/16/2015	wd	\$57,000.00	\$65,000.00	87.7	600	108	1935	1at/2de	1/P
25.022.067.00	Oyster	Treitline	1018 N Main	10/31/2014	cd	\$63,900.00	\$48,752.00	131.1	1042	47	1945	1 de	1/P

Thief River Falls Residential Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.022.088.00	Johnson	Johnson	937 N Labree	11/26/2014	wd	\$35,000.00	\$20,000.00		475	42	1915	2 de	1.25/P
25.022.090.00	Nelson Equip	Wilde	940 N Main	5/8/2015	wd	\$49,300.00	\$50,000.00	98.6	1052	48	1930	none	1/B
25.023.019.20	Kaspari	Skjerven	1316 N Arnold	1/15/2015	wd	\$152,600.00	\$151,000.00	101.1	1248	121	1972	2 at	Split
25.025.006.10	Waldera	Kokett	934 S Crocker	3/12/2015	wd	\$110,700.00	\$124,900.00	88.6	988	126	1972	3 de	1/B
25.025.029.20	Reierson	Eckstein	942 S Tindolph	12/5/2014	wd	\$81,900.00	\$105,500.00	77.6	528	200	1946	2 de	1.75/B
25.026.018.20	Reierson	Reierson	215 S Maple	7/29/2015	wd	\$120,400.00	\$109,369.00		952	115	1954	1 de	1/B
25.026.028.20	Teiken	Fuhrman	302 S Kneale	9/8/2015	wd	\$124,300.00	\$146,000.00	85.1	987	148	1948	2 de	1/B
25.026.039.30	Solsten	Engelburg	315 S Kneale	11/7/2014	wd	\$83,200.00	\$86,240.00	96.5	832	104	1956	1at/1de	1/B
25.026.056.40	Hulstein	Anderberg	521 S Kneale	4/15/2015	wd	\$172,500.00	\$170,000.00	101.5	1632	104	1955	1at/2de	1/P
25.026.089.50	Mazour	Kajewski	406 S Kneale	10/3/2014	wd	\$150,100.00	\$154,900.00	96.9	1211	128	1954	2at/1de	1/B
25.026.090.60	Fed Ntnl Mrtg	Hesse	405 S Spruce	11/17/2014	lwd	\$153,500.00	\$116,400.00		1302	89	1969	1at/1de	1/B
25.031.008.00	Moyer	M&K Prop	1119 N Arnold	8/4/2015	wd	\$105,400.00	\$82,000.00	128.5	968	85	1935	1 at	1.75/B
25.031.029.00	Wegge	Johnson	302 W 12th St	3/4/2015	prd	\$180,800.00	\$162,000.00		1560	104	1972	2 at	1/B
25.031.047.00	US Bank	Mickelson	1225 N Knight	4/23/2015	swd	\$72,900.00	\$40,000.00		688	58	1948	none	1.5/O
25.031.049.00	Tongen	Thode	1217 N Knight	11/5/2014	wd	\$81,200.00	\$84,500.00	96.1	894	95	1947	3 de	1/O
25.031.071.00	Nelson	Miramontes	1205 N Main	11/4/2014	wd	\$26,800.00	\$8,000.00		760	11	1940	none	1/B
25.032.003.10	Berg	Johnson	728 S Crocker	1/8/2015	wd	\$169,900.00	\$170,000.00	99.9	1754	97	1967	2 at	2/P
25.033.003.10	Olson	Krogfoss	608 S Kneale	8/28/2015	wd	\$174,900.00	\$189,900.00	92.1	1658	115	1968	2 at	1/P
25.033.015.20	Boyd	Pagnac	817 Alice Dr	12/9/2014	wd	\$195,900.00	\$185,400.00		972	191	1969	2 at	2/B
25.033.039.30	Borseth	Zerr	824 Alice Dr	9/2/2015	wd	\$171,200.00	\$204,000.00	83.9	1636	125	1969	2 at	1/B
25.033.048.30	Johnson	Dent	1121 E Greenwood	2/27/2015	wd	\$150,400.00	\$155,000.00	97.0	1040	149	1972	1at/3de	1/B
25.033.049.30	Holthusen	Larson	114 Circle Dr	10/10/2014	wd	\$131,600.00	\$135,000.00	97.5	1316	103	1972	2 at	1/B
25.033.055.30	Blowers	Erickson	102 Circle Dr	8/14/2015	wd	\$201,600.00	\$212,500.00	94.9	1612	132	1973	2 at	1/B
25.033.056.30	Cox	Cox	100 Circle Dr	6/18/2015	wd	\$177,300.00	\$116,000.00		1636	71	1976	2 at	Split
25.033.059.30	Aandal	Van Schaick	107 Circle Drive	12/26/2014	wd	\$137,600.00	\$147,000.00	93.6	1385	106	1972	2 at	1/B
25.034.017.20	Isaacson	Haugen	1708 Little John Ct	7/1/2015	wd	\$182,900.00	\$195,000.00	93.8	1144	170	1970	2 at	Split
25.034.043.40	Heinrichs	Doherty	102 Fosse Court	7/30/2015	wd	\$341,600.00	\$325,000.00	105.1	2158	151	1979	2 de	2/P
25.034.044.40	Zack	Worden	104 Fosse Ct	12/19/2014	wd	\$256,700.00	\$261,500.00	98.2	1996	131	1972	2 at	1/P
25.034.051.50	Pierce	Burnett	1833 Robinhood Dr	7/16/2015	cd	\$288,800.00	\$295,000.00	97.9	2500	118	1976	2 at	1/B
25.037.011.10	Samuelson	Thompson	322 N Oriole Ave	6/10/2015	wd	\$209,600.00	\$200,000.00	104.8	1500	133	2001	2 at	2/P
25.038.045.50	Klein	Subedi	108 Kenwood Ct	4/9/2015	wd	\$203,500.00	\$186,000.00	109.4	1300	143	1977	2 at	2/P
25.038.048.50	Possai	Bourne	102 Kenwood Ct	6/8/2015	wd	\$293,400.00	\$370,000.00	79.3	3142	118	1981	3 at	1.5/O
25.041.002.10	Peterson	Nystul	1613 Stevens Dr	10/11/2014	wd	\$254,900.00	\$200,000.00	127.5	1914	104	1966	2at/2de	1/P
25.041.006.20	Martinsen	Hest	1602 Stevens Dr	7/2/2015	wd	\$155,900.00	\$167,500.00	93.1	1260	133	1967	2 at	1/B
25.046.003.30	Evangelical Chur	Moe	205 N Pine	8/21/2015	wd	\$51,000.00	\$36,000.00		1032	35	1930	1 at	1/O
25.046.010.50	Nelson	Foss	125 N Oak Ave	8/18/2015	wd	\$115,200.00	\$138,000.00	83.5	728	190	1920	2 de	1.5/P
25.047.008.00	Holmes	Carlson	1300 Centennial Dr	10/3/2014	wd	\$191,200.00	\$155,000.00	123.4	2280	68	1970	2 at	1/O
25.047.028.00	Kalinoski	Meyers	1501 Cartway Dr	6/29/2015	wd	\$314,500.00	\$298,000.00		2101	142	1967	2at/2de	1.25/B
25.047.036.00	Shirkey	Rogalla	1522 Cartway Dr	8/6/2015	wd	\$54,900.00	\$84,000.00		784	107	1940	1 de	1.25/B
25.049.011.10	Wightman	Gast	907 Oakmont Dr	11/18/2014	wd	\$154,200.00	\$142,000.00	108.6	1008	141	1978	2 de	Split
25.049.021.20	Rima	Elliot	1012 Somerset Dr	10/15/2014	wd	\$307,800.00	\$309,900.00	99.3	2388	130	1995	3at/2de	2/B
25.055.004.10	Christianson	Beitel	1202 Greenhill Dr	11/26/2014	wd	\$161,000.00	\$169,000.00	95.3	1248	135	1976	2 de	1/B
25.055.008.10	Pesch	Lofgren	1110 Greenhill Dr	10/16/2014	wd	\$199,100.00	\$182,000.00	109.4	1280	142	1972	2 at	2/B
25.059.030.00	Voytilla	Voytilla	1017 N Dewey Ave	8/20/2015	wd	\$40,700.00	\$20,650.00		824	25	1920	none	1/O
25.061.001.10	Skjerven	Hanson	713 E 11th St	1/23/2015	wd	\$124,400.00	\$143,700.00	86.6	938	153	1930	2 de	1/B
25.062.001.00	Kuznia	Berg	401 Hickory Rd	6/12/2015	wd	\$137,200.00	\$134,500.00	102.0	864	156	1978	2 de	Split
25.062.008.00	Peralta	JKLM LLC	402 Hickory Rd	4/2/2015	wd	\$125,600.00	\$149,500.00	84.0	960	156	1979	2 at	Split
25.062.023.00	Hickerson	Meier	116 Appletree Ct	11/10/2014	wd	\$208,400.00	\$178,000.00	117.1	1206	148	1977	2at/2de	Split
25.062.034.00	Warne	Duchscher	113 Willow Rd	8/6/2015	wd	\$90,600.00	\$129,000.00	70.2	1568	82	2001	none	MH
25.062.036.00	Wing	Malwitz	121 Willow Rd	7/14/2015	wd	\$49,400.00	\$54,000.00	91.5	1216	44	1999	none	MH
25.062.067.00	Bjorkman	Skinner	615 Cherry Rd	10/15/2014	wd	\$87,800.00	\$125,000.00	70.2	1620	77	2004	2 de	MH
25.062.076.00	Brierly	Johnson	606 Cherry Rd	11/13/2014	wd	\$185,000.00	\$173,500.00	106.6	1732	100	2000	2 at	1/O
25.062.079.00	Kostrezewski	Caperton	614 Cherry Rd	3/18/2015	wd	\$136,800.00	\$135,000.00	101.3	1064	127	1940	2 de	1/P

through 5-31-16

Thief River Falls Residential Sales \$250,000+

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.006.011.40	Tranby	Doherty	821 Taft St	7/23/2008	wd	\$155,600.00	\$270,000.00	57.6	1841	147	1905	2at/2de	1.75/B
25.006.011.40	Doherty	Hasnedl	821 Taft St	9/15/2015	wd	\$213,100.00	\$305,000.00	69.9	1841	166	1905	2at/2de	1.75/P
25.007.006.20	Loeffler	Novak	1217 E Taft	6/28/2012	wd	\$211,200.00	\$264,000.00	80.0	1901	139	1950	2 at	1/P
25.007.022.10	Hess	Hicks	1413 Birchlane	8/3/2005	wd	\$144,800.00	\$250,000.00	57.9	1041	240	1965	>2	2/B
25.013.002.10	Peterson	Holmer	524 Red Lake Blvd	11/22/2006	wd	\$257,200.00	\$287,000.00	89.6	2666	108	1910	2 at	2/B&1/
25.033.018.20	Thygeson	Keene	825 Alice Dr	6/1/2007	wd	\$190,400.00	\$259,000.00	73.5	2128	122	1969	2 at	2/O
25.034.036.30	Gobell	Beeson	1907 Nightingale	11/3/2005	wd	\$195,100.00	\$277,500.00	70.3	1628	170	1980	2 at	1.75/B
25.034.043.40	Heinrichs	Doherty	102 Fosse Court	7/30/2015	wd	\$341,600.00	\$325,000.00	105.1	2158	151	1979	2 de	2/P
25.034.044.40	Dimich	Zack	104 Fosse Ct	7/10/2009	wd	\$203,800.00	\$250,000.00	81.5	2022	124	1972	2 at	1/P
25.034.044.40	Zack	Worden	104 Fosse Ct	12/19/2014	wd	\$256,700.00	\$261,500.00	98.2	1996	131	1972	2 at	1/P
25.034.051.50	Pierce	Burnett	1833 Robinhood Dr	7/16/2015	cd	\$288,800.00	\$295,000.00	97.9	2500	118	1976	2 at	1/B
25.034.053.50	Berg	Storm	1829 Robinhood	6/3/2005	wd	\$225,600.00	\$269,000.00	83.9	2700	100	1970	2 de	1.75/B
25.038.048.50	Possai	Bourne	102 Kenwood Ct	6/8/2015	wd	\$293,400.00	\$370,000.00	79.3	3142	118	1981	3 at	1.5/O
25.047.001.00	State of MN	Philipp	1020 Centennial	5/28/2013	qcd	\$776,800.00	\$570,000.00		7040	81	1993	3 at	1/B
25.047.006.00	Ntnl Res N	Larson	1212 Centennial	4/29/2009	lwd	\$324,400.00	\$255,000.00		3826	67	1978	2 at	1/B
25.047.019.01	Seaverson	Sorvig	219 N Oak	8/22/2012	wd	\$295,000.00	\$430,000.00	68.6	2695	160	2004	3 at	1/O
25.047.026.00	Lane	Kanukuntla	220 N Oak	6/3/2013	wd	\$204,600.00	\$277,900.00	73.6	1278	217	2002	3 at	Split
25.047.028.00	Kalinowski	Meyers	1501 Cartway Dr	6/29/2015	wd	\$314,500.00	\$298,000.00	105.5	2101	142	1967	2at/2de	1.25/B
25.049.021.20	Kuznia	Rima	1012 Somerset	10/1/2008	wd	\$255,300.00	\$253,000.00	100.9	1824	139	1995	3 at	2/B
25.049.021.20	Rima	Elliot	1012 Somerset Dr	10/15/2014	wd	\$307,800.00	\$309,900.00	99.3	2388	130	1995	3at/2de	2/B
25.050.005.00	Springsteel	Wennberg	1004 Oakland	9/20/2007	wd	\$196,900.00	\$280,000.00	70.3	2147	130	1948	3 at	1/P
25.092.005.50	Sorvig	Cwikla	135 Fern Road	11/29/2011	wd	\$259,000.00	\$250,000.00	103.6	2006	125	1992	2 at	1/B
25.092.008.50	Upham	Kolden	129 Fern Rd	10/16/2012	wd	\$289,000.00	\$320,000.00	90.3	1789	179	1984	2 at	1/B
25.092.009.60	Harbott	Bills	127 Fern Rd	7/23/2012	cd	\$467,900.00	\$520,000.00	90.0	3138	166	1994	4 at	2/B
25.092.009.60	Bills	Wiseth	127 Fern Rd	5/9/2014	wd	\$487,000.00	\$545,000.00	89.4	3138	174	1994	4 at	2/B
25.092.014.60	Holalkere	Borg	101 Fern Rd	6/16/2008	wd	\$221,200.00	\$287,000.00	77.1	1786	161	1995	3 at	1/B
25.092.018.70	Aubin	Temte	138 Fern Rd	6/28/2006	wd	\$166,800.00	\$250,000.00	66.7	1668	150	1997	2 at	Split
25.092.020.70	Hamre	Carlson	130 Fern Rd	7/30/2014	wd	\$305,700.00	\$325,000.00	94.1	2076	157	1995	3 at	2/B
25.092.025.70	Bottem	Duffy	1909 Nelson Dr	8/15/2014	wd	\$251,100.00	\$251,900.00	99.7	1840	137	2003	3 at	1/B
25.099.006.10	Useldinger	Cwikla	907 Oakland Pk Rd	7/13/2015		\$176,700.00	\$224,500.00	78.7	1594	141	2013	2 at	1/O
25.100.004.10	Nordhagen	Solberg	101 Oakwood Ct	6/17/2013	cd	\$308,300.00	\$340,000.00	90.7	1980	172	2002	3 at	1/B
25.110.001.10	NWMN Hous	Vilinski	1900 Washington	5/4/2013	wd	\$68,800.00	\$255,580.00		1248	205	2012	2 at	2/B
25.110.001.10	Vilinski	Ellingson	1900 Washington A	12/30/2015	wd	\$249,100.00	\$260,000.00	95.8	1248	208	2012	2 at	2/B
25.110.003.10	NW MN Hous	Jankowski	502 Knox St E	10/31/2013	wd	\$205,700.00	\$278,500.00	73.9	1732	161	2013	3 at	1/B
25.110.009.30	MWMNCDC	Hegge	2004 Northrop	12/30/2011	wd	\$228,300.00	\$261,750.00		1944	135	2011	3 at	1/B
25.110.028.50	NW MN Hous	Lorenson	1900 Pennington	2/22/2013	wd	\$109,100.00	\$253,140.00		1492	170	2012	2 at	Split
25.110.032.50	MWMNCDC	Masseth	2001 Washington	1/8/2010	wd	\$212,500.00	\$269,100.00	80	1248	216	2009	3 at	2/B
25.114.007.00	TAP Homes	Bergland	426 Evergreen St	8/31/2015	wd	\$46,400.00	\$267,005.00		1600	167	2014	2 at	1/O

Thief River Falls Residential Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.062.083.00	NW MN Housing	Jacka	620 Cherry Rd	5/27/2015	wd	\$29,900.00	\$168,000.00		912	184	2014	none	Split
25.062.084.00	Zutz	Speas	203 Willow Rd	6/23/2015	wd	\$116,500.00	\$147,000.00	79.3	876	168	1910	2 de	1/B
25.064.013.20	Flickinger	Malwitz	115 Woodland Ct	10/13/2014	wd	\$161,100.00	\$173,000.00	93.1	1456	119	2013	2 at	1/O
25.064.014.20	Crittenden	Sheldon	109 Woodland Ct	10/17/2014	wd	\$204,700.00	\$203,000.00	100.8	1378	147	2006	2 at	1/B
25.064.020.20	Torma	Kinsman	116 Woodland Ct	5/15/2015	wd	\$216,500.00	\$239,900.00	90.2	1444	166	2011	2 at	1/B
25.065.008.00	Brekke	Blais	124 Eastwood Dr	4/24/2015	wd	\$194,500.00	\$215,000.00	90.5	1736	124	1977	2 at	1/B
25.071.009.20	Hermanson	Bedard	901 N State	5/15/2015	wd	\$140,000.00	\$145,000.00	96.6	1616	90	1979	2de/1de	1/O
25.088.001.10	Olson	Caillier	424 Baken St	1/2/2015	wd	\$229,000.00	\$190,000.00	120.5	1620	117	1995	2 at	1/B
25.099.006.10	Useldinger	Cwikla	907 Oakland Pk Rd	7/13/2015		\$176,700.00	\$224,500.00		1594	141	2013	2 at	1/O
25.100.011.10	Peters	Bruns	1045 Hanson Dr	7/24/2015	wd	\$203,700.00	\$245,000.00	83.1	1300	188	2006	3 at	1/B
25.100.017.21	Mickelson	Steiger	934 Hanson Dr	11/10/2014	wd	\$197,000.00	\$197,500.00	99.7	2047	96	2003	2 at	1/O
25.101.010.10	Elliot	Johnson	1134 Somerset Dr	10/15/2014	wd	\$191,700.00	\$215,000.00	89.2	1208	178	2003	2 at	1/B
25.101.013.10	Dicken	Ringstad	1110 Somerset Dr	5/22/2015	wd	\$169,700.00	\$215,000.00	78.9	1120	192	2003	2 at	Split
25.101.030.20	Doll	Nelson	1112 Wendt Dr	6/11/2015	wd	\$182,000.00	\$158,000.00	115.2	1300	122	2006	2 at	1/B
25.102.006.10	Farris	Christianson	1221 Wendt Dr	11/26/2014	wd	\$255,100.00	\$247,000.00	103.3	1248	198	2005	3 at	2/B
25.103.007.20	Yaggie	Anderson	1104 E Greenwood	3/17/2015	wd	\$102,100.00	\$126,897.00	80.5	1022	124	2004	1 at	1/O
25.103.007.21	Thief River Devel	Adamski	1106 Greenwood St	12/1/2014	wd	\$102,100.00	\$112,500.00	90.8	1022	110	2004	1 at	1/O
25.103.009.20	Geiszler	Lund	910 Alice Dr	9/28/2015	wd	\$129,900.00	\$154,000.00	84.4	1236	125	2005	2 at	1/O
25.110.025.40	Knetter	Aandal	2005 Northrop Ave	8/6/2015	wd	\$179,000.00	\$199,000.00	89.9	1288	155	2011	2 at	1/B
25.114.001.00	Flickinger	Schmidt	402 Evergreen St	6/11/2015	wd	\$111,300.00	\$189,000.00		1468	129	2014	2 at	1/O
25.114.007.00	TAP Homes	Bergland	426 Evergreen St	8/31/2015	wd	\$46,400.00	\$267,005.00		1600	167	2014	2 at	1/O

through 5-31-16

Rural Residential Sales 10/2015 - 9/2016

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Acres	Stories
06.017.097.00	Norris	Skadsem	Hickory	1/5/2016	wd	\$112,000.00	\$125,000.00	89.6	1608	78	1939	3 at	4.11	1.25/P
07.008.032.00	Coan Farms	Seyller	Highlanding	11/6/2015	cd	\$87,500.00	\$85,000.00	102.9	624	136	1938	2 de	6	1.5/B
11.027.130.00	Noel	Curran	North	5/9/2016	wd	\$216,800.00	\$245,000.00	88.5	2072	118	2008	4 de	2.75	1/O
11.041.003.10	Norland	Stenberg	North	12/23/2015	wd	\$117,300.00	\$145,000.00	80.9	1038	140	1910	2 at	0.92	2/P
15.001.005.00	Haats	Puppe	River Falls	5/17/2016	wd	\$110,200.00	\$100,000.00	110.2	1092	92	1976	2 at	6.43	1/B
15.015.084.00	Hasnedl	Hasnedl	River Falls	1/13/2016	wd	\$166,300.00	\$165,000.00	-	1719	96	1910	2 at	2.9	2/P
15.021.109.03	Adam	Kazmierczak	River Falls	4/25/2016	wd	\$130,500.00	\$185,000.00	70.5	1126	164		2 de	17.72	1.75/O
16.032.332.00	Heieren	Ellis	Rocksbury	11/20/2015	wd	\$146,000.00	\$190,000.00	76.8	1408	135	1972	2 de	9.71	1/B
16.052.007.20	Kalinowski	Olson	Rocksbury	11/13/2015	wd	\$370,800.00	\$465,000.00	79.7	3622	128	2003	3 at	1.64	1/B
17.002.014.05	Budde	Fanfulik	Sanders	10/20/2015	prd	\$62,900.00	\$50,000.00	-	980	51	1998	none	15	MH
17.011.073.00	Dahl	Eriksen	Sanders	3/9/2016	wd	\$135,400.00	\$192,900.00	70.2	1196	161		4 at	7.97	1/O
17.025.160.01	Miles	Steele	Sanders	5/5/2016	wd	\$105,300.00	\$110,000.00	95.7	1568	70	1986	1 de	6.7	MH
17.032.200.00	Ayers	Yonke	Sanders	12/3/2015	qcd	\$71,200.00	\$52,000.00	-	776	67	1890	1 de	12	1.25/O
17.034.209.02	Kulzer	Torstveit	Sanders	10/23/2015	wd	\$136,800.00	\$90,000.00		1260	71	1966	1 at	20.45	1/B
19.008.040.00	Bernier	Miller	Smiley	10/30/2015	wd	\$231,400.00	\$267,000.00	86.7	1536	174	2011	2at/2de	5.41	1.25/O
19.042.042.40	Engen	Larson	Smiley	11/25/2015	wd	\$71,300.00	\$58,000.00	122.9	1456	40	1998	none	0.34	MH
23.002.066.90	Grabinski	Johnson	St Hilaire	10/30/2015	wd	\$129,100.00	\$128,000.00	100.9	1240	103	1969	2 at		1/B

Rural Residential Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Acres	Stories
01.005.024.01	Mattison	Seurer	Black River	8/25/2015	wd	\$172,600.00	\$225,000.00	76.7	1222	184	1977	2 at	16	Split
06.013.071.01	Strege	Boutain	Hickory	2/16/2015	wd	\$134,400.00	\$107,000.00	125.6	1344	80	1979	none	20.72	Split
08.005.065.01	Nordine	Merrill	Kratka	9/18/2015	wd	\$159,800.00	\$175,000.00	91.3	1412	124	2004	2 at	8.13	1/B
09.022.079.02	Lambert	McGlynn	Mayfield	8/25/2015	wd	\$100,900.00	\$110,000.00	91.7	1006	109	1965	none	10	1/B
10.013.036.00	Olson	Hutchinson	Norden	3/30/2015	wd	\$73,600.00	\$26,000.00	283.1	1248	21	1974	none	0.97	MH
10.032.181.00	Page	Page	Norden	4/16/2015	wd	\$60,300.00	\$40,000.00		808	50	1906	none	10	1.5/O
10.035.198.00	Otto	Salmonson	Norden	8/14/2015	wd	\$101,700.00	\$115,000.00		705	163	1950	2 de	39.12	1.25/B
11.020.056.00	Poole	McLean	North	10/31/2014	wd	\$177,100.00	\$179,900.00	98.4	1824	99	1976	3 de	5.92	1/O
11.021.069.00	Heath	Swenson	North	10/31/2014	wd	\$195,300.00	\$150,000.00	130.2	2532	59	1930	2 de	0.87	1/O
11.022.091.00	Barth	ME TRF Inc	North	8/25/2015	wd	\$79,200.00	\$167,000.00		720	232	1900	none	23.07	1.5/B
11.026.115.00	Hebert	Kostrzewski	North	4/2/2015	wd	\$233,800.00	\$210,000.00	111.3	1344	156	1972	2 at	6	Split
11.026.117.00	Bates	Arit	North	6/26/2015	wd	\$161,700.00	\$199,000.00	81.3	1612	123	1973	2 de	5.6	1/P
11.027.133.00	Beito	Stoltman	North	10/24/2014	wd	\$130,000.00	\$155,900.00		1636	95	1950	1 at	1	1/P
11.028.158.00	Helle	Arguelles	North	10/17/2014	cd	\$46,600.00	\$45,000.00	103.6	1064	42	1986	1 de	0.7	MH
11.028.164.00	Wavra	Green	North	7/24/2015	wd	\$222,500.00	\$239,900.00	92.7	1320	182	1972	2 at	5.5	Split
11.036.210.00	Bergland	Grzadzielew	North	9/22/2015	wd	\$246,900.00	\$303,000.00	81.5	2096	145	1976	2at/2de	13.55	1/P
11.043.003.00	Inglis	Stavos	North	3/18/2015	wd	\$149,500.00	\$130,000.00		1176	111	1968	2 de		Split
11.043.005.00	Inglis	Oyster	North	7/17/2015	wd	\$15,000.00	\$31,100.00	48.2	1290	24			0.92	2 houses
11.046.007.00	Wengeler	Wengeler	North	7/20/2015	wd	\$121,600.00	\$120,000.00		1040	115	1900	1at/2de	3.84	1.5/B
11.056.001.10	Jenson	Larson	Norh	3/20/2015	wd	\$198,000.00	\$233,000.00	85.0	1454	160	1977	3 de		Split
11.062.014.00	Tvedt	Merrill	North	10/2/2014	wd	\$119,400.00	\$118,250.00	101.0	1456	81	1997	2 at	0.95	MH
11.065.002.10	Hicks	Williamson	North	6/15/2015	wd	\$49,600.00	\$50,000.00	99.2	756	66	1915	1 de	0.3	1.25/O
11.068.013.10	Daley	Breuer	North	3/27/2015	wd	\$225,200.00	\$200,000.00	112.6	1008	198	2009	3 at	1.5	2/O
11.068.014.10	Rittenour	Nelson	North	8/18/2015	wd	\$233,800.00	\$220,000.00	106.3	2371	93	2005	2 at	1	1/O
11.069.010.30	Paul	Genereux	North	6/8/2015	wd	\$245,200.00	\$254,000.00	96.5	1790	142	2006	3 at	1.22	1/B
11.069.011.30	Stein	Lappegaard	North	3/20/2015	wd	\$193,500.00	\$190,000.00	101.8	1296	147	2006	2at/2de	1.84	1.25/O
12.018.048.00	Holen	Hermreck	Numedal	7/14/2015	wd	\$39,200.00	\$12,000.00	326.7	710	17	1910		6.53	Cabin
12.028.113.02	Bruggeman	Erickson	Numedal	10/31/2014	wd	\$249,000.00	\$286,000.00	87.1	1968	145	2003	3at/3de	43.71	1/B
13.011.050.00	Erickson	Erickson	Polk Centre	6/17/2015	wd	\$89,800.00	\$22,000.00		976	23	1958	2 de	7.6	1.25/B
14.019.055.00	Neuschwan	Cullen	Reiner	9/9/2015	wd	\$137,200.00	\$150,000.00	91.5	1620	93	1977	3 at	10	1/P
15.020.104.01	Aaland	Holen	River Falls	9/28/2015	wd	\$95,000.00	\$142,000.00	66.9	892	159	1926	none	7.5	1.5/B
16.002.022.00	Breuer	Hjelle	Rocksburg	3/27/2015	wd	\$105,700.00	\$126,500.00	83.6	1176	108	1961	2 at	1	1/O
16.003.044.00	Thompson	Vandeventer	Rocksburg	2/10/2015	wd	\$261,700.00	\$285,000.00		2360	121	2004	2 at	39.36	1/O
16.007.092.00	Timm	Carlson	Rocksburg	10/31/2014	prd	\$115,200.00	\$182,500.00		884	206	1918	1 de	9.94	1.75/P
16.013.156.00	Rude	Benson	Rocksburg	9/10/2015	wd	\$172,100.00	\$120,000.00	143.4	1200	100	1969	2 de	19.59	Split
16.021.242.00	Rondorf	Rondorf	Rocksburg	10/15/2014	wd	\$156,000.00	\$155,000.00		1120	138	1977	2 at		Split
16.033.337.00	Asp	Flatland	Rocksburg	1/8/2015	wd	\$98,100.00	\$130,000.00	75.5	916	142	1924	2 at	10	1/B
16.040.013.10	Seurer	Carpenter	Rocksburg	9/22/2015	wd	\$208,400.00	\$226,000.00	92.2	1092	207	1978	2 at	1.44	Split
16.040.026.20	PNC Bank	Ricks	Rocksburg	1/22/2015	wd	\$174,400.00	\$140,000.00		1106	127	1979	2 at	1.39	Split
16.041.019.30	Nelson	Week	Rocksburg	3/13/2015	wd	\$100,600.00	\$131,500.00	76.5	1056	125	1972	2at/1de	1.5	1/O
16.041.024.30	Varnado	VandeStreek	Rocksburg	11/17/2014	wd	\$159,800.00	\$145,000.00	110.2	1008	144	1971	3at/1de		1/B
16.044.004.00	Finke	Tobon	Rocksburg	4/29/2015	wd	\$163,700.00	\$127,500.00	128.4	1348	95	1968	2 de	1.43	2/O
16.045.006.10	Housker	Laznicka	Rocksburg	1/30/2015	wd	\$143,100.00	\$85,000.00	168.4	1680	51	1980	2 de	0.79	1/O
16.047.002.00	Marshall	Johnson	Rocksburg	9/9/2015	wd	\$165,900.00	\$212,000.00	78.3	1164	182	1971	2 de	2.45	Split
16.049.003.10	Bourne	Anderson	Rocksburg	5/5/2015	wd	\$255,800.00	\$260,000.00	98.4	2232	116	1976	2 at	2.83	1/B
16.063.003.30	Nabben	Hedrick	Rocksburg	10/9/2014	wd	\$138,700.00	\$170,905.00		1094	156	1976	2 at	4.28	Split
16.064.001.10	Ellison	Donarski	Rocksburg	2/24/2015	wd	\$298,000.00	\$270,000.00	110.4	1778	152	1996	2at/2de	3.63	2/O
17.004.026.01	Nelson	Beedy	Sanders	3/16/2015	wd	\$112,600.00	\$129,900.00	86.7	1040	125	1978	1at/1de	6	1/O
17.011.069.01	Kezar	Tri State Hol	Sanders	8/10/2015	wd	\$158,100.00	\$293,750.00	53.8	1196	246	1985	2 de	25.64	1.25/O
17.026.166.00	Gregor	McGrath	Sanders	1/12/2015	wd	\$224,700.00	\$275,000.00	81.7	2460	112	1994	2 at	16.68	1/O
17.035.217.00	Hanson	Nyland	Sanders	10/10/2014	wd	\$111,200.00	\$157,500.00	70.6	1104	143	2005	none	4.43	1/O
18.015.025.01	Schindler	Rux	Silverton	10/8/2014	wd	\$113,900.00	\$80,000.00	142.4	1200	67	1977	1 at	10	1/P
18.026.079.00	Hruby	Lian	Silverton	5/13/2015	wd	\$78,400.00	\$60,000.00	130.7	784	77	1920	none	20.1	1/O

Rural Residential Sales 10/2014 - 9/2015

19.008.039.01	Shaffer	Dicken	Smiley	3/13/2015	wd	\$330,600.00	\$335,000.00	98.7	2207	152	2001	2 at	8.19	1/B
19.008.040.03	Bernier	Swanson	Smiley	4/6/2015	wd	\$179,000.00	\$229,000.00		1616	142	2014	2 at	5	1/O
19.008.040.05	Kuhlman	Shefstad	Smiley	2/8/2015	wd	\$184,800.00	\$225,000.00	82.1	1584	142	2013	2 at	10.39	1/O
19.010.059.00	Christensen	Roff	Smiley	7/1/2015	wd	\$170,200.00	\$169,000.00		1232	137	1979	2 at	4.64	Split
19.016.094.13	Rodriguez	Pesch	Smiley	11/4/2014	wd	\$190,600.00	\$225,000.00	84.7	1328	169	2004	2at/2de	5.59	Split
19.018.109.00	Vizecky	Bruggeman	Smiley	10/31/2014	wd	\$304,900.00	\$306,000.00	99.6	2488	123	1976	3at/3de	9.28	Split
19.021.120.00	Erickson	Martin	Smiley	8/14/2015	wd	\$137,900.00	\$165,000.00	83.6	1008	164	1947	2 de	14.76	1.25/B
19.028.150.00	Mostrom	Janke	Smiley	11/14/2014	wd	\$149,000.00	\$155,500.00	95.8	1168	133	1972	2at/2de	10	1/B
19.041.005.60	Olson	Kezar	Smiley	8/6/2015	wd	\$163,800.00	\$184,750.00	88.7	1200	154	1996	2 de	3.65	1.25/O
20.021.092.00	Johnson	Homme	Star	10/31/2014	wd	\$98,100.00	\$125,000.00		798	157	1934	1 de	9.22	1.5/B
22.001.043.60	Kiesow	Norman	Goodridge (5/8/2015	wd	\$12,100.00	\$10,000.00		612	16	1910	2 de	0.45	1.25/B
23.002.029.70	Sherman	Wambsgans	St Hilaire	12/11/2014	wd	\$60,000.00	\$72,000.00	83.3	692	104	1890	1 at	1.5	O
23.005.007.10	Tvieten	Aakhus	St Hilaire	11/11/2014	wd	\$90,500.00	\$130,750.00	69.2	850	154	1910	2 de	2	B

through 5-31-16

Rural Residential Sales \$250,000+

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Acres	Stories
05.025.072.00	Haugen	Johnsrud	Goodridge T	9/12/2014	wd	\$151,800.00	\$255,000.00	59.5	1344	190	1994	2 at	9.18	Split
11.018.043.01	Nelson	Peterick	North	1/3/2014	wd	\$196,100.00	\$250,000.00	78.4	1165	215	1910	2 at	20.82	1.5/B
11.035.200.00	Steva	Praska	North	9/7/2007	wd	\$277,400.00	\$305,000.00	91	1800	169	1992	2 at	23.9	2/B
11.036.208.00	Erickson	Lindholm	North	5/1/2006	wd	\$219,700.00	\$280,000.00	78.5	2265	124	1982	2 at	11	Split
11.036.210.00	Bergland	Grzadzielew	North	9/22/2015	wd	\$246,900.00	\$303,000.00	81.5	2096	145	1976	2at/2de	13.55	1/P
11.056.008.20	Rychlock	Mickelson	North	7/31/2014	wd	\$242,300.00	\$252,500.00	96.0	1684	150	1976	2at/2de		2/P
11.059.014.10	RLBCM LLC	Bakke	North	5/5/2011	wd	\$415,200.00	\$380,000.00	109.3	3125	122	1970	2at/2de		1.5/B
11.059.018.10	Strong	Thompson	North	8/21/2012	wd	\$290,900.00	\$290,000.00	100.3	2944	99	1979	2 at		2/O
11.059.018.10	Thompson	Ntnl Res No	North	3/7/2014	wd	\$326,100.00	\$285,000.00	114.4	2944	97	1979	2at/2de	0.69	2/O
11.068.014.10	Breyer	Wing	North	1/3/2007	wd	\$217,700.00	\$280,000.00	77.8	2371	118	2005	2 at	0	1/O
11.069.010.30	Paul	Genereux	North	6/8/2015	wd	\$245,200.00	\$254,000.00	96.5	1790	142	2006	3 at	1.22	1/B
12.028.113.02	Bruggeman	Erickson	Numedal	10/31/2014	wd	\$249,000.00	\$286,000.00	87.1	1968	145	2003	3at/3de	43.71	1/B
15.005.035.01	Sorvig	Welsh	River Falls	10/28/2013	cd	\$192,900.00	\$298,000.00	64.7	1668	179	1977	2 de	9.75	1/B
16.002.044.02	Teie	Muscha	Rocksbury	9/24/2012	wd	\$326,200.00	\$320,000.00	101.9	1891	169	2003	2at/det	5.6	2/B
16.003.044.00	Thompson	Vandeventer	Rocksbury	2/10/2015	wd	\$261,700.00	\$285,000.00	91.8	2360	121	2004	2 at	39.36	1/O
16.020.236.02	Winjum	Brickson	Rocksbury	6/29/2007	cd	\$281,100.00	\$350,000.00	80.3	2040	172	1996	2at/3de	7	1.5/B
16.029.311.00	Nelson Equi	Nelson	Rocksbury	11/12/2013	cd	\$317,000.00	\$250,000.00		2147	116	1906	2 at	34.79	2.25/B
16.029.317.00	Anderson	Garry	Rocksbury	2/28/2013	wd	\$189,000.00	\$250,000.00	75.6	1700	147	1952	3 at	3.77	1.25/B
16.046.004.00	Noreen	Hoversten	Rocksbury	8/2/2006	wd	\$227,600.00	\$255,000.00	89.3	1796	142	1970	2at/2de	0	2/P
16.047.003.00	Conley	Wolff	Rocksbury	10/24/2013	wd	\$370,000.00	\$360,000.00	102.8	2505	144	2007	2 at	2.43	2/P
16.047.009.00	Howard	Malwitz	Rocksbury	9/15/2006	wd	\$262,800.00	\$255,000.00	103.1	2817	91	1976	2 at	0	1/P
16.047.009.00	Malwitz	Schmidt	Rocksbury	9/19/2014	wd	\$308,300.00	\$300,000.00	102.8	2817	106	1976	2 at	9	1/B
16.048.003.31	Keogh	Viktora	Rocksbury	10/15/2009	cd	\$337,400.00	\$475,000.00	71	2932	162	1996	2at/2de		1/B
16.049.003.10	Bourne	Anderson	Rocksbury	5/5/2015	wd	\$255,800.00	\$260,000.00	98.4	2232	116	1976	2 at	2.83	1/B
16.049.007.10	Carver	Wilson	Rocksbury	8/8/2014	wd	\$215,400.00	\$265,000.00	81.3	1802	147	1976	3 at	2.11	Split
16.052.007.20	Kalinowski	Olson	Rocksbury	11/13/2015	wd	\$370,800.00	\$465,000.00	79.7	3622	128	2003	3 at	1.64	1/B
16.064.001.10	Ellison	Donarski	Rocksbury	2/24/2015	wd	\$298,000.00	\$270,000.00	110.4	1778	152	1996	2at/2de	3.63	2/O
16.073.009.10	Ramstorf	Busher	Rocksbury	9/11/2009	wd	\$289,200.00	\$260,000.00	111.2	1608	162	2003	3 de	3.12	2/P
17.011.069.01	Kezar	Tri State Hol	Sanders	8/10/2015	wd	\$158,100.00	\$293,750.00	53.8	1196	246	1985	2 de	25.64	1.25/O
17.026.166.00	Gregor	McGrath	Sanders	1/12/2015	wd	\$224,700.00	\$275,000.00	81.7	2460	112	1994	2 at	16.68	1/O
17.035.218.00	Field	Braun	Sanders	8/16/2013	wd	\$177,400.00	\$255,000.00	69.6	1844	138	1974	2 at	40	1/B
19.008.039.00	Dorn	Clark	Smiley	7/31/2007	wd	\$208,600.00	\$300,000.00	69.5	2304	130	1980	2 at	6.56	1.5/B
19.008.039.01	Shaffer	Dicken	Smiley	3/13/2015	wd	\$330,600.00	\$335,000.00	98.7	2207	152	2001	2 at	8.19	1/B
19.008.040.00	Bernier	Miller	Smiley	10/30/2015	wd	\$231,400.00	\$267,000.00	86.7	1536	174	2011	2at/2de	5.41	1.25/O
19.016.093.00	Stenseth	Sorenson	Smiley	7/22/2013	wd	\$345,400.00	\$375,000.00	92.1	2514	149	1992	2 at	9.99	2/B
19.018.109.00	Steiger	Vizecky	Smiley	5/25/2012	wd	\$306,800.00	\$304,000.00		2488	122	1976	3at/3de	7.6	Split
19.018.109.00	Vizecky	Bruggeman	Smiley	10/31/2014	wd	\$304,900.00	\$306,000.00	99.6	2488	123	1976	3at/3de	9.28	Split

through 5-31-16

Agricultural Sales 10/2015 - 9/2016

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Class	Acres	Till Ac	%Till	\$/Acre
03.007.076.00	Sandage	Hall	Cloverleaf	3/9/2016	wd	\$154,300.00	\$158,700.00	97.2	AG3	69.77	67	96	\$2,274.62
03.013.008.00	Bruhler	Sandage	Cloverleaf	3/21/2016	wd	\$317,500.00	\$344,000.00	92.3	AG1	160	154	96	\$2,150.00
03.014.011.00	Sandage	Hall	Cloverleaf	3/9/2016	wd	\$271,200.00	\$345,000.00	78.6	AG1	160	148	93	\$2,156.25
03.017.091.00	Wallenberg	Harzke	Cloverleaf	5/25/2016	td	\$1,321,000.00	\$920,000.00		AG3	616.9	585	95	\$1,491.38
03.024.022.00	Hess	Adirondack Far	Cloverleaf	2/25/2016	wd	\$917,600.00	\$1,113,110.00		AG1	457.3	399	87	\$2,434.36
03.030.049.00	Harzke	Barnes Family	Cloverleaf&Higl	12/28/2015	wd	\$523,700.00	\$578,096.00	90.6	AG1	301.7	246	82	\$1,916.00
04.019.079.00	Rustan	Hilgeman	Deer Park	10/9/2015	wd	\$333,300.00	\$425,000.00	-	AG2	160	127	79	\$2,656.25
06.011.067.00	Buffington	Johnsrud	Hickory	5/25/2016	wd	\$276,400.00	\$345,000.00		AG1	194.6	162	83	\$1,772.87
07.008.032.00	Haugen	Coan Farms	Highlanding	11/4/2015	wd	\$128,200.00	\$129,900.00	98.7	AG3	38.52	9	23	\$3,372.27
07.019.082.01	Harzke Farms	Barnes Family	Highlanding&Ki	12/28/2015	wd	\$1,781,600.00	\$1,899,904.00	93.8	AG1	911.4	870	95	\$2,084.67
07.031.137.01	Harzke Farms	PARJIM Farms	Highlanding&M	10/8/2015	wd	\$749,500.00	\$705,950.00	-	AG1	400	375	94	\$1,764.88
08.010.021.00	Hess	Sandage	Kratka	4/15/2016	wd	\$288,700.00	\$295,000.00	97.9	AG1	160	137	86	\$1,843.75
08.028.128.00	Hess	J-S Farmland	Kratka	4/11/2016	wd	\$566,600.00	\$500,000.00		AG1	320	285	89	\$1,562.50
09.004.012.01	Skallet	Skallet	Mayfield	11/19/2015	wd	\$105,200.00	\$3,500.00	-	AG6	116.7	4	3	\$30.00
10.014.044.03	Crotteau	Bertilrud	Norden	12/7/2015	wd	\$134,000.00	\$74,000.00	181.1	AG1	77.95	76	97	\$949.33
10.033.187.00	Joyce	Solseng	Norden	10/13/2015	prd	\$151,200.00	\$5,100.00	-	AG1	102	51	50	\$50.00
11.014.024.00	Bjerke	Brang	North	3/25/2016	wd	\$195,300.00	\$80,000.00	-	AG4	78.05	51	65	\$1,024.98
12.009.007.00	Carpenter	Dyrdal	Numedal	12/15/2015	cd	\$331,100.00	\$304,000.00	108.9	AG1	160	156	98	\$1,900.00
12.021.064.00	Furusest	Furusest	Numedal	4/14/2016	wd	\$69,600.00	\$53,333.00		AG1	80	39	49	\$666.66
12.021.064.02	Furusest	Olson	Numedal	4/14/2016	wd	\$63,400.00	\$61,400.00	103.3	AG1	76.75	40	52	\$800.00
12.028.113.00	Johnson	Melvie	Numedal	12/11/2015	wd	\$14,100.00	\$25,000.00	56.4	AG1	20.03	13	65	\$1,248.13
13.002.008.02	Naplin	Naplin	Polk Centre	12/7/2015	qcd	\$79,000.00	\$28,200.00	-	AG1	37.6	33	88	\$750.00
13.014.063.00	Naplin	Naplin	Polk Centre	12/10/2015	wd	\$247,100.00	\$90,000.00	-	AG1	120	106	88	\$750.00
16.023.268.02	Engelstad	Rogers	Rocksbury	4/14/2016	wd	\$89,300.00	\$83,400.00	107.1	AG1	40	38	95	\$2,085.00
16.023.270.00	Finstad	Rogers	Rocksbury&Sm	2/23/2016	wd	\$452,000.00	\$490,000.00	-	AG1	223	199	89	\$2,197.31
16.029.307.02	Olson	Chapman	Rocksbury	2/8/2016	wd	\$18,000.00	\$30,000.00	60.0	AG6	20.75	0	0	\$1,445.78
16.030.319.01	Koop	Sandage	Rocksbury	3/22/2016	wd	\$372,900.00	\$360,000.00	-	AG1	149.8	148	99	\$2,402.56
16.031.328.00	Fladeland	Novak	Rocksbury	10/1/2015	cd	\$250,900.00	\$157,748.80	159.1	AG1	98.93	90	91	\$1,594.55
18.014.020.01	Kodiak Group	Philipp	Silverton	5/23/2016	td	\$327,800.00	\$79,633.00		AG1	148	144	97	\$538.13
18.027.083.00	Sandage	Brice	Silverton	12/9/2015	wd	\$618,400.00	\$705,000.00	87.7	AG1	300	293	98	\$2,350.00
18.027.083.01	Strem	Sandage	Silverton	10/20/2015	wd	\$165,900.00	\$184,000.00	90.2	AG1	80	79	99	\$2,300.00
18.027.084.00	Barth	Sandage	Silverton	10/27/2015	wd	\$287,600.00	\$315,087.00	91.3	AG1	140	137	98	\$2,250.62
19.019.112.00	HARK TRF	Brice	Smiley	1/11/2016	wd	\$341,300.00	\$346,117.00	98.6	AG1	154.6	151	98	\$2,238.50
19.030.166.00	Bjorge	Rogers	Smiley	4/21/2016	cd	\$333,800.00	\$320,245.00	104.2	AG3	153.5	135	88	\$2,086.29

AG1 - Land Only AG2 - House Out Buildings AG3 - Out Buildings Only AG4 - House Garage Only AG5 - with MH
AG6 - Rural Vacant Land

Agricultural Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Class	Acres	Till	Ac%	Till	\$/Acre
01.016.073.00	McKercher	Pribyl Hay&Str	Black River	10/6/2014	wd	\$131,700.00	\$141,000.00	93.4	AG2	5.74	0	0		\$24,564.46
02.023.099.00	Stallman	Swanson	Bray	2/5/2015	cd	\$216,000.00	\$44,000.00		AG1	160	138	86		\$275.00
02.030.134.00	Monroe	Tureson	Bray	8/4/2015	wd	\$367,400.00	\$350,000.00	105.0	AG1	159.5	153	96		\$2,195.05
02.030.135.00	Kalsnes	State of MN	Bray	10/18/2014	wd	\$93,600.00	\$125,200.00		AG1	156.1	31	20		\$801.84
03.012.005.00	Harzke	Frahm	Cloverleaf & M	4/1/2015	wd	\$961,700.00	\$1,038,257.00		AG3	483.4	454	94		\$2,147.82
03.023.019.00	Hess	Reichow	Cloverleaf	1/12/2015	wd	\$305,100.00	\$368,000.00	82.9	AG1	160	148	93		\$2,300.00
03.023.021.00	Hess	FSMN Agri Par	Cloverleaf	12/4/2014	wd	\$259,100.00	\$339,000.00		AG3	118	111	94		\$2,872.88
03.023.021.01	Hess	Hruby	Cloverleaf	1/6/2015	wd	\$45,200.00	\$40,000.00	113.0	AG6	40	7	18		\$1,000.00
03.026.033.01	Hess	Frahm	Cloverleaf	4/1/2015	wd	\$278,700.00	\$333,385.00	83.6	AG1	148.7	143	96		\$2,242.30
03.032.056.00	Hess	Reichow	Cloverleaf	1/12/2015	wd	\$261,400.00	\$356,500.00	73.3	AG1	160	146	91		\$2,228.13
05.016.027.01	Horachek	Frahm	Goodridge Twp	10/3/2014	wd	\$362,400.00	\$336,915.00		AG1	145.2	141	97		\$2,320.99
05.021.053.00	Bruhler	Grell	Goodridge Twp	10/23/2014	wd	\$321,300.00	\$460,000.00	69.8	AG1	200	192	96		\$2,300.00
05.021.054.00	Bruhler	Frahm	Goodridge Twp	10/23/2014	wd	\$550,900.00	\$840,000.00	65.6	AG1	365	346.5	95		\$2,301.18
05.032.099.01	Wiskow	Grosz	Goodridge Twp	12/16/2014	cd	\$259,700.00	\$299,920.00	86.6	AG1	150	145	97		\$2,000.00
05.033.103.00	Hoffman	Dahl	Goodridge&Hig	1/30/2015	cd	\$893,100.00	\$1,200,000.00	74.4	AG1	492.8	473	96		\$2,435.06
05.036.116.00	Lovly	Lovly	Goodridge Twp	10/14/2014	wd	\$389,400.00	\$40,000.00		AG2	160	145	91		\$250.00
06.015.085.01	Finseth	Halvorson	Hickory	4/30/2015	cd	\$8,700.00	\$40,000.00		AG6	80	4	5		\$500.00
06.016.092.00	Olson	Olson	Hickory	10/10/2014	wd	\$122,400.00	\$60,000.00		AG1	160	60	38		\$375.00
06.030.158.00	SHOP Farms	Solheim	Hickory	10/15/2014	cd	\$176,400.00	\$40,000.00		AG1	160	156	98		\$250.00
06.035.184.00	Chervestad	Burrack	Hickory	3/19/2015	wd	\$222,800.00	\$192,000.00	116.0	AG1	160	100	63		\$1,200.00
07.001.002.01	Dahl	PARJIM Farm	Highlanding	9/14/2015	wd	\$255,600.00	\$300,000.00		AG1	138.3	137	99		\$2,169.98
07.005.023.00	Horachek	Dahl	Highlanding	2/5/2015	wd	\$122,900.00	\$160,000.00	76.8	AG1	77.42	66	85		\$2,066.65
07.011.047.00	Micke-Pokel	Sjulestad	Highlanding	1/30/2015	wd	\$414,400.00	\$212,500.00		AG1	229	219	96		\$928.11
07.018.081.03	Jensen	Jensen	Highlanding	12/29/2014	wd	\$114,200.00	\$39,000.00		AG3	77.25	59	76		\$504.85
07.027.121.00	Paulson	Staveness	Highlanding	1/7/2015	wd	\$229,100.00	\$150,000.00		AG3	150.5	103	68		\$996.68
08.003.012.00	Dahl	Ewings	Kratka	5/13/2015	wd	\$860,800.00	\$1,050,000.00		AG3	475.7	447	94		\$2,207.18
08.016.089.00	Mickelson	Mickelson	Kratka&Smiley	9/28/2015	cd	\$1,318,400.00	\$675,000.00		AG2	622.7	531	85		\$1,083.97
08.029.136.00	Hursman	Mickelson	Kratka	7/30/2015	wd	\$275,300.00	\$232,000.00	118.7	AG1	160	117	73		\$1,450.00
09.017.042.00	Ebenezer Chu	Lundeen	Mayfield	1/27/2015	cd	\$231,500.00	\$96,000.00		AG3	160	78	49		\$600.00
09.017.043.00	Ebenezer Chu	Wilde	Mayfield	2/13/2015	cd	\$235,100.00	\$96,000.00		AG1	160	107	67		\$600.00
09.019.097.00	Frahm	Hopkins	Mayfield & RLC	3/25/2015	wd	\$1,422,000.00	\$2,045,824.00		AG1	778.2	761	98		\$2,628.78
10.013.029.00	Letnes	Sjaaheim	Norden	2/6/2015	td	\$114,400.00	\$94,000.00	121.7	AG1	115	25	22		\$817.53
10.030.169.07	Hjelle	Olson	Norden	3/30/2015	wd	\$17,400.00	\$22,000.00		AG1	20.33	0	0		\$1,082.14
10.030.169.00	Hjelle	Thygeson	Norden	4/30/2015	wd	\$90,400.00	\$160,000.00	56.5	AG2	40.03	0	0		\$3,997.00
10.033.188.00	Joyce	Dyrdal	Norden	5/11/2015	wd	\$117,900.00	\$152,248.00	77.4	AG3	81	30	37		\$1,879.60
11.013.019.02	Nelson	Nelson	North	6/23/2015	wd	\$650,700.00	\$76,728.00		AG1	310.6	298	96		\$247.07
11.023.099.01	Helt	Barth	North	4/13/2015	cd	\$254,000.00	\$284,135.00	89.4	AG1	110.7	108	98		\$2,567.87
13.001.005.00	Paulson	Fair Creek LLP	Polk Centre	6/23/2015	wd	\$330,300.00	\$425,000.00	77.7	AG3	80	17	21		\$5,312.50
13.005.029.01	Dallmann	State of MN	Polk Centre	2/7/2015	wd	\$26,800.00	\$25,000.00		AG1	29	29	100		\$862.07
14.013.019.00	Anderson	Anderson	Reiner	4/2/2015	cd	\$23,500.00	\$11,000.00		AG1	40	15	38		\$275.00
14.035.138.00	Miller	Miller	Reiner&Star	3/1/2015	cd	\$318,500.00	\$108,450.00		AG3	240.7	209	87		\$450.49
15.007.045.00	DJF Holdings	Proulx	River Falls	11/12/2014	wd	\$63,200.00	\$44,000.00		AG3	4.82				\$9,128.63
15.011.062.02	Johnson	Johnsrud	River Falls	6/29/2015	wd	\$2,700.00	\$600.00		AG6	3	0	0		\$200.00
16.002.044.03	Teie	Fultz	Rocksbury	6/30/2015	wd	\$44,300.00	\$72,000.00	61.5	AG6	37.1	10	27		\$1,940.70
16.015.199.00	Peterson	Peterson	Rocksbury	1/2/2015	wd	\$198,700.00	\$145,000.00		AG2	79.23	50	63		\$1,830.11
16.033.337.01	Asp	Kvalvog	Rocksbury	2/3/2015	wd	\$71,200.00	\$50,000.00		AG1	29.86	27	90		\$1,674.48
16.036.366.00	Loken	Davidson	Rocksbury	3/12/2015	wd	\$34,000.00	\$20,000.00	170.0	AG1	20.47	12	59		\$977.04
17.006.037.00	Moen	Moen	Sanders	5/20/2015	cd	\$265,100.00	\$155,000.00		AG2	178.5	83	46		\$868.15
17.008.057.03	Koop	Kalinowski	Sanders	1/5/2015	wd	\$37,600.00	\$96,000.00	39.2	AG6	76.73	4	5		\$1,251.14
17.011.073.01	Nelson	Lubarski	Sanders	4/20/2015	wd	\$19,000.00	\$42,500.00	44.7	AG6	15	7	47		\$2,833.33
17.028.174.00	Peterson	Trontvet	Sanders	10/23/2014	wd	\$75,800.00	\$72,000.00	105.3	AG1	74.34	43	58		\$968.52
17.032.200.01	Ayers	Simpson	Sanders	7/14/2015	wd	\$345,800.00	\$296,000.00	116.8	AG1	148	142	96		\$2,000.00

AG1 - Land Only AG2 - House Out Buildings AG3 - Out Buildings Only AG4 - House Garage Only AG5 - with MH
AG6 - Rural Vacant Land

Agricultural Sales 10/2014 - 9/2015

18.024.068.01	Barth	PARJIM Farm	Silverton	4/7/2015	wd	\$270,400.00	\$371,350.00		AG1	148	140	95	\$2,509.29
19.002.005.00	Lendobeja	Christensen	Smiley	12/11/2014	wd	\$292,000.00	\$320,000.00	91.3	AG1	158.9	153	96	\$2,014.10
19.020.117.00	Bjorge	Raiter	Smiley	3/19/2015	wd	\$56,600.00	\$50,000.00	113.2	AG1	31.88	28	88	\$1,568.38
19.024.134.00	Donlin	Mostrom	Smiley	5/21/2015	wd	\$84,900.00	\$75,000.00	113.2	AG1	36.04	34	94	\$2,081.02
19.024.134.02	Donlin	Knutson	Smiley	3/27/2015	wd	\$153,300.00	\$182,900.00	83.8	AG2	34.05	17	50	\$5,371.51
19.032.183.01	Nelson	Determan	Smiley	5/13/2015	wd	\$70,000.00	\$75,000.00	93.3	AG4	20	11	55	\$3,750.00
20.003.015.00	Stoltman	Sjulestad	Star	6/17/2015	qcd	\$556,500.00	\$72,000.00		AG2	321.3	255	79	\$224.09
20.021.091.00	Johnson	Frahm	Star	1/15/2015	wd	\$238,300.00	\$225,000.00	105.9	AG3	157.4	118	75	\$1,429.30
20.021.092.02	Johnson	Frahm	Star	1/15/2015	wd	\$80,000.00	\$65,000.00	123.1	AG1	39.31	39	99	\$1,653.52

AG1 - Land Only AG2 - House Out Buildings AG3 - Out Buildings Only AG4 - House Garage Only AG5 - with MH
AG6 - Rural Vacant Land

Commercial Sales 10/2013 - 9/2014

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$\$qft	Year	Acres	Class
11.029.170.07	Holtan	Praire Grain	Dawn Ave	8/14/2014	wd	\$101,900.00	\$150,000.00	67.9	6408	\$23	1977		1/O
25.003.141.10	Bimbo Bakeri	Epiphany Stat	411 N Main	8/1/2014	wd	\$27,400.00	\$65,000.00		2880	\$23	1960		1/O
25.003.239.90	Johnson	Raiter	304 N Main	6/30/2014	wd	\$17,100.00	\$15,000.00	114.0	540	\$28	1930		1/O
25.003.241.90	Helle	Goddard	105 3rd St E	4/14/2014	cd	\$38,800.00	\$40,000.00	97.0	1600	\$25			1/B
25.003.305.60	Swanson	DNT Holdings	213 N Labree	5/30/2014	td	\$220,300.00	\$250,500.00	87.9	7000	\$36	1920		3/P
25.003.307.60	Wilde	Ricks	219 N Labree	3/10/2014	wd	\$87,800.00	\$62,500.00	140.5	Commercial & Residential propertie				
25.003.309.60	Carpenter	M&K Prop	122 3rd St E	4/15/2014	wd	\$54,100.00	\$51,000.00	106.1	3720	\$14	1906		2/B
25.013.019.10	Dimich	ME TRF LLC	310 Red Lake Blvd	6/1/2014	cd	\$211,600.00	\$363,200.00		2784	\$130	1979		1.5/B
25.017.138.50	Thompson	Johnson	811 Atlantic Ave N	4/21/2014	wd	\$120,700.00	\$200,000.00	60.4	3893	\$51	1953		1.5/O
25.076.001.10	Kruta	Farmers Unior	1930 US Hwy 59 SE	11/6/2013	wd	\$448,400.00	\$475,000.00		27018	\$18	1995		1/O
25.108.002.10	Land Holding:	MAKA TRF	1775 US Hwy 59 SE	3/4/2014	lwd	\$823,100.00	\$1,200,000.00	68.6	14000	\$86	2006		1/O
25.112.001.10	Hutchinson	Eidelbes	1157 Barzen Ave S	12/5/2013	wd	\$56,900.00	\$125,000.00	45.5	3060	\$41	1998	0.86	1/O

Commercial Sales 10/2014 - 9/2015

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$\$qft	Year	Acres	Class
11.040.002.00	City of TRF	Concrete Desi	1502 N Main	6/16/2015	wd	\$94,400.00	\$59,226.00		5310	\$11	1960		1/O
11.056.005.20	Aaseby	Wojciechowsk	16185 160th St NE	8/26/2015	cd	\$148,400.00	\$500,000.00		3272	\$153	1974	0.57	1/O
11.057.005.00	Borg	P&K Property	703 Dawn Ave	1/1/2015	cd	\$155,000.00	\$225,000.00	68.9	12080	\$19	1973	1.25	1/O
16.001.009.01	Nevin	Wilde	16375 150th St NE	6/1/2015	cd	\$106,300.00	\$250,000.00		7800	\$32	2000	5	1/O
25.003.137.00	Sprosty	Martin	111 E 4th St	2/3/2015	td	\$46,100.00	\$120,000.00	38.4	1872	\$64	1956		2/P
25.003.213.80	Tbear Prop	Fimrite	303 N Main	9/11/2015	wd	\$121,700.00	\$121,700.00	100.0	7000	\$17	1969		1/P
25.003.220.80	Grisanti	Trontvet	321 N Main	9/23/2015	wd	\$77,600.00	\$130,000.00	59.7	3220	\$40	1920		1/P
25.003.233.90	Thompson	Housey	315 N Labree	9/1/2015	wd	\$142,700.00	\$147,000.00	97.1	3500	\$42	1939		2/P
25.003.235.90	Nevin	DNT Holdings	321 N Labree	6/8/2015	wd	\$39,600.00	\$25,000.00	1/4 Int	1269	\$20	1968		1/O
25.003.244.90	Sebastiano	Myhrer	111 E 3rd St	8/13/2015	wd	\$44,000.00	\$40,000.00	110.0	1392	\$29	1940		2/B
25.003.390.70	Bayne	Sibling Prop L	104 E 2nd St	6/30/2015	wd	\$60,600.00	\$125,000.00	48.5	2800	\$45	1953		1/P
25.005.114.60	Johnson	A.P. LLC	517 S Duluth	6/1/2015	wd	\$158,200.00	\$190,000.00		2510	\$76	1960		1/O
25.006.315.70	Grothe	Las Casas	105 S Markley	10/31/2014	wd	\$95,300.00	\$135,000.00	70.6	2533	\$53	1920		1.5/P
25.006.438.50	Jansen	Solid Investme	1510 Hwy 59 SE	11/1/2014	cd	\$186,000.00	\$250,000.00	74.4	7538	\$33	1953		2/O
25.022.042.00	Collins	Bakken	1114 N Main	11/10/2014	cd	\$45,800.00	\$90,000.00		2000	\$45	1977		1/O
25.044.003.10	Pierce	Valley Animal	1906 E Greenwood St	7/16/2015	wd	\$86,300.00	\$210,000.00	41.1	2688	\$78	1977		1/O
25.054.022.30	Wheatland LL	Wheatland Bo	106 Cottonwood Ave	9/2/2015	wd	\$1,673,900.00	\$1,950,000.00		8608	\$227	2009	1.81	3/O
25.057.003.10	Flatland	Cwikla	1016 W 3rd St	6/12/2015	wd	\$55,600.00	\$92,000.00	60.4	1080	\$85	1972		1/O
25.083.001.10	Northern Ligh	Greenwood Hi	2001 Greenwood St E	12/31/2014	wd	\$798,400.00	\$85,000.00		7863	\$11	1996	1.49	3/O

Commercial Sales 10/2015 - 9/2016 *printed 05-31-2016*

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$\$qft	Year	Acres	Class
11.040.006.00	Lee	ZBM TRF LLC	1430 N Main	1/1/2016	cd	\$111,400.00	\$100,000.00	-	3840	\$26	1965	1.2	1/O
15.007.039.02	Northern Proj	SC Investmen	Hwy 32 S	10/15/2015	wd	\$48,700.00	\$75,000.00	64.9	1800	\$42	2007	5	1/O
23.001.036.01	St Hilaire See	Scoular Co	Hwy 32 S	11/23/2015	lwd	\$1,420,700.00	\$4,418,933.00	32.2	43600	\$101	1993	14.62	2/O
25.001.003.71	NW MN HRA	Northland	1000 Longren Ave	5/2/2016	wd	\$3,849,200.00	\$1,675,000.00		22585	\$74	1995		2/O
25.001.125.41	L & D Invest	Nordhagen Hl	1355 State Hwy 32	4/6/2016	wd	\$236,000.00	\$600,000.00	39.3	17104	\$35	1985	5	1/O
25.003.093.40	Lund	S.T. McDonak	524 N Labree	1/4/2016	cd	\$100,800.00	\$125,000.00	80.6	2424	\$52	1907		3/P
25.003.217.80	Drevlow	Kjersten	313 N Main	2/1/2016	wd	\$29,700.00	\$26,000.00	114.2	1155	\$23	1910		1/P
25.003.295.50	Covenant Lin	CJE Investme	212 N Labree	1/15/2016	cd	\$105,200.00	\$129,900.00	81.0	3000	\$43	1930		2/B
25.022.056.00	D & J Radio	Williamson	1023 N Atlantic	3/3/2016	wd	\$105,500.00	\$110,000.00	95.9	6552	\$17	1950		1/O
25.027.013.00	Farmers Unio	Brouse	714 N Atlantic	1/26/2016	qcd	\$47,200.00	\$80,000.00	59.0	5842	\$14	1939		1/O
25.039.006.00	Omdahl	Mogen Prop	1560 Hwy 59 SE	4/29/2016	wd	\$155,500.00	\$262,500.00	59.2	4564	\$58	1970	1.05	2/O
25.057.007.10	Thompson	Holtan	1008 3rd St W	10/30/2015	wd	\$71,300.00	\$82,000.00	87.0	1600	\$51	1977		1/O
25.080.002.20	Follett	Stordahl	823 Lowell Dr	3/24/2016	wd	\$173,400.00	\$370,000.00	46.9	16500	\$22	1973		1/O
25.103.001.10	Simet	MN Greenleaf	1006 E Greenwood	12/4/2015	wd	\$2,644,600.00	\$1,819,363.00	1/3 Int	38147	\$48	2003		3/O