

**PENNINGTON COUNTY
BOARD OF APPEAL & EQUALIZATION
PENNINGTON COUNTY GOV'T. CENTER
MEETING ROOM A
MONDAY, JUNE 15TH, 2020, 6:00 P.M.**

AGENDA

- 6:00 Oath of Office
- 6:0 Don Sollom
- 6:15 Mark Thune
- 6:30 Mike Mattison

(This agenda is subject to change)

Don Sollom & LeeAnn Nelson

R 25.09200960

This property is located at 127 Fern Road. It was built in 1994. It is a two story home with part one story over basement. It has a 4 stall attached garage with living area above a portion of it. It is located on the Red Lake River.

Donald Sollom and LeeAnn Nelson purchased the home on November 5, 2019 for \$336,700 from Federal Home Loan Mortgage Corporation (Freddie Mac). This home was in foreclosure previously, selling in a Sheriff's sale on March 20, 2018 to Wells Fargo Bank, N.A.

Mr. Sollom feels the estimated market value of \$499,200 is too high.

The following are comparable sales:

	<u>Sale Date</u>	<u>Year Built</u>	<u>One Level Sq. Ft.</u>	<u>Story Height</u>	<u>App. Gross Liv. Area</u>	<u>Gar.</u>	<u>River Front</u>	<u>Sale Price</u>
Subject 125 Fern Rd. R 25.09200960	N/A	1994	3138	2/B 1/B,1/G	4477	4 at.	yes	\$499,200 (EMV)
Sale #1 140 Fern Rd. R 25.09201770	10/1/2019	2002-03	2544	2/B & 1/B	3464	3 at.	no	\$384,000
Sale #2 1405 Oakland Park Rd. R 16.04800331	12/19/2018	1996-97	2932	1/B	2932	2 at. 3 de.	no	\$485,000
Sale #3 102 Willow Ct. R 25.10000910	7/6/2018	2007	3762	1/O	3762	3 at.	no	\$465,000

Sale #1 is a two story home with part one story over full basement. It is slightly newer than the subject property, and is also much smaller. There is a 3 stall attached garage. It is not located on any river.

Sale #2 is a one story home with full basement. It is close to the same age as the subject property, and is also much smaller. There is a 2 stall attached garage as well as a 3 stall detached garage. It is not located on any river.

Sale #3 is a one story home with no basement. It is newer than the subject property, and the gross living area is also smaller. There is a 3 stall attached garage. It is not located on any river.

The subject property has had two arms-length sales before the foreclosure. The first sale was on July 23, 2012; the sale price was \$520,000. The second sale was on May 9, 2014; the sale price was \$545,000.

Based on the above comparable sales as well as the previous sales of the subject property, I believe an estimated market value of \$499,200 on the subject property is fair.



Subject



Sale # 1



Sale # 2



Sale # 3

MT Thune
Represented by Mark Thune

R 25.04500410
R 25.04500611

This property is located on Highway 59 South. Parcel number R 25.04500410 is located behind the MT Thune office building, while parcel number R 25.04500611 is to the southeast of the office building.

MT Thune purchased these parcels from Darrell and Kathy Magner in June of 2019 for \$60,000. The 2020 estimated market values are \$82,700 and \$91,600 respectively for a total of \$174,300.

Mr. Thune feels the estimated market value of \$174,300 is too high.

The following are comparable sales: All of them are along or near Highway 59 Southeast in Thief River Falls.

	<u>Sale Date</u>	<u>Lot Size Sq. Ft.</u>	<u>Lot Size Acres</u>	<u>Sale Price</u>	<u>Sale Price Per Acre</u>
Subject	6/28/2019	174017-total	3.99-total	\$60,000	\$15,037
R 25.04500410 (in back)		121097	2.78		
R 25.04500611 (in front)		52920	1.21		
(In Country Acres 2 nd Addition)					
Sale #1	8/15/2013	43488	1.00	\$50,000	\$50,000
R 25.04500510					
(In Country Acres 2 nd Addition)					
Sale #2	4/12/2018	83060-total	1.91-total	\$200,000	\$104,712
R 25.04604470 (in front)		69657	1.60		
R 25.04604472 (in back)		13403	.31		
(In Auditor's Replat of Block 7 Park Addition)					
Sale #3	1/23/2020	10500	.24	\$20,000	\$83,333
R 25.12401421					
(In Barnick's Fourth Addition)					

Parcel R 25.04500410 is located behind the MT Thune office building. For the most part, the lot is covered with trees. The lot is not paved.

Parcel R 25.04500611 is located to the southeast of the MT Thune office building. It has only a few trees on the east corner. The lot is not paved, and it has access to the frontage road.

Sale #1 sold in 2013 for \$50,000. This parcel is northwest of the MT Thune office building. The lot is not paved and has access to the frontage road.

Sale #2 sold in 2018 for \$200,000. These parcels join the L & M Fleet Supply store. These parcels are paved. Parcel R 25.04604470 has access to the frontage road whereas parcel R 25.04604472 does not.

Sale #3 sold in 2020 for \$20,000. This parcel adjoins the Pizza Hut parcel to the northeast. It is not paved, and there is no access to the frontage road.

Based on the above comparable sales, I feel the present estimated market values on the subject properties are fair.



Parcel #	Seller	Buyer	Twp/Add	Date	Deed	EMV	Sale Price	Ratio	acres	\$/Acre
25.045.004.10	Magner	M. T. Thune LLC	Country Ac. 2nd	6/17/2019	wd	174,300	60,000	290.5	3.99	\$15,038
25.045.005.10	Eaton/Mueller	Hoffman	Country Ac. 2nd	8/15/2013	cd	70,600	50,000	1.41	1.00	\$50,000
25.046.044.70	Kmart	3Gen Prop.	Park Addn	4/12/2018	lwd	208,900	200,000	104.5	1.91	\$104,712
25.124.014.21	TRF Invest.	Kuznia Inc.	Barnick's 4th	1/23/2020	wd	\$13,700	\$20,000	68.5	0.24	\$83,333

Aaron Wedul
Represented by Michael Mattison

R 25.04600440

This property is located at 132 Oak Avenue North. It was built in 2003-2004. It is a one and three-quarter story home with part one story over basement. It has a 2 stall attached garage with a quarter story living area above it. It is located on the Red Lake River.

Michael Mattison says he is in the process of purchasing this home from Aaron Wedul. He said that he offered a price of \$389,000.

Mr. Mattison feels the estimated market value of \$409,300 is too high.

The following are comparable sales:

	<u>Sale Date</u>	<u>Year Built</u>	<u>One Level Sq. Ft.</u>	<u>Story Height</u>	<u>App. Gross Liv. Area</u>	<u>Gar.</u>	<u>River Front</u>	<u>Sale Price</u>
Subject 132 Oak Ave. N. R 25.04600440	N/A	2003-04	2628	1.75/B, 1/B, .25/gar.	3910	2 at.	yes	\$409,300 (EMV)
Sale #1 140 Fern Rd. R 25.09201770	10/1/2019	2002-03	2544	2/B & 1/B	3464	3 at.	no	\$384,000
Sale #2 1405 Oakland Park Rd. R 16.04800331	12/19/2018	1996-97	2932	1/B	2932	2 at. 3 de.	no	\$485,000
Sale #3 102 Willow Ct. R 25.10000910	7/6/2018	2007	3762	1/O	3762	3 at.	no	\$465,000

Sale #1 is a two story home with part one story over full basement. It is close to the same age as the subject property, and is also smaller. There is a 3 stall attached garage. It is not located on any river.

Sale #2 is a one story home with full basement. It is slightly older than the subject property, and the gross living area is also much smaller. There is a 2 stall attached garage as well as a 3 stall detached garage. It is not located on any river.

Sale #3 is a one story home with no basement. It is slightly newer than the subject property, and the gross living area is also slightly smaller. There is a 3 stall attached garage. It is not located on any river.

Based on the above comparable sales, I believe an estimated market value of \$409,300 on the subject property is fair.



Subject



Sale # 1



Sale # 2



Sale # 3

Marie St. Martin
St. Martin Limited Family Partnership
Mar Jac Management Inc
1124 Tyler Ave NE
Bemidji, MN 56601

Dear Adeline:

I am writing this letter as per our conversation on Tuesday April 7, to ask for a valuation reduction on the two properties located at 1907 US Highway 59 in TRF.

The primary reason I believe our valuation should be reduced is we have had the property listed for sale at \$400,000 the past two years and it hasn't sold.

Thank you very much for your consideration.

Sincerely,



Marie St. Martin

928-754-2963

msm3133@suddenlink.net

KENNETH OLSON
 PENNINGTON COUNTY AUDITOR-TREASURER
 P.O. BOX 616
 THIEF RIVER FALLS, MN 56701-0616
 218-683-7022
 http://co.pennington.mn.us.

2020 Property Tax Statement

BILL: 7794

Property ID#: R25.04400210
 Taxpayer:

*TRF
 Parking 304*



TAXPAYER ID: 2380
 ST MARTIN LMTD PARTNERSHIP
 MAR JAC MANAGEMENT INC
 1124 TYLER AVE NE
 BEMIDJI MN 56601-8410

C 13
 S 4977

Description:
 COUNTRY ACRES ADDITION Lot-002 Block-001

1902 GREENWOOD ST E THIEF RIVER FALLS MN

VALUES AND CLASSIFICATION			
Taxes Payable Year:	2019	2020	
Step 1	Estimated Market Value:	52,000	52,000
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	52,000	52,000
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
Sent in March 2019			
Step 2	Proposed Tax:	\$	2,173.67
Sent in November 2019			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:		\$1,607.00
	Second-half Taxes:		\$1,607.00
	Total Taxes Due in 2020:		\$3,214.00

\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>	\$	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$	0.00
Property Tax and Credits	\$	2,130.04
3. Property taxes before credits.		
4. Credits that reduce your property tax		
A. Agricultural and rural land Credits	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	2,130.04	2,179.67
Property Tax by Jurisdiction	\$	700.89
6. County PENNINGTON COUNTY		
7. City or Town THIEF RIVER FALLS	456.84	510.57
8. State General Tax	441.13	404.00
9. School District 0564	276.04	273.30
A. Voter approved levies	176.02	188.39
B. Other local levies	55.29	43.04
10. Special Taxing Districts	16.94	20.41
A. RED LAKE WATERSHED	6.89	7.06
B. AIRPORT AUTHORITY	0.00	0.00
C. OTHERS	0.00	0.00
D.	0.00	0.00
11. Non-school voter approved referenda levies	\$	2,130.04
12. Total property tax before special assessments	\$	2,179.67
Special Assessments on Your Property		
13. Special assessments Int: 2016 STREET	266.68	1,034.33
Prin:	767.65	1,063.96
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$	3,194.00
	\$	1,607.00
	\$	1,607.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: **OCTOBER 15**

Property ID#: R25.04400210
 Bill#: 7794
 Taxpayer: 2380

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: \$ 1,607.00

ST MARTIN LMTD PARTNERSHIP
 MAR JAC MANAGEMENT INC
 1124 TYLER AVE NE
 BEMIDJI MN 56601-8410

PENALTY:

TOTAL:
 MAKE CHECKS PAYABLE TO:

Kenneth Olson
 Pennington County Auditor-Treasurer
 P.O. Box 616
 Thief River Falls, MN 56701-0616



No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

COMM

DE TAX

WITH YOUR SECOND HALF PAYMENT.

KENNETH OLSON
 PENNINGTON COUNTY AUDITOR-TREASURER
 P.O. BOX 616
 THIEF RIVER FALLS, MN 56701-0616
 218-683-7022
 http://co.pennington.mn.us.

2020 Property Tax Statement

		VALUES AND CLASSIFICATION		
		Taxes Payable Year:	2019	2020
Step 1	Estimated Market Value:	501,000	501,000	501,000
	Improvements Excluded:			
	Homestead Exclusion:			
	Taxable Market Value:	501,000	501,000	501,000
	New Improvements/Expired Exclusions:			
	Property Classification:	COMM	COMM	COMM
Sent in March 2019				
Step 2	PROPOSED TAX	Proposed Tax:	\$	18,861.18
Sent in November 2019				
Step 3	PROPERTY TAX STATEMENT	First-half Taxes:		\$9,764.00
		Second-half Taxes:		\$9,764.00
		Total Taxes Due in 2020:		\$19,528.00

\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

BILL: 5109
 Property ID#: R25.00107000
 Taxpayer:

*TRF - Restaurant
 Amy*

TAXPAYER ID: 2380
 ST MARTIN LMTD PARTNERSHIP
 MAR JAC MANAGEMENT INC
 1124 TYLER AVE NE
 BEMIDJI MN 56601-8410
 C 13 S 4977

Description:
 Sect-02 Twp-153 Range-043 1.00 AC
 1 A IN LOT 8 SOUTHERLY OF TRI 1 A TRACT 02-153-43

1907 US HIGHWAY 59 SOUTH THIEF RIVER FALLS MN

Taxes Payable Year:	2019	2020
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>	\$	0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
Property Tax and Credits		
3. Property taxes before credits	\$ 18,432.29	\$ 18,925.68
4. Credits that reduce your property tax		
A. Agricultural and rural land Credits	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	18,432.29	18,925.68
Property Tax by Jurisdiction		
6. County PENNINGTON COUNTY	\$ 6,255.65	\$ 6,538.10
7. City or Town THIEF RIVER FALLS	4,072.03	4,550.92
8. State General Tax	3,295.72	3,018.33
9. School District 0564	2,479.03	2,441.27
A. Voter approved levies	1,612.43	1,733.88
B. Other local levies	492.79	383.59
A. RED LAKE WATERSHED	163.18	196.64
B. AIRPORT AUTHORITY	61.46	62.95
C. OTHERS	0.00	0.00
D.	0.00	0.00
10. Special Taxing Districts	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 18,432.29	\$ 18,925.68
Special Assessments on Your Property		
13. Special assessments Int: 100.75 Prin: 501.57	617.71	602.32
RED LAKE WA 40.59 2011 IMPROV 452.20		
RLWD 14 MAI 3.51		
RLWD WATER 104.03		
RLWD WMD #1 1.99		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 19,050.00	\$ 19,528.00
FIRST HALF DUE	MAY 15	\$ 9,764.00
SECOND HALF DUE	OCTOBER 15	\$ 9,764.00

PAYABLE 2020 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: **OCTOBER 15**

Property ID#: R25.00107000
 Bill#: 5109
 Taxpayer: 2380

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: \$ 9,764.00

PENALTY:

TOTAL:
 MAKE CHECKS PAYABLE TO:

ST MARTIN LMTD PARTNERSHIP
 MAR JAC MANAGEMENT INC
 1124 TYLER AVE NE
 BEMIDJI MN 56601-8410

Kenneth Olson
 Pennington County Auditor-Treasurer
 P.O. Box 616
 Thief River Falls, MN 56701-0616



No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

**St. Martin Family Limited Partnership
Represented by Mrs. Marie St. Martin**

**R 25.00107000
R 25.04400210**

This property is located on Highway 59 South. It is a restaurant/bar with a paved lot behind the restaurant/bar. The most recent renter is The Line on 59. The 2020 estimated market values are \$501,000 and \$52,000 respectively for a total of \$553,000.

Mrs. St. Martin has written a letter of appeal where she states that the main reason she is seeking a reduction in estimated market value is because she has had the property for sale for \$400,000 for the past two years and it hasn't sold.

The following are sales of restaurants:

	<u>Sale Date</u>	<u>Year Built</u>	<u>Square Feet</u>	<u>Story Height</u>	<u>Sale Price</u>
Subject 1907 Hwy. 59 SE R 25.00107000 R 25.04400210 St. Martin Family	10/01/2001	1973 1996 add.	7592	2/O & 1/O	\$553,000 (total EMV)
Sale #1 304 Main Ave. N. R 25.00323990 Johnson to Raiter	6/30/2014	1930	540	1/O	\$15,000
Sale #2 118 Main Ave. N. R 25.00339271 Moen to Carlson	5/30/2019	1910	1200	2/O	\$35,000
Sale #3 700 Highway 32 S. R 25.00104030 EBA Prop. To Rosiebo Prop.	6/15/2018	1940 1976 add.	5090	2/B & 1/B	\$195,000
Sale #4 307 & 309 Main Ave. N. R 25.00321480 R 25.00321580 Efteland to 16 Penny	1/30/2017	1932 1996 add.	7240	1/B & 1/O	\$210,000

The subject parcel R 25.00107000 has a full restaurant and bar with an office and storage upstairs. Parcel R 25 04500611 is a paved parking lot behind the restaurant.

Sale #1 is the location of Johnnie's Café. This is a small restaurant with very limited seating area.

Sale #2 is the location of the former Main Street Café; again very little seating. The main floor, where the restaurant was located, is now used for catering. There are two apartments upstairs.

Sale #3 is the location of the River Walk Public House. They have a full restaurant and bar.

Sale #4 is the location of the Rusty Nail. This is a bar that also has a kitchen for eat in or take out. This sale includes the beauty shop in the northeast corner which was constructed along with the bar and kitchen addition in 1996.

Based on the above sales, I feel the estimated market value on the parcel that has the restaurant and bar (parcel number R 25.00107000) should be lowered to \$397,900.



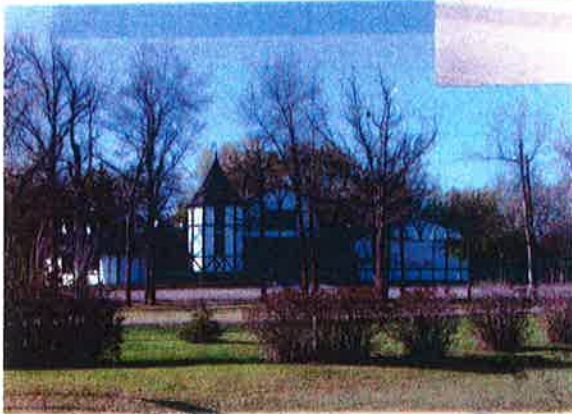
Subject



Sale # 1



Sale # 2



Sale # 3



Sale # 4



Local Board of Appeal and Equalization Record

LBAE 2020

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



PLEASE READ: For this form to work correctly, please open and follow the step by step Record Form Instructions" located on our website here:
<https://www.revenue.state.mn.us/local-board-appeal-and-equalization>

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
2	2	0	0	0	-9,700	39,796,700	

Click for Total EMV Change

Meeting

Date	Remove Row	Add Row
4/23/20	<input type="button" value="Remove Row"/>	<input type="button" value="Add Row"/>

Valuation Activity

Property Owner	Parcel ID	Assessor Land EMV	Assessor Improvements	Assessor Total EMV	Assessor Class	Changes To EMV	Type Of Change
Dudley Johnson	15.01810000	32,200	41,700	73,900	1a Residential Hmstd	-8,900	Value too high - building
	Appeal Code P = Property Owner	Board Land EMV 32,200	Board Improvements 32,800	Board Total EMV 65,000	Board Class 1a Residential Hmstd	Explanation Of Change Reduced EMV	
Property Owner	Parcel ID	Assessor Land EMV	Assessor Improvements	Assessor Total EMV	Assessor Class	Changes To EMV	Type Of Change
Timothy Halling	15.01408202	7,900		7,900	1a Residential Hmstd	-800	Value too high - land
	Appeal Code P = Property Owner	Board Land EMV 7,100	Board Improvements	Board Total EMV 7,100	Board Class 1a Residential Hmstd	Explanation Of Change Reduced EMV	

Local Board of Appeal and Equalization Record

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 Amy Levanhagen	Email alevanhagen@co.pennhngton.mn.us	Telephone Number 218-683-7029
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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 Record Form Instructions" located on our website here: <https://www.revenue.state.mn.us/local-board-appeal-and-equalization>

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

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	0	0	0	0	0	75,692,700	0.00%

[Click for Total EMV Change](#)

Meeting

Date		Add Row <input style="float: right;" type="button" value="+"/>
4/20/20		Remove Row <input style="float: right;" type="button" value="-"/>

Valuation Activity

Property Owner	Parcel ID	Assessor Land EMV	Assessor Improvements	Assessor Total EMV	Assessor Class	Changes To EMV	Type Of Change
Mark Thune	19.01810302	61,000		61,000	2a Agricultural Land	0	Value too high - land
	Appeal Code	Board Land EMV	Board Improvements	Board Total EMV	Board Class	Explanation Of Change	
	P = Property Owner	61,000		61,000			

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	Telephone Number	Submission Date
Amy Levenhagen	arlevenhagen@co.pennington.mn.us	218-683-7029	04/29/20

Pennington County
2020
Township/City Board of Appeal and Equalization Changes

<u>Township</u>	<u>Total Township/City EMV</u>	<u># of Appeals</u>
Bray	38,099,000	0
Goodridge	31,274,900	0
Kratka	45,457,800	0
Norden	46,274,200	0
North	83,254,500	0
Polk Centre	25,310,000	0
Reiner	32,028,900	0
Rocksbury	118,219,600	0
Sanders	47,263,800	0
Silverton	41,036,800	0
Star	36,720,600	0
City of Goodridge	2,356,800	0

Open Book Meetings

<u>Township</u>	<u>Total Township/City EMV</u>	<u># of Appeals</u>
Black River	30,359,500	0
Cloverleaf	34,231,700	0
Deer Park	25,937,600	0
Hickory	27,843,700	0
Highlanding	43,077,800	0
Mayfield	24,335,200	0
Numedal	34,451,700	0
Wyandotte	30,518,000	0
City of St. Hilaire	14,752,500	0
City of Thief River Falls	536,225,100	0

2020 PENNINGTON COUNTY TOWNSHIP AVERAGES

	NUMEDAL	NORDEN	NORTH	SILVERTON	CLOVERLEAF	GOODRIDGE	REINER
AVE. VALUE TILLABLE ACRE	1907	1820	2170	1974	1843	1687	1696
AVE. VALUE DEEDED ACRE	1769	1539	2631	1910	1746	1573	1628
AVE. VALUE BUILDING SITE	16500	16500	16500	16500	16500	16500	16500
TOTAL # BUILDING SITE ACRES	12	35	23	26	11	11	21
AV. VAL. H. & G. PER SITE	87300	110472	159446	98242	120095	110936	97746
	BRAY	SANDERS	ROCKSBURY	SMILEY	KRATKA	HIGHLANDING	STAR
AVE. VALUE TILLABLE ACRE	1909	1742	2174	1951	1806	1661	1525
AVE. VALUE DEEDED ACRE	1619	1513	2476	1922	1673	1577	1364
AVE. VALUE BUILDING SITE	16500	16500	16500	18000	16500	16500	16500
TOTAL # BUILDING SITE ACRES	14	36	39	47	22	32	33
AV. VAL. H. & G. PER SITE	86171	110322	155859	130892	122427	100316	87570
	POLK CENTRE	BLACK RIVER	RIVER FALLS	WYANDOTTE	MAYFIELD	DEER PARK	HICKORY
AVE. VALUE TILLABLE ACRE	2008	1957	2076	1888	1663	1549	1296
AVE. VALUE DEEDED ACRE	1604	1718	1941	1732	1480	1439	1114
AVE. VALUE BUILDING SITE	16500	16500	16500	16500	16500	16500	16500
TOTAL # BUILDING SITE ACRES	10	13	19	20	15	27	16
AV. VAL. H. & G. PER SITE	84269	130529	144537	124755	110179	104559	72813

4/12/20

Agricultural Sales 10/2019 - 9/2020

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Class	Acres	Till	Ac%	Till	\$/Acre
02.028.128.00	Curfman	Anderson	Bray	11/22/2019	wd	\$343,800	\$245,000	140.3	AG2	161.00	109	68		\$1,522
02.032.143.01	Noreen Trust	Scholin	Bray	2/25/2020	td	\$952,400	\$971,082	98.1	AG1	462.42	422	91		\$2,100
02.034.150.04	Nelson	Peterson	Bray	12/5/2019	cd	\$100,200	\$104,034	96.3	AG1	49.55	47	95		\$2,100
03.013.009.00	Grimes	Coleman	Clover Leaf	10/4/2019	wd	\$52,000	\$25,000	208.0	AG1	50.00	60	120		\$500
04.018.077.00	Rustan	Hilgeman	Deer Park	12/13/2019	td	\$104,000	\$516,945	20.1	AG1	286.31	185	65		\$1,806
04.018.078.00	Rustan	Rustan	Deer Park	12/27/2019	td	\$86,300	\$87,556		AG1	56.00	43	77		\$1,564
06.024.130.00	Vettleson	Vettleson	Hickory	5/12/2020	cf	\$157,500	\$200,000		AG1	160.00	115	72		\$1,250
06.025.136.00	Baer	Vettleson	Hickory	10/23/2019	wd	\$141,700	\$165,000	85.9	AG1	160.00	117	73		\$1,031
07.005.020.01	Hoffman	Hruby	Highlanding	12/9/2019	wd	\$239,400	\$150,000		AG1	142.83	139	97		\$1,050
07.019.082.00	Vad	Anderson	Highlanding	12/18/2019	wd	\$28,200	\$47,232	59.7	AG6	59.04	5	8		\$800
07.021.094.03	Horachek, Siverlin	Barnes Family	Highlanding	4/24/2020	wd	\$227,000	\$312,400	72.7	AG1	142.41	99	70		\$2,194
09.005.016.00	Carlson	Wilde	Mayfield	5/21/2020	td	\$257,400	\$150,000		AG1	155.80	141	91		\$963
09.007.022.00	Vettleson	Geske	Mayfield	2/28/2020	wd	\$266,800	\$172,500	154.7	AG1	150.00	143	95		\$1,150
11.055.002.10	Hams	JMS TRF LLC	North	2/4/2020	wd	\$3,500	\$8,100		AG1	3.20	3.2	100		\$2,531
11.055.005.10	Overbye	JMS TRF LLC	North	3/6/2020	td	\$3,500	\$8,100		AG1	3.20	3.2	100		\$2,531
12.019.053.01	Owens	Hermreck	Numedal	2/24/2020	wd	\$326,600	\$280,000	116.6	AG1	160.00	150	94		\$1,750
14.016.041.00	Hoffman	Hruby	Reiner	12/4/2019	wd	\$234,000	\$150,000		AG1	168.00	150	89		\$893
15.001.003.02	Skaaren Cobb	Pribyl Hay & St	River Falls	5/20/2019	wd	\$106,500	\$84,225	126.4	AG1	56.15	50	89		\$946
15.001.008.01	Skaaren	Pribyl Hay & St	River Falls	5/20/2019	wd	\$112,500	\$89,700	125.4	AG1	59.80	53	89		\$1,012
15.001.008.05	Skaaren	Pribyl Hay & St	River Falls	5/20/2019	wd	\$70,000	\$75,000	93.3	AG1	50.00	31	62		\$1,210
16.009.113.02	Oen	Basswood Estate	Rocksbury	2/28/2020	wd	\$75,300	\$85,436	88.1	AG1	29.92	29	97		\$2,855
16.019.226.02	Zaviska	Mehrkens Farms	Rocksbury	12/31/2019	wd	\$25,200	\$27,500	91.6	AG1	11.02	11	100		\$2,495
16.019.229.01	Rondorf	Mehrkens Farms	Rocksbury	10/23/2019	wd	\$322,600	\$370,000	87.2	AG1	151.22	146	97		\$2,447
17.018.126.00	Jagol	Jagol	Sanders	1/24/2020	cd	\$36,000	\$36,000		AG6	40.00	0	0		\$900
17.029.181.01	Oakland	Iverson	Sanders	1/27/2020	wd	\$89,600	\$125,000	71.7	AG2	83.68	50	60		\$1,494
19.015.088.02	Stenseth	Barry	Smiley	2/11/2020	wd	\$171,900	\$140,000	122.8	AG1	120.50	48	40		\$1,162
20.004.022.02	Kotrba	Kotrba	Star	10/17/2019	wd	\$499,500	\$422,000		AG3	340.35	310	91		\$1,240
20.014.061.00	Watne	Buffington	Star	12/5/2019	qcd	\$39,300	\$29,900	131.4	AG6	40.00	22	55		\$748

9/12/20

Rural Residential Sales 10/2019 - 9/2020

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Acres	Stories
03.026.032.00	Carlson	Carlson	Cloverleaf	2/25/2020	wd	\$138,500	\$130,000	N/A	1456	89	1915	2de	8.15	1/B, 2/C
08.030.137.01	Klamar	Newton	Kratka	10/15/2019	wd	\$164,000	\$239,500	68.5	1456	164	1979	2de/1de	10	Split
08.035.163.00	Micke-Pokel Farms	Fiedler	Kratka	5/27/2020	wd	\$52,200	\$35,000	149.1	1216	29	1995	None	2.58	MH
11.013.019.01	Battleson	Ball	North	10/11/2019	wd	\$150,200	\$222,493	67.5	1296	172	1977	2at	3.97	Split
11.031.189.00	Walker	Bellows	North	12/18/2019	wd	\$137,500	\$180,000	76.4	1056	170	1938	2at	5.12	1.25/B
11.049.012.10	Lindquist	RJAudette Property	North	5/7/2020	wd	\$128,600	\$65,000	197.8	1398	46	1978	2de	0.91	1/O
12.021.064.01	Beavis	Newman	Numedal	1/30/2020	wd	\$120,500	\$184,000	65.5	864	213	1978	2de	3.25	Split
12.024.088.00	Nelson	Haugen	Numedal	4/10/2020	wd	\$99,400	\$155,000	64.1	1476	105	1972	None	10.33	1/P
14.020.059.01	Solberg Trust	Cullen	Reiner	1/17/2020	td	\$132,900	\$180,000	73.8	1380	130	1989	2at	5.86	1/B
15.001.008.00	Skaaren	Ottesen	River Falls	5/4/2020	wd	\$105,500	\$108,000		908	119	1910	2de	60	1.5/B
15.005.027.00	Zak	Qualls	River Falls	10/22/2019	wd	\$213,000	\$250,000	85.2	1316	190	1974	2at/2de	4.65	Split
16.001.006.00	Erickson	Harbott	Rocksbury	5/5/2020	wd	\$213,400	\$255,000	83.7	1004	254	1974-7!	2at	7.5	2/B
16.002.022.00	Pederson	Riggle	Rocksbury	12/31/2019	wd	\$123,300	\$128,500	96.0	1176	109	1961	2at	1	1/O
16.019.229.00	Mooney	Peralta	Rocksbury	5/11/2020	wd	\$302,600	\$385,000	78.6	3102	124	2012	2at	8.78	1/O
16.029.309.00	Redd	MacLean	Rocksbury	10/23/2019	wd	\$384,000	\$250,000	153.6	2796	89	1976	2at	9.39	Split
16.031.324.01	Brouse	Morse	Rocksbury	11/26/2019	wd	\$100,200	\$174,900	57.3	720	243	1910	None	5	1.75/B
16.040.004.10	Lane	Thompson	Rocksbury	4/24/2020	wd	\$222,000	\$292,500	75.9	1848	158	1978	2at	0.85	1/B
16.045.007.10	Fay	Svir	Rocksbury	11/27/2019	wd	\$191,600	\$221,500	86.5	1268	175	1978	2at	0.79	Split
17.024.156.00	J & M Prop. Holding	Nelson	Sanders	4/20/2020	wd	\$246,200	\$465,000	52.9	1680	277	1976	2at	22.09	1/B
17.025.159.00	Rondorf	Tusler	Sanders	12/2/2019	wd	\$149,300	\$108,347	137.8	1232	88	1973	2at	10	1/B
17.025.160.01	Nationstar Mortgage	Biel	Sanders	12/2/2019	swd	\$99,200	\$57,600	172.2	1568	37	1986	None	6.7	MH
17.028.175.00	Trontvet	Temple	Sanders	10/3/2019	wd	\$170,400	\$252,500	67.5	1352	187	1973	2at	9.66	Split
18.014.020.00	Kodiak Group	Philipp	Silverton	11/8/2019	td	\$155,500	\$207,000	75.1	968	214	1936	None	12.02	2/P
18.029.095.02	Zerwas	Jacobs/Meyer	Silverton	1/22/2020	wd	\$208,800	\$272,000	76.8	1748	156	1920	2at	19.37	1.5/PB
19.009.056.19	Eberhardt	Fay	Smiley	11/27/2019	wd	\$238,900	\$259,700	92.0	1456	178	2015	2at	5	2/O
19.015.088.00	Stenseth	Stenseth/Barry	Smiley	2/14/2020	wd	\$190,200	\$300,000		1328	226	1904	None	10.22	1.5/B -
19.015.088.01	Harbott	Motteberg	Smiley	5/5/2020	wd	\$226,300	\$288,000	78.6	1664	173	2006	3at	3.96	1/B
19.018.103.04	Bjerken	Demello-Rice/Lee	Smiley	4/29/2020	wd	\$183,800	\$165,000	111.4	1800	92	2003	2de	3	DWMH
21.008.032.00	Likes	Casey	Wyandotte	10/23/2019	wd	\$92,400	\$87,000	106.2	1216	72	2012	None	4.17	MH
23.001.022.00	Sjulson	Myhrer	St. Hilaire	11/12/2019	wd	\$141,900	\$70,000	202.7	1478	47	1948	3de	16.5	1/B

6/12/20

Thief River Falls Residential Sales 10/2019 - 9/2020

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.003.007.30	Barrier	Thompson	603 Horace Ave N	1/22/2020	wd	\$91,200	\$90,000	101.3	1062	85	1915	none	1.25/B
25.003.037.70	Ironi	Homme	604 Arnold Ave N	11/4/2019	wd	\$100,500	\$134,000	75.0	972	138	1921	2de	1.25/P
25.003.044.90	Meyer	Morales	521 Arnold Ave N	3/17/2020	wd	\$121,400	\$121,920	99.6	1256	97	1910	none	1/B
25.003.109.50	Tusler	Forst/Davidson	504 Horace Ave N	12/5/2019	wd	\$114,300	\$130,000	87.9	732	178	1900	2de	1.75/B
25.003.149.10	Friedrich	Jensen	410 Knight Ave N	4/29/2020	wd	\$79,300	\$95,933	82.7	912	105	1890	1de	1.5/P
25.003.172.30	Thompson	Brown	316 5th St W	4/24/2020	wd	\$84,900	\$149,900	56.6	940	159	1935	1at	1/B
25.004.011.20	Escobar	Walker	422 State Ave N	12/18/2019	wd	\$72,100	\$85,100	84.7	616	138	1950	1de	1.25/B
25.004.016.30	Aubol	Drevlow	518 & 524 State Ave	3/27/2020	prd	\$98,600	\$80,000	123.3	856	93	1950	2de	1.5/B
25.004.047.80	Berg	Martinsen	321 State Ave N	11/4/2019	wd	\$108,800	\$120,000	90.7	818	147	1936	2de	1.25/B
25.005.045.80	Lund	Bergee	311 Duluth Ave S	10/8/2019	wd	\$116,900	\$129,900	90.0	728	178	1910	2de/1de	1.75/B
25.005.123.70	Donarski	Harper	516 Duluth Ave S	3/16/2020	cd	\$72,200	\$128,000	56.4	912	140	1948	1de	1/O
25.006.034.70	Larson	Holmgren	331 Tindolph Ave N	2/10/2020	wd	\$60,100	\$106,000	56.7	455	233	1935	1de	1.5/B
25.006.052.80	Price	Klaven	341 Crocker Ave N	11/13/2019	wd	\$171,300	\$183,000	93.6	1078	170	1940	1de	1.5/B
25.006.069.80	Barry/Stenseth	Stenseth	340 Tindolph Ave N	2/14/2020	wd	\$115,100	\$140,000		1020	137	1954	1at	1/B
25.006.088.90	Champ	Mattson	320 Crocker Ave N	4/10/2020	wd	\$145,300	\$165,000	88.1	1104	149	1966	2de	1/B
25.006.116.40	Rhineberger	Russell	214 Maple Ave N	2/11/2020	wd	\$162,400	\$125,130	129.8	1252	100	1954	1at/2de	1/B
25.006.211.90	Lofberg	Lofberg	209 Tindolph Ave	12/31/2019	wd	\$132,700	\$127,070		1180	108	1910	2de	2/O
25.006.226.00	Baumgartner	Neibaur	215 Kendall Ave N	11/7/2019	wd	\$176,000	\$212,430	82.9	1242	171	1974	1at/1de	Split
25.006.233.00	JP Morgan	Leetch	218 Markley Ave N	10/28/2019	swd	\$57,100	\$46,350		540	86	1910	1de	1.5/O
25.006.357.00	Olson	Kirkeby	115 Merriam Ave S	4/27/2020	wd	\$126,600	\$140,000	90.4	1634	86	1945	2de	1/B
25.006.358.00	Haneburg/Roila	Kjono	120 Crocker Ave S	4/3/2020	wd	\$115,400	\$128,700	89.7	916	141	1961	1de	1/B
25.006.372.10	Dahlen	Nelson	1121 1st St E	10/4/2019	wd	\$104,100	\$125,000	83.3	1086	115	1930	2de	1/P
25.006.383.10	Okeson	Lund	108 Merriam Ave N	12/9/2019	wd	\$53,800	\$58,000	92.8	596	97	1910	1de	1.25/B
25.006.422.30	Maidment	Wixol	122 Maple Ave N	10/15/2019	wd	\$132,600	\$165,000		1120	147	1973	1at/2de	Split
25.007.013.40	Broome	Daley	308 Kneale Ave N	10/30/2019	wd	\$151,800	\$165,000	92.0	1314	126	1954	2at/1de	1/O
25.008.001.10	Skala	Elwell	941 Arnold Ave N	12/6/2019	wd	\$141,400	\$160,050	88.3	780	205	1915	1at/2de	1.75/B
25.008.004.10	Tangen	Morin	924 State Ave N	11/26/2019	wd	\$86,200	\$120,000	71.8	674	178	1920	2de	1.25/B
25.008.007.20	Kami	Stine	1007 Arnold Ave N	3/14/2020	wd	\$109,800	\$106,700	102.9	968	110	1955	1at	1/B
25.008.008.20	Liden	Pearson	1003 Arnold Ave N	10/22/2019	wd	\$123,000	\$131,500	93.5	884	149	1920	2at/1de	1.5/B
25.011.041.50	Knott	Green	624 Kendall Ave S	1/28/2020	wd	\$104,200	\$138,740	75.1	824	168	1948	1de	1.25/B
25.011.060.70	Fraser	Olson	830 Kendall Ave S	5/1/2020	wd	\$90,100	\$104,500	86.2	672	156	1935	2de	1.25/B
25.011.066.70	Hanson	Blank	805 Tindolph Ave S	3/17/2020	wd	\$118,200	\$135,000	87.6	768	176	1940	2at	1.25/B
25.011.094.00	Holte	Gebauer	826 Tindolph Ave S	2/11/2020	wd	\$112,000	\$121,250	92.4	741	164	1930	2at	1.5/B
25.012.042.60	Daley	Novak	321 Tindolph Ave S	10/15/2019	wd	\$101,900	\$140,000	72.8	1232	114	1930	2de	1/B
25.012.063.80	Stanley	Barthold	221 Markley Ave N	12/24/2019	wd	\$107,100	\$131,500	81.4	1040	126	1950	2at	1/B
25.012.071.80	Dargon	Coria Mendoza/H	210 St. Paul Ave S	4/27/2020	wd	\$121,500	\$46,000	264.1	1476	31	1900	2de	1.75/B
25.012.107.10	Polo	Jones	414 St. Paul Ave S	11/4/2019	wd	\$117,100	\$134,322	87.2	773	174	1920	2de	1.5/B
25.013.057.10	Bottem	Dehne	604 Red Lake Blvd	11/4/2019	wd	\$104,600	\$108,155	96.7	936	116	1955	2at	1/B
25.014.017.30	Hagman	Eckert	707 Main Ave N	5/12/2020	wd	\$119,900	\$136,000	88.2	884	154	1905	1de	1.75/B
25.014.024.30	Garry	Bowen	716 Knight Ave N	10/25/2019	wd	\$101,000	\$124,000	81.5	760	163	1905	1de	1.5/B
25.015.003.20	Knox Re Inc	Damian	711 Atlantic Ave N	5/8/2020	wd	\$60,200	\$67,415	89.3	728	93	1947	none	1.25/B
25.017.029.50	Hible	Oyster	917 Main Ave N	10/23/2019	wd	\$89,200	\$90,000	99.1	808	111	1936	1de	1/B
25.017.029.50	Oyster	Bernier	917 Main Ave N	1/6/2020	cd	\$89,200	\$91,000		808	113	1936	1de	1/B
25.017.052.60	Fay	Haugen	912 Duluth Ave N	10/1/2019	wd	\$115,300	\$115,114	100.2	711	162	1920	1de	1.75/B
25.017.053.60	Thorn	Murphy	914 Duluth Ave N	1/13/2020	wd	\$56,400	\$75,250	75.0	584	129	1915	none	1.25/B
25.017.063.70	Wagner	Zyla	903 Duluth Ave N	11/20/2019	wd	\$157,300	\$202,500	77.7	1091	186	1908	1de	1.75/B
25.017.077.90	Svir	Kempker	823 Arnold Ave N	3/5/2020	wd	\$121,100	\$129,980	93.2	1454	89	1930	1at/2de	1/P
25.017.105.20	Maloney	Errend	819 Main Ave N	2/24/2020	wd	\$86,600	\$103,500	83.7	832	124	1954	1de	1/B
25.017.111.20	Pavik	Williams	812 Knight Ave N	12/30/2019	wd	\$128,500	\$180,600	71.2	956	189	1910	1de	1.5/B
25.018.020.21	Nelson	Nelson	624 Columbia Ave S	5/6/2020	wd	\$148,000	\$150,000		1448	104	1970	1de	1/O
25.019.016.20	Sprosty	Stanley	112 Jerome St	5/1/2020	td	\$235,700	\$235,000	100.3	1507	156	1997-98	1de	2/O
25.020.001.00	Erickson	King	604 Martha Ave N	10/1/2019	prd	\$145,500	\$158,000		1008	157	1979	2at	Split
25.021.037.40	Haugen	Haugen	936 Arnold Ave N	4/10/2020	wd	\$122,300	\$121,250	100.9	956	127	1940	2at/1de	1.25/B
25.022.021.00	Goodhall	Smeby	1224 Main Ave N	10/2/2019	wd	\$152,500	\$123,400	123.6	1605	77	1946	3de	1/B
25.022.048.00	Amiot	Flynn	1008 Horace Ave N	2/5/2020	wd	\$40,800	\$20,000	204.0	529	38	1930	none	1/P
25.022.084.00	Lian	Wang	928 Horace Ave N	12/12/2019	wd	\$205,400	\$238,273	86.2	1672	143	1920	3de	1.5/O
25.023.013.20	Gervais	Erickson	317 13th St W	12/26/2019	prd	\$129,800	\$128,040		1020	126	1955	1at/2de	1/O
25.026.069.50	Yoder/Saula	Heikkila/Corbly	415 Maple Ave S	5/19/2020	wd	\$171,300	\$165,470	103.5	1312	126	1968	2at	2/O,1/B
25.026.081.50	Clow	Stensrud	520 Kneale Ave S	10/3/2019	wd	\$159,900	\$189,400	84.4	1124	169	1960	1at/1de	1/B
25.033.015.20	Pagnac	Price	817 Alice Dr	11/13/2019	wd	\$212,100	\$188,500	112.5	972	194	1969	2at	2/B
25.033.022.20	Mickelson	Kays/Larson	833 Alice Dr	2/21/2020	wd	\$137,600	\$157,500	87.4	1202	131	1979	2at	1/P
25.033.026.20	Upham	Tangen	814 Crocker Ave S	11/21/2019	wd	\$190,900	\$205,000	93.1	1426	144	1970	3at	1/B
25.038.026.30	Hendrickson	Hackney	105 Westwood Ct	11/21/2019	wd	\$260,900	\$318,000	82.0	1837	173	1984	3at	1.5/O

Thief River Falls Residential Sales 10/2019 - 9/2020

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.047.016.00	Wilson Jr	Sjoberg	16 Holly Ln	1/29/2020	prd	\$275,000	\$300,000		1600	188	1979	2at	1/B
25.059.006.00	Wilde	Korb	1214 Dewey Ave N	10/18/2019	wd	\$74,100	\$95,530	77.6	680	140	1920	1at	1/P
25.062.012.00	Klinker	Klamar	418 Hickory Rd	10/11/2019	wd	\$170,700	\$201,900	84.5	1008	200	1978	2at	Split
25.062.053.00	Wilde	Prestebak	212 Willow Rd	11/8/2019	wd	\$144,900	\$179,900	80.5	1208	149	2019	2de	1/O
25.062.066.00	Merrill	Vertina	159 Willow Rd	10/15/2019	prd	\$65,300	\$40,000		1120	36	1999	none	MH
25.064.010.10	Dazell	Esparza	106 Allwood Ct	12/13/2019	wd	\$177,800	\$164,852	107.9	1560	106	1998	2at	1/O
25.064.035.40	Miller	Asp	906 Spruce Ave S	5/22/2020	wd	\$109,900	\$111,550	98.5	864	129	1979	2de	Split
25.066.002.10	Fed National M	Bourn/Arlt	304 Cardinal Ave	12/31/2019	lwd	\$307,200	\$259,900		2416	108	1979	2at	Split
25.079.005.00	Hinten Propertie	Chaffee	1247 Edgewood Dr	1/7/2020	wd	\$114,900	\$104,954	109.5	1104	95	1969	1at	1/B
25.092.009.60	Federal HL Mor	Sollom	127 Fern Rd	11/5/2019	lwd	\$499,200	\$336,700		3138	107	1994	4at	2/B
25.092.012.60	Amundgaard Tr	Tveiten	113 Fern Rd	4/20/2020	td	\$236,000	\$260,000	90.8	1806	144	1987	3at	1/O
25.092.017.70	Trontvet	Farrokhzad	140 Fern Rd	10/1/2019	td	\$401,200	\$384,000	104.5	2544	151	2002	3at	2/B
25.092.018.70	Swanson	Sorteberg	138 Fern Rd	12/6/2019	wd	\$264,400	\$285,000	92.8	1684	169	1997	2at	Split
25.092.065.40	NWMHC	Mooney	839 Nadine St	5/12/2020	wd	\$159,400	\$250,000		1576	159	2018	2at	1/B
25.097.003.10	Nelson	Hallstrom	1202 Oakland Park I	10/14/2019	wd	\$231,500	\$261,000	88.7	1504	174	2003	2at	1/B
25.101.005.10	Sorteberg	Tricrown	1129 Oakland Park I	11/27/2019	wd	\$201,300	\$235,000	85.7	1224	192	2002	2at	1/B
25.101.029.20	Peralta	Fenno	1120 Wendt Dr	3/6/2020	wd	\$196,400	\$230,000	85.4	1120	205	2006	2at	Split
25.107.004.10	Voecks	Broome	1507 Sunrise Ct	10/20/2019	wd	\$208,800	\$240,000	87.0	1120	214	2007	3at	Split
25.110.029.50	MMCDC	Taray	1901 Washington Av	4/22/2020	wd	\$59,700	\$231,995		960	242	2019-20	2at	Split
25.110.037.50	Schott	Knott	2011 Washington Av	3/24/2020	wd	\$195,600	\$235,000	83.2	1288	182	2013	2at	1/B
25.113.003.00	Kalsnes	Hagman	120 Appletree Ct	10/21/2019	wd	\$179,000	\$195,000	91.8	1444	135	2014	2at	1/O
25.121.013.10	MWMNCD	Gillie	2028 Nelson Dr	12/5/2019	wd	\$169,600	\$217,000		960	226	2019	2at	Split

4/12/20

Res / Comm Vacant Lot Sales 10/2019 - 9/2020

Parcel #	Seller	Buyer	Twp/Add	Date	Deed	EMV	Sale Price	Ratio	Ft	Ft	\$FtFt	DpFt	Acres	\$/Acre
07.006.028.00	Tharaldson	Larson, Tharaldson	High Landing	5/12/2020	wd	\$25,600	\$16,000						6.25	\$2,560
08.021.113.02	Gibson	Stringer	Kratka	4/22/2020	wd	\$47,000	\$84,864	55.4					52.25	\$1,624
11.032.194.07	Johnson	Red Lake Watershed	North	11/4/2019	wd	\$19,200	\$79,470	24.2					8.83	\$9,000
11.069.006.20	Arlt	Champ	North	4/15/2020	wd	\$5,800	\$11,500	50.4	190	\$61	239		0.55	\$20,909
15.001.008.05	Cobb	CHS	River Falls	10/25/2019	wd	\$48,600	\$17,425	278.9					6.97	\$2,500
16.003.044.01	Walker	Melby	Rocksbury	12/6/2019	wd	\$5,400	\$35,000	15.4					6.27	\$5,582
16.010.118.00	Oen	Finstad	Rocksbury	5/11/2020	wd	\$30,900	\$31,000	99.7					47	\$660
16.050.011.60	Heieren	Ellis	Rocksbury	2/4/2020	wd	\$8,800	\$34,510						3.54	\$9,749
16.061.001.00	Magner	Aaland	Rocksbury	5/10/2020	wd	\$3,300	\$15,000	22.0					1.53	\$9,804
18.025.073.01	Gregory	Hutchinson	Silverton	10/4/2019	wd	\$44,800	\$44,000	101.8					8.24	\$5,340
19.008.040.08	Bernier	Nelson	Smiley	1/13/2020	wd	\$10,720	\$17,500						5.05	\$3,465
19.041.003.70	Stokke	Dahlin	Smiley	3/11/2020	wd	\$7,500	\$20,000		581	\$34	312		4.16	\$4,808
21.005.021.01	Culkins	Bernier	Wyandotte	10/3/2019	cd	\$9,000	\$25,000	36.0					10.01	\$2,498
25.008.009.21	Sampson	Loe	Thief River Falls	10/16/2019	wd	\$4,400	\$22,000						0.54	\$40,741
25.009.009.10	TR Storage, Inc	Las Casas LLC	Thief River Falls	1/7/2020	wd	\$5,100	\$20,000		50	\$400	78		0.09	\$222,222
25.012.141.50	Stuckey Properties	TRF Rentals	Thief River Falls	3/1/2020	cd	\$14,100	\$13,407		50	\$268	128		0.15	\$89,378
25.062.054.00	Wilde	Prestebak	Thief River Falls	2/21/2020	wd	\$19,200	\$25,000		72	\$347	132		0.33	\$75,758
25.062.096.00	J Klemmetson Const	Lisov	Thief River Falls	1/16/2020	wd	\$10,800	\$10,000	108.0	65	\$154	127		0.19	\$52,632
25.095.022.20	Advance TRF	Garden Valley Tel	Thief River Falls	5/1/2020	wd	\$7,200	\$82,419	8.7					3.31	\$24,900
25.124.014.21	TRF Investments	Kuznia Inc.	Thief River Falls	1/23/2020	wd	\$13,700	\$20,000		100	\$200	105		0.24	\$83,333

6/8/20

Commercial Sales 10/2019-9/2020

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Acres	Class
01.005.024.00	Wells Concrete	Kost Materials		3/6/2020	wd	\$359,100	\$600,000	59.9	6664	\$90.04	1993/1995	2.93	1/O
01.005.024.00	Kost Materials	Davidson Ready Mix, Inc.		4/17/2020	wd	\$131,200	\$345,000	38.0	6664	\$51.77	1993/2000	1.56	1/O
11.032.194.04	Hanson Const.	Northwest Roofing	16798 120th Ave N	3/19/2020	wd	\$18,100	\$140,000	12.9	3200	\$43.75	1981	2	1/O
11.040.005.00	Brazier	Fast Racing Products	1436 Main Ave N	3/13/2020	wd	\$92,600	\$227,500	40.7	4720	\$48.20	1960	0.89	1/O
11.040.007.00	Hedeen	Lindholm	Hwy 32 N	10/11/2019	td	\$58,400	\$58,400	100.0	1908	\$30.61	1944	2.72	1/O
11.044.004.10	Hendrickson	Johnson Brothers	1533 Main Ave N	3/31/2020	wd	\$119,800	\$160,000	74.9	4744	\$33.73	1975	0.57	1/O
23.002.005.40	The Scoular Company	Minn-Dak Bearings	415 Highway 32 S	2/28/2020	lwd	\$1,451,000	\$169,834	854.4	22600	\$7.51	1993	14.6	1/O
25.001.069.00	77 LLC	JDW Prop.	1901 Highway 59 S	11/14/2019	cd	\$227,700	\$443,353		2045	\$216.80	2019	0.61	1/O
25.003.284.40	Bridgestone	Pomp's Tire	S 220 Horace Ave N	12/16/2019	lwd	\$92,300	\$188,500	49.0	7591	\$24.83	1945	0.19	1/P
25.003.405.82	City of TRF	Bergee/Artma	324 2nd St E	1/24/2020	wd	\$71,700	\$55,000	130.4	2116	\$25.99	1940	0.17	1/B
25.004.042.80	Stuckey Prope	TRF Rentals	501 3rd St W	3/1/2020	cd	\$186,100	\$216,720		2952	\$73.41	1955	0.18	1/O
25.005.045.80	Lund	Bergee	311 Duluth Ave N	10/8/2019	wd	\$116,900	\$129,900	90.0	728	\$178.43	1910	0.32	1.75/B
25.012.140.50	Stuckey Prope	TRF Rentals	413 Merriam Ave S	3/1/2020	cd	\$315,300	\$464,685		5814	\$79.93	1963	0.44	Split
25.017.134.40	Federal Home	A.D.J. Properties	820 Labree Ave N	11/25/2019	swd	\$142,700	\$70,000		1093	\$64	1934	0.32	1.5/B
25.071.019.40	Stuckey Prope	TRF Rentals	550 8th St W	3/1/2020	cd	\$890,400	\$955,188		17820	\$53.60	1979	2.17	1/O

12/18

Agricultural Sales Oct. 2018 - Sept. 2019

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Class	Acres	Till Ac	%Till	\$/Acre
01.010.046.01	Srnsky	Cater	Black River	1/10/2019	wd	\$154,500	\$170,000	90.9	AG1	139.94	96	69	\$1,214.81
02.001.004.00	Morenz	Dyr-Valley Ent.	Bray	1/7/2019	wd	\$367,000	\$288,000	127.4	AG1	160.00	152	95	\$1,800.00
06.005.027.01	Tanem	Lewis	Hickory	3/15/2019	lwd	\$127,900	\$127,500	100.3	AG1	85.16	77	90	\$1,497.18
06.015.086.00	Bakken	Bakken	Hickory	5/7/2019	wd	\$636,380	\$100,000		AG2	433.49	242	56	\$230.69
07.031.138.00	RobAir LLC	Anenson	Highlanding	2/7/2019	wd	\$210,800	\$197,500	106.7	AG1	160.00	71	44	\$1,234.38
08.019.101.00	Efta	Brown	Kratka	12/12/2018	wd	\$289,400	\$180,000	160.8	AG1	160.00	108	68	\$1,125.00
08.021.114.00	Robinson	Mickelson	Kratka	1/28/2019	wd	\$862,800	\$900,000	95.9	AG2	450.36	315	70	\$1,998.40
08.030.137.00	Seashores LL	Nymann	Kratka	10/11/2018	cd	\$231,100	\$202,500	114.1	AG1	150.00	118	79	\$1,350.00
10.015.065.00	Hoglo	Johnson	Norden	7/15/2019	wd	\$174,700	\$175,000		AG5	74.03	45	61	\$2,363.91
10.016.070.00	Skaar Trust	Olson	Norden	4/5/2019	td	\$984,100	\$941,700	104.5	AG1	438.00	419	96	\$2,150.00
10.018.082.02	Olson	Olson	Norden	10/25/2018	cd	\$22,000	\$10,000		AG1	40.00	0	0	\$250.00
10.018.084.00	Bakken	Tri-State Holdin	Norden	7/1/2019	wd	\$250,500	\$355,275		AG1	236.85	133	56	\$1,500.00
10.019.098.02	Helgenset	Audette	Norden	9/10/2019	wd	\$21,300	\$47,500	44.8	AG1	40.00	0	0	\$1,187.50
10.023.115.01	Johnson	Nelson	Norden	4/26/2019	wd	\$79,900	\$45,000	177.6	AG1	47.58	38	79.9	\$945.78
10.026.142.00	Skaar Trust	Olson	Norden	4/22/2019	td	\$733,900	\$681,964	107.6	AG1	409.63	382	93	\$1,664.83
10.026.143.00	Skaar Trust	Olson	Norden	4/22/2019	td	\$287,800	\$320,000	89.9	AG1	160.00	154	96	\$2,000.00
10.027.151.00	Skaar Trust	Olson	Norden	1/31/2019	td	\$325,600	\$464,376	70.1	AG2	78.88	56	71	\$5,887.12
10.030.169.05	Srnsky	Beito	Norden	6/27/2019	wd	\$22,900	\$26,750	85.6	AG1	11.59	0	0	\$2,308.02
10.030.172.00	Fisher	Thygeson Cons	Norden	11/29/2018	wd	\$11,800	\$5,300	222.6	AG1	6.00	0	0	\$883.33
11.032.194.09	McEnelly Trus	McBrotter's De	North	4/8/2019	td	\$102,200	\$354,800		AG1	44.35	42	95	\$8,000.00
12.014.026.00	Molskness	Steinert	Numedal	6/25/2019	wd	\$131,500	\$115,000	114.3	AG2	40.00	29	73	\$2,875.00
13.009.043.00	Melin	Mosbeck	Polk Centre	3/26/2019	wd	\$818,100	\$578,000		AG2	340.00	293	86	\$1,700.00
14.016.043.00	Uglem	Miller	Reiner	4/3/2019	cd	\$256,100	\$256,100		AG1	160.00	147	92	\$1,600.63
14.031.120.00	Liedberg	Wilkens	Reiner	12/31/2018	wd	\$318,800	\$283,936	112.3	AG1	149.44	128	86	\$1,900.00
14.032.123.00	Fjeld-Accardo	Hanson	Reiner	2/25/2019	wd	\$344,300	\$330,000	104.3	AG2	196.35	170	87	\$1,680.67
14.032.123.01	Molskness	Hanson	Reiner	2/14/2019	wd	\$70,900	\$70,000	101.3	AG1	40.00	25	63	\$1,750.00
14.033.128.01	Stenvik	Miller	Reiner	6/24/2019	cd	\$110,900	\$87,985	126.0	AG1	62.00	62	100	\$1,419.11
15.016.091.00	Ault	Hinrichs	River Falls	2/6/2019	td	\$490,500	\$510,000	96.2	AG1	218.51	206	94	\$2,333.99
16.006.091.01	Koop	Nelson	Rocksbury	1/25/2019	cd	\$256,300	\$268,800		AG1	112.00	111	99	\$2,400.00
16.012.149.03	Martell	Sorteberg	Rocksbury	8/21/2019	wd	\$85,500	\$91,000	94.0	AG1	40.00	35	88	\$2,275.00
16.012.149.04	Martell	Northern Crank	Rocksbury	7/30/2018	wd	\$97,500	\$111,650	87.3	AG1	50.75	36	71	\$2,200.00
16.028.303.01	Johnson	Kaste	Rocksbury	12/20/2018	cd	\$69,100	\$45,600		AG3	15.09	8	53	\$3,021.87
17.015.096.00	Leath	Cota	Sanders	7/8/2019	td	\$211,800	\$200,000	105.9	AG1	160.00	143	89	\$1,250.00
17.018.121.01	Steele	Thompson	Sanders	10/1/2018	wd	\$85,400	\$58,800	145.2	AG1	56.00	37	66	\$1,050.00
18.017.031.01	Dupree	Peterson	Silverton	1/3/2019	wd	\$266,600	\$306,600	87.0	AG1	146.00	138	95	\$2,100.00
19.015.092.00	KJO Prop.	Mostrom	Smiley	8/7/2019	wd	\$173,400	\$162,500	106.7	AG1	131.80	44	33	\$1,232.93
19.029.163.00	Arneson	KBS Properties	Smiley	1/18/2019	wd	\$432,200	\$385,000	112.3	AG2	241.00	187	78	\$1,597.51
19.030.170.00	Johnson	Krause	Smiley	11/5/2018	wd	\$206,800	\$221,000	93.6	AG2	21.76	14	64	\$10,156.25
20.007.035.00	Fjeld-Accardo	Molskness	Star	2/25/2019	wd	\$140,700	\$122,000		AG1	79.98	62	78	\$1,525.38
21.013.074.00	Bonney	Peterson	Wyandotte	5/28/2019	wd	\$145,600	\$135,000	107.9	AG1	158.96	5	3	\$849.27

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

12-2019

Rural Residential Oct. 2018 - Sep. 2019

Parcel #	Seller	Buyer	Township	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$\$qft	Year	Garage	Acres	Stories
01.001.002.00	Nelson	Schanzen	Black River	5/31/2019	td	\$295,000	\$412,500	71.5	2857	144	1978	3 at	5.52	1/B
03.024.023.00	Bank of Am	Jacobson	Clover Leaf	1/14/2019	swd	\$120,200	\$85,000		1680	51	1977	none	20.75	1/B
04.016.069.00	Bender	Rev. Mort. So	Deer Park	9/17/2019	swd	\$144,000	\$86,000		1900	45	1963	2 at	0.84	1/P
05.016.027.00	Dahl	Kangas	Goodridge	7/23/2019	wd	\$297,800	\$269,000	110.7	1406	191	1910	2 at	10.4	1.5/O
08.007.074.00	Koropatnicki	Neuschwande	Kratka	10/16/2018	wd	\$151,900	\$155,000	98.0	1768	88	1990	2 de	7.45	MH
10.030.169.06	Mowry	Lafreniere	Norden	6/17/2019	wd	\$188,200	\$225,000	83.6	1008	223	1985	2de/2de	7.27	Split
10.033.186.00	Anderson	Tri-State Hold	Norden	8/1/2019	wd	\$240,900	\$335,000	71.9	2076	161	1990	3 de	15	1/B
10.033.187.01	Bruggeman	Tri-State Hold	Norden	8/1/2019	wd	\$159,700	\$300,000	53.2	1976	152	1978	3 de	18	2/O
10.035.198.00	Hanks	Walseth	Norden	10/29/2018	wd	\$110,900	\$155,000	71.5	705	220	1950	2 de	39.12	1.25/B
11.014.023.00	Spengler	Barth	North	10/2/2018	td	\$205,700	\$255,000	80.7	1668	153	1962	2 at	9.79	1/B
11.021.082.00	Brandt	Brandt	North	9/12/2019	wd	\$153,600	\$131,924		1120	118	1964	1at/2de	1.9	1/B
11.023.095.00	Myers	Myers	North	7/23/2019	wd	\$128,100	\$25,000		1232	20	1900	1 at	8	2/B
11.029.174.00	Johnson	Hible	North	8/30/2019	wd	\$176,300	\$190,000	92.8	1280	148	1920	2 at	16	1.5/P
11.031.880.00	Joppru	Joppru	North	5/22/2019	wd	\$163,200	\$240,000		1280	188	1964	2 at	7.84	1/B
11.056.009.20	Dahlin	Olsund	North	7/11/2019	wd	\$197,500	\$215,000	91.9	1968	109	1978	2 at	0.56	Split
11.062.017.00	Hovet	Barth	North	9/13/2019	wd	\$201,300	\$224,900	89.5	1200	187	1978	2 at	1.18	Split
11.068.021.10	Harms	Fricke Trust	North	7/16/2019	wd	\$217,100	\$245,000	88.6	1800	136	2002	2 at	0.77	1/O
12.014.026.00	Molskness	Steinert/Kraft	Numedal	6/25/2019	qcd	\$131,500	\$115,000	114.3	856	134	1910	1 de	40	1.25/O
12.025.096.00	Larson	Hutchinson	Numedal	4/4/2019	wd	\$156,100	\$115,000	135.7	992	116	1977	2 at	11	1/B
15.009.055.00	Forsberg	Brekkestran	River Falls	2/4/2019	wd	\$146,500	\$190,000	77.1	1448	131	1982	2 de	12.15	1/B
15.018.100.00	Thune Trust	Johnson	River Falls	4/8/2019	td	\$76,900	\$42,000	183.1	762	55	1930	2 de	8.79	1.5/B
16.009.107.01	Samuelson	Daley/Arit	Rocksbury	7/3/2019	wd	\$235,800	\$307,500	76.7	1600	192	1972	2 at	7.47	1/B
16.011.138.00	Ueland	Jore	Rocksbury	6/7/2019	wd	\$196,000	\$205,000	95.6	1176	174	1973	2 de	10	split
16.013.161.00	Wegge	Sutliff	Rocksbury	7/25/2019	wd	\$189,500	\$183,000	103.6	1152	159	1980	2 de	15.73	1/B
16.018.223.00	Koop	Koop	Rocksbury	7/17/2019	td	\$212,100	\$250,000		1656	151	1955	3 de	9.26	1/B
16.029.310.00	Drevlow	Cortez	Rocksbury	10/11/2018	wd	\$253,800	\$240,000	105.8	1344	179	1972	2 at	15.85	1/B
16.040.008.10	Jacobson	Wengeler	Rocksbury	10/9/2018	wd	\$186,100	\$197,000	94.5	1144	172	1975	2 at	1.2	1/B
16.048.003.31	Keogh	Ardaman	Rocksbury	12/19/2018	cd	\$421,000	\$485,000	86.8	2844	171	1996	2 at	3.4	1/B
16.049.003.10	Anderson	Sayler	Rocksbury	8/2/2019	wd	\$286,100	\$270,000	106.0	2232	121	1976	2 at	2.83	1/B
16.052.002.10	Stark	Pennington Cl	Rocksbury	2/11/2019	wd	\$240,900	\$250,000		1680	149	1969	1 at	2.07	1/B
16.052.013.30	Bray	Aarnes	Rocksbury	7/26/2019	wd	\$236,400	\$220,000	107.5	1756	125	1994	2 at	0.38	1/B
17.004.030.01	Koop	Olson	Sanders	7/23/2019	wd	\$188,400	\$213,400	88.3	1176	181	1977	2 at	8.08	Split
17.008.052.02	Determan	Hagan	Sanders	12/3/2018	wd	\$200,800	\$186,000	108.0	1744	107	1900	1 de	10	2/O
17.009.059.01	HUD	Berg	Sanders	9/25/2019	wd	\$154,200	\$113,975		1692	67	1945	2 de	9.96	1.25/P
17.022.147.00	Hoefler	Benitt	Sanders	6/11/2019	cd	\$94,500	\$50,000	189.0	884	57	1975	1 de	4.9	1/B
18.023.061.00	Harzke	Kainz	Silverton	7/10/2019	cd	\$118,300	\$65,000	182.0	1144	57	1965	2 at	10.04	1/B
18.030.104.00	Hunt	Bruggeman	Silverton	9/3/2019	wd	\$244,500	\$300,000	81.5	1728	174	1975	3 at	16	1/B
19.008.040.01	Johnson	Kemnitz	Smiley	1/4/2019	wd	\$259,000	\$341,000	76.0	2892	118	1978	2 at	5	1/B
19.009.056.02	Dahlen	Johnson	Smiley	1/4/2019	wd	\$398,310	\$400,000	99.6	2440	164	1978	3 de	10.64	1.25/B
20.006.027.00	Sandage	Rindahl	Star	11/14/2018	wd	\$65,000	\$33,500		936	36	1920	2 de	11.81	1.25/B
22.001.001.10	Grindelnd	Grindelnd	Goodridge	9/2/2019	qcd	\$14,100	\$7,000		952	7	1977	2 de	0.4	MH
22.004.016.40	Easthouse	Easthouse	Goodridge	4/18/2019	qcd	\$37,300	\$5,000		1040	5	1950	1 de	0.4	1/O
23.001.024.00	Wells Fargo	Carlson	St. Hilaire	10/10/2018	lwd	\$63,300	\$19,000		768	25	1965	none	0.48	1.25/B
23.006.009.30	Dahlen	Henningsen	St. Hilaire	4/29/2019	wd	\$76,700	\$156,000	49.2	960	163	1976	1 de	1	Split

Thief River Falls

Residential Sales

Oct. 2018-Sep. 2019

Parcel #	Seller	Buyer	Address	Date Deed	EMV	Sale Price Ratio	Sqft	\$Sqft	Year	Garage	Stories	
25.010.018.30	Fed. Nationa	Padilla realty	615 S Markley	7/15/2019	lwd	\$46,800.00	\$8,926.05	576	15	1900	1 de 1.5/B	
25.010.019.31	Koop	Severson	627 Michael St.	7/12/2019	wd	\$135,700.00	\$159,900.00	84.9	684	185	1978	2 de 1/B
25.010.033.40	Tureson	Jagol	716 S St. Paul	10/1/2018	wd	\$58,500.00	\$105,000.00	55.7	684	154	1946	1 de 1/B
25.011.002.10	Walseth	Lawson	902 S. St. Paul	10/30/2018	wd	\$128,100.00	\$140,000.00	91.5	1002	140	1910	2 de 1.5/B
25.011.033.40	Kirkeby	Hanson	817 S Kendall	5/15/2019	wd	\$101,600.00	\$124,100.00	81.9	960	129	1960	1 at 1/B
25.011.036.40	Thompson	Melby	805 S Kendall	6/18/2019	wd	\$85,500.00	\$83,420.00	102.5	1088	77	1950	1 at 1/O
25.011.078.90	Daley	Johnson	704 Tindolph S.	6/18/2019	wd	\$133,400.00	\$170,000.00	78.5	696	244	1920	1 at 1.75/B
25.011.090.00	Stromberg	Kriel	806 S. Tindolph	11/19/2018	wd	\$72,200.00	\$84,500.00	85.4	862	98	1955	1 at 1/O
25.011.096.00	Nelson	Sampson	840 S Tindolph	5/23/2019	wd	\$105,000.00	\$165,000.00	63.6	956	173	1910	2 de 1.25/B
25.012.006.40	Haugen	Haugen	315 S Merriam	6/10/2019	wd	\$85,000.00	\$100,000.00		844	118	1950	2 de 1/O
25.012.036.60	Nelson	Nelson	205 S Tindolph	4/5/2019	wd	\$102,400.00	\$112,000.00		960	117	1972	none 1/B
25.012.104.10	J.P. Morgan	Walker	423 S Markley	1/14/2019	swd	\$118,100.00	\$81,100.00		928	87	1939	1 de 1.25/B
25.012.104.10	Walker	Janzow	423 S Markley	8/19/2019	wd	\$118,100.00	\$147,000.00	80.3	928	158	1939	1 de 1.25/B
25.012.111.20	Walseth	Gebur	409 S. Kendall	11/19/2018	wd	\$87,400.00	\$119,900.00	72.9	759	158	1920	2 de 1.5/O
25.012.122.30	Stromlund	Miller	415 S Tindolph	12/7/2018	wd	\$68,100.00	\$62,000.00	109.8	724	86	1952	2 de 1/B
25.012.205.70	Newland	Friedrich	517 S St. Paul	9/13/2019	wd	\$28,000.00	\$55,000.00	50.9	544	101	1900	1 de 1.25/O
25.013.013.10	Nicholson	Thompson	412 Red Lake Blvc	11/2/2018	wd	\$17,500.00	\$25,000.00		960	26	1890	none 2/B
25.013.015.10	Nessel	Munroe	406 Red Lake Blvc	5/14/2019	wd	\$116,100.00	\$128,380.00	90.4	848	151	1910	1 de 1.75/B
25.013.017.10	Nevin	Waggoner	324 Red Lake Blvc	11/2/2018	wd	\$103,200.00	\$138,000.00		924	149	1890	1 de 1.75/B
25.013.018.10	Quicken Loa	Bakken	320 Red Lake Blvc	7/26/2019	qcd	\$109,000.00	\$77,500.00		924	84	1922	2 de 1.25/B
25.014.030.40	Sec. of Hous	BNJ Plg. Inc.	624 Knight Ave N	3/4/2019	lwd	\$111,900.00	\$71,500.00		900	79	1913	1at 1.75/B
25.015.003.20	J&B Andersc	Knox RE Inc.	711 N. Atlantic	11/9/2018	wd	\$52,300.00	\$47,500.00	110.1	728	65	1947	none 1.25/B
25.015.013.30	Trudeau	Dowers	719 N Horace	7/31/2019	wd	\$118,700.00	\$95,000.00	124.9	877	108	1900	2 de 1.75/B
25.015.041.60	Simonson	Noreen	723 Arnold Ave. N	2/22/2019	wd	\$78,600.00	\$84,000.00	93.6	720	117	1920	1 de 1/B
25.015.048.70	Carter Prope	Podlak	615 Arnold Ave. N	11/29/2018	wd	\$33,300.00	\$31,000.00	107.4	1170	26	1905	2 de 1/B
25.015.050.80	Sullivan	Bernier	623 Duluth Ave. N	4/4/2019	prd	\$94,700.00	\$58,000.00		784	74	1940	2 de 1.25/B
25.015.063.00	Mickelson	Dicken	617 N. Horace	2/14/2019	wd	\$104,900.00	\$148,000.00	70.9	861	172	1910	none 1.5/B
25.015.068.10	Berglund	Walker	622 N Horace	10/24/2018	wd	\$86,100.00	\$87,300.00	98.6	1170	75	1906	2 de 1.5/B
25.017.007.20	Jorgenson	Timm	303 9th St. E	1/3/2019	wd	\$87,500.00	\$116,000.00	75.4	697	166	1905	none 1.5/B
25.017.021.40	Scramstad	Peterson	902 Main Ave. N	11/6/2018	wd	\$137,100.00	\$125,000.00	109.7	1207	104	1938	1 at 1.5/B
25.017.034.50	Sollom	Seng	901 Main Ave. N.	9/12/2019	wd	\$142,700.00	\$190,000.00	75.1	1233	154	1938	3 at 1.25/B
25.017.037.50	Wiskow	Johnson	910 Knight Ave N	2/28/2019	wd	\$62,900.00	\$65,000.00		688	94	1937	1 de 1/B
25.017.063.70	Nelson	Wagner	903 Duluth Ave. N	2/12/2019	wd	\$152,700.00	\$183,475.00	83.2	1091	168	1908	1 de 1.75/B
25.017.073.80	Olson	Jensen	915 N. Arnold	11/9/2018	wd	\$146,700.00	\$127,000.00	115.5	1560	81	1953	1 at/2 de 1/O
25.017.104.20	Eddleblute	Fish	823 Main Ave. N	7/8/2019	wd	\$120,300.00	\$85,000.00	141.5	1080	79	1920	2 de 1.25/B
25.018.038.30	Langlie	Kirkeby	106 E Parkview	5/31/2019	prd	\$198,000.00	\$205,000.00		1360	151	1976	2 at 1/B
25.018.039.30	Brahosky	Stevens	816 S Columbia	11/29/2018	wd	\$83,200.00	\$55,000.00	151.3	814	68	1900	2 de 1/B
25.020.033.30	Stevens	Meyer	605 N Gleason	10/3/2018	wd	\$104,200.00	\$110,000.00	94.7	1045	105	1940	2 at/2 de 1/O
25.021.009.00	Webb	Snoozy	1018 N Knight	8/30/2019	wd	\$115,800.00	\$151,000.00	76.7	825	183	1940	2 de 1.25/B
25.021.014.20	Young	Hjelle	1009 N Knight	9/20/2019	wd	\$109,200.00	\$145,000.00	75.3	1032	141	1950	2 de 1/P
25.021.015.20	Yoder	Johnson	1003 N Knight	10/22/2018	wd	\$92,100.00	\$117,000.00	78.7	864	135	1935	2 de 1/B
25.022.061.00	LaRoque	Erickson	1022 N LaBree	1/18/2019	wd	\$102,300.00	\$118,000.00	86.7	972	121	1948	2 de 1/B
25.022.062.00	Daley	Crapeau	1020 N LaBree	7/1/2019	wd	\$100,500.00	\$105,000.00	95.7	616	170	1946	3 de 1.25/B
25.023.004.10	Lehr	Liden	1306 N Duluth	8/16/2019	wd	\$158,700.00	\$209,500.00	75.8	996	210	1973	2 at split
25.023.024.30	Delorme	Johnson	1307 N Arnold	10/24/2018	wd	\$151,000.00	\$165,000.00	91.5	1232	134	1971	2 at 1/B
25.023.027.30	Berg	Martinson	1301 N Arnold	3/29/2019	wd	\$146,400.00	\$152,000.00	96.3	1230	124	1960	2 de 1/O splii
25.025.008.10	Wilson	Cabrales	942 S Crocker	5/15/2019	wd	\$171,200.00	\$146,000.00	117.3	1410	104	1972	4 de 1/B
25.026.011.10	Wanner	Determan	308 S. Maple	12/3/2018	wd	\$154,200.00	\$152,106.00	101.4	1182	129	1953	1 at/2 de 1/B
25.026.022.20	Lien	Huerd	303 Maple Ave. S	8/7/2019	wd	\$118,700.00	\$130,000.00	91.3	1008	129	1956	1 de 1/B
25.026.053.40	Buringrud	McCoy	445 Kneale Ave S	5/28/2019	wd	\$149,100.00	\$127,500.00	116.9	1056	121	1964	2 de 1/B Spl
25.026.065.40	Hanson	Eddleblute	420 S Merriam	7/1/2019	prd	\$164,800.00	\$187,500.00		1096	171	1958	2 de 1.25/B
25.026.069.50	Peterson	Yoder	415 Maple Ave. S.	10/22/2018	wd	\$177,100.00	\$159,000.00	111.4	1312	121	1959	2 de 2/B
25.026.087.50	Henrickson	Froiland	426 S Kneale	4/30/2019	wd	\$120,400.00	\$139,000.00	86.6	832	167	1955	1 at 1.25/B
25.031.002.00	Stine	Hanson	1225 N Arnold	5/31/2019	prd	\$62,600.00	\$74,292.18		724	103	1935	1 at 1/O
25.031.004.00	OK Enterpris	Dakota Drive	1209 N Arnold	5/1/219	wd	\$64,400.00	\$64,400.00	100.0	604	107	1948	1 de 1/B

Thief River Falls

Residential Sales

Oct. 2018-Sep. 2019

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Garage	Stories
25.031.004.00	Dakota Drive	Matter	1209 N Arnold	8/19/2019	wd	\$64,400.00	\$55,000.00	117.1	604	91	1948	1 de	1/B
25.031.038.00	George	Winter	1124 N Duluth	10/5/2018	wd	\$41,600.00	\$46,000.00	90.4	572	80	1915	1 de	1/O
25.033.014.20	Hemberger	Wheat	815 Alice Drive	4/29/2019	wd	\$179,500.00	\$198,000.00	90.7	1296	153	1972	1 at	1/B
25.034.007.10	Stensrud	Rasmussen	202 N Sherwood	9/30/2019	wd	\$230,700.00	\$214,500.00	107.6	1771	121	1961	2 at	1/B
25.034.031.30	Matson	Forsberg	1821 Robinhood C	2/4/2019	wd	\$185,600.00	\$170,000.00	109.2	1392	122	1972	2 at	1/Split
25.035.006.10	Hassert	Rahman	312 Sherwood Ave	10/2/2018	wd	\$191,900.00	\$189,000.00	101.5	1300	145	1971	2 at	1/B
25.036.007.10	Knutson	Efteland	315 N. Oriole Ave.	11/21/2018	wd	\$193,600.00	\$188,500.00	102.7	1280	147	1974	4 at 1 de	1/B
25.036.012.10	Barth	Pervis	314 Sherwood Ave	2/4/2019	wd	\$222,800.00	\$257,500.00	86.5	1804	143	1971	2 at	1/B Spl
25.038.012.10	Rausch	Sorgaard	1227 Edgewood D	1/10/2019	wd	\$188,900.00	\$215,600.00	87.6	1040	207	1973	2 at	1/B
25.038.025.30	Reuter	Kalahgen	103 Westwood Ct.	2/1/2019	td	\$220,500.00	\$210,000.00	105.0	1385	152	1973	2 at	2/B
25.038.035.40	Haj	Walker	102 Idlewood Ct	8/29/2019	wd	\$268,800.00	\$220,000.00	122.2	2807	78	1971	2 at	1/B Spl
25.038.043.50	Elseth	Larson	1224 Edgewood D	4/29/2019	wd	\$211,100.00	\$241,000.00	87.6	1312	184	1974	2 at	1/B Spl
25.040.001.16	Benter	Sabandit	135 Belleville Ct	7/2/2019	wd	\$111,600.00	\$138,000.00	80.9	1136	121	1978	1 at	1/B
25.040.002.10	Simenson	Knutson	133 Belleville Ct	10/3/2018	wd	\$118,800.00	\$153,500.00		1136	135	1978	1 at	1/B
25.043.004.21	Breezy Dr. D	Wegge	108 Breezy Drive	8/1/2019	wd	\$182,900.00	\$256,000.00	71.4	1804	142	2018	2 at	1/O
25.048.004.00	Heyn	Joppru	1149 Riverdale Dr	5/22/2019	wd	\$234,600.00	\$230,000.00	102.0	2504	92	1970	2 at 1 de	1/B
25.049.002.00	McIntosh	Thydean	1106 Oakland Par	7/15/2019	wd	\$104,700.00	\$105,000.00	99.7	852	123	1960	1 at	1/B
25.049.017.20	Walters	Hible	1009 Oakland pk r	10/17/2018	wd	\$220,800.00	\$191,667.28	115.2	2620	73	1951	2 at	1/O
25.060.013.02	Leopold	Chervestad	1020 Elizabeth Av	8/2/2019	wd	\$172,500.00	\$200,000.00	86.3	1364	147	2000	2 at	1/B
25.061.001.10	Hanson	Moloney	713 11th St. E	4/18/2019	wd	\$152,200.00	\$158,000.00	96.3	938	168	1930	2 de	1/B
25.061.006.10	Halsa	Lion	1128 Madge Ln. D	10/31/2018	wd	\$137,000.00	\$184,500.00	74.3	1118	165	1979	1 at	1/B
25.062.011.00	Barth	Swenson	414 Hickory	9/5/2019	wd	\$140,300.00	\$167,000.00	84.0	864	193	1978	1 at	Split
25.062.076.00	Johnson	Armstrong	606 Cherry Rd.	11/15/2018	wd	\$200,100.00	\$184,200.00	108.6	1732	106	2000	2 at	1/O
25.062.080.00	Caperton	Nelson	614 Cherry Road	6/26/2019	wd	\$146,700.00	\$152,000.00	96.5	1064	143	1940	2 de	1/B
25.062.088.00	Bjorkman	Anderson	617 Evergreen St	8/22/2019	wd	\$175,300.00	\$185,000.00		1236	150	2014	2 at	1/B
25.064.033.40	Gottipati	Pasch	1204 Greenwood S	12/3/2018	wd	\$173,200.00	\$169,840.00	102.0	1176	144	1977	2 at	split
25.064.034.40	Sandahl	Dahlen	1202 Greenwood S	1/10/2019	wd	\$206,300.00	\$190,000.00	108.6	1986	96	1977	2 at	1/O
25.065.008.00	Blais	Thirumalaivel	124 Eastwood Dr.	7/9/2019	wd	\$355,400.00	\$350,000.00	101.5	2960	118	1977	3 at	1/B
25.079.001.00	Edgar	Poucher	1257 Edgewood D	7/12/2019	wd	\$103,700.00	\$109,600.00	94.6	880	125	1938	1 de	1.25/B
25.079.005.00	Olds	Gall	1247 Edgewood D	3/7/2019	wd	\$19,800.00	\$4,000.00		1104	4	1969	1 at	1/B
25.079.005.00	Gall	Hinten Prope	1247 Edgewood D	7/17/2019	wd	\$19,800.00	\$18,924.62	104.6	1104	17	1969	1 at	1/B
25.087.001.10	Pederson	Hebert	136 Belleville Ct	6/5/2019	wd	\$120,600.00	\$137,900.00	87.5	1066	129	1995	1 at	1/O
25.092.066.40	MMNCDC	Mercil	835 Nadine St	8/16/2019	wd	\$67,700.00	\$254,000.00		1120	227	2019	2 at	1/B
25.100.015.10	tHOMPSON	Dahlen	1071 Hanson Drive	4/29/2019	wd	\$203,000.00	\$188,500.00	107.7	1691	111	2012	3 at	1/O
25.101.023.20	Lunde	Sevigny	1224 Wendt Dr	6/6/2019	td	\$192,000.00	\$232,500.00	82.6	1300	179	2004	2 at	1/B
25.101.028.20	Cota	Peterson	1126 Wendt Dr.	10/26/2018	wd	\$193,700.00	\$226,900.00	85.4	1234	184	2007	2 at	1/B
25.103.007.20	Anderson	Mercer	1104 Greenwood S	10/16/2018	wd	\$108,100.00	\$136,000.00	79.5	1022	133	2004	1 at	1/O
25.103.012.21	Schulte	Battleson	922 Alice	9/23/2019	wd	\$163,500.00	\$177,000.00	92.4	1563	113	2007	2 at	1/O
25.107.010.10	Stevens	Kainz	1525 Cartway Dr.	8/30/2019	wd	\$206,400.00	\$218,000.00	94.7	1288	169	2009	2 at	1/B
25.110.005.20	Petrovich	Muir	600 Knox St.	11/30/2018	wd	\$228,300.00	\$242,500.00	94.1	1288	188	2012	3 at	1/B
25.110.012.30	Carlson	Cutler	2010 Northrop Ave	6/14/2019	wd	\$223,600.00	\$242,500.00	92.2	1288	188	2012	2 at	1/B
25.110.014.40	MMNCDC	Odberg	2000 Washington .	5/22/2019	wd	\$93,500.00	\$236,500.00		1764	134	2018	2 at	split
25.110.019.40	Amundson	Peterson	2010 Washington .	1/14/2019	wd	\$210,200.00	\$215,000.00	97.8	1185	181	2011	2 at	1/B Spl
25.110.030.50	Best	Bakke	1903 Washington .	4/24/2019	wd	\$202,500.00	\$230,000.00	88.0	1120	205	2013	2 at	1/B Spl
25.113.006.00	Hebert	Koop	609 Cherry Rd	6/24/2019	wd	\$162,800.00	\$192,000.00	84.8	1520	126	2013	2 at	1/O
25.114.001.00	Schmidt	Roach	402 Evergreen St	2/4/2019	wd	\$180,200.00	\$205,000.00	87.9	1468	140	2014	1 at	1/O
25.115.001.01	Useldingr	Keogh	102 Gabbi Ct.	12/10/2018	wd	\$165,200.00	\$226,000.00		1302	174	2017	2 at	1/O
25.115.003.00	Anderson Cc	Sandahl	108 Gabbi Ct.	11/13/2018	wd	\$179,200.00	\$236,435.00		1546	153	2018	2 at	1/O
25.115.003.01	Anderson Cc	Germundson	110 Gabbi Ct.	11/14/2018	wd	\$182,000.00	\$235,285.00		1522	155	2018	2 at	1/O
25.121.004.10	MMNCDC	Dagg	2015 Greenwood S	4/29/219	wd	\$119,800.00	\$161,750.00		912	177	2016	none	1/B Spl
25.121.025.10	MMNCDC	Alvarado	2004 Nelson	9/6/2019	wd	\$7,500.00	\$153,600.00		1024	150	2019	none	1/O

12-2019

Res / Comm Vacant Lot Sales Oct. 2018 - Sep. 2019

Parcel #	Seller	Buyer	Twp/Add	Date	Deed	EMV	Sale Price	Ratio	Ft	Ft	\$FtFt	DpFt	Acres	\$/Acre
10.025.143.01	Johnson	Moyer	Norden (Pole Shed)	4/9/2019	wd	\$53,900	\$125,000						28.13	\$4,444
11.028.141.00	Sjobergs	Benoit	North	12/14/2018	wd	\$6,700	\$5,500	121.8					5	\$1,100
11.056.014.30	Metalak	Griffen	North (Garage only)	1/10/2019	wd	\$49,800	\$38,000	131.1					1	\$38,000
11.069.006.20	Jorde	Arlt	North	7/24/2019	wd	\$5,800	\$14,500	40.0	190			239	1.04	\$13,942
16.003.044.01	Melby	Novak	Rocksbury	11/6/2018	wd	\$5,400	\$32,000	16.9					14	\$2,370
16.004.078.01	Syverson	Penn. County	Rocksbury	1/8/2019	wd	\$13,200	\$35,250						5	\$7,050
16.047.010.00	Nelson	McMullen	Rocksbury	12/17/2018	wd	\$30,500	\$55,000	55.5					4.12	\$13,350
16.073.001.10	Ness	Novak	Rocksbury	5/9/2019	cd	\$18,600	\$33,000	56.4					2.98	\$11,074
19.009.056.03	Dahlen	Johnson	Smiley	1/25/2019	wd	\$46,200	\$100,000	46.2					18.51	\$5,402
19.015.092.04	KJO Prope	Gregory	Smiley	10/1/2018	cd	\$27,500	\$25,000	110.0					6.06	\$4,125
19.015.092.05	KJO Prope	Hendricks	Smiley	4/17/2019	wd	\$27,500	\$22,000	125.0					6.06	\$3,630
19.015.092.06	KJO Prope	Hendricks	Smiley	4/17/2019	cd	\$13,200	\$17,500	75.4					6.06	\$2,888
19.015.092.08	KJO Prope	Gudmundson	Smiley	7/15/2019	cd	\$27,500	\$30,000	91.7					6.06	\$4,950
19.018.109.01	Steiger	Paulson	Smiley (Garage only)	11/14/2018	wd	\$57,300	\$125,000	45.8					3.7	\$33,784
25.003.332.90	Kezar	Larson	219 N. Duluth	10/16/2018	wd	\$49,700	\$20,000	248.5	50			140	0.5	\$40,000
25.006.308.70	Liden	Solberg	714 1st St. E	6/12/2019	wd	\$6,200	\$3,500	177.1	49			75	0.08	\$43,750
25.013.025.20	Olson	City of TRF	602 N Dewey	8/28/2019	prd	\$11,900	\$9,800		50			140	0.16	\$61,250
25.013.025.20	City of TRF	Olson	602 N Dewey	9/17/2019	wd	\$11,900	\$9,800		50			140	0.16	\$61,250
25.022.007.00	Hinden	Miramontes	1311-17 N LaBree	9/4/2019	wd	\$9,100	\$15,000	60.7	151			150	0.52	\$28,846
25.038.023.30	Stauss	Greene	1209 Greenwood (Ga	1/7/2019	wd	\$36,300	\$55,000						0.29	\$189,655
25.045.004.10	Magner	M.T. Thune LLC	Country Ac. 2nd	6/17/2019	wd	\$174,300	\$60,000	290.5					3.99	\$15,038
25.054.001.10	Trentzsch	MTH of Bemidji	Nopers 3rd	5/24/2019	wd	\$55,300	\$250,000	22.1					2.95	\$84,746
25.062.050.00	Northern St	Wilde	204 Willow Road	11/7/2018	wd	\$52,800	\$33,000	160.0					1	\$33,000
25.094.006.10	Tweet	Strauss	2441 Nelson Drive	2/7/2019	td	\$23,900	\$66,110	36.2	180			232	1.05	\$62,962
25.102.004.10	Archer Rea	TRF Apt. Hldgs	1218 St. Hwy 32 S	11/9/2018	wd	\$38,500	\$165,000	23.3					3	\$66,000

10-2019

Commercial Sales Oct. 2018 - Sep. 2019

Parcel #	Seller	Buyer	Address	Date	Deed	EMV	Sale Price	Ratio	Sqft	\$Sqft	Year	Acres	Class
05.021.050.01	Hutchinson	Boutain	18485 St. Hwy 2	11/6/2018	cd	\$76,200.00	\$17,500		4624	\$4	1976	1.84	1/O
11.032.194.02	Robson	Ellingson	16788 120th Ave	5/29/2019	wd	\$200,300.00	\$255,000	78.5	7197	\$35	1977	8	1/O
11.032.194.04	Robson	Barry	16788 120th Ave	5/10/2019	wd	\$18,700.00	\$35,000	53.4	3200	\$11	1981	2	1/O
11.032.194.04	Barry	Hanson Cons	16788 120th Ave	6/13/2019	wd	\$18,700.00	\$120,000	15.6	3200	\$38	1981	2	1/O
25.001.032.20	S&L Develop	Tango TNE L	1820 St. Hwy 1	6/3/2019	lwd	\$532,500.00	\$1,475,000	36.1	22600	\$65	1977	14.1	1/O
25.001.035.30	Valley Home	Valley Assist	523 Arnold Ave.	7/3/2019	wd	\$1,971,900	\$2,500,704	78.9	41934	\$60	1963	9.44	1/O
25.001.125.41	Nordhagen H	Waste Maste	1345 Hwy 32 S	9/30/2019	wd								
25.002.004.30	NWI Properti	Mogen	1110 Pennington	1/3/2019	wd	\$513,400.00	\$1,400,000	36.7	71800	\$19	1970	13	1/O
25.003.229.90	Elks Ldge TR	Knox Re Inc.	115 3rd St. E	3/22/2019	wd	\$95,700.00	\$65,000	147.2	8700	\$7	1920		2/B
25.003.320.70	GDH of TRF	GW Larson C	225 Main Ave. N	2/15/2019	wd	\$145,400.00	\$150,000	96.9	13500	\$11	1964	0.31	1/B
25.003.392.71	Moen	Carlson	118 Main Ave. N	5/30/2019	wd	\$55,100.00	\$35,000	157.4	1200	\$29	1910	0.04	2/O
25.013.053.80	Bohnenkamp	Brio Group LI	502 Davis Ave. N	8/15/2019	wd	\$103,000.00	\$170,000	60.6	2480	\$69	1900	0.45	1.5/O
25.057.003.10	Cwikla	Sturgeon	1016 3rd st W	10/25/2018	wd	\$60,000.00	\$65,000	92.3	1080	\$60	1972	0.4	1/O
25.063.001.10	Solhiem	RJ Audette P	601 13th St. W	5/21/2019	cd	\$429,700.00	\$425,000	101.11	6268	\$68	1977		2/O
25.096.002.00	Dean Foods I	Paradis Brot	1220 Hwy 32 S	4/11/2019	lwd	\$661,400.00	\$515,000	128.4	31480	\$16		7.32	
25.117.002.10	Tofte	MAAMS LLC	1902 Hwy 32 S.	12/3/2018	td	\$180,000.00	\$365,000	49.3	6000	\$61	1995	2.2	1/O