

OWNERS COPY

REAL ESTATE APPRAISAL REPORT

mn DEPARTMENT OF
TRANSPORTATION

S.P.: 4210-49RW

C.S.: 4210 (68=68) 901

Parcel: 4210-901-238B

Owner: City of Marshall

Parcel Address: Highway 68, Marshall, MN
56258

Appraiser: Alice Lenzmeier





MDV Report

May 6, 2020

Summary

State Project:	4210-49RW (TH 68) Parcel 4210-901-238B
Control Section:	CS/900: 4210 (68=68) 901
Owner:	City of Marshall
Address:	Xxx Highway 68, Marshall, MN 56264
County:	Lyon County
Parcel ID Number	27-625005-0
Legal Description:	PT OF THE SE ¼ OF THE SE ¼ SECTION 32, TOWNSHIP 112 NORTH, RANGE 41 WEST
Purpose:	Estimating a value of the proposed acquisition
Intended Users:	MnDOT
Entire Tract:	306,430 Square feet; 7.03 Acres
Improvements:	None
Zoning:	Commercial
Highest and Best Use:	As Vacant: Commercial As Improved: Continued Use as Commercial
Intended Acquisition:	A Fee Acquisition of 3,750 SF and A Temporary Easement over 5,182 SF from March 17, 2020 to 12/01/2025 or 69 months
Estimate of Compensation:	\$9,200.00(r)
Value Approach / Effective Date:	Sales Comparison Approach / March 17, 2020
Appraiser:	Alice Lenzmeier, MN Certified General Real Property Appraiser, Lic. No. 4000395

Property Appraised

The subject of this analysis is a 306,430 square foot commercial site along T.H. 68 in Minneota, Minnesota. The site is vacant and is part of the U.S. Army Corp of Engineer Diverson Project so the value of the land, as though vacant is appraised herein. There are no site improvements and landscape that will be impacted during construction.

Scope of Work

An MDV is an abbreviated appraisal of properties directly impacted by an acquisition for public right-of-way, whereby damages or compensation are estimated to be less than \$25,000, and is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP), the MnDOT Right-of-way Manual and Minnesota Statutes, Ch. 117. The appraiser has retained data in the work file that supports the conclusions stated, herein.

The appraiser has taken the following steps to estimate compensation to the subject property.

1. Inspected the subject on March 17, 2020.
2. Gathered and analyzed data related to the physical characteristics of the subject property.
3. Reviewed and relied on comparable sales included in this report.
4. Selected appropriate comparable sales and prepared a sales comparison approach to estimate the value of the subject based on the conditions of the subject both before and after the acquisition has occurred.

Exposure and Marketing Period

Typical exposure time (listing period) of the subject is estimated to be six to twelve months and an additional two to three months for escrow and closing time is estimated.

Purpose / Intended Use / Intended Users

The purpose of this appraisal is to provide an opinion of the loss in the subject property market value resulting from a proposed partial acquisition. The intended use of the appraisal is to assist the Minnesota Department of Transportation (MnDOT) in purchasing the proposed acquisition from the property owner. The intended users of the report are officials of MnDOT.

Sale History

There have been no recorded sales of the subject property in the past five years.

Flood Zone

Part of the subject may be in a flood hazard zone as it has a Diversion project on it. The portion that is the Diversion project is subject to flood. The balance is not subject to flood as per Lyon County Floodway maps dated July 2010.

Subject Description. Before the Acquisition

The subject is a 306,430 square foot triangular shaped site with a level topography at street grade. The property fronts on Trunk Highway No. 68 at the western edge of Marshall, MN. The site does not have an address assigned. The subject site is zoned commercial. The subject's highest and best use is as the ongoing current use as a commercial site available for development. The Lyon County estimated market value of the subject is \$56,600 allocated to land.

Acquisition Description

There is fee acquisition of 3,750 that is 155' +/- x 25' +/- or 3,750 square feet. The fee acquisition is adjacent east of the access area of the site.

In addition, there will be 5,182 square feet of temporary easement that generally is 10' outside of the fee acquisition area. It measures 35' x 65'; 10' x 155' and 20' x 130' +/- or 5,182 square feet along the northern edge of the subject site and adjacent south of the existing right of way for T.H. 68 for a period of 69 months or 5.75 years. The temporary easement is through December 1, 2025.

There are no site improvements in the acquisition area.

Subject Description. After the Acquisition

Following the acquisition the subject site size will be the same 302,680 square feet of which 5,182 square feet will be encumbered by a temporary easement for 69 months or until December 1, 2025. The acquisition will not effect the subject's highest and best use, which remains the same after the acquisition.

Sales Information

The subject is a city of Marshall site that is available for commercial development per city officials and it is allowed under the present zoning per city officials and per the zoning map. All of the following vacant commercial lot sales are current and from similar small cities. Lyon County and all contiguous counties were searched. Several potential sales were found, verified when possible, inspected and the following were deemed to be the most appropriate for the subject property. The following information is taken from Mn Department of Revenue eCRVs submitted and verified by county assessors. A relatively narrow range of \$.82/SF to \$2.23SF were found. Based on these sales, and giving most weight to Sale # 3, located in Lyon County in Cottonwood, the market value of the subject is \$1.45/SF. Given that the acquisitions are taken in square feet the price per square foot is presented and used here.

Sale 1

Parcel ID: 24-0384000

Buyer: Schlangen Custom Cabinets, Inc

Seller: Loren E. Dittman Revocable Trust

Location: xxx Meeker Drive, Eden Valley

DOS: 2/20/2018

Price: 22,5000 - WD

Size: 28,301 SF

Pr/SF: \$1.50

Comments: This commercial lot is accessed via a service road and visible from the highway. It was joined to the adjacent property and since the sale has been developed. The buyer indicated that he believed that he paid market price.

Sale 2

Parcel ID: 95-498-0020

Buyer: Stacy's Nursery, Inc.

Seller: Marcus Real Estate and Investments, LLC

Location: xxx Highway 12 East, Willmar, MN

DOS: 5/23/2019

Price: \$210,000 - WD

Size: 2.83 acres; 123,231 SF

Pr/SF: \$1.70

Comments: This is a commercial lot that will be developed with a retail nursery.

Sale 3

Parcel 22-010008-9

Buyer: Jason Fischer and Wendy Fischer

Seller: Terry Lange and Mendy Lange

Location: 190 East 4th St, Cottonwood, MN

DOS: 5/14/2019

Price: \$15,000 - QCD

Size: 18,300 SF

Pr/SF: \$.82

Comments: This commercial site is located in a business park accessed via a service road and visibility to the State Highway 23.

Sale 4

Parcel ID: 88-217-0140; 88-127-0150

Buyer: BCD Rentals LLC

Seller: Redwood Falls Industries, Inc.

Location: 1779 & 1782 E Bridge Street, Redwood Falls, MN

DOS: 17/24/2018

Price: \$33,000 - WD

Size: 0.34 acres; 14,810 SF

Pr/SF: \$2.23

Comments: This site is composed of two platted commercial lots accessed via a service road from the main highway. Located behind the platted lots is the local airport. The businesses near the subject are primarily service businesses.

The sales are all considered to be good sales. They are all current and located relatively close to the subject. Sale #3 which is located in Lyon County in Cottonwood is given the most weight. Based on these commercial sales the subject market value is \$1.45/SF.

Sale #	PID #	Address	Sales Price	Size/SF	Price/SF	Date of Sale
1	24-0284000	Xxx Meeker Ave, Eden Valley	\$22,500	28,301SF	\$1.50	2/20/2018
2	95-498-0020	Xxx Highway 12 E., Willmar, MN	\$210,000	123,231 SF 2.83 Ac	\$1.70	5/23/2019
3	22-010008-9	190 East 4 th St, Cottonwood	\$15,000	18,300 SF	\$.82	5/14/2019
4	88-217-0140; 88-217-0150	1779/1781 E Bridge St, Red Wood Falls	\$33,000	14,810 SF	\$2.23	7/24/2018

After reasonable consideration, adjustments were applied providing an estimated unit value of \$1.45 square foot. The subject is 306,430 SF +/- and subject amenities are similar to the comparables found. Attachments at the end of this report included a parcel sketch, legal description of the temporary easement, photographs of the subject and temporary easement area and a map of the comparables. Further details of the sales above are retained in the appraiser's work file.

Fee Acquisition Area

The fee acquisition are is 155' +/- x 25' or 3,750 square feet. It is located along the southern edge of the existing right of way adjacent east of the access to the property. The subject's conformity to the underlying zoning remains unchanged. The value of the fee acquisition is based on the estimated market value of the subject at \$1.45 per square foot. The compensation of the fee acquisition is estimated to be \$1.45 x 3,750 square feet.

$$\text{\$1.45/SF} \times 3,750 \text{ SF} = \text{\$5,437.50}$$

Temporary Easement Area

The temporary easement is 5,182 square feet as shown on MnDOT Plat 42-37 encumbered for construction purposes for 69 months or 5.75 years. The compensation is measured by "land rent," or a return on the value of the land to be encumbered.

Prior to accounting for the value impact of the temporary easement, the land to be encumbered with the TE has a value of \$1.45/SF. Based on consideration of current rates of return for various investments with varying degrees of risk, it is concluded that a 9.00% annual rate of return, or land rent, is applicable. In determining the total rent due, the land rent is treated as though it would be payable in monthly installments (at the beginning of each month) during the period of the temporary easement.

The total amount of the monthly payments is converted to a net present value, since all of the rent is being paid up front in one lump sum. The analysis employs a relatively safe annual discount rate of 1.75%.

Compensation for the temporary easement area is calculated as follows:

Temporary Easement Area		5,182SF
Value (unencumbered fee value per SF)	x	<u>\$1.45</u>
Market Value (unencumbered) of TE Area		7,513.90
Annual Rate	x	9.00%
Annual Rent		\$ 676.25
Monthly Rent (\$676.12/12)		\$ 56.35
Present Value Factor (69 months @ 1.75)	x	<u>65.69</u>
Estimated Value of Temporary Easement		\$ 3,701.63

Site Improvement Damaged Within the Acquisition Area

None

Allocation of Damages

The subject will be impacted by fee acquisition and a temporary easement. Compensation associated with the acquisitions have been estimated and is summarized below.

Fee Acquisition	\$ 5,438.00
Temporary Easement	\$ 3,702.00
Recommended Compensation	\$ 9,200.00 (r)

CERTIFICATE OF APPRAISERS.P.: 4210-49RWParcel: 4210-901-238B

That on 3/17/2020, I personally inspected the property herein and that the property owner representative, Glen Olson, did not accompany me on the field inspection.

- I have personally made a field inspection of the subject and used the comparable sales found in the Project Comparable Sales Book relied upon in making this valuation.
- That to the best of my knowledge and belief the statements contained in this valuation are true and the information upon which the opinions expressed herein is correct.
- That I understand that such valuation is to be used in connection with the acquisition of right of way for a transportation improvement to be constructed by the acquiring agency and that such valuation has been made in conformity with the appropriate state laws, regulations, policies, and procedures applicable to the valuation of right of way for such purposes.
- In making this valuation, I have disregarded any increase or decrease in the before value caused by the project for which the property is being acquired.
- That neither my employment nor my compensation for making this valuation and report are in any way contingent upon the values reported herein.
- That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property valued.
- That I have no direct benefit or indirect present or contemplated future personal interest in the subject property or in any way benefit from the acquisition of the subject property rights.
- That I will not reveal the findings and results of such valuations to anyone other than the proper officials of the acquiring agency until authorized to do so, or until I am required to do so, by due process of law, or released from this obligation.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three year period immediately preceding acceptance of this assignment.
- My independent opinion of fair market value for the property rights as of 3/17/2020 is \$9,200.00(r), and that this conclusion, as set forth in this MDV Report, was reached without collaboration or direction.

Appraiser

**Alice
Lenzmeier**

Digitally signed by

Alice Lenzmeier

Date: 2020.05.06

16:21:20 -05'00'

Date: 5/6/2020

MN Certified General Real Property
Appraiser, Lic: 4000395

Approval:


Date: 5-10-2020**Ron Lambert**

MnDOT RE Specialist Supervisor

MN Certified General - License # 4000592

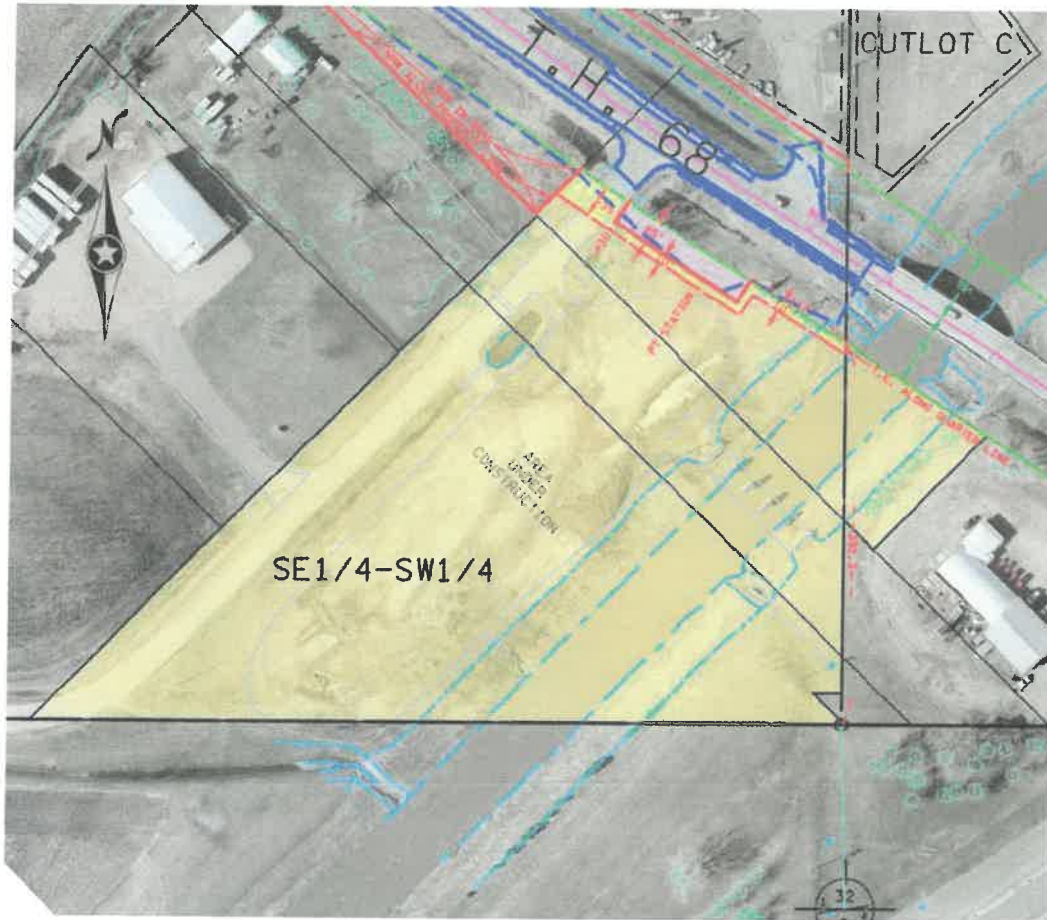


RIGHT OF WAY PARCEL LAYOUT

Control Section: 4210 (68=68) 901
 State Project: 4210-49RW
 Owner: City of Marshall

County: Lyon

Parcel Number: 238B
 Sheet 1 of 2
 Scale 1 inch = 150 ft.



C.S. 4210(68=68)901 S.P. 4210-49

SECTION 32, TOWNSHIP 112 NORTH, RANGE 41 WEST

PARCEL NUMBER	MN/DOT PLAT	OWNER	CONTIGUOUS PROPERTY	ENTIRE TRACT WITHOUT ROADS	NEW T.H. R/W	BALANCE	TEMPORARY EASEMENT		PERMANENT R/W INTEREST
				SG. FEET	SG. FEET	SG. FEET	SG. FEET	EXPIRES	
238B	42-37	CITY OF MARSHALL	PT. OF THE SE1/4 OF THE SW1/4	306430	3750	302680	5182	12/01/2025	FE

Layout sketch by Ryan Jaeger

Created on December 17, 2019



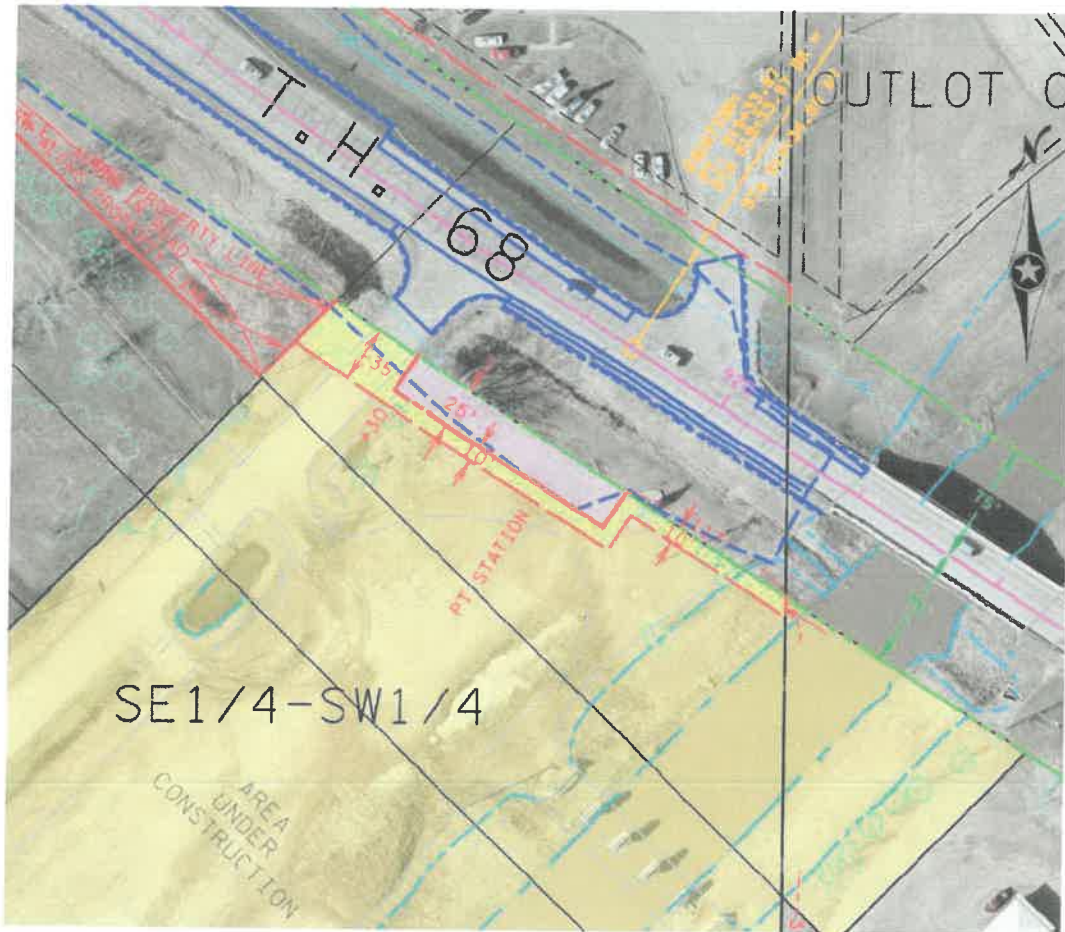
DEPARTMENT OF
TRANSPORTATION

RIGHT OF WAY PARCEL LAYOUT

Control Section: 4210 (68=68) 901
State Project: 4210-49RW
Owner: City of Marshall

County: Lyon

Parcel Number: 2388
Sheet 2 of 2
Scale 1 inch = 80 ft.



C.S. 4210(68=68)901 S.P. 4210-49

SECTION 32, TOWNSHIP 112 NORTH, RANGE 41 WEST

PARCEL NUMBER	MN/ODT PLAT	OWNER	CONTIGUOUS PROPERTY	ENTIRE TRACT	NEW T.H.	BALANCE		TEMPORARY EASEMENT		PERMANENT R/W INTEREST
				#17#04T ROADS	R/W	SQ. FEET	SQ. FEET	SQ. FEET	EXPIRES	
2388	42-37	CITY OF MARSHALL	PT. OF THE SE1/4 OF THE SW1/4	306430	3750	302680	5182	12/01/2025	FEE	

Layout sketch by Ryan Jaeger

Created on December 17, 2019

March 23, 2020
4210-901-238B

FEE ACQUISITION

Parcel 238B C.S. 4210 (68=68) 901

S.P. 4210-49RW

All of the following:

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 112 North, Range 41 West, shown as Parcel 238B on Minnesota Department of Transportation Right of Way Plat Numbered 42-37 as the same is on file and of record in the office of the County Recorder in and for Lyon County, Minnesota;

containing 3750 square feet more or less;

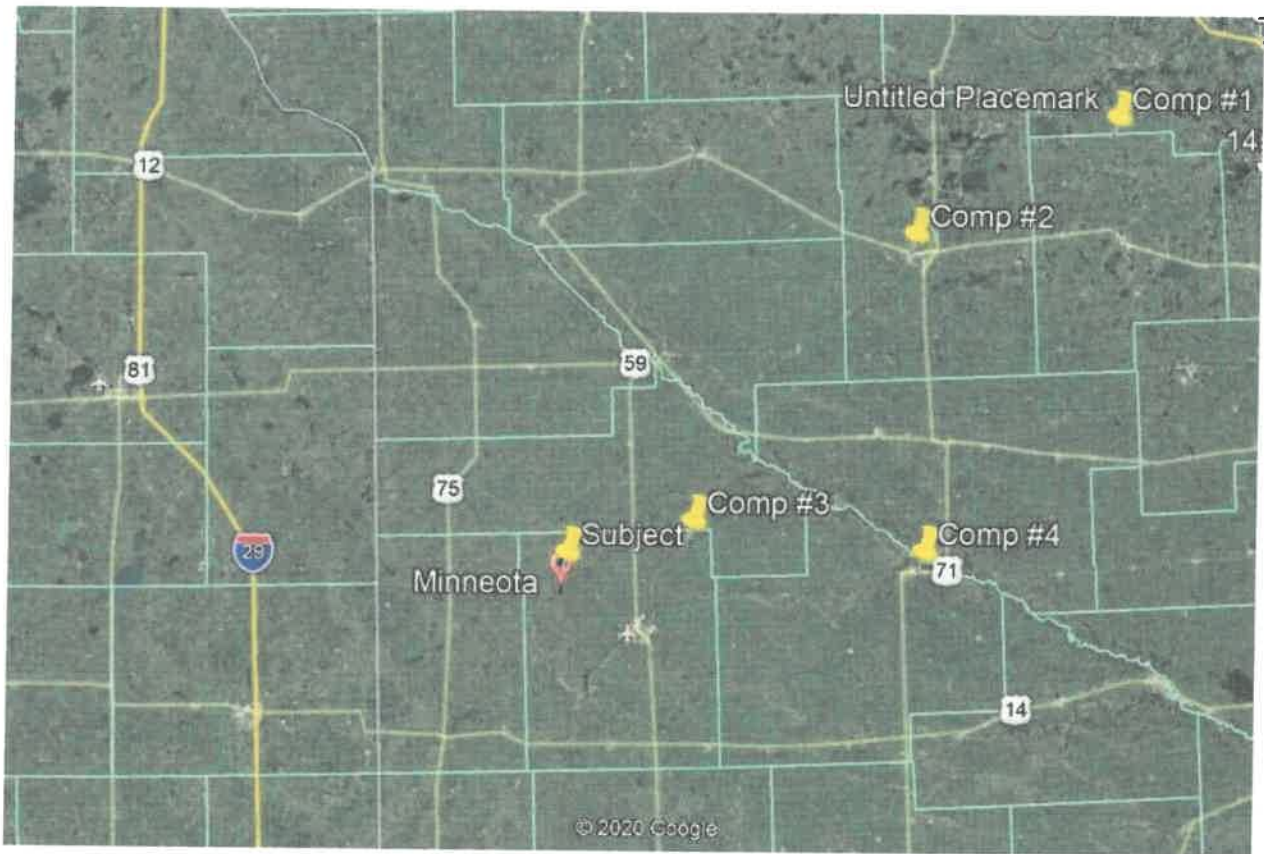
together with other rights as set forth below, forming and being part of said Parcel 238B:

Temporary Easement:

A temporary easement for highway purposes as shown on said plats to said Parcel 238B by the temporary easement symbol, said easement shall cease on December 1, 2025, or on such earlier date upon which the Commissioner of Transportation determines by formal order that it is no longer needed for highway purposes.



Commercial Lot Sales Map



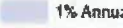

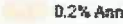


Flood Map



4,000 Feet
Miles

FEMA Data

- | | |
|--|---|
|  Floodway |  Base Flood Elevation |
|  1% Annual Flood Chance |  Hydraulic Structures |
|  0.2% Annual Flood Chance | |

Subject Photographs



Front View South from T.H. 68



View East along T.H. 68



View West along T.H. 68

