



**OWNER'S COPY**  
**REAL ESTATE APPRAISAL**  
**REPORT**



S.P.: 4210-49RW  
C.S.: 4210 (68=68) 901  
Parcel: 4210-901-237B  
Owner: The Housing and  
Redevelopment Authority  
Parcel Address: Highway 68, Marshall, MN 56258  
Appraiser: Alice Lenzmeier



## MDV Report

May 6, 2020

### Summary

State Project:	4210-49RW (TH 68) Parcel 4210-901-237B
Control Section:	CS/900: 4210 (68=68) 901
Owner:	City of Marshall Housing and Redevelopment Authority
Address:	Xxx Highway 68, Minneota, MN 56264
County:	Lyon County
Parcel ID Number	27-804008-0; 27-804009-0
Legal Description:	OUTLOT A & B, SONSTEGARD SUBDIVISION II
Purpose:	Estimating a value of the proposed acquisition
Intended Users:	MnDOT
Entire Tract:	40.20 Acres
Improvements:	None
Zoning:	Industrial
Highest and Best Use:	As Vacant: Industrial
Intended Acquisition:	A Temporary Easement over 0.51 Acres from March 17, 2020, to 12/01/2025 or 69 months
Estimate of Compensation:	\$11,000.00(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 40.20 acre industrial site along T.H. 68 in Minneota, Minnesota. The site is vacant and is part of an improved industrial park. The subject is vacant and 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**

The subject is not subject to flood as per Lyon County Floodway maps dated July 2010.

### **Subject Description. Before the Acquisition**

The subject is a 40.20 rectangular shaped site with a level topography at street grade. The property fronts and is accessed via a service road that intersects with Trunk Highway No. 68 at the western edge of Marshall, MN. The site does not have an address assigned. The subject site is zoned industrial. Commercial uses are also allowed. The subject's highest and best use is as the ongoing current use as an industrial or commercial site available for development. About half of the subject site is wetland but at least half of it is developable. The Lyon County estimated market value of the subject is \$294,800 allocated to land.

**Acquisition Description**

There will be 0.51 acre of temporary easement that generally is 10' x 2,200'+/- along the existing T.H. 68 right of way on the northern edge of the Highway. The temporary easement is 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 40.20 acres of which 0.51 acre 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 \$1.00/SF or \$43,560/acre. Given that the acquisitions are taken in acres the price per acre 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 4<sup>th</sup> 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 industrial and commercial sales the subject market value is \$1.00/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 <sup>th</sup> 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 \$1.00 square foot. The subject is 40.20 acres +/- and subject amenities are similar to the comparables found. The subject can easily be sub-divided into smaller lots to accommodate potential users in the future as it is owned by the HRA. 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**

None

### **Temporary Easement Area**

The temporary easement is 0.51 acre as shown on MnDOT Plat 42-37 encumbered for construction purposes for 69 months or 5.75 years. It measures 2,200' +/- x 10' +/- or 0.51 acres and is located adjacent to the existing T.H. 68 right of way along the section of the subject that front along T.H. 68. 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 \$43,560/acre. 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	0.51 Acre
Value (unencumbered value/Ac-or-\$1.00/sf)	x <u>\$43,560</u>
Market Value (unencumbered) of TE Area	22,215.60
Annual Rate	x 9.00%
Annual Rent	\$ 1,999.40
Monthly Rent (\$1,999.40/12)	\$ 166.62
Present Value Factor (69 months @ 1.75)	x <u>65.69</u>
Estimated Value of Temporary Easement	\$ 10,945.05

**Site Improvement Damaged Within the Acquisition Area**

None

**Allocation of Damages**

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

Temporary Easement	\$ 10,945.00
Recommended Compensation	\$ 11,000.00 (r)

**ERTIFICATE OF APPRAISER**S.P.: 4210-49RWParcel: 4210-901-237B

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 \$11,000.00(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  
18:19:51 -05'00'

Date: 5/62020

MN Certified General Real Property  
Appraiser, Lic: 4000395

Approval:


Date: 5-8-2020**Ron Lambert**

MnDOT RE Specialist Supervisor

MN Certified General - License # 4000592

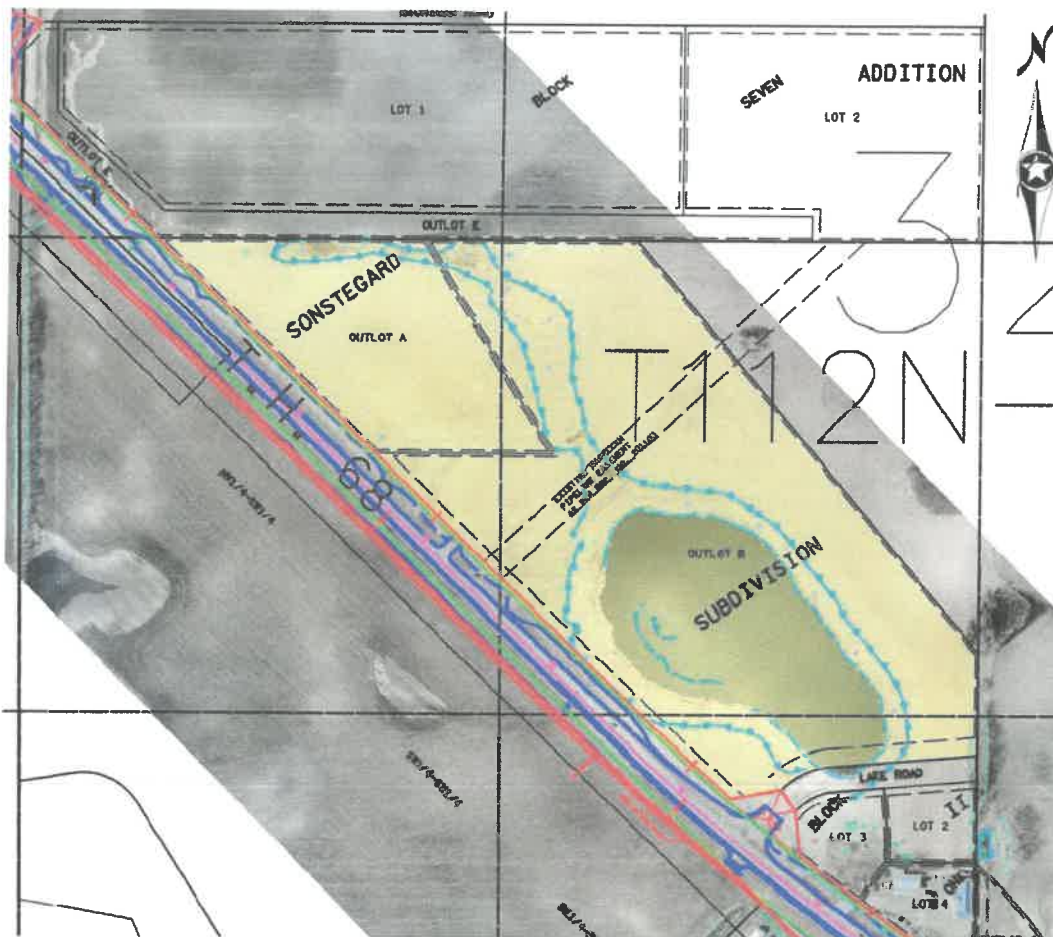




RIGHT OF WAY PARCEL LAYOUT

Control Section: 4210 (68=68) 901  
 State Project: 4210-49RW County: Lyon  
 Owner: The Housing and Redevelopment Authority

Parcel Number: 237B  
 Sheet 1 of 1  
 Scale 1 inch = 400 ft.



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

SONSTEGARD SUBDIVISION II							
PARCEL NUMBER	MN/DOT PLAT	OWNER	CONTIGUOUS PROPERTY	ENTIRE TRACT WITHOUT ROADS		TEMPORARY EASEMENT	
				ACRES	ACRES	ACRES	EXPIRES
237B	42-37	THE HOUSING AND REDEVELOPMENT AUTHORITY	OUTLOT A & B	40.20	0.51	12/01/2025	

Layout sketch by Ryan Jaeqer

Created on December 30, 2019

March 23, 2020  
4210-901-237B

Parcel 237B C.S. 4210 (68=68) 901

S.P. 4210-49RW

All of the following:

A temporary easement for highway purposes in that part of **Outlots A and B Sonstegard Subdivision II**, shown as Parcel 237B 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, 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 North from T.H. 68**



**View East along T.H. 68**



View West along T.H. 68

