

COUNTY OF STEARNS

PROPERTY SERVICES DIVISION

Property Assessment Services

Service Center Rm 2500 • 3301 County Road 138 • Waite Park, MN 56387
320-656-3680 • Fax: 320-229-7032 • www.co.stearns.mn.us

To: Avon Township Local Board
From: Kathy Korte
Date: March 2024
Re: 2024 Assessment Report

The following information is being provided for the Avon Township Local Board meeting. For the property assessment for the 2024 Assessment for taxes payable 2025. Enclosed you will find the sales that were studied for the 2024 Assessment. As reference for the Avon Township Board of Appeal meeting, the following list contains the typical assessment adjustments for the Township.

There were 13 qualified sales for Avon Township with a ratio of 92%. Of those 13 sales, 8 sales were residential (off water) properties with a ratio of 94% and 5 were lakeshore (on water) sales with an 89% ratio. The average increase is 4%.

Typical Adjustments by Property Type

- Residential 2% to 4% average adjustment 3%
- On Water/Lakeshore 3% to 9% average adjustment 5%
- Agricultural 5% to 10% average adjustment 8%
- Green Acres and Rural Preserve average adjustment 12%
- Commercial/Industrial 3% to 9% average adjustment 6%
- New Construction \$1,946,427

Here is a helpful resource for an overview of the sales that have taken place in Stearns County <https://stearns-county-gis-stearns.hub.arcgis.com/> Under the “Property Sale Prices” tab click on “Open application”. You can do an overview of properties in Avon and throughout Stearns County.

I can be contacted at the Stearns County Assessor’s Office, Kathy Korte - 320-656-3688 or via email Kathryn.korte@co.stearns.mn.us if you have any questions.

Residential Sales

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01535.0020	Sale Date: 20230918	Sales Ratio: 91.24%
City/Township: AVON TWP	Sale Amt.: \$225,000.00	Adj. Sale Amt.: \$213,325.00
Property Address: 17591 UPPER SPUNK LAKE RD	Fin/Adj Amt.: \$11,675.00	Multi Parcel:
Legal Description: THIELMAN'S SUBDE75' OF W90.08' OF N140' OF LOT 4 S OF RD	Seller : BREKKE,THOMAS R. & JUDITH M.	
	Buyer : SKAALERUD,GENE & THERESA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20230627	Assmt Year 2023	EMV Land \$40,033.00
	EMV Bldg \$154,595.00	EMV Total \$194,628.00

Land Lines

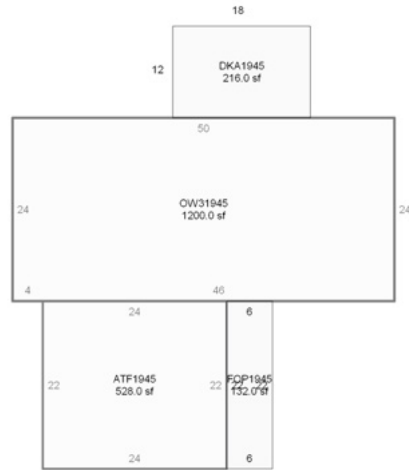
Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	75	140	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1945	# Bedrooms: 2	Model: SFR	Heat: FORCED AIR
Eff Year: 1971	# Bathrooms: 1.50	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 5	Frame: WOOD FRAME	Architecture: RAMBLER
	#Stories: 0.00	Exterior Wall: CEDAR/RDWD	Kitchen: N/A
Interior Wall: DRYWALL		Quality: AVERAGE	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	1945	528	158	0	0	
2	OWB	1 story house with basement	1945	1200	1440	1440	1200	1,200
3	DKA	Average deck	1945	216	32	0	0	
4	FOP	Frame open porch	1945	132	40	0	0	
5	DKA	Average deck	2020	224	34	0	0	
Total GBA								1,200



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	2000	GAS FIREPL. AVERAGE	N/A	1.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.00999.0000	Sale Date: 20230804	Sales Ratio: 100.32%
City/Township: AVON TWP	Sale Amt.: \$235,000.00	Adj. Sale Amt.: \$229,000.00
Property Address: 511 1ST ST SE	Fin/Adj Amt.: \$6,000.00	Multi Parcel:
Legal Description: .48A W2 OFGOV'T LOT 3 DAF: COMMENCING AT PT ON W LINE GOV LT 3; WHICH IS 693.3' S OF N L	Seller : DALSING,BENJAMIN T / STUVLAND,MARY	
	Buyer : WOLFORD,KRISTIN J & DOUG / WOLDFORD,DEBRA	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20220427	Assmt Year 2023	EMV Land \$54,190.00
	EMV Bldg \$175,541.00	EMV Total \$229,731.00

Land Lines

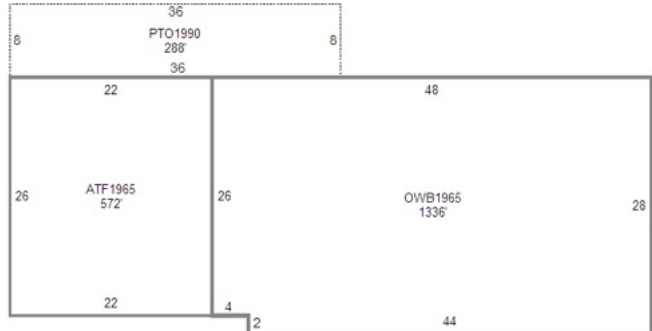
Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	100	150	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	SITE OR FF WASTE	0	0	0	0.480

Building Sequence No. 1

Yr. Built: 1965	# Bedrooms: 3	Model: SFR	Heat: HOT WATER
Eff Year: 1976	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: NONE
	#Rooms: 9	Frame: WOOD FRAME	Architecture: RAMBLER
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	PTO	Patio	1990	288	14	0	0	
2	ATF	Attached frame garage	1965	572	172	0	0	
3	OWB	1 story house with basement	1965	1336	1603	1603	1336	1,336
Total GBA								1,336



Sketch by Apex IV™

Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	1965	AVE<400#	N/A	640.000	1
2	1965	SHED - \$6.5 LOW COST	N/A	120.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01033.0000	Sale Date: 20230328	Sales Ratio: 110.24%
City/Township: AVON TWP	Sale Amt.: \$238,000.00	Adj. Sale Amt.: \$238,000.00
Property Address: 18453 COUNTY ROAD 54	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: 3.67A N400' OF W400' OF NW4NW4 SUBJECT TO ROAD	Seller : KLAPHAKE,MITCHELL R	
	Buyer : LOMBARDI,JACIN ANTHONY	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year 2023	EMV Land \$88,094.00
	EMV Bldg \$174,288.00	EMV Total \$262,382.00
Appraised: 20220509		

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	RES. SCHEDULE	0	0	0	2.000
4	RES. SCHEDULE	0	0	0	0.370
5	ROADS	0	0	0	0.300

Building Sequence No. 1

Yr. Built: 2006	# Bedrooms: 1	Model: SFR	Heat: FORCED AIR
Eff Year: 2006	# Bathrooms: 1.25	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 0	Frame: WOOD FRAME	Architecture: RAMBLER
	#Stories: 0.00	Exterior Wall: VINYL	Kitchen: N/A
Interior Wall: DRYWALL		Quality: AVERAGE	Window: CASEMENT
Floor: S.VIN/LINO		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATF	Attached frame garage	2006	676	203	0	0	
2	OW-	1 story house with walkout - 25% average finish	2006	800	1080	1080	800	800
3	DKA	Average deck	2008	332	50	0	0	
4	PTO	Patio	2007	352	18	0	0	
Total GBA								800



STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01530.0037	Sale Date: 20221209	Sales Ratio: 116.21%
City/Township: AVON TWP	Sale Amt.: \$314,000.00	Adj. Sale Amt.: \$297,500.00
Property Address: 34594 PLUM HILL LN	Fin/Adj Amt.: \$16,500.00	Multi Parcel:
Legal Description: SUNRIDGE AT AVON	Seller : BRUNS,JEANNE & DWAINÉ	
	Buyer : SCHROEDER,JOSHUA & KARI	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20220422	Assmt Year 2023	EMV Land \$64,480.00
	EMV Bldg \$281,246.00	EMV Total \$345,726.00

Land Lines

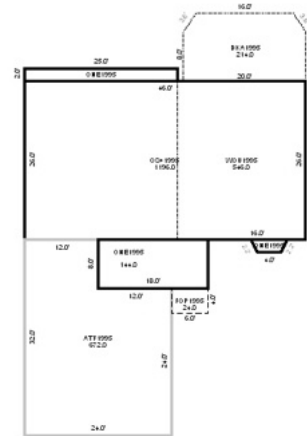
Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	222	170	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1995	# Bedrooms: 5	Model: SFR	Heat: FORCED AIR
Eff Year: 2005	# Bathrooms: 1.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 11	Frame: WOOD FRAME	Architecture: SPLIT LEVEL
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVERAGE	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OS+	Split level house with 75% average finish	1995	1196	1914	1914	1196	1,196
2	ATF	Attached frame garage	1995	672	202	0	0	
3	ONE	1 story house no basement	1995	204	204	204	204	204
4	FOP	Frame open porch	1995	24	7	0	0	
5	DKA	Average deck	1995	214	32	0	0	
Total GBA								1,400



Sketch by Apex IV™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	2000	GAS FIREPL. AVERAGE	N/A	1.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01516.0026	Sale Date: 20230720	Sales Ratio: 79.16%
City/Township: AVON TWP	Sale Amt.: \$410,000.00	Adj. Sale Amt.: \$405,000.00
Property Address: 32199 NOBLE OAK CIR	Fin/Adj Amt.: \$5,000.00	Multi Parcel:
Legal Description: SPUNK VISTA	Seller : WHEELER,ERIC & HOLLY	
	Buyer : NENTL,JUSTIN M & EMILY K	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20230615	Assmt Year 2023	EMV Land \$60,578.00
	EMV Bldg \$260,007.00	EMV Total \$320,585.00

Land Lines

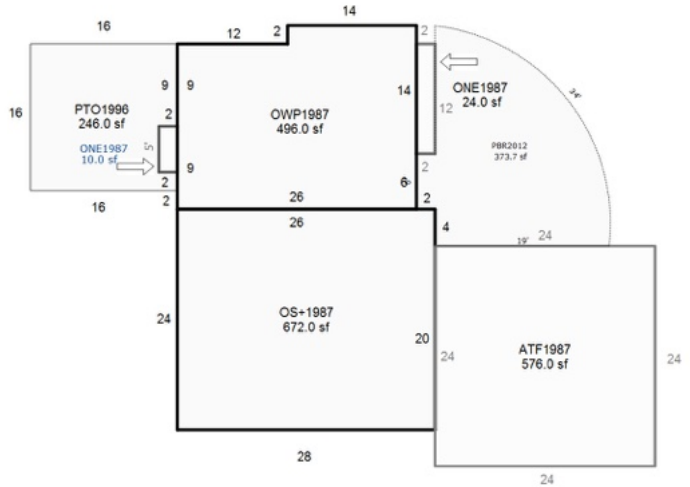
Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	RES. SCHEDULE	0	0	0	0.440

Building Sequence No. 1

Yr. Built: 1987	# Bedrooms: 4	Model: SFR	Heat: FORCED AIR
Eff Year: 1997	# Bathrooms: 2.00	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 12	Frame: WOOD FRAME	Architecture: SPLIT LEVEL
	#Stories: 0.00	Exterior Wall: CEDAR/RDWD	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: GOOD	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1987	34	34	34	34	34
2	OWP	1 story house with walkout - 25% average finish	1987	496	694	694	496	496
3	OS+	Split level house with 75% average finish	1987	672	1075	1075	672	672
4	ATF	Attached frame garage	1987	576	173	0	0	
5	PBR	Brick patio	2012	374	26	0	0	
6	PTO	Patio	2012	342	17	0	0	
Total GBA								1,202



Sketch by Aven Sketch



STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01106.0001	Sale Date: 20221102	Sales Ratio: 72.77%
City/Township: AVON TWP	Sale Amt.: \$129,900.00	Adj. Sale Amt.: \$129,900.00
Property Address:	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: 5.52A THAT PART OF S2 OF GOV LOT 6 LYING W OF HWY9 & E OF EASEMENT ROAD	Seller : VOS,NANSI N. & THOMAS E.	Buyer : SAND PROPERTIES, INC.
Property Use: VACANT LAND RES	Terms: Warranty Deed	Rejected:
Appraised: 20230626	Assmt Year: 2023	EMV Land: \$94,525.00
		EMV Bldg: \$0.00
		EMV Total: \$94,525.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	RES. SCHEDULE	0	0	0	2.000
3	RES. SCHEDULE	0	0	0	2.520

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	#Rooms:	Frame:	Architecture:
	#Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
0	0			0.000	0

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01277.0004	Sale Date: 20230811	Sales Ratio: 80.99%
City/Township: AVON TWP	Sale Amt.: \$75,000.00	Adj. Sale Amt.: \$75,000.00
Property Address: 37791 SUNNYFIELD CIR	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: ELMWOOD GROVE	Seller : SCHWINGHAMMER, VALERIAN J. & SHELLY A.	
	Buyer : NESBIT, JOHN D. & KAREN LECLAIR	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
	Assmt Year 2023	EMV Land \$47,190.00
Appraised: 20200528		EMV Bldg \$0.00
		EMV Total \$60,742.00

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	145	270	173	1.000

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	#Rooms:	Frame	Architecture:
	#Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	1987	1000>10'SW	N/A	1080.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01143.0000	Sale Date: 20221010	Sales Ratio: 58.39%			
City/Township: AVON TWP	Sale Amt.: \$140,000.00	Adj. Sale Amt.: \$140,000.00			
Property Address: 34168 COUNTY ROAD 155	Fin/Adj Amt.: \$0.00	Multi Parcel:			
Legal Description: ALCOTT ACRES	Seller : NELSON,DELORIS				
	Buyer : JACOBSON,CAMERON				
	Terms: Warranty Deed				
Property Use: SINGLE FAMILY	Rejected:				
Appraised: 20221021	Assmt Year 2023	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">EMV Land \$72,340.00</td> <td style="width: 33%;">EMV Bldg \$0.00</td> <td style="width: 33%;">EMV Total \$81,746.00</td> </tr> </table>	EMV Land \$72,340.00	EMV Bldg \$0.00	EMV Total \$81,746.00
EMV Land \$72,340.00	EMV Bldg \$0.00	EMV Total \$81,746.00			

Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	RES. SCHEDULE	0	487	0	1.250

Building Sequence No. 1

Yr. Built:	# Bedrooms:	Model:	Heat:
Eff Year:	# Bathrooms:	Foundation:	Air Condition:
	#Rooms:	Frame	Architecture:
	#Stories:	Exterior Wall:	Kitchen:
Interior Wall:		Quality:	Window:
Floor:		Roof Structure:	



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	1968	RES SHOP-LC 5000<	N/A	576.000	1

Lake Sales

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01528.0000	Sale Date: 20230915	Sales Ratio: 105.62%
City/Township: AVON TWP	Sale Amt.: \$100,000.00	Adj. Sale Amt.: \$97,000.00
Property Address: 17989 UPPER SPUNK LAKE RD	Fin/Adj Amt.: \$3,000.00	Multi Parcel:
Legal Description: SUNNYSIDE ADD AVON TWP	Seller : HEETER,JAMES E & JUDITH A	
	Buyer : RODENWALD,WADE	
	Terms: Warranty Deed	
Property Use: SEASONAL REC	Rejected:	
Appraised: 20230614	Assmt Year 2023	EMV Land \$84,609.00
	EMV Bldg \$17,846.00	EMV Total \$102,455.00

Land Lines

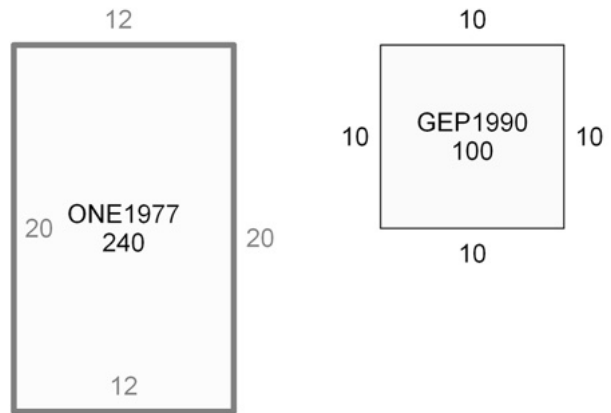
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	137	52	130	100.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	FRONT FEET	0	52	0	35.000

Building Sequence No. 1

Yr. Built: 1977	# Bedrooms: 1	Model: SFR	Heat: FORCED AIR
Eff Year: 1978	# Bathrooms: 0.00	Foundation: PIER	Air Condition: NONE
	#Rooms: 1	Frame: STEEL	Architecture: RAMBLER
	#Stories: 0.00	Exterior Wall: STONE	Kitchen: N/A
Interior Wall: PANELING	Quality: MINIMUM	Window: N/A	
Floor: CARPET	Roof Structure: GABLE/HIP		

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	GEP	Poor 3 season porch	1990	100	75	0	0	
2	ONE	1 story house no basement	1977	240	240	240	240	240
Total GBA								240



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	1975	SHED - \$6.5 LOW COST	N/A	200.000	1
2	1975	SHED - \$12 AVERAGE	N/A	120.000	1
3	1965	SHED - \$12 AVERAGE	N/A	36.000	1
4	1965	SHED - \$6.5 LOW COST	N/A	32.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01105.0000	Sale Date: 20230526	Sales Ratio: 85.05%
City/Township: AVON TWP	Sale Amt.: \$310,000.00	Adj. Sale Amt.: \$310,000.00
Property Address: 17043 UPPER SPUNK LAKE RD	Fin/Adj Amt.: \$0.00	Multi Parcel:
Legal Description: .50A FR .50A OF LOT 5 W'LY OF RD	Seller : SMITH,HERBERT W / OLSTON-SMITH,VICKY S	
	Buyer : BOECKER,CHRIS P & KATIE B	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20190516	Assmt Year 2023	EMV Land \$145,861.00
	EMV Bldg \$117,808.00	EMV Total \$263,669.00

Land Lines

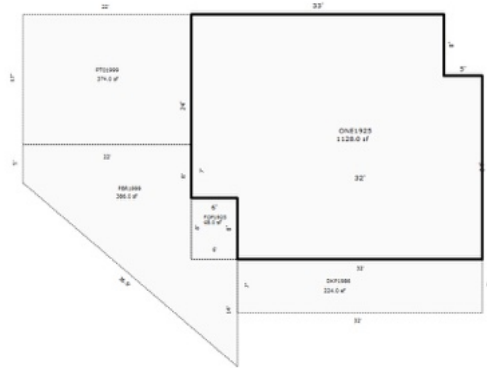
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	53	463	90	66.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	SITE OR FF WASTE	0	0	0	0.500

Building Sequence No. 1

Yr. Built: 1925	# Bedrooms: 2	Model: SFR	Heat: FORCED AIR
Eff Year: 1965	# Bathrooms: 1.00	Foundation: BLOCK	Air Condition: WALL
	#Rooms: 5	Frame: WOOD FRAME	Architecture: RAMBLER
	#Stories: 0.00	Exterior Wall: FULL LOG	Kitchen: REM AVE
Interior Wall: PLASTER		Quality: BELOW AVE	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1925	1128	1128	1128	1128	1,128
2	FOP	Frame open porch	1925	48	14	0	0	
3	PTO	Patio	1999	374	19	0	0	
4	DKP	Poor deck	1986	224	22	0	0	
5	PBR	Brick patio	1999	386	27	0	0	
Total GBA								1,128



Sketch by Aeon Sketch



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	1985	D5.5<400#	N/A	468.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01442.0000	Sale Date: 20230607	Sales Ratio: 80.55%
City/Township: AVON TWP	Sale Amt.: \$329,250.00	Adj. Sale Amt.: \$327,250.00
Property Address: 18267 COUNTY ROAD 154	Fin/Adj Amt.: \$2,000.00	Multi Parcel:
Legal Description: NORTH SHORE ADD	Seller : JOSEPHS.JAMES R. & CATHERINE F.	
	Buyer : SOENNEKER,CHAD M. & JAMIE L.	
	Terms: Warranty Deed	
Property Use: SINGLE FAMILY	Rejected:	
Appraised: 20200807	Assmt Year 2023	EMV Land \$154,295.00
	EMV Bldg \$109,301.00	EMV Total \$263,596.00

Land Lines

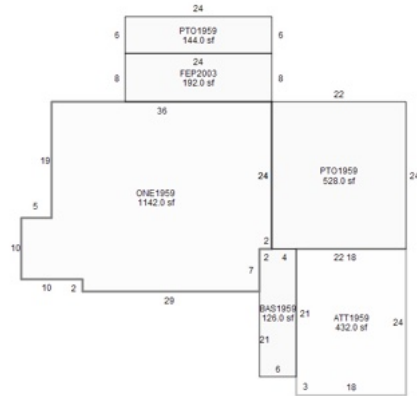
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	79	209	79	79.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000

Building Sequence No. 1

Yr. Built: 1959	# Bedrooms: 2	Model: SFR	Heat: FORCED AIR
Eff Year: 1970	# Bathrooms: 0.75	Foundation: BLOCK	Air Condition: WALL
	#Rooms: 5	Frame: WOOD FRAME	Architecture: RAMBLER
	#Stories: 0.00	Exterior Wall: VINYL	Kitchen: N/A
Interior Wall: PANELING		Quality: BELOW AVE	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ATT	Attached garage over tuck-under garage	1959	432	238	0	0	
2	BAS	Base area	1959	126	126	126	126	126
3	ONE	1 story house no basement	1959	1142	1142	1142	1142	1,142
4	PTO	Patio	1959	672	34	0	0	
5	FEP	Frame enclosed porch	2003	192	115	0	0	
Total GBA								1,268



Sketch by Apex Media™



Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	1959	SHED - \$12 AVERAGE	N/A	80.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01552.0230	Sale Date: 20230505	Sales Ratio: 77.85%		
City/Township: AVON TWP	Sale Amt.: \$580,000.00	Adj. Sale Amt.: \$580,000.00		
Property Address: 32777 182ND AVE	Fin/Adj Amt.: \$0.00	Multi Parcel:		
Legal Description: UPPER SPUNK ESTATES 2& AN UNDIVIDED 1/15TH INT IN OUTLOT A OF UPPER SPUNK EST & AN UNDIVIDED 1/15TH INT IN OUT	Seller : KRAMER,AMY L			
	Buyer : GERADS,SCOTT & SARA I			
	Terms: Warranty Deed			
Property Use: SINGLE FAMILY	Rejected:			
	Assmt Year	EMV Land	EMV Bldg	EMV Total
Appraised: 20230615	2023	\$78,599.00	\$372,921.00	\$451,520.00

Land Lines

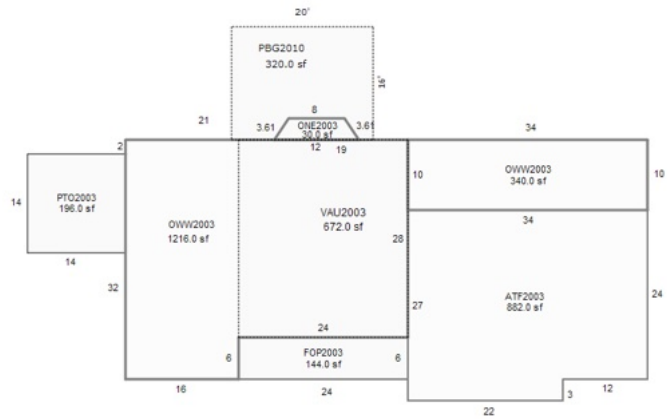
Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	RES. SCHEDULE	0	0	0	0.550
4	FRONT FEET	576	0	0	576.000
5	RES SITE	0	0	0	9.000
6	S.F. ZERO VALUE ONLY	0	0	0	67556.000

Building Sequence No. 1

Yr. Built: 2003	# Bedrooms: 4	Model: SFR	Heat: FORCED AIR
Eff Year: 2009	# Bathrooms: 2.50	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 0	Frame: WOOD FRAME	Architecture: WO RAMBLER
	#Stories: 0.00	Exterior Wall: STEEL SIDI	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: EXCELLENT	Window: CASEMENT
Floor: WOOD/LAMIN		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	2003	30	30	30	30	30
2	PTO	Patio	2003	196	10	0	0	
3	FOP	Frame open porch	2003	144	43	0	0	
4	OWW	1 story house with walkout - 100% average finish	2003	1556	2490	2490	1556	1,556
5	ATF	Attached frame garage	2003	882	265	0	0	
6	VAU	Vaulted ceiling	2003	672	34	0	0	
7	PBG	Good patio	2010	320	32	0	0	
Total GBA								1,586





Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity
1	2003	GAS FIREPL. AVERAGE	N/A	1.000	1
2	2011	RES SHOP-AVG 5000<	N/A	960.000	1
3	2011	ROOF OVERHG CONC FLO	N/A	120.000	1
4	2013	D6.0<400#	N/A	280.000	1

STEARNS COUNTY SALE COMP SHEET

Parcel #: 03.01188.0000	Sale Date: 20230627	Sales Ratio: 96.20%
City/Township: AVON TWP	Sale Amt.: \$640,000.00	Adj. Sale Amt.: \$615,400.00
Property Address: 32188 BLATTNER ST	Fin/Adj Amt.: \$24,600.00	Multi Parcel:
Legal Description: BLATTNER'S SUBDWLY TRACT OF LOT 7 AND ALL OF LOTS 8 & 9 & E2 VAC LAKE ST ADJ TO LOT	Seller : BLATTNER,CHRISTOPHER	
Property Use: SINGLE FAMILY	Buyer : HINTGEN,DAVID F & JULIEANNE M	
	Terms: Warranty Deed	
	Rejected:	
Appraised: 20230626	Assmt Year 2023	EMV Land \$255,393.00
	EMV Bldg \$336,650.00	EMV Total \$592,043.00

Land Lines

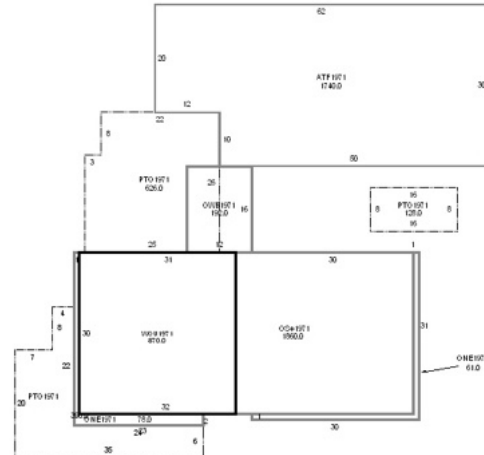
Number	Description	Front	Depth	Back	Unit
1	FRONT FEET	153	206	265	100.000
2	HGA/RES W/S/E FULL \$	0	0	0	1.000
3	FRONT FEET	0	206	0	92.000

Building Sequence No. 1

Yr. Built: 1971	# Bedrooms: 3	Model: SFR	Heat: FORCED AIR
Eff Year: 1988	# Bathrooms: 2.75	Foundation: BLOCK	Air Condition: CENTRAL
	#Rooms: 12	Frame: WOOD FRAME	Architecture: SPLIT ENTY
	#Stories: 0.00	Exterior Wall: WD/PLYWOOD	Kitchen: AVERAGE
Interior Wall: DRYWALL		Quality: AVE PLUS	Window: CASEMENT
Floor: CARPET		Roof Structure: GABLE/HIP	

Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	DKA	Average deck	1971	396	59	0	0	
2	PTO	Patio	1971	1150	58	0	0	
3	ONE	1 story house no basement	1971	139	139	139	139	139
4	OWB	1 story house with basement	1971	192	230	230	192	192
5	OS+	Split level house with 75% average finish	1971	1860	2976	2976	1860	1,860
6	ATF	Attached frame garage	1971	1740	522	0	0	
7	WOF	Unfinished walkout	1971	870	44	44	0	
Total GBA								2,191



Sketch by Apex IV™

