

## Resume of Certified Appraisal

**Project Name:** Roseau Watershed District WMA EXA0010035

**Landowner:** State of Minnesota – Roseau River Watershed District

**County:** Roseau County

**Packet ID:** 2728

### State Parcel

An appraisal has been conducted by Richard Johnson and has been administratively reviewed for the fee interest in the real property located in Roseau County, State of Minnesota, comprising approximately 15.1 acres of fee and legally described as follows:

All that part of the Northeast Quarter of the Southeast Quarter (NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ) of Section Twenty-three (23), Township One Hundred Sixty-three (163) North, Range Forty-one (41) West of the Fifth Principal Meridian, Roseau County, Minnesota, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 23; thence on a bearing based on the Roseau County Coordinate System (NAD83, 1996 Adjustment) of South 89 degrees 49 minutes 33 seconds East, along the north line of said Northeast Quarter of the Southeast Quarter, a distance of 1319.93 feet to the Northeast corner of said Northeast Quarter of the Southeast Quarter, said Northeast corner also being a point on the northwesterly right of way line of the exterior ditch of the Northwest Embankment of the Roseau Lake Rehabilitation project; thence South 52 degrees 53 minutes 46 seconds West, along said northwesterly right of way line, a distance of 1651.76 feet, more or less, to the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 08 minutes 50 seconds West, along said West line, a distance of 1000.46 feet to the point of beginning. Said parcel contains 15.1 acres, more or less.

The estimate of fair market value of the described property is based on an appraisal, which has considered current comparable real estate sales and other indicators of value in the vicinity of the property.

I certify that the valuator's conclusions as to value is as follows:

**MARKET VALUE as of May 24, 2023 is \$10,600.00**

### Roseau River Watershed District Parcel

An appraisal has been conducted by Richard Johnson and has been administratively reviewed for the fee interest in the real property located in Roseau County, State of Minnesota, comprising approximately 15.1 acres of fee and legally described as follows:

The North 500.00 feet of the Northeast Quarter of the Southwest Quarter (NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ ) of Section Twenty-four (24), Township One Hundred Sixty-three (163) North, Range Forty-one (41) West of the Fifth Principal Meridian, Roseau County, Minnesota.

Said parcel contains 15.1 acres, more or less.

The estimate of fair market value of the described property is based on an appraisal, which has considered current comparable real estate sales and other indicators of value in the vicinity of the property.

I certify that the valuator's conclusions as to value is as follows:

**MARKET VALUE as of May 24, 2023 is \$10,600.00**

The estimated value is subject to: Survey and the hypothetical conditions that the WMA designation does not exist on the State parcel; and that the Roseau River Watershed District parcel is appraised as if under private ownership.

DNR Projects: The Appraisal Unit must review, before closing, any changes in the legal description, acreage, or property rights to establish if such changes result in any difference to the appraiser's opinion of value.

The appraisal was completed in compliance with state law. It cannot be used for tax reporting purposes for charitable contributions as it was not prepared as required under federal law for such use.

Signature: \_\_\_\_\_  
Susan E. Damon, Assistant Director  
Division of Lands and Minerals

Date: 6/14/2023

Funding Information:

- This appraisal was completed in compliance with state law.
- This appraisal has been reviewed according to MN DNR Administrative Review Checklist Guidelines (Supplemental Appraisal and Appraisal Review Guidelines X.L.).
- This appraisal has not been reviewed to MN DNR Supplemental Appraisal and Appraisal Review Guidelines (except X.L. above).
- This appraisal has not been reviewed to Uniform Standards of Professional Appraisal Practice.
- This appraisal has not been reviewed to Uniform Appraisal Standards for Federal Land Acquisitions.