

APPRAISAL OF REAL PROPERTY

LOCATED AT:

State Highway 11

Badger, MN 56714

FOR:

Diane Pelligrini 502 Lake St NE Warroad, MN 56763

AS OF:

07/07/2023

BY:

Nels Grafstrom 59516 State Hwy 11 Warroad, MN 56763

218-386-1800 email: realty@wiktel.com Pahlen Realty 59516 State Hwy 11 Warroad, MN 56763 (218) 386-1800

07/13/2023

Diane Pelligrini

Re: Property: State Highway 11

Badger, MN 56714

Borrower:

File No.: Anderson

Opinion of Value: \$ 440,000 Effective Date: 07/07/2023

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,

Nels Grafstrom

Mile Kuff

Licensed Real Property Appraiser License or Certification #: 20291486 State: MN Expires: 08/31/2023

nels@pahlenrealty.com

=	<u>AND APPRAISAL SUMN</u>	<u>IARY R</u>				Anderson
	Property Address: State Highway 11			Badger	State: MN	Zip Code: 56714
	County: Roseau	Legal Description	n: See attach	ed addendum		
	Assessor's Parcel #: see attached addendum		Tax Year:	2023 R.E. Taxes: \$	Special A	ssessments: \$
占	See attached addendam			2020		
Ę	rtarar toscau oounty			· Oddity in	ар основа н	^{ract:} 9702.00
SUBJ	Current Owner of Record: Daniel M Anderson			prrower (if applicable):		
"	Project Type (if applicable): PUD De Minimis		ther (describe)		HOA: \$	per year per month
	Are there any existing improvements to the property?	☐ No 🔀 Ye	es If Yes, indicate cu	rrent occupancy:	Owner Tenant	Vacant Not habitable
	If Yes, give a brief description: There is an esta	blished buildir	ng site along Hwy	11 on the south end of	the property with a	driveway. It has grown
	up with brush, trees, grass and weeds. Ther	e is a 30 x 80	pole shed with a	dirt floor plus a grain bi	n. The grain bin ha	is minimal value. The
	pole shed is missing the door on the west en					
	The purpose of this appraisal is to develop an opinion of:		lue (as defined), or	other type of value (describe		
	This report reflects the following value (if not Current, see comments):			ction Date is the Effective Date)	Retrospe	ctive Prospective
		easehold L		ther (describe)	Попосре	
눋				ilei (describe)		
ASSIGNME	Intended Use: Determine current value of the su	ubject property	/.			
몽						
SS	Intended User(s) (by name or type): Diane Pelligri	ni				
۲						
	Client: Diane Pelligrini		Address:			
	Appraiser: Nels Grafstrom		Address: 50516.9	Ctata I luni 11 Marraad	MAN EG7G2	
Н	Characteristics		Predominant	State Hwy 11, Warroad	Present Land Use	Change in Land Use
		3 D	Occupancy	One-Unit Housing		
		Rural		PRICE AGE	One-Unit 20 %	Not Likely
	. – – – – –	Under 25%	Owner	\$(000) (yrs)	2-4 Unit 0 %	Likely * In Process *
	Growth rate: Rapid Stable	Slow	Tenant	10 ^{Low} 0	Multi-Unit 0 %	* To:
	Property values: Increasing Stable	Declining	Vacant (0-5%)	525 High 120	Comm'I 0 %	
	Demand/supply: Shortage In Balance	Over Supply	Vacant (>5%)	120 Pred 40	Vacant Land 80 %	
	Marketing time: Under 3 Mos. 3-6 Mos.	Over 6 Mos.			%	
			Factors Affecting M	arketability		
	Item Good Ave	reas Fair		ltem_	Cood Av	erene Feir Deer N/A
동	4004 7.110	•	Poor N/A	equacy of Utilities		erage Fair Poor N/A
ΙĔ	Comparison to Evaluation				님 :	
ΙË				perty Compatibility		
ESCRI	Convenience to Shopping	${f \Box}$	Pro	tection from Detrimental Conditions		
ఠ	Convenience to Schools		Poli	ice and Fire Protection		
ΙÑ	Adequacy of Public Transportation		Ger	neral Appearance of Properties		
4		7 \Box	App	peal to Market		$f x$ \Box \Box \Box
匝	Market Area Comments: The area around the	subject is rur	al and is a mixtu	re of wooded land and	ad land Population	of Roseau County is
常	approximately 16,000. Employment is based					
È		III IIIaiiuiaciu	ining with in olaris	industries and Marvin v	viridows being the	nam employers in the
	area.					
\vdash	Dimensional				Cite Area	
	Dimensions: see legal description				Site Area:	250.6 Acres
					aland with some wo	poded areas of which part
	Zoning Classification: Rural ag land			th Avo		
	was previously used as pasture. Good acces					
	- talal aglalla			existing zoning requirements?	X Yes	No No Improvements
	- talal aglalla				⊠ Yes	No No Improvements
	was previously used as pasture. Good access				⊠ Yes	No No Improvements
	was previously used as pasture. Good access				⊠ Yes	No No Improvements
	was previously used as pasture. Good access Uses allowed under current zoning: All	Do present ir			Yes Ground Rent (if applicable)	No No Improvements
	was previously used as pasture. Good access Uses allowed under current zoning: All	Do present ir	mprovements comply with	existing zoning requirements?		
	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments:	Do present in	mprovements comply with	existing zoning requirements?		
	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown	Do present ir	mprovements comply with	existing zoning requirements?		
	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Present use, or	Do present in Have the doo	mprovements comply with cuments been reviewed?	existing zoning requirements?	Ground Rent (if applicable)	\$
	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Rural vacant ag/n	Do present in Have the doo Other use (example)	mprovements comply with cuments been reviewed? xplain) U:	existing zoning requirements? Yes No se as appraised in this report:	Ground Rent (if applicable) Rural vacant ag	\$/
	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Summary of Highest & Best Use: Rural vacant ag/re Highest and be	Do present in Have the doo Other use (exercised and exercised of the second and exercised and exer	cuments been reviewed? xplain) Usubject property i	existing zoning requirements? Yes No se as appraised in this report: s rural vacant ag land a	Ground Rent (if applicable) Rural vacant ag nd wooded recreat	\$///rec land onal land plus an
Z	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Summary of Highest & Best Use: Rural vacant ag/rt Highest and be established building site with pole shed and be	Do present in Have the doo Other use (exercise land est use of the soin. The open	cuments been reviewed? Explain) Usubject property it tillable land is ac	existing zoning requirements? Yes No se as appraised in this report: s rural vacant ag land a ctively farmed but the fo	Ground Rent (if applicable) Rural vacant ag nd wooded recreat	\$///rec land onal land plus an
TION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Summary of Highest & Best Use: Rural vacant ag/re Highest and be	Do present in Have the doo Other use (exercise land est use of the soin. The open	cuments been reviewed? Explain) Subject property it tillable land is ac	existing zoning requirements? Yes No se as appraised in this report: s rural vacant ag land a ctively farmed but the fo	Ground Rent (if applicable) Rural vacant ag nd wooded recreat	\$///rec land onal land plus an
RIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: established building site with pole shed and be land surrounding the subject property is a missing to the subject property is	Do present in Have the doo Other use (exercise land est use of the soin. The open	cuments been reviewed? Explain) Subject property it tillable land is ac	existing zoning requirements? Yes No se as appraised in this report: s rural vacant ag land a ctively farmed but the fo	Ground Rent (if applicable) Rural vacant ag nd wooded recreat	\$/ /rec land onal land plus an
SCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Summary of Highest & Best Use: Rural vacant ag/rt Highest and be established building site with pole shed and be	Do present in Have the doo Other use (exercise land est use of the soin. The open	cuments been reviewed? xxplain) U: subject property i tillable land is accational, agricultura	existing zoning requirements? Yes No se as appraised in this report: s rural vacant ag land a ctively farmed but the fo	Ground Rent (if applicable) Rural vacant ag nd wooded recreat irmer pasture is not properties.	\$/ /rec land onal land plus an
DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: established building site with pole shed and be land surrounding the subject property is a missing to the subject property is	Do present in Have the doc Other use (e: rec land est use of the soin. The open atture of recrea	cuments been reviewed? xxplain) U: subject property i tillable land is accational, agricultura	existing zoning requirements? Yes No se as appraised in this report: s rural vacant ag land a citively farmed but the foal and rural residential p	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav	/rec land onal land plus an used as such. The
TE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: established building site with pole shed and be land surrounding the subject property is a mix Utilities Public Other Provider/Description Electricity MEA	Do present in Have the doc Other use (e: rec land est use of the soin. The open atture of recrea	cuments been reviewed? xxplain) Usubject property it itillable land is actional, agriculturinents Type Asphalt/Gravel	existing zoning requirements? Yes No Se as appraised in this report: s rural vacant ag land a stively farmed but the foal and rural residential public Private	Rural vacant ag nd wooded recreati rmer pasture is not properties. Frontage Grav Topography Main	/rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Eastablished building site with pole shed and be established building site with pole shed and be land surrounding the subject property is a mix Utilities Public Other Provider/Description Electricity REA Gas	Do present in Have the doo Other use (e.e., and the set use of t	cuments been reviewed? Explain) Usubject property i tillable land is actional, agriculturaments Type Asphalt/Gravel Typical	existing zoning requirements? Yes No Se as appraised in this report: s rural vacant ag land a stively farmed but the for all and rural residential public Private Public Private	Rural vacant ag nd wooded recreat irmer pasture is not properties. Frontage Grav Topography Main Size Typic	ly rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Eastablished building site with pole shed and to land surrounding the subject property is a mix Utilities Public Other Provider/Description Electricity REA Gas NA NA NA	Do present in Have the doc Other use (e.e. rec land est use of the soin. The open xture of recrea Off-site Improver Street Width Surface	cuments been reviewed? Explain) Usubject property i tillable land is ad attional, agricultur: nents Type Asphalt/Gravel Typical Asphalt/Grave	existing zoning requirements? Yes No Se as appraised in this report: s rural vacant ag land a stively farmed but the for all and rural residential public Private Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect	\$/
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Rural vacant ag/n Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mis Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Sanitary Sewer NA	Do present in Have the doc Other use (e.e. Tec land est use of the so in. The open xture of recrea Off-site Improver Street Width Surface Curb/Gutter I	cuments been reviewed? xxplain) Usubject property i tillable land is actional, agriculturs nents Type Asphalt/Gravel Typical Asphalt/Grave None	existing zoning requirements? Yes No Se as appraised in this report: s rural vacant ag land a stively farmed but the for all and rural residential public Private Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe	\$/
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Rural vacant ag/r Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mit. Utilities Public Other Provider/Description Electricity REA Gas REA Gas NA Water NA Sanitary Sewer NA NA Storm Sewer NA	Do present in Have the doc Other use (e: Tec land est use of the soin. The open xture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk I	cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments typiect property it	existing zoning requirements? Yes No Se as appraised in this report: s rural vacant ag land a stively farmed but the for all and rural residential public Private Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe	\$/ //rec land onal land plus an used as such. The rel & asphalt roads ly level north of buildings cal angular
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Present use, or Actual Use as of Effective Date: Rural vacant ag/r Summary of Highest & Best Use: Highest and be established building site with pole shed and to land surrounding the subject property is a mit. Utilities Public Other Provider/Description Electricity REA Gas REA Water REA Sanitary Sewer NA Storm Sewer NA Telephone CenturyLink	Do present in Have the doc Other use (e: Tec land est use of the s pin. The open xture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights	cuments been reviewed? Compared to the comp	existing zoning requirements? Yes No Se as appraised in this report: s rural vacant ag land a stively farmed but the for all and rural residential public Private Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe	\$/ //rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknow Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mit Utilities Public Other Provider/Description Electricity REA Gas REA Sanitary Sewer NA Storm Sewer NA Storm Sewer NA Storm Sewer NA Elephone NA CenturyLink Multimedia CenturyLink	Do present in Have the doc Other use (e: rec land est use of the soin. The open xture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley	cuments been reviewed? explain) Bubject property i I tillable land is actional, agriculturational, agricu	existing zoning requirements? Yes No Yes No Se as appraised in this report: So rural vacant ag land a ctively farmed but the focal and rural residential properties. Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe	\$/ //rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknow Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: established building site with pole shed and be established building site with pole shed and be land surrounding the subject property is a mix Utilities Public Other Provider/Description Electricity REA Gas NA Storm Sewer NA Storm Sewer NA Telephone NA CenturyLink Multimedia Comer Lot Unside Lot Comer Lot Com	Do present in Have the doc Other use (e: rec land est use of the soin. The open xture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Cul de Sac	cuments been reviewed? explain) Subject property i I tillable land is actional, agriculturational, agricu	existing zoning requirements? Yes No Yes No Se as appraised in this report: Srural vacant ag land a ctively farmed but the for all and rural residential properties. Public Private Public Private Office of the control of the	Rural vacant ag nd wooded recreati rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe View Rura	\$ // //rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular aars Adequate l trees & fields
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknow Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mix Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Storm Sewer NA CenturyLink Other site elements: Inside Lot Corner Lot FEMA Spec'l Flood Hazard Area Yes No FEM.	Do present in Have the doc Other use (e: Tec land est use of the soin. The open acture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Cul de Sac A Flood Zone X	cuments been reviewed? xxplain) Usubject property i tillable land is actional, agriculturational, agriculturational, agriculturational Asphalt/Gravel Typical Asphalt/Gravel None None None None I Underground Utilitie	existing zoning requirements? Yes No Yes No Se as appraised in this report: So rural vacant ag land a ctively farmed but the focal and rural residential public Private Public Private Other (describe) IA Map # 27135C0425I	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typi Shape Rect Drainage Appe View Rura	l/rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate I trees & fields
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mix Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Storm Sewer NA Telephone CenturyLink Multimedia CenturyLink CenturyLink CenturyLink CenturyLink Other site elements: Inside Lot Comer Lot FEMA Spec'l Flood Hazard Area The subject is rural vacant age	Do present in Have the doc Other use (e: Tec land est use of the soin. The open atture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Cul de Sac A Flood Zone X	cuments been reviewed? xxplain) U: subject property i titillable land is ac ational, agricultura nents Type Asphalt/Gravel Typical Asphalt/Gravel Mone None None Underground Utilitie FEN land that is a con	existing zoning requirements? Yes No Yes No Se as appraised in this report: So rural vacant ag land a ctively farmed but the focal and rural residential public Private Public Private Other (describe) IA Map # 27135C0425I Inbination of open tillable	Rural vacant ag nd wooded recreat irmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe View Rura Drainage Appe Fill Fill Fill Fill Fill Fill Fill Fil	l/rec land onal land plus an used as such. The let & asphalt roads ly level north of buildings cal angular ears Adequate I trees & fields
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be established building site with pole shed and be land surrounding the subject property is a mi: Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Sanitary Sewer NA Sanitary Sewer NA Telephone	Do present in Have the doc Other use (e: Tec land est use of the soin. The open acture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Alley Cul de Sac A Flood Zone X and wooded I	cuments been reviewed? cuments been reviewed? cupiect property i titillable land is ac ational, agricultura ational, agricultura ments Type Asphalt/Gravel Typical Asphalt/Gravel Asphalt/Grave None None None None I underground Utilitie FEN land that is a con Typical for the	existing zoning requirements? Yes No Yes No Se as appraised in this report: So rural vacant ag land a citively farmed but the feal and rural residential properties. Public Private A man # 27135C0425I Inbination of open tillable area. Good road access	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe View Rura Topography Rura Topography Appe FEMP Reag land and recre ses from publicly main	l/rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate il trees & fields I Map Date 4/19/2017 ational land. It is ntained gravel road
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mist. Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Sanitary Sewer NA Storm Sewer NA Storm Sewer NA Storm Sewer NA Storm Sewer NA Multimedia CenturyLink Multimedia CenturyLink Other site elements: Inside Lot Comer Lot FEMA Spec'l Flood Hazard Area Yes No FEM. Site Comments: The subject is rural vacant ag surrounded by trees, fields and a few resider and asphalt Hwy 11. The county assessor's	Do present in Have the doc Other use (e: rec land est use of the soin. The open acture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Alley Cul de Sac A Flood Zone A Flood Zone A and wooded of the side of the si	cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments type ational, agriculturational, agricult	se as appraised in this report: se as appraised in this report: srural vacant ag land a ctively farmed but the fe al and rural residential p Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe View Rura Topography Rura Topography Appe FEMP Reag land and recre ses from publicly main	l/rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate il trees & fields I Map Date 4/19/2017 ational land. It is ntained gravel road
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be established building site with pole shed and be land surrounding the subject property is a mi: Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Sanitary Sewer NA Sanitary Sewer NA Telephone	Do present in Have the doc Other use (e: rec land est use of the soin. The open acture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Alley Cul de Sac A Flood Zone A Flood Zone A and wooded of the side of the si	cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments type ational, agriculturational, agricult	se as appraised in this report: se as appraised in this report: srural vacant ag land a ctively farmed but the fe al and rural residential p Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe View Rura Topography Rura Topography Appe FEMP Reag land and recre ses from publicly main	l/rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate il trees & fields I Map Date 4/19/2017 ational land. It is ntained gravel road
SITE DESCRIPTION	was previously used as pasture. Good access Uses allowed under current zoning: All Are CC&Rs applicable? Yes No Unknown Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Highest and be established building site with pole shed and be land surrounding the subject property is a mist. Utilities Public Other Provider/Description Electricity REA Gas NA Water NA Sanitary Sewer NA Storm Sewer NA Storm Sewer NA Storm Sewer NA Storm Sewer NA Multimedia CenturyLink Multimedia CenturyLink Other site elements: Inside Lot Comer Lot FEMA Spec'l Flood Hazard Area Yes No FEM. Site Comments: The subject is rural vacant ag surrounded by trees, fields and a few resider and asphalt Hwy 11. The county assessor's	Do present in Have the doc Other use (e: rec land est use of the soin. The open acture of recrea Off-site Improver Street Width Surface Curb/Gutter Sidewalk Street Lights Alley Alley Cul de Sac A Flood Zone A Flood Zone A and wooded of the side of the si	cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments been reviewed? cuments type ational, agriculturational, agricult	se as appraised in this report: se as appraised in this report: srural vacant ag land a ctively farmed but the fe al and rural residential p Public Private	Rural vacant ag nd wooded recreat rmer pasture is not properties. Frontage Grav Topography Main Size Typic Shape Rect Drainage Appe View Rura Topography Rura Topography Appe FEMP Reag land and recre ses from publicly main	l/rec land onal land plus an used as such. The el & asphalt roads ly level north of buildings cal angular ears Adequate il trees & fields I Map Date 4/19/2017 ational land. It is ntained gravel road



<u>L</u>	AND APPR	RAISAL SU	JMMARY R lles or transfers of the subject pro	EPORT	are prior t	to the affective data of this		le No.: Anderson	
		nty public records	iles of transfers of the subject pro	sperty for the times yea	ars prior i	to the ellective date of this	арргаізаі.		
쑱	1st Prior Subject		Analysis of sale/transfer history a	nd/or any current agre	eement of	f sale/listing:			
RANSFER HISTORY	Date:								
띪	Price: Source(s):								
NSF	2nd Prior Subject	Sale/Transfer -							
R	Date:								
_	Price:								
L	Source(s): FEATURE	SUBJECT PROPERTY	COMPARA	ABLE NO. 1		COMPARA	ABLE NO. 2	COMPARABLE	NO 2
	Address State Highw		270th St	ADLE NO. 1	-	330th Ave	ADLE IVU. Z	310th St	NU. 3
	Badger, MN	-	Badger, MN 5670	63	- 17	Roseau, MN 567	63	Roseau, MN 56763	
	Proximity to Subject		2.40 miles S			2.13 miles E		2.74 miles NE	
	Sale Price	\$		\$ 1,450,	,000		\$ 297,000	\$	62,500
	Price/ Acre Data Source(s)	\$	\$ 1,925.12		\$	1,500.00		5 1,044.28	
	Verification Source(s)	Inspection Assessor	FSBO Assessor		- 1	FSBO Assessor		FSBO Assessor	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adju		DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing	NA	Conventional			Contract	(/	Conventional	(/, ,,
	Concessions		None known		f	for Deed		None known	
ᇙ	Date of Sale/Time Rights Appraised		12/13/2022			6/28/2022		09/22/2022	
Š	Location	Fee Simple	Fee Simple			Fee Simple		Fee Simple	
APPROA	Site Area (in Acres)	Rural 250.6	Rural 753.2	-866	985 1	Rural 198	+90.735	Rural 59.85	+329,044
	Improvements	Site/shed/bin/well			000,		+25,000		+25,000
RISON	Other	None	None		١	None		None	
COMPA	Other	None	None		-	None		None	
8	Other	None	None			None		None	
LES	Other Net Adjustment (Total, in \$)	None	None	\$ -871,		None X + -	\$ 115,735	None 	354,044
SAL				011,	,000		110,700		001,011
	Adjusted Sale Price (in \$			\$ 578,	,015		\$ 412,735	\$	416,544
	Summary of Sales Comparison	-	The sales were chos		•	•		•	
		•	which is the average						_
			re land and also had ic records. Comp 2						
			of a much smaller p						
		•	comparables follow.					CHOW the value of the	0 10 1101
			•			•			
	\/_ f + .;	4		+ - + - 4 4 0 0 0 0	^				
H	PROJECT INFORMATION FOR		s one unit is estimate	ect is part of a Planned		velopment.			
	Legal Name of Project:	(,							
딞	Describe common elements an	d recreational facilities:							
-									
L	Indicated Value by: Sales Cor	nnorioon Annrosoh é							
			440,000			755.79 per Ac		at considered. The	
			d mainly by the sale ere are no building ir			oach. The incom	ie approach was r	iot considered. The	COSI
틷	This appraisal is made		subject to the following conditions						
Ĕ									
RECONCILIATIO									
S	This report is also	ection of the subject	ypothetical Conditions and/ ct property, defined Se	or Extraordinary	Assumpt	tions as specified ement of Assumpti		enda. Conditions, and Apprais	er's Certifications,
"	my (our) Opinion of		or other specified valu		defined		-		nis report is:
		,000	, as of:		07/20		,		of this appraisal.
	If indicated above, th A true and complete		ontains 16 pages, incl		and/or hich ar		sumptions included in ntegral part of the r	<u> </u>	attached addenda. ort may not be
H.	properly understood with		information contained in	•	report,	which contains the		exhibits: Scope of W	
ATTACH.	Limiting Cond./Cei	_						Ocope of w	nrk
۷	Noto Addenda		tive Addendum	➤ Location M	/lap(s)		•	Additional S	
		✓ Parce	tive Addendum el Map	Location M Hypothetics			Flood Addendum Extraordinary Assumpti	Additional S ions County Sale	ales
				Hypothetic:			Flood Addendum Extraordinary Assumpti		ales
	E-Mail: pelligrinidian	🔀 Parce		Hypothetic	al Cond it Name:	ditions	Flood Addendum Extraordinary Assumpt Higrini		ales
	Diane	Parce Pelligrini		Hypothetic:	al Cond it Name:	ditions I	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)		ales
	E-Mail: pelligrinidian	Parce Pelligrini		Hypothetic:	al Cond it Name:	ditions	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)		ales
	E-Mail: pelligrinidian	Parce Pelligrini		Hypothetic:	al Cond it Name:	ditions I	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)		ales
Si	E-Mail: pelligrinidian APPRAISER Mule /kur/	Parce Pelligrini ue@gmail.com		Hypothetic:	sal Conc it Name: SUPI or CO	ditions In Diane Pe ERVISORY APPRA 0-APPRAISER (if a	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)		ales
URES	E-Mail: pelligrinidian APPRAISER Mult Kurf Appraiser Name: Nel	Parce Pelligrini ne@gmail.com		Hypothetic:	SUPI or CO	Diane Pe ERVISORY APPRA 0-APPRAISER (if a	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)		ales
NATURES	E-Mail: pelligrinidian APPRAISER Mult Kunf Appraiser Name: Nel Company: Pahlen F	Parce Pelligrini Pe@gmail.com	el Map	Hypothetic:	sal Conc it Name: SUPI or CO	ditions Diane Per ERVISORY APPRA 0-APPRAISER (if a visory or praiser Name: any:	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)		ales
SIGNATURES	E-Mail: pelligrinidian APPRAISER Mult Kunf Appraiser Name: Nel Company: Pahlen F	Parce Pelligrini Pe@gmail.com Sea Grafstrom Realty	el Map	Hypothetic:	SUPI or CO Superv Co-App Compa	ditions Diane Pe	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)	ions 🔲 County Sale	ales
SIGNATURES	E-Mail: pelligrinidian APPRAISER APPRAISER Appraiser Name: Niel Company: Pahlen F Phone: (218) 386-18 E-Mail: nels@pahler Date of Report (Signature):	Parce Pelligrini Pe@gmail.com Sea Grafstrom Realty	Fax: (218) 386-1817	Hypothetic Client Address:	SUPER CONCEPT CONCE	ditions Diane Pe	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)	ions 🔲 County Sale	ales s Sheets
SIGNATURES	E-Mail: pelligrinidian APPRAISER Appraiser Name: Nel Company: Pahlen F Phone: (218) 386-18 E-Mail: nels@pahler Date of Report (Signature): License or Certification #:	Parce Pelligrini Pe@gmail.com Se Grafstrom Realty Pool Parcelly P	Fax: (218) 386-1817	Hypothetic:	SUPI or CO Superv Co-App Compa Phone: E-Mail: Date of License	ditions Diane Pe Diane Pe ERVISORY APPRA 0-APPRAISER (if a visory or praiser Name: any: : : : : : : of Report (Signature): se or Certification #:	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required)	ions 🔲 County Sale	ales
SIGNATURES	E-Mail: pelligrinidian APPRAISER APPRAISER Appraiser Name: Nel Company: Pahlen F Phone: (218) 386-18 E-Mail: nels@pahler Date of Report (Signature): License or Certification #: Designation: License	Parce Pelligrini Pe@gmail.com Se Grafstrom Realty Pool Parcelly Parce Percelly Parce Parcelly Parcell	Fax: (218) 386-1817 Appraiser	Hypothetic Client Address:	SUPI or CO Superv Co-App Compa Phone: E-Mail: Date of Licensi	ditions Diane Pe Diane Pe ERVISORY APPRA 0-APPRAISER (if a visory or praiser Name: any: : : : : : : : : : : : : : : : : : :	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required) Ipplicable)	ions 🔲 County Sale	ales s Sheets
SIGNATURES	E-Mail: pelligrinidian APPRAISER Appraiser Name: Nel Company: Pahlen F Phone: (218) 386-18 E-Mail: nels@pahler Date of Report (Signature): License or Certification #:	Parce Pelligrini Pe@gmail.com Se Grafstrom Realty Pool Parcelly Parce Percelly Parce Parcelly Parcell	Fax: (218) 386-1817	Hypothetic. Client Address: State: MN	SUPI or CO Superv Co-Api Compa Phone: E-Mail: Date of License Design Expirat	ditions Diane Pe Diane Pe ERVISORY APPRA 0-APPRAISER (if a visory or praiser Name: any: : : : : : : of Report (Signature): se or Certification #:	Flood Addendum Extraordinary Assumpt Iligrini ISER (if required) Ipplicable)	ions 🔲 County Sale	ales s Sheets

FEATURE	SUBJECT PROPERTY		no. 4	COMPARABLE	NO. 5	COMPARABL	E NO. 6
Address State Highw	ay 11	290th Ave		330th Ave			
Badger, MN	56714	Badger, MN 56756		Roseau, MN 56751			
roximity to Subject		4.50 miles NW		2.79 miles SE			
ale Price	\$	\$	216,446	\$	250,000	\$	
rice/ Acre	\$	\$ 1,310.68	210,440	\$ 1,746.66	200,000	\$	
ata Source(s)	+	FSBO		Public records			
erification Source(s)	Inspection	1					
	Assessor	Assessor		Assessor		DECODIDATION	1
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+ (-) \$ A
ales or Financing	NA	Conventional		Contract			
oncessions	<u> </u>	None known		for Deed	<u> </u>		
ate of Sale/Time		03/31/2022		06/24/2022			
ights Appraised	Fee Simple	Fee Simple		Fee Simple			
ocation	<u> </u>						
	Rural	Rural		Rural			
ite Area (in Acres)	250.6	165.14	+147,419		+185,386		
nprovements	Site/shed/bin/we	ell None	+25,000	None	+25,000		
ther	None	None		None			
ther	None	None		None			
ther	None	None		None			1
							+
ther	None	None		None			1
et Adjustment (Total, in \$)		+ - \$	172,419	X + □ - \$	210,386	+ \$	
djusted Sale Price (in \$.)	\$	388,865	\$	460,386	s	
immary of Sales Comparison		Comp 4 is further from				doct calo. This is -	noctly.
·			·				



Supplemental Addendum

		Supplementa	l Addendum		Fi	le No. Anders	son	
Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini							

Subject Property parcel numbers, acreage and legal descriptions

28.0047300 40 acres SW1/4 SW1/4 22-162-41 W1/2 NW1/4 less part of SW1/4 NW1/4 lying South of Hwy 11 27-162-41 28.0072800 72.9 acres 28.0074401 3.7 acres N 122' of S 858' of SE1/4 NE1/4 28-162-41

28.0074300 54 acres N 1,782' of E1/2 NE1/4 28-162-41

28.0046100 80 acres E1/2 SE1/4 21-162-41

MARKET ANALYSIS

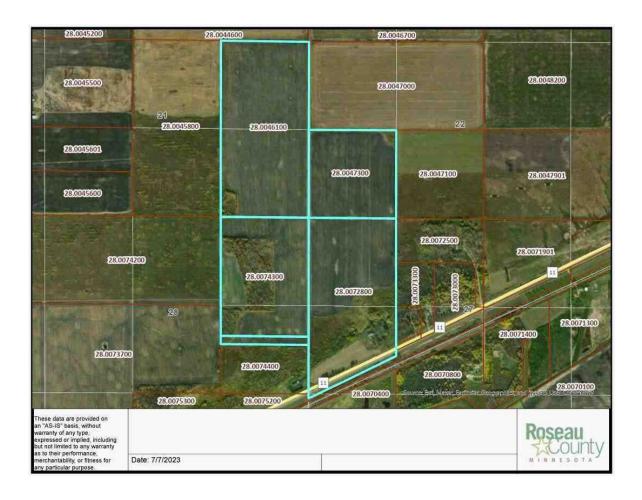
Land sales in the area of the subject property have been selling anywhere from \$1,000 to \$2,000 per acre. Lower land that is mostly good for hunting or pasture tends to sell in the \$1,000 to \$1,300 per acre range. Good tillable land like the subject starts around \$1,500 up to \$2,000. The subject falls somewhere within this range. Based on the sales, I would expect the property to have values as follows:

Tillable land at \$1,800/acre x 189 acres = \$340,200 Woods/pasture/road/ditch at \$1,200 x 61.6 acres = \$73,920 Building site plus pole shed, well, and bin = \$25,000 Total \$439,120

The total value of the subject property is around \$440,000 if sold in one transaction. There is potential for a higher total value if the tillable land was sold separately from the woods and pasture around the building site.

Aerial Map

Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini							



Subject Photograph Addendum

Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini							































Photograph Addendum

Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini							



















Comparable Photo Page

Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini							



Comparable 1

270th St Prox. to Subj. Sales Price

2.40 miles S 1,450,000 12/13/2022 Date of Sale Location Rural

Site/View

Improvements Site/Shed/bin Other None Other None Other None



Comparable 2

330th Ave

2.13 miles E Prox. to Subj. 297,000 Sales Price Date of Sale 6/28/2022 Location Rural Site/View Improvements None Other None

Other None Other None



Comparable 3

310th St

Prox. to Subj. 2.74 miles NE Sales Price 62,500 09/22/2022 Date of Sale Location Rural

Site/View

Improvements None Other None Other None Other None

Comparable Photo Page

Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini							



Comparable 4

Rural

165.14

290th Ave

Prox. to Subject 4.50 miles NW 216,446

Sale Price

Gross Living Area Total Rooms

Total Bedrooms

Total Bathrooms Location

View

Site

Quality Age



330th Ave

Prox. to Subject 2.79 miles SE Sale Price 250,000

Gross Living Area Total Rooms Total Bedrooms

Total Bathrooms Location Rural

View

Site 143.13

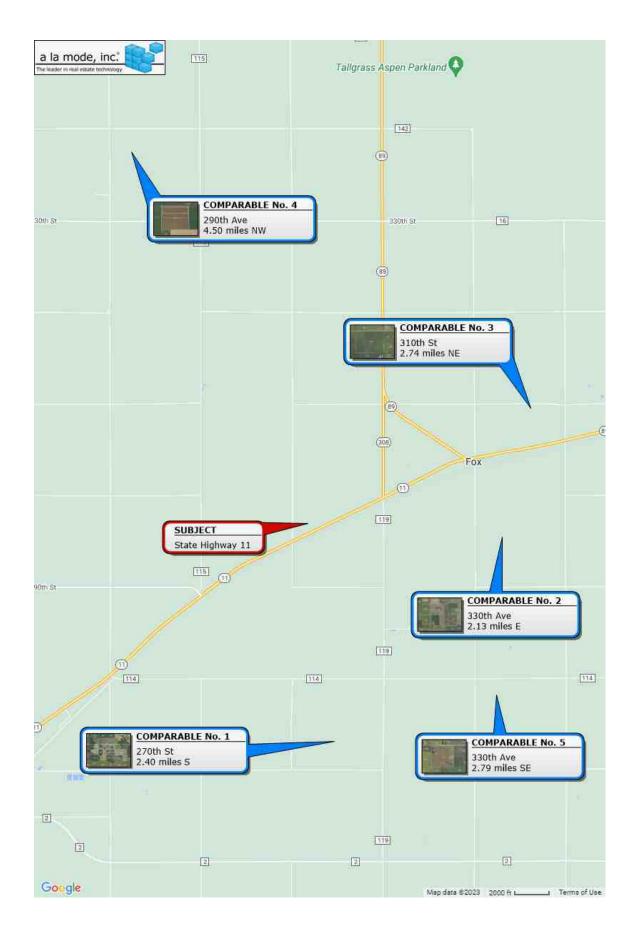
Quality Age

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Location Map

Owner	Daniel M Anderson							
Property Address	State Highway 11							
City	Badger	County	Roseau	State	MN	Zip Code	56714	
Client	Diane Pelligrini					•		



This appraisal report is subject to the following scope of work, intended use, intended use, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

The appraiser has not completed an appraisal, or done work in any other capacity, on the subject property in the past 3 years.

Exposure time for the subject in the Warroad area is 30 days.

Certifications File # Anderson

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 10. I have knowledge and experience in appraising this type of property in this market area.
- 11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or on the subject property or on any other basis prohibited by law.
- 17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

- 21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Nels Grafstrom	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Muc Yuff	SignatureName
Troic Grainten	
Company Name Pahlen Realty	Company Name
Company Address 59516 State Hwy 11	Company Address
Warroad, MN 56763	
Telephone Number (218) 386-1800	Telephone Number
Email Address nels@pahlenrealty.com	Email Address
Date of Signature and Report 07/13/2023	Date of Signature
Effective Date of Appraisal 07/07/2023	State Certification #
State Certification #	or State License #
or State License # <u>20291486</u>	State
or Other (describe) State #	Expiration Date of Certification or License
State MN	
Expiration Date of Certification or License 08/31/2023	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
	Did inspect exterior of subject property from street
State Highway 11	Date of Inspection
Badger, MN 56714 APPRAISED VALUE OF SUBJECT PROPERTY \$ 440,000	Did inspect interior and exterior of subject property
440,000	Date of Inspection
LENDER/CLIENT	
Name	COMPARABLE SALES
Company Name <u>Diane Pelligrini</u>	
Company Address	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

License

Owner	Daniel M Anderson								
Property Address	State Highway 11								
City	Badger	County	Roseau	5	State	MN	Zip Code	56714	
Client	Diane Pelligrini								

STATE OF MINNESOTA



NELS H GRAFSTROM 33432 490TH AVE SALOL, MN 56756

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that NELS H GRAFSTROM

> 33432 490TH AVE SALOL, MN 56756

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of Resident Appraiser: Licensed Residential

License Number: 20291486

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2023.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 05, 2021.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Space amold

Licensing Division 85 7th Place East, Suite 500 St. Paul. MN 55101-3165 Telephone: (651) 539-1599

Email: licensing.commerce@state.mn.us Website: commerce.state.mn.us

Notes:

- Individual Licensees Only Continuing Education: 15 hours is required in the first renewal period, which includes a 7-hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7-hour USPAP course.
- Appraisers: You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce state mn.us.