

Moorhead - Clay County Joint Powers Authority



Friday

August 11, 2023

10:00 AM

Meeting in person at the Clay County Courthouse 3rd floor and Virtually

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 220 329 242 421

Passcode: TebvJg

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 701-404-2769,,725025198#](#) United States, Fargo

Phone Conference ID: 725 025 198#

Agenda

1) Call to Order

2) Roll Call

3) Approval of Agenda

Action

4) Citizens to be heard

5) Appraisal Reports [pg. 2-35](#)

Action

- a. OIN 1237 David Allen Ness
- b. OIN 1318 Hanson River Farms LLLP
- c. OIN 5186 Poehls
- d. OIN 1307 Norden
- e. OIN 1252 Kragerud
- f. OIN 1792 Anderson
- g. OIN 1824 1826 Larry & Judith Ness
- h. OIN 1314 Jacobs
- i. OIN 1238 1239 1249 1258 1259 1260 Timothy Ness
- j. OIN 9307 Livdahl
- k. OIN 1861 Willem

6) Adjourn

DATE: 08/11/2023

Item number: 4a.-K.

Subject: MCCJPA Appraisal Review Certifications

Recommendation/Actions Needed:

Recommend the MCCJPA Board approve the appraisal reports and Just Compensation amounts noted below that are needed for the Project.

Background/Key Points: These properties are in the Southern Embankment Reach 4 (SE-4) and UMA area associated with the Project. The value of the needed property rights is laid out in the corresponding attached Appraisal Review Certifications.

OIN	Property Owner	Project	Opinion of Just Compensation
1237	DAVID ALAN NESS	UMA	\$85,659
1318	HANSON RIVER FARMS LLLP	UMA	\$69,771
5186	TIM & GENEVIEVE POEHLS	UMA	\$53,700
1307	KYLE R & EMILY NORDEN	UMA	\$344,600
1252	KEITH & NORMA KRAGERUD	UMA	\$424,900
1792	JEAN TRUSTEE ANDERSON	UMA	\$129,800
1824 1826	LARRY & JUDITH NESS	UMA	\$840,257
1314	THOMAS AND SUSAN JACOBS	UMA	\$110,248
1238 1239 1249 1258 1259 1260	TIMOTHY NESS	UMA	\$408,259
9307	PETER W & DEBRA A LIVDAHL	SE-4	\$340,000
1861	RICHARD WILLEM & KATHY MARX	SE-4	\$989,000

Attachments:

- Associated Appraisal Review Certifications
- Associated parcel exhibits

Phase 3 Appraisal Review and Certification

Project: Fargo Moorhead Metropolitan Area Flood Risk Management

PROPERTY OIN# & Owner: OIN 1237 David Ness

PID #: 22-006-0600

Client & Intended Users Moorhead Clay County Joint Powers of Authority (MCCJPA)
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Fee Simple with Flowage Easement and
other easements, if applicable.

Property Location: Gov't Lots 1 & 2 EX 12.73 ac Sec 6 136N 48W
Wilkin County, MN

Appraisal Format Used: Before and After Report

Zoning: Agricultural

Highest and Best Use: Rural Residential/ Seasonal Rec

Impacted Improvements: Single Family Residence and farm outbuildings.
May Need to be removed

Tract Size: 42.07 Acres

Property Rights to be Acquired: 24 Ac Zone 1 / 18.07 Ac Zone 4A Flowage Easements

Appraisal By: Wastweet Appraisal and Consulting
Crown Appraisals Inc., Brian Field, ARA MAI

Date of Valuation: July 20, 2022

Date of Report: July 17, 2023

Review Appraiser: John P. Albrecht, ND License. CG 21507

VALUE CONCLUSIONS:

Per Wastweet Appraisal (5.00 acres)	\$120,000
Buildings & Site Improvements	<u>\$185,000</u>
	\$305,000
Vacant Land (5.83 ac tillable; 31.24 ac W/W/G)	<u>+\$171,000</u>
Total "As Is" Value	\$476,000
Less Total as Encumbered	<u>-\$390,341</u>

Total Estimate of Compensation: \$85,659

REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

Reviewer Assumptions and Limiting Conditions:

The Appraisal Review is based on information and data contained in the appraisal report which is the subject of the review. Data and information from other sources may be considered. If so, they are identified and noted as such. It is assumed that such data and information are factual and correct. The reviewer reserves the right to consider any new or additional data or information which may subsequently become available. Unless otherwise stated, all assumptions and limiting conditions contained in the appraisal report, which are the subject of this appraisal review, are also conditions of this review.

REVIEW APPRAISER'S CERTIFICATION:

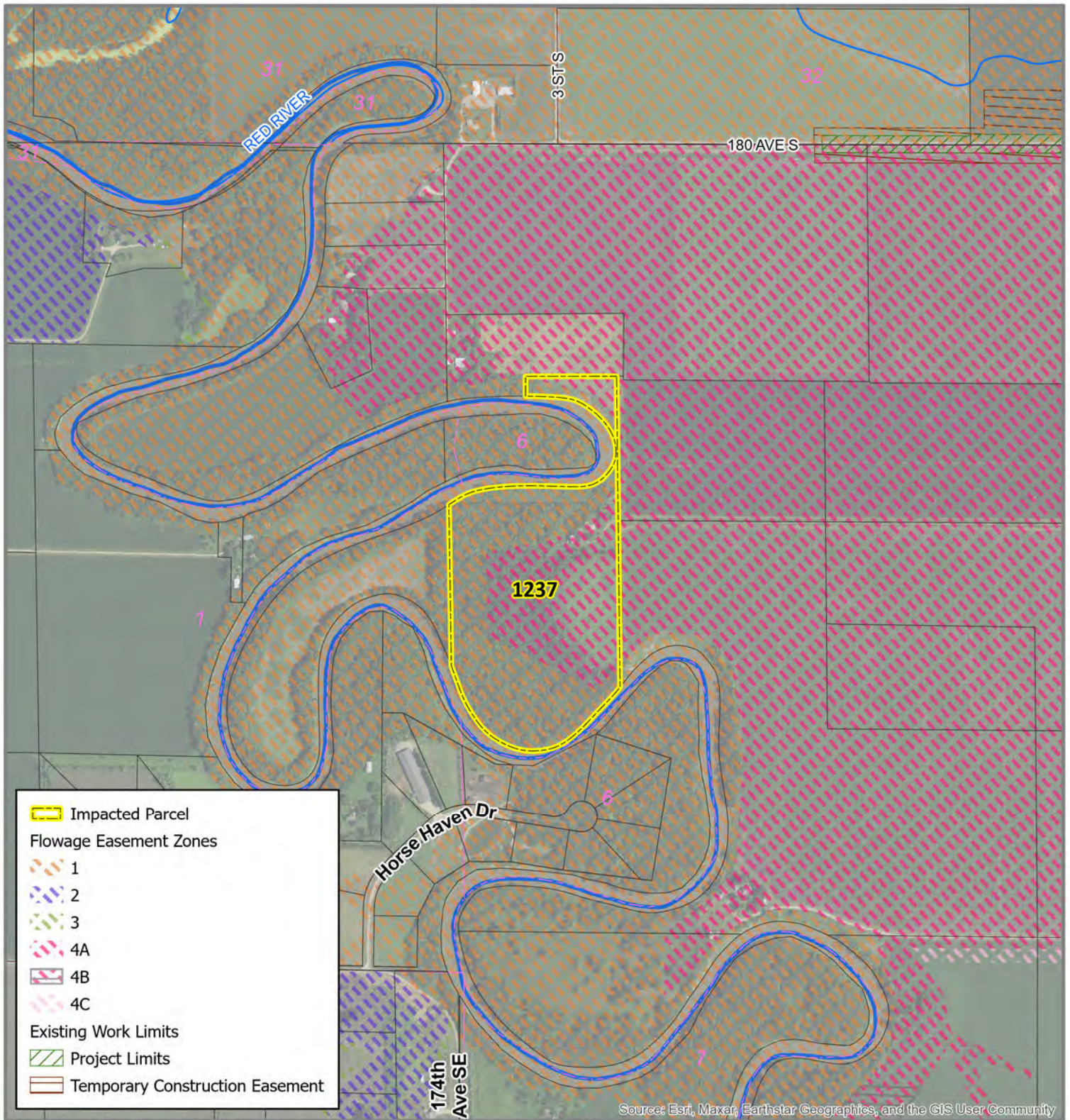
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three- year period immediately preceding acceptance of this assignment. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. The appraisal review was made, and the review report prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

Date: July 27, 2023

A handwritten signature in blue ink that reads "John Albrecht".

John P. Albrecht / Review Appraiser

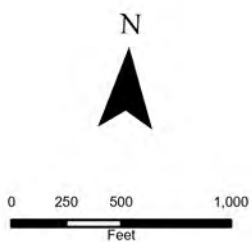


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Any reliance upon this map is at user's own risk. AE2S does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use.

All parcel acreages and legal descriptions shown hereon are based on County GIS data. Final acreages and legal descriptions to be determined by boundary survey.

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OIN: 1237
DAVID ALAN NESS
Parcel ID: 22-006-0600
Wilkin County, MN

FM AREA DIVERSION
Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project: **Fargo Moorhead Metropolitan Area Flood Risk Management**

PROPERTY OIN & Owner: OIN 1318 Hanson River Farms, LLLP

PID #: 22-020-0100

Client & Intended Users: Moorhead Clay County Joint Powers of Authority (MCCJPA),
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Flowage Easement and other easements, if applicable.

Property Location: E1/2NE1/4 & NE1/4SE1/4 & Govt Lots 2,3,4, 5 Less Tracks
Section 20-136N-48W Wolverton Township, Wilkin County, MN

Appraisal Format Used: Before and After Report

Zoning: Agricultural

Highest and Best Use: Rural Res/AG/Seasonal Rec

Impacted Improvements: Shooting Building – Must be Removed.

Tract Size: 299.48 Acres

Property Rights to be Acquired: 90.14 Acres Flowage Easement

Appraisal By: Crown Appraisals Inc., Brian Field, ARA MAI

Date of Valuation: September 14, 2022

Date of Report: July 20, 2023

Review Appraiser: John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

“As Is” Building Site Value	\$ 130,000
“As Is” Vacant Land Value	<u>\$1,935,000</u>
Total “As Is” Value (building site plus vacant land)	\$2,065,000
Total “As Encumbered “ Value	<u>\$1,988,729</u>
 Final Opinion of Just Compensation	 \$ 76,271

Review Comments: The Appraiser used Ten Comparable Land Sales which indicated values from \$7,886/ac to a high of \$9,000 per acre, however due to the irregular shape of the Wood/ Wet/Green lands acres, the before value is computed to be about \$6,585/ac to the subject.

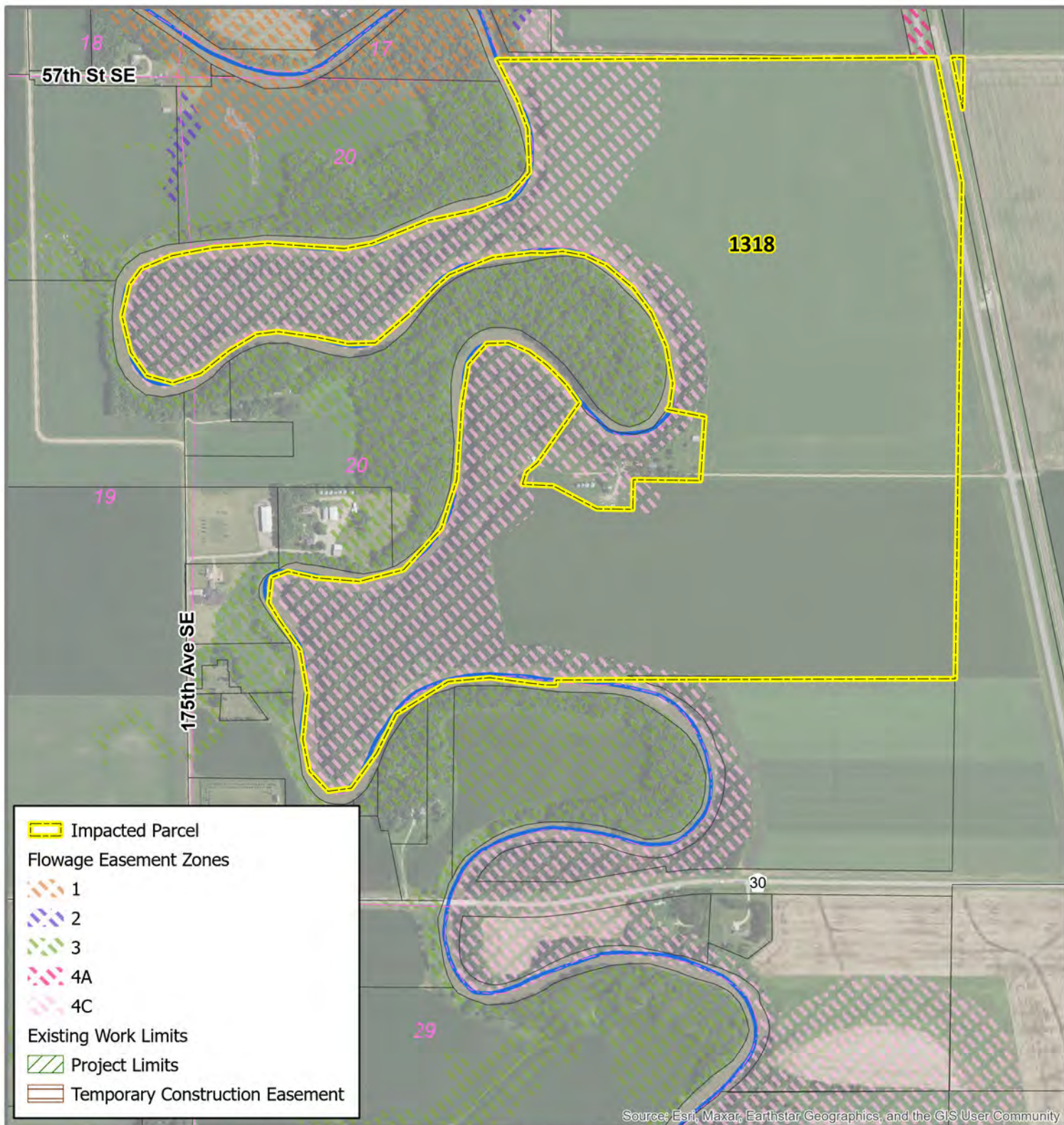
REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report, that it is prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

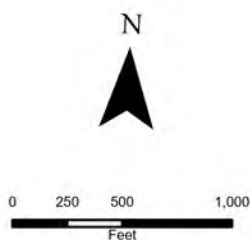
Date: August 6, 2023

A handwritten signature in blue ink that reads "John Albrecht". The signature is written in a cursive style with a light blue circular stamp or watermark behind it.

John Albrecht, Review Appraiser



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OIN: 1318
 HANSON RIVER FARMS LLLP
 Parcel ID: 22-020-0100
 Wilkin County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023

Phase 3 Appraisal Review and Certification

Project: **Fargo Moorhead Metropolitan Area Flood Risk Management**

PROPERTY OIN# & Owner: OIN 5186 Timothy L. & Genevieve Poehls

PID #: 19-016-0400

Client & Intended Users: Moorhead Clay County Joint Powers of Authority (MCCJPA),
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Flowage Easement and other easements, if applicable.

Property Location: 1823 Hwy 75 S, Wolverton, MN 56594
Sec.-16-T135N-R48W Roberts Township, Wilkin County, MN

Appraisal Format Used: Before and After Report

Zoning: Agricultural/Rural Residential

Highest and Best Use: Rural Residential

Parcel Size 21.40 acres

Impacted Improvements: None

Property Rights to be Acquired: 15.33 Acre Flowage Easement

Appraisal By: Jeffrey Olson, Compass Land Consultants

Date of Valuation: May 22, 2023

Date of Report: July 20, 2023

Review Appraiser: John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

Appraised Value – Before	\$575,000
Appraised Value – After Acquisition	<u>\$521,345</u>
Difference in Value	\$ 53,655
Rounded To:	\$ 53,700

Estimated Compensation for Easement **\$53,700**

Review Comments: The Appraiser used Four Comparable Rural Residential Sales which indicated a value to the subject of \$575,000, which is supported by the Minnesota Minimum Compensation Regulation.

REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

Reviewer Assumptions and Limiting Conditions:

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REVIEW APPRAISER'S CERTIFICATION:

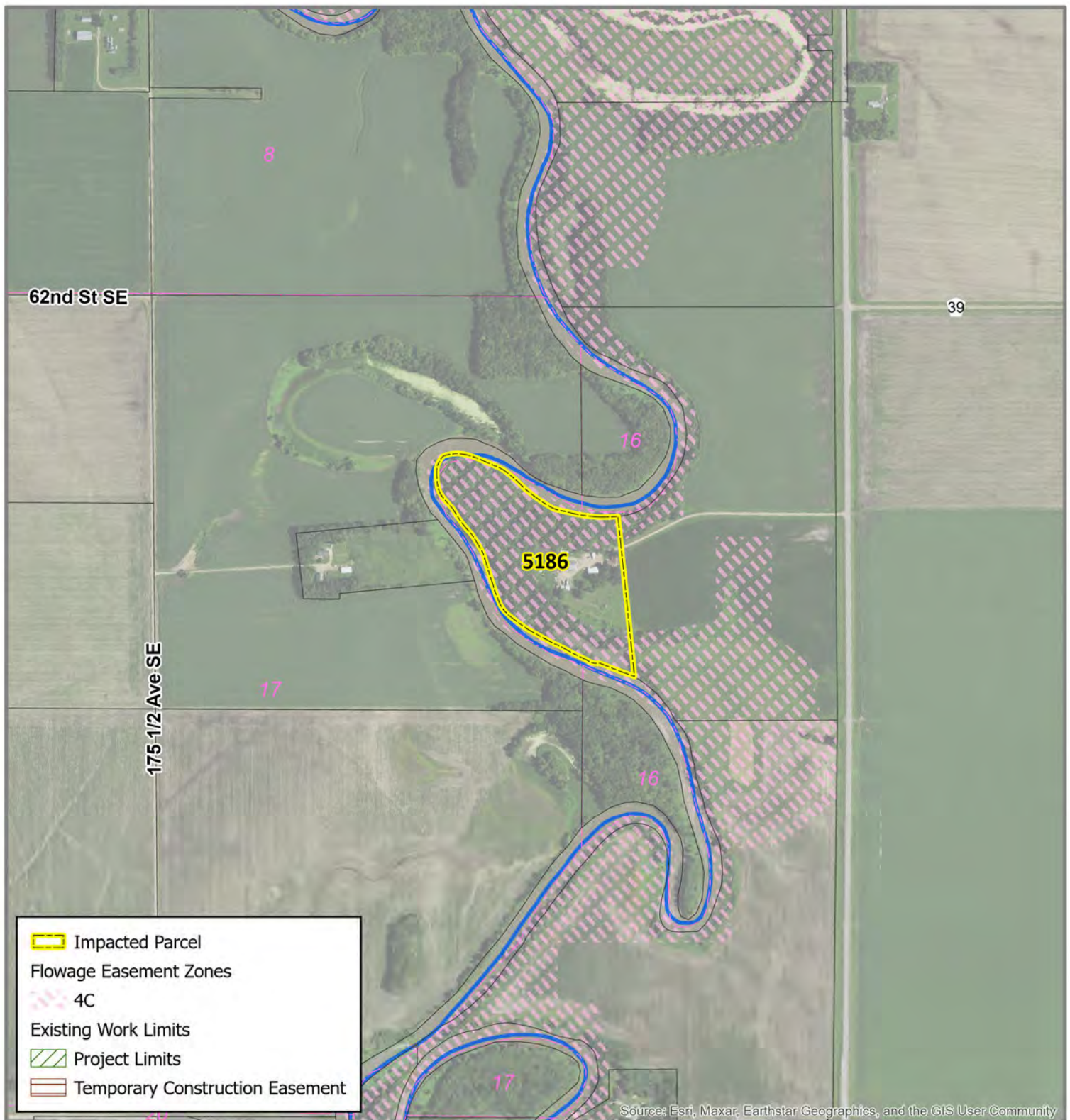
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three- year period immediately preceding acceptance of this assignment. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. The appraisal review was made and the review report prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

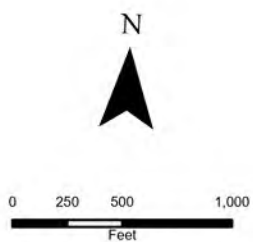
Date: August 7, 2023



Review Appraiser



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OIN: 5186
 TIM & GENEVIEVE POEHLIS
 Parcel ID: 19-016-0400
 Wilkin County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project:	Fargo Moorhead Metropolitan Area Flood Risk Management
PROPERTY OIN# & Owner:	OIN 1307 Kyle R. Norden
PID #:	22-018-0120
Client & Intended Users:	Moorhead Clay County Joint Powers of Authority (MCCJPA) US Army Corps of Engineers, Metro Flood Diversion Authority
Use/Purpose of Review:	To determine adequacy of appraisal for acquisition.
Property Rights Appraised:	Fee Simple with Flowage Easement and other easements, if applicable.
Property Location:	1041 120 th St, Wolverton, MN 56560 Sect. 18, T136N-R48W Wolverton Township, Wilkin County, MN
Appraisal Format Used:	Before and After Report
Zoning:	Agricultural
Highest and Best Use:	Rural Residential
Impacted Improvements:	None
Tract Size:	30.80 Acres
Property Rights to be Acquired:	26.27 Acres Flowage Easement
Appraisal By:	Jeffrey Olson, Compass Land Consultants
Date of Valuation:	May 22, 2023
Date of Report:	July 20, 2023
Review Appraiser:	John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

Appraised Value – Before	\$575,000
Appraised Value – After Acquisition	<u>\$230,432</u>
Difference in Value	\$344,568
Rounded To:	\$344,600

Estimated Compensation for Easement \$344,600

Per Minnesota Statute 117.187, “When an owner must relocate, the number of damages payable, at a minimum, must be sufficient for an owner to purchase a comparable property in the community...” In the Westweat appraisal, the subject property is compared to sales of similar rural residential properties. The “as is” market value falls within that range due to the subject’s number of improvements, size of improvements, and age of improvements. Therefore, the “as is” market value concluded in the report also represents the minimum compensation amount for acquiring the subject land and buildings but does not include flowage easement compensation. The Appraiser concludes that there are substitute properties within the market area of the subject and considers the Statute has been satisfied.

Review Comments: The Appraiser used Four Comparable Rural Residential Sales which indicated a value to the subject of \$575,000, which is supported by the Minnesota Minimum Compensation Regulation.

REVIEW APPRAISER’S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

Reviewer Assumptions and Limiting Conditions:

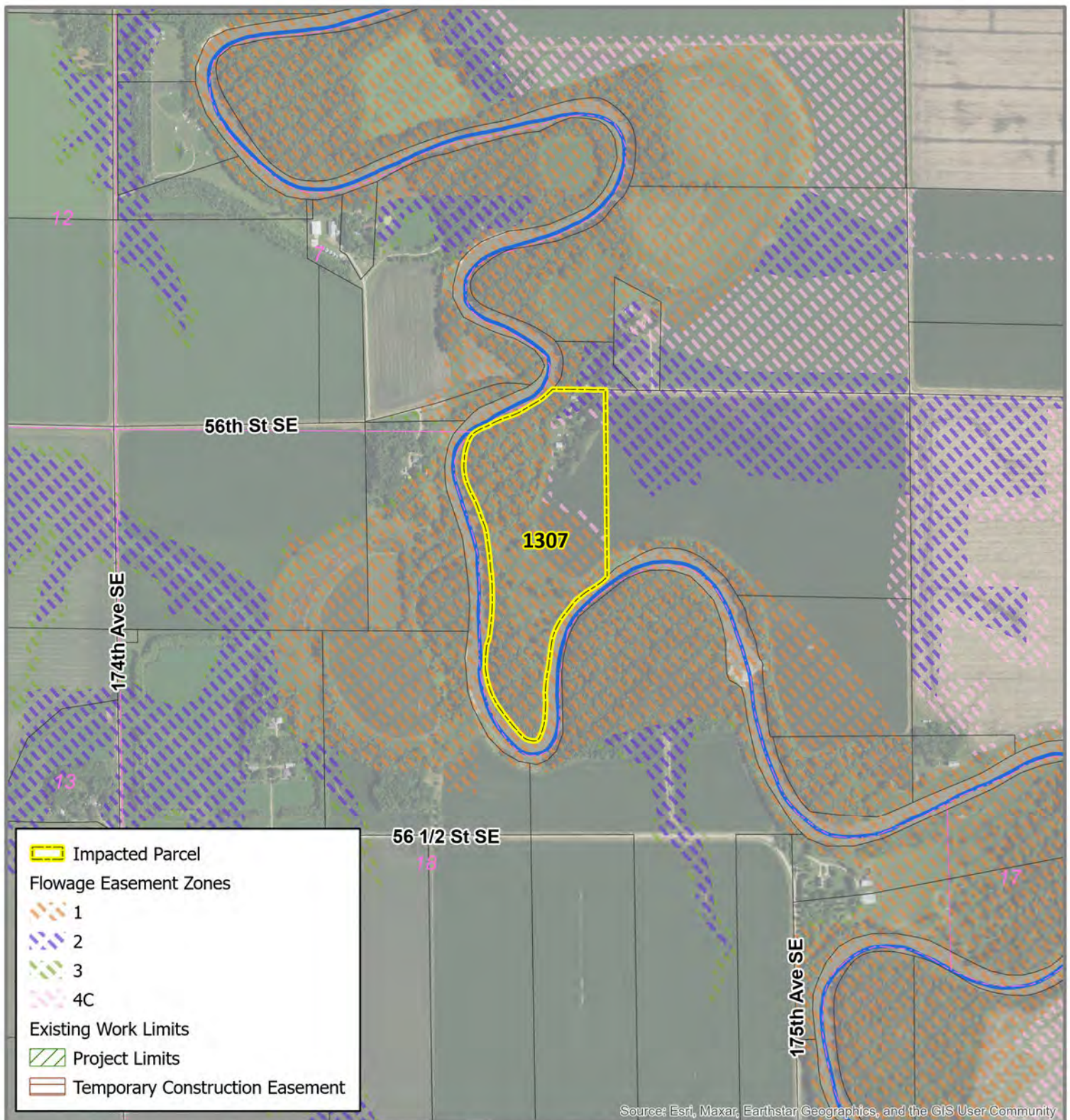
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REVIEW APPRAISER’S CERTIFICATION:

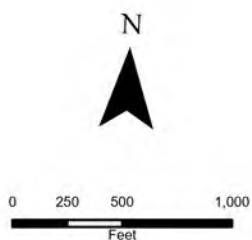
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF: The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three- year period immediately preceding acceptance of this assignment. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. The appraisal review was made and the review report prepared in conformity with the Appraisal Foundation’s Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

Date: July 31, 2023





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OIN: 1307
 KYLE R NORDEN
 Parcel ID: 22-018-0120
 Wilkin County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project: **Fargo Moorhead Metropolitan Area Flood Risk Management**

PROPERTY OIN# & Owner: OIN 1252 - Keith and Norma Kragerud

PID #: 22-101-0310

Client & Intended Users: Moorhead Clay County Joint Powers of Authority (MCCJPA)
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Fee Simple with Flowage Easement and
other easements, if applicable.

Property Location: 1007 100th Avenue, Moorhead, MN 56560
W sec 1, T136N-R49 Wolverton Township, Wilkin County, MN

Appraisal Format Used: Before and After Report

Zoning: Agricultural

Highest and Best Use: Rural Residential

Impacted Improvements: Single Family Residence and farm outbuildings.

Property Rights to be Acquired: 6.28 Acre Flowage Easement

Appraisal By: Jeffrey Olson, Compass Land Consultants

Date of Valuation: May 22, 2023

Date of Report: July 5, 2023

Review Appraiser: John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

Appraised Value – Before	\$450,000
Appraised Value – After Acquisition	<u>\$ 25,120</u>
Difference in Value	\$424,880
Rounded To:	\$424,900
Estimated Compensation for Easement	\$424,900

Per Minnesota Statute 117.187, “When an owner must relocate, the number of damages payable, at a minimum, must be sufficient for an owner to purchase a comparable property in the community...” In this appraisal, the subject property is compared to sales of similar rural residential properties. The “as is” market value falls within that range due to the subject’s number of improvements, size of improvements, and age of improvements. Therefore, the “as is” market value concluded in the report also represents the minimum compensation amount for acquiring the subject land and buildings but does not include flowage easement compensation. The Appraiser concludes that there are substitute properties within the market area of the subject and considers the Statute has been satisfied.

Review Comments: The Appraiser used Four Comparable Rural Residential Sales which indicated a value to the subject of \$450,000, which is supported by the Minnesota Minimum Compensation Regulation.

REVIEW APPRAISER’S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

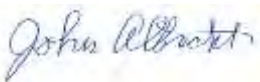
Reviewer Assumptions and Limiting Conditions:

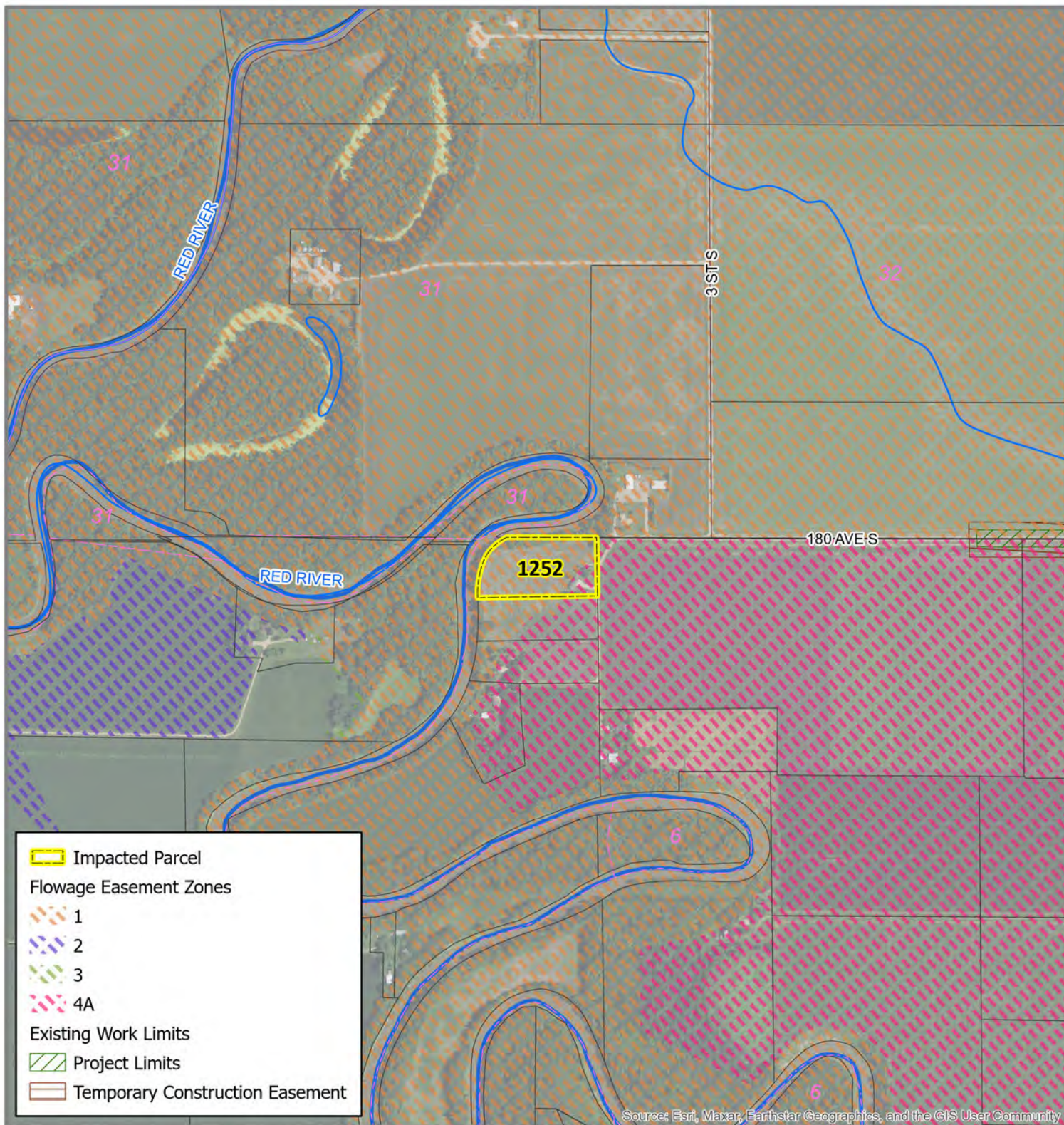
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REVIEW APPRAISER’S CERTIFICATION:

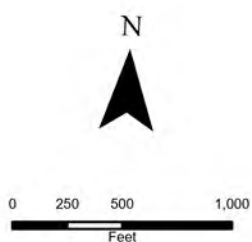
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF: The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three- year period immediately preceding acceptance of this assignment. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. The appraisal review was made and the review report prepared in conformity with the Appraisal Foundation’s Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

Date: July 24, 2023





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OIN: 1252
 KEITH & NORMA KRAGERUD
 Parcel ID: 22-101-0310
 Wilkin County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project:	Fargo Moorhead Metropolitan Area Flood Risk Management
PROPERTY OIN & Owner:	OIN 1792 - Jean B. Anderson
PID #:	15.029.3004
Client & Intended Users	Moorhead Clay County Joint Powers of Authority (MCCJPA), US Army Corps of Engineers, Metro Flood Diversion Authority
Use/Purpose of Review:	To determine adequacy of appraisal for acquisition.
Property Rights Appraised:	Fee Simple with Flowage Easement and other easements, if applicable.
Property Location:	818 170 th Ave S., Holy Cross Township, Clay County, M
Appraisal Format Used:	Before and After Report
Zoning:	Agricultural
Highest and Best Use:	Recreational Use – After Acquisition
Impacted Improvements:	Gazebo, a shed & picnic shelter, must be removed.
Tract Size:	5.86 Acres
Property Rights to be Acquired:	5.86 Acres Zone 1 Flowage Easement
Appraisal By:	Patchin Messner Valuation Counselors
Date of Valuation:	July 12, 2022
Date of Report:	July 21, 2023
Review Appraiser:	John P. Albrecht, ND License. CG 21507

VALUE CONCLUSIONS:

Before Acquisition: Depreciated Value of Improvements	\$ 62,400
Land Value	<u>\$ 99,600</u>
5.86 acres, As Improved	\$162,000
Market Value After – 5.68 Acres Vacant Land	\$ 32,200

Total Estimate of Compensation	\$129,800
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REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

Reviewer Assumptions and Limiting Conditions:

The Appraisal Review is based on information and data contained in the appraisal report which is the subject of the review. Data and information from other sources may be considered. If so, they are identified and noted as such. It is assumed that such data and information are factual and correct. The reviewer reserves the right to consider any new or additional data or information which may subsequently become available. Unless otherwise stated, all assumptions and limiting conditions contained in the appraisal report, which are the subject of this appraisal review, are also conditions of this review.

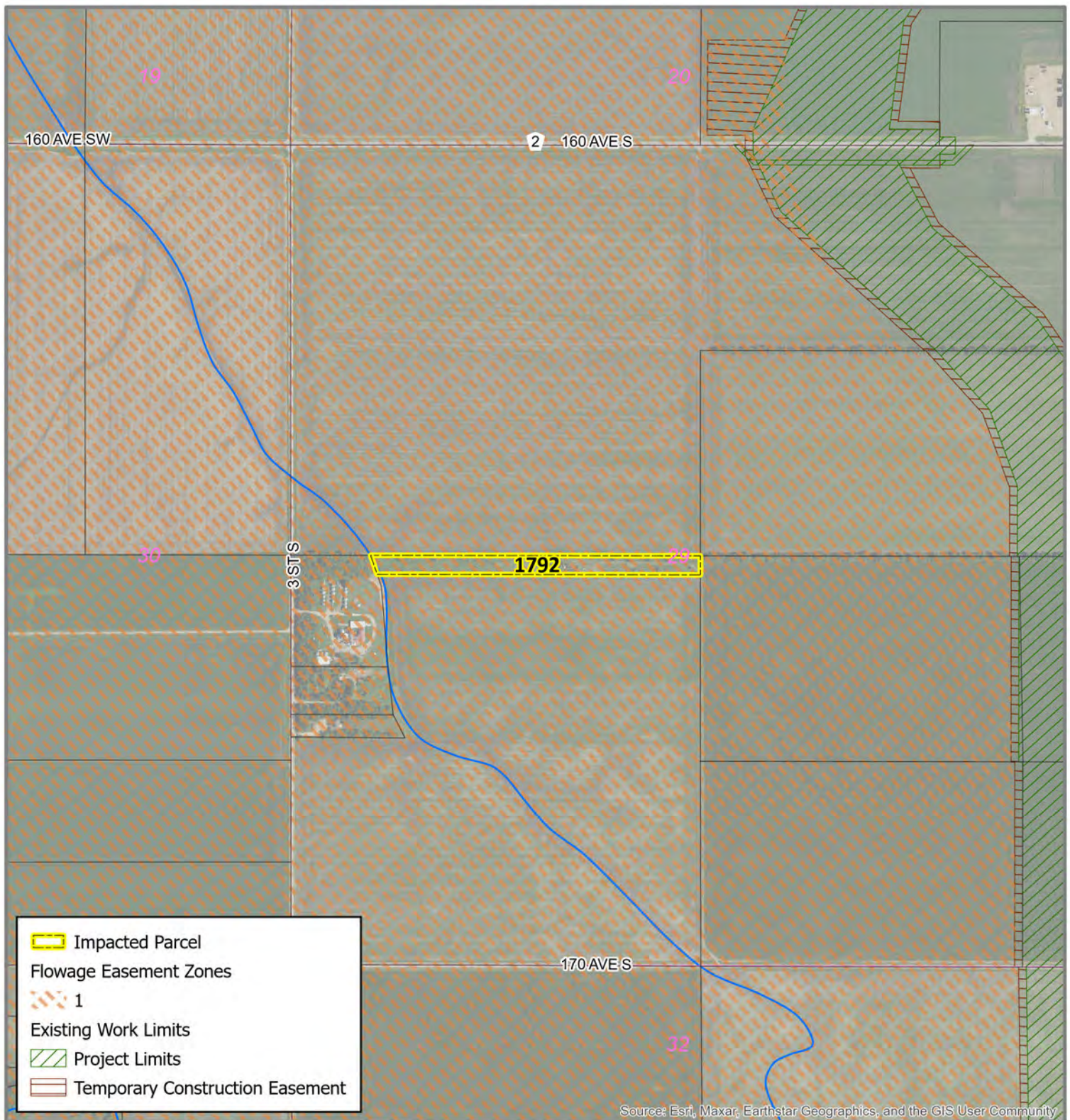
REVIEW APPRAISER'S CERTIFICATION:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF: The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three- year period immediately preceding acceptance of this assignment. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. The appraisal review was made, and the review report prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

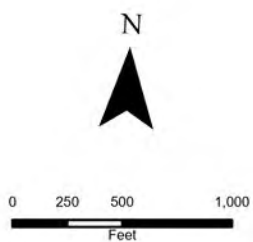
Date: August 1, 2023

A handwritten signature in blue ink that reads "John Albrecht". The signature is written in a cursive, flowing style.

John P. Albrecht, Review Appraiser



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OIN: 1792
 JEAN B TRUSTEE ANDERSON
 Parcel ID: 15.029.3004
 Clay County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project: **Fargo Moorhead Metropolitan Area Flood Risk Management**

PROPERTY OIN# & Owner: OIN 1824 1826 Larry & Judith Ness

PID #: 15.031.4000 & 15.031.4002

Client & Intended Users: Moorhead Clay County Joint Powers of Authority (MCCJPA),
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Flowage Easement and other easements, if applicable.

Property Location: Part of SE 1/4 & E 21 acres of Lot 4, Sec 31-137N-48W
Holy Cross, Clay County, MN

Appraisal Format Used: Before and After Report

Zoning: Agricultural

Highest and Best Use: Ag/Farm HQ/Seasonal Rec

Impacted Improvements: Vacant Home and outbuildings.

Tract Size: 162.08 Acres

Property Rights to be Acquired: 162.05 Acres Flowage Easement

Appraisal By: Crown Appraisals Inc., Brian Field, ARA MAI

Date of Valuation: April 26, 2023

Date of Report: July 25, 2023

Review Appraiser: John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

"As Is" Farm Headquarters Value	\$ 680,000
"As Is" Vacant Land Value	<u>\$ 938,000</u>
Total "As Is" Value	\$1,618,000
Total "As Encumbered " Value	<u>\$ 777,743</u>
 Final Opinion of Just Compensation	 \$840,257

Per Minnesota Statute 117.187, “When an owner must relocate, the amount of damages payable, at a minimum, must be sufficient for an owner to purchase a comparable property in the community...” In the Westweet appraisal, the subject property is compared to sales of similar rural residential properties. The “as is” market value falls within that range due to the subject’s number of improvements, size of improvements, and age of improvements. Therefore, the “as is” market value concluded in the report also represents the minimum compensation amount for acquiring the subject land and buildings but does not include flowage easement compensation. The minimum compensation for the subject property as of April 26, 2023 is: \$680,000

Review Comments: The Appraiser used Ten Comparable Land Sales which indicated values from \$7,886/ac to a high of \$9,000 per acre, however due to the irregular shape of the Wood/ Wet/Green acres, the before value is computed to be about \$8,720 per acre to the subject.

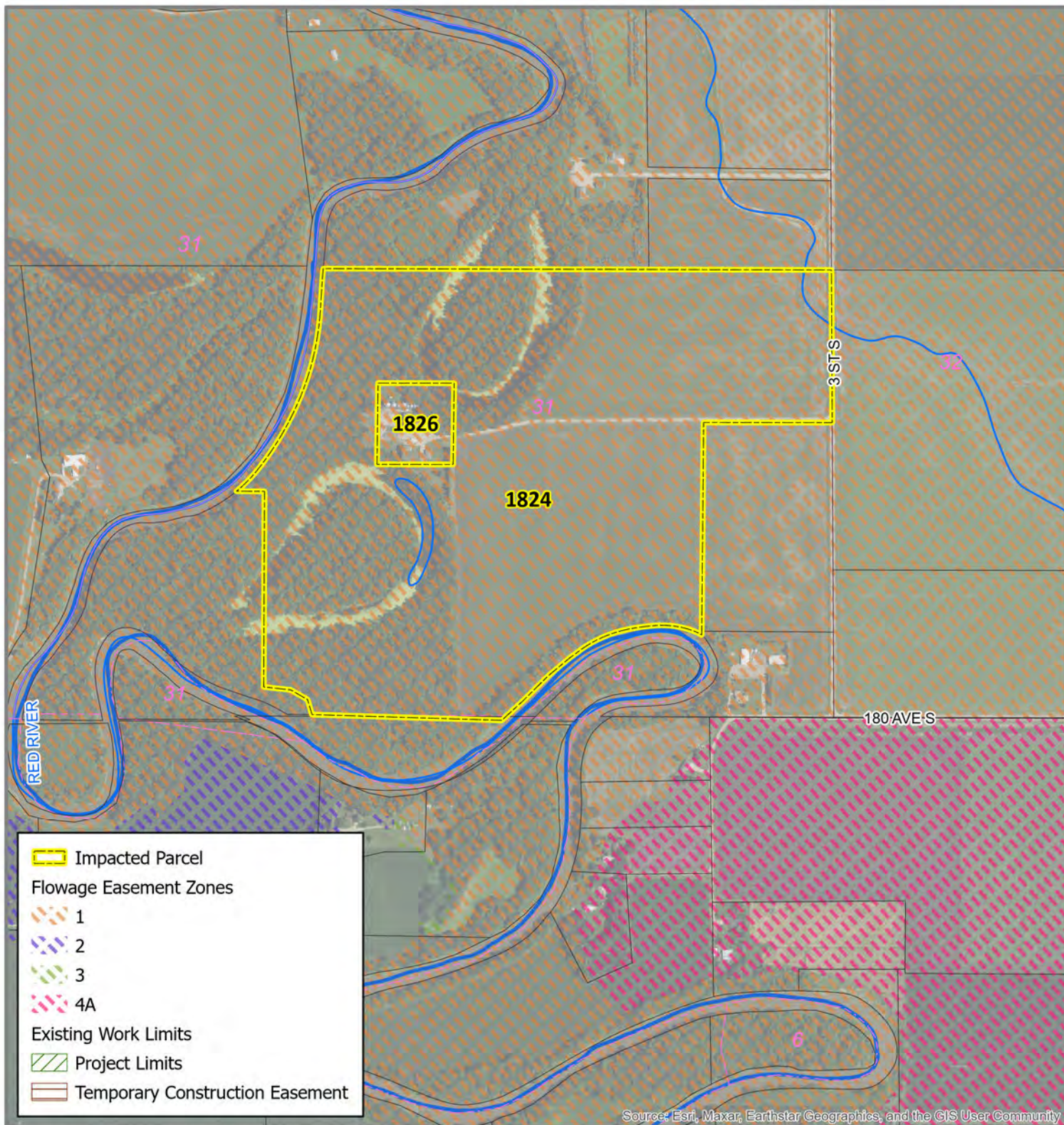
REVIEW APPRAISER’S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report., is prepared in conformity with the Appraisal Foundation’s Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

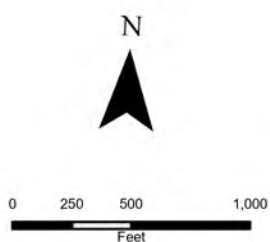
Date: August 6, 2023

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John Albrecht, Review Appraiser



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OIN: 1824, 1826
 LARRY & JUDITH NESS
 Parcel ID: 15.031.4000, 15.031.4002
 Clay County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project: **Fargo Moorhead Metropolitan Area Flood Risk Management**

PROPERTY OIN# & Owner: OIN 1314 - Thomas & Susan Jacobs

PID #: 22-017-0520

Client & Intended Users: Moorhead Clay County Joint Powers of Authority (MCCJPA),
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Flowage Easement and other easements, if applicable.

Property Location: N 20.52 acres of Govt Lot 3, Sec 17 136N 48W
Wolverton Township, Wilkin County, MN

Appraisal Format Used: Before and After Report

Zoning: Agricultural

Highest and Best Use: Rural Res/AG

Impacted Improvements: None

Tract Size: 21.20 Acres

Property Rights to be Acquired: 13.21 Acres Flowage Easement

Appraisal By: Crown Appraisals Inc., Brian Field, ARA MAI

Date of Valuation: June 29, 2023

Date of Report: July 29, 2023

Review Appraiser: John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

Total "As Is" Value (excluding building)	\$390,000
Total "As Encumbered" Value	<u>\$279,914</u>
Final Opinion of Just Compensation	\$110,086

Review Comments: The Appraiser used Ten Comparable Land Sales which indicated values from \$7,886/ac to a high of \$9,000 per acre, the before value is computed to be about \$9,000 per acre to the subject.

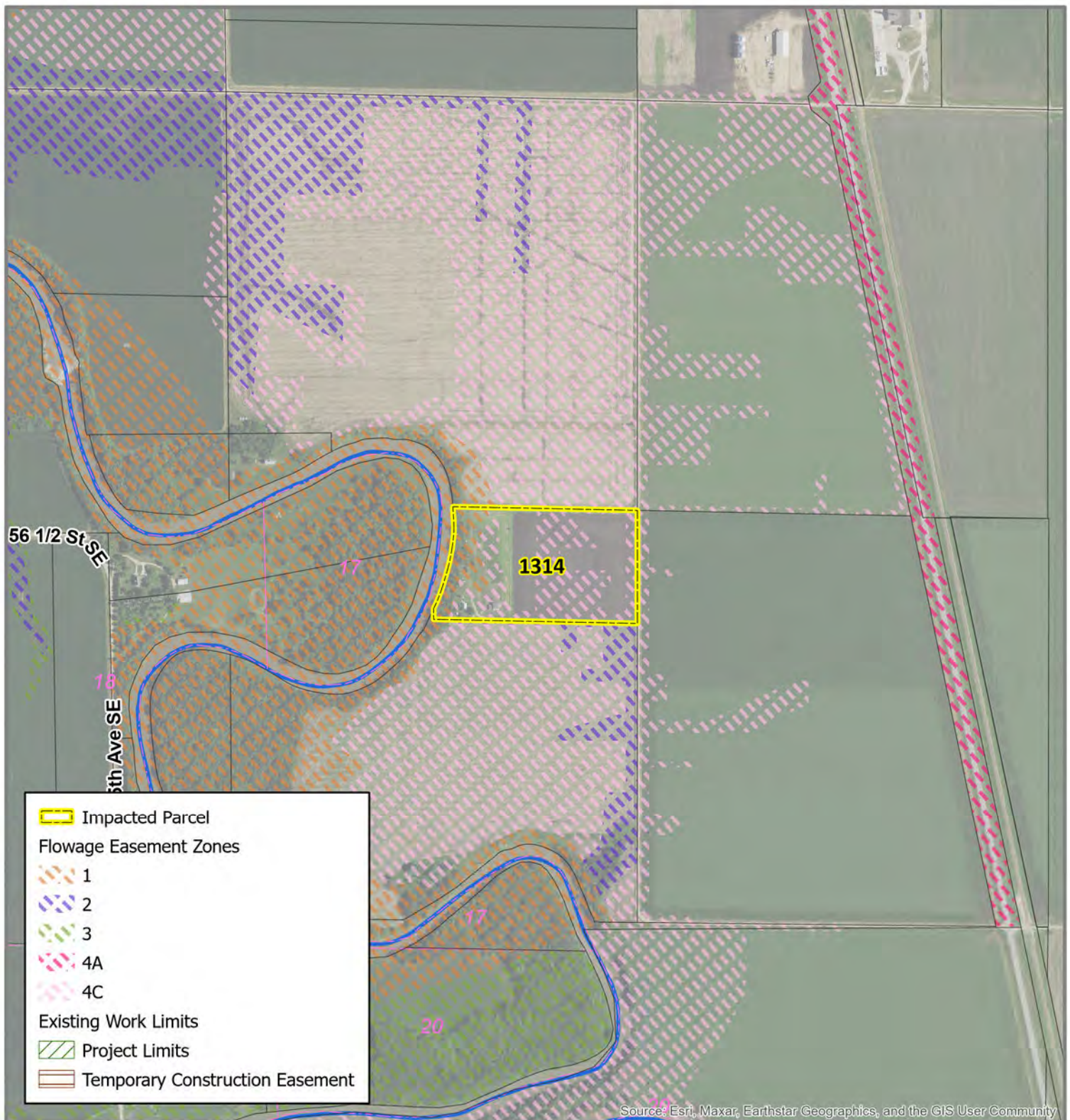
REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report, and prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

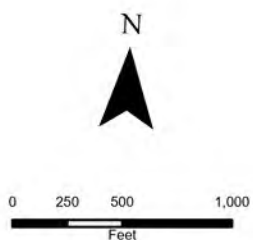
Date: August 6, 2023



John Albrecht, Review Appraiser



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OIN: 1314
 THOMAS AND SUSAN JACOBS
 Parcel ID: 22-017-0520
 Wilkin County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project:	Fargo Moorhead Metropolitan Area Flood Risk Management
PROPERTY OIN# & Owner:	OIN 1238 1239 1249 1258 1259 1260 Timothy A. Ness Trust
PID #:	22-006-0800, 22-007-0100, 22-006-0500, 22-006-0100, 22-006-0900, and 22-006-1000
Client & Intended Users:	Moorhead Clay County Joint Powers of Authority (MCCJPA), US Army Corps of Engineers, Metro Flood Diversion Authority
Use/Purpose of Review:	To determine adequacy of appraisal for acquisition.
Property Rights Appraised:	Flowage Easement and other easements, if applicable.
Property Location:	Parts SE1/4, NE1/4 & NW1/4 Sec 6 & 7, T136N-R48W, Wilkin County, MN
Appraisal Format Used:	GP Residential Format Form
Zoning:	Agricultural
Highest and Best Use:	Rural Residential
Impacted Improvements:	N/A
Tract Size:	330.63 Acres
Property Rights to be Acquired:	330.63 Acres Flowage Easement
Appraisal By:	Wastweet Appraisal & Consultants
Date of Valuation:	May 26, 2023
Date of Report:	Aug 1, 2023
Review Appraiser:	John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

"As Is" Per Wastweet Appraisal & Consulting Report

Main Site 8.50 acres	\$ 120,000
Surplus Land 31.40 acres	\$ 120,000
Building & Site Improvements	<u>\$ 290,000</u>
Total "As Is" Building Site Value	\$ 530,000
Reconciled "As Is" Vacant Land Value	<u>\$2,545,000</u>
Total "As Is" Value	\$3,075,000
Total "As Encumbered "	<u>\$2,666,741</u>

ESTIMATE OF JUST COMPENSATION	\$ 408,259
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Review Comments: The Appraiser used Ten Comparable Vacant Land Sales which indicated a value to the subject land of \$8,775 per acre.

REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

Reviewer Assumptions and Limiting Conditions:

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REVIEW APPRAISER'S CERTIFICATION:

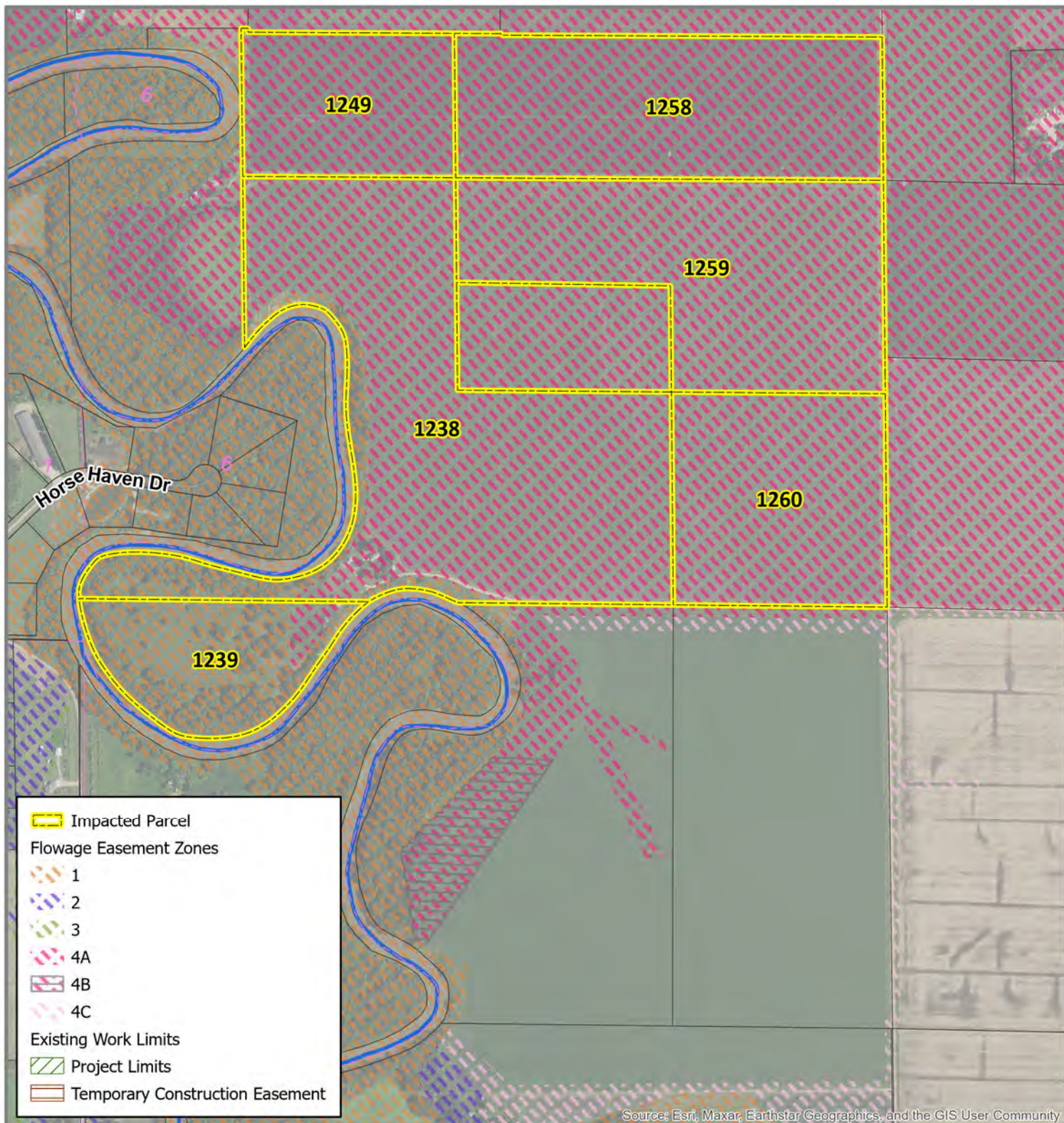
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The facts and data reported by the review appraiser and used in the review process are true and correct. The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three- year period immediately preceding acceptance of this assignment. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. The appraisal review was made and the review report prepared in conformity with the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice and Minnesota Minimum Compensation Statute, Chapter 117,187. I have completed the requirements of the continuing education program of the State North Dakota in which I am licensed. I do not authorize the out-of-context quoting from, or the partial reprinting of this review report. Further, neither all nor any part of this review shall be disseminated to the general public by use of media for public consumption or public communication without prior written consent of the review appraiser signing this report. The appraisal report contains data that was obtained by appraiser from the county and other sources. I assume that this information is accurate and have not verified this information.

Date: August 6, 2023



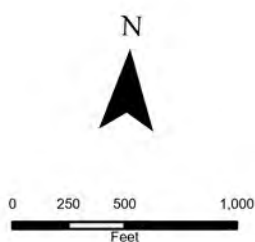
Review Appraiser



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Coordinate System: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet | Edited by: CLidenberg | C:\Data\Projects\GIS Projects\FM Area Diversion\012 Lands Program\Property Acquisition\Project Wide\Individual Property Maps - General Inquiry\ArcPro General Individual Layout.aprx | IndividualLayout



OIN: 1238, 1239, 1249, 1258, 1259, 1260
TIMOTHY NESS
Parcel ID: 22-006-0800, 22-007-0100,
22-006-0500, 22-006-0100, 22-006-0900,
22-006-1000
Wilkin County, MN

FM AREA DIVERSION
Map Date: 8/3/2023

Phase 3 Appraisal Review and Certification

Project: Fargo Moorhead Metropolitan Area Flood Risk Management

PROPERTY OIN# & Owner: OIN 9307 Peter & Debra Livdahl

PID #: 15.006.4101

Client & Intended Users: Moorhead Clay County Joint Powers of Authority (MCCJPA),
US Army Corps of Engineers, Metro Flood Diversion Authority

Use/Purpose of Review: To determine adequacy of appraisal for acquisition.

Property Rights Appraised: Fee Simple and other easements, if applicable.

Property Location: 12737 3rd St S, Moorhead, MN 565606
Part E1/2 of Sec 6, T137N-R46W, Clay County, MN

Appraisal Format Used: GP Residential Format Form

Zoning: Agricultural

Highest and Best Use: Rural Residential

Impacted Improvements: N/A

Tract Size: 5.10 Acres

Property Rights to be Acquired: Possible Single Family Dwelling, leaving Owners Business Structures.

Appraisal By: Wastweet Appraisal & Consultants

Date of Valuation: June 22, 2022

Date of Report: Aug 24, 2023

Review Appraiser: John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

“As Is” Per Wastweet Appraisal & Consulting Report

5.10 acres	\$120,000
Single Family Residence	\$150,500
Buildings and & Site Improvements	<u>\$ 69,500</u>
Total “As Is” Value	\$340,000

ESTIMATE OF JUST COMPENSATION

\$340,000

Review Comments: The Appraiser used Six Comparable Rural Residential Sales which indicated a value to the subject residential dwelling on this site in which case the Minimum Compensation would equate to \$150,500 (the estimated contributory value of the dwelling to the overall estimated market value of the subject property), which is supported by the Minnesota Minimum Compensation Regulation.

REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

Reviewer Assumptions and Limiting Conditions:

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REVIEW APPRAISER'S CERTIFICATION:

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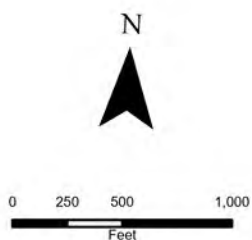
Date: August 2, 2023



Review Appraiser



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OIN: 9307
 PETER W & DEBRA A LIVDAHL
 Parcel ID: 15.006.4101
 Clay County, MN

FM AREA DIVERSION
 Map Date: 8/3/2023



Phase 3 Appraisal Review and Certification

Project:	Fargo Moorhead Metropolitan Area Flood Risk Management
PROPERTY OIN & Owner:	OIN 1861 Richard Willem & Kathy Marx
PID #:	15.029.2000
Client & Intended Users:	Moorhead Clay County Joint Powers of Authority (MCCJPA) US Army Corps of Engineers, Metro Flood Diversion Authority
Use/Purpose of Review:	To determine adequacy of appraisal for acquisition
Property Rights Appraised:	Fee Simple with Flowage Easement and other easements, if applicable.
Property Location:	NW1/4 & N1/2 NE1/4 Less Hwy SECTION 29-137N-48W Holy Cross Township, Clay County, MN
Appraisal Format Used:	Before and After Report
Zoning:	Agricultural
Highest and Best Use:	Tillable farmland
Impacted Improvements:	None
Tract Size:	235.50 Acres / 182.85 acre FE / 4.35 acre TCE
Taking:	27.46 acres
Appraisal By:	Crown Appraisals Inc., Brian Field, ARA MAI
Date of Valuation:	April 26, 2023
Date of Report:	June 9, 2023
Review Appraiser:	John P. Albrecht, ND Lic CG 21507

VALUE CONCLUSIONS:

Value Before Taking (235.50 acres)	\$2,055,000
Less Value of Taking (27.46 acres)	<u>\$ 231,003</u>
Remainder Value before Taking (208.04 ac)	\$1,823,997
Less Remainer Value After Taking	<u>\$1,550,000</u>
Net Damages to Remainder	\$ 273,997
Value of part taken including damage and benefits	\$ 505,000
Plus temporary construction easement	<u>\$ 4,894</u>
Total Loss of Value to the Subject Property	\$ 509,894
Plus farmland diminution in value due to flowage easement	\$ 478,264
Plus Utility Easement	<u>\$ 268</u>
ESTIMATE OF JUST COMPENSATION (rounded)	\$989,000

Review Comments: The Appraiser used Ten Comparable Land Sales which indicated a value to the subject from \$7,886/ac to a high of \$9,000 per acre, concluding the final before per acre value of \$8,726 to the subject.

REVIEW APPRAISER'S CONCLUSIONS: The report is compliant with USPAP and Minnesota Statutes, and the value conclusion is recommended for use as the basis for acquisition of the property.

Appraisal Review Scope of Work The scope of this assignment includes USPAP and USFLA compliance, a review of the comparable sales data, reviewing of the appraisal for completeness, accuracy, and appraisal methodology and to develop an opinion of the appropriateness of the appraisal report.

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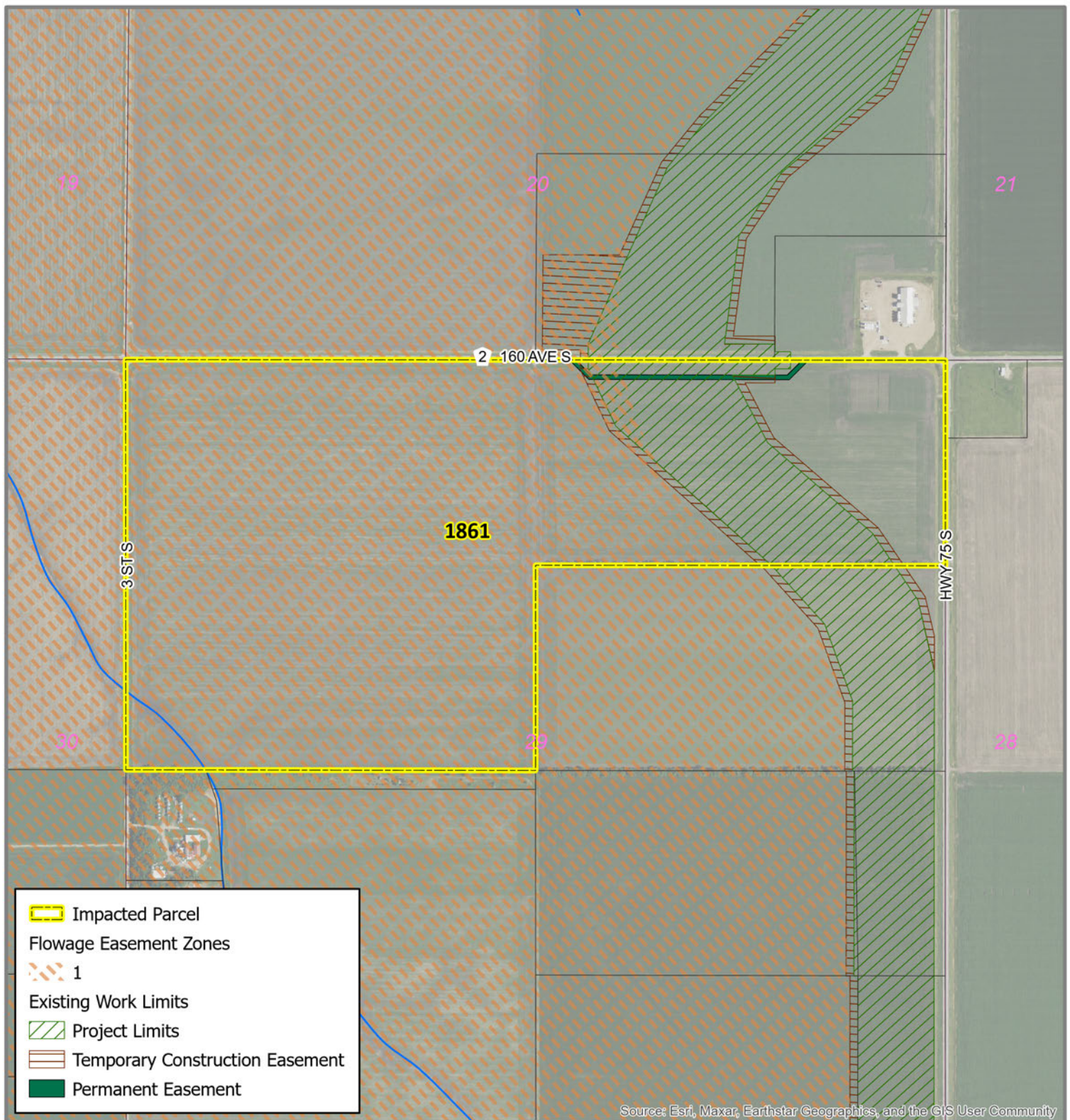
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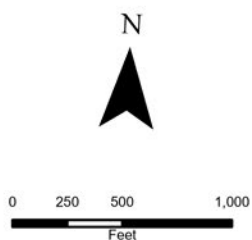
Date: August 10, 2023

A handwritten signature in blue ink that reads "John Albrecht". The signature is written in a cursive, flowing style.

Review Appraiser



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OIN: 1861
RICHARD ALLEN WILLEM
Parcel ID: 15.029.2000
Clay County, MN

FM AREA DIVERSION
 Map Date: 8/8/2023

