

AN APPRAISAL REPORT

OF

**415 Clarence St.
St. Paul, MN 55130**

FOR

**Mr. George Hoene
Senior Project Manager – Associate Broker
Capital City Properties
400 Wabasha St. N., Suite 240
St. Paul, MN 55102**

AS OF

July 28, 2023

BY

**Dwight W. Dahlen, MAI SRA
Dahlen, Dwyer, Foley & Tinker, Inc.
17837 George Moran Drive
Eden Prairie, MN 55347**



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Dwight W. Dahlen, MAI SRA
Daniel E. Dwyer
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Jeffrey A. Dahlen, MAI
Michael T. Tinker, MAI

Real Estate Appraisals
Consultation
Expert Witness
Market Research

August 1, 2023

Mr. George Hoene
Senior Project Manager – Associate Broker
Capital City Properties
400 Wabasha St. N., Suite 240
St. Paul, MN 55102

RE: 415 Clarence St.

Dear George:

In accordance with your request, I have prepared an “appraisal report” an opinion of market value of a 6 room, 2 bedroom+ single-family residential property located on St. Paul’s East Side. This appraisal contains the appropriate “scope of work” deemed necessary to produce credible assignment results relevant to the “intended use.” The City of St. Paul is identified as the “intended user.”

As of the effective date of value the property is in fair condition at best with considerable deferred maintenance and most likely would appeal to an investor/contractor. The property because of zoning could potentially be assembled with adjacent property for a redevelopment to a more intensive use.

The opinion of market value is predicated on the definition as reported herein. Subsequent to my investigation, I have formed an opinion concerning the market value of the subject property as of July 28, 2023 as follows:

**ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS
(\$125,000)**

This appraisal report has been made in conformity with the "Uniform Standards of Professional Appraisal Practice" (USPAP) promulgated by the Appraisal Standards Board (ASB) of the Appraisal Foundation.

The following report describes my method of approach, contains data gathered in my investigation, and demonstrates my analysis in developing the opinion of market value. I appreciate the opportunity for this assignment and welcome any questions you may have in regards to my analysis.

Respectfully submitted,

DAHLEN, DWYER, FOLEY & TINKER, INC.

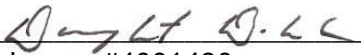
A handwritten signature in black ink, appearing to read "D. W. Dahlen".

Dwight W. Dahlen, MAI SRA
Certified General Real Property Appraiser
MN License #4001430
DWD/dwd
DDF&T File #: 23.113

Certification

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- my engagement in this assignment was not contingent upon developing or reporting predetermined results;
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- I have made a personal inspection of the property that is the subject of this report;
- no one provided significant real property appraisal assistance to the person signing this certification;
- I have not performed a previous appraisal of the subject property / an appraisal review involving the subject property / an appraisal consulting assignment involving the subject property within the three years prior to this assignment.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- as of the date of this report, I have completed the continuing education program of the Appraisal Institute; and
- as of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute.



MN License #4001430
MN Certified General

August 1, 2023
Date

Contingent and Limiting Conditions

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions, and to such other specific and limiting conditions as are set forth by the appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the Professional Appraisal Organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property, value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

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EXECUTIVE SUMMARY

Address: 415 Clarence St., St. Paul, 55106

PID #: 34.29.22.32.0008

Land Size: 7,776/sf

Frontage: 72' X 108'

Zoning: RM 3

Improvements: 6 room, 2 bedroom+ single family home in fair condition; existing garage needs to be demolished.

Date built: 1900

Highest & best use: Single family as is condition

Market value opinion: \$125,000

Date of Appraisal: July 28, 2023

Date of the Report: August 1, 2023

Report Content: Appraisal report

Appraiser: Dwight W. Dahlen, MAI SRA

DAHLEN, DWYER, FOLEY & TINKER, INC.
17837 George Moran Drive
Eden Prairie, MN 55347
612.207.3434

Neighborhood Map

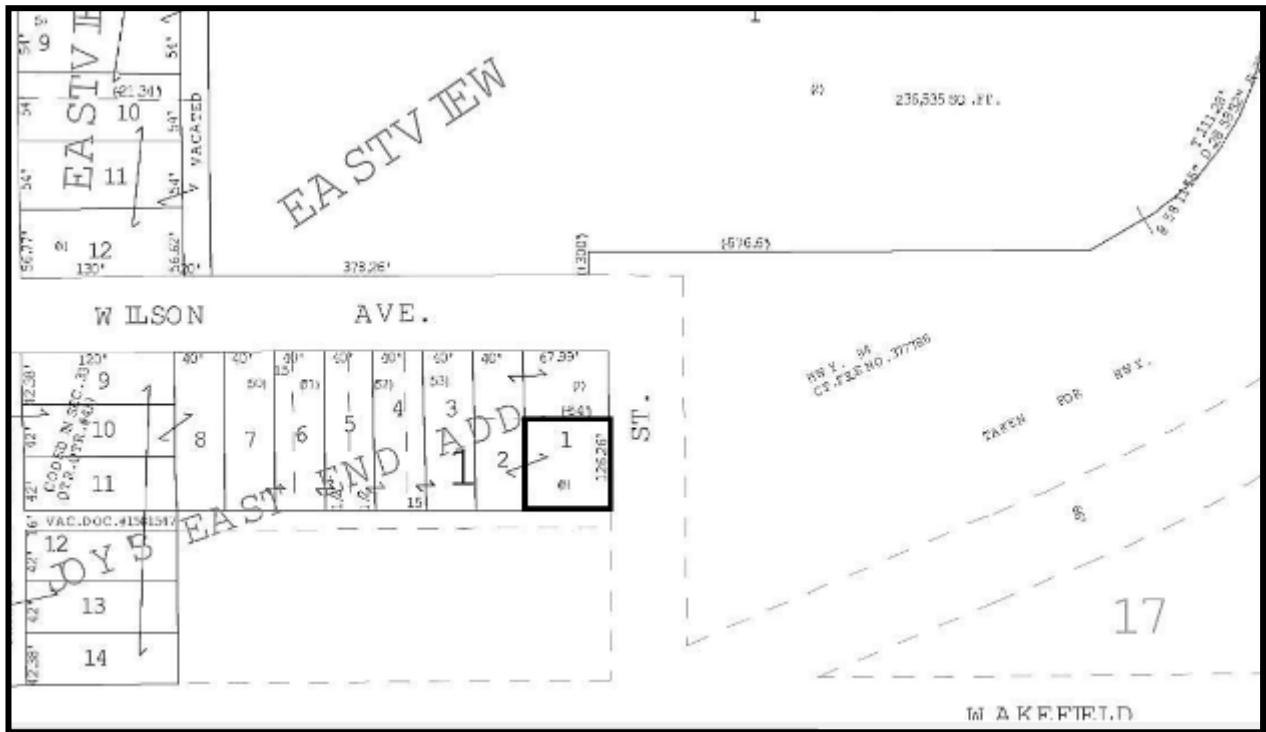


Ramsey County GIS Maps





Plat Map



**View west along the Metro Gold Line BRT now under construction
Just south of subject along existing R/W**



**View west along Wilson Ave past the subject
The subject**



East elevation



Southeast elevation



Rear view-west elevation



Garage in poor condition needs to be removed



North elevation



Rotted roof; garage built into hillside to west



View south from Wilson Ave; view of hillside encroachment



Kitchen



Lower level den (Br with no closet)



Original electrical infrastructure: 30 Amp

GENERAL INTRODUCTION

Assignment Conditions

The client has requested an opinion of market value to facilitate a potential acquisition of the subject property.

Brief Property Description

The subject property is comprised of an improved 6 room 2 bedroom+ 1 bath, 1.50 story house with a gross floor area (GFA) 1,209 sf house on a 72' X 108' site where the westerly 2,570 sf (33%) is a steep hillside. The existing 2- car detached garage is in poor condition and needs to be removed.

The property is in fair condition with considerable deferred maintenance. It is readily apparent that the property has not received any updating or maintenance for several decades.

Deferred Maintenance

- Mechanical systems are most likely original; old gas fired oil fired furnace, 30 Amp electrical
- Kitchen and bath have been updated but over 25 years ago
- Windows are most likely worn out
- Interior needs cosmetic updating
- Exterior trim is rotted in several areas and requires immediate attention
- Exterior wood surfaces need paint but rotted in several places (fencing & decking)
- Original galvanized iron water carriage system

The site overlooks the I 94 right of way to the south; located in the northeast quadrant of I-94 and Johnson Parkway a neighborhood of commercial, industrial and high-density residential properties and public right-of way. As of the effective date of the valuation the Gold Line BRT is under construction within the I 94 R/W along the south property line of the subject. Wilson Ave. to the north provides access to the interstate. A transit station is scheduled to be built within the existing R/ which abuts to the south

Scope of the Appraisal

This report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Foundation. The scope of the appraisal encompasses the required research and analysis to prepare a professional report in accordance with the purpose of the appraisal and its intended use.

The three key elements of the scope of work include the level of inspection; the extent of research involved; and the level of analysis. The following scope of work identifies the most significant procedures conducted in the development of this appraisal which complies with requirements of the Uniform Standards and addresses the needs of the client.

This report contains those procedures I consider the most appropriate for this particular property and appraisal assignment.

The appraisal assignment commenced with a client interview about the property characteristics, assignment conditions (i.e. hypothetical conditions and/ or extraordinary assumptions), the date and definition of value, and the intended use and intended users of the report.

Once the specific property information was obtained, an appropriate scope of work was identified for this specific assignment. The following section of the report includes the disclosure of the scope of work deemed necessary and applicable for this assignment:

Inspection

The site was inspected on July 28, 2023 by Dwight W. Dahlen, MAI which is effective date of this appraisal accompanied by the property owner, Ms. Dawn Keller.

Research

Information obtained which has been considered in this report includes, but is not limited to the following:

- City of Saint Paul zoning map and ordinances
- Ramsey County GIS mapping software
- Search of recent improved residential properties & multiple family land sales on MLS

Analysis

The subject's highest and best use, "as vacant" and "as improved" was developed using data developed in my research. In the course of research and analysis for this report, I have considered the applicability of the three traditional appraisal methodologies. I have considered sales of improved residential as well as sales of multiple-family land parcels prior to forming an opinion of highest and best use. I have developed the opinion based on the sales comparison approach which I consider appropriate for this analysis.

Presentation

After completing a study of those factors having a measurable influence on value, I have formulated an opinion of the subject's highest and best use, developed an opinion of market value consistent with this opinion and subsequently opined to the fair market rental value. I have subsequently prepared an "appraisal report" that complies with the current edition of the Uniform Standards of Professional Appraisal Practice.

Property Identification

The following legal was secured from Ramsey County property records.

Lots 1 & 2, except The North 54' Block 1 Joy's East End Addition

History of Ownership

Public records indicate the current fee owner is Mark & Carol Cemensky and the contract purchaser Dawn Keller. According eCRV# 515636 the property was acquired on June 15, 2016 via a minimum down contract for deed for \$68,500. According to eCRV#468236 on February 17, 2016 the Cemensky's acquired the proeprty from an estate for \$32,000. During the time period the assessed value was \$84,400.

Tax and Assessment Data – January 2, 2023

AEMV:	\$157,400	
RE Tax:	Base	\$2,095.22
	Specials	\$658.78
Classification:	Residential homestead	

Zoning

The subject property is currently zoned RM-3 which denotes the “Multiple Family” district according to the St. Paul Code of Ordinances:

The RM-3 district “..provides for two, three and four family townhome structures along with civic and institutional uses, public services and utilities that serve residents in the district. It is intended to provide for a variety of housing needs and to serve as zones of transition between one and two family residential districts and multiple family residential districts and business districts. Directly from the Code:

“The RM-3 high-density multiple family residential district is intended to provide sites for high density multiple dwelling structures adjacent to high-frequency transit service in high traffic generators commonly found in the proximity of major shopping centers and areas of abutting major thoroughfares and expressways. It is also designed to serve the residential needs of persons desiring apartment type accommodations with central services as opposed to residential patterns found in the RM 1 and RM 2 multiple family residential districts.”

Primary Permissible Uses

- 3 & 4 family dwellings
- Townhouse
- Multiple family
- Housing for the elderly
- Education & religious

For any multiple family development, the lot size needs to be greater than 9,000 sf. One and two-family dwellings are not permissible. Dimensional standards which control density for multiple family residential development are identified below:

- | | |
|--------------------|-------------------------------------|
| • Minimum width | NA |
| • Minimum lot size | 800 sf/unit but lot size > 9,000 sf |
| • Maximum Height | NA' |

Since single-family is not a permissible use it is considered "grandfathered."

Intended Use/Intended User

This appraisal report has been prepared at the request of Mr. George Hoene, in concert with the City of St. Paul HRA, the intended user. The intended use is for internal management purposes.

Date of inspection:	July 28, 2023
Date of market value opinion	July 28, 2023
Date of report:	August 3, 2023

Easements

I am not aware of any adverse easements, encroachments or restrictive covenants that encumber the property. Should any easements or encroachments be discovered subsequent to a title examination which has an adverse affect upon market value, the appraiser reserves the right to review and amend the appraisal after examining the easement document.

Hazardous Waste Disclaimer

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Market Value Defined

Market Value as defined below is mandated by the United States Department of the Treasury through the Comptroller of the Currency Office of Thrift Supervision:

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:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. 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.

Source: "Code of Federal Regulations" Title 12 and the "Interagency Appraisal and Evaluation Guidelines" Federal Register 75 FR, December of 2010

Property Rights Appraised

The property rights appraised consists of the fee simple interest, which is defined as follows: "*Fee simple interest is an absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. Fee simple is an inheritable estate.*"

Purpose

The purpose of this appraisal is to develop an opinion of the market value, fee simple interest as of July 28, 2023.

Property Description

The subject property is comprised of an improved 6 room 2 bedroom + 1 bath, 1.50 story house with considerable deferred maintenance on a 72' X 108' site where the westerly 33% is a steep wooded hillside. The site overlooks the I 94 right of way to the south, located in the northeast quadrant of I-94 and Johnson Parkway a neighborhood of commercial, industrial and high-density residential properties and public right-of way. As of the effective date of the valuation the Gold Line BRT is under construction within the I 94 R/W along the south property line of the subject. Wilson Ave to the north provides access to the interstate.

Area access is by Johnson Parkway and Wilson Ave. Nearby development includes apartment buildings and a multiple tenant office building. The neighborhood lies west of where the Great River Road joins the interstate. Wilson Ave provides direct access to the interstate, 1 block to the east.

Currently the Metro Gold Line BRT is now under construction by the Metropolitan Council, a planned 10-mile bus rapid transit (BRT) line between St. Paul and Woodbury with bus-only lanes now under construction generally north of and near the I-94 R/W. The line will provide frequent, all-day service in both directions through 16 stations with enhanced features and 4 Park & Rides, connecting new upgraded trails & sidewalks.

According to MLS statistics for districts 403 & 404 (Payne-Phalen & the Greater East Side) the median sales price in 2022 was \$245,000 up \$10,000 for the previous year. The largest cohort of sales (65%) was in the \$200,000 to \$300,000 range. However, research indicates 48 sales priced in the \$100,000 to \$150,000 range

Parcel Size:	7,776 sf
Frontage:	72'
Depth:	108'
Zoning:	"RM-3"
Topography:	Level
Utilities:	Public utilities available
Easements/Restrictions:	None known to exist.

Highest and Best Use

Highest and best use, as defined in **Real Estate Appraisal Terminology**, published by the Appraisal Institute Fifth Edition:

"...that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value."

Professional Standards require that the appraiser conduct a study of the subject property to develop an opinion of highest and best use for the land "as vacant" and an opinion of highest and best for the property "as improved." The analysis of the highest and best use, as though vacant, identifies, as of the date of the appraisal, the most appropriate, economical and financially feasible potential improvement of the site. In this analysis, the appraiser develops, through market research, the ideal improvement that should be constructed.

The highest and best use study as improved is developed to identify the appropriate use of the existing property that will produce the highest overall return, additionally, the analysis identifies comparable properties that are appropriate for the subject property.

The highest and best use analysis of both land as though vacant and as improved must meet the following four criteria.

1. Physically possible
2. Legally permissible
3. Financially feasible
4. Maximally productive

Once the appraiser develops the appropriate market research, the property is analyzed in relationship to the above criteria. Opinions of highest and best use are then concluded which are appropriate and reflect market conditions as of the date of the appraisal.

The Opinion

The property is located in a high density mixed used area comprised of an improved single-family residential property on a site of 7,776 sf, where the westerly 2,570 sf is a steep and wooded hillside. The site is zoned to permit high density residential. RM-3 requires a minimum lot size of 9,000 sf. Research indicates that a majority of parcels less than 10,000 sf are acquired for single family residential however single family is not a permissible use within RM-3 and the property is too small for the requisite use permissible within this zoning district.

The subject has considerable deferred maintenance and most likely the property would appeal to an investor/contractor since the median price paid in the market area in 2022 was \$245,000

The appraiser has accorded significant consideration for a potential redevelopment of the property into a more intensive use but since the site requires significant capital expenditures attributable to sloped ground on the west and several trees that need to be eliminated it is my opinion the highest and best use the existing use, a single family home.

Sales Comparison Approach

This portion of the appraisal process involves the direct comparison of the property being appraised to similar properties that have sold in the same or similar markets in recent years, in order to arrive at an indication of value for the subject property.

Among the basic real estate principles reflected in this approach is the principle of substitution, which states, in part, that the value of the property replaceable in the market tends to be set by the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

The application of this approach involves market research to obtain recent sales of properties as similar as possible to the subject. The sale prices of those properties deemed most comparable tend to set the range in which the value of the subject property will fall. Differences between the subject and the comparables are analyzed and adjusted for based upon market reaction to the different feature which would typically include such things as location, soil quality, land area, topography and financing.

The relevance and overall reliability of this technique is enhanced when:

1. there is availability of comparable sales data,
2. the sales data is verified,
3. the degree of comparability is strong or extent of adjustments necessary for differences between the properties is minor,
4. the absence of non-typical conditions affects the sale prices.

I have reviewed and analyzed numerous recent sales, with an effort made to search out sales of properties in generally close proximity to the subject having a similarity of highest and best use.

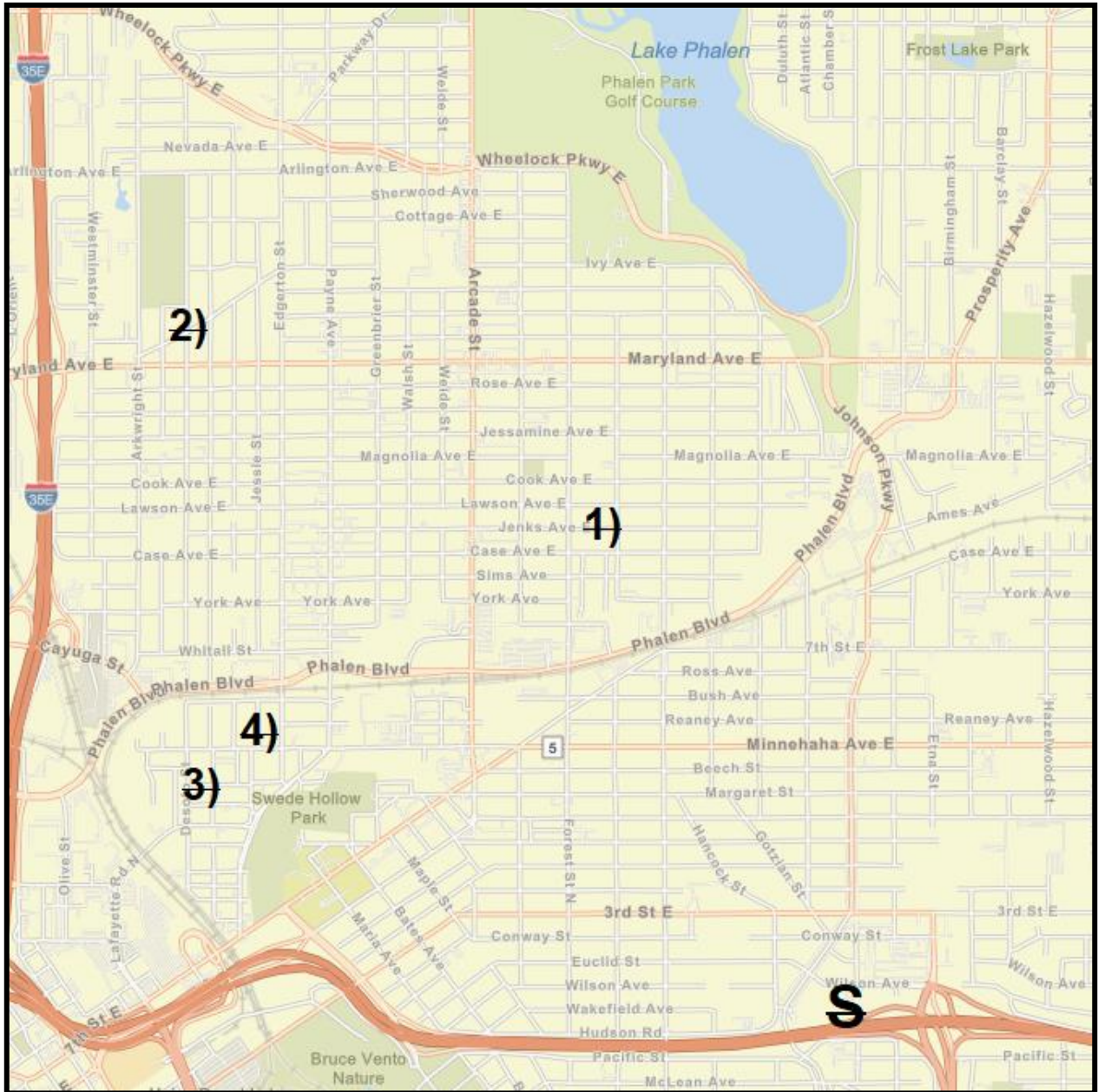
On the following pages is a presentation of the comparable sales which I believe possesses the highest degree of overall similarity to the subject property, and therefore provides a reliable indication of market value. The appraiser has conducted extensive research to ascertain the most recent transactions of properties having a similarity of physical characteristics and those requiring extensive repairs.

Several properties have been investigated priced from \$100,000 to \$150,000. In the following adjustment grid I have presented a summary and analysis of those comparables that provide a reliable opinion of market value.

SUBJECT PROPERTY 415 Clarence Ave
DATE of APPRAISAL 7/28/2023

	SUBJECT	COMP SALE #1	COMP SALE #2	COMP SALE #3	COMP SALE #4
Address		959 Jenks	440 Brainerd	503 Fred Street	479 Hopkins
Sales Price		\$ 120,000	\$ 120,000	\$ 114,000	\$ 130,000
Concessions		\$ -	\$ -	\$ -	\$ -
Date of Sale		Aug-22 \$ 8,000	Jun-23 \$ -	Dec-22 \$ -	Jan-22 \$ 10,000
Location	East Side	East Side	East Side	East Side	East Side
Parcel Size	7,776 sf	4,617 sf \$ 3,500	6,534 \$ 1,500	4,312 sf \$ 3,500	3,485 \$ 4,000
House Style	1.50 story	1.25 story \$ -	1.25 story	1.25 story \$ -	2 Story \$ -
Quality	Average	Average \$ -	Average \$ -	Average	Average \$ -
Age	1900	1894 \$ -	1906 \$ -	1884 \$ -	1902 \$ -
Condition	Fair	Fair \$ -	Inferior \$ 7,500	Fair \$ -	Superior \$ (12,500)
Room Count/BR/B	6.2.1	7.4.1 \$ -	6.3.1 \$ -	6.3.2 \$ (1,000)	6.3.2 \$ (1,000)
GFA	1,209 sf	1,187 sf \$ -	1,280 sf \$ -	1,274 sf \$ -	1,440 sf \$ -
Basement	Full	Full \$ -	Partial \$ 2,500	Full \$ -	Full \$ -
Lower Level Finsih	None	None \$ -	None \$ -	None \$ -	None \$ -
Mechanicals	FAO+	FAG/CA \$ (5,000)	FAG/CA \$ (3,500)	FAG \$ -	HWG \$ -
Garage	None	1.50 Car \$ (5,000)	2 Car \$ (7,500)	NA \$ -	1.50 Car \$ (5,000)
Fireplace	0	0 \$ -	0 \$ -	0 \$ -	1.50 car
Porches	Glazed porch	Glazed porch \$ -	Glazed porch \$ -	None \$ 1,500	Glazed porch \$ -
Decks & Patio	Deck & patio	NA \$ 1,500	NA \$ 1,500	NA \$ 1,500	NA \$ 1,500
Net Adjustment		\$ 3,000	\$ 2,000	\$ 5,500	\$ (3,000)
ADJUSTED SALES PRICE		\$ 123,000	\$ 122,000	\$ 119,500	\$ 127,000
CORRELATED VALUE	\$	125,000			

Comparable Sales Map



Comp #1: 959 Jenks

Sales price: \$120,000
Date of sale: August of 2022
Parcel size: 4,617 sf

The Property

7 room 4 bedroom 1 bath house, 1,187 sf of GFA, with considerable deferred maintenance but good mechanicals.



A similar “fixer upper” but in better condition with superior mechanicals and a 1.50 car detached garage. The buyer was an investor North Country Holdings, LLC and after renovating the property it was sold for \$152,000 in September of 2022.

Comp #2: 440 Brainerd

Sales price: \$120,000
Date of sale: August of 2022
Parcel size: 6,534 sf

The Property

6 room 3 bedroom 1 bath house, 1,280 sf of GFA, 2 car detached garage with considerable deferred maintenance. The house is in less than fair condition and requires the attention of a contractor. Old finishes throughout



The house is in less than fair condition and requires the attention of a contractor. Old finishes throughout. The subject is considered to be in superior condition

Comp #3: 503 Fred St

Sales price: \$114,000
Date of sale: December of 2022
Parcel size: 4,312

The Property

6 room 3 bedroom 2 bath house, 1,274 sf of GFA, no garage, considerable deferred maintenance. The house is in less than fair condition and requires the attention of a contractor. Old finishes throughout.



Property advertised as a “ investor special! Handyman and contractors...” Some remodeling completed but much to be done with considerable deferred maintenance.

Comp #4: 479 Hopkins

Sales price: \$130,000
Date of sale: January of 2022
Parcel size: 3,485 sf

The Property

6 room 3 bedroom 2 bath 2 story house, 1,440 sf of GFA, 1 car garage, glazed porch; updated bath and kitchen.



Property exterior deferred maintenance but the interior has good finishes and includes hardwood floors. This property is far superior to the subject. The property was acquired by an investor and after renovating the property was resold for \$174,000 in November of 2022.

Correlation

The appraiser has considered numerous sales of residential properties on the East Side considering properties both inferior and superior to the subject. I have selected for this valuation report four recent sales. Adjustments have made for those features having a measurable influence on valuation.

Indicated market value: \$125,000

The above value reflects as is condition and a marketing time of 12 months to consummate a sale at the above identified value.

ADDENDUM

Pay Property Tax

Pay Property Taxes

Online payment service is provided by CORE Business Technologies.
 You can pay by check, credit card or debit card.
 CORE Business Technologies charges a service fee which is applied directly to your payment.
 - E-check: \$1 per transaction
 - Credit card or debit card: 2.49% per transaction

For payment history, please see Tax Transaction History



12/21/2018

Summary View

Parcel ID 342922320008
Parcel Status Active
Property Address 415 CLARENCE ST
 ST PAUL MN 55106-5817
Sec/Twp/Rng 34/29/22
Brief Tax Description JOY'S EAST END ADD. EX N 54 FT LOTS 1 AND LOT 2 BLK 1
 (Note: Not to be used on legal documents)
Parcel Area 0.1785
Parcel Width 72 Feet
Parcel Depth 108 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 1A/1B/4BB RESIDENTIAL SINGLE UNIT;
Homestead Status Homestead
Roll Type Real Property
Municipality ST PAUL
District Code D156
 For homestead vs non-homestead tax calc - use District code above - [click here](#)
School District ISD #625
Watershed METRO WATERSHED
TIF District
Land Use Code 510 SINGLE FAMILY DWELLING, PLATTED LOT
 * The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Tomens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

7/3/23, 9:52 AM

Beacon - Ramsey County, MN - Property Tax: 342922320007

Tax Summary

For payment history, please see Tax Transaction History

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$18,900	\$18,900	\$18,900	\$17,000	\$17,000
Taxable Market Value	\$18,900	\$18,900	\$18,900	\$17,000	\$0
Net Tax Amount	\$354.82	\$367.96	\$356.00	\$346.00	
+ Special Assessments	\$33.18	\$32.04	\$0.00	\$0.00	
+ Total Taxes	\$388.00	\$400.00	\$356.00	\$346.00	
+ Penalty	\$0.00	\$16.00	\$0.00	\$0.00	
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	

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Balance Due 344.00 **Balance Due** 31,377.00

Total Due \$1,377.00

PROFESSIONAL QUALIFICATIONS
DWIGHT W. DAHLEN, MAI, SRA

DAHLEN, DWYER, FOLEY & TINKER, INC.
2711 Wilds Lane NW
Prior Lake, MN 55372

Telephone: (612) 207.3434
ddahlen67@gmail.com

Education & Professional Real Estate Studies- Most Significant

- Macalester College, St. Paul, Minnesota, Bachelor of Arts, Economics
- Appraisal Institute course curriculum
- Society of Real Estate Appraisers course curriculum
- S.R.E.A. Course 301: "Special Applications of Appraisal Analysis"
- CCIM-CI101: Fundamentals of Real Estate Investments
- CCIM-CI102: Fundamentals of Analyzing Real Estate Opportunities
- CCIM-CI103: Advance Real Estate Taxation and Marketing Tools
- ASFMRA: Foundations of Appraisal Review (A360), Portland, Oregon, October 2006
- ASFMRA: Appraisal Review under UASFLA (A380), Salt Lake City, May 2006
- ASFMRA: Advanced Appraisal Review Case Studies (A390), Salt Lake City, May 2006
- A-370 Appraisal Review under USPAP, St. Cloud, Spring 2007
- Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute, January of 2010
- Valuation of Conservation Easements, Tulsa, OK, March 2008; Land Trust Alliance Appraisal Institute
- Federal Land Exchanges and Acquisitions, (UASFLA/ Yellow Book) April of 2023
- Business Practices and Ethics, The Appraisal Institute 2022

PROFESSIONAL EXPERIENCE

- Staff Appraiser, Minnesota Federal Savings & Loan, 1972-1976
- Established Dahlen & Dwyer, Inc., 1978
- Former contract review appraiser, Department of Natural Resources, State of Minnesota since 1986

PROFESSIONAL MEMBERSHIPS AND ASSOCIATIONS

- The Appraisal Institute, MAI, November 1978
- Society of Real Estate Appraisers, SRA, SRPA, SREA
- Past Regional Vice Governor, Society of Real Estate Appraisers
- Past Instructor, Society of Real Estate Appraisers for Course 101
- Bloomington Development Council (B.D.C.) - Developed The Gideon Pond Senior Housing Campus
- Past member, City of Bloomington, Board of Appeal and Equalization

Over the past four decades I have specialized in the preparation of appraisals for the natural resource conservation community including conservation easements. A partial client list includes: the Minnesota DNR; and affiliated conservation groups including Pheasants Forever; The Minnesota Land Trust; the Nature Conservancy; the Trust for Public Land & The Conservation Fund. Since 2002 I have performed in excess of 50 appraisals on agricultural properties in Dakota County in conjunction with the County's Farmland and Natural Area Program (FNAP) to facilitate the County's desire to acquire conservation easements for conservation purposes. Appraisals include a broad range of partial undivided interests in real property.

I have performed numerous commercial appraisals on a broad range of urban properties which include major apartment complexes, retail properties, shopping centers and malls, limited-service motels, office buildings, industrial properties, recreational properties, subdivisions, lakeshore. Specialized appraisal experience includes easement acquisitions eminent domain acquisitions of major urban CBD properties, large obsolete industrial properties, appraisal of "brownfields" and contaminated properties. I have extensive municipal experience including right of way appraising, easement acquisitions, park land acquisitions, utility assessment and benefits analysis. I have testified extensively in eminent domain matters and in the Minnesota Tax Court representing numerous municipal clients, specializing in the valuation of "big box" retail properties and other commercial and industrial properties in Ad Valorem valuation disputes.

July 9, 2023