

**WAITE PARK  
RESIDENTIAL**

# STEARNS COUNTY SALE COMP SHEET

<b>Parcel #:</b> 98.60867.0031	<b>Sale Date:</b> 20200417	<b>Sales Ratio:</b> 111.59 %
<b>City/Township:</b> WAITE PARK CITY	<b>Sale Amt.:</b> \$69,900.00	<b>Adj. Sale Amt.:</b> \$66,400.00
<b>Property Address:</b> 315 WAITE AVE S	<b>Fin/Adj Amt.:</b> \$3,500.00	<b>Multi Parcel:</b>
<b>Legal Description:</b> MEADOWS CONDOMINIUM (THE) #12UNIT 301 - 3.1637% COMMON ELEMENT & GARAGE THE MEADOWS CONDOMINIUM #12 BEING PART OF LOT	<b>Seller :</b> DWYER-CLONTS,MICHAEL / DWYER,ANNA MONIKA	
	<b>Buyer :</b> NEFF,LEAH E. / WESTERHOFF,ISAAC M.	
	<b>Terms:</b> Warranty Deed	
<b>Property Use:</b> SINGLE FAMILY	<b>Rejected:</b>	
	<b>Assmt Year</b>	<b>EMV Land</b>
<b>Appraised:</b> 20190603	2020	\$13,000.00
	<b>EMV Bldg</b>	<b>EMV Total</b>
	\$61,096.00	\$74,096.00

### Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

### Building Sequence No. 1

<b>Yr. Built:</b> 1983	<b># Bedrooms:</b> 2	<b>Model:</b> SFR	<b>Heat:</b> HOT WATER
<b>Eff Year:</b> 1983	<b># Bathrooms:</b> 1.25	<b>Foundation:</b> BLOCK	<b>Air Condition:</b> WINDOW
	<b>#Rooms:</b> 5	<b>Frame:</b> WOOD FRAME	<b>Architecture:</b> THREE STOR
	<b>#Stories:</b> 0.00	<b>Exterior Wall:</b> FACE BRICK	<b>Kitchen:</b> AVERAGE
<b>Interior Wall:</b> DRYWALL		<b>Quality:</b> AVERAGE -	<b>Window:</b> CASEMENT
<b>Floor:</b> CARPET		<b>Roof Structure:</b> FLAT	

### Sub Area



Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OTU	1 story house over tuck-under garage	1983	869	1043	1043	869	869
2	DKA	Average deck	1983	26	4	0	0	
<b>Total GBA</b>								<b>869</b>

### Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1983	TUG 1 CAR	N/A	1.000	1	\$715.00

# STEARNS COUNTY SALE COMP SHEET

<b>Parcel #:</b> 98.60867.0011	<b>Sale Date:</b> 20200930	<b>Sales Ratio:</b> 106.87 %
<b>City/Township:</b> WAITE PARK CITY	<b>Sale Amt.:</b> \$70,000.00	<b>Adj. Sale Amt.:</b> \$70,000.00
<b>Property Address:</b> 315 WAITE AVE S	<b>Fin/Adj Amt.:</b> \$0.00	<b>Multi Parcel:</b>
<b>Legal Description:</b> MEADOWS CONDOMINIUM (THE) #12UNIT 201 - 3.1637% COMMON ELEMENT & GARAGE THE MEADOWS CONDOMINIUM #12 BEING PART OF LOT	<b>Seller :</b> JOHNSON,GREGORY & SUNG	
	<b>Buyer :</b> LOPEZ,JESUS MARIA	
	<b>Terms:</b> Warranty Deed	
<b>Property Use:</b> SINGLE FAMILY	<b>Rejected:</b>	
	<b>Assmt Year</b>	<b>EMV Land</b>
	2020	\$13,000.00
	<b>EMV Bldg</b>	<b>EMV Total</b>
	\$61,811.00	\$74,811.00
<b>Appraised:</b> 20190603		

## Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

## Building Sequence No. 1

<b>Yr. Built:</b> 1983	<b># Bedrooms:</b> 2	<b>Model:</b> SFR	<b>Heat:</b> HOT WATER
<b>Eff Year:</b> 1983	<b># Bathrooms:</b> 1.25	<b>Foundation:</b> BLOCK	<b>Air Condition:</b> WINDOW
	<b>#Rooms:</b> 4	<b>Frame:</b> WOOD FRAME	<b>Architecture:</b> THREE STOR
	<b>#Stories:</b> 0.00	<b>Exterior Wall:</b> FACE BRICK	<b>Kitchen:</b> AVERAGE
<b>Interior Wall:</b> DRYWALL		<b>Quality:</b> AVERAGE -	<b>Window:</b> CASEMENT
<b>Floor:</b> CARPET		<b>Roof Structure:</b> FLAT	

### Sub Area



Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OTU	1 story house over tuck-under garage	1983	869	1043	1043	869	869
2	DKA	Average deck	1983	26	4	0	0	
<b>Total GBA</b>								<b>869</b>

## Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1983	TUG 1 CAR	N/A	1.000	1	\$1,430.00

# STEARNS COUNTY SALE COMP SHEET

<b>Parcel #:</b> 98.60867.0023	<b>Sale Date:</b> 20200601	<b>Sales Ratio:</b> 109.08 %
<b>City/Township:</b> WAITE PARK CITY	<b>Sale Amt.:</b> \$70,000.00	<b>Adj. Sale Amt.:</b> \$70,000.00
<b>Property Address:</b> 315 WAITE AVE S	<b>Fin/Adj Amt.:</b> \$0.00	<b>Multi Parcel:</b>
<b>Legal Description:</b> MEADOWS CONDOMINIUM (THE) #12UNIT 213 - 3.1637% COMMON ELEMENT & GARAGE THE MEADOWS CONDOMINIUM #12 BEING PART OF LOT	<b>Seller :</b> WILSON,PETER J. & SUSANNE S. <b>Buyer :</b> SODER,KAREN <b>Terms:</b> Warranty Deed	
<b>Property Use:</b> SINGLE FAMILY	<b>Rejected:</b>	
<b>Appraised:</b> 20190603	<b>Assmt Year</b> 2020	<b>EMV Land</b> \$13,000.00
	<b>EMV Bldg</b> \$63,359.00	<b>EMV Total</b> \$76,359.00

## Land Lines

Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	0	0	0	1.000
2	RES SITE	0	0	0	1.000

## Building Sequence No. 1

<b>Yr. Built:</b> 1983	<b># Bedrooms:</b> 2	<b>Model:</b> SFR	<b>Heat:</b> HOT WATER
<b>Eff Year:</b> 1985	<b># Bathrooms:</b> 1.25	<b>Foundation:</b> BLOCK	<b>Air Condition:</b> WINDOW
	<b>#Rooms:</b> 4	<b>Frame:</b> WOOD FRAME	<b>Architecture:</b> THREE STOR
	<b>#Stories:</b> 0.00	<b>Exterior Wall:</b> FACE BRICK	<b>Kitchen:</b> AVERAGE
<b>Interior Wall:</b> DRYWALL		<b>Quality:</b> AVERAGE -	<b>Window:</b> CASEMENT
<b>Floor:</b> CARPET		<b>Roof Structure:</b> FLAT	

### Sub Area



Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	OTU	1 story house over tuck-under garage	1983	869	1043	1043	869	869
2	DKA	Average deck	1983	26	4	0	0	
<b>Total GBA</b>								<b>869</b>

## Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1983	TUG 1 CAR	N/A	1.000	1	\$1,430.00

# STEARNS COUNTY SALE COMP SHEET

<b>Parcel #:</b> 98.61302.0000	<b>Sale Date:</b> 20191030	<b>Sales Ratio:</b> 129.56 %
<b>City/Township:</b> WAITE PARK CITY	<b>Sale Amt.:</b> \$85,000.00	<b>Adj. Sale Amt.:</b> \$82,500.00
<b>Property Address:</b> 43 12TH AVE N	<b>Fin/Adj Amt.:</b> \$2,500.00	<b>Multi Parcel:</b>
<b>Legal Description:</b> TOWNSITE OF WAITE PARKLOTS 4 & 5 BLK 44	<b>Seller :</b> MERGEN,RICHARD G	
	<b>Buyer :</b> MKI ENTERPRISE INC	
	<b>Terms:</b> Warranty Deed	
<b>Property Use:</b> SINGLE FAMILY	<b>Rejected:</b>	
<b>Appraised:</b> 20150414	<b>Assmt Year</b> 2020	<b>EMV Land</b> \$29,000.00
	<b>EMV Bldg</b> \$77,884.00	<b>EMV Total</b> \$106,884.00

### Land Lines

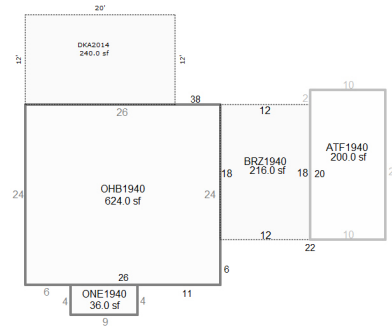
Number	Description	Front	Depth	Back	Unit
1	RES. SCHEDULE	78	125	0	1.000

### Building Sequence No. 1

<b>Yr. Built:</b> 1940	<b># Bedrooms:</b> 2	<b>Model:</b> SFR	<b>Heat:</b> AIR DUCTED
<b>Eff Year:</b> 1963	<b># Bathrooms:</b> 1.50	<b>Foundation:</b> BLOCK	<b>Air Condition:</b> CENTRAL
	<b>#Rooms:</b> 7	<b>Frame:</b> WOOD FRAME	<b>Architecture:</b> STRY & 1/2
	<b>#Stories:</b> 0.00	<b>Exterior Wall:</b> VINYL	<b>Kitchen:</b> OLD TYPE
<b>Interior Wall:</b> GD PLASTER		<b>Quality:</b> BELOW AVE	<b>Window:</b> DOUBLEHUNG
<b>Floor:</b> HARDWOOD		<b>Roof Structure:</b> GABLE/HIP	

### Sub Area

Seq	Code	Description	Year	Actual Area	Adj. Area	Heated Area	Prime Area	GBA
1	ONE	1 story house no basement	1940	36	36	36	36	36
2	OHB	1 1/2 story house with basement	1940	624	1030	1030	624	936
3	BRZ	Breezeway	1940	216	97	97	0	
4	ATF	Attached frame garage	1940	200	70	0	0	
5	DKA	Average deck	2014	240	36	0	0	
<b>Total GBA</b>								<b>972</b>



Sketch by Apen Sketch



### Extra Features

Sequence No	Yr	Descr	Side Wall	Unit	Quantity	Value
1	1980	LWCS<500#	N/A	468.000	1	\$4,418.00