

# **MARKET VALUE APPRAISAL**

of

Approximately 4.80± Acres of Vacant Industrial Land

located at the

14280 Azurite Street Northwest  
Ramsey, Minnesota 55303

in

Anoka County  
Minnesota

BY

**Certified Appraisal Services**

Mark R. Schwab  
License #20005641

as of

January 31, 2013

## Certified Appraisal Services

Federally Certified Appraisers  
13016 Owatonna Street Northeast  
Blaine, Minnesota 55449

### THIS IS A RESTRICTED USE REPORT

(The cost and income approaches are not relevant to estimate value)

This report is intended for the use of the client only and may not be fully understood without data contained in the appraisers' workfile.

February 5, 2013

Mr. Patrick Brama, Management Analyst  
City of Ramsey  
7550 Sunwood Drive Northwest  
Ramsey, Minnesota 55303

RE: 4.80± Acres of Vacant Industrial Land  
14280 Azurite Street Northwest  
Ramsey, Minnesota 55303

Dear Mr. Brama:

Pursuant to your request, we have made a careful inspection of the captioned property, which is more particularly described as Lot 1, Block 1, Sunfish Lake Business Park 4<sup>th</sup> Addition, Ramsey, Minnesota, and have made a study of the conditions affecting its value. The property rights appraised consist of title in fee simple, subject to easements and special assessments of record, if any.

#### THE PURPOSE AND INTENDED USE OF THIS APPRAISAL IS:

To estimate the market value of subject property, as of our inspection date which is January 31, 2013, which value will be used by The City of Ramsey as a resource for making internal business decisions.

This appraisal conforms to "USPAP" and is made subject to certain limiting conditions and assumptions as hereinafter expressed. Such facts and information contained herein were obtained from sources that we considered reliable and are true to the best of our knowledge.

The following is a restricted use report and states our method of approach, contains data gathered in our investigation, but **does not** demonstrate our analysis in arriving at the estimation of market value for the subject property. All analysis is contained in the appraisers' workfile and may be viewed by the client only. **THE APPRAISERS HAVE ELECTED TO INCLUDE ALL ANALYSIS IN THE CLIENTS REPORT.** The client has been informed that a restricted use report contains minimum analysis and a photocopy will not be provided for any other party. The client has been informed that a restricted use report should not be used for underwriting purposes. The client has been informed that a restricted use report is intended for internal uses such as, foreclosures, OREO's and abundance of caution only.

DEFINITION OF MARKET VALUE:

Market value as defined in *The Appraisal of Real Estate, Appraisal Institute, 12<sup>th</sup> Edition*, is "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 sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."

This federal definition is compatible with the definition of market value cited in the current edition of *The Dictionary of Real Estate Appraisal*. The federal definition requires that the effect on property value of any special or creative financing or sales concessions be determined and that the opinion of value reflect cash equivalent terms. Special financing or sales concessions often characterize transactions in depressed markets. This definition was developed to address categories of appraisal assignments in a real estate market characterized by unique circumstances.

EXTENT OF THE PROCESS OF COLLECTING, CONFIRMING AND REPORTING DATA: includes (1) an inspection of the subject site, (2) consideration of neighborhood characteristics, (3) use of sales data from the county assessor and private data collection services, (4) use of the closed appraisal files, and (5) personal inspection of all comparable sales.

CONTINGENT AND LIMITING CONDITIONS AND ASSUMPTIONS:

1. The certification of the appraisers appearing in the appraisal report is subject to the following conditions and assumptions and to such other specific and limiting conditions and assumptions as are set forth by the appraisers in the report.
2. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
3. Any sketch in the report shows approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property.
4. The appraisers have examined the available flood maps that are provided by the Federal Emergency Management Agency and have noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraisers are not surveyors, no guarantee, express or implied, is made regarding this determination.

5. The appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements to do so have been made beforehand.
6. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Disclosure of the contents of the appraisal report is governed by the Uniform Standards of Professional Appraisal Practice and the Laws of the State of Minnesota.
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 appraisers, professional designations, reference to any professional appraisal organizations, or the firm with which the appraisers are connected) shall be used for any purpose by anyone except the client specified in the report, by any department, agency, or instrumentality of the United States, or by any department, agency, or instrumentality of the State of Minnesota without the previous written consent and approval of the appraisers.
9. The appraisers are aware of the competency provision of the USPAP and the appraisers of this report meet the standards. The appraisers have extensive appraisal experience with similar properties in and around the Minneapolis-St. Paul Metropolitan area. The appraisers have full knowledge and experience in the nature of this assignment.
10. The appraisers are aware of the Gramm-Leach-Bliley Act (G-L-B Act) effective July 1, 2001. The Federal Trade Commission (FTC) has adopted regulations to implement the G-L-B Act.<sup>1</sup> These regulations apply to appraisers as well as other providers of financial services and states that non-public personally identifiable information is not to be disseminated or re-used.

The appraisers have formed the opinion that income and expense information (lease comparables) and newly constructed building information (new building cost comparables) obtained, either through interviews in the field or appraisal assignments, are considered non-public personally identifiable information and can not be disseminated under the G-L-B Act and FTC Privacy Rule.

11. The value herein assigned is based on conditions which are applicable as of the date of the appraised value. This value may be the same but also may vary at a later date due to changing market conditions. It is the appraiser's opinion that the subject property would sell in an appropriate time period should it be offered on the open real estate market at this time at about the appraised value subject to the appraisal assumptions; but a guarantee of such sale is not implied or warranted.
12. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless in compliance is stated, defined and considered in the appraisal report.
13. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
14. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

<sup>1</sup> Federal Trade Commission, Privacy of Consumer Financial Information; Final Rule, 16 CFR Part 313, herein referred to as "FTC Privacy Rule".

15. If the attached appraisal report considers an analysis of existing lease data, this analysis is restricted to the lease terms as provided to the appraiser and not on our review of lease documents. Any review of lease data is also restricted to only economic considerations and not legal provisions or restrictions.
16. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and general limiting conditions. After the report is complete and delivered, the scope of this assignment is finished. Certified Appraisal Services, Inc. is available for additional consultation or evaluation work, billed at an hourly rate.
17. This is a Restricted-Use Appraisal Report and is intended to comply with the developing and reporting requirements under Standard Rules 1 & 2 of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA) Title XI regulations. It is written in a somewhat abbreviated narrative style but is considered to be sufficiently descriptive to allow the reader to follow the reasoning and logic of the appraisal.
18. This is a RESTRICTED USE APPRAISAL REPORT for use by the client only and no part of the report, or copy thereof (including conclusions as to the property value, the identity of the appraisers or the firm with which the appraisers are connected) shall be used for any purpose by anyone but the client specified in the report without the previous written consent and approval of the appraisers.

HYPOTHETICAL CONDITIONS:

1. This appraisal and the value herein estimated assume the subject property is as follows:

According to county records the subject site contains a gross area of 209,284 square feet or about 4.80± acres and the site is 100% buildable. See AERIAL MAP on page 19 for visual representation. The areas mentioned above were obtained from Anoka County Property Records. The appraisers were not supplied with a professional survey of the subject site. If a professional survey is supplied at a later date and it determines the subject site to be larger or smaller than reported in this appraisal, the appraisers reserve the rights to amend this appraisal.

ORDINARY ASSUMPTIONS:

(1) Information, estimates, and opinions furnished to the appraisers, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. The review appraiser assumes all facts, discovered by the appraiser signing this report, are reliable, true and correct. However, the appraisers do not assume responsibility for accuracy of such items that were furnished by other parties.

(2) According to the City of Ramsey Officials, the subject site can not be split due to lack of access. Bunker Lake Boulevard is a county owned road and has restricted access rights. The city owned road, Azurite Street Northwest, does not have adequate frontage to split the parcel.

(3) The effective date of this appraisal is the same as the inspection date.

EXTRAORDINARY ASSUMPTIONS:

1. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such factors.
2. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in the report. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The appraisers' routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

SALE HISTORY:

The subject property **has not** been sold during the past three years. **It should be noted, the subject is currently listed by the City of Ramsey for sale and the asking price is \$376,500 or about \$1.80 per square foot.** The appraisers have estimated the market value of the subject property at \$420,000 or \$2.00 per square foot with a marketing time of twelve to twenty-four months. The listing price should reflect a shorter marketing time.

MARKETING TIME:

(1) A reasonable exposure time for the subject is estimated to have been from one to two years. (2) A reasonable marketing time for the subject site is estimated to be about twelve to twenty-four months.

ZONING-FLOOD INFORMATION:

(1) According to the Ramsey Zoning Ordinance the subject is currently zoned E1; Employment District. The subject property is vacant land and no discussion is necessary on legal and/or conforming use in this zoning district. (2) According to the FEMA Flood Map Number 270681-0020B, dated November 1, 1979, the subject property is located in Zone C. Zone C is not within the 100 year flood hazard zone. A copy of the flood map is contained in the appraisers' file.

TITLE:

Fee title to the subject property is vested in: **City of Ramsey**. See copy of county property records in the addendum.

LEGAL DESCRIPTION:

PID#'s 27-32-25-42-0015. Lot 1, Block 1, Sunfish Lake Business Park 4<sup>th</sup> Addition.

ASSESSOR'S MARKET VALUE:

The Anoka County Assessor has placed estimated market values on the subject property as follows:

Land	(2010 EMV)	all parcels		\$ 395,900
Improvements	(2010 EMV)			<u>0</u>
Total	(2010 EMV)	all parcels		\$ 395,900
Land	(2011 EMV)	all parcels	(05%↓)	\$ 376,500
Improvements	(2011 EMV)			<u>0</u>
Total	(2011 EMV)	all parcels		\$ 376,500
Land	(2012 EMV)	all parcels	(11%↓)	\$ 339,000
Improvements	(2012 EMV)			<u>0</u>
Total	(2012 EMV)	all parcels		\$ 339,000

PROPERTY TAX INFORMATION:

Real estate taxes due in 2012:	City Owned - Tax Exempt
Special Assessment taxes due in 2012:	City Owned - Tax Exempt

The value herein estimated assumes that delinquent real estate taxes and special assessments, if any, are paid in full.

NEIGHBORHOOD DESCRIPTION:

The City of Ramsey is a mostly stable community with convenient access to all areas. The latest population records available indicate the population in 2010 was 23,668 which is an increase of about 28% from the population in 2000 of 18,510. The topography is mostly level to rolling land under mixed uses of mixed styles, sizes, ages and values. Growth rate is stable and property values have mostly stabilized since 2007 and in many cases (residential) are declining. Supply and demand of residential single family lots appears to be out of balance. There is an over supply and under demand of residential building sites as the residential market continues to recover. Most developer's are holding steady and are not purchasing land for future developments and many have discounted existing lot prices to sell off inventory. The number of foreclosed properties in the market have stabilized since 2010/2011. The result of many bank owned properties is declining sale prices. Commercial/industrial land values stabilized through 2006 and have been declining from 2007 through the end of 2011. Commercial/industrial land values appear to be mostly stable during 2012. It appears there is a slight over supply and under demand of vacant commercial/industrial land for future development in the area which is driving prices down and marketing times longer. According to the City of Ramsey, there are 3 industrial land parcels on the market for sale and many commercial and residential parcels on the market. One industrial parcel is .95 acres and listed for \$112,100 or \$2.71 per square foot, another is 4.14 acres and listed at \$488,700 or \$2.71 per square foot and 1.24 acres and listed at \$176,800 or \$\$3.27 per square foot. Property compatibility and appearance are average. Most commercial buildings are wholly or partially owner occupied and the vacancy rate has been increasing to about 8% to 15%.

According to land reports completed by Welsh Company, the Twin Cities land market continues a slow recovery. Land values, led by residential land, have decreased significantly in the last 3 to 4 years. The demand that does exist is limited to opportunistic purchases and smaller retail uses with limited development of office and industrial product. Pricing now appears to be at or near the bottom.

The presence of lender-owned land continues to be influential on land sales. Some lenders are able to take lower prices on their foreclosed land while others hold the land and wait for the market to recover. Any landowner putting property on the market for sale feels the drag of reduced bank-owned sale prices as they attempt to place a value on their properties.

Senior and residential multi-unit housing developers are active in the market as demand for these product types surges. The ability to secure financing on land purchase can be an impediment to closing deals. We are starting to see increasing interest from developers motivated to secure land positions in preparation for the next development cycle. They expect demand to be strong from large retailers seeking new locations over the next 18 to 36 months. In addition, corporations that survived the recession are beginning to consider building new facilities and will be looking for land sites. We are optimistic about the stronger close to 2011 and expect increasing growth in 2012 and 2013.

**SUBJECT SITE DESCRIPTION:**

The subject site is located on the northeast corner of Bunker Lake Boulevard and Azurite Street Northwest in the southeastern part of the City of Ramsey. See CITY MAP and ZONING MAP for visual representation. The subject site consists of one platted lot. See AERIAL MAP for visual representation.

The subject of this appraisal has a total area is 209,284 square feet or about 4.80± acres, of which 100% is usable. The topography is mostly level and is at, and above street grade. The subject site has approximately 700± lineal feet of frontage along Bunker Lake Boulevard and approximately 300± lineal feet of frontage along Azurite Street Northeast.

**SUBJECT SITE IMPROVEMENTS DESCRIPTION:**

The subject has access to city sewer and water. All public utilities (natural gas, electric and telephone) are available.

**SUBJECT BUILDING DESCRIPTION:**

There are no structural improvements on the subject site.

**SUBJECT INSPECTION:**

Neither the owner nor the owner's representative were present at the inspection. Photos of the subject are on pages 11 through 14, a city map is on page 16, a zoning map is on page 17, a plat map is on page 18 and a aerial map is on page 19.

**FUNCTIONAL AND EXTERNAL OBSOLESCENCE:**

1. After personally inspecting the subject site, the appraisers have formed the opinion that no functional obsolescence exists.

2. After personally inspecting the immediate vicinity of the subject property, the appraisers have formed the opinion that external obsolescence exists in the form of poor economic market conditions, vacant land values have been declining from 2007 to the present.

HIGHEST AND BEST USE:

The zoning, function and utility of the subject property clearly indicate that the highest and best use of the subject property, as unimproved, is as vacant industrial land, and, as improved, is as a building site for an industrial enterprise as market conditions improve.

EXCLUSION OF USUAL VALUATION APPROACHES:

Two of the usual valuation approaches were excluded; one of the three universally accepted approaches to value was used in this analysis. The cost approach and income approaches are not relevant to estimate the value of vacant land.

APPRAISAL PROCEDURES FOLLOWED:

The appraisers have considered the following specific data about the subject property.

1. location
2. absorption
3. view
4. appeal
5. access

The appraisers have considered the following specific market data and neighborhood characteristics.

1. supply and demand for industrial land
2. comparable sales of industrial land

CERTIFICATION:

The appraisers certify that, to the best of our knowledge and belief: (1) The statements of fact contained in this report are true and correct. (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions. (3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved. (4) We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. (5) Our engagement in this assignment was not contingent upon developing or reporting predetermined results. (6) Our 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. (7) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice. (8) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. (9) Mr. Mark Schwab personally inspected the subject property. (10) No one provided significant real property appraisal assistance to the person signing this certification. (11) We are aware of the competency provision of the USPAP and the appraisers of this report meet the standards. (12) The appraiser signing this report has not previously appraised the subject property in the past three years.

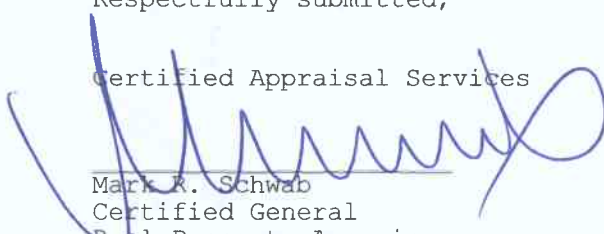
ESTIMATE OF VALUE:

By virtue of our investigation and analysis we have formed the opinion that the value of the subject property, based on an exposure time of twelve to twenty-four months and a marketing time of twelve to twenty-four months, as of January 31, 2013, which is the date of our inspection, is:

**\$ 420,000**

Respectfully submitted,

Certified Appraisal Services



Mark R. Schwab  
Certified General  
Real Property Appraiser  
License Number 20005641  
All Types of Property

PHOTO PAGE 1

PHOTO #1



VIEW OF  
SUBJECT  
SITE

Taken from  
POINT 1

Looking  
to the  
NORTHWEST

PHOTO #2



VIEW OF  
SUBJECT  
SITE

Taken from  
POINT 1

Looking  
to the  
SOUTHWEST

PHOTO PAGE 2

PHOTO #3



VIEW OF  
SUBJECT  
SITE

Taken from  
POINT 2

Looking  
to the  
SOUTHEAST

PHOTO #4



VIEW OF  
SUBJECT  
SITE

Taken from  
POINT 2

Looking  
to the  
NORTHEAST

PHOTO PAGE 3

PHOTO #5



STREET  
SCENE

Taken from  
POINT 3

Looking  
to the  
NORTH  
along  
Bunker  
Lake  
Boulevard

PHOTO #6



STREET  
SCENE

Taken from  
POINT 3

Looking  
to the  
SOUTH  
along  
Bunker  
Lake  
Boulevard

PHOTO PAGE 4

PHOTO #7



STREET  
SCENE

Taken from  
POINT 3

Looking  
to the  
EAST  
along  
Azurite  
Street  
Northwest

PHOTO #8



STREET  
SCENE

Taken from  
POINT 3

Looking  
to the  
WEST  
along  
143<sup>rd</sup>  
Avenue  
Northwest

SECTION 21  
MAPS, DIAGRAMS, SKETCHES

The following four pages detail Maps, Diagrams and Sketches.

**CITY MAP**                                Shows the location of the subject in relation to the City of Ramsey.

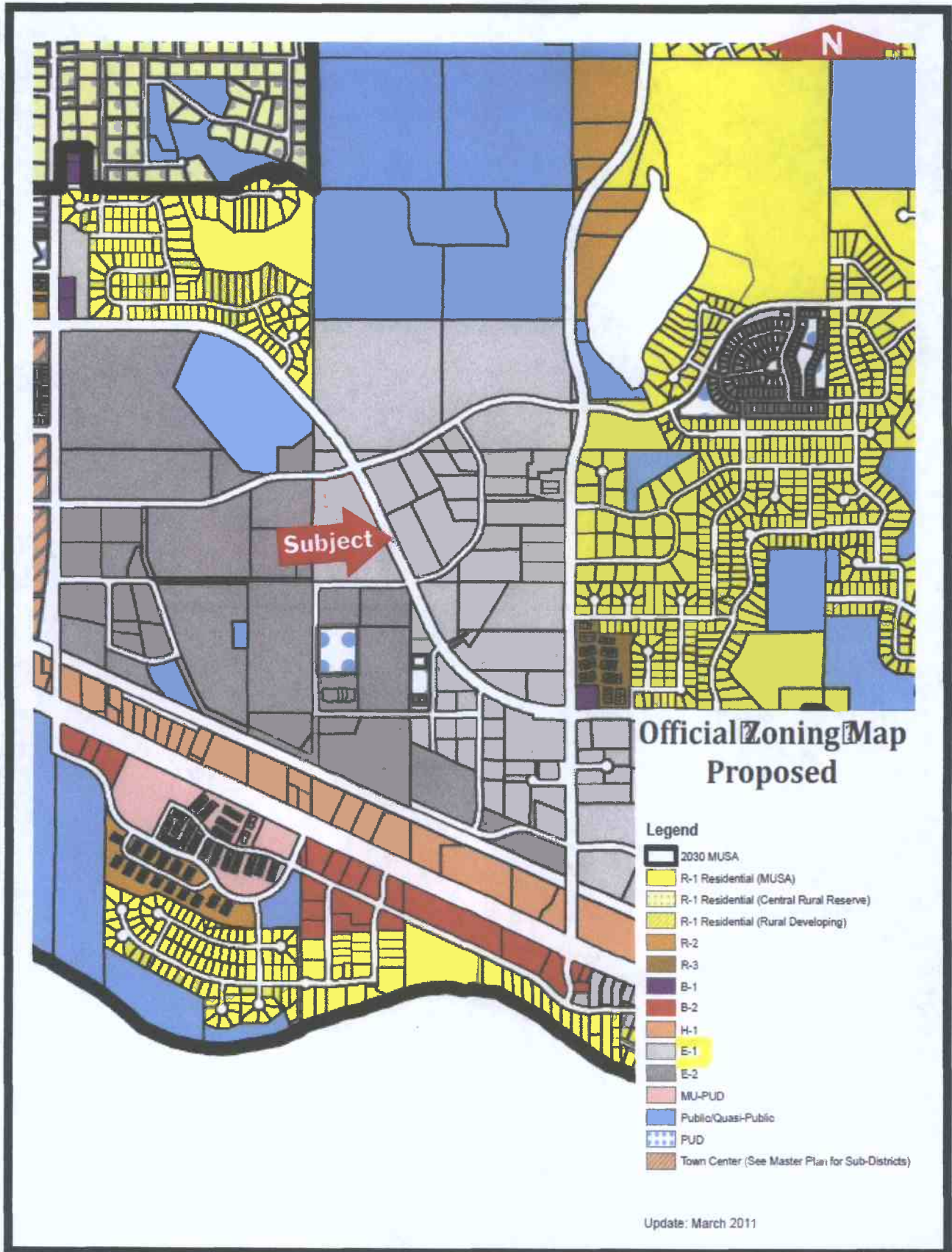
**ZONING MAP**                            Shows the location of the subject in relation to the various zoning districts in the City of Ramsey.

**PLAT MAP**                               Shows the location of the subject site in relation to other parcels in the immediate area.

**AERIAL MAP**                            Shows detail aerial view of the subject site and shows the location of the various photo shots.



# ZONING MAP



# PLAT MAP



# AERIAL MAP



ADDENDUM

SECTION 28  
DIRECT SALES COMPARISON APPROACH

The appraisers have cited four recent sales of industrially zoned parcels located in the subject's immediate market area and/or surrounding similar communities and have considered them in the direct sales comparison analysis which follows. The description includes a percentage adjustment reflecting market reaction to those items of significant variation between the subject and the comparable land sales. If a significant item in the comparable land sale is superior to, or more favorable than, the subject site, a minus (-) adjustment is made, thus reducing the value of the subject site. If a significant item in the comparable land sale is inferior to, or less favorable than, the subject site, a plus (+) adjustment is made, thus increasing the value of the subject site.

All parcels have been personally viewed by the appraisers and detail sheets for each are contained in the addendum. If possible, Certificates of real estate value for all land sales are contained in the appraisers' files.

Appropriate adjustments are made to adjust for market condition (-10% per year from 2008 to the present), financing, time (no adjustment made), location, zoning, size, utility, utilities and appeal. All sizes listed are for the net area only. Appeal adjustments take into consideration platting, access, corner influence and other factors that may positively or negatively affect value.

The appraisers will use a -10% per year marketing condition adjustment on all sales from 2008 to the present in the following analysis.

The subject and comparable land sales one, two, three and four are arrayed on the next page in the Direct Sales Comparison Grid.

DIRECT LAND COMPARISON GRID

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4
SALE DATE	01/31/13	06/14/12	07/01/11	04/04/12	10/07/09
PROXIMITY		4.2 miles NW	13 miles SE	14.8 miles SE	4 lots NE
SALE PRICE		\$ 471,772	\$ 760,000	\$ 282,660	\$ 325,000
FINANCING		Cash	Cash Equival	Cash Equival	Conventional
SIZE/SQ FT	209,284 SF	269,636 SF	239,580 SF	92,458 SF	130,680 SF
	<u>DESCRIPTION</u>	<u>DSCPTN ± ADJ</u>	<u>DSCPTN ± ADJ</u>	<u>DSCPTN ± ADJ</u>	<u>DSCPTN ± ADJ</u>
ADJ \$/SQ FT		1.75	3.17	3.06	2.49
MARKET CONDITION		- 06%	- 15%	- 08%	- 33%
<b>ADJ \$/SQ FT</b>		<b>1.65</b>	<b>2.69</b>	<b>2.82</b>	<b>1.67</b>
FINANCING		<u>nil</u>	<u>nil</u>	<u>nil</u>	<u>nil</u>
<b>ADJ \$/SQ FT</b>		<b>1.65</b>	<b>2.69</b>	<b>2.82</b>	<b>1.67</b>
TIME ADJUST		<u>nil</u>	<u>nil</u>	<u>nil</u>	<u>nil</u>
<b>ADJ \$/SQ FT</b>		<b>1.65</b>	<b>2.69</b>	<b>2.82</b>	<b>1.67</b>
LOCATION	RAMSEY BUNKER/AZURITE	ELK RV GATEWAY RD	FRIDLEY - 10% HICKORY ST	BLAINE 103TH CT	RAMSEY SUNFISH LK BLVD
<b>ADJ \$/SQ FT</b>		<b>1.65</b>	<b>2.42</b>	<b>2.26</b>	<b>1.67</b>
ZONING	E-1	I-3	M-4	I-1	E-1
SIZE/SQ FT	209,284	269,636	239,580	92,458	130,680
UTILITY	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE
UTILITIES	ALL CITY	WELL/SEP + 25%	ALL CITY	ALL CITY	ALL CITY
APPEAL	AVERAGE	AVG/FR + 05%	AVERAGE	AVERAGE	AVERAGE
ADJUSTMENTS		+ 30%	nil	- 10%	- 05%
IND VAL/SQ FT		2.15	2.42	2.03	1.59

CORRELATION OF THE LAND SALES COMPARISON APPROACH

The subject property was compared to the preceding four land sales. These sale properties are considered to be the best available for comparison to the subject property and are considered to be an accurate reflection of the current demand for these types properties.

Comparable sales one and three are about equally most recent. Comparable sale two is least adjusted and most similar in size. Comparable sale three is most proximate but is the oldest sale.

The direction of adjustments is mixed; subject is bracketed. The range in price indicated by the forgoing adjustment analysis is from \$1.59 to \$2.42 per square foot. The midpoint of the range is \$2.01 per square foot and the average is \$2.05 per square foot. The median sale price is \$2.09 per square foot.

In consideration of the data presented and after analysis and adjustment of the previously reported comparable sales, we have estimated a value of \$2.00 per square foot of the land size for the subject property.

$$209,284 \text{ Sq Ft (Land Size)} \times \$2.00 \text{ (Value/Sq Ft)} = \$ 418,568$$

**INDICATED VALUE BY DIRECT LAND COMPARISON APPROACH (ROUNDED) :**

**\$ 419,000**

SECTION 29  
RECONCILIATION AND FINAL VALUE ESTIMATE

Indicated Value of Subject by the Cost Approach	<b>Not Estimated</b>
Indicated Value of Subject by the Income Approach	<b>Not Estimated</b>
Indicated Value of Subject by the Direct Sales Comparison Approach	<b>\$ 419,000</b>

The Cost Approach will not be used to estimate value, because there are no structural improvements to the subject property. This appraisal is of the subject vacant land.

The Income Approach will not be used to estimate value, because vacant land is seldom purchased for income production.

The Direct Sales Comparison Approach is believed to offer a good indication of value since it reflects current decisions of buyers in the marketplace. All weight is placed on the direct sales comparison approach.

ESTIMATED VALUE OF SUBJECT PROPERTY	\$ 419,000
<b>ROUNDED</b>	<b>\$ 420,000</b>

## FIRREA STATEMENT

As per FIRREA bulletin #94-55, last updated June 7, 1994, the OCC, FRB, FDIC and OTS have agreed to reduce the original FIRREA supervisory appraisal standards from 14 to 5. The accompanying appraisal **does** meet or exceed the following FIRREA Standards:

1. Complies with Uniform Standards for Professional Appraisal Practice (USPAP).
2. Is sufficiently written and informative to support the institution's lending decision.
3. Analysis, deductions and/or discounts are appropriately discussed, when necessary.
4. Is based on the definition of Market Value as stated earlier in this appraisal.
5. This appraisal was performed by a State licensed or Certified appraiser.

**MARK R. SCHWAB**  
Certified General Real Property Appraiser

**Formal Education**

Hennepin Technical College (Appraisal)	Eden Prairie, Minnesota
Anoka Technical College (Electrician)	Anoka, Minnesota
Harding High School	Saint Paul, Minnesota

**Professional Education**

14 <sup>th</sup> Annual Market Trends	2012	Appraisal Institute
13 <sup>th</sup> Annual Market Trends	2011	Appraisal Institute
USPAP Update	2011	Appraisal Institute
Analyzing Tenant Credit Risk	2011	Appraisal Institute
Architectural Tour - Target Field	2010	Appraisal Institute
Appraising Distressed Comm. RE	2009	Appraisal Institute
Supporting Capitalization Rates	2009	Appraisal Institute
Subdivision Valuation	2009	Appraisal Institute
USPAP Update	2009	Appraisal Institute
RE Finance, Statistics & Valuation	2008	Appraisal Institute
Appraising for Alternate Use	2008	Appraisal Institute
Office Building Valuation	2008	Appraisal Institute
USPAP Update	2007	Appraisal Institute
USPAP Update	2005	Appraisal Institute
Subdivision Valuation	2005	Appraisal Institute
Evaluating Commercial Construction	2005	Appraisal Institute
2004 Real Estate Trends	2004	Appraisal Institute
RE Investmt Analysis & Valuation I	2004	Appraisal Institute
RE Investmt Analysis & Valuation II	2004	Appraisal Institute
USPAP Update	2003	Appraisal Institute
DNR Appraisal Changes	2002	Department of Natural Resources
USPAP Update	2002	Prosource
Appraisal Consulting	2002	Appraisal Institute
Real Estate Trends	2002	Appraisal Institute
Damages: Assessment and Testimony	2001	McKissock Data Systems
Appraiser as Expert Witness	2001	McKissock Data Systems
2001 USPAP Review	2000	Prosource
Investment & Financial Analysis	2000	Prosource
2000 USPAP Review	1999	The Appraisal Foundation
Instructor Training	1999	The Appraisal Foundation
1999 USPAP Standards & Ethics Update	1998	Prosource
Basic Financial Training	1998	Prosource
Independent Contractor or Employee?	1998	Prosource
Business Planning for Appraisal Prof	1998	Prosource
Office and Retail Appraisal	1996	Prosource
Advanced Yield Capitalization	1996	Prosource
URAR Report (1993 Rev) Seminar	1994	Prosource
Market Data by Abstraction, Part 2	1994	MN Assoc of Prof Appraisers
Environmental Hazards	1994	MN Assoc of Prof Appraisers
Direct Capitalization, Part Two	1994	MN Assoc of Prof Appraisers
New Construction, Residential-1	1993	MN Assoc of Prof Appraisers
Retail and Shopping Center Trends	1993	MN Assoc of Prof Appraisers
Minnesota DNR Lakeshore Sales	1993	MN Assoc of Prof Appraisers
Direct Capitalization, Part One	1993	MN Assoc of Prof Appraisers
Principals of Market Abstraction	1993	MN Assoc of Prof Appraisers
Standards of Professional Practice	1992	Hennepin Technical College
Residential Real Estate Appraisal	1992	Hennepin Technical College
Commercial Blueprint Readings	1988	Anoka Technical College
Residential Blueprint Reading	1986	Anoka Technical College

**Professional History**

Real Estate Appraiser	1994-Present	State of Minnesota
Real Estate Appraiser	1998-2003	Western Wisconsin
Real Estate Appraiser	1992-1994	East Central Minnesota
Electrical Inspector; Honeywell	1979-1991	Minneapolis, Minnesota

**Affiliations**

Minnesota Association of Real Estate Appraisers  
Minnesota Association of Professional Appraisers



Welcome to the Web site of

# Anoka County

Minnesota

## Property Account Summary

### Current General Information

Property ID	<a href="#">27-32-25-42-0015</a>
Situs Address	14280 AZURITE ST NW , RAMSEY, MN 55303
Property Description	LOT 1 BLOCK 1 SUNFISH LAKE BUSINESS PARK 4TH, SUBJ TO EASE OF REC
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	
Status	Active
Abstract/Torrens	All Torrens

### Parties

Role	Name
Owner	RAMSEY CITY OF

### Document Recording Process Dates

Abstract Documents Have Been Recorded Through	01/25/2013
Abstract Documents Have Been Mailed Through	01/25/2013
Torrens Documents Have Been Recorded Through	01/24/2013
Torrens Documents Have Been Mailed Through	01/24/2013

### Active Certificates Of Title

Type	Certificate Number	Certificate Date
CRTST CERTIFICATE OF TITLE - STANDARD	97074	10/22/2002
CRTST CERTIFICATE OF TITLE - STANDARD	113700	08/18/2008

### Documents Recorded Within 30 Days Of "Recorded Through" Dates Above

Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			

### Property Characteristics

Lot Size	SE300*699*280*763
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\* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

### Tax District Information

City Name	RAMSEY
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

### Property Classification

Tax Year	Classification
2012	5E-Exempt Properties
2011	5E-Exempt Properties

### Property Values

Tax Year	Description	Amount
2013	Est Market (MKTTL)	339,000
2013	Taxable Market (TMTV)	339,000
2013	Market Value Prior to Hstd Excl. (TMVP)	339,000
2013	Est Market Land (MKLND)	339,000
2012	Market Value Prior to Hstd Excl. (TMVP)	376,500
2012	Taxable Market (TMTV)	376,500

2012	Est Market (MKTTL)	376,500
2011	Taxable Market (TMTV)	395,900
2011	Est Market (MKTTL)	395,900

**Tax Amounts for M1PR**

Tax Year	Description	Amount
2012	Total Tax Amounts - Before Payments	0.00
2012	Special Assessments (Included in Total)	0.00

**Payment History for Past Three Years**

Date Paid	Tax Year	Principal	Interests, Penalties and Costs	Amount Paid
No Payment Records Found				

No Charges are currently due.

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## PROPERTY PROFILE: CITY OF RAMSEY

**NUMBER:** 27  
**ADDRESS:** 14280 AZURITE ST NW  
**PID:** 273225420015  
**LEGAL:** Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota  
**ACRES:** 4.80  
**VALUATION:** \$376,500  
**ZONING:** E1 Employment District  
**MUSA:** Yes  
**GIS IMAGE:**



### DESCRIPTION:

The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 1991.

### WETLAND:

No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.



#### BACKGROUND:

Located in the Twin Cities Metro, the City of Ramsey enjoys many of the amenities of a large city while retaining the benefits of a small community.

#### EDA

Ramsey EDA  
The primary objective of the Economic Development Commission is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey.

# City of Ramsey

## COMMUNITY PROFILE

### Quick Facts

#### DEMOGRAPHICS:

- 2010 Population 23,668 (23% increase, #1 in Anoka)
- Median Household Income: 76,560
- Unemployment: 8.6%

#### LABOR MARKET:

- Labor Force: 14,577
- Over 10,000 peoples between ages 20-49 (over 50%)
- 2,000 manufacturing jobs in 2011 (30.5%)
- Over 600 existing businesses & non-profit organizations

#### EDUCATION:

- Over 50 universities located within 50 miles (Anoka Technical College)

#### UTILITIES:

- Electric Provider: Connexus Energy
- Gas Provider: CenterPoint Energy
- Water/Sewer: City of Ramsey

Source: Minnesota Department of Employment and Economic Development, 2012



Patrick Brama, Management Analyst

PHONE: 763-433-9903 EMAIL: pbrama@ci.ramsey.mn.us  
ADDRESS: 7550 Sunwood Drive, Ramsey, MN 55303

# Ramsey

## Full Community Details (Ramsey, Minnesota)

People	
Population	24,097
Labor Force	14,664
Job Growth Rate	25.04%
Unemployment Rate	7.45%
Median Age	34.32
Labor Force	
Bachelors Degree or higher	26.73%
High School Degree or higher	94.35%
White Collar Workers	51%
Blue Collar Workers	48%
Universities in Community	0
Universities in Community + 50 miles	53
Community Colleges in Community	1
Community Colleges in Community + 50 miles	12

Budgets	
Household Expenditures (Average)	64,639
Household Income (Median)	81,357
Home Values	233,600
Transportation	
Commute Travel Time (minutes)	29
International Airports in Community	0
International Airports in Community + 50 miles	1
Domestic Airports in Community	0
Domestic Airports in Community + 50 miles	1
Distance to Interstate (miles)	4
Distance to Rail (miles)	In Community
Latitude	45.2618587751
Longitude	-93.4493853035

### Overview

The City of Ramsey is a northwestern Twin Cities metropolitan city that has much to offer to businesses, residents and visitors. Ramsey is currently involved in developing an exciting transit oriented project called Ramsey Town Center that will include housing, commercial, office and mixed use elements. US Trunk Highway 10, which is the fastest growing corridor in the State of Minnesota and second fastest in the nation, runs through the heart of Ramsey and possesses great development potential. The City of Ramsey is bordered entirely on the south and east by the scenic beauty of the Mississippi and Rum Rivers. Many parks and an extensive trail system are readily accessible to residents, visitors and the workforce. Ramsey is an exciting community that has unlimited potential.

### Population

1990 Census	12,408
2000 Census	18,510

### Electricity

Provider Name	Connexus Energy
Phone	763-323-2650
Website	<a href="http://www.connexusenergy.com">www.connexusenergy.com</a>
Contact	Connexus Energy
Contact Phone	763-323-2650

### Natural Gas

Provider Name	CenterPoint Energy Minnegasco
Phone	612-372-4664
Website	<a href="http://www.minnegasco.centerpointenergy.com">www.minnegasco.centerpointenergy.com</a>
Contact	CenterPoint Energy
Contact Phone	612-372-4664

# Labor Force Report (Ramsey, Minnesota)

<b>Total Establishments</b>	<b>588</b>
<b>Total Employees</b>	<b>6,524</b>

Total Establishments by Size (2012)		
	TOTAL	%
1-4 Employees	327	55.61
5-9 Employees	111	18.88
10-19 Employees	70	11.90
20-49 Employees	53	9.01
50-99 Employees	17	2.89
100-249 Employees	7	1.19
250-499 Employees	3	0.51
500-999 Employees	0	0.00
1000+ Employees	0	0.00

Total Employees by Major SIC (2012)		
	TOTAL	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	108	1.66
Mining (SIC 10-14)	0	0.00
Construction (SIC 15-17)	658	10.09
Manufacturing (SIC 20-39)	2,047	31.38
Transportation and Communications (SIC 40-49)	507	7.77
Wholesale Trade (SIC 50-51)	359	5.50
Retail Trade (SIC 52-59)	1,043	15.99
Finance, Insurance And Real Estate (SIC 60-69)	245	3.76
Services (SIC 70-89)	1,393	21.35
Public Administration (SIC 90-98)	143	2.19
Unclassified (SIC 99)	21	0.32

Total Businesses by Establishment Type (2012)			Total Employees by Establishment Type (2012)		
	TOTAL	%		TOTAL	%
Agriculture, Forestry and Fishing	2	0.34	Agriculture, Forestry and Fishing	51	0.78
Agricultural Services	18	3.06	Agricultural Services	57	0.87
Coal and Ore Mining	0	0.00	Coal and Ore Mining	0	0.00
Oil and Gas	0	0.00	Oil and Gas	0	0.00
General Construction	32	5.44	General Construction	164	2.51
Heavy Construction	67	11.39	Heavy Construction	494	7.57
Food Manufacturing	0	0.00	Food Manufacturing	0	0.00
Tobacco Manufacturing	0	0.00	Tobacco Manufacturing	0	0.00
Textile Mills	1	0.17	Textile Mills	5	0.08
Apparel and Textile Manufacturing	2	0.34	Apparel and Textile Manufacturing	2	0.03
Lumber and Wood Production	3	0.51	Lumber and Wood Production	60	0.92
Furniture Manufacturing	1	0.17	Furniture Manufacturing	10	0.15
Paper Manufacturing	3	0.51	Paper Manufacturing	114	1.75
Printing and Publishing	5	0.85	Printing and Publishing	29	0.44
Chemicals	0	0.00	Chemicals	0	0.00
Petroleum Refining	1	0.17	Petroleum Refining	5	0.08
Rubber and Plastics	2	0.34	Rubber and Plastics	60	0.92
Leather Manufacturing	0	0.00	Leather Manufacturing	0	0.00
Stone, Glass, and Concrete	0	0.00	Stone, Glass, and Concrete	0	0.00
Metals Fabrication	11	1.87	Metals Fabrication	201	3.08
Machinery and Equipment Manufacturing	47	7.99	Machinery and Equipment Manufacturing	1,561	23.93
Transportation	9	1.53	Transportation	49	0.75
Travel Services	1	0.17	Travel Services	2	0.03
Transport Services	1	0.17	Transport Services	2	0.03
Communications	3	0.51	Communications	23	0.35
Utilities	4	0.68	Utilities	431	6.61
Durables Wholesale	32	5.44	Durables Wholesale	238	3.65
Non Durables Wholesale	7	1.19	Non Durables Wholesale	121	1.85
Building Materials, Hardware and Garden	16	2.72	Building Materials, Hardware and Garden	113	1.73
General Merchandise Stores	4	0.68	General Merchandise Stores	6	0.09
Food Markets	3	0.51	Food Markets	76	1.16
Convenience Stores	5	0.85	Convenience Stores	86	1.32
Other Food Stores	1	0.17	Other Food Stores	2	0.03
Auto Dealers and Gas Stations	24	4.08	Auto Dealers and Gas Stations	183	2.81
Clothing Stores	3	0.51	Clothing Stores	13	0.20
Furniture Stores	8	1.36	Furniture Stores	86	1.32
Home Furnishings	4	0.68	Home Furnishings	27	0.41
Electronics and Computer Stores	3	0.51	Electronics and Computer Stores	8	0.12
Music Stores	0	0.00	Music Stores	0	0.00
Restaurants	11	1.87	Restaurants	184	2.82
Other Food Service	8	1.36	Other Food Service	122	1.87
Bars	0	0.00	Bars	0	0.00
Drug Stores	1	0.17	Drug Stores	4	0.06

Liquor Stores	4	0.68	Liquor Stores	25	0.38
Specialty Stores	12	2.04	Specialty Stores	98	1.50
Catalog and Direct Sales	1	0.17	Catalog and Direct Sales	10	0.15
Banks and Financial Institutions	12	2.04	Banks and Financial Institutions	102	1.56
Insurance Carriers	0	0.00	Insurance Carriers	0	0.00
Insurance Agents and Brokers	11	1.87	Insurance Agents and Brokers	61	0.94
Real Estate	20	3.40	Real Estate	82	1.26
Hotels and Lodging	2	0.34	Hotels and Lodging	33	0.51
Dry Cleaning and Laundry	2	0.34	Dry Cleaning and Laundry	22	0.34
Beauty and Barber Shops	6	1.02	Beauty and Barber Shops	37	0.57
Other Personal Service	5	0.85	Other Personal Service	12	0.18
Advertising	1	0.17	Advertising	60	0.92
Computer Services	5	0.85	Computer Services	18	0.28
Other Business Services	33	5.61	Other Business Services	282	4.32
Auto Repair/Services	21	3.57	Auto Repair/Services	108	1.66
Miscellaneous Repair Services	11	1.87	Miscellaneous Repair Services	23	0.35
Motion Pictures	5	0.85	Motion Pictures	5	0.08
Entertainment and Recreation Services	9	1.53	Entertainment and Recreation Services	161	2.47
Health and Medical Services	18	3.06	Health and Medical Services	165	2.53
Hospitals	2	0.34	Hospitals	6	0.09
Legal Services	1	0.17	Legal Services	2	0.03
Primary and Secondary Education	3	0.51	Primary and Secondary Education	248	3.80
Colleges and Universities	0	0.00	Colleges and Universities	0	0.00
Social Services	2	0.34	Social Services	6	0.09
Child Care Services	6	1.02	Child Care Services	36	0.55
Museums and Zoos	1	0.17	Museums and Zoos	2	0.03
Membership Organizations	15	2.55	Membership Organizations	81	1.24
Professional Services	20	3.40	Professional Services	83	1.27
Government	5	0.85	Government	143	2.19
Unclassified Establishments	10	1.70	Unclassified Establishments	21	0.32

Total Employees by Occupation (2012)		
	TOTAL	%
Executive, Managers, and Administrators	665	10.19
Business and Financial Operations	235	3.60
Computer and Mathematical Occupations	113	1.73
Architecture and Engineering	206	3.16
Life/Physical/Social Science Occupations	36	0.55
Community and Social Services	53	0.81
Legal	25	0.38
Education/Training/Library	231	3.54
Health Diagnosing and Treating Practitioners	78	1.20
Health Technologists/Technicians	37	0.57
Healthcare Support	42	0.64
Protective Services	50	0.77
Food Preparation/Serving	211	3.23
Building and Grounds Maintenance	230	3.53
Personal Care and Service	160	2.45
Sales	743	11.39
Office and Administrative Support	817	12.52
Farming/Fishing/Forestry	61	0.94
Construction and Extraction	535	8.20
Installation/Maintenance and Repair Workers	270	4.14
Production Workers	1,183	18.13
Transportation Workers	203	3.11
Material Moving	237	3.63

Source: Applied Geographic Solutions, 2012

# Demographics Report (Ramsey, Minnesota)

Population (2012)		
	TOTAL	
Population (2012)	24,097	

Sex (2012)		
	TOTAL	%
Male	12,111	50.26
Female	11,986	49.74

Age Distribution (2012)		
	TOTAL	%
0-4	1,752	7.27
5-9	1,825	7.57
10-19	3,812	15.82
20-29	2,867	11.9
30-39	3,437	14.26
40-49	3,839	15.93
50-59	3,395	14.09
60-64	1,341	5.57
65+	1,829	7.59

Race Distribution (2012)		
	TOTAL	%
White	21,812	90.52
Black	748	3.1
American Indian	128	.53
Asian	635	2.64
Pacific Islander	6	.02
Other	30	.12
Multirace	738	3.06
Hispanic	624	2.59

Total Households (2012)		
	TOTAL	%
Households	8,135	
Families	6,565	80.7

Household Income Distribution (2012)		
	TOTAL	%
<\$10 K	80	.98
\$10-\$20K	279	3.43
\$20-\$30K	246	3.02
\$30-\$40K	443	5.45
\$40-\$50K	583	7.17
\$50-\$60K	687	8.44
\$60-\$75K	1,139	14
\$75-\$100K	1,939	23.84
> \$100K	2,739	33.67

Labor Force Status (2012)		
	TOTAL	%
Labor Force	14,664	
Employed	13,557	92.45
Unemployed	1,093	7.45
In Armed Forces	14	
Not In Labor Force	3,518	

Total Number of Housing (2012)		
	TOTAL	%
Total Dwellings	8,399	
Owner-Occupied Dwellings	7,382	89.74
Renter-Occupied Dwellings	753	9.26
Housing Units Occupied	8,135	96.86

Population (2017)		
	TOTAL	
Population (2017)	25,047	

Sex (2017)		
	TOTAL	%
Male	12,567	50.17
Female	12,480	49.83

Age Distribution (2017)		
	TOTAL	%
0-4	1,764	7.04
5-9	1,755	7.01
10-19	3,779	15.09
20-29	3,275	13.08
30-39	3,286	13.12
40-49	3,462	13.82
50-59	3,673	14.66
60-64	1,627	6.5
65+	2,426	9.69

Race Distribution (2017)		
	TOTAL	%
White	21,931	87.56
Black	951	3.8
American Indian	179	.71
Asian	769	3.07
Pacific Islander	6	.02
Other	44	.18
Multirace	1,167	4.66
Hispanic	750	2.99

Total Households (2017)		
	TOTAL	%
Households	8,368	
Families	6,745	80.6

Household Income Distribution (2017)		
	TOTAL	%
<\$10 K	77	.92
\$10-\$20K	221	2.64
\$20-\$30K	262	3.13
\$30-\$40K	361	4.31
\$40-\$50K	429	5.13
\$50-\$60K	536	6.41
\$60-\$75K	914	10.92
\$75-\$100K	1,907	22.79
> \$100K	3,661	43.75

Labor Force Status (2017)		
	TOTAL	%
Labor Force	15,551	
Employed	14,670	94.33
Unemployed	865	5.56
In Armed Forces	16	
Not In Labor Force	3,700	

Total Number of Housing (2017)		
	TOTAL	%
Total Dwellings	8,617	
Owner-Occupied Dwellings	7,452	89.05
Renter-Occupied Dwellings	916	10.95
Housing Units Occupied	8,368	97.11

Education Attainment (2012)		
	TOTAL	%
Population Age 25+	15,300	
< Grade 9	389	2.54
Grade 9-12	476	3.11
High School	4,164	27.22
Some College	4,144	27.08
Assoc Degree	2,038	13.32
Bach Degree	3,127	20.44
Grad Degree	962	6.29

Education Attainment (2017)		
	TOTAL	%
Population Age 25+	16,020	
< Gr 9	409	2.55
Gr 9-12	500	3.12
High School	4,368	27.27
Some College	4,343	27.11
Assoc Degree	2,137	13.34
Bach Degree	3,259	20.34
Grad Degree	1,004	6.27

Size of Household (2012)		
	TOTAL	%
1 Person	1,122	13.79
2 Person	2,701	33.2
3 Person	1,560	19.18
4 Person	1,644	20.21
5 Person	726	8.92
6+ Person	245	3.01

Size of Household (2017)		
	TOTAL	%
1 Person	1,159	13.85
2 Person	2,784	33.27
3 Person	1,604	19.17
4 Person	1,686	20.15
5 Person	744	8.89
6+ Person	245	2.93

Source: Applied Geographic Solutions, 2012

# Consumer Spending Report (Ramsey, Minnesota)

Consumer Expenditures (2012)		
\$ PER HOUSEHOLD	TOTAL \$000'S	
<b>Apparel</b>		
Totals:	\$3,081	\$25,069
Men's Apparel	\$592	\$4,824
Boys' Apparel	\$149	\$1,213
Women's Apparel	\$1,015	\$8,258
Girls' Apparel	\$209	\$1,703
Infants Apparel	\$139	\$1,138
Footwear	\$473	\$3,848
Apparel Services and Accessories	\$502	\$4,086
<b>Education</b>		
Totals:	\$1,607	\$13,079
Books And Supplies	\$225	\$1,838
Tuition	\$1,381	\$11,240
<b>Entertainment</b>		
Totals:	\$3,661	\$29,786
Fees And Admissions	\$987	\$8,037
Video And Audio Equipment	\$1,229	\$10,004
Recreational Equipment And Supplies	\$1,443	\$11,745
<b>Food and Beverages</b>		
Totals:	\$9,692	\$78,847
Food At Home	\$4,895	\$39,822
Food Away From Home	\$4,042	\$32,889
Alcoholic Beverages	\$754	\$6,136
<b>Health Care</b>		
Totals:	\$3,771	\$30,680
Health Care Insurance	\$1,821	\$14,814
Health Care Services	\$907	\$7,385
Health Care Supplies And Equipment	\$1,042	\$8,482
<b>Household Furnishings</b>		
Totals:	\$2,982	\$24,259
Household Textiles	\$206	\$1,677
Furniture	\$824	\$6,704
Floor Coverings	\$106	\$867
Major Appliances	\$333	\$2,713
Housewares And Small Appliances	\$1,511	\$12,298
<b>Shelter</b>		
Totals:	\$12,502	\$101,709
Mortgage Interest	\$5,404	\$43,968
Property Taxes	\$2,289	\$18,627
Miscellaneous Owned Dwelling Costs	\$1,730	\$14,080
Rental Costs	\$2,297	\$18,687
Other Lodging	\$780	\$6,347
<b>Household Operations</b>		
Totals:	\$2,415	\$19,646
Babysitting And Elderly Care	\$564	\$4,593
Household Services	\$434	\$3,534
Alimony And Child Support	\$344	\$2,802
Household Supplies	\$1,071	\$8,717
<b>Miscellaneous Expenses</b>		
Totals:	\$1,055	\$8,588
Legal And Accounting	\$127	\$1,039
Funeral And Cemetery	\$117	\$953
Finance Charges Excluding Mortgage And Vehicle	\$680	\$5,534
Other Miscellaneous Expenses	\$130	\$1,063

Consumer Expenditures (2012), Cont'd		
\$ PER HOUSEHOLD	TOTAL \$000'S	
<b>Personal Care</b>		
Totals:	\$932	\$7,585
Hair Care	\$71	\$586
Electric Personal Care Appliances	\$18	\$150
Personal Care Services	\$624	\$5,080
Personal Care Products	\$217	\$1,769
<b>Reading</b>		
Totals:	\$210	\$1,716
Newspapers	\$90	\$735
Magazines	\$43	\$352
Books	\$77	\$629
<b>Tobacco</b>		
Totals:	\$379	\$3,088
Cigarettes	\$341	\$2,779
Other Tobacco Products	\$38	\$309
<b>Transportation</b>		
Totals:	\$13,150	\$106,980
New Vehicle Purchase	\$3,586	\$29,173
Used Vehicle Purchase	\$1,992	\$16,206
Motorcycles (New And Used)	\$99	\$806
Vehicle Finance Charges	\$632	\$5,141
Gasoline And Oil	\$2,878	\$23,418
Vehicle Repair And Maintenance	\$1,002	\$8,156
Vehicle Insurance	\$1,456	\$11,847
Public Transportation	\$754	\$6,141
Other Transportation Costs	\$748	\$6,092
<b>Utilities</b>		
Totals:	\$4,322	\$35,160
Natural Gas	\$607	\$4,942
Electricity	\$1,559	\$12,686
Fuel Oil And Other Fuels	\$164	\$1,342
Telephone Service	\$1,481	\$12,054
Other Utilities	\$508	\$4,137
<b>Gifts</b>		
Totals:	\$1,753	\$14,261
Gifts Of Apparel	\$348	\$2,836
Gifts Of Apparel Accessories	\$43	\$353
Gifts Of Education	\$351	\$2,856
Gifts Of Recreation	\$119	\$969
Gifts Of Food And Beverages	\$164	\$1,338
Gifts Of Household Furnishings And Equipment	\$286	\$2,330
Gifts Of Household	\$73	\$598
Gifts Of Transportation	\$96	\$788
Gifts Elsewhere Unspecified	\$269	\$2,193
<b>Personal Insurance</b>		
	\$685	\$5,574
<b>Contributions</b>		
	\$2,435	\$19,813

Source: Applied Geographic Solutions, 2012



Mark Schwab <mrsinc55@gmail.com>

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## Restricted appraisal order

1 message

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**Patrick Brama** <pbrama@ci.ramsey.mn.us>  
To: "Mrsinc55@gmail.com" <Mrsinc55@gmail.com>

Tue, Jan 22, 2013 at 5:27 PM

Mark,

Per our phone conversation--

We are a "go" for a restricted appraisal on the City owned commercial property in Ramsey. The City was quoted \$1,200 dollars, and is expecting a reply in the next 3-4 weeks.

I sent the specs in a different email, located off Azurite, 4.8 acres (about).

Thanks,

Patrick Brama  
City of Ramsey  
[763-433-9903](tel:763-433-9903)  
Sent from my iPhone