I. CALL TO ORDER
II. REVIEW OF PROCESS AND APPEALS RECEIVED
III. APPEALS BY PROPERTY OWNERS
IV. ADJOURNMENT

Office of the City Administrator
Todd Prafke
Date: March 30, 2017
To: St. Peter Board of Appeal and Equalization
From: Lorna Sandvik, County Assessor
Re: 2017 Values for Taxes Payable in 2018

St. Peter Local Board of Appeal and Equalization
April 4, 2017 -- 6:00 p.m. -- Government Center -- Board Room

Notices of value and classification have been sent to all property owners in the City of St. Peter. Individual parcel information is available on our website, www.minnesotaassessors.com. You can search by address or parcel number or do a sale search with certain variables. You can also call our office if you need additional information. I have enclosed sales information for your review.

For the 2017 assessment, we compare the sale price for all arm’s length transactions to the assessed value for sales occurring between October 1, 2015 through September 30, 2016. We are required by statute to maintain assessed values at 90-105% of sale price (based on median average).

**Residential Property**
There were 131 arm’s length sales included in the 2017 sales study with a time adjusted median ratio of 91.4%. Properties were adjusted by neighborhood as follows:

- St. Peter City - +5% land and structures
- St. Peter Old Town - +5% land only
- St. Peter Pine Pointe - +5% structures and +11% land
- St. Peter Townhouses - +5% land and structures
- St. Peter Beacon Cir area TH - No Change
- St. Peter Traverse Des Sioux - +7% land only
- St. Peter Apple Tree TH - Varying reductions to land and structures based on unit size
- St. Peter Patio Homes - +4% structures and +7% land

**Apartments**
There were 3 arm’s length apartment sales included in the 2017 sales study county-wide (2 in St. Peter) with a median ratio of 81.28%. Structures were increased 5% and land was increased 5-10%.

**Commercial/Industrial**
There were 8 arm’s length commercial/industrial sales included in the 2017 sales study in St. Peter with a median ratio of 85.25%. Structures were increased 6% and land was increased 10-22%.

Just a reminder -- We are required to certify that a quorum of board members are present and that at least one voting member who has attended the training is present at the meeting on April 4th. Please give me a call if you have any questions prior to the meeting.

Nicollet County Government Center
501 South Minnesota Avenue, St. Peter MN 56082
Telephone 507-934-7060 - Fax 507-934-7126
6:05 p.m. – Paul & Marleen Maas, 2003 Pratt Circle (19.882.0020)

Proposed 2017 EMV: $34,600 (Land $32,000/Shed $2,600)
Proposed 2017 Classification: Residential Homestead

Lot Size: 69.5' x 120'
2016 Shed: 12' x 16' (192 square feet)

Mr. and Mrs. Maas purchased this vacant lot adjacent to their residence on 5/20/16 for $29,900. The shed was added to the lot after purchase.

This is a new development and no other vacant lot sales have taken place.
Mr. Beyer contacted our office with concerns that the proposed valuation was too high based on his homeowner's insurance coverage. Information on sales and values of other comparable homes were prepared for Mr. Beyer. This property was inspected by staff from the assessor's office on 9/3/14.

Lot Size: 85' x 115' (Average Dimensions) or 9,777 sf
Year Built: 1993
Size: 1,086 sf main floor, 960 sf upper floor, with 536 sf finished basement
# Baths: 3 and ½
Extra Features: Central Air, Fireplace, Open Porch (4' x 24'), Enclosed Porch (192 sf), Patio, Attached 2 Stall Garage (544 sf)

Comparable Sale 11/16/15 – 814 Meadowlark (Fondie to Newlands) See Page 20 Residential Sales
Sale Price: $240,000 (Proposed 2017 EMV - $238,100)
Lot Size: Irregular Shape 10,149 sf
Year Built: 1993
Size: 880 sf main floor, 888 sf upper floor, with 781 sf finished basement
# Baths: 3 and ½
Extra Features: Central Air, Fireplace, Open Porch (6' x 31'), Patio and Small Deck, Attached 2 Stall Garage (528 sf).

Comparable Sale 7/1/16- 1104 Kristine Ct (Siewert to Nordstrom) See Page 22 Residential Sales
Sale Price: $313,213 (Proposed 2017 EMV - $288,800)
Lot Size: Irregular Shape 20,958 sf
Year Built: 1998
Size: 1,155 sf main floor, 1,140 sf upper floor, with 923 sf finished basement
# Baths: 3 and ½
Extra Features: Central Air, Fireplace, Open Porch (6' x 22'), Deck, Attached 2 Stall Garage (882 sf).

Comparable Sale 7/29/16 – 1817 Orchard Ridge (Kelly to Woestehoff) See Page 22 Residential Sales
Sale Price: $334,500 (Proposed 2017 EMV - $307,800)
Lot Size: 131' x 142' (Average Dimensions) or 18,600 sf
Year Built: 2012
Size: 1,135 sf main floor, 1,212 sf upper floor, with 854 sf finished basement
# Baths: 3 and ½
Extra Features: Central Air, Fireplace, Open Porch (174 sf), Attached 3 stall Garage (780 sf).
Mr. Weber contacted our office due to the increase in his market value (2016 EMV was $56,000). The value of the improvements was unchanged, but the land value increased from $50,000 to $58,400 (approximately 17%) in line with other commercial land in the area. The lot is zoned for commercial use. Mr. Weber disputes that anyone would purchase this for commercial use due to the size of the lot. At residential land rates for this area of town, the 2017 EMV would be $59,400. Other residences in this area also have land valued at commercial rates (if commercially zoned) and received land increases for the 2017 assessment.

Lot Size: 150’ (Street side) x 111’ (Average Dimensions), or 16,680 sf.
Year Built: 1890
Size: 544 sf main floor, 384 sf upper floor
# Baths: 1
Extra Features: 12’ x 20’ Shed, 14’ x 20’ Shed, Old Garage

There are 2 commercial buildings (auto repair shop and warehouse) located in close proximity to Mr. Weber’s home (966 N. Minnesota Ave. and 958 N. Minnesota Ave.–both owned by the Mary Lager Trust) with similar sized lots. The lot size for 966 N. Minnesota is approximately 16,282 sf. The lot size for 958 N. Minnesota is approximately 16,975 sf.

The property adjacent to Mr. Weber (owned by Ervin Ohotto) is used for commercial purposes with the lot size approximately 103’ x 165’. Mr. Ohotto’s lot is also valued at commercial rates.
Ms. Willette contacted our office with concerns that the 2017 estimated market value of this property is too high. The value was increased at the same rate as other commercial property in this area (just under 6% for the improvements and approximately 16% for the land). There are 2 parcels – the building is located on 19.412.4120; paved parking on 19.412.4140. Kaduce LLC purchased these parcels from Gustafson Rental Properties 4/30/14 for $290,000. After purchase, Kaduce remodeled the interior office space and added a laundromat in the rear section of the building at a cost reported on the building permits of $167,234.

Lot Sizes: 7,503 sf and 3,100 sf
Year Built: Late 1800’s with most recent remodel done after purchase in 2014.
Size: 7,446 sf with approximately 3,943 sf of basement finish (offices). Approximately 4,543 sf of the main floor space is offices (finished basement under this section), with the laundromat approximately 2,903 sf (no basement under this section).
Extra Features: Elevator, Interior Sprinklers
This parcel is a lot used seasonally for Karen’s Flowers and is adjacent to the office/apartment owned by the Wendroths. For previous assessment years, an “undeveloped” discount was in place reducing the value of this lot. A review of other lots in this area that are vacant, but used in connection with the adjacent business, indicated that the discount was unique to the Wendroth property. For the 2017 assessment, the discount was removed and the lot was valued at the same rate as other commercial properties in this area.

Mr. Wendroth contacted our office regarding the market value increase to this property (value for 2016 was $20,600). Residential land in this area was increased approximately 7%.

This parcel is a vacant lot adjacent to the north side of 1420 N. 3rd Street. Lot size is approximately 37,974 sf. Starting in 2010, the lot was discounted by 70% to account for gravel street, vacancy, size, and absence of water/sewer connections. The typical discount for vacant residential lots is 15%. The value per square foot at $22,000 is approximately $0.58.

The neighboring property (1420 N. 3rd Street) is improved with a residential residence. The lot is approximately 33,975 sf and is discounted by 20% to account for gravel street and size. The lot value for the 2017 assessment is $61,800, or $1.82 per square foot. A smaller vacant residential lot (8,256 sf) on the east side of this block of N. 3rd Street is valued at $17,200, or $2.08 per square foot (25% discount for gravel street and vacancy) for the 2017 assessment.
Mr. Frey contacted our office due to the increase in his market value (2016 EMV was $206,200). The value of the improvements was unchanged, but the land value increased from $107,800 to $125,800 (approximately 17%) in line with other commercially zoned land in the area. Other residences in this area also have land valued at commercial rates (if commercially zoned) and received land increases for the 2017 assessment. Mr. Frey indicates that he has received information from local realtors estimating that his property would sell for much less than the proposed assessed value due to his location.

The house and garage are discounted by 50% for location/commercial land value. Due to the substantial discount, if the home were located on a lot of this size in a more predominantly residential area, the total value could be estimated at close to $290,000.

Lot Size: Approximately 35,941 sf.
Year Built: 1999
Size: 1,698 sf main floor with 1,166 sf of finished basement
# Baths: 3
Extra Features: Central Air, Fireplace, Deck & Patio, Attached 2 Stall Garage (528 sf).

Comparable Sale 6/17/16 – 503 Inverness (Leonard to Rossow) See Page 21 Residential Sales
Sale Price: $261,000 (Proposed 2017 EMV - $232,300)
Lot Size: 90' x 139' (Average Dimensions), or approximately 12,521 sf.
Year Built: 1987
Size: 1,568 sf main floor with 1,040 sf of finished basement
# Baths: 2
Extra Features: Central Air, 2 Fireplaces, Deck & Patio, Attached 2 stall garage (560 sf).

Comparable Sale 8/25/16 – 1307 Lloyd (Combellick to Krahn) See Page 21 Residential Sales
Sale Price: $262,500 (Proposed 2017 EMV - $226,400)
Lot Size: 100' x 115' or 11,500 sf.
Year Built: 2003
Size: 1,512 sf main floor with 1,360 sf of finished basement
# Baths: 3
Extra Features: Central Air, Deck, Attached 2 stall garage (552 sf).
Proposed 2017 EMV: $553,900 (Land $334,900/Improvements $219,000) 19.015.1005 (Dealership)
$128,400 (Land $59,400/Improvements $69,000) 19.662.0040 (Shop)
$69,200 (Land $57,000/Improvements $12,200) 19.662.0050 (Warehouse)

Proposed 2017 Classifications: Commercial

Kip Lager contacted our office with concerns that the proposed EMV for these parcels is too high. Values for these parcels were increased at the same rate as other commercial properties in this area (just under 6% for the improvements and approximately 17% for the land).

Parcel #19.015.1005 ($553,900) is the main Lagers dealership showroom and auto repair shop.
Lot Size: Approximately 83,732 sf (1.922 acres)
Year Built: 1969
Size: 9,012 sf (7,384 sf shop/1,628 sf showroom & offices) with 2,000 sf of storage mezzanine above.

The former St. Peter Ford Dealership located at 100 Dodd Avenue sold 5/2/11 for $975,000.
Lot Size: Approximately 114,988 sf (2.64 acres)
Year Built: 1993
Size: 12,224 sf (approximately 7,020 sf shop/5,204 sf showroom & offices) with 3,680 sf of mezzanine above (part office/part storage).

Parcel #19.662.0040 ($128,400) is an auto repair shop.
Lot Size: Approximately 16,975 sf.
Year Built: 1960
Size: 3,920 sf (3,020 sf shop/900 sf office) with 1,200 sf of storage mezzanine above.
Parcel #19.662.0050 ($69,200) is a cold storage warehouse (concrete floor)
Lot Size: Approximately 16,282 sf.
Year Built: 1979
Size: 1,920 sf.
Assessment notes indicate some roof leakage.
Mrs. Conlin contacted our office with concerns that the proposed EMV is too high based on recent sales of other homes on North Minnesota Avenue. Only one sale on this strip of North Minnesota Avenue occurred in the current sales study period (see Page 5 of Residential Sales). The property located at 614 N. Minnesota Avenue sold 7/14/16 for $115,250. The 2016 EMV was $109,500 (increased to $110,700 for 2017). Sales occurring between 9/30/16 and 10/1/17 are considered when establishing values for the 2018 assessment, taxes payable in 2019. Structure values in this area were unchanged for the 2017 assessment and land was increased approximately 5.5%. Part of the home is used for retail business purposes.

Lot Size: 114' x 155', or 17,670 sf.
Year Built: 1873
Size: 1,371 sf main floor with 1,350 sf upper floor
# Baths: 2 and ½
Extra Features: Central Air, Open (176 sf) and Enclosed (77 sf) Porches, Detached 3 Stall Garage built in 2004 (1,392 sf)

Comparable Sale 8/31/16 – 802 S. 3rd (Schettler to McGuire) See Page 21 Residential Sales
Sale Price: $244,900 (Proposed 2017 EMV - $189,800)
Lot Size: 81’ x 99’
Year Built: 1907
Size: 905 sf main floor, 905 sf upper floor with 181 sf of finished basement
# Baths: 1 full and 2 half
Extra Features: Central Air, Screen Porch, Patio, Detached 3 Stall Garage built in 1999 (864 sf) with approx. 750 sf finished above.

Comparable Sale 1/14/16 – 1910 Freeman Drive (Anderson to Griffith) See Page 20 Residential Sales
Sale Price: $240,500 (Proposed 2017 EMV - $227,600)
Lot Size: Approximately 87,840 sf (flood plain location)
Year Built: 1910
Size: 979 sf main floor, 780 sf upper floor with 783 sf of finished basement
# Baths: 2 and ½
Extra Features: Open Porch (208 sf), Deck, Detached 2 stall garage built in 2004 with storage above (720 sf).

Comparable Sale 7/29/16 – 1104 S. 4th (Kallaus to Harris) See Page 14 Residential Sales
Sale Price: $163,348 (Proposed 2017 EMV - $178,500)
Lot Size: 66’ x 155’
Year Built: 1900
Size: 1,080 sf main floor, 1,004 sf upper floor with 455 sf of finished basement
# Baths: 2 and ½
Extra Features: Central Air, Fireplace, Open (48 sf) and Enclosed (78 sf) Porches, Patio, Detached 2 stall garage built in 1976 (528 sf).
Proposed 2017 EMV: $189,200 (Land $31,700/Improvements $157,500)
Proposed 2017 Classification: Residential Homestead

Staff from the assessor's office inspected this property at the owner's request 12/15/16.

Lot Size: 77.4' x 92.55' (Average Dimensions)
Year Built: 1956 (Brick)
Size: 1,296 sf main floor with 1,296 sf of finished basement
# Baths: 2
Extra Features: Central Air, 2 Fireplaces, Hot Tub, Hot Tub room (10' x 20'), Enclosed Porch (10' x 21'), Concrete Patio, Attached 2 stall garage (612 sf).

Comparable Sale 5/27/16 – 716 N. 8th Street (Giesking to Otting) See Page 18 Residential Sales
Sale Price: $196,500 (Proposed 2017 EMV - $183,800)
Lot Size: 105' x 122'
Year Built: 1954 (Brick) with 2009 addt (208 sf).
Size: 1,920 sf main floor with no basement—built on slab.
# Baths: 2
Extra Features: Central Air, Whirlpool Tub, Stone Patio, Detached 2 stall garage (672 sf).

Comparable Sale 12/30/15 – 754 Valleyview Road (Feldman to Eggan) See Page 14 Residential Sales
Sale Price: $167,500 (Proposed 2017 EMV - $175,400. The 2017 EMV includes bath remodel done by buyer after purchase at a reported permit cost of $22,500.)
Lot Size: 108.7' x 124.7' (Average Dimensions)
Year Built: 1953 (Wood Frame)
Size: 1,149 sf main floor with 1,149 sf of finished basement
# Baths: 2
Extra Features: Central Air, 2 Fireplaces, Screen Porch (8' x 17'), Detached 2 stall garage (624 sf).

Comparable Sale 11/28/16 – 523 N. 3rd (Style to Alger) Sold after current study period
Sale Price: $225,000 (Proposed 2017 EMV - $193,100)
Lot Size: 70' x 155'
Year Built: 1953 (Wood Frame)
Size: 1,831 sf main floor with 884 sf of finished basement
# Baths: 2
Extra Features: Central Air, 2 Fireplaces, Deck/Conc Patio, Attached 2 stall garage (624 sf).
Dear Assessor,

I appreciate that you value our 72 year old home. But as you see from a local realtor, our home is valued at $162,000.

Sincerely,

[Signature]

Leonard A. Hanson
January 05, 2017

Leonard Hansen
Irene Hansen
813 Austin Dr
Saint Peter, MN 56082

Lenny & Irene:

Thank you for allowing me to view your home.

In my opinion your home would sell for around $162,500 based on today’s market.

If I can be of further help please let me know.

Thank you,

Lee Pell

Pell Insurance & Real Estate
221 Nassau St. • P.O. Box 30
St. Peter, MN 56082
Deed Name: K & C PROPERTIES LLC  
Address: 801 S FRONT ST  
Map Area: St Pet Old Town  
Sale Price: $53,000  
Date: 3/7/2016  
Assessed Value: $54,800  

PIN: 19.412.6470

Deed Name: GLASHAN GREGORY J  
Address: 1812 HARALSON CT  
Map Area: St Pet Apple Tree TH  
Sale Price: $81,900  
Date: 6/16/2016  
Assessed Value: $81,200  

PIN: 19.412.0270

Deed Name: RJM PROPERTIES LLC  
Address: 412 W WALNUT ST  
Map Area: St Pet Old Town  
Sale Price: $53,250  
Date: 5/27/2016  
Assessed Value: $53,700  

PIN: 19.412.1740

Deed Name: BACHMAN MARC A & WENDY L E BACHMAN  
Address: 806 S MINNESOTA AVE  
Map Area: St Pet Old Town  
Sale Price: $74,000  
Date: 2/17/2016  
Assessed Value: $133,700  

PIN: 19.412.4570

Deed Name: OTTO DEBORAH JEAN  
Address: 322 W PINE ST  
Map Area: St Pet Old Town  
Sale Price: $82,000  
Date: 8/5/2016  
Assessed Value: $70,300  

PIN: 19.412.2800

Deed Name: DITTMAR TIMOTHY ALLEN  
Address: 713 S FRONT ST  
Map Area: St Pet Old Town  
Sale Price: $80,025  
Date: 12/22/2015  
Assessed Value: $76,900  

PIN: 19.412.6390
Nicollet County Assessor
Public Sales Report with Photos

St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.412.2890
DeedName: JAHNKE RANDY
Address: 3 16 WWALNUT ST
Map Area: St Pet Old Town
Sale Price: $81,091 Date: 7/15/2016
Assessed Value: $85,500

PIN: 19.489.0240
DeedName: GRANT JAMES D & MARLENE L GRANT
Address: 1816 HARALSON CT
Map Area: St Pet Apple Tree TH
Sale Price: $85,000 Date: 4/26/2016
Assessed Value: $81,200

PIN: 19.751.0620
DeedName: GILBERTSON CALEB D
Address: 823 N WASHINGTON AVE
Map Area: St Pet Old Town
Sale Price: $91,000 Date: 8/1/2016
Assessed Value: $101,900

PIN: 19.412.2230
DeedName: GOSCHKE KALLY
Address: 1330 S 4TH ST
Map Area: St Pet Old Town
Sale Price: $91,000 Date: 9/22/2016
Assessed Value: $89,100

PIN: 19.503.1110
DeedName: VOGEL NANCY A
Address: 818 N 3RD ST
Map Area: St Pet Old Town
Sale Price: $92,000 Date: 2/10/2016
Assessed Value: $132,900

PIN: 19.595.0020
DeedName: CARLSON JON L & HEIDI R CARLSON
Address: 610 W COLLEGE AVE
Map Area: St Pet Old Town
Sale Price: $96,431 Date: 6/10/2016
Assessed Value: $98,700
Deed Name: SCHENDEL ELIZABETH  
Address: 102 W COLLEGE AVE  
Map Area: St Pet Old Town  
Sale Price: $98,750  
Date: 7/22/2016  
Assessed Value: $87,900

Deed Name: PAULSON MARVIN D  
Address: 445 W UNION ST  
Map Area: St Pet Old Town  
Sale Price: $100,000  
Date: 6/29/2016  
Assessed Value: $90,600

Deed Name: WENNER MARTIN  
Address: 620 N 5TH ST  
Map Area: St Pet Old Town  
Sale Price: $98,940  
Date: 6/30/2016  
Assessed Value: $83,500

Deed Name: CARLSOON CATHY R  
Address: 1228 N MINNESOTA AVE  
Map Area: St Pet Trav Des Siou  
Sale Price: $100,000  
Date: 12/2/2015  
Assessed Value: $107,500

Deed Name: MURIHEAD CODY E & JILL M BRANDT  
Address: 327 W WALNUT ST  
Map Area: St Pet Old Town  
Sale Price: $99,910  
Date: 8/1/2016  
Assessed Value: $90,500

Deed Name: HANSON TYLER  
Address: 219 N WASHINGTON AVE  
Map Area: St Pet Old Town  
Sale Price: $103,659  
Date: 6/14/2016  
Assessed Value: $87,600
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.794.0420
DeedName: RICHARDSON BRENDA L
Address: 446 W CHESTNUT ST
Map Area: St Pet Old Town
Sale Price: $108,000 Date: 6/30/2016
Assessed Value: $96,900

PIN: 19.412.0970
DeedName: SIMONETTE LUCAS
Address: 521 W COLLEGE AVE
Map Area: St Pet Old Town
Sale Price: $103,684 Date: 6/1/2016
Assessed Value: $113,300

PIN: 19.489.0220
DeedName: CANVICKI LLC
Address: 1832 HARALSON CT
Map Area: St Pet Old Town
Sale Price: $110,000 Date: 8/22/2016
Assessed Value: $106,100

PIN: 19.412.3410
DeedName: THEIS BRIANNA L
Address: 321 W NASSAU ST
Map Area: St Pet Old Town
Sale Price: $108,559 Date: 12/28/2015
Assessed Value: $108,800

PIN: 19.591.0020
DeedName: WITI GREGORY & JEAN WITI
Address: 922 N 3RD ST
Map Area: St Pet Old Town
Sale Price: $110,000 Date: 3/9/2016
Assessed Value: $105,600

PIN: 19.791.0670
DeedName: MACE ANGELA M & JAIME L MACE
Address: 802 N 5TH ST
Map Area: St Pet Old Town
Sale Price: $113,500 Date: 5/27/2016
Assessed Value: $135,100
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.791.2330
Deed Name: K & C PROPERTIES LLC
Address: 302 N 5TH ST
Map Area: St Pet Old Town
Sale Price: $116,000 Date: 7/15/2016
Assessed Value: $107,500

PIN: 19.412.3330
Deed Name: BRUFLAT EMILY G & NATHAN KOSTER
Address: 317 W GRACE ST
Map Area: St Pet Old Town
Sale Price: $115,200 Date: 9/14/2016
Assessed Value: $95,600

PIN: 19.412.6580
Deed Name: SCHARPEN SARAH L & JOSEPH P CURRAN-JL
Address: 614 N MINNESOTA AVE
Map Area: St Pet Old Town
Sale Price: $115,200 Date: 8/31/2016
Assessed Value: $111,000

PIN: 19.503.0650
Deed Name: HAYNES DWIGHT
Address: 614 N MINNESOTA AVE
Map Area: St Pet Old Town
Sale Price: $115,200 Date: 7/14/2016
Assessed Value: $110,700

PIN: 19.501.0235
Deed Name: SC PROPERTIES LLC
Address: 518 W MYRTLE ST
Map Area: St Pet Old Town
Sale Price: $121,000 Date: 5/31/2016
Assessed Value: $118,800

PIN: 19.795.0190
Deed Name: ANDERSON GREGORY K & BETH ANDERSON
Address: 1506 S MINNESOTA AVE
Map Area: St Pet Old Town
Sale Price: $121,000 Date: 9/16/2016
Assessed Value: $131,900
Deed Name: OGILVIE RICHARD A  
Address: 519 W MEDARY ST  
Map Area: St Pet Old Town  
Sale Price: $119,000  
Assessed Value: $134,000  
Date: 6/6/2016

Deed Name: DOUGHERTY JACOB  
Address: 322 W BROADWAY AVE  
Map Area: St Pet Old Town  
Sale Price: $117,890  
Assessed Value: $111,600  
Date: 12/29/2015

Deed Name: BACKLUND MICHAEL C & JANET E BACKLUND  
Address: 220 W CHESTNUT ST  
Map Area: St Pet Old Town  
Sale Price: $119,900  
Assessed Value: $115,000  
Date: 6/14/2016

Deed Name: HAUGER DANIEL J  
Address: 406 N 5TH ST  
Map Area: St Pet Old Town  
Sale Price: $118,900  
Assessed Value: $116,500  
Date: 11/4/2015

Deed Name: GESSNER ANDREW J  
Address: 631 W TRAVERSE RD  
Map Area: St Pet Cty  
Sale Price: $120,280  
Assessed Value: $139,100  
Date: 3/8/2016

Deed Name: ABBOTT TANNER J  
Address: 1217 S 5TH ST  
Map Area: St Pet Old Town  
Sale Price: $124,500  
Assessed Value: $118,600  
Date: 10/15/2015

PIN: 19.791.0680  
PIN: 19.503.1820  
PIN: 19.503.0480  
PIN: 19.791.2170  
PIN: 19.791.0470  
PIN: 19.412.2100
Deed Name: GAEBLER MARY D  
Address: 420 W NASSAU ST  
Map Area: St Pet Old Town  
Sale Price: $125,000  
Date: 2/1/2016  
Assessed Value: $113,600

Deed Name: BASS JUSTIN  
Address: 1508 S 3RD ST  
Map Area: St Pet Old Town  
Sale Price: $123,600  
Date: 7/14/2016  
Assessed Value: $116,000

Deed Name: PETERSEN SONJA J & RALPH D PETERSEN  
Address: 1846 MACINTOSH CT  
Map Area: St Pet Apple Tree TH  
Sale Price: $124,104  
Date: 9/20/2016  
Assessed Value: $105,100

Deed Name: RICE CURTIS A & KIMBERLY K RICE  
Address: 1422 S 3RD ST  
Map Area: St Pet Old Town  
Sale Price: $128,500  
Date: 12/10/2015  
Assessed Value: $112,800

Deed Name: WITTY LAURA A & ROBERT WITTY JR  
Address: 470 W UNION ST  
Map Area: St Pet Old Town  
Sale Price: $125,000  
Date: 7/20/2016  
Assessed Value: $130,800

Deed Name: DVORAK RETTLAND J & KIMBERLY N DVORA  
Address: 226 W LOCUST ST  
Map Area: St Pet Old Town  
Sale Price: $131,000  
Date: 10/16/2015  
Assessed Value: $111,700
Deed Name: HALVORSEN KELSIE MARIE & WESLY J KLUEI
Address: 702 S 4TH ST
Map Area: St Pet Old Town
Sale Price: $131,000 Date: 7/15/2016
Assessed Value: $138,000

Deed Name: GRAFSTROM JANE
Address: 1853 E WELCO DR
Map Area: St Pet Townhouses
Sale Price: $133,500 Date: 2/10/2016
Assessed Value: $134,500

Deed Name: MCADAMS ADAM
Address: 408 W JACKSON ST
Map Area: St Pet Old Town
Sale Price: $132,500 Date: 7/27/2016
Assessed Value: $132,100

Deed Name: CALVERT REGINA S
Address: 707 LOWER JOHNSON CIR
Map Area: St Pet Cty
Sale Price: $135,000 Date: 10/2/2015
Assessed Value: $175,900

Deed Name: THORSON EUGENE J & GAIL M THORSON
Address: 523 N 4TH ST
Map Area: St Pet Old Town
Sale Price: $137,000 Date: 5/20/2016
Assessed Value: $138,500

Deed Name: RUSS SAMUEL
Address: 616 RONELL ST
Map Area: St Pet Old Town
Sale Price: $135,170 Date: 9/21/2016
Assessed Value: $125,000
Nicollet County Assessor
Public Sales Report with Photos

PIN: 19.791.1400
Deed Name: DUNN FAMILY LLP
Address: 624 N WASHINGTON AVE
Map Area: St Pet Old Town
Sale Price: $139,000 Date: 1/27/2016
Assessed Value: $129,800

PIN: 19.791.1970
Deed Name: ROBERTS BRIAN JAMES
Address: 720 W SKARO ST
Map Area: St Pet Old Town
Sale Price: $133,637 Date: 8/11/2016
Assessed Value: $120,500

PIN: 19.412.4840
Deed Name: WARZECHA KARRE K
Address: 1320 S MINNESOTA AVE
Map Area: St Pet Old Town
Sale Price: $140,000 Date: 7/15/2016
Assessed Value: $156,500

PIN: 19.412.4830
Deed Name: MYERS KATIE
Address: 1318 S MINNESOTA AVE
Map Area: St Pet Old Town
Sale Price: $137,800 Date: 9/1/2016
Assessed Value: $133,400

PIN: 19.791.0240
Deed Name: HEADLEE TIMOTHY M
Address: 1003 N WASHINGTON AVE
Map Area: St Pet Old Town
Sale Price: $134,900 Date: 12/4/2015
Assessed Value: $144,700

PIN: 19.412.2270
Deed Name: HARPESTAD LAUREN
Address: 428 W JEFFERSON AVE
Map Area: St Pet Old Town
Sale Price: $140,000 Date: 8/9/2016
Assessed Value: $126,500
PIN: 19.791.2250
DeedName: BOHMBACH PATRICIA A
Address: 311 N WASHINGTON AVE
Map Area: St Pet Old Town
Sale Price: $144,900 Date: 7/5/2016
Assessed Value: $137,700

PIN: 19.875.0580
DeedName: SANNES REVOCABLE LIVING TRUST
Address: 1822 W WELCO DR
Map Area: St Pet Townhouses
Sale Price: $144,900 Date: 2/18/2016
Assessed Value: $143,000

PIN: 19.875.0450
DeedName: FRIEDRICH LARRY H & CYNTHIA FRIEDRICH
Address: 1855 E WELCO DR
Map Area: St Pet Townhouses
Sale Price: $145,000 Date: 5/20/2016
Assessed Value: $140,300

PIN: 19.480.0050
DeedName: JOHNSON ROXANNE MARIE
Address: 1107 WRIGLEY CT
Map Area: St Pet Townhouses
Sale Price: $145,000 Date: 12/11/2015
Assessed Value: $142,800

PIN: 19.877.0410
DeedName: BROWN VERNON THOMAS & SHIRLEY ANN BI
Address: 1956 E WELCO DR
Map Area: St Pet Townhouses
Sale Price: $147,000 Date: 8/11/2016
Assessed Value: $153,400

PIN: 19.877.0300
DeedName: YOTTER MICHELLE M
Address: 1907 W WELCO DR
Map Area: St Pet Townhouses
Sale Price: $147,500 Date: 5/27/2016
Assessed Value: $149,800
DeedName: OLSON ROBERT B & BONITA B OLSON
Address: 1955 E WELCO DR
Map Area: St Pet Townhouses
Sale Price: $147,000 Date: 6/2/2016
Assessed Value: $139,700

DeedName: KOFORD PHILIP D
Address: 304 W PINES ST
Map Area: St Pet Old Town
Sale Price: $146,500 Date: 4/22/2016
Assessed Value: $123,500

DeedName: RICHIE MATTHEW A
Address: 518 N WASHINGTON AVE
Map Area: St Pet Old Town
Assessed Value: $125,900

DeedName: MOODY ALYSSA & JOSHUA R MOODY
Address: 317 W LOCUST ST
Map Area: St Pet Old Town
Sale Price: $150,558 Date: 8/8/2016
Assessed Value: $151,800

DeedName: CONLON JEROME B & MICHELLE R CONLON
Address: 1442 N 5TH ST
Map Area: St Pet Old Town
Sale Price: $153,200 Date: 12/22/2015
Assessed Value: $132,100

DeedName: JUAREZ RAMIREZ EBER NOE
Address: 829 N 3RD ST
Map Area: St Pet Old Town
Sale Price: $151,500 Date: 8/9/2016
Assessed Value: $132,100
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

**Deed Name:** SIKKEMA JAMES S & KRISTY E SIKKEMA
**Address:** 1697 S 3RD ST
**Map Area:** St Pet Old Town
**Sale Price:** $149,215 **Date:** 4/15/2016
**Assessed Value:** $142,400

**Deed Name:** THULL STEPHANIE K
**Address:** 627 W NASSAU ST
**Map Area:** St Pet Old Town
**Sale Price:** $156,500 **Date:** 5/19/2016
**Assessed Value:** $125,700

**Deed Name:** MANS JAMES & JUDITH MANS
**Address:** 1831 E WELCO DR
**Map Area:** St Pet Townhouses
**Sale Price:** $157,000 **Date:** 3/18/2016
**Assessed Value:** $153,800

**Deed Name:** STENZEL RICHARD & JOAN E STENZEL
**Address:** 1103 W RIGLEY CT
**Map Area:** St Pet Townhouses
**Sale Price:** $153,163 **Date:** 9/13/2016
**Assessed Value:** $141,700

**Deed Name:** EVANS AMBER & DOMINIC EVANS
**Address:** 1624 S 4TH ST
**Map Area:** St Pet Old Town
**Sale Price:** $152,522 **Date:** 8/24/2016
**Assessed Value:** $132,600

**Deed Name:** SAENZ JESUS A & SAMANTHA SAENZ JR
**Address:** 213 W PINE ST
**Map Area:** St Pet Old Town
**Sale Price:** $152,000 **Date:** 5/6/2016
**Assessed Value:** $122,600
<table>
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<tr>
<th>PIN</th>
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<th>Address</th>
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<th>Address</th>
<th>Map Area</th>
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<th>Date</th>
</tr>
</thead>
</table>
Nicollet County Assessor
Public Sales Report with Photos

St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.851.0060
DeedName: EGGAN CONRAD & MICHELLE EGGAN
Address: 754 VALLEY VIEW RD
Map Area: St Pet Cty
Sale Price: $167,500 Date: 12/30/2015
Assessed Value: $175,400

PIN: 19.875.0430
DeedName: LEONARD ROGER L & MARLENE A LEONARD
Address: 1861 EWELCO DR
Map Area: St Pet Townhouses
Sale Price: $168,000 Date: 6/2/2016
Assessed Value: $151,700

PIN: 19.503.1760
DeedName: ANDERSON TODD G & SONJA V ANDERSON
Address: 117 N 4TH ST
Map Area: St Pet Old Town
Sale Price: $168,000 Date: 10/23/2015
Assessed Value: $137,900

PIN: 19.412.2070
DeedName: HARRIS JOSHUA S & ELIZABETH A HARRIS
Address: 1104 S 4TH ST
Map Area: St Pet Old Town
Sale Price: $163,348 Date: 7/29/2016
Assessed Value: $178,500

PIN: 19.412.2160
DeedName: STAAB AMBER L
Address: 1202 S 4TH ST
Map Area: St Pet Old Town
Sale Price: $163,530 Date: 12/28/2015
Assessed Value: $167,100

PIN: 19.581.0100
DeedName: RIGDON DANIEL & ANNALISE RIGDON
Address: 1308 HOWARD ST
Map Area: St Pet Cty
Sale Price: $164,000 Date: 11/9/2015
Assessed Value: $162,200
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.791.2850
Deed Name: JACKSON SHANA A
Address: 125 N WASHINGTON AVE
Map Area: St Pet Old Town
Sale Price: $164,500 Date: 8/25/2016
Assessed Value: $157,500

PIN: 19.643.0020
Deed Name: ALBERS TYLER & JESSICA ALBERS
Address: 1015 ALLISON LN
Map Area: St Pet Cty
Sale Price: $165,400 Date: 6/22/2016
Assessed Value: $179,300

PIN: 19.791.0360
Deed Name: ARSZNOV BRADLEY M & KAYLA C DELORME
Address: 319 WCHESTNUT ST
Map Area: St Pet Old Town
Sale Price: $170,500 Date: 6/22/2016
Assessed Value: $163,000

PIN: 19.503.1630
Deed Name: COATES JUSTIN & ANGELA SCHMITZ
Address: 1745 RIGGS RD
Map Area: St Pet Cty
Sale Price: $170,500 Date: 5/26/2016
Assessed Value: $144,300

PIN: 19.664.0370
Deed Name: HOLT SAMUEL E & AMY J SEYS
Address: 1004 ENGESSER LN
Map Area: St Pet Cty
Sale Price: $172,400 Date: 7/15/2016
Assessed Value: $173,900
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

Deed Name: BERGEMANN TERRY L & LORIE J BERGEMANN
Address: 1112 W MENK DR
Map Area: St Pet Cty
Sale Price: $171,500 Date: 7/8/2016
Assessed Value: $156,600

Deed Name: WUEBKER MORGAN & DAWN WUEBKER
Address: 606 BASSFORD ST
Map Area: St Pet Cty
Sale Price: $177,500 Date: 5/13/2016
Assessed Value: $158,100

Deed Name: KUSLER DARIN D
Address: 626 RONELL ST
Map Area: St Pet Old Town
Sale Price: $172,700 Date: 9/28/2016
Assessed Value: $132,500

Deed Name: LOKEN AARON & ANN LOKEN
Address: 1016 ALLISON LN
Map Area: St Pet Cty
Sale Price: $178,500 Date: 5/16/2016
Assessed Value: $162,600

Deed Name: PETERS CLINTON J & JULIETTE L PETERS
Address: 1013 ENGESSER LN
Map Area: St Pet Cty
Sale Price: $180,905 Date: 7/8/2016
Assessed Value: $187,200

Deed Name: GOSTOMCZIK DORIS
Address: 2037 PRATT CIR 2037
Map Area: St Pet Townhouses
Sale Price: $182,000 Date: 6/30/2016
Assessed Value: $160,200
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

**Deed Name:** SEIDEL SHAINA R & JONATHAN L SEIDEL
**Address:** 717 W NASSAU ST
**Map Area:** St Pet Old Town
**Sale Price:** $185,000 **Date:** 9/12/2016
**Assessed Value:** $203,900

**Deed Name:** HULSEBERG LILLIAN A
**Address:** 619 W CHESTNUT ST
**Map Area:** St Pet Old Town
**Sale Price:** $180,364 **Date:** 4/29/2016
**Assessed Value:** $183,400

**Deed Name:** BOEHLKE JOEL W & LISA K BOEHLKE
**Address:** 610 FAIR ST
**Map Area:** St Pet Old Town
**Sale Price:** $184,240 **Date:** 6/15/2016
**Assessed Value:** $176,200

**Deed Name:** MARI DANIEL L
**Address:** 1013 DANIELS ST
**Map Area:** St Pet Cty
**Sale Price:** $184,000 **Date:** 1/29/2016
**Assessed Value:** $194,400

**Deed Name:** HARRELL JASON E & JACALYN J HARRELL
**Address:** 437 NICHOLS CT
**Map Area:** St Pet Cty
**Sale Price:** $184,000 **Date:** 10/1/2015
**Assessed Value:** $176,200

**Deed Name:** DERNER RYAN WILLIAM & BRITTANY DERNER
**Address:** 1020 W MENK DR
**Map Area:** St Pet Cty
**Sale Price:** $192,000 **Date:** 6/24/2016
**Assessed Value:** $182,900
Nicollet County Assessor
Public Sales Report with Photos

St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.791.1130
DeedName: OTTING KATIE M
Address: 716 N 8TH ST
Map Area: St Pet Old Town
Sale Price: $196,500 Date: 5/27/2016
Assessed Value: $183,800

PIN: 19.878.0120
DeedName: FITCH LARRY E & SHARON A FITCH
Address: 804 EDGEERTON ST
Map Area: St Pet Patio Homes
Sale Price: $196,500 Date: 6/15/2016
Assessed Value: $213,100

PIN: 19.541.0100
DeedName: ALDERMAN SAMUEL & MEAGAN CRARY
Address: 1662 S 4TH ST
Map Area: St Pet Old Town
Sale Price: $199,900 Date: 7/8/2016
Assessed Value: $164,000

PIN: 19.793.0020
DeedName: VIOLA MELANIE D
Address: 1401 WINONA ST
Map Area: St Pet Cty
Sale Price: $198,850 Date: 10/23/2015
Assessed Value: $176,800

PIN: 19.706.0240
DeedName: HETTIG JACLYN
Address: 1604 RIVERVIEW RD
Map Area: St Pet Cty
Sale Price: $206,850 Date: 4/21/2016
Assessed Value: $194,800

PIN: 19.708.0050
DeedName: KLASEUS JOSHUA J
Address: 819 SPRUCE PL
Map Area: St Pet Cty
Sale Price: $210,000 Date: 3/21/2016
Assessed Value: $234,400
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<th>Deed Name</th>
<th>Address</th>
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<th>Date</th>
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<tr>
<td>GREENIG LARRY G &amp; DENISE A GREENIG</td>
<td>1208 PINE POINTE CURV</td>
<td>St Pet Townhouses</td>
<td>$212,500</td>
<td>11/9/2015</td>
<td>$222,800</td>
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<td>CULVER-SEAQUIST JODI L &amp; DANIEL M SEAQUI</td>
<td>2102 TURPIN ST</td>
<td>St Pet Townhouses</td>
<td>$213,788</td>
<td>8/29/2016</td>
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<td>ZACHARIAH MANAGEMENT LLC</td>
<td>2011 MOORE DR</td>
<td>St Pet Cty</td>
<td>$221,000</td>
<td>6/13/2016</td>
<td>$223,100</td>
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<td>HESSE JACOB &amp; DENISE HESSE</td>
<td>732 SIOUX LN</td>
<td>St Pet Cty LN</td>
<td>$215,246</td>
<td>6/2/2016</td>
<td>$226,900</td>
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<td>19.708.0210</td>
<td>SPECHT ADAM P &amp; SARAH B SHIELDS</td>
<td>826 SPRUCE PL</td>
<td>St Pet Cty</td>
<td>$222,500</td>
<td>6/10/2016</td>
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<td>19.487.0060</td>
<td>MOLINE ROBERT T &amp; KAY L MOLINE</td>
<td>1211 PINE POINTE CURV</td>
<td>St Pet Townhouses</td>
<td>$228,000</td>
<td>4/20/2016</td>
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<td>19.473.0350</td>
<td>MOELLER NICHOLAS G &amp; NICOLE T MOELLER</td>
<td>706 SIOUX LN</td>
<td>St Pet Cty</td>
<td>$240,000</td>
<td>10/30/2015</td>
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<tr>
<td>19.708.0150</td>
<td>NEWLANDS NATHAN F &amp; JENNIFER L NEWLAN</td>
<td>814 MEADOWLARK LN</td>
<td>St Pet Cty</td>
<td>$240,000</td>
<td>11/16/2015</td>
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<td>19.543.0990</td>
<td>GENEWICK JOANNE E &amp; KEMMIE R HEBENSPEF</td>
<td>1306 N WASHINGTON AVE</td>
<td>St Pet Old Town</td>
<td>$239,999</td>
<td>4/20/2016</td>
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<td>19.029.0700</td>
<td>GRIFFITH BENJAMIN DAVID &amp; DELORES ERKEL</td>
<td>1910 FREEMAN DR</td>
<td>St Pet Old Town</td>
<td>$240,500</td>
<td>1/14/2016</td>
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</table>
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.879.0800
DeedName: WINNETT CODY L & SARA E WINNETT
Address: 2015 BUNKER LN
Map Area: St Pet Cty
Sale Price: $240,560 Date: 9/7/2016
Assessed Value: $245,000

PIN: 19.503.1090
DeedName: MOELTER CHRISTOPHER & ASHLEIGH MOELTE
Address: 320 W UNION ST
Map Area: St Pet Old Town
Sale Price: $249,000 Date: 9/28/2016
Assessed Value: $213,500

PIN: 19.748.0250
DeedName: ROSSOW KENNARD W & PATSY H ROSSOW
Address: 503 INVERNESS LN
Map Area: St Pet Cty
Sale Price: $261,000 Date: 6/17/2016
Assessed Value: $232,300

PIN: 19.803.0050
DeedName: KRAHN ALEXANDER A
Address: 1307 LLOYD LN
Map Area: St Pet Cty
Sale Price: $262,500 Date: 8/25/2016
Assessed Value: $226,400

PIN: 19.412.2790
DeedName: MCGUIRE PETER J & KIMBERLY D MCGUIRE
Address: 802 S 3RD ST
Map Area: St Pet Old Town
Sale Price: $244,900 Date: 8/31/2016
Assessed Value: $189,800

PIN: 19.744.0020
DeedName: OELKE MARK S & DOREEN A OELKE
Address: 510 HIGHLAND CT
Map Area: St Pet Cty
Sale Price: $274,500 Date: 6/14/2016
Assessed Value: $221,200
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Residential Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.758.0010
DeedName: COLUM ARTHUR E & KAREN R COLUM
Address: 1939 ROCK RIDGE LN
Map Area: St Pet Cty
Sale Price: $276,873  Date: 7/15/2016
Assessed Value: $214,400

PIN: 19.503.1905
DeedName: HOPKINS TERI & JOSHUA HOPKINS
Address: 416 W BROADWAY AVE
Map Area: St Pet Old Town
Sale Price: $282,500  Date: 7/14/2016
Assessed Value: $256,000

PIN: 19.503.0710
DeedName: DREW STEVEN R & MARIA VERONICA DREW
Address: 401 N 3RD ST
Map Area: St Pet Old Town
Sale Price: $315,000  Date: 6/6/2016
Assessed Value: $269,300

PIN: 19.551.0020
DeedName: NORDSTROM PATRICK J & ERIN M GLEASON
Address: 1104 KRISTINE CT
Map Area: St Pet Cty
Sale Price: $313,213  Date: 7/1/2016
Assessed Value: $288,800

PIN: 19.681.5190
DeedName: WOESTEHOF ERIC D & JESSICA J WOESTEHK
Address: 1817 ORCHARD RDG
Map Area: St Pet Cty
Sale Price: $334,500  Date: 7/29/2016
Assessed Value: $307,800
**Nicollet County Assessor**

**Public Sales Report with Photos**

**St. Peter New Const. Sales 10/1/15 - 9/30/16 with 2017 EMV**

**Fri, March 3, 2017 1:53:24 PM**

**Page 1**

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**DeedName:** ERICKSON JAMES V & GLADYS JUBERIEN

**Address:** 704 EDGERTON ST

**Map Area:** St Pet Patio Homes

**Sale Price:** $232,000

**Assessed Value:** $232,000

**Date:** 7/14/2016

---

**DeedName:** HOLTZ NICOLE M

**Address:** 2113 YORK ST

**Map Area:** St Pet Cty

**Sale Price:** $152,900

**Assessed Value:** $145,000

**Date:** 10/19/2015

---

**DeedName:** ISAKSON EUGENE J & JANICE I ISAKSON

**Address:** 700 DOVER CT

**Map Area:** St Pet Patio Homes

**Sale Price:** $256,298

**Assessed Value:** $256,800

**Date:** 11/16/2015

---

**DeedName:** WESTPHAL TANYA & RONALD WESTPHAL

**Address:** 1936 ROCK RIDGE LN

**Map Area:** St Pet Cty

**Sale Price:** $249,644

**Assessed Value:** $209,300

**Date:** 1/29/2016

---

**DeedName:** ANDERLEY PATRICK J & SAMANTHA J ANDY

**Address:** 1934 ROCK RIDGE LN

**Map Area:** St Pet Cty

**Sale Price:** $256,500

**Assessed Value:** $221,500

**Date:** 9/30/2016
DeedName: ERICKSON JAMES V & GLADYS JUBERIEN E
Address: 704 EDGERTON ST
Map Area: St Pet Patio Homes
Sale Price: $260,000  Date: 7/14/2016
Assessed Value: $232,000

DeedName: MAAS PAUL A & MARLEEN K MAAS
Address: 2001 PRATT CIR
Map Area: St Pet Cty
Sale Price: $276,800  Date: 5/26/2016
Assessed Value: $227,700
Deed Name: MAAS PAUL A & MARLEEN K MAAS
Address: 2003 PRATT CIR
Map Area: St Pet Cty
Sale Price: $29,900 Date: 5/20/2016
VCS Value: $25,800

Deed Name: KNUTSON MATTHEW J & SAMANTHA M KNUT:
Address: 1904 ORCHARD RIDGE
Map Area: St Pet Cty
Sale Price: $44,000 Date: 7/27/2016
VCS Value: $39,000
Sale $/TLA: $29.33 TLA: 1,500

Deed Name: SCHULTZ CHARLES A & HEIDI M SCHULTZ
Address: 1606 WOOD DUCK ST
Map Area: St Pet Cty
Sale Price: $50,000 Date: 8/23/2016
VCS Value: $41,300
Sale $/TLA: $27.32 TLA: 1,830

Deed Name: VOLK ROSEMARY F
Address: 706 DOVER CT
Map Area: St Pet Patio Homes
Sale Price: $45,000 Date: 8/18/2016
VCS Value: $40,500
Sale $/TLA: $23.05 TLA: 1,952

Deed Name: BIDELMAN BERNARD M & PAMELA R BIDELMA
Address: 812 EDGERTON ST
Map Area: St Pet Patio Homes
Sale Price: $50,000 Date: 3/22/2016
VCS Value: $38,300
Sale $/TLA: $21.91 TLA: 2,282

Deed Name: PRIDE HOLDINGS LLC
Address: 1606 WOOD DUCK ST
Map Area: St Pet Cty
Sale Price: $50,000 Date: 8/23/2016
VCS Value: $41,300
Sale $/TLA: $27.32 TLA: 1,830
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Res. Land Sales 10/1/15 - 9/30/16 with 2016 EMV

Deed Name: JONES KYLE M & JENNA M JONES
Address: 1913 ROCK RIDGE LN
Map Area: St Pet Cty
Sale Price: $53,000 Date: 11/23/2015
VCS Value: $38,400
Sale $/TLA: $34.51 TLA: 1,536

Deed Name: MCISHANE PATRICK W
Address: 1713 WOOD DUCK ST
Map Area: St Pet Cty
Sale Price: $55,900 Date: 5/19/2016
VCS Value: $54,000
Sale $/TLA: $32.18 TLA: 1,737

Deed Name: JONES JACQUELINE A
Address: 1522 WILLIAMS CT
Map Area: St Pet Cty
Sale Price: $55,900 Date: 4/27/2016
VCS Value: $47,700
Sale $/TLA: $22.32 TLA: 2,504
DeedName: BURNS MIDWEST RENTALS LLC
Address: 429 W PINE ST
Map Area: St Pet 4-12 Units
Sale Price: $235,000 Date: 6/29/2016
Assessed Value: $200,500

DeedName: BURNS MIDWEST RENTALS LLC
Address: 605 N SWIFT ST
Map Area: St Pet 4-12 Units
Sale Price: $462,000 Date: 11/13/2015
Assessed Value: $392,300
Nicollet County Assessor
Public Sales Report with Photos
St. Peter Comm/Ind. Sales 10/1/15 - 9/30/16 with 2017 EMV

PIN: 19.412.3260
DeedName: P JACKS PROPERTIES LLP
Address: 408 1/2 S 3RD ST
Map Area: St Pet Comm+4
Sale Price: $625,000 Date: 8/26/2016
Assessed Value: $432,900

PIN: 19.412.3270
DeedName: SENGUL NESLIHAN
Address: 402 S 3RD ST
Map Area: St Pet Cty C&I
Sale Price: $164,884 Date: 7/1/2016
Assessed Value: $145,700

PIN: 19.412.3830
DeedName: JINDRA TIMOTHY G & BRANDIE R JINDRA
Address: 211 W NASSAU ST
Map Area: St Pet Cty C&I
Sale Price: $44,000 Date: 8/8/2016
Assessed Value: $46,000 (includes $3,000 in Buyer made improvements)

PIN: 19.412.4050
DeedName: JAACC LLC
Address: 302 S MINNESOTA AVE
Map Area: St Pet Cty C&I
Sale Price: $213,000 Date: 4/6/2016
Assessed Value: $157,500

PIN: 19.412.5555
DeedName: BUILDING GOOD COMMUNITIES LLC
Address: 419 S MINNESOTA AVE
Map Area: St Pet Cty C&I
Sale Price: $275,000 Date: 5/31/2016
Assessed Value: $348,200

PIN: 19.412.5830
DeedName: URBAN RENAISSANCE HOLDINGS LLC
Address: 215 S MINNESOTA AVE
Map Area: St Pet Comm+4
Sale Price: $330,000 Date: 3/31/2016
Assessed Value: $309,400
PIN: 19.412.5900
DeedName: BUILDING GOOD COMMUNITIES LLC
Address: 101 S MINNESOTA AVE
Map Area: St Pet Cty C&I
Sale Price: $175,000 Date: 9/29/2016
Assessed Value: $159,800

PIN: 19.743.0020
DeedName: GROWTH HOLDINGS LLC
Address: 1630 S MINNESOTA AVE
Map Area: St Pet Cty C&I
Sale Price: $60,000 Date: 10/8/2015
Assessed Value: $86,500