

PT OF LOT 1 IN OR 2267/173 &  
LOT 2 IN OR 2245/812  
(EX CNSVTN ESMT'S PT

WINGERT SUSAN/MATTSON JAN W  
855 VILLAGE CENTER DR #227  
NORTH OAKS, MN 55127

2026

03-6N-29-0SPC-0002-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 80   |
| Exterior Wall            | 21 | STONE 20       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 07 | CONC TILE 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 5  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |

|                  |          |                  |
|------------------|----------|------------------|
| Quality          | 01       | Quality Level 01 |
| DOR CODE         | 0100     | SINGLE FAMILY    |
| MAP NUM          |          | MKT AREA 10      |
| NEIGHBORHOOD/LOC | 10007.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,966            | 100         | 2018 | 2,966        | 656,116              |
| FGR       | 832              | 55          | 2018 | 458          | 255,732              |
| FOP       | 60               | 30          | 2018 | 18           | 10,050               |
| FOP       | 521              | 30          | 2018 | 156          | 87,105               |
| FOP       | 596              | 30          | 2018 | 179          | 99,948               |
| FUS       | 661              | 100         | 2018 | 661          | 369,080              |
| FUS       | 713              | 100         | 2018 | 713          | 398,116              |
| TOTALS    | 6,349            |             |      | 5,152        | 876,148              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |           |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R     |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00  |
| 4              | 0860       | POOL/SPA    | 0   | 0   | 0 | 0 | 1.00  | UT | 50,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | RES MARSH            | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS |     |           |             |                |                   |          |      |            |      |      |        |
|--------------------|-----|-----------|-------------|----------------|-------------------|----------|------|------------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB      | EYB  | ECON       | FNCT | NORM | % COND |
| 0500               | 22  | 5,151     | 347.1281    | 576.23         | 2,968,161         | 2018     | 2018 | 0          | 0    | 3.10 | 96.90  |
| 1 SFR CUST         |     |           | 0% - 0      |                | Heated Area: 4340 |          |      | HX Base Yr |      |      |        |
|                    |     |           |             |                |                   |          |      |            |      |      |        |
| BLD DATE           |     |           |             |                |                   | LGL DATE |      |            |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 49,440      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 5              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 3,100,262 |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 49,440    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 1,000,000 |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 4,149,762 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 0         |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 4,149,762 |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 4,149,762 |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 4,149,762 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  | 0         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 4,084,893 |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20210971   | GARAGE      | 0       | 05/01/2021 |
| 20210971   | GARAGE      | 0       | 05/01/2021 |
| B1902607   | SWIM POOL   | 58,700  | 03/15/2019 |
| B1810302   | CO ISSUED   | 0       | 10/11/2018 |
| B1702079   | NEW CONSTR  | 572,308 | 03/14/2017 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2267/0173                      | 4/08/2019  | WD           | U      | V      | 37        | 150,000       |  |
| GRANTOR: KANE & TERRAS DEVELOP |            |              |        |        |           |               |  |
| GRANTEE: MATTSON JAN W & SUS   |            |              |        |        |           |               |  |
| 2245/0812                      | 12/21/2018 | WD           | Q      | I      | 01        | 2,685,000     |  |
| GRANTOR: KANE & TERRAS DEVELOP |            |              |        |        |           |               |  |
| GRANTEE: WINGERT SUSAN & JAN   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTR=[ORIG=0,0] E30 S90 W50 N90 W30 E50 \$                     |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2018;ORIG=0,0] W8 N4 W16 S4 W18 S14 S1 E3 S23 E4 S16  |  |  |  |  |  |  |  |  |  |
| E11 S2 E13 E1 N6 E14 S2 E10 N10 W2 N8 W2 N7 E14 N13 W15 N6    |  |  |  |  |  |  |  |  |  |
| U7R7 U9L9 D8L7 \$                                             |  |  |  |  |  |  |  |  |  |
| PTR=[ORIG=0,0] E30 S50 W30 N50 \$                             |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2018;ORIG=30,0] E36 S7 E2 S8 W2 S7 W12 S1 W24 N23 \$  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2018;ORIG=30,50] E11 S3 E3 S6 E9 N4 E5 N6 E9 S6 W1    |  |  |  |  |  |  |  |  |  |
| S17 W13 N2 W7 S2 W8 S2 W10 N10 E2 N14 \$                      |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2018;ORIG=-20,90] E7 N8 E8 N6 E20 S6 E8 S11 W18 S8    |  |  |  |  |  |  |  |  |  |
| W12 N8 W6 S4 W7 N7 \$                                         |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2018;ORIG=-42,14] W13 S25 E7 S15 E13 N16 W4 N23 W3 N1 |  |  |  |  |  |  |  |  |  |
| \$                                                            |  |  |  |  |  |  |  |  |  |

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