

## Staff Report for 2025 State Board of Equalization

**File No.:** 2025-SARGENT-GWINNER-CIESYNSKI

**Prepared By:** Property Tax Division

**County or City:** CITY OF GWINNER

**Appellant:** MS. HOPE CIESYNSKI

**Type of Appeal:** RESIDENTIAL VALUE

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**Appeal Issue:** Ms. Hope Ciesynski is appealing the property value of \$240,000 on parcel 31-9679000, located at 310 4<sup>th</sup> Ave SE, Gwinner, ND.

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**Analysis:**

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**Summary of Findings:**

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**Proposal for Board Review:**

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600 E. BOULEVARD AVE., DEPT 127  
BISMARCK, ND 58505-0599

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STATE OF NORTH DAKOTA  
**OFFICE OF STATE TAX COMMISSIONER**  
BRIAN KROSHUS, COMMISSIONER

### Appellant Information – State Board of Equalization

County or City: Enter County or City Name  
Appellant: Enter Appellant Name  
Type of Appeal: Choose One

Please complete this form in its entirety. The information provided will be taken into consideration when investigating and reaching a conclusion regarding the appeal presented. To provide ample time for investigation, all information to support the appeal (property information, pictures, income information, etc.) must be received by August 1, 2024, and is subject to open records. Please provide one questionnaire per property.

Please email or mail any supporting documentation to:

[propertytax@nd.gov](mailto:propertytax@nd.gov)

or

The Office of State Tax Commissioner, Attn: Property Tax,  
600 E Boulevard Ave., Bismarck, ND 58505-0599

#### Information for Property Referenced in Appeal:

Address: 310 4<sup>th</sup> AVE SE Gwinner, ND 58040  
Township Name: City of Gwinner  
County: Sargent  
Parcel ID: 31-9679000  
Legal Description: TIF Parcel- Lot 1 block 11 Asche Subdivision  
Sec 00, Twp 000, Rng 000, Bk 011, Lot 001

#### Appellant Contact Information:

Appellant Name: Hope Ciesynski  
Address: 310 4<sup>th</sup> AVE SE Gwinner ND 58040  
Phone Number: 701-680-0190  
Email Address: hopec-21@hotmail.com

#### Answer the questions below that apply to the appeal:

Are you the owner of the property of this appeal? ☒ Yes ☐ No  
(If No, please see the Consent to Release Financial Info)

Did you receive a notice of increase letter from the city/township? (choose all that apply)

☒ Prior to ☐ After Township/City Equalization Meeting  
☒ Prior to ☐ After County Equalization Meeting  
☐ No Notification Received

At which meeting(s) did you appeal your assessment? (choose all that apply)

☒ Township/City ☒ County ☐ N/A



***\*Please note NDCC § 57-13-04.3(a)(1)(2) requires appellants to appeal to the State Board of Equalization must have applied to both local and county boards.***

Has a recent appraisal been completed on the property?

☒ Yes (if yes, please attach) ☐ No

What grounds is your appeal based upon? Please check all that apply and provide supporting documentation for each selection.

- ☐ Factual error, that is, a data collection or clerical error.
- ☐ Equity and uniformity claim of discriminatory level of assessment.
- ☒ Belief that the valuation is inaccurate.
- ☐ Exemption, classification, or assessment limitation.

Please attach or email ([propertytax@nd.gov](mailto:propertytax@nd.gov)) the following:

1. A detailed explanation of your appeal
2. Evidence to validate the assessment appealed

**Appeal Process:**

- 1.) Appellant notifies the Property Tax Division of intent to appeal.
- 2.) Submit this form and all applicable documentation to [propertytax@nd.gov](mailto:propertytax@nd.gov) by the date specified above.
- 3.) The State Board of Equalization meets on the second Tuesday in August to examine and compare the returns of the assessment of taxable property as submitted by North Dakota counties. This is locally assessed property. The board equalizes the property so that all assessments of similar taxable property are uniform and equal throughout the state. During this meeting, tax directors or other representatives from a county will speak, along with city representatives, and individual taxpayers.
- 4.) After the State Board meeting, your case will be assigned, and staff will reach out to schedule an onsite review of the property (when deemed applicable). While an interior inspection of the property is not required, interior reviews may affect the consideration of value. If denied an interior review, we will assess from the exterior only. Staff will not be allowed to enter the property without the owner or a representative present.
- 5.) Generally, by the first Thursday of October, the property tax division staff will present their findings to the State Board of Equalization with a recommendation. The board deliberates and votes. You can attend this meeting; however, public comments are not accepted.

600 E. BOULEVARD AVE., DEPT. 127  
BISMARCK, ND 58505-0599

[TAX.ND.GOV](http://TAX.ND.GOV) | [TAXINFO@ND.GOV](mailto:TAXINFO@ND.GOV)



Dear State Tax Commissioner:

I am appealing my property tax value. I purchased a house in Gwinner on November 1, 2024. I paid for an appraisal to be done for the bank I financed through. That appraisal came back at \$190,000. My purchase price was \$175,000 and the new assessed value I received in March 2025 is \$240,000, only 6 months after appraisal. Assessed value should never go above appraised value.

I have attached a copy of my appraisal. If there is any other information you need please let me know and I will get it to you as soon as possible.

Thank you,

Hope Ciesynski

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

310 4th Ave SE  
Gwinner, ND 58040  
Lot 1, Block 11 Asce Subdivision

## FOR

First Class Mortgage -  
2300 13th Avenue South  
Fargo, ND 58103

## OPINION OF VALUE

190,000

## AS OF

10/02/2024

## BY

Mark T Thelen  
Thelen Appraisal & Consulting  
3633 17th St S  
Fargo, ND 58104  
701-729-5038  
mtthelen@gmail.com



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3633 17th St S  
Fargo, ND 58104  
701-729-5038

10/14/2024

First Class Mortgage -  
2300 13th Avenue South  
Fargo, ND 58103

Re: Property: 310 4th Ave SE  
Gwinner, ND 58040  
Borrower: Hope Ciesynski  
File No.: 24396

Opinion of Value: \$ 190,000  
Effective Date: 10/02/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Mark T Thelen  
License or Certification #: LA-21101  
State: ND Expires: 12/31/2024  
mtthelen@gmail.com

# Uniform Residential Appraisal Report

File # 24396

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **310 4th Ave SE** City **Gwinner** State **ND** Zip Code **58040**  
 Borrower **Hope Ciesynski** Owner of Public Record **Nicole Ennis** County **Sargent**  
 Legal Description **Lot 1, Block 11 Asce Subdivision**  
 Assessor's Parcel # **31-9679000** Tax Year **2023** R.E. Taxes \$ **2,392**  
 Neighborhood Name **Gwinner** Map Reference **9740.00**  
 Occupant ☐ Owner ☐ Tenant ☒ Vacant Special Assessments \$ **357** PUD HOA \$ **0** per year ☐ per month  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe) ☐ Refinance Transaction ☐ Other (describe)  
 Assignment Type ☒ Purchase Transaction  
 Lender/Client **First Class Mortgage -** Address **2300 13th Avenue South, Fargo, ND 58103**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No  
 Report data source(s) used, offering price(s), and date(s). **DOM 0:Advertised on line and with sign in yard**

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Arms length sale,\$1,000 down, typical terms .**  
 Contract Price \$ **175,000** Date of Contract **08/29/2024** Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s) **County Records**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No  
 If Yes, report the total dollar amount and describe the items to be paid. **\$0.;**

Note: Race and the racial composition of the neighborhood are not appraisal factors.  

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	Built-Up	Growth	Property Values	Demand/Supply	Marketing Time	PRICE	AGE	One-Unit	Other
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	\$ (000)	(yrs)	5 %	1 %
Neighborhood Boundaries <b>HWY 27 to North, HWY 11 to South, HWY 18 to east and HWY 1 to West</b>						15	Low	01	Multi-Family
Neighborhood Description <b>The area is primarily farm land . The cities of Wolliston are econmic hub with limited retail and schools are provided in several small town. The 87% other land use is farmland</b>						500	High	130	Commercial
						175	Pred.	50	Other
									92 %

Market Conditions (including support for the above conclusions) **Market conditions continue to be stable with good supply and demand. Property values are have been stable in price with steady growth. Marketing time is less than 90 days under normal conditions. Interest rates continue to remain competitive in the 5% to 6% range on 5 year ARM, 15 year and 30 year mortgages**  
 Dimensions **100' x 150'** Area **15000 sf** Shape **RETANGULAR** View **N;Res;**  
 Specific Zoning Classification **residential** Zoning Description **residential**  
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe **SEE**

ADDENDUM FOR SUMMARY OF ANALYSIS.  
 Utilities ☒ Public ☐ Other (describe) ☐ Public ☐ Other (describe) Off-site Improvements - Type ☒ Public ☐ Private  
 Electricity ☒ Water ☒ Street **Asphalt**  
 Gas ☒ Sanitary Sewer ☒ Alley **none**  
 FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **Not mapped** FEMA Map # **Not mapped** FEMA Map Date  
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

General Description		Foundation		Exterior Description		Interior	
Units	# of Stories	Concrete Slab	Crawl Space	Foundation Walls	Floors	Walls	Floors
<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<b>1</b>	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	<b>concrete/ave</b>	<b>various// good</b>	<b>Sheetrock Avg</b>	<b>wood ave</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit		Basement Area <b>1,288 sq.ft.</b>		Roof Surface <b>Asphalt/Avg</b>	Trim/Finish		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish <b>75 %</b>		Gutters & Downspouts <b>Aluminum good</b>	Bath Floor	<b>vinyl / ave</b>	
Design (Style) <b>Ranch</b>		<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump		Window Type <b>casement/avg</b>	Bath Wainscot	<b>fibg/ave</b>	
Year Built <b>1996</b>		Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated <b>Yes Avg</b>	Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs) <b>9</b>		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens <b>Yes Avg</b>	<input checked="" type="checkbox"/> Driveway	<b># of Cars</b>	<b>2</b>
Attic <input checked="" type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities <input type="checkbox"/> Woodstove(s) # <b>0</b>	Driveway Surface	<b>Concrete</b>	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Nat Gas</b>		Fireplace(s) # <b>0</b>	<input checked="" type="checkbox"/> Garage	<b># of Cars</b>	<b>2</b>
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck <b>deck</b>	<input type="checkbox"/> Carport	<b># of Cars</b>	<b>0</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool <b>None</b>	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area above grade contains: **6 Rooms 3 Bedrooms 1.0 Bath(s) 1,295 Square Feet of Gross Living Area Above Grade**  
 Additional features (special energy efficient items, etc.). **Typical for market and age of subject property.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C3:Kitchen-updated-six to ten years ago;Bathrooms-updated-one to five years ago;The house is in good conditon with updated kitchen and bath. The house is in good condition except deck needs to be stained**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe



## Uniform Residential Appraisal Report

File # 24396

There are 21 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 29,950 to \$ 633,000				
There are 34 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 27,000 to \$ 410,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	310 4th Ave SE Gwinner, ND 58040	220 N 8th St Oakes, ND 58474	150 Maplewood Dr Gwinner, ND 58040	112 N 10th St Oakes, ND 58474
Proximity to Subject		21.50 miles W	0.51 miles N	21.33 miles W
Sale Price	\$ 175,000	\$ 170,000	\$ 155,000	\$ 175,000
Sale Price/Gross Liv. Area	\$ 135.14 sq.ft.	\$ 130.77 sq.ft.	\$ 154.38 sq.ft.	\$ 130.21 sq.ft.
Data Source(s)		NSMLS#6514788;DOM 104	FMARMLS#7424593;DOM 101	GNMLS#4011704;DOM 45
Verification Source(s)		WD 196692, list agent	WD160913, County records	WD 196314, County records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing		ArmLth	ArmLth	ArmLth
Concessions		Conv;0	Conv;8900	Conv;5250
Date of Sale/Time		s08/24;c04/24	s06/23;c01/23	s04/24;c03/24
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	15000 sf	12600 sf	12600 sf	10500 sf
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;ranch	DT1;ranch	DT1;ranch	DT1;ranch
Quality of Construction	Q4	Q4	Q4	Q4
Actual Age	28	45	53	52
Condition	C3	C3	C3	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 1.0	7 2 1.0	5 3 1.0	6 3 2.0
Gross Living Area	1,295 sq.ft.	1,300 sq.ft.	1,004 sq.ft.	1,344 sq.ft.
Basement & Finished	1288sf966sf	1300sf1120sf	1004sf704sf	1344sf1104sf
Rooms Below Grade	1rr1br1.0ba3o	1rr1br1.0ba1o	1rr0br1.0ba1o	1rr1br0.0ba2o
Functional Utility	Typical	Typical	Typical	Typical
Heating/Cooling	GFA/CA	GFA/CA	GFA/CA	GFA/CA
Energy Efficient Items	Cold Climate	Cold Climate	Cold Climate	Cold Climate
Garage/Carport	2ga2dw	2gd2dw	2ga2dw	1ga1dw
Porch/Patio/Deck	deck	patio	patio	sm deck2
Fence/FP/Shed	fence	Yshed, pt fen,fp	None	Shed
Effective Age	9	15	15	15
Special assessments/	~\$2,500	0	0	0
Net Adjustment (Total)		\$ 15,200	\$ 22,400	\$ 23,200
Adjusted Sale Price		Net Adj. 8.9 %	Net Adj. 14.5 %	Net Adj. 13.3 %
of Comparables		Gross Adj. 10.5 % \$ 185,200	Gross Adj. 32.9 % \$ 177,400	Gross Adj. 26.1 % \$ 198,200

☒ I did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) County Records

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) County Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records	County records	County records	County records
Effective Date of Data Source(s)	10/02/2024	10/02/2024	10/02/2024	10/02/2024

Analysis of prior sale or transfer history of the subject property and comparable sales

The subject has not sold in past 3 years and the comps have not sold in past year.

Summary of Sales Comparison Approach

SUMMARY of SALES COMPARISON APPROACH is location in SUPPLEMENTAL TEXT ADDENDUM.

Indicated Value by Sales Comparison Approach \$ 190,000

Indicated Value by: Sales Comparison Approach \$ 190,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The appraiser did not develop the income approach as this type of property does not typically rent. The cost approach was not developed as it is not the most accurate reflection of the current market value. The sales comparison approach was the sole method used in determining an opinion of value of \$190,000.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 190,000 , as of 10/02/2024 , which is the date of inspection and the effective date of this appraisal.



# Uniform Residential Appraisal Report

File # 24396

**SCOPE OF WORK:** The APPRAISER: 1) has visually inspected the interior & exterior & cataloged the salient attributes of the Subject property; 2) has investigated appropriate market data for utilization in the sales comparison approach and cost approach, if used. Appraiser's investigations have included research of public records through the use of commercial sources such as MLS, real estate websites, city & county assessor's records, etc. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the Subject started with relatively narrow constraints and was expanded until appraiser had either retrieved data sufficient (in appraiser's opinion) to estimate market value, or until appraiser believed that he had reasonably exhausted the available pool of data. Researched sales data was reviewed and, if found appropriate, efforts were made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers or agents. At appraiser's discretion, some data was used without personal verification if, in the appraiser's opinion, the data appeared to be correct & the source known to be reliable. In addition, appraiser considered any appropriate listings or properties found through observation during appraiser's data collection process. Appraiser has reported only the data deemed to be pertinent to the valuation problem. Details of search efforts can be found in Sales Comparison Approach narrative; 3) has investigated & analyzed any pertinent easements or restrictions of the fee simple ownership of the Subject property, if it is fee simple ownership. A title report was not supplied to the appraiser by the client. The appraiser relied on a visual inspection to identify and readily apparent easements or restrictions. 4) has analyzed the data found and reached conclusions regarding market value, as defined in the report, of the Subject property as of the date of value using appropriate valuation approach(es) identified above; 5) has completed the appraisal report in compliance with appraiser's interpretation of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute; 6) has prepared a report which includes photographs of the Subject property, descriptions of the Subject Neighborhood, the Site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation & conclusion, a map illustrating the sales in relationship to the Subject property, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report may be retained in appraiser's files; 7) I have considered relevant complete listing and/or contact offerings in performing this appraisal, and any trends indicated by that data is supported by the listing/offering information included in this report; 8) The subject property is located 80 miles from my office. This assignment requires geographic competency as part of the scope of work. The appraiser has spent sufficient time in the Subject's market and understands the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental. \*\*\* The term "inspection" as used in this report is not the same level of inspection that is required for a "professional home inspection". The appraiser did not fully inspect the electrical system, plumbing system, mechanical systems, foundation systems, floor structure, subfloor, wall structure or roof structure. The appraiser is not an expert in construction materials. The purpose of the appraisal is to make an economic evaluation of the Subject property. If the client needs a more detailed inspection of the property a home inspection by a professional inspector is recommended.

**HIGHEST & BEST USE:** SEE TEXT ADDENDUM

**Opinion of reasonable EXPOSURE TIME:** Less than 90 days.

The remaining **ECONOMIC LIFE** of the subject is estimated @ 51 years based on Effective Age of 09 years and total economic life of 60 years.

**FIRREA Certification Statement:** The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

**USPAP 3 YEAR DISCLOSURE:** I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

size vacant lots in similar ND communities. The appraiser did a sales comparison of similar

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	15,000
Source of cost data	DWELLING	Sq.Ft. @ \$	= \$
Quality rating from cost service		Sq.Ft. @ \$	= \$
Effective date of cost data			= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			= \$
	Garage/Carport	Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New		= \$
	Less Physical	Functional	External
	Depreciation		= \$( )
	Depreciated Cost of Improvements		= \$
	"As-is" Value of Site Improvements		= \$
Estimated Remaining Economic Life (HUD and VA only)	51 Years	INDICATED VALUE BY COST APPROACH	= \$

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

File # 24396

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. 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 sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



# Uniform Residential Appraisal Report

File # 24396

## APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



# Uniform Residential Appraisal Report

File # 24396

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

## SUPERVISORY APPRAISER'S CERTIFICATION:

The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature

Name Mark T Thelen

Company Name Thelen Appraisal & Consulting

Company Address 3633 17th St S  
Fargo, ND 58104

Telephone Number 701-729-5038

Email Address mtthelen@gmail.com

Date of Signature and Report 10/14/2024

Effective Date of Appraisal 10/02/2024

State Certification # LA-21101

or State License #

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State ND

Expiration Date of Certification or License 12/31/2024

## ADDRESS OF PROPERTY APPRAISED

310 4th Ave SE

Gwinner, ND 58040

APPRAISED VALUE OF SUBJECT PROPERTY \$ 190,000

## LENDER/CLIENT

Name Appraisal Management Specialists, LLC

Company Name First Class Mortgage -

Company Address 2300 13th Avenue South, Fargo, ND 58103

Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

☐ Did inspect interior and exterior of subject property

Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_

# Uniform Residential Appraisal Report

File # 24396

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address		310 4th Ave SE Gwinner, ND 58040		309 Webster St Lisbon, ND 58054					
Proximity to Subject				15.41 miles N					
Sale Price		\$ 175,000		\$ 185,000					
Sale Price/Gross Liv. Area		\$ 135.14 sq.ft.		\$ 161.71 sq.ft.					
Data Source(s)				NSMLS#7425099;DOM 10					
Verification Source(s)				WD 186906, County records					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION	
Sales or Financing				ArmLth					
Concessions				Conv;5000		-5,000			
Date of Sale/Time				s09/23;c08/23					
Location		N;Res;		N;Res;					
Leasehold/Fee Simple		Fee Simple		Fee Simple					
Site		15000 sf		8293 sf		0			
View		N;Res;		N;Res;					
Design (Style)		DT1;ranch		DT1;ranch					
Quality of Construction		Q4		Q4					
Actual Age		28		61		0			
Condition		C3		C3					
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths	
Room Count		6 3 1.0		6 3 1.0					
Gross Living Area		1,295 sq.ft.		1,144 sq.ft.		+7,500		sq.ft.	
Basement & Finished		1288sf966sf		1144sf575sf		+1,400			
Rooms Below Grade		1rr1br1.0ba3o		1rr0br0.1ba2o		+6,100			
Functional Utility		Typical		Typical					
Heating/Cooling		GFA/CA		GHW/Wall		+2,000			
Energy Efficient Items		Cold Climate		Cold Climate					
Garage/Carport		2ga2dw		1ga1dw		+8,000			
Porch/Patio/Deck		deck		patio		+2,000			
Fence/FP/Shed		fence		Yshed		+7,000			
Effective Age		9		15		+12,000			
Special assessments/		~\$2,500		\$2636		0			
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 41,000		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price				Net Adj. 22.2 %		Net Adj. %		Net Adj. %	
of Comparables				Gross Adj. 27.6 % \$ 226,000		Gross Adj. % \$		Gross Adj. % \$	

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records	County records		
Effective Date of Data Source(s)	10/02/2024	10/02/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments SEE TEXT ADDENDUM.



# Supplemental Addendum

File No. 24396

Borrower	Hope Ciesynski				
Property Address	310 4th Ave SE				
City	Gwinner	County	Sargent	State	ND Zip Code 58040
Lender/Client	First Class Mortgage -				

**HIGHEST AND BEST USE (HBU):** The subject's HBU both as vacant land as well as it's current improved status, is it's current use as a single family dwelling, based on the following observations:

1. **Legally permissible:** The predominant neighborhood use, single family dwellings, is allowed by zoning and the site is improved with this use.
2. **Physically possible:** The use is physically possible as the subject site is consistent with the market's single family development. The as-improved use evidently met all zoning dimensional standards, at the time of building permit was issued by the appropriate controlling government agency.
3. **Financially feasible:** The use is financially feasible. The site as improved (site & improvements) anticipated market value far exceeds the site's market value if it were vacant. It then has improvements with a significant remaining economic life.
4. **Maximally productive:** The predominant are use, single family residential, also the site's present use, is maximally productive as ample re-sales of existing single family properties are still taking place in the broader market. Therefore, good market demand exists.

## SUMMARY OF SALES COMPARISON APPROACH:

Subject is 1,295 SF ranch style home. The home is 28 years old with typical to above average finishes. Searching Fargo and Great Northern MLSs for recent sales of similar homes outside the metro limited. My search was expanded to include all sales in small towns within 30 miles of the subject. From this expanded search I have been able to select 4 sales transacted in the past 12 months of properties relatively similar to the Subject. The Comps are the best available bracketing the Subject GLA bedroom / bath counts and garage stalls.

Due to limited sales of properties similar to the Subject the Comps are outside the normal & preferred guidelines for Date of Sale, proximity & adjustments. The following market derived adjustments were applied as follows

**Financing/Concessions:** As properties in this market commonly sell with little or no Concessions the Concessions if any are adjusted dollar for dollar.

**Date of Sale:** no adjustment required

**Location:** no adjustment required

**Site:** no adjustment required.

**View:** no adjustment required.

**Design:** no adjustment required.

**Quality:** no adjustment required.

**Age:** adjusted for Effective Age in lieu of Age.

**Condition:** adjusted for Effective Age in lieu of Condition.

**Bathroom:** Bathroom adjustment is \$2,000/fixture.

**GLA:** GLA adjusted \$50/SF in excess of 100 SF.

**Basement:** Basement adjusted \$10/SF with additional \$10/SF for finished in excess of 100 SF..

**HVAC:** Comps without central air adjusted \$2,000 as inferior

**Garage:** adjustment \$8,000/stall.

**Porch/Patio/Deck:** Minor adjustments for porch/patio/deck.

**Other & Outbuildings:** Minor adjustment for amenities such as fireplace (fpl), fences, sprinkler systems, yard sheds, etc.

**Effective Age:** All comps were adjusted for Effective Age @ \$2,000/year. The Effective Age adjustment is in lieu of Age and is based on the appraiser's observation of the exterior condition of the house and site as well as any interior pictures provided in the MLS listing of the property. It is an attempt to give credit to property that is well maintained and updated while recognizing that no matter how well maintained the property there is some aging over time.

**Special Assessment:** Balance is rounded to the third digit and adjusted where required. Special assessments are a financing tool used by some North Dakota cities to finance infrastructure improvements to include water and waste water line, street, sidewalks etc. A brief summary of how these projects work is the city hires contractors to install the improvements then sell bonds to pay the contractors. Repayment of the bonds is funded by special assessment levied against the property. These special assessments are considered liens on the property and are superior to the mortgage. Therefore a higher balance in considered inferior to a lower balance as it is a larger lien on the property. The special assessment amount on page 1, next to property tax, is the annual installment of specials that is included in the property tax amount. The amount included in the sales grid is the outstanding balance.

Comp 1 with is the most current sale, and is most similar in GLA and Comp 2 which is located in Gwinner have been given primary consideration, Comps 3 & 4 wonly have 1 stall garages are given secondary consideration, n in determining an Opinion of Value of \$190,000 using the Sales Comparison Approach.

## Appraiser's notes:

- a) All comp photos are original photos taken by the appraiser, some are out of season as they were taken for previous reports.
- b) Using Comps that are exceeding the suggested GLA/Age variance is both common and often unavoidable with rural/small town ND properties due to the extremely limited sales.
- c) The specail accessment balance is for subject is estimated as the Gwinner is has a small staff and limited hours .d) ANSI Standard Z765-2021 Statement: Finished SF calculations for this house were made based on measured dimensions only and may include unfinished area, openings in floors not associated with stairs, or openings in floor exceeding the area of associated stairs.

1. The OR was submitted on 10/13. On 10/14 the lender requested the following:PPI

Please add the opinion of site in the cost approach section. orrect lenders address to

2300 13th Avenue South, Fargo, North Dakota, 58103

I also added ND Housing form

1. ease add the opinion of site in the cost approach section. Thank you.
2. Please correct the lender address to:  
2300 13th Avenue South, Fargo, North Dakota, 58103
1. lease add the opinion of site in the cost approach section. Thank you.



**Supplemental Addendum**

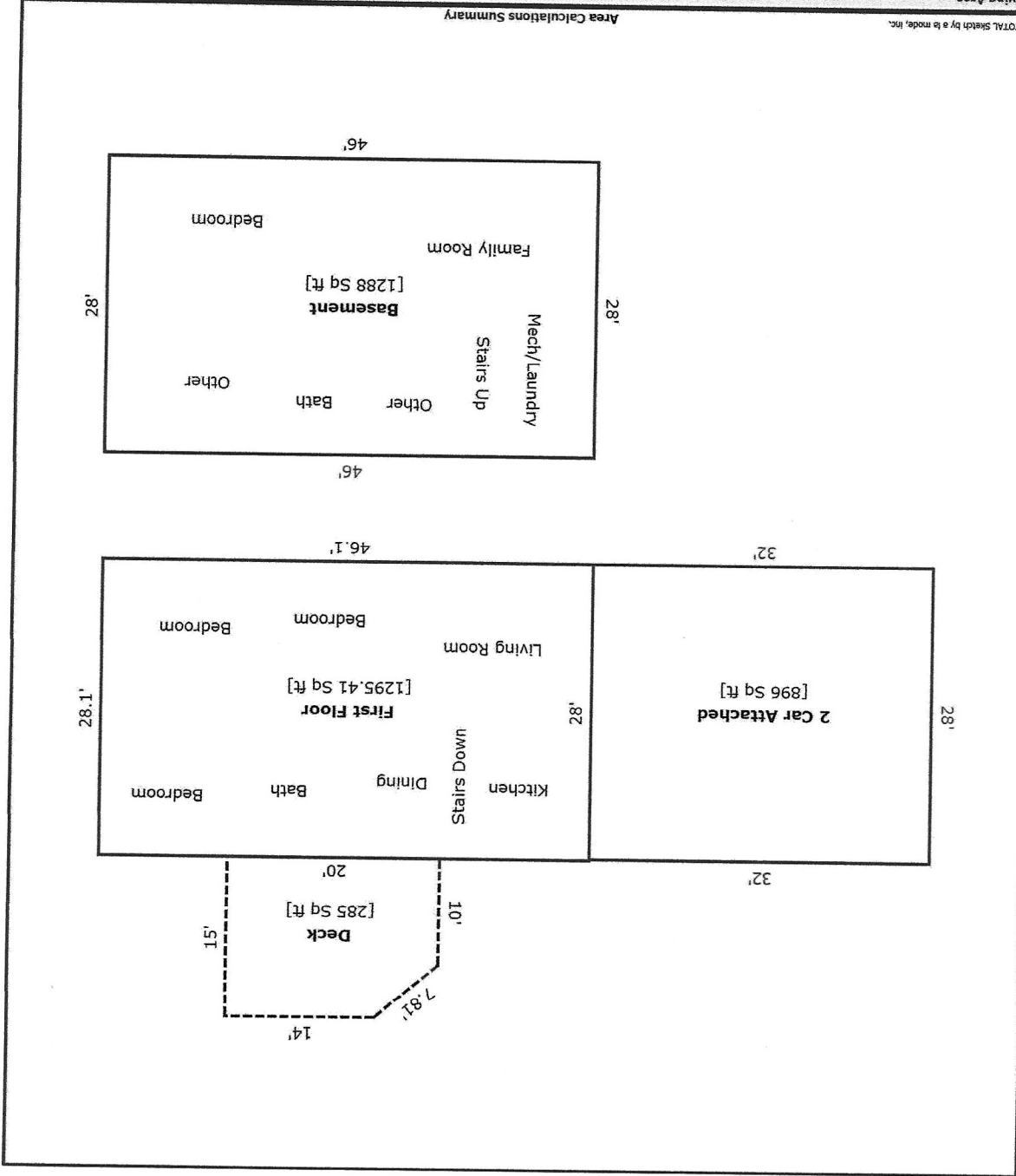
File No. 24396

Borrower	Hope Ciesynski				
Property Address	310 4th Ave SE				
City	Gwinner	County	Sargent	State	ND Zip Code 58040
Lender/Client	First Class Mortgage -				

2. Please correct the lender address to:  
2300 13th Avenue South, Fargo, North Dakota, 58103

Borrower				Hope Ciesynski			
Property Address				310 4th Ave SE			
City				Gwinner			
Lender/Client				First Class Mortgage -			
State		ND		County		Sargent	
Zip Code		58040					

# Building Sketch



Living Area	1295.41 Sq ft	28.1 x 46.1 = 1295.41
First Floor	1295 Sq ft	
Non-living Area (Rounded):	1295 Sq ft	
2 Car Attached	896 Sq ft	
Deck	285 Sq ft	
Basement	1288 Sq ft	
		28 x 32 = 896
		15 x 14 = 210
		6 x 10 = 60
		0.5 x 6 x 5 = 15
		46 x 28 = 1288

Area Calculations Summary

TOTAL Sketch by a to mode, Inc.

Calculation Details



### Subject Location Map

Borrower	Hope Ciesynski				
Property Address	310 4th Ave SE				
City	Gwinner	County	Sargent	State	ND
Lender/Client	First Class Mortgage -			Zip Code	58040





## Subject Photo Page

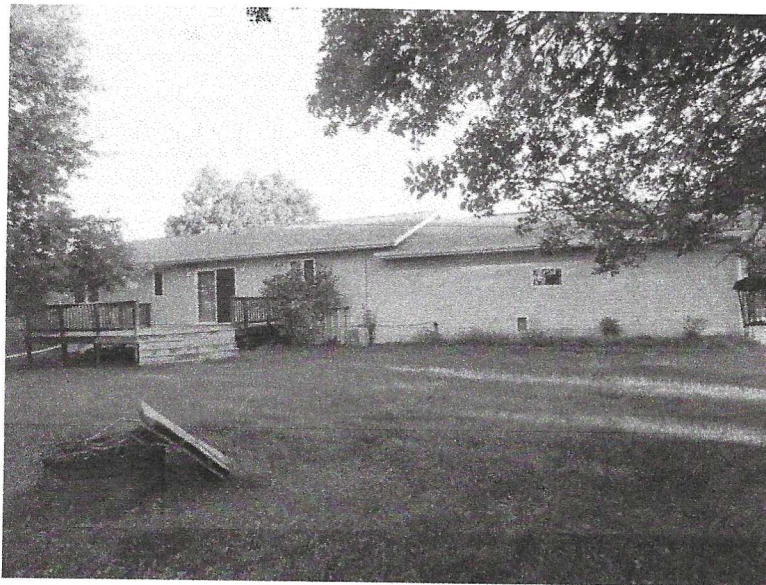
Borrower	Hope Ciesynski					
Property Address	310 4th Ave SE					
City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					



### Subject Front

310 4th Ave SE

Sales Price	175,000
Gross Living Area	1,295
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	15000 sf
Quality	Q4
Age	28



### Subject Rear



### Subject Street



## Interior Photos

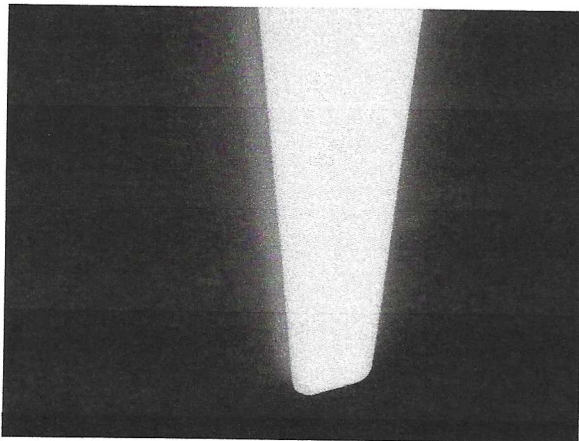
Borrower	Hope Ciesynski					
Property Address	310 4th Ave SE					
City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					



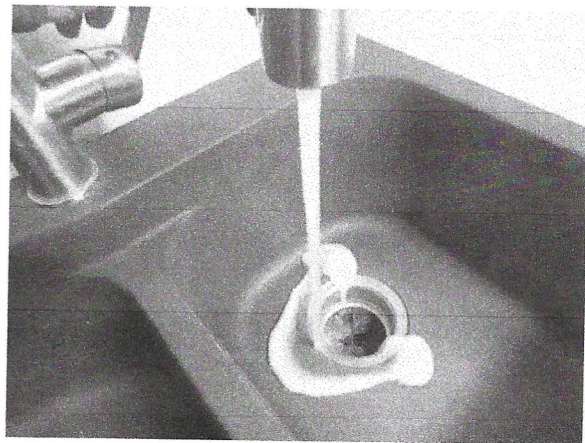
**kitchen 1**



**kitchen 2**



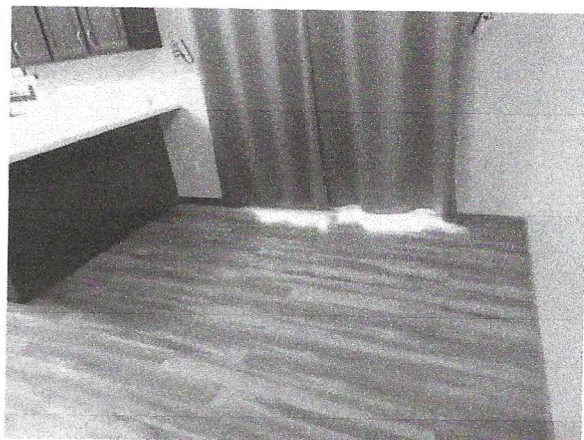
**lights on**



**water on**



**living room**

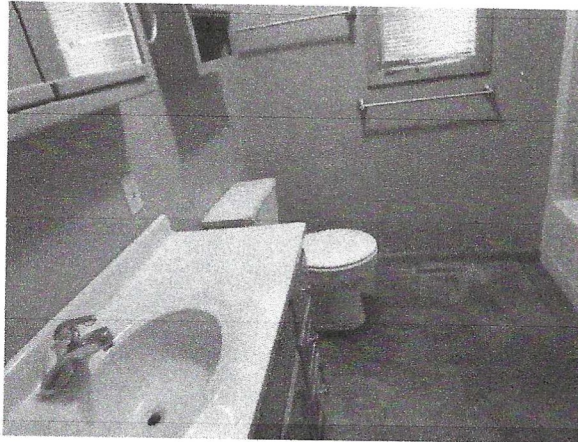


**dining room**

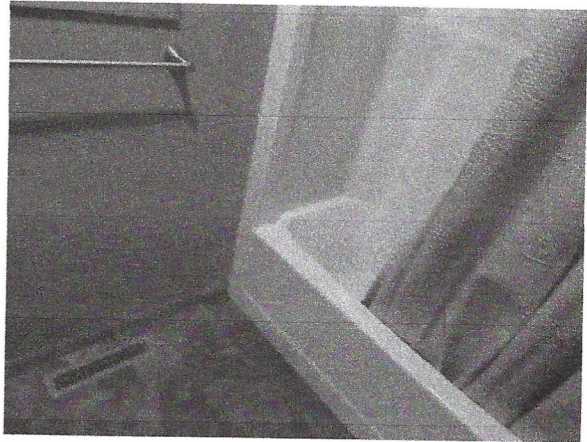


## Interior Photos

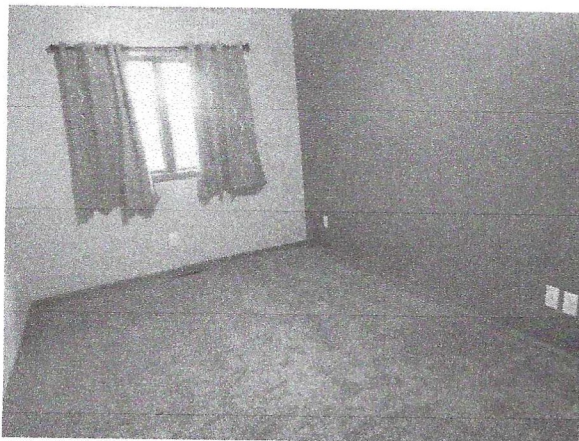
Borrower	Hope Ciesynski					
Property Address	310 4th Ave SE					
City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					



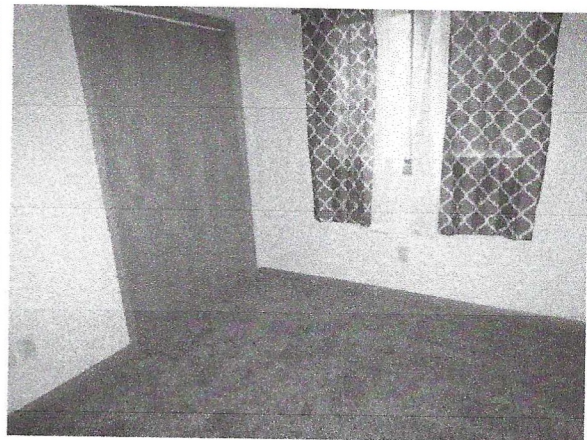
**bathroom 1 of 2**



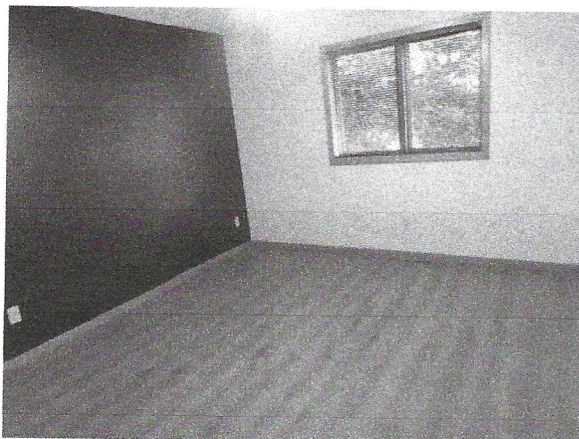
**bathroom 2 of 2**



**bedroom 1**



**bedroom 2**



**bedroom 3**



## Interior Photos

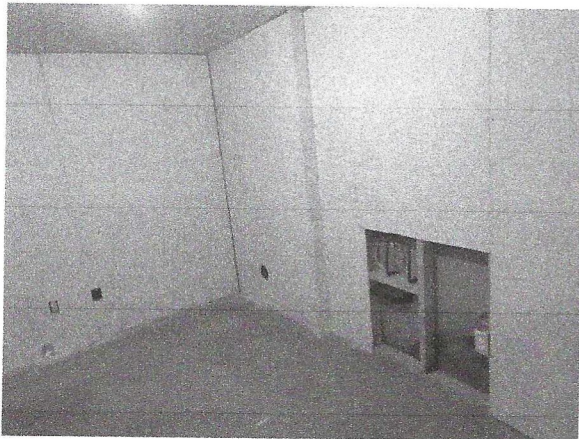
Borrower	Hope Ciesynski					
Property Address	310 4th Ave SE					
City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					



**family room**



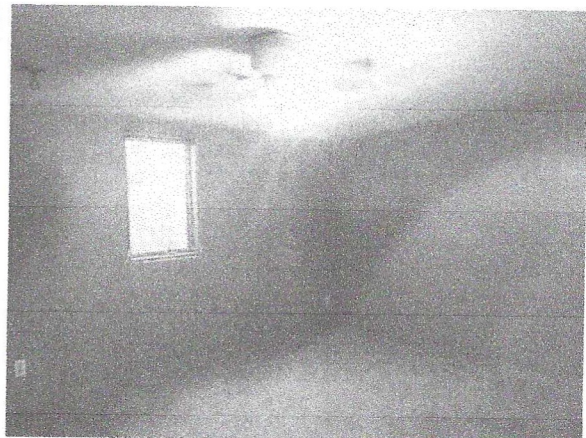
**utility room**



**basement bath 1 of 2**



**basement bath 2 of 2**



**basement bedroom**

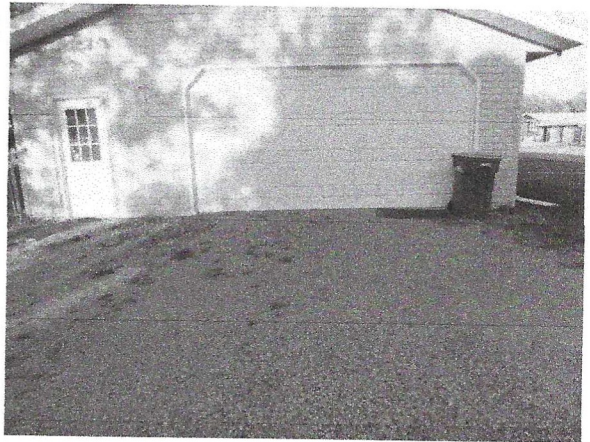


## Interior Photos

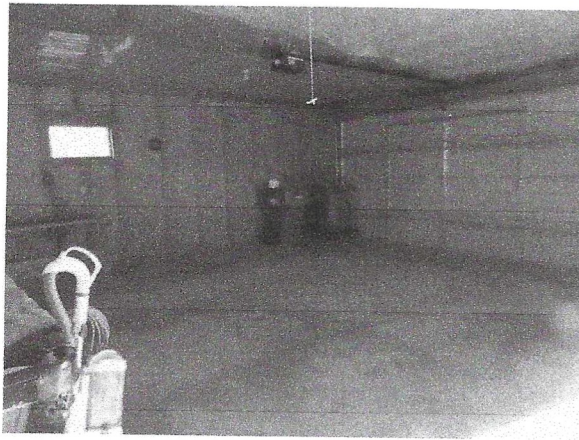
Borrower	Hope Ciesynski					
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City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					



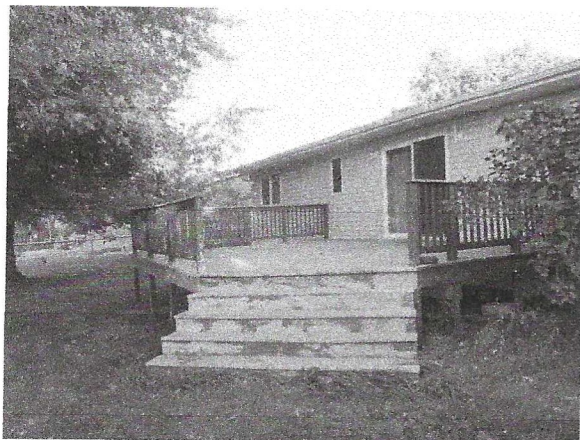
**basement office**



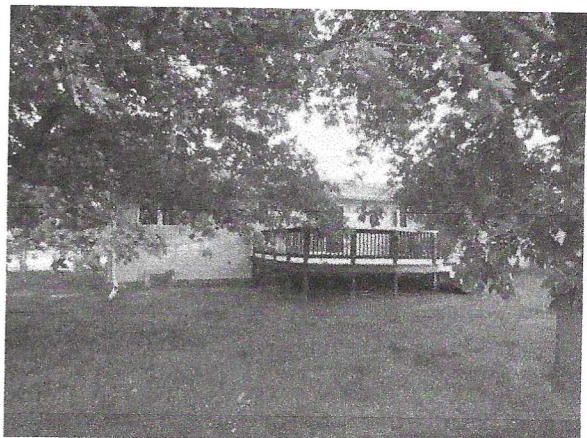
**garage exterior**



**garage interior**



**deck**

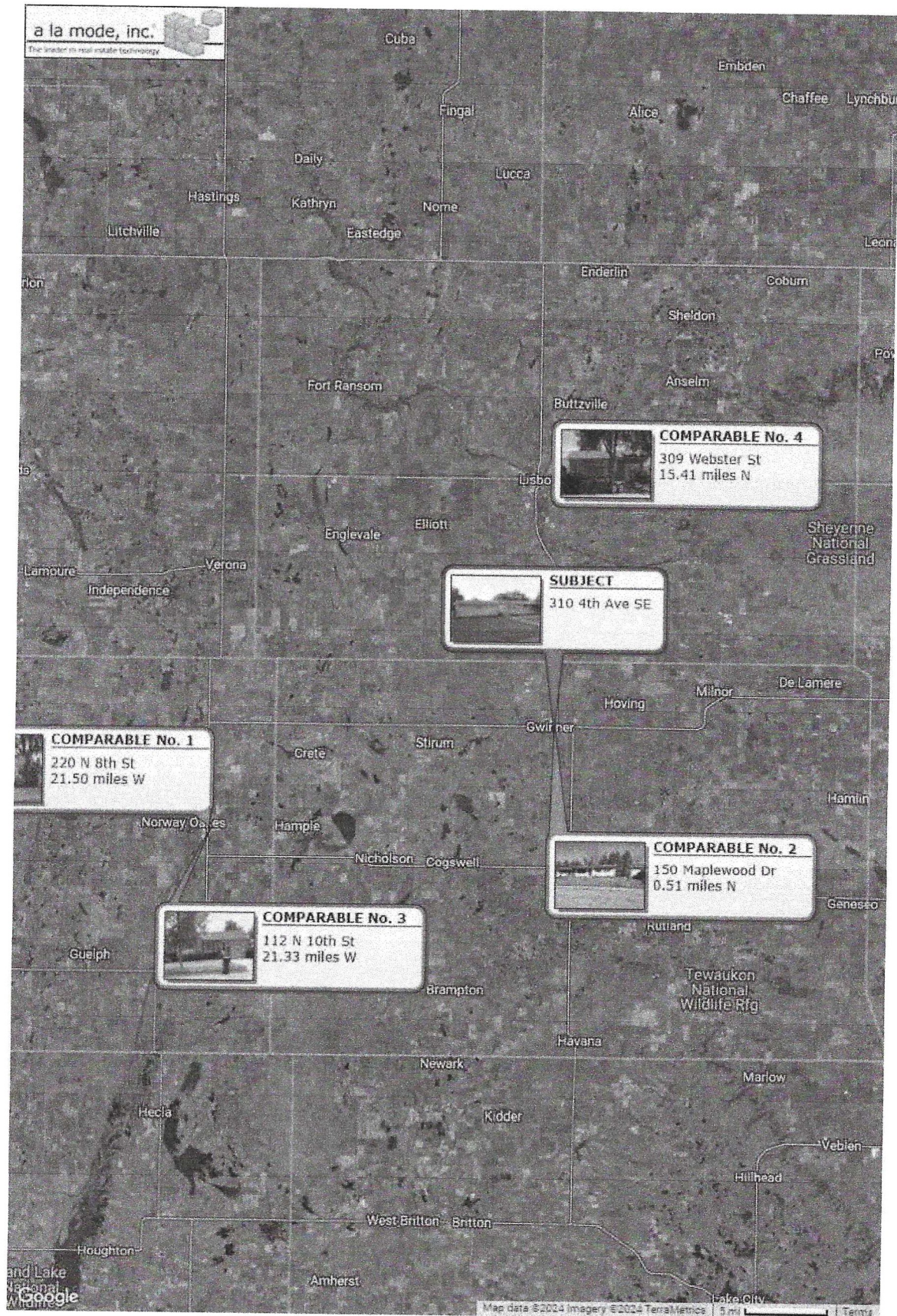


**rear view/deck**



## Comparable Sales Map

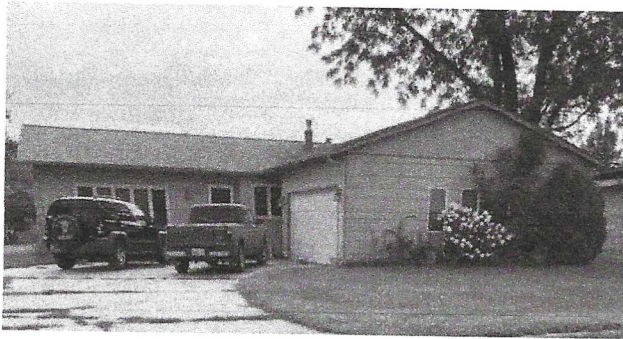
Borrower	Hope Ciesynski					
Property Address	310 4th Ave SE					
City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					





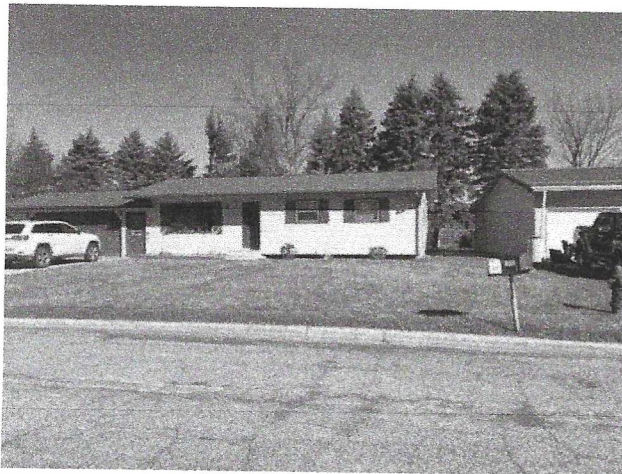
## Comparable Photo Page

Borrower	Hope Ciesynski				
Property Address	310 4th Ave SE				
City	Gwinner	County	Sargent	State	ND
Lender/Client	First Class Mortgage -				
				Zip Code	58040



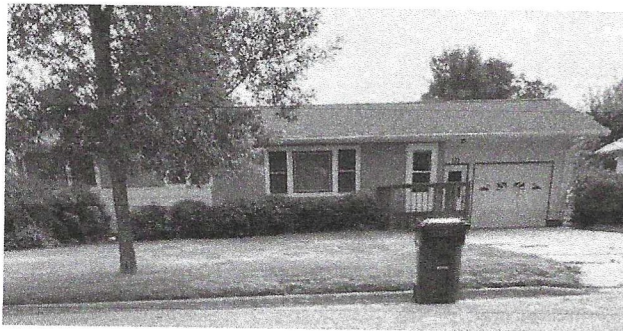
### Comparable 1

220 N 8th St  
 Prox. to Subject 21.50 miles W  
 Sale Price 170,000  
 Gross Living Area 1,300  
 Total Rooms 7  
 Total Bedrooms 2  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 12600 sf  
 Quality Q4  
 Age 45



### Comparable 2

150 Maplewood Dr  
 Prox. to Subject 0.51 miles N  
 Sale Price 155,000  
 Gross Living Area 1,004  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 12600 sf  
 Quality Q4  
 Age 53

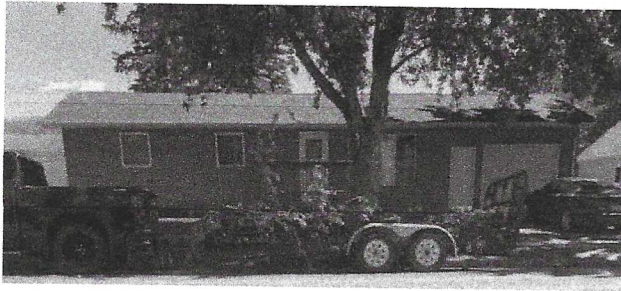


### Comparable 3

112 N 10th St  
 Prox. to Subject 21.33 miles W  
 Sale Price 175,000  
 Gross Living Area 1,344  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10500 sf  
 Quality Q4  
 Age 52

## Comparable Photo Page

Borrower	Hope Ciesynski					
Property Address	310 4th Ave SE					
City	Gwinner	County	Sargent	State	ND	Zip Code 58040
Lender/Client	First Class Mortgage -					



### Comparable 4

309 Webster St  
Prox. to Subject 15.41 miles N  
Sale Price 185,000  
Gross Living Area 1,144  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.0  
Location N;Res;  
View N;Res;  
Site 8293 sf  
Quality Q4  
Age 61

### Comparable 5

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Condition Ratings and Definitions

## C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

## C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

## C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

## C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

## C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

## C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

## Quality Ratings and Definitions

## Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

## Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.



(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

# USPAP ADDENDUM

File No. 24396

Borrower	Hope Ciesynski		
Property Address	310 4th Ave SE		
City	Gwinner	County	Sargent
Lender	First Class Mortgage -	State	ND
		Zip Code	58040

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is:

Less than 90 days

## Additional Certifications

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

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## Additional Comments

## APPRAISER:

Signature: Mark T Thelen

Name: Mark T Thelen

Date Signed: 10/14/2024

State Certification #: LA-21101

or State License #: \_\_\_\_\_

State: ND

Expiration Date of Certification or License: 12/31/2024

Effective Date of Appraisal: 10/02/2024

## SUPERVISORY APPRAISER: (only if required)

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior



Borrower Hope CiesynskiProperty Address 310 4th Ave SECity GwinnerCounty SargentState NDZip Code 58040Lender/Client First Class Mortgage -

## Purpose of the Appraisal

Purpose: This is an Appraisal Report for the purpose of establishing market value with the intended use of credit analysis for mortgage financing by Client of the subject property

## Scope of the Appraisal

See SCOPE OF WORK detailed on Page 3

## Report of the prior year sales history for the subject property

Is the subject property currently listed?

☐ Yes ☒ No

List Price \$ \_\_\_\_\_

Has the property sold during the prior year?

☐ Yes ☒ No

If yes, describe below: \_\_\_\_\_

## Marketing Time

What is your estimate of marketing time for the subject property?

Less than 90 days

Describe below the basis (rationale) for your estimate: \_\_\_\_\_

## Non-real property transfers

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property?

☒ Yes ☐ No

If yes, provide description and valuation below:

Appliances, per local custom.

## Additional Comments

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

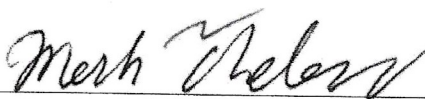
INTENDED USER: The intended user of the appraisal report is the lender/client.

## Additional Certification

1. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, a specified valuation, or an approval of the loan.
2. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.
3. This appraisal has been prepared to conform with the Uniform Standards of Professional Appraisal practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal foundation, except the Departure Provision, unless otherwise stated below.
4. The appraiser has disclosed within this appraisal report, or below, all steps taken that were necessary or appropriate to comply with the Competency provision of the USPAP.

Date: 10/14/2024

Appraiser(s):

  
Mark T Thelen

Date: \_\_\_\_\_

Review Appraiser(s): \_\_\_\_\_

# North Dakota Real Estate Appraiser Qualifications and Ethics Board



**Mark Thelen**

Is fully qualified  
in the State of North Dakota as a

**LICENSED APPRAISER**  
**ND Permit Number: LA-21101**

Date of Issuance: 01/01/2024  
Expiration Date: 12/31/2024

Unless sooner suspended or revoked, as provided by law.

*Mark Thelen*  
Appraiser Signature





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/31/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Marsh McLennan Agency  
505 Broadway North, Suite 100  
Fargo, ND 58102

CONTACT NAME: Megan Napoli  
PHONE (A/C No. Ext): 701-237-3311 FAX (A/C No): 605-339-3874  
E-MAIL: Megan.Napoli@MarshMMA.com  
ADDRESS: Megan.Napoli@MarshMMA.com

INSURED  
Mark Thelen  
3633 17th St S  
Fargo, ND 58104

MARKET/ELE

INSURER(S) AFFORDING COVERAGE  
INSURER A: The Cincinnati Specialty Underwriters  
INSURER B:  
INSURER C:  
INSURER D:  
INSURER E:  
INSURER F:  
NAIC #  
13037

## COVERAGES

CERTIFICATE NUMBER: 841562384

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD: WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability/E&O		CSU0030563	8/12/2024	8/12/2025	Each Occurrence \$1,000,000 Aggregate \$3,000,000 Deductible \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Appraisers included on this professional liability policy are Mark Thelen and Reed Danuser.

## CERTIFICATE HOLDER

## CANCELLATION

Proof of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

# ND Housing



## APPRAISAL ADDENDUM "A" HOMEOWNERSHIP DIVISION SFN 7569 (06/18)

This document should be completed by the appraiser and attached to the appraisal.

### PROPERTY INFORMATION

Address <u>310 4th SE</u>		
City <u>Guyard</u>	State <u>ND</u>	ZIP Code <u>58040</u>
Does current use of land provide source of income, other than incidentally? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please explain		
Is amount of land significantly in excess of land appurtenant to similar residences in community? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please explain		
Does the amount of land appurtenant to the residence allow the borrower to sell a portion of the land and provide a legally build-able lot? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please explain		
Does the land exceed 10 acres or is land in excess of that reasonably required for the residence? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please explain		
What is the remaining economic life of residence in years? <u>51 years</u>		

Appraiser Signature <u>[Signature]</u>	Date <u>10/14/24</u>
--	----------------------