

Attachment F: Benefit Cost Analysis

City of Minot, North Dakota

[AttachmentF_BCA.pdf](#)



Attachment F: Benefit Cost Analyses

City of Minot, North Dakota

AttachmentF_BCA.pdf

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NOTE: Because many of the files for the Benefit Cost Analyses are large, it may be easier to view them as separate files. We have, therefore, also included them in our cloud storage account. The files for each BCA are in a separate folder, labeled as above with the name of the BCA. You can access them [here](#). The password is minotndrc.

City of Minot – National Disaster Resilience Competition, Phase 2

Narrative Description for Flood Protection Benefit-Cost Analysis

Many of the files included in this Benefit Cost Analysis are very large. Although we have included them in pdf form in this attachment, we have also made them available in our cloud storage for easier readability. You can access the cloud storage files in the folder titled *Flood Protection BCA* [here](#). The password is minotndrc.

1. Process for Preparing the Flood Protection Benefit-Cost Analysis

The flood protection benefit-cost analysis (BCA) was prepared by CDM Smith, which has worked with the City of Minot since 2011 as its recovery program consultant. The City of Minot was extensively involved in developing, preparing, and evaluating the benefits and costs contained in this BCA. This involvement consisted of numerous meetings, discussions, conference calls, and field visits with CDM Smith staff. The City's Chief Financial Officer, Cindy Hemphill, also reviewed the BCA materials that were posted for public comment in early October.

2. Full Proposal Cost

See page 77 of the application.

3. Description of the Current Situation and Problem to Be Solved

See pages 40-41 of the application.

4. Description of the Proposed Project

See pages 41-48 of the application.

5. Description of Risks without Project Implementation

See pages 40-41 of the application.

6. Benefits and Costs

This BCA considered several benefits and costs associated with the flood protection system proposed for the City of Minot. These benefits and costs are listed below according to the five categories required in Attachment H to the NOFA. A brief description of each benefit and cost is given below, unless page numbers indicating where a description can be found elsewhere in the application is provided.

A. Lifecycle Costs

1. Development of Flood Wall and Levee System

See pages 40 and 47 of the application.

2. Operation and Maintenance Costs for Flood Wall and Levee System

Once the flood walls and levees are constructed, costs will be incurred on an annual basis over their service life for operations and maintenance. Examples of the types of maintenance that will need to be conducted include the removal of debris and unwanted growth from levees and areas adjacent to flood walls; filling of animal burrows on levees; painting and greasing of metal gates and other components; repair of concrete damage;

addition of stone to control erosion problems; perform earthwork operations to repair embankments; replacement of metal culverts running through levees; and overhaul of pump stations.¹

3. Buyouts

See page 77 of the application.

4. Ecological Restoration in Flood Storage Areas

See page 77 of the application.

5. Construction of Greenway/Oak Park Improvements/Eco-Restoration

See page 77 of the application.

B. Resilience Value

1. Flood-Related Economic Loss Avoided – Implementation of Buyouts

The 2011 Souris River flood devastated the City of Minot, generating severe economic loss and mental anguish for its residents. Investment in the flood wall/levee system and buyout program will protect the safety and livelihoods of the City of Minot's residents from future floods. The best available information at this time indicates that the flood protection system will be constructed in phases over a period of approximately 20 years.² Because the buyout program will be completed before a significant portion of the flood protection system has been constructed, a HAZUS analysis was conducted to estimate flood-related economic loss that would be avoided through successful implementation of the buyout program.

2. Flood-Related Economic Loss Avoided - Implementation of Buyouts & First Four Phases of Flood Wall and Levee System

A HAZUS analysis was conducted to estimate flood-related economic loss that would be avoided with the buyout program implemented and the first four phases of the flood wall/levee system in place.

3. Flood-Related Economic Loss Avoided - Implementation of Buyouts and Entire Flood Wall and Levee System

A final HAZUS analysis was conducted to estimate flood-related economic loss that would be avoided with the buyout program implemented and the entire length of the City of Minot's flood wall/levee system in place.

¹ [http://www.nws.usace.army.mil/Portals/27/docs/emergency/LeveeOwnersManual\(final\).pdf](http://www.nws.usace.army.mil/Portals/27/docs/emergency/LeveeOwnersManual(final).pdf)

² Ackerman-Estvold Engineering & Management Consulting, Inc.

C. Environmental Value

1. Environmental Benefits Associated with the Greenway

Construction of the 3.1 mile- (10 acre-) greenway will result in numerous environmental benefits that will be realized each year long after construction is complete.³ These benefits are listed below:

- a. Aesthetic value
- b. Air quality
- c. Biological control
- d. Climate regulation
- e. Erosion control
- f. Flood hazard reduction
- g. Food provisioning
- h. Habitat
- i. Water filtration

2. Environmental Benefits Associated with the Buyouts

Similar to construction of the greenway, removing 740 residences from the Souris River floodplain will result in the creation of 785 acres of green open space. Numerous environmental benefits will be realized each year long after the buyout, demolition, and relocation process is complete.⁴ The benefits associated with the green open space to be created are as follows:

- a. Aesthetic value
- b. Air quality
- c. Climate regulation
- d. Erosion control
- e. Pollination
- f. Recreation/tourism

³ <http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental%20benefits%20policy%20june%2018%202013%20mitigation%20policy%20fp%20108%20o24%20o1.pdf>

⁴ Ibid.

- g. Storm water retention

D. Social Value

1. Health Benefits Associated with the Greenway

The waterfront greenway from Roosevelt Park to Oak Park will provide pedestrian and bike trails between neighborhoods north and south of the Souris River and downtown. Eventually plans are to extend these trails to communities outside Minot. Scientific research has shown that parks and recreation services provide physical activity health benefits.⁵ It is anticipated that the trails associated with the proposed greenway will provide physical activity health benefits to residents and visitors to Minot.

E. Economic Revitalization

1. Avoided Increase in Flood Insurance Premiums for Homes in Buyout Areas

Fewer than 10 percent of the homeowners in the flood inundation area in 2011 had flood insurance, because their homes were outside the mapped floodplain at that time. FEMA will be releasing revised floodplain maps in the summer or fall of 2017, which will likely result in substantial increases in flood insurance premiums. The buyout program will remove 740 homes from the floodplain, resulting in the avoidance of the need to buy flood insurance for these homeowners. This is a significant economic benefit to these homeowners and to Minot, since it will result in more disposable income and an increase in local expenditures.

2. Increased Property Values for Residences Adjacent to Buyout Areas

Greenspace has been shown to increase the property values of surrounding homes.⁶ It is anticipated that the property values of residences adjacent to the buyout areas will increase, since green open space will be created once the homes in the buyout program are acquired and demolished.

3. Increased Property Values for Residences Adjacent to the Greenway

Greenspace, including greenways, has been shown to increase the property values of surrounding homes.^{7 8} It is anticipated that the property values of residences located adjacent to the proposed greenway will increase.

4. Tourism/Community Revenue from the Greenway

Many communities that construct greenways experience significant increases in tourism and community revenue from their investment^{9 10} This revenue typically results from recreation rentals (e.g., bicycles, kayaks, and canoes), recreation services (e.g., shuttle

⁵ http://www.nrpa.org/uploadedFiles/nrpa.org/Publications_and_Research/Research/Papers/Godbey-Mowen-Research-Paper.pdf

⁶ http://www.wrlandconservancy.org/documents/conference2014/Economic_Benefits_of_Greenspace.pdf

⁷ <http://www.nwabikepedplan.com/uploads/7/8/3/3/7833643/economicbenefits.pdf>

⁸ <http://www.greenways.com/benefits-of-greenways>

⁹ <http://www.nwabikepedplan.com/uploads/7/8/3/3/7833643/economicbenefits.pdf>

¹⁰ <http://www.greenways.com/benefits-of-greenways>

buses and guided tours), historic preservation, and restaurants and lodging.¹¹ The greenway proposed for the City of Minot is expected to have a similar effect on tourism and community revenue for the City.

5. Annual Labor Income Generated by Greenway Tourism/Community Revenue

The revenue generated by the greenway will result primarily from expenditures by residents and visitors that take place in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy. These expenditures will support jobs in the local economy, such as employees at restaurants, hotels, and retail establishments. The annual labor income associated with these jobs will be an important economic benefit for the City of Minot.

7. Description of Risks to Ongoing Benefits of the Proposed Project

There are risks to the ongoing benefits in this BCA. These are briefly explained below.

A. Resilience Value

1. Flood-Related Economic Loss Avoided – Implementation of Buyouts

If the buyout program is not fully implemented, the avoided economic losses estimated in the HAZUS analysis will not be realized.

2. Flood-Related Economic Loss Avoided - Implementation of Buyouts & First Four Phases of Flood Wall and Levee System

If the buyout program and first four phases of the flood wall and levee system are not successfully implemented, the avoided economic losses estimated in the HAZUS analysis will not be realized.

3. Flood-Related Economic Loss Avoided - Implementation of Buyouts and Entire Flood Wall and Levee System

If the buyout program and entire flood wall and levee system are not fully implemented, the avoided economic losses estimated in the HAZUS analysis will not be realized.

B. Environmental Value

1. Environmental Benefits Associated with the Greenway

None of the environmental benefits associated with the greenway would be realized without its construction. If the greenway is constructed, the level of benefits could be less than anticipated in this BCA due to the effects of climate change or due to retail, residential, industrial, or commercial development being permitted to encroach upon the greenway.

¹¹ Ibid.

2. Environmental Benefits Associated with the Buyouts

Similar to the environmental benefits associated with the greenway, none of the environmental benefits associated with the buyouts would be realized without the buyout program's implementation. If fewer homes are included in the buyout program, the environmental benefits would be less. Also, the level of benefits could be less than anticipated in this BCA due to the effects of climate change or due to retail, residential, industrial, or commercial development being permitted to encroach upon or be developed within the floodplains that are created after the homes are bought out.

C. Social Value

1. Health Benefits Associated with the Greenway

If the greenway is not constructed, there would be no associated health benefits. If the greenway is constructed, the level of associated health benefits would depend on how many people use it and how often.

D. Economic Revitalization

1. Avoided Increase in Flood Insurance Premiums for Homes in Buyout Areas

If the buyout program is not implemented, the residents who currently live in the proposed buyout areas would have to pay the increased flood insurance premiums that will result from FEMA's release of the revised floodplain maps in 2017. If fewer homes are included in the buyout program, the estimate of avoided increase in flood insurance premiums would be less than shown in this BCA due to some homes being required to pay the higher premiums. There is also uncertainty regarding how high flood insurance premiums could go. These premiums could end up being less than what is estimated in this BCA.

6. Increased Property Values for Residences Adjacent to Buyout Areas

If the buyout program is not implemented, there would be no associated increase in property values of adjacent residences. If fewer homes are included in the buyout program, the number of adjacent residences experiencing an increase in property values would be less than shown in this BCA. Also, if the buyout program is fully implemented, the increase in property values could be less than estimated in this BCA.

7. Increased Property Values for Residences Adjacent to the Greenway

If the greenway is not constructed, there would be no associated increase in property values of adjacent residences. Also, if the greenway is constructed, the increase in property values could be less than estimated in this BCA.

8. Tourism/Community Revenue from the Greenway

The tourism/community revenue estimated in this BCA would not be generated without construction of the greenway. If the greenway is constructed, factors that could impact the level of benefits estimated in this BCA include fewer than anticipated users of the greenway and lower expenditures by these users.

9. Annual Labor Income Generated by Greenway Tourism/Community Revenue

The jobs and associated annual labor income estimated in this BCA would not be generated if the greenway is not constructed. If the greenway is constructed, factors that could impact the number of jobs and associated payroll estimated in this BCA include fewer than anticipated users of the greenway and lower expenditures by these users.

8. Assessment of Challenges Faced with Implementing the Proposal

See pages 40-48 of the application.

9. Analysis Period

The analysis period we use for the flood protection BCA is 2015 to 2085. This analysis period was selected because construction began this summer on the flood walls and levees that will protect the City of Minot's water treatment plant. The remaining sections of the City's flood wall and levee system won't be completed until approximately 2035. According to the project's engineer, Ackerman-Estvold Engineering & Management Consulting, Inc., the flood walls and levees each have a service life of approximately 50 years. We therefore added 50 years to 2035 in order to include the service life of the last sections of the flood wall and levee system to be constructed.

10. Sensitivity Analysis

A sensitivity analysis was performed for the flood protection BCA due to the uncertainty of costs associated with constructing sections of the flood wall and levee system that would not be built for 10 or more years in the future. We created a "what-if" scenario that assumed the costs of constructing, operating, and maintaining the flood wall and levee system were 50 percent greater than estimated in the flood protection BCA. Within the spreadsheet for the flood protection BCA, we increased Cell CD73 by 50 percent. This resulted in the Net Present Value decreasing from \$243.7 million in the flood protection BCA to \$36.3 million and the Benefit-Cost Ratio (BCR) decreasing from 1.59 to 1.06. Therefore, a BCR of greater than 1.0 is still achieved even if we underestimated the costs for constructing, operating, and maintaining the flood wall and levee system by 50 percent. We include a spreadsheet with the results of this sensitivity analysis along with the spreadsheet for the flood protection BCA.

Costs and Benefits by Category	Page # in Factor Narratives or BCA		Qualitative Description of Effect and Rationale for Including in BCA	Quantitative Assessment	Monetized Effect	Uncertainty
	Attachment					
<i>Lifecycle Costs</i>						
Cost Associated with Buyouts for Most At-Risk Locations	Page ____	There are 740 homes in low-lying areas along the Souris River where people are at the greatest risk of future flooding. Some of these areas will not be protected by the flood wall and levee system for many years. The buyout program will remove these homes from harm's way.	Page ____		\$30,750,000 per year from 2017 to 2020 for a total cost of \$123,0	1
Cost Associated with Development of Flood Wall and Levee System	Page ____	A flood wall and levee system consisting of numerous segments will be constructed over a period of approximately 20 years. This system will protect the safety and livelihoods of the City of Minot's residents from future floods. Construction of the first portion of this system is already underway to protect the City's water treatment plant.	On September 15, 2015, CDM Smith interviewed Mr. Ryan Ackerman, President & CEO of Ackerman-Estvold Engineering and Management Consulting Inc., which is the firm providing design and engineering services for the flood protection system. Mr. Ackerman provided the best available cost and schedule information for the project. This schedule and cost information are included as attachments to this narrative table. Note: Disregard the schedule in the PDF attachment that includes cost information and a schedule, as that schedule is outdated. The separate PDF containing a schedule only is the current schedule.	The flood wall and levee system will be constructed in phases from 2015 through 2035. Total cost over this period is estimated at \$457,722,000.		4
Cost Associated with Operations and Maintenance of Flood Wall and Levee System	Page 1 in BCA Narrative	Once the flood walls and levees are constructed, costs will be incurred on an annual basis over their service life for operations and maintenance. Examples of the types of maintenance that will need to be conducted include the removal of debris and unwanted growth from levees and areas adjacent to flood walls; filling of animal burrows on levees; painting and greasing of metal gates and other components; repair of concrete damage; addition of stone to control erosion problems; perform earthwork operations to repair embankments; replacement of metal culverts running through levees; and overhaul of pump stations (see http://www.nws.usace.army.mil/Portals/27/docs/emergency/LeveeOwnersManual(final).pdf).	On September 15, 2015, CDM Smith interviewed Mr. Ryan Ackerman, President & CEO of Ackerman-Estvold Engineering and Management Consulting Inc., which is the firm providing design and engineering services for the flood protection system. Mr. Ackerman estimated that operations and maintenance costs for each segment of the flood protection system would be approximately 0.8 percent of the capital cost for that segment based on similar flood protection systems elsewhere in North Dakota. This percentage was applied to each segment's capital cost to estimate recurring operations and maintenance costs once the segment is constructed. Example calculation for segment protecting the water treatment plant: \$25,000,000 x 0.8% = \$200,000 per year.	As sections of the flood wall and levee system are completed, annual costs for operations and maintenance begin. These costs are estimated to begin in 2018 and will extend through the analysis period to 2085. Total costs are estimated at \$221,627,000 during the analysis period.		4
Cost Associated with Ecological Restoration in Flood Storage Areas	Page ____	Buyouts are planned for one proposed neighborhood, in a low-lying area along the river, to allow homeowners to relocate out of harm's way. This area can potentially provide flood storage. It also presents an opportunity to develop an ecological restoration area where residents can reconnect with the river and its ecosystems. The proposed project would restore 1.2 acres of forest and 10 acres of prairie with trails and opportunities for educational programming. Restoring riparian habitat to this stretch of river will enhance the function and connectivity of the regional ecosystem by providing critical habitat at the urban edge, and will also enhance the ability of this stretch of river to absorb and adapt to periodic flooding. Coupled with the buy-out program, which would remove residents from this highly dynamic and vulnerable stretch of river, this effort would restore the river's historic water management and ecosystem function while offering an educational space for residents, particularly children, to connect with the riverfront and understand the physical and ecological function of the river. Strategically located at the connection point for the regional North Dakota trail network, this area is also less than half a mile from the Perkett Elementary School and the Magic City Campus of Minot High School an ideal location for connecting the city's students to the outdoors and the natural world .	Page ____		\$715,000 per year from 2018 through 2020 for a total cost of \$2,145,000.	1
Cost Associated with Construction of Greenway, Oak Park Improvements, and Eco-Restoration	Page ____	The City of Minot proposes to construct a waterfront greenway and public park enhancements that will provide non-motorized transportation connections and create space for social interactions, both of which the City needs. While many people use private transportation to get around, some lower income residents, Minot State University students, and active residents rely on walking, biking, and public transportation. Our public outreach efforts continue to reveal a strong desire to enhance local and regional trail networks. A waterfront greenway from Roosevelt Park to Oak Park will provide pedestrian and bike trails between neighborhoods north and south of the river and downtown. Eventually plans are to extend these trails to communities outside Minot, as well. This project will create recreational opportunities and establish productive uses for space along the river, bolstering connectivity and increasing livability.	Page ____		\$1,835,000 per year from 2019 through 2022 for a total cost of \$	1
<i>Resilience Value</i>						
Flood-Related Economic Loss Avoided Due to Implementation of Buyouts	Page 2 in BCA Narrative	By implementing the buyout program, 740 residences will be permanently removed from harm's way and economic loss from building damages and business interruption associated with a future flood similar to the 2011 Souris River flood would be significantly reduced.	A HAZUS analysis was conducted to estimate the avoided economic losses resulting from a future flood similar to the 2011 Souris River flood, the methodology and results for which are provided as an attachment to this narrative table. Implementation of the buyout program would be complete by 2020, before a significant portion of the flood wall and levee system is complete. The 2011 Souris River flood produced a flow rate of 27,400 cubic feet per second (cfs). Flow rates in excess of 20,000 cfs hadn't been observed along the river since 1882. For this BCA, a flood similar to the 2011 flood that could be expected to occur once during the BCA analysis period of 2015 to 2085 was modeled in HAZUS. HAZUS estimated that damages would be \$794.5 million if no buyouts were implemented and no sections of the proposed flood wall and levee system were in place. If the buyout program were implemented without any protection from the proposed flood wall and levee system, damages from a flood similar to the 2011 flood would be \$697.7 million, according to the HAZUS analysis. Avoided economic loss would be \$96.8 million (\$794.5 million - \$697.7 million = \$96.8 million). This \$96.8 million was spread out over four years (2017 through 2021) to generally coincide with the implementation of the buyout program. A more detailed discussion of the HAZUS analyses conducted for this BCA is provided as an attachment to this narrative table.	\$19,356,400 per year (\$96,782,000 total) from 2017 through 2021.		3
Flood-Related Economic Loss Avoided Due to Implementation of Buyouts and First Four Phases of the Flood Wall and Levee System	Page 2 in BCA Narrative	By implementing the buyout program and the first four phases of the flood wall and levee system, 740 residences will be permanently removed from harm's way and economic loss from building damages and business interruption associated with a future flood similar to the 2011 Souris River flood would be significantly reduced.	A HAZUS analysis was conducted to estimate the avoided economic losses resulting from a future flood similar to the 2011 Souris River flood, the methodology and results for which are provided as an attachment to this narrative table. Implementation of the buyout program and the first four phases of the flood wall and levee system would be complete by 2022. The 2011 Souris River flood produced a flow rate of 27,400 cubic feet per second (cfs). Flow rates in excess of 20,000 cfs hadn't been observed along the river since 1882. For this BCA, a flood similar to the 2011 flood that could be expected to occur once during the BCA analysis period of 2015 to 2085 was modeled in HAZUS. HAZUS estimated that damages would be \$794.5 million if no buyouts were implemented and no sections of the proposed flood wall and levee system were in place. If the buyout program were implemented and the first four phases of the flood wall and levee system were constructed, damages from a flood similar to the 2011 flood would be \$240.2 million, according to the HAZUS analysis. Avoided economic loss would be \$554.3 million (\$794.5 million - \$240.2 million = \$554.3 million). This \$554.3 million was spread out from 2022 through 2035 to indicate the flood protection provided by the buyouts and first four phases of the flood wall and levee system before the remaining sections of the flood wall and levee system are in place. A more detailed discussion of the HAZUS analyses conducted for this BCA is provided as an attachment to this narrative table.	\$39,592,286 per year (\$554,292,000 total) from 2022 through 2035.		3

Flood-Related Economic Loss Avoided Due to Implementation of Buyouts and the Entire Flood Wall and Levee System	Page 2 in BCA Narrative	By implementing the buyout program and the entire flood wall and levee system, 740 residences will be permanently removed from harm's way and economic loss from building damages and business interruption associated with a future flood similar to the 2011 Souris River flood would be significantly reduced.	A HAZUS analysis was conducted to estimate the avoided economic losses resulting from a future flood similar to the 2011 Souris River flood, the methodology and results for which are provided as an attachment to this narrative table. Implementation of the buyout program and the entire flood wall and levee system would be complete by 2035. The 2011 Souris River flood produced a flow rate of 27,400 cubic feet per second (cfs). Flow rates in excess of 20,000 cfs hadn't been observed along the river since 1882. For this BCA, a flood similar to the 2011 flood that could be expected to occur once during the BCA analysis period of 2015 to 2085 was modeled in HAZUS. HAZUS estimated that damages would be \$794.5 million if no buyouts were implemented and no sections of the proposed flood wall and levee system were in place. If the buyout program were implemented and the entire flood wall and levee system were constructed, damages from a flood similar to the 2011 flood would be \$32.3 million, according to the HAZUS analysis. Avoided economic loss would be \$762.2 million (\$794.5 million - \$32.3 million = \$762.2 million). This \$762.2 million was spread out from 2036 through 2085 to indicate the flood protection provided by the buyouts and entire length of Minot's floodwall and levee system, which would be complete by 2035. A more detailed discussion of the HAZUS analyses conducted for this BCA is provided as an attachment to this narrative table.	\$15,244,020 per year (\$762,201,000 total) from 2036 through 2085.	3
Environmental Value					
Aesthetic Value - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$582 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. 582 x 10 = \$5,820.	\$5,820 per year. Starting in 2023 and lasting through 2085.	2
Aesthetic Value - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete. Numerous environmental benefits are associated with green open space.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$1,623 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. 1,623 x 785 = \$1,274,055.	\$1,274,055 per year. Starting in 2021 and lasting through 2085.	2
Air Quality - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$215 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. 215 x 10 = \$2,150.	\$2,150 per year. Starting in 2023 and lasting through 2085.	2
Air Quality - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$204 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$204 x 785 = \$160,140.	\$160,140 per year. Starting in 2021 and lasting through 2085.	2
Biological Control - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$164 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$164 x 10 = \$1,640.	\$1,640 per year. Starting in 2023 and lasting through 2085.	2
Climate Regulation - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$204 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$204 x 10 = \$2,040.	\$2,040 per year. Starting in 2023 and lasting through 2085.	2
Climate Regulation - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$13 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$13 x 785 = \$10,205.	\$10,205 per year. Starting in 2021 and lasting through 2085.	2
Erosion Control - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$11,447 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$11,447 x 10 = \$114,470.	\$114,470 per year. Starting in 2023 and lasting through 2085.	2
Erosion Control - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$65 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$65 x 785 = \$51,025.	\$51,025 per year. Starting in 2021 and lasting through 2085.	2
Flood Hazard Reduction - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$4,007 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$4,007 x 10 = \$40,070.	\$40,070 per year. Starting in 2023 and lasting through 2085.	2
Food Provisioning - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$609 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$609 x 10 = \$6,090.	\$6,090 per year. Starting in 2023 and lasting through 2085.	2
Habitat - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$835 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$835 x 10 = \$8,350.	\$8,350 per year. Starting in 2023 and lasting through 2085.	2
Pollination - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$290 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$290 x 785 = \$227,650.	\$227,650 per year. Starting in 2021 and lasting through 2085.	2
Recreation/Tourism - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$5,365 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$5,365 x 785 = \$4,211,525.	\$4,211,525 per year. Starting in 2021 and lasting through 2085.	2
Storm Water Retention - Green open space created from buyout areas	Page 3 in BCA Narrative	Project will create 785 acres of green open space once the buyouts are complete.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$293 per acre per year is applied for green open space benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$293 x 785 = \$230,005.	\$230,005 per year. Starting in 2021 and lasting through 2085.	2

Water Filtration - Greenway	Page 3 in BCA Narrative	Project will create 3.1 miles (10 acres) of greenway along the Souris River between Roosevelt Park and Oak Park. Numerous environmental benefits are associated with greenways.	FEMA's Mitigation Policy FP-108-024-01 provides guidance on consideration of environmental benefits. A value of \$4,252 per acre per year is applied for riparian benefits. http://www.fema.gov/media-library-data/20130726-1920-25045-4319/environmental_benefits_policy_june_18_2013_mitigation_policy_fp_108_024_01.pdf , page 23. \$4,252 x 10 = \$42,520.	\$42,520 per year. Starting in 2023 and lasting through 2085.	2
Social Value					
Health Benefits Associated with the Greenway	Page 4 in BCA Narrative	The waterfront greenway from Roosevelt Park to Oak Park will provide pedestrian and bike trails between neighborhoods north and south of the Souris River and downtown. Eventually plans are to extend these trails to communities outside Minot. Scientific research has shown that parks and recreation services provide physical activity health benefits (See http://activelivingresearch.org/files/Synthesis_Mowen_Feb2010_0.pdf ; and http://www.nrpa.org/uploadedFiles/nrpa.org/Publications_and_Research/Research/Papers/Godbey-Mowen-Research-Paper.pdf). It is anticipated that the trails associated with the proposed greenway will provide physical activity health benefits to residents and visitors to Minot. Improving the health of Minot's residents will enable the City to better withstand future disasters.	Based on our review of the literature (See http://activelivingresearch.org/files/Synthesis_Mowen_Feb2010_0.pdf ; and http://www.nrpa.org/uploadedFiles/nrpa.org/Publications_and_Research/Research/Papers/Godbey-Mowen-Research-Paper.pdf), we expect users of the greenway will experience health benefits such as weight control, reduced risk for type 2 diabetes, and reduced symptoms of depression and anxiety as a result of increased physical activity. A strong positive impact is expected. ++	Qualitative benefit. See the qualitative benefits discussion attached to this narrative table.	
Economic Revitalization					
Avoided Increase in Flood Insurance Premiums for Residences in Buyout Areas	Page 4 in BCA Narrative	Fewer than 10 percent of the homeowners in the flood inundation area in 2011 had flood insurance, because their homes were outside the mapped floodplain at that time. FEMA will be releasing revised floodplain maps in the summer or fall of 2017, which will likely result in substantial increases in flood insurance premiums. The buyout program will remove 740 homes from the floodplain, resulting in the avoidance of the need to buy flood insurance for these homeowners. This is a significant economic benefit to these homeowners and to Minot, since it results in more disposable income.	On 9/15/15, CDM Smith interviewed Mr. Shaun Sipma, an insurance agent with Farmers Union Insurance in Minot, North Dakota who is very familiar with flood insurance rates in Minot. According to Mr. Sipma, the current estimated average annual flood insurance premium for a single family home in the buyout areas is \$477. For a mobile home in the buyout areas, the average annual premium is estimated at \$200. The estimated current total annual flood insurance premiums for single family homes and mobile homes in the buyout areas is \$242,000. (340 single family homes x \$477) + (400 mobile homes x \$200) = \$242,000. Mr. Sipma provided a ballpark estimate of \$2,500 being the upper limit of the average annual flood insurance premium for a single family home in the buyout areas once FEMA releases revised floodplain maps. With this information and based on ratios, an estimate of \$1,048 as the upper limit of the average annual flood insurance premium for a mobile home in the buyout areas was calculated. The estimated maximum total annual flood insurance premiums for single family homes and mobile homes in the buyout areas is \$1,269,200. (340 single family homes x \$2,500) + (400 mobile homes x \$1,048) = \$1,269,200. Mr. Sipma advised that premiums would increase 18 percent each year (after FEMA releases updated maps in 2017) until reaching this upper limit, based on the Biggest-Waters Flood Insurance Reform Act of 2012 (see: https://www.fema.gov/media-library-data/1414004070850-3e90be61f9762523126c385a1d7fa95a/FEMA_HFIAA_OctoberBulletinS_100814.pdf). He explained that this is based on best available information at this time. No one really knows at this time how high flood insurance premiums could go.	Starting at \$71,390 in 2018 and increasing to \$469,184 in 2021, since the buyouts won't all occur in one year, but the 18% increase in insurance premiums will begin in 2018 after release of the revised FEMA maps. Therefore, an estimate of the initial avoided insurance premiums during the implementation of the buyout program is provided. After 2021, avoided premiums increase7 by 18 percent until reaching \$1,266,588 in 2027. Remaining at \$1,266,588 through 2085. Total benefit of \$79,541,243 during the analysis period.	3
Increased Property Values of Adjacent Residences - Buyout Areas	Page 4 in BCA Narrative	Greenspace has been shown to increase the property values of surrounding homes (see page 4 of: http://www.wrlandconservancy.org/documents/conference2014/Economic_Benefits_of_Greenspace.pdf). It is anticipated that the property values of residences adjacent to the buyout areas will increase, since green open space will be created once the homes in the buyout program are acquired and demolished. This will be a significant economic benefit to these homeowners and the City of Minot.	A GIS analysis was conducted to determine the residential properties located within 1,500 feet of the buyout areas. A 1,500-foot buffer was used based on research at page 328 of: http://www.franklin-gov.com/home/showdocument?id=2590 AND page 3 of: http://atfiles.org/files/pdf/Economic-Benefits-Active.pdf This analysis identified 243 residences located within this buffer. The total value of these 243 homes, according to data at the Ward County Tax Assessor's Office, is \$38,663,000. Research shows that residential properties located near greenspace realize an increase of 10 to 20 percent in value (see page 28 of: http://www.asla.org/uploadedFiles/CMS/Meetings_and_Events/2012_Annual_Meeting_Handouts/MON-B3%20Greenways%20Economic%20Engine%20for%20the%202021st%20Century%20Catalytic,%20Vibrant%20and%20Viable.pdf). For this analysis, an increase of 15 percent (the average of 10 and 20 percent) was used. This produced a result of an increase in total property value of \$5,799,450. \$38,663,000 x 0.15 = \$5,799,450. The list of 243 residences adjacent to the buyout areas and their current property values is provided as an attachment to this narrative table.	This benefit is a one-time increase represented as \$89,222 per year beginning in 2021 (after the buyout program is completed) and lasting through 2085. Total benefit is \$5,799,450 during the analysis period.	2
Increased Property Values of Adjacent Residences - Greenway	Page 4 in BCA Narrative	Greenspace, including greenways, has been shown to increase the property values of surrounding homes (see pages 2, 13, and 18 of: http://www.nwabikepedplan.com/uploads/7/8/3/3/7833643/economicbenefits.pdf AND http://www.greenways.com/benefits-of-greenways). It is anticipated that the property values of residences located adjacent to the proposed greenway will increase. This will be a significant economic benefit to these homeowners and the City of Minot.	A GIS analysis was conducted to determine the residential properties located within 1,500 feet of the proposed greenway. A 1,500-foot buffer was used based on research at page 328 of: http://www.franklin-gov.com/home/showdocument?id=2590 AND page 3 of: http://atfiles.org/files/pdf/Economic-Benefits-Active.pdf This analysis identified 1,727 residences located adjacent to the proposed greenway. The total value of these 1,727 homes, according to data at the Ward County Tax Assessor's Office, is \$274,610,000. Research shows that residential properties located near greenspace realize an increase of 10 to 20 percent in value (see page 28 of: http://www.asla.org/uploadedFiles/CMS/Meetings_and_Events/2012_Annual_Meeting_Handouts/MON-B3%20Greenways%20Economic%20Engine%20for%20the%202021st%20Century%20Catalytic,%20Vibrant%20and%20Viable.pdf). For this analysis, an increase of 15 percent (the average of 10 and 20 percent) was used. This produced a result of an increase in total property value of \$41,191,500. \$274,610,000 x 0.15 = \$41,191,500. The list of 1,727 residences adjacent to the greenway and their current property values provided as an attachment to this narrative table.	This benefit is a one-time increase represented as \$653,833 per year beginning in 2023 and lasting through 2085. Total benefit is \$41,191,500 during the analysis period.	2
Tourism/Community Revenue from Greenway	Page 4 in BCA Narrative	Many communities that construct greenways experience significant increases in tourism and community revenue from their investment (see pages 33, 41, and 57 of http://www.nwabikepedplan.com/uploads/7/8/3/3/7833643/economicbenefits.pdf AND http://www.greenways.com/benefits-of-greenways). This revenue typically results from recreation rentals (e.g., bicycles, kayaks, and canoes), recreation services (e.g., shuttle buses and guided tours), historic preservation, and restaurants and lodging (see http://www.greenways.com/benefits-of-greenways). The greenway proposed for the City of Minot is expected to have a similar effect on tourism and community revenue for the City. This will assist with revitalizing and diversifying the regional economy.	Page 58 of http://waterlandlife.org/assets/Greenways_Flink_10_21_09.pdf states many greenway systems generate \$3 each year in tourism revenue for every \$1 in expenditure invested. To stay conservative, a \$2 to \$1 ratio was used in this analysis. The cost of the greenway is \$7,340,000. The estimated initial annual tourism/community revenue generated by the greenway is \$14,680,000. \$7,340,000 x \$2 = \$14,680,000. Revenue is anticipated to increase each year through the analysis period as the number of domestic tourists visiting Minot will increase each year at an estimated 1.6 percent, based on projections by the U.S. Travel Association (See https://www.ustravel.org/sites/default/files/page/2010/12/ForecastSummary.pdf Total Domestic Person-Trips).	Annual revenue is anticipated to gradually grow the first few years after the greenway opens, increasing from \$4,893,333 in 2023 to \$14,680,000 in 2025. From 2026 through 2085, annual tourism/community revenue is anticipated to increase from \$14,914,880 to \$38,049,463.	2

Jobs Supported by Annual Greenway Tourism/Community Revenue	Page 5 in BCA Narrative	<p>Minot businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. As such, jobs are a critical component of the region's economic revitalization and long-term resilience and recovery. The influx of oil industry jobs to the region has been an asset in many ways, but the City risks becoming dependent on these oil jobs and vulnerable to the volatility of the oil industry. If that happens, when the next downturn in the oil industry hits, Minot would face significant unemployment, loss of businesses, and other economic impacts affecting communities that depend too heavily on a single industry sector. Job creation in industry sectors outside of the oil industry will therefore be especially beneficial to the region's long-term economic well-being. The revenue generated by the greenway will result primarily from expenditures by residents and visitors that take place in the food/beverage, hotel/motel, entertainment/recreation, retail, and transportation sectors of the economy. These expenditures will support jobs in the local economy, such as employees at restaurants, hotels, and retail establishments. The annual labor income associated with these jobs will be an important economic benefit for the City of Minot.</p>	<p>Impact Analysis for Planning (IMPLAN) data was used for this analysis to estimate the number of jobs that will be created in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy as a result of resident and visitor expenditures associated with the greenway. According to IMPLAN multipliers for Ward County, North Dakota, an estimated 18 jobs will be created per \$1.0 million dollars in resident and visitor expenditures associated with the greenway. This ratio was applied to the anticipated tourism and community revenue generated each year by the greenway. Example calculation: (\$14,680,000 in annual revenue / \$1,000,000) x 18 = 264 jobs. The specific IMPLAN multipliers used to develop the estimate of 18 jobs per \$1.0 million in expenditures is included as an attachment to this narrative table.</p>	<p>Annual jobs will grow from an estimated 88 in 2023 to 685 by 2085. This effect is monetized below as annual labor income associated with these jobs.</p>	2
Annual Labor Income Generated by Greenway Tourism/Community Revenue	Page 5 in BCA Narrative	<p>The revenue generated by the greenway will result primarily from expenditures by residents and visitors that take place in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy. These expenditures will support jobs in the local economy, such as employees at restaurants, hotels, and retail establishments. The annual labor income associated with these jobs will be an important economic benefit for the City of Minot as employees spend their salaries for basic living expenses.</p>	<p>Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of jobs that would be supported by resident and visitor expenditures associated with the greenway. We researched job descriptions in BLS data that typify the jobs that would be supported by resident and visitor expenditures associated with the greenway. According to 2014 BLS data, the average salaries of a cashier and retail sales person in North Dakota are \$21,360 and \$29,220, respectively (see http://www.bls.gov/oes/current/oes_nd.htm). In 2015 dollars, these salaries are \$21,191 and \$28,989, respectively. The average of these two salaries is \$25,090 in 2015 dollars. This average salary was applied to all jobs estimated to be supported by resident and visitor expenditures associated with the greenway each year. Example calculation: 264 jobs x \$25,090 = \$6,623,760 total annual salary.</p>	<p>Annual labor income will grow from \$2,209,954 in 2023 to \$17,184,108 in 2085.</p>	2

City of Minot – National Disaster Resilience Competition, Phase 2

Flood Protection Benefit-Cost Analysis – Qualitative Benefits

Introduction

As required in Attachment H to the Notice of Funding Availability (NOFA) dated June 2015, the benefits and costs of the projects in the flood protection benefit-cost analysis (BCA) were measured according to five categories. These categories include:

- Lifecycle Costs – These include project construction/investment costs and operations/maintenance costs.
- Resilience Value – The value of protection from future disasters. Examples include the reduction of expected property damages and the value of reduced displacement caused by future disasters.
- Environmental Value – These factors fall into categories such as erosion control, wildlife habitat, reduced energy usage, reduced air quality impacts, and climate regulation.
- Social Value – Benefits that would further community development objectives. Examples include health benefits and improved community identity and social cohesion.
- Economic Revitalization – Direct effects on the local or regional economy. Examples include tourism revenue, payroll associated with permanent jobs added to the economy, and increases in property values.

In most cases, it was possible to quantify the benefits and costs within these categories in the flood protection BCA. However, one benefit – health benefits associated with the greenway – was not easily quantified. As explained on Page 3 of Attachment H to the NOFA, applicants may include up to three pages summarizing benefits or costs that are difficult to quantify. The section below provides a brief discussion of health benefits associated with the riverfront greenway, which is included in the Social Value category of benefits.

Social Value – Health Benefits Associated with the Greenway

The City of Minot proposes to construct a greenway along the Souris River that will connect Oak Park and Roosevelt Park, both of which were flooded in the 2011 disaster. This greenway will provide pedestrian and bike trails between neighborhoods north and south of the river, creating recreational opportunities for Minot's residents and visitors. Based on a review of the literature, it is anticipated that the greenway's pedestrian and bike trails will provide health benefits to users through physical activity.

The significant benefits of physical activity are well-documented. According to the Centers for Disease Control and Prevention (CDC), these benefits include helping to:

- Control weight.
- Control high blood pressure.
- Reduce risk for type 2 diabetes, heart attacks, and colon cancer.

- Reduce symptoms of depression and anxiety.
- Reduce arthritis pain and disability.
- Prevent osteoporosis and falls.¹

The current director of the CDC, Dr. Thomas Frieden, has stated that obesity is among the most urgent health challenges facing the U.S. today since it contributes to many of the leading causes of death, including heart disease, stroke, diabetes, and some types of cancer.² The CDC supports increasing the number of people who meet recommended physical activity guidelines as an approach to fight obesity.³ These guidelines vary for different age groups. For example, the CDC recommends adults get a combination of aerobic and muscle-strengthening exercise each week. Aerobic exercise can be two hours and 30 minutes of moderate-intensity aerobic activity (e.g., walking), one hour and 15 minutes of vigorous-intensity aerobic activity (e.g., jogging or running), or an equivalent mix of moderate- and vigorous-intensity aerobic activity each week. This activity should be coupled with muscle-strengthening activities on two or more days per week that work all major muscle groups.⁴

Research shows there is a link between the availability of park and recreation services and increased physical activity. For example, one study that conducted research of 500 older adults from 56 neighborhoods in Portland, Oregon found that adults who had more recreational facilities and open green space available were significantly more likely to report higher levels of walking.⁵ Another study of adolescent females in six cities found that the presence of more parks within one mile of home correlated to higher levels of physical activity than having fewer parks. More specifically, the study found that each additional park within a half mile of each study participant's home was associated with 17 more minutes of non-school, moderate-to-vigorous physical activity over a 6-day period.⁶ Finally, one study examined physical activity levels of children compared to the percentage of total park area within neighborhoods. The study found that there was a 1.4 percent increase in physical activity levels for each 1 percent increase in park area.⁷

The literature discusses how greenways, trails, and bike paths in particular can provide health benefits for communities that construct them. Greenways provide outdoor recreation and fitness opportunities such as walking, jogging, in-line skating, bicycling, and other forms of exercise.⁸ The physical activity associated with these activities leads to health benefits such as reduction in obesity, protection against diabetes, reduced premature death, and improved symptoms of mild-to-moderate depression and anxiety.⁹

¹ <http://atfiles.org/files/pdf/TrailsHealth.pdf>

² http://www.cdc.gov/winnablebattles/obesity/pdf/obesity_wb_letter.pdf

³ Ibid.

⁴ <http://www.cdc.gov/physicalactivity/basics/adults/index.htm>

⁵ http://activelivingresearch.org/files/Synthesis_Mowen_Feb2010_o.pdf

⁶ Ibid.

⁷ Ibid.

⁸ <http://atfiles.org/files/pdf/BenefitsPA2002.pdf>

⁹ http://www.asla.org/uploadedFiles/CMS/Meetings_and_Events/2012_Annual_Meeting_Handouts/MON-B3%20Greenways%20Economic%20Engine%20for%20the%2021st%20Century%20Catalytic,%20Vibrant%20and%20Visible.pdf

Summary

The proposed riverfront greenway will provide the City of Minot with outdoor recreational opportunities that include walking, jogging, in-line skating, and bicycling. Based on the preceding discussion, it is expected that users of the greenway will experience health benefits such as weight control, reduced risk for type 2 diabetes, and reduced symptoms of depression and anxiety through increased physical activity. These benefits are difficult to quantify, but they are important to the well-being of Minot's residents and visitors.

Figure 3. Subprojects and Estimated Timeline (Minot Reaches)

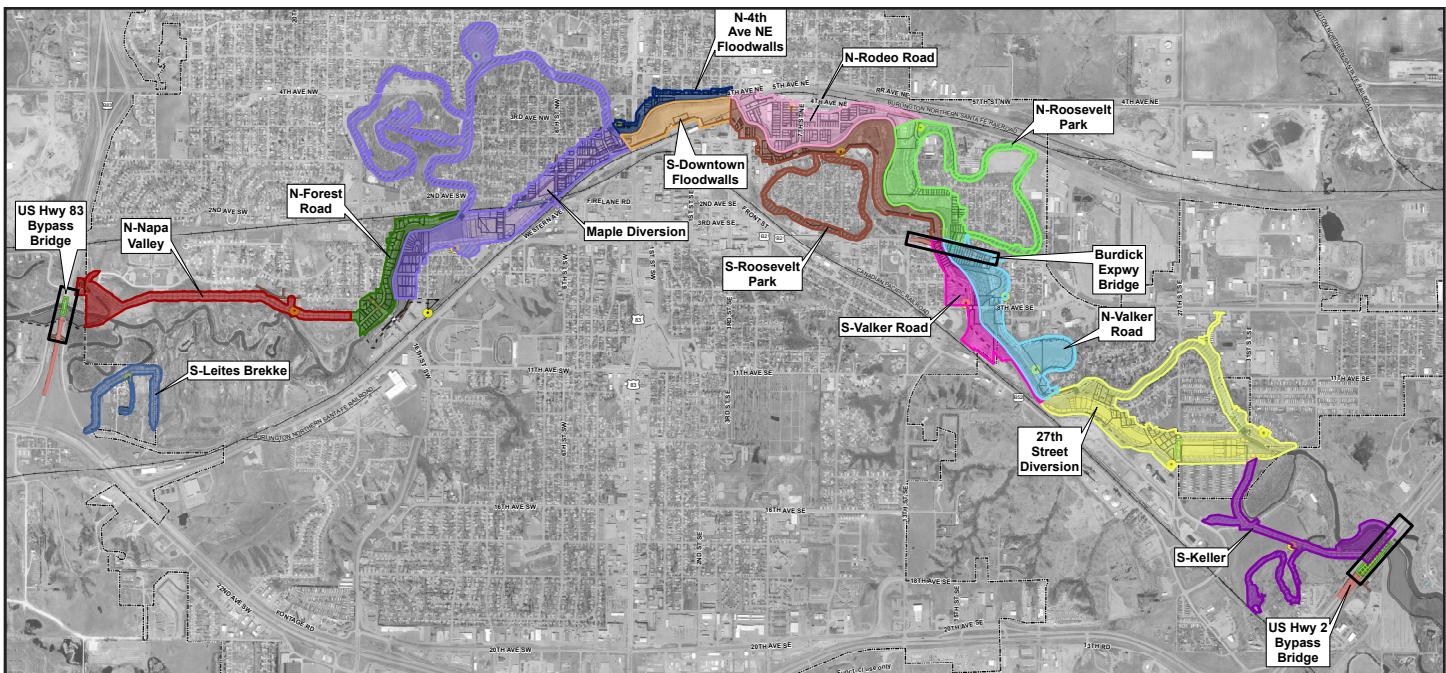


TABLE 1: SUMMARY OF SUBPROJECTS AND ESTIMATED TIMELINE (MINOT REACHES)¹

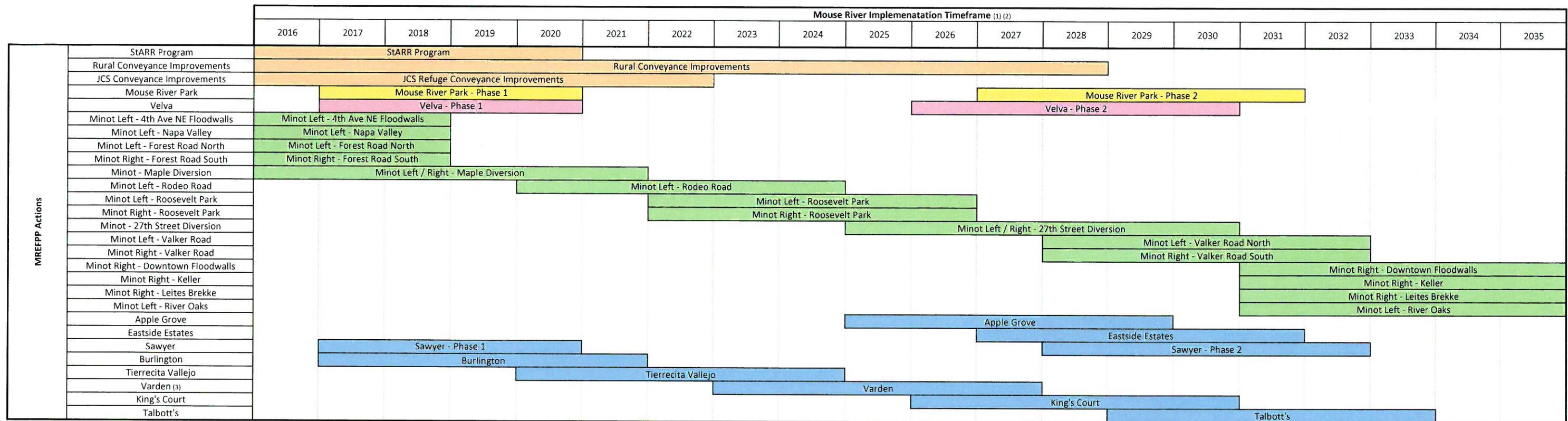
TABLE 1: SUMMARY OF SUBPROJECTS AND ESTIMATED TIMELINE (MINOT REACHES) ¹		Projected Time Frame (Fiscal Year)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Opinion of Cost (2012 Dollars)
	Description														
Feasibility Investigations and Design During EIS Timeframe (Minot Reaches)		2014-2017 ²													\$35.4 M
Lands and Easements (Minot Reaches) ³		2014-2023													\$86.9 M
Subprojects (Minot Reaches)	N – 4th Avenue NE Floodwalls	2014-2016													\$26.4 M
	CP Rail Bridge	2014-2019													\$5.3 M
	Hwy 83 Bypass Bridge	2015-2018													\$5.4 M
	Hwy 2 Bypass Bridge	2015-2018													\$6.3 M
	Maple Diversion	2015-2019													\$103.9 M
	N – Forest Road	2017-2018													\$8.3 M
	N – Napa Valley	2018-2019													\$18.3 M
	Burdick Expressway Bridge	2018-2020													\$9.3 M
	N – Rodeo Road	2019-2020													\$12.0 M
	N – Roosevelt Park	2019-2020													\$24.2 M
	S – Roosevelt Park (Zoo)	2020-2022													\$38.9 M
	27th Street Diversion	2020-2023													\$94.5 M
	N – Valker Road	2023-2024													\$17.6 M
	S – Valker Road	2023-2024													\$13.2 M
	S – Downtown Floodwalls	2023-2025													\$10.0 M
	S – Keller	2024-2025													\$6.7 M
	S – Leites Brekke	2024-2025													\$8.0 M
Subtotal¹															\$530 M⁴

¹ Prioritization of tasks and subprojects is based on the feasibility level of design for the project scope at this time. Future investigations and detailed design could require adjustments to the proposed timeline. Any schedule slippage in critical-path tasks or changes to key assumptions could require modifications to the schedule set forth in the estimated timeline and could require re-evaluation of the estimated funding scenario(s).

² The estimated timeline for completion of the EIS process and obtaining a Record of Decision (ROD) is some time in FY2017. Much of the work related to flood-risk-reduction features is likely dependent on meeting this key permitting benchmark.

³ The proposed sequence and cost-loaded critical path schedule assume that land acquisition is completed for each phased subproject prior to the bidding and construction of that subproject.

4 The scope of the Mouse River Enhanced Flood Protection Project has been modified to exclude work presently being planned around the Minot water treatment plant. The water treatment plant is a stand-alone project and is not impacted by implementation of the overall flood risk reduction project.



Notes:

(1) The implementation schedules shown for each activity include the timeframe anticipated for planning, engineering, design and construction, as applicable.
 (2) Implementation schedules for the MREFPP actions will be adjusted based on detailed design and appropriation of funds.
 (3) SWIF action will be completed concurrently with adjacent MREFPP action.
 (3) The Varden segment of the MREFPP is intended to modify and consolidate the Brooks Addition and Country Club Acres segments of the existing federal project.

Action Legend:

- Ward County (Excl. Minot)
- Minot
- Renville County
- McHenry County
- Multi-County

GREENWAY VISITOR EXPENDITURES

Percent	Jobs per \$million spent
25%	411 Hotels and motels- including casino hotels
	 14.64969475
45%	413 Food services and drinking places
	 21.93447997
15%	330 Retail Stores - Miscellaneous
	 22.78123624
15%	362 Automotive equipment rental and leasing
	 6.731521361
100%	
	Avg Total 17.95985331

RESIDENTIAL ZONING (243 PROPERTIES)

							0.15	
MI27.879.000.0030	12740	30000	0	0	30000	34500	R1	
MI27.879.000.0040	12740	30000	0	0	30000	34500	R1	
MI23.097.010.0080	1410 3RD AVE SW	34632	69000	0	69000	79350	R1	
MI23.5.03.010.0040	208 13TH ST SW	14468	51000	156000	0	207000	238050	R1
MI23.283.020.0020	909 2ND AVE SW	8560	26000	99000	0	125000	143750	R1
MI23.278.000.0000	911 2ND AVE SW	9089	26000	99000	0	122000	140000	R1
MI23.178.000.0020	1005 2ND AVE SW	9352	26000	15000	0	43000	40450	R1
MI23.178.000.0030	1005 2ND AVE SW	15459	46000	145000	0	131000	219650	R1
MI23.178.000.0040	1009 2ND AVE SW	8678	26000	30000	0	56000	64400	R1
MI23.034.000.0020	205 11TH ST SW	6175	19000	74000	0	93000	106950	R1
MI23.034.000.0020	208 11TH ST SW	9759	29000	100000	0	120000	140300	R1
MI23.034.000.0051	211 12TH ST SW	9123	29000	98000	0	125000	143750	R1
MI23.034.000.0040	212 12TH ST SW	11237.5	34000	160000	0	194000	223100	R1
MI23.503.010.0030	212 12TH ST SW	14423	50000	0	0	50000	57500	R1
MI19.213.000.1150	428 15TH ST SE	6250	25000	51000	0	76000	87400	R1
MI19.213.000.1140	432 15TH ST SE	6310	25000	167000	0	192000	220800	R1
MI19.105.020.0020	516 15TH ST SE	7000	28000	192000	0	220000	253000	R1
MI24.313.030.0072	11 15TH ST NE	3750	13000	80000	0	93000	106950	R1
MI24.313.030.0050	16 4TH ST NE	3750	11000	105000	0	116000	133400	R1
MI19.213.000.0400	16 15TH ST SE	2000	8000	121000	0	129000	148350	R1
MI19.213.000.0390	1429 1ST AVE SE	5000	20000	125000	0	145000	166750	R1
MI19.213.000.0390	1425 1ST AVE SE	6855	27000	120000	0	147000	169050	R1
MI19.213.000.0370	1423 1ST AVE SE	6855	27000	132000	0	159000	182850	R1
MI19.213.000.0360	1421 1ST AVE SE	6855	27000	104000	0	131000	150650	R1
MI19.214.000.0010	15 14TH ST SE	9316	37000	173000	0	210000	241500	R1
MI19.213.000.0261	1400 CENTRAL AVE E	15990	40000	134000	0	174000	200100	R1
MI19.215.000.0007	1512 1ST AVE SE	5101.2	20000	89000	0	109000	125350	R1
MI19.213.000.0760	110 16TH ST SE	6940	28000	125000	0	153000	175950	R1
MI19.213.000.0750	112 16TH ST SE	6940	28000	0	0	28000	32200	R1
MI19.213.000.0740	116 16TH ST SE	6940	28000	93000	0	121000	139150	R1
MI19.213.000.0730	120 16TH ST SE	6940	28000	106000	0	134000	151000	R1
MI19.213.000.0730	124 1ST AVE SE	6855	27000	132000	0	159000	167500	R1
MI19.213.000.0560	1421 1ST AVE SE	6855	27000	104000	0	131000	150650	R1
MI19.213.000.0550	15 14TH ST SE	9316	37000	173000	0	210000	241500	R1
MI19.213.000.0550	16 4TH ST NE	3750	11000	105000	0	116000	133400	R1
MI19.213.000.0840	211 16TH ST SE	6000	24000	136000	0	160000	184000	R1
MI19.213.000.0880	219 16TH ST SE	6000	24000	65000	0	89000	102350	R1
MI19.213.000.0870	217 16TH ST SE	6000	24000	265000	0	289000	332350	R1
MI19.213.000.0860	215 16TH ST SE	6000	24000	102000	0	126000	144900	R1
MI19.213.000.0860	215 16TH ST SE	6000	24000	0	0	24000	27600	R1
MI19.213.000.0870	221 16TH ST SE	6000	24000	122000	0	146000	167900	R1
MI19.213.000.0910	1605 3RD AVE SE	6000	24000	120000	0	144000	165600	R1
MI19.092.000.0220	1615 BURDICK EXPY E	10342.5	31000	85000	0	116000	133400	R1
MI19.092.000.0184	1607 BURDICK EXPY E	23350	58000	13000	0	71000	81650	R1
MI19.213.000.0420	1600 3RD AVE SE	4800	19000	77000	0	96000	102350	R1
MI19.092.000.0240	1617 BURDICK EXPY E	1117.5	33000	118000	0	151000	173650	R1
MI19.092.000.0240	1621 BURDICK EXPY E	11750	35000	108000	0	143000	164450	R1
MI19.092.000.0280	1625 BURDICK EXPY E	12000	36000	136000	0	172000	19780	R1
MI19.092.000.0300	1701 BURDICK EXPY E	12000	36000	101000	0	137000	157500	R1
MI19.092.000.0220	1703 BURDICK EXPY E	12000	36000	104000	0	140000	161000	R1
MI19.092.000.0340	1709 BURDICK EXPY E	12000	36000	79000	0	115000	132200	R1
MI19.092.000.0350	1709 BURDICK EXPY E	1187.5	36000	0	0	36000	41400	R1
MI19.092.000.0380	1719 BURDICK EXPY E	1125	35000	167000	0	200000	232300	R1
MI19.092.000.0420	1727 BURDICK EXPY E	1117.5	34000	74000	0	108000	124200	R1
MI19.092.000.0420	1729 BURDICK EXPY E	10500	32000	102000	0	134000	151400	R1
MI19.092.000.0420	1730 BURDICK EXPY E	9337.5	37000	103000	0	140000	161000	R1
MI19.092.000.0910	415 18TH ST SE	6225	25000	95000	0	120000	138000	R1
MI30.131.000.0220	5 SOURIS CT	29533	65000	174000	0	23900	274850	R1
MI30.131.000.0300	44 SOURIS CT	19286	58000	209000	0	267000	307050	R1
MI30.007.000.0120	2601 BELWAY	12038	4000	0	0	4000	4600	R1
MI30.007.000.0260	2510 BELVIEW DR	12740.11	45000	185000	0	230000	264500	R1
MI30.007.000.0250	2514 BELVIEW DR	22088	66000	256000	0	322000	370300	R1
MI30.007.000.0320	2509 BELVIEW DR	13280	46000	197000	0	243000	279450	R1
MI30.007.000.0310	1115 25TH ST SE	12000	42000	140000	0	182000	209300	R1
MI30.007.000.0640	2405 EL RIO DR	14537	44000	147000	0	191000	219650	R1
MI30.007.000.0630	2409 EL RIO DR	15485	46000	160000	0	206000	236900	R1
MI30.007.000.0620	2415 EL RIO DR	14850	52000	186000	0	238000	273700	R1
MI30.007.000.0360	1112 25TH ST SE	17100	41000	160000	0	201000	231150	R1
MI30.007.000.0440	1100 25TH ST SE	13524	47000	121000	0	168000	193200	R1
MI30.007.000.0450	2418 EL RIO DR	10773	38000	114000	0	152000	174800	R1
MI19.092.000.1130	1905 8TH AVE SE	15000	53000	102000	0	155000	178250	R1
MI19.092.000.1120	1903 8TH AVE SE	10800	43000	117000	0	160000	184000	R1
MI19.092.000.0880	509 18TH AVE SE	9337.5	37000	129000	0	166000	190900	R1
MI19.092.000.0870	1801 6TH AVE SE	6225	25000	167000	0	192000	220800	R1
MI19.105.020.0080	624 15TH ST SE	7560	30000	102000	0	132000	151800	R1
MI19.105.020.0070	620 15TH ST SE	7560	30000	87000	0	117000	134550	R1
MI19.105.020.0061	618 15TH ST SE	6600	26000	68000	0	94000	108100	R1
MI19.105.020.0050	612 15TH ST SE	7000	28000	117000	0	145000	166750	R1
MI19.105.020.0040	610 15TH ST SE	7000	28000	96000	0	124000	142600	R1
MI19.105.020.0030	608 15TH ST SE	7000	28000	0	0	28000	32200	R1
MI19.105.020.0200	604 15TH ST SE	7000	28000	160000	0	188000	216200	R1
MI19.105.020.0210	600 15TH ST SE	7000	28000	0	0	28000	32200	R1
MI23.186.000.0006	1005 5TH AVE SW	11855.7	41000	173000	0	214000	246100	R1
MI23.186.000.0006	509 12TH AVE SW	15000	38000	64000	0	102000	117300	R1
MI23.186.000.0022	1121 5TH AVE SW	7500	34000	123000	0	157000	180550	R1
MI23.186.000.0032	1111 5TH AVE SW	9000	36000	0	0	36000	41400	R1
MI23.186.000.0023	1115 5TH AVE SW	7500	34000	145000	0	179000	205850	R1
MI23.186.000.0021	1117 5TH AVE SW	7500	34000	52000	0	86000	98900	R1
MI23.186.000.0031	1105 5TH AVE SW	13500	47000	96000	0	143000	164450	R1
MI23.186.000.0043	1039 5TH AVE SW	7500	34000	69000	0	103000	118450	R1
MI23.186.000.0042	1035 5TH AVE SW	7500	34000	76000	0	110000	126500	R1
MI23.186.000.0050	1027 5TH AVE SW	16234	57000	85000	0	142000	163300	R1
MI23.186.000.0040	1031 5TH AVE SW	7500	34000	120000	0	154000	177100	R1
MI23.186.000.0040	1209 5TH AVE SW	9730	39000	130000	0	178000	204700	R1
MI23.097.000.0040	710 12TH ST SE	15640	58000	149000	0	207000	238950	R1
MI23.069.000.0110	1210 6TH AVE SW	21340	53000	155000	0	208000	239200	R1
MI23.069.000.0050	1209 6TH AVE SW	12610	44000	157000	0	201000	231150	R1
MI23.186.000.0193	713 3 12TH ST SW	9900	40000	99000	0	139000	159850	R1
MI23.186.000.0180	1118 8TH AVE SW	29933	27000	0	0	27000	31050	R1
MI23.467.000.0150	611 15TH ST SW	9635	39000	167000	0	206000	236900	R1
MI23.467.000.0170	607 15TH ST SW	8897	36000	200000	0	236000	271400	R1
MI23.467.000.0190	602 FOREST RD	8146	37000	182000	0	219000	251850	R1
MI23.467.000.0190	1521 5TH AVE SW	19516	59000	343000	0	402000	462300	R1
MI23.467.000.0250	508 FOREST RD	9699	44000	200000	0	244000	280600	R1
MI23.467.000.0260	512 FOREST RD	8621	39000	140000	0	179000	205850	R1
MI23.467.000.0270	516 FOREST RD	8044	36000	194000	0	230000	264500	R1
MI23.467.000.0280	502 FOREST RD	8024	36000	166000	0	202000	232300	R1
MI23.097.020.0030	301 15TH ST SW	8745	35000	10000	0	45000	51750	R1
MI23.467.								

M122.249.020.0020	509 21ST ST SW	15720	71000	147000	0	218000	250700	R1	BARNES, KAREN
M122.293.050.0040	606 20TH ST SW	9120	41000	35000	0	76000	87400	R1	ASSEL, MIKE
M122.293.050.0030	602 20TH ST SW	7800	35000	165000	0	200000	230000	R1	HELGESON, HARLAN C & LEONA E
M122.249.050.0130	508 21ST ST SW	14350	65000	152000	0	217000	249550	R1	MCCARTY, PATRICK & CAMMY
M122.825.000.0090	2201 7TH AVE SW	12751.59	50000	311000	0	361000	415150	R1	ROSE, VANESSE & ESEAN D
M122.825.000.0080	2205 7TH AVE SW	8233.93	50000	238000	0	288000	331200	R1	WASHEK, FRED & MICHELLE
M122.825.000.0070	2301 7TH AVE SW	9249.71	50000	236000	0	286000	328900	R1	REINKE, JASON & KRISTI
M122.825.000.0060	2305 7TH AVE SW	9179.74	50000	229000	0	279000	320850	R1	SCHOLLMAYER, JOHN C
M122.825.000.0050	2309 7TH AVE SW	10288.2	50000	243000	0	293000	336950	R1	FETTIG, MARK
M122.825.000.0040	2313 7TH AVE SW	10198.67	50000	228000	0	278000	319700	R1	LEONARD, KYLE & SHELLY
M122.825.000.0030	2317 7TH AVE SW	10109.13	50000	273000	0	323000	371450	R1	OPPERUD, ROBBIE A & CARISA J
M122.825.000.0020	2401 7TH AVE SW	10024.32	50000	281000	0	331000	380650	R1	FISKE, PETE & RANDY
M122.825.000.0010	2405 7TH AVE SW	10439.2	50000	259000	0	309000	355350	R1	RYAN, VERNON & JENNIFER
M122.826.000.0040		10505.34	45000	0	45000	51750	R1	STEVENS, GUY	
M122.826.000.0030	2413 7TH AVE SW	12755.6	50000	251000	0	301000	346150	R1	SCHUTT, ROBERT J & MICHELLE
M122.826.000.0020	2417 7TH AVE SW	15828.36	50000	373000	0	423000	486450	R1	HUSSEY, JONATHAN & AMANDA
M122.826.000.0010	2421 7TH AVE SW	17092.43	50000	371000	0	421000	484150	R1	BAKER, JESSICA C
M122.811.000.0001	608 25TH ST SW	8250	50000	204000	0	254000	292100	R1	ENGEBRETSON, ANDREW I & KRISTINA
M122.811.000.0002	604 25TH ST SW	8250	50000	190000	0	240000	276000	R1	FROSTHET, ROBERT & DONNA
M122.811.000.0003	606 25TH ST SW	8261.26	50000	249000	0	299000	348350	R1	GULLICKS, RYAN P & KAREN M
M122.811.000.0004	620 25TH ST SW	14574.16	50000	275000	0	325000	373750	R1	WAHLSTROM, WEYLIN A & SHILA M
M122.830.000.0120	2423 4TH AVE SW	19195.09	55000	222000	0	277000	318550	R1	BURKHARD, JOSEPH A & BARBER, ANN M
M122.830.000.0130	2424 4TH AVE SW	17097.38	55000	281000	0	336000	386400	R1	WILLIAMS, DANIEL L & JAMIE A
M127.877.000.0070		8500	12000	0	12000	13800	R1	BENDER, PATRICIA A & GARY E	
M127.877.000.0080	1211 28TH ST SW	10207	12000	95000	0	107000	123050	R1	COON, PATRICIA R
M127.877.000.0090	1215 28TH ST SW	10207	12000	128000	0	140000	161000	R1	KRAFT, AARON
M127.877.000.0099		10207	12000	0	12000	13800	R1	KRAFT, AARON	
M127.878.152.0053		12740	18000	0	18000	20700	R1	RUED, JONATHAN D	
M127.878.152.0060		12740	16000	0	16000	18400	R1	LARSON, DONALD J & ETAL	
M127.878.152.0093	2715 13TH AVE SW	42418	40000	154000	0	194000	223100	R1	BUCHLER, MIKE J & STACY E
M127.877.000.0050	2719 12TH AVE SW	8500	15000	218000	0	233000	267950	R1	BENDER, PATRICIA A & GARY E
M127.877.000.0059	2723 12TH AVE SW	8800	12000	0	35000	47000	R1	BENDER, PATRICIA A & GARY E	
M127.872.000.0020	509 22ND ST SW	625.81	94000	0	0	94000	105100	R1	AWALT, RICK & TRACEY
M127.669.000.0010	20004.23	6000	0	0	6000	6900	R1	BLACK, THOMAS E & SARAH L	
M15 213.000.1530	500 15TH ST SE	6968.75	28000	22000	0	50000	57500	R1	GOTVASLEE, LYNETTE G
M124.313.040.0073	505 CENTRAL AVE E	3500	12000	108000	0	120000	138000	R1	HUNT, WILLIAM K & TERESA M
M124.498.020.0231	611 CENTRAL AVE E	9889	35000	108000	0	143000	164450	R1	FARAI, LP
M124.498.020.0211	622 CENTRAL AVE E	4210	15000	39000	0	54000	62100	R1	OFSTHUN, DUANE & JEAN LIFE ESTATE
M124.498.020.0200	624 CENTRAL AVE E	8860	31000	80000	0	111000	127650	R1	FARAI, LP
M124.498.020.0190	700 CENTRAL AVE E	9655	34000	147000	0	181000	208150	R1	SLOBRY, TOM P & ROBERT J
M124.498.020.0180	706 CENTRAL AVE E	10445	37000	130000	0	167000	192050	R1	MCREYNOLDS, RANDOLPH MATTHEW & MONIQUE A
M124.498.020.0170	708 CENTRAL AVE E	9920	35000	134000	0	169000	194350	R1	LUCIER, CAROL J
M124.498.020.0160	712 CENTRAL AVE E	5500	19000	90000	0	109000	125350	R1	HAGER, JEROME J & KAREN A
M124.498.020.0240	610 CENTRAL AVE E	6563	23000	94000	0	117000	134550	R1	FARAI, LP
M124.498.020.0251	604 CENTRAL AVE E	1881	7000	16000	0	23000	26450	R1	HOFFMAN, RYAN
M124.498.020.0252	606 CENTRAL AVE E	1991	7000	69000	0	76000	87400	R1	KLEIN, JONATHAN T & SARAH ANN
M124.498.020.0260	602 CENTRAL AVE E	3250	11000	127000	0	138000	158700	R1	WAHLSTROM, PETER J & CAROL M
M124.498.020.0260	528 CENTRAL AVE E	2580	10000	165000	2000	177000	203550	R1	REINER, TINA M LIVING TRUST
M124.185.000.0030	526 CENTRAL AVE E	6684	8000	0	8000	9200	R1	REINER, TINA M LIVING TRUST	
M123.372.060.0032	709 CENTRAL AVE W	7000	21000	170000	0	191000	219650	R1	MCKINNEY, RAYMOND MORRIS JR
M123.372.060.0031	705 CENTRAL AVE W	8000	24000	88000	0	112000	128800	R1	WESTON, SUSAN & SCOTT R
M123.372.060.0010	701 CENTRAL AVE W	6000	18000	78000	0	96000	110400	R1	PIGNET, BRIAN K & MARY J
M123.372.070.0020	104 8TH ST SW	7000	21000	125000	0	146000	167900	R1	KIBLER, ROBERT EUGENE JR & DEUFEL, ALEXANDRA
M123.235.000.0060	808 1ST AVE SW	12552.96	38000	161000	0	199000	228850	R1	ELSTOEN, LORI D LIFE ESTATE
M123.235.000.0070	804 1ST AVE SW	10171.39	31000	110000	0	141000	162150	R1	HELL, SCOTT
M123.626.000.0010	1315 2ND AVE SW APT 1	12000	146000	0	158000	181700	R1	WEBFOOT PROPERTIES, LLC	
M123.626.000.0020	1315 2ND AVE SW APT 2	12000	140000	0	152000	174800	R1	WEBFOOT PROPERTIES, LLC	
M123.626.000.0030	1315 2ND AVE SW APT 3	12000	140000	0	152000	174800	R1	WEBFOOT PROPERTIES, LLC	
M123.626.000.0040	1315 2ND AVE SW APT 4	12000	140000	0	152000	174800	R1	WEBFOOT PROPERTIES, LLC	
M123.626.000.0050	1315 2ND AVE SW APT 5	0	12000	140000	0	152000	174800	R1	WEBFOOT PROPERTIES, LLC
M123.611.000.0030	1401 2ND AVE SW	20001	80000	0	547000	627000	721050	R1	HENDERSON, WAYNE
M123.611.000.0020	1405 2ND AVE SW	19732	79000	0	547000	626000	719900	R1	HENDERSON, WAYNE W
M123.283.020.0010	901 2ND AVE SW	6413	19000	140000	0	159000	182850	R1	ABEL, DENNIS A & LINDA A
M123.372.040.0020	10 7TH ST NW	7000	21000	110000	0	131000	150650	R1	WITHUS, GEORGE C & CLOUSE, KIM
M123.372.040.0030	4 7TH ST NW	7000	21000	9000	0	30000	34500	R1	CITY OF MINOT
M123.372.040.0060	2 7TH ST NW	7000	21000	181000	0	202000	232300	R1	WOLLA, JOSHUA R
M123.320.150.0090	410 15TH ST NE	8100	24000	14000	0	157000	20550	R1	SCHEID, RONNARD & CHRISTINA
M123.320.150.0090	410 15TH ST NE	7000	42000	59000	0	101000	116150	R1	BAEHM, TODD A
M123.337.000.0100	409 15TH ST NE	6860	27000	79000	0	105000	121900	R1	KRAFT, JAMES P
M123.334.030.0050	410 15TH ST NE	7000	28000	0	6000	34000	39100	R1	SPiritual Life Christian Fellowship Church
M123.334.000.0050	409 15TH ST NE	9600	38000	120000	0	158000	181700	R1	BURKHARD, RANDY J
M123.314.010.0021	411 15TH ST NW	4500	18000	107000	0	125000	143750	R1	LYSY, TRISTAL B & COREY F
M123.314.010.0030	110 4TH AVE NW	7500	30000	88000	0	118000	135700	R1	RML, RENTALS, LLC
M123.314.010.0040	110 4TH AVE NW	7500	30000	57000	0	87000	100050	R1	ALLEN, DEE ANN & BARTO, DONNA
M123.314.010.0050	7500	24000	0	5000	39000	44850	52000	R1	SHOMENTO, DAVID A & TARRYLL J
M123.324.150.0020	17 15TH ST NW	6720	20000	12000	0	32000	36800	R1	CITY OF MINOT
M123.324.150.0010	23 15TH ST NW	6720	20000	107000	0	127000	146050	R1	FARAI LIMITED PARTNERSHIP
M123.324.150.0062	615 1ST AVE NW	6720	20000	137000	0	157000	180550	R1	KIZIMA, JESS M & MARY F
M123.324.150.0040	12 7TH ST NW	6580	20000	165000	0	185000	212750	R1	GARCIA, FABIAN JOHN JR & ASHLEY R
M123.324.090.0030	112 6TH ST NW	7000	21000	73000	0	94000	108100	R1	R & D PROPERTIES, LLP
M123.324.090.0040	110 6TH ST NW	7000	21000	79000	0	100000	115000	R1	LOCKEN, MARY A
M123.324.090.0062	106 6TH ST NW	7000	21000	84000	0	105000	120750	R1	OPPERUD, ALLAN B & NORMA D
M123.324.090.0061	102 6TH ST NW	4250	15000	91000	0	106000	121900	R1	OPPERUD, ALLAN B & NORMA D
M123.324.240.0013	412 15TH ST NW	7500	30000	0	160000	190000	21300	R1	OPPERUD, ALLAN B & NORMA D
M123.321.050.0020	117 5TH ST NW	7000	21000	88000	0	109000	125350	R1	LOCKEN, STEVEN G
M123.321.050.030	115 5TH ST NW	7000	21000	13000	0	34000	39100	R1	BALL, RICHARD
M123.321.060.0011	437 2ND AVE NW	5880	18000	306000	0	324000	372600	R1	KESSLER, DAVID S
M123.347.000.0011	209 4TH ST NW	8059	24000	96000	0	120000	138000	R1	DALIN, ROLAND W
M123.347.000.0050	416 2ND AVE NW	6900	21000	12000	0	33000	37950	R1	LARSON, MICKEY RAY LIFE ESTATE
M123.321.030.0080	420 2ND AVE NW	7000	21000	0	0	21000	24150	R1	VANDER VORSTE, DANIEL W
M123.321.030.0096	424 2ND AVE NW	10500	32000	114000	0	146000	167900	R1	BLOMS, KENTON
M123.321.030.0101	428 2ND AVE NW	3500	11000	8000	0	19000	21850	R1	CITY OF MINOT
M123.321.030.0110	430 2ND AVE NW	7000	21000	104000	0	125000	143750	R1	MALEK, ASHLEY R
M113.192.240.0031	406 2ND ST NE	7900	36000	116000	0	152000	17250	R1	NELSON, JARROD E
M113.192.240.0044	412 2ND ST NE	7500	34000	122000	0	156000	179400	R1	RATHBUN, JOEL C & RUBY L
M113.192.240.0013	418 2ND ST NE								

parcel id	Address	Owner	sq ft	land value	dwlg value	impr value	total value	zoning	
MI24.073.120.0011	916 3RD AVE SE	ASPAAS, BECKY	3250	16000	208000	0	224000	R1	257600
MI24.073.110.0090	223 9TH ST SE	DENNIS, WILLIAM A & HELEN E	7000	35000	276000	0	311000	R1	357650
RESIDENTIAL HOMES (1727 HOMES)									15%
MI24.073.110.0080	217 9TH ST SE	DENNIS, WILLIAM A & HELEN E	7000	35000	128000	0	163000	R1	187450
MI24.072.060.0120	218 9TH ST SE	HORNADAY, LEE A & ELAINE F	7025	35000	155000	0	190000	R1	218500
MI24.072.060.0130	216 9TH ST SE	SEYKORA, JAMES A & MCQUEEN, KATHY R	7025	35000	186000	0	221000	R1	254150
MI24.072.060.0050	219 8TH ST SE	STRAIGHT, MARY J	7000	35000	211000	0	246000	R1	282900
MI24.072.050.0090	218 8TH ST SE	LISTON, KRISTY CARTON, KEN & VALERIE	7000	35000	152000	0	187000	R1	215050
MI24.072.020.0110	216 7TH ST SE	WILLERT, JORDAN L & KAITLIN M	5625	28000	120000	0	148000	R1	170200
MI24.072.050.0061	705 RIVERSIDE DR	RAGSDALE, MICHAEL & SHARIDEL	3116	16000	12000	0	28000	R1	32200
MI24.072.050.0062	703 RIVERSIDE DR	THORSON, SHELDON E & VIVIAN M	7020	35000	173000	0	208000	R1	239200
MI24.072.050.0050	219 7TH ST SE	ZORBAUGH, GEORGE EUGENE	7000	35000	176000	0	211000	R1	242650
MI24.073.110.0100	915 3RD AVE SE	FARMER, JEREMIAH R	7000	35000	124000	0	159000	R1	182850
MI24.073.110.0110	917 3RD AVE SE	BERNTSON, ELAINE D	7000	35000	94000	0	129000	R1	148350
MI24.073.110.0120	919 3RD AVE SE	MESSMORE, DANNY D & ANDREA	11900	60000	109000	0	169000	R1	194350
MI24.288.153.0100	601 BURDICK EXPY E	GOKEY, WILLIAM LANGER	10884	11000	0	0	11000	R1	12650
MI24.072.010.0092	130 6TH ST SE	MONSON, WAYNE T	7000	35000	75000	0	110000	R1	126500
MI24.072.010.0100	134 6TH ST SE	IREY, STEPHANIE A & HAGEL, WAYNE A	15180	68000	137000	0	205000	R1	235750
MI24.072.020.0120	214 7TH ST SE	PETERSON, MONICA S	7880	39000	152000	0	191000	R1	219650
MI24.072.020.0130	208 7TH ST SE	HUNTER, ANNA L	7880	39000	104000	0	143000	R1	164450
MI24.072.020.0200	110 7TH ST SE	GAUTSCHI, RYAN & VITKO, TONIA	7880	39000	201000	0	240000	R1	276000
MI24.072.020.0190	114 7TH ST SE	STOLL, RONALD W	7880	39000	166000	0	205000	R1	235750
MI24.072.020.0180	118 7TH ST SE	MAY, SCOTT A	7880	39000	131000	0	170000	R1	195500
MI24.072.020.0170	122 7TH ST SE	SEBO, TERRY L & CAROL A	7880	39000	175000	0	214000	R1	246100
MI24.072.020.0160	126 7TH ST SE	GILSETH, TROY	7880	39000	129000	0	168000	R1	193200
MI24.072.060.0040	215 8TH ST SE	HAABAK, LEONARD R	7000	35000	99000	0	134000	R1	154100
MI24.072.060.0030	211 8TH ST SE	JORGENSEN, JEROME	7000	35000	34000	0	69000	R1	79350
MI24.072.060.0020	205 8TH ST SE	JORGENSEN, JEROME C & PATRICIA	7000	35000	47000	0	82000	R1	94300
MI24.072.060.0010	201 8TH ST SE	BRAUGHTON, RUTH	7000	35000	118000	0	153000	R1	175950
MI24.072.050.0130	710 2ND AVE SE	GARCIA, JOSE DE JESUS & MARYBELLE	7000	35000	151000	0	186000	R1	213900
MI24.072.050.0120	206 8TH ST SE	ELLIS, BRIAN & MICHELLE R	7000	35000	92000	0	127000	R1	146050
MI24.072.050.0110	208 8TH ST SE	PERRON, JUSTIN & HEAD, NICOLE	7000	35000	100000	0	135000	R1	155250
MI24.072.050.0100	214 8TH ST SE	SCHONAUER, SYLANIE A & STACY D	7000	35000	134000	0	169000	R1	194350
MI24.072.050.0040	213 7TH ST SE	MACMARTIN, L JOHN & THOMPSON, KIMBERLEE S	7000	35000	163000	0	198000	R1	227700
MI24.072.050.0030	209 7TH ST SE	JARVIS, JOHNNIE M IV	7000	35000	194000	0	229000	R1	263350
MI24.072.050.0021	207 7TH ST SE	WAGENMAN, PAUL D & MINDY R	5740	29000	169000	0	198000	R1	227700
MI24.072.050.0010	702 2ND AVE SE	WENSTAD, GARY & JENNIFER	8260	41000	246000	0	287000	R1	330050
MI24.072.040.0061	703 2ND AVE SE	LISTON, MARK V	4250	21000	112000	0	133000	R1	152950
MI24.072.040.0062	709 2ND AVE SE	ARRAYAN, ROLAND	2750	14000	99000	0	113000	R1	129950
MI24.072.040.0050	117 7TH ST SE	BERGO, DAVID R & GALE E	7000	35000	236000	0	271000	R1	311650
MI24.072.040.0030	109 7TH ST SE	JOHNSON, ASHLEY & TORNO, VERDEAN R	7000	35000	109000	0	144000	R1	165600
MI24.072.040.0040	115 7TH ST SE	HARTL, RYAN	7000	35000	82000	0	117000	R1	134550
MI24.072.040.0100	110 8TH ST SE	MEDLEY, LINDA A	7000	35000	101000	0	136000	R1	156400
MI24.072.040.0090	114 8TH ST SE	3V, LLC	7000	35000	119000	0	154000	R1	177100
MI24.072.040.0080	118 8TH ST SE	ERWIN, CODY R	7000	35000	144000	0	179000	R1	205850
MI24.072.040.0070	122 8TH ST SE	LEHNER, DAVID & PATRICIA	7000	35000	219000	0	254000	R1	292100
MI24.072.070.0061	801 2ND AVE SE	WEISE, DONNA L & BRUCE ALAN WIESE JR	7000	35000	212000	0	247000	R1	284050
MI24.072.070.0062	805 2ND AVE SE	CLEMENS, MARK & DEANNE LAVON	7000	35000	216000	0	251000	R1	288650
MI24.072.070.0030	109 8TH ST SE	GANGE, TIMOTHY	10500	53000	198000	0	251000	R1	288650
MI24.072.070.0110	106 9TH ST SE	MORELLI, R PATRICK & LAURA L	7025	35000	211000	0	246000	R1	282900
MI24.072.070.0090	112 9TH ST SE	THOMPSON, DAVID A & GINA L	7025	35000	210000	0	245000	R1	281750
MI24.072.070.0080	116 9TH ST SE	LUCCINI, JOSEPH M & HILORY A	7025	35000	139000	0	174000	R1	200100
MI24.072.070.0070	122 9TH ST SE	ANDREWS, DONALD E LIVING TRUST	7025	35000	151000	0	186000	R1	213900
MI24.072.060.0170	202 9TH ST SE	MYERS, GLEN	7025	35000	147000	0	182000	R1	209300
MI24.072.060.0160	204 9TH ST SE	FEIST, CHRISTINE A	7025	35000	113000	0	148000	R1	170200
MI24.072.060.0150	206 9TH ST SE	JOHNSON, TERRY L & DORINDA K	7025	35000	154000	0	189000	R1	217350
MI24.072.060.0140	212 9TH ST SE	SCOFIELD, MICHAEL R & ERICKSON, LESLIE J	7025	35000	132000	0	167000	R1	192050
MI24.073.110.0070	215 9TH ST SE	SAMUELSON, SCOTT & CONNIE	7000	35000	103000	0	138000	R1	158700

MI24.073.110.0060	211 9TH ST SE	CHILES, RONALD L & JUDY D	7000	35000	166000	0	201000 R1	231150
MI24.073.110.0050	205 9TH ST SE	OPPERUDE, ROBBIE & CARISA	7000	35000	149000	0	184000 R1	211600
MI24.073.110.0040	201 9TH ST SE	FARMER, CHARLES R & JENNY	7000	35000	156000	0	191000 R1	219650
MI24.073.110.0020	918 2ND AVE SE	TIMM, GERALD	15960	72000	122000	0	194000 R1	223100
MI24.073.110.0030	914 2ND AVE SE	JENSON, NEIL & SHARON	7000	35000	132000	0	167000 R1	192050
MI24.073.100.0100	901 2ND AVE SE	HASKETT, JESSE	7000	35000	252000	0	287000 R1	330050
MI24.073.100.0090	117 9TH ST SE	DEMMON, CHRISTOPHER P	7000	35000	181000	0	216000 R1	248400
MI24.073.100.0080	115 9TH ST SE	BOYKO, KEVIN E & JO E	14000	63000	218000	0	281000 R1	323150
MI24.073.100.0110	913 2ND AVE SE	STRAIGHT, SHANNON	7000	35000	144000	0	179000 R1	205850
MI24.073.100.0120	919 2ND AVE SE	RASMUSSEN, GARY C & DAWN M	7000	35000	190000	0	225000 R1	258750
MI24.073.100.0130	921 2ND AVE SE	NELSON, JAMES A & HOLLY J	12250	55000	220000	0	275000 R1	316250
MI24.073.100.0010	1000 1ST AVE SE	MUELLER, ERIC A & ANDRIA; LAY, KAREN K	9100	46000	202000	0	248000 R1	285200
MI24.073.090.0120	25 10TH ST SE	MILLER, DUANE J	12000	60000	121000	0	181000 R1	208150
MI24.072.070.0120	102 9TH ST SE	DELZER, TERRY J	7025	35000	153000	0	188000 R1	216200
MI24.073.100.0060	101 9TH ST SE	MCDANIEL, HAROLD	14000	63000	201000	0	264000 R1	303600
MI24.073.100.0030	916 1ST AVE SE	GULBRANSON, DANIEL L	7000	35000	94000	0	129000 R1	148350
MI24.073.100.0040	914 1ST AVE SE	WILSON, KYLE & NICOLE	7000	35000	147000	0	182000 R1	209300
MI24.A37.000.0010	20 10TH ST SE	MILLER, DUANE J	8456	34000	0	14000	48000 R1	55200
MI24.073.090.0010	4 10TH ST SE	SILVER CITY PROPERTY, LLC	10500	53000	103000	0	156000 R1	179400
MI24.073.090.0020	12 10TH ST SE	BRADLEY, DAVID C	7000	35000	111000	0	146000 R1	167900
MI24.073.090.0051	919 1ST AVE SE	KNUTSON, KURT S & ELLEN E	3500	18000	169000	0	187000 R1	215050
MI24.073.090.0052	917 1ST AVE SE	ROLL, PAMELA L	3500	18000	80000	0	98000 R1	112700
MI24.073.090.0053	915 1ST AVE SE	TIBBALS, JANICE M LIFE ESTATE	5500	28000	100000	0	128000 R1	147200
MI24.073.090.0061	911 1ST AVE SE	BELL, LORRAINE I	2250	11000	101000	0	112000 R1	128800
MI24.073.090.0062	25 9TH ST SE	VARTY, JOHINNA L & VEGAS L	4750	24000	101000	0	125000 R1	143750
MI24.073.090.0070	21 9TH ST SE	MCMULLEN, JAIME M	7000	35000	95000	0	130000 R1	149500
MI24.073.090.0080	15 9TH ST SE	WILLIAMS, LOYE D III	7000	35000	136000	0	171000 R1	196650
MI24.073.090.0110	5 9TH ST SE	CASILLAS, ADAM P & BERG, LAURA	9100	46000	128000	0	174000 R1	200100
MI24.073.090.0100	11 9TH ST SE	PROBST, MARY M	7000	35000	136000	0	171000 R1	196650
MI24.072.080.0030	809 1ST AVE SE	RAGSDALE, MICHAEL & SHARIDEL	9200	46000	130000	0	176000 R1	202400
MI24.072.080.0050	819 1ST AVE SE	HERIGSTAD, JAMES & KAREN R	9200	46000	162000	0	208000 R1	239200
MI24.072.080.0060	821 1ST AVE SE	NELSON, THOR ERIC & JESSICA	9227	46000	199000	0	245000 R1	281750
MI24.353.000.0010	6 9TH ST SE	MAXSON, R JAMES & JANET L	27999.56	84000	286000	0	370000 R1	425500
MI24.072.040.0111	106 8TH ST SE	KIM, JUNE	6720	34000	107000	0	141000 R1	162150
MI24.072.040.0020	105 7TH ST SE	FARAI, LP	7000	35000	98000	0	133000 R1	152950
MI24.072.020.0210	106 7TH ST SE	HEIMDAL, TRYGVE D & JODEE D	7880	39000	216000	0	255000 R1	293250
MI24.072.020.0021	610 1ST AVE SE	ANDERSON, PAMELA K	4400	22000	100000	0	122000 R1	140300
MI24.072.020.0220	100 7TH ST SE	TRAVNICEK, PATRICK L & JEAN K	7880	39000	189000	0	228000 R1	262200
MI24.072.040.0011	700 1ST AVE SE	ANDES, GARY L	2617	13000	83000	0	96000 R1	110400
MI24.072.040.0013	704 1ST AVE SE	JELLENT PROPERTIES, LLC	2150	11000	119000	0	130000 R1	149500
MI24.072.040.0012	710 1ST AVE SE	WARD COUNTY	2233	11000	0	0	11000 R1	12650
MI24.072.070.0010	101 8TH ST SE	DOUBLE THE BACK PROPERTY GROUP, LLC	10500	53000	83000	0	136000 R1	156400
MI24.072.080.0020	805 1ST AVE SE	SYLSTAD, MARVIN A	9200	46000	176000	0	222000 R1	255300
MI24.072.080.0010	33 8TH ST SE	SELMEK, BEVERLY A	9310.4	47000	142000	0	189000 R1	217350
MI24.072.030.0030	609 1ST AVE SE	ZIETZ, RICHARD R	10644	53000	100000	0	153000 R1	175950
MI24.072.030.0040	611 1ST AVE SE	HICKMAN, BENJAMIN R & NIKKI N	9823	49000	131000	0	180000 R1	207000
MI24.072.030.0050	619 1ST AVE SE	HANCOCK, ADAM	8750	44000	101000	0	145000 R1	166750
MI24.072.030.0060	623 1ST AVE SE	PEDERSON, BRADLEY & ALYXANDRIA	8000	40000	115000	0	155000 R1	178250
MI24.072.030.0080	629 1ST AVE SE	CHRISTOFF, JAMES C	9300	47000	0	15000	62000 R1	71300
MI24.072.030.0100	703 1ST AVE SE	CASEY, JESSIE D & BETSY M	9996	50000	134000	0	184000 R1	211600
MI24.072.030.0110	711 1ST AVE SE	LINGENFELTER, BENJAMIN A & KAYLA A BOTTORF-	9341	47000	117000	0	164000 R1	188600
MI24.072.030.0120	713 1ST AVE SE	MENDOZA JR, SALVADOR	9185	46000	23000	0	69000 R1	79350
MI24.072.030.0130	717 1ST AVE SE	HEIDERICH, KYLE D	9189	46000	144000	0	190000 R1	218500
MI24.072.030.0140	723 1ST AVE SE	PIERCE, STEVEN L & DEBORAH L	9194	46000	92000	0	138000 R1	158700
MI24.353.000.0032	7 8TH ST SE	NIELSEN, DUSTIN CLARK & REBECCA A	9235.05	46000	113000	0	159000 R1	182850
MI24.353.000.0040	17 8TH ST SE	KIOS, DOUGLAS G & SPAIN-KIOS, SUSAN K	10807	54000	162000	0	216000 R1	248400
MI24.353.000.0050	21 8TH ST SE	HAARSTAD, KEN & CATHY	6801	34000	107000	0	141000 R1	162150
MI24.169.000.0000	14 8TH ST SE	MILLER, GENE S	13502	34000	89000	0	123000 R1	141450
MI24.072.030.0010	601 1ST AVE SE	BEREAN BAPTIST CHURCH	7291	44000	0	99000	143000 R1	164450
MI24.072.030.0020	605 1ST AVE SE	KIERNAN, GLORIA P	10640	53000	150000	0	203000 R1	233450
MI24.072.020.0022	604 1ST AVE SE	WITTLIFF, ERIC	5000	25000	104000	0	129000 R1	148350

MI24.072.020.0070	125 6TH ST SE	BECK, BRYCE & TERRI	8000	40000	188000	0	228000 R1	262200
MI24.072.020.0060	121 6TH ST SE	RAKNESS, ROBERT B & PEERY, HEATHER N	8000	40000	112000	0	152000 R1	174800
MI24.072.020.0050	115 6TH ST SE	OLSON, GARTH G	8000	40000	92000	0	132000 R1	151800
MI24.072.020.0040	113 6TH ST SE	GILLESPIE, KENNETH L LIFE ESTATE	8000	40000	98000	0	138000 R1	158700
MI24.072.020.0023	600 1ST AVE SE	THE FOUNDATION FOR ORTHODOXY	6600	40000	0	0	40000 R1	46000
MI24.072.020.0030	109 6TH ST SE	FOUNDATION FOR ORTHODOXY	8000	48000	0	183000	231000 R1	265650
MI24.072.010.0031	104 6TH ST SE	HUGHLEY, PATRICK E & MICHALEK, JACLYN	5750	35000	153000	0	188000 R1	216200
MI24.072.010.0041	108 6TH ST SE	HOFFMAN, RYAN & FAULKNER, CAROL	8750	44000	63000	0	107000 R1	123050
MI24.072.010.0082	124 6TH ST SE	KUNZELMAN, JAMES J & EHLI, JOANNA L	6250	31000	155000	0	186000 R1	213900
MI24.072.010.0072	120 6TH ST SE	SLORBY, LYNDY C	7500	38000	91000	0	129000 R1	148350
MI24.072.010.0081	126 6TH ST SE	LANTTO, ANITA L	7500	26000	115000	0	141000 R1	162150
MI24.072.010.0071	122 6TH ST SE	LARSON, SANDRA; OLSON, STEVEN; HUMPHREYS, LORI	2500	10000	57000	0	67000 R1	77050
MI24.072.010.0060	116 6TH ST SE	PEDERSON, RICHARD C III & MARCHELLE D	100000	50000	191000	0	241000 R1	277150
MI24.072.010.0050	114 6TH ST SE	HOFFMAN, RYAN & FAULKNER, CAROL	10000	50000	155000	0	205000 R1	235750
MI24.072.010.0032	107 5TH ST SE	TIMBOE, RICHARD W & SYLVIA	4000	12000	0	0	12000 R1	13800
MI24.072.010.0011	16 6TH ST SE	GADD, BRIAN & OUCHAREK, QUIJUANA	3423	21000	108000	0	129000 R1	148350
MI24.072.010.0020	100 6TH ST SE	OLSON, GARTH G	10180	51000	93000	0	144000 R1	165600
MI24.288.153.0180	118 5TH ST SE	LARSON, SANDRA; OLSON, STEVEN HUMPHREYS, LORI	21940	6000	0	0	6000 R1	6900
MI23.372.050.0020	10 8TH ST NW	VASCO, JARED WILLIAM & RACHEL MARIE	7000	21000	151000	0	172000 R1	197800
MI23.372.050.0030	6 8TH ST NW	LIBERT, DAVID	7000	21000	76000	0	97000 R1	111550
MI23.372.050.0060	2 8TH ST NW	THOMAS, DONALD L	7000	21000	138000	0	159000 R1	182850
MI23.281.000.0040	916 CENTRAL AVE W	PRATER, RYAN JOSEPH	6408	19000	142000	0	161000 R1	185150
MI23.281.000.0030	912 CENTRAL AVE W	SKORICK, DAVID E	6408	19000	125000	0	144000 R1	165600
MI23.281.000.0020	908 CENTRAL AVE W	JOLLEY, ADAM	6408	19000	176000	0	195000 R1	224250
MI23.281.000.0010	904 CENTRAL AVE W	KJELSON, KEITH C & BETH L	6408	19000	128000	0	147000 R1	169050
MI23.282.000.0010	900 CENTRAL AVE W	BELLEW, LARRY D JR & AMANDA J	6408	19000	155000	0	174000 R1	200100
MI23.234.000.0050	818 CENTRAL AVE W	MELLUM, DEBORAH J	10750	32000	170000	0	202000 R1	232300
MI23.234.000.0040	812 CENTRAL AVE W	PHILLIPS, KEITH KELLY & LINDSEY B	9375	28000	230000	0	258000 R1	296700
MI23.234.000.0030	808 CENTRAL AVE W	AMES, ELDRED L	9375	28000	149000	0	177000 R1	203550
MI23.234.000.0020	804 CENTRAL AVE W	WALLACE, DONNA & SWENSrud, ORLAN D & DEBRA	9375	28000	248000	0	276000 R1	317400
MI23.234.000.0010	1 8TH ST NW	SUNDMAN, JONATHAN E & ESTHER A	7500	23000	164000	0	187000 R1	215050
MI23.282.000.0030	900 1ST AVE SW	THOMAS, LOWELL N & CHERYL J	5121	18000	176000	0	194000 R1	223100
MI23.281.000.0080	905 CENTRAL AVE W	ANTHONY, PETER B & LESLIE	9078	27000	221000	0	248000 R1	285200
MI23.281.000.0070	913 CENTRAL AVE W	ANDERSON, DUANE C & COLLEEN A LIFE ESTATE	9078	27000	205000	0	232000 R1	266800
MI23.281.000.0050	919 CENTRAL AVE W	OLSON, DIANA L	4539	14000	198000	0	212000 R1	243800
MI23.281.000.0120	918 1ST AVE SW	JADE PROPERTIES, LLP	4806	17000	112000	0	129000 R1	148350
MI23.281.000.0110	910 1ST AVE SW	FRY, DARRON A	4806	17000	36000	0	53000 R1	60950
MI23.281.000.0100	908 1ST AVE SW	IKE, KAREN	4806	17000	92000	0	109000 R1	125350
MI23.281.000.0090	904 1ST AVE SW	GOODMAN, KRIS G & JENNIFER M	4806	17000	13000	0	30000 R1	34500
MI23.282.000.0040	901 1ST AVE SW	HAMILTON, MICHAEL & LISA A	7209	22000	175000	0	197000 R1	226550
MI23.281.000.0161	907 1ST AVE SW	HOKENSON, RYAN P & KRISTINA	7209	22000	212000	0	234000 R1	269100
MI23.281.000.0140	911 1ST AVE SW	KOCHEL, ROBERT & CORRENE	4806	17000	0	0	17000 R1	19550
MI23.281.000.0130	915 1ST AVE SW	KOCHEL, ROBERT	4806	17000	41000	0	58000 R1	66700
MI23.281.000.0690	100 10TH ST SW	BOCKOVEN, MICHAEL S & PATRICIA L	7670	23000	155000	0	178000 R1	204700
MI23.281.000.0680	12 10TH ST SW	JONES, MATTHEW R & TAMARA C	7476	22000	33000	0	55000 R1	63250
MI23.281.000.0660	1001 CENTRAL AVE W	BOLINSKE, DAVID B & M THERESA	7750	23000	219000	0	242000 R1	278300
MI23.281.000.0651	1005 CENTRAL AVE W	VISNER, LAWRENCE C & CANEVELLO, SUZANNE V	7250	22000	44000	0	66000 R1	75900
MI23.281.000.0640	1009 CENTRAL AVE W	LIN, CUN JU	7500	23000	284000	0	307000 R1	353050
MI23.281.000.0631	1015 CENTRAL AVE W	MATSON, ASHLEY	8500	26000	111000	0	137000 R1	157550
MI23.281.000.0350	1016 CENTRAL AVE W	DEHLER, DYLAN J & CYNTHIA	5000	18000	148000	0	166000 R1	190900
MI23.281.000.0340	1010 CENTRAL AVE W	MELLUM, PAUL	10000	30000	209000	0	239000 R1	274850
MI23.281.000.0320	1000 CENTRAL AVE W	BALLANTYNE, JEAN - TRUST	10000	30000	238000	0	268000 R1	308200
MI23.281.000.0500	1065 CENTRAL AVE W	FARAI, LP	5000	18000	78000	0	96000 R1	110400
MI23.281.000.0510	1061 CENTRAL AVE W	SCHMITT, DEVON B & KRUGER CALA M	5000	18000	140000	0	158000 R1	181700
MI23.281.000.0530	1055 CENTRAL AVE W	MASON, CHAD M & ROSEMARY K	5000	18000	115000	0	133000 R1	152950
MI23.281.000.0520	1057 CENTRAL AVE W	SOLBERG, PAUL H & SUSAN PATRICE	5000	18000	143000	0	161000 R1	185150
MI23.281.000.0540	1051 CENTRAL AVE W	TONG, SUN ZHENG	5100	18000	176000	0	194000 R1	223100
MI23.281.000.0550	1047 CENTRAL AVE W	KEELAN, KEVIN	5300	19000	197000	0	216000 R1	248400
MI23.281.000.0560	1045 CENTRAL AVE W	MURPHY, MERIC	5500	19000	75000	0	94000 R1	108100
MI23.281.000.0570	1039 CENTRAL AVE W	CITY OF MINOT	5700	20000	27000	0	47000 R1	54050
MI23.281.000.0581	1035 CENTRAL AVE W	WEDDLE, TYLER J	5782	20000	171000	0	191000 R1	219650

MI23.281.000.0590	1031 CENTRAL AVE W	ALLARD, ALLEN E & DEBRA L	6222	19000	197000	0	216000 R1	248400
MI23.281.000.0600	1021 CENTRAL AVE W	RUTHERFORD, DERRICK LEE	6225	19000	123000	0	142000 R1	163300
MI23.281.000.0621	1017 CENTRAL AVE W	RUFUS, CAROLE J	6500	20000	97000	0	117000 R1	134550
MI23.281.000.0360	1020 CENTRAL AVE W	SHAW, DONALD A & RITA M	5000	18000	97000	0	115000 R1	132250
MI23.281.000.0381	1028 CENTRAL AVE W	FARROH, MABEL	10000	30000	139000	0	169000 R1	194350
MI23.281.000.0390	1032 CENTRAL AVE W	MYERS, JAMIE & MEAGAN	5000	18000	120000	0	138000 R1	158700
MI23.281.000.0400	1036 CENTRAL AVE W	DOUGHTY, KRIS	5000	18000	122000	0	140000 R1	161000
MI23.281.000.0410	1040 CENTRAL AVE W	DK VENTURES I	5000	18000	136000	0	154000 R1	177100
MI23.281.000.0420	1044 CENTRAL AVE W	LIBNER, MITCHELL J & NICOLE N	5000	18000	119000	0	137000 R1	157550
MI23.281.000.0430	1048 CENTRAL AVE W	ALM, DAVID	5000	18000	0	0	18000 R1	20700
MI23.281.000.0450	1052 CENTRAL AVE W	ALM, DAVID	10000	30000	107000	0	137000 R1	157550
MI23.281.000.0471	1062 CENTRAL AVE W	IRMEN, JERICA	7500	23000	191000	0	214000 R1	246100
MI23.281.000.0480	1066 CENTRAL AVE W	FARROH, STEVEN & MABEL	6651	20000	145000	0	165000 R1	189750
MI23.503.020.0020	4 OAK DR	LARSON, DOUGLAS W & KATHY A	10000	45000	314000	0	359000 R1	412850
MI23.503.020.0031	6 OAK DR	ARTEC HOMES LLC	22780	80000	379000	0	459000 R1	527850
MI23.503.030.0020	9 OAK DR	AMSTEDT, AARON SIBLEY	10050	50000	192000	0	242000 R1	278300
MI23.503.030.0030	15 OAK DR	HULET, DIANNE C	13380	54000	199000	0	253000 R1	290950
MI23.B20.000.0020	12 OAK DR	BUTTS, DICK	13800	41000	311000	0	352000 R1	404800
MI23.503.020.0050	10 OAK DR	BLEDSOE, GREGORY & STORMIE	15142	61000	206000	0	267000 R1	307050
MI23.097.010.0120	1512 3RD AVE SW	BRENTRUP, SHAUN M & SARA L	12632	51000	219000	0	270000 R1	310500
MI23.097.010.0130	1520 3RD AVE SW	FORD, CANDACE BROWN	9783	39000	135000	0	174000 R1	200100
MI23.281.000.0701	104 10TH ST SW	SCHULER, AARON D & KNUDSON, MIRANDA L	14794	44000	193000	0	237000 R1	272550
MI23.034.000.0011	1012 2ND AVE SW	ANDERSON, MASON M	6875	21000	134000	0	155000 R1	178250
MI23.034.000.0020	1016 2ND AVE SW	JONES, GARY R & ANNA M WINTERS	7312.5	22000	119000	0	141000 R1	162150
MI23.034.000.0030	1020 2ND AVE SW	NELSON, DEANNA RAE	7637.5	23000	78000	0	101000 R1	116150
MI23.034.000.0040	1100 2ND AVE SW	BOOTERBAUGH, JAMES T & ASHLEY L	7962.5	24000	110000	0	134000 R1	154100
MI23.034.000.0050	1104 2ND AVE SW	VENNEFRON, NICHOLAS A	8287.5	25000	103000	0	128000 R1	147200
MI23.034.000.0060	1110 2ND AVE SW	WATTS, MATTHEW A	8612.5	26000	81000	0	107000 R1	123050
MI23.034.000.0070	1112 2ND AVE SW	REILE, BRIAN L & VICKI J	9100	27000	119000	0	146000 R1	167900
MI23.034.000.0110	1208 2ND AVE SW	LATHAM, SWIFT G & SHEILA J	11375	34000	113000	0	147000 R1	169050
MI23.503.030.0010	5 OAK DR	EMLY, ROD & MARY M	14500	58000	256000	0	314000 R1	361100
MI23.503.030.0072	1300 2ND AVE SW	PARENTEAU, PHILIP E & STEPHANIE K	14060	56000	175000	0	231000 R1	265650
MI23.503.030.0060	1304 2ND AVE SW	MILLER, GERALD L	12860	51000	161000	0	212000 R1	243800
MI23.503.030.0041	19 OAK DR	NESS, GAYLEN R & JUDY K	10725	48000	161000	0	209000 R1	240350
MI23.503.030.0050	25 OAK DR	WEBFOOT PROPERTIES, LLC	12812	51000	162000	0	213000 R1	244950
MI23.097.010.0080	1410 3RD AVE SW	MATTSON, MARK LIVING TRUST	34632	69000	0	0	69000 R1	79350
MI23.097.010.0090	1500 3RD AVE SW	FUCHS, JERALD L & DELORES	20159	60000	182000	0	242000 R1	278300
MI23.097.010.0100	1504 3RD AVE SW	BRACKETT, DOUGLAS W & CINDY	15048	53000	203000	0	256000 R1	294400
MI23.097.010.0110	1508 3RD AVE SW	CONKLIN, MATTHEW M & JULIE A	13158	53000	209000	0	262000 R1	301300
MI23.503.010.0040	208 13TH ST SW	PANASUK, GARY L & JAN M	14468	51000	156000	0	207000 R1	238050
MI23.503.010.0050	204 13TH ST SW	PEERY, DAVID A	13653.41	48000	216000	0	264000 R1	303600
MI23.503.010.0020	207 13TH ST SW	SUKO, KEITH A & BARBARA J	8525	34000	143000	0	177000 R1	203550
MI23.503.010.0010	203 13TH ST SW	STEIN, BRUCE	12769	51000	159000	0	210000 R1	241500
MI23.283.010.0010	900 2ND AVE SW	PRETZER, TIMM A	6187.5	19000	114000	0	133000 R1	152950
MI23.283.010.0030	910 2ND AVE SW	COFELL, BENJAMIN H	11831	35000	150000	0	185000 R1	212750
MI23.283.010.0020	906 2ND AVE SW	DIEHL, ROBERT N & JENNIFER	5940	18000	114000	0	132000 R1	151800
MI23.283.020.0020	909 2ND AVE SW	BAKER, EDWARD	8560	26000	99000	0	125000 R1	143750
MI23.178.000.0010	911 2ND AVE SW	BIKO, LLC	9093	27000	95000	0	122000 R1	140300
MI23.178.000.0020	1001 2ND AVE SW	STEVENS, GUY & STEPHEN, JAY & DELORES	9352	28000	15000	0	43000 R1	49450
MI23.178.000.0030	1005 2ND AVE SW	CAHILL, DEXTER L	15459	46000	145000	0	191000 R1	219650
MI23.178.000.0040	1009 2ND AVE SW	WEISHAAR, DELYNN & MICHELLE	8578	26000	30000	0	56000 R1	64400
MI23.034.000.0210	205 11TH ST SW	CHRISTENSON, NANCY J ; ROGER & ROBIN CHRISTENSON	6175	19000	74000	0	93000 R1	106950
MI23.034.000.0120	200 12TH ST SW	RAKNESS, P J	13775	41000	117000	0	158000 R1	181700
MI23.034.000.0131	206 12TH ST SW	HOGOBOOM, JAMES & STEPHANIE	9425	28000	100000	0	128000 R1	147200
MI23.034.000.0180	200 11TH ST SW	LIN, CUN JU	8450	25000	174000	0	199000 R1	228850
MI23.034.000.0190	204 11TH ST SW	A & H ENTERPRISES, LLC	8450	25000	71000	0	96000 R1	110400
MI23.034.000.0200	208 11TH ST SW	SMITH, STEVEN T & LAURA E	9750	29000	100000	0	129000 R1	148350
MI23.034.000.0161	205 12TH ST SW	JOHNSON, MATTHEW	10637.5	32000	128000	0	160000 R1	184000
MI23.034.000.0151	211 12TH ST SW	OLSON, MICHAEL A & BRENDA	9123	27000	98000	0	125000 R1	143750
MI23.034.000.0140	212 12TH ST SW	SHAW, ERIC M & ANGELA J	11237.5	34000	160000	0	194000 R1	223100
MI23.503.010.0030	212 13TH ST SW	PANASUK, GARY & JAN	14423	50000	0	0	50000 R1	57500

MI23.294.140.0010	21 7TH ST NW	SHEARER, NORMA J	6720	20000	115000	0	135000 R1	155250
MI23.294.140.0060	715 1ST AVE NW	BODE, KENT I	6720	20000	161000	0	181000 R1	208150
MI23.294.140.0050	18 8TH ST NW	JENSEN, MICHAEL & DEBRA	6720	20000	62000	0	82000 R1	94300
MI23.294.140.0040	14 8TH ST NW	SAND, JANET	6580	20000	15000	0	35000 R1	40250
MI23.294.130.0030	15 8TH ST NW	LOAN CARE	7520	23000	9000	0	32000 R1	36800
MI23.294.130.0020	17 8TH ST NW	LANGELLE, CHARYLE	7680	23000	105000	0	128000 R1	147200
MI23.294.130.0011	21 8TH ST NW	COOK, CHEYANNE M & ROBERT S	4320	15000	121000	0	136000 R1	156400
MI23.294.130.0013	809 1ST AVE NW	NUCKER, CEECY	12083	36000	72000	0	108000 R1	124200
MI23.365.000.0060	817 1ST AVE NW	BLACK, CHERYL L	7200	22000	151000	0	173000 R1	198950
MI23.365.000.0050	829 1ST AVE NW	ANDERSON, CARNEESHA L	7200	22000	97000	0	119000 R1	136850
MI23.365.000.0040	831 1ST AVE NW	ROD, ERIK S	7250	22000	171000	0	193000 R1	221950
MI23.495.000.0100	901 1ST AVE NW	DK VENTURES I	7743	23000	89000	0	112000 R1	128800
MI23.495.000.0090	903 1ST AVE NW	ROSE, TIMOTHY R & JOSEFINA	7743	23000	173000	0	196000 R1	225400
MI23.495.000.0070	907 1ST AVE NW	THOMAS, ROBERT S	7743	23000	76000	0	99000 R1	113850
MI23.495.000.0060	909 1ST AVE NW	MEADOWS, JAMES E & ELLEN M	7743	31000	0	0	31000 R1	35650
MI23.288.153.0110	101 10TH ST NW	SALTVEIT, BERNHARD A	71378	107000	29000	0	136000 R1	156400
MI23.463.000.0062	110 10TH ST NW	THOMAS, ROBERT S	5700	20000	44000	0	64000 R1	73600
MI23.495.000.0050	916 1ST AVE NW	THOMAS, ROBERT S	7209	22000	128000	0	150000 R1	172500
MI23.495.000.0040	914 1ST AVE NW	SCHMIDT, RODNIE D	7209	22000	80000	0	102000 R1	117300
MI23.495.000.0030	908 1ST AVE NW	CURTISS, EUGENE C JR	7209	22000	117000	0	139000 R1	159850
MI23.495.000.0020	902 1ST AVE NW	WATSON, MICHAEL S	7209	22000	145000	0	167000 R1	192050
MI23.495.000.0010	900 1ST AVE NW	KOMROSKY, DEBORAH L	7209	22000	66000	0	88000 R1	101200
MI23.365.000.0030	828 1ST AVE NW	HABITAT FOR HUMANITY NORTHERN LITES, INC	8135	24000	139000	0	163000 R1	187450
MI23.365.000.0020	826 1ST AVE NW	CAMPISE, MATTHEW	7805	23000	18000	0	41000 R1	47150
MI23.067.000.0032	812 1ST AVE NW	LICEA, KEVIN & DEEANA M	5750	17000	29000	0	46000 R1	52900
MI23.294.120.0062	808 1ST AVE NW	KILLAM, FRANK H	2750	10000	31000	0	41000 R1	47150
MI23.294.120.0061	101 8TH ST NW	LOWRIE, TERRANCE FAHY & SANDRA LEE	4750	17000	114000	0	131000 R1	150650
MI23.294.120.0050	107 8TH ST NW	MDG ENTERPRISES, LLC	7500	23000	101000	0	124000 R1	142600
MI23.294.120.0040	111 8TH ST NW	2ND CHANCE LLP	7500	23000	151000	0	174000 R1	200100
MI23.294.120.0030	115 8TH ST NW	CLARK, TRAVIS JON	7500	23000	169000	0	192000 R1	220800
MI23.294.120.0020	121 8TH ST NW	GULLICKSON, RALPH C & GEORGEAN	7500	23000	106000	0	129000 R1	148350
MI23.294.120.0010	123 8TH ST NW	JOHNSON, CHARLES A & MELODY A	7500	23000	114000	0	137000 R1	157550
MI23.294.110.0122	715 2ND AVE NW	FARAI, LP	3000	11000	79000	0	90000 R1	103500
MI23.294.110.0121	721 2ND AVE NW	HELLMUTH, SHANE A & LAURA L	4000	14000	135000	0	149000 R1	171350
MI23.294.110.0110	118 8TH ST NW	LUZAC, LLC	7000	21000	78000	0	99000 R1	113850
MI23.294.110.0100	110 8TH ST NW	TSCHETTER, JAMES & KATHLEEN	7000	21000	99000	0	120000 R1	138000
MI23.294.110.0080	104 8TH ST NW	STARKE, TIMOTHY S & CHRISTINA M	7000	21000	96000	0	117000 R1	134550
MI23.294.110.0072	720 1ST AVE NW	GARDNER, DEBORAH LOUISE	3500	12000	102000	0	114000 R1	131100
MI23.294.110.0071	712 1ST AVE NW	DK VENTURES I	3500	12000	72000	0	84000 R1	96600
MI23.294.060.0072	714 2ND AVE NW	HOLTER, WALLACE J	3000	11000	89000	0	100000 R1	115000
MI23.294.060.0071	204 8TH ST NW	VANGNESS, DONNA M	4000	14000	85000	0	99000 R1	113850
MI23.294.060.0080	206 8TH ST NW	HAMEL, DONALD & JENNIFER L	7000	21000	113000	0	134000 R1	154100
MI23.294.060.0090	210 8TH ST NW	WEED, MISTY D	7000	21000	106000	0	127000 R1	146050
MI23.294.060.0100	212 8TH ST NW	MERKEL, BRIAN J & STACY D	7000	21000	122000	0	143000 R1	164450
MI23.294.050.0062	810 2ND AVE NW	HOWERY, PAM	5000	18000	114000	0	132000 R1	151800
MI23.294.050.0061	201 8TH ST NW	SKELONC, DAVID	5000	18000	186000	0	204000 R1	234600
MI23.294.050.0040	211 8TH ST NW	WHITE, THOMAS W III	7500	23000	149000	0	172000 R1	197800
MI23.294.050.0011	805 3RD AVE NW	ATWOOD, JIM	2000	6000	62000	0	68000 R1	78200
MI23.294.050.0020	219 8TH ST NW	FELDNER, DANIEL	7500	23000	182000	0	205000 R1	235750
MI23.294.050.0012	221 8TH ST NW	JACOBSON, JEFFREY J & CLARE M	5500	19000	122000	0	141000 R1	162150
MI23.294.030.0140	324 8TH ST NW	GRILLEY, JESSE H	7000	23000	110000	0	133000 R1	152950
MI23.294.030.0130	320 8TH ST NW	KRAFT, LEVI & LINDSEY	7000	21000	141000	0	162000 R1	186300
MI23.294.030.0120	316 8TH ST NW	RASLEY, CRAIG C	7000	21000	20000	0	41000 R1	47150
MI23.294.030.0110	312 8TH ST NW	NELSON, KEVIN CROSS	7000	21000	149000	0	170000 R1	195500
MI23.294.030.0100	306 8TH ST NW	KONDOS, KATHLEEN M	7000	21000	125000	0	146000 R1	167900
MI23.294.040.0070	301 8TH ST NW	BECK, JEFFREY W & NANCY R	7500	23000	148000	0	171000 R1	196650
MI23.294.040.0060	303 8TH ST NW	ZANDER, TIMOTHY L & DIANE M	7500	23000	127000	0	150000 R1	172500
MI23.294.040.0050	305 8TH ST NW	BARTHALOW, SHANE T	7500	23000	154000	0	177000 R1	203550
MI23.294.040.0040	307 8TH ST NW	HUBBARD, RUTH A	7500	23000	89000	0	112000 R1	128800
MI23.294.040.0030	317 8TH ST NW	WELSTAD, KIRK C	7500	23000	96000	0	119000 R1	136850
MI23.294.040.0020	321 8TH ST NW	VIETRO, AARON C & ELIZABETH A	7500	23000	149000	0	172000 R1	197800

MI23.294.040.0012	329 8TH ST NW	MITCHELL, PATRICE ANN	4250	15000	114000	0	129000 R1	148350
MI23.294.040.0011	809 4TH AVE NW	FARAI, LP	3250	11000	64000	0	75000 R1	86250
MI23.294.040.0141	813 4TH AVE NW	DAVIDSON, AARON & KENWORTHY, DANIELLE	3385	10000	109000	0	119000 R1	136850
MI23.294.040.0093	814 3RD AVE NW	TAYLOR, PERRY	10155	30000	128000	0	158000 R1	181700
MI23.294.040.0092	820 3RD AVE NW	GIFFORD, PATRICIA E	5000	18000	112000	0	130000 R1	149500
MI23.294.050.0120	823 3RD AVE NW	DUGGER, CHRISTOPHER L & HAGEN, ALEXI J	8385	25000	97000	0	122000 R1	140300
MI23.294.050.0110	216 9TH ST NW	PITNER, PAUL & HEIDI	8395	25000	5000	0	30000 R1	34500
MI23.294.050.0100	214 9TH ST NW	SCHALL, CURTIS C & JENICE M	8385	25000	121000	0	146000 R1	167900
MI23.294.050.0090	206 9TH ST NW	THOMAS, WILLIAM R & AMY N	8385	25000	105000	0	130000 R1	149500
MI23.294.050.0080	204 9TH ST NW	LACKEY, SHANNON	8385	25000	133000	0	158000 R1	181700
MI23.294.050.0071	816 2ND AVE NW	ALESHIRE, DAVID B & LINDA M	5170	18000	139000	0	157000 R1	180550
MI23.294.050.0072	814 2ND AVE NW	R & D PROPERTIES, LLP	3225	11000	67000	0	78000 R1	89700
MI23.288.153.0070	815 2ND AVE NW	GUILLORY, BRYAN D & JESSICA	9000	27000	170000	0	197000 R1	226550
MI23.067.000.0020	819 2ND AVE NW	STRECCIUS, JOHN & GLENDA	7500	23000	121000	0	144000 R1	165600
MI23.067.000.0011	821 2ND AVE NW	WARMOTH, KRISTEN M	7500	23000	116000	0	139000 R1	159850
MI23.067.000.0012	827 2ND AVE NW	MESCHKE, DANIEL J & DEBRA L	6150	18000	118000	0	136000 R1	156400
MI23.463.000.0010	901 2ND AVE NW	CPI, LLP	12127	36000	77000	0	113000 R1	129950
MI23.463.000.0020	907 2ND AVE NW	SOBERG, RICHARD H	9050	27000	105000	0	132000 R1	151800
MI23.463.000.0030	909 2ND AVE NW	VICKERMAN, CHRISTOPHER A	9050	27000	103000	0	130000 R1	149500
MI23.463.000.0040	915 2ND AVE NW	CONN, DANIEL R & LINDA	6050	18000	144000	0	162000 R1	186300
MI23.287.020.0070	912 2ND AVE NW	GEIGER, WESLEY J & BEHRENS, BERNADINE M	7000	21000	68000	0	89000 R1	102350
MI23.287.020.0083	910 2ND AVE NW	OLSON, CASEY & DIANA	7000	21000	88000	0	109000 R1	125350
MI23.287.020.0081	906 2ND AVE NW	KOCOVSKY, LISA M	7000	21000	105000	0	126000 R1	144900
MI23.287.020.0082	902 2ND AVE NW	RODRIGUEZ GOMEZ, JOSE A & RODRIGUEZ, ELISA	7000	21000	120000	0	141000 R1	162150
MI23.287.020.0010	901 3RD AVE NW	BONEBRAKE, CHERYL	7000	21000	259000	0	280000 R1	322000
MI23.287.020.0020	905 3RD AVE NW	RIEGER, KYLE W	7000	21000	127000	0	148000 R1	170200
MI23.287.020.0030	909 3RD AVE NW	CMB FLIP LLC	7000	21000	118000	0	139000 R1	159850
MI23.287.020.0040	915 3RD AVE NW	FARAI, LP	7000	21000	79000	0	100000 R1	115000
MI23.287.020.0050	919 3RD AVE NW	WILLIAMS, HANNAH R & KRISTOFER J	7000	21000	122000	0	143000 R1	164450
MI23.287.020.0061	210 10TH ST NW	FINKBEINER, SCOTT W	3000	11000	94000	0	105000 R1	120750
MI23.287.020.0062	200 10TH ST NW	BLOMS, KENTON	4000	14000	113000	0	127000 R1	146050
MI23.463.000.0061	919 2ND AVE NW	KREBSBACH, BRUCE K & JACQUELINE A	6350	19000	122000	0	141000 R1	162150
MI23.287.030.0070	121 10TH ST NW	HANSON, RUSSELL A	17000	51000	276000	0	327000 R1	376050
MI23.287.030.0050	205 10TH ST NW	ANDERSON, ANDREW J & KELI J	7000	21000	205000	0	226000 R1	259900
MI23.287.030.0040	209 10TH ST NW	SMESTAD, LEROY H & SHERRI A	7000	21000	12000	0	33000 R1	37950
MI23.287.030.0030	215 10TH ST NW	SMESTAD, LEROY H & SHERRI A	7000	21000	106000	0	127000 R1	146050
MI23.287.030.0020	219 10TH ST NW	NELSON, PHILIP H & MORSE, SAMANTHA L	7000	21000	150000	0	171000 R1	196650
MI23.287.030.0010	223 10TH ST NW	LAUVER, SIDNEY A III	7000	21000	18000	0	39000 R1	44850
MI23.287.010.0093	1008 3RD AVE NW	WALSTON, CORY A & ANDRIANA	7425	22000	89000	0	111000 R1	127650
MI23.287.010.0100	1004 3RD AVE NW	SMITH, GEORGE A & ELAINE M	8250	25000	3000	0	28000 R1	32200
MI23.287.010.0110	1000 3RD AVE NW	KNATTERUD, KIM N	8250	25000	103000	0	128000 R1	147200
MI23.287.010.0120	920 3RD AVE NW	BLOMS, KENT	8250	25000	19000	0	44000 R1	50600
MI23.287.010.0140	912 3RD AVE NW	AMSTUTZ, ROBERT & SHARON	8250	25000	104000	0	129000 R1	148350
MI23.287.010.0130	916 3RD AVE NW	POLINSKY, SONIA R & JEFFREY J	8250	33000	0	0	33000 R1	37950
MI23.287.010.0150	910 3RD AVE NW	MYERS, GLEN	8250	25000	111000	0	136000 R1	156400
MI23.287.010.0160	906 3RD AVE NW	VANNETT, AARON	8250	25000	166000	0	191000 R1	219650
MI23.287.010.0170	902 3RD AVE NW	DUNN, ERIC JOHN & ELIZABETH	8250	25000	180000	0	205000 R1	235750
MI23.294.040.0091	824 3RD AVE NW	BRESLIN, RICHARD & MATTHEW	5000	18000	78000	0	96000 R1	110400
MI23.294.040.0101	310 9TH ST NW	FEDERAL NATIONAL MORTGAGE ASSOCIATION	5000	18000	49000	0	67000 R1	77050
MI23.294.040.0110	312 9TH ST NW	WATTS, ROOSEVELT W	8385	25000	164000	0	189000 R1	217350
MI23.294.040.0130	316 9TH ST NW	PIETSCH, LEONARD FAMILY TRUST	8385	25000	87000	0	112000 R1	128800
MI23.294.040.0142	326 9TH ST NW	LANG, JEREMY	5000	18000	185000	0	203000 R1	233450
MI23.287.010.0020	905 4TH AVE NW	BERGAN, AARON D	8250	33000	0	0	33000 R1	37950
MI23.287.010.0080	1005 4TH AVE NW	KELLEY, RYAN P & JENNIFER A	12210	37000	121000	0	158000 R1	181700
MI23.287.010.0070	1001 4TH AVE NW	HANSON, JERRY & BRANDT, TAMMY L	16500	50000	170000	0	220000 R1	253000
MI23.287.010.0050	917 4TH AVE NW	FARAI, LP	8250	25000	142000	0	167000 R1	192050
MI23.287.010.0041	915 4TH AVE NW	JOYNER, RICHARD A & LORI A	16500	50000	171000	0	221000 R1	254150
MI14.479.000.0050	916 4TH AVE NW	FARAI, LP	14000	56000	212000	0	268000 R1	308200
MI14.479.000.0030	920 4TH AVE NW	SIPMA, SHAUN R & KERI J	7000	32000	186000	0	218000 R1	250700
MI14.479.000.0020	1000 4TH AVE NW	HANSELMAN, ANDREW J & ALECIA A	7000	32000	187000	0	219000 R1	251850
MI14.479.000.0060	910 4TH AVE NW	LILLIS, MATTHEW C & CATHY J	7000	32000	197000	0	229000 R1	263350

MI14.479.000.0070	906 4TH AVE NW	FISHER, CORY J & JESSICA L	7000	32000	152000	0	184000 R1	211600
MI14.479.000.0080	902 4TH AVE NW	NELSON, LORRAINE REV MAIN TRST	7000	32000	69000	0	101000 R1	116150
MI14.479.000.0090	900 4TH AVE NW	MIKE HAYES CONSULTING, LLC	7000	28000	200000	0	228000 R1	262200
MI14.953.040.0332	826 4TH AVE NW	SCHMALZ, LOREN M	7000	21000	151000	0	172000 R1	197800
MI14.953.040.0331	822 4TH AVE NW	ANDERSON, MATTHEW P	7000	23000	121000	0	144000 R1	165600
MI14.288.253.0130	818 4TH AVE NW	CALDWELL, SUZANNE K	7000	21000	101000	0	122000 R1	140300
MI14.107.020.0040	814 4TH AVE NW	FOGARTY, RYAN L & EMILY A	7798	23000	145000	0	168000 R1	193200
MI14.107.020.0030	812 4TH AVE NW	KENELY, DOUGLAS	7700	23000	126000	0	149000 R1	171350
MI14.107.020.0020	806 4TH AVE NW	SKAR, TRAVIS & CASSANDRA L	7700	23000	124000	0	147000 R1	169050
MI14.107.020.0010	800 4TH AVE NW	ALMOND, JIMMIE B & S SHERRELL	7700	23000	140000	0	163000 R1	187450
MI14.107.010.0060	720 4TH AVE NW	BURANDT, THOMAS	7000	21000	134000	0	155000 R1	178250
MI14.107.010.0040	712 4TH AVE NW	JOHNSON, SALLY F	7000	21000	106000	0	127000 R1	146050
MI14.107.010.0050	716 4TH AVE NW	BREVIG, GARY D & LOIS E	7000	21000	109000	0	130000 R1	149500
MI14.108.030.0170	433 7TH ST NW	WOOD, REGINALD & BETTY	15366	46000	370000	0	416000 R1	478400
MI14.108.030.0140	431 7TH ST NW	EVERSON, BETTY J	6370	25000	0	0	25000 R1	28750
MI14.108.030.0130	427 7TH ST NW	WARD COUNTY	6695	20000	31000	0	51000 R1	58650
MI14.108.030.0120	419 7TH ST NW	PELAWA, JOSEPH D	6945	21000	111000	0	132000 R1	151800
MI14.108.030.0110	417 7TH ST NW	JOHNSON, DYLAN B & MAEGAN B	7121	21000	121000	0	142000 R1	163300
MI14.108.030.0100	415 7TH ST NW	FJELDAHL, SCOTT	7295	22000	167000	0	189000 R1	217350
MI14.108.030.0090	414 8TH ST NW	HENDRICKSON, MOLLY & ZIMMER, MICHAEL	13288.5	40000	243000	0	283000 R1	325450
MI14.108.030.0070	500 8TH ST NW	BOTHWELL, STUART R & TERESA M	15400	46000	31000	0	77000 R1	88550
MI14.108.030.0010	524 8TH ST NW	BALERUD, BRYNN T	5200	18000	79000	0	97000 R1	111550
MI14.108.030.0020	522 8TH ST NW	KENDALL, TANYOR	5400	19000	130000	0	149000 R1	171350
MI14.108.030.0030	518 8TH ST NW	FARAI, LP	5650	20000	90000	0	110000 R1	126500
MI14.108.030.0050	516 8TH ST NW	1900 FOURTH AVE, LLC	12000	36000	248000	0	284000 R1	326600
MI14.108.010.0050	505 8TH ST NW	DAVEY, AARON L	6435	19000	116000	0	135000 R1	155250
MI14.108.010.0040	509 8TH ST NW	NIELSEN, LARRY	6560	20000	150000	0	170000 R1	195500
MI14.108.010.0030	515 8TH ST NW	SINN, LAURA A OLSON- & WOLFGANG G	6685	20000	214000	0	234000 R1	269100
MI14.108.010.0020	519 8TH ST NW	SPERA, MICHAEL A	6810	20000	22000	0	42000 R1	48300
MI14.108.010.0010	521 8TH ST NW	LORAN, STEPHAN	7000	21000	178000	0	199000 R1	228850
MI14.109.000.0050	20 CORTLAND DR	MONSON, DOUGLAS A & DENISE L	10280	31000	154000	0	185000 R1	212750
MI14.109.000.0060	18 CORTLAND DR	SCHMID, THOMAS L & CHERYL M	9970	30000	148000	0	178000 R1	204700
MI14.109.000.0070	16 CORTLAND DR	KOSSAN, ANGELA	9105	27000	217000	0	244000 R1	280600
MI14.108.010.0060	501 8TH ST NW	ALMOND, CRYSTAL L & JEREMY L	6310	19000	167000	0	186000 R1	213900
MI14.108.020.0040	419 8TH ST NW	MARTIN, ADAM & ALISHA	6830	20000	116000	0	136000 R1	156400
MI14.108.020.0030	3 CORTLAND DR	GRIGSBY, MATTHEW	9350	28000	181000	0	209000 R1	240350
MI14.108.020.0010	7 CORTLAND DR	HOFFMAN, RANDY L	8877	27000	212000	0	239000 R1	274850
MI14.288.253.0181	9 CORTLAND DR	LOMMEN, ORVIN G & CAROLYN A	11600	35000	175000	0	210000 R1	241500
MI14.109.000.0010	15 CORTLAND DR	SKJERVEM, JASON R & KASSIDY	7140	21000	227000	0	248000 R1	285200
MI14.109.000.0020	17 CORTLAND DR	LER, BONNIE S	8384	25000	173000	0	198000 R1	227700
MI14.109.000.0040	21 CORTLAND DR	MINOT PARK FOUNDATION	11852	47000	0	0	47000 R1	54050
MI14.485.000.0080	600 11TH ST NW	WEBB, NICOLAS, & HEIDI	10209	46000	214000	0	260000 R1	299000
MI14.476.120.0021	524 11TH ST NW	MALSOM, PIUS W	6000	27000	154000	0	181000 R1	208150
MI14.476.120.0027	1018 5TH AVE NW	FEIST, RICHARD	6250	28000	187000	0	215000 R1	247250
MI14.476.120.0024	516 11TH ST NW	GORZE, KENNETH J	9570	43000	43000	0	86000 R1	98900
MI14.476.120.0022	522 11TH ST NW	BALERUD, BRYNN & BRETHEIM, ERIK	6500	29000	58000	0	87000 R1	100050
MI14.476.120.0023	520 11TH ST NW	ALLERS, JAMES F	7500	34000	141000	0	175000 R1	201250
MI14.476.170.0022	519 11TH ST NW	ISAKSON, JAMES W & JOANNE	8900	40000	144000	0	184000 R1	211600
MI14.476.170.0023	513 11TH ST NW	GRAHAM, ROBERT	8900	40000	10000	0	50000 R1	57500
MI14.476.170.0041	501 11TH ST NW	PERFORMANCE HOMES, INC	8900	36000	0	0	36000 R1	41400
MI14.476.170.0042	505 11TH ST NW	MATULA, CINDY & JASON K	8900	40000	4000	0	44000 R1	50600
MI14.476.170.0043	507 11TH ST NW	WATTS, ROOSEVELT W	8900	40000	97000	0	137000 R1	157550
MI14.489.000.0060	500 12TH ST NW	LOUSER, BRENT ALAN	8400	38000	150000	0	188000 R1	216200
MI14.489.000.0050	504 12TH ST NW	BECK, JEFF & NANCY	8400	38000	157000	0	195000 R1	224250
MI14.489.000.0040	508 12TH ST NW	JORGENSEN, JEROME C & PATRICIA	8400	38000	137000	0	175000 R1	201250
MI14.489.000.0020	514 12TH ST NW	DANIELSON, LEON M	8400	38000	150000	0	188000 R1	216200
MI14.489.000.0010	1121 6TH AVE NW	DOBSON, CHARLIE R & NICOLE M	8400	38000	199000	0	237000 R1	272550
MI14.476.170.0021	1105 6TH AVE NW	JELLENT PROPERTIES LLC	8900	40000	180000	0	220000 R1	253000
MI14.492.000.0022	1111 7TH AVE NW	BARRON MANUFACTURED HOME SERVICES	6500	29000	99000	0	128000 R1	147200
MI14.490.000.0020	1121 7TH AVE NW	PEASE, RANDY	6000	27000	83000	0	110000 R1	126500
MI14.490.000.0030	1117 7TH AVE NW	GREEK, KRIS J & DANAE M	9450	43000	80000	0	123000 R1	141450

MI14.490.000.0010	1123 7TH AVE NW	RIST, ROBERT P & COLEEN F	6000	27000	77000	0	104000 R1	119600
MI14.490.000.0040	618 12TH ST NW	HOWE, WENDY A	6000	27000	129000	0	156000 R1	179400
MI14.491.000.0010	608 12TH ST NW	GIURBINO, MICHAEL JOSEPH	7000	32000	159000	0	191000 R1	219650
MI14.491.000.0020	606 12TH ST NW	SANDUSKY, CRAIG A & CAISEE M	7000	32000	102000	0	134000 R1	154100
MI14.491.000.0030	600 12TH ST NW	HELD, KORY ALLEN	7000	32000	98000	0	130000 R1	149500
MI14.491.000.0040	1116 6TH AVE NW	MOVCHAN, TRAVIS	6450	29000	142000	0	171000 R1	196650
MI14.492.000.0060	603 11TH ST NW	JONES, LOIS A	8650	39000	163000	0	202000 R1	232300
MI14.492.000.0050	609 11TH ST NW	LAKSONEN, RICHARD	8650	35000	0	175000	210000 R1	241500
MI14.492.000.0040	615 11TH ST NW	ARNOTT, JERALD W & GLADYS	8650	39000	98000	0	137000 R1	157550
MI14.492.000.0030	617 11TH ST NW	SILVER CITY PROPERTIES, LLC	8650	40000	100000	0	140000 R1	161000
MI14.492.000.0021	619 11TH ST NW	MOBERG, JOEL A	5400	24000	82000	0	106000 R1	121900
MI14.492.000.0011	623 11TH ST NW	R & D PROPERTIES, LLP	5400	24000	124000	0	148000 R1	170200
MI14.486.000.0060	1021 7TH AVE NW	KIRCHER, EMILIE S	4875	22000	99000	0	121000 R1	139150
MI14.486.000.0050	1019 7TH AVE NW	HAMILTON, MITCHELL D & STUDEMANN, BRITTANY E	4875	22000	102000	0	124000 R1	142600
MI14.486.000.0030	1015 7TH AVE NW	WOIWODE, BRIAN E & JENNIFER	4875	22000	137000	0	159000 R1	182850
MI14.486.000.0040	1017 7TH AVE NW	LADUCER, JAMI R	4875	22000	88000	0	110000 R1	126500
MI14.485.000.0021	1009 7TH AVE NW	TIMMONS, JOE	14538	58000	135000	0	193000 R1	221950
MI14.476.190.0032	1124 7TH AVE NW	CLARK, SHEILA D	6500	39000	75000	0	114000 R1	131100
MI14.476.190.0031	1116 7TH AVE NW	HEIM, FRANK M - LIFE ESTATE	10000	60000	46000	0	106000 R1	121900
MI14.476.190.0043	1110 7TH AVE NW	KELL PROPERTIES, LLC	4500	20000	112000	0	132000 R1	151800
MI14.476.190.0042	701 11TH ST NW	NELSON, W TIMOTHY & ARLENE K	8850	40000	161000	0	201000 R1	231150
MI14.276.000.1880	1200 7TH AVE NW	EDINGTON, RUSSELL L & ROSANNE	5775	35000	130000	0	165000 R1	189750
MI14.276.000.1870	1204 7TH AVE NW	KEATING, BRUCE & ANTONETTE	5500	33000	90000	0	123000 R1	141450
MI14.276.000.1860	1206 7TH AVE NW	CARDINAL, MAXIE R III	5500	33000	126000	0	159000 R1	182850
MI14.276.000.1950	1209 7TH AVE NW	SORENSEN, HILARY	5568.75	33000	108000	0	141000 R1	162150
MI14.276.000.1960	1205 7TH AVE NW	LAINO, ANGELINA R	5568.75	33000	110000	0	143000 R1	164450
MI14.276.000.1970	1201 7TH AVE NW	LACKEY, MARGRET	5842.12	35000	105000	0	140000 R1	161000
MI14.276.000.1981	623 12TH ST NW	WILLS, KATHY A	6306.75	28000	83000	0	111000 R1	127650
MI14.276.000.1990	621 12TH ST NW	RAMSDELL, DICK & PAM	7708.25	35000	142000	0	177000 R1	203550
MI14.276.000.2000	605 12TH ST NW	GIETZEN, MELISSA LEIGH	7000	32000	133000	0	165000 R1	189750
MI14.276.000.2010	603 12TH ST NW	CHRISTOPHERSON, MARY L	7000	32000	99000	0	131000 R1	150650
MI14.276.000.2020	525 12TH ST NW	LITTLER, MICHAEL C & MARY A	7000	32000	74000	0	106000 R1	121900
MI14.276.000.2030	523 12TH ST NW	OSTROM, ARDELLE	7000	32000	87000	0	119000 R1	136850
MI14.276.000.2040	517 12TH ST NW	SCHARPE, JO L & NEIL	7000	32000	111000	0	143000 R1	164450
MI14.276.000.2050	513 12TH ST NW	GETZLAFF, WAYLON & ERICA	7000	32000	130000	0	162000 R1	186300
MI14.276.000.2060	509 12TH ST NW	HAMEL, TRACY J	7000	32000	229000	0	261000 R1	300150
MI14.276.000.2070	505 12TH ST NW	ARBAUT, CHARLES & KELLY & ARBAUT, SEAN	6606.75	30000	124000	0	154000 R1	177100
MI14.276.000.2080	1204 5TH AVE NW	HANSON, REBECCA L	6325	28000	98000	0	126000 R1	144900
MI14.276.000.2090	1208 5TH AVE NW	SCHRADER, JOSHUA L	6325	28000	91000	0	119000 R1	136850
MI14.276.000.2100	1212 5TH AVE NW	DAVIS, HANNA	6325	28000	89000	0	117000 R1	134550
MI14.276.000.2110	1216 5TH AVE NW	KRUSE, KENDALL S	6325	28000	101000	0	129000 R1	148350
MI14.276.000.2120	508 13TH ST NW	BERGSTRAZER, NANCY R	6875	31000	129000	0	160000 R1	184000
MI14.276.000.2130	512 13TH ST NW	REY, MARK A	6875	31000	112000	0	143000 R1	164450
MI14.276.000.2140	516 13TH ST NW	ERCK, KEITH A & LAURA L	6875	31000	68000	0	99000 R1	113850
MI14.276.000.2150	520 13TH ST NW	HAGEL, TYLER J & ABBY L	6875	31000	135000	0	166000 R1	190900
MI14.276.000.2170	600 13TH ST NW	PETTIT, HELEN M	6875	31000	75000	0	106000 R1	121900
MI14.276.000.2180	604 13TH ST NW	CULVER, CASEY	6875	31000	81000	0	112000 R1	128800
MI14.276.000.2190	608 13TH ST NW	FORTHUN, ADAM	6875	31000	71000	0	102000 R1	117300
MI14.276.000.2270	609 13TH ST NW	REGALADO, EDWARD J & DEANNE M	6875	31000	135000	0	166000 R1	190900
MI14.276.000.2280	605 13TH ST NW	RICHARDS, PEGGY A	6875	31000	93000	0	124000 R1	142600
MI14.276.000.2290	601 13TH ST NW	PALMER, HOWARD R & MARY BETH	6875	31000	88000	0	119000 R1	136850
MI14.276.000.2300	525 13TH ST NW	REYNOLDS, WILLIAM S	6875	31000	112000	0	143000 R1	164450
MI14.276.000.2310	521 13TH ST NW	CRAMER, RICKIE J & EDWARDSON, SHERRY L	6875	31000	86000	0	117000 R1	134550
MI14.276.000.2320	517 13TH ST NW	HULSE, JOHN	6875	31000	114000	0	145000 R1	166750
MI14.276.000.2330	513 13TH ST NW	LOCKREM, JACOB C & CANDACE	6875	31000	148000	0	179000 R1	205850
MI14.276.000.2340	509 13TH ST NW	WEINREICH, ADAM W	6875	31000	77000	0	108000 R1	124200
MI14.276.000.2350	1300 5TH AVE NW	MORRISON, RICHARD L & CLAUDIA A	6325	28000	100000	0	128000 R1	147200
MI14.276.000.2360	1304 5TH AVE NW	STEWART, KELLY J & MATTHEW W	6325	28000	207000	0	235000 R1	270250
MI14.276.000.2370	1308 5TH AVE NW	BIERLEIN, BRANDON M	6325	28000	106000	0	134000 R1	154100
MI14.276.000.2380	1312 5TH AVE NW	DRECHSEL, DONALD & MERCEDES	6325	28000	115000	0	143000 R1	164450
MI14.276.000.2390	500 14TH ST NW	KING, NORMAN F JR & LORI M	6325	31000	118000	0	149000 R1	171350

MI14.276.000.2400	508 14TH ST NW	FRANCIS, EILEEN A	6875	31000	75000	0	106000 R1	121900
MI14.276.000.2410	512 14TH ST NW	BREITKREUTZ, TODD A & REBECCA	6875	31000	81000	0	112000 R1	128800
MI14.276.000.2420	518 14TH ST NW	HOFFER, ERIC & LYNDSEY	6875	31000	152000	0	183000 R1	210450
MI14.276.000.2430	522 14TH ST NW	SCHWAGER, CHRISTI C	6875	31000	76000	0	107000 R1	123050
MI14.276.000.2440	524 14TH ST NW	MILLER, MICHAEL K & MELISSA A	6875	31000	121000	0	152000 R1	174800
MI14.276.000.2450	600 14TH ST NW	MATISHEK, DANIEL L JR & AUDREY	6875	31000	107000	0	138000 R1	158700
MI14.276.000.2460	604 14TH ST NW	MILLER, CHARLES E & ANNIE C	6875	31000	95000	0	126000 R1	144900
MI14.276.000.2470	608 14TH ST NW	COFFIN, DONNA R	6875	31000	95000	0	126000 R1	144900
MI14.276.000.2550	609 14TH ST NW	OLIVER, EDWARD	6875	31000	98000	0	129000 R1	148350
MI14.276.000.2560	605 14TH ST NW	DUNMAN, TODD M	6875	31000	80000	0	111000 R1	127650
MI14.276.000.2570	601 14TH ST NW	IMPERIAL PROPERTIES	6875	31000	99000	0	130000 R1	149500
MI14.276.000.2580	527 14TH ST NW	AWALT, RICHARD L	6875	31000	114000	0	145000 R1	166750
MI14.276.000.2590	523 14TH ST NW	RYAN, ALICE M	6875	31000	76000	0	107000 R1	123050
MI14.276.000.2600	519 14TH ST NW	AFTEM, GERALD L & AZUCENA T	6875	31000	97000	0	128000 R1	147200
MI14.276.000.2610	515 14TH ST NW	MCKECHNIE, AARON R & JANNA L	6875	31000	81000	0	112000 R1	128800
MI14.276.000.2620	511 14TH ST NW	KITZMAN, PATRICK J & LYNCH, CHRISTINA E	6875	31000	156000	0	187000 R1	215050
MI14.276.000.2652	505 14TH ST NW	JOHNSTON, SHAWN	7562.5	34000	151000	0	185000 R1	212750
MI14.476.146.0000	1405 5TH AVE NW	FORNSELL, DONALD D & KIMBERLY	10500	47000	176000	0	223000 R1	256450
MI14.476.147.0000	1321 5TH AVE NW	CULVER, BRANDON & LINDSEY	8260	37000	180000	0	217000 R1	249550
MI14.476.145.0000	1313 5TH AVE NW	RYAN, ALICE M	4000	18000	91000	0	109000 R1	125350
MI14.476.141.0000	1305 5TH AVE NW	MINOT AREA COMMUNITY LAND TRUST	6000	24000	0	0	24000 R1	27600
MI14.476.143.0000	1303 5TH AVE NW	ANDREWS, DONALD J & LINDA K	5625	25000	117000	0	142000 R1	163300
MI14.476.142.0000	1301 5TH AVE NW	DK VENTURES I	6840	31000	129000	0	160000 R1	184000
MI14.488.000.0082	434 13TH ST NW	ABRAHAMSON, PAMELA	20043	60000	122000	0	182000 R1	209300
MI14.488.000.0081	1221 5TH AVE NW	SOLBERG, MATT	9030	41000	212000	0	253000 R1	290950
MI14.488.000.0061	1217 5TH AVE NW	FARAII LIMITED PARTNERSHIP	12683	53000	37000	0	90000 R1	103500
MI14.488.000.0040	1211 5TH AVE NW	KIMBALL, JASON	10120	46000	175000	0	221000 R1	254150
MI14.488.000.0030	1207 5TH AVE NW	OETKEN, BRANDON	9890	45000	111000	0	156000 R1	179400
MI14.488.000.0022	1203 5TH AVE NW	CULVER, JACQUELINE L	7360	33000	273000	0	306000 R1	351900
MI14.488.000.0021	433 12TH ST NW	SWENSON, ANDREA G & ELTON, TERESA M	15180	61000	216000	0	277000 R1	318550
MI23.070.000.0150	329 11TH ST NW	PEARSON, NATHANIEL W & VIRGINIA L	10758	48000	244000	0	292000 R1	335800
MI23.070.000.0171	325 11TH ST NW	FARAI, LP	15700	55000	341000	0	396000 R1	455400
MI23.070.000.0172	330 11TH ST NW	KEMMET, LINDELL	17518	53000	62000	0	115000 R1	132250
MI23.070.000.0190	400 11TH ST NW	PIERCE, JON C & PAULA D	9875	44000	164000	0	208000 R1	239200
MI14.070.000.0200	406 11TH ST NW	MARLER, DANIEL W	9875	49000	272000	0	321000 R1	369150
MI14.070.000.0210	412 11TH ST NW	SIAN, RACHELLE L & MICHAEL	9717	49000	302000	0	351000 R1	403650
MI14.070.000.0220	416 11TH ST NW	WISE, MICHAEL & ALLYSON S	9559	48000	228000	0	276000 R1	317400
MI14.070.000.0230	425 CEDON DR	DOBBIN, SKYLER K & ANDRIA- DOBBIN, MARIA	10923	55000	194000	0	249000 R1	286350
MI14.070.000.0270	429 CEDON DR	GREFF, ANDREW K & LEEANN L	14950	60000	227000	0	287000 R1	330050
MI14.070.000.0300	435 CEDON DR	BROWN, RICHARD E & ROSEMARY P	10400	52000	178000	0	230000 R1	264500
MI14.070.000.0310	1005 5TH AVE NW	STEPHENSON, TERRANCE & AMANDA	9912.5	52000	181000	0	233000 R1	267950
MI14.070.000.0320	1015 5TH AVE NW	JOHNSON, RYAN & HEATHER	8450	42000	191000	0	233000 R1	267950
MI14.070.000.0290	436 11TH ST NW	DOMINGUEZ-PASILLAS, ESTEBAN & DOMINGUES, MARIA G	8450	42000	189000	0	231000 R1	265650
MI14.070.000.0280	432 11TH ST NW	KETTEL, RALPH R & PATRICIA A	8450	42000	162000	0	204000 R1	234600
MI14.070.000.0250	426 11TH ST NW	PIPER, NICHOLAS & SHELBY	8450	42000	196000	0	238000 R1	273700
MI14.070.000.0240	422 11TH ST NW	JEAN-PIERRE, FRANTZ J & SHELLEY A	9225	46000	189000	0	235000 R1	270250
MI14.070.000.0070	427 11TH ST NW	FREEBURY, JACK J	11570	58000	130000	0	188000 R1	216200
MI14.070.000.0060	431 11TH ST NW	KREBSBACH, KC R & PRATER, KIRSTY M	11570	58000	139000	0	197000 R1	226550
MI14.070.000.0032	435 11TH ST NW	WEBER, BRANDON K	6825	34000	179000	0	213000 R1	244950
MI14.070.000.0021	1101 5TH AVE NW	VOELLER, RANDY VALENTINE & LISA MARIE LIF EST	6825	34000	153000	0	187000 R1	215050
MI14.070.000.0031	1105 5TH AVE NW	RUST, DAVID L & BARBARA E	9490	47000	186000	0	233000 R1	267950
MI14.070.000.0042	1109 5TH AVE NW	CHAPPO, MICHAEL D & DEBRA J	9490	47000	183000	0	230000 R1	264500
MI14.070.000.0011	1125 5TH AVE NW	EDWARDS, CHRYSTOPHER L & MICHAEL D	6825	34000	152000	0	186000 R1	213900
MI14.070.000.0041	436 12TH ST NW	SKELONC, DAVID P & AMANDA B	6825	34000	113000	0	147000 R1	169050
MI14.070.000.0050	430 12TH ST NW	JOHNSON, BRIAN L & BAHL, RENEE	11570	58000	135000	0	193000 R1	221950
MI14.070.000.0080	426 12TH ST NW	BLOMS, KENT	16234	57000	163000	0	220000 R1	253000
MI14.070.000.0090	423 11TH ST NW	CLARK, PAUL A & JENNIFER L	11214	56000	163000	0	219000 R1	251850
MI14.070.000.0102	419 11TH ST NW	GAARDER, MARK V	13463	67000	153000	0	220000 R1	253000
MI14.070.000.0110	415 11TH ST NW	NADOLNY, TIMOTHY & MONIQUE	13786	62000	222000	0	284000 R1	326600
MI14.070.000.0120	411 11TH ST NW	PENFOLD, RONALD L & CAROL A	11771	59000	175000	0	234000 R1	269100
MI14.070.000.0130	405 11TH ST NW	PEARSON, GILBERT & BARBARA	9796	49000	194000	0	243000 R1	279450

MI23.070.000.0140	401 11TH ST NW	LOUSER, BRIAN L	9599	43000	168000	0	211000 R1	242650
MI23.144.000.0020	1509 4TH AVE NW	GROSCHE, DONALD A & SHARON M	11554	35000	147000	0	182000 R1	209300
MI23.144.000.0030	1507 4TH AVE NW	GROSCHE, DONALD A & SHARON M	12875	45000	0	0	45000 R1	51750
MI14.476.144.0000	1409 5TH AVE NW	SCHMIDT, JONATHAN P & HALONE, ASHTON	14567	58000	150000	0	208000 R1	239200
MI14.476.132.0000	1501 5TH AVE NW	KRALOVEC, DOLORES N TRUST & LAMBUTH, SUSAN	6312.5	25000	0	0	25000 R1	28750
MI22.382.020.0040	310 18TH ST NW	PITNER, JOHN D & IRENE M	6500	33000	0	4000	37000 R1	42550
MI22.382.020.0050	304 18TH ST NW	HARRIS, AMANDA M	6500	33000	133000	0	166000 R1	190900
MI22.382.020.0060	300 18TH ST NW	WICHERS, DANIEL J	6500	33000	116000	0	149000 R1	171350
MI22.382.020.0070	220 18TH ST NW	HUTCHINS, MICHAEL C & AMY L	6500	33000	119000	0	152000 R1	174800
MI22.382.020.0080	216 18TH ST NW	THORSON, TIFFANY	6500	33000	134000	0	167000 R1	192050
MI22.382.020.0090	212 18TH ST NW	HOLLIS, RYAN	6500	33000	111000	0	144000 R1	165600
MI22.382.020.0100	204 18TH ST NW	LENERTZ, ERIC	6500	33000	117000	0	150000 R1	172500
MI22.382.020.0110	202 18TH ST NW	SATCHO, JILL E	6500	33000	5000	0	38000 R1	43700
MI22.382.020.0120	200 18TH ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	6500	33000	85000	0	118000 R1	135700
MI22.A53.000.0010	1707 2ND AVE NW	ISAKSON, LINDA K	8960.34	36000	133000	0	169000 R1	194350
MI22.382.010.0061	310 17TH ST NW	DIXON, BRADY	15850	55000	107000	0	162000 R1	186300
MI22.382.020.0130	1702 2ND AVE NW	JONES, VICKI A	6500	33000	155000	0	188000 R1	216200
MI22.382.020.0140	205 17TH ST NW	BROGAN, RANDY JR & ELAINE	6500	33000	9000	0	42000 R1	48300
MI22.382.020.0150	209 17TH ST NW	RAY, CHRISTOPHER B & ANDREA L	6500	33000	97000	0	130000 R1	149500
MI22.382.020.0180	221 17TH ST NW	CROCKER, WILLIAM B & KAREN E	6500	33000	149000	0	182000 R1	209300
MI22.382.020.0190	301 17TH ST NW	TEEGARDEN, SEAN	6500	33000	117000	0	150000 R1	172500
MI22.382.020.0200	305 17TH ST NW	CRAIG, JAMES	6500	33000	150000	0	183000 R1	210450
MI22.382.020.0210	309 17TH ST NW	DALTON, MICHAEL L & STOKES, GABRIELLE N	6500	33000	101000	0	134000 R1	154100
MI15.018.120.0220	408 18TH ST NW	FARAI, LP	6500	29000	106000	0	135000 R1	155250
MI15.018.120.0210	412 18TH ST NW	ZIZUMBO, FANCIS J & DELIA L	6500	29000	118000	0	147000 R1	169050
MI15.018.120.0200	414 18TH ST NW	OCEAN FRONT PROPERTIES, LLC	6500	29000	132000	0	161000 R1	185150
MI15.018.120.0190	416 18TH ST NW	DUCHSHERER, JOSHUA J	6500	29000	93000	0	122000 R1	140300
MI15.018.120.0180	418 18TH ST NW	DUCHSHERER, JOSHUA J & LEO J	6500	29000	14000	0	43000 R1	49450
MI15.018.120.0170	420 18TH ST NW	FOSEN, JOHN D & RENEE G	6500	29000	104000	0	133000 R1	152950
MI15.018.120.0160	422 18TH ST NW	BURCKHARD, AMY	6500	29000	74000	0	103000 R1	118450
MI15.018.120.0150	424 18TH ST NW	DANELSON, GARY	6500	29000	101000	0	130000 R1	149500
MI15.018.120.0140	442 18TH ST NW	SETTING, DELORES T & PFLIGER, SUSAN	6500	29000	120000	0	149000 R1	171350
MI15.018.120.0120	447 17TH ST NW	SOMMERS, KEITH L	6500	29000	65000	0	94000 R1	108100
MI15.018.120.0110	443 17TH ST NW	NELSON, KEVIN C	6500	29000	129000	0	158000 R1	181700
MI15.018.120.0100	439 17TH ST NW	STORBECK, ELMER & DELORES	6500	29000	97000	0	126000 R1	144900
MI15.018.120.0090	427 17TH ST NW	MARTIN, CHAD C & CELESTE M	13000	59000	126000	0	185000 R1	212750
MI15.018.120.0070	425 17TH ST NW	BLACKWELL, RYAN & TORANO, MAURICE	6500	26000	0	3000	29000 R1	33350
MI15.018.120.0060	421 17TH ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	6500	29000	147000	0	176000 R1	202400
MI15.018.120.0050	417 17TH ST NW	GOODMAN, MYRON & DIAN PADILLA	6500	29000	89000	0	118000 R1	135700
MI15.018.120.0040	415 17TH ST NW	SCHLAG, DALE	7150	32000	110000	0	142000 R1	163300
MI15.018.120.0031	409 17TH ST NW	GOULETTE, NATHAN & MICHELLE A	5850	26000	143000	0	169000 R1	194350
MI15.018.110.0210	412 17TH ST NW	LOPRESTI, JOHN A JR	6500	34000	131000	0	165000 R1	189750
MI15.018.110.0201	416 17TH ST NW	KENNEY, JAMES R III	5850	26000	99000	0	125000 R1	143750
MI15.018.110.0190	422 17TH ST NW	ZELTINGER, FABIAN M & LIANNE M	7150	32000	96000	0	128000 R1	147200
MI15.018.110.0180	424 17TH ST NW	SMITH, KEVIN G &	6500	29000	137000	0	166000 R1	190900
MI15.018.110.0170	428 17TH ST NW	ERICKSON, TERRY L & ROBERTA	6500	29000	122000	0	151000 R1	173650
MI15.018.110.0160	432 17TH ST NW	STEEN, HARVEY M & ERICKSON, ROBERTA	6500	26000	0	7000	33000 R1	37950
MI15.018.110.0150	438 17TH ST NW	STEEN, HARVEY & LINDA	6500	29000	132000	0	161000 R1	185150
MI15.018.110.0140	440 17TH ST NW	LEHR-GARCIA, CHRISTOPHER J & NICOLE L	7800	35000	28000	0	63000 R1	72450
MI15.018.110.0131	1615 5TH AVE NW	ENDERS, OLYVE J LIFE ESTATE	5200	23000	146000	0	169000 R1	194350
MI15.018.110.0110	441 16TH ST NW	EISENZIMMER, GRANT J & ATHERTON, ASHLEY A	6100	27000	129000	0	156000 R1	179400
MI15.018.110.0100	437 16TH ST NW	STRATTON, SHANNON G	6100	27000	128000	0	155000 R1	178250
MI15.018.110.0090	433 16TH ST NW	SWARTWOUT, JIMMIE D & KURRY, KAREN A	6100	27000	76000	0	103000 R1	118450
MI15.018.110.0080	429 16TH ST NW	BOEHLER, KEVIN D	6100	27000	99000	0	126000 R1	144900
MI15.018.110.0070	425 16TH ST NW	HANSON, JONATHAN R	6100	27000	104000	0	131000 R1	150650
MI15.018.110.0060	421 16TH ST NW	PIETSCH, LEONARD	6100	27000	92000	0	119000 R1	136850
MI15.018.110.0050	419 16TH ST NW	PIETSCH, LEONARD	6100	24000	0	0	24000 R1	27600
MI15.018.110.0040	413 16TH ST NW	KILLAM, FRANKLIN H	6100	27000	91000	0	118000 R1	135700
MI14.487.020.0080	1506 4TH AVE NW	COLLINS, AUDREY O	15312.5	46000	127000	0	173000 R1	198950
MI14.487.020.0090	1508 4TH AVE NW	MERCK, CECILIA	6250	25000	130000	0	155000 R1	178250
MI14.487.020.0010	420 16TH ST NW	AUMAN, FAWN M	6250	28000	183000	0	211000 R1	242650

MI14.487.020.0020	1521 WILDWOOD AVE	JOHNSON, KENNETH L	6250	28000	87000	0	115000 R1	132250
MI14.487.020.0030	1517 WILDWOOD AVE	THOMPSON, SAMANTHA	6250	28000	117000	0	145000 R1	166750
MI14.487.020.0040	1513 WILDWOOD AVE	SWENSDRUD, ORLIN D & DEBRA K	6250	28000	126000	0	154000 R1	177100
MI14.487.020.0050	1509 WILDWOOD AVE	BESSER, DERRICK C	6250	28000	129000	0	157000 R1	180550
MI14.487.020.0060	1505 WILDWOOD AVE	DOUBLE THE BACK PROPERTY GROUP LLC	9062.5	41000	120000	0	161000 R1	185150
MI14.487.010.0100	1502 WILDWOOD AVE	VOLK, EDWARD A IRREVOCABLE TRUST OF 2014	5125	23000	163000	0	186000 R1	213900
MI14.487.010.0121	1504 WILDWOOD AVE	THURSTON, JEANETTE LIVING TRUS	6875	28000	105000	0	133000 R1	152950
MI14.487.010.0122	1508 WILDWOOD AVE	FRUHLING, CLAUDETTE LIFE ESTATE	5625	25000	119000	0	144000 R1	165600
MI14.487.010.0130	1512 WILDWOOD AVE	DULL, STUART G & LESLIE L	6250	28000	115000	0	143000 R1	164450
MI14.487.010.0140	1516 WILDWOOD AVE	STP MANAGEMENT, LLC	6250	28000	106000	0	134000 R1	154100
MI14.487.010.0150	1520 WILDWOOD AVE	LANDSPHERE, LEVI	6250	28000	90000	0	118000 R1	135700
MI14.487.010.0160	430 16TH ST NW	NEWGARD, ARDELLA	6250	28000	147000	0	175000 R1	201250
MI14.487.010.0070	1503 5TH AVE NW	COLLINS, DOROTHY L	5125	23000	139000	0	162000 R1	186300
MI14.487.010.0060	1505 5TH AVE NW	BENTON, PERRIE A & PATRICIA L	6250	28000	102000	0	130000 R1	149500
MI14.487.010.0050	1509 5TH AVE NW	CLEMETSON, CARL & BARB	6250	28000	126000	0	154000 R1	177100
MI14.487.010.0040	1515 5TH AVE NW	VOLK, GARY A & REBECCA JO	6250	28000	152000	0	180000 R1	207000
MI14.487.010.0030	1517 5TH AVE NW	KAEDING, JOYCE A	6250	28000	178000	0	206000 R1	236900
MI14.487.010.0020	1523 5TH AVE NW	DUCHSHERER, NICOLE J	6250	28000	38000	0	66000 R1	75900
MI14.476.131.0000	1525 5TH AVE NW	PORTRA, MICHAEL J	6250	28000	96000	0	124000 R1	142600
MI15.018.110.0120	445 16TH ST NW	JUST, JEFF	6100	27000	150000	0	177000 R1	203550
MI15.018.100.0090	609 16TH ST NW	HAIDER, JAMES L & MARILYN D	6100	27000	142000	0	169000 R1	194350
MI15.018.100.0080	607 16TH ST NW	BRAATEN, KEITH A & GAIL M	6100	27000	82000	0	109000 R1	125350
MI15.018.100.0070	605 16TH ST NW	STRANDLIEN, DAVID S & DELAINE	6100	27000	72000	0	99000 R1	113850
MI15.018.100.0060	523 16TH ST NW	THUNER, ERIC & LISA	6100	27000	104000	0	131000 R1	150650
MI15.018.100.0050	519 16TH ST NW	ROBILLARD, ARCHIE	6100	27000	110000	0	137000 R1	157550
MI15.018.100.0200	528 17TH ST NW	WEGNER, SHAWN & AMANDA	7540	34000	147000	0	181000 R1	208150
MI15.018.090.0030	507 17TH ST NW	HUNTER, DEVIN	6500	29000	85000	0	114000 R1	131100
MI15.018.090.0010	1700 5TH AVE NW	ROUSE, ESTHER E - LIFE ESTATE	7540	34000	107000	0	141000 R1	162150
MI15.018.100.0100	611 16TH ST NW	MOE, GEORGE	9150	41000	94000	0	135000 R1	155250
MI14.276.000.1850	1212 7TH AVE NW	SORENSEN, LARRY D & COLLEEN B	5500	33000	144000	0	177000 R1	203550
MI14.276.000.1840	1218 7TH AVE NW	KLINGBEIL, ADAM	5500	33000	114000	0	147000 R1	169050
MI14.276.000.2200	612 13TH ST NW	VOECKS, KRISTY L	6875	31000	90000	0	121000 R1	139150
MI14.276.000.1930	1217 7TH AVE NW	SAUFLEY, SHERIA S	5568.75	33000	100000	0	133000 R1	152950
MI14.276.000.1670	1314 7TH AVE NW	DENNIS, AMANDA R	7000	42000	140000	0	182000 R1	209300
MI14.276.000.1691	1304 7TH AVE NW	AFTEM, DAVID & CARLA TRUSTEES	9088	55000	157000	0	212000 R1	243800
MI14.276.000.1701	1300 7TH AVE NW	BOTTEICHER, MARK	5225	31000	91000	0	122000 R1	140300
MI14.276.000.1660	1316 7TH AVE NW	LUND, DONALD D & JOAN M REV LIV TRUST	5500	33000	93000	0	126000 R1	144900
MI14.276.000.2260	613 13TH ST NW	ABRAHAMSON, JEFFREY S & DANIEL D	6875	31000	81000	0	112000 R1	128800
MI14.276.000.2250	617 13TH ST NW	GARTNER, DUDLEY & SHARON	5555	33000	71000	0	104000 R1	119600
MI14.276.000.2240	1305 7TH AVE NW	THOMAS, CHRISPOHER M & BRITTANY J	5549.5	33000	78000	0	111000 R1	127650
MI14.276.000.2230	1309 7TH AVE NW	JOHNSON, SUSAN M	5546.2	33000	115000	0	148000 R1	170200
MI14.276.000.2220	1313 7TH AVE NW	KELLY, RONALD C & ROSALIND	5538.5	33000	109000	0	142000 R1	163300
MI14.276.000.2480	614 14TH ST NW	HAMAN, JOEL A & MARISSA M	6875	31000	114000	0	145000 R1	166750
MI14.276.000.2540	613 14TH ST NW	COPELAND, DONALD M & VIRGINIA	6875	31000	114000	0	145000 R1	166750
MI14.276.000.2210	618 14TH ST NW	DAY, WENDY	5538.5	33000	130000	0	163000 R1	187450
MI14.276.000.2530	615 14TH ST NW	JOHNSON, BRIAN K & AMY N	7042	42000	119000	0	161000 R1	185150
MI14.276.000.2521	1407 7TH AVE NW	ESSER, EFTHALIA	6783.75	41000	97000	0	138000 R1	158700
MI14.276.000.1500	1410 7TH AVE NW	NORMAN, JEANETTE L	5500	33000	102000	0	135000 R1	155250
MI14.276.000.1510	1404 7TH AVE NW	THOMAS, TIMOTHY A	5500	33000	101000	0	134000 R1	154100
MI24.072.050.0080	224 8TH ST SE	LEE, ERVIN J & CONRAD, KARI L	9520	48000	265000	0	313000 R1	359950
MI24.072.050.0071	228 8TH ST SE	VERBRUGGEN, DONALD & DAWN & CRAMER, CLARENCE & PAULINE	6237	31000	140000	0	171000 R1	196650
MI24.072.060.0060	225 8TH ST SE	SWANSON, DARLA D	8400	42000	156000	0	198000 R1	227700
MI24.072.060.0071	229 8TH ST SE	HALL, TRENT & HEATHER DAWN	5600	28000	106000	0	134000 R1	154100
MI24.072.060.0110	224 9TH ST SE	GODFREY, JAMES W	7025	35000	0	0	35000 R1	40250
MI24.072.060.0100	300 9TH ST SE	632 UNION ST, LLC	8430	42000	229000	0	271000 R1	311650
MI24.072.060.0080	231 8TH ST SE	MYERS, DAVID & KATHLEEN JO	8820	44000	216000	0	260000 R1	299000
MI24.072.060.0091	306 9TH ST SE	PERDSON, JORDAN C & JORDAN M	7963	42000	135000	0	177000 R1	203550
MI24.073.120.0100	301 9TH ST SE	WEBB, JEREMIAH J	7000	35000	99000	0	134000 R1	154100
MI24.073.120.0090	305 9TH ST SE	RAKNESS, STEPHEN K	7000	35000	83000	0	118000 R1	135700
MI24.073.120.0080	311 9TH ST SE	LARSON, MICKEY R LIFE ESTATE	7000	35000	114000	0	149000 R1	171350
MI24.073.120.0071	313 9TH ST SE	BURGARDT, KELLY	16450	66000	137000	0	203000 R1	233450

MI24.073.120.0030	308 10TH ST SE	NESS, LOREN C & JAN M	7000	28000	82000	0	110000 R1	126500
MI24.073.120.0020	306 10TH ST SE	MESSMORE, DANNY & ANDREA	7000	28000	91000	0	119000 R1	136850
MI24.073.120.0012	920 3RD AVE SE	NELSON, MICHAEL	3750	19000	74000	0	93000 R1	106950
MI24.073.120.0113	301 10TH ST SE	BOSCH, EDWARD L & ELEANOR T	5278	21000	122000	0	143000 R1	164450
MI24.073.120.0111	305 10TH ST SE	BOSCH, EDWARD L & ELEANOR T	7790	31000	0	9000	40000 R1	46000
MI19.213.000.1290	419 13TH ST SE	WICKUM, ELISABETH M & FRANK W	6250	25000	98000	0	123000 R1	141450
MI19.213.000.1280	413 13TH ST SE	BREKKE, DUANE	6250	25000	0	4000	29000 R1	33350
MI19.213.000.1270	409 13TH ST SE	BREKKE, DUANE	6250	25000	0	4000	29000 R1	33350
MI24.397.020.0051	416 11TH ST SE	HAMMER, MICHAEL G	4750	19000	88000	0	107000 R1	123050
MI24.397.020.0061	1015 5TH AVE SE	ROLL, JOHN	4550	18000	115000	0	133000 R1	152950
MI24.397.020.0040	412 11TH ST SE	MILLER, MARK & SHEILA	7000	28000	142000	0	170000 R1	195500
MI24.397.020.0030	408 11TH ST SE	SVEEN, KARI L	7000	28000	102000	0	130000 R1	149500
MI24.397.020.0122	1002 BURDICK EXPY E	SCHAIBLE, EDWARD & LINDA & JENSEN, JAMES & KAREN	7252	29000	0	182000	211000 R1	242650
MI24.397.020.0121	1008 BURDICK EXPY E	DOUBLE THE BACK PROPERTY GROUP, LLC	3718	15000	94000	0	109000 R1	125350
MI24.397.020.0090	411 10TH ST SE	BURGARD, RONALD	7000	28000	110000	0	138000 R1	158700
MI24.3970200081	1011 5TH AVE SE	LEIER, CHAD & MELISSA	6500	26000	165000	0	191000 R1	219650
MI24.313.030.0072	11 5TH ST NE	FISHER, TIMOTHY COLIN	3750	13000	80000	0	93000 R1	106950
MI24.313.030.0052	16 4TH ST NE	B.B.L., LLC	3750	11000	105000	0	116000 R1	133400
MI13.151.010.0082	425 5TH AVE NE	OLSON FAMILY LP	3456	14000	42000	0	56000 R1	64400
MI13.151.010.0071	508 5TH ST NE	SWANSON, DONALD TRUST	2950	12000	0	42000	54000 R1	62100
MI13.100.040.0010	410 6TH AVE NE	ELL, STACEY C & CHRISTOPHER M	6708	30000	97000	0	127000 R1	146050
MI13.100.040.0020	408 6TH AVE NE	PRIESS, VALERIE JEAN	6708	30000	115000	0	145000 R1	166750
MI13.100.040.0030	406 6TH AVE NE	OLSON FAMILY LTD PARTNERSHIP	6708	30000	65000	0	95000 R1	109250
MI13.100.040.0040	400 6TH AVE NE	BAIER, TIMOTHY C & BRENDA L	6708	30000	130000	0	160000 R1	184000
MI13.100.050.0022	320 6TH AVE NE	GREEN, LAVORA J	4860	22000	84000	0	106000 R1	121900
MI13.100.050.0021	318 6TH AVE NE	BROWN, ASHLEY	4860	22000	76000	0	98000 R1	112700
MI13.100.050.0023	316 6TH AVE NE	VEGA, REECE	5400	24000	89000	0	113000 R1	129950
MI13.100.020.0050	613 4TH ST NE	KOLOBAKKEN, MCLEAN	7000	32000	64000	0	96000 R1	110400
MI13.100.020.0040	615 4TH ST NE	CARPENTER, DEANNA & PATRICK	7000	32000	88000	0	120000 R1	138000
MI13.100.020.0030	617 4TH ST NE	STEVENS, KENNETH R & DEANNE A	7000	32000	80000	0	112000 R1	128800
MI13.100.020.0020	621 4TH ST NE	KIRCHOFNER, DARLA & KLEEN, JASON	7000	32000	94000	0	126000 R1	144900
MI13.100.020.0010	625 4TH ST NE	THOMAS, GERALD A	7000	32000	59000	0	91000 R1	104650
MI13.387.020.0030	712 5TH ST NE	HBW HOLDINGS, LLC	7000	32000	59000	0	91000 R1	104650
MI13.387.020.0040	708 5TH ST NE	DK VENTURES I	7000	32000	92000	0	124000 R1	142600
MI13.387.020.0050	704 5TH ST NE	IVERSON, PALMER M & SYLVIA J	7000	32000	90000	0	122000 R1	140300
MI13.387.020.0060	700 5TH ST NE	LITTLER, MICHAEL C & MARY A	7000	32000	86000	0	118000 R1	135700
MI13.387.050.0020	511 6TH AVE NE	GUDEJKO, MICHAL	12250	55000	134000	0	189000 R1	217350
MI13.387.050.0010	501 6TH AVE NE	MATTERN, DEAN A & TAMMY	10524.02	47000	97000	0	144000 R1	165600
MI13.101.000.0030	604 4TH ST NE	LINNERTZ, RACHEL	5130	23000	68000	0	91000 R1	104650
MI13.101.000.0020	606 4TH ST NE	HESTER, CRAIG & MISTY L	5130	23000	77000	0	100000 R1	115000
MI13.101.000.0010	608 4TH ST NE	SKELLY, NICHOLAS J	5700	26000	89000	0	115000 R1	132250
MI13.100.030.0010	415 6TH AVE NE	MYERS, GLEN	12272.61	55000	112000	0	167000 R1	192050
MI13.389.000.0130	624 4TH ST NE	HAASE, THOMAS D & JENNIFER M	7700	35000	67000	0	102000 R1	117300
MI13.389.001.0070	512 7TH AVE NE	BJORK, ERIK & SIMONSON, BRENDA	19600	57000	210000	0	267000 R1	307050
MI13.B65.000.0020	520 7TH AVE NE	NICHOLS, RONNIE & YVONNE	16496	66000	144000	0	210000 R1	241500
MI13.387.020.0120	701 6TH ST NE	VETTER, STEVEN	7000	32000	67000	0	99000 R1	113850
MI13.387.020.0110	707 6TH ST NE	LOWMAN, RON R	7000	32000	73000	0	105000 R1	120750
MI13.387.040.0010	610 7TH AVE NE	PISTER, BAILEY J	6603	30000	127000	0	157000 R1	180550
MI13.389.000.0010	604 7TH AVE NE	OFSTHUN, DUANE L & JEAN B LIFE ESTATE	6520	29000	37000	0	66000 R1	75900
MI13.389.000.0020	600 7TH AVE NE	HORNER, VAL LARAY	6411.9	29000	77000	0	106000 R1	121900
MI13.389.000.0030	532 7TH AVE NE	HORNER, VAL LARAY	8553	22000	0	0	22000 R1	25300
MI13.284.032.0000	615 1/2 6TH AVE NE	ANDES, GARY L	4650	19000	52000	0	71000 R1	81650
MI13.286.030.0012	707 6TH AVE NE	BALSTER, GAYLE A	11076	39000	73000	0	112000 R1	128800
MI13.286.030.0013	705 6TH AVE NE	BERDAHL, ARLENE E LIFE ESTATE	11355.75	40000	64000	0	104000 R1	119600
MI13.286.030.0011	627 6TH AVE NE	MELBARZDIS, LAURIE A	11340	40000	69000	0	109000 R1	125350
MI13.286.030.0021	623 6TH AVE NE	MEYER, FRED W & SHEILA A	11875	42000	0	0	42000 R1	48300
MI13.286.030.0023	621 6TH AVE NE	MEYER, FRED W & SHEILA A	9028.12	32000	87000	0	119000 R1	136850
MI13.286.030.0022	617 6TH AVE NE	MEYER, FRED W & SHEILA A	9084.37	32000	89000	0	121000 R1	139150
MI13.387.050.0050	605 6TH AVE NE	DAKOTA DUSK PROPERTY GROUP, LLC	8750	39000	99000	0	138000 R1	158700
MI13.387.050.0040	601 6TH AVE NE	ALLAN, STEVE D & KACI L	8750	39000	103000	0	142000 R1	163300
MI13.387.050.0030	515 6TH AVE NE	SAMUELSON, JOANN L & LYLE	8750	39000	53000	0	92000 R1	105800

MI13.151.010.0072	505 6TH ST NE	HOPTON, MICHAEL P & SANDRA M	4550	18000	63000	0	81000 R1	93150
MI13.151.010.0060	509 6TH ST NE	STEBLETON, LARRY & DIANE	7500	30000	63000	0	93000 R1	106950
MI13.151.010.0050	513 6TH ST NE	NEAL, LUKE M	7500	30000	85000	0	115000 R1	132250
MI13.151.010.0040	517 6TH ST NE	ARENA, WILLIAM J	7500	30000	111000	0	141000 R1	162150
MI13.151.010.0030	521 6TH ST NE	WARD, JOAN	7500	30000	69000	0	99000 R1	113850
MI13.151.010.0020	525 6TH ST NE	BORUD, NICOLE JUANITA	7500	30000	112000	0	142000 R1	163300
MI13.151.010.0010	531 6TH ST NE	HERINGER, KARI A	7500	30000	118000	0	148000 R1	170200
MI13.151.020.0010	530 6TH ST NE	ASPECT PROPERTIES, LLC	7500	30000	106000	0	136000 R1	156400
MI13.151.020.0020	526 6TH ST NE	BRAGG, VIRGIL H JR & CATHY W	7500	30000	93000	0	123000 R1	141450
MI13.151.020.0030	522 6TH ST NE	SOLBERG, KEITH A & ANN	7500	30000	114000	0	144000 R1	165600
MI13.151.020.0040	516 6TH ST NE	WESTLIE, MARK W	7500	30000	37000	0	67000 R1	77050
MI13.151.020.0050	514 6TH ST NE	HOLEN, JENNIFER	7500	30000	83000	0	113000 R1	129950
MI13.151.020.0060	510 6TH ST NE	GORZE, KENNETH J	7500	30000	76000	0	106000 R1	121900
MI13.151.020.0070	504 6TH ST NE	GORZE, KENNETH J	7500	30000	120000	0	150000 R1	172500
MI13.151.020.0080	500 6TH ST NE	GORZE, KENNETH J	8100	32000	72000	0	104000 R1	119600
MI13.286.020.0070	503 7TH ST NE	SWARTWOUT, SCOTT	12272	43000	17000	0	60000 R1	69000
MI13.286.020.0060	509 7TH ST NE	DOUBLE THE BACK PROPERTY GROUP	6500	26000	34000	0	60000 R1	69000
MI13.286.020.0050	511 7TH ST NE	NELSON, PAUL WAYNE TRUST	6500	26000	24000	0	50000 R1	57500
MI13.286.020.0040	515 7TH ST NE	WAHUS, ROGER M	6500	26000	83000	0	109000 R1	125350
MI13.286.020.0030	519 7TH ST NE	CANTRELL, ANDY	6500	26000	0	0	26000 R1	29900
MI13.286.020.0020	523 7TH ST NE	CANTRELL, ANDY	6500	26000	130000	0	156000 R1	179400
MI13.286.020.0010	527 7TH ST NE	BOUCHER, MICHAEL D	6500	26000	54000	0	80000 R1	92000
MI13.285.000.0011	706 6TH AVE NE	DK VENTURES I	3600	14000	92000	0	106000 R1	121900
MI13.152.030.0021	708 6TH AVE NE	GANSKE, DEBRA	4730	19000	85000	0	104000 R1	119600
MI13.152.030.0011	710 6TH AVE NE	MCALLISTER, DELLA A	5580	22000	102000	0	124000 R1	142600
MI13.152.030.0022	519 8TH ST NE	SCHALL, JENICE M LIVING TRUST	5580	22000	68000	0	90000 R1	103500
MI13.152.030.0030	515 8TH ST NE	CARPENTER, DEBRA KAY	8160	33000	119000	0	152000 R1	174800
MI13.A05.000.0020	707 RAILWAY AVE	HUNTER, DEVIN	5127.89	23000	0	82200	105000 R1	120750
MI13.284.010.0020	510 7TH ST NE	WESTLIE, MARK W	6750	27000	45000	0	72000 R1	82800
MI13.285.000.0040	514 7TH ST NE	EMERICK, DONALD P & BURTSCH, G	6750	27000	70000	0	97000 R1	111550
MI13.285.000.0030	520 7TH ST NE	NASH, AARON & RACHEL	6750	27000	104000	0	131000 R1	150650
MI13.285.000.0020	524 7TH ST NE	SCHIELE FAMILY LTD PARTNERSHIP	6750	27000	63000	0	90000 R1	103500
MI13.285.000.0012	526 7TH ST NE	KNUTSON, KENNETH	4500	18000	104000	0	122000 R1	140300
MI13.152.040.0162	816 6TH AVE NE	BERDAHL, ALLAN R & BERDAHL-HUSSEY, CATHERINE	4500	18000	86000	0	104000 R1	119600
MI13.152.040.0012	808 6TH AVE NE	WAHUS, ROGER M	3480	14000	62000	0	76000 R1	87400
MI13.152.040.0011	520 8TH ST NE	MEYER, FRED & SHEILA	4680	19000	69000	0	88000 R1	101200
MI13.152.040.0020	516 8TH ST NE	CAMERON INDOOR PROPERTIES, LLC	8160	33000	90000	0	123000 R1	141450
MI13.152.040.0030	512 8TH ST NE	KELSAW, ALICE	8160	33000	32000	0	65000 R1	74750
MI13.152.040.0040	508 8TH ST NE	SOLLIN, LORI	8160	33000	152000	0	185000 R1	212750
MI13.152.040.0050	504 8TH ST NE	LANCOTOT, MICHAEL J & JUDY L	8160	33000	132000	0	165000 R1	189750
MI13.152.040.0110	501 9TH ST NE	KOONS, DUSTIN W	8160	33000	60000	0	93000 R1	106950
MI13.152.040.0120	507 9TH ST NE	PITNER, JOHN D & IRENE M	8160	33000	128000	0	161000 R1	185150
MI13.152.040.0130	513 9TH ST NE	BENTON, DENISE M & HAUGLIE, DWIGHT	8160	33000	59000	0	92000 R1	105800
MI13.152.040.0140	515 9TH ST NE	FRANCIS, URBAN LJR & ANTONIA A	8160	33000	99000	0	132000 R1	151800
MI13.152.040.0151	517 9TH ST NE	KLOSTERMAN, BRUCE	7260	29000	88000	0	117000 R1	134550
MI13.152.040.0161	523 9TH ST NE	BAKER, LARRY R	4560	18000	88000	0	106000 R1	121900
MI13.152.020.0051	817 6TH AVE NE	HOMAN, JEREMY W & ASHLEY M	8820	35000	79000	0	114000 R1	131100
MI13.152.020.0031	809 6TH AVE NE	HAYES, ROBERT M	14600	58000	87000	0	145000 R1	166750
MI13.152.020.0060	823 6TH AVE NE	ZIEGLER, JAMES A & JUDITH M	10765.3	43000	114000	0	157000 R1	180550
MI13.152.020.0071	903 6TH AVE NE	OLSON FAMILY LP	7980	32000	60000	0	92000 R1	105800
MI13.351.040.0060	615 10TH ST NE	REDDING, FERNE LIFE ESTATE & KLEIN, KARIN	7500	30000	49000	0	79000 R1	90850
MI13.351.040.0071	607 10TH ST NE	HAYTON, STEPHEN A & LEANN C	16770	67000	194000	0	261000 R1	300150
MI13.351.040.0072	921 6TH AVE NE	STROKLUND, PAUL K & PAMELA J	7500	30000	138000	0	168000 R1	193200
MI13.152.020.0072	907 6TH AVE NE	COPP, EVERETT	8278	33000	133000	0	166000 R1	190900
MI13.153.000.0040	908 6TH AVE NE	YOUNG, WOODROW A	2730	11000	83000	0	94000 R1	108100
MI13.153.000.0030	906 6TH AVE NE	SCHIELE FAMILY LTD PARTNERSHIP	2730	11000	60000	0	71000 R1	81650
MI13.153.000.0020	904 6TH AVE NE	SCHIELE FAMILY LTD PARTNERSHIP	2730	11000	60000	0	71000 R1	81650
MI13.153.000.0010	902 6TH AVE NE	SCHIELE FAMILY LTD PARTNERSHIP	2730	11000	58000	0	69000 R1	79350
MI13.153.000.0050	516 9TH ST NE	TVP PROPERTIES, LLC	4200	17000	69000	0	86000 R1	98900
MI13.153.000.0070	514 9TH ST NE	TAYLOR, KASEY D & MEGAN	4800	19000	62000	0	81000 R1	93150
MI13.152.050.0051	504 9TH ST NE	BOE, TERRY	6048	24000	60000	0	84000 R1	96600

MI13.152.050.0061	502 9TH ST NE	ANDES, GARY L	6057	24000	54000	0	78000 R1	89700
MI13.152.050.0062	500 9TH ST NE	HANSEN, CORY R & AMBER M	6061.5	24000	53000	0	77000 R1	88550
MI13.351.050.0080	501 10TH ST NE	SCHULTZ, JESSICA L	5662.5	23000	81000	0	104000 R1	119600
MI13.351.050.0060	509 10TH ST NE	RYAN, PAT	14250	50000	117000	0	167000 R1	192050
MI13.351.050.0050	521 10TH ST NE	TAYLOR, MICHAEL S	15000	53000	172000	0	225000 R1	258750
MI13.351.050.0030	523 10TH ST NE	SCHROEDER, GARY & KURTZ, PATTI J	7500	30000	70000	0	100000 R1	115000
MI13.351.050.0010	529 10TH ST NE	KITZMANN, EDANA	7500	30000	81000	0	111000 R1	127650
MI13.352.050.0010	530 10TH ST NE	BRABANDT, TODD & KAREN	7500	38000	46000	0	84000 R1	96600
MI13.352.050.0020	526 10TH ST NE	BERG, MARK L & ERINA K	7500	38000	96000	0	134000 R1	154100
MI13.352.050.0030	522 10TH ST NE	SCHIELE FAMILY LTD PARTNERSHIP	7500	38000	82000	0	120000 R1	138000
MI13.352.050.0040	516 10TH ST NE	KOLDEN, LUCAS D	7500	38000	119000	0	157000 R1	180550
MI13.352.050.0050	512 10TH ST NE	FLOREZ, CARL & CAROL	7500	38000	257000	0	295000 R1	339250
MI13.352.050.0060	510 10TH ST NE	FLOREZ, CARL & CAROL	7500	38000	0	0	38000 R1	43700
MI13.352.050.0070	508 10TH ST NE	SOLAR, MEGAN E	7500	38000	106000	0	144000 R1	165600
MI13.352.050.0080	500 10TH ST NE	MUSCHA, DAVID L REVOCABLE TRUST DATED 4/2/99	9892.5	49000	88000	0	137000 R1	157550
MI13.016.000.1150	1211 5TH AVE NE	THOMAS, JESSE & DUNCAN, DANIELLE	5000	15000	0	0	15000 R1	17250
MI13.016.000.1140	1217 5TH AVE NE	THOMAS, JESSE & DUNCAN, DANIELLE	5000	15000	0	0	15000 R1	17250
MI13.016.000.1130	1221 5TH AVE NE	THOMAS, JESSE & DUNCAN, DANIELLE	12137.5	36000	0	98000	134000 R1	154100
MI13.016.000.1002	1224 6TH AVE NE	R & D PROPERTIES, LLP	11416.25	51000	104000	0	155000 R1	178250
MI13.016.000.0992	1222 6TH AVE NE	BEARMAN, JOHN P & TRICIA G	5206.25	23000	27000	0	50000 R1	57500
MI13.016.000.1061	1218 6TH AVE NE	BRINSON, SHERRY A	9637.5	43000	36000	0	79000 R1	90850
MI13.016.000.1070	1216 6TH AVE NE	R & D PROPERTIES, LLP	17500	53000	46000	0	99000 R1	113850
MI13.016.000.1110	1204 6TH AVE NE	FOWLER, JEREMY & CHARLENE L	10000	30000	120000	0	150000 R1	172500
MI13.017.000.0010	510 12TH ST NE	KINGSTON, TEDDI J	7500	34000	147000	0	181000 R1	208150
MI13.017.000.0020	500 12TH ST NE	HABITAT FOR HUMANITY NORTHERN LIGHTS	7500	30000	0	0	30000 R1	34500
MI13.016.000.1190	1202 5TH AVE NE	SELFORS, DUANE & CATHERINE LIFE ESTATE	4670	14000	0	0	14000 R1	16100
MI13.016.000.1200	1206 5TH AVE NE	SELFORS, DUANE & CATHERINE LIFE ESTATE	5920	18000	0	0	18000 R1	20700
MI13.016.000.1210	1210 5TH AVE NE	LEIFSON, DUANE & DON	3360	10000	0	0	10000 R1	11500
MI13.016.000.1220	1214 5TH AVE NE	LEIFSON, DUANE & DON	3660	11000	0	0	11000 R1	12650
MI13.016.000.1230		SEIDEMAN, KELLI R	3900	16000	0	0	16000 R1	18400
MI13.016.000.1240	1222 5TH AVE NE	ALL-STATE CONTRACTING, INC	4120	12000	0	0	12000 R1	13800
MI13.016.000.1250	1226 5TH AVE NE	ALL-STATE CONTRACTING, INC	4460	13000	0	0	13000 R1	14950
MI13.016.000.1260	1230 5TH AVE NE	ALL-STATE CONTRACTING, INC	4740	14000	0	0	14000 R1	16100
MI13.016.000.1270	1230 5TH AVE NE	SEIDEMAN, KELLI R	18416	55000	230000	0	285000 R1	327750
MI13.016.000.1290	1237 RAILWAY AVE	BOWLES, CASEY R	10000	45000	84000	0	129000 R1	148350
MI13.016.000.1300	1233 RAILWAY AVE	ZEARLEY, MARIETTA	5000	20000	0	0	20000 R1	23000
MI13.016.000.1310	1229 RAILWAY AVE	ZEARLEY, MARIETTA	7500	34000	75000	0	109000 R1	125350
MI13.016.000.1330	1221 RAILWAY AVE	KENT, HILDA & ANDREW J	7500	34000	116000	0	150000 R1	172500
MI13.016.000.1340	1217 RAILWAY AVE	SELFORS, DUANE & CATHERINE LIFE ESTATE	5000	15000	0	0	15000 R1	17250
MI13.016.000.1350	1213 RAILWAY AVE	SELFORS, DUANE & CATHERINE LIFE ESTATE	5000	23000	98000	0	121000 R1	139150
MI13.016.000.1360	1209 RAILWAY AVE	SELFORS, DUANE & CATHERINE LIFE ESTATE	5000	18000	0	10000	28000 R1	32200
MI13.016.000.1370	1205 RAILWAY AVE	SELFORS, DUANE & CATHERINE LIFE ESTATE	5000	15000	0	0	15000 R1	17250
MI13.016.000.1380	1201 RAILWAY AVE	SELFORS, DUANE & CATHERINE LIFE ESTATE	4600	14000	0	0	14000 R1	16100
MI13.016.000.1390	501 12TH ST NE	BRAUN, EMELIA JOAN & JOHNNY L	6306	28000	64000	0	92000 R1	105800
MI13.016.000.1400	505 12TH ST NE	SITCH, SANDRA LIFE ESTATE	5000	23000	95000	0	118000 R1	135700
MI13.016.000.1410	511 12TH ST NE	GEYER, MICHAEL;GEYER,DIANE;& REILE, VICKI	5000	23000	31000	0	54000 R1	62100
MI13.016.000.1420	513 12TH ST NE	DALIN, VERLON	5000	23000	45000	0	68000 R1	78200
MI13.016.000.1430	517 12TH ST NE	PEREZ, ISRAEL & WANDA	5000	23000	39000	0	62000 R1	71300
MI13.016.000.1440	521 12TH ST NE	KLANDERMAN, ERIC J & ANDREA F DOS/EMBASSY/EOS	5000	23000	83000	0	106000 R1	121900
MI13.016.000.1450	525 12TH ST NE	BOEN, RONALD J & CAROL	5000	23000	41000	0	64000 R1	73600
MI13.016.000.1460	529 12TH ST NE	LEVADNEY, RAYMOND PETER	5000	23000	88000	0	111000 R1	127650
MI13.016.000.1470	535 12TH ST NE	JOHNSON, JAMES C & TRACIE	5000	23000	70000	0	93000 R1	106950
MI13.016.000.1491	1120 6TH AVE NE	MARQUARDT, ROBERT & HOGUE, DAVID	4959.6	22000	28000	0	50000 R1	57500
MI13.016.000.1501	1112 6TH AVE NE	GOODMAN, PAUL L & KORY A	4920	22000	99000	0	121000 R1	139150
MI13.016.000.1481	1118 6TH AVE NE	BUNCE, MICHAEL & VHONDA M	4999.2	22000	85000	0	107000 R1	123050
MI13.016.000.1521	1108 6TH AVE NE	ERICKSON, MARY J	5000	23000	80000	0	103000 R1	118450
MI13.016.000.1511	542 11TH ST NE	BETTS, CHARLES L & MARLYS L	5000	23000	86000	0	109000 R1	125350
MI13.016.000.1530	534 11TH ST NE	FORAN, JACOB L & TERRA	5000	23000	57000	0	80000 R1	92000
MI13.016.000.1540	530 11TH ST NE	LANG, DALLAS	5000	23000	74000	0	97000 R1	111550
MI13.016.000.1550	526 11TH ST NE	VANG, VERDELL & BETTY J	5000	23000	44000	0	67000 R1	77050
MI13.016.000.1560	524 11TH ST NE	SOLIE, IRENE LIFE ESTATE	5000	23000	106000	0	129000 R1	148350

MI13.016.000.1570	520 11TH ST NE	HENNESSY, GERALD D & HODGE, SHARON	5000	23000	100000	0	123000 R1	141450
MI13.016.000.1580	516 11TH ST NE	PERHAM, MARK J	5000	23000	100000	0	123000 R1	141450
MI13.016.000.1590	512 11TH ST NE	PERHAM, MARK J	5000	20000	0	0	20000 R1	23000
MI13.016.000.1600	506 11TH ST NE	PERHAM, MARK J	5000	20000	0	0	20000 R1	23000
MI13.016.000.1620	500 11TH ST NE	COLVERT, TOM	3412.5	7000	0	0	7000 R1	8050
MI13.016.000.1610	502 11TH ST NE	COLVERT, TOM	5000	23000	29000	0	52000 R1	59800
MI13.016.000.1630	501 11TH ST NE	RAMOS, ANTHONY & DANIELLE	4866	22000	80000	0	102000 R1	117300
MI13.016.000.1661	511 11TH ST NE	DEMCHUK, RANDY & RICK	15000	45000	60000	0	105000 R1	120750
MI13.016.000.1670	519 11TH ST NE	BOEHM, LYNN	5000	23000	76000	0	99000 R1	113850
MI13.016.000.1700	521 11TH ST NE	ERICKSON, JOHN	5000	30000	102000	0	132000 R1	151800
MI13.016.000.1710	523 11TH ST NE	BOEN, RON & CAROL	5000	23000	59000	0	82000 R1	94300
MI13.016.000.1720	525 11TH ST NE	DALEN, JODY L & PONS, ELIZABETH V & PONS, ANNAMAIREE C	5000	23000	88000	0	111000 R1	127650
MI13.016.000.1730	1020 6TH AVE NE	WHERLEY, BLAINE D	5000	23000	99000	0	122000 R1	140300
MI13.016.000.0591	605 11TH ST NE	KELLY, RANDY	4418	20000	93000	0	113000 R1	129950
MI13.016.000.0601	603 11TH ST NE	KILLAM, FRANK H	4418	20000	101000	0	121000 R1	139150
MI13.016.000.0602	601 11TH ST NE	MCCULLOUGH, STEWART F	4493.2	20000	89000	0	109000 R1	125350
MI13.016.000.0580	1013 6TH AVE NE	ABERLE, KENNETH LEO	6522.8	29000	39000	0	68000 R1	78200
MI13.352.040.0081	1009 6TH AVE NE	BOSSERT, DEBORAH L	5590	28000	110000	0	138000 R1	158700
MI13.352.040.0083	1001 6TH AVE NE	GARTNER, KORY	5180	26000	132000	0	158000 R1	181700
MI13.352.040.0082	604 10TH ST NE	GOERNDT, CHARLOTTE	6000	30000	157000	0	187000 R1	215050
MI13.352.040.0070	608 10TH ST NE	CHONSKY, FRANCIS & JANET B	7500	38000	69000	0	107000 R1	123050
MI13.352.040.0060	616 10TH ST NE	DOUBLE THE BACK PROPERTY GROUP	7500	38000	51000	0	89000 R1	102350
MI13.352.040.0050	618 10TH ST NE	NORDWALL, THOMAS A	7500	38000	36000	0	74000 R1	85100
MI13.016.000.0682	WARD COUNTY		625	3000	0	0	3000 R1	3450
MI13.016.000.0550	619 11TH ST NE	SVEEN, JAMES H & DANA S	5000	23000	90000	0	113000 R1	129950
MI13.016.000.0560	617 11TH ST NE	WASWICK, ANTHONY L & CHELSEY L	5000	23000	108000	0	131000 R1	150650
MI13.016.000.0570	609 11TH ST NE	BALLANTYNE, TYLER L	6250	28000	98000	0	126000 R1	144900
MI13.016.000.0740	615 12TH ST NE	KLIMPEL, WILLIAM A ETAL	11250	51000	36000	0	87000 R1	100050
MI13.016.000.0700	622 11TH ST NE	OLSON FAMILY LP	5625	25000	35000	0	60000 R1	69000
MI13.016.000.0690	620 11TH ST NE	THONGPHEP, JAMIE & JIMENEZ, JOSE D GARCIA	5625	25000	89000	0	114000 R1	131100
MI13.016.000.0681	614 11TH ST NE	HENRICH, STEVEN E	5000	23000	85000	0	108000 R1	124200
MI13.016.000.0670	616 11TH ST NE	JOHNSON, DOROTHY D	5625	25000	118000	0	143000 R1	164450
MI13.016.000.0620	1109 6TH AVE NE	HAMILTON, LUANN	5625	20000	0	22000	42000 R1	48300
MI13.016.000.0630	1111 6TH AVE NE	HAMILTON, GAROLD R & LUANN C	5625	25000	67000	0	92000 R1	105800
MI13.016.000.0640	1113 6TH AVE NE	HUBRIG, TRAVIS	5625	25000	79000	0	104000 R1	119600
MI13.016.000.0650	1115 6TH AVE NE	NELSON, PAUL WAYNE & LORRAINE TRST;PAUL & LORRAINE NELSON,TR	5625	25000	41000	0	66000 R1	75900
MI13.016.000.0660	1123 6TH AVE NE	KRAUSE, RUBY E & LAVALLIE, LOUIE J	5312.5	24000	120000	0	144000 R1	165600
MI13.016.000.0860	1223 6TH AVE NE	BRACKEN, DAVID W	5565	25000	76000	0	101000 R1	116150
MI13.016.000.0850	1219 6TH AVE NE	CONNORS, ERIC THOMAS	6000	27000	116000	0	143000 R1	164450
MI13.016.000.0840	1217 6TH AVE NE	ELLIOTT, MONTY B	6000	27000	57000	0	84000 R1	96600
MI13.016.000.0830	1215 6TH AVE NE	FENNER, SHERYL	6000	24000	0	0	24000 R1	27600
MI13.016.000.0820	600 12TH ST NE	R & D PROPERTIES, LLP	5000	23000	40000	0	63000 R1	72450
MI13.016.000.0810	612 12TH ST NE	HANSON, MYRON S & MARGENE LIFE ESTATE	10000	45000	80000	0	125000 R1	143750
MI13.016.000.0790	614 12TH ST NE	FENNER, SHERYL	5000	23000	94000	0	117000 R1	134550
MI13.016.000.0750	630 12TH ST NE	KNIFFIN, JEFFREY	5000	23000	73000	0	96000 R1	110400
MI13.016.000.0760	626 12TH ST NE	GLADBACK, MARK & BRANSON, CHERIE	7500	34000	73000	0	107000 R1	123050
MI13.016.000.0780	618 12TH ST NE	HANSON, MYRON S & MARGENE LIFE ESTATE	7500	34000	41000	0	75000 R1	86250
MI13.016.000.0870	1216 7TH AVE NE	THOMPSON, SHAWN S	6000	36000	0	0	36000 R1	41400
MI13.016.000.0880	1218 7TH AVE NE	THOMPSON, SHAWN S	6000	36000	89000	0	125000 R1	143750
MI13.016.000.0890	1220 7TH AVE NE	OSTER, MELVIN T & STACEY	6000	36000	78000	0	114000 R1	131100
MI13.016.000.0900	1222 7TH AVE NE	REDMON, JAMIE D & THE NEXT STEP	5565	33000	55000	0	88000 R1	101200
MI13.016.000.0920	625 13TH ST NE	SCHLAG, ALLEN	7500	45000	107000	0	152000 R1	174800
MI13.016.000.0940	617 13TH ST NE	OLSON FAMILY LP	7500	45000	22000	0	67000 R1	77050
MI13.016.000.0950	609 13TH ST NE	PINKEY, DAVID E & FROSHAUG, L	5000	30000	77000	0	107000 R1	123050
MI13.016.000.0960	607 13TH ST NE	MARDIKIAN, MACKENZIE P	5000	30000	94000	0	124000 R1	142600
MI13.016.000.0970	605 13TH ST NE	WOLLA, KONLEY J & JEANNE E	5000	23000	51000	0	74000 R1	85100
MI13.016.000.0980	603 13TH ST NE	LEE, LINDA S MCKINZIE LIFE ESTATE	5000	23000	109000	0	132000 R1	151800
MI18.177.010.0010	600 13TH ST NE	MARKLE, DANIEL L	8960	45000	123000	0	168000 R1	193200
MI18.177.010.0020	604 13TH ST NE	KREMER, MARK & MIKKI	8960	45000	96000	0	141000 R1	162150
MI18.177.010.0030	610 13TH ST NE	KLEIN, EUGENE A & LORRAINE LIFE ESTATE	8960	45000	123000	0	168000 R1	193200
MI13.192.160.0040	801 3RD ST NE	ANDERSON, NIELS P & MARY JANE	7992	48000	105000	0	153000 R1	175950

MI19.088.000.1680	LOWE FAMILY INVESTMENTS, LLP	2000	8000	0	0	8000 R1	9200
MI19.213.000.0400	BREKKE, CASSANDRA D	2000	8000	121000	0	129000 R1	148350
MI19.213.000.0390	2ND CHANCE LLP	5000	20000	125000	0	145000 R1	166750
MI19.213.000.0380	2ND CHANCE, LLP	6855	27000	120000	0	147000 R1	169050
MI19.213.000.0370	OSTER, ELAINE C	6855	27000	132000	0	159000 R1	182850
MI19.213.000.0360	NEWMAN, TIMOTHY A & MELISSA K	6855	27000	104000	0	131000 R1	150650
MI19.214.000.0010	PIERCE, STEVEN C & KATHLEEN L	9316	37000	173000	0	210000 R1	241500
MI19.213.000.0261	WARD, MEGAN	15990	40000	134000	0	174000 R1	200100
MI19.213.000.0210	RANDISH, LESLIE D & SHELLY R	6500	23000	111000	0	134000 R1	154100
MI19.213.000.0200	FUEGMANN, ROBERT C	6500	23000	120000	0	143000 R1	164450
MI19.213.000.0181	DALLMAN, DALE	3421.3	12000	0	0	12000 R1	13800
MI19.213.000.0190	LEE, MARYANN K	9750	34000	136000	0	170000 R1	195500
MI19.213.000.0160	DALLMAN, DALE	8959	27000	0	0	27000 R1	31050
MI19.213.000.0170	DALLMAN, DALE	16576.4	41000	161000	0	202000 R1	232300
MI19.561.000.0010	LOWE FAMILY INVESTMENTS, LLP	152460	114000	113000	0	227000 R1	261050
MI19.215.000.0030	JPA INVESTMENTS II, LLC	4600	18000	99000	0	117000 R1	134550
MI19.215.000.0020	STIP, JOHN R	4830	19000	77000	0	96000 R1	110400
MI19.215.000.0010	JOHNSON, NICKOLAS D	5101.2	20000	89000	0	109000 R1	125350
MI19.213.000.0760	AHMANN, TIMOTHY G	6940	28000	125000	0	153000 R1	175950
MI19.213.000.0750	AHMANN, TIMOTHY G	6940	28000	0	0	28000 R1	32200
MI19.213.000.0740	BOYEFF, ARDELL L LIFE ESTATE	6940	28000	93000	0	121000 R1	139150
MI19.213.000.0730	ERLIEN, OWEN H & TAMMY S	6940	28000	106000	0	134000 R1	154100
MI19.213.000.0542	WALKER, JAMES A & JODI M	6000	26000	119000	0	145000 R1	166750
MI19.213.000.0541	DK VENTURES I	2480	10000	52000	0	62000 R1	71300
MI19.213.000.0531	HOFFART, CASEY A & STACIE M	5968	24000	80000	0	104000 R1	119600
MI19.213.000.0150	ZUNIGA, ROBERT & JEANNE	10782.25	43000	106000	0	149000 R1	171350
MI19.213.000.0130	REGISTER, DEBRA J	11176.65	45000	141000	0	186000 R1	213900
MI19.213.000.0110	MARDIKIAN, ALEX P & VIRGINIA M	5451.05	22000	101000	0	123000 R1	141450
MI19.213.000.0100	QUINTOA, VALERIE	5218.15	21000	0	0	21000 R1	24150
MI19.213.000.0080	QUINTOA, VALERIE	10659.85	43000	102000	0	145000 R1	166750
MI19.213.000.0070	BOWEN, ASHLEY & JANE	5536.05	22000	0	0	22000 R1	25300
MI19.213.000.0060	BOWEN, ASHLEY & JANE	5545.4	22000	88000	0	110000 R1	126500
MI19.213.000.0050	NESS REVOCABLE FARM TRUST	6023.95	24000	100000	0	124000 R1	142600
MI19.213.000.0040	BENJAMIN, DOUGLAS L & KATHLEEN A	6877.35	28000	0	4000	32000 R1	36800
MI19.213.000.0030	BENJAMIN, DOUGLAS L & KATHLEEN	7066.5	28000	116000	0	144000 R1	165600
MI19.213.000.0020	FORTEAU, DESMOND & REBECCA	7253.9	29000	12000	0	41000 R1	47150
MI19.213.000.0010	STAVEM, HOWARD & CAROL	7442.6	30000	104000	0	134000 R1	154100
MI19.088.000.1112	KESSLER, DAVID	11550	46000	16000	0	62000 R1	71300
MI19.088.000.1150	FAST, CHRISTOPHER W & SARAH A	9600	48000	84000	0	132000 R1	151800
MI19.088.000.1132	SCHOEDEL, CHRIS E & DAWN J	4800	24000	126000	0	150000 R1	172500
MI19.213.000.0850	SESSING, SHANNON D	6000	24000	89000	0	113000 R1	129950
MI19.213.000.0840	MANTZ, RONALD D & GLORIA	6000	24000	136000	0	160000 R1	184000
MI19.213.000.0830	MORSE, MICHAEL & JODI	6000	24000	56000	0	80000 R1	92000
MI19.213.000.0820	FELLMAN, APRIL J	6000	24000	130000	0	154000 R1	177100
MI19.213.000.0810	PFEIFER, RANDY	6000	24000	83000	0	107000 R1	123050
MI19.213.000.0801	BARTA, JEFFREY & KATHY	6000	24000	122000	0	146000 R1	167900
MI19.213.000.0880	MARESH, DONALD O	6000	24000	65000	0	89000 R1	102350
MI19.213.000.0870	STEWART, JOHN I & MEGHAN S	6000	24000	265000	0	289000 R1	332350
MI19.213.000.0860	PARIZEK, RANDY & SHIRLEY	6000	24000	102000	0	126000 R1	144900
MI23.186.000.0140	BORMAN, KAREN	30000	60000	84000	0	144000 R1	165600
MI23.186.000.0153	MASON, JEREMY S & AMANDA	9368	37000	128000	0	165000 R1	189750
MI23.186.000.0152	GRIFFEY, VERNON L & SANDRA M	10000	40000	132000	0	172000 R1	197800
MI23.186.000.0151	HANSON, RANDALL S & JUDY M	7178	32000	110000	0	142000 R1	163300
MI23.186.000.0161	ODDEN, MAUREEN T	6525	29000	139000	0	168000 R1	193200
MI23.186.000.0060	DAVIDSON, BRIAN	11855.7	41000	173000	0	214000 R1	246100
MI23.186.000.0073	ERVEN, PATRICIA & RONALD W	7500	34000	135000	0	169000 R1	194350
MI23.186.000.0072	PEDERSON, ARLIN O & ERNA C	7500	34000	85000	0	119000 R1	136850
MI23.186.000.0071	TANDBERG, LOIS I IRREVOCABLE TRUST OF 2013	7500	34000	121000	0	155000 R1	178250
MI23.186.000.0081	FIMREITE, DOUG N	7500	34000	89000	0	123000 R1	141450
MI23.186.000.0082	CRABTREE, JASON LLOYD & TASHA L	7500	34000	130000	0	164000 R1	188600
MI23.186.000.0083	MEIER, ANDREW J & SONJA A	7500	34000	160000	0	194000 R1	223100

MI23.186.000.0092	1100 6TH AVE SW	STAFFORD, RYAN	11250	51000	144000	0	195000 R1	224250
MI23.186.000.0091	1108 6TH AVE SW	FRENCH, JOHN	11250	51000	111000	0	162000 R1	186300
MI23.186.000.0103	1112 6TH AVE SW	HAMNES, DOUGLAS	7500	30000	0	0	30000 R1	34500
MI23.186.000.0102	1116 6TH AVE SW	HAMNES, DOUGLAS	7500	34000	78000	0	112000 R1	128800
MI23.186.000.0101	1120 6TH AVE SW	KLINGBEIL, ZACHARIAH & AMBER	7500	34000	91000	0	125000 R1	143750
MI23.186.000.0112	1130 6TH AVE SW	NELSON, LORRAINE & PAUL WAYNE- TRUSTS C/O LORRAINE & PAUL WAYNE NELSON, TRUSTEE	6375	29000	81000	0	110000 R1	126500
MI23.186.000.0111	1124 6TH AVE SW	LASKOWSKI, JEAN	6375	29000	113000	0	142000 R1	163300
MI23.186.000.0113	517 12TH ST SW	LASKOWSKI, LEANNE R	9750	44000	132000	0	176000 R1	202400
MI23.186.000.0012	511 12TH ST SW	FENNELL, SHAE	7500	34000	73000	0	107000 R1	123050
MI23.186.000.0011	509 12TH ST SW	BECHTOLD, MINNIE	15000	38000	64000	0	102000 R1	117300
MI23.186.000.0022	1121 5TH AVE SW	PEDERSON, KEVIN L & JULIE A	7500	34000	123000	0	157000 R1	180550
MI23.186.000.0032	1111 5TH AVE SW	BELGARDE, TYLER A	9000	36000	0	0	36000 R1	41400
MI23.186.000.0023	1115 5TH AVE SW	HOILAND, ELDON & JANICE I	7500	34000	145000	0	179000 R1	205850
MI23.186.000.0021	1117 5TH AVE SW	OFSTHUN, DUANE L & JEAN B LIFE ESTATE	7500	34000	52000	0	86000 R1	98900
MI23.186.000.0031	1105 5TH AVE SW	MONTE PROPERTIES, LLC	13500	47000	96000	0	143000 R1	164450
MI23.186.000.0043	1039 5TH AVE SW	AIKENS, JOHN E	7500	34000	69000	0	103000 R1	118450
MI23.186.000.0042	1035 5TH AVE SW	SHAW, TRAVIS M & RACHEL N	7500	34000	76000	0	110000 R1	126500
MI23.186.000.0050	1027 5TH AVE SW	HOLMAN, DERRICK	16234	57000	85000	0	142000 R1	163300
MI23.186.000.0041	1031 5TH AVE SW	CARR, JACOB J	7500	34000	120000	0	154000 R1	177100
MI23.497.000.0140	1204 6TH AVE SW	DWORSHAk, DAVID M	9750	39000	139000	0	178000 R1	204700
MI23.069.000.0090	710 12TH ST SW	BTA CONSTRUCTION, LLC	16490	58000	149000	0	207000 R1	238050
MI23.069.000.0060	1209 6TH AVE SW	DOKKEN, JOHN G & SUSAN L	12610	44000	157000	0	201000 R1	231150
MI23.069.000.0070	1205 6TH AVE SW	HAUGEN, DUANE R & CARMEN R	12610	44000	136000	0	180000 R1	207000
MI23.069.000.0080	608 12TH ST SW	HIATT, ROD, SUZANNE & ERIC	12610	44000	142000	0	186000 R1	213900
MI23.186.000.0121	601 12TH ST SW	NYLEN, PAUL D & ARLENE J	10500	42000	76000	0	118000 R1	135700
MI23.186.000.0123	605 12TH ST SW	ARLT, ERNEST A & FAYE L	9750	39000	148000	0	187000 R1	215050
MI23.186.000.0122	615 12TH ST SW	SHORB, SCOTT W & CRYSTAL	9750	39000	146000	0	185000 R1	212750
MI23.B84.000.0010	1119 6TH AVE SW	GAB, LLC	10000.98	30000	140000	0	170000 R1	195500
MI23.B84.000.0020	1115 6TH AVE SW	ISAACS, JOHN T & MARY L	10008.98	30000	140000	0	170000 R1	195500
MI23.B84.000.0030	1111 6TH AVE SW	BAILEY, JEFFREY	10008.98	30000	143000	0	173000 R1	198950
MI23.186.000.0170	1100 EDWARD AVE	BORMAN, KAREN	16425	18000	0	0	18000 R1	20700
MI23.186.000.0191	701 12TH ST SW	JOHNSON, MARJORIE F	9750	39000	109000	0	148000 R1	170200
MI23.186.000.0193	707 12TH ST SW	MORGAN, PHILLIP O & MICHELLE R	10800	43000	147000	0	190000 R1	218500
MI23.186.000.0192	713 12TH ST SW	MORGAN, PHILLIP O & MICHELLE R	9900	40000	99000	0	139000 R1	159850
MI23.186.000.0180	1118 8TH AVE SW	SCHUSTER, S F	29933	27000	0	0	27000 R1	31050
MI23.097.020.0030	301 15TH ST SW	THE SECRETARY OF VETERANS AFFAIRS	8745	35000	10000	0	45000 R1	51750
MI23.097.020.0090	304 15TH ST SW	HOLWEGNER, DANIEL M	16132	56000	222000	0	278000 R1	319700
MI23.097.020.0100	1505 3RD AVE SW	HOLLINGSWORTH, DOUGLAS A & MELYNDA L	16492	58000	209000	0	267000 R1	307050
MI23.097.020.0140	1509 3RD AVE SW	MONToya, RICARDO V LIVING TRUST	11645	52000	196000	0	248000 R1	285200
MI22.142.000.0050	9 16TH ST NW	IHL, LORI S	6190	31000	150000	0	181000 R1	208150
MI22.142.000.0040	5 16TH ST NW	ZIEGLER, RUTH M FAMILY TRUST	10706	48000	12000	0	60000 R1	69000
MI22.142.000.0030	1620 CENTRAL AVE W	HAUGEN, CARLA L & CHRISTOPHER D	8650	43000	0	0	43000 R1	49450
MI23.503.020.0010	2 OAK DR	REICHENBERGER, CHRISTINE	11250	51000	223000	0	274000 R1	315100
MI13.D88.000.0021		MAGIC CITY CONCRETE, LLC	4954.48	15000	0	0	15000 R1	17250
MI13.D88.000.0022		MAGIC CITY CONCRETE, LLC	7312.39	22000	0	0	22000 R1	25300
MI15.E06.000.0010	502 17TH ST NW	CHRIST LUTHERAN CHURCH	63594.51	254000	0	1403000	1657000 R1	1905550
MI23.E26.000.0020	14 OAK DR	WEST OAKS DEVELOPMENT LLC	36191	95000	383000	0	478000 R1	549700
MI13.100.030.0021	409 6TH AVE NE	OBERT I & DIANE FIELD RESERVE LIFE ESTATE	11107.85	50000	131000	0	181000 R1	208150
MI13.389.000.0140	616 4TH ST NE	LEIPHON, MARY L	9379.6	42000	77000	0	119000 R1	136850
MI24.072.020.0080	127 6TH ST SE	DION, DENNIS W	8000	40000	102000	0	142000 R1G	163300
MI24.072.020.0100	601 RIVERSIDE DR	BIG THRILL PROPERTIES, LLC	14632	73000	0	308000	381000 R1G	438150
MI24.072.020.0140	204 7TH ST SE	FITZGERALD, ZACHARIAH A & KATLYN H	7880	39000	245000	0	284000 R1G	326600
MI24.072.020.0150	202 7TH ST SE	ALBERTSON, TYRONE & JULIE	7880	39000	133000	0	172000 R1G	197800
MI24.072.070.0040	115 8TH ST SE	CPI, LLP	7000	35000	146000	0	181000 R1G	208150
MI24.073.100.0020	920 1ST AVE SE	MMA PROPERTIES LLC	7000	35000	194000	0	229000 R1G	263350
MI24.073.090.0090	13 9TH ST SE	US BANK NA	7000	35000	38000	0	73000 R1G	83950
MI24.072.010.0012	18 6TH ST SE	DEPLAZES, PATRICIA APRIL	5236	31000	0	199000	230000 R1G	264500
MI23.281.000.0490	1071 CENTRAL AVE W	NORWOOD, TERRANCE M & LISA K	11154	33000	190000	0	223000 R1G	256450
MI23.034.000.0080	1116 2ND AVE SW	ROISE, JON & ANTON	9750	49000	0	0	49000 R1G	56350
MI23.034.000.0100	1200 2ND AVE SW	ROTTER, KENNETH & DAISY	21450	64000	0	175000	239000 R1G	274850
MI23.034.000.0230	1015 2ND AVE SW	ROISE, JON & ANTON	6250	31000	0	10000	41000 R1G	47150

MI23.034.000.0220	1019 2ND AVE SW	KALAMAH, MICHAEL J & BENHAM, ANTHONY R	6500	20000	118000	0	138000	R1G	158700
MI23.034.000.0170	1115 2ND AVE SW	CADY, MARISA J	8450	25000	154000	0	179000	R1G	205850
MI23.495.000.0080	905 1ST AVE NW	SLETTING, DELORES & PFLIGER, LYNDIE	7743	23000	173000	0	196000	R1G	225400
MI23.067.000.0031	824 1ST AVE NW	BLACK, MARK A & BARBARA	9466	28000	133000	0	161000	R1G	185150
MI23.294.110.0091	108 8TH ST NW	SLORBY, TOM P - GUARDIAN	6800	20000	119000	0	139000	R1G	159850
MI23.294.060.0120	713 3RD AVE NW	LIBERT, DAVID	14000	42000	251000	0	293000	R1G	336950
MI23.294.040.0120	314 9TH ST NW	WICKE, DAVID & ANGIE M	8385	25000	164000	0	189000	R1G	217350
MI23.287.010.0010	901 4TH AVE NW	ALBERTSON, TYRONE E & JULIE F	8250	25000	123000	0	148000	R1G	170200
MI14.479.000.0010	1004 4TH AVE NW	SAFAI CORPORATION	7000	32000	210000	0	242000	R1G	278300
MI14.109.000.0030	19 CORTLAND DR	KONDOS, CRAIG R & SHERYL J	9516	29000	200000	0	229000	R1G	263350
MI14.476.120.0026	506 11TH ST NW	JED PROPERTIES, LLC	9375	38000	0	263000	301000	R1G	346150
MI14.489.000.0030	512 12TH ST NW	PAB, LLP	8400	38000	138000	0	176000	R1G	202400
MI14.476.190.0033	1122 7TH AVE NW	BOYKO, INEZ M	6300	38000	89000	0	127000	R1G	146050
MI14.276.000.2651	501 14TH ST NW	TUCKER, JANICE LIFE ESTATE	8250	37000	108000	0	145000	R1G	166750
MI22.382.020.0170	217 17TH ST NW	KINLAW, JEFFREY JOHN & ELIZABETH	6500	33000	124000	0	157000	R1G	180550
MI15.018.090.0020	505 17TH ST NW	GETZLAFF, MARVEN O & LAVONA	6500	29000	106000	0	135000	R1G	155250
MI14.276.000.1520	701 14TH ST NW	WALTER, FERRIL K	5500	33000	147000	0	180000	R1G	207000
MI13.101.000.0040	600 4TH ST NE	WEBER, GARY	5130	23000	119000	0	142000	R1G	163300
MI13.284.031.0000	615 6TH AVE NE	ANDES, GARY L	7500	30000	66000	0	96000	R1G	110400
MI13.387.050.0060	609 6TH AVE NE	OFSTHUN, DUANE L & JEAN L LIFE ESTATE	10500	47000	43000	0	90000	R1G	103500
MI13.152.050.0041	508 9TH ST NE	HAWKINS, MATTHEW D	6043.5	24000	106000	0	130000	R1G	149500
MI13.351.050.0020	527 10TH ST NE	PITNER, JOHN D & IRENE M	7500	30000	82000	0	112000	R1G	128800
MI13.016.000.1690	527 11TH ST NE	DOUBLE THE BACK PROPERTY GROUP, LLC	5000	23000	70000	0	93000	R1G	106950
MI13.016.000.0720	625 12TH ST NE	KOMROSKY, DEBBIE L	11250	51000	93000	0	144000	R1G	165600
MI19.213.000.0802	101 16TH ST SE	THIES, TRENT	6000	24000	173000	0	197000	R1G	226550
MI23.497.000.0150	520 12TH ST SW	VLANDAL, RACHEL L	9750	39000	127000	0	166000	R1G	190900
MI23.294.050.0051	207 8TH ST NW	NELSON, RYAN & AMY	5000	18000	193000	0	211000	R1SU	242650
MI14.276.000.1940	1213 7TH AVE NW	TRACY, CURTIS J & STRIEFEL, ANN K	5568.75	33000	113000	0	146000	R1SU	167900
MI13.151.010.0081	501 6TH ST NE	HOWEY, KEITH A & VICTORIA ROSE H	4644	19000	136000	0	155000	R1SU	178250
MI24.072.070.0100	108 9TH ST SE	NUTTER, GERALD R	7025	35000	150000	0	185000	R2	212750
MI23.294.050.0030	215 8TH ST NW	EMAN, MARCUS M & REBECCA R	7500	23000	111000	0	134000	R2	154100
MI23.294.030.0090	724 3RD AVE NW	BERG, LARRY	14000	42000	232000	0	274000	R2	315100
MI14.485.000.0060	608 11TH ST NW	SMITH, BRANDON M & REBECCA L	7475	34000	152000	0	186000	R2	213900
MI14.485.000.0070	604 11TH ST NW	DEMERS, LISA	6625	30000	152000	0	182000	R2	209300
MI22.382.030.0151	113 16TH ST NW	GOLDADE, TIMOTHY D	21491	75000	130000	0	205000	R2	235750
MI13.389.001.0100		REHAB SERVICES, INC	7527.6	38000	0	0	38000	R2	43700
MI13.389.001.0090	504 7TH AVE NE	REHAB SERVICES, INC	19600	69000	0	356000	425000	R2	488750
MI13.D88.000.0011		MAGIC CITY CONCRETE, LLC	4954.82	15000	0	11000	26000	R2	29900
MI13.D88.000.0012		MAGIC CITY CONCRETE, LLC	4952.98	15000	0	0	15000	R2	17250
MI23.E47.000.0011	801 CENTRAL AVE W	FILZ, SCOTT	3561.24	25000	45000	0	70000	R2	80500
MI23.E47.000.0012	805 CENTRAL AVE W	FILZ, SCOTT	3559.27	25000	45000	0	70000	R2	80500
MI14.259.040.0061	501 3RD ST NW	FARAI, LP	4697	23000	114000	0	137000	R2B	157550
MI14.259.040.0051	505 3RD ST NW	WASWICK, THOMAS W & ROBERTA	7000	32000	120000	0	152000	R2B	174800
MI14.259.040.0062	308 5TH AVE NW	FARAI, LP	3661	18000	102000	0	120000	R2B	138000
MI14.259.040.0071	316 5TH AVE NW	VEGA, FRANCISCO	7647	34000	155000	0	189000	R2B	217350
MI14.259.040.0072	318 5TH AVE NW	MINOT YOUTH FOR CHRIST	4482	18000	0	117000	135000	R2B	155250
MI14.259.030.0030	607 3RD ST NW	NISSEN, RONALD & AMY	8400	38000	175000	0	213000	R2B	244950
MI14.259.030.0080	315 7TH AVE NW	LANGREHR, KYE E W	8400	38000	115000	0	153000	R2B	175950
MI14.259.030.0070	608 4TH ST NW	KELL PROPERTIES LLC	8400	42000	0	0	42000	R2B	48300
MI14.259.030.0060	604 4TH ST NW	KELL PROPERTIES, LLC	8400	42000	0	0	42000	R2B	48300
MI14.259.030.0050	600 4TH ST NW	HOGGATT, JONATHAN W & NICOLE F	8400	38000	108000	0	146000	R2B	167900
MI14.259.090.0051	420 5TH AVE NW	YEOMANS, ROBERT D & GAIL S	8250	37000	123000	0	160000	R2B	184000
MI14.259.090.0041	416 5TH AVE NW	V.R. PROPERTIES LLC	5250	26000	84000	0	110000	R2B	126500
MI14.259.090.0042	414 5TH AVE NW	BELGARDE, KRISTEN M & MYHRE, JUSTIN P	4500	23000	109000	0	132000	R2B	151800
MI14.259.090.0030	412 5TH AVE NW	KELL PROPERTIES, LLC	9000	45000	0	0	45000	R2B	51750
MI14.259.090.0023	408 5TH AVE NW	BOCK, RONALD D & CINDY S	7380	33000	92000	0	125000	R2B	143750
MI14.259.090.0022	505 4TH ST NW	SQUIRES, JONATHAN D & MONICA J	3625	18000	115000	0	133000	R2B	152950
MI14.259.090.0011	509 4TH ST NW	DIEDE, DEREK W	2774	14000	96000	0	110000	R2B	126500
MI14.259.040.0080	506 4TH ST NW	PARIZEK, JUDY & HARVEY, DEBRA	8400	38000	110000	0	148000	R2B	170200
MI14.259.040.0090	510 4TH ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	8400	38000	66000	0	104000	R2B	119600
MI14.259.040.0100	516 4TH ST NW	PLANK, STEPHEN L & LORI A	8400	38000	134000	0	172000	R2B	197800

MI14.259.040.0111	520 4TH ST NW	LOPEZ, MARTHA	4200	21000	124000	0	145000	R2B	166750
MI14.259.040.0112	313 6TH AVE NW	ROISE, JON & ANTON	4200	17000	0	0	17000	R2B	19550
MI14.259.040.0010	523 3RD ST NW	TWOGOOD, AMBER A & BRENT	8400	42000	0	0	42000	R2B	48300
MI14.259.040.0020	519 3RD ST NW	TR VENTURES, LLP	8400	25000	176000	0	201000	R2B	231150
MI14.259.040.0030	515 3RD ST NW	BOGER, MELVIN LEE	8400	38000	80000	0	118000	R2B	135700
MI14.259.100.0071	400 LINCOLN AVE	KOTASEK, ROBYN K	5775	29000	18000	0	47000	R2B	54050
MI14.262.000.0010	311 5TH AVE NW	ORNELAS, JUAN	6342	32000	92000	0	124000	R2B	142600
MI14.262.000.0020	305 5TH AVE NW	HANSON, RANDALL S & JUDY M	6300	32000	131000	0	163000	R2B	187450
MI14.259.050.0022	301 5TH AVE NW	CITY OF MINOT	4104	14000	17000	0	31000	R2B	35650
MI14.259.050.0024	301 1/2 5TH AVE NW	CITY OF MINOT	13624.02	48000	18000	0	66000	R2B	75900
MI14.262.000.0060	416 3RD ST NW	MEIER, VIRGINIA MILLER	9767	15000	0	0	15000	R2B	17250
MI14.262.000.0030	420 3RD ST NW	TSARDOULIAS, HRISTOS & SOPHIA	3612	18000	105000	0	123000	R2B	141450
MI14.263.000.0011	426 3RD ST NW	BRODELL, LLOYD A & ANNE M	2700	14000	34000	0	48000	R2B	55200
MI14.263.000.0022	424 3RD ST NW	SHIAI, RANDY; SNYDER, TONY & MORRISON, JAMES	1935	9000	28000	0	37000	R2B	42550
MI14.263.000.0012	426 4TH ST NW	ROISE, JON & ANTON	3613.5	18000	157000	0	175000	R2B	201250
MI14.263.000.0021	422 4TH ST NW	RAMIREZ, KAROLYN	4378.5	22000	144000	0	166000	R2B	190900
MI14.263.000.0030	418 4TH ST NW	SUMMERS, HARRIETTA J	6314	32000	157000	0	189000	R2B	217350
MI14.259.090.0060	424 5TH AVE NW	AARSETH, JERRY M & JILL J	8250	37000	97000	0	134000	R2B	154100
MI14.259.090.0070	428 5TH AVE NW	SMITH, CHRISTOPHER R & TIFFANY A KERFOOT-	8250	37000	142000	0	179000	R2B	205850
MI14.259.090.0090	434 5TH AVE NW	DAGNER, MICHAEL G	16500	83000	0	5000	88000	R2B	101200
MI14.259.080.0012	502 5TH AVE NW	LUNDE, AARON	6562.5	33000	7000	0	40000	R2B	46000
MI14.259.080.0011	504 5TH AVE NW	HERRERA, JORGE	6562.5	33000	130000	0	163000	R2B	187450
MI14.259.080.0013	510 5TH AVE NW	NEUHALFEN, RAY D	6562.5	33000	71000	0	104000	R2B	119600
MI14.259.080.0014	512 5TH AVE NW	MILLER, ROBERT L	6562.5	33000	84000	0	117000	R2B	134550
MI14.259.080.0021	516 5TH AVE NW	STENBERG, PETER J & CAROL A	7500	34000	104000	0	138000	R2B	158700
MI14.259.080.0022	600 5TH AVE NW	HIGGINS, CASEY D	7500	34000	195000	0	229000	R2B	263350
MI14.266.000.0030	602 5TH AVE NW	WAGNER, LENNIE W & SHERRY M	7669	35000	121000	0	156000	R2B	179400
MI14.266.000.0040	610 5TH AVE NW	ALVIN, DAVID A & MARTHA J	8427	38000	97000	0	135000	R2B	155250
MI14.266.000.0050	612 5TH AVE NW	SAMPSON, JONATHAN M	9173	41000	110000	0	151000	R2B	173650
MI14.266.000.0061	614 5TH AVE NW	HOLTER, MARK E & JEANNIE	6657.75	33000	97000	0	130000	R2B	149500
MI14.259.060.0014	427 4TH ST NW	LOATS, MARK & KELLI	12350	49000	265000	0	314000	R2B	361100
MI14.259.060.0015	405 5TH AVE NW	PANKOW, MIKE & SCHALL, CURTIS & RIPPLINGER, TOM	7500	34000	39000	0	73000	R2B	83950
MI14.259.060.0012	407 5TH AVE NW	ENDSLEY, RONALD E & GLORIA J	7500	34000	82000	0	116000	R2B	133400
MI14.259.060.0011	403 5TH AVE NW	EVENSON, ELDA LIVING TRUST	6250	31000	190000	0	221000	R2B	254150
MI14.264.000.0020	433 5TH AVE NW	LANTTO, JONAH J	5625	28000	142000	0	170000	R2B	195500
MI14.264.000.0010	439 5TH AVE NW	NICKENS, ELLIOT & CHERRY L	5625	28000	167000	0	195000	R2B	224250
MI14.264.000.0030	428 5TH ST NW	BUTTON, CATHERINE	5625	20000	99000	0	119000	R2B	136850
MI14.264.000.0040	426 5TH ST NW	MCELYEA, SHAWN M	5625	20000	100000	0	120000	R2B	138000
MI14.259.060.0041	427 5TH AVE NW	MILLER, CHARLES E & CHARLOTTE J	16250	65000	194000	0	259000	R2B	297850
MI14.259.060.0051	431 5TH AVE NW	HAMILTON, JANICE F	11761.25	47000	127000	0	174000	R2B	200100
MI14.265.010.0040	427 5TH ST NW	SILVER CITY PROPERTIES, LLC	4600	23000	0	0	23000	R2B	26450
MI14.265.010.0020	441 5TH ST NW	KELLY, BETH M	4600	23000	188000	0	211000	R2B	242650
MI14.265.010.0012	501 5TH AVE NW	NEUHALFEN, RAY D	2450	10000	0	0	10000	R2B	11500
MI14.265.010.0011	503 5TH AVE NW	NEUHALFEN, RAY D	2401	11000	153000	0	164000	R2B	188600
MI14.265.010.0110	509 5TH AVE NW	MILLS, KEVIN	4799	24000	154000	0	178000	R2B	204700
MI14.265.010.0121	515 5TH AVE NW	ALANO SOCIETY INC	13950	56000	0	106000	162000	R2B	186300
MI14.265.010.0090	432 6TH ST NW	RAMEY, GARY	4600	23000	125000	0	148000	R2B	170200
MI14.265.020.0010	601 5TH AVE NW	D'ARCY, ANDREW W	4750	24000	14000	0	38000	R2B	43700
MI14.265.020.0020	605 5TH AVE NW	ANDERSON, DAVID	4750	24000	150000	0	174000	R2B	200100
MI14.265.020.0031	435 6TH ST NW	HAMBEK, TROY ANTHONY	4283	21000	120000	0	141000	R2B	162150
MI13.016.000.0610	1101 6TH AVE NE	COLVERT, TOM	5312.5	24000	59000	0	83000	R2B	95450
MI14.D44.000.0011	513 3RD ST NW	COPPOLA, ROSEANNE	3500	16000	130000	0	146000	R2B	167900
MI14.D44.000.0012	511 3RD ST NW	KRUENBERG, ZACHERY J	3500	16000	130000	0	146000	R2B	167900
MI14.E56.000.0010	434 4TH ST NW	MINOT AREA LAND TRUST	11612.91	35000	112000	0	147000	R2B	169050
MI14.E56.000.0020	430 4TH ST NW	MINOT AREA LAND TRUST	9446.95	35000	112000	0	147000	R2B	169050
MI24.072.040.0120	102 8TH ST SE	MEINEN, JAMES (JIM)	7280	44000	0	256000	300000	R3	345000
MI14.366.000.0032	501 9TH ST NW	HOSKIN, MARTY J	6600	30000	141000	0	171000	R3	196650
MI24.313.040.0073	505 CENTRAL AVE E	HUNT, WILLIAM K & TERESA M	3500	12000	108000	0	120000	R3	138000
MI13.192.220.0031	514 2ND ST NE	JAMES, WILLIAM	7410	33000	56000	0	89000	R3	102350
MI24.498.020.0212	620 CENTRAL AVE E	OFSTHUN, DUANE & JEAN LIFE ESTATE	4250	15000	38000	0	53000	R3B	60950
MI24.498.020.0231	616 CENTRAL AVE E	FARAI, LP	9889	35000	108000	0	143000	R3B	164450

MI24.498.020.0211	622 CENTRAL AVE E	OFSTHUN, DUANE & JEAN LIFE ESTATE	4210	15000	39000	0	54000	R3B	62100
MI24.498.020.0200	624 CENTRAL AVE E	FARAIJ, LP	8860	31000	80000	0	111000	R3B	127650
MI24.498.020.0190	700 CENTRAL AVE E	SLORBY, TOM P & ROBERT J	9655	34000	147000	0	181000	R3B	208150
MI24.498.020.0180	706 CENTRAL AVE E	MCREYNOLDS, RANDOLPH MATTHEW & MONIQUE A	10445	37000	130000	0	167000	R3B	192050
MI24.498.020.0170	708 CENTRAL AVE E	LUCIER, CAROL J	9920	35000	134000	0	169000	R3B	194350
MI24.498.020.0160	712 CENTRAL AVE E	HAGER, JEROME J & KAREN A	5500	19000	90000	0	109000	R3B	125350
MI24.498.020.0240	610 CENTRAL AVE E	FARAIJ, LP	6563	23000	94000	0	117000	R3B	134550
MI24.498.020.0251	604 CENTRAL AVE E	HOFFMAN, RYAN	1881	7000	16000	0	23000	R3B	26450
MI24.498.020.0252	606 CENTRAL AVE E	KLEIN, JONATHAN T & SARAH ANN	1991	7000	69000	0	76000	R3B	87400
MI24.498.020.0260	602 CENTRAL AVE E	WAHLSTROM, PETER J & CAROL M	3250	11000	127000	0	138000	R3B	158700
MI24.185.000.0021		REINERT, TINA M LIVING TRUST	1477	2000	0	0	2000	R3B	2300
MI24.498.020.0280	528 CENTRAL AVE E	REINERT, TINA M LIVING TRUST	2580	10000	165000	2000	177000	R3B	203550
MI24.185.000.0030	526 CENTRAL AVE E	REINERT, TINA M LIVING TRUST	6684	8000	0	0	8000	R3B	9200
MI23.021.390.0150	413 4TH ST SW	LOUSER, BRIAN L & BRENT A	15000	68000	35000	0	103000	R3B	118450
MI23.021.380.0120	419 PARK ST	BILLEHUS, BRENT & GEFROH, MARLA	5000	35000	53000	0	88000	R3B	101200
MI23.021.380.0100	416 4TH ST SW	DAKUTAK, DANIEL N., SR.	5000	35000	104000	0	139000	R3B	159850
MI23.372.060.0032	709 CENTRAL AVE W	MCKINNEY, RAYMOND MORRIS JR	7000	21000	170000	0	191000	R3B	219650
MI23.372.060.0031	705 CENTRAL AVE W	WESTON, SUSAN & SCOTT R	8000	24000	88000	0	112000	R3B	128800
MI23.372.060.0010	701 CENTRAL AVE W	PIGNET, BRIAN K & MARY J	6000	18000	78000	0	96000	R3B	110400
MI23.372.050.0050	3 7TH ST NW	OAKLAND, AARON S	7000	21000	121000	0	142000	R3B	163300
MI23.372.050.0040	5 7TH ST NW	SMITH, MARK & EBY, WENETTA	7000	21000	135000	0	156000	R3B	179400
MI23.372.050.0010	9 7TH ST NW	ROTHE, JASON	7000	21000	21000	0	42000	R3B	48300
MI23.294.140.0030	15 7TH ST NW	PADEFORD, DONALD E	6580	20000	123000	0	143000	R3B	164450
MI23.372.081.0000	2 8TH ST SW	HILL, MICHAEL T & HOFFMAN, RICKI	17600	53000	40000	0	93000	R3B	106950
MI23.372.070.0020	104 8TH ST SW	KIBLER, ROBERT EUGENE JR & DEUFEL, ALEXANDRA	7000	21000	125000	0	146000	R3B	167900
MI23.235.000.0040	814 1ST AVE SW	SMITH, RICHARD GILL	10880	33000	128000	0	161000	R3B	185150
MI23.235.000.0060	808 1ST AVE SW	ELSTOEN, LORI D LIFE ESTATE	12552.96	38000	161000	0	199000	R3B	228850
MI23.235.000.0070	804 1ST AVE SW	HELL, SCOTT	10171.39	31000	110000	0	141000	R3B	162150
MI23.236.000.0010	824 2ND AVE SW	BLACK, RUTH A LIFE ESTATE	6435	19000	121000	0	140000	R3B	161000
MI23.236.000.0020	820 2ND AVE SW	KEATING, BRUCE & ANTONETTE	6500	20000	115000	0	135000	R3B	155250
MI23.235.000.0090	809 1ST AVE SW	QUIST, STACEY M	10858.75	33000	138000	0	171000	R3B	196650
MI23.235.000.0100	815 1ST AVE SW	OLSON, BRUCE H & WANDA	6305	19000	36000	0	55000	R3B	63250
MI23.235.000.0110	821 1ST AVE SW	BROCK, NOLAN	6337.5	19000	201000	0	220000	R3B	253000
MI23.235.000.0120	825 1ST AVE SW	GURNEY, GREGORY A	6337.5	19000	185000	0	204000	R3B	234600
MI23.235.000.0030	816 1ST AVE SW	ALAKECH, BADIE & ALCHIKH, AHLAM	10596.56	32000	181000	0	213000	R3B	244950
MI23.235.000.0020	820 1ST AVE SW	WASHEK, NATHAN J & COURTNEY A	7939.2	24000	205000	0	229000	R3B	263350
MI23.235.000.0011	824 1ST AVE SW	BONEBRAKE, HELEN L	6412.5	19000	164000	0	183000	R3B	210450
MI23.234.000.0090	813 CENTRAL AVE W	LEIGH, MORGAN & ASHLEY	7125	21000	161000	0	182000	R3B	209300
MI23.234.000.0080	817 CENTRAL AVE W	MILLER, KEITH DWIGHT & RUDNICK, MELISSA LEE	7125	21000	227000	0	248000	R3B	285200
MI23.234.000.0070	821 CENTRAL AVE W	BOHNNENKAMP, JODY & CASSANDRA A	7125	21000	168000	0	189000	R3B	217350
MI23.234.000.0060	831 CENTRAL AVE W	STANLEY, WILLIAM T & TAUTE, LAUREN M	6745	20000	223000	0	243000	R3B	279450
MI23.611.000.0030	1401 2ND AVE SW	HENDERSON, WAYNE	20001	80000	0	547000	627000	R3B	721050
MI23.611.000.0020	1405 2ND AVE SW	HENDERSON, WAYNE W	19732	79000	0	547000	626000	R3B	719900
MI23.283.020.0010	901 2ND AVE SW	ABEL, DENNIS A & LINDA A	6413	19000	140000	0	159000	R3B	182850
MI23.372.040.0020	10 7TH ST NW	WITHUS, GEORGE C & CLOUSE, KIM	7000	21000	110000	0	131000	R3B	150650
MI23.372.040.0030	4 7TH ST NW	CITY OF MINOT	7000	21000	9000	0	30000	R3B	34500
MI23.372.040.0060	2 7TH ST NW	WOLLA, JOSHUA R	7000	21000	181000	0	202000	R3B	232300
MI13.210.250.0010	425 2ND ST NE	MUNDO, ROBERT & SOFIA	7000	42000	154000	0	196000	R3B	225400
MI13.210.250.0020	421 2ND ST NE	TIMBROOK, MARK J & EUNICE F	7000	42000	141000	0	183000	R3B	210450
MI13.210.250.0030	415 2ND ST NE	PARISIEN, GREGORY L & ERICKSON, TAMARA L	7000	42000	106000	0	148000	R3B	170200
MI13.210.250.0040	413 2ND ST NE	SCHULTZ LEONARD & CHRISTINA	8120	49000	148000	0	197000	R3B	226550
MI13.210.250.0090	410 1ST ST NE	BAEHM, TODD A	7000	42000	59000	0	101000	R3B	116150
MI13.210.250.0100	412 1ST ST NE	JOERN, SCOTT & BONNIE	7000	42000	94000	0	136000	R3B	156400
MI13.210.250.0110	416 1ST ST NE	BRENTRUP, BRADLEY J & KAY M	7000	42000	112000	0	154000	R3B	177100
MI13.210.250.0130	424 1ST ST NE	VANDYKE, ROBERT K & TAMMI J	14000	56000	210000	0	266000	R3B	305900
MI13.337.000.0140	427 1ST ST NE	BILLINGS, DEVIN & STIP, AMY	5225	21000	90000	0	111000	R3B	127650
MI13.337.000.0150	12 5TH AVE NE	JOHNSON, KIMBERLY M	4185	17000	84000	0	101000	R3B	116150
MI13.337.000.0130	423 1ST ST NE	DOSCH, ELAINE	5010	20000	75000	0	95000	R3B	109250
MI13.337.000.0120	419 1ST ST NE	DANIELS, PATRICIA A	6860	27000	90000	0	117000	R3B	134550
MI13.337.000.0110	413 1ST ST NE	FISHER, TROY & LAURIE	6860	27000	87000	0	114000	R3B	131100
MI13.337.000.0100	409 1ST ST NE	KRAFT, JAMES P	6860	27000	79000	0	106000	R3B	121900

MI13.336.000.0010	6 5TH AVE NE	DAY, CHRISTOPHER M	3150	9000	85000	0	94000	R3B	108100
MI13.336.000.0020	424 MAIN ST N	SISK, BOUDYNE J	5250	21000	126000	0	147000	R3B	169050
MI13.336.000.0030	422 MAIN ST N	HARMONIOUS HOMES, LLC	5600	22000	105000	0	127000	R3B	146050
MI13.334.030.0030	418 MAIN ST N	LIPP, STEVEN N & LAVINIA	7000	28000	99000	0	127000	R3B	146050
MI13.334.030.0040	414 MAIN ST N	SPIRITUAL LIFE CHRISTIAN FELLOWSHIP CHURCH	7000	28000	0	6000	34000	R3B	39100
MI13.334.030.0050	410 MAIN ST N	SPIRITUAL LIFE CHRISTIAN FELLOWSHIP CHURCH	7000	28000	0	6000	34000	R3B	39100
MI13.341.000.0050	409 MAIN ST N	BURCKHARD, RANDY J	9600	38000	120000	0	158000	R3B	181700
MI13.341.000.0040	415 MAIN ST N	SELLERS, ADELLE	8000	32000	84000	0	116000	R3B	133400
MI13.341.000.0030	419 MAIN ST N	FROST, DAVID J & CHELSEA L	8000	32000	79000	0	111000	R3B	127650
MI13.341.000.0020	421 MAIN ST N	PIETSCH, DALE L	8000	32000	135000	0	167000	R3B	192050
MI13.341.000.0010	425 MAIN ST N	RENNICH, TIMOTHY S & BONNIE J	8000	32000	108000	0	140000	R3B	161000
MI13.342.000.0010	426 1ST ST NW	CARAVAGGIO, ANTHONY M	9000	36000	181000	0	217000	R3B	249550
MI13.342.000.0020	420 1ST ST NW	CARLSON, RAY L & ELAINE D	9000	36000	105000	0	141000	R3B	162150
MI13.342.000.0030	414 1ST ST NW	LER, BONNIE S	10500	42000	178000	0	220000	R3B	253000
MI13.314.010.0150	417 1ST ST NW	WAHUS, ROGER M & PENNY J	7500	30000	45000	0	75000	R3B	86250
MI13.314.010.0160	415 1ST ST NW	MCCORMACK, DAVID R & HELEN A	7500	30000	143000	0	173000	R3B	198950
MI13.314.010.0021	411 1ST ST NW	LYSY, TRISTA L & COREY F	4500	18000	107000	0	125000	R3B	143750
MI13.314.010.0030	110 4TH AVE NW	RML RENTALS, LLC	7500	30000	88000	0	118000	R3B	135700
MI13.210.230.0051	119 5TH AVE NE	ESTRADA, LUIS E & HEATHER M	7000	42000	120000	0	162000	R3B	186300
MI13.210.230.0021	114 6TH AVE NE	BOWMAN, WILLIE & SHIRLEY	5400	32000	126000	0	158000	R3B	181700
MI13.210.230.0023	118 6TH AVE NE	TOLER, JAMES L & ASHLEY D	5400	32000	114000	0	146000	R3B	167900
MI13.210.230.0022	112 6TH AVE NE	ADM OF VETERANS AFFAIRS	4320	26000	74000	0	100000	R3B	115000
MI13.210.230.0030	511 2ND ST NE	ESTERBY, PAUL R	7000	42000	54000	0	96000	R3B	110400
MI13.210.230.0052	113 5TH AVE NE	FISK, MICHAEL G & SARA J	7000	42000	96000	0	138000	R3B	158700
MI13.210.230.0071	103 5TH AVE NE	DEPRIEST, DUANE & JONNA	7500	45000	84000	0	129000	R3B	148350
MI13.210.230.0102	108 6TH AVE NE	KNAPMILLER, LUKE	2784	17000	98000	0	115000	R3B	132250
MI13.210.230.0101	518 1ST ST NE	GREEN, MARC C & TAMMY L	5336	32000	130000	0	162000	R3B	186300
MI13.210.230.0090	512 1ST ST NE	SUNDahl, HEIDI A	7000	42000	82000	0	124000	R3B	142600
MI13.210.230.0080	510 1ST ST NE	MCLAUGHLIN, NATALIE	7000	42000	101000	0	143000	R3B	164450
MI13.210.230.0072	101 5TH AVE NE	ALLEY, WILLIAM B & CLAIRE	6500	39000	132000	0	171000	R3B	196650
MI13.334.010.0060	503 1ST ST NE	RODMAN, ASHLEY L	7000	28000	72000	0	100000	R3B	115000
MI13.334.010.0070	507 1ST ST NE	CASE, GARY RAY	7000	28000	86000	0	114000	R3B	131100
MI13.334.010.0080	511 1ST ST NE	CORNHUSKER PROPERTIES, LLC	7000	28000	158000	0	186000	R3B	213900
MI13.334.010.0090	515 1ST ST NE	CPI, LLP	7000	28000	151000	0	179000	R3B	205850
MI13.334.010.0101	517 1ST ST NE	MENAHAN, AMY V & THOMAS JOHN	4640	19000	105000	0	124000	R3B	142600
MI13.334.010.0102	14 6TH AVE NE	O'CONNOR, MICHELLE A	3480	10000	167000	0	177000	R3B	203550
MI13.334.010.0021	514 1ST ST NW	JOHNSON, MARLOWE B & JENNIFER J	4500	18000	0	152000	170000	R3B	195500
MI13.334.010.0032	510 1ST ST NW	EDWARDS, SCOTT A	4500	18000	89000	0	107000	R3B	123050
MI13.334.010.0041	504 1ST ST NW	WICK, DAVID G & KRISTEN K	5750	23000	147000	0	170000	R3B	195500
MI13.334.010.0051	502 1ST ST NW	BARILLE, BENJAMIN E & KARI	5750	23000	154000	0	177000	R3B	203550
MI13.334.010.0052	12 5TH AVE NW	THEUSCH, KEITH D & PENNY J	3500	12000	99000	0	111000	R3B	127650
MI13.334.010.0031	510 1/2 1ST ST NW	DAVIS, JOE ALBERT & WRIGHT, JODY L	3000	11000	23000	0	34000	R3B	39100
MI13.334.010.0022	512 1/2 1ST ST NW	NEWNAM, BYRON A	3000	11000	21000	0	32000	R3B	36800
MI13.334.010.0010	23 6TH AVE NW	MAGCO LLC	8700	35000	0	224000	259000	R3B	297850
MI13.192.170.0020	219 7TH AVE NE	GRUENBERG, ROSS ELLIOTT	7000	32000	104000	0	136000	R3B	156400
MI13.192.170.0050	209 7TH AVE NE	SCHIELE FAMILY LTD PARTNERSHIP	7375	33000	69000	0	102000	R3B	117300
MI13.192.170.0040	213 7TH AVE NE	LEONARD, MATTHEW & JORDEN	7125	32000	80000	0	112000	R3B	128800
MI13.192.170.0030	217 7TH AVE NE	MODIN, ROLAND	7000	42000	74000	0	116000	R3B	133400
MI13.192.170.0070	201 7TH AVE NE	GILSETH, JEFFREY D & MELISSA K	10205	46000	127000	0	173000	R3B	198950
MI13.192.170.0061	203 7TH AVE NE	LOZENSKY, DAVID P	6750	30000	81000	0	111000	R3B	127650
MI13.192.180.0051	109 1/2 7TH AVE NE	SCHMIDT, JOHN V	5427.5	24000	58000	0	82000	R3B	94300
MI13.192.180.0063	714 1ST ST NE	BONNESS, TERRI L	3125	14000	40000	0	54000	R3B	62100
MI13.192.180.0062	712 1ST ST NE	BONNESS, TERRI L	3125	14000	39000	0	53000	R3B	60950
MI13.192.180.0061	101 7TH AVE NE	BROWN, RANDY S & JOANNE	6375	29000	71000	0	100000	R3B	115000
MI13.192.180.0052	109 7TH AVE NE	APPELT, DAVID G & MARK E	10437.5	47000	120000	0	167000	R3B	192050
MI13.192.180.0030	115 7TH AVE NE	APPELT, MARK E	9612	43000	123000	0	166000	R3B	190900
MI13.192.180.0020	117 7TH AVE NE	GEERTS, TOMAS A	8525	38000	119000	0	157000	R3B	180550
MI13.192.180.0010	123 7TH AVE NE	ROBBINS, MELISSA L	9810	44000	81000	0	125000	R3B	143750
MI13.192.200.0051	125 6TH AVE NE	MARAGOS, ANDREW G-LIFE ESTATE & SHERIL LYNN	5400	24000	136000	0	160000	R3B	184000
MI13.208.000.0020	105 6TH AVE NE	HOUSER, DAMEON S	4275	26000	121000	0	147000	R3B	169050
MI13.A20.000.0010	607 2ND ST NE	BAKKEN, BRENT	5500	22000	103000	0	125000	R3B	143750

MI13.A20.000.0020	113 6TH AVE NE	KLEIN, MARY A	3800	15000	107000	0	122000	R3B	140300
MI13.192.200.0053	609 2ND ST NE	LOCHTHOWE, JUSTIN J	6300	28000	126000	0	154000	R3B	177100
MI13.192.200.0040	611 2ND ST NE	TEEL, PATRICK AARON & JODIE M	7000	32000	160000	0	192000	R3B	220800
MI13.192.200.0030	615 2ND ST NE	LIPINSKI, HEATHER M & MARK A	7000	32000	166000	0	198000	R3B	227700
MI13.192.200.0020	621 2ND ST NE	BRESSIE, DAWSON & KATELYN	7000	32000	116000	0	148000	R3B	170200
MI13.192.200.0010	627 2ND ST NE	IVERSON, WADE V & CHERYL A	7000	32000	174000	0	206000	R3B	236900
MI13.192.200.0110	626 1ST ST NE	HADDOX, ROBIN & JOSEPH K	7000	32000	147000	0	179000	R3B	205850
MI13.192.200.0100	620 1ST ST NE	PHILLIPS, KARLEE J	7000	32000	77000	0	109000	R3B	125350
MI13.192.200.0091	618 1ST ST NE	BURIAK, PAUL L & JO ANN	7000	32000	157000	0	189000	R3B	217350
MI13.192.200.0092	614 1ST ST NE	CABLES, JOSHUA N & SARAH A	7000	32000	154000	0	186000	R3B	213900
MI13.192.200.0080	608 1ST ST NE	THOMAS, DONALD W & DIANNE L	10500	47000	106000	0	153000	R3B	175950
MI13.208.000.0010	101 6TH AVE NE	CHRISTEN, DONNA	6225	37000	132000	0	169000	R3B	194350
MI13.192.190.0072	25 6TH AVE NE	TOPP, ERIN N & KYLE A	7000	32000	162000	0	194000	R3B	223100
MI13.192.190.0010	707 1ST ST NE	EATON, DALE E & GARNET J	14000	63000	85000	0	148000	R3B	170200
MI13.192.190.0050	629 1ST ST NE	MELIN, RICHARD K	7000	32000	72000	0	104000	R3B	119600
MI13.192.190.0060	627 1ST ST NE	PECORARO, DOMINIC C & EDWARDS, CHRISTA M	7000	32000	206000	0	238000	R3B	273700
MI13.192.190.0071	621 1ST ST NE	LJL PROPERTIES	10500	53000	0	199000	252000	R3B	289800
MI13.192.190.0074	615 1ST ST NE	ERICSSON, JOHN G & MELISSA A	8400	40000	125000	0	165000	R3B	189750
MI13.192.190.0075	611 1ST ST NE	GARRISON, GLADYS A	7700	35000	123000	0	158000	R3B	181700
MI13.192.190.0073	605 1ST ST NE	TURNQUIST, AMBER M P & HEATHER A	8400	38000	132000	0	170000	R3B	195500
MI13.373.000.0021	1 SHIRLEY CT	FILKINS, MICHAELL & RACHEL	7200	36000	207000	0	243000	R3B	279450
MI13.373.000.0080	8 SHIRLEY CT	HOVE, MARY JANE	4800	24000	103000	0	127000	R3B	146050
MI13.373.000.0070	7 SHIRLEY CT	REINISCH, EARL T & JULIE M	4800	24000	122000	0	146000	R3B	167900
MI13.373.000.0060	6 SHIRLEY CT	MALNAAS, ERNEST D & ROSALIE N	4800	24000	111000	0	135000	R3B	155250
MI13.373.000.0050	5 SHIRLEY CT	MALNAAS, ERNEST D & ROSALIE N	4800	24000	111000	0	135000	R3B	155250
MI13.373.000.0040	4 SHIRLEY CT	BURCHETT, JONATHAN	4800	24000	110000	0	134000	R3B	154100
MI13.373.000.0030	3 SHIRLEY CT	TWETEN RENTAL PROPERTY, LLC	7200	36000	79000	0	115000	R3B	132250
MI13.373.000.0210	21 SHIRLEY CT	REILE, DARYL D & CHERYL	7200	36000	112000	0	148000	R3B	170200
MI13.373.000.0201	19 SHIRLEY CT	MCDONALD, RANDY GRAY & JILL ANN	7200	36000	124000	0	160000	R3B	184000
MI13.373.000.0180	18 SHIRLEY CT	WOODIWISS, FRED C & MARGARET J	4800	24000	129000	0	153000	R3B	175950
MI13.373.000.0170	17 SHIRLEY CT	REITZ, MICHAEL A	4800	24000	110000	0	134000	R3B	154100
MI13.373.000.0160	16 SHIRLEY CT	WESTERENG, MARK A & TRAEGER, L	4800	24000	93000	0	117000	R3B	134550
MI13.373.000.0150	15 SHIRLEY CT	KLEVEN, LINDSAY E	4800	24000	116000	0	140000	R3B	161000
MI13.373.000.0140	14 SHIRLEY CT	DAILEY, LORRAINE MARIE	4800	24000	107000	0	131000	R3B	150650
MI13.373.000.0130	13 SHIRLEY CT	HEILMAN, KEVIN & TONYA	4800	24000	118000	0	142000	R3B	163300
MI13.373.000.0120	12 SHIRLEY CT	LAFONTAINE, DON F & JENNIFER	7680	38000	95000	0	133000	R3B	152950
MI13.373.000.0110	11 SHIRLEY CT	WEBSTER, JOHN R & JOLYN	7000	35000	206000	0	241000	R3B	277150
MI13.373.000.0100	10 SHIRLEY CT	KORSLIEN, KIMBERLY A	7680	38000	132000	0	170000	R3B	195500
MI13.373.000.0090	9 SHIRLEY CT	HACKETT, DEREK G & PAUL, KELLY M	4800	24000	120000	0	144000	R3B	165600
MI13.192.190.0040	701 1ST ST NE	SAILOR, VALERIE J	7000	32000	107000	0	139000	R3B	159850
MI13.192.190.0030	703 1ST ST NE	MENSCH, CARL H & MARGARET C	7000	32000	101000	0	133000	R3B	152950
MI13.192.190.0020	705 1ST ST NE	HANSON, RANDY E	7000	32000	88000	0	120000	R3B	138000
MI13.373.000.0001	10 1/2 SHIRLEY CT	SCHIESSL, CAMERON D	8000	40000	49000	0	89000	R3B	102350
MI13.340.020.0121	704 1ST ST NW	WATTS, ROOSEVELT W	11250	45000	129000	0	174000	R3B	200100
MI13.340.020.0100	702 1ST ST NW	RASZLER, KENNETH & LINDA M	7500	30000	92000	0	122000	R3B	140300
MI13.970.000.0010	630 1ST ST NW	KREBSBACH, BRUCE K & JACQUELINE A	15000	53000	131000	0	184000	R3B	211600
MI13.340.020.0070	622 1ST ST NW	AXNESS, MARILYN A	7500	30000	85000	0	115000	R3B	132250
MI13.340.020.0060	620 1ST ST NW	FUEGMANN, JULIE A	7500	30000	45000	0	75000	R3B	86250
MI13.340.020.0050	618 1ST ST NW	LEE, KENNETH E	7500	30000	81000	0	111000	R3B	127650
MI13.340.020.0040	614 1ST ST NW	BISHOP, PAUL TYLER	7500	30000	79000	0	109000	R3B	125350
MI13.340.020.0021	612 1ST ST NW	TVP PROPERTIES, LLC	5000	20000	80000	0	100000	R3B	115000
MI13.340.020.0011	22 6TH AVE NW	SCHEI, MELROY D & MICHELE A	5000	20000	125000	0	145000	R3B	166750
MI13.340.020.0022	20 6TH AVE NW	KVELSTAD, KATIE D	5000	20000	98000	0	118000	R3B	135700
MI13.340.020.0030	16 6TH AVE NW	CORNHUSKER PROPERTIES, LLC	7500	30000	65000	0	95000	R3B	109250
MI13.373.000.0230	12 6TH AVE NW	SCHRADER, DOYLE L & MICHELE K	6000	30000	85000	0	115000	R3B	132250
MI13.373.000.0220	10 6TH AVE NW	SCHLECHT, DAVID A	6000	30000	109000	0	139000	R3B	159850
MI13.373.000.0240	613 LAKE ST	SIMPSON, JERRY ALLAN	5000	25000	119000	0	144000	R3B	165600
MI13.373.000.0250	615 LAKE ST	HARRINGTON, MARVIN L & ELVA M	5000	25000	90000	0	115000	R3B	132250
MI13.373.000.0260	617 LAKE ST	DK VENTURES I	5000	25000	115000	0	140000	R3B	161000
MI13.373.000.0270	621 LAKE ST	HERMANN, TRAVIS J & SABRINA L	5000	25000	94000	0	119000	R3B	136850
MI13.373.000.0280	627 LAKE ST	HUETHER, ANTON A	5000	25000	95000	0	120000	R3B	138000

MI13.373.000.0290	629 LAKE ST	HANDFORD, CORY M	5000	25000	71000	0	96000 R3B	110400
MI13.373.000.0300	637 LAKE ST	GORZE, KENNETH J	5000	25000	76000	0	101000 R3B	116150
MI13.373.000.0321	641 LAKE ST	GOERNDT, JENI D	6200	31000	64000	0	95000 R3B	109250
MI13.373.000.0322	745 LAKE ST	TIMM, ALECIA D	11800	59000	117000	0	176000 R3B	202400
MI13.699.000.0020	2 8TH AVE NE	FARMER, JOSHUA E & DAVILA-FARMER, LUZ E	6084.84	24000	102000	0	126000 R3B	144900
MI13.699.000.0010	1 8TH AVE NW	PAXTON, DAVID C & JESSICA L	4800	19000	99000	0	118000 R3B	135700
MI13.192.130.0022	5 8TH AVE NW	M & I RENTALS, LLC	15850	71000	242000	0	313000 R3B	359950
MI13.192.130.0021	11 8TH AVE NW	HAMMER, DEAN & JUDITH	12320	49000	107000	0	156000 R3B	179400
MI13.205.000.0030	15 8TH AVE NW	DK VENTURES I	9240	46000	95000	0	141000 R3B	162150
MI13.205.000.0020	17 8TH AVE NW	TENNYSON, LEONARD & DEBORAH	7700	46000	103000	0	149000 R3B	171350
MI13.340.020.0130	716 1ST ST NW	HEDLUND, ROBERT J & DORIS J	11250	45000	126000	0	171000 R3B	196650
MI13.205.000.0010	19 8TH AVE NW	VERBRUGGEN, DON & DAWN	9870	49000	74000	0	123000 R3B	141450
MI13.340.010.0131	715 1ST ST NW	DOWNES, BRIAN J & JUDY K	14688	59000	70000	0	129000 R3B	148350
MI13.340.010.0110	709 1ST ST NW	SAUNDERS, CODY & STEPHANY	7500	30000	105000	0	135000 R3B	155250
MI13.340.010.0100	705 1ST ST NW	MODIN, ROLAND	7500	30000	56000	0	86000 R3B	98900
MI13.340.010.0042	615 1ST ST NW	DLSL PROPERTIES, LLC	7500	30000	81000	0	111000 R3B	127650
MI13.340.010.0050	619 1ST ST NW	BRANIGIN, MICHAEL & HALVERSON, DAWN & TODD L	7500	30000	96000	0	126000 R3B	144900
MI13.340.010.0060	625 1ST ST NW	DOWLING, ROBERT J & ANN	7500	30000	95000	0	125000 R3B	143750
MI13.340.010.0070	627 1ST ST NW	WESTERENG, MARK	7500	30000	73000	0	103000 R3B	118450
MI13.340.010.0080	631 1ST ST NW	MATTSON, KATY A	7500	30000	83000	0	113000 R3B	129950
MI13.340.010.0090	701 1ST ST NW	KILLAM, FRANKLIN H	7500	30000	91000	0	121000 R3B	139150
MI13.314.010.0140	421 1ST ST NW	RICKERT, JOHN R & JULIE L	7500	30000	208000	0	238000 R3B	273700
MI13.314.010.0130	425 1ST ST NW	KOSTUCK, JESSICA DANIELLE	7500	30000	106000	0	136000 R3B	156400
MI13.314.020.0051	503 1ST ST NW	ALEXANDER, ZANE A & FILIPI-ALEXANDER, CHRISTINA	5000	20000	117000	0	137000 R3B	157550
MI13.314.020.0041	505 1ST ST NW	WEISHAAR, DELYNN & MICHELLE	4000	16000	69000	0	85000 R3B	97750
MI13.315.000.0020	513 1ST ST NW	FIRST LUTHERAN CHURCH OF MINOT	5250	21000	96000	0	117000 R3B	134550
MI13.315.000.0031	509 1ST ST NW	BOYD, LINDA M	5325	21000	93000	0	114000 R3B	131100
MI13.288.253.0280	114 5TH AVE NW	FIRST LUTHERAN CHURCH	6238.5	37000	0	18000	55000 R3B	63250
MI13.340.010.0010	100 6TH AVE NW	SJAASTAD, GARY S & KELLIE R	7500	30000	59000	0	89000 R3B	102350
MI13.340.010.0020	106 6TH AVE NW	STENVOLD, JOE M II & BETH	7500	30000	155000	0	185000 R3B	212750
MI13.315.000.0010	517 1ST ST NW	TUCHSCHERER, ADRIAN F & BERNARD, DOROTHY	5250	21000	84000	0	105000 R3B	120750
MI13.315.000.0041	111 6TH AVE NW	FIRST LUTHERAN CHURCH OF MINOT	5625	25000	0	0	25000 R3B	28750
MI13.314.020.0102	119 6TH AVE NW	FIRST LUTHERAN CHURCH	6250	28000	0	0	28000 R3B	32200
MI13.314.020.0101	115 6TH AVE NW	FIRST LUTHERAN CHURCH	6250	28000	10000	0	38000 R3B	43700
MI13.339.000.0011	114 6TH AVE NW	BREUER, GLYNN E & KIMBERLEE M	1500	6000	0	0	6000 R3B	6900
MI13.340.010.0041	110 6TH AVE NW	BREUER, GLYNN E & KIMBERLEE M	7500	30000	141000	0	171000 R3B	196650
MI13.339.000.0012	112 6TH AVE NW	EILO, JASON K	6000	24000	120000	0	144000 R3B	165600
MI13.314.010.0040	114 4TH AVE NW	ALLEN, DEE ANN & BARTO, DONNA	7500	30000	57000	0	87000 R3B	100050
MI14.261.000.0020	220 5TH AVE NW	BRU-DAL, LLP	5105	26000	173000	0	199000 R3B	228850
MI14.259.090.0021	503 4TH ST NW	SIMONSON, BONI M	4605	23000	101000	0	124000 R3B	142600
MI14.259.030.0040	601 3RD ST NW	GUDVENTURES LLC	8400	38000	140000	0	178000 R3B	204700
MI14.259.030.0020	611 3RD ST NW	NISSEN, RONALD & AMY	16800	84000	0	670000	754000 R3B	867100
MI14.259.030.0010	615 3RD ST NW	NISSEN, RON & AMY	8400	42000	0	2000	44000 R3B	50600
MI14.261.000.0071	508 3RD ST NW	DOVE, GABRIELLE	6008	30000	89000	0	119000 R3B	136850
MI14.261.000.0080	512 3RD ST NW	HYMEL, RENE E III & AMANDA J	6390	32000	161000	0	193000 R3B	221950
MI14.259.010.0101	513 3RD ST NW	STEVICK, JACK & JOANN M	5680	23000	0	20000	43000 R3B	49450
MI14.259.010.0102	518 3RD ST NW	STEVICK, JACK	5680	28000	0	0	28000 R3B	32200
MI14.259.010.0092	522 3RD ST NW	STEVICK, JACK	5680	23000	0	2000	25000 R3B	28750
MI14.259.010.0091	524 3RD ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	5680	28000	88000	0	116000 R3B	133400
MI14.259.010.0081	530 3RD ST NW	CITY OF MINOT	5680	20000	0	0	20000 R3B	23000
MI14.259.010.0082	600 3RD ST NW	ROBILLARD, ARCHIE	5680	28000	99000	0	127000 R3B	146050
MI14.260.000.0020	604 3RD ST NW	CITY OF MINOT	5680	20000	0	0	20000 R3B	23000
MI14.260.000.0030	606 3RD ST NW	LARSON, C STUART	5680	28000	129000	0	157000 R3B	180550
MI14.260.000.0040	608 3RD ST NW	NESS, LOREN C & JAN M	7100	36000	112000	0	148000 R3B	170200
MI14.260.000.0063	700 3RD ST NW	CITY OF MINOT	7100	25000	0	0	25000 R3B	28750
MI13.315.000.0071	120 5TH AVE NW	FIRST LUTHERAN CHURCH OF MINOT	27900	112000	0	1762000	1874000 R3B	2155100
MI13.314.010.0100	422 WALDERS ST	FIRST LUTHERAN CHURCH OF MINOT	7500	30000	0	10000	40000 R3B	46000
MI13.314.010.0090	418 WALDERS ST	FIRST LUTHERAN CHURCH OF MINOT	7500	30000	0	10000	40000 R3B	46000
MI13.314.010.0080	416 WALDERS ST	FIRST LUTHERAN CHURCH OF MINOT	7500	30000	0	10000	40000 R3B	46000
MI13.314.010.0070	412 WALDERS ST	FIRST LUTHERAN CHURCH	7500	30000	0	10000	40000 R3B	46000
MI13.314.010.0050		SHOMENTO, DAVID A & TARRYLL J	7500	34000	0	5000	39000 R3B	44850

MI23.294.150.0020	17 6TH ST NW	CITY OF MINOT	6720	20000	12000	0	32000 R3B	36800
MI23.294.150.0010	23 6TH ST NW	FARAIJ LIMITED PARTNERSHIP	6720	20000	107000	0	127000 R3B	146050
MI23.294.150.0062	615 1ST AVE NW	KIZIMA, JESSE M & MARY F	6720	20000	137000	0	157000 R3B	180550
MI23.294.150.0061	617 1ST AVE NW	COATS, JOSHUA D & NATASHA M	6720	23000	184000	0	207000 R3B	238050
MI23.294.150.0040	12 7TH ST NW	GARCIA, FABIAN JOHN JR & ASHLEY	6580	20000	165000	0	185000 R3B	212750
MI23.294.140.0020	17 7TH ST NW	ANDES, GARY L	6720	20000	93000	0	113000 R3B	129950
MI23.294.110.0062	708 1ST AVE NW	SEIBEL, MATTHEW A & SHENNA E	3500	12000	8000	0	20000 R3B	23000
MI23.294.110.0061	101 7TH ST NW	NORTH DAKOTA HOUSING FINANCE AGENCY	3500	12000	86000	0	98000 R3B	112700
MI23.294.110.0050	107 7TH ST NW	MARTIN, MARTY D & ASHLEY M	7000	28000	0	0	28000 R3B	32200
MI23.294.110.0040	111 7TH ST NW	RACINE, JERAD	7000	21000	81000	0	102000 R3B	117300
MI23.294.110.0030	115 7TH ST NW	FARAIJ, LP	7000	21000	72000	0	93000 R3B	106950
MI23.294.110.0010	123 7TH ST NW	BLOMS, KENT	7000	21000	114000	0	135000 R3B	155250
MI23.294.100.0123	615 2ND AVE NW	BIKO, LLC	4600	16000	80000	0	96000 R3B	110400
MI23.294.100.0122	617 2ND AVE NW	LAWSON, RANDY L	4800	17000	87000	0	104000 R3B	119600
MI23.294.100.0121	621 2ND AVE NW	WELDON, ROBERT B III & WANDA	4600	16000	167000	0	183000 R3B	210450
MI23.294.100.0100	114 7TH ST NW	GUDEJKO, MICHAL	7000	21000	8000	0	29000 R3B	33350
MI23.294.100.0092	622 1ST AVE NW	SPARKS, JAMES	10500	32000	27000	0	59000 R3B	67850
MI23.294.100.0091	614 1ST AVE NW	OSGOOD, DEREK C	10500	32000	157000	0	189000 R3B	217350
MI23.294.100.0062	608 1ST AVE NW	DK VENTURES I, LLC	2500	9000	76000	0	85000 R3B	97750
MI23.294.100.0061	101 6TH ST NW	CPI, LLP	4500	16000	82000	0	98000 R3B	112700
MI23.294.100.0050	107 6TH ST NW	BENCOMO, ARMANDO (AMANDO)	7000	21000	126000	0	147000 R3B	169050
MI23.294.100.0040	109 6TH ST NW	BLOMS, KENT	7000	21000	100000	0	121000 R3B	139150
MI23.294.100.0030	115 6TH ST NW	BARBER, NICK & GLADYS D	7000	21000	156000	0	177000 R3B	203550
MI23.294.100.0020	119 6TH ST NW	PORTILLO, GIOVANNI U & RENNICH, JAMIE E	7000	21000	154000	0	175000 R3B	201250
MI23.294.100.0010	123 6TH ST NW	FARAIJ, LP	7000	21000	147000	0	168000 R3B	193200
MI23.294.090.0023	515 2ND AVE NW	ROISE, JON & ANTON	4500	16000	119000	0	135000 R3B	155250
MI23.294.090.0021	517 2ND AVE NW	GREAVES, ROSE	5000	18000	108000	0	126000 R3B	144900
MI23.294.090.0022	521 2ND AVE NW	LEE, GARY A & BETTY L	4500	16000	98000	0	114000 R3B	131100
MI23.294.090.0030	112 6TH ST NW	R & D PROPERTIES, LLP	7000	21000	73000	0	94000 R3B	108100
MI23.294.090.0030	110 6TH ST NW	LOCKEN, MARY A	7000	21000	79000	0	100000 R3B	115000
MI23.294.090.0050	106 6TH ST NW	OPPERUDE, ALLAN B & NORMA D	7000	21000	84000	0	105000 R3B	120750
MI23.294.090.0062	102 6TH ST NW	OPPERUDE, ALLAN B & NORMA D	4250	15000	91000	0	106000 R3B	121900
MI23.294.090.0061	514 1ST AVE NW	OPPERUDE, ALLAN B & NORMA D	2750	10000	52000	0	62000 R3B	71300
MI23.212.050.0010	121 5TH ST NW	LOCKEN, JAMES R	7000	21000	113000	0	134000 R3B	154100
MI23.212.050.0020	117 5TH ST NW	LOCKEN, STEVEN G	7000	21000	88000	0	109000 R3B	125350
MI23.212.050.0030	115 5TH ST NW	BALL, RICHARD	7000	21000	13000	0	34000 R3B	39100
MI23.212.060.0011	437 2ND AVE NW	KESSLER, DAVID S	5880	18000	306000	0	324000 R3B	372600
MI23.343.020.0070	215 4TH ST NW	PEDERSON, RICHARD III & BRADLEY	5400	19000	129000	0	148000 R3B	170200
MI23.343.020.0050	221 4TH ST NW	STEIN, LAWRENCE LIFE ESTATE	7500	23000	98000	0	121000 R3B	139150
MI23.343.020.0060	219 4TH ST NW	KRUEGER, SANDRA M	7500	23000	94000	0	117000 R3B	134550
MI23.347.000.0011	209 4TH ST NW	DALIN, ROLAND W	8059	24000	96000	0	120000 R3B	138000
MI23.347.000.0050	416 2ND AVE NW	LARSON, MICKEY RAY LIFE ESTATE	6900	21000	12000	0	33000 R3B	37950
MI23.212.030.0080	420 2ND AVE NW	VANDER VORSTE, DANIEL W	7000	21000	0	0	21000 R3B	24150
MI23.212.030.0090	424 2ND AVE NW	BLOMS, KENTON	10500	32000	114000	0	146000 R3B	167900
MI23.212.030.0101	428 2ND AVE NW	CITY OF MINOT	3500	11000	8000	0	19000 R3B	21850
MI23.212.030.0110	430 2ND AVE NW	MALEK, ASHLEY R	7000	21000	104000	0	125000 R3B	143750
MI23.212.030.0012	214 5TH ST NW	KRASTEV, KOSTADIN	2500	9000	102000	0	111000 R3B	127650
MI23.212.030.0011	433 3RD AVE NW	R & D PROPERTIES, LLP	4500	16000	93000	0	109000 R3B	125350
MI23.212.030.0020	427 3RD AVE NW	LEATHES, SCOTT R	7000	21000	134000	0	155000 R3B	178250
MI23.212.030.0030	425 3RD AVE NW	VASSOS, JOHN F & DANA K	7000	21000	97000	0	118000 R3B	135700
MI23.212.030.0040	421 3RD AVE NW	KREMER, CHARLOTTE K	7000	21000	124000	0	145000 R3B	166750
MI23.212.030.0060	413 3RD AVE NW	IONE PROPERTIES, LLP	4200	15000	0	4000	19000 R3B	21850
MI23.212.030.0050	415 3RD AVE NW	JADE PROPERTIES, LLP	7000	21000	183000	0	204000 R3B	234600
MI23.343.020.0041	225 4TH ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	7050	21000	96000	0	117000 R3B	134550
MI23.174.000.0020	422 3RD AVE NW	HOPPMAN, WARREN K & LIZ	15899	48000	203000	0	251000 R3B	288650
MI23.343.020.0021	311 4TH ST NW	BEAUDOIN, MYRTLE LIFE ESTATE	10650	43000	0	221000	264000 R3B	303600
MI23.346.000.0030	313 4TH ST NW	NELSON, LORRAINE & PAUL WAYNE- TRUSTS C/O LORRAINE & PAUL WAYNE NELSON, TRUSTEE	6350	19000	115000	0	134000 R3B	154100
MI23.346.000.0020	315 4TH ST NW	RUBY, MATTHEW	5947	18000	105000	0	123000 R3B	141450
MI23.346.000.0010	323 4TH ST NW	JOCHIMSEN, ROXY L	5602	20000	9000	0	29000 R3B	33350
MI23.346.000.0040	413 4TH AVE NW	MAGANDY, RONDA A	7460	22000	75000	0	97000 R3B	111550
MI23.288.153.0380	419 4TH AVE NW	CHERNOFF LIVING TRUST	7460	22000	67000	0	89000 R3B	102350

MI23.346.000.0050	417 4TH AVE NW	PEDERSEN, RONDA & JESSE	7460	22000	16000	0	38000	R3B	43700
MI23.288.153.0370	423 4TH AVE NW	KOLAND, JUDY	7460	22000	127000	0	149000	R3B	171350
MI23.212.020.0010	429 4TH AVE NW	MAGANDY, MONA	8504.4	26000	13000	0	39000	R3B	44850
MI23.212.020.0020	314 5TH ST NW	DK VENTURES I	7518.4	23000	155000	0	178000	R3B	204700
MI23.212.020.0030	308 5TH ST NW	DOUBLE THE BACK PROPERTY GROUP, LLC	7400	22000	72000	0	94000	R3B	108100
MI23.174.000.0010	304 5TH ST NW	OPPERUDE, ALLAN B & NORMA D	13024	39000	76000	0	115000	R3B	132250
MI23.212.010.0070	301 5TH ST NW	ZIEMAN, WILLIAM C	7000	21000	111000	0	132000	R3B	151800
MI23.212.010.0060	307 5TH ST NW	KUHN, TRENT & MARIA	7000	21000	86000	0	107000	R3B	123050
MI23.212.010.0050	309 5TH ST NW	SMALL, KEVIN & LORIN	7000	21000	129000	0	150000	R3B	172500
MI23.212.010.0040	313 5TH ST NW	SKONES, SCOTT B & ANGELA D	7000	21000	125000	0	146000	R3B	167900
MI23.212.010.0030	317 5TH ST NW	WILEY, MONTE A & TARA	7000	21000	220000	0	241000	R3B	277150
MI23.212.010.0021	505 4TH AVE NW	GARBE, ROBERT K & KATHY D	5000	18000	117000	0	135000	R3B	155250
MI23.212.010.0022	325 5TH ST NW	SCOTT, LINDA L	9000	27000	106000	0	133000	R3B	152950
MI23.294.010.0010	320 6TH ST NW	SLADE, CHRISTOPHER L	7000	21000	142000	0	163000	R3B	187450
MI23.294.010.0020	318 6TH ST NW	CONNOLE, KEVIN	7000	21000	10000	0	31000	R3B	35650
MI23.294.010.0030	316 6TH ST NW	LUNDE, AARON C	7000	21000	15000	0	36000	R3B	41400
MI23.294.010.0040	312 6TH ST NW	MACKAY, NICHOLAS A & MISTI	7000	21000	171000	0	192000	R3B	220800
MI23.294.010.0050	308 6TH ST NW	MATHIS, MICHAEL	7000	21000	98000	0	119000	R3B	136850
MI23.294.010.0060	304 6TH ST NW	SMITH, JAMES D	7000	21000	143000	0	164000	R3B	188600
MI23.294.010.0070	300 6TH ST NW	MI-TY CONTRACTING LLC	7000	21000	118000	0	139000	R3B	159850
MI23.294.080.0012	513 3RD AVE NW	HEGDAHL, DEREK	3000	11000	58000	0	69000	R3B	79350
MI23.212.040.0010	223 5TH ST NW	QUEEN, BRANDON S & ASHLEY	7000	21000	95000	0	116000	R3B	133400
MI23.212.040.0020	217 5TH ST NW	WELLS, TIMOTHY L	7000	21000	84000	0	105000	R3B	120750
MI23.212.040.0030	215 5TH ST NW	SAUER, EUGENE D	7000	21000	192000	0	213000	R3B	244950
MI23.212.040.0040	209 5TH ST NW	WELLS FARGO BANK	7000	21000	11000	0	32000	R3B	36800
MI23.212.040.0050	205 5TH ST NW	MORTENSON, KEVIN L	7000	21000	128000	0	149000	R3B	171350
MI23.212.040.0060	201 5TH ST NW	LORENZO, ADAM J & ASHLEE R	7000	21000	145000	0	166000	R3B	190900
MI23.294.080.0050	206 6TH ST NW	MCGOWAN, DONALD J & SHARON K	7000	21000	84000	0	105000	R3B	120750
MI23.294.080.0040	210 6TH ST NW	LINDBERG, CHAD & ENGET, ROBIN	7000	21000	123000	0	144000	R3B	165600
MI23.294.080.0030	212 6TH ST NW	MATHISON, RICHARD G & JOYCE I	7000	21000	163000	0	184000	R3B	211600
MI23.294.080.0020	218 6TH ST NW	CASE, JEFFREY P	7000	21000	128000	0	149000	R3B	171350
MI23.294.080.0011	521 3RD AVE NW	SCHMIDT, GAYLIN	4000	14000	24000	0	38000	R3B	43700
MI23.294.070.0010	217 6TH ST NW	DLSL PROPERTIES, LLC	7000	21000	99000	0	120000	R3B	138000
MI23.294.070.0030	213 6TH ST NW	CONOVER, BRYAN A	7000	21000	84000	0	105000	R3B	120750
MI23.294.070.0040	209 6TH ST NW	ANDRUS, DANIEL L & MARY L	7000	21000	118000	0	139000	R3B	159850
MI23.294.070.0050	205 6TH ST NW	DALLE, JESSE	7000	21000	136000	0	157000	R3B	180550
MI23.294.070.0060	201 6TH ST NW	MCCOLLOCH, JOYCE & SHERRI LYNN MCCOLLOCH-MOORE	7000	21000	114000	0	135000	R3B	155250
MI23.296.000.0010	614 2ND AVE NW	CHRISTMAN, TODD & CORINE	4000	14000	19000	0	33000	R3B	37950
MI23.296.000.0020	618 2ND AVE NW	FLAGSTAD, VICKY L	5000	18000	92000	0	110000	R3B	126500
MI23.296.000.0030	202 7TH ST NW	MOHL, MISTY	5000	18000	76000	0	94000	R3B	108100
MI23.294.070.0090	210 7TH ST NW	OSS, MERVA JEAN	7000	21000	143000	0	164000	R3B	188600
MI23.294.070.0100	212 7TH ST NW	MCQUADE, MARK A & JENNIFER H	7000	21000	108000	0	129000	R3B	148350
MI23.294.070.0110	216 7TH ST NW	BELGARDE, JESSICA D	7000	21000	65000	0	86000	R3B	98900
MI23.294.070.0120	220 7TH ST NW	ROSTAD, DAVID	7000	21000	122000	0	143000	R3B	164450
MI23.294.060.0010	221 7TH ST NW	LAWSON, KRISTIE L	7700	23000	188000	0	211000	R3B	242650
MI23.294.060.0021	219 7TH ST NW	JUNDT, ALLEN J	6300	19000	112000	0	131000	R3B	150650
MI23.294.060.0030	215 7TH ST NW	SCHNASE, RICKY D	7000	21000	131000	0	152000	R3B	174800
MI23.294.060.0040	209 7TH ST NW	SULT, DANNY T & JANET E	7000	21000	147000	0	168000	R3B	193200
MI23.294.060.0050	205 7TH ST NW	MINOT HOUSING LLC #1	7000	21000	135000	0	156000	R3B	179400
MI23.294.060.0060	201 7TH ST NW	SEAMAN, DANIEL E & LINDA	7000	21000	126000	0	147000	R3B	169050
MI23.295.000.0020	616 3RD AVE NW	MCNALLY, CHAD P	4500	16000	112000	0	128000	R3B	147200
MI23.295.000.0030	614 3RD AVE NW	R & D PROPERTIES, LLP	4500	16000	78000	0	94000	R3B	108100
MI23.294.020.0070	301 6TH ST NW	ALM, CHERI J	7000	21000	121000	0	142000	R3B	163300
MI23.294.020.0060	305 6TH ST NW	LAMONS, DAMARCUS L & TALANDRA S	7000	21000	180000	0	201000	R3B	231150
MI23.294.020.0050	309 6TH ST NW	FREEMAN, KEVIN	7000	21000	107000	0	128000	R3B	147200
MI23.294.020.0040	313 6TH ST NW	REIDY, ADAM C & ALESHA M	7000	21000	112000	0	133000	R3B	152950
MI23.294.020.0030	319 6TH ST NW	1900 FOURTH AVE, LLC	7000	21000	165000	0	186000	R3B	213900
MI23.294.020.0020	321 6TH ST NW	GERMANO, CHAD J	7000	21000	139000	0	160000	R3B	184000
MI23.294.020.0010	327 6TH ST NW	KEITH, JACOB & JOZEY A	7000	21000	106000	0	127000	R3B	146050
MI23.294.020.0140	326 7TH ST NW	STENVOLD, JOE M & BETH	7000	21000	29000	0	50000	R3B	57500
MI23.294.020.0130	320 7TH ST NW	MCCARTY, ZEV Z	7000	21000	117000	0	138000	R3B	158700

MI23.294.020.0120	316 7TH ST NW	IHRIG, ASHLEY H	7000	21000	121000	0	142000	R3B	163300
MI23.294.020.0110	314 7TH ST NW	STOPPLER, DAVID L & JODI L	7000	21000	91000	0	112000	R3B	128800
MI23.294.020.0100	310 7TH ST NW	MOORE, BROOK J & AMANDA L	7000	21000	8000	0	29000	R3B	33350
MI23.295.000.0010	620 3RD AVE NW	LENNON, SHAWN E & GLORIA D	5000	18000	209000	0	227000	R3B	261050
MI23.294.030.0070	301 7TH ST NW	CORDOVA, CODY & LAVENDER, ALEXIS	7000	21000	15000	0	36000	R3B	41400
MI23.294.030.0060	307 7TH ST NW	RAABE, CINDY K	7000	21000	107000	0	128000	R3B	147200
MI23.294.030.0050	309 7TH ST NW	JORGENSEN, JOHN D & LESLI	7000	21000	133000	0	154000	R3B	177100
MI23.294.030.0040	315 7TH ST NW	ZIEGLER, NICHOLAS D	7000	21000	133000	0	154000	R3B	177100
MI23.294.030.0030	317 7TH ST NW	BIGLER, GLENN & PATRICIA	7000	21000	145000	0	166000	R3B	190900
MI23.294.030.0020	325 7TH ST NW	CHARLEY, ZACHARY & ALISH	14000	42000	257000	0	299000	R3B	343850
MI14.107.010.0030	708 4TH AVE NW	HAMMER HILL HOLDINGS LLC	7000	21000	123000	0	144000	R3B	165600
MI14.107.010.0020	706 4TH AVE NW	COOPER, ROBERT J & BARBARA J	7000	21000	142000	0	163000	R3B	187450
MI14.288.253.0061	608 4TH AVE NW	YESTER, JAMES R	6020	18000	81000	0	99000	R3B	113850
MI14.288.253.0080	422 4TH AVE NW	ENGLESON, RODERIC F & PEGGY	19950	60000	225000	0	285000	R3B	327750
MI14.111.020.0052	400 4TH AVE NW	WOOD, BETTY L LIVING TRUST	24845	50000	309000	0	359000	R3B	412850
MI14.111.020.0060	414 4TH AVE NW	WALKER, MICHAEL A JR	9000	27000	105000	0	132000	R3B	151800
MI14.112.000.0000	426 4TH AVE NW	RUNYAN, THOMAS A & DONNA A	34247.5	68000	220000	0	288000	R3B	331200
MI14.288.253.0021	504 4TH AVE NW	CARR, ADAM J & CHRISTINA C	23520	59000	186000	0	245000	R3B	281750
MI14.288.253.0024	510 4TH AVE NW	CARR, JAMES E & CAROL	52564	79000	0	450000	529000	R3B	608350
MI14.288.253.0065	600 4TH AVE NW	OFSTHUN, DUANE L & JEAN B LIFE ESTATE	44468	89000	0	255000	344000	R3B	395600
MI14.288.253.0064	610 4TH AVE NW	STANIGER, AARON T	5880	18000	95000	0	113000	R3B	129950
MI14.108.040.0030	618 4TH AVE NW	COVINGTON, ELIZABETH	6000	18000	100000	0	118000	R3B	135700
MI14.108.040.0020	620 4TH AVE NW	STEEVES, JUDY	6000	24000	0	0	24000	R3B	27600
MI14.110.000.0010	412 7TH ST NW	TURNER, LARRY BRANTLY JR	6500	20000	129000	0	149000	R3B	171350
MI14.110.000.0020	414 7TH ST NW	WEISHAAR, DELYNN & MICHELLE	5000	18000	102000	0	120000	R3B	138000
MI14.110.000.0030	416 7TH ST NW	REY, JON M	5000	18000	131000	0	149000	R3B	171350
MI14.110.000.0040	424 7TH ST NW	MARTIN, DUSTIN LYLE & CHRISTMANN, HEIDI	5000	18000	129000	0	147000	R3B	169050
MI14.110.000.0050	428 7TH ST NW	WILHELM, BURT A	6437.5	19000	146000	0	165000	R3B	189750
MI14.366.000.0100	800 5TH AVE NW	SCHMIDT, GLORIA F	7178	32000	138000	0	170000	R3B	195500
MI14.366.000.0090	812 5TH AVE NW	SCHMIDT, GLORIA F	8202.5	37000	147000	0	184000	R3B	211600
MI14.366.000.0060	508 9TH ST NW	BERGE, JEFF D & MICHELLE I	9768.2	44000	165000	0	209000	R3B	240350
MI14.366.000.0040	831 6TH AVE NW	HAMILTON, DANIEL & KARLA	7020	32000	113000	0	145000	R3B	166750
MI14.366.000.0010	541 9TH ST NW	O'FLYNN, MATTHEW & CHRISTINA	8538.75	38000	178000	0	216000	R3B	248400
MI14.366.000.0021	513 9TH ST NW	CITY OF MINOT	5915	27000	55000	0	82000	R3B	94300
MI14.366.000.0031	509 9TH ST NW	DALY, LESTER A & VERONICA A	5427.5	24000	191000	0	215000	R3B	247250
MI14.366.000.0070	826 5TH AVE NW	LJL PROPERTIES	7555	34000	209000	0	243000	R3B	279450
MI14.366.000.0080	820 5TH AVE NW	PAB, LLP	6975	31000	215000	0	246000	R3B	282900
MI13.192.210.0111	626 2ND ST NE	LEWIS, BRANDON R & JOELLE L	4510	20000	83000	0	103000	R3B	118450
MI13.192.210.0101	622 2ND ST NE	MODIN, ROLAND	3690	17000	54000	0	71000	R3B	81650
MI13.192.210.0112	210 7TH AVE NE	ALANIZ, MICHAEL	6680	30000	162000	0	192000	R3B	220800
MI13.192.210.0090	616 2ND ST NE	RIEGER, THOMAS W	7445	34000	100000	0	134000	R3B	154100
MI13.192.210.0080	612 2ND ST NE	HAYES, MATTHEW J & WENDY S	7450	34000	156000	0	190000	R3B	218500
MI13.192.210.0070	608 2ND ST NE	MACY, FORREST D & NAOMI L	7450	34000	111000	0	145000	R3B	166750
MI13.192.210.0060	606 2ND ST NE	WARD, JOAN	7450	34000	52000	0	86000	R3B	98900
MI13.192.210.0050	201 6TH AVE NE	OPPERUDE, ROBBIE A & RAMIE L	7462.5	30000	0	32000	62000	R3B	71300
MI13.192.220.0041	202 6TH AVE NE	DOUBLE THE BACK PROPERTY GROUP LLC	2865.2	13000	53000	0	66000	R3B	75900
MI13.192.220.0042	516 2ND ST NE	SERR, INEZ J	5800	26000	110000	0	136000	R3B	156400
MI13.209.000.0022	512 2ND ST NE	FETHEROLF, CHRISTOPHER L & CASSONDRA L	5000	30000	78000	0	108000	R3B	124200
MI13.192.220.0023	201 5TH AVE NE	DROVDAL, DANIEL & STEPHANIE	5000	20000	0	149000	169000	R3B	194350
MI13.209.000.0011	205 5TH AVE NE	MCCABE, MICHAEL E & JULIE M	5000	30000	70000	0	100000	R3B	115000
MI13.209.000.0020	209 5TH AVE NE	FIVE STAR HOLDINGS, LLC	7500	26000	0	0	26000	R3B	29900
MI13.209.000.0030	213 5TH AVE NE	FIVE STAR HOLDINGS, LLC	7920	48000	76000	0	124000	R3B	142600
MI13.192.240.0031	406 2ND ST NE	NELSON, JARROD E	7900	36000	116000	0	152000	R3B	174800
MI13.192.240.0014	412 2ND ST NE	RATHBUN, JOEL C & RUBY L	7500	34000	122000	0	156000	R3B	179400
MI13.192.240.0013	418 2ND ST NE	EVENSON, ELDA E LIVING TRUST	7500	30000	0	160000	190000	R3B	218500
MI13.192.240.0011	422 2ND ST NE	HILLER, APRIL D	3750	17000	114000	0	131000	R3B	150650
MI13.192.240.0012	210 5TH AVE NE	RUPPERT, CHARLES L III & CINDY	3750	17000	59000	0	76000	R3B	87400
MI13.387.030.0080	320 8TH AVE NE	TRINITY HEALTH	52500	263000	0	3039000	3302000	R3B	3797300
MI13.387.030.0041	712 3RD ST NE	TRINITY HEALTH	37500	150000	0	0	150000	R3B	172500
MI13.100.010.0072	301 7TH AVE NE	TRINITY HEALTH	51417	206000	0	33000	239000	R3B	274850
MI13.389.000.0111	701 7TH AVE NE	TRINITY HEALTH	2448	10000	0	0	10000	R3B	11500

MI13.387.030.0150	701 5TH ST NE	TRINITY HEALTH	7600	30000	0	0	30000 R3B	34500
MI13.387.030.0140	717 5TH ST NE	WALLACE, DIANNE M	7600	34000	84000	0	118000 R3B	135700
MI13.387.030.0130	719 5TH ST NE	TRINITY HEALTH	7240	33000	91000	0	124000 R3B	142600
MI13.387.030.0120	721 5TH ST NE	TRINITY HEALTH	7000	32000	96000	0	128000 R3B	147200
MI13.387.030.0110	723 5TH ST NE	DALEN, KIMBERLY & DALEN, STEVEN	7000	32000	108000	0	140000 R3B	161000
MI13.387.030.0100	725 5TH ST NE	TRINITY HEALTH	7000	32000	107000	0	139000 R3B	159850
MI13.387.030.0090	727 5TH ST NE	TRINITY HEALTH	9400	42000	79000	0	121000 R3B	139150
MI13.685.000.0010	305 8TH AVE NE	TRINITY HEALTH	113517	568000	0	15160000	15728000 R3B	18087200
MI23.021.530.0200	505 PARK ST	IRET PROPERTIES	135375	677000	0	3733000	4410000 R3B	5071500
MI23.021.540.0200	603 5TH ST SW	SHELBY, BRAD T & ROBIN T; HERRMANN, JACQUELYNN T; LUINGER, STEPHANIE T	5000	35000	112000	0	147000 R3B	169050
MI23.021.550.0060	612 5TH ST SW	HAUZE, BERTHA P	5000	35000	74000	0	109000 R3B	125350
MI23.021.550.0040	604 5TH ST SW	FICEK, LEROY J & KOLETTA	5000	35000	0	0	35000 R3B	40250
MI23.021.550.0020	505 6TH AVE SW	FICEK, LEROY J & KOLETTA M	5000	35000	105000	0	140000 R3B	161000
MI23.021.460.0060	508 5TH ST SW	LORENZ, TANNER & VANESSA	5000	35000	173000	0	208000 R3B	239200
MI23.021.460.0080	516 5TH ST SW	R & D PROPERTIES, LLP	5000	35000	78000	0	113000 R3B	129950
MI23.021.460.0100	518 5TH ST SW	MARTEN, CRAIG H & LADONNA M	5000	35000	69000	0	104000 R3B	119600
MI23.021.460.0110	515 6TH ST SW	OLSON FAMILY LP	2500	18000	41000	0	59000 R3B	67850
MI23.021.460.0200	505 6TH ST SW	CLOUD BASE HOLDINGS, LLC	22500	135000	0	342000	477000 R3B	548550
MI23.021.460.0020	500 5TH ST SW	OLSON FAMILY LIMITED PARTNERSHIP	5000	35000	47000	0	82000 R3B	94300
MI23.021.460.0040	504 5TH ST SW	PRICE, MARC B & KAYSEE C	5000	35000	109000	0	144000 R3B	165600
MI23.021.470.0020	425 5TH AVE SW	GRONINGER, ARNOLD L	5000	35000	23000	0	58000 R3B	66700
MI23.021.470.0060	506 PARK ST	KIBLER, ROBERT E & DEUFEL, ALEXANDRA	10000	60000	0	178000	238000 R3B	273700
MI23.021.470.0100	418 6TH AVE SW	WAHUS, ROGER M & PENNY J	5000	35000	24000	0	59000 R3B	67850
MI23.021.470.0080	512 PARK ST	PRAIRIE GREEN INVESTMENTS, LLP	5000	35000	107000	0	142000 R3B	163300
MI23.021.470.0140	513 5TH ST SW	PRAIRIE GREEN INVESTMENTS, LLP	10000	60000	0	265000	325000 R3B	373750
MI23.021.470.0170	507 5TH ST SW	CUNNINGHAM, SHARON L	7500	45000	88000	0	133000 R3B	152950
MI23.021.470.0190	505 5TH ST SW	COUGHLIN, MICHAEL J JR	5000	35000	91000	0	126000 R3B	144900
MI23.021.470.0200	501 5TH ST SW	COUGHLIN, MICHAEL J JR	2500	9000	0	0	9000 R3B	10350
MI23.021.370.0170	409 5TH ST SW	MCLAIN, JAMIE M	5000	35000	75000	0	110000 R3B	126500
MI23.021.370.0150	411 5TH ST SW	IRMEN, RITA J	5000	35000	91000	0	126000 R3B	144900
MI23.021.370.0130	430 5TH AVE SW	SANDERS, ELDEN L LIVING TRUST SAYLER, DEBRA	7500	53000	0	170000	223000 R3B	256450
MI23.021.360.0080	412 5TH ST SW	FAWBUSH, OREN & KAREN	7500	53000	118000	0	171000 R3B	196650
MI23.021.360.0100	502 5TH AVE SW	REIMERS, ALCLARE & STANLEY G	5000	35000	75000	0	110000 R3B	126500
MI23.021.360.0120	520 5TH AVE SW	SCHLAHT, CORY A	5000	35000	128000	0	163000 R3B	187450
MI23.021.360.0140	415 6TH ST SW	LOPEZ, IRMA E	5000	35000	135000	0	170000 R3B	195500
MI23.021.360.0160	409 6TH ST SW	MEIER, MARIE ANN	7500	53000	35000	0	88000 R3B	101200
MI23.021.360.0170	407 6TH ST SW	MEIER, MARIE ANN	2500	10000	0	0	10000 R3B	11500
MI23.021.350.0100	600 5TH AVE SW	SHELTON, MICHAEL J & AMBER L	5000	35000	154000	0	189000 R3B	217350
MI23.021.450.0020	502 6TH ST SW	CAVALLO, NICHOLAS	5000	35000	117000	0	152000 R3B	174800
MI23.021.450.0180	505 7TH ST SW	STUDAKER, JUSTIN A & JONES, WHITNEY S	5000	35000	126000	0	161000 R3B	185150
MI23.021.450.0200	611 5TH AVE SW	BROGAN, TIMOTHY P & LORRIE L	5000	35000	105000	0	140000 R3B	161000
MI23.021.350.0120	610 5TH AVE SW	BROWN, JUDITH	5000	35000	123000	0	158000 R3B	181700
MI23.021.350.0140	415 7TH ST SW	HEINTZELMAN, ALLISON L	5000	35000	150000	0	185000 R3B	212750
MI23.021.350.0150	411 7TH ST SW	HEINTZELMAN, ALLISON L	2500	8000	0	0	8000 R3B	9200
MI23.021.350.0160	409 7TH ST SW	HEINTZELMAN, ALLISON L	2500	8000	0	0	8000 R3B	9200
MI23.021.350.0180	405 7TH ST SW	JOELEON HOLDINGS, LLP	5000	15000	0	0	15000 R3B	17250
MI23.021.340.0040	406 7TH ST SW	STEIN, RON & COLLEEN & SWARTOUT, SCOTT	2500	3000	0	0	3000 R3B	3450
MI23.021.340.0060	408 7TH ST SW	STEIN, RON & COLLEEN & SWARTOUT, SCOTT	5000	5000	0	0	5000 R3B	5750
MI23.021.340.0100	700 5TH AVE SW	BLAND, GLORIA	10000	60000	131000	0	191000 R3B	219650
MI23.021.440.0010	500 7TH ST SW	NEISS, JOEY C & JOANNA G	2500	8000	0	0	8000 R3B	9200
MI23.021.440.0051	508 7TH ST SW	NEISS, JOEY C & JOANNA G	10000	60000	120000	0	180000 R3B	207000
MI23.021.440.0100	700 6TH AVE SW	TRINITY HEALTH	7500	53000	0	217000	270000 R3B	310500
MI23.021.340.0150	411 COLTON ST	SCHRIEIER, ROBERT M	2500	8000	0	0	8000 R3B	9200
MI23.021.340.0160	409 COLTON ST	SCHRIEIER, ROBERT M	2500	8000	0	0	8000 R3B	9200
MI23.021.340.0141	710 5TH AVE SW	MERING, JOSEPH R & DONNA E	5000	35000	131000	0	166000 R3B	190900
MI23.021.340.0120	712 5TH AVE SW	HARCHENKO, VERN A	5000	35000	167000	0	202000 R3B	232300
MI23.021.440.0201	711 5TH AVE SW	HERRMANN, FRED M JR 1/5 ; CHARLES A 3/5 & SANDRA 1/5	12500	63000	67000	0	130000 R3B	149500
MI23.021.440.0150	724 6TH AVE SW	IRET PROPERTIES	59625	239000	0	1519000	1758000 R3B	2021700
MI23.021.430.0201	411 8TH ST SW	IRET PROPERTIES	77144	386000	0	1907000	2293000 R3B	2636950
MI23.021.450.0140	620 6TH AVE SW	REDMAN, L H ESTATE MARLYN J	10000	60000	0	279000	339000 R3B	389850
MI23.021.450.0160	511 7TH ST SW	MCCRORY, WILLIAM & LINDA J SMITH-	5000	35000	56000	0	91000 R3B	104650

MI23.021.450.0040	506 6TH ST SW	LUKACH, MICHAEL J & DOROTHY A	5000	35000	90000	0	125000	R3B	143750
MI23.021.450.0070	510 6TH ST SW	PEDERSON, HAROLD	7500	49000	57000	0	106000	R3B	121900
MI23.021.450.0100	600 6TH AVE SW	MAGCO LLC	7500	49000	152000	0	201000	R3B	231150
MI23.021.550.0200	605 6TH ST SW	DALIN, VERLIN	12000	72000	0	185000	257000	R3B	295550
MI23.021.550.0150	611 6TH ST SW	DALIN, VERLON & MARION	5500	39000	129000	0	168000	R3B	193200
MI23.021.550.0130	512 7TH AVE SW	WINN, ROY A JR	7500	53000	98000	0	151000	R3B	173650
MI23.021.560.0100	600 7TH AVE SW	GEFROH, MATTHEW T & MARLA J	13437.5	81000	157000	0	238000	R3B	273700
MI23.021.560.0060	610 6TH ST SW	ALL-STATE PROPERTIES, LLC	7500	53000	0	189000	242000	R3B	278300
MI23.021.560.0030	601 6TH AVE SW	ALL-STATE PROPERTIES, LLC	7500	53000	0	190000	243000	R3B	279450
MI23.021.560.0140	615 7TH ST SW	GEFROH, MATTHEW T & MARLA J	13437.5	40000	0	0	40000	R3B	46000
MI23.021.560.0200	601 7TH ST SW	TANDE, LYLE N & ELAINA B	5000	35000	0	0	35000	R3B	40250
MI23.021.560.0180	605 7TH ST SW	TANDE, LYLE N	5000	35000	0	0	35000	R3B	40250
MI23.021.560.0160	611 7TH ST SW	HEIDE, LYLE	5000	30000	109000	0	139000	R3B	159850
MI23.021.570.0200	707 6TH AVE SW	IRET PROPERTIES	59125	296000	0	1317000	1613000	R3B	1854950
MI23.021.580.0100	612 COLTON ST	WHEELEY PROPERTIES, LLP	15000	90000	0	816000	906000	R3B	1041900
MI23.021.580.0050	725 6TH AVE SW	CLOUD BASE HOLDINGS, LLC	12500	88000	0	273000	361000	R3B	415150
MI23.021.580.0200	729 6TH AVE SW	KNAPP, GERALD A & DEANNE B	5000	35000	146000	0	181000	R3B	208150
MI23.021.580.0180	609 8TH ST SW	HEINTZ, RYAN	5000	35000	58000	0	93000	R3B	106950
MI23.021.580.0160	613 8TH ST SW	BURCKHARD, RONALD D & JANICE	10000	50000	123000	0	173000	R3B	198950
MI23.021.580.0120	617 8TH ST SW	WHEELEY PROPERTIES, LLP	7500	45000	0	0	45000	R3B	51750
MI23.021.600.0150	619 11TH ST SW	CHRISTEN, DANIEL J & TRACEY J	15000	53000	0	0	53000	R3B	60950
MI23.021.600.0170	609 11TH ST SW	CHRISTEN, DANIEL J & TRACEY J	5000	20000	0	0	20000	R3B	23000
MI23.021.600.0200		CHRISTEN, DANIEL J & TRACEY J	7500	30000	0	54000	84000	R3B	96600
MI23.021.600.0100	600 MAPLE ST	FLYING S REAL ESTATE, LLC	27500	138000	0	317000	455000	R3B	523250
MI23.021.590.0150	625 MAPLE ST	SCHNAIBLE, EDWARD R & J&K PROPERTIES LLP	24188	121000	0	265000	386000	R3B	443900
MI23.C38.000.0011	610 8TH ST SW	HERNANDEZ, RAFAEL & EDELIZA A	5379.15	24000	150000	0	174000	R3B	200100
MI23.021.590.0200	600 8TH ST SW	EMBRAC3, LLC	24188	121000	0	459000	580000	R3B	667000
MI23.021.420.0020	502 8TH ST SW	RIVINIUS, ANDREA MARIE	2500	8000	0	0	8000	R3B	9200
MI23.021.420.0040	512 8TH ST SW	RIVINIUS, ANDREA MARIE	10000	60000	124000	0	184000	R3B	211600
MI23.021.420.0100	520 8TH ST SW	CAMERON INDOOR PROPERTIES, LLC	10000	50000	0	206000	256000	R3B	294400
MI23.021.420.0010	500 8TH ST SW	RIVINIUS, ANDREA MARIE	2500	8000	0	0	8000	R3B	9200
MI23.021.420.0200	503 MAPLE ST	BUTLER, RICHARD G	6000	42000	123000	0	165000	R3B	189750
MI23.021.420.0170	509 MAPLE ST	MYERS, GLEN	6500	46000	94000	0	140000	R3B	161000
MI23.021.420.0150	513 MAPLE ST	SCHMITT, JESSICA M & PIERCE, BRIAN C	5000	35000	89000	0	124000	R3B	142600
MI23.021.420.0131	808 6TH AVE SW	MARIN, GHEORGHE & ARISTITA	7500	53000	237000	0	290000	R3B	333500
MI23.B83.000.0010	810 1ST AVE SW	KENDALL, DALEN & CINDY	11753	35000	140000	0	175000	R3B	201250
MI23.B83.000.0020	12 8TH ST SW	VENNES, DAVID R & BRENDA S	10230	31000	44000	0	75000	R3B	86250
MI23.B83.000.0030	100 8TH ST SW	KIBLER, ROBERT E	14437	58000	0	243000	301000	R3B	346150
MI23.294.070.0020	215 6TH ST NW	TOLLIN, CHRISTOPHER JAY	7000	21000	3000	0	24000	R3B	27600
MI23.626.000.0010	1315 2ND AVE SW APT 1	WEBFOOT PROPERTIES, LLC	0	12000	146000	0	158000	R3B	181700
MI23.626.000.0020	1315 2ND AVE SW APT 2	WEBFOOT PROPERTIES, LLC	0	12000	140000	0	152000	R3B	174800
MI23.626.000.0030	1315 2ND AVE SW APT 3	WEBFOOT PROPERTIES, LLC	0	12000	140000	0	152000	R3B	174800
MI23.626.000.0040	1315 2ND AVE SW APT 4	WEBFOOT PROPERTIES, LLC	0	12000	140000	0	152000	R3B	174800
MI23.626.000.0050	1315 2ND AVE SW APT 5	WEBFOOT PROPERTIES, LLC	0	12000	140000	0	152000	R3B	174800
MI23.521.000.0010	810 2ND AVE SW UNIT A	BOE, THOMAS	0	7000	77000	0	84000	R3B	96600
MI23.521.000.0020	810 2ND AVE SW UNIT B	OLSON, RENEE J	0	7000	75000	0	82000	R3B	94300
MI23.521.000.0030	810 2ND AVE SW APT C	RODMAN, LISA M	0	7000	85000	0	92000	R3B	105800
MI23.521.000.0040	810 2ND AVE SW UNIT D	LEIER, CHAD & MELISSA A	0	7000	81000	0	88000	R3B	101200
MI23.C38.000.0012	612 8TH ST SW	ZORN, JEAN & PUTNAM, CYNTHIA	5390.82	24000	152000	0	176000	R3B	202400
MI14.D10.000.0010	409 7TH ST NW	RUSSELL, JOHN	5346	19000	80000	0	99000	R3B	113850
MI14.D10.000.0020	700 4TH AVE NW	GUDVENTURES, LLC	5346	19000	137000	0	156000	R3B	179400
MI23.D31.000.0010	508 2ND AVE NW	METZ, STEPHANIE R	3567.5	12000	180000	0	192000	R3B	220800
MI23.D31.000.0020	504 2ND AVE NW	PHINNEY, MATTHEW & DEANNA MARIE	3508.8	12000	180000	0	192000	R3B	220800
MI23.D55.000.0011	119 7TH ST NW	KOPLOW, CONSTANCE L	3498.99	12000	0	0	12000	R3B	13800
MI23.D55.000.0012	117 7TH ST NW	KOPLOW, CONSTANCE L	3498.99	12000	0	0	12000	R3B	13800
MI23.D75.000.0010	436 2ND AVE NW	ELMORE, MATTHEW LEE & DOWNEY, BEAU THOMAS	3500	15000	147000	0	162000	R3B	186300
MI23.D75.000.0020	210 5TH ST NW	ROSKAM, CHRISTOPHER H & LUCKE, TAMARA	3598.97	15000	147000	0	162000	R3B	186300
MI23.021.380.0080	412 4TH ST SW	LOUSER, BRENT A & BRIAN L	5000	35000	51000	0	86000	R3BSU	98900
MI13.342.000.0040	408 1ST ST NW	LIFE CHANGE, LLC	9000	36000	0	296000	332000	R3BSU	381800
MI23.712.000.0030	825 2ND AVE SW	O'CONNOR, LEE J & CONNIE M	4039	14000	96000	0	110000	R3C	126500
MI23.712.000.0010	829 2ND AVE SW	HARRIS, ANNE C; MOLLER, CAROL;LETELL, SHANNON & NELSON, CHRISTOPHER A	4336	15000	102000	0	117000	R3C	134550

MI23.712.000.0020	827 2ND AVE SW	HAUGEN, JANENE L	2068	7000	96000	0	103000 R3C	118450
MI14.D37.000.0011		MOUNTAIN VISTA DEVELOPMENT INC	7399	22000	0	0	22000 R3C	25300
MI14.D37.000.0012		MOUNTAIN VISTA DEVELOPMENT INC	4221	13000	0	0	13000 R3C	14950
MI14.D37.000.0013		MOUNTAIN VISTA DEVELOPMENT INC	4314	13000	0	0	13000 R3C	14950
MI14.D37.000.0014		MOUNTAIN VISTA DEVELOPMENT INC	4389	13000	0	0	13000 R3C	14950
MI14.D37.000.0015		MOUNTAIN VISTA DEVELOPMENT INC	4444	13000	0	0	13000 R3C	14950
MI14.D37.000.0016		MOUNTAIN VISTA DEVELOPMENT INC	8181	25000	0	0	25000 R3C	28750
MI14.D37.001.0021		MOUNTAIN VISTA DEVELOPMENT INC	4576	14000	0	0	14000 R3C	16100
MI14.D37.000.0023		MOUNTAIN VISTA DEVELOPMENT INC	2527	8000	0	0	8000 R3C	9200
MI14.D37.000.0024		MOUNTAIN VISTA DEVELOPMENT INC	2527	8000	0	0	8000 R3C	9200
MI14.D37.000.0025		MOUNTAIN VISTA DEVELOPMENT INC	4573	14000	0	0	14000 R3C	16100
MI13.D47.000.0010	101 8TH AVE NW	D & S DEVELOPMENT, LLC	6259.91	25000	186000	0	211000 R3C	242650
MI13.D47.000.0020	721 1ST ST NW	D & S DEVELOPMENT, LLC	5235.37	21000	182000	0	203000 R3C	233450
MI14.D37.000.0022	425 5TH AVE NW	MOUNTAIN VISTA DEV. INC	2527	8000	0	0	8000 R3C	9200
MI22.D62.000.0010	25 16TH ST NW	SCHNEIDER, SHELDON & BECKY	17863.9	18000	169000	0	187000 R4	215050
MI22.D62.000.0020	29 16TH ST NW	SCHNEIDER, SHELDON & BECKY	6367.77	18000	169000	0	187000 R4	215050
MI22.D62.000.0030	103 16TH ST NW	SCHNEIDER, SHELDON & BECKY	7062.64	18000	169000	0	187000 R4	215050
MI22.D62.000.0040	107 16TH ST NW	SCHNEIDER, SHELDON & BECKY	6720.68	18000	169000	0	187000 R4	215050
MI22.D62.000.0050	111 16TH ST NW	SCHNEIDER, SHELDON & BECKY	5749.99	18000	169000	0	187000 R4	215050
MI22.D62.000.0071	43 16TH ST NW	PARK PLACE DEVELOPMENT, LLC	2960.57	10000	0	0	10000 R4	11500
MI22.D62.000.0072	41 16TH ST NW	PARK PLACE DEVELOPMENT, LLC	5158.25	10000	0	0	10000 R4	11500
MI22.D62.000.0102	51 16TH ST NW	PARK PLACE DEVELOPMENT, LLC	4477.81	10000	0	0	10000 R4	11500
MI14.476.120.0025	1000 5TH AVE NW	CHRISTIANSON, MICHAEL T & ANGELA M	13500	61000	35000	0	96000 RM	110400
							\$274,610,000	\$315,801,500
							159009.8437	
								\$41,191,500
								\$41,191,500

Hazus-MH: Flood Event Report

Region Name: Minot1

Flood Scenario: noProtection

Print Date: Thursday, September 17, 2015

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- North Dakota

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 61 square miles and contains 1,869 census blocks. The region contains over 19 thousand households and has a total population of 44,121 people (2000 Census Bureau data). The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 16,896 buildings in the region with a total building replacement value (excluding contents) of 4,744 million dollars (2006 dollars). Approximately 89.53% of the buildings (and 74.05% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 16,896 buildings in the region which have an aggregate total replacement value of 4,744 million (2006 dollars). Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,512,708	74.1%
Commercial	923,724	19.5%
Industrial	103,675	2.2%
Agricultural	23,168	0.5%
Religion	72,554	1.5%
Government	50,752	1.1%
Education	56,946	1.2%
Total	4,743,527	100.00%

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	863,872	75.8%
Commercial	188,381	16.5%
Industrial	26,039	2.3%
Agricultural	10,433	0.9%
Religion	20,900	1.8%
Government	2,722	0.2%
Education	27,579	2.4%
Total	1,139,926	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 635 beds. There are 24 schools, 2 fire stations, 2 police stations and no emergency operation centers.

Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Minot1
Scenario Name:	noProtection
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Building Damage

General Building Stock Damage

Hazus estimates that about 1,862 buildings will be at least moderately damaged. This is over 94% of the total number of buildings in the scenario. There are an estimated 1,166 buildings that will be completely destroyed. The definition of the 'damage states' is provided in Volume 1: Chapter 5.3 of the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	0	0.00	10	71.43	3	21.43	0	0.00	1	7.14	0	0.00
Education	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	0	0.00	0	0.00	49	2.65	123	6.66	508	27.52	1,166	63.16
Total	0		12		52		123		509		1,166	

Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0.00	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00
ManufHousing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	335	100.00
Masonry	0	0.00	5	55.56	2	22.22	0	0.00	0	0.00	2	22.22
Steel	0	0.00	4	80.00	1	20.00	0	0.00	0	0.00	0	0.00
Wood	0	0.00	4	0.26	48	3.17	123	8.13	508	33.60	829	54.83

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 635 hospital beds available for use. On the day of the scenario flood event, the model estimates that 635 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Fire Stations	2	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	24	7	0	7

If this report displays all zeros or is blank, two possibilities can explain this.

- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

Analysis has not been performed for this Scenario.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 3,126 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 7,908 people (out of a total population of 44,121) will seek temporary shelter in public shelters.

Economic Loss

The total economic loss estimated for the flood is 685.66 million dollars, which represents 60.15 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 684.21 million dollars. 0% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 70.66% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	310.80	37.47	6.70	9.32	364.29
	Content	173.34	94.88	14.78	31.71	314.70
	Inventory	0.00	2.08	2.13	1.01	5.22
	Subtotal	484.13	134.42	23.61	42.04	684.21
Business Interruption						
	Income	0.03	0.35	0.00	0.06	0.44
	Relocation	0.18	0.07	0.00	0.02	0.28
	Rental Income	0.08	0.05	0.00	0.00	0.12
	Wage	0.07	0.37	0.00	0.18	0.62
	Subtotal	0.36	0.85	0.00	0.25	1.46
<u>ALL</u>	Total	484.49	135.27	23.61	42.29	685.66

Appendix A: County Listing for the Region

North Dakota
- Ward

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
North Dakota				
Ward	44,121	3,512,708	1,230,819	4,743,527
Total	44,121	3,512,708	1,230,819	4,743,527
Total Study Region	44,121	3,512,708	1,230,819	4,743,527

Hazus-MH: Flood Event Report

Region Name: Minot1

Flood Scenario: No Protection With Buyouts

Print Date: Wednesday, September 30, 2015

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- North Dakota

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 61 square miles and contains 1,869 census blocks. The region contains over 19 thousand households and has a total population of 44,121 people (2000 Census Bureau data). The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 16,896 buildings in the region with a total building replacement value (excluding contents) of 4,744 million dollars (2006 dollars). Approximately 89.53% of the buildings (and 74.05% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 16,896 buildings in the region which have an aggregate total replacement value of 4,744 million (2006 dollars). Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,512,708	74.1%
Commercial	923,724	19.5%
Industrial	103,675	2.2%
Agricultural	23,168	0.5%
Religion	72,554	1.5%
Government	50,752	1.1%
Education	56,946	1.2%
Total	4,743,527	100.00%

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	852,277	75.5%
Commercial	188,381	16.7%
Industrial	26,039	2.3%
Agricultural	10,433	0.9%
Religion	20,900	1.9%
Government	2,722	0.2%
Education	27,579	2.4%
Total	1,128,331	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 635 beds. There are 24 schools, 2 fire stations, 2 police stations and no emergency operation centers.

Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Minot1
Scenario Name:	No Protection With Buyouts
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Building Damage

General Building Stock Damage

Hazus estimates that about 1,420 buildings will be at least moderately damaged. This is over 93% of the total number of buildings in the scenario. There are an estimated 828 buildings that will be completely destroyed. The definition of the 'damage states' is provided in Volume 1: Chapter 5.3 of the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	0	0.00	10	71.43	3	21.43	0	0.00	1	7.14	0	0.00
Education	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	0	0.00	0	0.00	38	2.70	99	7.05	440	31.32	828	58.93
Total	0		11		41		99		441		828	

Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0.00	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00
ManufHousing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	121	100.00
Masonry	0	0.00	5	55.56	2	22.22	0	0.00	0	0.00	2	22.22
Steel	0	0.00	4	80.00	1	20.00	0	0.00	0	0.00	0	0.00
Wood	0	0.00	4	0.31	37	2.88	99	7.70	440	34.24	705	54.86

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 635 hospital beds available for use. On the day of the scenario flood event, the model estimates that 635 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Fire Stations	2	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	24	7	0	7

If this report displays all zeros or is blank, two possibilities can explain this.

- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

Analysis has not been performed for this Scenario.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 2,638 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 6,403 people (out of a total population of 44,121) will seek temporary shelter in public shelters.

Economic Loss

The total economic loss estimated for the flood is 602.14 million dollars, which represents 53.37 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 600.88 million dollars. 0% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 69.24% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	266.77	34.38	5.87	8.61	315.62
	Content	149.86	87.59	13.59	29.30	280.33
	Inventory	0.00	2.00	1.95	0.97	4.92
	Subtotal	416.63	123.97	21.40	38.88	600.88
Business Interruption						
	Income	0.02	0.31	0.00	0.05	0.39
	Relocation	0.14	0.07	0.00	0.02	0.23
	Rental Income	0.06	0.04	0.00	0.00	0.11
	Wage	0.06	0.33	0.00	0.15	0.54
	Subtotal	0.29	0.76	0.00	0.22	1.26
ALL	Total	416.92	124.73	21.40	39.10	602.14

Appendix A: County Listing for the Region

North Dakota
- Ward

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
North Dakota				
Ward	44,121	3,512,708	1,230,819	4,743,527
Total	44,121	3,512,708	1,230,819	4,743,527
Total Study Region	44,121	3,512,708	1,230,819	4,743,527

Hazus-MH: Flood Event Report

Region Name: Minot1

Flood Scenario: Protection_BuyOuts

Print Date: Wednesday, September 23, 2015

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- North Dakota

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 61 square miles and contains 1,869 census blocks. The region contains over 19 thousand households and has a total population of 44,121 people (2000 Census Bureau data). The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 16,896 buildings in the region with a total building replacement value (excluding contents) of 4,744 million dollars (2006 dollars). Approximately 89.53% of the buildings (and 74.05% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 16,896 buildings in the region which have an aggregate total replacement value of 4,744 million (2006 dollars). Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,512,708	74.1%
Commercial	923,724	19.5%
Industrial	103,675	2.2%
Agricultural	23,168	0.5%
Religion	72,554	1.5%
Government	50,752	1.1%
Education	56,946	1.2%
Total	4,743,527	100.00%

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	281,721	63.5%
Commercial	113,160	25.5%
Industrial	21,150	4.8%
Agricultural	8,449	1.9%
Religion	8,993	2.0%
Government	742	0.2%
Education	9,424	2.1%
Total	443,639	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 635 beds. There are 24 schools, 2 fire stations, 2 police stations and no emergency operation centers.

Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Minot1
Scenario Name:	Protection_BuyOuts
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Building Damage

General Building Stock Damage

Hazus estimates that about 398 buildings will be at least moderately damaged. This is over 97% of the total number of buildings in the scenario. There are an estimated 218 buildings that will be completely destroyed. The definition of the 'damage states' is provided in Volume 1: Chapter 5.3 of the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	0	0.00	8	66.67	3	25.00	0	0.00	1	8.33	0	0.00
Education	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	0	0.00	0	0.00	6	1.55	16	4.15	146	37.82	218	56.48
Total	0		8		9		16		147		218	

Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
ManufHousing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	106	100.00
Masonry	0	0.00	3	75.00	1	25.00	0	0.00	0	0.00	0	0.00
Steel	0	0.00	3	75.00	1	25.00	0	0.00	0	0.00	0	0.00
Wood	0	0.00	3	1.06	7	2.46	16	5.63	146	51.41	112	39.44

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 635 hospital beds available for use. On the day of the scenario flood event, the model estimates that 635 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Fire Stations	2	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	24	2	0	2

If this report displays all zeros or is blank, two possibilities can explain this.

- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

Analysis has not been performed for this Scenario.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 768 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 1,637 people (out of a total population of 44,121) will seek temporary shelter in public shelters.

Economic Loss

The total economic loss estimated for the flood is 207.32 million dollars, which represents 46.73 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 206.66 million dollars. 0% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 50.12% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	66.36	18.84	4.15	4.53	93.87
	Content	37.41	48.23	10.46	13.37	109.46
	Inventory	0.00	1.03	1.51	0.80	3.33
	Subtotal	103.76	68.09	16.12	18.69	206.66
Business Interruption						
	Income	0.02	0.19	0.00	0.01	0.23
	Relocation	0.02	0.04	0.00	0.00	0.07
	Rental Income	0.05	0.03	0.00	0.00	0.07
	Wage	0.06	0.20	0.00	0.03	0.29
	Subtotal	0.15	0.46	0.00	0.05	0.66
ALL	Total	103.91	68.55	16.12	18.74	207.32

Appendix A: County Listing for the Region

North Dakota
- Ward

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
North Dakota				
Ward	44,121	3,512,708	1,230,819	4,743,527
Total	44,121	3,512,708	1,230,819	4,743,527
Total Study Region	44,121	3,512,708	1,230,819	4,743,527

Hazus-MH: Flood Event Report

Region Name: Minot1

Flood Scenario: FullProtectionBuyouts

Print Date: Wednesday, September 23, 2015

Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- North Dakota

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 61 square miles and contains 1,869 census blocks. The region contains over 19 thousand households and has a total population of 44,121 people (2000 Census Bureau data). The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 16,896 buildings in the region with a total building replacement value (excluding contents) of 4,744 million dollars (2006 dollars). Approximately 89.53% of the buildings (and 74.05% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 16,896 buildings in the region which have an aggregate total replacement value of 4,744 million (2006 dollars). Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	3,512,708	74.1%
Commercial	923,724	19.5%
Industrial	103,675	2.2%
Agricultural	23,168	0.5%
Religion	72,554	1.5%
Government	50,752	1.1%
Education	56,946	1.2%
Total	4,743,527	100.00%

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	160,403	78.2%
Commercial	27,715	13.5%
Industrial	6,559	3.2%
Agricultural	1,018	0.5%
Religion	4,911	2.4%
Government	660	0.3%
Education	3,765	1.8%
Total	205,031	100.00%

Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 635 beds. There are 24 schools, 2 fire stations, 2 police stations and no emergency operation centers.

Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Minot1
Scenario Name:	FullProtectionBuyouts
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Building Damage

General Building Stock Damage

Hazus estimates that about 24 buildings will be at least moderately damaged. This is over 100% of the total number of buildings in the scenario. There are an estimated 23 buildings that will be completely destroyed. The definition of the 'damage states' is provided in Volume 1: Chapter 5.3 of the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)								
Agriculture	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Education	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	0	0.00	0	0.00	0	0.00	0	0.00	1	4.17	23	95.83
Total	0		0		0		0		1		23	

Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)								
Concrete	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
ManufHousing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	100.00
Masonry	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Steel	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Wood	0	0.00	0	0.00	0	0.00	0	0.00	1	5.00	19	95.00

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 635 hospital beds available for use. On the day of the scenario flood event, the model estimates that 635 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Fire Stations	2	0	0	0
Hospitals	2	0	0	0
Police Stations	2	0	0	0
Schools	24	0	0	0

If this report displays all zeros or is blank, two possibilities can explain this.

- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

Analysis has not been performed for this Scenario.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 109 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 55 people (out of a total population of 44,121) will seek temporary shelter in public shelters.

Economic Loss

The total economic loss estimated for the flood is 27.90 million dollars, which represents 13.61 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 27.86 million dollars. 0% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 60.76% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	11.24	2.52	0.52	0.57	14.86
	Content	5.71	4.59	0.92	1.53	12.74
	Inventory	0.00	0.12	0.14	0.01	0.27
	Subtotal	16.95	7.23	1.58	2.10	27.86
Business Interruption						
	Income	0.00	0.01	0.00	0.00	0.01
	Relocation	0.00	0.00	0.00	0.00	0.00
	Rental Income	0.00	0.00	0.00	0.00	0.00
	Wage	0.00	0.01	0.00	0.01	0.02
	Subtotal	0.00	0.02	0.00	0.02	0.04
ALL	Total	16.95	7.25	1.58	2.12	27.90

Appendix A: County Listing for the Region

North Dakota

- Ward

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
North Dakota				
Ward	44,121	3,512,708	1,230,819	4,743,527
Total	44,121	3,512,708	1,230,819	4,743,527
Total Study Region	44,121	3,512,708	1,230,819	4,743,527

City of Minot – National Disaster Resilience Competition, Phase 2

Flood Protection Benefit-Cost Analysis – HAZUS Analyses

HAZUS Defined

FEMA's HAZUS (Hazards United States) is an ArcGIS-based software package that analyzes earthquakes, hurricanes, and floods (coastal and riverine) and estimates losses from these disasters. Outputs can be used by federal, state, regional and local governments and private enterprises in planning for risk mitigation, emergency preparedness, response, and recovery. Detailed information on HAZUS models can be found on the FEMA website located at <http://www.fema.gov/Hazus-software>.

HAZUS Level of Analysis

HAZUS levels of analysis go from low levels of user input with lower accuracy, to high levels of user input with higher accuracy. As the analysis level increases, the level of effort and experience required increases.

For the flood protection benefit-cost analysis (BCA), HAZUS was used to recreate the 2011 Souris River Flood, and estimate savings from different Flood Protection Systems (FPS) enabled along the river through the City of Minot. Inputs included a high resolution Digital Elevation Model (DEM) and Modified Flood Surface, but did not include Modified Building Inventory. Based on **Figure 1** below, which identifies HAZUS inputs and levels of analysis, the HAZUS analyses conducted for the flood protection BCA would be classified as Modified Level 2.

Figure 1: HAZUS Inputs and Levels of Analysis

Hazus Level of Analysis	Level of Effort	Inputs					Staff
		Elevation	Flood Surface	Building Inventory	Damage Curves		
3	High	Higher resolution Digital Elevation Model (DEM)	Modified Flood Surface (FEMA DFIRM)	Modified Building Inventory	Modified Damage Curves	GIS, Emergency Management Professional (EMP), Environmental and Structural Engineers - Expert Staff	
2	Medium	Higher resolution DEM	Modified Flood Surface (FEMA DFIRM)	Modified Building Inventory	Default Damage Curves	GIS, EMP, Environmental Engineers - Some Experience	
1	Low	USGS 30 Meter DEM	Default Flood Surface	Default Building Inventory	Default Damage Curves	GIS or EMP - No Experience Necessary	

HAZUS Methodology

The HAZUS Flood Model user starts by defining the hazard as riverine or coastal, and then imports a DEM. The user then accepts HAZUS generated flood levels or imports a user defined depth grid. Next, the user defines the inventory by accepting the default or modifying the inventory using locally based knowledge or inventory databases. Then HAZUS analysis begins, which determines the damage caused by the flood limits, flood depth, and damage curves built into the model. From this damage, HAZUS estimates losses to the inventory. This methodology is summarized in **Figure 2**.

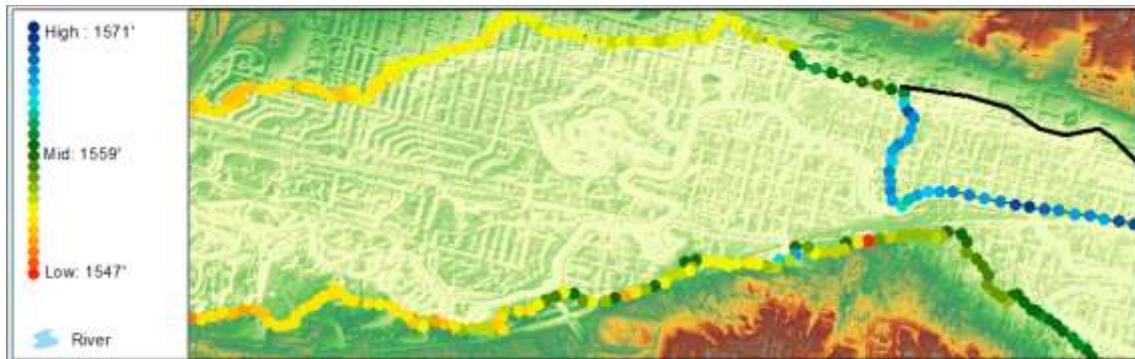
Figure 2: HAZUS Methodology

Methodology:		
Order	Step	Description
1	Define Hazard	Flood Surface minus Land Surface = Depth Grid
2	Define Inventory	Default or Modified data - Building, Contents, Essential Facility Exposure
3	Determine Damage	Flooding extent plus depth of flooding plus Default or Modified Damage Curves = Damages
4	Estimate Losses	Building, Contents, Inventory, Relocation, Income, Rental Income, and Wage Losses based on Damages

Flood Surface and Depth Grid

FEMA is currently studying the floodplain throughout Minot, North Dakota, however the data is not yet public. To recreate the 2011 Minot flood, we used processed LiDAR data collected in 2010 as the ground elevation and a field verified flood inundation shapefile as the extent of flooding. Average flood elevations were extracted from the physical extent of the flooding to get estimates of flood depths throughout the study area. This flood depth information was then used to build a flood surface raster. The ground elevation was then subtracted from the flood surface raster to create a flood depth grid to represent the flood area and depth. The steps to extract the flood depth from the DEM are detailed below:

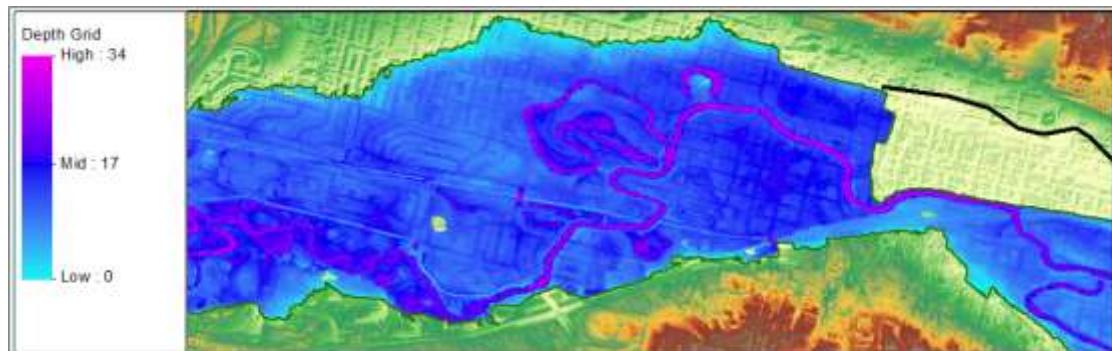
1. Convert flood extent to points and extract elevations from DEM to points, as shown in **Figure 3**.

Figure 3: Extraction of Flood Depth from the Digital Elevation Model, Step 1

2. Draw transects using point elevations and convert transects and flood extents to flood surface raster, as shown in **Figure 4**.

Figure 4: Extraction of Flood Depth from the Digital Elevation Model, Step 2

3. Subtract ground elevation from flood surface raster to create depth grid representing the 2011 flood, as shown in **Figure 5**.

Figure 5: Extraction of Flood Depth from the Digital Elevation Model, Step 3

The FPS and buyout scenarios were represented by removing areas from the depth grid that would be spared from flooding or damages. The scenarios analyzed for the flood protection BCA are as follows:

1. No Protection – 2011 Flood Inundation

This scenario represented a flood similar to the 2011 Souris River Flood. The analysis assumed no sections of the City's proposed flood wall and levee system is in place and the buyout program is not implemented.

2. Buyout Program Only

This scenario assumed the buyout program is implemented, but no sections of the proposed flood wall and levee system are constructed.

3. FPS Phases 0 – 4 Plus Buyout Program

This scenario assumed the Phases 0 – 4 of the flood wall and levee system are constructed and the buyout program is implemented. Phase 0 refers to the flood walls and levees protecting the City of Minot's water treatment plant.

4. All FPS Phases Plus Buyout Program

This scenario assumed all Phases of the flood wall and levee system are constructed and the buyout program is implemented.

The results of these scenarios are graphically depicted in **Figures 6 – 9**. The different scenario depth grids were then used to run the HAZUS flood module.

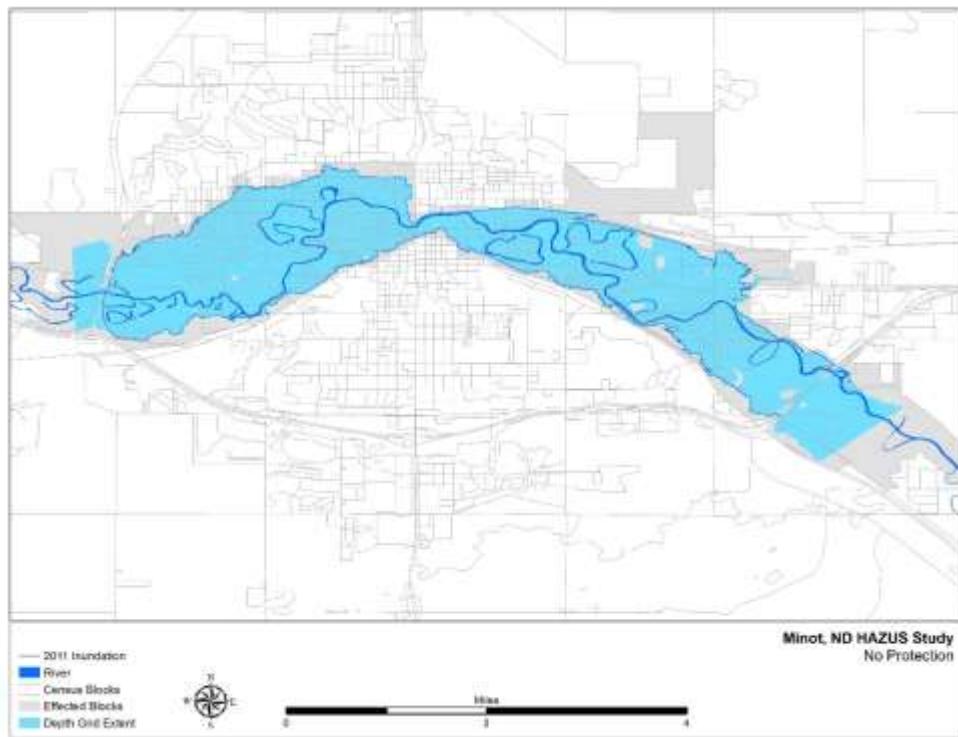
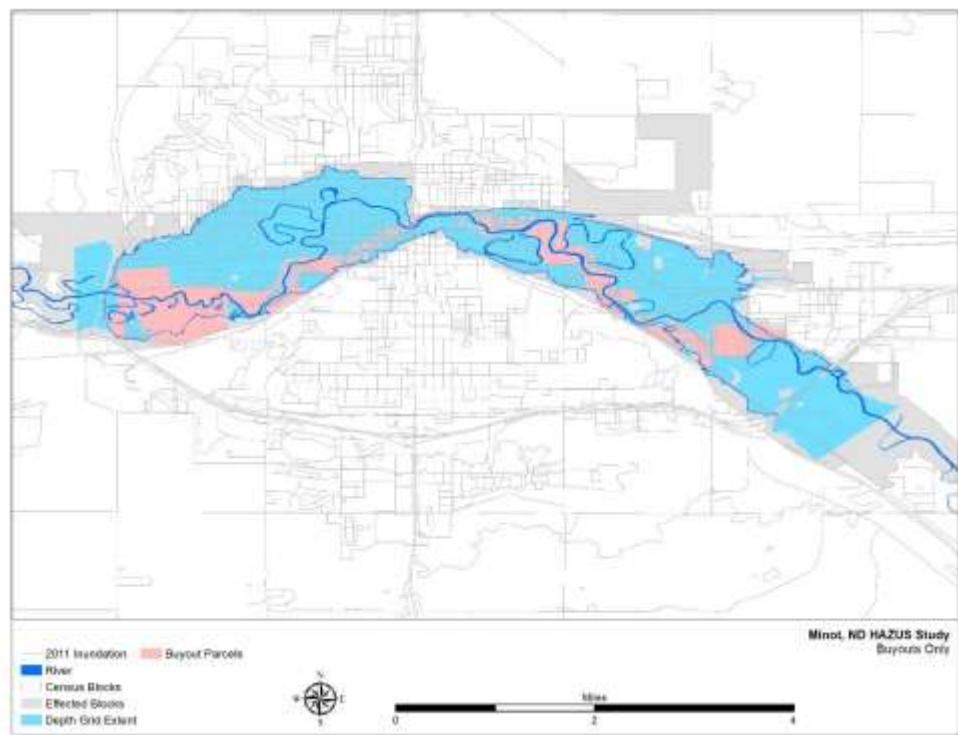
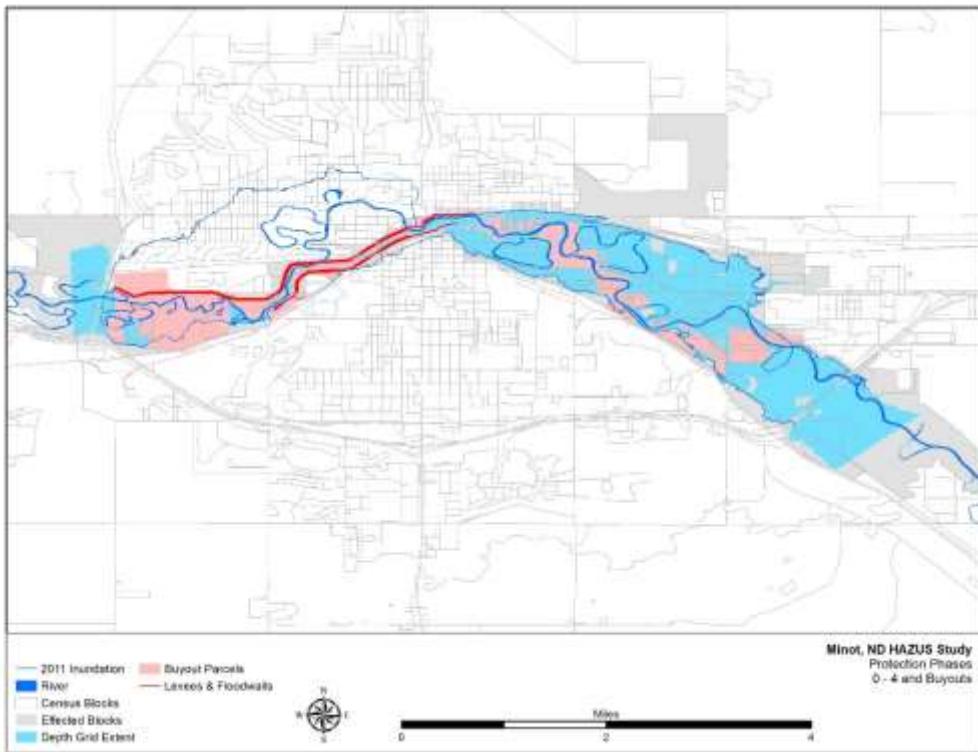
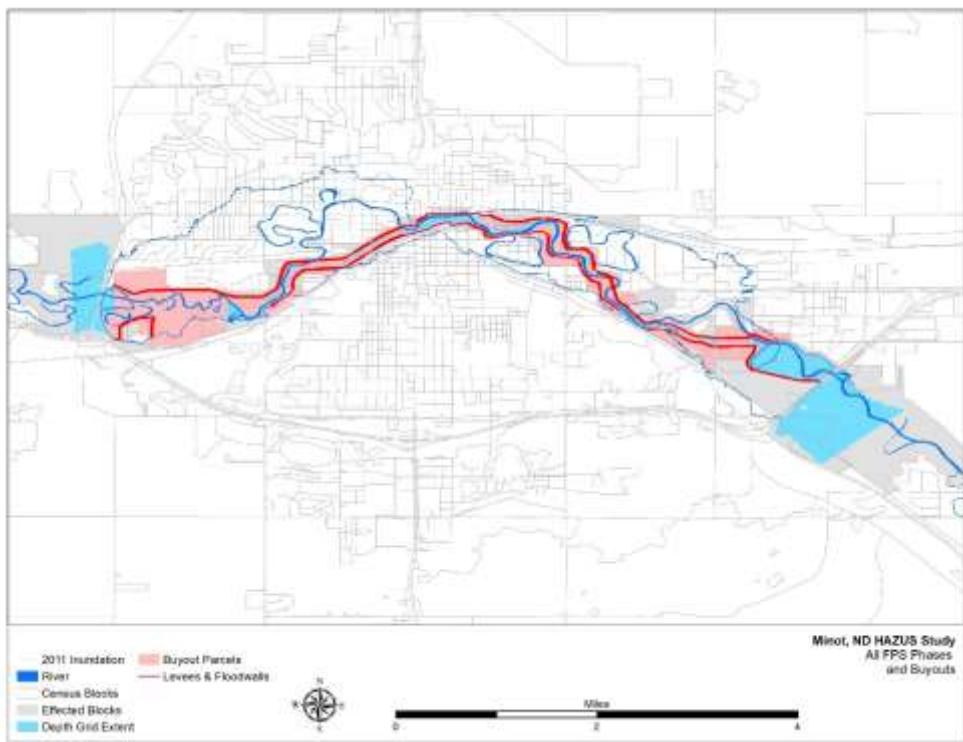
Figure 6: No Protection – 2011 Flood Inundation**Figure 7: Buyout Program Only**

Figure 8: FPS Phases 0 – 4 Plus Buyout Program**Figure 9: All FPS Phases Plus Buyout Program**

Building Inventory

HAZUS uses an aggregate set of resources in order to define the various building inventory classes. Detailed description of each of the distinct studies used to develop the databases can be found at the FEMA website located at <http://www.fema.gov/summary-databases-Hazus-multi-hazard>. The databases include square footage by occupancy, building count by occupancy, and general occupancy mapping. The residential component of the database is built upon Census 2010 and non-residential structures are derived from Dun and Bradstreet performed in 2006. Information on essential facilities such as hospitals, police stations, fire stations, schools, and emergency operation centers are identified within the dataset. Also identified in HAZUS are transportation systems such as highways, railways, light rail, bus terminals, ports, ferries, and airports. Utilities include potable water, wastewater, oil, natural gas, electric power, and communication systems.

The datasets to determine economic loss includes building, content, and inventory valuation based on the occupancy and repair times. Indirect economic damage uses a 1997 study from IMPLAN (Impact Analysis for Planning) to determine post-disaster change in the demand and supply of products, change in employment, and change in tax revenues.

HAZUS Results

The results of the HAZUS analyses using the scenarios described above are provided in **Figures 10 – 12**. As the economic loss estimates in HAZUS are provided in 2006 dollars they are provided in 2006 dollars in Figures 10 – 12. All economic loss estimates in Figures 10 - 12 were inflated to 2015 dollars for use in the flood protection BCA. The HAZUS-generated reports for the four scenarios analyzed in the flood protection BCA are attached to this report.

Figure 10: Economic Loss Avoided by Implementation of the Buyout Program Only (2006\$)

Category	NO PROTECTION	BUYOUT PROGRAM ONLY	ECONOMIC LOSS AVOIDED	
	Economic Loss Estimate	Economic Loss Estimate	Economic Loss Avoided	Economic Loss Percent Reduction
Building Loss				
Building	\$364,290,000	\$315,620,000	\$48,670,000	13%
Content	\$314,700,000	\$280,330,000	\$34,370,000	11%
Inventory	\$5,220,000	\$4,920,000	\$300,000	6%
<i>Subtotal</i>	\$684,210,000	\$600,870,000	\$83,340,000	12%
Business Interruption				
Income	\$440,000	\$390,000	\$50,000	11%
Relocation	\$280,000	\$230,000	\$50,000	18%
Rental Income	\$120,000	\$110,000	\$10,000	8%
Wage	\$620,000	\$540,000	\$80,000	13%
<i>Subtotal</i>	\$1,460,000	\$1,270,000	\$190,000	13%
Total	\$685,670,000	\$602,140,000	\$83,530,000	12%

Figure 11: Economic Loss Avoided by Implementation of FPS Phases 0-4 and the Buyout Program (2006\$)

	NO PROTECTION	FPS PHASES 0-4 PLUS BUYOUT PROGRAM	ECONOMIC LOSS AVOIDED	
Category	Economic Loss Estimate	Economic Loss Estimate	Economic Loss Avoided	Economic Loss Percent Reduction
Building Loss				
Building	\$364,290,000	\$93,870,000	\$270,420,000	74%
Content	\$314,700,000	\$109,460,000	\$205,240,000	65%
Inventory	\$5,220,000	\$3,330,000	\$1,890,000	36%
<i>Subtotal</i>	<i>\$684,210,000</i>	<i>\$206,660,000</i>	<i>\$477,550,000</i>	<i>70%</i>
Business Interruption				
Income	\$440,000	\$230,000	\$210,000	48%
Relocation	\$280,000	\$70,000	\$210,000	75%
Rental Income	\$120,000	\$70,000	\$50,000	42%
Wage	\$620,000	\$290,000	\$330,000	53%
<i>Subtotal</i>	<i>\$1,460,000</i>	<i>\$660,000</i>	<i>\$800,000</i>	<i>55%</i>
Total	\$685,670,000	\$207,320,000	\$478,350,000	70%

Figure 12: Economic Loss Avoided by Implementation of All FPS Phases and the Buyout Program (2006\$)

	NO PROTECTION	ALL FPS PHASES PLUS BUYOUT PROGRAM	ECONOMIC LOSS AVOIDED	
Category	Economic Loss Estimate	Economic Loss Estimate	Economic Loss Avoided	Economic Loss Percent Reduction
Building Loss				
Building	\$364,290,000	\$14,860,000	\$349,430,000	96%
Content	\$314,700,000	\$12,740,000	\$301,960,000	96%
Inventory	\$5,220,000	\$270,000	\$4,950,000	95%
<i>Subtotal</i>	<i>\$684,210,000</i>	<i>\$27,870,000</i>	<i>\$656,340,000</i>	<i>96%</i>
Business Interruption				
Income	\$440,000	\$10,000	\$430,000	98%
Relocation	\$280,000	\$0	\$280,000	100%
Rental Income	\$120,000	\$0	\$120,000	100%
Wage	\$620,000	\$20,000	\$600,000	97%
<i>Subtotal</i>	<i>\$1,460,000</i>	<i>\$30,000</i>	<i>\$1,430,000</i>	<i>98%</i>
Total	\$685,670,000	\$27,900,000	\$657,770,000	96%

Data Sources

The data sources used in the HAZUS analyses and for the figures in this report are listed below.

1. Hazus: The Federal Emergency Management Agency's (FEMA's) Methodology for Estimating Potential Losses from Disasters – <https://www.fema.gov/Hazus> (Analysis, Methodology, Census Blocks)
2. LiDAR: ND LiDAR Dissemination Mapservice – <http://lidar.swc.nd.gov>
3. City of Minot GIS: <https://www.dropbox.com/sh/qhkx4u545fo1z9t/01I8Ly9JSI> (Flood Innundation, River Boundary, Flood Protection System)
4. GIS Analysis: ESRI 2015, ArcGIS 10.3 for Desktop

City of Minot – National Disaster Resilience Competition, Phase 2

Narrative Description for Housing Benefit-Cost Analysis

Note: Because the many of BCA spreadsheets and other documents are large, we have also made them available in our cloud storage account for easier viewing. Access them by clicking [here](#) (password: minotndrc)

1. Process for Preparing the Benefit-Cost Analysis

The housing benefit-cost analysis (BCA) was prepared by CDM Smith, which has worked with the City of Minot since 2011 as its recovery program consultant. The City of Minot was extensively involved in developing, preparing, and evaluating the benefits and costs contained in this BCA. This involvement consisted of numerous meetings, discussions, conference calls, and field visits with CDM Smith staff. The City's Chief Financial Officer, Cindy Hemphill, also reviewed the BCA materials that were posted for public comment in early October.

2. Full Proposal Cost

See page 77-78 of the application.

3. Description of the Current Situation and Problem to Be Solved

See pages 47-49 of the application.

4. Description of the Proposed Project

See pages 49-57 of the application.

5. Description of Risks without Project Implementation

See pages 47-49, 57-58 of the application.

6. Benefits and Costs

This BCA considered several benefits and costs associated with the housing projects proposed for the City of Minot. These benefits and costs are listed below according to the five categories required in Attachment H to the NOFA. A brief description of each benefit and cost is given below, unless page numbers indicating where a description can be found elsewhere in the application is provided.

A. Lifecycle Costs

1. Construction of Three Neighborhoods of Affordable Housing

See pages 52-56, 77 of the application.

2. Construction of Minot State University Downtown Student Housing

See pages 50-51, 78 of the application

3. Construction of Student Housing Adjacent to Minot State University Campus

See pages 52, 77 of the application.

4. Construction of Homeless Shelter and Commercial Kitchen

See pages 57, 78 of the application.

B. Resilience Value

1. Avoided Loss of Household Income in Minot

Many Minot residents live in low-lying areas at risk of future flooding. They remain in the neighborhoods where they lived before the 2011 flood, often because it is not financially feasible for them to purchase or rent a new home. Selling a previously flooded home also proves difficult to many homeowners. Additionally, as a result of the oil boom, housing prices in Minot are well above the national average for a city of its size. With the scarcity of affordable housing in Minot, individuals in areas at risk of flooding are left with few options. When FEMA releases the new flood zone maps (which will become effective in 2017), and flood insurance is required (and the cost of that insurance increases incrementally on an annual basis), some residents may be forced to relocate outside of Minot. This jeopardizes the economic well-being of these residents as well as the economic and social health of the City and the region. A proposed buyout program includes the potential relocation of 400 mobile homes to a mobile home park in the City outside the flood zone, and the acquisition and relocation of an additional 340 single family homes. The buyout program targeted to the most vulnerable areas to flooding, coupled with the affordable and resilient neighborhood projects, also included in this proposal, will enable residents to move out of harm's way but remain in Minot. By keeping these residents in Minot, the City and the region avoid the loss of a substantial amount of aggregate household income, which will improve the region's economic resilience.

2. Annual Minot State University Student Expenditures Retained in/Brought to Minot

The 2011 flood displaced 567 Minot State University students, and overall enrollment fell 7.3 percent. The loss of affordable student housing continues to impact Minot State University enrollment, as many prospective students are unable to afford the available housing in Minot and ultimately choose to attend other schools with more reasonably priced housing. The lack of available and affordable student housing has prevented many students from returning to Minot State University, and the decline in student population has had a negative impact on Minot's economy. By providing affordable housing for Minot State University students, the potential exists for more students to stay in Minot as well as attract students from outside the region to study. These students will have annual expenditures associated with their college experience that will improve the region's economic resilience.

C. Environmental Value

1. Annual Savings in Motor Vehicle Fuel Consumption, Delay and Congestion Costs

The affordable, resilient neighborhoods envisioned in this proposal will be connected to the regional transit system, which the City of Minot is expanding. Savings in motor vehicle fuel consumption, motor vehicle delay, and motor vehicle congestion costs will result from a percentage of residents of these communities using transit rather than personal motor

vehicles. This will not only benefit the environment, but also vulnerable residents such as the elderly, youth, disabled, and financially burdened who rely on transit connections to access jobs and services.

2. Annual Energy Savings – Affordable Single Family Homes

The homes in the new affordable neighborhoods will be built appropriately for the Minot climate and will meet high construction standards, including Green Building Standards for Replacement and New Construction of Residential Housing and Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

3. Annual Energy Savings – Affordable Multifamily Homes and Townhomes

The multifamily homes and townhomes in the new affordable neighborhoods will be built appropriately for the Minot climate and will meet high construction standards, including Green Building Standards for Replacement and New Construction of Residential Housing and Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

4. Annual Energy Savings – Minot State University Student Housing – Downtown and Campus Apartments

The Minot State University downtown and campus apartments will be built appropriately for the Minot climate and will meet high construction standards, including Green Building Standards for Replacement and New Construction of Residential Housing and Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

5. Annual Energy Savings – Homeless Shelter

The homeless shelter will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

D. Social Value

1. Health Benefits Associated with Affordable Housing

Affordable housing has several health benefits for children, adults, and the elderly living in low-income households. Examples include freeing up family resources for nutritious food and health care expenditures; greater residential stability, which can reduce stress and related adverse health outcomes; and reduced exposure to stressors and infectious disease by alleviating crowding.¹ The proposed affordable housing developments will have similar positive health benefits for families in Minot.

¹ http://www2.nhc.org/HSGandHealthLitRev_2015_final.pdf

E. Economic Revitalization

1. Increase in Money Available for Purchasing Goods and Services in the Local Economy Due to the Provision of Affordable Housing

An important benefit of providing affordable housing in a community is that it brings housing costs below market rates, which creates residual income in low-income families' budgets to spend on health care, groceries, and other essential items.² These purchases generate an immediate economic benefit for the community. The affordable housing developments in Minot will provide a similar benefit to the local and regional economy.

2. Annual Labor Income – Minot State University Downtown Student Apartment Employees

Minot businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. As such, jobs are a critical component of the region's economic revitalization and long-term recovery. The influx of oil industry jobs to the region has been an asset in many ways, but the City risks becoming dependent on these oil jobs and vulnerable to the volatility of the price of oil. If that happens, when the next downturn in the oil industry hits, Minot would likely face significant unemployment, loss of businesses, and other economic impacts affecting communities that depend too heavily on a single industry sector. Job creation in industry sectors outside of the oil industry will therefore be especially beneficial to stabilizing the region's long-term economic well-being. Construction of the Minot State University downtown student apartment community will create permanent jobs required to manage its daily operations.

3. Annual Labor Income – Minot State University Campus Apartment Employees

Similar to the downtown student apartments, construction of the Minot State University campus apartment community will generate long-term jobs that will be involved in the community's daily operations. Jobs are a critical component of the region's economic revitalization and long-term recovery.

4. Annual Labor Income – Homeless Shelter Employees

Similar to the Minot State University apartment community projects, construction of the homeless shelter will not only provide a safe, temporary home for individuals and families who have become homeless, it will also require employees to manage the shelter's operations. Jobs are a critical component of the region's economic revitalization and long-term recovery.

7. Description of Risks to Ongoing Benefits of the Proposed Project

There are risks to the ongoing benefits in this BCA. These are briefly explained below.

A. Resilience Value

1. Avoided Loss of Household Income in Minot

If the affordable housing neighborhoods are not constructed to allow the residents in the buyout program to buy new homes in Minot, a significant percentage of the household

² <http://www2.nhc.org/media/files/Housing-and-Economic-Development-Report-2011.pdf>

income of the residents in the buyout program could be lost as those residents seek housing outside of Minot. A similar result could occur if fewer affordable housing units are constructed.

2. Annual Minot State University Student Expenditures Retained in/Brought to Minot

If the affordable housing projects for Minot State University (MSU) students are not constructed, potential gains in student enrollment could be lost since students seeking off campus housing may not be able to find affordable housing in Minot and ultimately seek attending colleges and universities outside of Minot. A similar result could occur if an insufficient number of affordable housing units are constructed. Also, the expenditure per student used in this BCA could be less than we estimated.

B. Environmental Value

1. Annual Gallons of Motor Vehicle Fuel Saved

This benefit would not be realized if the housing projects are not constructed. The level of benefits could be less than we estimated if fewer units of affordable housing are constructed and fewer people in the affordable homes use transit.

2. Annual Hours of Motor Vehicle Delay Saved

This benefit would not be realized if the housing projects are not constructed. The level of benefits could be less than we estimated if fewer units of affordable housing are constructed and fewer people in the affordable homes use transit.

3. Annual Hours of Motor Vehicle Congestion Saved

This benefit would not be realized if the housing projects are not constructed. The level of benefits could be less than we estimated if fewer units of affordable housing are constructed and fewer people in the affordable homes use transit.

4. Annual Energy Savings – Affordable Single Family Homes

There would be no benefits if the housing units are not constructed. The level of benefits would be less if fewer housing units are constructed or the price of oil decreases.

5. Annual Energy Savings – Affordable Multifamily Homes and Townhomes

There would be no benefits if the housing units are not constructed. The level of benefits would be less if fewer housing units are constructed or the price of oil decreases.

6. Annual Energy Savings – Minot State University Downtown and Campus Housing

There would be no benefits if the housing units are not constructed. The level of benefits would be less if fewer housing units are constructed or the price of oil decreases.

7. Annual Energy Savings – Homeless Shelter

There would be no benefits if the housing units are not constructed. The level of benefits would be less if fewer housing units are constructed or the price of oil decreases.

C. Social Value

1. Health Benefits Associated with Affordable Housing

This benefit would not be realized if the affordable housing projects are not constructed. Similarly, fewer people would realize these benefits if fewer units of affordable housing are constructed.

D. Economic Revitalization

1. Increase in Money Available for Purchasing Goods and Services in the Local Economy Due to the Provision of Affordable Housing

This benefit would not be realized if the affordable housing projects are not constructed. The level of benefits would decrease if fewer units of affordable housing are constructed.

2. Annual Labor Income – Minot State University Downtown Student Apartment Employees

If the downtown apartments are not constructed, this benefit would not be realized.

3. Annual Labor Income – Minot State University Campus Apartment Employees

If the downtown apartments are not constructed, this benefit would not be realized.

4. Annual Labor Income – Homeless Shelter Employees

If the homeless shelter is not constructed, this benefit would not be realized. If the homeless shelter is constructed, the number of future employees working at the shelter could be less than estimated in this BCA if Minot's population (and therefore people who are homeless) doesn't grow at the rate we used in our analysis.

8. Assessment of Challenges Faced with Implementing the Proposal

See pages 47-58 of the application.

9. Analysis Period

The analysis period we use for the housing BCA is 2016 to 2097. This analysis period was selected because construction of the housing projects occurs in the 2016 to 2022 timeframe. According to Census data, the median age of occupied housing units in the U.S. in 2013 was 38 years.³ We therefore estimated the useful life of the housing developments in this BCA as 75 years (approximately twice the 2013 median age of housing units). We added 75 years to 2022, the year when the last housing projects would be completed.

³ http://www2.census.gov/programs-surveys/ahs/2013/factsheets/ahs13-1_UnitedStates.pdf

Costs and Benefits by Category	Page # in Factor Narratives or BCA Attachment	Qualitative Description of Effect and Rationale for Including in BCA	Quantitative Assessment	Monetized Effect	Uncertainty
Lifecycle Costs					
Cost Associated with Construction of Three Neighborhoods of Affordable Housing	Page _____	The City of Minot desires not only to move residents in the lowest-lying areas from harm's way through the buyout program, it also wants to keep these residents in Minot. Minot proposes to use NDRC funds to help build three new neighborhoods that are located and designed to incorporate the quality neighborhood characteristics people told us matter most. Within these new neighborhoods we will build 609 new, high-quality affordable homes, improve resident's access to jobs and services, and incorporate principles of good design. Each neighborhood will integrate common green space – to be used for neighborhood events, play areas, community gardens, and other activities to bring people together – as well as walking trails that connect to surrounding neighborhoods and destinations, such as schools. The neighborhoods will be connected to transit services, neighborhood schools, other community services, and trails linking the neighborhood to the rest of the City.	Page _____	\$22,607,414 per year from 2016 through 2022.	1
Cost Associated with Construction of Minot State University Downtown Student Housing	Page _____	The 2011 flood displaced 567 Minot State University students and enrollment has not recovered to pre-2011 levels, due primarily to the loss of affordable student housing. Downtown is also the heart of Minot, it is almost entirely outside the floodplain and the 2011 flood inundation area, and is where the greatest existing concentration of infrastructure and services exist. We propose to use NDRC funds to construct 40 two-bedroom units of affordable student housing to house 80 students on the upper floors of the new Minot State University Arts building. These units will be available to LMI qualified students. The city is expanding its transit routes and will develop a transit circulator to run between downtown and the MSU campus; also, the new Broadway Bridge will have pedestrian and bike lanes to improve non-vehicular access across the river. This live-work-play housing will offer MSU art students access to studios, classrooms, coffee shops, restaurants, shops, and bicycle and pedestrian trails. The new housing for art students will assist in increasing Minot State University's enrollment, build on the arts and cultural momentum that has already begun downtown with the presence of ArtSpace and the Taube Museum of Art, and will further expand economic resilience.	Page _____	\$2,640,000 per year in 2021 and 2022.	1
Cost Associated with Construction of Minot State University Housing Adjacent to Campus	Page _____	To assist with increasing Minot State University's enrollment and further expand the region's economic resilience, the City of Minot proposes to use NDRC funds to help build 24 units of affordable student housing adjacent to the Minot State University campus. The City will partner with the Minot State University Foundation to develop 12 two-bedroom and 12 four-bedroom units to house at least 72 students. The Minot State University Foundation will own and manage these units. At least 50 percent of these units will be available to LMI students for at least ten years, and the first floor units will be designed meet the needs of disabled students.	Page _____	\$2,385,000 per year in 2016 and 2017.	1
Cost Associated with Construction of Homeless Shelter	Page _____	Minot has developed several facilities to provide housing and services to homeless individuals. The YWCA provides shelter for women under the age of 12, and girls, and the Men's Winter Refuge provides shelter to single men during the winter months. There is no shelter for families, and no options for single mothers with boys over the age of 12 to keep their family intact if they become homeless. Since the beginning of the NDRC process, the Vulnerable Populations Committee has promoted a family shelter as a critical need in Minot and the region. A number of volunteer organizations have tried to tackle this housing need for vulnerable people over the past few years. The most significant obstacle has been access to capital to develop or rehabilitate a suitable facility that could offer housing for families, access to coordinated services, and a commercial kitchen that could also provide meals for individuals not residing in the shelter. Minot therefore proposes to build the Minot Shelter for Homeless Families and a commercial kitchen. The 8,000 square foot facility will be designed by EAPC, a member of the Minot NDRC team that has designed other shelters and supportive family housing in the state. The shelter will be owned by the Minot Housing Authority, who will continue to actively engage Vulnerable Populations Committee members and area churches and volunteer groups to help support the shelter.	Page _____	\$1,255,000 per year from 2018 through 2020.	1
Resilience Value					
Avoided Loss of Household Income in Minot	Page 2 in BCA Narrative	Many Minot residents live in low-lying areas at risk of future flooding. They remain in the neighborhoods where they lived before the flood, often because it is not financially feasible for them to purchase or rent a new home. As a result of the oil boom, housing prices in Minot are well above the national average for a city of its size. With the scarcity of affordable housing in Minot, individuals in areas at risk of flooding have few options. When FEMA releases the new flood maps and flood insurance is required (and the cost of that insurance increases), some may be forced to relocate. That will have a negative impact on the well-being of these individuals and the economic and social health of the City and the region. These residents must have other choices besides leaving Minot. The buyout program includes the potential relocation of 400 mobile homes to a mobile home park elsewhere in the City and the acquisition and relocation of an additional 340 single family homes. The buy-out program targeted to the most vulnerable areas, coupled with the affordable and resilient neighborhood properties also included in this proposal, will enable residents to move out of harm's way but remain in Minot. By keeping these residents in Minot, the City and the region avoid the loss of a substantial amount of household income, which will improve the region's economic resilience.	A total of 340 single family homes and 400 mobile homes are included in the proposed buyout program. According to U.S. Census block group data, the median household incomes of the tracts located within the buyout areas are: \$61,125, \$39,917, \$44,712, \$41,714; \$34,227; \$57,009; \$54,605; \$35,305; and \$35,305. The average of these figures is \$45,000. 340 single family homes + 400 mobile homes = 740 homes. 740 homes x \$45,000 = \$33,000,000 total household income that stays in Minot.	As the buyout activity progresses, new affordable homes are built, and residents in the buyout program relocate from their previous locations, household income that stays in Minot grows from \$4,757,143 in 2017 to \$33,000,000 in 2023 and then stays at \$33,000,000 through 2097.	2

Annual Minot State University Student Expenditures Retained In/Brought to Minot	Page 2 in BCA Narrative	<p>The 2011 flood displaced 567 Minot State University students, and enrollment fell 7.3 percent. The loss of affordable student housing continues to impact Minot State University enrollment, as many prospective students are unable to afford the available housing in Minot and ultimately choose to attend other schools with more reasonably priced housing. The lack of affordable and affordable student housing has prevented many students from returning to Minot State University, and the decline in student population has had a negative impact on Minot's economy. By providing affordable housing for Minot State University students, the potential exists for more students to stay in Minot or come to Minot from outside the region to study. These students will have annual expenditures that will improve the region's economic resilience.</p>	<p>Total direct expenditures of Minot State University students in FY2013 was \$26,700,000 (https://www.ndus.edu/uploads/reports/129/economic-impact-of-ndus-report-2013-final.pdf Page 51). Expenditures include personal items, recreation, books, supplies, and room and board. Excluded are expenditures for tuition and fees. There were 2,731 full-time equivalent students at Minot State University in 2012 (https://www.ndus.edu/uploads/reports/129/economic-impact-of-ndus-report-2013-final.pdf Page 51). Average annual spending per MSU student in 2013 was \$9,777. \$26,700,000 / 2,731 = \$9,777. In 2015, this figure is \$9,842. An estimated 80 students would live in the downtown apartments and an estimated 72 students would live in the campus apartments for a total of 152 students. 152 students x \$9,842 = \$1,495,970 total annual student spending retained in/brought to Minot.</p>	<p>\$708,618 per year from 2018 through 2022 after the student housing adjacent to campus is built. This increases to \$1,495,970 per year from 2023 through 2097 after the downtown student housing is built.</p>	2
Environmental Value					
Annual Gallons of Motor Vehicle Fuel Saved	Page 2 in BCA Narrative	<p>The affordable, resilient neighborhoods envisioned in this proposal will be connected to the regional transit system, which the City of Minot is expanding. Savings in motor vehicle fuel consumption, motor vehicle delay, and motor vehicle congestion costs will result from a percentage of residents of these communities using transit rather than personal motor vehicles. This will not only benefit the environment, but also vulnerable residents such as the elderly, youth, disabled, and financially burdened who rely on transit connections to access jobs and services.</p>	<p>Total estimated residents in new housing developments to be created = 1,599. This was estimated as follows: 609 units of affordable homes with 2.31 people per household based on Census data found at: http://quickfacts.census.gov/qfd/states/38/3853380.html. 609 x 2.31 = 1,407. 40 2-bedroom downtown apartments for students with 2 students per apartment. 40 x 2 = 80 students. 24 2- and 4-bedroom apartments adjacent to campus for students with 12 apartments of 2 students = 24 students. 24 x 2 = 48 students. 48 x 2 = 96 students. 96 x 2 = 192 students. 192 + 1,407 = 1,599. Annual gallons of fuel consumed per auto commuter in Minot = 14. 14 x 1,599 = 22,385. Public Transportation (excluding taxicab) = 56. 56/22,385 = 0.23%. Increased to 1% since Minot has plans to expand their transit system in the future. Housing development residents who will ride transit in Minot = 16. 1,599 residents x 1% = 16 residents. Annual gallons of fuel saved = 64. 64 transit users x 4 excess gallons of fuel per commuter = 64 gallons.</p>	<p>9 gallons of motor vehicle fuel saved in 2017 increases to 64 gallons of fuel in 2023 as the housing developments are built. 64 gallons of motor vehicle fuel saved per year from 2024 through 2097. This effect is monetized below in terms of annual cost of motor vehicle congestion saved.</p>	4
Annual Hours of Motor Vehicle Delay Saved	Page 2 in BCA Narrative	<p>The affordable, resilient neighborhoods envisioned in this proposal will be connected to the regional transit system, which the City of Minot is expanding. Savings in motor vehicle fuel consumption, motor vehicle delay, and motor vehicle congestion costs will result from a percentage of residents of these communities using transit rather than personal motor vehicles. This will not only benefit the environment, but also vulnerable residents such as the elderly, youth, disabled, and financially burdened who rely on transit connections to access jobs and services.</p>	<p>Total estimated residents in new housing developments to be created = 1,599. This was estimated as follows: 609 units of affordable homes with 2.31 people per household based on Census data found at: http://quickfacts.census.gov/qfd/states/38/3853380.html. 609 x 2.31 = 1,407. 40 2-bedroom downtown apartments for students with 2 students per apartment. 40 x 2 = 80 students. 24 2- and 4-bedroom apartments adjacent to campus for students with 12 apartments of 2 students and 12 apartments of 4 students = 12 x 2 + (12 x 4) = 72 students. 1,407 + 120 + 72 = 1,599. Annual hours of delay per auto commuter in Minot in 2014 = 9. To arrive at this figure, we took the average of data available for cities in North Dakota found in http://mobility.tamu.edu/ums/. Excel Spreadsheet - 101 Urban Areas Cells W139 and W231. Percent of people in Minot who ride public transit = 1%. This was estimated based on: http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk Commuting to Work: Workers 16 years and over = 23,985. Public Transportation (excluding taxicab) = 56. 56/23,985 = 0.23%. Increased to 1% since Minot has plans to expand their transit system in the future. Housing development residents who will ride transit in Minot = 16. 1,599 residents x 1% = 16 residents. Annual hours of delay saved = 144 hours. 16 transit users x 9 hours of delay per commuter = 144 hours.</p>	<p>21 hours of delay saved in 2017 increases to 144 hours in 2023 as the housing developments are constructed. 144 hours of delay saved per year from 2024 through 2097. This effect is monetized below in terms of annual cost of motor vehicle congestion saved.</p>	4
Annual Cost of Motor Vehicle Congestion Saved	Page 2 in BCA Narrative	<p>The affordable, resilient neighborhoods envisioned in this proposal will be connected to the regional transit system, which the City of Minot is expanding. Savings in motor vehicle fuel consumption, motor vehicle delay, and motor vehicle congestion costs will result from a percentage of residents of these communities using transit rather than personal motor vehicles. This will not only benefit the environment, but also vulnerable residents such as the elderly, youth, disabled, and financially burdened who rely on transit connections to access jobs and services.</p>	<p>Total estimated residents in new housing developments to be created = 1,599. This was estimated as follows: 609 units of affordable homes with 2.31 people per household based on Census data found at: http://quickfacts.census.gov/qfd/states/38/3853380.html. 609 x 2.31 = 1,407. 40 2-bedroom downtown apartments for students with 2 students per apartment. 40 x 2 = 80 students. 24 2- and 4-bedroom apartments adjacent to campus for students with 12 apartments of 2 students and 12 apartments of 4 students = 12 x 2 + (12 x 4) = 72 students. 1,407 + 120 + 72 = 1,599. Annual congestion cost per auto commuter in Minot in 2015 = \$191. To arrive at this figure, we took the average of data available for cities in North Dakota found in http://mobility.tamu.edu/ums/. Excel Spreadsheet - 101 Urban Areas Cells AG139 and AG231. Percent of people in Minot who ride public transit = 1%. This was estimated based on: http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk Commuting to Work: Workers 16 years and over = 23,985. Public Transportation (excluding taxicab) = 56. 56/23,985 = 0.23%. Increased to 1% since Minot has plans to expand their transit system in the future. Housing development residents who will ride transit in Minot = 16. 1,599 residents x 1% = 16 residents. Annual congestion cost saved = \$3,056. 16 transit users x \$191 annual congestion cost per commuter = \$3,056.</p>	<p>\$437 in congestion saved in 2017 increases to \$3,056 in 2023 as the housing developments are constructed. \$3,056 in congestion saved per year from 2024 through 2097.</p>	4
Annual Energy Savings - Affordable Single Family Homes	Page 3 in BCA Narrative	<p>The homes in the new affordable neighborhoods will be built appropriately for the Minot climate and will meet high construction standards, including Green Building Standards for Replacement and New Construction of Residential Housing and Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.</p>	<p>Number of single family homes to be constructed = 357. Average annual energy expenditures per household in North Dakota (2009) = \$1,947. See: http://www.eia.gov/consumption/residential/data/2009/index.cfm?view=consumption#summary. Consumption & Expenditures; Summary Statistics; CE1.1 Summary Totals and Intensities; U.S. Homes; Cell H22. Average annual energy expenditures per household in North Dakota (2015) = \$2,134. Maximum energy efficiency savings of Energy Star certified single-family homes = 30%. See: https://www.energystar.gov/a/partners/blrs_lenders_raters/downloads/ES_affordablehousing_factsheet.pdf?cb95-8d8b. We use 25% in this analysis to be conservative. Annual savings in energy expenditures per home = \$534. \$2,134 x 25% = \$534. Total annual savings in energy expenditures for new homes = \$190,638. 357 homes x \$534 = \$190,638.</p>	<p>\$31,773 in 2018 increases to \$190,638 in 2023 as single family homes are constructed. \$190,638 per year from 2024 through 2097.</p>	2
Annual Energy Savings - Affordable Multifamily Homes and Townhomes	Page 3 in BCA Narrative	<p>The multifamily homes and townhomes in the new affordable neighborhoods will be built appropriately for the Minot climate and will meet high construction standards, including Green Building Standards for Replacement and New Construction of Residential Housing and Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.</p>	<p>Number of multifamily homes and townhomes to be constructed = 252. Average annual energy expenditures per household in North Dakota (2009) = \$1,947. See: http://www.eia.gov/consumption/residential/data/2009/index.cfm?view=consumption#summary. Consumption & Expenditures; Summary Statistics; CE1.1 Summary Totals and Intensities; U.S. Homes; Cell H22. Average annual energy expenditures per household in North Dakota (2015) = \$2,134. Maximum energy efficiency savings of Energy Star certified low-rise multifamily homes = 30%. See: https://www.energystar.gov/a/partners/blrs_lenders_raters/downloads/ES_affordablehousing_factsheet.pdf?cb95-8d8b. We use 25% in this analysis to be conservative. Annual savings in energy expenditures per home = \$534. \$2,134 x 25% = \$534. Total annual savings in energy expenditures for new homes = \$134,568. 252 homes x \$534 = \$134,568.</p>	<p>\$22,428 in 2017 increases to \$134,568 in 2022 as multifamily homes and townhomes are constructed. \$134,568 per year from 2023 through 2097.</p>	2

Annual Energy Savings - MSU Downtown and Campus Student Housing	Page 3 in BCA Narrative	The Minot State University downtown and campus apartments will be built appropriately for the Minot climate and will meet high construction standards, including Green Building Standards for Replacement and New Construction of Residential Housing and Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.	Number of apartment units to be constructed = 64. 24 campus apartments + 40 downtown apartments = 64 total apartment units. Average annual energy expenditures per household in North Dakota (2009S) = \$1,947. See: http://www.eia.gov/consumption/residential/data/2009/index.cfm?view=consumption#summary_Consumption_&_Expenditures_Summary_Statistics_CE1_1_Summary_Totals_and_Intentions_U.S._Homes_Cell_H22 . Average annual energy expenditures per household in North Dakota (2015) = \$2,134. Maximum energy efficiency savings = Energy Star certified low-rise multifamily homes = 30%. See: https://www.energystar.gov/partners/bldr_lenders_raters/downloads/ES_affordablehousing_factsheet.pdf?cb95-8dbb . We use 25% in this analysis to be conservative. Annual savings in energy expenditures per home = \$534. \$2,134 x 25% = \$534. Total annual savings in energy expenditures for new apartments = \$534,176. 64 apartments x \$534 = \$534,176.	\$13,670 per year from 2018 through 2022, since the 24 campus apartments will be constructed first and represent 40% of the 64 total units of student housing to be built (\$34,176 x 0.40 = \$13,670). \$34,176 per year from 2023 through 2097 after the downtown housing is built.	2
Annual Energy Savings - Homeless Shelter	Page 3 in BCA Narrative	The homeless shelter will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.	Square footage of homeless shelter to be constructed = 8,000 sq ft. Average energy expenditure per square foot for a building used for lodging in the Midwest in 2006S = \$1.25. See: http://www.eia.gov/consumption/commercial/data/2003/index.cfm?view=consumption#C1_Consumption_&_Expenditure_Tables_for_Non-Mall_Buildings_Table_C6_Expenditures_by_Census_Region_for_Sum_of_Major_Fuels_Cell_K28 . See Building Type Definitions at: http://www.eia.gov/consumption/commercial/building-type-definitions.cfm . Average energy expenditure per square foot for a building used for lodging in the Midwest in 2015S = \$11.588. 8,000 sq ft x \$1.25 per sq ft = \$11,588. Average reduction in energy used by commercial new construction Energy Star buildings = 35%. See: http://www.energystar.gov/buildings/facility-owners-and-managers/new-construction/design-earn-energy-star/meet-your-team-and-set-goal . Annual savings in energy expenditures = \$4,056. \$11.588 x 35% = \$4,056.	\$4,056 per year from 2021 through 2097.	2
Social Value					
Health Benefits Associated with Affordable Housing	Page 3 in BCA Narrative	Affordable housing has several health benefits for children, adults, and the elderly living in low-income households. Examples include freeing up family resources for nutritious food and health care expenditures; greater residential stability, which can reduce stress and related adverse health outcomes; and reduced exposure to stressors and infectious disease by alleviating crowding. The proposed affordable housing developments will have similar positive health benefits for families in Minot.	Based on our review of the literature (See http://www2.nhc.org/HSGandHealthLitRev_2015_final.pdf), we expect positive health outcomes for families living in the affordable housing developments in Minot. A strong positive impact is expected. ++	Qualitative benefit. See the qualitative benefits discussion attached to this narrative table.	1
Economic Revitalization					
Increase in Money Available for Purchasing Goods and Services in the Local Economy Due to the Provision of Affordable Housing	Page 3 in BCA Narrative	An important benefit of providing affordable housing in a community is that it brings housing costs below market rates, which creates residual income in low-income families' budgets to spend on health care, groceries, and other essential items (See: http://www2.nhc.org/media/files/Housing-and-Economic-Development-Report-2011.pdf). These purchases generate an immediate economic benefit for the community. The affordable housing developments in Minot will provide a similar benefit to the local and regional economy.	Based on our review of the literature (See http://www2.nhc.org/media/files/Housing-and-Economic-Development-Report-2011.pdf), we anticipate the residual income created for families living in the affordable housing developments will result in an increase in spending for local purchases in Minot, which will be an important economic benefit. A strong positive impact is expected. ++	Qualitative benefit. See the qualitative benefits discussion attached to this narrative table.	1
Annual Labor Income - Minot State University Downtown Student Apartment Employees	Page 4 in BCA Narrative	Minot businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. As such, jobs are a critical component of the region's economic revitalization and long-term resilience and recovery. The influx of oil industry jobs to the region has been an asset in many ways, but the City risks becoming dependent on these oil jobs and vulnerable to the volatility of the oil industry. If that happens, when the next downturn in the oil industry hits, Minot would face significant unemployment, loss of businesses, and other economic impacts affecting communities that depend too heavily on a single industry sector. Job creation in industry sectors outside of the oil industry will therefore be especially beneficial to the region's long-term economic well-being. Construction of the Minot State University downtown student apartment community will create permanent jobs required to manage its daily operations.	The estimated number of employees at the apartment community is 2. This was estimated as follows: At apartment communities with less than 100 units, the typical number of units per full-time employee is 29.3 (See: http://www.naahs.org/sites/default/files/naa-documents/income-expenses-survey/2013-Income-Expenses-Summary.pdf Page 64). Used ratios as follows: 40 units x 1 = 40. 40 units / 29.3 full-time employees = 1.365 employees. Assumed 2 full-time equivalent (FTE) employees = 1 manager and 1 maintenance technician. Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of employees who would work at the apartment community. We researched job descriptions in BLS data that typify the jobs that would exist at the apartment community. According to BLS data, the average salary of property, real estate, and community association managers in North Dakota in 2014 was \$55,300 (See: http://www.bls.gov/oes/current/oes_nd.htm#41-0000). In 2015, this figure is \$54,863. According to BLS data, the average salary of grounds maintenance workers, all other in North Dakota in 2014 was \$33,080 (See: http://www.bls.gov/oes/current/oes_nd.htm#41-0000). In 2015, this figure is \$32,819. The average salary of the apartment community employees used in this BCA is \$43,841. (\$54,863 + \$32,819) / 2 = \$43,841. This average salary was applied to the 2 FTEs to arrive at total annual labor income of \$87,682. \$43,841 x 2 = \$87,682.	\$87,682 per year from 2023 through 2097.	3
Annual Labor Income - Minot State University Campus Apartment Employees	Page 4 in BCA Narrative	Similar to the downtown student apartments, construction of the Minot State University campus apartment community will generate long-term jobs that will be involved in the community's daily operations. Jobs in industry sectors other than oil are a critical component of the region's economic revitalization and long-term resilience and recovery.	The estimated number of employees at the apartment community is 2. This was estimated as follows: At apartment communities with less than 100 units, the typical number of units per full-time employee is 29.3 (See: http://www.naahs.org/sites/default/files/naa-documents/income-expenses-survey/2013-Income-Expenses-Summary.pdf Page 64). Used ratios as follows: 40 units x 1 = 40. 40 units / 29.3 full-time employees = 0.819 employees. Assumed 2 full-time equivalent (FTE) employees = 1 manager and 1 maintenance technician. Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of employees who would work at the apartment community. We researched job descriptions in BLS data that typify the jobs that would exist at the apartment community. According to BLS data, the average salary of property, real estate, and community association managers in North Dakota in 2014 was \$55,300 (See: http://www.bls.gov/oes/current/oes_nd.htm#41-0000). In 2015, this figure is \$54,863. According to BLS data, the average salary of grounds maintenance workers, all other in North Dakota in 2014 was \$33,080 (See: http://www.bls.gov/oes/current/oes_nd.htm#41-0000). In 2015, this figure is \$32,819. The average salary of the apartment community employees used in this BCA is \$43,841. (\$54,863 + \$32,819) / 2 = \$43,841. This average salary was applied to the 2 FTEs to arrive at total annual labor income of \$87,682. \$43,841 x 2 = \$87,682.	\$87,682 per year from 2018 through 2097.	3
Homeless Shelter Beds	Page 4 in BCA Narrative	Similar to the Minot State University apartment community projects, construction of the homeless shelter will not only provide a safe, temporary home for individuals and families who have become homeless, it will also require employees to manage the shelter's operations. Jobs in industry sectors other than oil are a critical component of the region's economic revitalization and long-term resilience and recovery. The number of homeless shelter beds is included in the BCA in order to estimate the number of employees who would work at the homeless shelter.	The number of homeless shelter beds was first estimated in order to estimate the number of employees who would work at the proposed homeless shelter. The New Life Center, a homeless shelter in Fargo, ND is 22,500 square feet and has 110 beds (See: http://www.dakmed.org/wp-content/uploads/2014/11/New-Life-Center.pdf). The New Life Center's website shows 6 full-time employees (http://www.dakmed.org/). Assuming the 6 full-time employees at the New Life Center are comprised of 6 full-time employees and 16 part-time employees, 6 FTE / (16 / 2) = 14 full-time equivalent employees (FTEs). The new homeless shelter in Minot will be 8,000 square feet. From this information, ratios were used to estimate employees. 14 FTEs at New Life Center x 8,000 sq ft = 112,000. 112,000 / 22,500 sq ft = 5 FTEs at new homeless shelter. A ratio of the number of beds at the new homeless shelter per employee was then created as: 39 beds / 5 employees = 8 beds per employee at the new homeless shelter. This ratio was used to increase the number of employees through the analysis period as the number of beds increased.	The number of beds increases from 39 in 2021 to 151 in 2097. This effect is not monetized, since it is only used to estimate the number of employees (and ultimately their total annual labor income) that would work at the homeless shelter.	3
Homeless Shelter Employees	Page 4 in BCA Narrative	Similar to the Minot State University apartment community projects, construction of the homeless shelter will not only provide a safe, temporary home for individuals and families who have become homeless, it will also require employees to manage the shelter's operations. Jobs in industry sectors other than oil are a critical component of the region's economic revitalization and long-term resilience and recovery. The number of homeless shelter employees is included in the BCA in order to estimate their annual labor income.	The number of homeless shelter employees was estimated as follows: The New Life Center, a homeless shelter in Fargo, ND is 22,500 square feet and has 110 beds (See: http://www.dakmed.org/wp-content/uploads/2014/11/New-Life-Center.pdf). The New Life Center's website shows 6 full-time employees (http://www.dakmed.org/). Assuming the 6 full-time employees at the New Life Center are comprised of 6 full-time employees and 16 part-time employees, 6 FTE / (16 / 2) = 14 full-time equivalent employees (FTEs). The new homeless shelter in Minot will be 8,000 square feet. From this information, ratios were used to estimate employees. 14 FTEs at New Life Center x 8,000 sq ft = 112,000. 112,000 / 22,500 sq ft = 5 FTEs at new homeless shelter. A ratio of the number of beds at the new homeless shelter per employee was then created as: 39 beds / 5 employees = 8 beds per employee at the new homeless shelter. This ratio was used to increase the number of employees through the analysis period as the number of beds increased.	The number of employees increases from 5 in 2021 to 19 in 2097. This effect is monetized below in terms of total annual labor income for these employees.	3

Annual Labor Income - Homeless Shelter Employees	Page 4 in BCA Narrative	<p>Similar to the Minot State University apartment community projects, construction of the homeless shelter will not only provide a safe, temporary home for individuals and families who have become homeless, it will also require employees to manage the shelter's operations. Jobs in industry sectors other than oil are a critical component of the region's economic revitalization and long-term resilience and recovery.</p>	<p>Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of employees who would work at the homeless shelter. We researched job descriptions in BLS data that typify the jobs that would exist at the homeless shelter. According to BLS data, the average salary of social workers, all other in North Dakota in 2014 was \$52,810 (See: http://www.bls.gov/oes/current/oes_nd.htm#21-0000). In 2015, this figure is \$52,393. According to BLS data, the average salary of social and human service assistants in North Dakota in 2014 was \$32,730 (See: http://www.bls.gov/oes/current/oes_nd.htm#21-0000). In 2015, this figure is \$32,472. The average salary of homeless shelter employees used in this BCA is \$42,432. $(\\$52,393 + \\$32,472) / 2 = \\$42,432$. This average salary was applied to the number of FTEs estimated to work at the homeless shelter each year through the analysis period.</p>	<p>Total annual labor income increases from \$212,161 in 2021 to \$806,213 in 2097.</p>	3
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City of Minot – National Disaster Resilience Competition, Phase 2

Housing Benefit-Cost Analysis – Qualitative Benefits

Introduction

As required in Attachment H to the Notice of Funding Availability (NOFA) dated June 2015, the benefits and costs of the projects in the housing benefit-cost analysis (BCA) were measured according to five categories. These categories include:

- Lifecycle Costs – These include project construction/investment costs and operations/maintenance costs.
- Resilience Value – The value of protection from future disasters. An example in this BCA is the annual income of households from the buyout program that would remain in Minot due to the development of the three neighborhoods of affordable housing. Keeping residents and their income in Minot will improve the region's economic resilience.
- Environmental Value – These factors fall into categories such as erosion control, wildlife habitat, reduced energy usage, reduced air quality impacts, and climate regulation.
- Social Value – Benefits that would further community development objectives. Examples include health benefits and improved community identity and social cohesion.
- Economic Revitalization – Direct effects on the local or regional economy. Examples include tourism revenue, payroll associated with permanent jobs added to the economy, and increases in property values.

In most cases, it was possible to quantify the benefits and costs within these categories in the housing BCA. However, two benefits were not easily quantified. These benefits include the following:

- Health benefits associated with affordable housing, which is in the Social Value category; and
- Increase in money available for the purchase of goods and services in the local economy due to the provision of affordable housing, which is in the Economic Revitalization category.

As explained on Page 3 of Attachment H to the NOFA, applicants may include up to three pages summarizing benefits or costs that are difficult to quantify. The sections below provide brief discussions of these two difficult-to-quantify benefits.

Social Value – Health Benefits Associated with Affordable Housing

The Center for Housing Policy released a research summary in April 2015 that documented the impacts of affordable housing on health. The authors examined recent research on the provision of affordable housing on health outcomes for people of all ages.¹ The report discussed ten benefits affordable housing has on the health of children, adults, and the elderly living in low-income households. These benefits include:

¹ http://www2.nhc.org/HSGandHealthLitRev_2015_final.pdf

- Affordable housing can improve health outcomes by freeing up family resources for nutritious food and health care expenditures.
- By providing families with greater residential stability, affordable housing can reduce stress and related adverse health outcomes.
- Affordable homeownership may positively impact mental health; however, unsustainable forms of homeownership may negatively impact health.
- Well-constructed and well-maintained affordable housing can reduce health problems associated with poor-quality housing.
- Stable, affordable housing may improve health outcomes for individuals with chronic illnesses by providing an efficient platform for health care delivery.
- Access to neighborhoods of opportunity can reduce stress, increase access to amenities, and lead to important health benefits.
- By alleviating crowding, affordable housing can reduce exposure to stressors and infectious disease.
- Access to affordable housing allows survivors of domestic violence to escape abusive homes, which can improve mental health and physical safety.
- Green building strategies and location-efficient housing reduce environmental pollutants, lower monthly energy costs, and improve home comfort and indoor environmental quality.
- Affordable and accessible housing linked to supportive services enables older adults and others with mobility limitations to remain in their homes.²

The authors conclude by stating their review of the research shows there is a critical link between safe, adequate, and affordable housing and positive health outcomes. Based on the Center for Housing Policy's report, it is anticipated that positive health outcomes will be realized for the residents of Minot living in the affordable housing developments.

Economic Revitalization – Increase in Money Available for Purchasing Goods and Services in the Local Economy Due to the Provision of Affordable Housing

The Center for Housing Policy issued a report in January 2011 on the role of affordable housing in creating jobs and stimulating local economic development. The report explains that one important benefit of providing affordable housing in a community is that it brings housing costs below market rates, which frees up money in low-income families' budgets to spend on local purchases.³ The report notes that these local purchases are typically for healthcare, groceries, and other essential items, which provides an immediate boost to the economy. Higher-income families tend to save, rather than spend, residual income, which provides a much less immediate economic impact.⁴

² Ibid.

³ <http://www2.nhc.org/media/files/Housing-and-Economic-Development-Report-2011.pdf>

⁴ Ibid.

Based on the Center for Housing Policy's report, we expect residents of the affordable housing developments in Minot to have more residual income to spend on basic household needs. This spending will provide an immediate and significant benefit to the local and regional economy.

Summary

Two benefits of the proposed housing projects were difficult to quantify in the housing BCA. These benefits include health benefits associated with affordable housing and increased residual income available for local purchases due to the provision of affordable housing. The Center for Housing Policy released two recent reports that summarize research conducted on both of these benefits. Based on these reports, we expect positive health outcomes for families living in the affordable housing developments in Minot. We also anticipate the residual income created for families living in the affordable housing developments will result in an increase in spending for local purchases in Minot, which will be an important economic benefit.

City of Minot – National Disaster Resilience Competition, Phase 2

Narrative Description for Economic Revitalization Benefit-Cost Analysis

Because some of the files in this Benefit Cost Analysis are large, we have also made them available for ease of readability in our cloud storage account. You can access them in the folder titled *Economic Revitalization Files* [here](#). The password is minotndrc.

1. Process for Preparing the Benefit-Cost Analysis

The economic revitalization benefit-cost analysis (BCA) was prepared by CDM Smith, which has worked with the City of Minot since 2011 as its recovery program consultant. The City of Minot was extensively involved in developing, preparing, and evaluating the benefits and costs contained in this BCA. This involvement consisted of numerous meetings, discussions, conference calls, and field visits with CDM Smith staff. The City's Chief Financial Officer, Cindy Hemphill, also reviewed the BCA materials that were posted for public comment in early October.

2. Full Proposal Cost

See pages 75-76 of the application.

3. Description of the Current Situation and Problem to Be Solved

See pages 58-59 of the application.

4. Description of the Proposed Project

See pages 59-62 of the application.

5. Description of Risks without Project Implementation

See pages 58-62 of the application.

6. Benefits and Costs

This BCA considered several benefits and costs associated with the economic revitalization projects proposed for the City of Minot. These benefits and costs are listed below according to the five categories required in Attachment H to the NOFA. A brief description of each benefit and cost is given below, unless page numbers indicating where a description can be found elsewhere in the application is provided.

A. Lifecycle Costs

1. Construction of The Minot State University and Dakota College Center for Technical Education

See page 78 of the application.

2. Construction of a Downtown Public Gathering Place

See page 77 of the application

3. Construction of the Minot State University Art Department Complex

See page 78 of the application.

4. Relocation of Minot City Hall, Central Dispatch Offices, Regional Social Services Facility, and Vulnerable Populations Community Hall

Minot City Hall is currently located in the Souris River floodplain. Realizing the critical role Minot City Hall plays in the daily operations of the City and especially during times of a disaster, the City of Minot proposes to relocate City Hall to a new 42,000-square foot facility located downtown and outside of the floodplain. This facility would also house the Central Dispatch offices and serve as the central location for social services, such as North Central Social Services, Community Action Partnership, Veterans Center, and Homeless Coalition.

B. Resilience Value

1. Relocation of Minot City Hall from the Souris River Floodplain

As explained above, Minot City Hall is currently located in the Souris River floodplain. Relocating City Hall outside of the floodplain will enable the City of Minot's government to continue operations during a future flood without interruption, which is a critical component of making the region more resilient to future disasters.

2. Annual Center for Technical Education Student Expenditures Retained in/Brought to Minot

Development of the Center for Technical Education will allow students pursuing one- and two-year certificate programs, customized technical training services for area businesses, and associate degree programs to stay in Minot or come to Minot from outside the region to study. These students will have annual expenditures for personal items, recreation, books, supplies, transportation, and housing, which will assist with improving the region's economic resilience.

3. Annual Expenditures Retained in/Brought to Minot by Additional Minot State University Art Department Students

The 2011 flood displaced 567 Minot State University students, and enrollment fell 7.3 percent. The decline in student population has had a negative impact on Minot's economy. The Minot State University Art Department has distinguished itself as a center for regional art and art education. Enrollment in the department has increased, which has resulted in a lack of space at its current facility on campus. Additional space is needed to grow the Art Department, meet increased student demands, and help rebuild the University's enrollment. Constructing the downtown Art Department complex will allow students interested in studying in the department to stay in Minot, thereby increasing retention, as well as attract students from outside the region to the University to study. The additional Art Department students will have annual expenditures for personal items, recreation, books, supplies, transportation, and housing, which will assist with improving the region's economic resilience.

C. Environmental Value

1. Annual Energy Savings – Minot State University and Dakota College Center for Technical Education

The Center for Technical Education will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

2. Annual Energy Savings – Minot State University Art Department Complex

The Art Department Complex will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

3. Annual Energy Savings – Minot City Hall, Central Dispatch Offices, Regional Social Services Facility, and Vulnerable Populations Community Hall

The relocated Minot City Hall and other offices to be co-located with it will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis as these standards are met.

D. Social Value

1. Improved Community Cohesion Associated with The Downtown Public Gathering Place

As we explained in our Phase 1 application, one of the benefits of living in smaller communities is that people know their neighbors and have a tendency to look after one another. A common concern raised by Minot's residents at the public workshops held during the Phase 1 process, however, was that people did not know their neighbors as well as they used to due to the tremendous growth the region has experienced due to the oil boom. Residents stated that when people do not unfamiliar with their neighbors, they are less likely to check in on one another, which weakens community cohesion. It is expected that the public gathering place will improve community cohesion in Minot by providing a central location where residents and visitors interact through recreation and cultural activities and form strong and positive relationships.

E. Economic Revitalization

1. Annual Additional Income Retained in/Brought to Minot Due to Increased Initial Earnings of New Graduates of the Center for Technical Education

The new Center for Technical Education in Minot would enable a significant number of students to advance their education by pursuing one- and two-year certificate programs, customized technical training services for area businesses, and associate degree programs. Each year a certain percentage of students attending the Center for Technical Education would graduate, and of those students, a percentage would stay in the Minot region to live and work. These students who graduate and stay in Minot would have higher starting salaries (i.e., more income) than they would if they only possessed a high school education.¹ It can be assumed that much of this additional income will be spent in Minot, which will assist with revitalizing the regional economy. The analysis only captures the additional income of students who stay in the Minot region each year for the first year after graduation and begin their careers. No attempt is made to estimate how

¹ http://www.air.org/sites/default/files/Value_of_an_Associate_Degree_10.13.pdf

long students stay in the Minot region after graduation and how their salaries increase over time as they advance in their careers.

2. Annual Labor Income – Center for Technical Education Faculty and Staff

The Center for Technical Education would employ faculty and staff involved in instruction, administration, and building maintenance. The salaries paid to these faculty and staff would assist with revitalizing the regional economy through these employees' expenditures for basic living expenses.

3. Annual Labor Income – Additional Art Department Faculty and Staff at the New Minot State University Art Department Complex

Similar to the Center for Technical Education, the downtown Art Department Complex would employ faculty and staff involved in instruction, administration, and building maintenance. These faculty and staff would be additional employees hired to supplement the faculty and staff that are already employed within the Art Department. The salaries paid to these additional faculty and staff would assist with revitalizing the regional economy.

4. Tourism/Community Revenue Generated by the Downtown Public Gathering Place

Many communities that construct greenways experience significant increases in tourism and community revenue from their investment.^{2 3} Often connected with these greenways are downtown public gathering places that include greenspace and host various cultural events and farmer's markets, which also generate tourism and community revenue. An excellent example is the Town Square in Grand Forks, North Dakota, which is directly adjacent to the Greater Grand Forks Greenway. The Town Square hosts numerous cultural events and a farmer's market each year.^{4 5} Similar to the Town Square in Grand Forks, the proposed downtown public gathering place in Minot will be intricately connected to the riverfront greenway and is anticipated to generate tourism and community revenue for the region, which will assist with the City's efforts to revitalize the downtown and regional economy.

5. Annual Labor Income Supported by Downtown Public Gathering Place Tourism and Community Revenue

The revenue generated by the downtown public gathering place will result primarily from expenditures by residents and visitors that take place in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy. These expenditures will support jobs in the local economy, such as employees at restaurants, hotels, and retail establishments. The annual labor income associated with these jobs will be an important economic benefit for the City of Minot as food/beverage, hotel/motel, entertainment, retail, and transportation employees spend their salaries for basic living expenses.

² <http://www.nwabikepedplan.com/uploads/7/8/3/3/7833643/economicbenefits.pdf>

³ <http://www.greenways.com/benefits-of-greenways>

⁴ <http://www.greenwayggf.com/calendar.html>

⁵ <http://www.tsfarmersmarket.com/>

7. Description of Risks to Ongoing Benefits of the Proposed Project

There are risks to the ongoing benefits in this BCA. These are briefly explained below.

A. Resilience Value

1. Relocation of Minot City Hall from the Souris River Floodplain

If Minot City Hall is not relocated outside of the Souris River floodplain, it remains at high-risk to be damaged or lost in a future flood, which would negatively impact the City of Minot's recovery from the disaster.

2. Annual Enrollment of the Center for Technical Education

There would be no enrolled students if the Center for Technical Education is not constructed. If the facility is constructed, future enrollment could be less than we estimated in the BCA due to lower-than-expected population growth in Minot.

3. Annual Center for Technical Education Student Expenditures Retained in/Brought to Minot

If the Center for Technical Education is not constructed, there would be no student expenditures. If the facility is constructed, student expenditures could be less than we estimated in the BCA if either enrollment or the expenditure per student is less than anticipated.

4. Annual Additional Students Enrolled in the Minot State University Art Department Due to Development of the Art Department Complex

There would be no additional students if the Art Department Complex is not built. If the facility is constructed, the number of additional students in the future could be less than we estimated due to the assumptions we used in our analysis.

5. Annual Expenditures Retained in/Brought to Minot by Additional Minot State University Art Department Students

If the Art Department Complex is not constructed, there would be no student expenditures. If the facility is constructed, student expenditures could be less than we estimated in the BCA if either the number of additional students or the expenditure per student is less than anticipated.

B. Environmental Value

1. Annual Energy Savings – Center for Technical Education

There would be no benefits if the facility is not constructed. The level of benefits would be less if the price of oil decreases.

2. Annual Energy Savings – Minot State University Art Department Complex

There would be no benefits if the facility is not constructed. The level of benefits would be less if the price of oil decreases.

3. Annual Energy Savings – Minot City Hall, Central Dispatch Offices, Regional Social Services Facility, and vulnerable Populations Community Hall

There would be no benefits if the facility is not constructed. The level of benefits would be less if the price of oil decreases.

C. Social Value

1. Improved Community Cohesion Associated with the Downtown Public Gathering Place

If the public gathering place is not constructed, there would be no associated improvement in community cohesion. If the public gathering place is constructed, the level of improved community cohesion could be less if the facility is not used for events on a regular basis or if the facility does not attract the interest of the public.

D. Economic Revitalization

1. Annual Center for Technical Education Students who Graduate

If the Center for Technical Education is not constructed, there would be no graduates. If the facility is constructed, a smaller percentage of students may graduate each year than estimated in this BCA.

2. Annual Center for Technical Education Graduates who Stay in the Minot Region One Year After Graduation

If the Center for Technical Education is not constructed, there would be no graduates. If the facility is constructed, there may be a smaller percentage of graduates who stay in the Minot region for at least one year than we estimated in this BCA.

3. Annual Additional Income Retained in/Brought to Minot Due to Increased Initial Earnings of New Graduates of the Center for Technical Education

If the Center for Technical Education is not constructed, there would be no graduates. If the facility is constructed, graduates may start at a lower average starting salary than we assumed in this BCA.

4. Annual Faculty and Staff at the Center for Technical Education

There would be no employees if the Center for Technical Education is not constructed. If the facility is constructed, there may be fewer initial employees than we estimated and there may be a higher number of students per employee than we assumed in this BCA.

5. Annual Labor Income – Center for Technical Education Faculty and Staff

There would be no salaries paid to employees if the Center for Technical Education is not constructed. If the facility is constructed, the average salary could be less than we assumed in our analysis.

6. Annual Additional Art Department Faculty and Staff at the Minot State University Art Department Complex

There would be no additional employees if the Art Department Complex is not constructed. If the facility is constructed, there may be fewer additional employees than we estimated during the analysis period due to the assumptions we made in this BCA.

7. Annual Labor Income – Additional Minot State University Art Department Complex Faculty and Staff

There would be no salaries paid to employees if the Art Department Complex is not constructed. If the facility is constructed, the average salary could be less than we assumed in our analysis.

8. Tourism/Community Revenue Generated by the Downtown Public Gathering Place

The tourism/community revenue estimated in this BCA would not be generated without construction of the public gathering place. If the public gathering place is constructed, factors that could impact the level of benefits estimated in this BCA include fewer than anticipated users and lower expenditures by these users.

9. Annual Labor Income Supported by Downtown Public Gathering Place Tourism/Community Revenue

The jobs and associated annual labor income estimated in this BCA would not be generated if the public gathering place is not constructed. If the public gathering place is constructed, factors that could impact the number of jobs and associated payroll estimated in this BCA include fewer than anticipated users and lower expenditures by these users.

8. Assessment of Challenges Faced with Implementing the Proposal

See pages 59-62 of the application.

9. Analysis Period

The analysis period we use for the economic revitalization BCA is 2018 to 2097. This analysis period was selected because construction activities for the projects included in the BCA begin in 2018 and extend through 2022. One of the projects in this BCA is the Minot State University Art Department Complex. Construction of this facility will be completed by 2022. Research shows the average expected service life for non-residential buildings constructed primarily of masonry, concrete, and steel in North America is between 77 and 87 years.⁶ We assume the Art Department Complex will be constructed of a combination of these materials. Therefore, since construction of this facility will be complete by 2022, we used a conservative estimate of 75 years for its service life (adding 75 years to 2022 yields 2097).

⁶ <http://www.woodworks.org/wp-content/uploads/2012/02/fpi-survey-actual-service-lives.pdf>

Costs and Benefits by Category	Page # in Factor Narratives or BCA	Attachment	Qualitative Description of Effect and Rationale for Including in BCA	Quantitative Assessment	Monetized Effect	Uncertainty
Lifecycle Costs						
Cost Associated with Construction of The Minot State University and Dakota College Center for Technical Education	Page _____		Maintaining a sustainable, diverse economy in Minot may be the greatest challenge to the region's long-term resilience and recovery. The influx of oil industry jobs has been an asset in many ways, but the city risks becoming dependent on these oil jobs and vulnerable to the volatility of the oil industry. If that happens, when the next downturn in the oil industry hits Minot, it will face significant loss of businesses, and other economic impacts far greater than those not heavily on a single industry. In 2015, local businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. They attribute this primarily to two factors: the lack of affordable housing and the draw of much higher wages and per diems in the oil industry. Employees in many sectors have left regional employers for higher paying oil jobs. Minot has begun to lose its robust base of workers with the technical skills needed to fill industry-specific jobs in non-oil sectors; people with these skills will be critical to our economic resilience as we face the ups and downs of the oil industry. While we need to address housing affordability, we also need to build the skills and capacity of our workforce. To address this issue, we propose the development of the Minot State University and Dakota College Center for Technical Education. The Center for Technical Education would provide an option for those students who want to advance their education, but who may not wish to pursue a four-year university degree. The Center for Technical Education would also replace the need for students in Minot to drive 85 miles to the Dakota College at Bottineau, which is currently the closest community college and technical education center.	Page _____	\$3,666,667 per year from 2019 through 2021.	1
Cost Associated with Construction of a Downtown Public Gathering Place	Page _____		A downtown public gathering place will create a public space for arts and cultural activities in addition to recreational open space which is sorely lacking downtown. Minot and the region need a place that represents their past and their future, where people can gather to enjoy what makes this region special and build connections among all of the people who now live here. This new public space will be located on a 2-acre site downtown and will feature design elements that depict the heritage and culture of Minot and the region, including iconic lighting bollards which will contribute to a sense of place as well as safety; a fountain dedicated to the heroism of Minot's volunteers and public servants who worked tirelessly before, during, and after the flood; a walking path; and events space for morning yoga, storytelling time, a Saturday morning farmer's market, the city's Arts Festival, and other activities and events. This space will also provide connections and wayfinding for the riverfront greenway, serving as a gateway to downtown for residents using non-vehicular transportation. The public gathering place would be an important piece of the City of Minot's downtown revitalization efforts.	Page _____	\$2,931,667 per year from 2020 through 2022.	1
Cost Associated with Construction of the Minot State University Art Department Complex	Page _____		Minot State University's Art Department has distinguished itself as a center for regional art and art education. Enrollment has increased, and the department has optimized its available space on campus. Additional space is needed to grow these programs, meet increased student demands, and help to rebuild enrollment. We want to capitalize on the opportunity to attract MSU students – not only to study in Minot but, for some, to stay and contribute to our community as business owners, entrepreneurs, employees, and teachers. Locating a new MSU Art Department facility downtown would create synergies with the ArtSpace facility, Taube Museum, and small arts businesses that have organically emerged. Studies have documented the tremendous value of art in the economic resilience of communities; excellent examples exist in Asheville NC, Lancaster PA, and Northfield MN. The proposed contemporary facility will help inspire creative place-making in downtown Minot. The building will accommodate studios, classroom space, faculty offices, and a mini-YMCA on the first floor, and could also accommodate community art classes in a community meeting room. The Art Department would occupy the first two floors of the building and student housing would occupy the third and fourth floors. Important design goals for the entire space are proper ventilation, natural lighting, and programmatic flexibility. This activity is connected to –and literally in the same building as – the housing for MSU arts students proposed in our build affordable and resilient neighborhoods project for downtown, and the synergy and inseparability of these two initiatives are emblematic of our overall approach. These are not isolated projects, but an integrated approach to making our Magic City a resilient city.	Page _____	\$5,500,000 per year from 2020 through 2022.	1
Cost Associated with Relocation of Minot City Hall, Central Dispatch Offices, Regional Social Services Facility, and Vulnerable Populations Community Hall	Page 1 in BCA Narrative		Minot City Hall is currently located in the Souris River floodplain. Realizing the critical role Minot City Hall plays in the daily operations of the City and especially during times of a disaster, the City of Minot proposes to relocate City Hall to a new 42,000-square foot facility located downtown and outside of the floodplain. This facility would also house the Central Dispatch Offices and serve as the central location for social services, such as North Central Social Services, Community Action Partnership, Veterans Center, and Homeless Coalition.	Page _____	\$2,083,333 from 2018 through 2020.	1
Resilience Value						
Relocation of Minot City Hall from the Souris River Floodplain	Page 2 in BCA Narrative		Minot City Hall is currently located in the Souris River floodplain. Relocating City Hall outside of the floodplain will enable the City of Minot's government to continue operations during a future flood without interruption, which is a critical component of making the region more resilient to future disasters.	It is expected that relocating City Hall from the Souris River floodplain will benefit the entire Minot region by removing the possibility of damage or loss due to a future flood and keeping critical government and public services in operation. A strong positive impact is expected. ++	Qualitative benefit. See the qualitative benefits discussion attached to this narrative table.	1
Annual Enrollment of Center for Technical Education	Page 2 in BCA Narrative		Enrollment at the Center for Technical Education plays an important role in estimating the benefits associated with student expenditures retained in/brought to Minot and annual additional income retained in/brought to Minot due to increased initial earnings of new graduates of the Center for Technical Education, which are both presented below.	Estimated enrollment figures for years 1 through 5 for the Center for Technical Education were provided by Minot State University officials. For enrollment after the first five years of operation, it was assumed enrollment would grow at a similar pace as population growth estimated for the Minot region. For this analysis, it was assumed enrollment would grow annually at 1.8 percent based on the following source: http://www.legis.nd.gov/files/committees/63-2013nms/appendices/15_5156_03000appendixc.pdf?20150925151444 Figure 32, Page 41. We use the Low Scenario.	Enrollment grows from 200 in 2022 to 1,174 in 2097. These figures aren't monetized here. They are used to monetize annual Center for Technical Education student expenditures retained in/brought to Minot, and annual additional income retained in/brought to Minot due to increased initial earnings of new graduates of the Center for Technical Education.	3

Annual Center for Technical Education Student Expenditures Retained in/Brought to Minot	Page 2 in BCA Narrative	Development of the Center for Technical Education will allow students pursuing one- and two-year certificate programs to stay in Minot to study at the new Center for Technical Education. In order to estimate the expenditures of students who stay in or come to Minot to study at the new Center for Technical Education, student expenditure data for the Dakota College at Bottineau, a community college approximately 85 miles from Minot, was used. Total direct expenditures of Dakota College at Bottineau students in FY2013 was \$4,500,000 (See https://www.ndus.edu/uploads/reports/129/economic-impact-of-ndus-report-2013-final.pdf Page 53). These expenditures include personal items, recreation, books, supplies, and room and board. Excluded are expenditures for tuition and fees. There were 474 full-time equivalent students at Dakota College at Bottineau in 2012 (https://www.ndus.edu/uploads/reports/129/economic-impact-of-ndus-report-2013-final.pdf Page 53). Average annual spending per Dakota College at Bottineau student in 2013 was \$9,494. \$4,500,000 / 474 = \$9,494. In 2015, this figure is \$9,557, which we use for average annual spending per student attending the Center for Technical Education. We apply this figure to the estimated annual enrollment figures. Example calculation: In 2019, enrollment is estimated at 200 students. 200 students x \$9,557 = \$1,911,400 total student expenditures in 2019.	\$1,911,400 in 2022 and increases each year during the analysis period, reaching \$11,221,346 in 2097.	3	
Annual Additional Students Enrolled in the Minot State University Art Department Due to Development of the New Art Department Complex	Page 2 in BCA Narrative	Minot State University already has an Art Department. Enrollment in the Art Department will increase once the new Art Department Complex is built. Additional enrollment generated by the Art Department Complex plays an important role in estimating the benefits associated with expenditures retained in/brought to Minot by these students.	The Art Department Complex will be 60,000 square feet. The number of existing MSU Art Department faculty is 8 (See http://www.mninstateu.edu/msu/faculty/faculty.html). The number of MSU students per faculty member is 13 (See http://ndhouse.com/minot-state-university/isthsh.SW1X0myY.cecvyj.dpbs). Using this information, we estimate current Art Department enrollment is 104 students. 8 faculty x 13 students per faculty member = 104 students. We then needed to estimate the initial number of Art Department faculty once the Art Department Complex opens. To estimate this we use data from the Art Departments at North Dakota State University and the University of Montana. The North Dakota State University Visual Arts Program is housed in Renaissance Hall, which is 70,000 square feet. (See http://www.ndsu.edu/arts/renaissance-hall-case-study-board.pdf). The North Dakota State University Visual Arts Program has 10 faculty members (See https://www.ndsu.edu/performingarts/visual_arts/faculty/index.html). The University of Montana School of Art has 18 faculty members (See http://www.umt.edu/art/faculty-members). To estimate the initial number of faculty at the new MSU Art Department Complex, we took the average of the University of Montana and North Dakota State University faculty counts to arrive at 14 faculty members. 10 + 18 = 28 / 2 = 14. To estimate the initial Art Department enrollment once the Art Department Complex opens, we multiply these 14 faculty members by the number of MSU students per faculty member. 14 faculty members x 13 students per faculty member = 182 students. The initial number of new students enrolled in the Art Department due to development of the Art Department Complex is 78, which we arrive at by subtracting the 104 current Art Department students from these 182 students. 182 students once the Art Department Complex is open - 104 current students = 78 students. We assume these 78 students will increase annually at a similar pace as population growth estimated for the Minot region. For this analysis, we use the following source: http://www.legis.nd.gov/files/committees/63-2013nma/appendices/15_5156_03000appendixc.pdf Figure 32, Page 41. We use the Low Scenario.	Additional students enrolled in the Art Department due to development of the Art Department Complex grows from 78 in 2023 to 292 in 2097.	3
Annual Expenditures Retained in/Brought to Minot by Additional Minot State University Art Department Students	Page 2 in BCA Narrative	The 2011 flood displaced 567 Minot State University students, and enrollment fell 7.3 percent. The decline in enrollment is reflected in the following table.	Total direct expenditures of Minot State University students in FY2013 was \$26,700,000 (https://www.ndus.edu/uploads/reports/129/economic-impact-of-ndus-report-2013-final.pdf Page 51). Expenditures include personal items, recreation, books, supplies, and room and board. Excluded are expenditures for tuition and fees. There were 3,731 full-time equivalent students at Minot State University in 2012 (https://www.ndus.edu/uploads/reports/129/economic-impact-of-ndus-report-2013-final.pdf Page 51). Average annual spending per MSU student in 2013 was \$9,777. \$26,700,000 / 3,731 = \$9,777. In 2015, this figure is \$9,842. We apply \$9,842 to each additional student enrolled in the Art Department due to development of the Art Department Complex. Example calculation: 78 additional Art Department students in 2021 x \$9,842 = \$767,669.	\$767,669 in 2023 increases each year until reaching \$2,874,151 in 2097.	3
Environmental Value					
Annual Energy Savings - Minot State University and Dakota College Center for Technical Education	Page 2 in BCA Narrative	The Center for Technical Education will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.	Square footage of Center for Technical Education = 30,000 sq ft. Average energy expenditure per square foot for a building used for education in the Midwest in 2005 = \$0.97. See: http://www.eia.gov/consumption/commercial/data/2003/index.cfm?view=consumption#ct1 . Consumption & Expenditure Tables for Non-Mall Buildings: Table C6. Expenditures by Census Region for Sum of Major Fuels; Cell K22. See Building Type Definitions at: http://www.eia.gov/consumption/commercial/building-type-definitions.cfm . Average energy expenditure per square foot for a building used for education in the Midwest in 2015 = \$1.12. Average energy expenditure for a 30,000 sq ft building used for education in the Midwest in 2015 = \$33,600. 30,000 sq ft x \$1.12 per sq ft = \$33,600. Average reduction in energy used by commercial new construction Energy Star buildings = 35%. See: http://www.energystar.gov/buildings/facility-owners-and-managers/new-construction/design-earn-energy-star/meet-your-team-and-set-goal . Annual savings in energy expenditures = \$11,60. \$33,600 x 35% = \$11,760.	\$11,760 per year from 2022 through 2097.	2
Annual Energy Savings - Minot State University Art Department Complex	Page 3 in BCA Narrative	The Art Department Complex will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.	Square footage of Art Department Complex = 60,000 sq ft. Average energy expenditure per square foot for a building used for education in the Midwest in 2005 = \$0.97. See: http://www.eia.gov/consumption/commercial/data/2003/index.cfm?view=consumption#ct1 . Consumption & Expenditure Tables for Non-Mall Buildings: Table C6. Expenditures by Census Region for Sum of Major Fuels; Cell K22. See Building Type Definitions at: http://www.eia.gov/consumption/commercial/building-type-definitions.cfm . Average energy expenditure per square foot for a building used for education in the Midwest in 2015 = \$1.12. Average energy expenditure for a 60,000 sq ft building used for education in the Midwest in 2015 = \$67,200. 60,000 sq ft x \$1.12 per sq ft = \$67,200. Average reduction in energy used by commercial new construction Energy Star buildings = 35%. See: http://www.energystar.gov/buildings/facility-owners-and-managers/new-construction/design-earn-energy-star/meet-your-team-and-set-goal . Annual savings in energy expenditures = \$23,520. \$67,200 x 35% = \$23,520.	\$23,520 per year from 2023 through 2097.	2
Annual Energy Savings - Minot City Hall, Central Dispatch Offices, Regional Social Services Facility, and Vulnerable Populations Community Hall	Page 3 in BCA Narrative	The relocated Minot City Hall and other offices to be co-located with it will be built appropriately for the Minot climate and will meet high construction standards, including Energy Star certification. Significant energy savings will be realized on an annual basis due to meeting these standards.	Square footage of City Hall facility to be constructed = 42,000 sq ft. Average energy expenditure per square foot for a building used for a government office in the Midwest in 2005 = \$1.60. See: http://www.eia.gov/consumption/commercial/data/2003/index.cfm?view=consumption#ct1 . Consumption & Expenditure Tables for Non-Mall Buildings: Table C6. Expenditures by Census Region for Sum of Major Fuels; Cell K30. See Building Type Definitions at: http://www.eia.gov/consumption/commercial/building-type-definitions.cfm . Average energy expenditure per square foot for a building used for a government office in the Midwest in 2015 = \$1.85. Average energy expenditure for a 42,000 sq ft building used for a government office in the Midwest in 2015 = \$77,700. 42,000 sq ft x \$1.85 per sq ft = \$77,700. Average reduction in energy used by commercial new construction Energy Star buildings = 35%. See: http://www.energystar.gov/buildings/facility-owners-and-managers/new-construction/design-earn-energy-star/meet-your-team-and-set-goal . Annual savings in energy expenditures = \$27,195. \$77,700 x 35% = \$27,195.	\$27,195 per year from 2021 through 2097.	2
Social Value					

Improved Community Cohesion Associated with the Downtown Public Gathering Place	Page 3 in BCA Narrative	<p>As we explained in our Phase 1 application, one of the benefits of living in smaller communities is that people know their neighbors and people look after one another. A common concern raised by Minot's residents at the public workshops held during the Phase 1 process, however, was that people didn't know their neighbors as well as they used to due to the tremendous growth the region has experienced due to the oil boom. Residents stated that when people don't know their neighbors, they are less likely to check in on one another, which weakens a community's cohesion. It is expected that the public gathering place will improve community cohesion in Minot by providing a central location where residents and visitors interact through recreation and cultural activities and form strong and positive relationships.</p>	<p>Based on our review of the literature (See http://www.cohesioninstitute.org.uk/Resources/Toolkits/Health/TheNatureOfCommunityCohesion; http://www.seattlefoundation.org/npos/Pages/PomegranateCenter.aspx; http://nvl002.nivel.nl/postprint/PPpp3003.pdf; http://www.eastshorepark.org/HealthBenefitsReport_FINAL_010307.pdf; http://ajph.aphapublications.org/doi/pdf/10.2105/AJPH.93.9.1439), we anticipate the public gathering place will improve community cohesion in Minot by providing a central location where residents and visitors interact through recreation and cultural activities and form strong and positive relationships. A strong positive impact is expected. ++</p>	Qualitative benefit. See the qualitative benefits discussion attached to this narrative table.	1
Economic Revitalization					
Annual Center for Technical Education Students who Graduate	Page 3 in BCA Narrative	<p>Each year a certain percentage of students attending the Center for Technical Education would graduate. We use the estimated number of students who graduate to estimate the number of graduates who stay in the Minot region for the first year after graduation. This allows us to estimate the annual additional income retained in/brought to Minot due to increased initial earnings of graduates of the Center for Technical Education, as discussed below.</p>	<p>According to the North Dakota University System (NDUS), which includes Minot State University, 43 percent of students attending a community college within the NDUS graduate within three years (See http://www.ndus.nodak.edu/Downloads/resources/2174/ndus-by-the-numbers-march-2012.pdf). We apply this percentage to the annual enrollment figures for the Center for Technical Education, beginning with 2025, three years after the facility opens. Example calculation: 200 estimated students in 2022 x 0.43 = 86 students who graduate in 2025.</p>	Graduating students increase each year from 86 in 2025 to 479 in 2097.	3
Annual Center for Technical Education Graduates who Stay in the Minot Region One Year After Graduation	Page 3 in BCA Narrative	<p>Each year a certain percentage of the graduates of the Center for Technical Education will choose to stay in Minot for at least one year after graduation. We use the estimated number of graduates who stay in Minot for one year to estimate the annual additional income retained in/brought to Minot due to increased initial earnings of graduates of the Center for Technical Education, as discussed below.</p>	<p>According to the NDUS, which includes Minot State University, 47 percent of NDUS graduates remain in North Dakota one year after graduation (See http://www.ndus.nodak.edu/uploads/resources/2174/ndus-by-the-numbers-march-2012.pdf). We use this percentage to estimate the number of graduates of the Center for Technical Education who will stay in Minot one year after graduation. This percentage is applied to the annual estimate of students who graduate. Example calculation: 86 students who graduate in 2025 x 67 percent = 58 graduates who stay in Minot for one year.</p>	Graduates who stay in the Minot region increase each year from 58 in 2025 to 321 in 2097.	3
Annual Additional Income Retained in/Brought to Minot Due to Increased Initial Earnings of New Graduates of the Center for Technical Education	Page 3 in BCA Narrative	<p>The new Center for Technical Education in Minot would enable a significant number of students to advance their education by pursuing one- and two-year certificate programs, customized technical training services for area businesses, and associate degree programs. Each year a certain percentage of students attending the Center for Technical Education would graduate, and of those students, a certain percentage would stay in the Minot region to live and work. These students who graduate and stay in Minot would have higher starting salaries (i.e., more income) than they would if they only possessed a high school education. It can be assumed that much of this additional income will be spent in Minot, which will assist with revitalizing the regional economy.</p>	<p>The average starting salary of a community college graduate in North Dakota in 2013 was \$31,600 (See http://www.air.org/sites/default/files/value_of_an_Associate_Degree_10.13.pdf Page 15). In 2015, this figure is \$31,810. The national average earnings of high school graduates (including GED) who are 18 to 24 years old in 2014 was \$17,913 (See http://www.census.gov/hhes/www/cpstables/032015/perinc/pinc04_000.htm Cell E40). In 2015, this figure is \$17,772. The difference between the average starting salary of a community college graduate and a high school graduate (in 2015) is \$14,038. \$31,810 - \$17,772 = \$14,038. We apply this figure to the annual number of graduates who stay in Minot for one year. Example calculation: 58 graduates in 2025 who stay in Minot x \$14,038 = \$814,204.</p>	Annual additional income retained in/brought to Minot increases each year from \$814,204 in 2022 to \$4,506,198 in 2097.	3
Annual Faculty & Staff at the Center for Technical Education	Page 4 in BCA Narrative	<p>Minot businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. As such, jobs are a critical component of the region's economic revitalization and long-term resilience and recovery. The influx of oil industry jobs to the region has been an asset in many ways, but the City risks becoming dependent on these oil jobs and vulnerable to the volatility of the oil industry. If that happens, when the next downturn in the oil industry hits, Minot would face significant unemployment, loss of businesses, and other economic impacts affecting communities that depend too heavily on a single industry sector. Job creation in industry sectors outside of the oil industry will therefore be especially beneficial to the region's long-term economic well-being. The Center for Technical Education would employ faculty and staff involved in instruction, administration, and building maintenance. We estimate the annual number of faculty and staff in order to estimate annual labor income associated with these employees.</p>	<p>The average number of employees at public community colleges per 1,000 students was 175 in FY2012. See http://www.deltacostproject.org/sites/default/files/products/DeltaCostAIR_Staffing_Brief_2_3_14.pdf Page 5 figure 1. The Center for Technical Education will have 200 students enrolled in its first year. Using ratios, we estimate 35 employees at the Center for Technical Education in its first year of operation, 175 employees x 200 students = 35,000. 35,000 / 1,000 students = 35 employees. To estimate how the number of employees increases through the analysis period, we take the initial 200 students enrolled at the Center for Technical Education in its first year of operation and divide by the 35 initial employees to obtain a student to employee ratio. 200 / 35 = 5.7 students per employee. We apply this ratio to the annual number of students enrolled at the Center for Technical Education to obtain the annual number of employees. Example calculation: 223 students enrolled in 2023 / 5.7 = 39 employees in 2023.</p>	The number of employees at the Center for Technical Education increases from 35 in 2022 to 206 in 2097.	3
Annual Labor Income - Center for Technical Education Faculty and Staff	Page 4 in BCA Narrative	<p>As explained above, the Center for Technical Education would employ faculty and staff involved in instruction, administration, and building maintenance. The salaries paid to these faculty and staff would assist with revitalizing the regional economy through these employees' expenditures for basic living expenses.</p>	<p>Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of the additional faculty and staff who would work at the Center for Technical Education. We researched job descriptions in BLS data that qualify the job that would exist at the Center for Technical Education. According to BLS data, the average salary of vocational education teachers, postsecondary in North Dakota in 2014 was \$45,010 (See: http://www.bls.gov/oes/current/oes_nd.htm#25-0000). According to BLS data, the average salary of secretaries and administrative assistants (except legal, medical, and executive) in North Dakota in 2014 was \$35,270 (See: http://www.bls.gov/oes/current/oes_nd.htm#43-0000). According to BLS data, the average salary of janitors and cleaners (except maids and housekeeping cleaners) in North Dakota in 2014 was \$27,730 (See: http://www.bls.gov/oes/current/oes_nd.htm#37-0000). The average of these salaries in 2015 is \$35,719, which was used as the average salary of Center for Technical Education employees. This average salary was applied to the estimates of annual employees at the Center for Technical Education. Example calculation: 35 employees in 2022 x \$35,719 = \$1,250,165.</p>	Total annual labor income increases from \$1,250,165 in 2022 to \$7,358,114 in 2097.	3

Annual Additional Art Department Faculty and Staff at the MSU Art Department Complex	Page 4 in BCA Narrative	<p>Minot businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. As such, jobs are a critical component of the region's economic revitalization and long-term resilience and recovery. The influx of oil industry jobs to the region has been an asset in many ways, but the City risks becoming dependent on these oil jobs and vulnerable to the volatility of the oil industry. If that happens, when the next downturn in the oil industry hits, Minot would face significant unemployment, loss of businesses, and other economic impacts affecting communities that depend too heavily on a single industry sector. Job creation in industry sectors outside of the oil industry will therefore be especially beneficial to the region's long-term economic well-being. Similar to the Center for Technical Education, the downtown Art Department Complex would employ faculty and staff involved in instruction, administration, and operations/maintenance. These faculty and staff would be additional employees hired to supplement the faculty and staff that are already employed within the Art Department. We estimate the annual additional number of faculty and staff in order to estimate annual labor income associated with these employees.</p>	<p>The number of existing MSU Art Department faculty is 8 (See http://www.mninststate.edu/msuart/faculty.shtml). We estimate the existing MSU Art Department administrative staff is one. To arrive at this number we looked at faculty and staff data for the North Dakota State University (NDSU) and University of Montana (UM) art departments. NDSU has 10 faculty and two administrative staff (See https://www.ndsu.edu/performingarts/visual_arts/faculty/index.html). UM has 18 faculty and three administrative staff (See http://www.umt.edu/art/faculty-staff). Based on this data, we assumed one administrative staff person at MSU. We then estimated the initial number of MSU Art Department faculty once the Art Department Complex opens. To estimate this, we again use data from the art departments at NDSU and UM. The MSU Art Department Complex will be 60,883 square feet (See http://www.mninststate.edu/2012/08/Renaissance-Hall-case-study-board.pdf). The University of Montana School of Art's facility is 52,200 square feet (See http://www.umt.edu/art/facilities). We took the average of the University of Montana and North Dakota State University faculty counts to arrive at 14 faculty members at the MSU Art Department Complex. $10 + 18 = 28$, $28 / 2 = 14$. To estimate the initial number of administrative staff that would be employed at the Art Department Complex, we took the average of the administrative staff at NDSU and UM to arrive at three administrative staff. 2 staff at NDSU + 3 staff at UM = $5.5 / 2 = 2.5$, which we round up to 3. We also estimate that the MSU Art Department Complex will employ two building maintenance staff. We arrive at this number by using the staff directory for the Dakota College at Bottineau, a facility that is 60,883 square feet (See http://www.ndsu.edu/uploads/resources/384/ndus-state-supported-facilities-memorandum-2015-01-08.pdf). This facility employs four custodians according to the staff directory for the college (See http://www.dakotacollege.edu/faculty-staff/staff/directory/). Because this facility is approximately the same size as the proposed Art Department Complex, we then estimate the initial number of new faculty and staff at the MSU Art Department Complex (i.e., excluding the existing eight faculty members and one administrative staff member employed by the MSU Art Department), which we estimate as 12. (12 initial art department faculty once the Art Department Complex opens + 3 initial administrative staff members once the Art Department Complex opens) / 18 (existing MSU Art Department faculty members + 2 existing MSU Art Department administrative staff members + 2 initial building maintenance staff members at the MSU Art Department Complex) = 12. Finally, we needed to estimate the initial number of additional students attending the new Art Department Complex per initial additional faculty/staff member. To arrive at this number, we used the 78 initial students enrolled in the Art Department due to development of the Art Department Complex (explained under Resilience Value above). 78 students / 12 faculty and staff members = 6.5. To estimate annual faculty and staff employed at the Art Department Complex through the analysis period, we divided the annual number of additional students enrolled in the Art Department due to development of the Art Department Complex by 6.5.</p>	<p>The faculty and staff count increases from 12 in 2023 to 45 in 2097.</p> <p>3</p>
Annual Labor Income - Additional Art Department Faculty and Staff at the New Minot State University Art Department Complex	Page 4 in BCA Narrative	<p>As explained above, the downtown Art Department Complex would employ faculty and staff involved in instruction, administration, and operations/maintenance. These faculty and staff would be additional employees hired to supplement the faculty and staff that are already employed within the Art Department. These salaries paid to these additional faculty and staff would assist with revitalizing the regional economy through these employees' expenditures for basic living expenses.</p>	<p>Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of the additional faculty and staff who would work at the Art Department Complex. We researched job descriptions in BLS data that typify the jobs that would exist at the Art Department Complex. According to BLS data, the average salary of postsecondary art, drama, and music teachers in North Dakota in 2014 was \$68,150 (See: http://www.bls.gov/oes/current/oes_nd.htm#252000). According to BLS data, the average salary of secretaries and administrative assistants (except legal, medical, and executive) in North Dakota in 2014 was \$35,270 (See: http://www.bls.gov/oes/current/oes_nd.htm#300000). According to BLS data, the average salary of janitors and cleaners (except maids and housekeeping cleaners) in North Dakota in 2014 was \$27,730 (See: http://www.bls.gov/oes/current/oes_nd.htm#307000). The average of these salaries is \$43,720 in 2014. (\$58,160 + \$35,270 + \$27,730) / 3 = \$43,720 in 2014. In 2015, this figure is \$43,375, which was used as the average salary of additional Art Department faculty and staff. This average salary was applied to the estimates of additional annual faculty and staff at the Art Department Complex. Example calculation: 12 faculty and staff in 2023 x \$43,375 = \$520,497.</p>	<p>Total annual labor income increases from \$520,497 in 2023 to \$1,948,741 in 2097.</p> <p>3</p>
Tourism/Community Revenue Generated by the Downtown Public Gathering Place	Page 4 in BCA Narrative	<p>Many communities that construct greenways experience significant increases in tourism and community revenue from their investment. Often connected with these greenways are downtown public gathering places that include greenspace and host various cultural events and farmer's markets, which also generate tourism and community revenue. An excellent example is the Town Square in Grand Forks, North Dakota, which is directly adjacent to the Greater Grand Forks Greenway. The Town Square hosts numerous cultural events and a farmer's market each year. Similar to the Town Square in Grand Forks, the proposed downtown public gathering place in Minot will be intricately connected to the riverfront greenway and is anticipated to generate tourism and community revenue for the region, which will assist with the City's efforts to revitalize the local and regional economy.</p>	<p>Because the downtown public gathering place would be intricately connected to the riverfront greenway, we estimate tourism and community revenue associated with the public gathering place using a methodology that is similar to the one used to estimate tourism and community revenue associated with the greenway in the flood protection BCA. Page 58 of http://waterlandlife.org/assets/Greenways_Flink_10_21_09.pdf states that many greenway systems generate \$3 each year in tourism revenue for every \$1 in expenditure invested. To stay conservative, a \$1 to \$1 ratio was used in this analysis rather than the \$2 to \$1 ratio used for the greenway. The assumption is the greenway would be larger than the public gathering place and the greenway, being linear in geographic coverage, would allow for more food and beverage, entertainment/recreation, retail, and other development to occur along it. The cost of the public gathering place is \$8,795,000. The estimated initial annual tourism/community revenue generated by the public gathering place is \$8,795,000. \$8,795,000 x \$1 = \$8,795,000. Revenue is anticipated to increase each year through the analysis period as the number of domestic tourists visiting Minot will increase each year at an estimated 1.6 percent, based on projections by the U.S. Travel Association (See https://www.ustravel.org/sites/default/files/page/2010/12/ForecastSummary.pdf). Total Domestic Person-Trips).</p>	<p>Revenue is anticipated to gradually grow the first few years after the public gathering place is built, increasing from \$2,931,667 (\$8,795,000 / 3 = \$2,931,667) in 2023 to \$8,795,000 in 2025. From 2026 through 2097, tourism/community revenue is anticipated to increase from \$8,935,720 to \$27,579,737.</p> <p>2</p>
Jobs Supported by Annual Downtown Public Gathering Place Tourism/Community Revenue	Page 4 in BCA Narrative	<p>Minot businesses documented the loss of 800 employees after the flood, and these businesses continue to report challenges in retaining employees. As such, jobs are a critical component of the region's economic revitalization and long-term resilience and recovery. The influx of oil industry jobs to the region has been an asset in many ways, but the City risks becoming dependent on these oil jobs and vulnerable to the volatility of the oil industry. If that happens, when the next downturn in the oil industry hits, Minot would face significant unemployment, loss of businesses, and other economic impacts affecting communities that depend too heavily on a single industry sector. Job creation in industry sectors outside of the oil industry will therefore be especially beneficial to the region's long-term economic well-being. Similar to the greenway in the flood protection BCA, the revenue generated by the downtown public gathering place will result primarily from expenditures by residents and visitors that take place in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy. These expenditures will support jobs in the local economy, such as employees at restaurants, hotels, and retail establishments. The annual labor income associated with these jobs will be an important economic benefit for the City of Minot as employees spend their salaries for basic living expenses.</p>	<p>Impact Analysis for Planning (IMPLAN) data was used for this analysis to estimate the number of jobs that will be created in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy as a result of resident and visitor expenditures associated with the downtown public gathering place. According to IMPLAN multipliers for Ward County, North Dakota, an estimated 18 jobs will be created per \$1.0 million dollars in resident and visitor expenditures associated with the public gathering place. This ratio was applied to the anticipated tourism and community revenue generated each year by the public gathering place. Example calculation: (\$8,795,000 in annual revenue in 2025 / \$1,000,000) x 18 = 156 jobs in 2025. The specific IMPLAN multipliers used to develop the estimate of 18 jobs per \$1.0 million in expenditures is included as an attachment to this narrative table.</p>	<p>Jobs will grow from an estimated 53 in 2023 to 496 by 2097. This effect is monetized below as annual labor income associated with these jobs.</p> <p>2</p>
Annual Labor Income Supported by Downtown Public Gathering Place Tourism and Community Revenue	Page 4 in BCA Narrative	<p>As explained above, the revenue generated by the downtown public gathering place will result primarily from expenditures by residents and visitors that take place in the food/beverage, hotel/motel, entertainment, retail, and transportation sectors of the economy. These expenditures will support jobs in the local economy, such as employees at restaurants, hotels, and retail establishments. The annual labor income associated with these jobs will be an important economic benefit for the City of Minot as employees spend their salaries for basic living expenses.</p>	<p>Average salary data from the Bureau of Labor Statistics (BLS) was used to estimate the average salary of jobs that would be supported by resident and visitor expenditures associated with the downtown public gathering place. We researched job descriptions in BLS data that typify the jobs that would be supported by resident and visitor expenditures associated with the public gathering place. According to 2014 BLS data, the average salaries of a cashier and retail sales person in North Dakota are \$21,360 and \$29,220, respectively (see http://www.bls.gov/oes/current/oes_nd.htm). In 2015 dollars, these salaries are \$21,191 and \$28,989, respectively. The average of these two salaries is \$25,090 in 2015 dollars. This average salary was applied to all jobs estimated to be supported by resident and visitor expenditures associated with the public gathering place each year. Example calculation: 156 jobs in 2025 x \$25,090 = \$3,972,046 total annual salary.</p>	<p>Annual labor income will grow from \$1,324,015 in 2023 to \$12,455,503 in 2097.</p> <p>2</p>

City of Minot – National Disaster Resilience Competition, Phase 2

Economic Revitalization Benefit-Cost Analysis – Qualitative Benefits

Introduction

As required in Attachment H to the Notice of Funding Availability (NOFA) dated June 2015, the benefits and costs of the projects in the economic revitalization benefit-cost analysis (BCA) were measured according to five categories. These categories include:

- Lifecycle Costs – These include project construction/investment costs.
- Resilience Value – The value of protection from future disasters. An example in this BCA is the annual expenditures of students of the Center for Technical Education and Art Department Complex that would be retained in/brought to Minot. These expenditures will assist with improving the region's economic resilience.
- Environmental Value – These factors fall into categories such as erosion control, wildlife habitat, reduced energy usage, reduced air quality impacts, and climate regulation.
- Social Value – Benefits that would further community development objectives. Examples include health benefits and improved community identity and social cohesion.
- Economic Revitalization – Direct effects on the local or regional economy. Examples include tourism revenue, payroll associated with permanent jobs added to the economy, and increases in property values.

In most cases, it was possible to quantify the benefits and costs within these categories in the economic revitalization BCA. However, two benefits were not easily quantified, one of which is included in the Social Value category, with the other included in the Resilience Value category. These benefits include:

- Improved community cohesion associated with the downtown public gathering place.
- Relocation of Minot City Hall from the Souris River floodplain.

As explained on Page 3 of Attachment H to the NOFA, applicants may include up to three pages summarizing benefits or costs that are difficult to quantify. The sections below provide brief discussions of these two difficult-to-quantify benefits.

Social Value – Improved Community Cohesion Associated with the Downtown Public Gathering Place

As explained in the City of Minot's Phase 1 application, one of the benefits of living in smaller communities is that people know their neighbors and people look after one another. A common concern raised by Minot's residents at the public workshops held during the Phase 1 process, however, was that people didn't know their neighbors as well as they used to due to the tremendous growth the region has experienced due to the oil boom. Residents stated that when people don't know their neighbors, they are less likely to check in on one another, which weakens a community's cohesion.

Community cohesion is defined in the literature as follows:

"A cohesive community is one where:

- There is a common vision and a sense of belonging for all communities;
- The diversity of people's different backgrounds and circumstances is appreciated and positively valued;
- Those from different backgrounds have similar life opportunities; and
- Strong and positive relationships are being developed between people from different backgrounds and circumstances in the workplace, in schools, and within neighborhoods."¹

One way in which community cohesion can be strengthened is through creation of a public gathering place that serves as the hub for a community's civic and cultural life and an anchor point for more livable surrounding development.² Public gathering places are shared public spaces that include parks, neighborhood focal points, community trails, and public artworks that contribute to a community's identity and facilitate social interaction.³

Examples of research that demonstrate the ability of public gathering places to strengthen community cohesion include a 2009 study in *Health and Place* that measured social contacts and health in 10,089 residents of the Netherlands and calculated the percentage of green space within a 1 and a 3 kilometer radius around the postal code for each individual's address.⁴ The study found that feelings of loneliness and a perceived shortage of social support were greater for study participants living in areas with less green space. A review of research on the health benefits of parks released by the Trust for Public Land in 2006 found stronger social ties among residents of neighborhoods with greenery in common spaces.⁵ This same study also found that neighborhoods are more stable and lose fewer residents over time when they have community gardens. Lastly, a 2003 research report in the *American Journal of Public Health* described how the Sunnyside neighborhood, which was experiencing social disorder, alienation, vandalism, crime, and littering in Portland, Oregon in the late 1990s, was revitalized through the creation of a public gathering place known as the Sunnyside Piazza.⁶ The Sunnyside Piazza features a gigantic sunflower (the neighborhood's symbol) painted in the middle of a central intersection along with an art wall featuring colorful mosaics and shapes. This public gathering place has cultivated social connectedness and a sense of community by facilitating social interactions among passersby reading signs about the project and admiring the artwork, tourists taking photographs, children throwing coins into the wishing pond, and joggers running by the newly created hub of activity.⁷

The City of Minot proposes to construct a downtown gathering place that will create public space for arts and cultural activities as well as recreational open space. The public gathering place will be located on a two-acre site downtown and will feature design elements that depict the heritage and

¹ <http://www.cohesioninstitute.org.uk/Resources/Toolkits/Health/TheNatureOfCommunityCohesion>

² <http://www.seattlefoundation.org/npos/Pages/PomegranateCenter.aspx>

³ Ibid.

⁴ <http://nvloo2.nivel.nl/postprint/PPpp3003.pdf>

⁵ http://www.eastshorepark.org/HealthBenefitsReport_FINAL_010307.pdf

⁶ <http://ajph.aphapublications.org/doi/pdf/10.2105/AJPH.93.9.1439>

⁷ Ibid.

culture of Minot and the region, including iconic lighting bollards which will contribute to a sense of place and safety; a fountain dedicated to the heroism of Minot's volunteers and public servants who worked tirelessly before, during, and after the flood; a walking path; and events space for morning yoga, storytelling time, a Saturday morning farmer's market, the City's Arts Festival, and other activities and events. The gathering place will also provide connections and wayfinding for the riverfront greenway, serving as a gateway to downtown for residents using non-vehicular transportation. Based on the review of the literature, it is anticipated that the downtown public gathering place will assist with re-building and strengthening community cohesion in Minot.

Resilience Value – Relocation of Minot City Hall from the Souris River Floodplain

Minot City Hall is currently located in the Souris River floodplain. Relocating City Hall outside of the floodplain will avoid potential future flood-related damage to the facility and enable critical government services to continue operations during a flood without interruption, which is an important component of making the region more resilient to future disasters.

An example of a city that relocated its city hall for flood-related reasons is Palo, Iowa. Palo, the majority of which is located within a floodplain, was devastated by floodwaters associated with the Spring Mid-West Storms, a federally declared disaster in the State of Iowa, in June 2008.⁸ Palo's City Hall and Community Center, which also housed the City's library, Educational Center, Senior Center, Congregate Meals Center, and a gymnasium were destroyed during the flood. After the flood, City Council meetings were held in rented office space and the Community Center, Congregate Meals Center, Educational Center, and Senior Center were no longer in operation.⁹ Realizing the critical roles these public services serve, Palo's City Hall and Community Center have subsequently been reconstructed and relocated outside both the 100- and 500-year floodplains.

Summary

The preceding discussion provided qualitative descriptions of difficult-to-quantify benefits of proposed projects in the economic revitalization BCA. These benefits include improved community cohesion associated with the downtown public gathering place (a social value benefit) and relocation of Minot City Hall from the Souris River floodplain (a resilience value benefit). It is expected that the public gathering place will improve community cohesion in Minot by providing a central location where residents and visitors interact through recreation and cultural activities and form strong and positive relationships. It is also expected that relocating City Hall from the Souris River floodplain will benefit the entire Minot region by removing the possibility of damage or loss due to a future flood and keeping critical government and public services in operation.

⁸ http://www.fema.gov/media-library-data/20130726-1651-20490-9342/draft_palo_community_center_ea_5_14_09.pdf

⁹ Ibid.



GREENWAY VISITOR EXPENDITURES

Percent	Jobs per \$million spent
25%	411 Hotels and motels- including casino hotels
	 14.64969475
45%	413 Food services and drinking places
	 21.93447997
15%	330 Retail Stores - Miscellaneous
	 22.78123624
15%	362 Automotive equipment rental and leasing
	 6.731521361
100%	
	Avg Total 17.95985331