



## **Twin Cities Real Estate Appraiser Takes Precautions During Pandemic While Home Sales Rise as Usual During the Fall**

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Minnesota Real Estate Appraisal Services, a real estate appraiser based in Roseville, MN, has revealed that they have been taking the necessary precautions as home sales increased as usual during the fall season in spite of the pandemic. Fortunately, many of their tasks could be done online through Zoom and other platforms. Appraisals still have to be performed in person and on the ground, but they do everything they can to ensure that their clients and themselves are protected. They are capable of handling everything, from the routine to the most complicated transactions. Furthermore, they are court certified and their expertise can help in keeping people out of court.

The company, which is based in the Minneapolis-St. Paul area, has more than 40 years of experience in providing land, legal, commercial and industrial, and multi-family residential appraisal services. They have conducted hundreds of appraisals for commercial and industrial properties in the Twin Cities area and around Minnesota. The kinds of properties they have appraised include: office buildings; corporate & industrial; heavy & light industrial; manufacturing facilities; office/warehouse; office/shop; parks; public & private projects; shopping malls; hotels/motels; destination resorts; auto service stations; auto dealerships;

restaurants; golf courses; marinas; developable land; partial entitlements; multi-family projects; retirement & nursing; homes; agricultural lands; and government buildings.

With regards to their legal appraisal services. Clark Goset, owner of Minnesota Real Estate Appraisal Services, says, "We pride ourselves in our ability to provide our clients, including attorneys, financial advisers, executives and business owners with our quality, respected and exceptional valuation services."

These real estate appraisals are needed in legal proceedings because they can provide a court certified appraiser. They can offer expert testimony services for various issues, such as: marital dissolution divorce, partnership, taxation issues etc.; stigmatized property; condemnation and eminent domain cases; estate settlement; easement disputes; title flaws; construction defect, or physical obsolescence; bankruptcy, lean striping etc.; loan underwriting; litigation support; insurance disputes; eminent domain takings; municipal assessment; relocations; foreclosures; estates & probate; and retrospective appraisals.

The professionals at Minnesota Real Estate Appraisal Services also have experience in appraising parcels of land intended for development or agricultural usage. They provide land and development property appraisal reports that are either in complete or summary format. In these reports, they provide an in-depth analysis of the property, its current and potential usage, its surrounding areas, and other factors that can have an effect on its current and future usage, and marketability. They provide Geographic Information Systems (GIS) data in their appraisal reports, whenever it is applicable or when the client requests for it. The use of GIS data provides the advantage of illustrating various details of the land on a map, such as elevations, wetland areas, soil types, wetland types, and other characteristics of the land. All of the mapped details will be fully explained on the appraisal report. All of the data and mapping data that used for explanation will be obtained by the Minnesota DNR, USGS, other dependable institutions.

They can also provide residential appraisals for various kinds of properties, from smaller city properties to multi-million dollar properties located on Lake Minnetonka. They can provide different types of appraisal reports, such as the Uniform Residential Appraisal Report (URAR)-1004, Individual Condominium Unit Appraisal (1073), Individual Condominium Unit Appraisal (1073) report, and Employee Relocation Form (ERC).

The URAR is for single-family residential units, including townhomes. It includes details of the physical inspection of the exterior and interior parts of the property, and the exterior of each comparable. The ERC is a full appraisal report used by relocation companies and transferees. The Individual Condominium Appraisal report is for a unit in a condominium project or a condominium unit in a planned unit development. And finally, the Residential Income Property Appraisal report is for income properties.

People who are interested in real estate appraisal services in the Twin Cities for whatever reason may want to check out the website of Minnesota Real Estate Appraisal Services at <https://www.mnreappraisals.com/>, or contact them on the phone or through email.

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For more information about Minnesota Real Estate Appraisal Services, contact the company here: Minnesota Real Estate Appraisal Services Clark Goset (612) 618-0917 [cgoset@reappraisalsmn.com](mailto:cgoset@reappraisalsmn.com) 2647 Virginia Avenue Roseville, Minnesota 55113

## **Minnesota Real Estate Appraisal Services**

*Minnesota Real Estate Appraisal Services offers its 40+ years of Commercial, Industrial, Land, Legal and Multi-Family Residential Appraisal Expertise for your project. We are Real Estate Appraisers you can trust.*

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