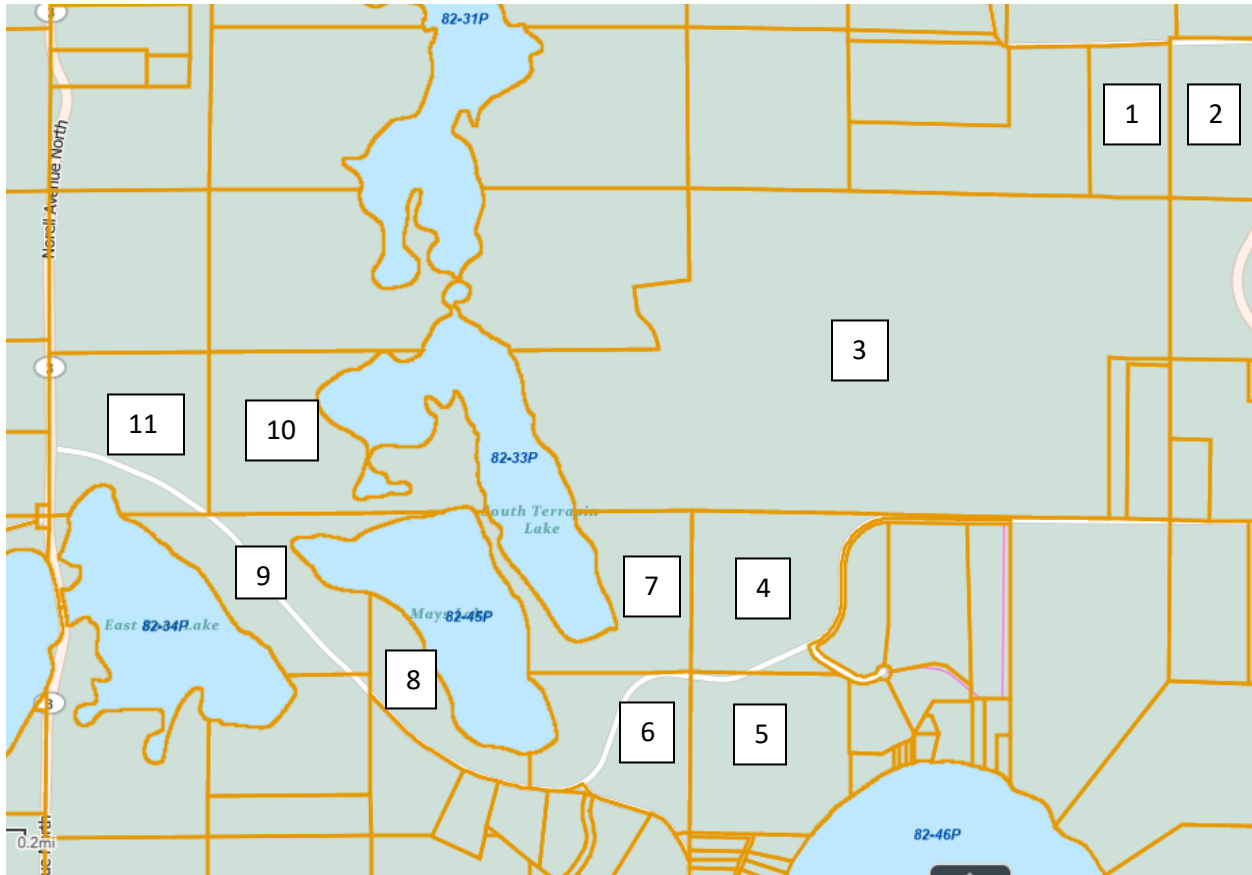


Amherst Wilder Foundation Parcel Map & Information



Assessed Property Values

Parcel	Acres	Land Value	Building Value	Estimated Total Value
1	18.8	\$ 357,200.00	\$ -	\$ 357,200.00
2	39.6	\$ 543,900.00	\$ -	\$ 543,900.00
3	263.1	\$ 4,943,400.00	\$ 1,574,100.00	\$ 6,517,500.00
4	37.4	\$ 711,000.00	\$ 1,748,900.00	\$ 2,459,900.00
5	38.1	\$ 1,125,000.00	\$ 123,100.00	\$ 1,248,100.00
6	30.2	\$ 351,000.00	\$ 210,200.00	\$ 561,200.00
7	30.6	\$ 835,500.00	\$ 2,790,000.00	\$ 3,625,500.00
8	16.6	\$ 576,800.00	\$ -	\$ 576,800.00
9	34.6	\$ 915,600.00	\$ -	\$ 915,600.00
10	48	\$ 903,300.00	\$ -	\$ 903,300.00
11	38.2	\$ 847,800.00	\$ -	\$ 847,800.00
	595.2	\$ 12,110,500.00	\$ 6,446,300.00	\$ 18,556,800.00

Source: [Washington County GIS Map](#)

Wilder Forest Parcel Values (Land & Building) 2018, 2022, 2023

	2018	2022	2023	% Increase
Parcel 1 Land Value	\$ 243,500.00	\$ 335,000.00	\$ 357,200.00	38%
Parcel 2 Land Value	\$ 371,300.00	\$ 519,800.00	\$ 543,900.00	38%
Parcel 3 Land Value	\$ 3,779,800.00	\$ 4,846,600.00	\$ 4,943,400.00	27%
Parcel 3 Building Value	\$ 1,215,700.00	\$ 1,529,100.00	\$ 1,574,100.00	32%
Parcel 4 Land Value	\$ 711,000.00	\$ 711,000.00	\$ 711,000.00	0%
Parcel 4 Building Value	\$ 1,335,000.00	\$ 1,335,000.00	\$ 1,748,900.00	31%
Parcel 5 Land Value	\$ 1,125,000.00	\$ 1,125,000.00	\$ 1,125,000.00	0%
Parcel 5 Building Value	\$ 94,000.00	\$ 94,000.00	\$ 123,100.00	31%
Parcel 6 Land Value	\$ 210,000.00	\$ 319,000.00	\$ 351,000.00	50%
Parcel 6 Building Value	\$ 134,600.00	\$ 206,100.00	\$ 210,200.00	56%
Parcel 7 Land Value	\$ 668,400.00	\$ 835,500.00	\$ 835,500.00	22%
Parcel 7 Building Value	\$ 2,232,000.00	\$ 2,790,000.00	\$ 2,790,000.00	25%
Parcel 8 Land Value	\$ 459,600.00	\$ 576,800.00	\$ 576,800.00	23%
Parcel 9 Land Value	\$ 729,600.00	\$ 915,600.00	\$ 915,600.00	23%
Parcel 10 Land Value	\$ 719,800.00	\$ 903,300.00	\$ 903,300.00	23%
Parcel 11 Land Value	\$ 675,500.00	\$ 847,800.00	\$ 847,800.00	23%
Total Values	\$ 14,704,800.00	\$ 17,889,600.00	\$ 18,556,800.00	
Average Percent Increase				28%

Source: [Washington County GIS Map](#)

Assumptions:

1. The data was sourced via the following Washington County website link:
<https://wcmn.maps.arcgis.com/apps/webappviewer/index.html?id=c07b8931249b47be81278a79103bd698>
2. All data is tax assessor based, not appraisal based.
3. Parcel 5 is adjacent to Square Lake. There are two parcels here that join to make the 55 acres – most of Parcel 5, a sliver of parcel 4, and the east half of Parcel 6.
4. Appraisals lag a year relative to assessed value. If prices are going up, appraisals (based on sales) will take a good year to catch up; conversely, if prices are going down, appraisals will tend to show somewhat inflated values.
5. See the Wilder Forest maps at slides 9, 15, and 18 in the attached Square Lake Conservancy Overview.

6. To view the full PowerPoint, you may access the full presentation with embedded video here: [Square Lake Conservancy Overview](#).

Statement of Goals:

1. Assist Wilder Foundation in selling its land at fair market value to a conservation-centric, community supported buyer that meets Conservancy District ordinance requirements.
2. Provide a secure, long-term home for River Grove: Marine Area Community School to continue its nature-based K-5 education in May Township.
3. Provide a secure, long-term home for Big River Farms to continue organic food production and farm education programming for immigrant and BIPOC farmers.
4. Establish a permanent conservation easement or similar protection over the 55 acres of Wilder Forest adjacent to Square Lake.
5. Establish permanent protections on portions or the entirety of the Wilder property in coordination with local conservation partners and conservation-minded buyer.
6. Protect the 2400 acre St. Croix Greenway Corridor from subdivision and development.
7. Upgrade and replace failing septic systems within this corridor.
8. Provide opportunities for low-impact nature study and enjoyment.
9. Unite the community and provide a long-term community-asset.

Desired Outcomes:

1. For May Township Lakes, Forest, Wildlife and Habitat. Permanent protection and preservation of Wilder Forest, in its current pristine state - including optimal natural resource protection for Square Lake, East Boot Lake, Mays Lake, Clear Lake, Terrapin Lake, Wilder Forest woodlands, habitat, surrounding watershed, and agricultural land. – recognized as **one of the largest and most ecologically significant remaining unprotected natural areas in the Twin Cities metropolitan area**.
2. For Wilder Foundation. A community-supported, conservation-centric, Conservation District compliant, River Grove School-supporting, purchaser who meets Wilder Foundation’s financial objectives for the sale.
3. For May Township. An end to the controversy. United community support. Retaining Conservation District priority and precedence.

4. For River Grove School. Relocation of the elementary school to the adjacent Warner Nature Center, within the next two years after building construction is completed; including coverage of construction and septic system costs for the new River Grove facility at the new site.
5. For Square Lake Association. Permanent Conservation Easement for the 55 acres of Wilder Forest adjacent to Square Lake – a key desired outcome for SLA.

Individual Parcel Information: Current & Prior Years

Parcel 1

Acres: 18.8

Square Footage: 817,901

Parcel ID: 1403120130006

Estimated Land Value: \$357,200

Estimated Building Value: \$0

Estimated Total Value: \$357,200

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$357,200	\$0	\$0	\$357,200
2022	\$335,000	\$0	\$0	\$335,000
▲ More Years...				
2021	\$270,800	\$0	\$0	\$270,800
2020	\$270,800	\$0	\$0	\$270,800
2019	\$270,800	\$0	\$0	\$270,800
2018	\$243,500	\$0	\$0	\$243,500
2017	\$239,800	\$0	\$0	\$239,800
2016	\$242,900	\$0	\$0	\$242,900
2015	\$242,900	\$0	\$0	\$242,900
2014	\$242,900	\$0	\$0	\$242,900

Parcel 2

Acres: 39.6

Square Footage: 1,723,474

Parcel ID: 1403120140001

Estimated Land Value: \$543,900

Estimated Building Value: \$0

Estimated Total Value: \$543,900

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$543,900	\$0	\$0	\$543,900
2022	\$519,800	\$0	\$0	\$519,800
▲ More Years...				
2021	\$420,200	\$0	\$0	\$420,200
2020	\$420,200	\$0	\$0	\$420,200
2019	\$420,200	\$0	\$0	\$420,200
2018	\$371,300	\$0	\$0	\$371,300
2017	\$371,300	\$0	\$0	\$371,300
2016	\$351,300	\$0	\$0	\$351,300
2015	\$351,300	\$0	\$0	\$351,300
2014	\$351,300	\$0	\$0	\$351,300

Parcel 3

Acres: 263.1

Square Footage: 11,461,573

Parcel ID: 1403120310002

Estimated Land Value: \$4,943,400

Estimated Building Value: \$1,574,100

Estimated Total Value: \$6,517,500

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$4,943,400	\$234,300	\$1,339,800	\$6,517,500
2022	\$4,846,600	\$225,500	\$1,313,600	\$6,385,700
▲ More Years...				
2021	\$3,861,900	\$181,800	\$1,046,700	\$5,090,400
2020	\$3,861,900	\$177,200	\$1,054,000	\$5,093,100
2019	\$3,839,700	\$182,500	\$1,068,700	\$5,090,900
2018	\$3,779,800	\$169,000	\$1,046,700	\$4,995,500
2017	\$3,779,800	\$0	\$1,209,700	\$4,989,500
2016	\$3,769,800	\$0	\$1,206,700	\$4,976,500
2015	\$3,777,000	\$0	\$1,201,000	\$4,978,000
2014	\$3,782,800	\$1,249,700	\$0	\$5,032,500

Parcel 4

Acres: 37.4

Square Footage: 1,626,787

Parcel ID: 2303120220002

Estimated Land Value: \$711,000

Estimated Building Value: \$1,748,900

Estimated Total Value: \$2,459,900

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$711,000	\$0	\$1,748,900	\$2,459,900
2022	\$711,000	\$0	\$1,335,000	\$2,046,000
▲ More Years...				
2021	\$711,000	\$0	\$1,335,000	\$2,046,000
2020	\$711,000	\$0	\$1,335,000	\$2,046,000
2019	\$711,000	\$0	\$1,335,000	\$2,046,000
2018	\$711,000	\$0	\$1,335,000	\$2,046,000
2017	\$692,700	\$0	\$1,335,000	\$2,027,700

Parcel 5

Acres: 38.1

Square Footage: 1,658,132

Parcel ID: 2303120230002

Estimated Land Value: \$1,125,000

Estimated Building Value: \$123,100

Estimated Total Value: \$1,248,100

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$1,125,000	\$0	\$123,100	\$1,248,100
2022	\$1,125,000	\$0	\$94,000	\$1,219,000
▲ More Years...				
2021	\$1,125,000	\$0	\$94,000	\$1,219,000
2020	\$1,125,000	\$0	\$94,700	\$1,219,700
2019	\$1,125,000	\$0	\$96,000	\$1,221,000
2018	\$1,125,000	\$0	\$94,000	\$1,219,000
2017	\$1,106,700	\$0	\$94,000	\$1,200,700

Parcel 6

Acres: 30.2

Square Footage: 1,314,372

Parcel ID: 2203120140001

Estimated Land Value: \$351,000

Estimated Building Value: \$210,200

Estimated Total Value: \$561,200

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$351,000	\$0	\$210,200	\$561,200
2022	\$319,000	\$206,100	\$0	\$525,100
▲ More Years...				
2021	\$254,200	\$164,200	\$0	\$418,400
2020	\$254,200	\$157,500	\$0	\$411,700
2019	\$231,000	\$155,800	\$0	\$386,800
2018	\$210,000	\$134,600	\$0	\$344,600
2017	\$210,000	\$129,800	\$0	\$339,800
2016	\$549,600	\$111,600	\$0	\$661,200
2015	\$577,100	\$120,100	\$0	\$697,200
2014	\$577,100	\$119,400	\$0	\$696,500

Parcel 7

Acres: 30.6

Square Footage: 1,331,223

Parcel ID: 2203120110001

Estimated Land Value: \$835,500

Estimated Building Value: \$2,790,000

Estimated Total Value: \$3,625,500

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$835,500	\$0	\$2,790,000	\$3,625,500
2022	\$835,500	\$0	\$2,790,000	\$3,625,500
▲ More Years...				
2021	\$668,400	\$0	\$2,232,000	\$2,900,400
2020	\$668,400	\$0	\$2,232,000	\$2,900,400
2019	\$668,400	\$0	\$2,232,000	\$2,900,400
2018	\$668,400	\$0	\$2,232,000	\$2,900,400
2017	\$668,400	\$0	\$2,232,000	\$2,900,400
2016	\$668,400	\$0	\$2,232,000	\$2,900,400
2015	\$366,700	\$2,232,000	\$0	\$2,598,700
2014	\$366,700	\$2,232,000	\$0	\$2,598,700

Parcel 8

Acres: 16.6

Square Footage: 724,737

Parcel ID: 2203120130001

Estimated Land Value: \$576,800

Estimated Building Value: \$0

Estimated Total Value: \$576,800

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$576,800	\$0	\$0	\$576,800
2022	\$576,800	\$0	\$0	\$576,800
▲ More Years...				
2021	\$459,600	\$0	\$0	\$459,600
2020	\$459,600	\$0	\$0	\$459,600
2019	\$459,600	\$0	\$0	\$459,600
2018	\$459,600	\$0	\$0	\$459,600
2017	\$459,600	\$0	\$0	\$459,600
2016	\$459,600	\$0	\$0	\$459,600
2015	\$459,600	\$0	\$0	\$459,600
2014	\$459,600	\$0	\$0	\$459,600

Parcel 9

Acres: 34.6

Square Footage: 1,508,891

Parcel ID: 2203120210001

Estimated Land Value: \$915,600

Estimated Building Value: \$0

Estimated Total Value: \$915,600

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$915,600	\$0	\$0	\$915,600
2022	\$915,600	\$0	\$0	\$915,600
▲ More Years...				
2021	\$729,600	\$0	\$0	\$729,600
2020	\$729,600	\$0	\$0	\$729,600
2019	\$729,600	\$0	\$0	\$729,600
2018	\$729,600	\$0	\$0	\$729,600
2017	\$729,600	\$0	\$0	\$729,600
2016	\$729,600	\$0	\$0	\$729,600
2015	\$729,600	\$0	\$0	\$729,600
2014	\$729,600	\$0	\$0	\$729,600

Parcel 10

Acres: 48.0

Square Footage: 2,090,154

Parcel ID: 1503120340001

Estimated Land Value: \$903,300

Estimated Building Value: \$0

Estimated Total Value: \$903,300

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$903,300	\$0	\$0	\$903,300
2022	\$903,300	\$0	\$0	\$903,300
▲ More Years...				
2021	\$719,800	\$0	\$0	\$719,800
2020	\$719,800	\$0	\$0	\$719,800
2019	\$719,800	\$0	\$0	\$719,800
2018	\$719,800	\$0	\$0	\$719,800
2017	\$719,800	\$0	\$0	\$719,800
2016	\$719,800	\$0	\$0	\$719,800
2015	\$719,800	\$0	\$0	\$719,800
2014	\$719,800	\$0	\$0	\$719,800

Parcel 11

Acres: 38.2

Square Footage: 1,665,879

Parcel ID: 1503120330001

Estimated Land Value: \$847,800

Estimated Building Value: \$0

Estimated Total Value: \$847,800

Prior Years Value Information:

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$847,800	\$0	\$0	\$847,800
2022	\$847,800	\$0	\$0	\$847,800
▲ More Years...				
2021	\$675,500	\$0	\$0	\$675,500
2020	\$675,500	\$0	\$0	\$675,500
2019	\$675,500	\$0	\$0	\$675,500
2018	\$675,500	\$0	\$0	\$675,500
2017	\$675,500	\$0	\$0	\$675,500
2016	\$675,500	\$0	\$0	\$675,500
2015	\$675,500	\$0	\$0	\$675,500
2014	\$675,500	\$0	\$0	\$675,500