

***QUALIFICATIONS OF***  
***PATRICK D. KIRCHNER, MAI, SRA***



**MAI, SRA, Designated Member of the Appraisal Institute**

Minnesota Certified General Real Property Appraiser License Number: 20049235

Illinois Certified General Real Property Appraiser License Number: 553-002997

Iowa Certified General Real Property Appraiser License Number: CG03568

Wisconsin Certified General Appraiser License Number: 1514-010

Minnesota Real Estate Broker License Number: 40756007

**Primary Market Area**

State of Minnesota, Illinois, Iowa and Wisconsin

**Secondary Market Area**

Montana, North & South Dakota and Nebraska

**Scope of Business**

Appraisal • Appraisal Review • Consulting • Estate/Trust • Portfolio Management • Development Valuation and Consultation • Easement Analysis • Eminent Domain Valuation and Consulting • Feasibility Studies • Foreclosure / REO • Highest and Best Use Studies • Land Use Studies and Planning • Litigation / Litigation Support • Market Analysis • Real Estate Tax Valuation and Consulting • Relocation Appraisal and Consulting • Retrospective Valuation • Sensitivity Analysis

**Real Estate Appraisal/Business Experience**

*Agricultural*

Crop • Dairy • Hog and Poultry / Forest / Timber • Grain Elevator • Grove / Orchard • Livestock • Pasture / Range • Ranch • Vineyard

*Residential*

Condo, Multi-Family Project (Townhouse, Condo, Etc) • Timeshare • Farmette (Lifestyle farm, Hobby farm) • High End Residential • Low Income and/or Affordable Housing • Mixed Use (Residential / Commercial) • Mobile Home Park • Multi-family (2-4 units) • Multi-family (5+ units) • Ranchette (Hobby) • Single Family Appraisal (Conventional, Other) • Single Family Appraisal (Relocation) • Unique Property

*Commercial*

Assisted Living / Skilled Care Facility / Nursing Home • Automobile Dealership • Banquet / Reception Hall • Branch Bank / Financial Building • Condominium (Office / Retail / Etc.) • Convenience Store / Service station • Day Care • Dry Cleaner • Hotel / Resort • Medical Facility / Clinic • Motel • Office Building (High Rise, over three stories) • Office Building (Low Rise, three

stories or less) • Retail (Single Tenant or Free Standing) • Self Storage • Shopping Center (Local, Strip, Neighborhood, Community, Etc.) • Shopping Center (Power Center, Outlet Center, Lifestyle, Etc.) • Shopping Center

### *Industrial*

Industrial (Heavy (Manufacturing) • Industrial (Small Office Warehouse / Mfg.) • Industrial Light (Distribution, Storage) • Research and Development Lab / Hi-Tech / Bioengineering • Truck Terminal / Hub / Transit Facility

### *Land*

Acreage (Mixed Use) • Acreage (Non-Residential) • Acreage (Residential) • Lakeshore, Riverfront, Other Waterfront • Land, Rural • Land, Transitional • Land, Urban • Open Space / Public Park • Subdivided Land / Lot (Non-Residential) • Subdivided Land / Lot (Residential) • Subdivision (Commercial, Industrial, etc) • Subdivision (Residential) • Wetland, Swamp, Marsh

### *Special Properties*

Municipal Water Delivery and Wastewater Systems  
Right-of-Way  
Pipeline Easements  
Utility Easements  
Baseball Stadiums  
Golf Course/Clubs  
Grain Elevators/Dairy/Horse/Swine Operations/Poultry Farms  
Assisted Living/Memory Care  
Self-Storage – Conversion Property  
Marinas  
Resorts

### *Property Rights Appraised*

Access Rights • Air Rights • Fee Simple Interest • Ground Lease • Leased Fee Interest • Leasehold Interest • Life Estate • Partial Interest • Fractional Interest as it relates to Residences, Farms, Timeshare, Townhomes, Condominiums. In addition, Patrick D. Kirchner has appraised the fee simple, leasehold and fee simple estates; and has considerable experience in condemnation appraisals.

### **Specialized Education**

All 500 level classes at the Appraisal Institute relating to requirements regarding the MAI & SRA professional designations.

### ***Creighton University, B.S in Mathematics - 1986***

### **Correspondence**

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