

QUALIFICATIONS OF ANDREW S. TOTZKE

PROFESSIONAL AFFILIATIONS

MAI Member, Appraisal Institute

Certified General Real Property Appraiser, Minnesota License No. 40288605

BUSINESS EXPERIENCE

Patchin Messner Valuation Counselors, Principal 2022-Present, Appraiser 2012-Present

EDUCATIONAL BACKGROUND

Bachelor of Science Degree, Real Estate
St. Cloud State University, St. Cloud, MN

SPECIALIZED REAL ESTATE TRAINING

Real Estate Principles, St. Cloud State University

Real Estate Property Management, Saint Cloud State University

Real Estate Investments, Saint Cloud State University

Real Estate Law, Saint Cloud State University

Real Estate Appraisal, Saint Cloud State University

Commercial Appraisal, Saint Cloud State University

National USPAP 15-Hour Course (410), Bloomington, MN, 55431

Real Estate Finance, Statistics and Valuation Modeling, North Star Chapter

General Appraiser, Sales Comparison Approach, North Star Chapter

Supervisory Appraiser/Trainee Appraiser Course, North Star Chapter

General Appraiser, Site Valuation and Cost Approach, North Star Chapter

General Appraiser, Market Analysis and Highest & Best Use, North Star Chapter

General Appraiser, Report Writing and Case Studies, North Star Chapter

Commercial Appraisal Review, McKissock Educational Services

Expert Witness for Commercial Appraisers, McKissock Educational Services

General Appraiser, Income Approach / Parts I & II, North Star Chapter

Advanced Income Capitalization, Synchronous

Quantitative Analysis, North Star Chapter

Advanced Market Analysis and Highest & Best Use, Synchronous

Advanced Concepts & Case Studies, North Star Chapter

APPRAISAL EXPERIENCE

Preparation of appraisals within the Twin Cities seven-county metropolitan area for the purposes of condemnation, tax appeal, acquisition, litigation, consultation, internal decision making and insurance settlement. Properties appraised include office and industrial buildings, apartment buildings, restaurants, retail centers, single-family residences, development land, and other specialty uses.

COURT EXPERIENCE

Qualified as an expert witness for Commission Hearings in Carver County, Dakota County, Hennepin County, and Scott County.

RELATED EXPERIENCE

North Star Chapter of the Appraisal Institute: Secretary/Treasurer, Present

North Star Chapter of the Appraisal Institute: Board of Directors, 2019 to 2021

Hennepin County Property Tax Assessment, 2011

**APPRAISAL
CLIENTS**

AFC Enterprises, Inc.	Metropolitan Council
Afton Law Office	Minnesota Department of Transportation (MnDOT)
Aggregate Industries - MWR	Monroe Moxness Berg
Alliance Bank	Mounds View School District No. 621
Hoff Barry, P.A.	Muller Family Theatres
Bureau of Indian Affairs	Northern Natural Gas Company
Bolton & Menk, Inc.	Peace Reformed Church
City National Bank	Ridgeview Medical Center
Edina Realty	Rockford Area Schools
Foreman & Associates, LLC	Shakopee Mdewakanton Sioux Community (SMSC)
Fredrikson & Byron, P.A.	Shakopee Public Utilities Commission (SPUC)
Great River Energy	SRF Consulting Group
Gregerson, Rosow, Johnson, & Nilan, Ltd.	Stewart Title
Henning Professional Services, Inc.	Stillwater Area Public Schools
Independent School District 191	Three Rivers Park District
Independent School District 194	Upper Midwest Management, Inc.
Kennedy & Graven, Chartered	Wilson Development Services, LLC
LeVander, Gillen & Miller, P.A.	WSB & Associates, Inc.
Melchert Hubert Sjodin, PLLP	Xcel Energy

Cities: Becker, Burnsville, Cambridge, Carver, Chanhassen, Chaska, Circle Pines, Cottage Grove, Delano, Eagan, Eden Prairie, Elk River, Excelsior, Golden Valley, Hamburg, Inver Grove Heights, Lake Elmo, Lakeville, Lino Lakes, Minnetonka, Monticello, New Brighton, New Ulm, Plymouth, Prior Lake, Red Wing, Robbinsdale, Rogers, Rosemount, Shakopee, Shorewood, Victoria, and Waconia

Counties: Carver, Dakota, Hennepin, Scott, Sibley and Washington