

Vanguard Appraisals, Inc.
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SUMMARY DESCRIPTION

Vanguard Appraisals, Inc. was formulated, and has continuously conducted business, as a mass appraisal company. We started in the mass appraisal industry in 1968. Our home office is located in Cedar Rapids, Iowa.

The primary business of Vanguard Appraisals, Inc. is to conduct mass appraisal projects for city, county and township jurisdictions. We have specialized in this area for 41 years. In doing so, we have had the opportunity to appraise property in 90% of the jurisdictions in Iowa. This background has given us the experience to perform all of our revaluations in an efficient, accurate and timely manner.

Vanguard Appraisals, Inc. compiled the 2008 Real Property Mass Appraisal Manual for the Iowa Department of Revenue. The 1999 version of this manual was recognized by the International Association of Assessing Officers as an authoritative assessment document and was awarded the Distinguished Research and Development Award. This manual has a flexible table editing and manual indexing system built in, which allows for effective application in multiple locations and states.

In conjunction with the mass appraisal projects we conduct, we also have developed, tested, and installed a computer system in nearly 200 separate jurisdictions in Iowa, Minnesota, Illinois, North Dakota, South Dakota, and Missouri. This software is flexible, efficient, and accurate enough to be the system of choice by assessors in these states also. This system was developed specifically to meet the special demands of an assessor's office. The Vanguard CAMAvision is the only computer system developed for use with the Internationally Recognized Mass Appraisal Manual. We developed it. We service it.

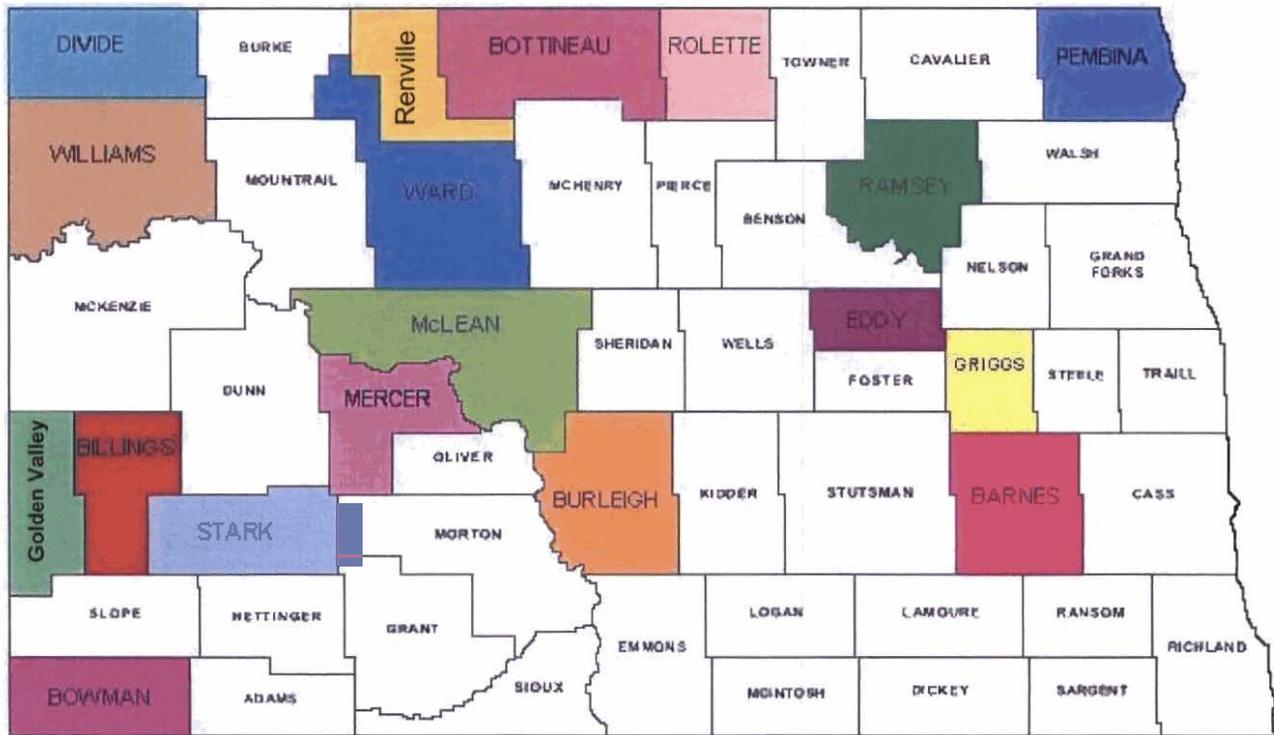
To conduct as many appraisal projects as we do, for so long, takes a good solid organization. Our company was built on treating all clients and property owners in a fair manner and providing the client with a complete family of assessment tools.

Vanguard has an appraisal staff of 20 appraisers with a combined total of over 250 years of experience in the mass appraisal profession. We also have our own computer department consisting of five full-time qualified programmers with a combined total of 40 years programming for mass appraisal application. Our computer department also consists of six technical assistance people to guide you through any hardware and software questions. In addition to those employees, we have various office personnel supervised by office managers with a total of 60 years experience. Our field crew consists of 30-40 trained data collectors.

We are proud of our employees, our reputation and our performance. At Vanguard Appraisals, Inc., we deliver a complete program to you, and provide hands-on service after the project is complete.

At Vanguard Appraisals, Inc. our pledge to our clients is to "Achieve excellence through people, products, and service".

NORTH DAKOTA CLIENT MAP



Barnes Co.	Valley City	Revaluation
Barnes Co.		VCS
Billings Co.	Medora	Revaluation
Bottineau Co.	Bottineau City	Revaluation
Bottineau Co.	Roland Twp.	Revaluation
Bowman Co.		Revaluation
Burleigh Co.		Data Input
Burleigh Co.	Brunt Creek Twp	Data Input
Burleigh Co.	Fort Rice Twp	Data Input
Burleigh Co.	Hay Creek Twp	Revaluation
Burleigh Co.	Lincoln City	Data Input
Burleigh Co.	Lincoln Twp	Data Input
Burleigh Co.	Riverview Twp	Data Input
Divide Co.	Crosby City	Revaluation
Eddy Co.	New Rockford	VCS
Golden Valley		VCS
Griggs Co.	Cooperstown City	Revaluation

McLean Co.	Garrison	Revaluation
McLean Co.	Max City	Revaluation
McLean Co.	Riverdale City	Revaluation
McLean Co.	Turtle Lake	VCS
McLean Co.	Underwood City	Revaluation
McLean Co.	Washburn	Revaluation
McLean Co.	Wilton City	Data Input
Mercer	Beulah/Hazen	Revaluation
Pembina	(Contract Pending)	Revaluation
Ramsey Co.		VCS
Ramsey Co.		Data Input
Renville		VCS
Rolette Co.		VCS
Stark Co.		Revaluation
Stark Co.		Revaluation
Ward Co.		VCS
Ward Co.	Minot City	VCS
Williams Co.	Williston	VCS

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