



## AITKIN COUNTY ASSESSOR

Aitkin County Government Center  
307 2<sup>nd</sup> Street NW, Room 310  
Aitkin, MN 56431

assessor@co.aitkin.mn.us  
Phone: 218-927-7327  
Fax: 218-927-7379

### County Board of Equalization Appeal Information Sheet

**Appointment Time:** 4:20 PM

**Owner Name:** Jeffery Eisenberg

**Property ID#:** 07-1-123100

**Physical Address:** 29005 442<sup>nd</sup> Pl Aitkin, MN 56431

**Estimated Market Value 2019 Assessment:** \$220,500 (Land) and \$86,600 (Residence) = \$307,100

**Classification 2019 Assessment:** Seasonal Residential Recreational

**Estimated Market Value 2020 Assessment:** \$220,500 (Land) and \$88,200 (Residence) = \$308,700

**Classification 2020 Assessment:** Seasonal Residential Recreational

**Decision of Local Board (if applicable):** The Local board decided that the current value suits the property. Assessed value shows that most of the property's value is in the lot.

**Summary of Issue:** Mr. Eisenberg believes that his property is in worse condition than our assessed value reflects and has recently informed us that it is a modular home.

**Assessor's Recommendation:** Change residence style from Walk-out Rambler to Modular. This would change the value of the residence from \$81,845 to \$78,447 bringing the total assessed value to \$305,264. Sales in the area are supporting our lakeshore land values. We do not recommend a decrease in land value.

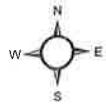
**Comments:** Property was recently assessed in 2019. We have 1972 for the year built and our current depreciation reflects that the residence is completely original and has not been updated. The majority of the value of this property is in the lot itself.



# FARM ISLAND T46N-R27W

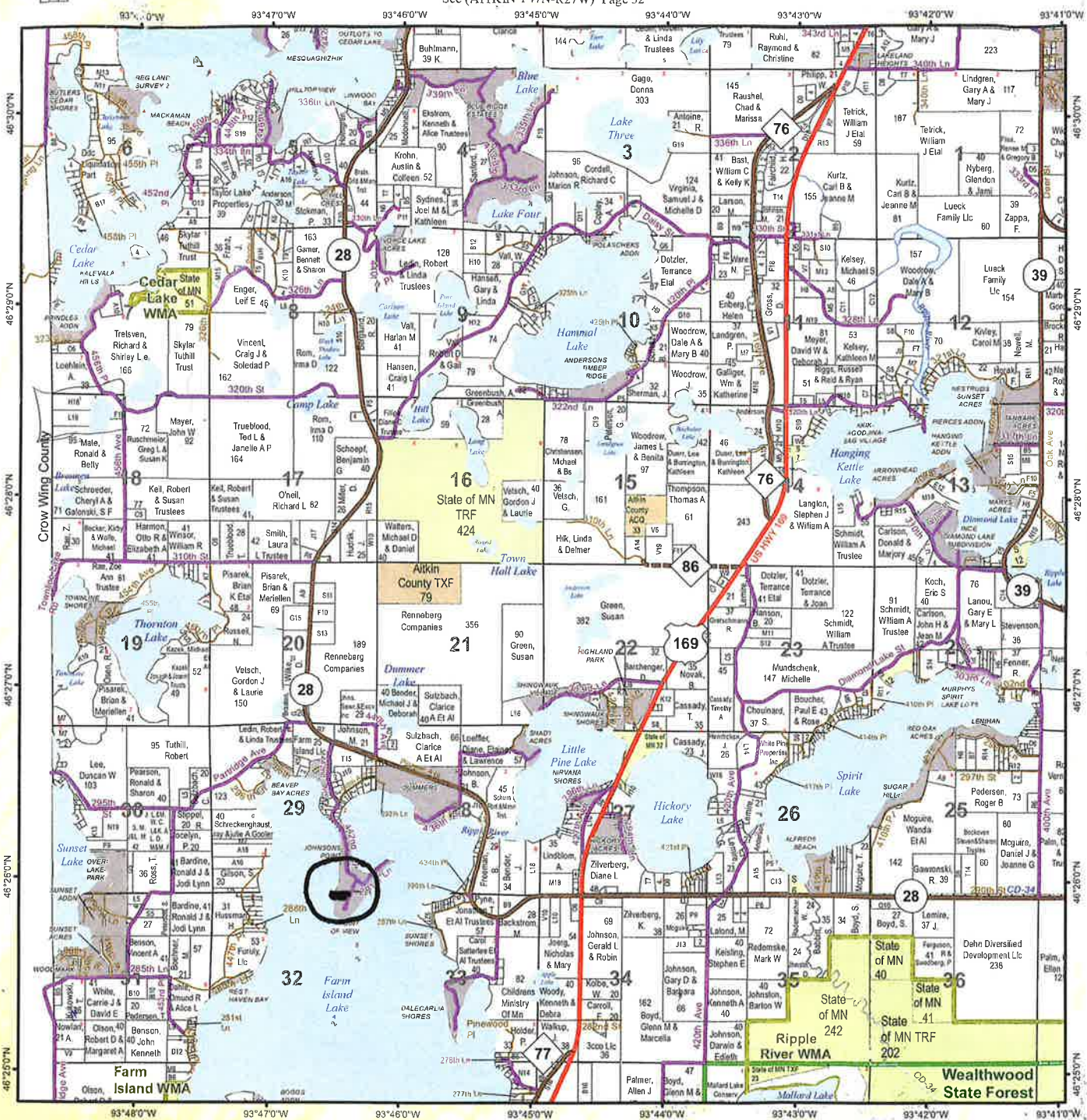


Acres are approximate.



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See (AITKIN T47N-R27W) Page 32



See (HAZELTON T45N-R27W) Page 20



### Experience You Can Trust

**JOHNSON**  
SEWER & EXCAVATING, INC.  
34604 - 395<sup>TH</sup> PLACE • AITKIN, MN 56431

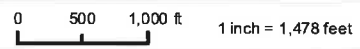
**Michael A. Johnson, Owner**  
218-927-2272

Sewer system installation  
Basement excavation  
Driveway construction  
Sand, gravel, black dirt, fill

See (NORDLAND T46N-R26W) Page 27

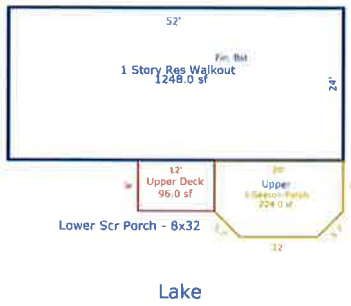


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



Date: 6/11/2020

USDA Aitkin Co IGIS



Fee Owner: 119954  
 EISENBERG, JEFFERY & ERNEST  
 Taxpayer: 119954 FALCO:F.O.  
 EISENBERG, JEFFERY & ERNEST  
 4845 CAREFREE DR  
 LAS VEGAS NV 89122  
 Primary Address/911 #:  
 29005 442nd Pl  
 AITKIN

DISTRICTS:  
 Twp/City : 7 FARM ISLAND TWP  
 Plat : 25 POINT OF VIEW  
 School : 1 AITKIN  
 Lake : 1015900 FARM ISLAND LAKE

LEGAL DESCRIPTION:  
 Sec/Twp/Rge : 29 46.0 27 Acres: .00  
 LOT 10  
 Parcel notes:  
 4-17-20: FI LBOAE. OWNER FEELS VALUE IS TOO HIGH. NO CHANGE MADE TO VALUE.  
 7-22-19: LT, R/A NOT HOME.  
 7-28-14: LT, R/A NOT HERE.  
 On 07/23/2009 at 8:37, LDT1 wrote:  
 LT, SW, NOT HOME, R/A

| SALES HISTORY: ----- |      |      |        |      | TRANSFER HISTORY: ----- |            |          |                          |
|----------------------|------|------|--------|------|-------------------------|------------|----------|--------------------------|
| Buyer/Seller         | Date | Inst | Reject | Sale | Adjusted                | Doc Date   | Doc Nbr  | To                       |
|                      |      |      |        |      |                         | 2019/11/11 | A 455947 | EISENBERG, JEFFERY & ERN |

| ASSESSMENT DETAILS: ----- |   |         |   |           | Acres | CAMA    | Estimated | Deferred | Taxable |
|---------------------------|---|---------|---|-----------|-------|---------|-----------|----------|---------|
| 2020 Rcd:                 | 1 | Class:  | 151 Non-Comm Seasonal Residential Recreationa | Land      | 2.14  | 220,500 | 220,500   |          | 220,500 |
|                           |   | Hstd:   | 0 cabin                                       | Building  |       | 88,162  | 88,200    |          | 88,200  |
|                           |   | MP/Seq: | 07-1-123100 000                               | Total MKT |       | 308,662 | 308,700   |          | 308,700 |
|                           |   | Own%    | Rel AG%                                       | Rel NA%   | Dsb%  |         |           |          |         |
| 2019 Rcd:                 | 1 | Class:  | 151 Non-Comm Seasonal Residential Recreationa | Land      | 2.14  | 220,500 | 220,500   |          | 220,500 |
|                           |   | Hstd:   | 0 cabin                                       | Building  |       | 86,559  | 86,600    |          | 86,600  |
|                           |   | MP/Seq: | 07-1-123100 000                               | Total MKT |       | 307,059 | 307,100   |          | 307,100 |
|                           |   | Own%    | Rel AG%                                       | Rel NA%   | Dsb%  |         |           |          |         |
| 2018 Rcd:                 | 1 | Class:  | 151 Non-Comm Seasonal Residential Recreationa | Land      | 2.14  | 220,500 | 220,500   |          | 220,500 |
|                           |   | Hstd:   | 0 cabin                                       | Building  |       | 80,911  | 80,900    |          | 80,900  |
|                           |   | MP/Seq: | 07-1-123100 000                               | Total MKT |       | 301,411 | 301,400   |          | 301,400 |
|                           |   | Own%    | Rel AG%                                       | Rel NA%   | Dsb%  |         |           |          |         |

| ASSESSMENT SUMMARY: ----- |       |      |          |          |          |           |           |             |             |            |         |         |
|---------------------------|-------|------|----------|----------|----------|-----------|-----------|-------------|-------------|------------|---------|---------|
| Year                      | Class | Hstd | Land Mkt | Land Dfr | Building | Total Mkt | Total Dfr | Limited Mkt | Limited Dfr | Exemptions | Taxable | New Imp |
| 2020                      | 151   | 0    | 220,500  | 0        | 88,200   | 308,700   |           | 308,700     |             | 308,700    |         | 0       |
| 2019                      | 151   | 0    | 220,500  | 0        | 86,600   | 307,100   |           | 307,100     |             | 307,100    |         | 0       |
| 2018                      | 151   | 0    | 220,500  | 0        | 80,900   | 301,400   |           | 301,400     |             | 301,400    |         | 0       |

| TAX SECTION: ----- |           |          |     |        |          |           |     |     |     |          |  |
|--------------------|-----------|----------|-----|--------|----------|-----------|-----|-----|-----|----------|--|
| Tax Year           | Rec Class | NTC      | RMV | St Gen | Disaster | Powerline | Ag  | Res | Tac | Net Tax  |  |
| 2021               |           | .00      | .00 | .00    | .00      | .00       | .00 | .00 | .00 | .00      |  |
| 2020               |           | 1,929.19 | .00 | 470.81 | .00      | .00       | .00 | .00 | .00 | 2,400.00 |  |
| 2019               |           | 1,943.34 | .00 | 510.66 | .00      | .00       | .00 | .00 | .00 | 2,454.00 |  |
| 2018               |           | 1,722.89 | .00 | 467.11 | .00      | .00       | .00 | .00 | .00 | 2,190.00 |  |

| CAMA LAND DETAILS: ----- |        |                              |                     |            |   |                 |         |         |         |           | NOTES: ----- |             |
|--------------------------|--------|------------------------------|---------------------|------------|---|-----------------|---------|---------|---------|-----------|--------------|-------------|
| Land market:             | 07-159 | FARM ISLAND TWP FRM ISL LAKE | Last calc date/env: | 03/20/20 B | MINOR, SLOPING ELEV TO LOT WITH A LEVEL AREA AT THE SHORE. VALUED AT BASE RATE. |                 |         |         |         |           |              |             |
| Neighborhood:            | 07-159 | FARM ISLAND LAKE PARCELS     | 1.10                | Asmt year: | 2021  | VERY NITCE LOT. |         |         |         |           |              |             |
| COG:                     | 119954 | 1 Ac/FF/SF:                  | 2.14                | Lake:      | 1015900 FARM ISLAND LAKE  | 105% COGP       |         |         |         |           |              |             |
| Wid:                     | .00    | Dth:                         | 450.00              | Avg CER:   |   |                 |         |         |         |           |              |             |
| Land/Unit Type           | Units  | Qlt/Acc                      | -Other-             | OV         | Base Rate   | Adj Rate        | Value   | Asmt Cd | Acraege | PTR Value | Improvement  | CER Factors |
|                          | Size   |                              | Comment             | Df         | Est/Dfr   | Est/Dfr         | Est/Dfr | Typ New |         |           |              |             |
| 01-0159                  | FF     | 110.00                       |                     |            | 1850.00   | 1850.00         | 203500  | 1 151   | 1.14    |           |              |             |

|             |    |        |          |          |         |   |     |         |    |
|-------------|----|--------|----------|----------|---------|---|-----|---------|----|
|             |    | 110.00 |          |          |         |   |     |         | OV |
| FSITE       | AC | 1.00   | 17000.00 | 17000.00 | 17000   | 1 | 151 | 1.00    |    |
|             |    | 2.14   |          |          |         |   |     |         | SV |
| Front feet: |    | 110.00 |          |          | Totals: |   |     | 220,500 |    |

Mineral:

CAMA SUMMARY:

Schedule: 2021 Quintile date: 07/22/2019 Insp/By/Cmp: 07/28/2014 LT R  
 Neighborhood: 07-159 FARM ISLAND LAKE PARCELS

| Nbr                     | Typ | Subtype  | Description | Size | Class | Qlt | Last Calc | H/G | Est Value | New Imp |
|-------------------------|-----|----------|-------------|------|-------|-----|-----------|-----|-----------|---------|
| 1                       | RES | 1-3      |             | 1248 | D     | 050 | 6/11/2020 | I   | 78,447    |         |
| 2                       | RES | GAR      | DETACHED    | 728  | D     | 3   | 3/16/2020 | B   | 6,054     |         |
| 3                       | OTH | DRIVEWAY | ASPH/POOR   | 1    |       | 5   | 3/16/2020 | B   | 263       |         |
| Estimated land value :  |     |          |             |      |       |     |           |     | 220,500   |         |
| Mineral value . . . . : |     |          |             |      |       |     |           |     |           |         |
| Improvement value . . : |     |          |             |      |       |     |           |     | 88,162    |         |
| Total value . . . . . : |     |          |             |      |       |     |           |     | 308,662   |         |

CAMA IMP DETAILS: 1 RES 1-3  
 House/Garage: Schedule: 2021  
 Construction class/Quality: D 050  
 Actual/Effective year built: 1972  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: .55  
 Functional incurable . . . . :  
 Economic: 07-159 1.05  
 Additional . . . . . :  
 Total percent good . . . . . : .58

NOTES: -----  
 7-22-19: LOWERED REL FROM .55 TO .60  
 7-29-14: LOWERED % GD FROM .65 TO .60.  
 DID NOT GET RESHINGLED AFTER HAIL STORM  
 2 YRS AGO. CHGD WOB FROM \$5 TO \$3 PSF.  
 REMEASURES 3 SEAS PORCH.  
 On 07/23/2009 at 8:39, LDT1 wrote:  
 LOWERED GRADE FROM D5.5 TO D5  
 LOWERED EA FROM .70 TO .65  
 RES SHOWS DEPREC.

| Characteristics/Areas        | Wid | Len | Units | Str | Fdt | Wal | OV | Rate     | RCN     | Sum | PD | Curable | %Cmp | %New | New Imp | RCNLD |
|------------------------------|-----|-----|-------|-----|-----|-----|----|----------|---------|-----|----|---------|------|------|---------|-------|
| 003 INSPECTION EX EXTR ONLY  |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 005 COLOR GRN GREEN          |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 010 FOUNDATION CB CONC BLOCK |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 020 STYLE MOD MODULAR        |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 025 STORIES 100 1 STORY*     |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 030 SHAPE 16 1-6 CORNER      |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 040 CONST FR FRAME           |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 050 EXT WALL 1 ML MET/STEEL  |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 055 EXT WALL 2               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 060 ROOF STYLE GBL GABLE     |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 070 ROOF COVER AS ASPHALT    |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 080 WINDOW 1 GL GLIDERS      |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 085 WINDOW 2 DH DOUBLE HNG   |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 090 FURN. TYPE BB BASEBOARD  |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 100 INT WALL 1               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 105 INT WALL 2               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 110 BEDROOMS                 |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 115 FLOR CVR 1               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 118 FLOR CVR 2               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 125 BATHROOMS                |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 140 WALK OUT 8-              | 24  | 52  | 1248  |     |     |     |    | 3.00     | 3,744   | 1   |    | 1.00    |      |      | 2,164   |       |
| 145 LOOKOUT B                |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 150 CENTRL AIR Y YES         |     |     | 1     |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 160 BSMT FIN 7               | 24  | 52  | 1248  |     |     |     |    | 5.00     | 6,240   | 1   |    | 1.00    |      |      | 3,607   |       |
| 162 B INT WALL               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 164 B FLR COVR               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 166 BSM BDRMS                |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 167 BSM BATHS                |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 168 BSM ROOMS                |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 170 FIREPLACE 3+             |     |     | 1     |     |     |     |    | 3,500.00 | 3,500   | 1   |    | 1.00    |      |      | 2,023   |       |
| 175 FP TYPE                  |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 180 LUXURY FIX               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 200 TUCK UNDER               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| 210 EXTRA KIT.               |     |     |       |     |     |     |    |          |         |     |    |         |      |      |         |       |
| BAS BASE AREA 050 D-5.0 RES  | 24  | 52  | 1248  |     |     |     |    | 89.55    | 111,758 | 1   |    | 1.00    |      |      | 64,596  |       |
| DK DECK 8                    | 8   | 12  | 96    |     |     |     |    | 8.00     | 768     | 1   |    | 1.00    |      |      | 444     |       |
| SP SCREEN PCH 1              | 8   | 32  | 256   |     |     |     |    | 8.40     | 2,150   | 1   |    | 1.00    |      |      | 1,243   |       |
| 3S 3 SEAS PCH 2              |     |     | 224   |     |     |     |    | 33.75    | 7,560   | 1   |    | 1.00    |      |      | 4,370   |       |

Effective BAS rate: 51.76 Totals: 135,720 78,447  
 Ground floor area: 1,248  
 Gross floor area: 1,248

CAMA IMP DETAILS: 2 RES GAR DETACHED  
 House/Garage: Schedule: 2021  
 Construction class/Quality: D 3  
 Actual/Effective year built: 1975  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: .40  
 Functional incurable . . . . .  
 Economic: 07-159 1.05  
 Additional . . . . .  
 Total percent good . . . . .42

NOTES: -----  
 7-29-14: LOWERED % GD FROM .50 TO .45.  
 SHINGLES ARE VERY POOR.  
 On 07/23/2009 at 8:43, LDT1 wrote:  
 GARAGE IS SHOWING QUITE A BIT OF DEPREC.  
 LOWERED EA FROM .70 TO .50

| ---- Characteristics/Areas --- |            | Wid | Len     | Units | Str | Fdt | Wal | OV | Rate  | RCN    | Sum | PD | Curable | %Cmp | %New | New Imp | RCNLD |
|--------------------------------|------------|-----|---------|-------|-----|-----|-----|----|-------|--------|-----|----|---------|------|------|---------|-------|
| 005                            | COLOR      |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
|                                |            |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 010                            | TYPE       |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
|                                |            |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 015                            | STORY HGT  |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 020                            | FLOOR      |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
|                                |            |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 025                            | CONST      |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
|                                |            |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 030                            | ELECTRIC   |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
|                                |            |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 040                            | LINING     |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 050                            | INSULATION |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 060                            | HEAT       |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 100                            | LIVING-1   |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| 110                            | LIVING-2   |     |         |       |     |     |     |    |       |        |     |    |         |      |      |         |       |
| BAS                            | BASE AREA  | 3   | AVERAGE | 26    | 28  | 728 |     |    | 19.80 | 14,414 | 1   |    | 1.00    |      |      |         | 6,054 |

Effective BAS rate: 8.32 Totals: 14,414 6,054  
 Ground floor area: 728  
 Gross floor area: 728

CAMA IMP DETAILS: 3 OTH DRIVEWAY ASPH/POOR  
 House/Garage: Schedule: 2021  
 Construction class/Quality: 5  
 Actual/Effective year built:  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: .50  
 Functional incurable . . . . .  
 Economic: 07-159 1.05  
 Additional . . . . .  
 Total percent good . . . . .53

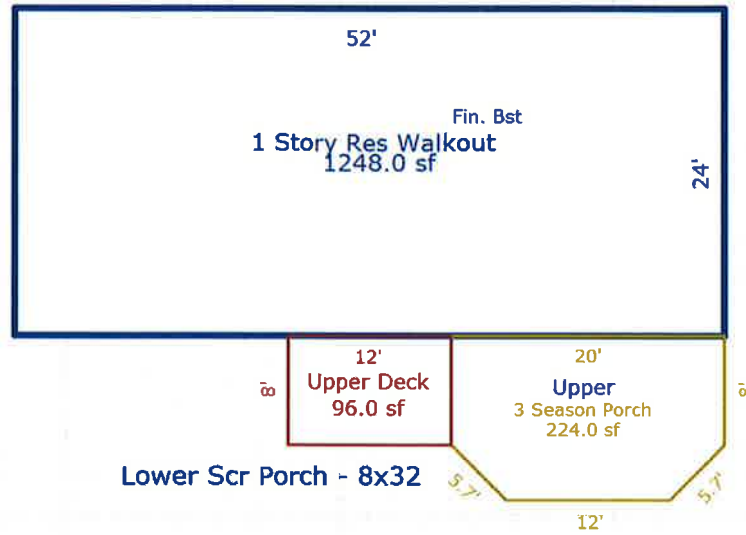
NOTES: -----  
 BLACKTOP IS LARGE BUT IN POORER COND.

| ---- Characteristics/Areas --- |           | Wid | Len       | Units | Str | Fdt | Wal | OV | Rate   | RCN | Sum | PD | Curable | %Cmp | %New | New Imp | RCNLD |
|--------------------------------|-----------|-----|-----------|-------|-----|-----|-----|----|--------|-----|-----|----|---------|------|------|---------|-------|
| BAS                            | BASE AREA | 5   | AVG APRON |       |     | 1   |     |    | 500.00 | 500 | 1   |    | 1.00    |      |      |         | 263   |

Effective BAS rate: 263.00 Totals: 500 263  
 Ground floor area: 1  
 Gross floor area: 1

Field check value: Appraiser's initials: Date of inspection:





Lake





**07-1-083800**

Parcel No.

Parcel No.

**Leafblad**

Buyer

Buyer

**Letich**

Seller

Seller

**8/19**

Date of Sale

Date of Sale

**\$352,000**

Sale Price

**\$0**

Personal Property

Personal Property

**\$352,000**

Adjusted Sale Price

Time Adjusted Sale Price

**\$359,200**

Assessor's EMV at Sale

**\$360,468**

Assessor's EMV at Sale

102.05%-Time Adj. 99.65%

Sale Ratio

**Farm Island Lake**

Lake

Lake

Front Feet:

60

Frontage Quality:

72% of base

Square Area/Acreage:

.83

Res. Quality:

D 5.5

Res Condition:

.65 Built 1960

Outbuildings

14x28 Gar 2, 10x28 Gar 1  
25x34 Econ pole building  
And 3 sheds



**07-1-083800**

Parcel No.

Parcel No.

**Leafblad**

Buyer

Buyer

**Letich**

Seller

Seller

**8/19**

Date of Sale

Date of Sale

**\$352,000**

Sale Price

**\$0**

Personal Property

Personal Property

**\$352,000**

Adjusted Sale Price

Time Adjusted Sale Price

**\$359,200**

Assessor's EMV at Sale

**\$360,468**

Assessor's EMV at Sale

102.05%-Time Adj. 99.65%

Sale Ratio

**Farm Island Lake**

Lake

Lake

Front Feet:

60

Frontage Quality:

72% of base

Square Area/Acreage:

.83

Res. Quality:

D 5.5

Res Condition:

.65 Built 1960

Outbuildings

14x28 Gar 2, 10x28 Gar 1  
25x34 Econ pole building  
And 3 sheds



**07-1-132200**

Parcel No.

Parcel No.

**Moser**

Buyer

Buyer

**Billman**

Seller

Seller

**8/19**

Date of Sale

Date of Sale

**\$290,000**

Sale Price

**\$2,500**

Personal Property

Personal Property

**\$287,500**

Adjusted Sale Price

**\$294,417**

Time Adjusted Sale Price

**\$237,300**

Assessor's EMV at Sale

Assessor's EMV at Sale

82.54%-Time Adj.

Sale Ratio

**Farm Island Lake**

Lake

Lake

Front Feet:

83

Frontage Quality:

76ft at 2.8% discount from  
Base and 7ft at 44% disc

Square Area/Acreage:

.46

Res. Quality:

D 5.5

Res Condition:

.75

Outbuildings

Gar 2 16x22, Gar 2 14x22



**07-1-132200**

Parcel No.

Parcel No.

**Moser**

Buyer

Buyer

**Billman**

Seller

Seller

**8/19**

Date of Sale

Date of Sale

**\$290,000**

Sale Price

**\$2,500**

Personal Property

Personal Property

**\$287,500**

Adjusted Sale Price

**\$294,417**

Time Adjusted Sale Price

**\$237,300**

Assessor's EMV at Sale

Assessor's EMV at Sale

82.54%-Time Adj.

Sale Ratio

**Farm Island Lake**

Lake

Lake

Front Feet:

83

Frontage Quality:

76ft at 2.8% discount from Base and 7ft at 44% disc

Square Area/Acreage:

.46

Res. Quality:

D 5.5

Res Condition:

.75

Outbuildings

Gar 2 16x22, Gar 2 14x22

Farm Island Lake



**11-0-014900 and 015400**

Parcel No.

Parcel No.

**Neutgens, Thomas**

Buyer

Buyer

**Dumonceaux Properties LLC**

Seller

Seller

**5/2019**

Date of Sale

Date of Sale

**\$ 295,000**

Sale Price

Sale Price

**\$ -0-**

Personal Property

Personal Property

**\$ 308,000**

Adjusted Sale Price

Adjusted Sale Price

**\$ 251,900**

Assessor's EMV at Sale

Assessor's EMV at Sale

**81.8 %**

Sale Ratio

Sale Ratio

**Farm Island Lake**

Lake

Lake



Front Feet: 86' Total

Frontage Quality: Hard, sandy bottom; Nice frontage

Square Area/Acreage: Residence close to lake

Res. Quality: D5 on crawlspace; mostly log const.;  
772 sf; baseboard heat; 2 bed/1 bath;  
Stone fp; closed porch; decks

Effective Age: 75

Outbuildings:

Shed: 8'x12'

Shed: Outhouse

**Farm Island Lake**



**11-0-014900 and 015400**

Parcel No.

Parcel No.

**Neutgens, Thomas**

Buyer

Buyer

**Dumonceaux Properties LLC**

Seller

Seller

**5/2019**

Date of Sale

Date of Sale

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Sale Price

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**Outbuildings:**

**Shed: 8'x12'**

**Shed: Outhouse**





**11-0-014100**

Parcel No.

Parcel No.

**McGuire, Curtis**

Buyer

Buyer

**MacMillan, Barbara**

Seller

Seller

**8/2019**

Date of Sale

Date of Sale

**\$ 225,000**

Sale Price

Sale Price

**\$ -0-**

Personal Property

Personal Property

**\$ 225,000**

Adjusted Sale Price

Adjusted Sale Price

**\$ 257,500**

Assessor's EMV at Sale

Assessor's EMV at Sale

**114 %**

Sale Ratio

Sale Ratio

**Farm Island Lake**

Lake

Lake

Front Feet: 50'

Frontage Quality: Hard, sandy bottom; Reeds if not used

Res. Quality: 2000 Built D6 (2001 rebuild after fire)  
On basement; 1 story; 3 bed/1 bath;  
1188 sf; forced air heat; fp; deck

Effective Age: 85

Outbuildings:

Garage: 1956 built, detached Gar2; 875 sf; EA 70  
Patio

**Farm Island Lake**



**11-0-014100**

Parcel No.

Parcel No.

**McGuire, Curtis**

Buyer

Buyer

**MacMillan, Barbara**

Seller

Seller

**8/2019**

Date of Sale

Date of Sale

**\$ 225,000**

Sale Price

Sale Price

**\$ -0-**

Personal Property

Personal Property

**\$ 225,000**

Adjusted Sale Price

Adjusted Sale Price

**\$ 257,500**

Assessor's EMV at Sale

Assessor's EMV at Sale

**114 %**

Sale Ratio

Sale Ratio

**Farm Island Lake**

Lake

Lake

**Front Feet: 50'**

**Frontage Quality: Hard, sandy bottom; Reeds if not used**

**Res. Quality: 2000 Built D6 (2001 rebuild after fire)  
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Patio**





