



AITKIN COUNTY ASSESSOR

Aitkin County Government Center
307 2nd 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: 4:05 PM

Owner Name: Mark J. McCartney

Property ID#: 16-1-073600

Physical Address: 16815 328th Ave. Isle, MN 56342

Estimated Market Value 2019 Assessment: \$299,313 (Residence) and \$70,288 (Land) = \$369,601

Classification 2019 Assessment: Residential Homestead

Estimated Market Value 2020 Assessment: \$324,802 (Residence) and \$73,963 (Land) = \$398,765

Classification 2020 Assessment: Residential Homestead

Decision of Local Board (if applicable): The Local Board decided to leave the value where it is.

Summary of Issue: Due to the canal location and proximity to lower grade residences, Mr. McCartney believes that the assessed value of his home would not hold up on the open market.

Assessor's Recommendation: Depreciate garage and residence by 4% to reflect the year built. The residence and garage were built in 2015 and depreciating 4% would bring the total value of parcel 16-1-073600 from \$398,765 to \$386,420.

Comments: This property is not located directly on Mille Lacs Lake but has frontage on a canal that gives him access to Mille Lacs Lake. There are two sales in Lakeside Township during this sales period that have access to Mille Lacs Lake. Our ratios on those sales were 95.4% and 89.8% both properties had significantly lower building values than the subject property. A 1986 doublewide on an inlet across the lake in Crow Wing County sold for \$272,000 in September of 2018 (See attached field card for details).

Taxpayer ID #113930

From: Sean Mello <sean.mello@co.aitkin.mn.us>

Sent: Tuesday, April 7, 2020 11:38 AM

To: markmccartney@comcast.net

Subject: Re: Appeal to values of the property and correction the PID's

Thank you Mark,

We will get this on the appeal sheet for Lakeside Township and print off a copy of this email to include with it.

From: markmccartney@comcast.net <markmccartney@comcast.net>

Sent: Tuesday, April 7, 2020 8:28 AM

To: Sean Mello <sean.mello@co.aitkin.mn.us>; Assessor <assessor@co.aitkin.mn.us>

Subject: Appeal to values of the property and correction the PID's

[**NOTICE:** This message originated outside of the Aitkin County Mail System --**DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good Morning

Here again is my reason for the Assessments need to be correct.

I would go to the meeting by I abiding to the Government wish and staying home.

I have received the Property Assessments for my home and pole barn across the street.

1. I have split the land across the street and just maintained the proportion that my pole barn is on so trying to figure what needs to be done so I'm not receiving 2 tax statements for the Pole Barn and the land separate?
 2. Why did the pole barn value go up nothing has changed on the building?
 3. The Value of my home has gone thru the roof you keep raising the value there is no way in the value of my home is \$398,800. All the homes around me aren't even close and they bring they value of my home down. I had the home built 5 years for \$220,000 there in no way in 5 years the value increased to \$398,800 that's a \$178,000 increase in value or 81% so as you see there is no way the value has increased that much!
- So please look these over and tell me what we can do to get these issues resolve.

As you requested I looked on Zillow and found home like mine in the Aitkin county area with prices he prices range from \$209,000 to \$289,900. Here is some I Found Address- 308 286th Ln, Atkin Mn on the lake for \$209,900, 3 Bedroom 2 bath 1800 Sq Ft, 43562 Conifer St Aitkin, Mn 4 bedroom , 2 bath and 1748 Sq Ft \$239,900, 43007 325th LN Aitkin, Mn \$249,900, 44408 334th Ln Atkin 3 bedroom 2 bath 2184 sq ft \$289,900, 44999 310th ST, Aitkin 4 bedroom, 2 bath 2080 Sq Ft \$277,500.

Here are just some I have found and again the value you have put on my home is way to high and would like to get it down to a reasonable amount.

Also lets get the pole Barn and the land that it sits on put on 1 PID not 2 doesn't make sense My Home and the land it sits on are 1 PID.

Thank You

Mark McCartney

612388-1773

markmccartney@comcast.net

From: Sean Mello <sean.mello@co.aitkin.mn.us>

Sent: Monday, April 6, 2020 3:06 PM

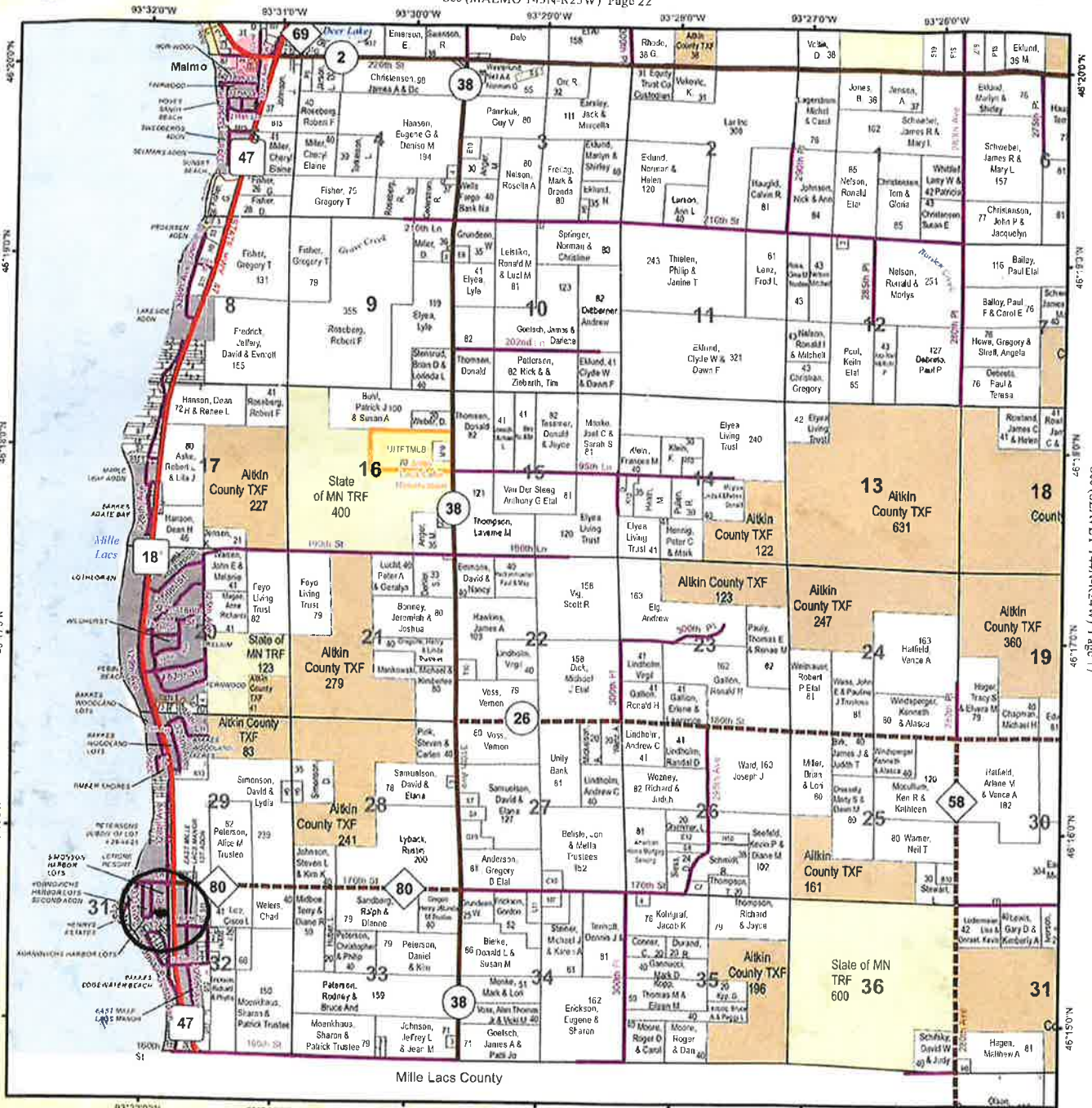
16-1-073600

LAKESIDE T44N-R25W



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See (MALMO T45N-R25W) Page 22



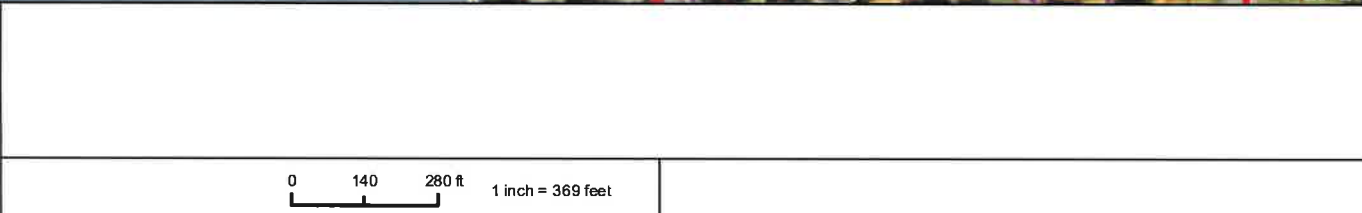
See (IDUN T43N-R24W) Page 13

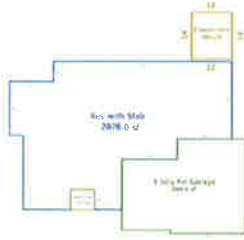
Roth
CONSTRUCTION
McGRATH, MINNESOTA
22615 State Hwy. 65 • 320-592-3581





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.





Fee Owner: 113930
 MCCARTNEY, MARK J
 Taxpayer: 113930 FALCO:F.O.
 MCCARTNEY, MARK J
 16815 328TH AVE
 ISLE MN 56342
 Primary Address/911 #:
 16815 328th Ave
 ISLE
 Homesteader: 113930 Seq 000
 MCCARTNEY, MARK J RA
 16815 328TH AVE
 ISLE MN 56342

DISTRICTS:
 Twp/City : 16 LAKESIDE TWP
 Plat : 12 SIMONSON HARBOR LOTS
 School : 473 ISLE
 Lake : 48000200 MILLE LACS

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 32 44.0 25 Acres: .00
 LOT 3 & PT VACATED RD IN DOC 454984
 Parcel notes:
 4-13-20 WENT TO LBAE, NO CHANGE TO VALUE
 11-5-19: LT, BM, SM, R/A NOT HOME.
 REMOVED SHED AND GAR THAT ARE ON OTHERANO
 PARCEL (SAME OWNER)
 10-25-16 TB N/C NO ONE HOME. RES AND GARAG
 E APPEAR COMPLETE. ADDED CONCRETE PATION O
 N CANAL SIDE OF RES AND LARGE CONCRETE DRI
 VEWAY. ALSO ADDED 16 X 20 GARAGE AND 10 X
 12 METAL SHED ACROSS SERVICE ROAD.
 11-23-15 TB N/C HEATING WORKERS HERE. OLD
 MH, SHEDS AND TT GONE-REMOVED THEIR VALUE.
 ADDED NEW RES D7 LESS 10 X .60 COMPLETE B
 Y 1/2/16. ADDED D4 GARAGE X .60 COMPLETE.
 LEFT ISSUE OPEN AND CHECK BACK NEXT YEAR.
 8-20-14 TB R/A NO ONE HOME. GAVE MH AND AD
 DITION A 5% VALUE REDUCTION DUE TO DEPRECI
 ATION. NO OTHER CHANGES SEEN.
 9-28-09 TB NOT HOME R/A. ROOF ONLY BOAT HS
 E NOT SEEN. TT HAS NO LIC. NO OTHER CHGS.

SALES HISTORY: -----						TRANSFER HISTORY: -----			
Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To	
MCCARTNEY, MARK J EBHARDT, SHERRI L	09/30/2015	W		65,000	65,000	2015/09/30		MCCARTNEY, MARK J	

ASSESSMENT DETAILS: -----										Acres	CAMA	Estimated	Deferred	Taxable
2020 Rcd: 1 Class: 203 Residential 1-3 units Previously SRR	Hstd: 1 Residential-Homestead	MP/Seq: 16-1-073600 000	Own%100	Rel AG%	Rel NA%	Dsb%	Land	2.03	73,963	74,000	74,000		74,000	
							Building		324,802	324,800	324,800		324,800	
							Total MKT		398,765	398,800	398,800		398,800	
							10 acres		73,963	74,000	74,000		74,000	
2019 Rcd: 1 Class: 203 Residential 1-3 units Previously SRR	Hstd: 1 Residential-Homestead	MP/Seq: 16-1-073600 000	Own%100	Rel AG%	Rel NA%	Dsb%	Land	2.03	70,288	70,300	70,300		70,300	
							Building		299,313	299,300	299,300		299,300	
							Total MKT		369,601	369,600	369,600		369,600	
							10 acres		70,288	70,300	70,300		70,300	
2018 Rcd: 1 Class: 203 Residential 1-3 units Previously SRR	Hstd: 1 Residential-Homestead	MP/Seq: 16-1-073600 000	Own%100	Rel AG%	Rel NA%	Dsb%	Land	2.03	68,975	69,000	69,000		67,533	
							Building		265,749	265,700	260,050		260,050	
							Total MKT		334,724	334,700	327,583		327,583	
							10 acres		68,975	69,000	67,533		67,533	

ASSESSMENT SUMMARY: -----												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2020	203	1	74,000	0	324,800	398,800		398,800			398,800	0
2019	203	1	70,300	0	299,300	369,600		369,600			369,600	0
2018	203	1	69,000	0	265,700	334,700		327,583			327,583	0

LINKED PARCELS - BASE: 16-1-073600 000 -----							
000*	001	002	003	004	005	006	
16-1-073600	16-0-044703	16-0-044801	16-0-044802	16-0-044803			
16-0-044804	16-0-044805						

_170 FIREPLACE														
_175 FP TYPE														
_180 LUXURY FIX														
_200 TUCK UNDER														
_210 EXTRA KIT.														
_BAS BASE AREA	070 D-7.0 RES			2076			127.10	263,860	1		1.00			277,053
_OP OPEN PORCH	3	6	7	42			10.50	441	1		1.00			463

Effective BAS rate: 133.46 Totals: 264,301 277,516
 Ground floor area: 2,076
 Gross floor area: 2,076

CAMA IMP DETAILS: 2 RES GAR DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2021 Physical: 1.00
 Construction class/Quality: D 5 Functional incurable . . .
 Actual/Effective year built: 2015 Economic: 16-02 1.05
 Condition: Additional
 Total percent good 1.05

----	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	5							33.00	29,634	1		1.00				31,116

Effective BAS rate: 34.65 Totals: 29,634 31,116
 Ground floor area: 898
 Gross floor area: 898

CAMA IMP DETAILS: 3 OTH 3S DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2021 Physical: 1.00 DETACHED 3 SEASON PORCH WITH HOT TUB IN BA
 Construction class/Quality: D 3 Functional incurable . . . CK YARD
 Actual/Effective year built: Economic: 16-02 1.05
 Condition: Additional
 Total percent good 1.05

----	Characteristics/Areas	---	Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	3 SEAS PCH	3	AVERAGE	12	14	168			50.00	8,400	1		1.00				8,820

Effective BAS rate: 52.50 Totals: 8,400 8,820
 Ground floor area: 168
 Gross floor area: 168

CAMA IMP DETAILS: 4 OTH DRIVEWAY DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2021 Physical: 1.00 LARGE CONCRETE DRIVEWAY
 Construction class/Quality: 1 Functional incurable . . .
 Actual/Effective year built: 2016 Economic: 16-02 1.05
 Condition: Additional
 Total percent good 1.05

----	Characteristics/Areas	---	Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	BASE AREA	1	LONG DRIVE			1			5,000.00	5,000	1		1.00				5,250

Effective BAS rate: 5,250.00 Totals: 5,000 5,250
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 5 OTH PATIO DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2021 Physical: 1.00 CONCRETE PATIO ON CANEL SIDE OF RES
 Construction class/Quality: 4 Functional incurable . . .
 Actual/Effective year built: 2016 Economic: 16-02 1.05
 Condition: Additional
 Total percent good 1.05

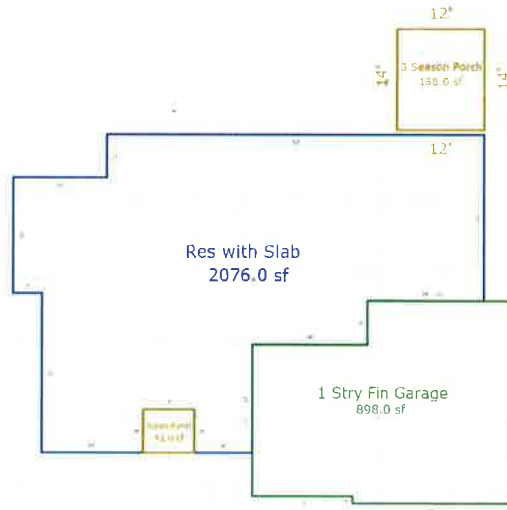
----	Characteristics/Areas	---	Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	PATIO	4				1			2,000.00	2,000	1		1.00				2,100

Effective BAS rate:	2,100.00	Totals:	2,000
Ground floor area:	1		
Gross floor area:	1		

2,100

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





East to West

HWD AC .56 2100.00 9621.15 5388 1 151 .56
1.05 TW
Front feet: .00 Other Acres: .56 Totals: 25,388
FF/SF acres: .00 CAMA acres: .56
Mineral:

CAMA SUMMARY:

Schedule: 2018 Insp/By/Cmp: 07/18/2016 SB P
Neighborhood: 67-R&SO GARRISON TWP RES&SEAS OFF LAKE
Nbr Typ Subtype Description Size Class Qlt Last Calc H/G Est Value New Imp
1 RES 1-3 1456 RC 050 3/15/2018 B H 57,556
2 RES GAR 952 RC 070 3/15/2018 B 19,231
3 OTH STORAGE 1 E 3/15/2018 B 720
Estimated land value : 25,388
Mineral value :
Improvement value . . : 77,507
Total value : 102,895

CAMA IMP DETAILS: 1 RES 1-3

House/Garage: H Schedule: 2018
Construction class/Quality: RC 050
Actual/Effective year built: 2000
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: DW RES .74
Functional incurable . . .
Economic: 67-R&SO .90
Additional
Total percent good67

NOTES: -----

Table with columns: Characteristics/Areas, Wid Len, Units, Str, Fdt, Wal, OV, Rate, RCN, Sum, PD, Curable, %Cmp, %New, New Imp, RCNLD. Rows include 010 VIEWED, 040 STYLE, 050 CONST, 070 ROOF STYLE, 080 ROOF COVER, 090 EXT WALL, 100 WINDOWS, 120 HTG TYPE, 130 C/A, 140 FIREPLACE, 160 EXTRA KIT, 170 #BEDROOMS, 171 #BEDS MAIN, 172 #BEDS 2FLR, 173 #BEDS BSMT, 175 #BATHS 2PC, 176 #BATHS 3PC, 177 #BATHS 4PC, 190 LUXURY FIX, 195 SHWR OUTSI, 210 INT WALL, 220 CEILING, 230 FLR COV, 240 KIT CABS, 245 COUNTERTOP, 250 BSMT FIN, 260 WALKOUT, 270 TUCK UNDER, 280 ELEVATOR, 290 FUNCTION/-, BAS HOUSE AREA, DK DECK, Effective BAS rate, Ground floor area, Gross floor area.

CAMA IMP DETAILS: 2 RES GAR

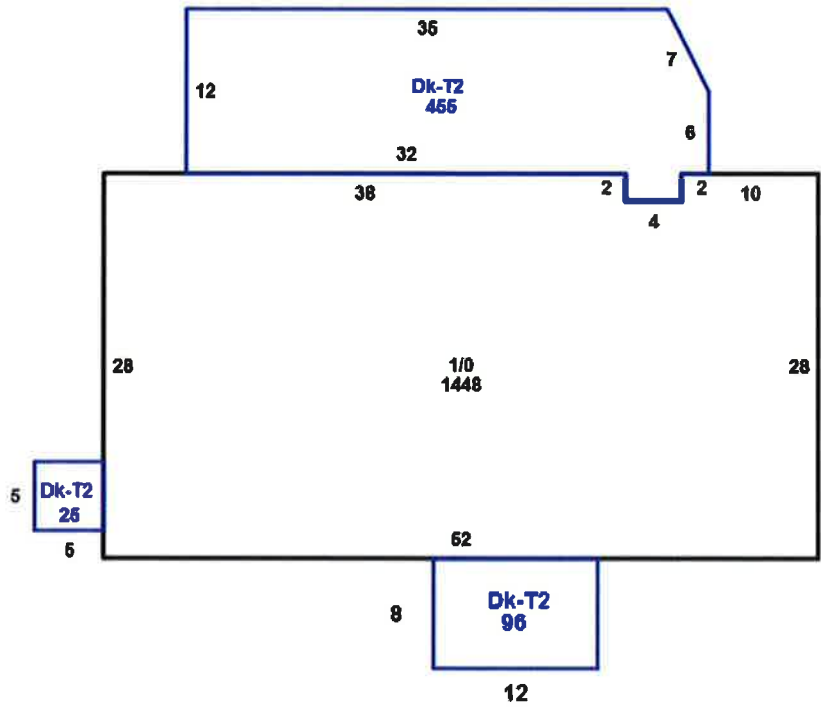
House/Garage: Schedule: 2018
Construction class/Quality: RC 070
Actual/Effective year built: 2010
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: RES .96
Functional incurable . . .
Economic: 67-R&SO .90
Additional
Total percent good86

NOTES: -----

Table with columns: Characteristics/Areas, Wid Len, Units, Str, Fdt, Wal, OV, Rate, RCN, Sum, PD, Curable, %Cmp, %New, New Imp, RCNLD. Rows include 010 TYPE, 020 FLOOR, 030 ELECTRIC.





Sketch by Apew Sketch

Fee Owner: 138628 FALCO: DISTRICTS: LEGAL DESCRIPTION:
 ELIEFF, DANIEL K & JULIE G VIERZBA Twp/City : 67 GARRISON TOWNSHIP Sec/Twp/Rge : 31 44.0 27 Acres: .00
 Taxpayer: 138628 FALCO:F.O. Plat : 110 PORT MILLE LACS HOLIDAY HA LOT 36 BLOCK 3
 ELIEFF, DANIEL K & JULIE G VIERZBA Lot : 036
 29740 ARDEN DR Block : 003
 GREY EAGLE, MN 56336 School : 480 Onamia Schools
 Primary Address/911 #: Lake : 48000200 MILLE LACS

GARRISON

ASSESSMENT DETAILS:		Acres	CAMA	Estimated	Deferred	Taxable
2018 Rcd:	1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land .49	52,100	52,100		52,100
	Hstd: 0 cabin	Total MKT	52,100	52,100		52,100
	MP/Seq: 671100030360009 000					
	Own% Rel AG% Rel NA% Dsb%					
2017 Rcd:	1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land .49	52,100	52,100		52,100
	Hstd: 0 cabin	Total MKT	52,100	52,100		52,100
	MP/Seq: 671100030360009 000					
	Own% Rel AG% Rel NA% Dsb%					
2016 Rcd:	1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land .49	52,100	52,100		52,100
	Hstd: 0 cabin	Total MKT	52,100	52,100		52,100
	MP/Seq: 671100030360009 000					
	Own% Rel AG% Rel NA% Dsb%					
2015 Rcd:	1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land .49	52,100	52,100		52,100
	Hstd: 0 cabin	Total MKT	52,100	52,100		52,100
	MP/Seq: 671100030360009 000					
	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	
2018 151	0	52,100	0		52,100		52,100			52,100	0	
2017 151	0	52,100	0		52,100		52,100			52,100	0	
2016 151	0	52,100	0		52,100		52,100			52,100	0	
2015 151	0	52,100	0		52,100		52,100			52,100	0	

TAX SECTION:												
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Credits		Net Tax
2019		.00	.00	.00	.00	.00	.00	.00	.00			.00
2018		490.82	.00	43.18	.00	.00	.00	.00	.00			534.00
2017		484.72	.00	43.28	.00	.00	.00	.00	.00			528.00
2016		498.01	.00	43.99	.00	.00	.00	.00	.00			542.00

CAMA LAND DETAILS:												
Land market:	67	GARRISON TWP	Last calc date/env: 03/15/18 B									
Neighborhood:	67-R&SL	GARRISON TWP RES&SEAS LAKESHOR	1.00	Asmt year: 2018								
COG:	138628	1 Ac/FF/SF:	1.05	Lake: 48000200 MILLE LACS								
Wid:	.00	Dth:	200.00	Avg CER:								
Land/Unit Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value Asmt Cd	Acres	PTR	Value	Improvement	CER Factors
0002C T1	FF	100.00			500.00	500.00	50000 1 151	.46				
		107.00					OV					
0002C T2	FF	7.00			300.00	300.00	2100 1 151	.03				
		107.00					OV					
Front feet:	107.00	Other Acres:	.00	Totals:	52,100							
FF/SF acres:	.49	CAMA acres:	.49									
Mineral:												

CAMA SUMMARY:												
Schedule:	2018	Insp/By/Cmp:	SJA	P								
Neighborhood:	67-R&SL	GARRISON TWP RES&SEAS LAKESHOR										



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: 6/10/2020 Time: 12:33:00 PM





11-0-000803

Parcel No.

Parcel No.

Richter

Buyer

Buyer

Hagen

Seller

Seller

5/19

Date of Sale

Date of Sale

\$395,000

Sale Price

\$0

Personal Property

Personal Property

\$395,000

Adjusted Sale Price

\$410,314

Time Adjusted Sale Price

\$348,700

Assessor's EMV at Sale

Assessor's EMV at Sale

88.28%-Time Adj. 84.98%
Sale Ratio

Mille Lacs

Lake

Lake

Front Feet:

110

Frontage Quality:

**14.5% below base for
Frontage amount**

Square Area/Acreage:

.55

Res. Quality:

D7

Res Condition:

.85 Built 1996

Outbuildings

Shed



11-0-000803

Parcel No.

Parcel No.

Richter

Buyer

Buyer

Hagen

Seller

Seller

5/19

Date of Sale

Date of Sale

\$395,000

Sale Price

\$0

Personal Property

Personal Property

\$395,000

Adjusted Sale Price

\$410,314

Time Adjusted Sale Price

\$348,700

Assessor's EMV at Sale

Assessor's EMV at Sale

88.28%-Time Adj. 84.98%
Sale Ratio

Mille Lacs

Lake

Lake

Front Feet:

110

Frontage Quality:

**14.5% below base for
Frontage amount**

Square Area/Acreage:

.55

Res. Quality:

D7

Res Condition:

.85 Built 1996

Outbuildings

Shed



16-0-025303

Parcel No.

Parcel No.

Jacob

Buyer

Buyer

Lackner

Seller

Seller

6/19

Date of Sale

Date of Sale

\$465,000

Sale Price

\$0

Personal Property

Personal Property

\$465,000

Adjusted Sale Price

\$480,737

Time Adjusted Sale Price

\$438,900

Assessor's EMV at Sale

Assessor's EMV at Sale

94.39%

Sale Ratio

Mille lacs

Lake

Lake

Front Feet:

200

Frontage Quality:

Good, only 30% below Base for larger frontage

Square Area/Acreage:

5.57

Res. Quality:

D6.5

Res Condition:

.85 Built 1994

Outbuildings:

Detached 3 car garage



16-0-025303

Parcel No.

Parcel No.

Jacob

Buyer

Buyer

Lackner

Seller

Seller

6/19

Date of Sale

Date of Sale

\$465,000

Sale Price

\$0

Personal Property

Personal Property

\$465,000

Adjusted Sale Price

\$480,737

Time Adjusted Sale Price

\$438,900

Assessor's EMV at Sale

Assessor's EMV at Sale

94.39%

Sale Ratio

Mille lacs

Lake

Lake

Front Feet:

200

Frontage Quality:

Good, only 30% below
Base for larger frontage

Square Area/Acreage:

5.57

Res. Quality:

D6.5

Res Condition:

.85 Built 1994

Outbuildings:

Detached 3 car garage



36-0-035303

Parcel No.

Parcel No.

Joseph Nissen

Buyer

Larson

Buyer

Thor Larson

Seller

Hallin

Seller

May 2019

Date of Sale

April 2013

Date of Sale

\$ 397,500.00

Sale Price

\$ 300,000.00

Sale Price

\$ 0

Personal Property

\$ 12,500.00

Personal Property

\$ 397,500.00

Adjusted Sale Price

\$ 287,500.00

Adjusted Sale Price

\$ 307,100.00

Assessor's EMV at Sale

\$ 311,000.00

Assessor's EMV at Sale

77.26 %

Sale Ratio

108.2 %

Sale Ratio

Mille Lacs

Lake

Lake

Front Feet: 120 FEET

Frontage Quality: Good to Very Good. No discounts.

Sq Area/Acreage:

Res. Quality: 1979 (Remodeled) D - 6, basement.

At 1304 sq. ft. 1979 = 768 sq ft 1999 = 512 sq ft w
Closed Porch & entry. Reroofed & rwsided w steel lap.
792 sq ft of basement Finish.

Effective Age: 1983 EA

Outbuildings: 1980 Det. Gar. - 4 = 768 sq ft Remodeled
2017 PB 020 = 288 sq ft Gar apron & Shed



36-0-035303

Parcel No.

Parcel No.

Joseph Nissen

Buyer

Larson

Buyer

Thor Larson

Seller

Hallin

Seller

May 2019

Date of Sale

April 2013

Date of Sale

\$ 397,500.00

Sale Price

\$ 300,000.00

Sale Price

\$ 0

Personal Property

\$ 12,500.00

Personal Property

\$ 397,500.00

Adjusted Sale Price

\$ 287,500.00

Adjusted Sale Price

\$ 307,100.00

Assessor's EMV at Sale

\$ 311,000.00

Assessor's EMV at Sale

77.26 %

Sale Ratio

108.2 %

Sale Ratio

Mille Lacs

Lake

Lake

Front Feet: 120 FEET

Frontage Quality: Good to Very Good. No discounts.

Sq Area/Acreage:

Res. Quality: 1979 (Remodeled) D – 6, basement.
At 1304 sq. ft. 1979 = 768 sq ft 1999 = 512 sq ft w
Closed Porch & entry. Reroofed & rwsided w steel lap.
792 sq ft of basement Finish.

Effective Age: 1983 EA

Outbuildings: 1980 Det. Gar. – 4 = 768 sq ft Remodeled
2017 PB 020 = 288 sq ft Gar apron & Shed



36-0-038300

Parcel No.

Parcel No.

Todd Jones

Buyer

Buyer

Todd Bohnen

Seller

Seller

Sep. 2019

Date of Sale

Date of Sale

\$ 379,900.00

Sale Price

Sale Price

\$ 5,000.00

Personal Property

Personal Property

\$ 374,900.00

Adjusted Sale Price

Adjusted Sale Price

\$ 330,100.00

Assessor's EMV at Sale

Assessor's EMV at Sale

88.1 %

Sale Ratio

Sale Ratio

Mille Lacs

Lake

Lake

Front Feet: 75 FEET

Frontage Quality: Very Good. No discounts.

Sq Area/Acreage:

Res. Quality: 2008 D - 6, 1 1/2 Story, Finished Bsmnt. At 1152 sq. ft.

Effective Age: 1995 EA

Outbuildings: 2008 Att. Gar.- 4, 1 1/2 Story 896 sq ft

Boat house 240 sq ft



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88.1 %

Sale Ratio

Sale Ratio

Mille Lacs

Lake

Lake

Front Feet: 75 FEET

Frontage Quality: Very Good. No discounts.

Sq Area/Acreage:

Res. Quality: 2008 D – 6, 1 ½ Story, Finished Bsmnt. At 1152 sq. ft.

Effective Age: 1995 EA

Outbuildings: 2008 Att. Gar.- 4, 1 ½ Story 896 sq ft

Boat house 240 sq ft

