#### **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: 4:05 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- 308 286<sup>Th</sup> 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 325<sup>TH</sup> LN Aitkin, Mn \$249,900, 44408 334<sup>Th</sup> Ln Atkin 3 bedroom 2 bath 2184 sq ft \$289,900, 44999 310<sup>th</sup> 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

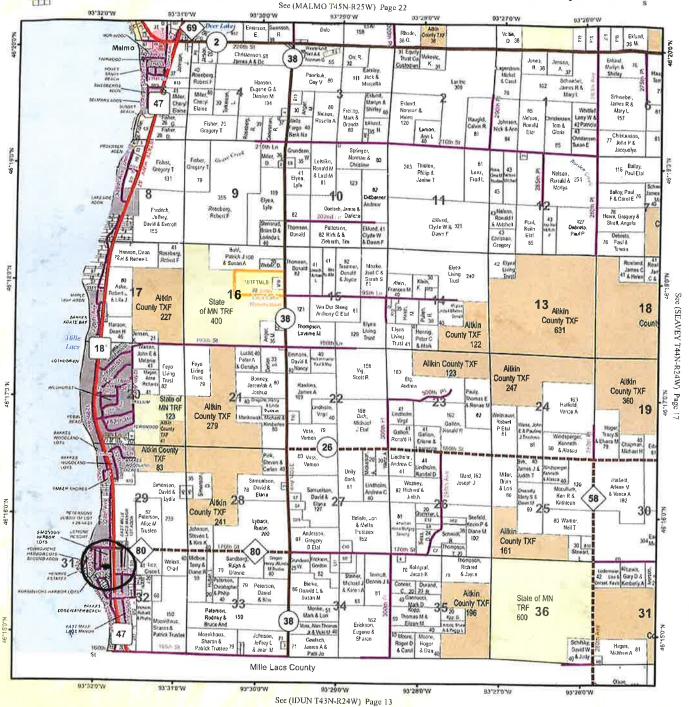
LAKESIDE T44N-R25W

# 16-1-073600

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.00





Fee Owner: 113930 DISTRICTS:

MCCARTNEY, MARK J LAKESIDE TWP

Twp/City : 16 Plat : : 12 SIMONSON HARBOR LOTS Taxpayer: 113930 FALCO: F.O.

School . . : 473 MCCARTNEY, MARK J ISLE

Lake . . . : 48000200 MILLE LACS 16815 328TH AVE ISLE MN 56342

006 16-0-044805

Primary Address/911 #:

16815 328th Ave

ISLE

Homesteader: 113930 Seq 000

MCCARTNEY, MARK J RA

16815 328TH AVE ISLE MN 56342

005 16-0-044804

LEGAL DESCRIPTION:

Sec/Twp/Rge : 32 44.0 25 Acres:

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.

Buyer/Seller Date Inst Reject	TRANSFER HISTORY:	
MCCARTNEY, MARK J EBHARDT, SHERRI L 09/30/2015 W	5,000 65,000   2015/09/30 MCCARTNEY, MAR	КJ
ASSESSMENT DETAILS:	Acres CAMA Estimated Deferred	Taxable
2020 Rcd: 1 Class: 203 Residential 1-3 units Previously SRR	Land 2.03 73,963 74,000	74,000
Hstd: 1 Residential-Homestead	Building 324,802 324,800	324,800
MP/Seq: 16-1-073600 000	Total MKT 398,765 398,800	398,800
Own%100 Rel AG% Rel NA% Dsb%	10 acres 73,963 74,000	74,000
2019 Rcd: 1 Class: 203 Residential 1-3 units Previously SRR	Land 2.03 70,288 70,300	70,300
Hstd: 1 Residential-Homestead	Building 299,313 299,300	299,300
MP/Seq: 16-1-073600 000	Total MKT 369,601 369,600	369,600
Own%100 Rel AG% Rel NA% Dsb%	10 acres 70,288 70,300	70,300
2018 Rcd: 1 Class: 203 Residential 1-3 units Previously SRR	Land 2.03 68,975 69,000	67,533
Hstd: 1 Residential-Homestead	Building 265,749 265,700	260,050
MP/Seq: 16-1-073600 000	Total MKT 334,724 334,700	327,583
Own%100 Rel AG% Rel NA% Dsb% ASSESSMENT SUMMARY:	10 acres 68,975 69,000	67,533
	otal Dfr Limited Mkt Limited Dfr Exemptions Taxable	New Imp
2020 203 1 74,000 0 324,800 398,800	398,800 398,800	
2019 203 1 70,300 0 299,300 369,600		ő
2018 203 1 69,000 0 265,700 334,700		0
LINKED PARCELS - BASE: 16-1-073600 000		
000*16-1-073600 001 16-0-044703 002 16-0-	44801 003 16-0-044802 004 16-0-044803	

\_105 INT WALL 2 \_\_\_\_110 BEDROOMS

115 FLOR CVR 1

118 FLOR CVR 2

\_125 BATHROOMS

140 WALK OUT 145 LOOKOUT B

\_150 CENTRL AIR Y YES

160 BSMT FIN

162 B INT WALL

164 B FLR COVR

166 BSM BDRMS 167 BSM BATHS

168 BSM ROOMS

Percel Way 16 1 073600 16006 PPP Parkinski	0001 P		5/10/00 7
Parcel Nbr: 16-1-073600 16206 PRD Production  _170 FIREPLACE _175 FP TYPE _180 LUXURY FIX _200 TUCK UNDER _210 EXTRA KIT.	on 2021 Property Assessment Record	AITKIN COUNTY	6/10/20 Page 3
BAS BASE AREA 070 D-7.0 RES 2076 OP OPEN FORCH 3 6 7 42	127.10 263,860 10.50 441		277,053 463
Effective BAS rate: 133.46 Ground floor area: 2,076 Gross floor area: 2,076	Totals: 264,301		277,516
CAMA IMP DETAILS: 2 RES GAR House/Garage: Schedule: 2021 Construction class/Quality: D 5 Actual/Effective year built: 2015 Condition:	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable	NOTES:	
Characteristics/Areas Wid Len Units St 005 COLOR TAN TAN 010 TYPE ATT ATTACHED 015 STORY HGT 020 FLOOR CON CONCRETE 025 CONST FR FRAME 030 ELECTRIC 040 LINING 050 INSULATION 060 HEAT 100 LIVING-1 110 LIVING-2		Sum PD Curable %Cmp %New	New Imp RCNLD
BAS BASE AREA 5 SLAB HEAT 898	33.00 29,634	1 1.00	31,116
Effective BAS rate: 34.65 Ground floor area: 898 Gross floor area: 898	Totals: 29,634		31,116
CAMA IMP DETAILS: 3 OTH 3S House/Garage: Schedule: 2021 Construction class/Quality: D 3 Actual/Effective year built: Condition:	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable Economic: 16-02 1.05 Additional	NOTES: DETACHED 3 SEASON PORC CK YARD	
Characteristics/Areas Wid Len Units St _BAS 3 SEAS PCH 3 AVERAGE 12 14 168		Sum PD Curable %Cmp %New 1 1.00	New Imp RCNLD 8,820
Effective BAS rate: 52.50 Ground floor area: 168 Gross floor area: 168	Totals: 8,400		8,820
CAMA IMP DETAILS: 4 OTH DRIVEWAY House/Garage: Schedule: 2021 Construction class/Quality: 1 Actual/Effective year built: 2016 Condition:	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable Economic: 16-02 1.05 Additional Total percent good 1.05	NOTES:LARGE CONCRETE DRIVEWA	
Characteristics/Areas Wid Len Units St BAS BASE AREA 1 LONG DRIVE 1	r Fdt Wal OV Rate RCN 5,000.00 5,000	Sum PD Curable %Cmp %New 1 1.00	New Imp RCNLD 5,250
Effective BAS rate: 5,250.00 Ground floor area: 1 Gross floor area: 1	Totals: 5,000		5,250
CAMA IMP DETAILS: 5 OTH PATIO House/Garage: Schedule: 2021 Construction class/Quality: 4 Actual/Effective year built: 2016 Condition:	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable	NOTES:CONCRETE PATIO ON CANE	
Characteristics/Areas Wid Len Units St BAS PATIO 4 1		Sum PD Curable %Cmp %New 1 1.00	New Imp RCNLD 2,100

Parcel Nbr: 16-1-073600

16206 PRD Production 2021 Property Assessment Record AITKIN COUNTY

2,000

Effective BAS rate: 2,100.00 Ground floor area:

Gross floor area:

1

Totals:

Field check value:

Appraiser's initials:

Date of inspection:

2,100

6/10/20 Page

6/10/20 Page



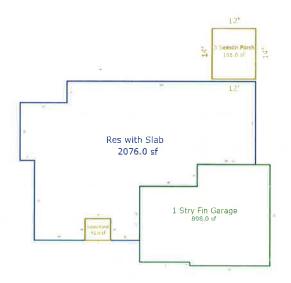






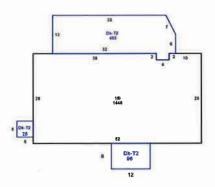






[milliAnd] ex

### Crow Wing County Sale: \$272,000





138628 FALCO: Fee Owner:

LEGAL DESCRIPTION: Sec/Twp/Rge : 31 44.0 27 Acres: ELIEFF, DANIEL K & JULIE G VIERZBA Twp/City : 67 GARRISON TOWNSHIP .00

PORT MILLE LACS HOLIDAY HA LOT 37 BLOCK 3 138628 FALCO: F.O. Plat . . . : 110

ELIEFF, DANIEL K & JULIE G VIERZBA Lot . . . . : 037 Block . . . : 003 29740 ARDEN DR

GREY EAGLE, MN 56336 School . . : 480 Onamia Schools

Primary Address/911 #: 6215 HOLIDAY HARBOR DR

GARRISON, MN

GARRISON,	MIN										
ASSESSMENT	DETAILS:					Acre	s CAMA	Estimat	ed	Deferred	Taxable
2018 Rcd:	1 Class: 151 Non	-Comm Season	al Residen	tial Recrea	tiona La	nd .5	6 25,388	25,4	100		25,400
	Hstd: 0 cabin	1			Bu	ilding	77,507	77,5	00		77,500
	MP/Seq: 671100	030370009 00	0		To	tal MKT	102,895	102,9	00		102,900
	Own% Rel A	G% Rel N	A% Dsb	8			,				
2017 Rcd:	1 Class: 151 Non	-Comm Season	al Residen	tial Recrea		nd	26,800				26,800
	Hstd: 0 cabin	l				-	77,380				77,400
	MP/Seq: 671100	030370009 00	0		To	tal MKT	104,180	104,2	200		104,200
	Own% Rel A	AG% Rel N	A% Dsb	8							
2016 Rod:	1 Class: 151 Non	-Comm Season	al Residen	tial Recrea	tiona La	nd	24.800	24,8	100		24,800
zolo Aca.	Hstd: 0 cabin		ar Mobracii	DIGI NOCICA		ilding	84,393				84,400
	MP/Seg: 671100		n			tal MKT	,				109,200
	Own% Rel A			9.		LGI MI	105,155	205,2			
	Owns ver n	ide ver w		•							
2015 Red	1 Class: 151 Non	-Comm Season	al Residen	tial Recrea	tiona La	nd	21.800	21,8	100		21,800
EUID MCG.	Hstd: 0 cabin		- 11001001	1100200		ilding	82,853				82,900
	MP/Seq: 671100		0				104,653				104,700
	Own% Rel A		A% Dsb	8		1212	2007.222				,
ASSESSMENT	SUMMARY:										
	Hstd Land Mkt			Total Mkt	Total Df	r Limited	Mkt Limited Df:	Exempt	cions	Taxable	New Imp
	0 25,400		_	102,900		102,		•		102,900	ō
2017 151	0 26,800	0		104,200		104,				104,200	0
2016 151	0 24,800	0	84.400	109,200			200			109,200	0
2015 151				104,700		104,				104,700	0
TAX SECTIO	,		Тах	es			Credits				Net Tax
Tax Year	Rec Class	NTC		RMV	St Ge	n Disaster	Powerline	Ag	Res	Tac	
2019		.00		.00	.0	0 .00	00	.00	00	.00	.00
2018		983.16		.00	121.8	4 .00	.00	.00	.00	.00	1,105.00
2017		1,018.37		.00	132.6	3 .00	.00	.00	.00	.00	1,151.00
2016		1,001.88		.00	125.1		.00	.00	.00	.00	1,127.00

CAMA LAND DETAILS: ----- NOTES: -----

Land market: 67 GARRISON TWP Last calc date/env: 03/15/18 B

Neighborhood: 67-R&SO GARRISON TWP RES&SEAS OFF LAKE .85 Asmt year: 2018

COG: 138628 1 Ac/FF/SF: 1.05 Lake:

.00 Dth: Avg CER: Wid: .00

Acreage PTR Value Improvement CER Factors Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New

20000.00 20000 1 151 UN 1.00 20000.00 SI sv 1.00

RCNLD

Total percent good . . . . . 86
---- Characteristics/Areas --- Wid Len Units Str Fdt Wal OV Rate RCN Sum PD Curable %Cmp %New New Imp

010 TYPE DET DETACHED 020 FLOOR CON CONCRETE

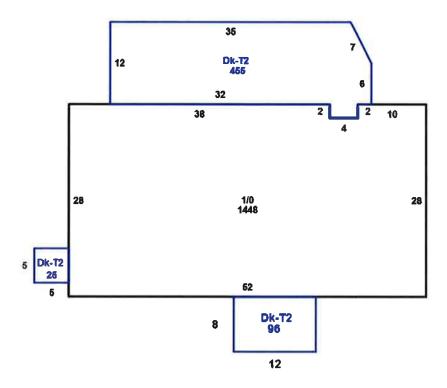
030 ELECTRIC

Gross floor area:









Sketch by Apen Sketch

147.								
Parcel Nbr: 671100030360009 5	9620 PRD Prod	uction 2018 Propert	y Assessm	ent Record	Crow Wing Co	ounty	3/26/18	Page 1
Fee Owner: 138628 FALCO: ELIEFF, DANIEL K & JULIE G VI Taxpayer: 138628 FALCO:F.O ELIEFF, DANIEL K & JULIE G VI 29740 ARDEN DR GREY EAGLE, MN 56336 Primary Address/911 #:	. Plat . ERZBA Lot Block .	.: 67 GARR .: 110 PORT .: 036 .: 003		CS HOLIDAY I	LEGAL DESCI Sec/Twp/Ro HA LOT 36 BLO	ge: 31 4	4.0 27 Acres:	.00
GARRISON								
ASSESSMENT DETAILS: 2018 Rcd: 1 Class: 151 Non-Co	mm Seasonal Re		na Land	Acres .49 1 MKT	CAMA 52,100 52,100	Estimated 52,100 52,100	0	Taxable 52,100 52,100
2017 Rcd: 1 Class: 151 Non-Co Hstd: 0 cabin MP/Seq: 671100030 Own% Rel AG%		sidential Recreatio Dsb%		.49 1 MKT	52,100 52,100	52,100 52,100		52,100 52,100
2016 Rcd: 1 Class: 151 Non-Co Hstd: 0 cabin MP/Seq: 671100030 Own% Rel AG%		sidential Recreatio		.49 1 MKT	52,100 52,100	52,100 52,100		52,100 52,100
2015 Rcd: 1 Class: 151 Non-Con Hstd: 0 cabin MP/Seq: 671100030. Own% Rel AG%	360009 000 Rel NA%	Dsb%	Tota	1 MKT	52,100 52,100	52,100 52,100	)	52,100 52,100
ASSESSMENT SUMMARY:Year Class Hstd Land Mkt La								
2018 151     0     52,100       2017 151     0     52,100       2016 151     0     52,100       2015 151     0     52,100	0 0 0 0	52,100 52,100 52,100 52,100 52,100		52,100 52,100 52,100 52,100	) ) )	-	52,100 52,100 52,100 52,100	0 0
Tax Year Rec Class	NTC	RMV		Disaster Po			Res Tac	Net lax
2019 2018 2017	.00 490.82 484.72	.00 .00 .00	.00 43.18 43.28	.00 .00 .00			.00 .00 .00 .00 .00 .00	.00 534.00
2016	498.01	.00	43.99	.00	.00	.00 .		528.00 542.00
Neighborhood: 67-R&SL GARRIS	TWP	Last calc	date/env: smt year:	: 03/15/18 E 2018				
Land/Unit Type Units Qlt/Acc Size	Comment Df	Base Rate Adj Rate Est/Dfr Est/Df:	Est/Df:	r Typ New	-	TR Value	Improvement C	ER Factors
0002C T1 FF 100.00 107.00		500.00 500.00		00 1 151 OV	.46			

300.00 300.00 2100 1 151

.00 Totals:

Mineral:

.49

ov

SJA

52,100

.03

P

CAMA SUMMARY: -----

0002C T2 FF

Front feet:

FF/SF acres:

7.00 107.00

107.00 Other Acres:

.49 CAMA acres:

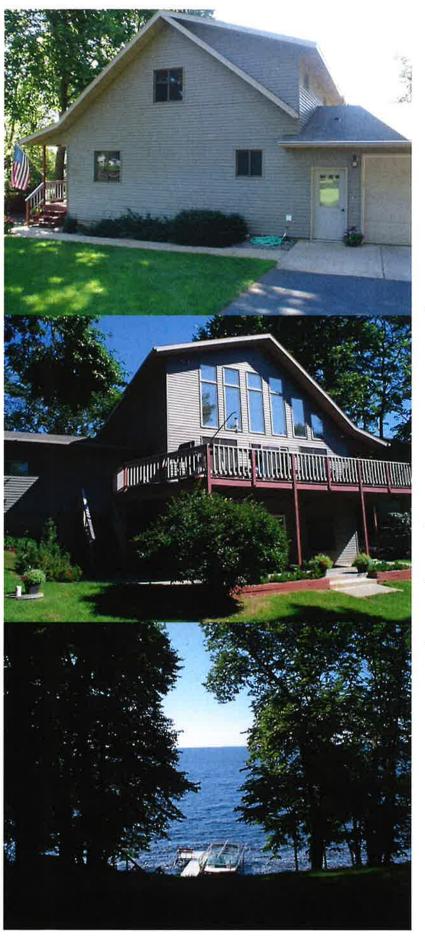
Schedule: 2018 Insp/By/Cmp:
Neighborhood: 67-R&SL GARRISON TWP RES&SEAS LAKESHOR



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





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

\$410,314

Adjusted Sale Price

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



Parcel No.

Parcel No.

**Richter** 

Buyer

Buyer

<u>Hagen</u>

Seller

Seller

5/19

Date of Sale

Date of Sale

\$395,000

Sale Price

\$0

Personal Property

Personal Property

\$395,000

\$410,314

Adjusted Sale Price

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:

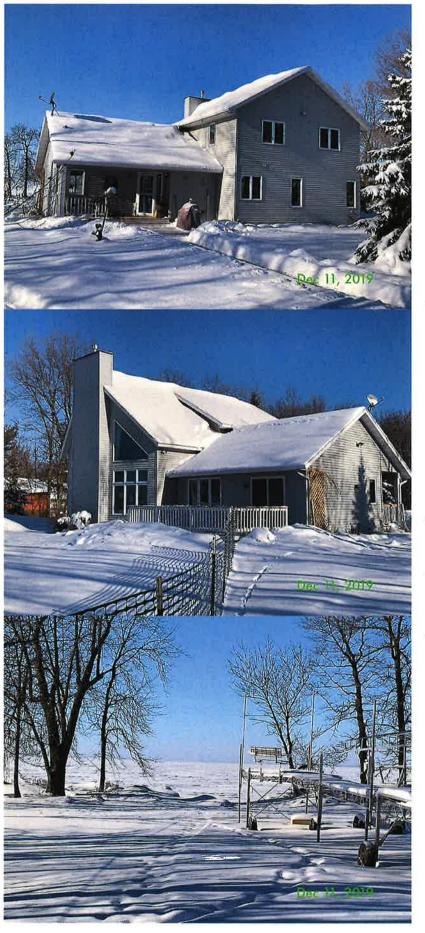
**D7** 

**Res Condition:** 

.85 Built 1996

**Outbuildings** 

Shed



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

\$480,737

Adjusted Sale Price

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



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

\$480,737

Adjusted Sale Price

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



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



Parcel No.

Parcel No.

Joseph Nissen

Buyer

Larson

Buyer

Thor Larson

Seller

<u>Hallin</u>

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



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

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  $\frac{1}{2}$  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



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

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  $\frac{1}{2}$  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

	Aitkin Cou	inty Asses	sors Offi	ice Sales Study		Date/Time P	repared:	6/11/2020 9:29		Title: Countywide Res D7+ Good Sales 10.2018 thru 9.2019						
	Parcel#				SELLER_NAME	EMV	SALES_RATIO	ADJ_PRICE	Section	Multi	Yr Built	D Grd	Bldg Type	Use Code  A	cres	Water Na
	01-0-061405				PETERSON, JESSE C	443900					1986			1		3
	07-0-046107				DOUGLAS & KATHLEEI						2001			1		1 SPIRIT LAN
	07-0-049300			LAKOSKY, LEE J	PETRY, MIRIAM	359500					2000			3		O SPIRIT LAN
	07-1-091000			NATHE, KENNETH	WILDE, JOYCE E	407000					2013			3		O CEDAR LA
	07-1-116400			KARSTENS, BRADLEY		357600					1994			1		0 HANGING
	08-0-023402			PEDRO, CARL S.	THE ROBERT J. LINDGE				15		1990	7	LOG	3		1 WILKINS L
	11-0-000803				HAGEN, S. MICHAEL	348700	88.28	395000	5		1996	7		3		O MILLE LAC
8	11-0-017400	936969	20190405	ULSETH, RANDY	BARNUM, AMY L.	463800	85.89	540000	5		1992	7.5		1		0 FARM ISL
9	15-0-059703	879600	20181005	HALLIN, MICHAEL JOF	LESTER I. FROYSA REV	368100	106.70	345000	34		1997			3		1 DAM LAKE
10	24-1-092500	1012964	20190919	FOSS-HALVORSON, M	COOK O'NEILL FAMILY	457100					1964			3		O LONE LAK
11	24-1-095500	947927	20190503	RAMSEY, SCOT A	BREMHORST, PAUL J	384700					2004			3		0 NORD LAK
12	29-0-012701				TEMPESTA, CHAD ALA	519900					2016		+	1		O BIG SAND
	29-1-323800				ROUSE, DOUGLAS LEE						2000			3		O BIG SAND
	29-1-523700				YOLO INVESTMENTS L						2005		TH	1		O BIG SAND
	31-1-083602			ALBRECHT, CYNTHIA		175600					2003		TH	1 1		0
	32-1-090600				THE TRUST AGREEMEN						1992		-	i		O BIG SAND
	34-0-056100				CHENEY PROPERTIES,						1985		LOG	3		84
	35-1-079700				JOHNSON, HARRY	333800					1980		LOG	3		0 ROUND LA
	56-0-126100			BARKER FINANCIAL, L		332100					2004		SL	1 1		0 100000
38 39	matches DOR not time adju				Median Ratio: COD: PRD:		99.43 13.36 102.16									
40					Median Price:		\$ 395,000									
_		-								-						

				ce Sales Study		Date/Time Pi		6/16/2020 14:39		Title:	Lakeside Tw	p Good In	nproved Re	s Seasonal Sales 10	.2018 thru 9.2019	
-	Parcel #			BUYER_NAME	SELLER_NAME	EMV	SALES_RATIO	ADJ_PRICE	Section	Multi	Yr Built	D Grd	Bldg Type	Use Code   Acres	Water Nam F	rnt Ft
	16-0-011500			NOETZELMAN, BRIAI		311000		320000	8		1963	6		1	2 MILLE LACS	99 B
	16-0-015000			BROCK, GARY	CHALUPSKY, JEFF	111200	71.74	155000	11	+	2000	3.5		3	80	ОВ
	16-0-025303			JACOB, THOMAS J	LACKNER, STEPHEN F			465000	17		1994	6.5		1	4 MILLE LACS	200 B
	16-0-044702				SUNSET STORAGE INC	82800	53.42	155000	32	+	0	0	PB	9	12	ОВ
	16-1-058500			THOMPSON, LAURA		125200		111000	8		1959	0	MH	1	0 MILLE LAC	50 B
	16-1-059200				PEARSON, DENNIS A	281000		315000	8	+	0	6		1	0 MILLE LAC	100 B
	16-1-066300			MASON, ROBERT	MATTSON FAMILY TRU			255000	5	+	1964	6			MILLE LAC	65 B
	16-1-073700				CAMPBELL, MICHAEL I			112000			0	0	MH	1	0 MILLE LACS	100 B
	16-1-077100			WALK, MICHAEL	GULSETH, BRIAN	150800	129.28	116650			0	6		3	0 MILLE LACS	0 B
	16-1-081200			DEMORRETT, JOHN		37900		59000	32		0			1	0 MILLE LAC:	15 B
	16-1-084700			BARTHEL, JOEL	OLSON, MICHAEL	107000		145000	5		0		MH	1	0 MILLE LAC:	0 B
	16-1-086300				T HOPKINS, DEANNA M			165000	32		2011	5.5		1	0 MILLE LAC:	0 B
	16-1-088000				ERICKSON, TAMARA K			52000	32		1981		MH	1	0 MILLE LAC:	0 B
	16-1-091500	894769	20181115	BOLD NORTH PROPE	F SCHWIETERS, ANTHON	294500		224761	20		1986			3	0 MILLE LAC	105 B
	16-1-100200	1013478	20190829	PFEILSTICKER, JOSEP	F KUIPER A/K/A LOIS KU	66700		80000	32		1971		MH	3	0 MILLE LACS	0 B
	16-1-104400				JACKSON, ROBERT L.	60500		69300			2004		МН	1	0 MILLE LAC	3 B
	16-1-113000	953620	20190517	TIETZ, DENNIS	STROMAN, DWAYNE	91500	89.84	101850	5		1994	4		1	0 MILLE LAC	110 B
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			,		Median Ratio: COD:		89.84 17.41									
	not time adju	sten			PRD:											
3							98.99			_						
15					Median Price:		\$ 145,000									
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