

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: 4:35 PM

Owner Name: Thomas Oden

Property ID#: 29-1-525300

Physical Address: 20632 487th St Unit 43 McGregor MN 55760

Estimated Market Value 2019 Assessment: \$124,300 (Land) and \$835,170 (Improvement) = \$959,470

Classification 2019 Assessment: Seasonal Residential Recreational

Estimated Market Value 2020 Assessment: \$124,300 (Land) and \$921,116 (Improvement) = \$1,045,416

Classification 2020 Assessment: Seasonal Residential Recreational

Decision of Local Board (if applicable): Mr. Oden became aware of his value increase the day before the reconvened Shamrock Township Local Board of Appeal. We did not have adequate time to provide the board with the necessary information to make a decision.

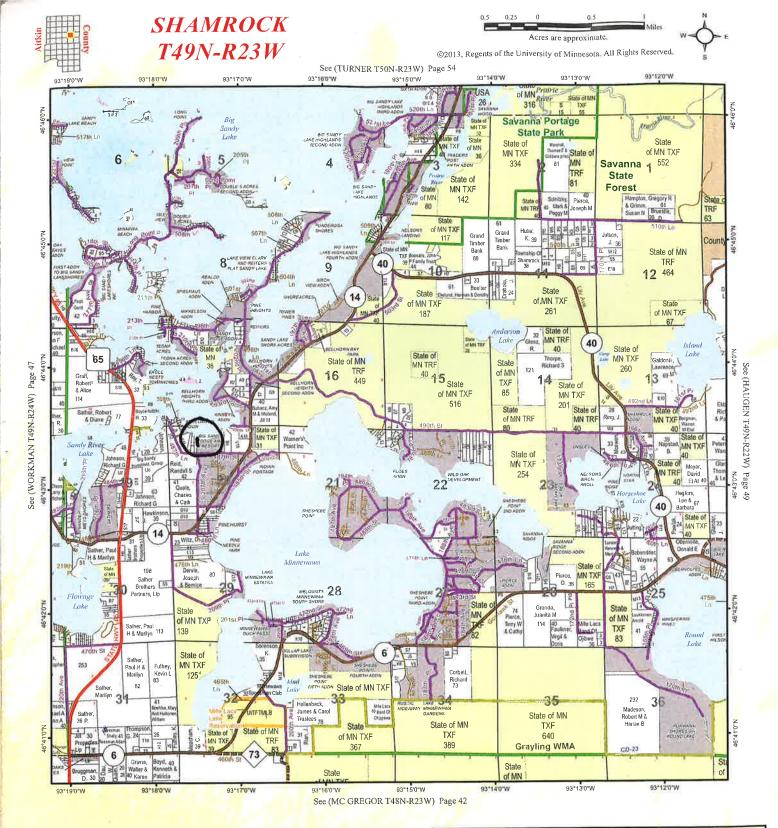
Summary of Issue: Mr. Oden does not believe that the assessed value of his property at parcel 29-1-525300 would hold up on the open market. Mr Oden's property is part of the Big Sandy Lodge Association which is a common interest development. His land is valued as a shared interest in Big Sandy Lake.

Assessor's Recommendation: No change to the 2020 Assessment

Comments: Mr. Oden paid \$800,000 for the property in 2012. Our ratio at the time was 85.5%. There are eleven repeat sales on Big Sandy Lake ranging from 2010 to 2019 that show a median time adjustment of 4.55 annually. The difference between Mr. Oden's sale price and current estimated market value is 4.28 percent annually. Attached are several different sale lists of higher valued properties, including a list from Crow Wing County. All of the sale lists support that the higher valued properties are not over-valued.

			Annual Rate
SUBJECT PROPERTY			
29-1-525300	10-2012 to 1-2020	\$800,000 to \$1,045,400	4.28
REPEAT SALES (Witho	ut remodeling)		
29-0-017714	7-2019 to 4-2016	\$380,000 to \$411,550	3.02
29-1-352000	9-2019 to 1-2015	\$248,000 to \$261,800	1.60
29-0-013717	4-2019 to 8-2014	\$177,500 to \$260,000	8.70
29-1-331300	10-2018 to 6-2016	\$136,800 to \$240,700	4.55
29-1-493200	9-2018 to 5-2015	\$282,000 to \$324,000	5.57
29-0-011400	8-2018 to 7-2015	\$170,000 to \$216,200	9.32
29-1-523200	5-2018 to 10-2010	\$319,000 to \$400,000	3.40
29-0-012200	7-2018 to 12-2010	\$196,000 to \$215,500	1.34
29-0-036701	8-2017 to 2-2015	\$201,500 to \$217,900	5.43
29-1-438700	11-2017 to 10-2013	\$264,500 to \$330,000	6.32
29-0-017728	11-2016 to 7-2010	\$203,700 to \$233,400	3.12
	Median Annual Time Adju	stment:	4.55

b.





SHARI S. LARSON ATTORNEY AT LAW



McGregor Professional Bldg. Hwys. 65 & 210 • P.O. Box 456 McGregor, MN 55760

218-768-4005 • 218-768-4006 Fax email: larsonlw@mcgregormn.com



20632 487th St Unit 4 McGregor 2014 Assmt Sales Study Warranty Deed

Big Sandy Lodge,

Lot 43 Blk 1





Parcel No. Parcel No. Oden Buyer Buyer Richardson Seller Seller Oct. 2012 Date of Sale Date of Sale \$800,000 Sale Price Sale Price 0 Personal Property Personal Property \$800,000 Adjusted Sale Price Adjusted Sale Price \$648,500 2014 Assmt: \$754,000 Assessor's EMV at Sale Assessor's EMV at Sale 2014: 94.3%

81% Sale Ratio

4.3% Sale Ratio

Big Sandy Lake Lake

Lake

Planned Unit Developmen

Front Feet:

Frontage Quality:Very Good/Slight Elev.Square Area/Acreage:.68 ac lot (bldg) size

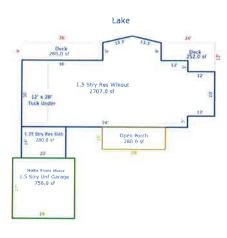
+commons access

Res. Quality: D8.5 lake home. 2387 sf total, 1.50 stry over finished walkout bsmt. 4 Br, 1 fireplace. Above average quality residence.

Effective Age:	2005 Built; 1996 EA;
	1.30 log quality

Outbuildings: 2005 Attached Gar6, heated 756 s.f.

*2014 Assmt: Big Sandy Lodge buildings increased By 15%.





Fee Owner: 112041 DISTRICTS: ODEN, ANDREA & THOMAS TRUSTEES Twp/City : 112041 FALCO: F.O. Plat . . . : Taxpayer: ODEN, ANDREA & THOMAS TRUSTEES 2357 PARKWOODS RD Lot : Block . . : School . . . 4 Lake . . . 1006200 ST LOUIS PARK MN 55416 Primary Address/911 #: 20632 487TH ST UNIT 43 MCGREGOR MN

RICHARDSON, DENNI 10/01/2012 W

SALES HISTORY: -----

Buyer/Seller

ODEN, THOMAS

RICTS:			LEGAL DESCRIPTION:		
/City . :	29	SHAMROCK TWP	Sec/Twp/Rge :	Acres:	.00
t 27233	66	BIG SANDY LODGE AND	RESORTLOT 43 BLK 1		
			Parcel notes:		
			5-28-20: LT. SHAMRO	CK LBOAE RECONVENE MT	G
ool :	4	MCGREGOR		UE, NO CHG TO VALUE.	- 6
		BIG SANDY LAKE		16 ASMT, LOWERED SITE	
				MMONS CODE, MD 2/16	
			10-21-15: DM, LT, F	A NOT HOME.	
			12-7-11: DM, LT, NC	CHG	
			11-10-10: DM, LT, M	D, MET WITH MR. PROUL	x
			LOWERED EA FROM . 97		
			MD 3/10 REVIEWED VA	LUATION, LOWERED LAND	
				OF DEVELOPMENT AND	
			ADDED 3% DEPRECIATI	ON TO BUILDINGS. CHGD	
			LOG MODIFIER TO QUA	LITY LOG 30%	
			TRANSFER HISTORY:		
			·	'o	
			00 2014/03/14	ODEN, ANDREA & THOM	AS T
			2012/10/19	ODEN, THOMAS & ANDRI	
			I		

ASSESSMENT DETAILS		Acres CAMA		- 11
	Seasonal Residential Recreationa		Estimated Deferred	Taxable
Hstd: 0 cabin	" Seasonal Residencial Recreationa		124,300	124,300
MP/Seq: 29-1-525300	000	Building 921,116		921,100
Own% Rel AG%	Rel NA% Dsb%	Total MKT 1,045,416	1,045,400	1,045,400
Own's Rei AG's	REI NAT DSDT			
2019 Rcd: 1 Class: 151 Non-Comm	n Seasonal Residential Recreationa	Land 124,300	124,300	124,300
Hstd: 0 cabin		Building 835,170		835,200
MP/Seq: 29-1-525300	000	Total MKT 959,470	,	959,500
Own% Rel AG%	Rel NA% Dsb%	10000 1211 555,110	555,500	555,500
2018 Rcd: 1 Class: 151 Non-Comm	n Seasonal Residential Recreationa	Land 115,410	115,400	115,400
Hstd: 0 cabin		Building 789,338		789,300
MP/Seg: 29-1-525300	000	Total MKT 904,748		904,700
Own% Rel AG%	Rel NA% Dsb%		,	
2017 Rcd: 1 Class: 151 Non-Comm	n Seasonal Residential Recreationa	Land 83,700	83,700	83,700
Hstd: 0 cabin		Building 789,338	789,300	789,300
MP/Seq: 29-1-525300	000	Total MKT 873,038	873,000	873,000
Own% Rel AG%				
ASSESSMENT SUMMARY:				
Year Class Hstd Land Mkt Land	d Dfr Building Total Mkt Total	Dfr Limited Mkt Limited Dfr	Exemptions Taxable	New Imp
2020 151 0 124,300	0 921,100 1,045,400	1,045,400	1,045,400	Ō
2019 151 0 124,300	0 835,200 959,500	959,500	959,500	0
2018 151 0 115,400	0 789,300 904,700	904,700	904,700	0
2017 151 0 83,700	0 789,300 873,000	873,000	873,000	0
TAX SECTION:	Taxes	Credits -		Net Tax
Tax Year Rec Class	NTC RMV St	Gen Disaster Powerline	Ag Res Tac	

Parcel Nbr: 29-1-5	525300 30	082 PRD	Production 2	2020 Proper	ty Assessmen	t Record	AITKIN COU	INTY	6/12/2	0 Page 2
2021		.00		.00	.00	.00	.00	.00	.00 .00	.00
2020		8,406.60		.00	1,851.40	.00	.00	.00	.00 .00	10,258.00
2019		8,095.07		.00	1,916.93	.00	.00	00	.00 .00	10,012.00
2018		7,604.86		.00	1,913.14	.00	.00	.00	.00 .00	9,518.00
		.,			1,515.14					3,510.00
CAMA LAND DETAILS:							NOTES			
Land market: 29-B					c date/env:					
Neighborhood: 29-							5			
	2 Ac/FF/SF:		.00		006200 BIG S					
Wid: .00 Dth				Avg CER:	000200 818 5					
	Units Qlt/Acc	-Other-	OV Base Bat		to Value	Asmt Cd	Naroogo	DER Value	Tentovonont	CER Factors
	Size	Comment		-	fr Est/Dfr		Acteage	FIN VALUE	Improvement	CER Factors
BSLR-S UN	1.00	COMMERC	17000.0			1 151				
DOLLY D ON	1.00		17000.0	. 17000.		ov				
BSLR-LS1 UN	1.00		80000.0	00 80000.		1 151				
Dome Don ON	1.00		80000.0			OV				
BSLR-C UN	1.00		27300.0	0 27300.		1 151				
BBER C ON	1.00		27500.0	27500.						
Front feet:		Tener	.00	Matala		ov				
		Acres:		Totals:	124,300					
FF/SF acres:	OU CAMA	acres:	.00	dinama ¹ -						
			1	Mineral:						
CIMB CIDBODY										
CAMA SUMMARY:										
Schedule: 2020	-	le date:			: 10/21/2015	LT	P			
Neighborhood: 29-							_			
Nbr Typ Subtype	Description						Imp			
1 RES 1-3	LOT 43			L6/2020 B	849,6					
2 RES GAR	ATTACHED			L6/2020 B	70,8					
3 OTH DRIVEWAY		1		L6/2020 B		75				
			Estimated 1		/	300				
			Mineral val							
			Improvement							
			Total value		: 1,045,4	16				
CAMA IMP DETAILS:	1 RES 1-3	LOT	4 3 I	EPRECIATIO	N PCT GOOD F.	ACTORS ·	NOTES			
House/Garage: S Construction class Actual/Effective	s/Quality: D	085	I I B	Physical: Functional Sconomic:	incurable . 29-BSLR	.95 •• 1.15	10-21- FROM .	15: NO RECH 96 TO .95.	ENT CHGS. LOW	ERED % GOOD
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Construction class Actual/Effective y Condition: 003 INSPECTION E 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 19 030 SHAPE 12 040 CONST 01 050 EXT WALL 1 LC 055 EXT WALL 1 LC 050 ROOF STYLE G 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 1 085 WINDOW 1 085 WINDOW 2 090 FURN. TYPE SS 090 FURN. TYPE SS 090 FURN. TYPE SS 100 INT WALL 1 LC 105 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1	s/Quality: D year built: 2 X EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG	085 005	I I I I I I	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good	.95 1.15 . 1.09	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED	15: NO RECH 96 TO .95. 10: LOWEREN VALUE FOR ASSESSMENT FOR '06.	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK.
Construction class Actual/Effective y Condition: 003 INSPECTION E: 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 11 030 SHAPE 12 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 1 LC 055 EXT WALL 1 LC 050 FOOF STYLE GH 070 ROOF STYLE GH 070 ROOF STYLE GH 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 2 090 FURN. TYPE FY 100 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6	s/Quality: D year built: 2 X EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG	085 005	I I I I I I	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good	.95 1.15 . 1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED	15: NO RECH 96 TO .95. 10: LOWEREN VALUE FOR ASSESSMENT FOR '06.	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK.
Construction class Actual/Effective y Condition: 003 INSPECTION E 005 COLOR NN 010 FOUNDATION F 020 STYLE CC 025 STORIES 1 030 SHAPE 1 030 SHAPE 1 030 SHAPE 1 040 CONST QU 050 EXT WALL 1 L 055 EXT WALL 1 L 055 EXT WALL 1 060 ROOF STYLE G 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 1 085 WINDOW 2 090 FURN. TYPE SI 090 FURN. TYPE SI 090 FURN. TYPE SI 090 FURN. TYPE SI 090 FURN. TYPE SI 100 INT WALL 1 L 105 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS	s/Quality: D year built: 2 X EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG	085 005	Units Str B	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate	.95 1.15 . 1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E: 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 11 030 SHAPE 12 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 1 LC 055 EXT WALL 1 LC 050 FOOF STYLE GH 070 ROOF STYLE GH 070 ROOF STYLE GH 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 2 090 FURN. TYPE FY 100 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6	s/Quality: D year built: 2 X EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG	085 005	Units Str B	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate	.95 1.15 . 1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E: 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 11 030 SHAPE 12 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 1 LC 050 EXT WALL 1 LC 050 FOOF STYLE GH 070 ROOF STYLE GH 070 ROOF STYLE GH 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 2 090 FURN. TYPE FY 100 INT WALL 2 100 EDROMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6 145 LOOKOUT B	s/Quality: D year built: 2 ics/Areas x EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG FOUR	085 005	Units Str B	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate	.95 1.15 . 1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E: 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 19 030 SHAPE 12 030 SHAPE 12 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 2 060 ROOF STYLE GH 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 2 090 FURN. TYPE SH 090 FURN. TYPE SH 090 FURN. TYPE SH 100 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6 145 LOOKOUT B 150 CENTRL AIR Y	s/Quality: D year built: 2 ics/Areas x EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG FOUR	085 005	Units Str H	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate 10.00	.95 1.15 .1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N 1.00	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD MP RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E 005 COLOR NN 010 FOUNDATION F 020 STYLE CC 020 STYLE CC 025 STORIES 19 030 SHAPE 12 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 2 060 ROOF STYLE GN 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 1 085 WINDOW 2 090 FURN. TYPE SN 090 FURN. TYPE SN 090 FURN. TYPE SN 090 FURN. TYPE SN 090 FURN. TYPE SN 100 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6 1451 LOOKOUT B 150 CENTRL AIR Y 160 BSMT FIN 1	s/Quality: D year built: 2 ics/Areas x EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG FOUR	085 005	Units Str H	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate 10.00	.95 1.15 .1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N 1.00	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD MP RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 11 030 SHAPE 11 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 2 060 ROOF STYLE GN 070 ROOF COVER AN 080 WINDOW 1 085 WINDOW 2 090 FURN. TYPE SN 090 FURN. TYPE SN 100 INT WALL 1 LC 105 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6 145 LOOKOUT B 150 CENTRL AIR Y 160 BSMT FIN 1 162 B INT WALL	s/Quality: D year built: 2 ics/Areas x EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG FOUR	085 005	Units Str H	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate 10.00	.95 1.15 .1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N 1.00	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD MP RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E 005 COLOR NN 010 FOUNDATION FY 020 STYLE CC 025 STORIES 11 030 SHAPE 11 030 SHAPE 11 040 CONST QU 050 EXT WALL 1 LC 055 EXT WALL 2 060 ROOF STYLE GI 070 ROOF COVER AN 080 WINDOW 1 085 WINDOW 2 090 FURN. TYPE SN 090 FURN. TYPE SN 090 FURN. TYPE SN 090 FURN. TYPE SN 090 FURN. TYPE SN 100 INT WALL 1 LC 105 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6 145 LOOKOUT B 150 CENTRL AIR Y 160 BSMT FIN 1 162 B INT WALL 164 B FLR COVR	s/Quality: D year built: 2 ics/Areas x EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG FOUR	085 005	Units Str H	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate 10.00	.95 1.15 .1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N 1.00	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD MP RCNLD
Construction class Actual/Effective y Condition: 003 INSPECTION E 005 COLOR NN 010 FOUNDATION FY 020 STYLE CM 025 STORIES 1 030 SHAPE 1 030 SHAPE 1 040 CONST QU 050 EXT WALL 1 LM 055 EXT WALL 1 LM 055 EXT WALL 2 060 ROOF STYLE G 070 ROOF COVER AS 080 WINDOW 1 085 WINDOW 1 090 FURN. TYPE SI 090 FURN. TYPE SI 100 INT WALL 1 LM 105 INT WALL 2 110 BEDROOMS 4 115 FLOR CVR 1 118 FLOR CVR 2 125 BATHROOMS 140 WALK OUT 6 145 LOOKOUT B 150 CENTRL AIR Y 160 BSMT FIN 1 162 B INT WALL 164 B FLR COVR	s/Quality: D year built: 2 ics/Areas x EXTR ONLY AT NATURAL PR FULLPOURED ON CONTEMPORY 55 1.5 STORY* 2+ 12+ CORNER UL LOG QUAL 1 G LOG BL GABLE S ASPHALT H SLAB HEAT A FORCED AIR G LOG FOUR	085 005	Units Str H	Physical: Functional Economic: Additional Fotal perce	incurable . 29-BSLR nt good Rate 10.00	.95 1.15 .1.09 RCN	10-21- FROM . 11-10- ASSIGN FOR'07 VALUED Sum PD Cura	15: NO RECI 96 TO .95. 10: LOWEREI VALUE FOR ASSESSMENT FOR '06. ble %Cmp %N 1.00	ENT CHGS. LOW D EA FROM .97 BASEMENT FIN T. BOTH NOT C 4'X 12' IS B.	ERED % GOOD TO .96 ISH AND DECKS OMPLETE NOR ALCONY DECK. mp RCNLD MP RCNLD

Parcel Nbr: 29-1-525300 30082	PRD Production	a 2020 Property Assessm	ent Record	AITKIN COUNTY	6/12/20 Page 3
_170 FIREPLACE 1 _175 FP TYPE	2	5,000.00	10,000	1 1.00	10,930
_180 LUXURY FIX _200 TUCK UNDER Y UNFINISHED _210 EXTRA KIT.	336	6.00	2,016	1 1.00	2,203
BAS BASE AREA 085 D-8.5 RES	2107	279.19	588,253	1 1.00	642,961
BAS BASE AREA 085 D-8.5 RES 14		CS 269.19	75,373	1 1.00	82,383
	12 60	12.00	720	1 1.00	787
	12 96	12.00	1,152		1,259
DK DECK 12		12.00	3,456		3,777
-	12 48	10.00	480		525
OP OPEN PORCH 7 10		26.25	7,350		8,034
3.		20.20	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1 1,00	0,004
Effective BAS rate: Ground floor area: Gross floor area:	2,387	Totals:	777,350		849,644
CAMA IMP DETAILS: 2 RES GAR	ATTACHED	DEPRECIATION PCT GOOD	FACTORS:	NOTES:	
House/Garage: Schedule: 2020		Physical:	. 95	10-21-15: NO RECEN	T CHGS. LOWERED % GOOD
Construction class/Quality: D 6		Functional incurable	• 20 W	FROM .96 TO .95.	
Actual/Effective year built: 2005		Economic: 29-BS			
Condition:		Additional		11-10-10: LOWERED	EA FROM .97 TO .96
		Total percent good .	. 🤉 🖓 1.09		
				UPPER LEVEL IS A M	
Characteristics/Areas Wid 005 COLOR NAT NATURAL 010 TYPE ATT ATTACHED 015 STORY HGT 150 1.5 STORY 020 FLOOR CON CONCRETE 025 CONST QUL QUAL. LOG	Len Units Str	Fdt Wal OV Rate	RCN	Sum PD Curable %Cmp %Ne	w New Imp RCNLD
030 ELECTRIC Y YES 040 LINING Y YES 050 INSULATION Y YES 060 HEAT Y YES 100 LIVING-1 110 LIVING-2 BAS BASE AREA 6 LIV QTRS 27	28 756	85.80	64 965	1 1.00	70, 907
DAS DASE AREA O LIV GIRS 27	28 738	65.60	64,865	1 1.00	70,897
Effective BAS rate: Ground floor area: Gross floor area:	93.78 756 756	Totals:	64,865		70,897
CAMA IMP DETAILS: 3 OTH DRIVEWAY					
		DEPRECIATION PCT GOOD		NOTES:	
House/Garage: Schedule: 2020		Physical:	1.00		
Construction class/Quality: 5 Actual/Effective year built: 2005 Condition:		Functional incurable Economic: 29-BS Additional	LR 1.15		
		Total percent good .			
Characteristics/Areas Wid _BAS BASE AREA 5 AVG APRON	Len Units Str 1			Sum PD Curable %Cmp %New 1 1.00	w New Imp RCNLD 575
Effective BAS rate:		Totals:	500		575
Ground floor area:					
Gross floor area:	1				
Field check value: Ap	praiser's initi	als: Dat	e of inspec	tion:	

4













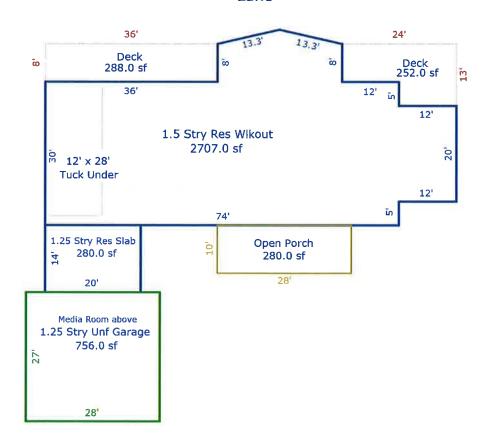












(Inversional Association)







32-1-061400 Parcel No.

Parcel No.

Riskevich,Kevin Buyer

Buyer

Kveton,Donald Seller

Seller

05/2012 Date of Sale

Date of Sale

\$ Sale Price

Sale Price

\$ Personal Property

\$879,000 Adjusted Sale Price Personal Property

Adjusted Sale Price

\$856,300 Assessor's EMV at Sale

Assessor's EMV at Sale

% 97.42 Sale Ratio

Sale Ratio

Big Sandy Lake

Lake

Front Feet: 150

Frontage Quality:

Square Area/Acreage:

Res. Quality: D8

Effective Age:

Outbuildings: Garage

22052 512th Lane, McGregor, Mn







Big Sandy Lake: View Point

39-1-068300

Parcel No.

Parcel No.

Savoie, Tara C Trust

Buyer

Flynn, Timothy Seller

Seller

5/24/2018 Date of Sale Time Adjusted

\$900,000 Sale Price

Sale Price

\$ 44,700 Personal Property

\$855,300 Adjusted Sale Price _____

Personal Property

\$899,100 Adjusted Sale Price

Assessor's EMV at Sale

\$546,700 Assessor's EMV at Sale

63.92% Sale Ratio 60.8%

Big Sandy Lake

Lake

Front Feet: 150'

Frontage Quality: Sugar, sand, hard bottom Hill to lake; 3' drop to water; rock wall at lake

Res. Quality: 2003 built; on finished walkout basement Geothermal, infloor, forced air heat & AC 4 bedroom/3 bathroom; FP; 3 ssn porch Open porch; decks

Effective Age: 90

Outbuildings:

Garage: Attached 2003 built; Loft; 896 sf; Gar4; 90 E/ **Shed:** 12'x20'; log sided; slab and electric **Landscaping; Patio; Driveway** 22052 512th Lane, McGregor, Mn







Big Sandy Lake: View Point

39-1-068300

Parcel No.

Parcel No.

Savoie, Tara C Trust Buyer Buyer

Flynn, Timothy Seller

Seller

5/24/2018 Date of Sale Time Adjusted

\$900,000 Sale Price

Sale Price

Personal Property

Adjusted Sale Price

Assessor's EMV at Sale

\$899,100

\$ 44,700 Personal Property

\$855,300 Adjusted Sale Price

\$546,700 Assessor's EMV at Sale

63.92% Sale Ratio 60.8%

Big Sandy Lake

Lake

Front Feet: 150'

Frontage Quality: Sugar, sand, hard bottom Hill to lake; 3' drop to water; rock wall at lake

Res. Quality: 2003 built; on finished walkout basement Geothermal, infloor, forced air heat & AC 4 bedroom/3 bathroom; FP; 3 ssn porch Open porch; decks

Effective Age: 90

Outbuildings:

Garage: Attached 2003 built; Loft; 896 sf; Gar4; 90 E/ Shed: 12'x20'; log sided; slab and electric Landscaping; Patio; Driveway 26191 Grouse Street, McGregor, MN







Section 17 38 ac. very near Mississippi

39-0-029200

Parcel No.

Parcel No.

Schreier, Richard Buyer

Buyer

Seller

Hermann, Linda Seller

11/28/2017 Date of Sale

Time Adjusted Date of Sale

\$600,000 Sale Price

Sale Price

\$ -0-Personal Property

\$600,000 Adjusted Sale Price

Assessor's EMV at Sale

Personal Property

\$654,800 Adjusted Sale Price

\$521,000 Assessor's EMV at Sale

68.12% Sale Ratio

\$408,700

79.57% Sale Ratio

Near Mississippi River

Lake

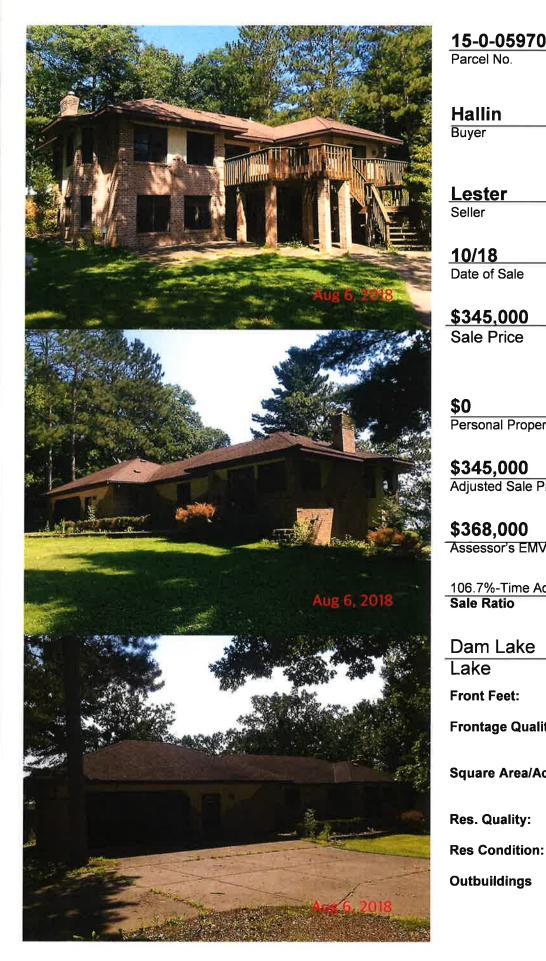
Lake

Square Area/Acreage: Fsite High wooded: 28.55 ac Low wooded: 8 ac Road: 1 ac

Res. Quality: 2009 Built; Quality Log; on slab; Calling 1.5 story; 1925 sf; slab heat; 3 Bedroom/2.5 bath; fireplace; decks Porch and carport

Effective Age: 95

Outbuildings: Cabin: 1972 built on (newer) crawl; log; 414 sf; EA at 75 Garage: 2009 built; frame construction; Part is ins/lined/heated; part has story height and is finished; ea at 95 (see assessor notes in parcel)



15-0-059703 Parcel No. Parcel No. Hallin Buyer Buyer Lester Seller Seller 10/18 Date of Sale Date of Sale \$345,000 Sale Price **\$0** Personal Property Personal Property \$345,000 \$370,504 Adjusted Sale Price Time Adjusted Sale Price \$368,000 Assessor's EMV at Sale Assessor's EMV at Sale 106.7%-Time Adj. 99.32% Sale Ratio Dam Lake Lake Lake Front Feet: 150 Frontage Quality: only 5% below base for Amount of frontage Square Area/Acreage: 1.76

D8

.82 Built 1997

gazebo

Pole building, shed and



15-0-059703 Parcel No. Parcel No. Hallin Buyer Buyer Lester Seller Seller 10/18 Date of Sale Date of Sale \$345,000 Sale Price \$0 Personal Property Personal Property \$345,000 \$370,504 Time Adjusted Sale Price Adjusted Sale Price \$368,000 Assessor's EMV at Sale Assessor's EMV at Sale 106.7%-Time Adj. 99.32% Sale Ratio Dam Lake Lake Lake Front Feet: 150 Frontage Quality: only 5% below base for Amount of frontage Square Area/Acreage: 1.76 **Res. Quality: D8 Res Condition:** .82 Built 1997

Pole building, shed and gazebo





32-1-078504 Parcel No.

Parcel No.

Dorr, Trevor Buyer

Buyer

Wylie Trust Seller

Seller

5/2017 Date of Sale

Date of Sale

\$ Sale Price

Sale Price

▶ Personal Property

Personal Property

\$ 515,735 Adjusted Sale Price

Adjusted Sale Price

\$ 512,300 Assessor's EMV at Sale

Assessor's EMV at Sale

%99.33 Sale Ratio

Sale Ratio

Big Sandy Lake

Lake

Front Feet: 167 ff

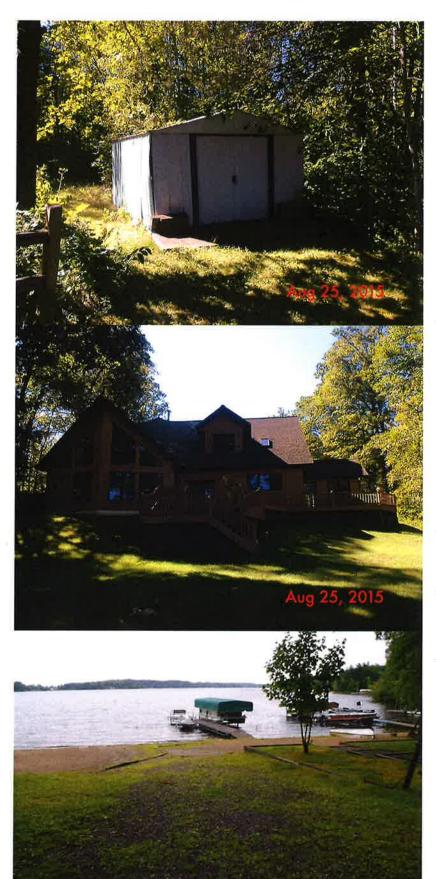
Frontage Quality: elevation

Square Area/Acreage:

Res. Quality: D8

Effective Age: 2005 built

Outbuildings: att garage and detached garage



29-1-323800

Parcel No.

Parcel No.

Dyshaw

Buyer

Buyer

Rouse Seller

Seller

5/17/19 Date of Sale

Date of Sale

\$449,000 Sale Price

\$23.300 Personal Property

Personal Property

\$425,700 Time adj: \$455,599

Adjusted Sale Price

Adjusted Sale Price

\$450,000 Assessor's EMV at Sale

Assessor's EMV at Sale

105.71% time adj 98.77% Sale Ratio

Big Sandy Lake

Front Feet:

Frontage Quality:

Square Area/Acreage:

Very good 5% increase

.68 GIS acres

Lake

78ff

D7 1794sf 1.75 Stry, Slab

Res Condition:

Outbuildings:

AUG 18 2010

Res. Quality:

.85 REL, 2000 built

2000 Gar4 728 att shed



29-0-012701 Parcel No.

Parcel No.

Miller

Buyer

Tempesta Seller

Seller

Buyer

5/19 Date of Sale

Date of Sale

\$565,000 Sale Price

\$65,000 Personal Property

Personal Property

\$500,000 Adjusted Sale Price \$535,118 Time Adjusted Sale Price

\$519,900 Assessor's EMV at Sale

Assessor's EMV at Sale

103.98%-Time adj. 97.16% Sale Ratio

Big Sandy Lake Lake 200 Front Feet: **Frontage Quality:** 15% discount only for Frontage amount Square Area/Acreage: .69 **Res. Quality:** D7 **Res Condition:** .98 Built 2016

Lake

Outbuildings

Boat house



29-0-012701

Parcel No.

Parcel No.

Miller

Buyer

Buyer

Tempesta Seller

Seller

5/19 Date of Sale

Date of Sale

\$565,000 Sale Price

\$65,000 Personal Property

Personal Property

\$500,000 Adjusted Sale Price **\$535,118** Time Adjusted Sale Price

\$519,900 Assessor's EMV at Sale

Assessor's EMV at Sale

103.98%-Time adj. 97.16% Sale Ratio

Big Sandy Lake

Lake

Front Feet:

Res. Quality:

Res Condition:

Frontage Quality:

Square Area/Acreage:

Lake 200 15% discount only for Frontage amount .69 D7 .98 Built 2016

Outbuildings Boat house

26191 Grouse Street, McGregor, MN







Section 17 38 ac. very near Mississippi

39-0-029200

Parcel No.

Parcel No.

Schreier, Richard Buyer

Buyer

Seller

Hermann, Linda Seller

11/28/2017 Date of Sale Time Adjusted

\$600,000 Sale Price

Sale Price

Personal Property

Adjusted Sale Price

\$654,800

\$ -0-Personal Property

\$600,000 Adjusted Sale Price

\$408,700 Assessor's EMV at Sale **\$521,000** Assessor's EMV at Sale

68.12%

Lake

79.57% Sale Ratio

Near Mississippi River

Lake

Square Area/Acreage: Fsite High wooded: 28.55 ac Low wooded: 8 ac Road: 1 ac

Res. Quality: 2009 Built; Quality Log; on slab; Calling 1.5 story; 1925 sf; slab heat; 3 Bedroom/2.5 bath; fireplace; decks Porch and carport

Effective Age: 95

Outbuildings: Cabin: 1972 built on (newer) crawl; log; 414 sf; EA at 75 Garage: 2009 built; frame construction; Part is ins/lined/heated; part has story height and is finished; ea at 95 (see assessor notes in parcel)

	Aitkin Cour	nty Asses	ssors Off	ice Sales Study		Date/Time	Prepared:	6/12/2020 15:28		Title:	Big Sandy La	ke \$500.0	000 or highe	er sale price resider	ntial 10 v	ear histor
				BUYER_NAME	SELLER_NAME	EMV	SALES RATIO					DGra		Use Code Acres		Water Nar
1	29-0-012701	956680	20190524	MILLER, TIMOTHY JOI	TEMPESTA, CHAD ALA	5199	00 103.98	500000	e	5	2016	7		1		BIG SANDY
2	29-0-014200			MEARS, KURT J.	DUNGAN, JAMES R.	3914		527050	7	1	1946	6	i i	3		BIG SAND
3	29-0-014600				TJOSVOLD, YVONNE	5080			7	1	1957	7	·	3	4 F	BIG SANDY
4	29-0-019002			MOJO HOLDINGS, LLC	HOLDER, WOODROW	4705				1	2002	8	i	3		BIG SAND
	29-0-019811			STENNES, TODD A.	KREZOWSKI, MARK TH			779000		+	1994	7.5	i	1	2 F	BIG SANDY
	29-1-402600			STATE, ZACHARY	PETERSON, THOMAS 1			473040	3	+	2004	6.5	i	1	0 F	BIG SANDY
	29-1-525300			ODEN, THOMAS	RICHARDSON, DENNIS	6836	00 85.45	800000	C		2005			1		BIG SANDY
	32-1-061400				DONALD KVETON TRU		00 97.42	879000	34	1	2006	8	1	1		BIG SAND
	32-1-078504			DORR, TREVOR	THE WYLIE FAMILY RE	5123	99.33	515735	33		2005	8		1		BIG SANDY
	32-1-089200			MILLER, KIRK	WRIGHT, JOHN L.	4388	00 68.24	643000	31		1995	7	·	1		BIG SANDY
	32-1-090100			MATECKI, MARK	ROWLAND, JAMES	6740	00 105.31	640000	31		1995	8		3		BIG SAND
	32-1-090600			FLESHER, LEONARD J.		5477	106.35	515000	31	+	1992	7	d	1		BIG SAND
	39-1-068300			TARA C. SAVOIE REVC		5467	00 63.92	855300	1		2003	7.5		1	01	BIG SAND
14	39-1-070700	502446	20160520	LANASA, STEPHEN	SWANSON, THOMAS	4086	74.7	547000	12		2007	7		1	01	BIG SAND
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37					Median Ratio:		89.78			-						
38	not time adjus	ted			COD:		14.07			-						
39					PRD:		101.28									
40					Median Price:		\$ 537,025									
										-						
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	Aitkin Cou	nty Asse	sors Offi	ice Sales Study		Date/Tim	ne Prepa	red:	6/12/2020 12:03		Title: Countywid	e Res D7+	Good Sales	10.2018 thru 9.2019		
#	Parcel #			BUYER_NAME	SELLER_NAME	EMV	SA	LES_RATIO	ADJ_PRICE	Section	Multi Yr Built	DGra		Use Code Acres		Water Nar
	101-0-061405			RATZ, JAMES P	PETERSON, JESSE C		3900	143.66	309000	26	198	6 7.5	5	1	3	
	2 07-0-046107				DOUGLAS & KATHLEEI		/900	93.04				1 7	7	1	1	SPIRIT LAK
	3 07-0-049300			LAKOSKY, LEE J	PETRY, MIRIAM		9500	103.01					5	3	0	SPIRIT LAK
4	4 07-1-091000			NATHE, KENNETH	WILDE, JOYCE E		7000	86.97		5				3	0	CEDAR LAI
	5 07-1-116400			KARSTENS, BRADLEY			7600	95.36					/	1		HANGING
	6 08-0-023402				THE ROBERT J. LINDGE		3100	99.43					LOG	3		WILKINS L
	7 11-0-000803			RICHTER, STEVE	HAGEN, S. MICHAEL		3700	88.28					r	3		MILLE LAC
	8 11-0-017400			ULSETH, RANDY	BARNUM, AMY L.		3800	85.89						1		FARM ISLA
	9 15-0-059703				LESTER I. FROYSA REV		3100	106.70						3		DAM LAKE
	0 24-1-092500		20190919		COOK O'NEILL FAMILY		100	97.67					7	3		LONE LAK
	1 24-1-095500				BREMHORST, PAUL J		1700	86.43					1	3		NORD LAK
	2 29-0-012701				TEMPESTA, CHAD ALA		900	103.98						1		BIG SAND
	3 29-1-323800				ROUSE, DOUGLAS LEE		0000	105.71						3		BIG SAND
	4 29-1-523700				YOLO INVESTMENTS L		9600	85.58		0	200		TH	1		BIG SAND
	5 31-1-083602			ALBRECHT, CYNTHIA I			600	120.77					′ ТН	1	0	
	6 32-1-090600				THE TRUST AGREEME		700	106.35					1	1		BIG SAND
	7 34-0-056100			ALEXIS INVESTMENTS			600	152.72					LOG	3	84	
	8 35-1-079700				JOHNSON, HARRY		3800	85.59					LOG	3		ROUNDLA
	9 56-0-126100	913291	20190111	BARKER FINANCIAL, L	ERICKSON, SANDRA	- 332	2100	110.70	300000	26	+ 200	4 7	SL	1	0	0
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	7 matches DOR				Median Ratio:			99.43								
	8 not time adju	sted			COD:			13.36								
39					PRD:			102.16				_				
4(Median Price:		\$	395,000								
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	Aitkin Cou	inty Asses	sors Offic	ce Sales Study		Date/Time Pre	pared:	6/12/2020 9:06	5 Title:	Big Sandy La	ke Good	Sales 10.20	l8 thru 9.2019		
	Parcel #	and the second sec			SELLER_NAME	EMV	SALES_RATIO	ADJ_PRICE	Section Mult	I Yr Built	D Grd	Bidg type	Use Code Acres	Water Name	Frnt Ft
	118-0-061206				JOHNSON, SUSAN M.	188800	81.68			0	2	1	1	0 BIG SANDY LAKE	100 B
	2 29-0-009202			NISTLER, SHAWN A.	STRECKER, DAVID M.	161100	99.38	162100) 5+	1969	5	5	1	0 BIG SANDY LAKE	105 B
1	3 29-0-009217		20190628		DALE E. CHRISTENSON	173300	76.18	227500) 5+	1972	5	5	1	0 BIG SANDY LAKE	100 B
1	4 29-0-012701	956680	20190524	MILLER, TIMOTHY JOH	TEMPESTA, CHAD ALA	519900	103.98	50000) 6	2016		7	1	0 BIG SANDY LAKE	200 B
1	5 29-0-013717				STOHL, JAY M	225000	86.54	260000	7	1971	5.5		3	0 BIG SANDY LAKE	100 B
(5 29-0-017714			HECKER, DAVID	GENTZ, ANDREW T.	367600	89.32	411550		2002	6.5	5	1	0 BIG SANDY LAKE	100 B
-	7 29-0-017716			SEVERSON, MARCUS	STREETER, MARY L.	300500	85.39	351900		1971	6	5	1	0 BIG SANDY LAKE	80 B
ł	8 29-0-019825			SCHULZ, ERIC	CUMMINGS, THOMAS		79.77	265000		0	(0	1	1 BIG SANDY LAKE	124 L
5	29-0-033703			HAYES, ERIC	AMENRUD, BRIAN G.	328400	79.13	415000		2001	6.5	5	1	1 BIG SANDY LAKE	120 B
	29-0-043401			HAWKINSON, JON	VOSIKA, RONALD	204500	110.54	185000		0	()	9	16 BIG SANDY LAKE	102 L
	1 29-1-323800			DYSHAW, GARY D.	ROUSE, DOUGLAS LEE		105.71	425700		2000	7	7	3	0 BIG SANDY LAKE	78 B
	2 29-1-326201			COATES, ANDREW S		194100	65.80	295000		1930	4.5	5	1	0 BIG SANDY LAKE	91 B
	3 29-1-331300			BLIESE, LARRY G.	POLEY, CHRISTOPHER	198700	82.55	240700		1946	5.5	5	1	0 BIG SANDY LAKE	70 B
	4 29-1-352000				VOSS, TERRENCE G.	259800	99.24	261800		1997	6		1	0 BIG SANDY LAKE	53 B
	5 29-1-352400				OBER, BRADLEY	156700	106.96	146500		0		5	1	0 BIG SANDY LAKE	108 B
	5 29-1-381500			DOMKE, JAMES	PALBICKI, SHARON AN		115.63	190000		0	3.5	5	3	0 BIG SANDY LAKE	100 B
	7 29-1-403800				PEARSON, DONALD F.	220600	102.72	214756		1942	6	5	1	0 BIG SANDY LAKE	120 B
	8 29-1-403900				PEARSON, DONALD F.	63200	104.46			0	()	9	0 BIG SANDY LAKE	60 L
	29-1-412900			ROEHRDANZ, CHARLE		344700	111.19	310000		1928	2		3	0 BIG SANDY LAKE	205 B
	29-1-424200	1013261	20190916	NORTHERN ESCAPE, L		376400	83.05	453200		0			1	0 BIG SANDY LAKE	106 B
	1 29-1-450700			PETERSON, ERIK	LABERGE AKA KATHY L		78.13	439000		2000		SF	3	0 BIG SANDY LAKE	300 8
	2 29-1-477500				BIGAOUETTE, EDWARI		109.87	186500		0	3.5	5	1	0 BIG SANDY LAKE	100 B
	3 29-1-488400			RCA PROPERTIES, LLC		169300	96.74	175000		0			3	0 BIG SANDY LAKE	70 B
	4 29-1-493300				BELLIN, LONNIE R.	171100	108.63	157500		1973	3.5		1	0 BIG SANDY LAKE	85 B
	5 29-1-517900				THE DONALD L WOOLI		98.08	182500		2000		TH	3	0 BIG SANDY LAKE	0 B
	5 29-1-523700				YOLO INVESTMENTS L	339600	85.58	396800	0 0	2005		TH TH	1	0 BIG SANDY LAKE	0 B
	7 32-0-054700				SPENCER, JOYCE EMM		106.65	245000		1961		5	1	0 BIG SANDY LAKE	120 B
	8 32-1-059400				ANDERSON, RICHARD	218200	68.19	320000		2012		5	3	0 BIG SANDY LAKE	50 B
	32-1-075400				NORTON, RICHARD G.	307400	83.53	368000		1960	6.5		1	0 BIG SANDY LAKE	75 B
	32-1-076400				VARHOLDT, JOHN G B	227000	105.58	215000		1978	5.5		1	0 BIG SANDY LAKE	75 B
	1 32-1-090600				THE TRUST AGREEMEN		106.35	515000		1992		/	1	0 BIG SANDY LAKE	792 B
	2 39-0-001906				ANDRZEJEWSKI, PAUL	116000	109.07	106350		0		MH	1	1 BIG SANDY LAKE	110 B
	3 39-1-066800	956595	20190524	THOMPSON, WARD N	OKERLUND, JEANNE	324800	96.04	338203	8 1 +	0	e	5	1	0 BIG SANDY LAKE	100 B
34															
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	7 matches DOR	lict 12 2010			Median Ratio:		98.08			-					
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39		lateu			PRD:		12.33								
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4(J				Median Price:		\$ 260,000								

CROW WING COUNTY HIGHER VALUED SALES

PARID	CRV	SALEDATE	BUYER	SELLER	ADJPRICE	LAND	BLDG	EMV	LKNAME	FF	AC	ADJRATIO
77180563	984523	20190722	QUALE, JOI	OPHOVEN,	859607	486700	405300	892000	HORSESHOE (SANDBA	290	4	103.77
28260524	989316	20190731	CLINE, SCO	BISPING, B	883832	462300	350300	812600	GULL	100	1	91.94
68140598	882501	20181012	ZIMMER, S	BOESEN, N	953101	446800	362600	809400	WHITEFISH	100	1	84.92
50020560	985602	20190723	SCHUSTER,	HENDRICKS	919913	506700	529300	1036000	BAY	220	3	112.62
14070675	996646	20190814	SILVER PEA	SCHWIETEI	916594	523900	403900	927800	WHITEFISH	100	1	101.22
14300716	954528	20190517	ROACH, M	RENCKENS	924286	492400	315900	808300	CROSS	117	1	87.45
29360650	1006362	20190830	STEENHOLI	AVERY, JOS	901012	201700	553200	754900	MIDDLE CULLEN	155	1	83.78
14180517	943226	20190426	LAUFERS, T	SMITH, GR	955699	459100	322900	782000	RUSH	129	1	81.82
28110505	890574	20181102	HALL, JOSE	WATLAND,	875594	420100	345500	765600	NISSWA	178	1	87.44
82250511	934562	20190329	EVENSON,	REILAND, C	959317	297400	546000	843400	PELICAN	170	2	87.92
82280585	1018099	20190926	MCDAID, N	DAWSON, .	921444	677900	331600	1009500	PELICAN	250	4	109.56
20170568	984422	20190719	LONERGAN	GUJER, MA	930645	229300	667700	897000	SERPENT	128	2	96.38
77190509	1003291	20190829	RARUS ENT	HAMMONI	967516	502300	316300	818600	PELICAN	125	2	84.61
14060527	988877	20190726	HAUKOOS,	DAUGHERT	837937	607900	307800	915700	WHITEFISH	977	7	109.28
82250525	1013423	20190920	SCHULTZ, J	HANSON, V	985830	431200	375300	806500	PELICAN	100	4	81.81
14310583	975134	20190628	PFEIFER, TH	POPEHN, L	1015555	365600	458800	824400	CROSS	75	0	78.45
14070667	984636	20190722	HUDALLA,	NOBLE, SU	1022125	818500	165900	984400	WHITEFISH	258	1	93.85
14080531	1013908	20190920	STOCK, JAS	ZIRNHELT,	1014750	516000	439900	955900	RUSH	112	1	94.04
68210546	983719	20190719	THIBADO, J	BB KIDS, LL	1063317	543100	774900	1318000	CLAMSHELL	135	1	123.95
14180664	959469	20190531	ROOZEN, D	HOLMBOE,	1147687	376800	624600	1001400	RUSH	106	1	87.25
68090546	997408	20190816	WALTERS,	O'HALLOR	1171204	522600	372500	895100	WHITEFISH	100	1	76.43
28220511	1017077	20190927	PHILIP, AB)	PAULUCCI,	1170007	722800	928100	1650900	GULL	282	2	141.1
28220674	911182	20190104	CABIN TWE	BURNS, CU	1331420	689400	9000	698400	GULL	171	1	52.46
73020526	966388	20190614	JOHNSON,	SCHROEDE	1340738	467200	519500	986700	PELICAN	269	1	73.59
82280586	974708	20190628	SCHMIDT,	COX, STEVI	1361767	347000	1021400	1368400	PELICAN	118	4	100.49
68070594	1002499	20190829	WICHMAN	ROBERG FA	1451274	476900	441100	918000	WHITEFISH	548	3	62.8
14160778	917778	20190128	FURAN, TO	LOHMILLE	1863988	615100	1206600	1821700	CROSS	125	2	88.5
28260512	894204	20181114	DAMMEIE	LINDA R GA	2091104	853400	1190000	2043400	GULL	200	2	97.72
68050512	1009227	20190912	WHITEFISH	ANDERSON	3409178	771500	1612900	2384400	WHITEFISH	186	8	69.94