



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: 4:50 PM

Owner Name: Katherine Kopp

Property ID#: 09-0-058002

Physical Address: 28171 315th Ave

Aitkin, Minnesota 56431

Estimated Market Value 2019 Assessment: \$17,000 (Land) \$251,500 (Building)

Classification 2019 Assessment: Seasonal Recreational Residential (151-0)

Estimated Market Value 2020 Assessment: \$17,000 (Land) \$292,300 (Building)

Classification 2020 Assessment: Seasonal Recreational Residential (151-0)

Decision of Local Board (if applicable): No changes. .

Summary of Issue: Mr. Szypulski does not believe that the assessed value of his property at parcel 09-0-057800 and 09-0-058002 would sell for a combined value of \$506,900.00.

Assessor's Recommendation: No change to the 2020 Assessment





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County Board of Equalization Appeal Information Sheet

Appointment Time: 4:50 PM

Owner Name: Katherine Kopp

Property ID#: 09-0-057800

Physical Address:

Estimated Market Value 2019 Assessment: \$167,200 (Land)

Classification 2019 Assessment: Rural Vacant Land (111-0)

Estimated Market Value 2020 Assessment: \$197,200 (Land)

Classification 2020 Assessment: Rural Vacant Land (111-0)

Decision of Local Board (if applicable): No changes.

Summary of Issue: Mr. Szyplski does not believe that the assessed value of his property at parcel 09-0-057800 and 09-0-058002 would sell for a combined value of \$506,900.00.

Assessor's Recommendation: No change to the 2020 Assessment

County Assessor
Aitkin County
307 2nd St NW RM 120
Aitkin, MN 56431

April 20, 2020

RE: APPEAL 2020 Values
Property ID 09-0-058002
Property ID 09-0-057800

Dear Assessor,

We are writing to appeal what we believe is an excessive increase in Taxable Market Value for the combined two properties listed above.

These two properties could not be sold individually due to nature of the dwelling location and septic system so this discussion involves reviewing the combined Taxable Market Value for both properties.

Between tax year 2018 and tax year 2020 the combined total property tax and special assessments increased by 19% and \$69,800.

Between Tax Year 2018 and Proposed Tax Year 2021 the combined proposed total property tax and special assessments will increase to 38.5% and an increase in value of \$140,800.

The proposed market value for our property for 2021 is \$506,900. This has increased from \$366,100 in 2018 in just three years. It is very doubtful we could sell this property for \$506,900 and it is unfair to be taxed at this amount or even the 2020 Taxable Market Rate of \$435,700.

Please accept our appeal and advise on the next steps. Feel free to contact me 612-810-6895.

Gregory Szypulski
Katherine Kopp



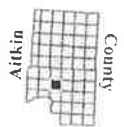
7949 Quail Ave N
Brooklyn Park, MN 55443

Attachment

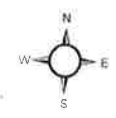
Real Estate Tax Cost History

Parcel	.64 ac RV NHSTD 57800		.57 ac Seasonal 58002		Combined	
		Change		Change		Change
2018	\$ 950		\$ 1,748		\$ 2,698	
Mkt \$	\$ 152,000		\$ 214,100		\$ 366,100	
2019	\$ 1,002	105.5%	\$ 1,980	113.3%	\$ 2,982	110.5%
Mkt \$	\$ 159,600	105.0%	\$ 241,300	112.7%	\$ 400,900	109.5%
2020	\$ 1,016	101.4%	\$ 2,114	106.8%	\$ 3,130	105.0%
Mkt \$	\$ 167,200	104.8%	\$ 268,500	111.3%	\$ 435,700	108.7%
2021	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%
Mkt \$	\$ 197,600	118.2%	\$ 309,300	115.2%	\$ 506,900	116.3%

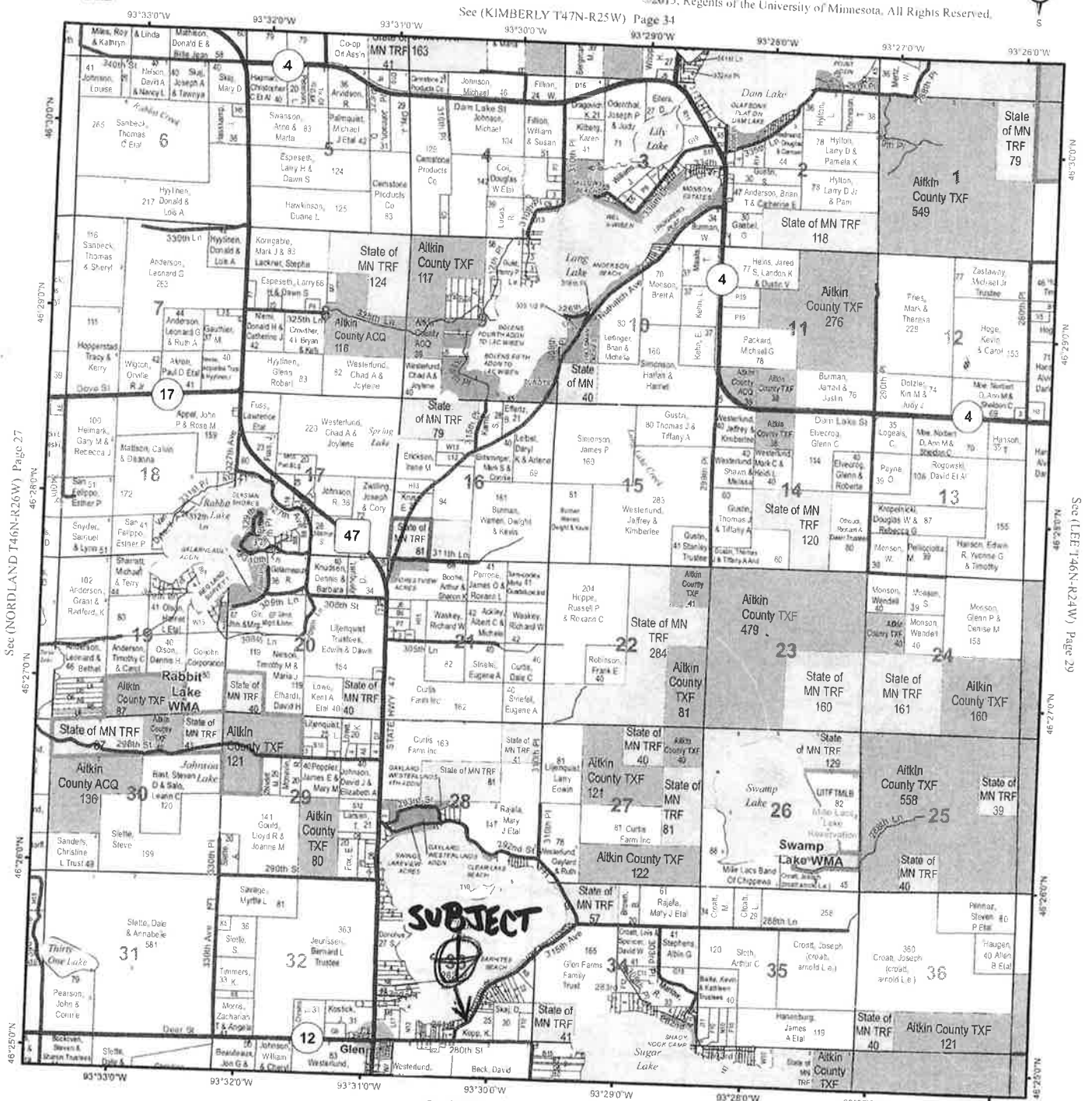
Total Increase 2018-2020 119.0%
Total Increase 2018- proposed 2021 138.5%



GLEN T46N-R25W



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See (KIMBERLY T47N-R25W) Page 34



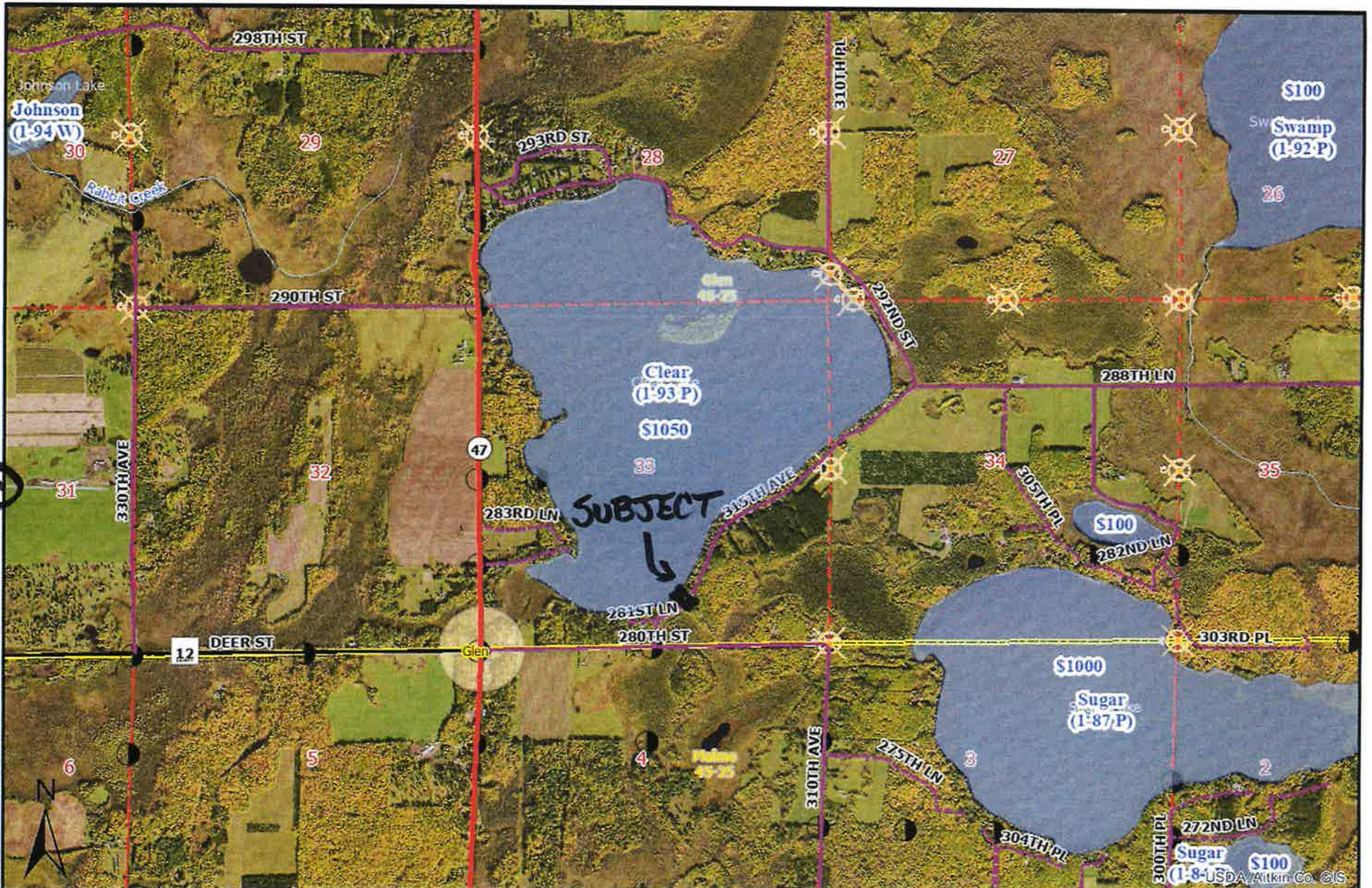
See (NORDLAND T46N-R26W) Page 27

See (LEE T46N-R24W) Page 29

See (MALMO T45N-R25W) Page 22

Certifiers assess forest management using the FSC standards. Certifiers are independent of FSC and the land owners they are auditing. This third-part verification is crucial to the integrity of the FSC system.

Aitkin County, responsible forest management and the Forest Stewardship Council (FSC)



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.

09-0-058002

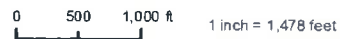


Date: 6/22/2020

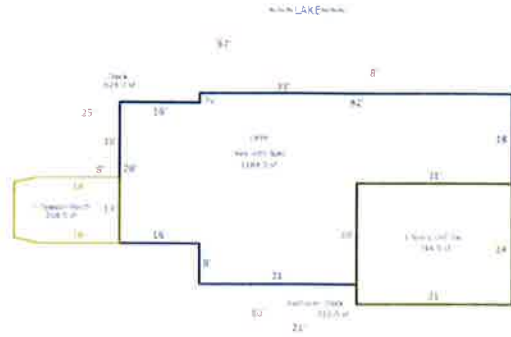


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09-0-058002



Date: 6/22/2020



Fee Owner: 105057
 KOPP, KATHERINE A
 Taxpayer: 105057 FALCO:F.O.
 KOPP, KATHERINE A
 7949 QUAIL AVE
 BROOKLYN PARK MN 55443
 Primary Address/911 #: 28171 315th Ave
 AITKIN

DISTRICTS:
 Twp/City : 9 GLEN TOWNSHIP
 School : 1 AITKIN

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 33 46.0 25 Acres: .57
 PT GOVT LOT 6
 Parcel notes:
 8-9-2017 JH R/A. NO ONE HERE TOOK NEW CAMA PHOTOS & LAND TYPING FOR 2018 REASSESSMENT
 9-26-2012, JH, R/A, NO ONE HERE.

ASSESSMENT DETAILS:				Acres	CAMA	Estimated	Deferred	Taxable
2019 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.00	17,000	17,000		17,000
	Hstd:	0 cabin	Building		251,470	251,500		251,500
	MP/Seq:	09-0-058002 000	Total MKT		268,470	268,500		268,500
	Own%	Rel AG%	Rel NA%	Dsb%				
2018 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.00	17,000	17,000		17,000
	Hstd:	0 cabin	Building		224,297	224,300		224,300
	MP/Seq:	09-0-058002 000	Total MKT		241,297	241,300		241,300
	Own%	Rel AG%	Rel NA%	Dsb%				
2017 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.00	17,000	17,000		17,000
	Hstd:	0 cabin	Building		197,058	197,100		197,100
	MP/Seq:	09-0-058002 000	Total MKT		214,058	214,100		214,100
	Own%	Rel AG%	Rel NA%	Dsb%				
2016 Rcd:	1 Class:	151 Non-Comm Seasonal Residential Recreationa	Land	1.00	17,000	17,000		17,000
	Hstd:	0 cabin	Building		197,058	197,100		197,100
	MP/Seq:	09-0-058002 000	Total MKT		214,058	214,100		214,100
	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
2019 151	0	17,000	0	251,500	268,500		268,500			268,500	0
2018 151	0	17,000	0	224,300	241,300		241,300			241,300	0
2017 151	0	17,000	0	197,100	214,100		214,100			214,100	0
2016 151	0	17,000	0	197,100	214,100		214,100			214,100	0

TAX SECTION:											Net Tax
Tax Year	Rec Class	NTC			Taxes			Credits			
		RMV	St Gen	Disaster	Powerline	Ag	Res	Tac			
2020		.00	401.08	.00	.00	.00	.00	.00		2,059.00	
2019		.00	390.59	.00	.00	.00	.00	.00		1,925.00	
2018		.00	350.12	.00	.00	.00	.00	.00		1,693.00	
2017		.00	351.41	.00	.00	.00	.00	.00		1,637.00	

CAMA LAND DETAILS: Land market: 09-BL GLEN TWP BACKLOT Last calc date/env: 03/21/19 B
 Neighborhood: 09-BL GLEN BACKLOT 1.00 Asmt year: 2019
 COG: 105057 1 Ac/FF/SF: 26.65 Lake:
 Wid: .00 Dth: .00 Avg CER:

NOTES:
 8-9-2017 JH R/A. NO ONE HERE TOOK NEW CAMA PHOTOS & LAND TYPING FOR 2018 REASSESSMENT

NO LAND VALUE OTHER THAN SITE DUE TO ENTIRE PARCEL WITHIN 450' OF LAKESHORE AND COMMON OWNER LAKE FRONTAGE MD 6/2011

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



FSITE AC 1.00 17000.00 17000.00 17000 1 151 1.00
 26.65 SV
 Front feet: .00 Totals: 17,000

Mineral:

CAMA SUMMARY:

Schedule: 2019 Quintile date: 08/09/2017 Insp/By/Cmp: 09/26/2012 JH P
 Neighborhood: 09-BL GLEN BACKLOT
 Nbr Typ Subtype Description Size Class Qlt Last Calc H/G Est Value New Imp
 1 RES 1-3 RES. D - 2184 D 070 3/21/2019 B 238,464
 2 RES GAR ATT. GAR.- 744 D 3 3/21/2019 B 10,821
 3 OTH DRIVEWAY BLACK TOP 1 2 3/21/2019 B 1,900
 4 OTH SHED BARN SHED- 1 D 3 3/21/2019 B 285
 Estimated land value : 17,000
 Mineral value :
 Improvement value : 251,470
 Total value : 268,470

CAMA IMP DETAILS: 1 RES 1-3 RES. D - DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2019 Physical: .85 10' X 21' DECK HAS PART ROOF OVER & RAILS
 Construction class/Quality: D 070 Functional incurable . . . 3S HAS HOT TUB
 Actual/Effective year built: 1999 Economic: 09-BL .95
 Condition: Additional
 Total percent good81

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
003 INSPECTION IN INTERIOR																
005 COLOR BRN BROWN																
010 FOUNDATION CB CONC BLOCK																
020 STYLE RAM RAMBLER																
025 STORIES 100 1 STORY*																
030 SHAPE 711 7-11CORNER																
040 CONST FR FRAME																
050 EXT WALL 1 ML MET/STEEL																
055 EXT WALL 2 LAP LAP SIDING																
060 ROOF STYLE GBL GABLE																
070 ROOF COVER AS ASPHALT																
080 WINDOW 1 GL GLIDERS																
085 WINDOW 2 EL ELABORATE																
085 WINDOW 2 FS FIXED SASH																
090 FURN. TYPE SH SLAB HEAT																
100 INT WALL 1 DW DRYWALL																
105 INT WALL 2 TG T/G PANEL																
110 BEDROOMS 3 THREE																
115 FLOR CVR 1 CR CARPET																
118 FLOR CVR 2 CT CERAM TILE																
125 BATHROOMS 1.7 ONE & 3/4																
145 LOOKOUT B N NO																
150 CENTRL AIR Y YES																
160 BSMT FIN 0 NONE																
162 B INT WALL NO NONE																
164 B FLR COVR NO NONE/SUBFL																
166 BSM BDRMS 0 NONE																
167 BSM BATHS 0 NONE																
170 FIREPLACE 3 1 3,000.00 3,000 1 1.00 2,424																
175 FP TYPE 17 LP INSERT																
200 TUCK UNDER N NO																
BAS BASE AREA 070 D-7.0 RES 16 28 448 CS 126.37 56,614 1 1.00 45,744																
BAS BASE AREA 070 D-7.0 RES 31 38 1178 CS 126.37 148,864 1 1.00 120,282																
BAS BASE AREA 070 D-7.0 RES 18 31 558 CS 126.37 70,514 1 1.00 56,975																
DK DECK 10 10 21 210 10.00 2,100 1 1.00 1,697																
DK DECK 8 624 8.00 4,992 1 1.00 4,034																
3S 3 SEAS PCH 2 268 33.75 9,045 1 1.00 7,308																
Effective BAS rate: 102.11 Totals: 295,129 238,464																
Ground floor area: 2,184																
Gross floor area: 2,184																

CAMA IMP DETAILS: 2 RES GAR ATT. GAR.- DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2019 Physical: .85 G & A, STEEL LAP SIDED, FRAME ON SLAB, ATTACH
 Construction class/Quality: D 3 Functional incurable . . . -ED GARAGE - 3.
 Actual/Effective year built: 1999 Economic: 09-BL .95
 Condition: Additional
 Total percent good81



---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005	COLOR																
	BRN BROWN																
010	TYPE																
	ATT ATTACHED																
020	FLOOR																
	CON CONCRETE																
025	CONST																
	FR FRAME																
030	ELECTRIC																
	Y YES																
060	HEAT																
	Y YES																
100	LIVING-1																
	N NO																
110	LIVING-2																
	N NO																
BAS	BASE AREA	3	AVERAGE	24	31				744								
	Effective BAS rate:								14.54								
	Ground floor area:								744								
	Gross floor area:								744								
	Totals:								18.00		13,392	1			1.00		10,821
											13,392						10,821

CAMA IMP DETAILS: 3 OTH DRIVEWAY BLACK TOP
 House/Garage: Schedule: 2019
 Construction class/Quality: 2
 Actual/Effective year built: 2001
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable
 Economic: 09-BL .95
 Additional
 Total percent good95

NOTES: -----
 AVERAGE TO LARGE BLACK TOP DRIVE / GARAGE
 APRON.

---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	BASE AREA	2	AVG DRIVE						1								
	Effective BAS rate:								1,900.00								
	Ground floor area:								1								
	Gross floor area:								1								
	Totals:								2,000.00		2,000	1			1.00		1,900
											2,000						1,900

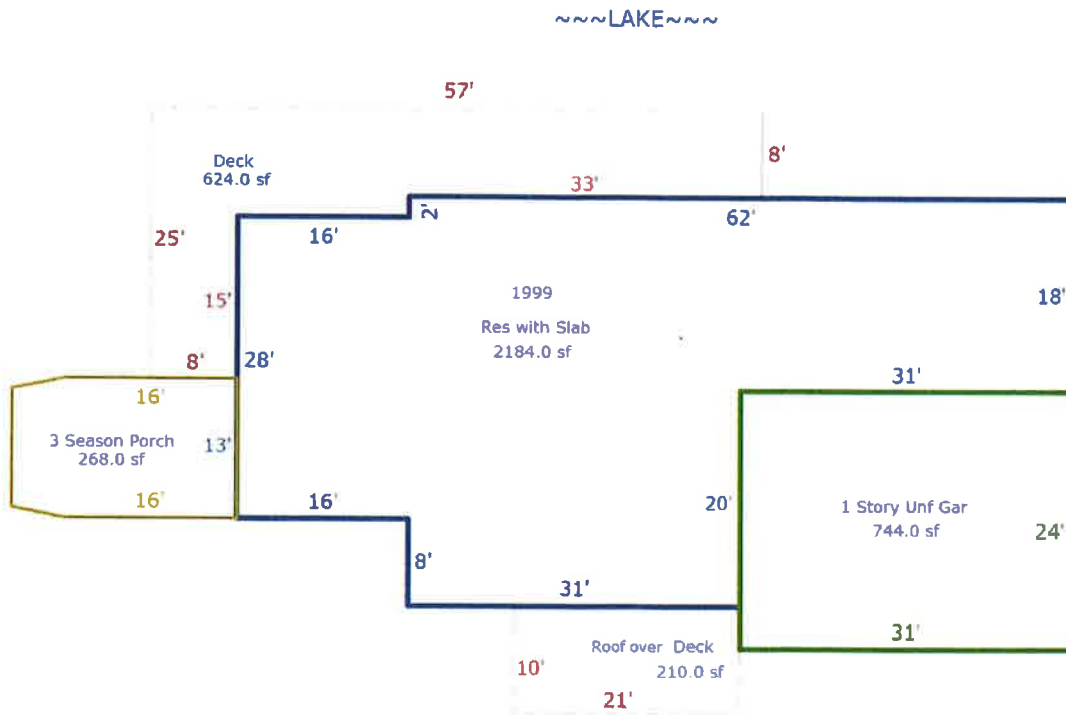
CAMA IMP DETAILS: 4 OTH SHED BARN SHED-
 House/Garage: Schedule: 2019
 Construction class/Quality: D 3
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable
 Economic: 09-BL .95
 Additional
 Total percent good95

NOTES: -----
 8' X 12' FRAME BUILT, BARN STYLE SHED, BROWN

---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	SHED	3	\$300 SHED						1								
	Effective BAS rate:								285.00								
	Ground floor area:								1								
	Gross floor area:								1								
	Totals:								300.00		300	1			1.00		285
											300						285





Drawn by: [illegible]

Fee Owner: 105057
 KOPP, KATHERINE A
 Taxpayer: 105057 FALCO:F.O.
 KOPP, KATHERINE A
 7949 QUAIL AVE
 BROOKLYN PARK MN 55443

DISTRICTS:
 Twp/City : 9 GLEN TOWNSHIP
 School : 1 AITKIN
 Lake : 1009300 CLEAR LAKE (GLEN TWP)

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 33 46.0 25 Acres: .64
 PART OF LOT 6 IN B 81 D P 467 LESS 1.7 ACS
 Parcel notes:
 8-9-2017 JH R/A. NO ONE HERE, LAND TYPING
 FOR THE 2018 REASSESSMENT.

7-3-2012, JH, R/A, LAND TYPING

ASSESSMENT DETAILS:		Acres	CAMA	Estimated	Deferred	Taxable
2020 Rcd: 1 Class: 111 Rural Vacant Land	Land	1.65	197,600	197,600		197,600
Hstd: 0 rural-vacant-nonhomestead-land	Total MKT		197,600	197,600		197,600
MP/Seq: 09-0-057800 000						
Own% Rel AG% Rel NA% Dsb%						
2019 Rcd: 1 Class: 111 Rural Vacant Land	Land	1.65	167,200	167,200		167,200
Hstd: 0 rural-vacant-nonhomestead-land	Total MKT		167,200	167,200		167,200
MP/Seq: 09-0-057800 000						
Own% Rel AG% Rel NA% Dsb%						
2018 Rcd: 1 Class: 111 Rural Vacant Land	Land	1.65	159,600	159,600		159,600
Hstd: 0 rural-vacant-nonhomestead-land	Total MKT		159,600	159,600		159,600
MP/Seq: 09-0-057800 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
2020	111	0	197,600	0		197,600		197,600			197,600	0
2019	111	0	167,200	0		167,200		167,200			167,200	0
2018	111	0	159,600	0		159,600		159,600			159,600	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		1,033.31	.00	.00	.00	.00	.00	.00	.00	1,033.31
2019		1,015.87	.00	.00	.00	.00	.00	.00	.00	1,015.87
2018		954.36	.00	.00	.00	.00	.00	.00	.00	954.36

CAMA LAND DETAILS:

Land market: 09-L GLEN TWP LAKES Last calc date/env: 03/16/20 B 7-3-2012, JH, R/A, LAND TYPING
 Neighborhood: 09-L GLEN ON LAKES 1.00 Asmt year: 2021
 COG: 105057 1 Ac/FF/SF: 26.65 Lake: 1009300 CLEAR LAKE (GLEN TW
 Wid: .00 Dth: 450.00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 01-0093 FF 160.00 1300.00 1235.00 197600 1 111 1.65
 160.00
 Front feet: 160.00
 Totals: 197,600

Mineral:

CAMA SUMMARY:
 Schedule: 2021 Quintile date: 08/09/2017 Insp/By/Cmp: 07/03/2012 JH
 Neighborhood: 09-L GLEN ON LAKES





09-0-061600

Parcel No.

Parcel No.

Jeffrey Krautkramer

Buyer

Buyer

Robert Miller

Seller

Seller

Dec 2019

Date of Sale

Date of Sale

\$ 590,000.00

Sale Price

Sale Price

\$ 4720.00

Personal Property

Personal Property

\$ 585,280.00

Adjusted Sale Price

Adjusted Sale Price

\$ 391,700.00

Assessor's EMV at Sale

Assessor's EMV at Sale

66.7 %

Sale Ratio

Sale Ratio

Clear Lake

Lake

Lake

Front Feet: 143 FEET

Frontage Quality: 100 feet discounted for low/swampy. Rest has positive adjustment for shape.

Square Area/Acreage: larger lot 2.84 acres

Res. Quality: D7 grade log home on bsmt, 1654 sq ft living area on main floor

Year Built: 2003

Outbuilding: 2003 yr built detached garage 884 sqft

Note: This parcel is valued at \$487,500 for the 2020 asmt after the Clear Lake and Glen Twp increases.





09-0-061600

Parcel No.

Parcel No.

Jeffrey Krautkramer

Buyer

Buyer

Robert Miller

Seller

Seller

Dec 2019

Date of Sale

Date of Sale

\$ 590,000.00

Sale Price

Sale Price

\$ 4720.00

Personal Property

Personal Property

\$ 585,280.00

Adjusted Sale Price

Adjusted Sale Price

\$ 391,700.00

Assessor's EMV at Sale

Assessor's EMV at Sale

66.7 %

Sale Ratio

Sale Ratio

Clear Lake

Lake

Lake

Front Feet: 143 FEET

Frontage Quality: 100 feet discounted for low/swampy. Rest has positive adjustment for shape.

Square Area/Acreage: larger lot 2.84 acres

Res. Quality: D7 grade log home on bsmt, 1654 sq ft living area on main floor

Year Built: 2003

Outbuilding: 2003 yr built detached garage 884 sqft

Note: This parcel is valued at \$487,500 for the 2020 asmt after the Clear Lake and Glen Twp increases.





09-0-064500

Parcel No.

Parcel No.

Mike Dick

Buyer

Buyer

John Goeb

Seller

Seller

Nov. 2018

Date of Sale

Date of Sale

\$ 300,000.00

Sale Price

Sale Price

\$ 0

Personal Property

Personal Property

\$ 300,000.00

Adjusted Sale Price

Adjusted Sale Price

\$ 209,100.00

Assessor's EMV at Sale

Assessor's EMV at Sale

69.7 %

Sale Ratio

Sale Ratio

Clear Lake

Lake

Lake

Front Feet: 100 FEET

Frontage Quality: Good, no discounts.

Square Area/Acreage: small lot .36 acre

Res. Quality: 1951/ 1972 add D-6, crawl, 1016 sq ft

Effective Age: 1965

**Outbuildings: 1971 det. Gar. - 3 = 528 sq. ft.
2 Sheds = \$440.00 Patio slab = \$550.00**



09-0-064500

Parcel No.

Parcel No.

Mike Dick

Buyer

Buyer

John Goeb

Seller

Seller

Nov. 2018

Date of Sale

Date of Sale

\$ 300,000.00

Sale Price

Sale Price

\$ 0

Personal Property

Personal Property

\$ 300,000.00

Adjusted Sale Price

Adjusted Sale Price

\$ 209,100.00

Assessor's EMV at Sale

Assessor's EMV at Sale

69.7 %

Sale Ratio

Sale Ratio

Clear Lake

Lake

Lake

Front Feet: 100 FEET

Frontage Quality: Good, no discounts.

Square Area/Acreage: small lot .36 acre

Res. Quality: 1951/ 1972 add D-6, crawl, 1016 sq ft

Effective Age: 1965

Outbuildings: 1971 det. Gar. - 3 = 528 sq. ft.
2 Sheds = \$440.00 Patio slab = \$550.00





09-0-057701

Parcel No.

Parcel No.

Donald Norby

Buyer

Buyer

Ronald Isaak

Seller

Seller

June 2019

Date of Sale

Date of Sale

\$ 330,000.00

Sale Price

Sale Price

\$ 0

Personal Property

Personal Property

\$ 330,000.00

Adjusted Sale Price

Adjusted Sale Price

\$ 231,900.00

Assessor's EMV at Sale

Assessor's EMV at Sale

70.0 %

Sale Ratio

Sale Ratio

Clear Lake

Lake

Lake

Front Feet: 70 Feet

Frontage Quality: Good, no discount.

Sq Area/Acreage: 3.37 acres, goes across 315th.

Res. Quality: 1970 D- 6 1/2, 1184 sq. ft. **Was fully re-**
modeled inside & out.

Brick Fireplace

Closed Porch/ entry 64 sq. ft.

Very large Paver Patio, lakeside of Res.

Effective Age: 1990

Outbuildings: 1972 Det. Gar. – 660 sq. ft. **REMODELED**

Older Det. Gar. 2 across road – 384 sq. ft.

Pole Building across road.



09-0-057701

Parcel No.

Parcel No.

Donald Norby

Buyer

Buyer

Ronald Isaak

Seller

Seller

June 2019

Date of Sale

Date of Sale

\$ 330,000.00

Sale Price

Sale Price

\$ 0

Personal Property

Personal Property

\$ 330,000.00

Adjusted Sale Price

Adjusted Sale Price

\$ 231,900.00

Assessor's EMV at Sale

Assessor's EMV at Sale

70.0 %

Sale Ratio

Sale Ratio

Clear Lake

Lake

Lake

Front Feet: 70 Feet

Frontage Quality: Good, no discount.

Sq Area/Acreage: 3.37 acres, goes across 315th.

Res. Quality: 1970 D- 6 1/2, 1184 sq. ft. Was fully re-modeled inside & out.

Brick Fireplace

Closed Porch/ entry 64 sq. ft.

Very large Paver Patio, lakeside of Res.

Effective Age: 1990

Outbuildings: 1972 Det. Gar. – 660 sq. ft. REMODELED

Older Det. Gar. 2 across road – 384 sq. ft.

Pole Building across road.



09-0-057100 ,058200 ,061900

Parcel No.

Parcel No.

Russ Wakefield

Spindler

Buyer

Buyer

James Spindler

Ronda Bonner

Seller

Seller

March 2019

July 2014

Date of Sale

Date of Sale

\$ 286,000.00

\$ 230,000.00

Sale Price

Sale Price

\$ 3,350.00

\$ 5,000.00

Personal Property

Personal Property

\$ 282,650.00

\$ 225,000.00

Adjusted Sale Price

Adjusted Sale Price

\$ 246,400.00

\$ 178,750.00

Assessor's EMV at Sale

Assessor's EMV at Sale

87.2 %

79.3 %

Sale Ratio

Sale Ratio

Clear

Lake

Lake

Front Feet: 60 Feet

Frontage Quality: Good. No discount.

Sq Area/Acreage: Nice deep wooded lot

3.41 Wooded acres.

Res. Quality: 1954-(remodeled) D- 5 ½ crawlspace @ 1016 sq. ft. Deck – 4 @ 222 sq. ft.

Effective Age: 1990

Outbuildings: Older but Remodeled Det. Gar – 6,440 sf

2001 pole Building 010, slab, @ 2304 sq. ft.



09-0-057100 ,058200 ,061900

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Buyer Buyer

James Spindler **Ronda Bonner**

Seller Seller

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09-0-047800

Parcel No.

Jorgenson Colin

Buyer

Mcelrath Robert

Seller

Sept. 2019

Date of Sale

\$ 335,000.00

Sale Price

\$ 15,100.00

Personal Property

\$ 319,900.00

Adjusted Sale Price

\$ 214,800.00

Assessor's EMV at Sale

67.15 %

Sale Ratio

Clear

Lake

Front Feet: 100 Feet

Frontage Quality: Good, drops to lake. **No discount.**

Sq Area/Acreage: .80 acres

OK lot not very deep

Res. Quality: 1957 D-6, crawlspace- 780 sq. ft.

Deck - 8 416 sq. ft.

Effective Age: 1985

Outbuildings: 1988 Pole Bldng 020- 1350 sq ft

2 older White sheds- Total value = \$ 500.00

09-0-047800

Parcel No.

Mcelrath Robert

Buyer

Peterson David

Seller

June 2010

Date of Sale

\$ 248,000.00

Sale Price

\$ 6,750.00

Personal Property

\$ 241,250.00

Adjusted Sale Price

\$ 190,300.00

Assessor's EMV at Sale

78.9 %

Sale Ratio

Clear

Lake



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