

**ADJOURNED MEETING OF THE  
COUNTY BOARD OF COMMISSIONERS  
June 14, 2016 – BOARD AGENDA**

**Board of Appeal & Equalization Starts at 4:00 P.M.**

- 4:00 1) Mark Wedel, County Board Chairperson  
A) Call to Order  
B) Pledge of Allegiance  
C) Oath  
D) Board of Commissioners Meeting Procedure  
E) Approval of Agenda
- 2) Public Hearing- Aitkin County Board of Appeal and Equalization  
(Please note that the list below includes the citizens who have requested to be heard. Some may not be present for the discussion. Citizens may be heard in a different order than what is listed).
- 4:02 Introduction and General Questions
- 4:05 George Carlberg
- 4:30 Galen Tveit/Tveit Lumber
- 4:45 Michael Hoffman
- Written Appeals:  
1. James and Rosemary Jessen  
2. Ronald and Darlene Smith
- Assessor Recommendations:  
1. Richard Resch
- ADJOURN**

\*As part of the County Board protocol, it is unacceptable for any speaker to slander or engage in character assassination at a public Board meeting.

**\*\* Please note: all times are approximate and subject to change without notice.**



**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
**assessor@co.aitkin.mn.us**

## MEMO

June 8, 2016

To: County Board of Commissioners  
Nathan Burkett, County Administrator  
Kirk Peysar, County Auditor

From: Mike Dangers, County Assessor 

Re: 2016 County Board of Appeal and Equalization

Please find attached to this memo, the packet of information prepared for the 2016 County Board of Appeal and Equalization. As of the date of this document, there are four different property owners that have requested the Board take action on their property. In addition to these four, there is one recommendation that the County Assessor is bringing to your attention. Only two of these five different matters are appointments where individuals plan to attend the meeting to explain their appeal. Each of the five packets are numbered separately and contain separate information sheets as in past years.

Also attached is an updated Rules of Procedure for County Board of Appeal and Equalization. The Board may make changes to these if necessary. Since there are only two scheduled appointments, the time limits for appeals have less importance today than when there were many appeals in the past.

If you would like a refresher on the meeting procedures and best practices as described by the Department of Revenue, please go to the following website:

[http://www.revenue.state.mn.us/local\\_gov/prop\\_tax\\_admin/Pages/lbaetraining.aspx](http://www.revenue.state.mn.us/local_gov/prop_tax_admin/Pages/lbaetraining.aspx)

This site contains the handbook for the Boards of Appeal and Equalization as well as the attendance lists and the new online training registration instructions.

If we receive appointment requests after today but before Tuesday June 14, we will prepare the supporting information as completely as we can given the time constraints.

Please contact me with any questions.



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## **2016 Rules of Procedure** **for County Board of Appeal and Equalization**

1. All appeals considered today must have previously appealed to the 2016 Local Board of Appeal and Equalization. If a property is located in an area that had an Open Book Meeting, this rule does not apply. Other exceptions must be approved by the County Assessor. Open Book Meeting areas include only these areas: Balsam Twp, Beaver Twp, Lee Twp, Hill Lake Twp, Libby Twp, Logan Twp, McGrath City, Millward Twp, Palisade City, Pliny Twp, Tamarack City, Workman Twp and all Unorganized Twps.
2. Each appeal will be limited to approximately 15 minutes. This includes time for the property owner to present and time for the staff and Board to deliberate. This time limit is at the Board's discretion.
3. The 2016 Assessment Estimated Market Value and Classification are the only items that can be appealed at this meeting.
4. Appointments for this meeting should have been made prior to this meeting. If the Board wishes to allow a person to appeal their valuation or classification without making an appointment, the Board may need to keep the meeting open until 7:00PM according to Minnesota Statute sec. 274.14.

**2016 Aitkin County Board of Appeal and Equalization  
Meeting Agenda  
Revised June 10, 2016**

4:00pm Introduction and General Questions

Scheduled Appointments:

4:05pm George Carlberg  
29-0-040300

4:30pm Galen Tveit/Tveit Lumber  
50-0-035700, 50-0-038900, 50-0-040301, 50-0-041501

4:45pm Michael Hoffman  
11-1-125000

Written Appeals by the Property Owner:

James and Rosemary Jessen  
24-0-037000

Ronald and Darlene Smith  
29-0-009301

Assessor Recommendations:

Richard Resch  
29-1-503700






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29-0-040300

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Richard Resch  
29-1-503700



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## County Board of Equalization Appeal Information Sheet

Appointment Time:

Owner Name: George and Deborah Carlberg

Property ID#: 29-0-040300

Physical Address: None

Estimated Market Value 2015 Assessment: \$87,700

Classification 2015 Assessment: Residential non-homestead

Estimated Market Value 2016 Assessment: \$82,300

Classification 2016 Assessment: Residential non-homestead

Reason for Appeal: Mr. Carlberg received the property in exchange for debt that the property owner owed him in the amount of \$45,000. The property was listed for 60 days for \$75,000. Due to lack of response, he feels the value is too high.

Assessor's Recommendation: No change.

Comments: 60 days is a short listing period. If Mr. Carlberg wants the property to sell quickly to recoup his investment, it is likely that he will have to sell below market value.

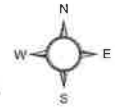
There have been no recent bare land sales on this lake. There have been two improved sales on this lake and both sales support this value. The first sale is a double lot with 214 feet of frontage. The residual sale price per front foot is \$715.88. The second sale is a lot with 100 feet of frontage. The residual sale price per front foot is \$511.00. The subject property has 195 feet of frontage, valued at \$420.12 per front foot. The subject property is being valued as an inferior lot compared to the sales.

There were three 150 front foot bare lots north of the subject property that were sold in previous years. They were not arm's-length sales. One of the three had a significantly lower price due to financing through a contract for deed. The other two sold in 2012 and 2014 for \$50,000 and \$58,000, respectively. The quality of the shoreline of the three northern lots is inferior as the weed bed increases from 300' to 600' from the shoreline (see aerials)



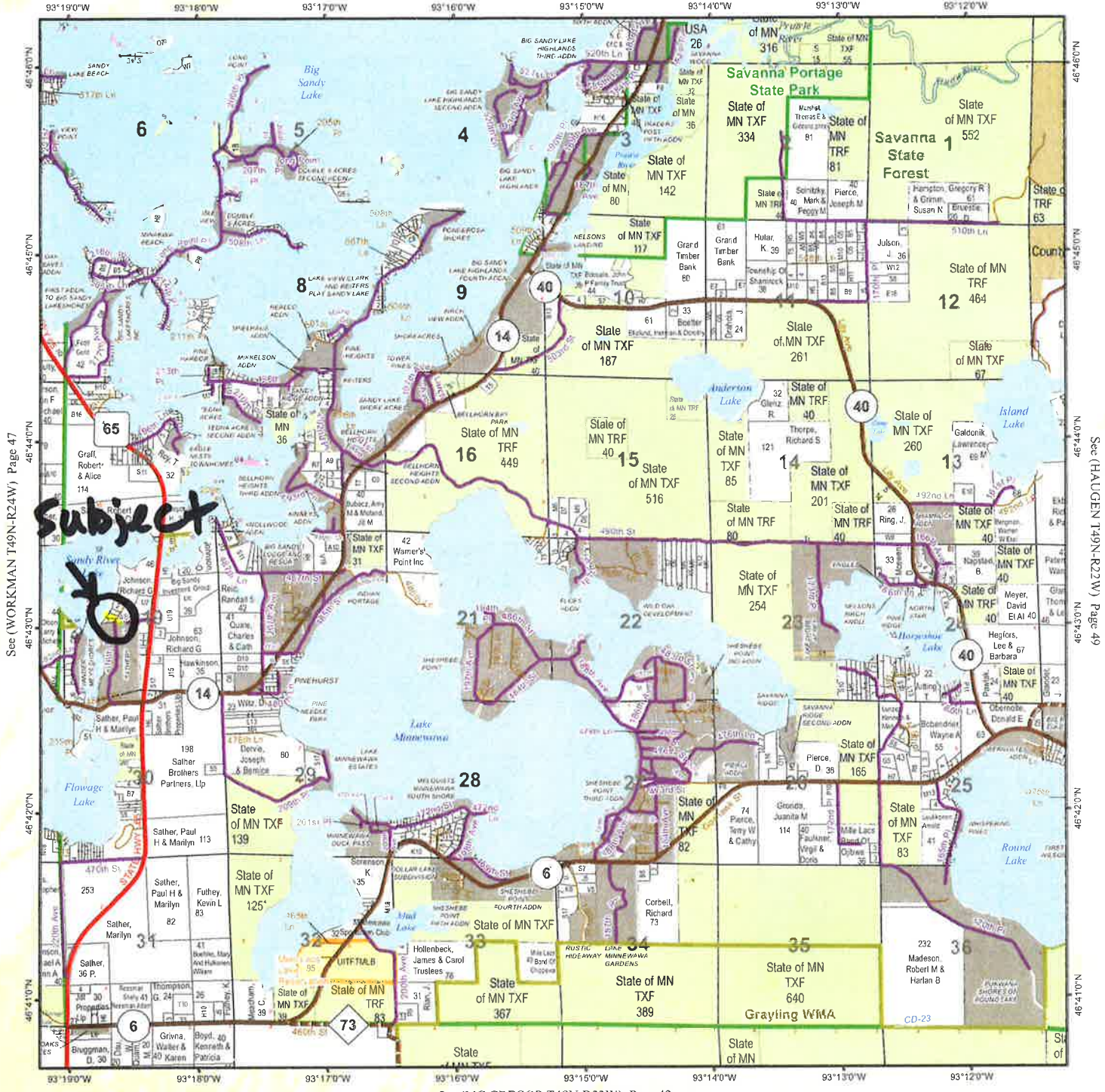


# SHAMROCK T49N-R23W



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See (TURNER T50N-R23W) Page 54



See (WORKMAN T49N-R24W) Page 47

See (HAUGEN T49N-R22W) Page 49

See (MC GREGOR T48N-R23W) Page 42



[www.mn4H.org](http://www.mn4H.org)

18 USC 707

**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](mailto:larsonlw@mcgregormn.com)



2



# CERTIFICATE

## PARTS OF GOV

### SEC. 19

### AITKIN CO

= IRON PIPE SET  
 = IRON PIPE FOUND  
 BEARING DATUM ASSUMED  
 SCALE 1" = 100'

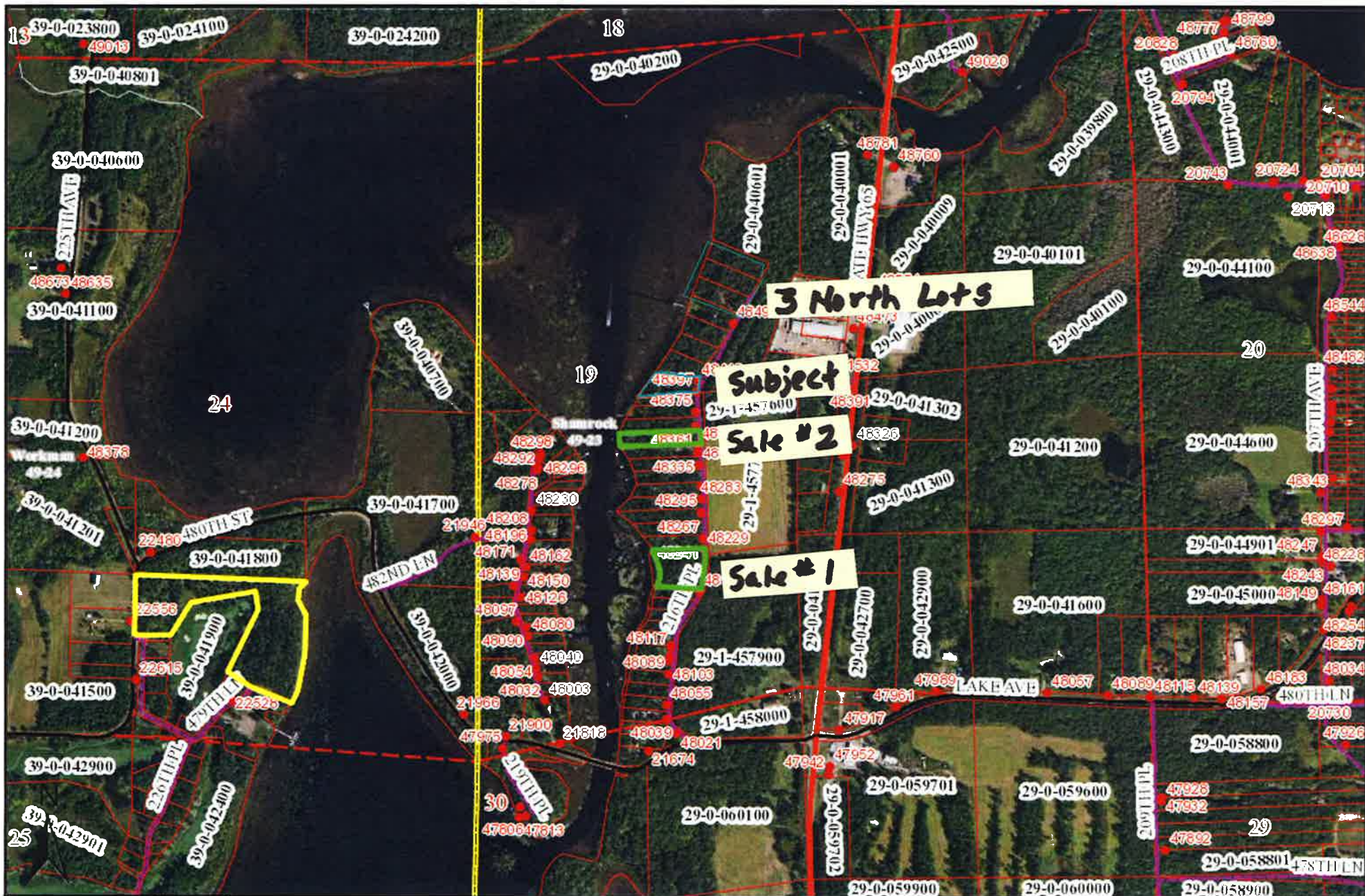


Curve	Delta Angle	Radius	Arc	Tangent
1	20°55'31"	283.60'	103.58'	52.37'
2	17°55'16"	283.60'	88.70'	44.72'
3	38°50'47"	217.60'	147.53'	76.73'
4	38°50'47"	283.60'	192.28'	100.00'

N.E. COR. OF LOT 1, SATHER'S  
 PLAT OF BIG SANDY LAKE  
 NARROWS

**3**





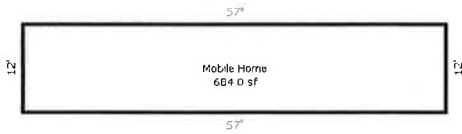
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

0 500 1,000 ft  
1 inch = 1,478 feet



Date: 5/25/2016





Fee Owner: 114103  
 CARLBERG, GEORGE & DEBORAH  
 Taxpayer: 114103 FALCO:F.O.  
 CARLBERG, GEORGE & DEBORAH  
 36506 320TH STREET  
 AITKIN MN 56431

DISTRICTS:  
 Twp/City : 29 SHAMROCK TWP  
 School : 4 MCGREGOR  
 Lake : 1006000 BIG SANDY RIVER

LEGAL DESCRIPTION:  
 Sec/Twp/Rge : 19 49.0 23 Acres: 1.03  
 PT GOVT LOT 4 (TRACT 2)  
 Parcel notes:  
 4/25/2016: CARLBERG'S @ SHAMROCK LBAE.  
 SEE LAND NOTES RE: TEMPORARY ADJUSTMENT.

11-12-15: LT, R/A, NOT HERE. MH @ SALVAGE VALUE.

11/17/2010: LT, MJH, R/A. REMOVED \$1000 ACCESS VALUE B/C NO IMPROVED ROAD INTO PROPERTY. REMOVED RESORT CLASSIF. TO 204. NOT ACTIVELY BEING RENTED OUT OR USED AS PART OF THE RESORT, EVEN THOUGH IT IS CONTIGUOUS.

ISSUE DETAILS: -----  
 Nbr: 15158 Type: ASRIN Sts: OPEN Desc: CHK 2017: DOES LOT NOW HAVE ACCESS? IF YES, REMOVE ADDL -5% Permit:  
 LID: 1st AY: 2017 Next action: ALSO, SALVAGE MH GONE?  
 Action: CRTD 04/25/2016 Created Asmt yr: 2017 Entered by: DLM1

SALES HISTORY: ----- | TRANSFER HISTORY: -----  
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To  
 CARLBERG, GEORGE JOHNSON, RICHARD 11/10/2015 W 26 26 45,000 45,000 2015/11/10 A 431430 CARLBERG, GEORGE & DEBOR

ASSESSMENT DETAILS: -----				Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd:	1 Class:	204 Residential Non-Homestead (Single Unit)		Land	2.01	81,900	81,900	81,900
	Hstd:	0 Res-Nonhomestead-4bb		Building		400	400	400
	MP/Seq:	29-0-040300 000		Total MKT		82,300	82,300	82,300
	Own%	Rel AG%	Rel NA%	Dsb%				
2015 Rcd:	1 Class:	204 Residential Non-Homestead (Single Unit)		Land	2.01	86,200	86,200	86,200
	Hstd:	0 Res-Nonhomestead-4bb		Building		1,478	1,500	1,500
	MP/Seq:	29-0-040300 000		Total MKT		87,678	87,700	87,700
	Own%	Rel AG%	Rel NA%	Dsb%				
2014 Rcd:	1 Class:	204 Residential Non-Homestead (Single Unit)		Land	1.03	90,800	90,800	90,800
	Hstd:	0 Res-Nonhomestead-4bb		Building		1,642	1,600	1,600
	MP/Seq:	29-0-040300 000		Total MKT		92,442	92,400	92,400
	Own%	Rel AG%	Rel NA%	Dsb%				

ASSESSMENT SUMMARY: -----

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2016	204	0	81,900	0	400	82,300		82,300			82,300	0
2015	204	0	86,200	0	1,500	87,700		87,700			87,700	0
2014	204	0	90,800	0	1,600	92,400		92,400			92,400	0

TAX SECTION: -----

Tax Year	Rec Class	Taxes				Credits				Net Tax	
		NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac		
2017		.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2016		699.30	30.70	.00	.00	.00	.00	.00	.00	.00	730.00
2015		705.46	32.54	.00	.00	.00	.00	.00	.00	.00	738.00
2014		699.15	32.85	.00	.00	.00	.00	.00	.00	.00	732.00





CAMA LAND DETAILS:

Land market: 29 SHAMROCK / ZONE 3 Last calc date/env: 05/26/16 I
Neighborhood: 29 SHAMROCK 1.00 Asmt year: 2017
COG: 2114 2 Ac/FF/SF: 2.01 Lake: 1006000 BIG SANDY RIVER
Wid: .00 Dth: 450.00 Avg CER:

NOTES:

2016: GAVE SEPARATE COG FROM OTHER PARC'S WIDER WEED BED
195' COPG @ 100%
-5% FOR NO IMPROVED ACCESS TO LAKE.
\*\* 2016 LBAE, REDUCE FRONTAGE ADDL -5% \*\*
REDUCTION MADE AS PARCEL HAS SALVAGE MH ON IT W/ NO ACCESS TO REMOVE IT. REMOVE ADDL
\*\* ADJUSTMENT WHEN LOT HAS ACCESS. \*\*

Table with columns: Land/Unit Type, Units, Qlt/Acc, -Other-, OV, Base Rate, Adj Rate, Value Asmt Cd, Acreage, PTR Value, Improvement, CER Factors. Includes rows for 01-0060 FF and Front feet/FF/SF acres.

CAMA SUMMARY:

Schedule: 2017 Insp/By/Cmp: 11/12/2015 LT
Neighborhood: 29 SHAMROCK
Nbr Typ Subtype Description Size Class Qlt Last Calc H/G Est Value New Imp
1 RES MH SALVAGE M 100 5/24/2016 B 400
Estimated land value : 81,900
Mineral value . . . . :
Improvement value . . . : 400
Total value . . . . . : 82,300

CAMA IMP DETAILS:

1 RES MH SALVAGE DEPRECIATION PCT GOOD FACTORS:
House/Garage: Schedule: 2017 Physical: .50
Construction class/Quality: M 100 Functional incurable . . .
Actual/Effective year built: 1970 Economic: 29 .80
Condition: Additional . . . . .
Total percent good . . . . .40

NOTES:

"NAMCO" MFG
11-12-15: LOWERED TO SALV VALUE @ \$500
WINDOWS ARE BROKEN.
11-17-10: LOWERED VALUE FROM \$5 TO \$3 S.F.

Table with columns: Characteristics/Areas, Wid Len, Units, Str, Fdt, Wal, OV, Rate, RCN, Sum, PD, Curable, %Cmp, %New, New Imp, RCNLD. Includes rows for 010 USE, 020 ROOF EXTRA, 030 COLOR-1, 040 COLOR-2, 042 EXT WALL 1 ML, 045 EXT WALL 2, 046 INT WALL 1, 047 INT WALL 2, 048 FLR CVR 1, 049 FLR CVR 2, 050 WALK OUT, 060 BSMT FIN, 070 CENTRL AIR N, 100 MAKE, 110 BEDROOMS, 125 BATHROOMS, 170 FIREPLACE, BAS SALVAGE, and summary rows for Ground BAS area and Effective ground BAS rate.

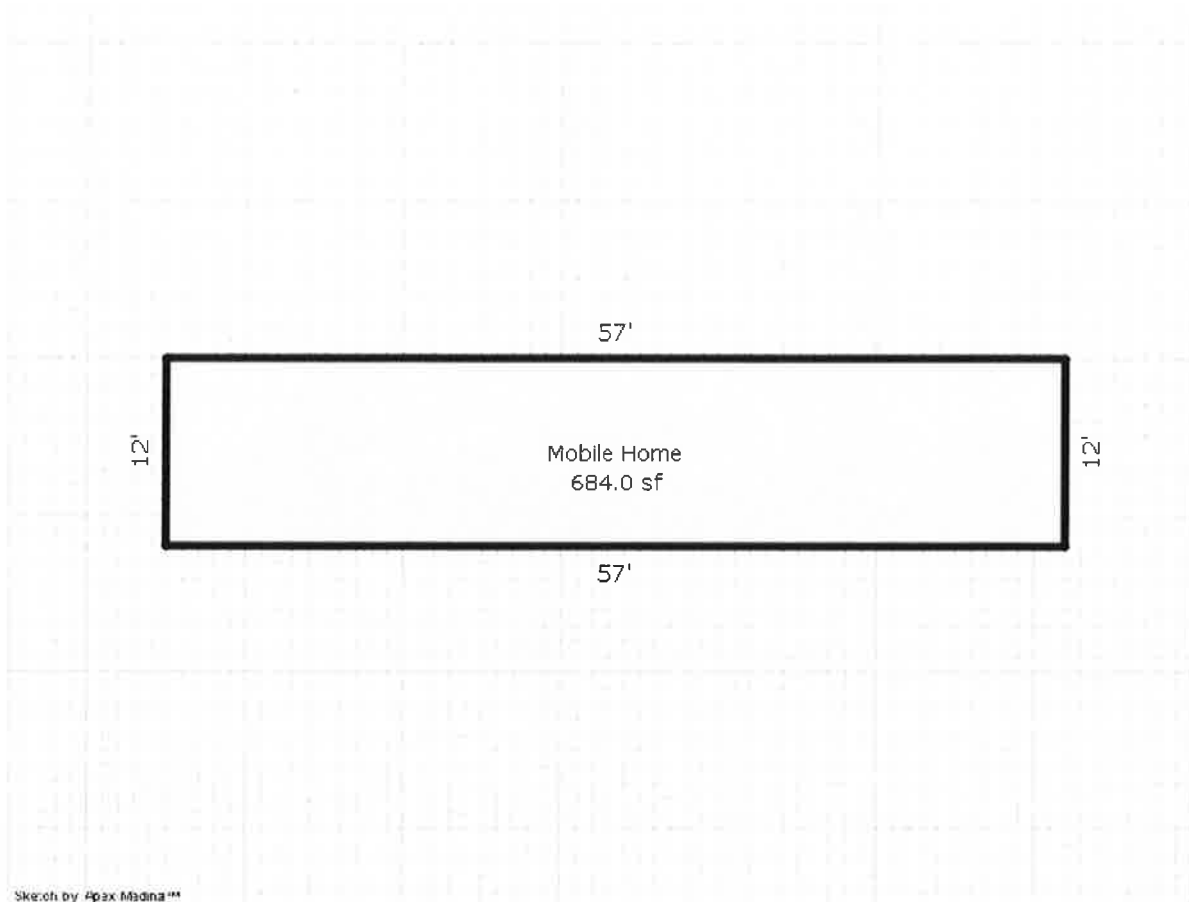
Field check value: Appraiser's initials: Date of inspection:







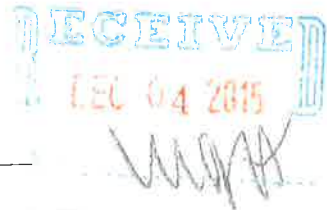




Sketch by Apex Medina\*\*

43187

Sales Verification Questionnaire - eCRV # 433225 Parcel # 29-0-040300

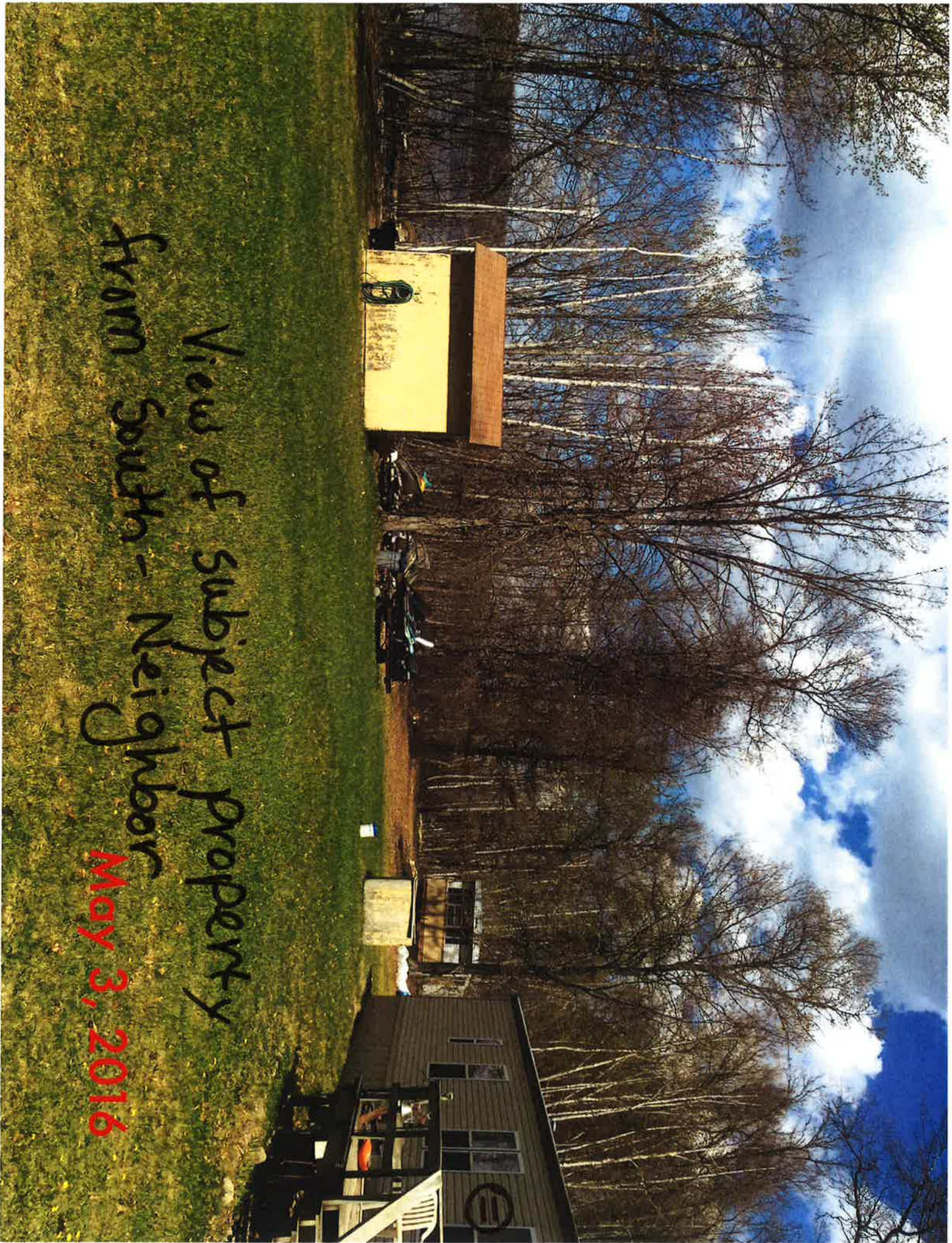


- 1) How was the property marketed:  
 Auction  Real Estate Agent  Displayed For Sale by Owner sign  *WMA*
- 2) If the property was not listed, was an appraisal done prior to the purchase? Yes or No Appraisal value \$ \_\_\_\_\_. If no appraisal was done, how did you arrive at a purchase price? *STARTED AT \$75,000 & OVER THE COURSE OF MORE THAN 60 DAYS REDUCED UNTIL THE ONLY INTEREST AND OFFER WAS ACCEPTED.*
- 3) Was the seller a friend or relative?  Yes  No Does the buyer own adjacent property? Yes  No  If you answered yes, do you believe the sale price was affected due to this relationship and if so, how? *YES. BUYER HAD MADE A PERSONAL LOAN TO THE SELLER 4 YEARS AGO AND INDEBTEDNESS WAS SATISFIED WITH THE \$45,000 SALE*
- 4) Are there circumstances known to you which would have caused the seller to sell (or the buyer to buy) at a price below or above the fair market price? (i.e. short sale, pre-foreclosure, relative sale, cancellation of a previous sale, an estate sale, divorce pending)  Yes  No If yes, please explain: *SEE PREVIOUS EXPLANATION BUYER PAID ALL CLOSING COSTS. SALE WAS CONSISTANT WITH OTHER LOT SALES OWNED BY SELLER NORTH OF THIS LOT.*
- 5) Have there been any recent changes to the property that affected the sales price such as condition of the property, improvements needed, recent remodel? Please explain: *ADJUSTMENT WAS MADE FOR REMOVAL OF A MOBILE HOME BY BUYER. ACCESS ROAD IS NOT MAINTAINED BY GOVERNMENTAL ORGANIZATION AND NEEDS WORK.*  
 Comments:

Name (please print) George Carlberg

Daytime Phone # 927-6867 E-mail: \_\_\_\_\_

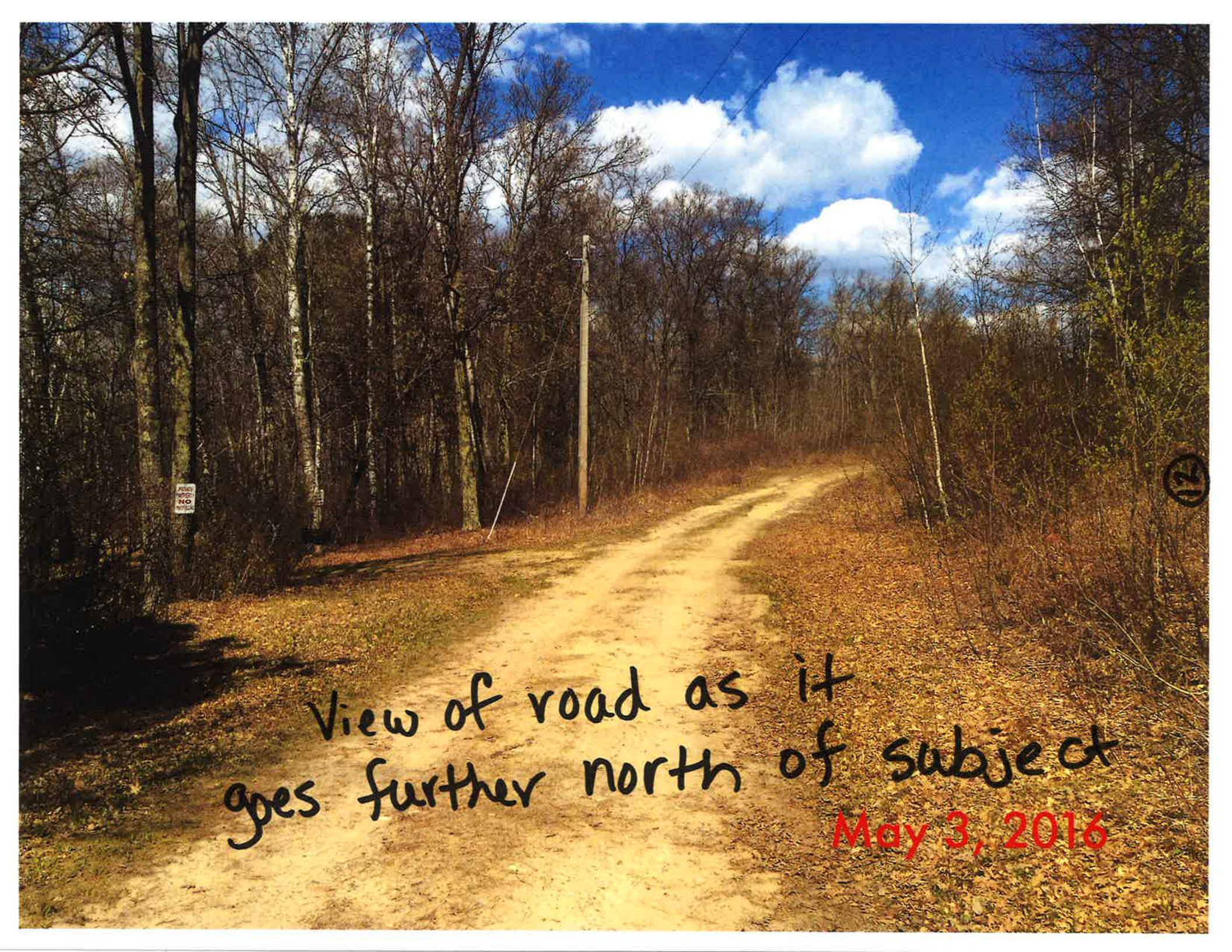




View of subject property  
from South - Neighbor

May 3, 2016





View of road as it  
goes further north of subject

May 3, 2016





Improved property  
Savthay worth

May 3, 2016

Rancho  
Rolaxo





*Improved property  
Dix north.*

*May 3, 2016*



# Sale # 1



## Sather's Plat of BS Lake Narrows

**29-1-455800 and 29-0-041100**

Parcel No.

Parcel No.

**Bouta**

Buyer

Buyer

**Merboth**

Seller

Seller

**5/2015**

Date of Sale

Date of Sale

**\$300,000**

Sale Price

Sale Price

**\$ 8,300**

Personal Property

Personal Property

**\$290,200**

Adjusted Sale Price

Adjusted Sale Price

**\$271,400**

Assessor's EMV at Sale

Assessor's EMV at Sale

**93.5%**

Sale Ratio

Sale Ratio

**Sandy River Lake**

Lake

Lake

Front Feet:

214'

Frontage Quality:

Average Frontage  
at base rate

COPG @ 90% = \$630 per ff.

Square Area/Acreage:

Lots 13 - 15 combined  
2.38 acres

Res. Quality:

D6. 1 stry on WOB  
972 s.f. with bst. fin.

Effective Age:

Built 1979/ .80 Good  
Prev upgrades, 1997: 300 s.f. kitchen addtn.  
2007: new roof.

Outbuildings:

1997 Gar3, 864 s.f.



**29-1-455800 and 29-0-041100**

Parcel No.

Parcel No.

**Bouta**

Buyer

Buyer

**Merboth**

Seller

Seller

**5/2015**

Date of Sale

Date of Sale

**\$300,000**

Sale Price

Sale Price

**\$ 8,300**

Personal Property

Personal Property

**\$290,200**

Adjusted Sale Price

Adjusted Sale Price

**\$271,400**

Assessor's EMV at Sale

Assessor's EMV at Sale

**93.5%**

Sale Ratio

Sale Ratio

**Sandy River Lake**

Lake

Lake

Front Feet:

214'

Frontage Quality:

Average Frontage  
at base rate

COPG @ 90% = \$630 per ff.

Square Area/Acreage:

Lots 13 - 15 combined  
2.38 acres

Res. Quality:

D6. 1 stry on WOB  
972 s.f. with bst. fin.

Effective Age:

Built 1979/ .80 Good  
Prev upgrades, 1997: 300 s.f. kitchen addtn.  
2007: new roof.

Outbuildings:

1997 Gar3, 864 s.f.



# Sale # 2

## Sather's Plat of Big Sandy Lake Narrows



Nov 12, 2015



**29-1-454900**

Parcel No.

Parcel No.

**Belka**

Buyer

Buyer

**Erickson**

Seller

Seller

**April 2016**

Date of Sale

Date of Sale

**\$210,000**

Sale Price

Sale Price

**\$ 6,900**

Personal Property

Personal Property

**\$203,100**

Adjusted Sale Price

Adjusted Sale Price

**\$229,900**

Assessor's EMV at Sale

Assessor's EMV at Sale

**112.7%**

Sale Ratio

Sale Ratio

**Sandy River Lake**  
**Lake**

**Lake**

**Front Feet:**

**100'**

**Frontage Quality:**

**At Base Rate**

**Lot has steep elevation with a level area at the shoreline, newer weeds than average.**

**Square Area/Acreage:**

**1.4 Acres**

**Res. Quality:**

**D6.5 1.25 on WOB  
1035 s.f.**

**Effective Age:**

**.90 Good, 2004 Built**

**Outbuildings:**

**'99 Gar 3, 1200 s.f.  
12x30 LQ @ \$25 psf**



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## County Board of Equalization Appeal Information Sheet

Appointment Time:

Owner Name: Galen Tveit

Property ID#: 50-0-035700, 50-0-038900, and 50-0-040301

Physical Address: 54276 US Highway 169  
Palisade, MN 56469

Estimated Market Value 2015 Assessment: \$265,800

Classification 2015 Assessment: Agricultural Homestead

Estimated Market Value 2016 Assessment: \$299,800

Classification 2016 Assessment: Agricultural Homestead

Reason for Appeal: The owner requests a reduction in value due to the inability to use portions of the land since drainage ditches are clogged.

Assessor's Recommendation: Reduce land value from \$299,800 to \$287,600 based on a review of the land types present on the property.

Comments: If the ditches continue to not operate as intended, the expectation is that these areas of the property will not be useable for productive ag land. In this scenario, a land type change from open or low open to swamp is appropriate. The Assessor is not aware of a ditch cleaning in this area that would benefit the property in the near future.

The Unorganized Township 50-26 experienced a land value increase for the 2016 assessment due to a transfer from the Land Zone C to Land Zone A. This change of Zone was due to a historical three year sales analysis of acreage in this area. In addition to this, specific land types within the Zones increased in value.

The last two pages of this packet include a listing of vacant acreage sales in Aitkin County from October 2014 through the end of September 2015.



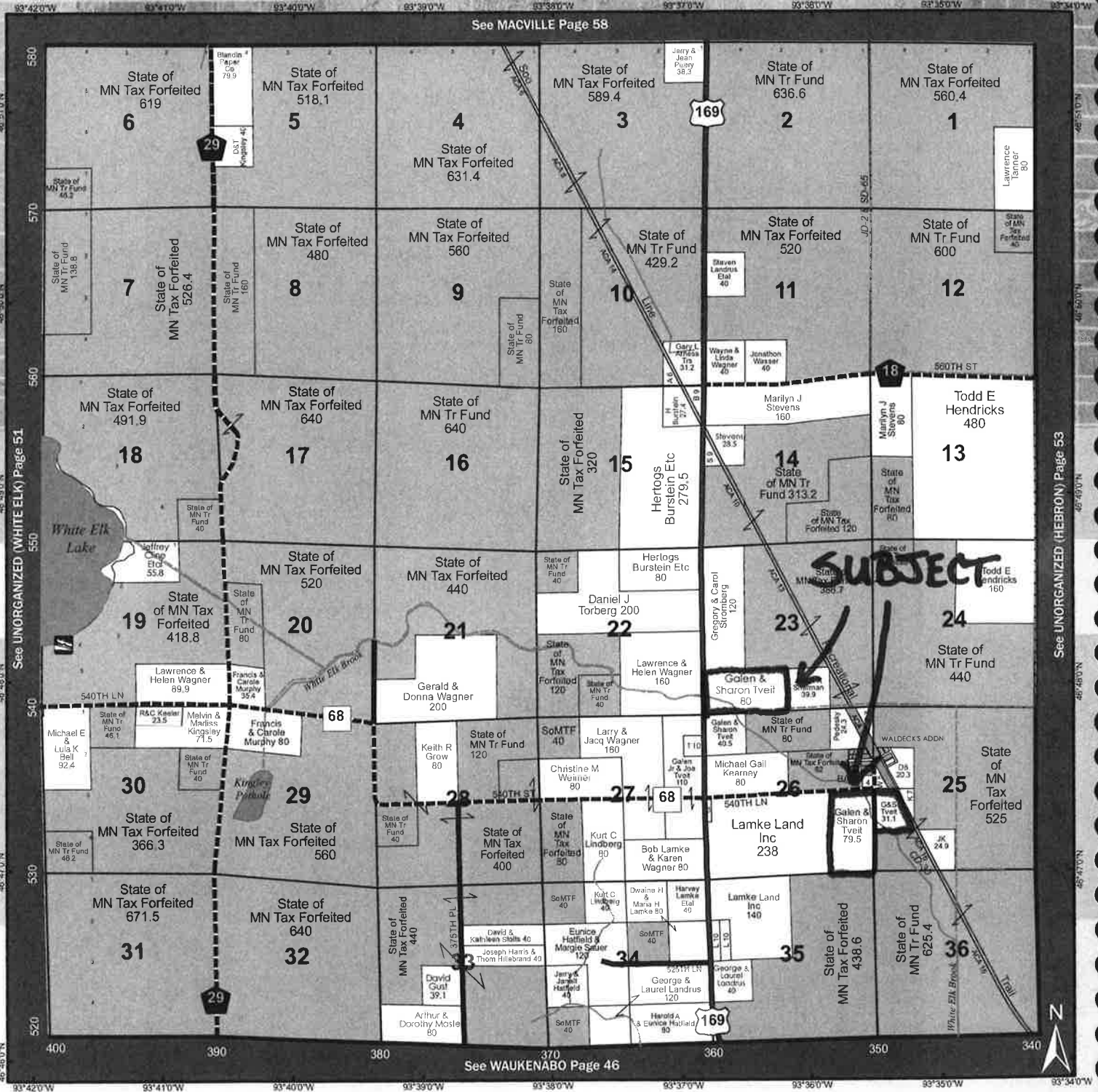
# UNORGANIZED (BAIN)

T.50N. - R.26W.



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See MACVILLE Page 58



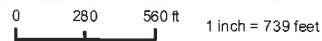
See WAUKENABO Page 46





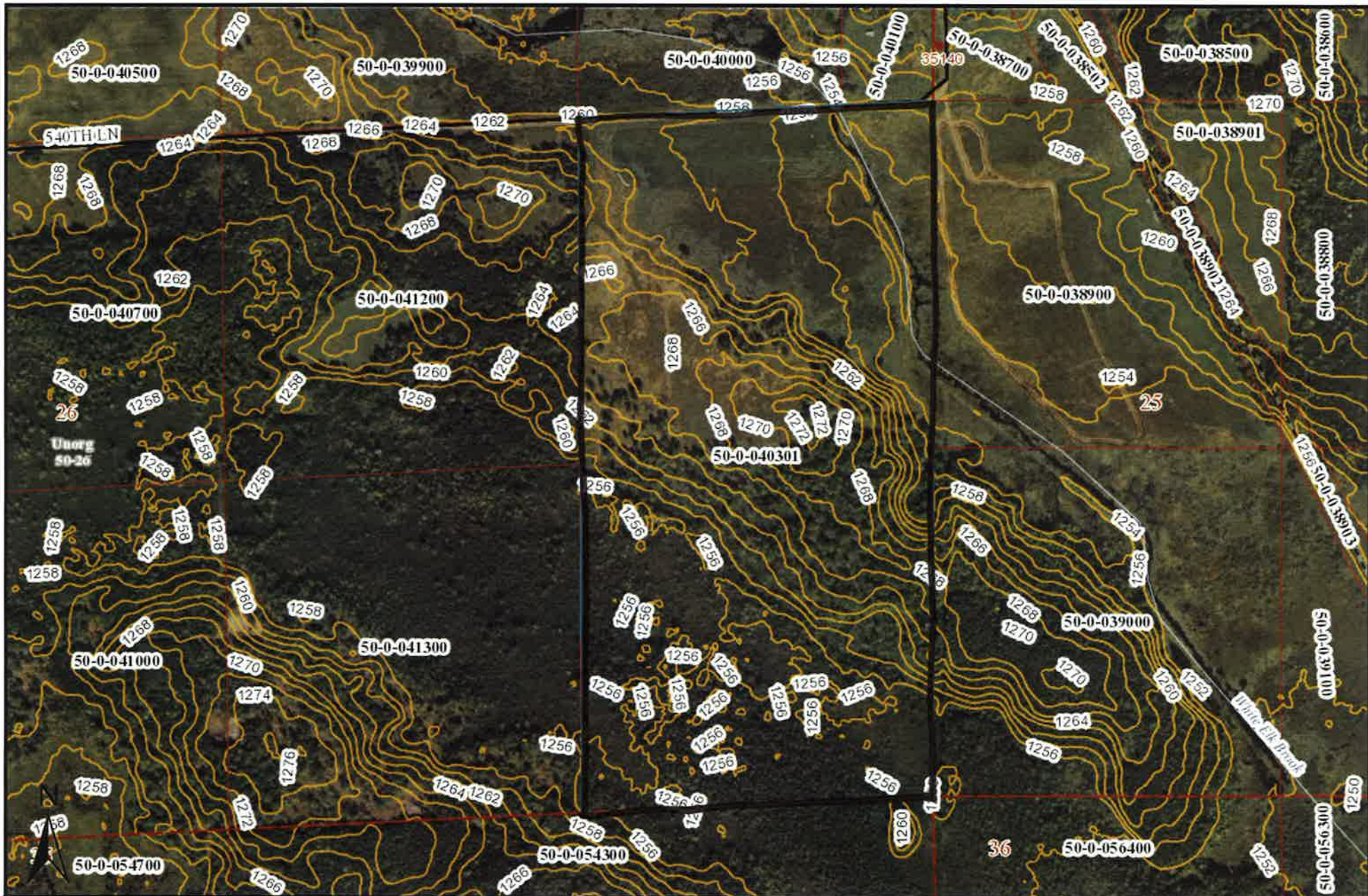
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Tveit 50-0-035700



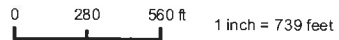
Date: 6/8/2016





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.

Tveit 50-0-040301

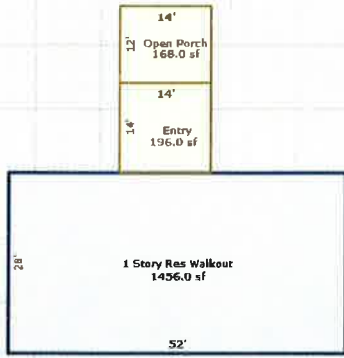


Date: 6/8/2016









Fee Owner: 15293 FALCO: DISTRICTS:  
TVEIT, GALEN & SHARON Twp/City : 50 50-26 UNORG  
Taxpayer: 15293 FALCO:F.O. School : 1 AITKIN  
TVEIT, GALEN & SHARON  
54446 US HWY 169  
PALISADE MN 56469  
Primary Address/911 #: 54446 US HWY 169  
PALISADE  
Homesteader: 15293 Seq 000  
TVEIT, GALEN & SHARON RA  
54446 US HWY 169  
PALISADE MN 56469

LEGAL DESCRIPTION:  
Sec/Twp/Rge : 23 50.0 26 Acres: 80.00  
S 1/2 OF SW  
Parcel notes:  
6-26-2013 TS NOT HOME, NO CHANGES SEEN ON  
PROPERTY, REVIEWED AERIAL PHOTO USING THE  
SOIL DRAINAGE LAYER- RES AND GARAGE HERE

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1 Class: 101 Agricultural	Land 15.00	41,500	41,500		38,300
Hstd: 1 Agricultural-Homestead	Building	116,017	116,000		93,900
MP/Seq: 50-0-035700 000	Total MKT	157,517	157,500		132,200
Own%100 Rel AG% Rel NA% Dsb%	Site	17,000	17,000		13,800
	House/garage	116,017	116,000		93,900
2016 Rcd: 2 Class: 121 Ag Non-Productive Contiguous	Land 69.47	37,000	37,000		37,000
Hstd: 1 Agricultural-Homestead	Total MKT	37,000	37,000		37,000
MP/Seq: 50-0-035700 001					
Own%100 Rel AG% Rel NA% Dsb%					
2015 Rcd: 1 Class: 101 Agricultural	Land 15.00	36,600	36,600		33,400
Hstd: 1 Agricultural-Homestead	Building	116,017	116,000		93,900
MP/Seq: 50-0-035700 000	Total MKT	152,617	152,600		127,300
Own%100 Rel AG% Rel NA% Dsb%	Site	17,000	17,000		13,800
	House/garage	116,017	116,000		93,900
2015 Rcd: 2 Class: 121 Ag Non-Productive Contiguous	Land 69.47	29,000	29,000		29,000
Hstd: 1 Agricultural-Homestead	Total MKT	29,000	29,000		29,000
MP/Seq: 50-0-035700 001					
Own%100 Rel AG% Rel NA% Dsb%					
2014 Rcd: 1 Class: 101 Agricultural	Land 15.00	37,900	37,900		34,700
Hstd: 1 Agricultural-Homestead	Building	116,017	116,000		93,900
MP/Seq: 50-0-035700 000	Total MKT	153,917	153,900		128,600
Own%100 Rel AG% Rel NA% Dsb%	Site	17,100	17,100		13,900
	House/garage	116,017	116,000		93,900
2014 Rcd: 2 Class: 121 Ag Non-Productive Contiguous	Land 69.47	25,400	25,400		25,400
Hstd: 1 Agricultural-Homestead	Total MKT	25,400	25,400		25,400
MP/Seq: 50-0-035700 001					
Own%100 Rel AG% Rel NA% Dsb%					
2013 Rcd: 1 Class: 101 Agricultural	Land 15.00	37,900	37,900		34,700
Hstd: 1 Agricultural-Homestead	Building	116,939	116,900		94,900
MP/Seq: 50-0-035700 000	Total MKT	154,839	154,800		129,600
Own%100 Rel AG% Rel NA% Dsb%	Site	17,100	17,100		13,900
	House/garage	116,939	116,900		94,900
2013 Rcd: 2 Class: 121 Ag Non-Productive Contiguous	Land 69.00	25,200	25,200		25,200
Hstd: 1 Agricultural-Homestead	Total MKT	25,200	25,200		25,200
MP/Seq: 50-0-035700 001					
Own%100 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
------	-------	------	----------	----------	----------	-----------	-----------	-------------	-------------	------------	---------	---------



2016 101 + 1	78,500	0	116,000	194,500	169,200	169,200	0
2015 101 + 1	65,600	0	116,000	181,600	156,300	156,300	0
2014 101 + 1	63,300	0	116,000	179,300	154,000	154,000	0
2013 101 + 1	63,100	0	116,900	180,000	154,800	154,800	0

LINKED PARCELS - BASE: 50-0-035700 000 -----  
 000\*50-0-035700 001 50-0-035700 2 002 50-0-040301 003 50-0-040301 2 004 50-0-038900

005 50-0-038900 2  
 Total acres: 191.69 Total est: 299,800 Total taxable: 274,500

TAX SECTION:		Taxes					Credits					Net Tax
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac			
2017		.00	.00	.00	.00	.00	.00	.00	.00			.00
2016	1 121	683.69	91.14	.00	.00	.00	57.03	.00	289.80			428.00
2016	2 121	84.39	.00	.00	.00	.00	84.39	.00	.00			.00
2016		768.08	91.14	.00	.00	.00	141.42	.00	289.80			428.00
2015	1 121	647.69	95.16	.00	.00	.00	57.05	.00	289.80			396.00
2015	2 121	69.66	.00	.00	.00	.00	69.66	.00	.00			.00
2015		717.35	95.16	.00	.00	.00	126.71	.00	289.80			396.00
2014	1 121	628.66	92.68	.00	.00	.00	230.00	.00	280.05			211.29
2014	2 121	66.46	.00	.00	.00	.00	.00	.00	9.75			56.71
2014		695.12	92.68	.00	.00	.00	230.00	.00	289.80			268.00

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

Land market: 50 UNORG 50 26 / ZONE 4 Last calc date/env: 03/14/16 B TOOK 8 ACRES OFF TO MATCH WITH GIS ACRES  
 Neighborhood: 50 UNORG 50 26 1.00 Asmt year: 2016 OF 84.  
 COG: 15293 1 Ac/FF/SF: 84.47 Lake:  
 Wid: .00 Dth: .00 Avg CER:

Land/Unit Type	Units	Qlt/Acc	-Other- Comment	OV Df	Base Rate Est/Dfr	Adj Rate Est/Dfr	Value Est/Dfr	Asmt Cd Typ New	Acreage	PTR Value	Improvement	CER Factors
FSITE AC	1.00				17000.00	17000.00	17000 1	101	1.00			
	84.47						SV					
SWP-R AC	20.00				500.00	500.00	10000 2	121	20.00			
	84.47	SW-SW					WA					
HWD-R AC	14.00				1750.00	1750.00	24500 1	101	14.00			
	84.47						TW					
LWD-R AC	7.00				1250.00	1250.00	8800 2	121	7.00			
	84.47						TW					
SWP-O AC	40.47				450.00	450.00	18200 2	121	40.47			
	84.47	SE-SW					WA					
ROAD AC	2.00						2	121	2.00			
	84.47						RD					

Front feet: .00 Other Acres: 84.47 Totals: 78,500  
 FF/SF acres: .00 CAMA acres: 84.47  
 Mineral:

CAMA SUMMARY: -----

Schedule: 2016 Insp/By/Cmp: 06/26/2013 TS P  
 Neighborhood: 50 UNORG 50 26

Nbr	Typ	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1456	D	060	3/14/2016	B H	107,723	
2	RES	GAR		768	D	3	3/14/2016	B G	8,294	
Estimated land value :									78,500	
Mineral value . . . . :										
Improvement value . . . :									116,017	
Total value . . . . . :									194,517	

CAMA IMP DETAILS: 1 RES 1-3 DEPRECIATION PCT GOOD FACTORS: NOTES: -----

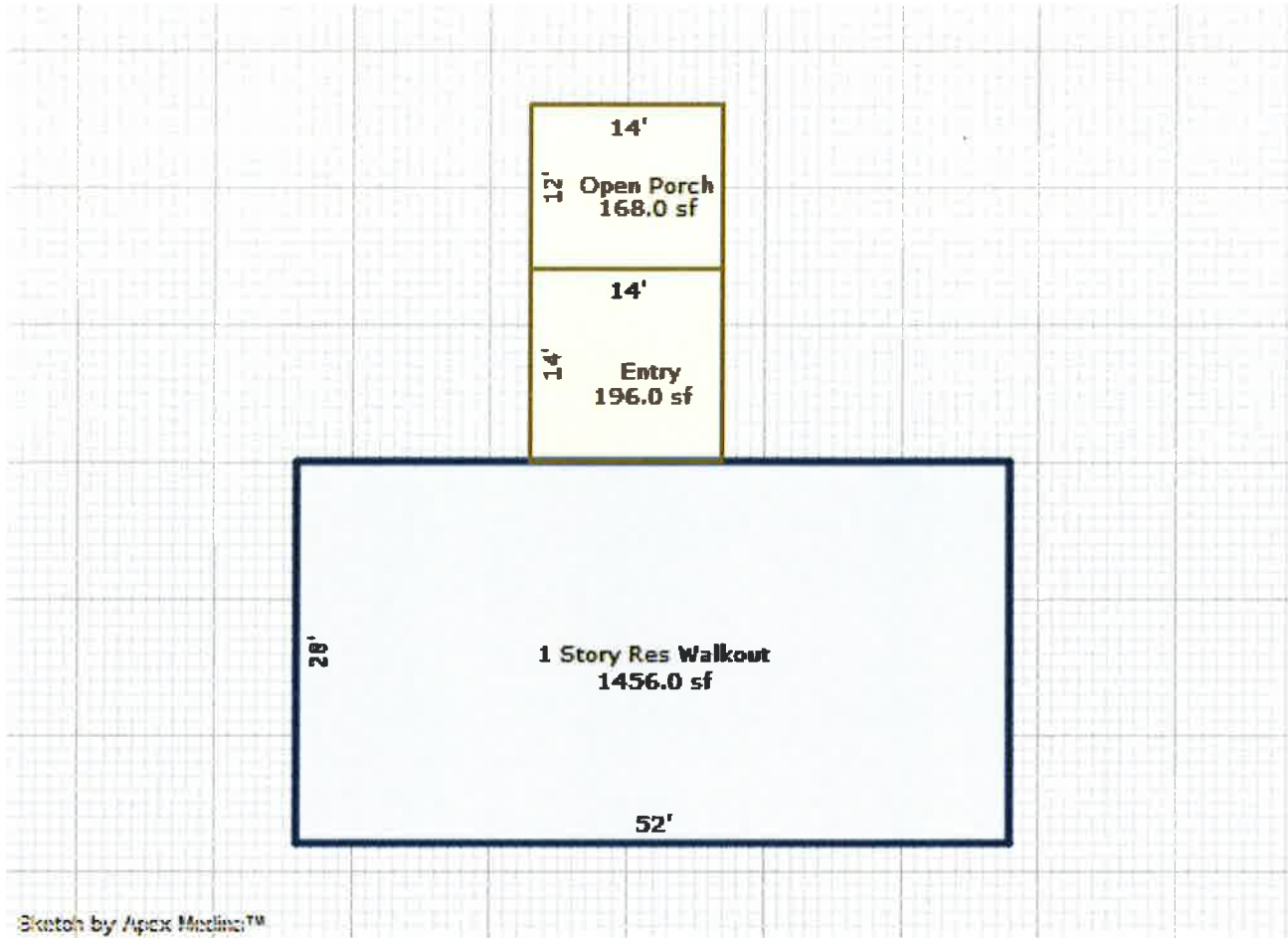
House/Garage: H Schedule: 2016 Physical: .90  
 Construction class/Quality: D 060 Functional incurable . . .  
 Actual/Effective year built: 2003 Economic: 50 .80  
 Condition: Additional . . . . .  
 Total percent good . . . . .72

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
003 INSPECTION													.95			
005 COLOR NAT NATURAL													.95			
010 FOUNDATION CB CONC BLOCK													.95			
020 STYLE RAM RAMBLER													.95			
025 STORIES													.95			
030 SHAPE 711 7-11CORNER													.95			
040 CONST NL NAT. LOG													.95			
050 EXT WALL 1 LG LOG													.95			
055 EXT WALL 2													.95			
060 ROOF STYLE GBL GABLE													.95			









Fee Owner: 15293 FALCO; DISTRICTS: LEGAL DESCRIPTION:  
 TVEIT, GALEN & SHARON Twp/City : 50 50-26 UNORG Sec/Twp/Rge : 25 50.0 26 Acres: 31.07  
 Taxpayer: 15293 FALCO:F.O. School : 1 AITKIN NW SW LESS SOO LINE R/W & PART LYING E OF SO  
 TVEIT, GALEN & SHARON LINE R/W  
 54446 US HWY 169 Parcel notes:  
 PALISADE MN 56469 6-27-2013 TS GIS ACS 30.22 HAD BEEN 28 ACS  
 REVIEWED AERIAL PHOTO USING THE SOIL DRAIN  
 AGE LAYER

ASSESSMENT DETAILS:		Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1	Class: 101 Agricultural	Land 22.00	26,400	26,400		26,400
	Hstd: 1 Agricultural-Homestead	Total MKT	26,400	26,400		26,400
	MP/Seq: 50-0-035700 004					
	Own%100 Rel AG% Rel NA% Dsb%					
2016 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 8.22	3,900	3,900		3,900
	Hstd: 1 Agricultural-Homestead	Total MKT	3,900	3,900		3,900
	MP/Seq: 50-0-035700 005					
	Own%100 Rel AG% Rel NA% Dsb%					
2015 Rcd: 1	Class: 101 Agricultural	Land 22.00	20,600	20,600		20,600
	Hstd: 1 Agricultural-Homestead	Total MKT	20,600	20,600		20,600
	MP/Seq: 50-0-035700 004					
	Own%100 Rel AG% Rel NA% Dsb%					
2015 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 8.22	3,000	3,000		3,000
	Hstd: 1 Agricultural-Homestead	Total MKT	3,000	3,000		3,000
	MP/Seq: 50-0-035700 005					
	Own%100 Rel AG% Rel NA% Dsb%					
2014 Rcd: 1	Class: 101 Agricultural	Land 22.00	22,800	22,800		22,800
	Hstd: 1 Agricultural-Homestead	Total MKT	22,800	22,800		22,800
	MP/Seq: 50-0-035700 004					
	Own%100 Rel AG% Rel NA% Dsb%					
2014 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 8.22	2,600	2,600		2,600
	Hstd: 1 Agricultural-Homestead	Total MKT	2,600	2,600		2,600
	MP/Seq: 50-0-035700 005					
	Own%100 Rel AG% Rel NA% Dsb%					
2013 Rcd: 1	Class: 101 Agricultural	Land 24.00	22,400	22,400		22,400
	Hstd: 1 Agricultural-Homestead	Total MKT	22,400	22,400		22,400
	MP/Seq: 50-0-035700 004					
	Own%100 Rel AG% Rel NA% Dsb%					
2013 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 4.00	1,100	1,100		1,100
	Hstd: 1 Agricultural-Homestead	Total MKT	1,100	1,100		1,100
	MP/Seq: 50-0-035700 005					
	Own%100 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
2016	101	+	30,300	0		30,300		30,300			30,300	0
2015	101	+	23,600	0		23,600		23,600			23,600	0
2014	101	+	25,400	0		25,400		25,400			25,400	0
2013	101	+	23,500	0		23,500		23,500			23,500	0

LINKED PARCELS - BASE: 50-0-035700 004 -----  
 000 50-0-035700 001 50-0-035700 2 002 50-0-040301 003 50-0-040301 2 004\*50-0-038900  
 005 50-0-038900 2  
 Total acres: 191.69 Total est: 299,800 Total taxable: 274,500

TAX SECTION:		Taxes				Credits					Net Tax
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac		
2017		.00	.00	.00	.00	.00	.00	.00	.00	.00	
2016	1 121	60.17	.00	.00	.00	.00	45.04	.00	.00	15.13	
2016	2 121	8.87	.00	.00	.00	.00	.00	.00	.00	8.87	
2016		69.04	.00	.00	.00	.00	45.04	.00	.00	24.00	
2015	1 121	62.53	.00	.00	.00	.00	62.53	.00	.00	.00	
2015	2 121	7.13	.00	.00	.00	.00	7.13	.00	.00	.00	
2015		69.66	.00	.00	.00	.00	69.66	.00	.00	.00	
2014	1 121	58.85	.00	.00	.00	.00	.00	.00	.00	58.85	
2014	2 121	3.15	.00	.00	.00	.00	.00	.00	.00	3.15	
2014		62.00	.00	.00	.00	.00	.00	.00	.00	62.00	

CAMA LAND DETAILS: ----- NOTES: -----  
 Land market: 50 UNORG 50 26 / ZONE 4 Last calc date/env: 03/14/16 B  
 Neighborhood: 50 UNORG 50 26 1.00 Asmt year: 2016  
 COG: 15293 2 Ac/FF/SF: 107.22 Lake:  
 Wid: .00 Dth: .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				
SWP-R	AC	8.22			500.00	480.00	3900	2 121	8.22			
		107.22						WA				
LOP-R	AC	22.00			1250.00	1200.00	26400	1 101	22.00			
		107.22						MD				
Front feet:		.00	Other Acres:		30.22	Totals:			30,300			
FF/SF acres:		.00	CAMA acres:		30.22							
Mineral:												

CAMA SUMMARY: -----  
 Schedule: 2016      Insp/By/Cmp: 06/27/2013 TS      P  
 Neighborhood: 50      UNORG 50 26



Fee Owner: 15293 Seq DISTRICTS: LEGAL DESCRIPTION:  
 TVEIT, GALEN & SHARON Twp/City . . : 50 50-26 UNORG Sec/Twp/Rge : 26 50.0 26 Acres: 80.00  
 Taxpayer: 15293 FALCO:F.O. School . . : 1 AITKIN E1/2 SE1/4  
 TVEIT, GALEN & SHARON Parcel notes:  
 54446 US HWY 169 12/2013-SPLIT OF 30 ACRES TO 50-0-040302.  
 PALISADE MN 56469 BLDGS ALSO TRANSFERRED- IN 2014 WILL PUT  
 ON CORRECT PARCEL OF 50-403. KL  
 6-27-2013 TS GIS ACS 112.45 HAD BEEN 107 -  
 REVIEWED AERIAL PHOTO USING THE SOIL DRAI  
 NAGE LAYER- OUTBUILDINGS LOOK TO HAVE NOT  
 HAD ANY CHANGES

SALES HISTORY: ----- TRANSFER HISTORY: -----  
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To  
 | 2009/12/30 TVEIT, GALEN & SHARON

ASSESSMENT DETAILS:		Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1	Class: 101 Agricultural	Land 26.00	39,600	39,600		39,600
	Hstd: 1 Agricultural-Homestead	Total MKT	39,600	39,600		39,600
	MP/Seq: 50-0-035700 002					
	Own%100 Rel AG% Rel NA% Dsb%					
2016 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 51.00	35,400	35,400		35,400
	Hstd: 1 Agricultural-Homestead	Total MKT	35,400	35,400		35,400
	MP/Seq: 50-0-035700 003					
	Own%100 Rel AG% Rel NA% Dsb%					
2015 Rcd: 1	Class: 101 Agricultural	Land 26.00	32,600	32,600		32,600
	Hstd: 1 Agricultural-Homestead	Total MKT	32,600	32,600		32,600
	MP/Seq: 50-0-035700 002					
	Own%100 Rel AG% Rel NA% Dsb%					
2015 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 51.00	28,000	28,000		28,000
	Hstd: 1 Agricultural-Homestead	Total MKT	28,000	28,000		28,000
	MP/Seq: 50-0-035700 003					
	Own%100 Rel AG% Rel NA% Dsb%					
2014 Rcd: 1	Class: 101 Agricultural	Land 26.00	34,900	34,900		34,900
	Hstd: 1 Agricultural-Homestead	Total MKT	34,900	34,900		34,900
	MP/Seq: 50-0-035700 002					
	Own%100 Rel AG% Rel NA% Dsb%					
2014 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 51.00	27,300	27,300		27,300
	Hstd: 1 Agricultural-Homestead	Total MKT	27,300	27,300		27,300
	MP/Seq: 50-0-035700 003					
	Own%100 Rel AG% Rel NA% Dsb%					
2013 Rcd: 1	Class: 101 Agricultural	Land 26.00	31,400	31,400		31,400
	Hstd: 1 Agricultural-Homestead	Total MKT	31,400	31,400		31,400
	MP/Seq: 50-0-035700 002					
	Own%100 Rel AG% Rel NA% Dsb%					
2013 Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Land 51.00	24,600	24,600		24,600
	Hstd: 1 Agricultural-Homestead	Total MKT	24,600	24,600		24,600
	MP/Seq: 50-0-035700 003					
	Own%100 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
2016	101	+ 1	75,000	0		75,000		75,000			75,000	0
2015	101	+ 1	60,600	0		60,600		60,600			60,600	0
2014	101	+ 1	62,200	0		62,200		62,200			62,200	0
2013	101	+ 1	56,000	0		56,000		56,000			56,000	0

LINKED PARCELS - BASE: 50-0-035700 002 -----  
 000 50-0-035700 001 50-0-035700 2 002\*50-0-040301 003 50-0-040301 2 004 50-0-038900  
 005 50-0-038900 2  
 Total acres: 191.69 Total est: 299,800 Total taxable: 274,500

TAX SECTION: ----- Taxes ----- Credits ----- Net Tax -----

Tax Year	Rec	Class	NTC	RMV	St	Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax
2017			.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2016	1	121	94.86	.00	.00	.00	.00	.00	94.86	.00	.00	.00
2016	2	121	81.48	.00	.00	.00	.00	.00	81.48	.00	.00	.00
2016			176.34	.00	.00	.00	.00	.00	176.34	.00	.00	.00
2015	1	121	95.98	.00	.00	.00	.00	.00	95.98	.00	.00	.00
2015	2	121	75.14	.00	.00	.00	.00	.00	75.14	.00	.00	.00
2015			171.12	.00	.00	.00	.00	.00	171.12	.00	.00	.00
2014	1	121	82.98	.00	.00	.00	.00	.00	.00	.00	.00	82.98

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

Land market: 50 UNORG 50 26 / ZONE 4 Last calc date/env: 03/14/16 B  
 Neighborhood: 50 UNORG 50 26 1.00 Asmt year: 2016  
 COG: 15293 2 Ac/FF/SF: 107.22 Lake:  
 Wid: .00 Dth: .00 Avg CER:

Land/Unit Type	Units	Qlt/Acc	-Other- Comment	OV Df	Base Rate	Adj Rate	Value	Asmt Cd	Acreage	PTR	Value	Improvement	CER Factors
	Size				Est/Dfr	Est/Dfr	Est/Dfr	Typ New					
OPN-R AC	11.00				1600.00	1536.00	16900	1 101	11.00				
	107.22							MD					
HWD-R AC	6.00				1750.00	1680.00	10100	2 121	6.00				
	107.22							TW					
SWP-R AC	26.00				500.00	480.00	12500	2 121	26.00				
	107.22							WA					
LWD-O AC	7.00				1125.00	1080.00	7600	2 121	7.00				
	107.22							TW					
SWP-O AC	12.00				450.00	432.00	5200	2 121	12.00				
	107.22							WA					
HWD-O AC	15.00				1575.00	1512.00	22700	1 101	15.00				
	107.22							TW					
Front feet:	.00	Other Acres:	77.00	Totals:	75,000								
FF/SF acres:	.00	CAMA acres:	77.00	Mineral:									

CAMA SUMMARY: -----  
 Schedule: 2016 Insp/By/Cmp: 06/27/2013 TS P  
 Neighborhood: 50 UNORG 50 26



All Good Vacant over 34 ac 10/2014-9/2015

Parcel No.	Sale Date	Buyer	Seller	Sale Price	Ratio	Tot Acres	Land Details	- *off road
01-0-021400+	1/1/2015	Landrus, Rodney	Rippon, Ellen	\$160,000	128%	179	HWD 87 LWD 26 LOP 48 SWP 30	
02-0-053000	7/1/2015	Schroeder, Bruce	Morin, Gary	\$40,000	128%	47	HWD 45	
04-0-027500	8/1/2015	Anteau, Richard	Nobis, Robert	\$90,000	75%	80	HWD 15 LWD 4 SWP 20 ROAD 1	
04-0-048102+	1/1/2015	Master, Chad	Carlson, John	\$94,700	104%	114	FSite10 HWD 38 LWD 28 SWP 46	
06-0-032300+	1/1/2015	Dead Eye Lake, Inc	Retterath, David	\$110,100	77%	65	OPN 7 HWD 38 LWD 8 SWP 6 PH WTR ROAD	
07-0-007100	7/1/2015	Braton, Gerald	Ekstrom, Ken	\$160,000	78%	92	HWD 61 LWD 5 SWP 9 PH WTR ROAD	
07-0-052200	11/1/2014	Trotter, Jamie	Gawronski, Raymond	\$67,000	89%	39	OPN 20 LWD 19	
07-0-078300+	10/1/2014	Schroeder, Kurt	Swedberg Trust	\$57,000	74%	40	LOP .46 LWD 6 SWP 35	
09-0-062300+	7/1/2015	Brown, Bruce	North Glen Farm LLC	\$85,000	77%	60	OPN 5 HWD 11 LWD 25 SWP 19	
10-0-036100+	11/1/2014	Dewey, Trevor	Glaser, Charles	\$60,700	107%	60	FSITE OPN 21 HWD 17 SWP 22	
11-0-060900	11/1/2014	Weitnauer, Curtis	Hildestad Trust	\$141,750	65%	82	Ssite OPN 15 HWD 32 LWD6 SWP 20 ROAD	
12-0-032801+	1/1/2015	Ruyak, Marc	Gerber, Phillip	\$100,000	64%	80	OPN 8 HWD 11 LWD 8 LOP 20 SWP 33	
13-0-048700+	10/1/2014	Nordquist, John	Flickinger, Guy	\$95,000	92%	80	Fsite OPN 22 HWD 19 LWD 12 SWP 27 ROAD	
15-0-017500+	11/1/2014	Lefebvre, Robert	Gerard, Leslie	\$160,200	72%	160	HWD 94 LWD 51 LOP 9 WTR ROAD	
15-0-030700+	9/1/2015	Howard, Wayne	Just, Paul	\$116,516	98%	80	OPN 19 HWD 61	
16-0-035700+	6/1/2015	Birk, James	Dressely, Marty	\$110,000	86%	80	HWD 49 LWD 12 SWP 19	
17-0-014100+	4/1/2015	Miskavige, Michael	Klukas, Steven	\$95,000	88%	59	HWD 53 SWP 4 ROAD	
18-0-000600	6/1/2015	Hatcher, Jason	Schularick, Martin	\$73,500	68%	40	HWD 34 SWP 6	
18-0-032800+	6/1/2015	Hesch, Severt	Thurner, John	\$92,500	68%	160	LWD 15 SWP 142	
19-0-006800	8/1/2015	Hendrickson Fam	Spikes or Better LLC	\$26,000	129%	40	HWD 8 LWD 12 SWP 20	
19-0-045105	9/1/2015	Kern, Rodney	Gorham, Charles	\$60,000	107%	35	OPN 17 HWD 17 ROAD	
20-0-007300	5/1/2015	Drake, James	Potlatch	\$120,000	94%	120	OPN 30 HWD 44, LWD 14 LOP 8 SWP 19 ROAD	
21-0-009700	12/1/2014	Ergen, Dale	Bockover, Steven	\$38,900	102%	46	HWD 15 LWD 6 SWP 22 ROAD	
23-0-043300	12/1/2014	Dry Creek Invest.	Huspek, Douglas	\$82,500	99%	80	LOP 29 LWD 40 SWP 11	
24-0-004700+	10/1/2014	Hensel, Cory	Szafranski, Sue	\$178,000	116%	60	HWD 44 LWD 12 375' Section 10 Lake Fsite	
24-0-031301+	3/1/2015	Vanderstappen	Ledin, Robert	\$62,000	111%	44	HWD 11 SWP 19 1300' Sixteen Lake WTR ROAD	
24-0-035400	6/1/2015	Patten, Timothy	Foss, Barry	\$85,000	76%	40	HWD 34 LWD 4 ROAD	
25-0-054800+	4/1/2015	Pederson, Shawn	Yang, True	\$58,000	87%	40	HWD 23 LWD 16 ROAD	
26-0-013800+	11/1/2014	Olson, Archie	Ford, James	\$90,000	99%	80	Fsite OPN 8 HWD 44 LWD 6 SWP 20	
26-0-043700+	3/1/2015	Wahl, Cynthia	David, Stanley	\$78,000	120%	74	HWD 40 LWD 32 SWP 3	
30-0-028401	11/1/2014	Pearthree, Craig	Berge, Ronald	\$76,400	116%	100	HWD 58 LWD 9 SWP 31	



All Good Vacant over 34 ac 10/2014-9/2015

Parcel No.	Sale Date	Buyer	Seller	Sale Price	Ratio	Tot Acres	Land Details - *Off Road
33-0-056500	7/1/2015	Klennert, William	Schularick, Martin	\$ 131,250	135%	80	HWD 25 LWD 2 SWP 6 3100'Oxbow WTR
34-0-031000	10/1/2014	Capra, Darren	Kientop, James	\$ 155,000	104%	160	Fsite HWD 79 LWD 17 SWP 50 OPN 5 LOP 5
34-0-055900	9/1/2015	Revier, Jesse	Schuett, Mark	\$ 39,000	135%	40	OPN 10 HWD 29 LWD 1
34-0-047700+	2/1/2015	DDL, LLC	Backwoods Land	\$ 195,000	115%	230	OPN 19 HWD 132 LWD 24 LOP 15 SWP 30 PH
39-0-041901	11/1/2014	Settlers Ridge	Alden, Wayne	\$ 1,000,000	84%	248	OPN 48 LWD 55 HWD 100 SWP 49
41-0-019500	8/1/2015	Firkus, Perry	Stevens, Doris	\$ 75,000	112%	80	HWD 32 OPN 32 LWD 6 SWP 9
41-0-021900	5/1/2015	Mcilharge, Robt	Maas, Greg	\$ 45,000	71%	40	HWD 15 SWP 24 ROAD
41-0-022500	8/1/2015	Reed, Justin	Maas, Greg	\$ 37,000	97%	40	HWD 14 OPN 2 LWD 4 SWP 19 ROAD
47-0-028100	6/1/2015	Mojo Holdings	Thompson, Alan	\$ 80,000	73%	120	Fsite HWD 4 LWD 20 LOP10 SWP 84 ROAD
47-0-037600+	4/1/2015	Dufault, Guy	Hilla, Ralph	\$ 120,000	63%	109	HWD 22 LWD 5 LOP 34 SWP 41
48-0-046900	3/1/2015	Ellis, Timothy	Biskey, Dorothy	\$ 32,500	58%	40	LWD 14 SWP 26
50-0-053900	6/1/2015	Reinhardt, Steph	Landrus, Raymond	\$ 50,000	85%	40	HWD 9 OPN 27 SWP 2 ROAD
43 Sales - Median Ratio of 90.5%							





**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
**assessor@co.aitkin.mn.us**

## County Board of Equalization Appeal Information Sheet

Appointment Time:

Owner Name: Galen Tveit / Tveit Lumber

Property ID#: 50-0-041501

Physical Address: 54219 US Highway 169  
Palisade, MN 56469

Estimated Market Value 2015 Assessment: \$148,400

Classification 2015 Assessment: Industrial

Estimated Market Value 2016 Assessment: \$151,600

Classification 2016 Assessment: Industrial

Reason for Appeal: The owner requests the property be classified as agricultural since the mill is being used for personal use.

Assessor's Recommendation: No change to classification.

Comments: If the mill is operated for personal use only then an agricultural use may be appropriate if the property is held in the same ownership as the rest of the farm. In this case, it is owned by Tveit Lumber and not Galen Tveit so we cannot classify this with the rest of the farm. This parcel by itself does not have enough agricultural productive acreage to qualify for ag class.

If the mill property is primarily used for personal use and occasionally used for income producing purposes such as the sale of lumber, it still should be classified as industrial. Assessors are not generally concerned with the volume of the business in determining classification. The Tveit Lumber sign is still up on Highway 169 and the mill is still set up for production as far as we know.



# UNORGANIZED (BAIN)

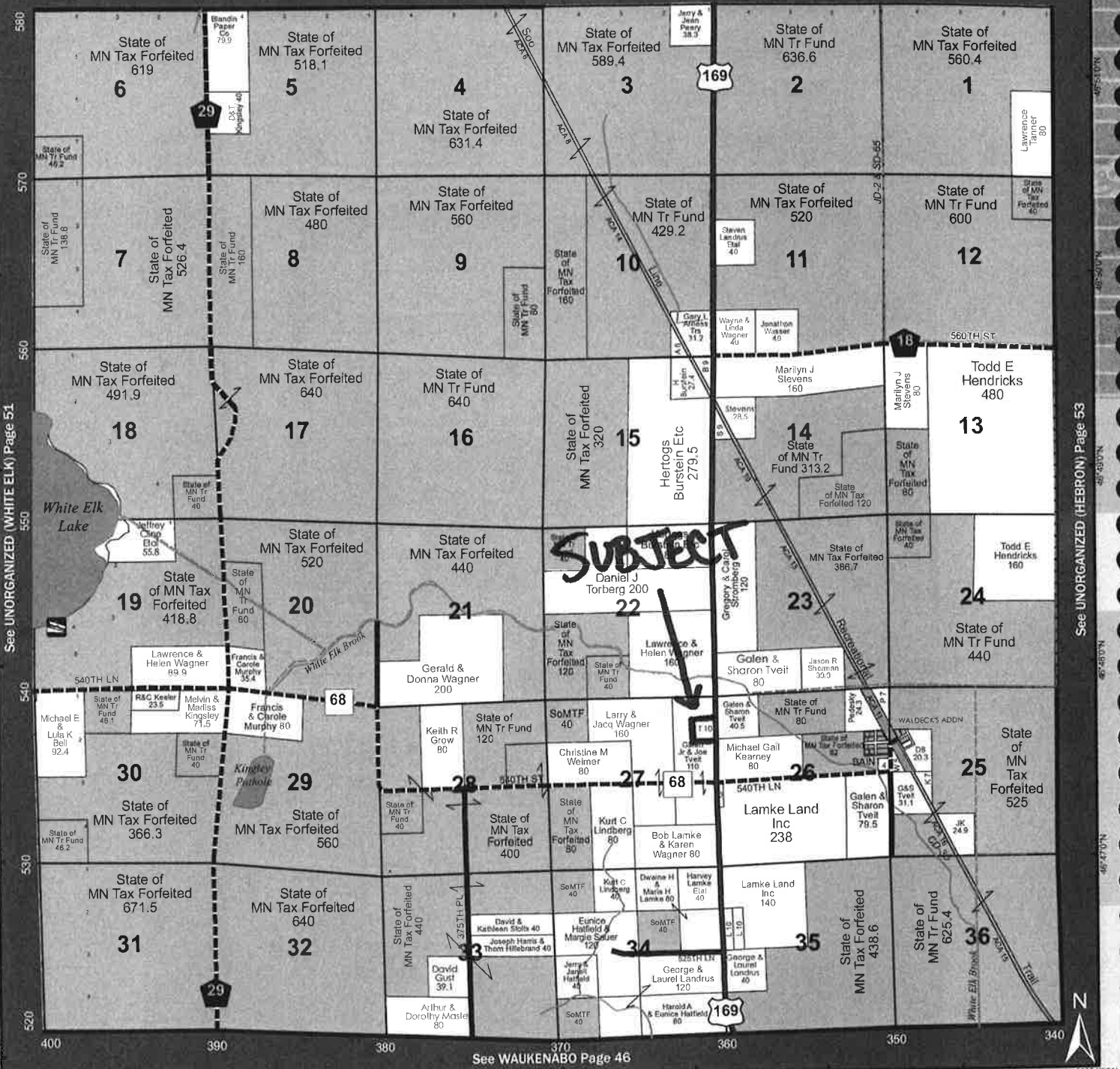
T.50N. - R.26W.



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93°42'0"W 93°41'0"W 93°40'0"W 93°39'0"W 93°38'0"W 93°37'0"W 93°36'0"W 93°35'0"W 93°34'0"W

See MACVILLE Page 58



See UNORGANIZED (WHITE ELK) Page 51

See UNORGANIZED (HEBRON) Page 53

See WAUKENABO Page 46

46°58'0"N 46°57'0"N 46°56'0"N 46°55'0"N 46°54'0"N 46°53'0"N 46°52'0"N 46°51'0"N 46°50'0"N

2



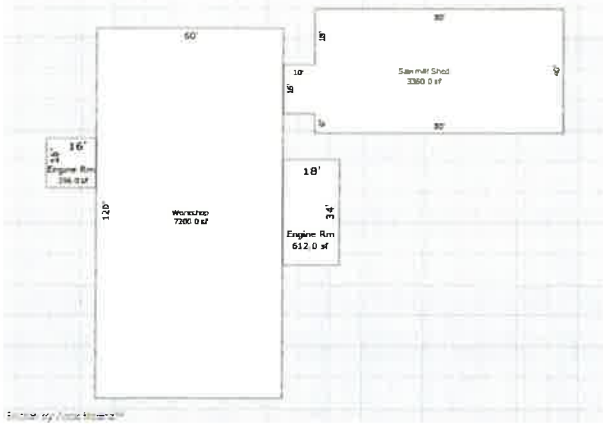


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Tveit Lumber 50-0-041501



Date: 6/8/2016



Fee Owner: 27140 FALCO: DISTRICTS:  
 TVEIT LUMBER Twp/City . . : 50 50-26 UNORG  
 Taxpayer: 27140 FALCO:F.O. School . . : 1 AITKIN  
 TVEIT LUMBER  
 TVEIT, GALEN N & JOE A  
 27654 480TH ST  
 PALISADE MN 56469  
 Primary Address/911 #: 54219 US HWY 169  
 PALISADE

LEGAL DESCRIPTION:  
 Sec/Twp/Rge : 27 50.0 26 Acres: 10.00  
 SE1/4 OF NE NE  
 Parcel notes:  
 FOR 2015 ASMT, CHANGED FROM 233 TO 234 PER  
 MIKE. KL  
 10-15-2012 COMMERCIAL REASSESSMENT- NO ONE  
 HERE. DIDN'T LOOK LIKE IT WAS OPERATING A  
 T THIS TIME. GAVE ALL BUILDINGS A FIVE PER  
 CENT DEPRECIATION. NO CHANGE TO SITE VALUE  
 SEEN.

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1 Class: 234 Industrial Preferred Hstd: 0 Industrial MP/Seq: 50-0-041501 000 Own% Rel AG% Rel NA% Dsb%	Land 8.82 Building Total MKT	54,400 97,162 151,562	54,400 97,200 151,600		54,400 97,200 151,600
2015 Rcd: 1 Class: 234 Industrial Preferred Hstd: 0 Industrial MP/Seq: 50-0-041501 000 Own% Rel AG% Rel NA% Dsb%	Land 8.82 Building Total MKT	51,200 97,162 148,362	51,200 97,200 148,400		51,200 97,200 148,400
2014 Rcd: 1 Class: 233 Commercial Preferred Hstd: 0 Commercial MP/Seq: 50-0-041501 000 Own% Rel AG% Rel NA% Dsb%	Land 8.82 Building Total MKT	32,900 97,162 130,062	32,900 97,200 130,100		32,900 97,200 130,100
2013 Rcd: 1 Class: 233 Commercial Preferred Hstd: 0 Commercial MP/Seq: 50-0-041501 000 Own% Rel AG% Rel NA% Dsb%	Land 10.00 Building Total MKT	32,200 97,162 129,362	32,200 97,200 129,400		32,200 97,200 129,400

ASSESSMENT SUMMARY:	Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2016 234 0	54,400	0	97,200	151,600		151,600			151,600			151,600	0
2015 234 0	51,200	0	97,200	148,400		148,400			148,400			148,400	0
2014 233 0	32,900	0	97,200	130,100		130,100			130,100			130,100	0
2013 233 0	32,200	0	97,200	129,400		129,400			129,400			129,400	0

TAX SECTION:	Taxes	Credits	Net Tax
Tax Year Rec Class NTC RMV St Gen Disaster Powerline Ag Res Tac			
2017 .00 .00 .00 .00 .00 .00 .00 .00 .00			.00
2016 2,105.47 101.73 1,082.80 .00 .00 .00 .00 .00 .00			3,290.00
2015 1,872.17 93.22 992.61 .00 .00 .00 .00 .00 .00			2,958.00
2014 1,836.34 89.47 1,012.19 .00 .00 .00 .00 .00 .00			2,938.00

CAMA LAND DETAILS:  
 Land market: 50 UNORG 50 26 / ZONE 4 Last calc date/env: 03/14/16 B  
 Neighborhood: 50 UNORG 50 26 1.00 Asmt year: 2016  
 COG: 27140 1 Ac/FF/SF: 8.82 Lake:  
 Wid: .00 Dth: .00 Avg CER:

NOTES:  
 CHANGED SITE VALUE FROM CS15000 TO CISITER  
 FOR THE 2015 ASMT, RESULTING IN A \$5000  
 LAND INCR, ALSO ADDED RURAL COMM LAND  
 VALUE FOR 1 ACRE TO EQUALIZE WITH  
 OTHER RURAL SITES, MD 6/2014  
 On 03/12/2010 at 10:48, KJL1 wrote:  
 NEW SIZE ADJUSTMENT APPLIED FOR 2010



Land/Unit Type	Units	Qlt/Acc	-Other- Comment	OV Df	Base Rate	Adj Rate	Value	Asmt Cd	Acreage	PTR Value	Improvement	CER Factors
	Size				Est/Dfr	Est/Dfr	Est/Dfr	Typ New				
CISITER UN	1.00				20000.00	20000.00	20000	1 234				
	1.00							OV				
COMRURAL SF	43560.00				.35	.35	15200	1 234	1.00			
	43560.00							OV				
OPN-R AC	5.00				1600.00	2928.00	14600	1 234	5.00			
	8.82							MD				
LOP-R AC	1.50				1250.00	2287.50	3400	1 234	1.50			
	8.82							MD				
SWP-R AC	1.32				500.00	915.00	1200	1 234	1.32			
	8.82							WA				
Front feet:	.00	Other Acres:			7.82	Totals:	54,400					
FF/SF acres:	1.00	CAMA acres:			8.82							

Mineral:

CAMA SUMMARY:

Schedule: 2016 Insp/By/Cmp: 10/15/2012 TB P  
 Neighborhood: 50 UNORG 50 26

Nbr	Typ	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	IND	SAWMILL		8068	D		3/14/2016	B	74,172	
2	IND	SAWMILL	SHED	3200	D		3/14/2016	B	21,470	
3	IND	SAWMILL	SHED	160	D		3/14/2016	B	760	
4	IND	SAWMILL	SHED	160	D		3/14/2016	B	760	
Estimated land value :									54,400	
Mineral value . . . . :										
Improvement value . . :									97,162	
Total value . . . . . :									151,562	

CAMA IMP DETAILS: 1 IND SAWMILL DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2016 Physical: 1.00 18X34 & 16X16 ARE ENGINE ROOMS  
 Construction class/Quality: D Functional incurable . . .  
 Actual/Effective year built: 2004 Economic: 50 .80  
 Condition: Additional . . . . .  
 Total percent good . . . . .80

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005 COLOR																
010 EXT.WALL STL STEEL																
020 ROOF GBL GABLE ROOF																
030 ROOF COVER STL STEEL/METL																
040 FLOOR CNST CON CONCRETE																
250 PERIMETER																
BAS BASE AREA	60	120	7200						68,400	1		1.00			68,400	
BAS BASE AREA	18	34	612						4,070	1		1.00			4,070	
BAS BASE AREA	16	16	256						1,702	1		1.00			1,702	
Ground BAS area:			8,068					Totals:	74,172						74,172	
Effective ground BAS rate:			9.19													

CAMA IMP DETAILS: 2 IND SAWMILL SHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2016 Physical: 1.00  
 Construction class/Quality: D Functional incurable . . .  
 Actual/Effective year built: 1997 Economic: 50 .80  
 Condition: Additional . . . . .  
 Total percent good . . . . .80

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005 COLOR																
010 EXT.WALL STL STEEL																
020 ROOF GBL GABLE ROOF																
030 ROOF COVER STL STEEL/METL																
040 FLOOR CNST CON CONCRETE																
250 PERIMETER																
BAS BASE AREA	40	80	3200						21,470	1		1.00			21,470	
Ground BAS area:			3,200					Totals:	21,470						21,470	
Effective ground BAS rate:			6.71													

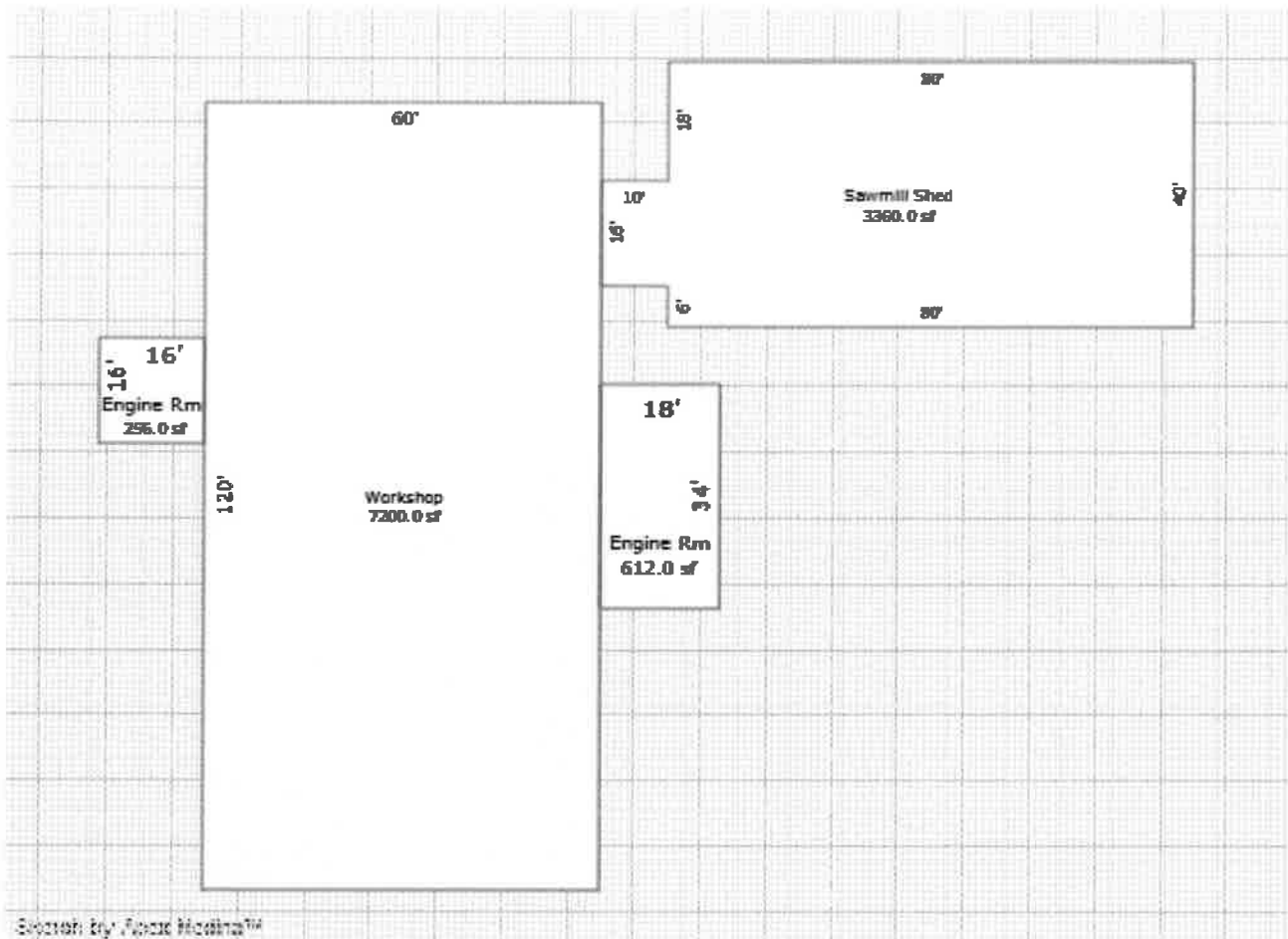
CAMA IMP DETAILS: 3 IND SAWMILL SHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2016 Physical: 1.00  
 Construction class/Quality: D Functional incurable . . .  
 Actual/Effective year built: Economic: 50 .80  
 Condition: Additional . . . . .  
 Total percent good . . . . .80















**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
[assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)

## County Board of Equalization Appeal Information Sheet

Appointment Time: 4:45 pm

Owner Name: Michael & Denise Hoffman

Property ID#: 11-1-125000

Physical Address: 44466 276<sup>th</sup> Lane  
Aitkin, MN 56431

Estimated Market Value 2015 Assessment: \$367,300

Classification 2015 Assessment: Seasonal Residential Recreational

Estimated Market Value 2016 Assessment: \$397,300

Classification 2016 Assessment: Seasonal Residential Recreational

Reason for Appeal: The Hoffman's purchased this parcel for \$312,000 on April 15, 2016, which is less than the Estimated Market Value. The property was on the market for 9 months. The property has a steep bank to the water with no landing between hill and the lake. The Hoffman's would like a distress adjustment of \$85,300 in the land valuation to compensate and align the evaluation with market value.

Assessor's Recommendation: No change.

Comments: The Hoffman's sale will be used in the 2017 sales study to determine the base rate for all of Farm Island Lake for the 2017 assessment period. The whole of Hazelton Township will be under reassessment for 2017 and elevation to water is a specific item that will be reviewed for Farm Island Lake because during Farm Island Township reassessment elevation discounts were given to parcels with certain percentages of steepness to the water.



April 29, 2016

Michael G. Hoffman  
Denise E. Hoffman  
6304 Ballantine Avenue  
Inver Grove Heights, MN. 55077  
(651) 455-8389  
[pythonh50@gmail.com](mailto:pythonh50@gmail.com)

Aitkin Board of Equalization

Re: valuation of parcel: 11-1-125000, 44466 276<sup>th</sup> Lane, Aitkin MN.

Dear board members,

We purchased the above referenced property on April 15, 2016 for the amount of \$312,000. as shown at Aitkin County in a recent filing. Aitkin County has the property evaluated at \$397,300. We are appealing the current evaluation as it differs significantly from the market price (our purchase price). Our property was offered for sale for 9 months prior to our purchase. The problem with the property is the steep bank that leads to the water; the angle is 45 degrees, for 35 feet directly into the water, with no flat area between. We are asking for a distress adjustment in the property's land evaluation in the amount of \$85,300. to compensate and align the evaluation with the market value.

In reference please note that parcel: 11-1-124900, 44476 276<sup>th</sup> Lane, Aitkin, MN, adjacent to our property is for sale listed at \$295,000. Aitkin County has the property evaluated at \$334,300. The property has the same steep bank ending in the water with no intervening flat land; the same as our property situation.

In reference please note that parcel: 07-1-123900, 28913 442<sup>nd</sup> Place, Aitkin, MN. is listed for sale at \$275,000. Aitkin County has the property evaluated at \$327,000. This property has been for sale for over 1 year. This property has a bank of over 45 degrees to the water, but does have a small flat area between the water and the bank.

We understand that the township, county and state are trying to be fair and offer equal treatment in taxing property, but the legislature also offers the availability of adjustments to distressed properties.

Thank you for your time and consideration.

Best regards,

Michael and Denise Hoffman



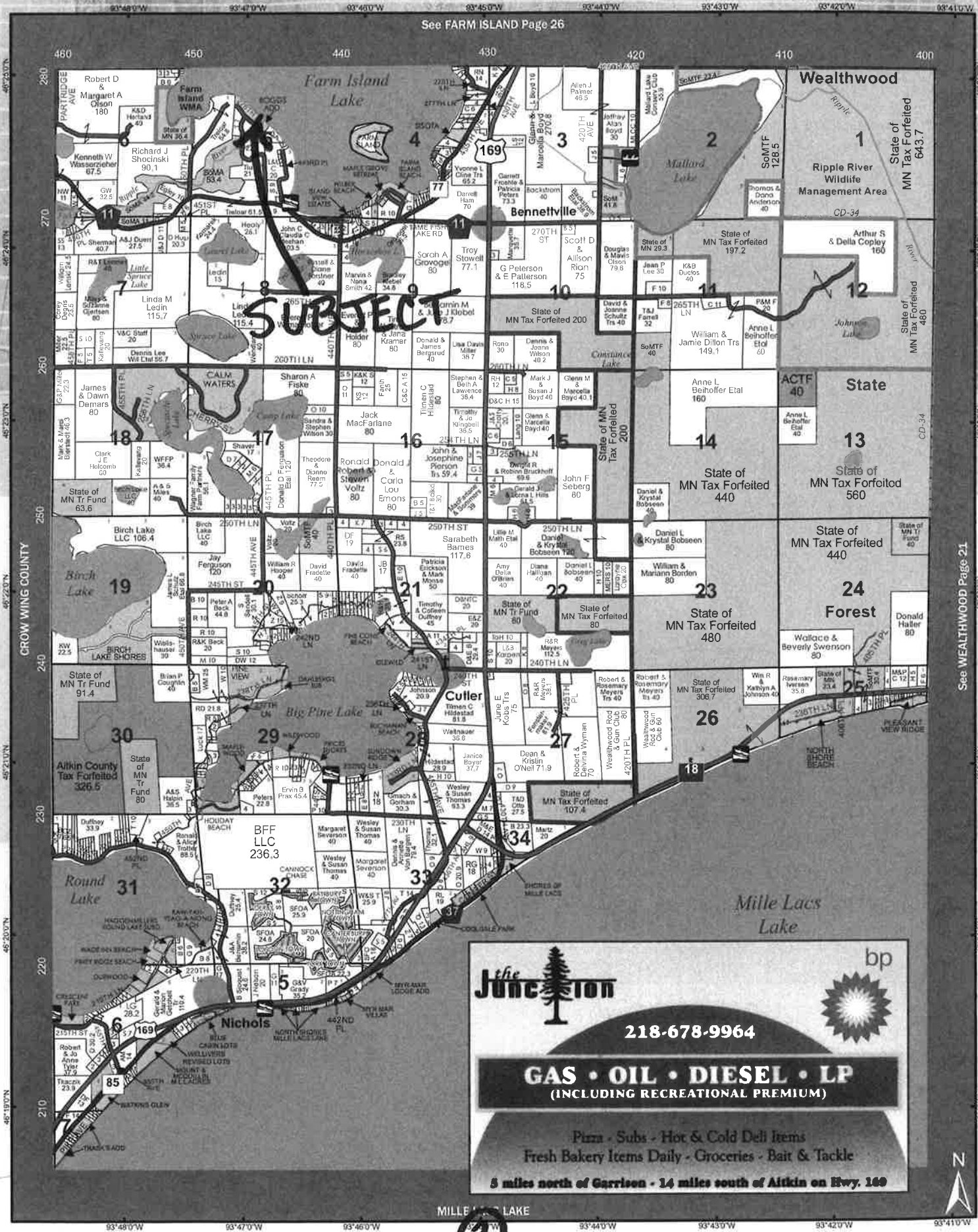
# HAZELTON

T.45 & 44N. - R.27W.



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See FARM ISLAND Page 26



# SUBJECT

**the Junction** 

**218-678-9964**

**GAS • OIL • DIESEL • LP**  
(INCLUDING RECREATIONAL PREMIUM)

Pizza • Subs • Hot & Cold Deli Items  
Fresh Bakery Items Daily • Groceries • Bait & Tackle

5 miles north of Garrison • 14 miles south of Aitkin on Hwy. 169

See WEALTHWOOD Page 21





Ruby Trealor and Bogg's Addition 2016

**SUBJECT**



Fee Owner: 11681 FALCO:  
 PEREIRA, XAVIER & MINDA  
 Taxpayer: 11681 FALCO:F.O.  
 PEREIRA, XAVIER & MINDA  
 6 LONGBOAT  
 HILTON HEAD ISLAND SC 29928  
 Primary Address/911 #:  
 44466 276th Ln  
 AITKIN

DISTRICTS:  
 Twp/City : 11 HAZELTON TWP  
 Plat : 30 BOGGS ADDITION  
 School : 1 AITKIN  
 Lake : 1015900 FARM ISLAND LAKE

LEGAL DESCRIPTION:  
 Sec/Twp/Rge : 5 45.0 27 Acres: .00  
 LOT 7 BLK 1  
 Parcel notes:  
 8/2015: LISTED FOR \$324,900 WITH KURILLA  
 REAL ESTATE LTD  
 RA 06/24/2011 SMW: NO ANSWER

ASSESSMENT DETAILS:		Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	2.55	252,100	252,100		252,100
Hstd: 0 cabin	Building		145,161	145,200		145,200
MP/Seq: 11-1-125000 000	Total MKT		397,261	397,300		397,300
Own% Rel AG% Rel NA% Dsb%						
2015 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	2.55	230,800	230,800		230,800
Hstd: 0 cabin	Building		136,518	136,500		136,500
MP/Seq: 11-1-125000 000	Total MKT		367,318	367,300		367,300
Own% Rel AG% Rel NA% Dsb%						
2014 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	.69	244,000	244,000		244,000
Hstd: 0 cabin	Building		136,518	136,500		136,500
MP/Seq: 11-1-125000 000	Total MKT		380,518	380,500		380,500
Own% Rel AG% Rel NA% Dsb%						
2013 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	.69	245,000	245,000		245,000
Hstd: 0 cabin	Building		136,518	136,500		136,500
MP/Seq: 11-1-125000 000	Total MKT		381,518	381,500		381,500
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
	2016	151	0	252,100	0	145,200	397,300		397,300			397,300	0
	2015	151	0	230,800	0	136,500	367,300		367,300			367,300	0
	2014	151	0	244,000	0	136,500	380,500		380,500			380,500	0
	2013	151	0	245,000	0	136,500	381,500		381,500			381,500	0

TAX SECTION:	Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax
	2017		.00	.00	.00	.00	.00	.00	.00	.00	.00
	2016		2,263.21	.00	680.79	.00	.00	.00	.00	.00	2,944.00
	2015		2,233.31	.00	726.69	.00	.00	.00	.00	.00	2,960.00
	2014		2,150.95	.00	767.05	.00	.00	.00	.00	.00	2,918.00

CAMA LAND DETAILS: ----- NOTES: -----  
 Land market: 11-159 HAZELTON / ZONE 1 /FARM ISL LA Last calc date/env: 03/14/16 B STEEP TO LAKE  
 Neighborhood: 11-159 FARM ISLAND LAKE PARCELS 1.10 Asmt year: 2016 HARD SANDY BOTTOM  
 COG: 11681 1 Ac/FF/SF: 2.55 Lake: 1015900 FARM ISLAND LAKE SOME WEEDS N REEDS  
 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						
01-0159	FF	150.00		1650.00	1567.50	235100 1 151	1.55					



150.00  
 FSITE AC 1.00 17000.00 17000.00 17000 1 151 1.00  
 2.55  
 Front feet: 150.00 Other Acres: 1.00 Totals: 252,100  
 FF/SF acres: 1.55 CAMA acres: 2.55  
 Mineral:

CAMA SUMMARY: -----  
 Schedule: 2016 Insp/By/Cmp: 06/24/2011 SW P  
 Neighborhood: 11-159 FARM ISLAND LAKE PARCELS  

Nbr	Typ	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1288	D	060	3/14/2016	B	136,674	
2	RES	GAR	DETACHED	576	D	3	3/14/2016	B	5,512	
3	OTH	DRIVEWAY		1		2+	3/14/2016	B	2,550	
4	OTH	PATIO	UNDR CP/DK	1		2	3/14/2016	B	425	
Estimated land value :									252,100	
Mineral value . . . . :										
Improvement value . . . :									145,161	
Total value . . . . . :									397,261	

CAMA IMP DETAILS: 1 RES 1-3 DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2016 Physical: .77 8/2015: PER LISTING PHOTOS - INTERIOR IS  
 Construction class/Quality: D 060 Functional incurable . . . DATED AND MAY NEED UPGRADING  
 Actual/Effective year built: 1986 Economic: 11-159 .85 RA 6/24/2011: GOOD CONDITION - NO MAJOR  
 Condition: Additional . . . . . UPGRADES SEEN. WALKOUT FROM \$5 TO \$3 WITH  
 Total percent good . . . . .65 \$10 BASEMENT FINISH. EA FROM 82 TO 77

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
003	INSPECTION																		
005	COLOR	TAN TAN																	
010	FOUNDATION	CB CONC BLOCK																	
020	STYLE	CON CONTEMPORY																	
025	STORIES																		
030	SHAPE	16 1-6 CORNER																	
040	CONST	FR FRAME																	
050	EXT WALL 1	ML MET/STEEL																	
055	EXT WALL 2																		
060	ROOF STYLE	GBL GABLE																	
070	ROOF COVER	AS ASPHALT																	
080	WINDOW 1	CA CASEMENT																	
085	WINDOW 2																		
090	FURN. TYPE	FA FORCED AIR																	
100	INT WALL 1	TG T/G PANEL																	
105	INT WALL 2	DW DRYWALL																	
110	BEDROOMS	2 TWO																	
115	FLOR CVR 1	CR CARPET																	
118	FLOR CVR 2	VL VINYL																	
125	BATHROOMS	2 TWO																	
140	WALK OUT	8-			1288				3.00		3,864	1			1.00			2,531	
145	LOOKOUT B	Y YES																	
150	CENTRL AIR	N NO																	
160	BSMT FIN	6			1288				10.00		12,880	1			1.00			8,436	
162	B INT WALL	PY PLYWD PNL																	
164	B FLR COVR	CR CARPET																	
166	BSM BDRMS	1 ONE																	
167	BSM BATHS	.75 3/4 BATH																	
168	BSM ROOMS	GR GAME ROOM																	
170	FIREPLACE																		
175	FP TYPE	18 FS STOVE																	
180	LUXURY FIX																		
200	TUCK UNDER	N NO																	
210	EXTRA KIT.																		
BAS	BASE AREA	060 D-6.0 RES	14	46	644				105.18		67,736	1			1.00			44,367	
BAS	BASE AREA	060 D-6.0 RES	14	46	644	200			168.29		108,379	1			1.00			70,988	
DK	DECK	8	12	28	336				8.00		2,688	1			1.00			1,761	
OP	OPEN PORCH	2	5	37	185				8.40		1,554	1			1.00			1,018	
OP	OPEN PORCH	3	5	9	45				10.50		473	1			1.00			310	
3S	3 SEAS PCH	2+	12	22	264				42.00		11,088	1			1.00			7,263	
Ground BAS area:			1,288	Totals:				208,662			136,674								
Effective ground BAS rate:			89.56																

CAMA IMP DETAILS: 2 RES GAR DETACHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2016 Physical: .75 RA 6/24/2011 GABLE ROOF AND ASPHALT  
 Construction class/Quality: D 3 Functional incurable . . . SHINGLES - GOOD, SIDING - VINYL, ELEC  
 Actual/Effective year built: 1979 Economic: 11-159 .85  
 Condition: Additional . . . . .  
 Total percent good . . . . .64





---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005	COLOR																
	TAN TAN																
010	TYPE																
	DET DETACHED																
015	STORY HGT																
020	FLOOR																
	CON CONCRETE																
025	CONST																
	FR FRAME																
030	ELECTRIC																
	Y YES																
040	LINING																
	N NO																
050	INSULATION																
	N NO																
060	HEAT																
	N NO																
100	LIVING-1																
	N NO																
110	LIVING-2																
	N NO																
BAS	BASE AREA	3	AVERAGE	24	24				576	15.00	8,640	1		1.00			5,512

Ground BAS area: 576      Totals: 8,640      5,512  
 Effective ground BAS rate: 9.57

CAMA IMP DETAILS: 3 OTH DRIVEWAY      DEPRECIATION PCT GOOD FACTORS:      NOTES: -----  
 House/Garage: Schedule: 2016      Physical: 1.00      BLACKTOP  
 Construction class/Quality: 2+      Functional incurable . . .  
 Actual/Effective year built:      Economic: 11-159 .85  
 Condition:      Additional . . . . .  
    Total percent good . . . . .85

---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	BASE AREA	2+							1	3,000.00	3,000	1		1.00			2,550

Ground BAS area: 1      Totals: 3,000      2,550  
 Effective ground BAS rate: 2,550.00

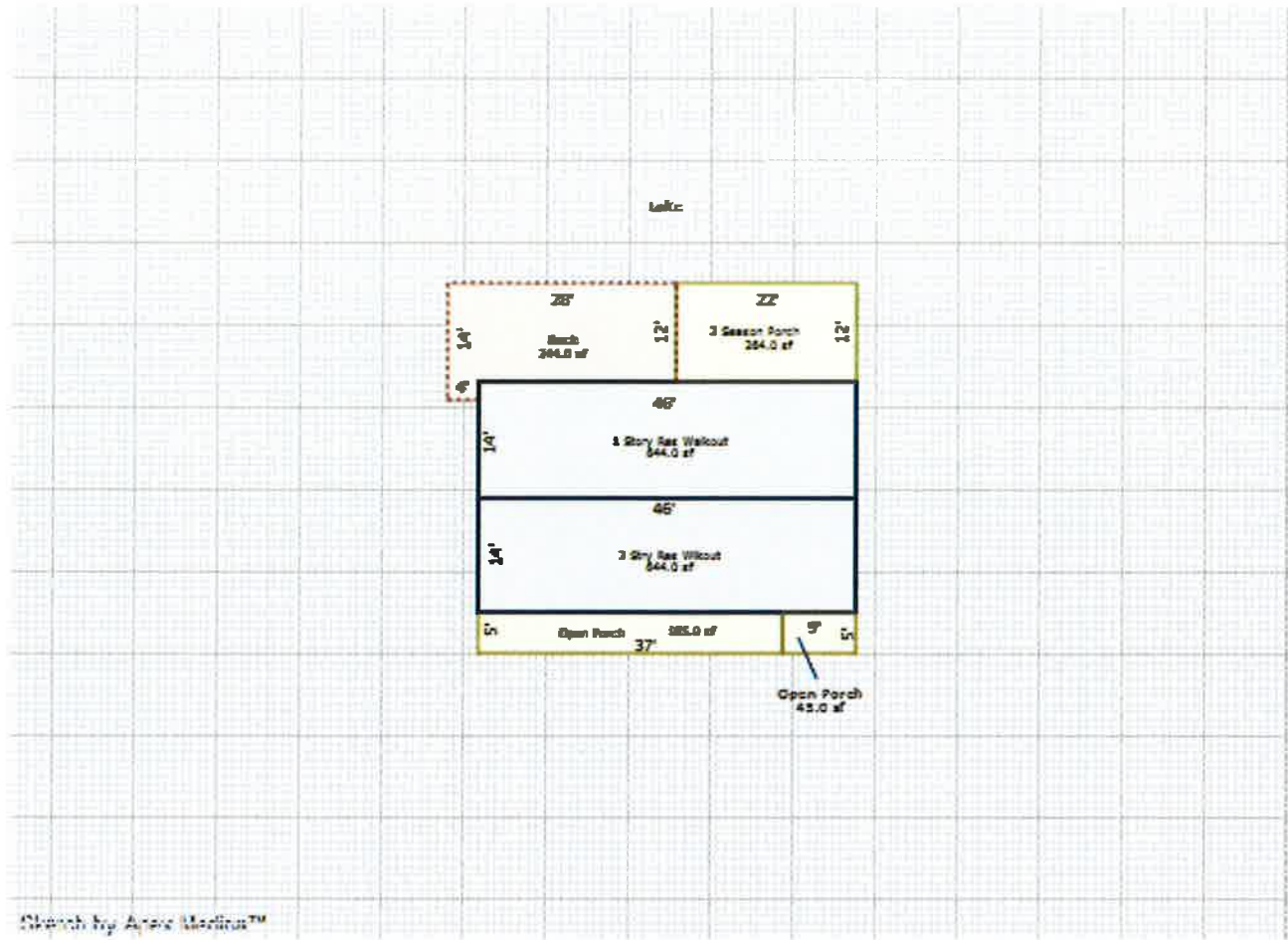
CAMA IMP DETAILS: 4 OTH PATIO      UNDR CP/DK      DEPRECIATION PCT GOOD FACTORS:      NOTES: -----  
 House/Garage: Schedule: 2016      Physical: 1.00      CONCRETE PATIO  
 Construction class/Quality: 2      Functional incurable . . .  
 Actual/Effective year built:      Economic: 11-159 .85  
 Condition:      Additional . . . . .  
    Total percent good . . . . .85

---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	PATIO	2	AVERAGE						1	500.00	500	1		1.00			425

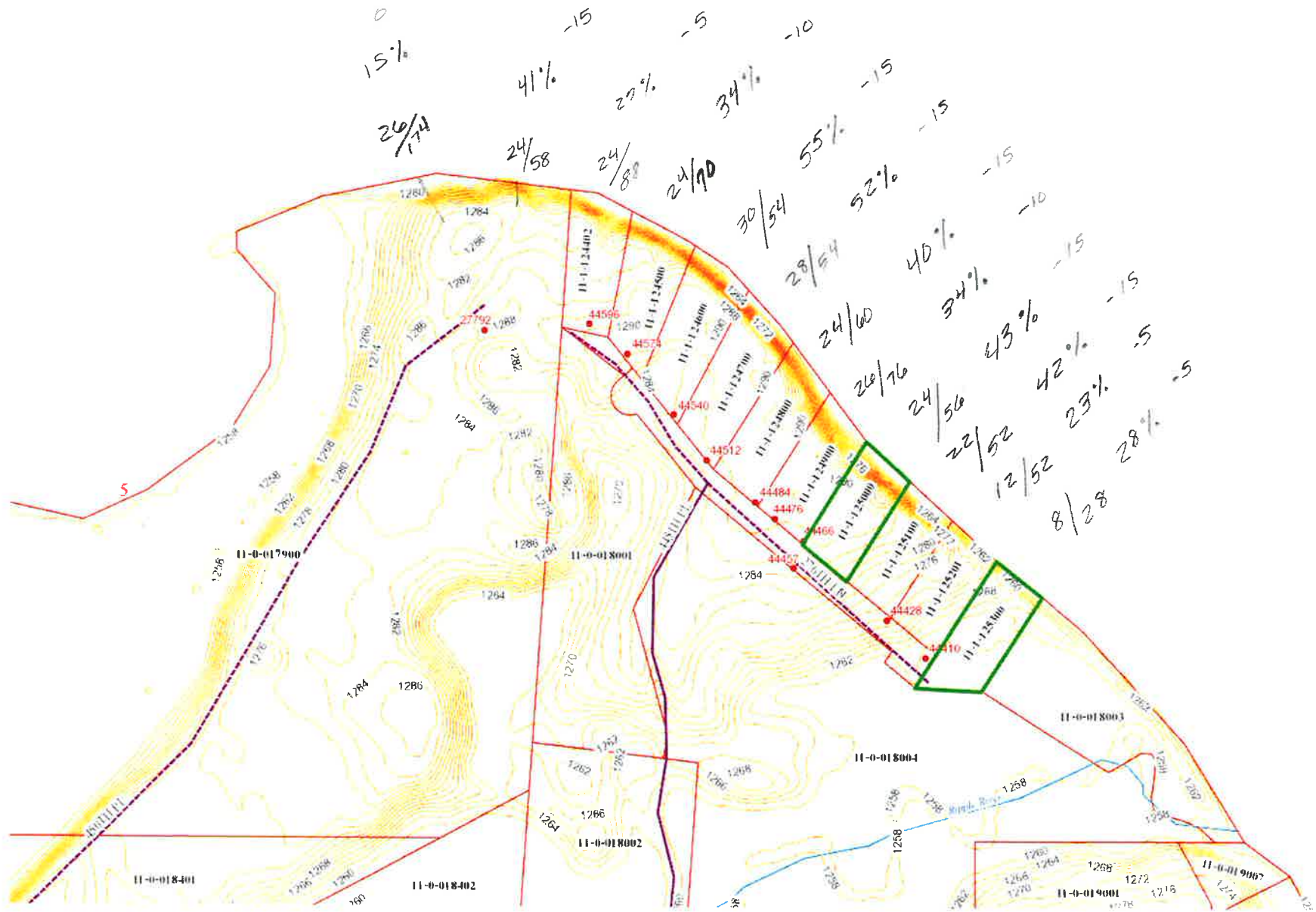
Ground BAS area: 1      Totals: 500      425  
 Effective ground BAS rate: 425.00

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



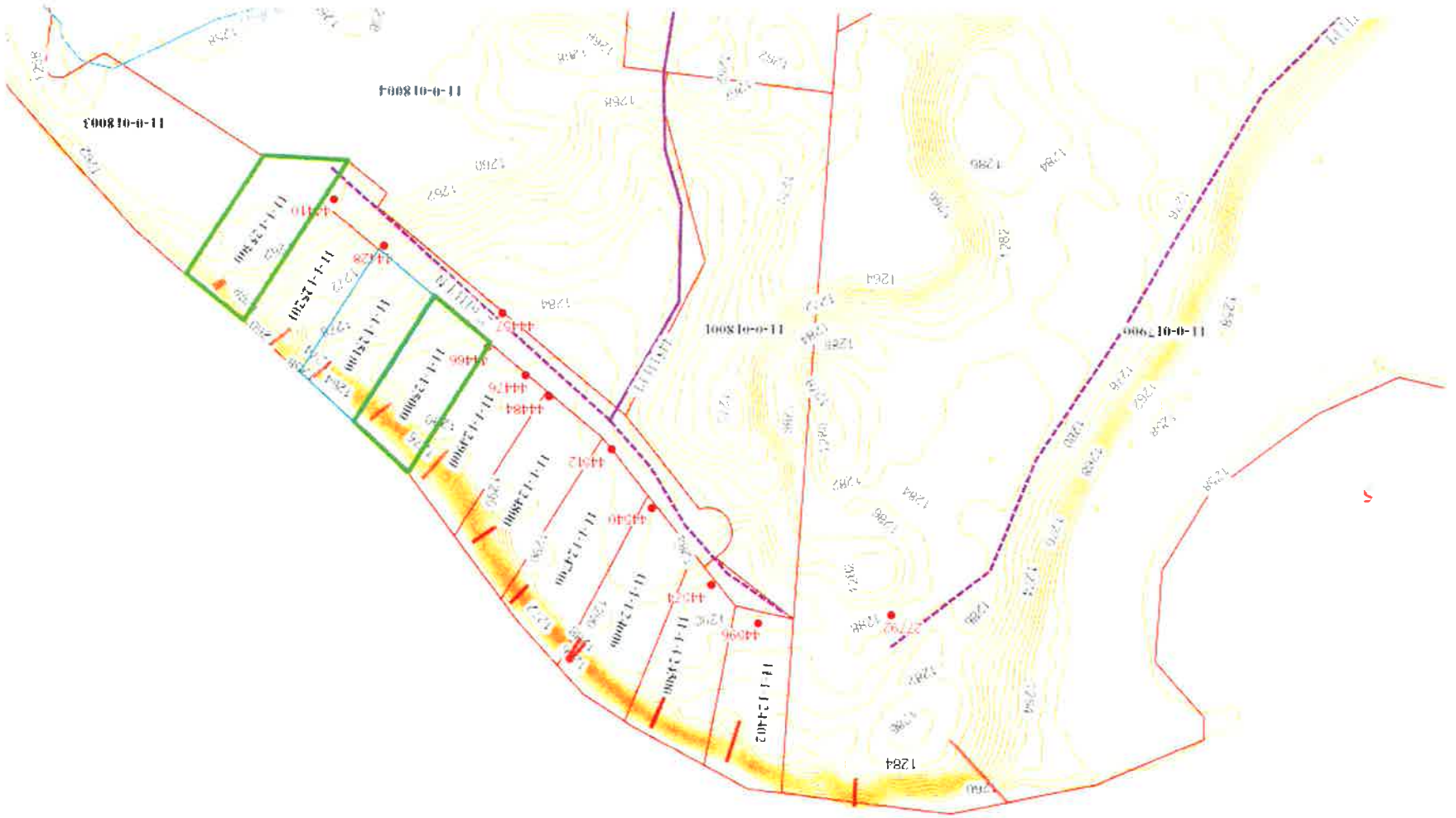






Ruby Trealor and Bogg's Addition 2016

Ruby Tractor + Boggs Addition 2016



11/22/2016

**Aitkin County Assessors Office Sales Study**

Date/Time Prepared: 6/10/2016 6:45

Title: Farm Island Lake All Good Sales 10/14 to 09/15

#	PRCL_NBR	SALE_DATE	DEED_TYPE	BUYER_NAME	SELLER_NAME	EMV	SALES_RATIO	ADJ_PRICE	SECTION	MULTI_YR	BUILT	TWP	NA	PLANNED	DEEDED	#	LAKE_NBR	TYPE_OF_P
1	07-0-062203	20141001	Contract for	HAGEMAN, THOMAS	FREEMAN, BETTY	\$ 160,900	103.3	\$ 155,735	28		1990	Farm Isla		1	31	1015900	B	
2	07-0-063100	20150101	Trustee Dee	THORSON, DOUGLAS	JERRY FISHER TRUST	\$ 310,600	125.49	\$ 247,500	29		0	Farm Isla		3	3	1015900	B	
3	07-0-064502	20150401	Warranty Dε	JELSING, DOYLE	ROSE, CARLA	\$ 291,800	83.43	\$ 349,775	29		1966	Farm Isla		3	1	1015900	B	
4	07-0-070400	20150601	Warranty Dε	HREHA, BLAKE	OLSON, SUSAN	\$ 270,000	81.03	\$ 333,200	31		0	Farm Isla		3	1	1015900	B	
5	07-0-072700	20150701	Warranty Dε	JEGER, DOUGLAS	KREKELBERG, MICHAEL	\$ 247,100	98.84	\$ 250,000	33		2003	Farm Isla		0	1	1015900	B	
6	07-1-100200	20150601	Warranty Dε	SHELDON, RICHARD	MATALAMAKI, BENJAMII	\$ 170,200	86.62	\$ 196,500	29 +		0	Farm Isla		3	2	1015900	B	
7	07-1-124000	20150828	Warranty Dε	KRAIMER, DENNIS	DAHNER, RICHARD	\$ 409,600	85.91	\$ 476,800	29		1996	Farm Isla		0	0	1015900	B	
8	07-1-133900	20150501	Warranty Dε	REINHARD, ARNOLD	JOHNSON, JASON	\$ 353,100	103.85	\$ 340,000	29		2000	Farm Isla		1	0	1015900	B	
9	07-1-143000	20150101	Warranty Dε	FI LAKE HOLDINGS, LLC	TSCHETTER, RONALD	\$ 824,300	84.09	\$ 980,300	33		1984	Farm Isla		3	0	1015900	B	
10	11-1-122100	20150101	Warranty Dε	KRAUTKRAMER, CORY	DOROSCHAK, ANDREW	\$ 156,000	80	\$ 195,000	4 +		1979	Hazelton		3	0	1015900	B	
11	11-1-123400	20150601	Warranty Dε	HILL, JOHN	MCKINLEY, JAMES	\$ 130,500	70.54	\$ 185,000	4 +		1980	Hazelton		3	0	1015900	B	
12	11-1-167600	20150501	Warranty Dε	ZELIXON, ALEXANDER	JOHNSON, DELON	\$ 85,600	66.36	\$ 129,000	4		0	Hazelton		3	0	1015900	B	

The sales listed on this page were used to adjust valuations upward on Farm Island Lake for the 2016 assessment.

Median Ratio:	85.00
COD:	14.70
PRD:	1.00
Median Price:	\$ 248,750





**07-1-124000**

Parcel No.

Parcel No.

**Kraimer**

Buyer

Buyer

**Dahnert**

Seller

Seller

**Sept. 2015**

Date of Sale

Date of Sale

**\$480,000**

Sale Price

Sale Price

**\$ 3,200**

Personal Property

Personal Property

**\$476,800**

Adjusted Sale Price

Adjusted Sale Price

**\$409,600 (2016: \$427,400)**

Assessor's EMV at Sale

Assessor's EMV at Sale

**85.9% (2016: 89.6%)**

Sale Ratio

Sale Ratio

**Farm Island Lake**

Lake

Lake

Front Feet:

162'

Frontage Quality:

-10% Elevation

Nice lot with a medium, steep bank at the lake.

The bank has been excavated so it is not as steep as some neighboring properties.

Square Area/Acreage:

.57 ac.

Res. Quality:

D7, 1.5 Stry on WOB  
1430 s.f. (Unfin Bst)

Effective Age:

Built 1996; .85 Good

Outbuildings:

1986 Det Gar3, 672 s.f.



Point of View

**07-1-124000**

Parcel No.

Parcel No.

**Kraimer**

Buyer

Buyer

**Dahnert**

Seller

Seller

**Sept. 2015**

Date of Sale

Date of Sale

**\$480,000**

Sale Price

Sale Price

**\$ 3,200**

Personal Property

Personal Property

**\$476,800**

Adjusted Sale Price

Adjusted Sale Price

**\$409,600 (2016: \$427,400)**

Assessor's EMV at Sale

Assessor's EMV at Sale

**85.9% (2016: 89.6%)**

Sale Ratio

Sale Ratio

**Farm Island Lake**

Lake

Lake

**Front Feet:**

**162'**

**Frontage Quality:**

**-10% Elevation**

**Nice lot with a medium, steep bank at the lake. The bank has been excavated so it is not as steep as some neighboring properties.**

**Square Area/Acreage:**

**.57 ac.**

**Res. Quality:**

**D7, 1.5 Stry on WOB  
1430 s.f. (Unfin Bst)**

**Effective Age:**

**Built 1996; .85 Good**

**Outbuildings:**

**1986 Det Gar3, 672 s.f.**



**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
[assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)

**County Board of Equalization Appeal Information Sheet**

Appointment Time:

Owner Name: James and Rosemary Jessen

Property ID#: 24-0-037000

Physical Address: 31744 395<sup>th</sup> Place, Aitkin, MN 56431

Estimated Market Value 2015 Assessment: \$391,400

Classification 2015 Assessment: Residential Homestead

Estimated Market Value 2016 Assessment: \$387,300

Classification 2016 Assessment: Seasonal Residential Recreational

Reason for Appeal: The purchase price and appraisal value are lower than the estimated market value. The property was purchased for \$258,000 with a sales ratio of 150.1%.

Assessor's Recommendation: No change.

Comments: Page 6 of the private appraisal provided by the appellant states, "The subject's current listing price is not a reflection of current market value due to a large and recently reduced asking price for faster sale." A copy of page 6 is included as page 2 of this packet.

The previous owners purchased a new home on Cedar Lake for \$425,000 in April 2015. They did not sell this home until March 2016. The previous owners were likely motivated sellers.

There were 5 sales (aside from subject property) on Ripple Lake between December 2014 and May 2016. The sales ratios are as follows: 71.5%; 74%, 99.5%, 101% and 105.5%. These sales support our market value.

In addition, a nearby home on Little Ripple Lake sold for \$340,000 in May 2015. The estimated market values for the buildings on each of the properties are comparable at approximately \$200,000. Little Ripple Lake is inferior to the subject lake as it is a small pothole lake with a base rate of \$100 per ff. The base rate for Ripple Lake is \$700 per front foot. This sale further supports our current market value.





DocuSign Envelope ID: B5A963FF-731B-4949-8BEC-7950645C6F4C

Doug Wheeler Appraisals, Inc.

# Uniform Residential Appraisal Report

4249000958

File No. 3116055

There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **249,999** to \$ **329,900**

There are **11** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **229,900** to \$ **340,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
31744 395th PI		40113 237th Ln		31896 414th PI		33498 379th PI	
Address	Aitkin, MN 56431-4240	Aitkin, MN 56431-4324		Aitkin, MN 56431-6604		Aitkin, MN 56431-4478	
Proximity to Subject		8.02 miles SW		1.94 miles NW		2.30 miles NE	
Sale Price	\$ 258,000	\$ 272,000		\$ 335,000		\$ 259,900	
Sale Price/Gross L.v. Area	\$ 160.25 sq. ft.	\$ 186.81 sq. ft.		\$ 227.27 sq. ft.		\$ 207.92 sq. ft.	
Data Source(s)		NorthStar#4570744;DOM 215		NorthStar#4182671;DOM 195		NorthStar#4593117;DOM 1	
Verification Source(s)		Prev Drive-By / Tax Records		Inspection / Tax Records		Prev Drive-By / Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(+) \$ Adjustment	DESCRIPTION	+(+) \$ Adjustment	DESCRIPTION	+(+) \$ Adjustment
Sale or Financing		ArmLth	0	ArmLth	0	ArmLth	0
Concessions		Conv;0	0	Conv;0	0	Conv;0	0
Date of Sale/Time		s11/15;c10/15	0	s01/16;c12/15	0	s06/15;c05/15	0
Location	B;WtrFr;RippleLal	B;WtrFr;MilleLac	0	B;WtrFr;Hangingl	0	B;WtrFr;LakeFou	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.55 ac	1.50 ac	-15,000	1.72 ac	-25,000	3.28 ac	0
View	B;Wtr;Res	B;Wtr;Res		B;Wtr;Res		B;Wtr;Res	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1;Rambler	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	74	75	0	17	0	40	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	6 3 2.0	-2,000	5 2 1.0	2,000	5 2 1.0	2,000
Gross Living Area	25 1,610 sq. ft.	1,456 sq. ft.	3,900	1,474 sq. ft.	3,400	1,250 sq. ft.	9,000
Basement & Finished	1610sf1207sfwo	0sf	12,900	1456sf1237sfwo	1,200	1250sf1000sfwo	2,900
Rooms Below Grade	1rr0br2.0ba0o		6,000	1rr2br1.0ba1o	-4,000	1rr2br1.0ba0o	-2,000
Functional Utility	Average Utility	Average Utility		Average Utility		Average Utility	
Heating/Cooling	FWA C/Air	Radiant Ind/Air	500	FWA None	1,000	HWBB Ind/Air	500
Energy Efficient Items	Sufficient	Sufficient		Sufficient		Sufficient	
Garage/Carport	4ga4dw	3gd3dw	5,000	3ga3dw	5,000	2gd2dw	10,000
Porch/Patio/Deck	Deck, Patio	2 Decks, Porch	-5,000	2Dks,Pats,Porch	-12,500	None	4,000
Other	2 F/P, Sauna	Fireplace	3,500	Fireplace	3,500	2 F/P, Shed	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,400	<input checked="" type="checkbox"/> - <input type="checkbox"/> -	\$ 26,400
Adjusted Sale Price of Comparables		Net Adj. 3.6%		Net Adj. -7.6%		Net Adj. 10.2%	
		Gross Adj. 19.8%	\$ 281,800	Gross Adj. 17.2%	\$ 309,600	Gross Adj. 11.7%	\$ 286,300

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) NorthStarMLS / Tax Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) NorthStarMLS / Tax Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NorthStar MLS	NorthStar MLS	NorthStar MLS	NorthStar MLS
Effective Date of Data Source(s)	02/18/2016	02/18/2016	02/18/2016	02/18/2016

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not been sold within the past 3 years. The comparables which have been sold within the past year are listed above. \*\*\*\*The subject's current listing price is not a reflection of current market value due to a large and recently reduced asking price for faster sale. Please Note: The condition and quality rating, as well as the GLA or room counts for comparables may change from past and previous appraisals if new and additional information is obtained by appraiser after the date of sale or listing.

Summary of Sales Comparison Approach See Attached Addendum.



June 1,2016

Dear County Board of Appeal and Equalization,

We are writing in regards to our assessed value of our property at 31744 395th Place Aitkin, MN 56431. The parcel No. 24-0-037000.

We are sending along a copy of the appraisal that was done before we purchased it.

Also want to mention that originally there was almost 8 acres with the property as of March 2015 and it was listed at \$427,500.00 and at that time it was assessed at \$377,100.00. It did not sell and the property was split in Oct 2015. At that time the property we purchased had almost 3 acres with it. With the remainder staying in the original owners name.

Now in 2016 with only almost 3 of the 8 acres it was assessed at \$391,400.00. But the appraisal says the assessed value of \$286,000.00.

At this time we are asking you to please reassess this property.

Thank you for taking the time on this issue. We will wait to hear from you.

Please let us know if you need any more information from us.

Sincerely,

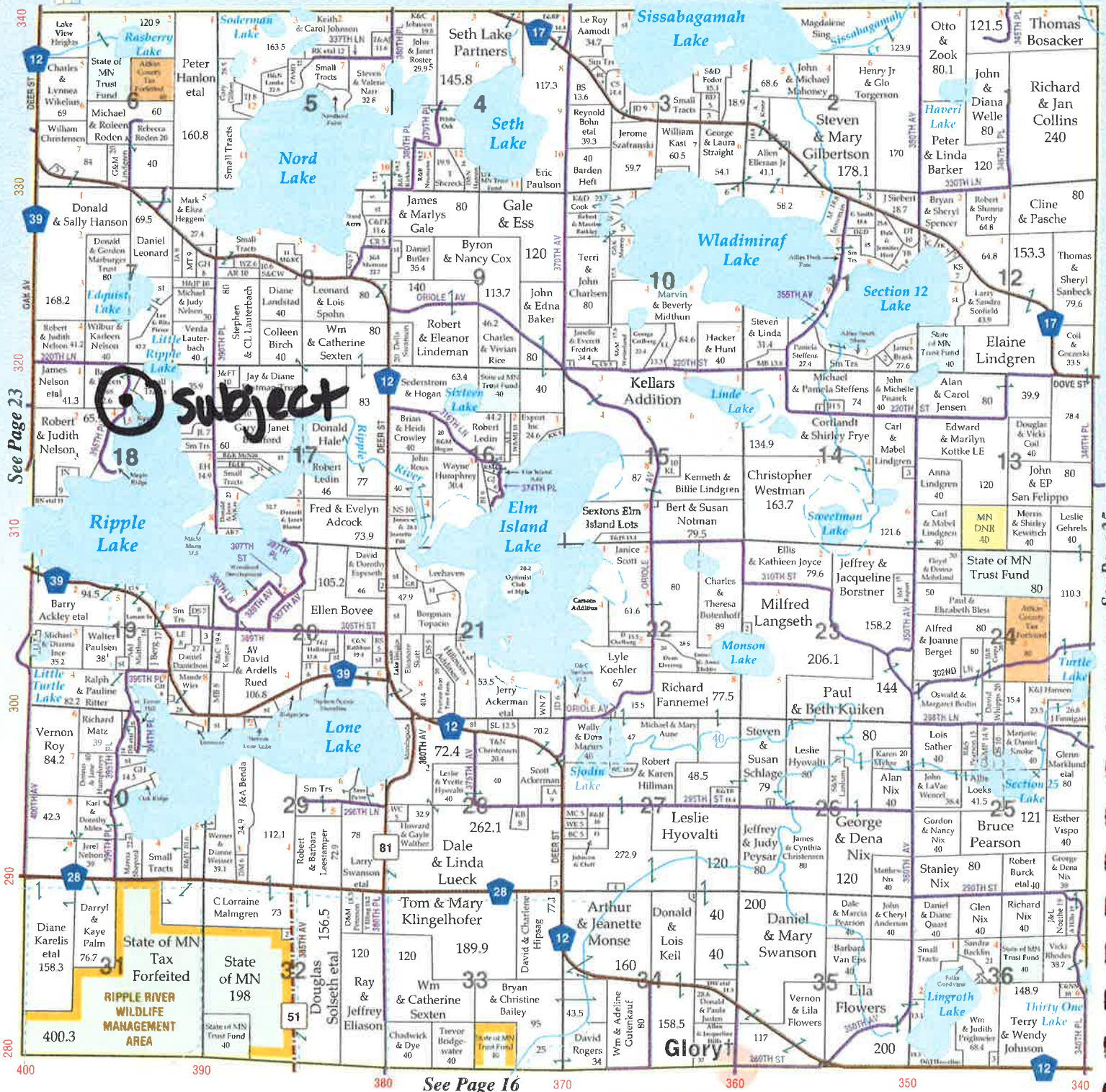
James and Rosemary Jessen

5710 Sunset Rd

Mound, MN 55364

952-472-5909





See Page 23

See Page 16

# AITKIN FAMILY CHIROPRACTIC

Dr. Paul Kuiken - Chiropractor

Monday, Thursday, Friday 8 a.m.—5 p.m.  
 Wednesday 1 p.m.—7 p.m.  
 Saturday 8 a.m.—10:30 a.m.  
 (When Dr Paul is in)

104 4th ST NW Aitkin, MN 56431 (218) 927-6383

Photo courtesy of:  
 Stephanie Roth - Age 14  
 McGrath Badgers 4-H Club



Aitkin, MN







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.

# Subject Property

0 260 560 ft 1 inch = 739 feet



Date: 5/26/2016









140 WALK OUT	9			1090		5.00	5,450	1	1.00		3,706
145 LOOKOUT B											
150 CENTRL AIR Y	YES			1		1,500.00	1,500	1	1.00		1,020
160 BSMT FIN	4			1090		20.00	21,800	1	1.00		14,824
162 B INT WALL											
164 B FLR COVR											
166 BSM BDRMS											
167 BSM BATHS											
168 BSM ROOMS											
170 FIREPLACE	2			2		4,000.00	8,000	1	1.00		5,440
175 FP TYPE	10 2-STORY										
180 LUXURY FIX											
200 TUCK UNDER											
210 EXTRA KIT.											
BAS BASE AREA	070 D-7.0 RES	22	40	880		134.56	118,413	1	1.00		80,521
BAS BASE AREA	070 D-7.0 RES	10	30	300		134.56	40,368	1	1.00		27,450
BAS BASE AREA	070 D-7.0 RES	10	12	120		134.56	16,147	1	1.00		10,980
BAS BASE AREA	070 D-7.0 RES	15	22	330	SLB	124.56	41,105	1	1.00		27,951
DK DECK	5		10	100		5.00	500	1	1.00		340

Ground BAS area: 1,630 Totals: 253,283 172,232  
 Effective ground BAS rate: 90.12

CAMA IMP DETAILS: 2 OTH PATIO BY WOB DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2017 Physical: 1.00 SMALL CONC PATIO BY WOB.  
 Construction class/Quality: 2 Functional incurable . . .  
 Actual/Effective year built: Economic: 24 .85  
 Condition: Additional . . . . .  
 Total percent good . . . . .85

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS PATIO	2	AVERAGE		1				500.00	500	1			1.00			425

Ground BAS area: 1 Totals: 500 425  
 Effective ground BAS rate: 425.00

CAMA IMP DETAILS: 3 RES GAR ATTACHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2017 Physical: .80 10-11-12: LOWERED EA FROM .85 TO .80.  
 Construction class/Quality: D 4 Functional incurable . . .  
 Actual/Effective year built: 1998 Economic: 24 .85 PREV NOTES: GARAGE ADDTNS IN 1998,  
 Condition: Additional . . . . . PART OF GARAGE IS OLDER. NEWER ADDS HAVE  
 Total percent good . . . . .68 HEATED SLAB. ALL ARE ATTACHED TO THE RES  
 OLDER GARAGE REMODELED AT SAME TIME AS  
 RES.

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005 COLOR		BEI	BEIGE													
010 TYPE		ATT	ATTACHED													
015 STORY HGT																
020 FLOOR		CON	CONCRETE													
025 CONST		FR	FRAME													
030 ELECTRIC		Y	YES													
040 LINING		Y	YES													
050 INSULATION		Y	YES													
060 HEAT																
100 LIVING-1																
110 LIVING-2																
BAS BASE AREA	4	LIN/INSUL		24	36	864		20.00	17,280	1			1.00			11,750
BAS BASE AREA	4	LIN/INSUL		17	12	204		20.00	4,080	1			1.00			2,774
BAS BASE AREA	4	LIN/INSUL		20	22	440		20.00	8,800	1			1.00			5,984

Ground BAS area: 1,508 Totals: 30,160 20,508  
 Effective ground BAS rate: 13.60

CAMA IMP DETAILS: 4 OTH DRIVEWAY CONC APRON DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2017 Physical: 1.00 LG CONC APRON  
 Construction class/Quality: 2 Functional incurable . . .  
 Actual/Effective year built: Economic: 24 .85  
 Condition: Additional . . . . .  
 Total percent good . . . . .85

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				2,000.00	2,000	1			1.00			1,700

Ground BAS area: 1 Totals: 2,000 1,700  
 Effective ground BAS rate: 1,700.00

CAMA IMP DETAILS: 5 OTH PB OLDER P BL DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2017 Physical: .50 OLDER, GALVANIZED BLG.  
 Construction class/Quality: P 030 Functional incurable . . . .  
 Actual/Effective year built: Economic: 24 .85  
 Condition: Additional . . . . .  
 Total percent good . . . . .43

---- Characteristics/Areas ---			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
005	COLOR	GLV GALVANIZED																	
010	DIRT FLOOR	D																	
015	WALL HGHT	10 8'-10'WALL																	
020	ELECTRIC	N NO																	
030	INSULATED																		
040	LINING																		
050	HEATING																		
060	CUSTOM EXT																		
100	MAKE																		
110	LIVING																		
BAS	BASE AREA	030 ECONOMY	18	22	396					7.68	3,041	1		1.00					1,292

Ground BAS area: 396 Totals: 3,041 1,292  
 Effective ground BAS rate: 3.26

CAMA IMP DETAILS: 6 OTH SHED BY LAKE DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2017 Physical: 1.00 02/24/2009 VINYL SHED BY LAKE  
 Construction class/Quality: D 3 Functional incurable . . . .  
 Actual/Effective year built: Economic: 24 .85  
 Condition: Additional . . . . .  
 Total percent good . . . . .85

---- 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					300.00	300	1		1.00					255

Ground BAS area: 1 Totals: 300 255  
 Effective ground BAS rate: 255.00

CAMA IMP DETAILS: 7 OTH LANDSCAPE RETAIN WAL DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2017 Physical: 1.00 V. LARGE RETAINING WALL.  
 Construction class/Quality: 3 Functional incurable . . . .  
 Actual/Effective year built: Economic: 24 .85  
 Condition: Additional . . . . .  
 Total percent good . . . . .85

---- Characteristics/Areas ---			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
BAS	LANDSCAPE	3			1					5,000.00	5,000	1		1.00					4,250

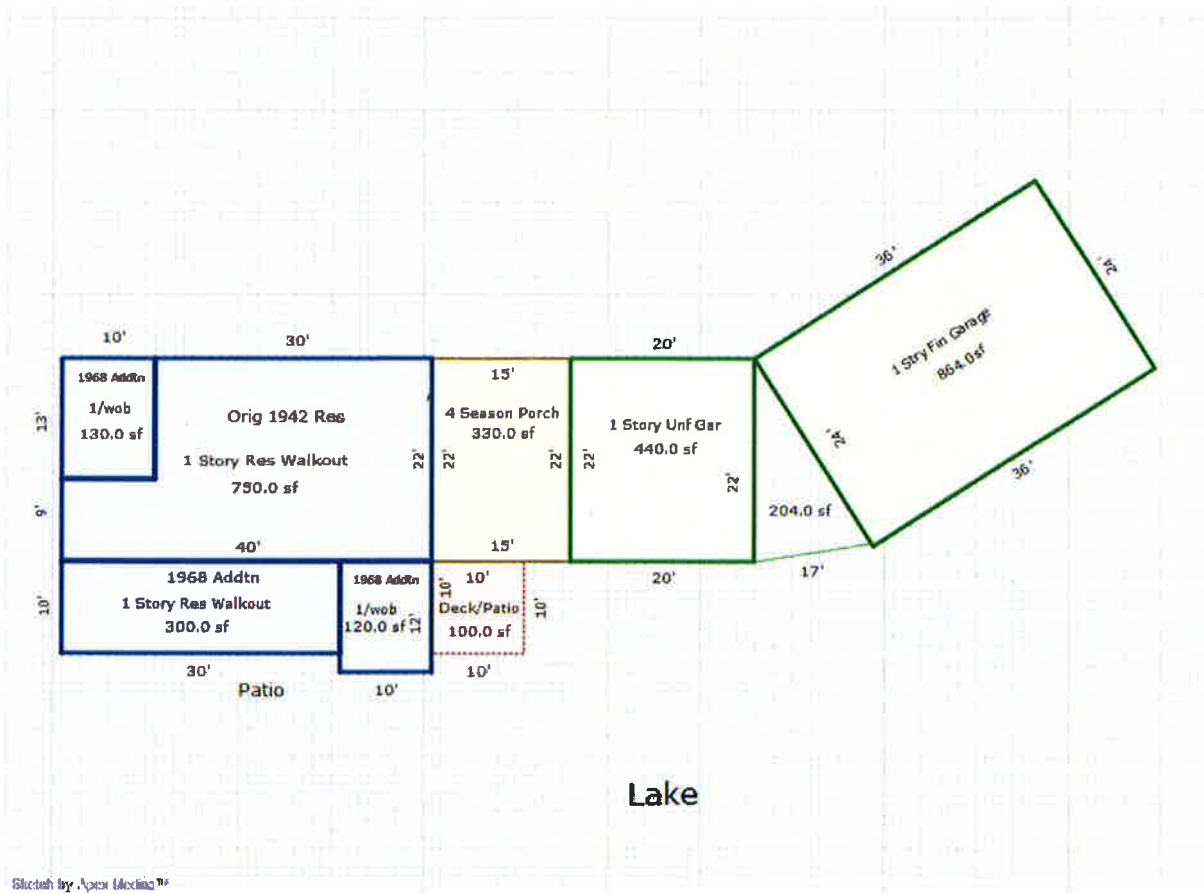
Ground BAS area: 1 Totals: 5,000 4,250  
 Effective ground BAS rate: 4,250.00

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









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4249000958  
File No. 3116055

**W**heeler Appraisals, Inc.

**APPRAISAL OF**

SINGLE FAMILY RESIDENTIAL

**LOCATED AT:**

31744 395th Pl  
Aitkin, MN 56431-4240

**FOR:**

Cherry Creek Mortgage Company  
7600 E Orchard Road Suite 250-N  
Greenwood Village, CO 80111

**BORROWER:**

Jessen, James

**AS OF:**

February 18, 2016



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Doug Wheeler Appraisals, Inc.

# Uniform Residential Appraisal Report

4249000958

File No. 3116055

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 31744 395th Pl City Aitkin State MN Zip Code 56431-4240

Borrower Jessen, James Owner of Public Record Foss, Barry and Eileen County Aitkin

Legal Description See Attached Addendum.

Assessor's Parcel # 24-0-037000 Tax Year 2015 R.E. Taxes \$ 2,342

Neighborhood Name Ripple Lake Map Reference NA Census Tract 7905.02

Occupant  Owner  Tenant  Vacant Special Assessments \$ 0  PUD HOA \$ 0.00  per year  per month

Property Rights Appraised  Fee Simple  Leasehold  Other (describe)

Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)

Lender/Client Cherry Creek Mortgage Company Address 7600 E Orchard Road Suite 250-N, Greenwood Village, CO 80111

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No

Report data source(s) used, offering price(s), and date(s). DOM 319; NorthStar MLS#4575074. The subject is currently listed on the market for \$279,900. The original listing price was \$427,500. Offering date 03/21/2015. This is the only listing within the past 12 months.

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; The purchase agreement has been reviewed. The subject is currently under purchase agreement for \$258,000.

Contract Price \$ 258,000 Date of Contract 01/19/2016 Is the property seller the owner of public record?  Yes  No Data Source(s) Tax Records

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No

If Yes, report the total dollar amount and describe the items to be paid. \$0; No financial assistance provided.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	45 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	3 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	35 Low	0	Multi-Family	2 %		
Neighborhood Boundaries The neighborhood boundaries are Highway 210 to the North, Highway 65 to the East, Highway 27 to the South, and County Road 23 to the West.		1,000 High	125	Commercial	10 %		
Neighborhood Description See Attached Addendum.		150 Pred.	15	Other Vacant	40 %		

Market Conditions (including support for the above conclusions) For subject's MLS marketing district, statistics indicate that competitively priced listings are selling with an average marketing time of 3 to 6 months. Sellers are receiving 90-96% of asking price, indicating a stable market. Financing at the present time is readily available from a variety of sources, which benefits both potential buyers and sellers.

Dimensions Acres Only Area 2.55 ac Shape Rectangular View B,Wtr;Res

Specific Zoning Classification Residential Zoning Description Residential 1 Unit

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe. See Attached Addendum.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private

Electricity  Water  Private Well  Street Gravel

Gas  Propane  Sanitary Sewer  Private Septic  Alley None

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 2706280325C FEMA Map Date 02/02/1996

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe. There are no known or apparent environmental conditions that would adversely affect the market value or marketability of the subject, based on visual inspection, knowledge of the area and discussion with local realtors and homeowner.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block-Avg	Floors	Carpet/Tile-Avg		
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Steel-Good	Walls	Panel/Wd-Avg		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1610 sq. ft.	Roof Surface	Asphalt Shi-Avg	Trim/Finish	Oak/Pine-Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 75 %	Gutters & Downspouts	Aluminum-Avg	Bath Floor	Vinyl-Average		
Design (Style) Rambler	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Windw Type	Casement-Average	Bath Wainscot	Fiberglass-Average		
Year Built 1942	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes-Average	Car Storage	None		
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes-Average	<input checked="" type="checkbox"/> Driveway # of Cars 4			
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Wood Stove(s) #0	Driveway Surface	Concrete		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Propane	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars 4			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Wd.C	<input type="checkbox"/> Porch None	<input type="checkbox"/> Carport # of Cars 0			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Sauna	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan Hood							



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Doug Wheeler Appraisals, Inc.

# Uniform Residential Appraisal Report

4249000958

File No. 3116055

There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **249,999** to \$ **329,900**  
 There are **11** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **229,900** to \$ **340,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
31744 395th PI		40113 237th Ln		31896 414th PI		33498 379th PI	
Address	Aitkin, MN 56431-4240	Aitkin, MN 56431-4324		Aitkin, MN 56431-6604		Aitkin, MN 56431-4478	
Proximity to Subject		8.02 miles SW		1.94 miles NW		2.30 miles NE	
Sale Price	\$ 258,000	\$ 272,000		\$ 335,000		\$ 259,900	
Sale Price/Gross Liv. Area	\$ 160.25 sq. ft.	\$ 186.81 sq. ft.		\$ 227.27 sq. ft.		\$ 207.92 sq. ft.	
Data Source(s)		NorthStar#4570744;DOM 215		NorthStar#4182671;DOM 195		NorthStar#4593117;DOM 1	
Verification Source(s)		Prev Drive-By / Tax Records		Inspection / Tax Records		Prev Drive-By / Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	0	ArmLth	0	ArmLth	0
Concessions		Conv;0	0	Conv;0	0	Conv;0	0
Date of Sale/Time		s11/15;c10/15	0	s01/16;c12/15	0	s06/15;c05/15	0
Location	B;WtrFr;RippleLal	B;WtrFr;MilleLac;	0	B;WtrFr;Hangingl	0	B;WtrFr;LakeFou	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.55 ac	1.50 ac	-15,000	1.72 ac	-25,000	3.28 ac	0
View	B;Wtr;Res	B;Wtr;Res		B;Wtr;Res		B;Wtr;Res	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1;Rambler	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	74	75	0	17	0	40	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	6 3 2.0	-2,000	5 2 1.0	2,000	5 2 1.0	2,000
Gross Living Area	25 1,610 sq. ft.	1,456 sq. ft.	3,900	1,474 sq. ft.	3,400	1,250 sq. ft.	9,000
Basement & Finished	1610sf1207sfwo	0sf	12,900	1456sf1237sfwo	1,200	1250sf1000sfwo	2,900
Rooms Below Grade	1rr0br2.0ba0o		6,000	1rr2br1.0ba1o	-4,000	1rr2br1.0ba0o	-2,000
Functional Utility	Average Utility	Average Utility		Average Utility		Average Utility	
Heating/Cooling	FWA C/Air	Radiant Ind/Air	500	FWA None	1,000	HWBB Ind/Air	500
Energy Efficient Items	Sufficient	Sufficient		Sufficient		Sufficient	
Garage/Carport	4ga4dw	3gd3dw	5,000	3ga3dw	5,000	2gd2dw	10,000
Porch/Patio/Deck	Deck, Patio	2 Decks, Porch	-5,000	2Dks,Pats,Porch	-12,500	None	4,000
Other	2 F/P, Sauna	Fireplace	3,500	Fireplace	3,500	2 F/P, Shed	0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 26,400
Adjusted Sale Price of Comparables		Net Adj. 3.6%		Net Adj. -7.6%		Net Adj. 10.2%	
		Gross Adj. 19.8%	\$ 281,800	Gross Adj. 17.2%	\$ 309,600	Gross Adj. 11.7%	\$ 286,300

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **NorthStarMLS / Tax Records**  
 My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **NorthStarMLS / Tax Records**  
 Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NorthStar MLS	NorthStar MLS	NorthStar MLS	NorthStar MLS
Effective Date of Data Source(s)	02/18/2016	02/18/2016	02/18/2016	02/18/2016

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject has not been sold within the past 3 years. The comparables which have been sold within the past year are listed above. \*\*\*\*The subject's current listing price is not a reflection of current market value due to a large and recently reduced asking price for faster sale. Please Note: The condition and quality rating, as well as the GLA or room counts for comparables may change from past and previous appraisals if new and additional information is obtained by appraiser after the date of sale or listing.**

Summary of Sales Comparison Approach **See Attached Addendum.**



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Doug Wheeler Appraisals, Inc.

# Uniform Residential Appraisal Report

4249000958

File No. 3116055

ADDITIONAL COMMENTS

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Appraiser Files.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	= \$	185,000
Source of cost data <u>Marshall Swift / Local Contractors / Office Files</u>	Dwelling 1,610 Sq. Ft. @ \$ 82.00 .....	= \$	132,020
Quality rating from cost service <u>Average</u> Effective date of cost data <u>02/18/2016</u>	Bsmt: 1610 Sq. Ft. @ \$ 18.00 .....	= \$	28,980
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Additional Features .....		10,200
	Garage/Carport 1,498 Sq. Ft. @ \$ 21.00 .....	= \$	31,458
	Total Estimate of Cost-New .....	= \$	202,658
	Less 70 Physical Functional External		
	Depreciation \$43,426 .....	= \$ (	43,426)
	Depreciated Cost of Improvements .....	= \$	159,232
	"As-is" Value of Site Improvements .....	= \$	5,000

Estimated Remaining Economic Life (HUD and VA only) 55 Years INDICATED VALUE BY COST APPROACH .....

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) NA

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INCOME



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Doug Wheeler Appraisals, Inc.

**Uniform Residential Appraisal Report**

4249000958

File No. 3116055

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of

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Doug Wheeler Appraisals, Inc.

**Uniform Residential Appraisal Report**

4249000958

File No. 3116055

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range of variation in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan

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Doug Wheeler Appraisals, Inc.

### Uniform Residential Appraisal Report

4249000958

File No. 3116055

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.


2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
Name Doug Wheeler  
Company Name Doug Wheeler Appraisals, Inc.  
Company Address 13832 Paper Birch Dr  
Baxter, MN 56425  
Telephone Number 218-828-6375  
Email Address NA  
Date of Signature and Report 02/18/2016  
Effective Date of Appraisal 02/18/2016  
State Certification # 20159202  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_





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Doug Wheeler Appraisals, Inc.

# Uniform Residential Appraisal Report

4249000958

File No. 3116055

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
31744 395th PI		27741 N Stark Lake Rd		31436 Oak Ave		18778 Nelson Fork Rd	
Address	Aitkin, MN 56431-4240	Aitkin, MN 56431-6111		Aitkin, MN 56431-4231		Deerwood, MN 56444-8458	
Proximity to Subject		13.94 miles NW		0.59 miles SW		7.66 miles SW	
Sale Price	\$ 258,000	\$ 229,900		\$ 299,900		\$ 289,900	
Sale Price/Gross Liv. Area	\$ 160.25 sq. ft.	\$ 141.56 sq. ft.		\$ 135.27 sq. ft.		\$ 221.64 sq. ft.	
Data Source(s)		NorthStar#4564851;DOM 217		NorthStar#4628496;DOM 145		NorthStar#4645520;DOM 159	
Verification Source(s)		Prev Drive-By / Tax Records		Prev Drive-By / Tax Records		Prev Drive-By / Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth	0	Listing	-6,000	Listing	-5,800
Concessions		Conv:6897	0	:0	0	:0	0
Date of Sale/Time		s11/15:c09/15	0	Active	0	Active	0
Location	B;WtrFr;RippleLa	B;WtrFr;StarkLk	0	B;WtrFr;RippleLa		B;WtrFr;ShirdLak	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.55 ac	31799 sf	10,000	9.36 ac	-15,000	3.02 ac	0
View	B;Wtr;Res	B;Wtr;Res		B;Wtr;Res		B;Wtr;Res	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1;Rambler	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	74	23	0	80	0	22	0
Condition	C3	C3		C4	15,000	C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	6 3 2.0	-2,000	5 1 1.0	2,000	5 2 1.0	2,000
Gross Living Area 25	1,610 sq. ft.	1,624 sq. ft.	-400	2,217 sq. ft.	-15,200	1,308 sq. ft.	7,600
Basement & Finished Rooms Below Grade	1610sf1207sfwo 1rr0br2.0ba0o	0sf	12,900 6,000	1972sf1544sfwo 1rr2br1.0ba0o	-2,900 -2,000	1212sf100sfwo 1rr1br1.0ba0o	3,200 -2,000
Functional Utility	Average Utility	Average Utility		Average Utility		Average Utility	
Heating/Cooling	FWA C/Air	FWA C/Air		Radiant None	1,000	FWA C/Air	
Energy Efficient Items	Sufficient	Sufficient		Sufficient		Sufficient	
Garage/Carport	4ga4dw	2gd2dw	10,000	2ga2dw	10,000	2ga3gd5dw	-5,000
Porch/Patio/Deck	Deck, Patio	Deck,ScrnPorch	-4,500	Deck, Patio		Deck, Patio	
Other	2 F/P, Sauria	Storage Shed	5,000	Fireplace, Shed	2,500	Fireplace, Shop	-2,500
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 37,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,500
Adjusted Sale Price of Comparables		Net Adj. 16.1%		Net Adj. -3.5%		Net Adj. -0.9%	
		Gross Adj. 22.1%	\$ 266,900	Gross Adj. 23.9%	\$ 289,300	Gross Adj. 9.7%	\$ 287,400
ITEM	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	NorthStar MLS	Northstar MLS		NorthStar MLS		NorthStar MLS	
Effective Date of Data Source(s)	02/18/2016	02/18/2016		02/18/2016		02/18/2016	
Summary of Sales Comparison Approach							

SALES COMPARISON APPROACH



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**ADDENDUM**

Borrower: Jessen, James

File No.: 3116055

Property Address: 31744 395th Pl

Case No.: 4249000958

City: Aitkin

State: MN

Zip: 56431-4240

Lender: Cherry Creek Mortgage Company

It should be noted that the overall market in this area is limited for properties with lake frontage. Consequently, the quality and number of comparables are limited as well. It is this appraiser's judgement that the the comparables displayed are the most comparable and the best indicators of value to the subject property that could be found at this time.

\*\*\*\*The subject's current listing price is not a reflection of current market value due to a large and recently reduced asking price for faster sale.

All comparables come from similar and competing neighborhoods / lakes with similar appeal to the market. The roads shown on the location map is not a division of marketing areas when appraising in this marketing area and do not adversely affect marketability of the subject.

The initial comparable sale search focused on sales, listings, and pending sales with transaction dates within the past 3 months, located within 1 mile from the subject, within 20% above grade GLA, similar site size, similar age within a 5 year range, similar room county and of similar quality / condition. The initial search resulted in 0 properties which matched that exact criteria due to limited market data. The search parameters were then expanded to all transaction dates within the past 12 months, expanded above grade GLA , age, site size, above grade room count, and within 15 miles from the subject property with similar physical characteristics. Using the expanded search parameters, a total of 16 similar lake front properties were found, of which, 4 sales and 2 active listings were considered most comparable and included in the Sales Comparison Approach. \*\*\*Those not chosen were short sales / reduced price sale properties, those inferior in overall quality, too large of difference in site values and/or properties with extreme damages.

Exceeding the 20% GLA guideline for comparables when appraising in this marketing area is common and typical due to the lack of sales for properties with lake frontage in rural marketing areas.

Site adjustments are based on the quality and quantity of lake frontage, location on each lake, as well as the overall size and topography, elevations of each building site. Many factors must be considered when determining the valuation differences in lake front building sites and must have first hand knowledge of the marketing area described in this report. When weighing all factors, Comparables #1 and #2 have superior sites due to having superior quality lake frontage, adjustments were required. Comparable #4 has superior site due to having a larger site and more lake frontage on subject's lake, an adjustment was required. Comparables #3, and #6, although varying in sizes, all have similar site values, no adjustments required. Comparable #4 has an inferior site value due to having a smaller site with less lake frontage, an adjustment was required. Appropriate adjustments were made to each comparable. Larger adjustments are common and typical due to the variety of lake frontage and size of building sites.

All comparables comes from similar and competing neighborhoods / lakes with similar appeal to buyers in this rural marketplace. Distances up to 15 miles are common and typical due to limited market data.

\*\*\*Gross living area adjustments were made using \$25 per square foot. Room count adjustments above grade are based on \$2000 per total room (including bedrooms, family rooms, etc), \$1000 per half bath and \$2000 per full bath. Basement room finishing is adjusted \$2000 per each room (including bedrooms, family rooms, etc) \$1000 per half bath and \$2000 per full bath. Overall basement GLA adjustments were based on \$10 per square foot.

All comparables chosen have similar functional utility and marketability as the subject. Therefor, no design / style adjustments are warranted.

**ADDENDUM**

Borrower: Jessen, James		File No.: 3116055
Property Address: 31744 395th Pl		Case No.: 4249000958
City: Aitkin	State: MN	Zip: 56431-4240
Lender: Cherry Creek Mortgage Company		

**LEGAL DESCRIPTION:**

PART OF W 660 FT OF NW OF NE W OF CREEK & S OF 318TH LANE AS IN DOC 430613 (TRACT C) RIPPLE LAKE (NORLAND TWP)

**NEIGHBORHOOD DESCRIPTION:**

The neighborhood includes Ripple Lake and all surrounding residential developments with lake frontage. Ripple Lake is a popular recreational lake, offering numerous year round water-related activities. Higher priced properties in this marketing area typically have lake frontage. This is a rural residential area. See attached map. Higher priced single family residences in this neighborhood typically have lake frontage. Due to the limited supply and steady demand of lake front properties (improved or vacant), marketability is above average. No adverse conditions were noted in the neighborhood at time of inspection. In the subject's marketing area, some housing prices exceed \$1,000,000. A prominent value of \$150,000 is considered to be an "average" for the subject's marketing neighborhood. This includes all housing and should not be used to reference individual market values for properties due to a wide variety of homes and building sites in this marketing area.

The subject's appraised value is above the predominant value. However, it is not an over improvement for this marketing area and does not adversely affect marketability of the subject at the appraised value.

Approximately 40% of the subject's described neighborhood is vacant and un improved. This does not adversely affect marketability of the subject.

**HIGHEST AND BEST USE**

The subject is Legally Permissible and is currently zoned Residential per County. The present zoning classification of residential encourages the use of the subject property for a residence —clearly a definition consonant with the present use of the subject property and surrounding properties. Environmental conditions and infrastructure are adequate to support the present use and it's current use appears to legally conform with the current zoning ordinance. If the subject were destroyed, it could be rebuilt to its current state. \*\*\*The subject is Physically possible and all of the subject's current improvements is considered suitable for residential improvements with no restrictions regarding all current improvements. \*\*\*The subject is Financially Feasible and Maximally productive. The current market value of the subject is driven by its current use. A general shortage of developable lake front sites in this marketing area has sustained land prices, encouraged development of similar sites, and demolition of those buildings that no longer produce economic return or are in very poor condition. Case in point, as for the subject and improvements which are adequately maintained and with the cost to demolish / remove would appear to make this property too costly as just raw land alone.

**ADDITIONAL FEATURES:**

The subject has an average efficiency heating system and windows. In addition, the subject has a deck, patio, 2 fireplaces, sauna, walk-out basement and gutters.

**SITE COMMENTS:**

Improvements face South and East elevated approximately 10-20' above Ripple Lake. The subject has approximately 315 +/- feet of lake frontage, consisting of a sand / weedy shoreline, considered average quality in this marketing area. A professional survey would be required to confirm the exact amount of lake frontage and building site size. Typical easements have been considered in estimating market value. Private well and septic systems are typical for the area and do not adversely affect marketability of the subject. Public connections are not available.

**COMMENTS ON SALES COMPARISON:**





**ADDENDUM**

Borrower: Jessen, James		File No.: 3116055
Property Address: 31744 395th Pl		Case No.: 4249000958
City: Aitkin	State: MN	Zip: 56431-4240
Lender: Cherry Creek Mortgage Company		

A reasonable exposure time for the subject property developed independently from the stated marketing time is 90 to 180 days (time frame) on the open market in order to have a market value of \$286,000 on the effective date of this appraisal.

**Marketing Time:** An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

The exposure time for the subject was concluded to be equal to the marketing time reported on page one of the appraisal report.

Personal property was not included in the appraised value. Items considered personal property were not given any value in the appraisal report, and had no apparent impact on the subject's appraised value based on the analysis of the relevant comparable market data.

**COST APPROACH COMMENTS:**

Cost estimates were derived from construction contracts, building contractors, office files, and the Marshall Swift cost Service. The site value as vacant is based on market trends. Physical Depreciation reflects physical wear and is based on age/life method with a total economic life of 70 years.

Estimated remaining economic is 55 years.

The land to value ratio is 67%. The high land to value ratio is due to the steady demand and limited supply for lakefront sites in this marketing area. The comparables used have similar land to value ratios. This is common and typical for the area.

The square footage is calculated on the sketch page.

**Extra Comments**

**TRANSMITTAL LETTER AND FIRREA REVIEW CHECKLIST:**

The subject was inspected on February 18, 2016. The estimated market value as of February 18, 2016 (effective date), is \$286,000. The property was appraised by Doug Wheeler, Appraiser.

No responsibility has been assumed for matters which are legal in nature, nor has any opinion on them been rendered, other than assuming marketable title. Liens and encumbrances, if any, have been disregarded and the property was appraised as though free of indebtedness. Please feel free to call us if you have a question.

1. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the state Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.
2. The legal description of the subject property can be found on the first page.
3. The reasonable marketing period for the subject property is 90 to 180 days.
4. The subject has not been sold within the past 3 years. The final value conclusion is in compliance with the market value defined herein.

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Doug Wheeler Appraisals, Inc.

4249000958

Market Conditions Addendum to the Appraisal Report

File No. 3116055

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 31744 395th Pl City Aitkin State MN Zip Code 56431-4240
Borrower Jessen, James

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Table with columns: Inventory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, DOM, Sale/List %, Median Comparable Sale Price, Median Comparable Sales Days on Market, Median Comparable List Price, Median Comparable Listings Days on Market, Median Sale Price as % of List Price, Seller (developer, builder, etc.) paid financial assistance prevalent?

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Not enough information or sales are available at this time to display a trend of seller concessions or buy downs. However this is for concessions and buy downs only and not reflective of the actual sales prices. Currently sellers are receiving an average of 90-96% of asking price, indicating a current stable market, regardless of any concessions which may be involved.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. MLS/County/Inspections

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

For subject's MLS marketing district, statistics indicate that competitively priced listings are selling with an average marketing time of 3 to 6 months. Sellers are receiving 90-96% of asking price, indicating a stable market. Financing at the present time is readily available from a variety of sources, which benefits both potential buyers and sellers.

If the subject is a unit in a condominium or cooperative project, complete the following: NA

Project Name:

Table with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply (Total Listings/Ab. Rate)

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

NA

MARKET RESEARCH & ANALYSIS

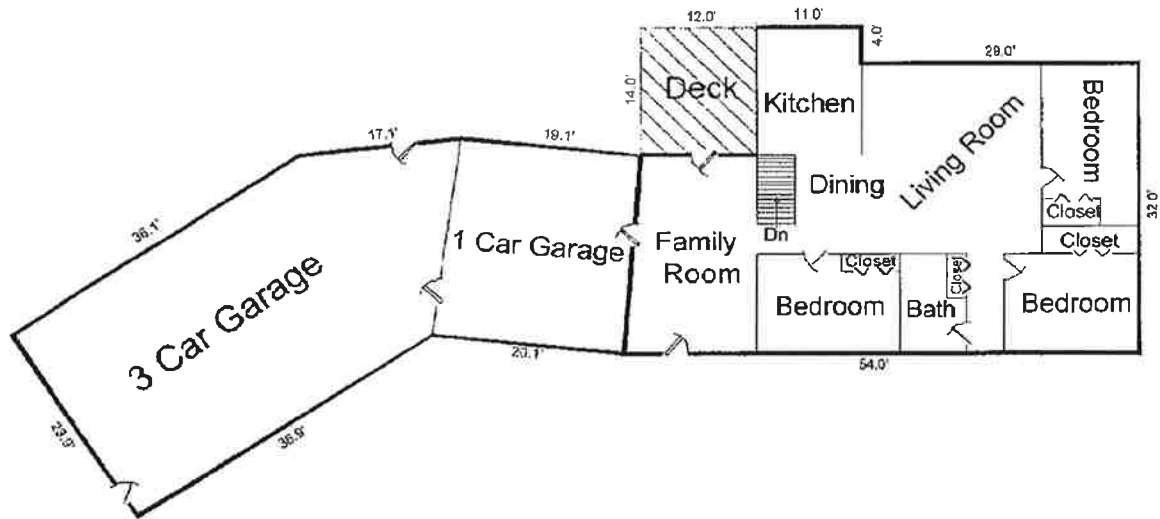
CONDO / CO-OP PROJECTS



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**FLOORPLAN SKETCH**

Borrower: Jessen, James		File No.: 3116055
Property Address: 31744 395th Pl		Case No.: 4249000958
City: Aitkin	State: MN	Zip: 56431-4240
Lender: Cherry Creek Mortgage Company		



Sketch by Assoc. #177

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLR1	First Floor	1610.00	1610.00
E/P	Deck	168.00	168.00
GAR	Garage	1498.00	1498.00

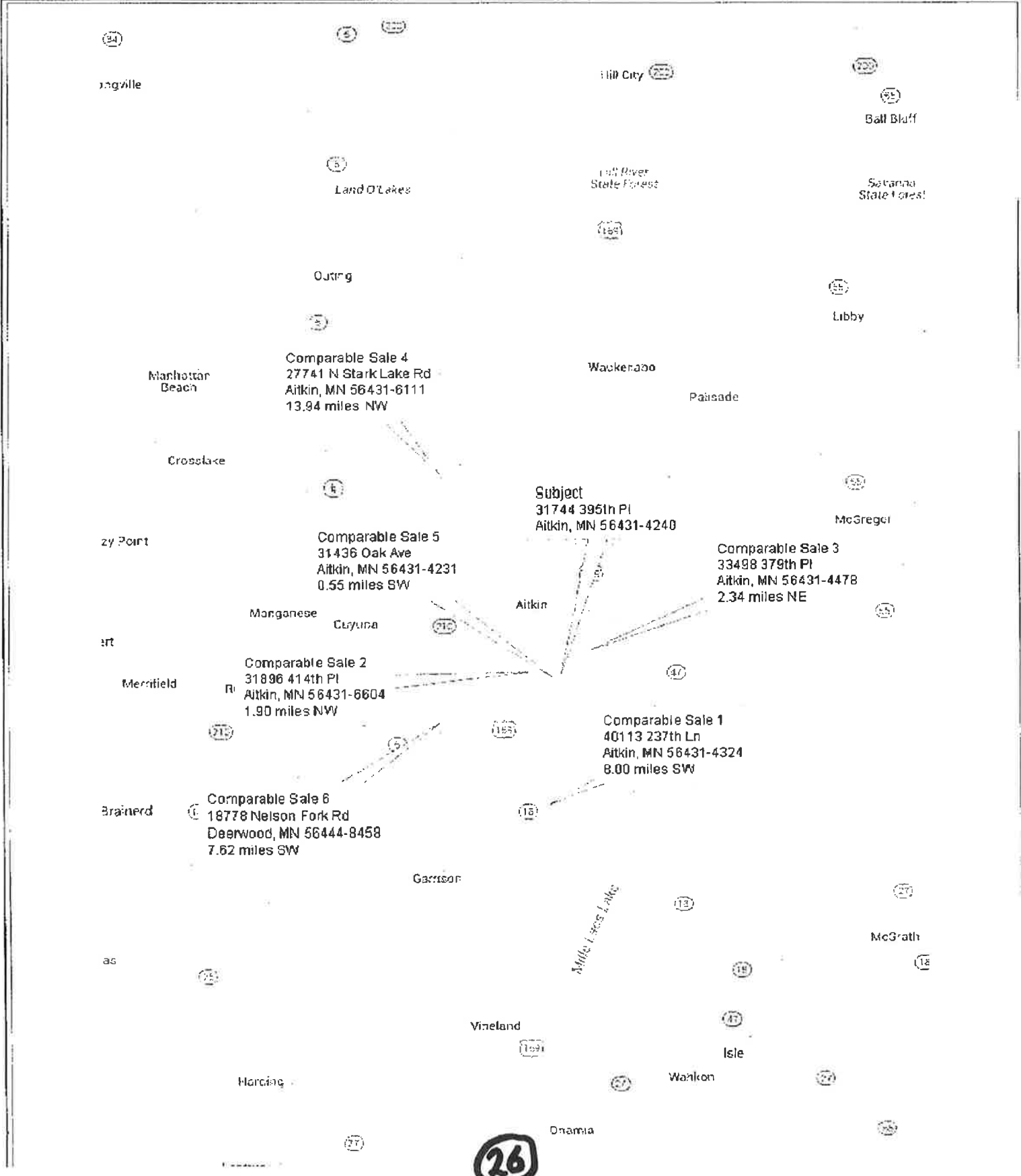
LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
0.5 x	2.0 x 22.0	22.00
	11.0 x 36.0	396.00
	12.0 x 22.0	264.00
	29.0 x 32.0	928.00



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### LOCATION MAP

Borrower: Jessen, James		File No.: 3116055
Property Address: 31744 395th Pl		Case No.: 4249000958
City: Aitkin	State: MN	Zip: 56431-4240
Lender: Cherry Creek Mortgage Company		



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### E / O INSURANCE

Borrower: Jessen, James  
Property Address: 31744 395th Pl  
City: Aitkin  
Lender: Cherry Creek Mortgage Company

File No.: 3116055  
Case No.: 4249000958  
State: MN  
Zip: 56431-4240



300 E. Fourth Street, Cincinnati, OH 45202

### DECLARATIONS for REAL ESTATE APPRAISERS LIABILITY INSURANCE POLICY

#### THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP3364701-15**

Renewal of: **RAP3364701-14**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.  
75 Second Ave Suite 410 Needham, MA 02494-2876**

Item 1. Named Insured: **Doug Wheeler**

Item 2. Mailing Address: **13832 Paper Birch Drive  
Baxter, MN 56425**

Item 3. Policy Period: From **04/25/2015** To **04/25/2016**  
*(Month, Day, Year Month, Day, Year)*  
*(Both dates in 1200 form. Standard Time at the address of the Named Insured as stated in Item 2.)*

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
- B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
- C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
- D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Exclusive of Claim Expenses):

- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate

Item 6. Premium: \$ **644.00**

Item 7. Retroactive Date (if applicable): **Unlimited**

Item 8. Forms, Notices and Endorsements attached:  
**D42100 (05/13) D42300 MN (05/13)  
D42408 (05/13) D42402 (05/13)**

*Robert J. [Signature]*  
Authorized Representative

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### APPRAISER LICENSE

Borrower: Jessen, James		File No.: 3116055
Property Address: 31744 395th Pl		Case No.: 4249000958
City: Aitkin	State: MN	Zip: 56431-4240
Lender: Cherry Creek Mortgage Company		

## STATE OF MINNESOTA



DOUGLAS CURTIS WHIFFLER  
13832 PAPER BIRCH DR  
BAXTER MN 56425

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that  
**DOUGLAS CURTIS WHEELER**

13832 PAPER BIRCH DR  
BAXTER, MN 56425

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

**Resident Appraiser : Certified Residential**

**License Number: 20159202**

Unless this authority is suspended, revoked, or otherwise legally terminated, This license shall be in effect until August 31, 2017.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 07, 2015.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 500

St. Paul, MN 55101-3165

Telephone: (651) 639-1999

Email: [licensing.commerce@state.mn.us](mailto:licensing.commerce@state.mn.us)

Website: [commerce.state.mn.us](http://commerce.state.mn.us)

**Notes:**

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 8 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a Licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at [commerce.state.mn.us](http://commerce.state.mn.us).



M&B by Maple Ridge Plat



**24-0-037000**

Parcel No.

Parcel No.

**Jessen**

Buyer

Buyer

**Foss**

Seller

Seller

**March 2016**

Date of Sale

Date of Sale

**\$258,000**

Sale Price

Sale Price

**\$0**

Personal Property

Personal Property

**\$258,000**

Adjusted Sale Price

Adjusted Sale Price

**\$387,300**

Assessor's EMV at Sale

Assessor's EMV at Sale

**150.1%**

Sale Ratio

Sale Ratio

**Ripple Lake**

Lake

Lake

Front Feet:

300'

Frontage Quality:

200' at base rate

100' -15% Qual, in weedy bay by road

Square Area/Acreage:

2.54 Ac

Res. Quality:

D7, ¾ bsmt w/.finish  
1630 s.f.

Effective Age:

.80 Good

Older res that has has several additions and has been updated with total new roof struct, kitchen and bath, windows, siding, heat system and basement finish. Most remodeling done by 1999. Very well maintained residence.

Outbuildings:

Att Gar, 1508 s.f.  
w/heated slab  
Older P Bldg, 396 s.f.





**24-0-037002**

Parcel No.

Parcel No.

**May**

Buyer

Buyer

**Matalamaki**

Seller

Seller

**May 2015**

Date of Sale

Date of Sale

**\$340,000**

Sale Price

Sale Price

**\$0**

Personal Property

Personal Property

**\$340,000**

Adjusted Sale Price

Adjusted Sale Price

**\$255,800**

Assessor's EMV at Sale

Assessor's EMV at Sale

**75.2%**

Sale Ratio

Sale Ratio

**Little Ripple Lake**  
**Lake**

**Lake**

**Front Feet:**

**195'**

**Frontage Quality:**

**Dock in and Lkshr is useable; Scenic Site**

**Swampy Frontage**

**Square Area/Acreage:**  
**1.6 ac HWD valued.**

**4.6 Gis Acres**

**Res. Quality:**

**D6.5, 1/Fin. WOB  
1708 s.f.**

**Effective Age:**

**2007 Built; .95 Good**

**Outbuildings:**

**Gar 5, finished 942 s.f.**

**Maple Ridge Plat**



**24-1-118400**

Parcel No.

Parcel No.

**Kaiser**

Buyer

Buyer

**Feyo**

Seller

Seller

**Dec., 2014**

Date of Sale

Date of Sale

**\$145,000**

Sale Price

Sale Price

**\$0**

Personal Property

Personal Property

**\$145,000**

Adjusted Sale Price

Adjusted Sale Price

**\$144,300**

Assessor's EMV at Sale

Assessor's EMV at Sale

**99.5%**

Sale Ratio

Sale Ratio

**Ripple Lake**

Lake

Lake

**Front Feet:**

**165'**

**Frontage Quality:**

**Gentle slope to Lake  
Lot becomes lower -5% Quality**

**Square Area/Acreage:**

**1.40 Ac.**

**Res. Quality:**

**None**

**Outbuildings:**

**2004 Pole Building  
Heated slab, insulated and lined.**





**24-0-037103**

Parcel No.

Parcel No.

**Huxford**

Buyer

**Peterson**

Buyer

**Peterson**

Seller

**Miller**

Seller

**June 2015**

Date of Sale

**Oct. 2008**

Date of Sale

**\$395,000**

Sale Price

Sale Price

**\$ 39,800**

Personal Property

Personal Property

**\$355,200**

Adjusted Sale Price

**\$371,100**

Adjusted Sale Price

**\$266,000**

Assessor's EMV at Sale

Assessor's EMV at Sale

**74.9%**

Sale Ratio

Sale Ratio

**Ripple Lake**

Lake

Lake

Front Feet:

150'

Frontage Quality:

Average @ Base Rate

Square Area/Acreage:

1.5 Acres

Res. Quality:

D6, 1.5 Stry on slab  
1,215 s.f.  
Log Qual @ 1.10%

Effective Age:

Built 2001, .90 Good

Outbuildings:

2005 Gar4, 1200 s.f.



North shore of Ripple Lake



**24-0-036300**

Parcel No.

Parcel No.

**Wolff, Torsten**

Buyer

Buyer

**Me-Squat Inn, LLC**

Seller

Seller

**October 2015**

Date of Sale

Date of Sale

**\$104,000**

Sale Price

Sale Price

**\$0**

Personal Property

Personal Property

**\$104,000**

Adjusted Sale Price

Adjusted Sale Price

**\$109,700**

Assessor's EMV at Sale

Assessor's EMV at Sale

**105.5%**

Sale Ratio

Sale Ratio

**Ripple Lake & Little Ripple Lake**

Front Feet:

91'

**Frontage Quality:**

Road through property -5%

69' on Little Ripple as secondary frontage @ -95%

**Square Area/Acreage:**

1.48 Ac.

**Res. Quality:**

D3, 1 Stry on CS  
600 s.f.

**Effective Age:**

.45 Good

**Outbuildings:**

shed



North Shore of Ripple Lake



**24-0-036400**

Parcel No.

Parcel No.

**Wolff, Gary**

Buyer

Buyer

**Ripple Retreat, LLC**

Seller

Seller

**October 2015**

Date of Sale

Date of Sale

**\$149,900**

Sale Price

Sale Price

**\$ 1,800**

Personal Property

Personal Property

**\$148,100**

Adjusted Sale Price

Adjusted Sale Price

**\$105,900**

Assessor's EMV at Sale

Assessor's EMV at Sale

**71.5%**

Sale Ratio

Sale Ratio

**Ripple Lake & Little Ripple Lake**

Lake

Lake

Front Feet:

69'

Frontage Quality:

Road through property -5%

67' on Little Ripple as secondary frontage @ -95%

Square Area/Acreage:

1.60

Res. Quality:

D4.5, 1 stry on  
A quarter bst,  
684 s.f.

Effective Age:

1945 built; .60 Good

Updated since constr appear to be siding, roof  
windows and doors. Inter unknown.

Outbuildings:

bunkhouse & sheds





**01-1-168500**

Parcel No.

Parcel No.

**Foss**

Buyer

Buyer

**Irons**

Seller

Seller

**April 2015**

Date of Sale

Date of Sale

**\$430,000**

Sale Price

Sale Price



**\$4,750**

Personal Property

Personal Property

**\$425,250**

Adjusted Sale Price

Adjusted Sale Price

**\$429,800** After 2016 Assmt **\$439,300**

Assessor's EMV at Sale

Assessor's EMV at Sale

**101.1%** After 2016 Assmt **103.3%**

Sale Ratio

Sale Ratio

**Cedar Lake** (Aitkin & Farm Island Twps)

Lake

Lake

**Front Feet:** 160' ff (in small shallow bay)

**Frontage Quality:** Base \$1,550 160' copg @ 95%  
160' - 50% quality = \$736.25

**Sq Area/Acreage:** Approx 2 ac & 1/19th int. in OL B  
1 Fsite, 160' ff, 1 WE5 (\$5,000) & .40 Opn

**Res. Quality:** D7.5 1998 1,907 sf 1 story w/ loft over  
finished wob. 4 bedroom, 3 bath. 281 sf  
open porches, 1,481 sf decking.

**Effective Age:** 1995 (85% good) good cond, no updates

**Outbuildings:** 1998 21x32 attached, lined garage 4  
1995 26x48x10 lined pb 020







**01-1-168500**

Parcel No. \_\_\_\_\_ Parcel No. \_\_\_\_\_

**Foss**

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_

**Irons**

Seller \_\_\_\_\_ Seller \_\_\_\_\_

**April 2015**

Date of Sale \_\_\_\_\_ Date of Sale \_\_\_\_\_

**\$430,000**

Sale Price \_\_\_\_\_ Sale Price \_\_\_\_\_

**\$4,750**

Personal Property \_\_\_\_\_ Personal Property \_\_\_\_\_

**\$425,250**

Adjusted Sale Price \_\_\_\_\_ Adjusted Sale Price \_\_\_\_\_

**\$429,800 After 2016 Assmt \$439,300**

Assessor's EMV at Sale \_\_\_\_\_ Assessor's EMV at Sale \_\_\_\_\_

**101.1% After 2016 Assmt 103.3%**

Sale Ratio \_\_\_\_\_ Sale Ratio \_\_\_\_\_

**Cedar Lake (Aitkin & Farm Island Twps)**

Lake \_\_\_\_\_ Lake \_\_\_\_\_

**Front Feet:** 160' ff (in small shallow bay)

**Frontage Quality:** Base \$1,550 160' copg @ 95%  
160' - 50% quality = \$736.25

**Sq Area/Acreage:** Approx 2 ac & 1/19th int. in OL B  
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open porches, 1,481 sf decking.

**Effective Age:** 1995 (85% good) good cond, no updates

**Outbuildings:** 1998 21x32 attached, lined garage 4  
1995 26x48x10 lined pb 020





**OFFICE OF  
AITKIN COUNTY ASSESSOR**  
209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
[assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)

## County Board of Equalization Appeal Information Sheet

Appointment Time:

Owner Name: Ronald F. and Darlene J. Smith

Property ID#: 29-0-009301

Physical Address: None

Estimated Market Value 2015 Assessment: \$26,300

Classification 2015 Assessment: Rural Vacant

Estimated Market Value 2016 Assessment: \$75,100

Classification 2016 Assessment: Rural Vacant

Reason for Appeal: 2016 valuation was increased in part due to a neighboring sale. Mr. Smith feels his property is inferior to the neighboring sale. See enclosed e-mail from Mr. Smith dated April 18, 2016, Page 2.

Assessor's Recommendation: No change.

Comments: Islands are valued different from main land lake properties. All islands in Aitkin County have 1 acre valued at \$60,000 and all remaining acreage valued at -70%, \$18,000 per acre for average quality.

The subject property and the sale property are being valued as very comparable properties. Due to the large amount of wetlands on the subject property and the neighboring sale, we are only valuing 1.25 acres total rather than 4.17 on the subject property and 5.12 on sale property. In addition, the 1.25 acres on both properties were given a -25% quality reduction in the past. Due to the large adjustments, our ratio was only 78% at the time of sale.

During the 2016 reassessment, the -25% quality reduction was removed from both properties so only the high ground on both parcels is being valued.

For equalization purposes, both of these parcels are superior to the third parcel on the same island, which is only 1.51 total acres and has an overall 2' lower elevation compared to the buildable areas on the subject property and sale property. The third parcel is being valued at 1 acre at \$60,000. The third parcel is improved with a cabin.





## Lori Tibbetts

---

**From:** Darcy Moore [dmoore@co.aitkin.mn.us]  
**Sent:** Monday, April 18, 2016 3:22 PM  
**To:** Lori Tibbetts  
**Subject:** FW: Property assessed valuation

**From:** Marcia Hills [<mailto:marcia.hills@co.aitkin.mn.us>]  
**Sent:** Monday, April 18, 2016 12:04 PM  
**To:** 'Darcy Moore'  
**Subject:** FW: Property assessed valuation

**Marcia Hills, Office Assistant**  
**Aitkin County Assessor's Office**  
**209 2nd St NW - Room 111**  
**Aitkin MN 56431**

**Phone: 218-927-7327**  
**Fax: 218-927-7379**

**From:** Ron Smith [[mailto:r\\_dsmith@frontiernet.net](mailto:r_dsmith@frontiernet.net)]  
**Sent:** Monday, April 18, 2016 11:20 AM  
**To:** [assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)  
**Subject:** Property assessed valuation

County Assessor  
209 2nd Street NW, Room 111  
Aitkin, MN 56431

Re: Property ID # 29-0-009301

Dear Sir:

Regarding the above property, we respectfully disagree with the new value assessed. The new assessment is three times the value placed on this property just the year before.

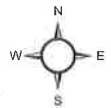
The adjacent parcel was sold for this new assessed amount. However, our property (#29-0-009301) should not be considered the value of that adjacent parcel, since the vast majority of the land is so much lower and not buildable. High lake levels and floods leave very little dry ground on our property, whereas the adjacent property has much more land unaffected since it is so much higher.

Thank you for your consideration in this matter.

McGregorRonald & Darlene Smith  
51365 Long Point Place  
McGregor, MN 55760  
218-426-3575

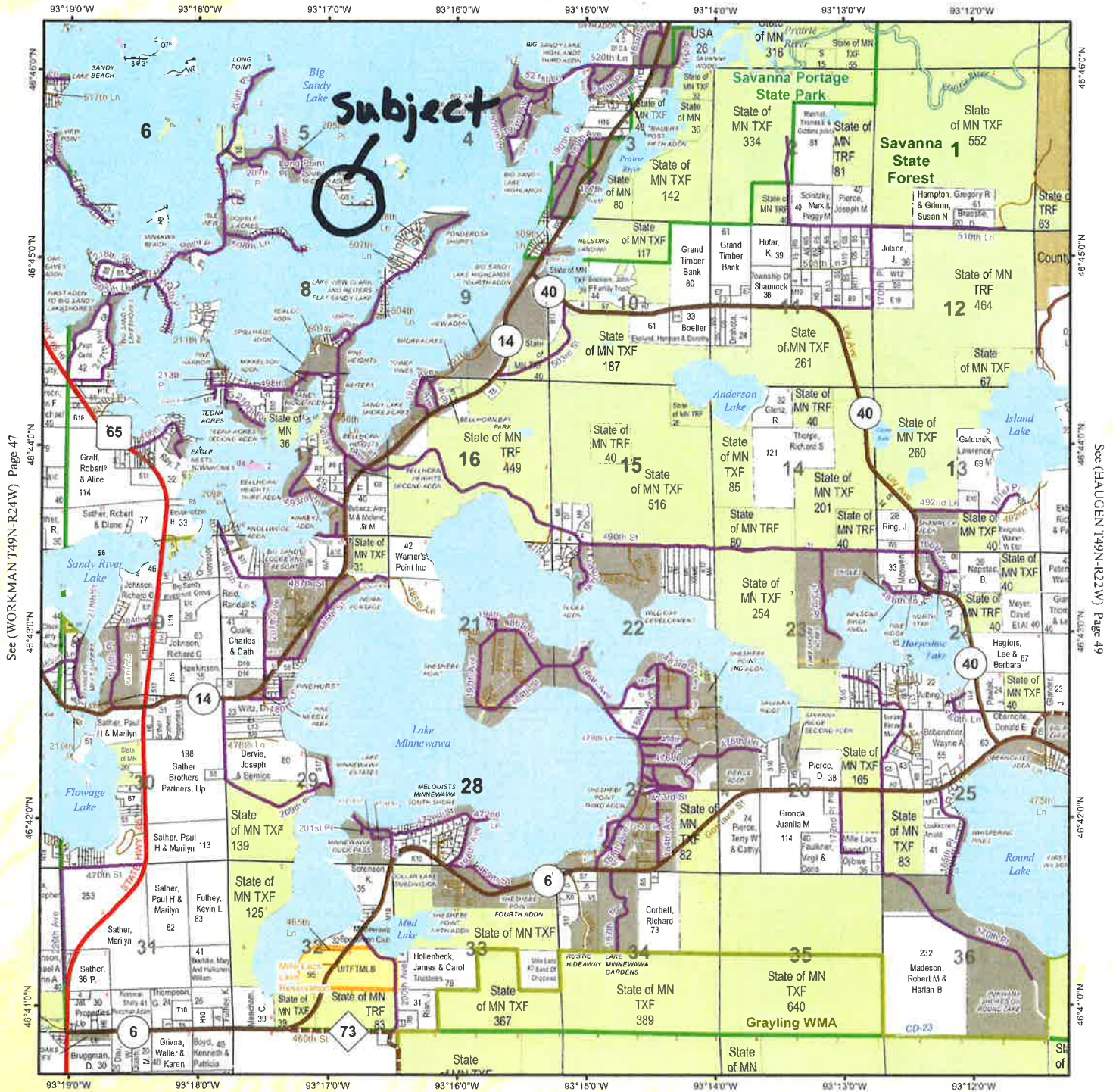


# SHAMROCK T49N-R23W



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See (TURNER T50N-R23W) Page 54



See (WORKMAN T49N-R24W) Page 47

See (HAUGEN T49N-R22W) Page 49

See (MC GREGOR T48N-R23W) Page 42



[www.mn4H.org](http://www.mn4H.org)

18 USC 707

## 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](mailto:larsonlw@mcgregormn.com)







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.

29-0-009301

0 140 280 ft 1 inch = 369 feet



Date: 5/26/2016



Fee Owner: 13999 DISTRICTS: LEGAL DESCRIPTION:  
 SMITH, RONALD F & DARLENE J Twp/City : 29 SHAMROCK TWP Sec/Twp/Rge : 5 49.0 23 Acres: 1.25  
 Taxpayer: 13999 FALCO:F.O. School : 4 MCGREGOR PART LOT 6 IN DOC 185293  
 SMITH, RONALD F & DARLENE J Lake : 1006200 BIG SANDY LAKE Parcel notes:  
 51365 LONG POINT PLACE 8/20/2015: DM LT, R/A, VIEWED ISLANDS.  
 MCGREGOR MN 55760

08/06/2010 DM, LT R/A NO CHANGE, ISLAND LIKELY DOES NOT HAVE A BUILDABLE SITE AREA LIKE PARCELS #93-2 & 93-3 HAVE.

9/14/2006 SEE SALE OF UNBUILDABLE .58 ACRE IS ON CEDAR LAKE (AITKIN TWP) FOR \$36,250 PARCEL 01-0-079900.

05/2003 AT LBAE, DOES NOT HAVE A BUILDING SITE. REDUCED VALUE TO \$17,500

SALES HISTORY: -----						TRANSFER HISTORY: -----			
Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To	
SMITH, RONALD	03/01/2008	W	2 2	11,000	11,000	2008/03/21		SMITH, RONALD F & DARLEN	

ASSESSMENT DETAILS: -----				Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1	Class: 111	Rural Vacant Land		Land	75,100	75,100		75,100
	Hstd: 0	rural-vacant-nonhomestead-land		Total MKT	75,100	75,100		75,100
	MP/Seq: 29-0-009301	000						
	Own%	Rel AG%	Rel NA%	Dsb%				
2015 Rcd: 1	Class: 111	Rural Vacant Land		Land	26,300	26,300		26,300
	Hstd: 0	rural-vacant-nonhomestead-land		Total MKT	26,300	26,300		26,300
	MP/Seq: 29-0-009301	000						
	Own%	Rel AG%	Rel NA%	Dsb%				
2014 Rcd: 1	Class: 111	Rural Vacant Land		Land	26,300	26,300		26,300
	Hstd: 0	rural-vacant-nonhomestead-land		Total MKT	26,300	26,300		26,300
	MP/Seq: 29-0-009301	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
2016	111	0	75,100	0		75,100		75,100			75,100	0
2015	111	0	26,300	0		26,300		26,300			26,300	0
2014	111	0	26,300	0		26,300		26,300			26,300	0

TAX SECTION: -----										
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax
2017		.00	.00	.00	.00	.00	.00	.00	.00	.00
2016		210.00	.00	.00	.00	.00	.00	.00	.00	210.00
2015		202.00	.00	.00	.00	.00	.00	.00	.00	202.00
2014		200.00	.00	.00	.00	.00	.00	.00	.00	200.00

CAMA LAND DETAILS: -----  
 Land market: 29-62 SHAMROCK / ZONE 3 / BIG SANDY Last calc date/env: 05/24/16 B  
 Neighborhood: 29-62 BIG SANDY LAKE PARCELS 1.00 Asmt year: 2017  
 COG: 13999 4 Ac/FF/SF: .00 Lake: 1006200 BIG SANDY LAKE  
 Wid: .00 Dth: .00 Avg CER:

NOTES: -----  
 8-20-15: REMOVED -65% QUALITY ADJ FROM THE 1ST ACRE. EQUALIZED WITH THE BUILDABLE AREAS OF THE ADJOINING PARCELS. THE ELEVATION AND SIZE IS VERY COMPARABLE. \*\*TALKED TO THE ZONING OFFICE, IT APPEARS THE PROPERTY IS BUILDABLE\*\*\* THE POOR FRONTAGE IS NOT BEING VALUED AT ALL.

2010 ISLAND ACREAGE \$63,000 -65% QUALITY (\$22,050 X 1.25 ACRE = 27,600)

Land/Unit Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value	Asmt Cd	Acreage	PTR Value	Improvement	CER Factors
ISLAND UN	1.00				1.00	1.00	100	1 111				
	1.00	DO NOT DELETE						ON				
ISL-70 UN	1.25				60000.00	60000.00	75000	1 111				
	1.25							OV				
Front feet:	.00	Other Acres:			.00	Totals:	75,100					
FF/SF acres:	.00	CAMA acres:			.00							

CAMA SUMMARY: -----  
 Schedule: 1017 Insp/By/Cmp: 08/20/2015 DM  
 Neighborhood: 29-62 BIG SANDY LAKE PARCELS



**29-0-009303 & 29-1-497000**

Parcel No.

Parcel No.

**Rental Investmt****Bodway**

Buyer

Buyer

**Gabriel****Rental Investmt**

Seller

Seller

**Oct., 2014****Oct., 2014**

Date of Sale

Date of Sale

**\$65,000****\$75,000**

Sale Price

Sale Price

**\$0****\$0**

Personal Property

Personal Property

**\$65,000****\$76,020 (term adj)**

Adjusted Sale Price

Adjusted Sale Price

**\$59,300****\$59,300** ~~\$81,600~~ - R/A

Assessor's EMV at Sale

Assessor's EMV at Sale

**91.2%****78%** (107.3%) After R/A

Sale Ratio

Sale Ratio

**Big Sandy – Island & Access Lot**

Lake

Lake

Frontage Quality:

Good

Square Area/Acreage:

1.25 Acre Deeded  
5.12 Acre GIS

Good high buildable area on the parcel. There is also a large wetland area (We are not valuing it)

**BARE LAND – REPEAT SALE**

Only 1.25 ac. valued.

Prior to 2016 Asmt there was a -25% reduction to the island value. The discount was removed for the 2016 Asmt. The value increased from \$56,300 to \$75,100. (Normal 1<sup>st</sup> ac island asmt is at \$60,000)

**Access Lot:**

Prior to 2016 Asmt it was a \$3000 backlot value. For 2016 Asmt it was changed from a backlot value To 100' of lake frontage. Considered to be poor frontage with a -95% quality adjustment. The value increased to \$6,500.

Island Valuation Formula:

1<sup>st</sup> Acre            \$60,000

Remaining acreage @ -70% = \$18,000 per acre

Shamrock Island Parcels:

		1 <sup>st</sup> Acre	Remaining Acreage	Total Land Value
5.78 ac	29-0-008902	1@\$60,000	5.78 @ -80%	\$129,500 State of MN
6.8 ac	29-0-012900	1@\$60,000	5 @ -70%	\$90,000
4.48	29-0-011700	1@\$60,000	3 @ -70%	\$114,000
4.2	29-0-034501	1@\$60,000	4 @ -80%	\$108,100
3.53	29-0-011900	1@\$60,000	2.53 @ -80	\$90,500 State of MN
2.41	29-0-011801	1@\$60,000	1.41 @ -70	\$80,300
2.71	29-0-017100	1@\$60,000	.71 @ -80%	\$68,600 State of MN
1.7	29-0-033000	1@\$60,000		\$60,000
1.5	29-0-011802	1@\$60,000		\$60,000
.70	29-0-012702	.7@ \$60,000		\$42,100

SUBJECT PROPERTY

4.17 Gis Acres	29-0-009301	<u>1.25@\$60,000</u>	(residual low acreage, not valued)	\$75,100
5.12 Gis Acres	29-0-009303	<u>1.25@\$60,000</u>	(residual low acreage, not valued)	\$75,100
1.51 Gis Acres	29-0-009302	1@\$60,000		\$60,000





**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
[assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)

**County Board of Equalization Appeal Information Sheet**

Appointment Time: None Placed on CBOAE agenda by Assessor/Appraiser Darcy Moore

Owner Name: Richard Resch

Property ID#: 29-1-503700 (Part of Lot 1, Block 1 of Spielhaus Addition)

Physical Address: None (Undeveloped Parcel)

Estimated Market Value 2015 Assessment: \$167,200

Classification 2015 Assessment: Seasonal Recreational

Estimated Market Value 2016 Assessment: \$170,800

Classification 2016 Assessment: Seasonal Recreational

Reason for Appeal: To assess a more accurate amount of lake frontage and to apply adjustments for elevation to be more equitable with other high elevation parcels. Extent of elevation previously not realized by Assessor.

Assessor's Recommendation: Change total assessed frontage from 153 ff (remainder after 2005 split) to 179 ff per review of owner's survey by Tom Veenker (survey line indicates 190 ff but is setback 24' to 30' from ohwl). Adjust current \$1,175 lake base rate -5% for size and -20% for elevation reducing the per front foot amount to \$893. At this rate the total estimated market value for the parcel reduces to \$159,800.

Comments: In addition to the above mentioned parcel, Mr. Resch also owns two adjacent back lots. Parcel 29-0-019001 is a .46 acre metes & bounds lot. 29-1-513100 is Outlot A of the Realco Addition and is approx. 5.52 acres in size including pond area, both unimproved. While none of the Resch parcels were brought before the April 25th 2016 Shamrock Board of Appeal meeting, on May 2nd 2016 Mr. Moore received a phone call from Gerald Condon, Mr. Resch's attorney. At present, Mr. Resch has commissioned a survey and 2 separate private appraisals both exploring if the highest & best use would be to market the 3 parcels as a single building site with lakeshore or to pursue bringing the lake frontage parcel into compliance and then subdivide the back lots into 2 separate building sites with controlled access for each across the lakeshore parcel. Even though there are differences between the assessor's valuation and the owner's appraisals there has been no formal appeal of valuation by the owner or his representative at this time. However, as a result of the conversation with Mr. Condon, it became clear this property has significant elevation and should be valued in a manner consistent with similar high elevation parcels.







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.

### Resch Parcels

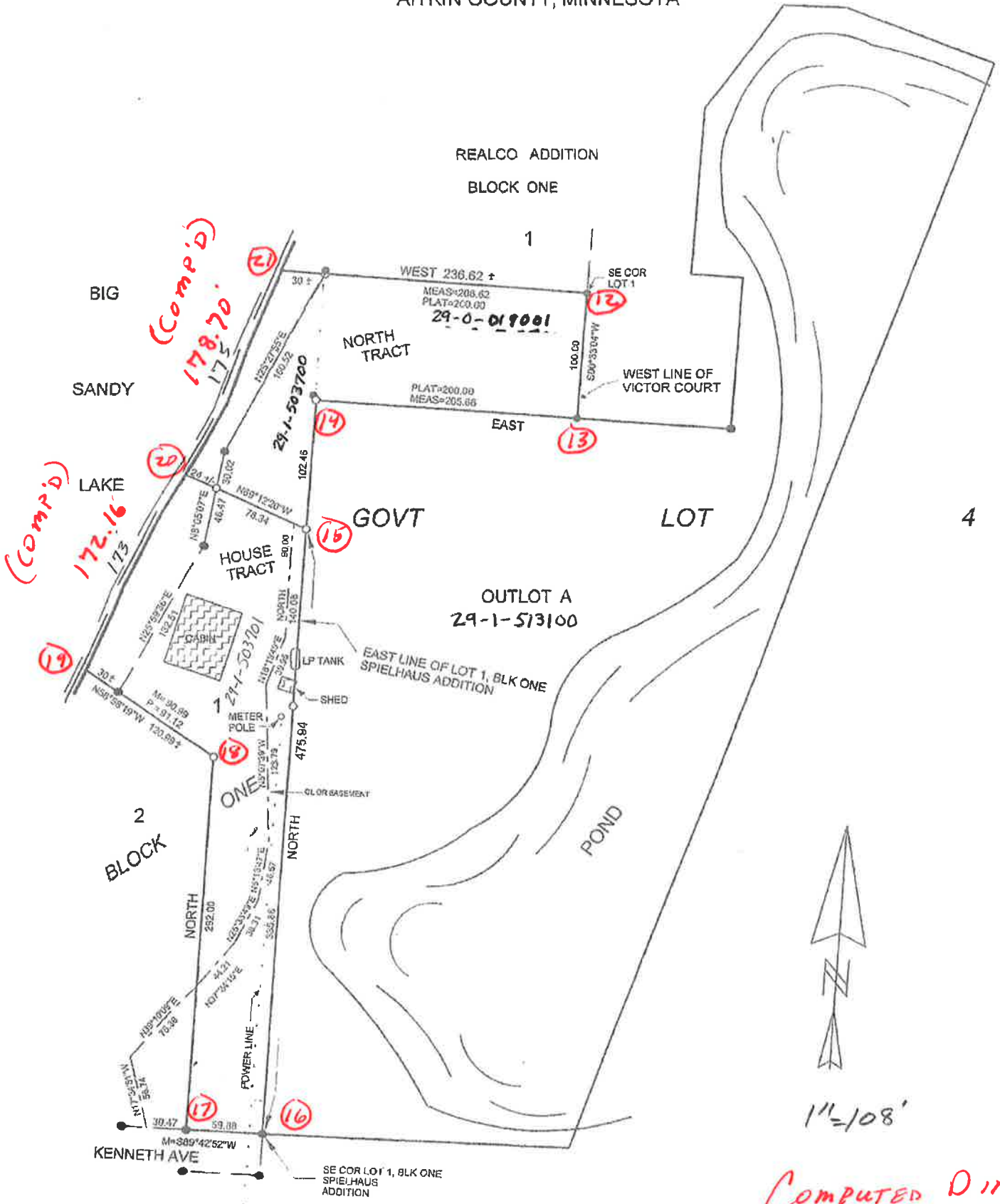
0 70 140 ft 1 inch = 185 feet



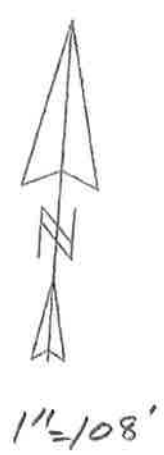
Date: 6/6/2016



**CERTIFICATE OF SURVEY**  
 OF PART OF LOT 1, BLOCK ONE SPIELHAUS ADDITION  
 AND OUTLOT A, REALCO ADDITION AND PART OF GOVT  
 LOT 4, SEC. 8, TWP. 49, RGE. 23  
 AITKIN COUNTY, MINNESOTA



*(Comp'd)*  
 178.70  
 172.16  
 173



*COMPUTED DIMS.*  
 05/05/2016  
 TV

④

Fee Owner: 20754 FALCO: DISTRICTS: LEGAL DESCRIPTION:  
 RESCH, RICHARD J Twp/City : 29 SHAMROCK TWP Sec/Twp/Rge : 8 49.0 23 Acres: .00  
 Taxpayer: 20754 FALCO:F.O. Plat : 52 SPIELHAUS ADDITION LOT 1 BLK 1 LESS PARTS IN DOCS #267546 &  
 RESCH, RICHARD J School : 4 MCGREGOR 365978  
 PO BOX 8100 Lake : 1006200 BIG SANDY LAKE Parcel notes:  
 GREEN BAY WI 54308 8/6/2015: DM R/A, LOT REMAINS UNIMPROVED.

8-24-10: DM, LT, R/A

ASSESSMENT DETAILS: -----				Acres	CAMA	Estimated	Deferred	Taxable
2016 Rcd: 1	Class: 151	Non-Comm	Seasonal Residential Recreational	Land	1.58	170,800	170,800	170,800
Hstd: 0 cabin				Total MKT		170,800	170,800	170,800
MP/Seq: 29-1-503700 000								
Own%	Rel AG%	Rel NA%	Dsb%					
2015 Rcd: 1	Class: 151	Non-Comm	Seasonal Residential Recreational	Land	1.58	167,200	167,200	167,200
Hstd: 0 cabin				Total MKT		167,200	167,200	167,200
MP/Seq: 29-1-503700 000								
Own%	Rel AG%	Rel NA%	Dsb%					
2014 Rcd: 1	Class: 151	Non-Comm	Seasonal Residential Recreational	Land	.23	168,300	168,300	168,300
Hstd: 0 cabin				Total MKT		168,300	168,300	168,300
MP/Seq: 29-1-503700 000								
Own%	Rel AG%	Rel NA%	Dsb%					
2013 Rcd: 1	Class: 151	Non-Comm	Seasonal Residential Recreational	Land	.23	168,300	168,300	168,300
Hstd: 0 cabin				Total MKT		168,300	168,300	168,300
MP/Seq: 29-1-503700 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
2016	151	0	170,800	0		170,800		170,800			170,800	0
2015	151	0	167,200	0		167,200		167,200			167,200	0
2014	151	0	168,300	0		168,300		168,300			168,300	0
2013	151	0	168,300	0		168,300		168,300			168,300	0

TAX SECTION: -----											Net Tax
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac		
2017		.00	.00	.00	.00	.00	.00	.00	.00		.00
2016		1,332.48	.00	257.52	.00	.00	.00	.00	.00		1,590.00
2015		1,285.85	.00	266.15	.00	.00	.00	.00	.00		1,552.00
2014		1,275.65	.00	280.35	.00	.00	.00	.00	.00		1,556.00

CAMA LAND DETAILS: -----											NOTES: -----		
Land/Unit Type	Units	Qlt/Acc	-Other- Comment	OV Df	Base Rate Est/Dfr	Adj Rate Est/Dfr	Value Asmt Cd Est/Dfr Typ New	Acreage	PTR	Value Improvement	CER Factors		
01-0062	FF	153.00			1175.00	1116.25	170800 1 151	1.58					
Land market: 29-62 SHAMROCK / ZONE 3 / BIG SANDY Last calc date/env: 03/14/16 B GOOD ROCKY SHORELINE/MODERATE BANK													
Neighborhood: 29-62 BIG SANDY LAKE PARCELS 1.00 Asmt year: 2016													
COG: 20754 1 Ac/FF/SF: 1.58 Lake: 1006200 BIG SANDY LAKE 153' COPG @ 100%													
Wid: .00 Dth: 450.00 Avg CER: NO OTHER ADJUSTMENTS													
Front feet: 153.00 Other Acres: .00 Totals: 170,800													
FF/SF acres: 1.58 CAMA acres: 1.58 Mineral:													

CAMA SUMMARY: -----			Insp/By/Cmp: 08/06/2015 DM	P
Schedule: 2016				
Neighborhood: 29-62	BIG SANDY LAKE PARCELS			

