



**OFFICE OF
AITKIN COUNTY ASSESSOR**

209 2nd 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: 4:45 pm

Owner Name: Michael & Denise Hoffman

Property ID#: 11-1-125000

Physical Address: 44466 276th 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

Aitkin Board of Equalization

Re: valuation of parcel: 11-1-125000, 44466 276th 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 276th 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 442nd 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



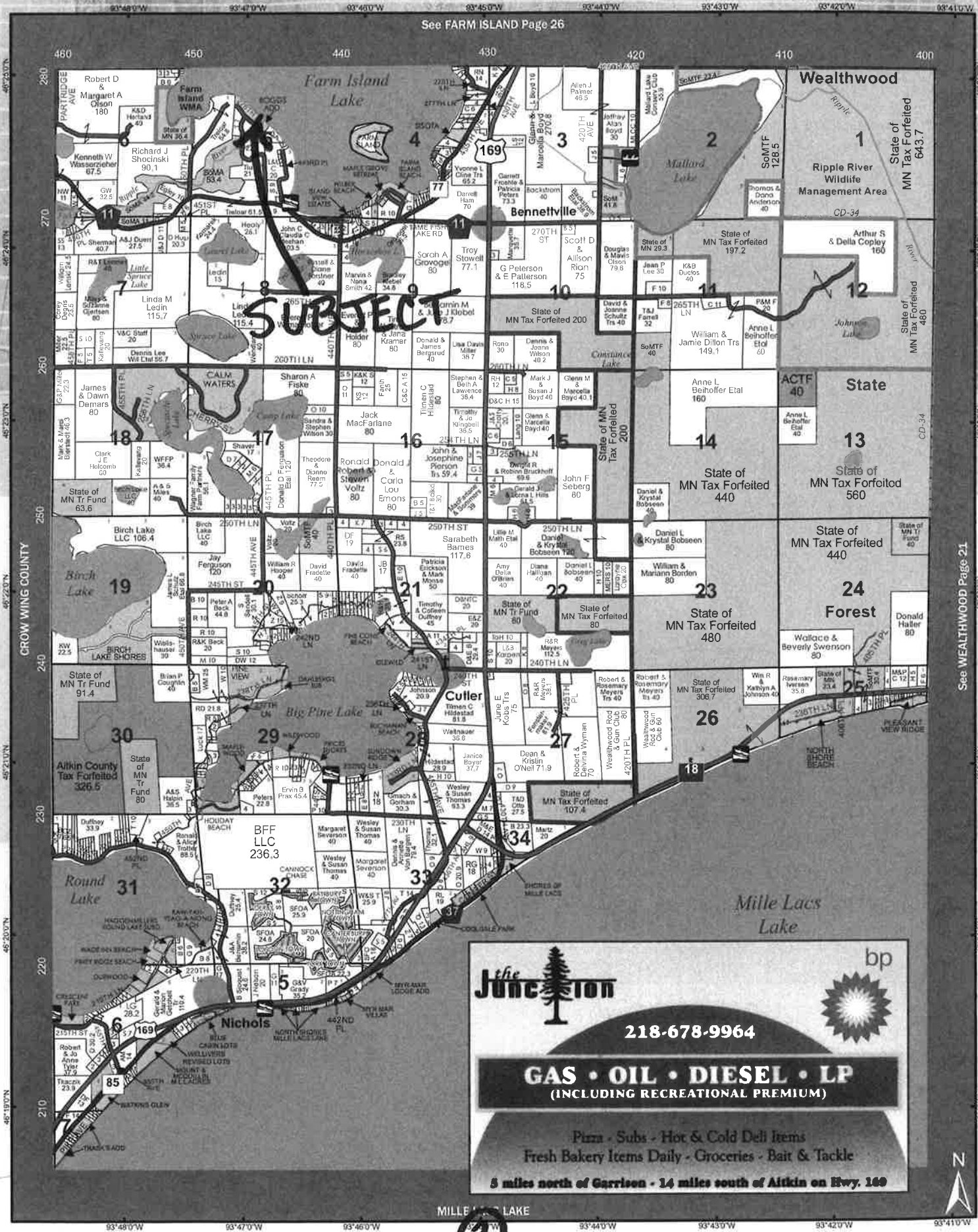
HAZELTON

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

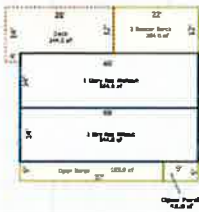
See WEALTHWOOD Page 21



Ruby Trealor and Bogg's Addition 2016

SUBJECT

4



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: -----											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		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 OV
 FSITE AC 1.00 17000.00 17000.00 17000 1 151 1.00
 2.55 SV
 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 good65 \$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 good64



---- 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 good85

---- 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

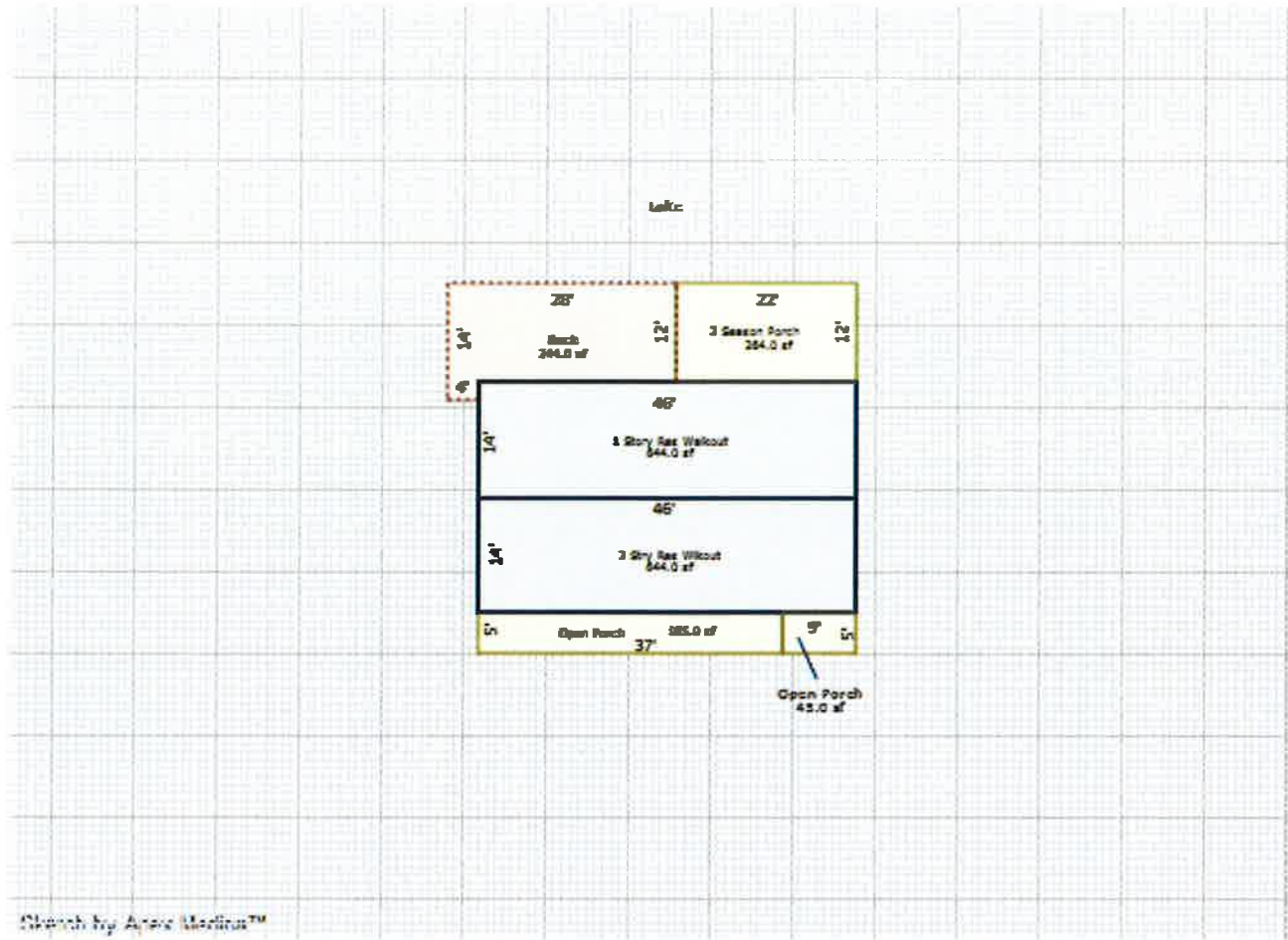
CAMA IMP DETAILS: 4 OTH PATIO UNDR CP/DK DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2016 Physical: 1.00 CONCRETE PATIO
 Construction class/Quality: 2 Functional incurable . . .
 Actual/Effective year built: Economic: 11-159 .85
 Condition: Additional
 Total percent good85

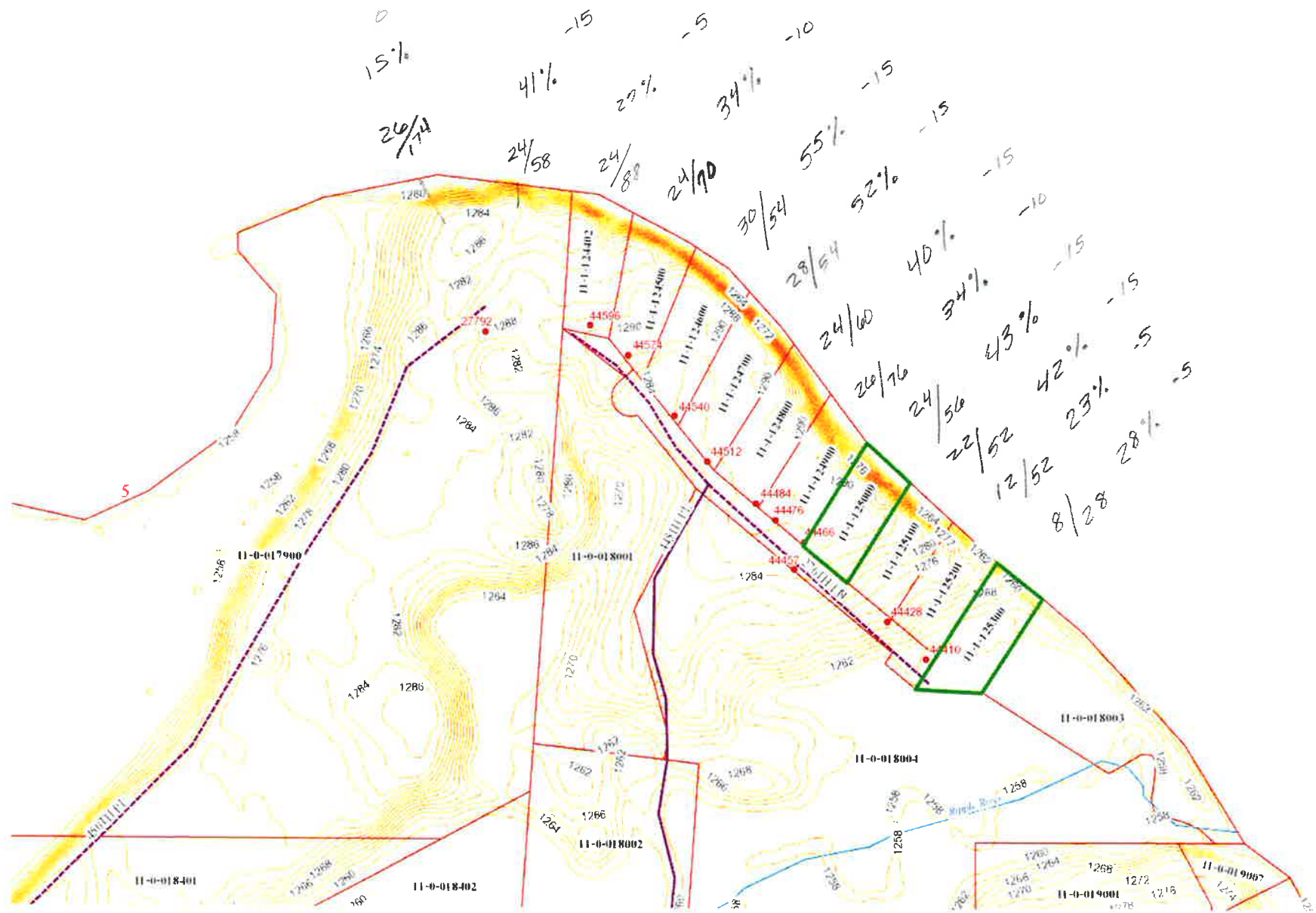
---- Characteristics/Areas ---		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	PATIO	2	AVERAGE	1					500.00	500	1			1.00			425

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

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

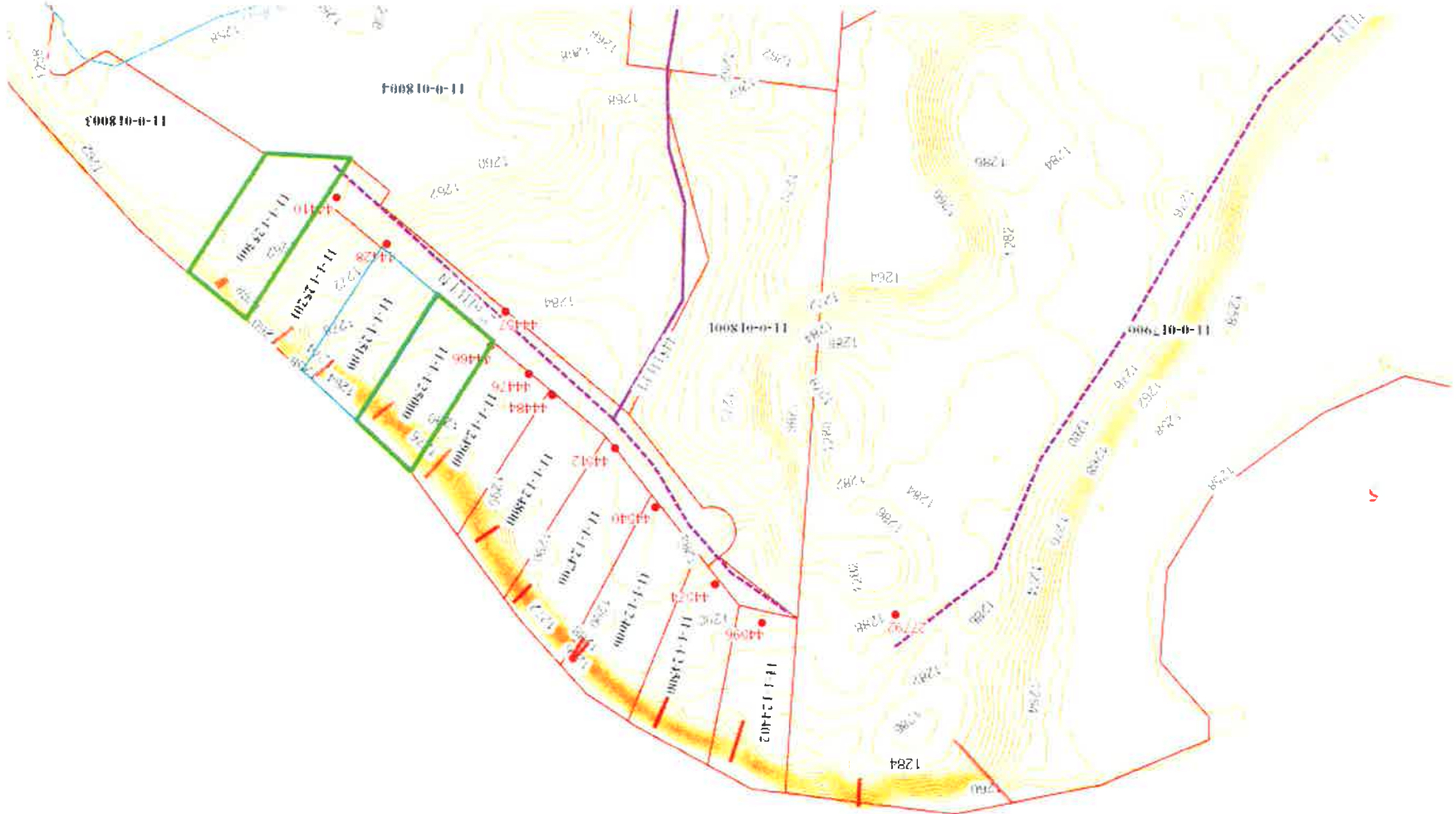






Ruby Trealor and Bogg's Addition 2016

Ruby Tractor + Boggs Addition 2016



11-0-018001

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

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