



**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:

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]
Sent: Monday, April 18, 2016 11:20 AM
To: 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.

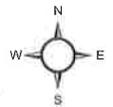
The adjacent parcel was sold for this new assessed amount. However, our property (#29-0-009301) should not be considered the value of that adjacent parcel, since the vast majority of the land is so much lower and not buildable. High lake levels and floods leave very little dry ground on our property,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

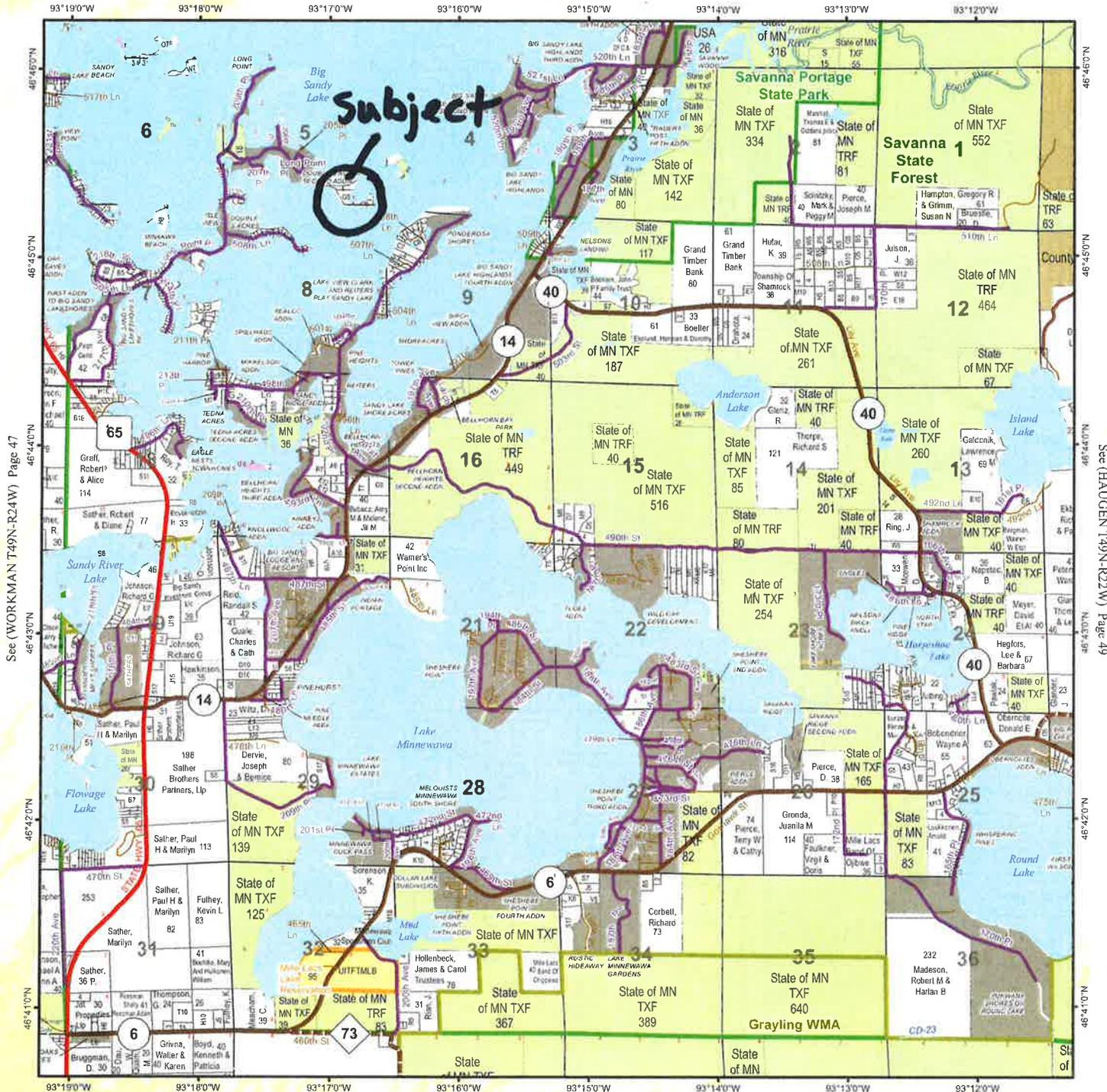


SHAMROCK T49N-R23W



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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



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18 USC 707

SHARI S. LARSON ATTORNEY AT LAW



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

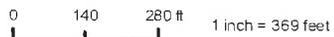
218-768-4005 • 218-768-4006 Fax
email: larsonlw@mcgregormn.com





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29-0-009301



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		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		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		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	Taxes					Credits					Net Tax
		NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac			
2017		.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2016		210.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	210.00
2015		202.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	202.00
2014		200.00	.00	.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
	Size		Comment	Df	Est/Dfr	Est/Dfr	Est/Dfr	Typ New				
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: 2017 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 1st 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:

1st Acre \$60,000

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

Shamrock Island Parcels:

		1 st 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