



**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: 6:00pm

Owner Name: Dennis Kohlgraf

Property ID#: 30-0-012800

Physical Address: 38366 State Highway 65
McGregor, MN 55760

Estimated Market Value 2011 Assessment: \$129,200

Classification 2011 Assessment: Residential Homestead/Rural Vacant Land

Estimated Market Value 2012 Assessment: \$129,100

Classification 2012 Assessment: Residential Homestead/Rural Vacant Land

Reason for Appeal: Valuation is too high due to gun range noise.

Assessor's Recommendation: No change. Result of discussion about gun range noise value adjustments earlier in this meeting may have impact on this parcel.

Comments: See documentation for William Kangas packet from 4:15pm appointment.

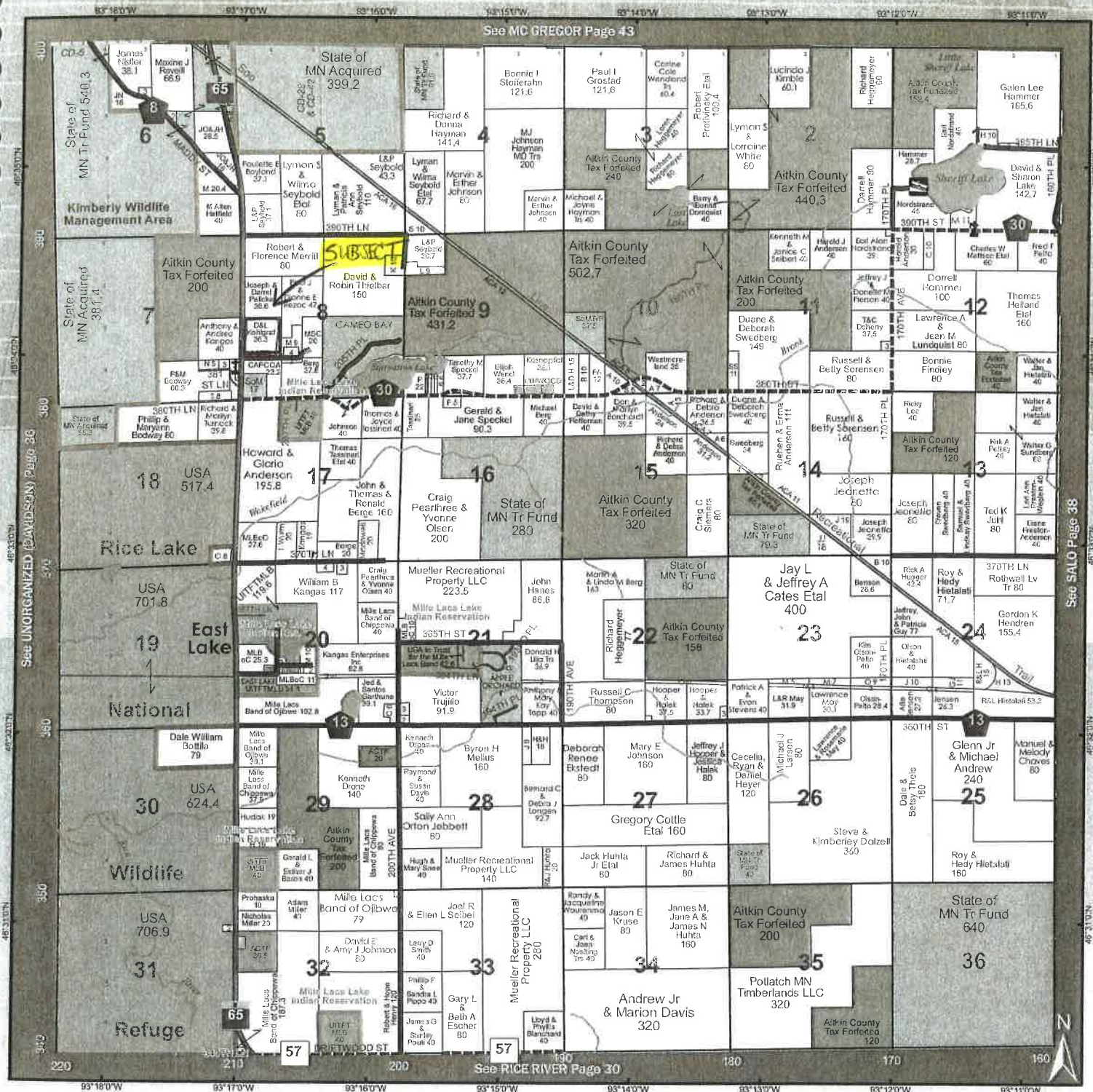


SPALDING

T.47N. - R.23W.



© 2009, Regents of the University of Minnesota. All Rights Reserved.



See UNORGANIZED (ANDERSON) Page 36

See UNORGANIZED (ANDERSON) Page 36

See UNORGANIZED (ANDERSON) Page 36

See MC GREGOR Page 43

See RICE RIVER Page 30

See SALO Page 38

See SALO Page 38

See SALO Page 38

See SALO Page 38

See SALO Page 38

See SALO Page 38

See SALO Page 38

See SALO Page 38

See SALO Page 38



Dennis Kohlgraf Parcel

6/6/2012 10:18:23 AM

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.



Scale: 1:3,795

Fee Owner: 7860
 KOHLGRAF, DENNIS & LOUISE
 Taxpayer: 7860 FALCO:F.O.
 KOHLGRAF, DENNIS & LOUISE
 38366 STATE HWY 65
 MCGREGOR MN 55760
 Primary Address/911 #:
 38366 STATE HWY 65
 MCGREGOR
 Homesteader: 7860 Seq 000
 KOHLGRAF, DENNIS & LOUISE RA
 38366 STATE HWY 65
 MCGREGOR MN 55760

DISTRICTS:
 Twp/City : 30 SPALDING TWP
 School : 4 MCGREGOR

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 8 47.0 23 Acres: 36.25
 NW OF SW LESS 3.75 AC HY
 Parcel notes:
 2-14-11 TS SPOKE WITH LOUISE, SAID DENNIS
 HAS BEEN SICK AND DID NOT GET THE BLDG PRO
 JECTS STARTED
 4-29-08 MB R/A SPOKE WITH LOUISE KOHLGRAF
 4/27/2010-LBOA-DENNIS APPEARED AND ASKED
 ABOUT GUN RANGE DISCOUNT-NO ADDTL CHG MADE

ISSUE DETAILS:
 Nbr: 10205 Type: NIPMT Sts: OPEN Desc: 22X10 RES ADD & 10X8 POLE BLDG ADD. Permit: 38431
 LID: 1st AY: 2012 Next action: 09/08/2011
 Action: CRTD 09/15/2011 Created Amst yr: 2012 Entered by: MJHI

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2012 Rcd: 1 Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 30-0-012800 000 Own%100 Rel AG% Rel NA% Dsb%	Land 10.00 Building Total MKT 10 acres	26,800 77,021 103,821 26,800	26,800 77,000 103,800 26,800		19,600 56,300 75,900 19,600
2012 Rcd: 2 Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 30-0-012800 001 Own% Rel AG% Rel NA% Dsb%	Land 22.83 Total MKT	25,300 25,300	25,300 25,300		25,300 25,300
2011 Rcd: 1 Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 30-0-012800 000 Own%100 Rel AG% Rel NA% Dsb%	Land 10.00 Building Total MKT 10 acres	26,800 77,021 103,821 26,800	26,800 77,000 103,800 26,800		19,600 56,300 75,900 19,600
2011 Rcd: 2 Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 30-0-012800 001 Own% Rel AG% Rel NA% Dsb%	Land 22.83 Total MKT	25,400 25,400	25,400 25,400		25,400 25,400
2010 Rcd: 1 Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 30-0-012800 000 Own%100 Rel AG% Rel NA% Dsb%	Land 10.00 Building Total MKT 10 acres	26,800 89,856 116,656 26,800	26,800 89,900 116,700 26,800		26,800 89,900 116,700 26,800
2010 Rcd: 2 Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 30-0-012800 001 Own% Rel AG% Rel NA% Dsb%	Land 22.83 Total MKT	25,360 25,360	25,400 25,400		25,400 25,400

ASSESSMENT SUMMARY:	Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2012	201	1		52,100		77,000	129,100		101,200			101,200	
2011	201	1		52,200		77,000	129,200		101,300			101,300	
2010	201	1		52,200		89,900	142,100		142,100			142,100	

LINKED PARCELS - BASE: 30-0-012800 000
 000*30-0-012800 001 30-0-012800 2
 Total acres: 32.83 Total est: 129,100 Total taxable: 101,200

TAX SECTION:	Tax Year	Rec	Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax
	2013			.00	.00	.00	.00	.00	.00	.00	.00	.00
	2012	1	111	513.54	22.59	.00	.00	.00	.00	.00	.00	536.13
	2012	2	111	171.87	.00	.00	.00	.00	.00	.00	.00	171.87
	2012			685.41	22.59	.00	.00	.00	.00	.00	.00	708.00
	2011	1	111	710.81	41.79	.00	.00	.00	.00	267.37	.00	485.23
	2011	2	111	154.77	.00	.00	.00	.00	.00	.00	.00	154.77
	2011			865.58	41.79	.00	.00	.00	.00	267.37	.00	640.00
	2010			900.09	39.14	.00	.00	.00	.00	263.23	.00	676.00

CAMA LAND DETAILS:
 Land market: 30-GR SPALDING / ZONE 3 / GUN RANGE Last calc date/env: 03/21/12 B
 Neighborhood: 30-GR SPALDING G RANGE INFLUENCE .80 Asmt year: 2013
 COG: 105110 1 Ac/FF/SF: 32.83 Lake:
 Wid: .00 Dth: .00 Avg CER:

NOTES:
 4/27/2008 TOWN BOR. ORDERED THE FULL 10%
 DISCOUNT RECEIVED IN 2002 TO BE PUT BACK
 ON LAND VALUE. PART WAS ALREADY ON - NEED
 \$4,000 MORE TAKEN OFF - IN ORDER TO GET IT
 TO WORK IN CAMA (MD & SW) WE LOWERED AMNT.
 OF ACREAGE FROM 34.25 TO 31.83ACRES

1 ACRE OF ROAD FOR ROAD ON SOUTHERLY LINE
 Acreage PTR Value Improvement CER Factors

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

Parcel Nbr:	30-0-012800	30366	PRD	Production	2013	Property Assessment Record	AITKIN COUNTY	6/06/12	Page	2
FSITE	AC	1.00		20000.00	16000.00	16000 1	201	1.00	15000	
		32.83				SV				
OPN-R	AC	9.00		1500.00	1200.00	10800 1	201	9.00	15000	
		32.83				PP				
HWD-R	AC	17.00		1650.00	1320.00	22400 2	111	17.00		
		32.83				TW				
ROAD	AC	1.00				1	201	1.00		
		32.83				OV				
SWP-R	AC	9.00		400.00	320.00	2900 2	111	9.00		
		32.83				WA				
Front feet:		.00	Other Acres:	37.00	Totals:	52,100				
FE/SF acres:		.00	CAMA acres:	37.00						
					Mineral:					

CAMA SUMMARY: -----

Schedule: 2013 Insp/By/ Cmp: 09/15/2008 TS R

Neighborhood: 30-GR SPALDING G RANGE INFLUENCE

Nbr	Typ	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1476	D	050	3/21/2012	B	58,444	
2	RES	GAR		936	D	3	3/21/2012	B	7,427	
3	OTH	SHED		1	D	4	3/21/2012	B	270	
4	OTH	SHED		1	D	3	3/21/2012	B	162	
5	OTH	PB		1200	P	010	3/21/2012	B	6,791	
6	OTH	PB		1200	P	030	3/21/2012	B	3,927	
Estimated land value :									52,100	
Mineral value :										
Improvement value . . . :									77,021	
Total value :									129,121	

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

House/Garage: Schedule: 2013 Physical: .80 1993 14X20 ADDITION

Construction class/Quality: D 050 Functional incurable60 2005 8X26 ADDITION PARTIALLY COMPLETE

Actual/Effective year built: 1960 Economic: 30-GR .60 2006 BJ TALKED TO MR KOHLGRAF - ADD AS PMT

Condition: Additional90 2007 MD ADD IS STILL INCOMPLT - NO OTH CHG

4-29-08 TOWN PRD ORDERED FULL 10% DISC FOR

2002 TO BE PUT BACK ON LAND VALUE DUE TO

LOC TO GUN CLUB.

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005 COLOR BLU BLUE																
010 FOUNDATION CB CONC BLOCK																
020 STYLE																
025 STORIES																
030 SHAPE																
040 CONST FR FRAME																
050 EXT WALL 1 VL VINYL																
055 EXT WALL 2																
060 ROOF STYLE GBL GABLE																
070 ROOF COVER AS ASPHALT																
080 WINDOW 1																
085 WINDOW 2																
090 FURN. TYPE FA FORCED AIR																
100 INT WALL 1																
105 INT WALL 2																
110 BEDROOMS																
115 FLOR CVR 1																
118 FLOR CVR 2																
125 BATHROOMS																
130 EK BATH FX																
140 WALK OUT																
150 CENTRL AIR																
160 BSMT FIN																
170 FIREPLACE																
180 LUXURY FIX																
200 TUCK UNDER																
210 EXTRA KIT.																
BAS BASE AREA 050 D-5.0 RES	26	38	988					90.68	89,592	1		1.00			38,704	
BAS BASE AREA 050 D-5.0 RES	14	20	280					90.68	25,390	1		1.00			10,968	
BAS BASE AREA 050 D-5.0 RES	8	26	208	CS				80.68	16,781	1		1.00			7,249	
CP CLOSED PCH 3 AVERAGE	8	10	80					26.25	2,100	1		1.00			907	
DK DECK 5	4	12	48					5.00	240	1		1.00			104	
DK DECK 5	5	9	45					5.00	225	1		1.00			97	
DK DECK 6	10	16	160					6.00	960	1		1.00			415	

CAMA IMP DETAILS: 2 RES GAR
 House/Garage: Schedule: 2013
 Construction class/Quality: D 3
 Actual/Effective year built: 2002
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: .98
 Functional incurable60
 Economic: 30-GR .60
 Additional90
 Total percent good53

NOTES: -----

Characteristics/Areas		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005	COLOR BLU BLUE																
010	TYPE DET DETACHED																
015	STORY HGT																
020	FLOOR																
025	CONST																
030	ELECTRIC																
040	LINING																
050	INSULATION																
060	HEAT																
100	LIVING-1																
110	LIVING-2																
BAS	BASE AREA 3 AVERAGE	26	36	936					15.00		14,040	1		1.00			7,427

Ground BAS area: 936 Totals: 14,040 7,427
 Effective ground BAS rate: 7.93

CAMA IMP DETAILS: 3 OTH SHED
 House/Garage: Schedule: 2013
 Construction class/Quality: D 4
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable60
 Economic: 30-GR .60
 Additional90
 Total percent good54

NOTES: -----
 10X10 SHED

Characteristics/Areas		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	SHED 4 \$500 SHED			1					500.00		500	1		1.00			270

Ground BAS area: 1 Totals: 500 270
 Effective ground BAS rate: 270.00

CAMA IMP DETAILS: 4 OTH SHED
 House/Garage: Schedule: 2013
 Construction class/Quality: D 3
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable60
 Economic: 30-GR .60
 Additional90
 Total percent good54

NOTES: -----
 14X26 POLE SHED

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			162

Ground BAS area: 1 Totals: 300 162
 Effective ground BAS rate: 162.00

CAMA IMP DETAILS: 5 OTH PB
 House/Garage: Schedule: 2013
 Construction class/Quality: P 010
 Actual/Effective year built: 2003
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable60
 Economic: 30-GR .60
 Additional90
 Total percent good54

NOTES: -----

Characteristics/Areas		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005	COLOR BLU BLUE																
010	CONC.FLOOR Y YES																
015	WALL HGHT 10 8'-10'WALL																
020	ELECTRIC Y YES																
030	INSULATED																
040	LINING																
050	HEATING																
060	CUSTOM EXT																
100	MAKE																
110	LIVING																
BAS	BASE AREA 010 DELUXE	30	40	1200					10.48		12,576	1		1.00			6,791

Ground BAS area: 1,200 Totals: 12,576 6,791
 Effective ground BAS rate: 5.66

CAMA IMP DETAILS: 6 QTH PB
 House/Garage: Schedule: 2013
 Construction class/Quality: P 030
 Actual/Effective year built: 2003
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 30-GR .60
 Additional90
 Total percent good54

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005 COLOR BLU BLUE																
010 CONC.FLOOR																
015 WALL HGHT																
020 ELECTRIC																
030 INSULATED																
040 LINING																
050 HEATING																
060 CUSTOM EXT																
100 MAKE																
110 LIVING																
BAS BASE AREA 030 ECONOMY	30	40	1200					6.06	7,272	1		1.00				3,927

Ground BAS area: 1,200 Totals: 7,272 3,927
 Effective ground BAS rate: 3.27

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