



**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: None (Assessor Recommendation)

Owner Name: Dennis Tennison

Property ID#: 06-0-006200

Physical Address: 63537 Loon Avenue Jacobson, Mn.

Estimated Market Value 2011 Assessment: \$230,700

Classification 2011 Assessment: Seasonal Recreational / Rural Vacant Land

Estimated Market Value 2012 Assessment: \$228,900

Classification 2012 Assessment: Seasonal Recreational / Rural Vacant Land

Reason for Appeal: Deduct appropriate amount of acreage for Loon Avenue (CR #65) right of way.

Assessor's Recommendation: The appropriate amount of row could not be accurately determined at the Cornish LBAE and needed to be reviewed by Tom Veenker. Recommend changing amount of acreage deduction for row from 2 ac to 3 ac. This would reduce the total estimated market value from \$228,900 to \$228,500

Comments: This parcel has approximately 2,600' ff on Blackface Lake. After reducing the assessed acreage 1 acre for every 100' of frontage, the only remaining land type to deduct right of way from is swamp acreage (\$400 per).



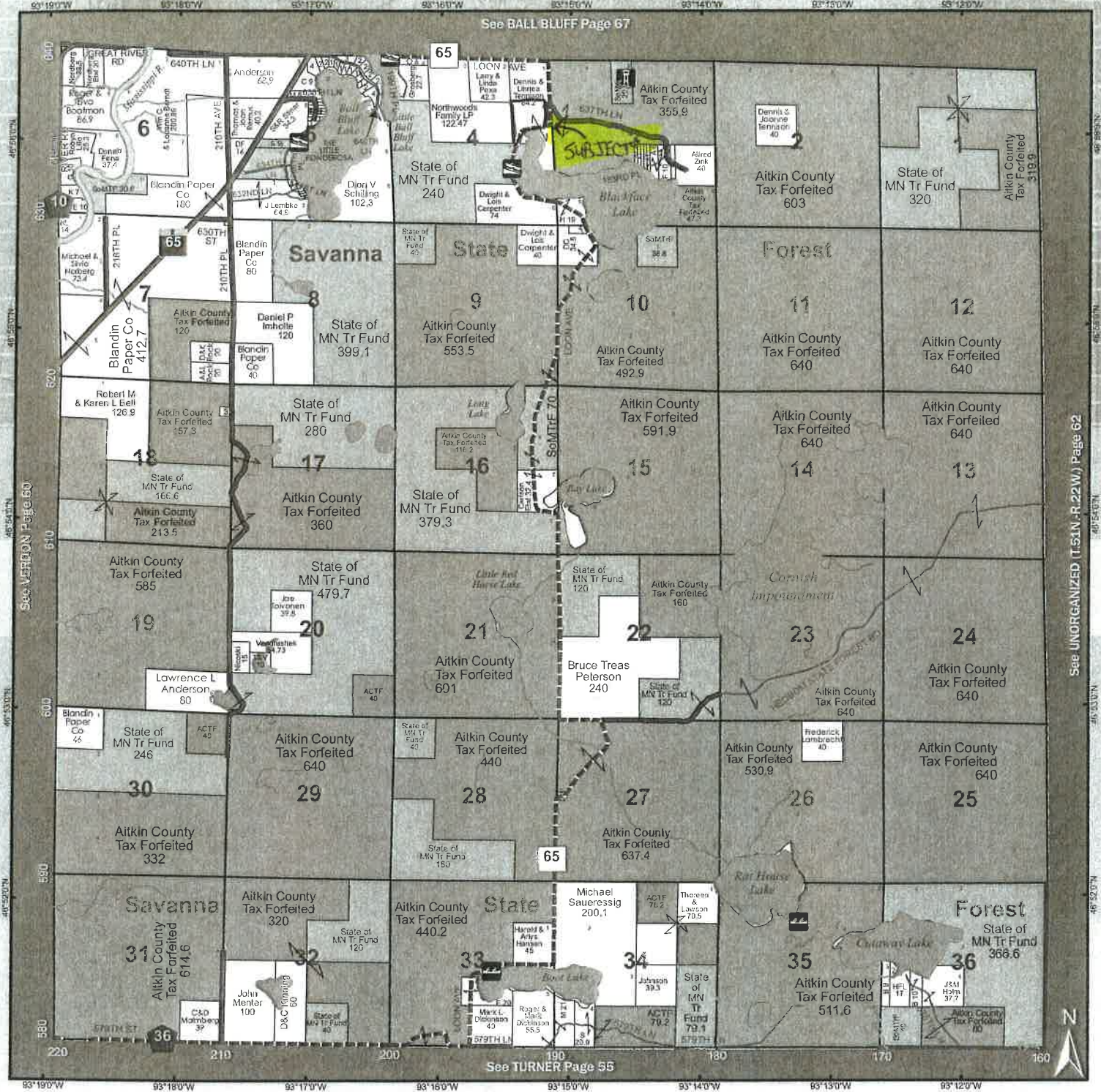
CORNISH

T.51N. - R.23W.



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

See BALL BLUFF Page 67



See TURNER Page 55

See VERRON Page 60

See UNORGANIZED T.51N. - R.22W. Page 62



0 115 230 460 Feet



Scale: 1:5,374

06-0-006200 Tennison

5/9/2012 2:29:54 PM

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.



Fee Owner: 22474
 TENNISON, DENNIS & JOANNE
 Taxpayer: 22474 FALCO:F.O.
 TENNISON, DENNIS & JOANNE
 1289 COUNTY ROAD 440
 BOVEY MN 55709

DISTRICTS:
 Twp/City : 6 CORNISH TWP
 School : 4 MCGREGOR
 Lake : 10045 BLACKFACE LAKE

LEGAL DESCRIPTION:
 Sec/Twp/Rqe : 4 51.0 23 Acres: 42.10
 (SE NE) LOT 6
 Parcel notes:
 12/02/08 R/A THIS PARCEL AND PARCEL #59
 COMBINED HAVE LESS THAN 10 AC HAYED. DOES
 NOT QUALIFY FOR AG CLASS. SPLIT TO 151/111

SALES HISTORY: -----					TRANSFER HISTORY: -----			
Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To
						2010/04/03		TENNISON, DENNIS & JOANNE
						2009/10/30		TENNISON, DENNIS & LINNE

ASSESSMENT DETAILS: -----		Acres	CAMA	Estimated	Deferred	Taxable
2012 Rcd: 1	Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 06-0-006200 000 Own% Rel AG% Rel NA% Dsb%	9.00	50,200	50,200		50,200
			18,436	18,400		18,400
			Total MKT	68,636	68,600	68,600
2012 Rcd: 2	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 06-0-006200 001 Own% Rel AG% Rel NA% Dsb%	7.00	160,300	160,300		160,300
			Total MKT	160,300	160,300	160,300
2011 Rcd: 1	Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 06-0-006200 000 Own% Rel AG% Rel NA% Dsb%	9.00	50,200	50,200		50,200
			19,476	19,500		19,500
			Total MKT	69,676	69,700	69,700
2011 Rcd: 2	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 06-0-006200 001 Own% Rel AG% Rel NA% Dsb%	7.00	161,000	161,000		161,000
			Total MKT	161,000	161,000	161,000
2010 Rcd: 1	Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 06-0-006200 000 Own% Rel AG% Rel NA% Dsb%	9.00	50,188	50,200		50,200
			21,639	21,600		21,600
			Total MKT	71,827	71,800	71,800
2010 Rcd: 2	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 06-0-006200 001 Own% Rel AG% Rel NA% Dsb%	7.00	161,012	161,000		161,000
			Total MKT	161,012	161,000	161,000

ASSESSMENT SUMMARY: -----												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2012	151	+ 0	210,500		18,400	228,900		228,900			228,900	
2011	151	+ 0	211,200		19,500	230,700		230,700			230,700	
2010	151	+ 0	211,200		21,600	232,800		232,800			232,800	

LINKED PARCELS - BASE: 06-0-006200 000 -----
 000*06-0-006200 001 06-0-006200 2

Ground BAS area: 308 Totals: 8,239 700
 Effective ground BAS rate: 2.27

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

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 06-L .85
 Additional
 Total percent good85

NOTES: -----
 12X17 TAR PAPER 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			425

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

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



