



**OFFICE OF
AITKIN COUNTY ASSESSOR**
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AITKIN, MINNESOTA 56431
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County Board of Equalization Appeal Information Sheet

Appointment Time: 5:45pm

Owner Name: Keith Nentl

Property ID#: 56-1-012600

Physical Address: Old Creamery Building in Aitkin
(no current physical address on file)

Estimated Market Value 2011 Assessment: \$82,200

Classification 2011 Assessment: Commercial

Estimated Market Value 2012 Assessment: \$61,700

Classification 2012 Assessment: Commercial

Reason for Appeal: Valuation of parcel is too high. Owner paid \$15,000 in November 2011.

Assessor's Recommendation: Reduce building value to \$1000 salvage. The overall EMV reduction due to this proposed change is \$4,400 for a final EMV of \$57,300.

Comments: This property is unique to Aitkin County. There are no true comparable sales to develop a good sales comparison in this market without surveying many rural MN counties. The land on this parcel is valued at the same rate as similar sized commercial lots that do not have prime street frontage in the Aitkin Central Business District. Also, this sale took place outside the 2012 assessment sales study period. Once the 2013 assessment sales study is complete, we might be able to further justify commercial valuation reductions.



Scale: 1:1,265

Old Creamery Parcel

6/6/2012 9:55:21 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.

CAMA LAND DETAILS: ----- NOTES: -----
 Land market: 56-C AITKIN CITY / ZONE 1 / COMM IN Last calc date/env: 06/06/12 I CHANGE BUILDING SITE VALUE TO 1/4 SITE
 Neighborhood: 56-C AITKIN CITY COMMERCIAL/INDUSTR .85 Asmt year: 2013 DUE TO CONDITION OF IMPROVEMENTS AND LACK
 COG: 10668 4 Ac/FF/SF: .00 Lake: OF SUBSTANTIAL COMMERCIAL USE
 Wid: 100.00 Dth: 150.00 Avg CER: APPROXIMATE DIMENSIONS
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 CISITEAT UN .25 25000.00 21250.00 5300 1 233
 1.00 OV
 COMAITCB SF 15000.00 4.00 3.40 51000 1 233 .34
 15000.00 OV
 Front feet: .00 Other Acres: .00 Totals: 56,300
 FF/SF acres: .34 CAMA acres: .34 Mineral:

CAMA SUMMARY: -----
 Schedule: 2013 Insp/By/Cmp: 05/16/2012 SW R
 Neighborhood: 56-C AITKIN CITY COMMERCIAL/INDUSTR
 Nbr Typ Subtype Description Size Class Qlt Last Calc H/G Est Value New Imp
 1 COM C/I EST 3/21/2012 B 5,400
 Estimated land value : 56,300
 Mineral value :
 Improvement value . . . : 5,400
 Total value : 61,700

CAMA IMP DETAILS: 1 COM C/I EST DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2013 Physical: 1.00
 Construction class/Quality: Functional incurable . . .
 Actual/Effective year built: Economic: 56-C 1.00
 Condition: Additional
 Total percent good 1.00
 ---- Characteristics/Areas --- Wid Len Units Str Fdt Wal OV Rate RCN Sum PD Curable %Cmp %New New Imp RCNLD
 _BAS C/I EST APPR EST 5,400 1 1.00 5,400
 Ground BAS area: Totals: 5,400 5,400
 Effective ground BAS rate: .00

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

