



**OFFICE OF  
AITKIN COUNTY ASSESSOR**  
209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
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## County Board of Equalization Appeal Information Sheet

Appointment Time: Assessor Recommendation – will not be present

Owner Name: Robert & Marilyn Feero

Property ID#: 56-1-134100

Physical Address: 109 1<sup>st</sup> Avenue SW, Aitkin, MN 56431

Estimated Market Value 2011 Assessment: \$125,700

Classification 2011 Assessment: 201 (Residential Homestead)

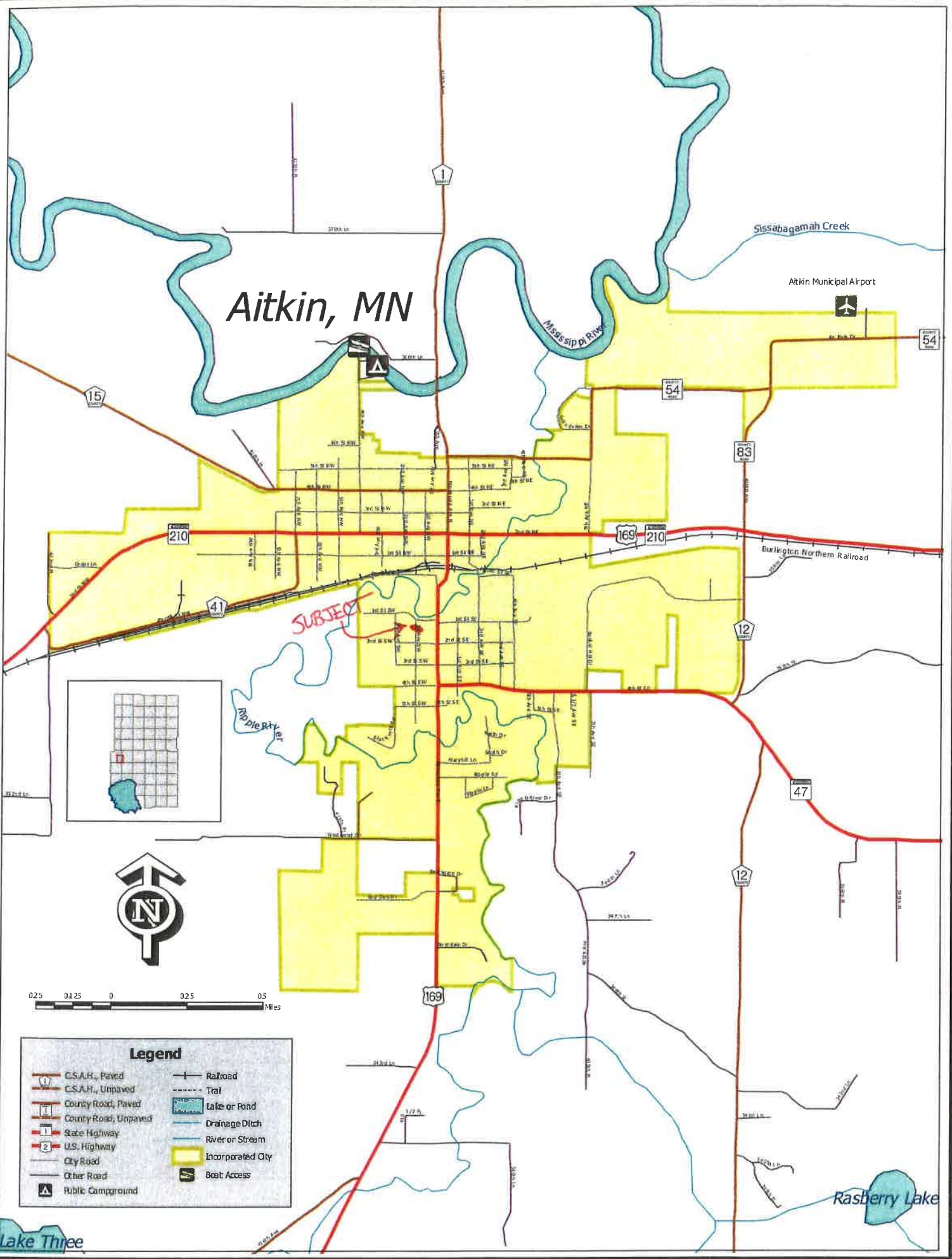
Estimated Market Value 2012 Assessment: \$116,600

Classification 2012 Assessment: 201 (Residential Homestead)

**Reason for Appeal:** Mr. Feero appeared at the Aitkin City Local Board of Appeal & Equalization and was concerned that his Estimated Market Value was too low. The Feero's have made an effort to keep their home updated and in good condition. The Aitkin City Local Board of Appeal & Equalization voted not to change his value at their meeting but asked the appraiser, Stacy Westerlund, to set up a meeting with the Feero's to walk through their residence and determine if the Estimated Market Value was accurate. On May 16, 2012, an appointment was made and Stacy viewed the residence. The inside of the home is nicely updated: the carpets are newer; wood floors are in good condition; walls and ceilings are in good condition; the kitchen has newer cabinets, counters, and flooring. The bathroom is in good condition. The exterior has vinyl siding and newer windows. The roof will need some maintenance at some point.

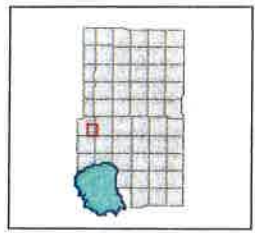
**Assessor's Recommendation:** The recommendation is to increase the effective age of the home from 75% to 80%. This would increase the residence value from \$93,700 to \$99,800. The Total Estimated Market value would increase from \$116,600 to \$122,800. The Feero's approve of this recommendation and to the presentation of the recommendation to the County Board of Appeal & Equalization for approval.

**Comments:** The Feero's understand their Estimated Market Value will increase and that could mean an increase in the taxes as well.



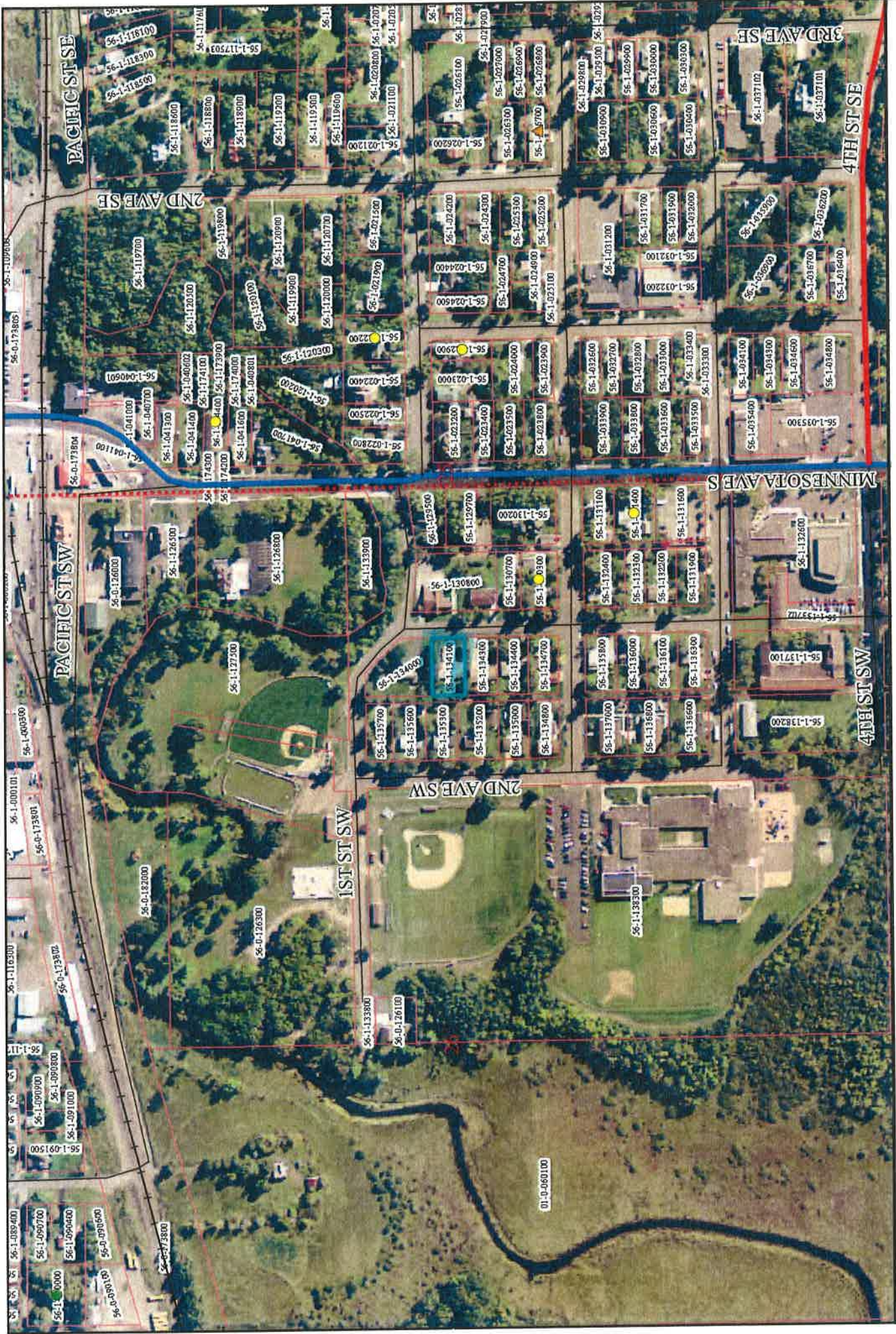
# Aitkin, MN

SUBJECT



Legend			
	C.S.A.H., Paved		Railroad
	C.S.A.H., Unpaved		Trail
	County Road, Paved		Lake or Pond
	County Road, Unpaved		Drainage Ditch
	State Highway		River or Stream
	U.S. Highway		Incorporated City
	City Road		Boat Access
	Other Road		
	Public Campground		





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.

# Feero 56-1-134100

5/16/2012 1:58:16 PM



Scale: 1:3,722





Parcel Nbr:	43324 PRD	Production 2012	Property Assessment Record	AITKIN COUNTY	5/16/12	Page	2
2012	1,128.48	55.32	.00	.00	.00	289.80	894.00
2011	1,273.60	53.47	.00	.00	.00	259.27	778.00
2010	1,226.94	53.83	.00	.00	.00	252.97	738.00

AMA LAND DETAILS:

Land market: 56-CR AITKIN CITY / ZONE 1 / CENTRAL Last calc date/env: 03/21/12 B  
 Neighborhood: 56-CR AITKIN CITY RES CENTRAL(N 47/S 1.00 Asmt year: 2012  
 COG: 98031 1 Ac/FF/SF: .26 Lake:  
 Wid: 80.00 Dth: 142.00 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  
 RES-AITK FF 80.00 320.00 224.00 17900 1 201  
 80.00 SV  
 Front feet: 80.00 Other Acres: .00 Totals: 17,900  
 W/SF acres: .00 CAMA acres: .00 Mineral:

NOTES: -----

AMA SUMMARY:

Schedule: 2012 Insp/By/Cmp: 05/16/2012 SW P  
 Neighborhood: 56-CR AITKIN CITY RES CENTRAL(N 47/S  
 Vbr Typ Subtype Description Size Class Qlt Last Calc H/G Est Value New Imp  
 1 RES 1-3 1380 D 060 5/16/2012 I 93,656  
 2 OTH DECK 72 6 3/21/2012 B 367  
 3 RES GAR 400 D 3 5/16/2012 I 3,828  
 4 OTH DRIVEWAY 1 4 3/21/2012 B 850  
 Estimated land value : 17,900  
 Mineral value . . . . :  
 Improvement value . . . : 98,701  
 Total value . . . . . : 116,601

CAMA IMP DETAILS: 1 RES 1-3  
 House/Garage: Schedule: 2012  
 Construction class/Quality: D 060  
 Actual/Effective year built: 1962  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: .75  
 Functional incurable . . . . .  
 Economic: 56-CR .85  
 Additional . . . . .  
 Total percent good . . . . . .64

NOTES: -----  
 2-17-09 VERY WELL MTD RES. NEWER WINDOWS,  
 SIDING, S&F, SHINGLES ARE GOOD.  
 KEPT GRADE THE SAME. INCR EA FROM .65 TO  
 .75

---- Characteristics/Areas ----			Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_005	COLOR	WHT WHITE															
_010	FOUNDATION	CB CONC BLOCK															
_020	STYLE	RAM RAMBLER															
_030	SHAPE	16 1-6 CORNER															
_040	CONST	FR FRAME															
_050	EXT WALL 1	VL VINYL															
_050	EXT WALL 1	BR BRICK															
_060	ROOF STYLE	GEL GABLE															
_070	ROOF COVER	AS ASPHALT															
_110	BEDROOMS	3 THREE															
_125	BATHROOMS	1 ONE															
_170	FIREPLACE	3							3,000.00		3,000	1			1.00		1,914
_BAS	BASE AREA	060 D-6.0 RES	30	38	1140				104.20		118,788	1			1.00		75,787
_BAS	BASE AREA	060 D-6.0 RES	12	20	240				104.20		25,008	1			1.00		15,955

Ground BAS area: 1,380 Totals: 146,796 93,656  
 Effective ground BAS rate: 66.48

CAMA IMP DETAILS: 2 OTH DECK  
 House/Garage: Schedule: 2012  
 Construction class/Quality: 6  
 Actual/Effective year built:  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: 1.00  
 Functional incurable . . . . .  
 Economic: 56-CR .85  
 Additional . . . . .  
 Total percent good . . . . . .85

NOTES: -----  
 DETACHED DECK ON NORTH SIDE OF GARAGE.

---- Characteristics/Areas ----			Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	BASE AREA	6	6	12	72				6.00		432	1			1.00		367

Ground BAS area: 72 Totals: 432 367  
 Effective ground BAS rate: 5.10

CAMA IMP DETAILS: 3 RES GAR  
 House/Garage: Schedule: 2012  
 Construction class/Quality: D 3  
 Actual/Effective year built:  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: .75  
 Functional incurable . . . . .  
 Economic: 56-CR .85  
 Additional . . . . .  
 Total percent good . . . . . .64

NOTES: -----  
 2-27-09 VINYL SIDING, GABLE, ASP, NEWER  
 OH DOOR.

---- Characteristics/Areas ----			Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_005	COLOR	WHT WHITE															
_010	TYPE	ATT ATTACHED															
_020	FLOOR	CON CONCRETE															
_030	ELECTRIC	Y YES															
_BAS	BASE AREA	3 AVERAGE	20	20	400				15.00		6,000	1			1.00		3,828

Ground BAS area: 400 Totals: 6,000 3,828  
 Effective ground BAS rate: 9.57

CAMA IMP DETAILS: 4 OTH DRIVEWAY  
 House/Garage: Schedule: 2012  
 Construction class/Quality: 4  
 Actual/Effective year built:  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: 1.00  
 Functional incurable . . . . .  
 Economic: 56-CR .85  
 Additional . . . . .  
 Total percent good . . . . . .85

NOTES: -----

---- Characteristics/Areas ----			Wid Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	BASE AREA	4 LG APRON			1				1,000.00		1,000	1			1.00		850

Ground BAS area: 1 Totals: 1,000 850  
 Effective ground BAS rate: 850.00

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

