



**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 Appeal and Equalization Information Sheet

Appointment Time: N/A

Owner Name: Kevin Peterson

Property ID#: 07-0-017401

Physical Address: 43006 Daisy Street

Estimated Market Value 2017 Assessment: \$141,800

Classification 2017 Assessment: Ag - Homestead

Estimated Market Value 2018 Assessment: \$155,500

Classification 2018 Assessment: Ag - Homestead

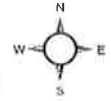
Reason for Appeal: New owner of this residence is on the Farm Island Township Board therefore needs to appeal to the County Board. Residence is in need of repair – more on interior than exterior, therefore we were unaware of the condition. Basement leaks when it rains, attic was full of bats and will need to be cleaned and reinsulated, spiral staircase is sinking into basement since no foundational support underneath, windows need replacing, interior in need of updating, The interior also has some functional issues: main floor bathroom is in the master bedroom, kitchen is an odd layout, some spaces are wasted and not sure what they are for.

Assessor's Recommendation: Reduce the valuation of this parcel to \$127,900. We walked through with the new owner and adjusted effective age along with additional depreciation for basement and attic issues. As repairs are made, we will review property and remove extra depreciation or increase effective age.

Comments: We walked through with the new owner and adjusted effective age along with additional depreciation for basement and attic issues. As repairs are made, we will review the property and remove extra depreciation or increase effective age. Owner is satisfied with our adjustments and agrees with our recommendations.

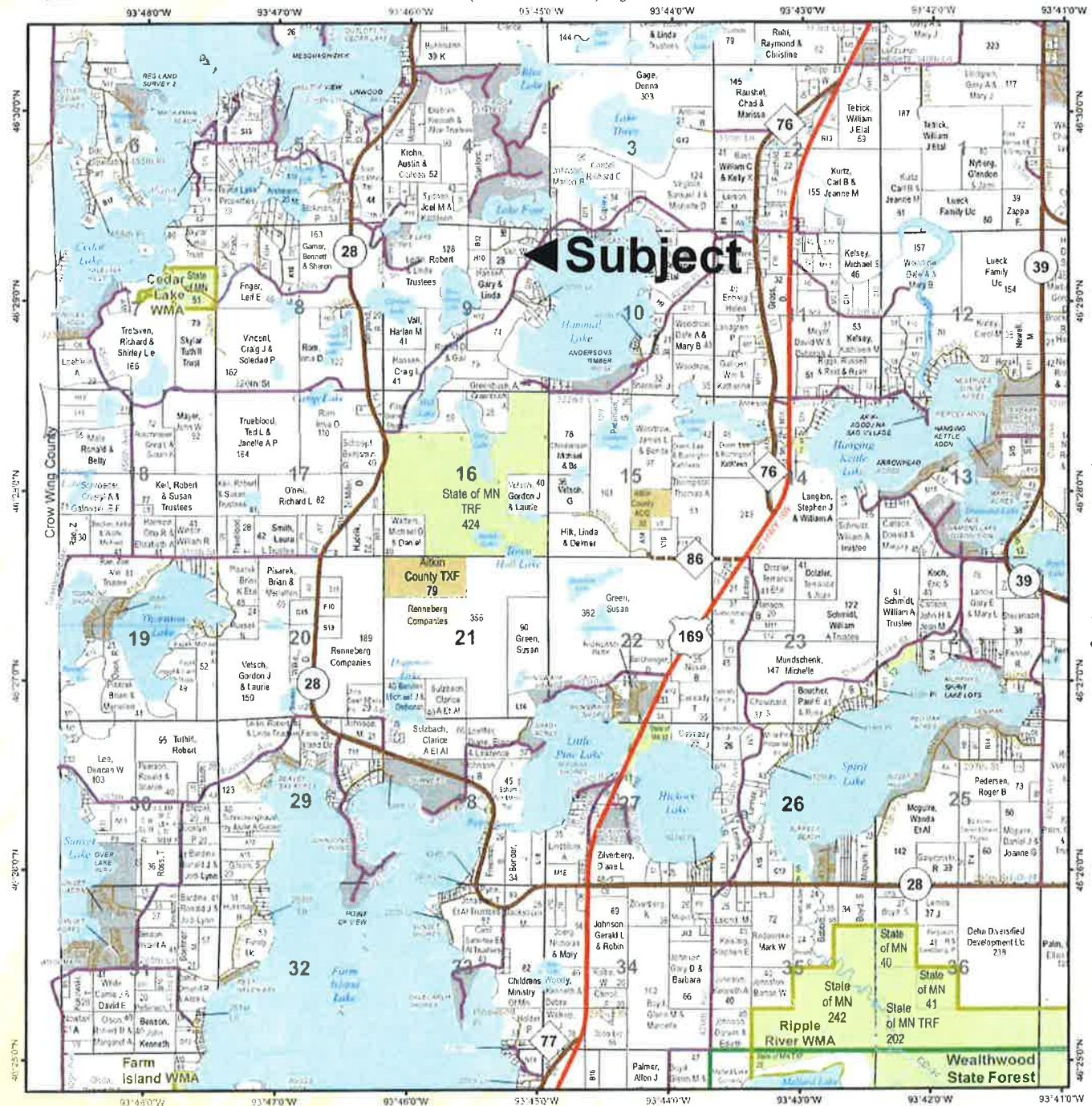


FARM ISLAND T46N-R27W



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Sec (HAZELTON T45N-R27W) Page 20



Experience You Can Trust

JOHNSON
SEWER & EXCAVATING, INC.
34604 - 395TH PLACE • AITKIN, MN 56431

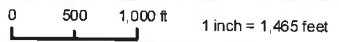
Michael A. Johnson, Owner
218-927-2272

Sewer system installation
Basement excavation
Driveway construction
Sand, gravel, black dirt, fill



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.

Kevin Peterson



Date: 6/5/2018



Fee Owner: 117029
 PETERSON, KEVIN
 Taxpayer: 117029 FALCO:F.O.
 PETERSON, KEVIN
 43006 DAISY ST
 AITKIN MN 56431
 Primary Address/911 #:
 43006 Daisy St
 AITKIN
 Homesteader: 117029 Seq 000
 PETERSON, KEVIN MY
 43006 DAISY ST
 AITKIN MN 56431
 Homesteader: 15372 Seq 000
 VALL, WESLEY J & RUTH B TRUSTEE RA
 43006 DAISY ST
 AITKIN MN 56431

DISTRICTS:
 Twp/City : 7 FARM ISLAND TWP
 School : 1 AITKIN
 Lake : 1016200 FOUR LAKE

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 9 46.0 27 Acres: 9.25
 PT GOVT LOT 1 (NE NE)
 Parcel notes:
 6/4/2018 SMW/MD: VIEWED BUILDINGS WITH KEVIN.

4/20/2018 LBOAE: CONDITION OF RESIDENCE IN QUESTIONS - NO ACTION TAKEN SINCE THIS IS A BOARD MEMBER. WILL SET UP A MEETING TO VIEW RESIDENCE AND TAKE TO COUNTY BOARD

SPLIT PID 07-0-017411 OFF THIS PID FOR THE 16 ASMT; MD 1/2017

12/2016 LISTED FOR \$245,000 WITH DISCOVER REAL ESTATE LLC SELLING WITH 205' FRONTAGE

RA 8/20/2014 SMW: NO ANSWER
 RA 9/24/2009 SMW: RUTH HOME.

SALES HISTORY: -----

Buyer/Seller	Date	Inst	Reject	Sale	Adjusted
PETERSON, KEVIN VALL, RUTH	12/11/2017	T		110,000	110,000

TRANSFER HISTORY: -----

Doc Date	Doc Nbr	To
2017/12/11	A 443028	PETERSON, KEVIN

ASSESSMENT DETAILS: -----

Year	Rcd	Class	Hstd	MP/Seq	Own%100	Rel AG%	Rel NA%	Dsb%	Acres	CAMA	Estimated	Deferred	Taxable
2018	Rcd: 1	Class: 101 Agricultural	Hstd: 1 Agricultural-Homestead	MP/Seq: 07-0-017401 000	Own%100	Rel AG%	Rel NA%	Dsb%	Land 9.00	33,614	33,600		30,129
									Building	119,019	119,000		96,625
									Total MKT	152,633	152,600		126,754
									Site	17,000	17,000		13,529
									House/garage	109,639	109,600		87,225
2018	Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Hstd: 1 Agricultural-Homestead	MP/Seq: 07-0-017401 001	Own%100	Rel AG%	Rel NA%	Dsb%	Land 2.23	2,934	2,900		2,900
									Total MKT	2,934	2,900		2,900
2017	Rcd: 1	Class: 101 Agricultural	Hstd: 1 Agricultural-Homestead	MP/Seq: 07-0-017401 000	Own%100	Rel AG%	Rel NA%	Dsb%	Land 9.00	33,100	33,100		29,101
									Building	105,792	105,800		82,864
									Total MKT	138,892	138,900		111,965
									Site	17,000	17,000		13,001
									House/garage	97,455	97,500		74,564
2017	Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Hstd: 1 Agricultural-Homestead	MP/Seq: 07-0-017401 001	Own%100	Rel AG%	Rel NA%	Dsb%	Land 2.23	2,900	2,900		2,900
									Total MKT	2,900	2,900		2,900
2016	Rcd: 1	Class: 101 Agricultural	Hstd: 1 Agricultural-Homestead	MP/Seq: 07-0-017401 000	Own%100	Rel AG%	Rel NA%	Dsb%	Land 9.00	31,800	31,800		27,801
									Building	105,792	105,800		82,864
									Total MKT	137,592	137,600		110,665
									Site	17,000	17,000		13,001
									House/garage	97,455	97,500		74,564
2016	Rcd: 2	Class: 121 Ag Non-Productive Contiguous	Hstd: 1 Agricultural-Homestead	MP/Seq: 07-0-017401 001	Own%100	Rel AG%	Rel NA%	Dsb%	Land 2.23	2,800	2,800		2,800
									Total MKT	2,800	2,800		2,800

ASSESSMENT SUMMARY: -----

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
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2018 101 + 1	36,500	0	119,000	155,500	129,654	129,654	0
2017 101 + 1	36,000	0	105,800	141,800	114,865	114,865	0
2016 101 + 1	34,600	0	105,800	140,400	113,465	113,465	0

LINKED PARCELS - BASE: 07-0-017401 000 -----
 000*07-0-017401 001 07-0-017401 2 002 07-0-017500
 Total acres: 20.13 Total est: 174,200 Total taxable: 148,354

TAX SECTION:		Taxes				Credits				Net Tax
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tax	
2019		.00	.00	.00	.00	.00	.00	.00	.00	.00
2018	1 121	635.94	156.26	.00	.00	.00	77.70	.00	289.80	424.70
2018	2 121	9.60	.00	.00	.00	.00	9.52	.00	.00	.08
2018		645.15	156.26	.00	.00	.00	87.22	.00	289.80	424.39
2017	1 121	605.99	74.61	.00	.00	.00	70.80	.00	289.80	320.00
2017	2 121	8.54	.00	.00	.00	.00	8.54	.00	.00	.00
2017		614.53	74.61	.00	.00	.00	79.34	.00	289.80	320.00
2016	1 121	665.81	82.53	.00	.00	.00	72.54	.00	289.80	386.00
2016	2 121	89.57	.00	.00	.00	.00	89.57	.00	.00	.00
2016		755.38	82.53	.00	.00	.00	162.11	.00	289.80	386.00

CAMA LAND DETAILS: ----- NOTES: -----
 Land market: 07 FARM ISLAND TWP Last calc date/env: 06/04/18 I 2015: REVIEWED AERIALS
 Neighborhood: 07 FARM ISLAND 1.10 Asmt year: 2019 14.4 GIS ACRES 11.6 DEEDED ACRES
 COG: 117029 1 Ac/FF/SF: 20.13 Lake: 1016200 FOUR LAKE 3 PARCEL COG
 Wid: .00 Dth: 450.00 Avg CER:

Land/Unit Type	Units	Qlt/Acc	-Other- OV	Base Rate	Adj Rate	Value Asmt Cd	Acreage	FTR Value	Improvement	CER Factors
	Size		Comment Df	Est/Dfr	Est/Dfr	Est/Dfr Typ New				
FSITE	AC	1.00		17000.00	17000.00	17000 1 101	1.00			
		20.13				SV				
OPN-R	AC	8.00		1600.00	2076.80	16614 1 101	8.00			
		20.13				MD				
HWD-R	AC	.73		1750.00	2271.50	1658 2 121	.73			
		20.13				TW				
SWP-R	AC	.50		425.00	551.65	276 2 121	.50			
		20.13				WA				
ROAD	AC	.50				2 121	.50			
		20.13				RD				
PHI	UN	1.00		1000.00	1000.00	1000 2 121				
		1.00				OV				
WTR	AC	.50				2 121	.50			
		20.13				WA				
Front feet:	.00	Other Acres:	11.23	Totals:	36,548					
FF/SF acres:	.00	CAMA acres:	11.23							

Mineral:

CAMA SUMMARY: -----

Schedule: 2019 Insp/By/Cmp: 08/20/2014 SW R

Neighborhood: 07 FARM ISLAND

Nbr	Typ	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1496	D	055	6/04/2018	I H	78,117	
2	RES	GAR	GREEN ROOF	1400	D	1	6/05/2018	I G	5,292	
3	OTH	STORAGE	POLE GAR	2600		002	6/04/2018	I	3,276	
4	OTH	STORAGE	MACHINE SH	864		001	3/15/2018	B	778	
5	FRM	BARN	BARN W/LN	1080	D	050	6/04/2018	I	1,555	
6	FRM	MLK	ON BARN/LN	140	D	3	3/15/2018	B	567	
7	OTH	DRIVEWAY		1		2	3/15/2018	B	1,800	
Estimated land value :									36,548	
Mineral value :										
Improvement value . . . :									91,385	
Total value :									127,933	

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

House/Garage: H Schedule: 2019
 Construction class/Quality: D 055
 Actual/Effective year built:
 Condition:

Physical: .60
 Functional incurable60
 Economic: 07 .90
 Additional90
 Total percent good49

6/4/2018: BASEMENT IS WET WHEN IT RAINS. HEAT IS FUEL OIL. BRICK FP DOES NOT WORK BUT LOOKS GOOD, STONE WORKS AND LOOKS GOOD BRICK AROUND SPIRAL STAIRCASE IS SINKING BECAUSE NOT FOUNDATION UNDER IT - CAUSING MAIN FLOOR TO SAG, WINDOWS NEED REPLACING ATTIC FULL OF BATS, NEED NEW INSULATION 200 AMP SERVICE AND OUTLETS FIXED. REDOING PLUMBING. CEILING IN SOME AREAS FALLING IN EA FROM 68 TO 60. CORRECTED AMOUNT OF BSMT PUT ON ADDITIONAL -10% FOR BSMT/ATTIC AS REPAIRS MADE REVIEW ADDITIONAL DEP AND EA AND ADJUST ACCORDINGLY

RA 8/20/2014: SHINGLES STILL LOOK GOOD; EXTERIOR APPEARS TO HAVE BEEN PAINTED; NO CHANGE TO WINDOWS. NO CHANGE TO EA

RA 9/24/2009 APPEARS TO BE WELL MAINTAINED LEFT EA AS SHINGLES APPEAR TO BE NEWER BUT NO OTHER CHANGES

Code	Description	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
003	INSPECTION EX EXTR ONLY																
005	COLOR WHT WHITE																
010	FOUNDATION STN STONE/ROCK																
020	STYLE RAM RAMBLER																
025	STORIES																
030	SHAPE 711 7-11CORNER																
040	CONST FR FRAME																
050	EXT WALL 1 LAP LAP SIDING																
055	EXT WALL 2 STN STONE																
060	ROOF STYLE GBL GABLE																
070	ROOF COVER AS ASPHALT																
080	WINDOW 1 DH DOUBLE HNG																
085	WINDOW 2 OR ORIGINAL																
090	FURN. TYPE BB BASEBOARD																
100	INT WALL 1 DW DRYWALL																
105	INT WALL 2 TG T/G PANEL																
110	BEDROOMS 4 FOUR																
115	FLOR CVR 1 CR CARPET																
118	FLOR CVR 2 CT CERAM TILE																
125	BATHROOMS 2.5 TWO&A HALF																
140	WALK OUT																
145	LOOKOUT B N NO																
150	CENTRL AIR N NO																
160	BSMT FIN 0 NONE																
162	B INT WALL NO NONE																
164	B FLR CVR NO NONE/SUBFL																
166	BSM BDRMS 0 NONE																
167	BSM BATHS 0 NONE																
168	BSM ROOMS																
170	FIREPLACE 2																
170	FIREPLACE 4								4,000.00	4,000	1			1.00			1,944
175	FP TYPE 40 MED STONE								2,000.00	2,000	1			1.00			972
175	FP TYPE 25 MED BRICK																
180	LUXURY FIX																
200	TUCK UNDER N NO																
210	EXTRA KIT.																
BAS	BASE AREA 055 D-5.5 RES	24	28	672	150	BSM			122.30	82,186	1			1.00			39,942
BAS	BASE AREA 055 D-5.5 RES	16	20	320		SLB			87.84	28,109	1			1.00			13,661
BAS	BASE AREA 055 D-5.5 RES	10	20	200		SLB			87.84	17,568	1			1.00			8,538
BAS	BASE AREA 055 D-5.5 RES	8	10	80		SLB			87.84	7,027	1			1.00			3,415
BAS	BASE AREA 055 D-5.5 RES	8	28	224		SLB			87.84	19,676	1			1.00			9,563
OP	OPEN PORCH 2	4	5	20					8.40	168	1			1.00			82

Effective BAS rate: 50.21 Totals: 160,734 78,117
 Ground floor area: 1,496
 Gross floor area: 1,496

CAMA IMP DETAILS: 2 RES GAR GREEN ROOF DEPRECIATION PCT GOOD FACTORS: NOTES: -----

House/Garage: G Schedule: 2019
 Construction class/Quality: D 1
 Actual/Effective year built:
 Condition:

Physical: .60
 Functional incurable
 Economic: 07 .90
 Additional
 Total percent good54

6/4/2018: USED UNPEELED LOGS FOR CONSTRUCTN
 HAS SOME ROT. SALVAGE MATERIALS IN WALLS
 FLOOR, CEILING. EA FROM 70 TO 60 AND GAR2
 TO GAR1 CONC FLOOR CRACKED

RA 8/20/2014: FRAME BUILT - GABLE ROOF
 WITH NEWER METAL ROOF (GREEN); WOOD LAP
 EXTERIOR NO CHANGE TO EA

ADD TO GAR BUILT IN 1980
 RA 9/24/2009: GARAGE IS VERY LONG. UNDER
 THE ADD THERE APPEARS TO BE ANOTHER GAR.
 SO BACK OF GARAGE IS 1 OVER GARAGE. FRONT
 OF GARAGE IS GARAGE OVER SLAB. SHINGLES
 ARE SHAKES AND ARE LOOKING A BIT OLDER ON
 THE OLDER PORTION OF THE GARAGE. EA FROM
 80 TO 70.

---- 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	DET DETACHED																		
015	STORY HGT																			
020	FLOOR	CON CONCRETE																		
025	CONST	FR FRAME																		
030	ELECTRIC	Y YES																		
040	LINING																			
050	INSULATION																			
060	HEAT																			
100	LIVING-1																			
110	LIVING-2																			
BAS	BASE AREA	1	28	24	672					7.00	4,704	1		1.00					2,540	
BAS	BASE AREA	1	26	28	728					7.00	5,096	1		1.00						2,752

Effective BAS rate: 3.78 Totals: 9,800 5,292
 Ground floor area: 1,400
 Gross floor area: 1,400

CAMA IMP DETAILS: 3 OTH STORAGE POLE GAR
 House/Garage: Schedule: 2019
 Construction class/Quality: 002
 Actual/Effective year built: 1986
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: .70
 Functional incurable
 Economic: 07 .90
 Additional
 Total percent good63

NOTES: -----
 6/4/2018 SALVAGE MATERIALS USED IN CONST
 EA FROM 100 TO 70
 RED POLE BLG: GABLE ROOF AND METAL ROOFING
 METAL EXTERIOR, MEASURED VIA GOOGLE EARTH
 AND REMOVED 10'

---- Characteristics/Areas ---			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD		
BAS	STORAGE	002	26	100	2600					2.00	5,200	1		1.00						3,276
Effective BAS rate:					1.26					Totals:	5,200									3,276
Ground floor area:					2,600															
Gross floor area:					2,600															

CAMA IMP DETAILS: 4 OTH STORAGE MACHINE SH
 House/Garage: Schedule: 2019
 Construction class/Quality: 001
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable
 Economic: 07 .90
 Additional
 Total percent good90

NOTES: -----
 MACH SHED: 3 SIDED; SHED TYPE ROOF WITH
 METAL ROOFING, METAL SIDES

---- Characteristics/Areas ---			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD		
BAS	STORAGE	001	24	36	864					1.00	864	1		1.00						778
Effective BAS rate:					.90					Totals:	864									778
Ground floor area:					864															
Gross floor area:					864															

CAMA IMP DETAILS: 5 FRM BARN BARN W/LN
 House/Garage: Schedule: 2019
 Construction class/Quality: D 050
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: .50
 Functional incurable
 Economic: 07 .90
 Additional
 Total percent good45

NOTES: -----
 6/4/2018: PART HAS COLLAPSED AND BEEN PUT
 BACK UP - SECURED WITH CABLES. CURRENTLY
 AT SALVAGE VALUE
 RED BARN - GAMBREL WITH METAL, WOOD EXT.

---- Characteristics/Areas ---			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD		
BAS	BARN	050	30	36	1080					2.00	2,160	1		1.00						972

LT	LT/ADD	5	18	36	648	2.00	1,296	1	1.00	583
		Effective BAS rate:			.90	Totals:			3,456	1,555
		Ground floor area:			1,080					
		Gross floor area:			1,080					

CAMA IMP DETAILS: 6 FRM MLK	ON BARN/LN	DEPRECIATION PCT GOOD FACTORS:	NOTES: -----
House/Garage: Schedule: 2019		Physical: .50	FRAME BUILT WITH GABLE ROOF AND METAL
Construction class/Quality: D 3		Functional incurable . . .	ROOFING; WOOD EXTERIOR
Actual/Effective year built:		Economic: 07 .90	
Condition:		Additional	
		Total percent good	

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
	BAS MILK HSE	3	AVERAGE	10	14	140				9.00	1,260	1			1.00			567	
		Effective BAS rate:			4.05	Totals:			1,260	567									
		Ground floor area:			140														
		Gross floor area:			140														

CAMA IMP DETAILS: 7 OTH DRIVEWAY		DEPRECIATION PCT GOOD FACTORS:	NOTES: -----
House/Garage: Schedule: 2019		Physical: 1.00	CONCRETE DRIVEWAY AND CIRCULAR CONCRETE
Construction class/Quality: 2		Functional incurable . . .	PATIO
Actual/Effective year built:		Economic: 07 .90	
Condition:		Additional	
		Total percent good	

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
	BAS BASE AREA	2	AVG DRIVE			1				2,000.00	2,000	1			1.00			1,800	
		Effective BAS rate:			1,800.00	Totals:			2,000	1,800									
		Ground floor area:			1														
		Gross floor area:			1														

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





Driveway

