



**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
[assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)

## County Board of Appeal and Equalization Information Sheet

Appointment Time: 4:20 PM

Owner Name: Suzanne Root, Jean Root

Property ID#: 56-1-118600

Physical Address: 12 Second Avenue SE, Aitkin, MN 56431

Estimated Market Value 2018 Assessment: Total Estimated Value \$186,900.  
House Value was \$142,700.

Classification 2018 Assessment: Residential Homestead

Estimated Market Value 2019 Assessment: (After the City of Aitkin Local Board of  
Appeal and Equalization adjustment)  
Total Estimated Value was \$163,700.  
House Value is \$115,700.

Classification 2019 Assessment: Residential Homestead

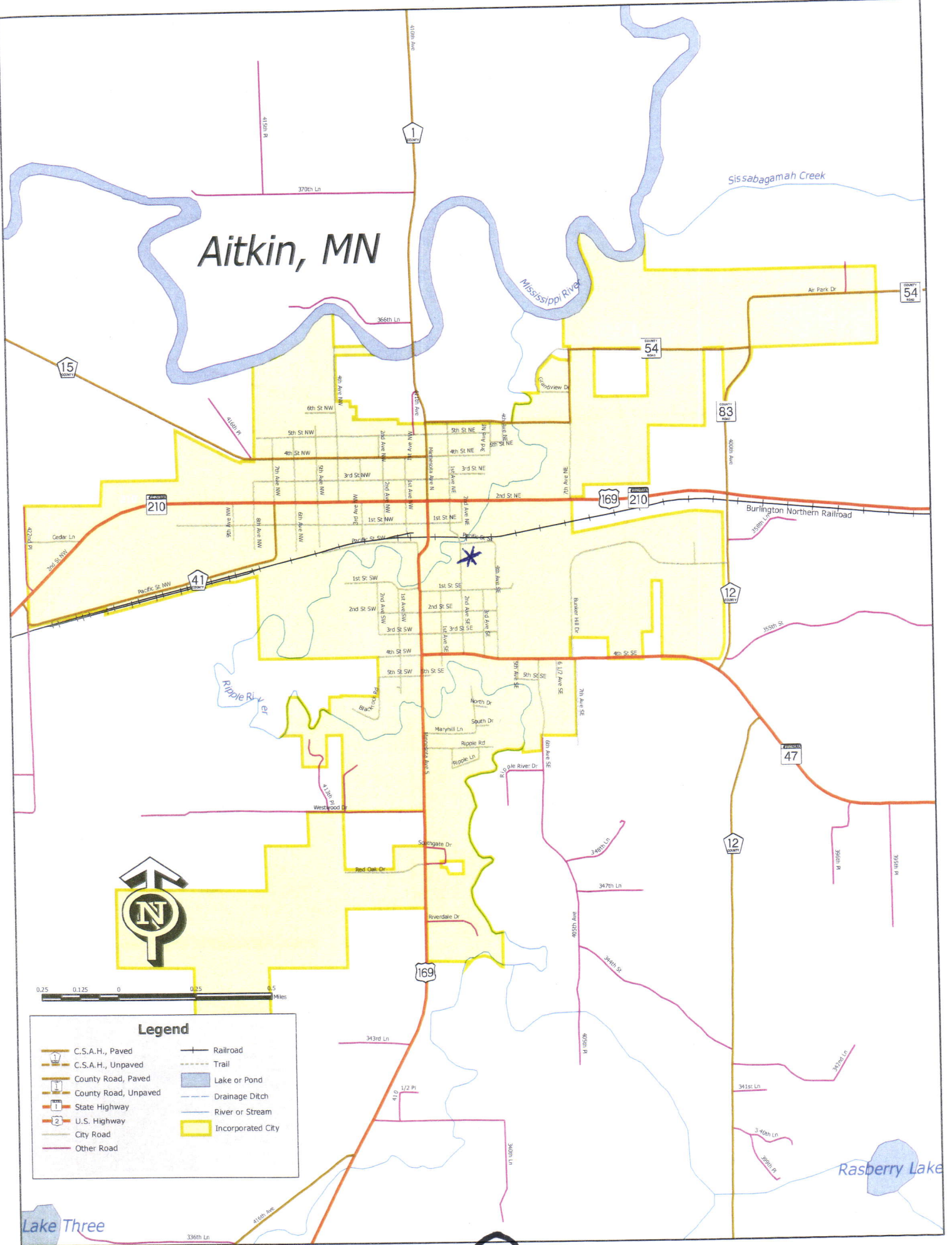
Reason for Appeal: Water issues in basement

Assessor's Recommendation: No change to valuation. See comments.

Comments:

- The appraiser for the area walked through the basement with the owner and made a 10% reduction to the residence for the basement flooding. The overall effective age was also lowered at that time from 60 to 55.
- The owner appealed the value to the City of Aitkin at their Local Board of Appeal and Equalization. The City gave an additional 10% reduction to the residence and directed the City Engineer to meet with the owners to determine if the issue is a City of Aitkin drainage issue.
- The City Engineer has met with the owner but does not yet have a report.
- The appraiser for the area does not have additional reduction recommendations at this time. The City Engineers report may or may not change the recommendation.

# Aitkin, MN



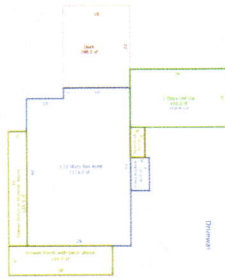
Legend			
	C.S.A.H., Paved		Railroad
	C.S.A.H., Unpaved		Trail
	County Road, Paved		Lake or Pond
	County Road, Unpaved		Drainage Ditch
	State Highway		River or Stream
	U.S. Highway		Incorporated City
	City Road		
	Other Road		

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56-1-118600 Root 12 Second Avenue SE, Aitkin, MN 56431







Fee Owner: 12824  
 ROOT, GORDON & JEAN  
 Taxpayer: 12824 FALCO:F.O.  
 ROOT, GORDON & JEAN  
 12 2ND AVE SE  
 AITKIN MN 56431  
 Primary Address/911 #:  
 12 2ND AVE SE  
 AITKIN MN  
 Homesteader: 12824 Seq 000  
 ROOT, GORDON & JEAN RA  
 12 2ND AVE SE  
 AITKIN MN 56431

DISTRICTS:  
 Twp/City : 56 AITKIN CITY  
 Plat . . . : 15 KNOXS IRREGULAR LOTS NW NWLOT 5  
 School . . . : 1 AITKIN

LEGAL DESCRIPTION:  
 Sec/Twp/Rge : 25 47.0 27 Acres: .00

Parcel notes:  
 LBOAE 5/1/2019 LT ATTENDED (SMW AT JURY DUTY). BOARD VOTED TO REMOVE AN ADDITIONAL 10% FROM RESIDENCE - SEE NOTES

RA 1/24/2019 SMW: MET WITH SUZANNE ROOT WALKED THROUGH BASEMENT BASEMENT HAS FLOODED EVERY SPRING FOR THE PAST TEN YEARS (AROUND THE TIME THE HOSPITAL WAS BUILT. THE STORM DRAINS AND CULVERT FREEZE, CITY SEWAGE BACKS UP INTO THE RESIDENCE. CITY SAYS IT IS HER PROBLEM

NC CHECK 2/20/2015 SMW: PER CITY OF AITKIN PERMIT LIST - DECK WAS REPLACED

RA 11/13/2013 SMW: MRS.ROOT HOME - SHE SAID NO CHANGE SINCE 2009

On 02/27/2009 at 12:45, LDT1 wrote:  
 SW & LT, R/A GORDON HOME PHOTOS

ASSESSMENT DETAILS: -----				Acres	CAMA	Estimated	Deferred	Taxable
2019 Rcd:	1	Class:	201 Residential 1 unit	Land	26,923	26,900		23,239
		Hstd:	1 Residential-Homestead	Building	136,812	136,800		118,179
		MP/Seq:	56-1-118600 000	Total MKT	163,735	163,700		141,418
		Own%100	Rel AG% Rel NA% Dsb%	10 acres	26,923	26,900		23,239
2018 Rcd:	1	Class:	201 Residential 1 unit	Land	26,923	26,900		23,994
		Hstd:	1 Residential-Homestead	Building	159,971	160,000		142,712
		MP/Seq:	56-1-118600 000	Total MKT	186,894	186,900		166,706
		Own%100	Rel AG% Rel NA% Dsb%	10 acres	26,923	26,900		23,994
2017 Rcd:	1	Class:	201 Residential 1 unit	Land	26,900	26,900		23,727
		Hstd:	1 Residential-Homestead	Building	151,092	151,100		133,278
		MP/Seq:	56-1-118600 000	Total MKT	177,992	178,000		157,005
		Own%100	Rel AG% Rel NA% Dsb%	10 acres	26,900	26,900		23,727
2016 Rcd:	1	Class:	201 Residential 1 unit	Land	26,900	26,900		23,727
		Hstd:	1 Residential-Homestead	Building	151,092	151,100		133,278
		MP/Seq:	56-1-118600 000	Total MKT	177,992	178,000		157,005
		Own%100	Rel AG% Rel NA% Dsb%	10 acres	26,900	26,900		23,727

ASSESSMENT SUMMARY: -----												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2019	201	1	26,900	0	136,800	163,700		141,418			141,418	0
2018	201	1	26,900	0	160,000	186,900		166,706			166,706	0
2017	201	1	26,900	0	151,100	178,000		157,005			157,005	0
2016	201	1	26,900	0	151,100	178,000		157,005			157,005	0

LINKED PARCELS - BASE: 56-1-118600 000 -----  
 000\*56-1-118600 001 56-1-117503



Total acres:	Total est:	166,200	Total taxable:	143,918						
TAX SECTION: ----- Taxes ----- Credits ----- Net Tax										
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	
2020		.00	.00	.00	.00	.00	.00	.00	.00	.00
2019		2,215.69	242.11	.00	.00	.00	.00	.00	289.80	2,168.00
2018		2,070.59	243.21	.00	.00	.00	.00	.00	289.80	2,024.00
2017		2,087.99	115.81	.00	.00	.00	.00	.00	289.80	1,914.00

CAMA LAND DETAILS: ----- NOTES: -----

Land market: 56-CR AITKIN CITY CENTRAL RES Last calc date/env: 03/21/19 B APPRX DIMENSIONS

Neighborhood: 56-CR AITKIN CITY RES CENTRAL(N 47/S .95 Asmt year: 2019

COG: 12824 1 Ac/FF/SF: .00 Lake:

Wid: 180.00 Dth: 250.00 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	180.00				320.00	149.57	26923	1 201				
	180.00							SV				
Front feet:	180.00		Other Acres:		.00	Totals:	26,923					
FF/SF acres:	.00		CAMA acres:		.00							

Mineral:

CAMA SUMMARY: -----

Schedule: 2019 Quintile date: 01/24/2019 Insp/By/Cmp: 01/24/2019 SW P

Neighborhood: 56-CR AITKIN CITY RES CENTRAL(N 47/S

Nbr	Type	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1295	D	065	5/01/2019	I	115,703	
2	RES	GAR	ATTACHED	416	D	2	3/21/2019	B	2,845	
3	RES	GAR	DETACHED	1040	D	3	3/21/2019	B	13,347	
4	RES	GAR	UTIL. GAR	140	D	1	3/21/2019	B	1,117	
5	OTH	DRIVEWAY		1		1-	3/21/2019	B	3,800	
Estimated land value :									26,923	
Mineral value . . . . :										
Improvement value . . . . :									136,812	
Total value . . . . . :									163,735	

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

House/Garage: Schedule: 2019 Physical: .55

Construction class/Quality: D 065 Functional incurable . . . Economic: 56-CR .95

Actual/Effective year built: 1890 Additional . . . . . .80

Condition: Total percent good . . . . .42

NOTES: -----

LBOAE 5/1/2019: BOARD VOTED TO TAKE ANOTHER 10% OFF RESIDENCE VALUE. ENTERED UNDER "ADDITIONAL DEPRECIATION" AND SINCE 10% ALREADY THERE FOR BSMT/FOUNDATION IT IS NOW -20% ADDITIONAL DEPRECIATION. IF CORRECTIONS ARE MADE THIS WILL BE REMOVED.

RA 1/24/2019 - SPOKE WITH MD (ASSESSOR) USING AN ADDITIONAL -10% ON WHOLE RES THIS BASICALLY MEANS WE ARE REMOVING ANY SORT OF VALUE FOR BSMT OF ANY KIND. ALSO CHANGED THE EA FROM 60 TO 55.

NC CHECK 2/20/2015: DECK REPLACED

RA 11/13/2013: NO CHANGES PER OWNER. NO CHANGE TO EA

2-20-09 WELL MAINTAINED RES. SIDING HAS BEEN REPLACED AT SOME POINT WITH METAL. NEWER ROOF, S&F. WINDOWS ARE NOT NEW BUT LOOK IN GOOD COND FOR AGE. KEPT GRADE THE SAME. INCR EA FROM .50 TO .60

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_003 INSPECTION EX EXTR ONLY																
_005 COLOR WHI WHITE																
_010 FOUNDATION CB CONC BLOCK																
_020 STYLE																
_025 STORIES																
_030 SHAPE 711 7-11CORNER																
_040 CONST FR FRAME																
_050 EXT WALL 1 ML MET/STEEL																
_055 EXT WALL 2 LAP LAP SIDING																
_060 ROOF STYLE GBL GABLE																
_060 ROOF STYLE HIP HIP ROOF																





---- 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	3 AVERAGE	26	40	1040					18.00	18,720	1			1.00				13,347

Effective BAS rate: 12.83 Totals: 18,720 13,347  
 Ground floor area: 1,040  
 Gross floor area: 1,040

CAMA IMP DETAILS: 4 RES GAR UTIL. GAR DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2019 Physical: 1.00 RA 1/24/2019: NO CHANGE TO EA  
 Construction class/Quality: D 1 Functional incurable . . . RA 11/13/2013: FRAME BUILT WITH GABLE ROOF  
 Actual/Effective year built: 2008 Economic: 56-CR .95 AND ASPHALT SHINGLES; METAL LAP EXTERIOR  
 Condition: Additional . . . . . NO CHANGE  
 Total percent good . . . . . 2-20-09 UTILITY SHED/GAR. HAS OVERHEAD  
 DOOR ON SLAB. APPEARS TO BE PRETTY NEW  
 CONSTRUCT. NOT SURE WHEN BUILT.

---- 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 10 14 140	10	14	140					8.40	1,176	1			1.00				1,117

Effective BAS rate: 7.98 Totals: 1,176 1,117  
 Ground floor area: 140  
 Gross floor area: 140

CAMA IMP DETAILS: 5 OTH DRIVEWAY DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2019 Physical: 1.00 PARTIALLY SHARED DRIVEWAY WITH NEIGHBOR.  
 Construction class/Quality: 1- Functional incurable . . .  
 Actual/Effective year built: Economic: 56-CR .95  
 Condition: Additional . . . . .  
 Total percent good . . . . .

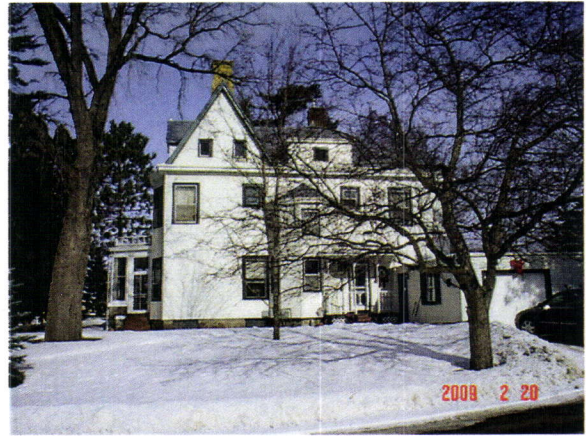
---- Characteristics/Areas ---			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
BAS	BASE AREA	1- OLDER LONG			1					4,000.00	4,000	1			1.00				3,800

Effective BAS rate: 3,800.00 Totals: 4,000 3,800  
 Ground floor area: 1  
 Gross floor area: 1

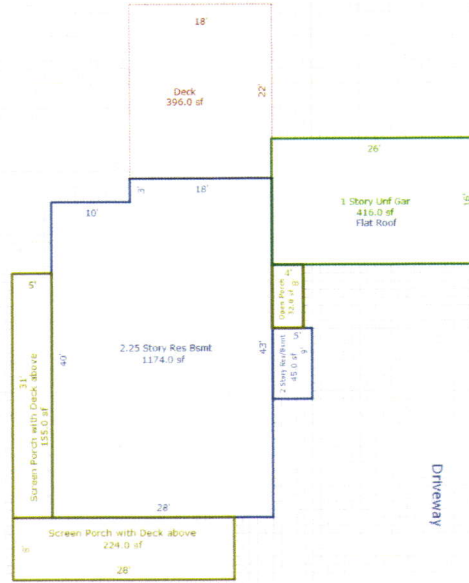
Field check value: Appraiser's initials: Date of inspection:







9



River

Street

DRIVEWAY

Street

Sketch by Ape Sketch

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