



AITKIN COUNTY ASSESSOR

Aitkin County Government Center
307 2nd Street NW, Room 310
Aitkin, MN 56431

assessor@co.aitkin.mn.us
Phone: 218-927-7327
Fax: 218-927-7379

County Board of Equalization Appeal Information Sheet

Appointment Time: 5:55 pm

Owner Name: Elizabeth Larson

Property ID#: 56-1-168303

Physical Address: 917 Blackrock Road, Aitkin MN

Estimated Market Value 2021 Assessment: \$ 221,000

Classification 2021 Assessment: Residential Homestead

Estimated Market Value 2022 Assessment: \$297,900

Classification 2022 Assessment: Residential Homestead

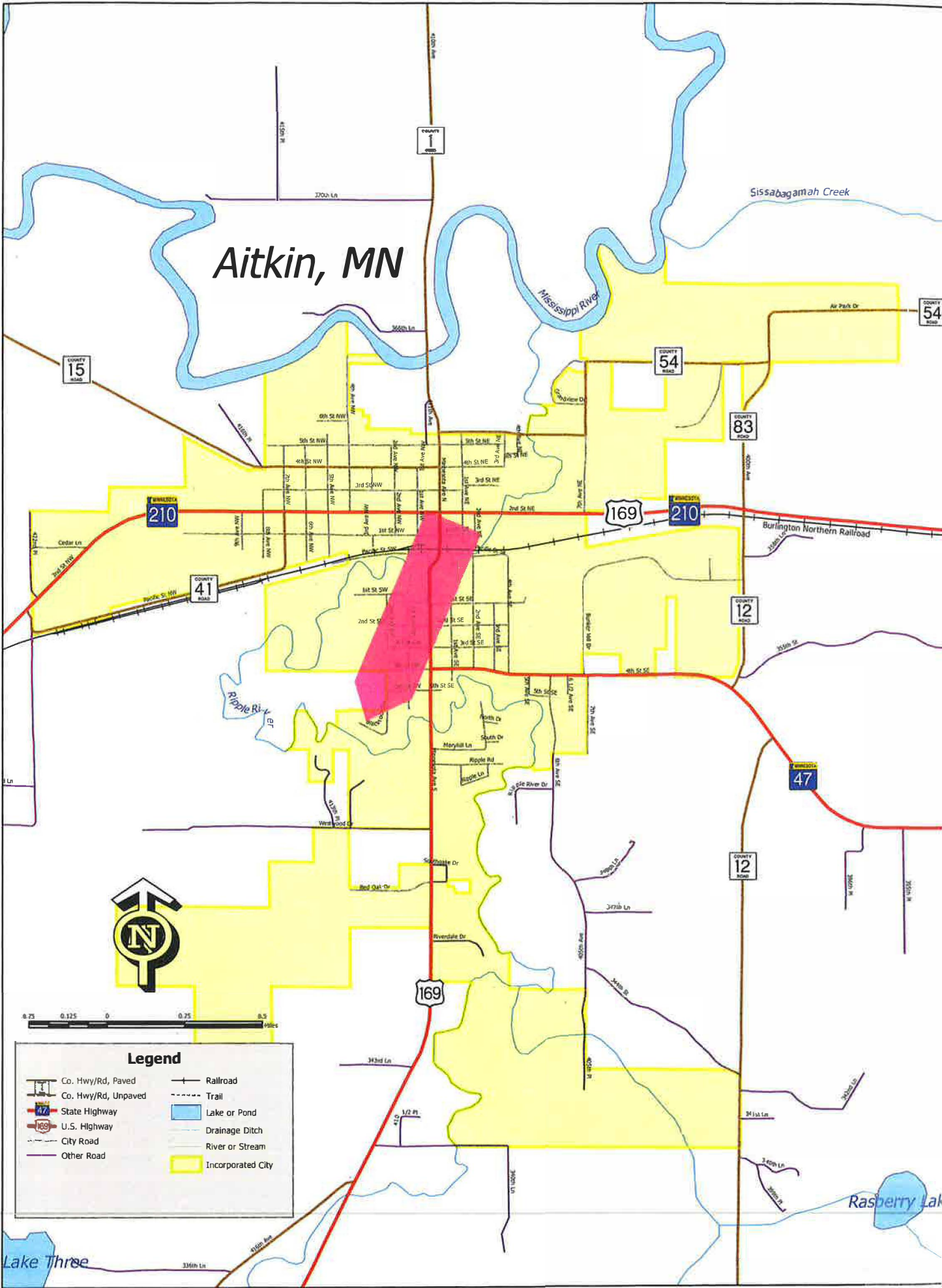
Decision of Local Board (if applicable): No change

Summary of Issue: Value increase too high

Assessor's Recommendation: No change

Comments: The parcel received the same increases as everyone in the neighborhood.

Aitkin, MN



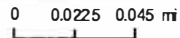
Legend



56-1-168303 Larson

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.

1:4,514



1 inch = 376 feet



Date: 6/2/2022



Fee Owner: 110046
 LARSON, ELIZABETH
 Taxpayer: 110046 FALCO:F.O.
 LARSON, ELIZABETH
 917 BLACKROCK ROAD
 AITKIN MN 56431
 Primary Address/911 #:
 917 BLACKROCK ROAD
 AITKIN MN
 Homesteader: 110046 Seq 000
 LARSON, ELIZABETH
 917 BLACKROCK ROAD
 AITKIN MN 56431

DISTRICTS:
 Twp/City : 56 AITKIN CITY
 Plat : 31 BLACKROCK WOODS
 School : 1 AITKIN

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 26 47.0 27 Acres: .00
 PT OUTLOT A (A) AS IN DOC 375453
 Parcel notes:
 2019: PERMIT TO REROOF HOME
 RA 2/11/2019 SMW: NO ANSWER. LEFT A CARD
 REDUCED BLDG VALUE DUE TO NEIGHBORHOOD
 CHANGE, SENT REVISED NOTICE, MD 4/2016
 RA 9/12/2013 SMW: MRS. LARSON HOME
 ***5/26/2009 JOHN LARSON INTO OFFICE WITH
 BLUEPRINT OF RESIDENCE. USING THAT FOR HIS
 SQUARE FOOTAGE OF HOME AND ATTACHED GARAGE
 SHOULD REMASURE AT NEXT RA OR SALE.
 On 02/18/2009 at 7:29, LDT1 wrote:
 SW, LT, R/A NOT HOME PHOTOS.

ASSESSMENT DETAILS: -----				Acres	CAMA	Estimated	Deferred	Taxable
2022 Rcd:	1 Class:	201 Residential 1 unit		Land	37,757	37,800		36,477
	Hstd:	1 Residential-Homestead		Building	260,146	260,100		250,994
	MP/Seq:	56-1-168303 000		Total MKT	297,903	297,900		287,471
	Own%100	Rel AG% Rel NA% Dab%		10 acres	37,757	37,800		36,477
2021 Rcd:	1 Class:	201 Residential 1 unit		Land	30,206	30,200		27,829
	Hstd:	1 Residential-Homestead		Building	190,768	190,800		175,821
	MP/Seq:	56-1-168303 000		Total MKT	220,974	221,000		203,650
	Own%100	Rel AG% Rel NA% Dab%		10 acres	30,206	30,200		27,829
2020 Rcd:	1 Class:	201 Residential 1 unit		Land	30,206	30,200		27,611
	Hstd:	1 Residential-Homestead		Building	181,682	181,700		166,120
	MP/Seq:	56-1-168303 000		Total MKT	211,888	211,900		193,731
	Own%100	Rel AG% Rel NA% Dab%		10 acres	30,206	30,200		27,611
2019 Rcd:	1 Class:	201 Residential 1 unit		Land	30,206	30,200		27,578
	Hstd:	1 Residential-Homestead		Building	180,439	180,400		164,736
	MP/Seq:	56-1-168303 000		Total MKT	210,645	210,600		192,314
	Own%100	Rel AG% Rel NA% Dab%		10 acres	30,206	30,200		27,578

ASSESSMENT SUMMARY: -----												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2022	201	1	37,800	0	260,100	297,900		287,471			287,471	0
2021	201	1	30,200	0	190,800	221,000		203,650			203,650	0
2020	201	1	30,200	0	181,700	211,900		193,731			193,731	0
2019	201	1	30,200	0	180,400	210,600		192,314			192,314	0

TAX SECTION: -----										
Tax Year	Rec Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax
2023		.00	.00	.00	.00	.00	.00	.00	.00	.00
2022		3,324.09	227.71	.00	.00	.00	.00	.00	289.80	3,262.00
2021		2,818.46	247.34	.00	.00	.00	.00	.00	289.80	2,776.00
2020		2,628.79	265.01	.00	.00	.00	.00	.00	289.80	2,604.00

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

Land market: 56-BL AITKIN CITY BLACKCRK RES Last calc date/env: 03/11/22 B
 Neighborhood: 56-BL AITKIN CITY BLACKROCK RESIDENT 1.20 Asmt year: 2022
 COG: 110046 1 Ac/FF/SF: .00 Lake:
 Wid: 115.00 Dth: 213.00 Avg CR:

Land/Unit Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value	Asmt Cd	Acreage	PTR Value	Improvement	CR Factors
	Size		Comment	Df	Est/Dfr	Est/Dfr	Est/Dfr	Typ New				
RES-AITK FF	115.00				400.00	328.32	37757	1 201				
	115.00							SV				
Front feet:	115.00	Other Acres:		.00	Totals:		37,757					
FF/SF acres:	.00	CAMA acres:		.00								

Mineral:

CAMA SUMMARY: -----

Schedule: 2022 Quintile date: 02/11/2019 Insp/By/Cmp: 09/12/2013 SW P
 Neighborhood: 56-BL AITKIN CITY BLACKROCK RESIDENT

Nbr	Type	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1656	D	065	3/11/2022	B	237,660	
2	RES	GAR	ATTACHED	576	D	4	3/11/2022	B	19,673	
3	OTH	DRIVEWAY		1		3	3/11/2022	B	1,563	
4	OTH	PATIO		4		1	3/11/2022	B	1,250	
Estimated land value :									37,757	
Mineral value :										
Improvement value . . . :									260,146	
Total value :									297,903	

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: Schedule: 2022
 Construction class/Quality: D 065
 Actual/Effective year built: 2002
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: .90
 Functional incurable
 Economic: 56-BL 1.25
 Additional
 Total percent good 1.13

NOTES: -----
 RA 2/11/2019: APPEARS TO BE WELL MAINTAINED
 NO CHANGE TO EA
 RA 9/12/2013: NO CHANGES. WELL MAINTAINED
 EA FROM 95 TO 90
 *** 5/26/2009 PER JOHN LARSON (RES BLUE-
 PRINT) THE TOTAL SF SHOULD BE 1656 - MADE
 THE CHANGE.
 2-12-09 CHANGED GRADE FROM D7 TO D6.5.
 EA IS .95 GOOD.

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
003 INSPECTION EK EXTR ONLY																
005 COLOR TAN TAN																
010 FOUNDATION SLB SLAB																
020 STYLE RAM RAMBLER																
025 STORIES 100 1 STORY*																
030 SHAPE 711 7-11CORNER																
040 CONST FR FRAME																
050 EXT WALL 1 VL VINYL																
055 EXT WALL 2 BR BRICK																
060 ROOF STYLE GBL GABLE																
070 ROOF COVER AS ASPHALT																
080 WINDOW 1 CA CASEMENT																
085 WINDOW 2 FS FIXED SASH																
090 FURN. TYPE FA FORCED AIR																
100 INT WALL 1 DW DRYWALL																
105 INT WALL 2 DW DRYWALL																
110 BEDROOMS 2 TWO																
115 FLOR CVR 1 CT CERAM TILE																
118 FLOR CVR 2 HW HARDWOOD																
125 BATHROOMS 1.7 ONE & 3/4																
140 WALK OUT																
145 LOOKOUT B N NO																
150 CENTRL AIR Y YES																
160 BSM FIN 0 NONE																
162 B INT WALL NO NONE																
164 B FLR COVR NO NONE/SUBFL																
166 BSM BDRMS 0 NONE																
167 BSM BATHS 0 NONE																
168 BSM ROOMS																
170 FIREPLACE 4				1				2,400.00		2,400	1		1.00			2,700
175 FP TYPE 17 LP INSERT																
180 LUXURY FIX																
200 TUCK UNDER N NO																

210 EXTRA KIT.

BAS BASE AREA	065 D-6.5 RES	16	24	384	125.62	48,238	1	1.00	54,268
BAS BASE AREA	065 D-6.5 RES	30	40	1200	125.62	150,744	1	1.00	169,587
BAS BASE AREA	065 D-6.5 RES	6	12	72	125.62	9,045	1	1.00	10,176
OP OPEN PORCH	5	6	6	36	22.94	826	1	1.00	929
Effective BAS rate:				141.32	Totals:		211,253		237,660
Ground floor area:				1,656					
Gross floor area:				1,656					

CAMA IMP DETAILS: 2 RES GAR ATTACHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2022 Physical: .90 RA 2/11/2019: MAINTAINED. NO CHANGE TO EA
 Construction class/Quality: D 4 Functional incurable
 Actual/Effective year built: 2002 Economic: 56-BL 1.25 RA 9/12/2013: WELL MAINTAINED PROPERTY
 Condition: Additional EA FROM 95 TO 90
 Total percent good 1.13
 ***5/26/2009 PER JOHN LARSON (BLUEPRINT) THE GARAGE IS 24X24 NOT 24X25. MADE CHANGE
 2-12-09 LINED GAR. VINYL SIDING WITH BRICK FACING. GABLE ROOF, SHINGLES, GOOD
 COND. LOWERED EA FROM 100% TO .95 GD.

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
005 COLOR																
010 TYPE																
015 STORY HGT																
020 FLOOR																
022 WALL HGT																
025 CONST																
030 ELECTRIC																
040 LINING																
050 INSULATION																
060 HEAT																
100 LIVING-1																
110 LIVING-2																
BAS BASE AREA	4	LIN/INSUL	24	24	576			30.36	17,487	1		1.00				19,673
Effective BAS rate:				34.15	Totals:			17,487								19,673
Ground floor area:				576												
Gross floor area:				576												

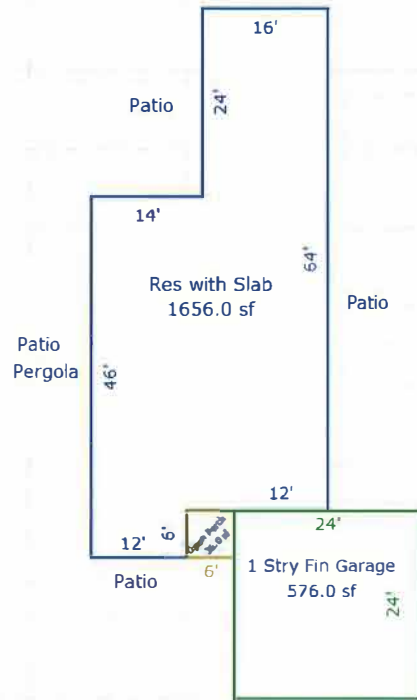
CAMA IMP DETAILS: 3 OTH DRIVEWAY DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2022 Physical: 1.00
 Construction class/Quality: 3 Functional incurable
 Actual/Effective year built: Economic: 56-BL 1.25
 Condition: Additional
 Total percent good 1.25

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS BASE AREA	3	SHORT DRIV		1				1,250.00	1,250	1		1.00				1,563
Effective BAS rate:				1,563.00	Totals:			1,250								1,563
Ground floor area:				1												
Gross floor area:				1												

CAMA IMP DETAILS: 4 OTH PATIO DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2022 Physical: 1.00 2-12-09 4 SMALL CONC PATIO AREAS.
 Construction class/Quality: 1 Functional incurable
 Actual/Effective year built: Economic: 56-BL 1.25
 Condition: Additional
 Total percent good 1.25

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS PATIO	1		4					250.00	1,000	1		1.00				1,250
Effective BAS rate:				312.50	Totals:			1,000								1,250
Ground floor area:				4												
Gross floor area:				4												





Graphic Not To Scale



56-1-149000

Parcel No.

Parcel No.

Samuelson

Buyer

Buyer

Janzen

Seller

Seller

7/2021

Date of Sale

Date of Sale

\$

Sale Price

\$ 238,500

Sale Price

\$

Personal Property

\$ 5,200

Personal Property

\$ 259,500

Time Adjusted Sale Price

\$ 233,300

Adjusted Sale Price

\$ 158,400

Assessor's EMV at Sale

Assessor's EMV at Sale

61.05 %

Sale Ratio

67.9 %

Sale Ratio

NA

Lake

Lake

Front Feet: NA

Frontage Quality: NA

Square Area/Acreage: NA

Res. Quality: D6 on finished walkout bsmt; FA/AC; 1156 sf; 2 bed/3bath; Deck; Open porch

Effective Age: 1973 built; EA at 75

Outbuildings:

Garage: Attached Gar4; 568 sf; EA at 75

Garage: 1985 built detached Gar4; 576 sf; EA at 75

2622 Value
\$ 227,800

D6- Not D6.5
BST Not Slab



56-1-147800

Parcel No. _____ Parcel No. _____

Harder

Buyer _____ Buyer _____

Larson

Seller _____ Seller _____

7/2021

Date of Sale _____ Date of Sale _____

\$ _____ **\$ 204,900**
 Sale Price _____ Sale Price _____

\$ _____ **\$ 2,500**
 Personal Property _____ Personal Property _____

\$ 225,100 _____ **\$ 202,400**
 Time Adjusted Sale Price _____ Adjusted Sale Price _____

\$ 157,500 _____
 Assessor's EMV at Sale _____ Assessor's EMV at Sale _____

69.97 % _____ **77.8%**
 Sale Ratio _____ Sale Ratio _____

NA _____
 Lake _____ Lake _____

Front Feet: NA

Frontage Quality: NA

Square Area/Acreage: NA

Res. Quality: D6 split entry on bsmt; 1364 sf;
 BB heat/AC; 4 bed/2 1/2 bath; walkout & bfin; FP;
 Part on piers; deck; open porch

Effective Age: 1976 built; EA at 70

Outbuildings:
 Garage: 1976 built attached Gar3; 588 sf; EA at 70

2023 Valve
 \$ 213,100

Db - Not Db.5
 1364 not 1656 sf.
 older

406 1st Avenue SW

Aitkin, MN 56431

\$419,000

MLS # 6191588

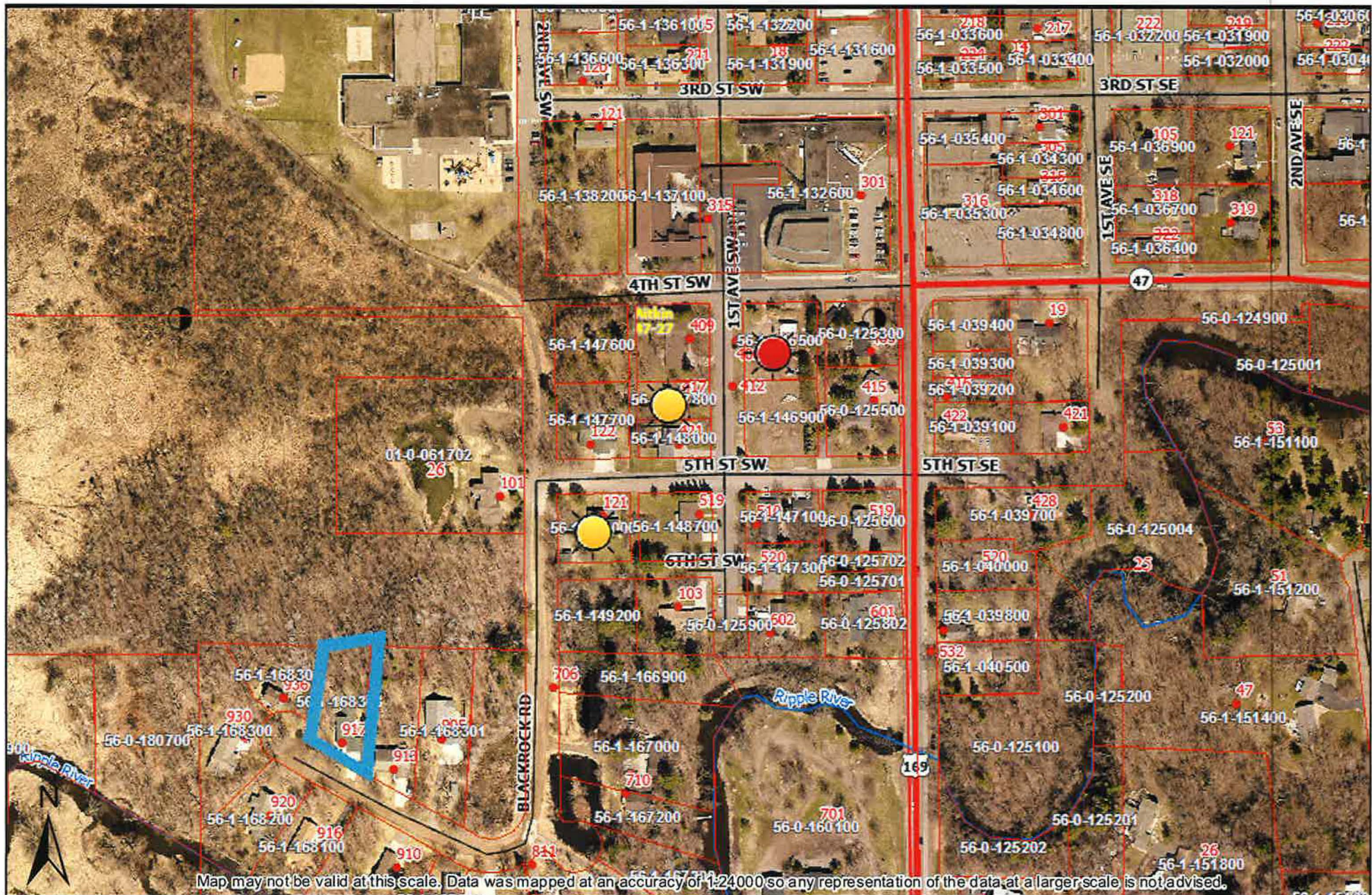
2Beds
2Baths
1Garage
1,356Sq.Ft.

LISTING

Original owner in this brand-new modern build in 2020 with all living facilities on one level. This custom built 2-bedroom 2 bath all handicap accessible home is stunning & tastefully decorated throughout. Gorgeous kitchen with a wall of windows, knotty alder custom kitchen cabinetry, newer appliances, walk in pantry, recessed lighting, nicely appointed beautiful gas fireplace in your spacious living room, master bedroom suite w/full bathroom & a walk-in closet w/built in cabinetry, laundry room with wash tub & extra storage. All custom 36" knotty alder doors and handles. In floor heat, ductless mini split a/c, on demand hot water and LP smart siding. You can sit on your front porch patio and enjoy the spectacular evening sunsets. 1+ attached stall heated garage with a nice large storage room, concrete driveway with turn around. This home is very low maintenance and situated on a large corner city lot. The walking path is right out your front door & close to downtown amenities.



2023 Value
\$ 310,200
D6.5 Slab
2B 1.5 bath
1356 sf.



Map may not be valid at this scale. Data was mapped at an accuracy of 1:24,000 so any representation of the data at a larger scale is not advised.

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.

56-1-168303 Larson w/Sales

1:4,514

0 0.0225 0.045 m 1 inch = 376 feet

