



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: 6:25 pm

Owner Name: Hoffman, Michael and Denise

Property ID#: 11-1-125000

Physical Address: 44466 276th Lane, Aitkin, MN

Estimated Market Value 2021 Assessment: \$ 419,800

Classification 2021 Assessment: Seasonal Residential Recreational

Estimated Market Value 2022 Assessment: \$ 535,200

Classification 2022 Assessment: Seasonal Residential Recreational

Decision of Local Board (if applicable): Hazelton Township Board approved changing the completion of the residence to 98% to show the siding had an issue. This reduced the value from \$ 539,100 to \$ 535,200. When the siding issue is fixed, completion will be changed to 100%.

Summary of Issue: The Hoffman's feel the value is too high, partially due to damage to their siding from the removal of an overhang.

Assessor's Recommendation: Remove the value attributed to the overhang mentioned in the Hoffman's letter. This would reduce the value to \$ 533,800 (a reduction of \$ 1,400)

Comments: I missed removing the overhang when I was out for reassessment. I read they had removed it in their appeal but it did not register so I missed it when I took the new pictures. Upon reviewing the photos for this appeal, I realized the overhang was gone and needs to be removed from value.



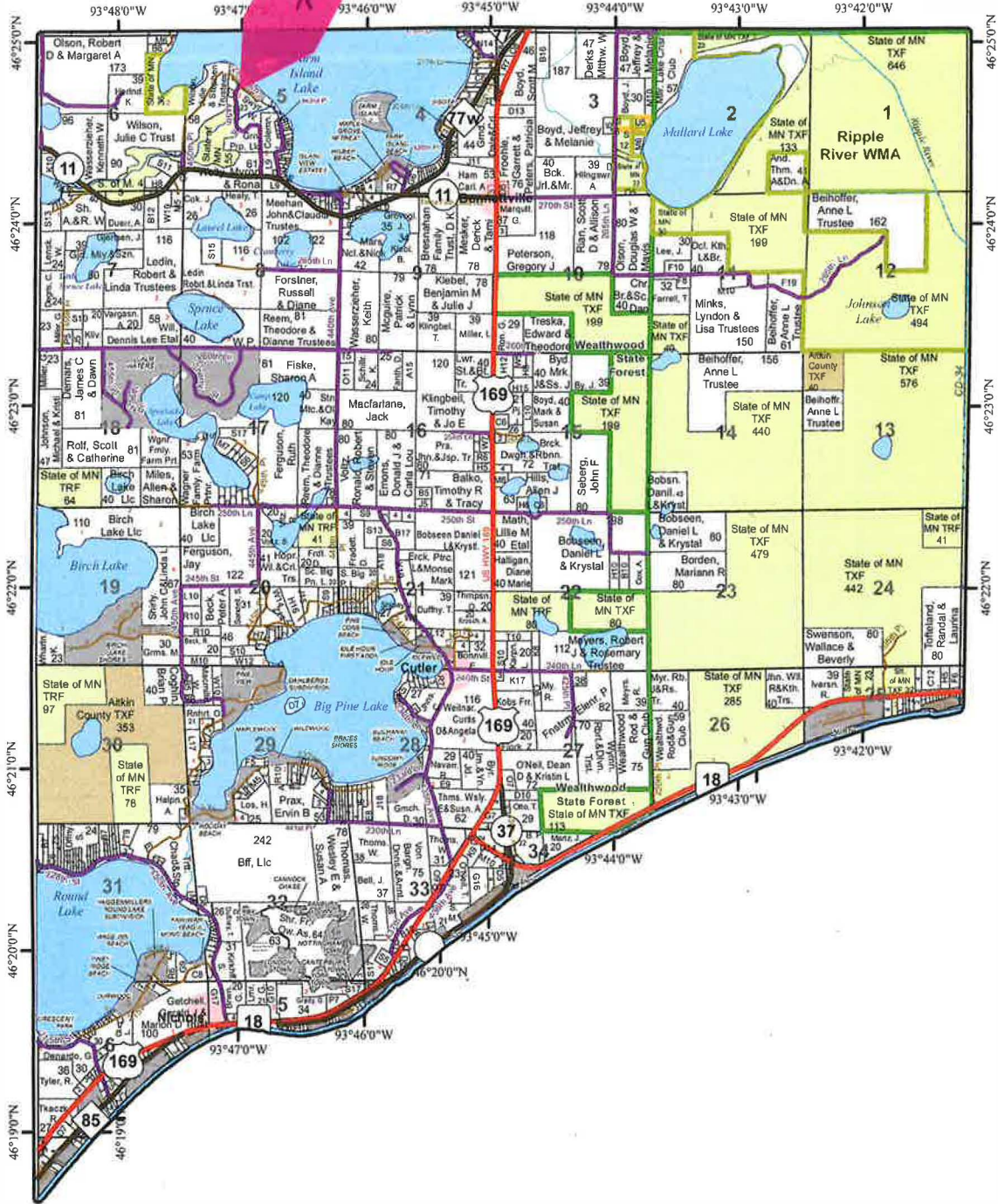
HAZELTON T45N-R27W

See (FARM ISLAND T46N-R27W) Page 26



Acres shown are approximate.

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See (WEALTHWOOD T45N-R26W) Page 21



RYAN, BRUCKER & KALIS, LTD.

*"A History of Serving
Clients Since 1933"*

*— Henry Brucker
— Andrew Kalis*

201 MN Ave. N., Aitkin

ATTORNEYS

218-927-2136



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.

Hoffman 11-1-125000

1:4,514

0 0.0225 0.045 mi 1 inch = 376 feet



Date: 6/8/2022



Fee Owner: 110667
 HOFFMAN, MICHAEL & DENISE
 Taxpayer: 110667 FALCO:F.O.
 HOFFMAN, MICHAEL & DENISE
 1134 W DESERT ASTER RD
 SUN TAN VALLEY AZ 85143
 Primary Address/911 #: 44466 276th Ln
 AITKIN

DISTRICTS:
 Twp/City : 11 HAZELTON TWP
 Plat : 30 BOGGS ADDITION
 School : 1 AITKIN
 Lake : 1015900 FARM ISLAND LAKE

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 5 45.0 27 Acres: .00
 LOT 7 BLK 1
 Parcel notes:
 IN ARIZONA - 2 TIME ZONES BEHIND US
 LBOAE 5/2/2022 APPEAL OF VALUE DUE TO
 LARGE INCREASE AND HAS DAMAGE TO SIDING.
 BOARD VOTED TO CHANGE COMPLETION TO
 REFLECT DAMAGE ON ONE SIDE OF THE HOME.

RA 9/1/2021 SMW: MRS. HOFFMAN WAS HOME.
 LEFT A CARD. SPOKE TO MR. HOFFMAN ON THE
 PHONE. 480-784-3936

5/1/2018 SMW: SPOKE WITH MR. HOFFMAN. WILL
 SEND EMAIL OR MAIL TO APPEAL VALUE.
 HE BOUGHT HIS PROPERTY COMPLETELY FURNISHED

11/30/2016 SMW: SPOKE WITH MR. HOFFMAN ON
 THE PHONE AT 10:39 AM. TALKED ABOUT WHAT
 YEAR THE TWT IS PAYABLE IN. TALKED ABOUT
 ADJUSTMENTS ALREADY MADE. DISCUSSED STORY
 HEIGHT AND BSMT FINISH. WILL PROBABLY BE
 GOING TO TAX COURT. WOULD LIKE A HARD COPY
 OF SALES ON THE LAKE GOING BACK 5 YEARS
 I WILL ASK MIKE TO PUT THAT TOGETHER AND
 MAIL NEXT WEEK.
 RA 9/8/2016 SMW: NO ANSWER

LBOAE 5/2/2016: NO CHANGE TO VALUE
 THIS SALE WILL BE INCLUDED IN NEXT YEARS
 SALES STUDY TO HELP DETERMINE OVERALL FARM
 ISLAND LAKE VALUES

8/2015: LISTED FOR \$324,900 WITH KURILLA
 REAL ESTATE LTD

RA 06/24/2011 SMW: NO ANSWER

ISSUE DETAILS: -----
 Nbr: 21543 Type: NIOBS Sta: OPEN Desc: OWNER REPLACING SIDING IN 2023. CMPLTN AT 98% SHOWING DAMAGE Permit:
 LID: 1st AY: 2024 Next action: ON ONE SIDE OF RESIDENCE
 Action: CRTD 05/03/2022 Created Asmt yr: 2024 Entered by: SMWL

SALES HISTORY: ----- | TRANSFER HISTORY: -----
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To
 HOFFMAN, MICHAEL G PEREIRA, XAVIER D 04/15/2016 W 312,000 312,000 2016/04/15 A 433547 HOFFMAN, MICHAEL & DENIS

ASSESSMENT DETAILS: -----				Acres	CAMA	Estimated	Deferred	Taxable
2022 Rcd: 1	Class: 151	Non-Comm	Seasonal Residential Recreational	Land 2.55	328,870	328,900		328,900
	Hstd: 0	cabin		Building	206,334	206,300		206,300
	MP/Seq: 11-1-125000	000		Total MKT	535,204	535,200		535,200
	Own%	Rel AG%	Rel NA%	Dab%				
2021 Rcd: 1	Class: 151	Non-Comm	Seasonal Residential Recreational	Land 2.55	259,250	259,300		259,300
	Hstd: 0	cabin		Building	160,518	160,500		160,500
	MP/Seq: 11-1-125000	000		Total MKT	419,768	419,800		419,800
	Own%	Rel AG%	Rel NA%	Dab%				

2020 Rcd: 1	Class: 151 Non-Comm Seasonal Residential Recreations	Land	2.55	241,082	241,100	241,100
	Retd: 0 cabin	Building		153,222	153,200	153,200
	MP/Seq: 11-1-125000 000	Total MKT		394,304	394,300	394,300
	Own% Rel AG% Rel NA% Deb%					

2019 Rcd: 1	Class: 151 Non-Comm Seasonal Residential Recreations	Land	2.55	241,082	241,100	241,100
	Retd: 0 cabin	Building		137,941	137,900	137,900
	MP/Seq: 11-1-125000 000	Total MKT		379,023	379,000	379,000
	Own% Rel AG% Rel NA% Deb%					

ASSESSMENT SUMMARY:

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2022	151	0	328,900	0	206,300	535,200		535,200			535,200	0
2021	151	0	259,300	0	160,500	419,800		419,800			419,800	0
2020	151	0	241,100	0	153,200	394,300		394,300			394,300	0
2019	151	0	241,100	0	137,900	379,000		379,000			379,000	0

TAX SECTION:

Tax Year	Rec Class	MTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	Net Tax
2023		.00	.00	.00	.00	.00	.00	.00	.00	.00
2022		2,681.66	.00	610.34	.00	.00	.00	.00	.00	3,292.00
2021		2,378.68	.00	603.32	.00	.00	.00	.00	.00	2,982.00
2020		2,402.06	.00	599.94	.00	.00	.00	.00	.00	3,002.00

CAMA LAND DETAILS:

Land market: 11-159 HAZELTON TWP FARM ISL LAKE Last calc date/env: 03/11/22 B
 Neighborhood: 11-159 FARM ISLAND LAKE PARCELS 1.10 Asmt year: 2022
 COG: 110667 1 Ac/FF/SF: 2.55 Lake: 1015900 FARM ISLAND LAKE
 Wid: .00 Dth: 450.00 Avg CER:

NOTES:

RA 9/2016: REVIEWED ELEVATION. ADDING A
 -15% ADJUSTMENT FOR 43% SLOPE TO WATER

STEEP TO LAKE
 HARD SANDY BOTTOM
 SOME WEEDS N REEDS

150' TOTAL LAKE FRONTAGE = -5% COPG ADJ
 Acreage PTR Value Improvement CER Factors

Land/Unit Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value	Asmt Cd	Est/Dfr	Est/Dfr	Est/Dfr	Typ	New
01-0159 FF	150.00	Q			2550.00	2059.13	308870	1 151			1.55		
FSITE AC	1.00				20000.00	20000.00	20000	1 151			1.00		
Front feet:	150.00					Totals:	328,870						

Mineral:

CAMA SUMMARY:

Schedule: 2022 Quintile date: 09/01/2021 Insp/By/Cmp: 09/01/2021 SW P
 Neighborhood: 11-159 FARM ISLAND LAKE PARCELS

Nbr	Typ	Subtype	Description	Size	Class	Qlt	Last Calc	H/G	Est Value	New Imp
1	RES	1-3		1288	D	060	5/03/2022	I	189,388	
2	RES	GAR	DETACHED	576	D	3	3/11/2022	B	11,477	
3	OTB	DRIVEWAY		1		2+	3/11/2022	B	4,688	
4	OTB	PATIO	UNDR CP/DK	1		2	3/11/2022	B	781	
									Estimated land value :	328,870
									Mineral value :	
									Improvement value . . . :	206,334
									Total value :	535,204

CAMA IMP DETAILS: 1 RES 1-3

DEPRECIATION PCT GOOD FACTORS:

NOTES:

House/Garage: Schedule: 2022
 Construction class/Quality: D 060
 Actual/Effective year built: 1986
 Condition:

Physical: .70
 Functional incurable
 Economic: 11-159 1.25
 Additional
 Total percent good88

LBOAE 5/2/2022: BOARD APPROVED CHANGING COMPLETION FOR SIDING DAMAGE. DAMAGE IS ON ONE END OF THE RESIDENCE SO CHANGED CMPLTM TO 98. WILL PUT BACK TO 100 WREN SIDING IS REPAIRED.

RA 9/1/2021 PER OWNER, NOW HAS 3 BEDROOMS. 2 UP/1 IN BASEMENT. NO CHANGE TO EA

RA 11/30/2016: PER PHONE CALL WITH MR. HOFFMAN: APPROXIMATELY HALF OF BSMT SF IS FINISHED, UTILITY ROOM IS LARGER THAN A USUAL ONE. UPPER STORY IS OPEN LIKE A LOFT BUT WITHOUT A VIEW. CHANGED FROM 2 STORY TO 1 3/4. ONE OF THE BATHROOMS IS A JACK-N-JILL. NO INTERIOR UPGRADES - JUST PAINTED PER OWNER HOUSE HAS BAD CURB APPEAL.

RA 9/8/2016: SHINGLES ARE SHOWING AGE. SIDING APPEARS TO BE OK. EA FROM 77 TO 70

8/2015: PER LISTING PHOTOS - INTERIOR IS DATED AND MAY NEED UPGRADING

RA 6/24/2011: GOOD CONDITION - NO MAJOR UPGRADES SEEN. WALKOUT FROM \$5 TO \$3 WITH \$10 BASEMENT FINISH. EA FROM 82 TO 77

Characteristics/Areas	Mid Len	Units	Str	Fdt	Wal	OV	Rate	RCN Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
003 INSPECTION EX EXTR ONLY											.98			
005 COLOR TAN TAN											.98			
010 FOUNDATION CB CONC BLOCK											.98			
020 STYLE CON CONTEMPORY											.98			
025 STORIES											.98			
030 SHAPE 16 1-6 CORNER											.98			
040 CONST FR FRAME											.98			
050 EXT WALL 1 ML MET/STEEL											.98			
055 EXT WALL 2 LAP LAP SIDING											.98			
060 ROOF STYLE GBL GABLE											.98			
070 ROOF COVER AS ASPHALT											.98			
080 WINDOW 1 CA CASEMENT											.98			
085 WINDOW 2											.98			
090 FURN. TYPE FA FORCED AIR											.98			
100 INT WALL 1 TG T/G PANEL											.98			
105 INT WALL 2 DW DRYWALL											.98			
110 BEDROOMS 3 THREE											.98			
115 FLOR CVR 1 CR CARPET											.98			
118 FLOR CVR 2 CT CERAM TILE											.98			
125 BATHROOMS 2 TWO											.98			
140 WALK OUT 8-		1288					3.45	4,355	1		.98			3,811
145 LOOKOUT B Y YES											.98			
150 CENTRL AIR N NO											.98			
160 BSMT FIN 6		644					11.50	7,258	1		.98			6,350
162 B INT WALL PY PLYWD PNL											.98			
164 B FLR COVR CR CARPET											.98			
166 BSM BDRMS 1 ONE											.98			
167 BSM BATHS .75 3/4 BATH											.98			
168 BSM ROOMS GR GAME ROOM											.98			
170 FIREPLACE											.98			
175 FP TYPE 18 FS STOVE											.98			
180 LUXURY FIX											.98			
200 TUCK UNDER N NO											.98			
210 EXTRA KIT.											.98			
BAS BASE AREA 060 D-6.0 RES	14	46	644				120.95	76,334	1		.98			66,793
BAS BASE AREA 060 D-6.0 RES	14	46	644	175			175.38	110,686	1		.98			96,850
DK DECK 8	12	28	336				9.20	3,029	1		.98			2,651
OP OPEN PORCH 2	5	37	185				9.66	1,751	1		.98			1,533
OP OPEN PORCH 3	5	9	45				12.08	533	1		.98			466
3S 3 SEAS PCH 2+	12	22	264				48.30	12,496	1		.98			10,934

effective BAS rate: 127.05 Totals: 216,442 189,388
 Ground floor area: 1,288
 Gross floor area: 1,288

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

House/Garage: Schedule: 2022
 Construction class/Quality: D 3
 Actual/Effective year built: 1979
 Condition:

Physical: .70
 Functional incurable
 Economic: 11-159 1.25
 Additional
 Total percent good88

RA 9/1/2021 PER OWNER, NO CHANGES. NO
 CHANGE TO EA

RA 9/8/2016: STARTING TO SHOW SOME AGE.
 EA FROM 75 TO 70

RA 6/24/2011 GABLE ROOF AND ASPHALT
 SHINGLES - GOOD, SIDING - VINLY, ELEC

---- Characteristics/Areas ----			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Comp	%New	New Imp	RCNLD	
005	COLOR	TAN TAN																	
010	TYPE	DET DETACHED																	
015	STORY HGT																		
020	FLOOR	CON CONCRETE																	
022	WALL HGHT																		
025	CONST	FR FRAME																	
030	ELECTRIC	Y YES																	
040	LINING	N NO																	
050	INSULATION	N NO																	
060	BEAT	N NO																	
100	LIVING-1	N NO																	
110	LIVING-2	N NO																	
BAS	BASE AREA	3 AVERAGE	24	24	576					22.77	13,116	1		1.00					11,477

Effective BAS rate: 19.93 Totals: 13,116 11,477
 Ground floor area: 576
 Gross floor area: 576

CAMA IMP DETAILS: 3 OTH DRIVEWAY
 House/Garage: Schedule: 2022
 Construction class/Quality: 2+
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable
 Economic: 11-159 1.25
 Additional
 Total percent good1.25

NOTES: -----
 BLACRTOP

---- Characteristics/Areas ----			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Comp	%New	New Imp	RCNLD	
BAS	BASE AREA	2+			1					3,750.00	3,750	1		1.00					4,688

Effective BAS rate: 4,688.00 Totals: 3,750 4,688
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 4 OTH PATIO UNDR CP/DK
 House/Garage: Schedule: 2022
 Construction class/Quality: 2
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable
 Economic: 11-159 1.25
 Additional
 Total percent good1.25

NOTES: -----
 CONCRETE PATIO

---- Characteristics/Areas ----			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Comp	%New	New Imp	RCNLD	
BAS	PATIO	2 AVERAGE			1					625.00	625	1		1.00					781

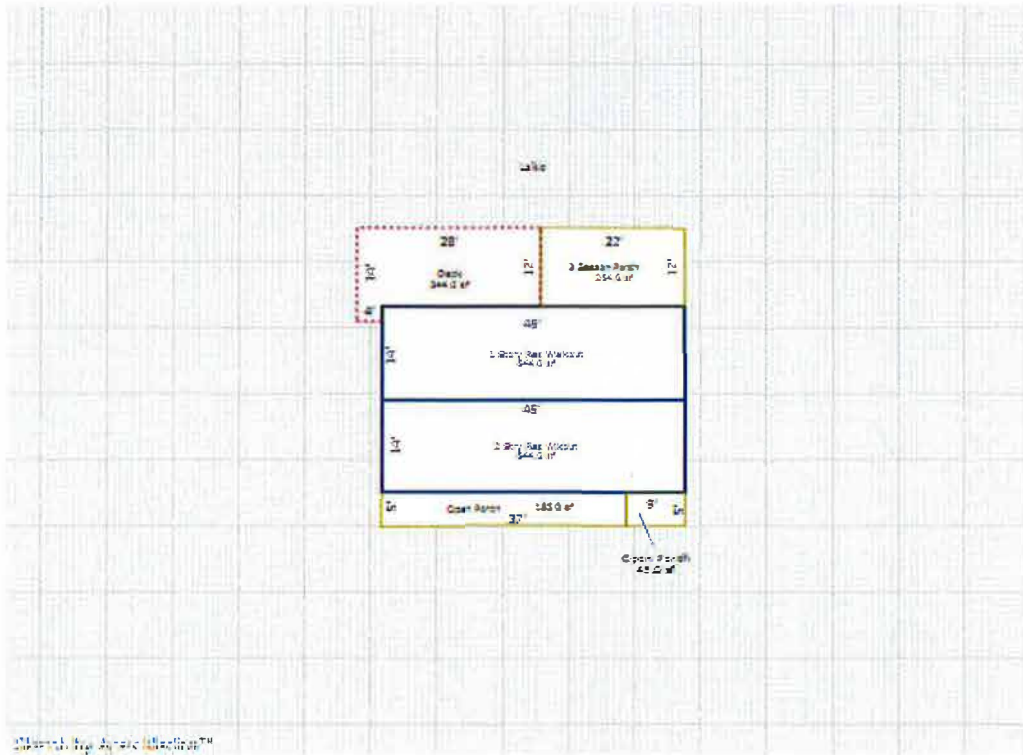
Effective BAS rate: 781.00 Totals: 625 781
 Ground floor area: 1
 Gross floor area: 1

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









Prepared by: Aerial

April 22, 2022

Aitkin County Assessor
307 2nd St. NW RM 120
Aitkin, MN. 56431



Michael & Denise Hoffman
44466 276th Lane
Aitkin, MN. 56431

Re: 11-1-125000 valuation notice.

This is our appeal for the valuation of the above listed property. I have spoken with the assessor for this property but I believe that an important step in the evaluation has been over looked.

In the summer of 2021 the assessor's office came to this property to evaluate the structure. The assessor came to the property unannounced and my wife being alone would not allow the assessor into the home do to safety issues but the assessor was permitted to inspect the exterior of the property which they declined. Had the assessor examined the exterior of the structure they would have noticed that an excavator had damaged the west side, steel siding of the structure (the siding was installed in 1985). Also, an attached overhang on the south side of the structure had been removed resulting in damage the siding. The estimate for replacement of the siding was approximately \$30,000. in the summer of 2021. It is assumed that he price will be much higher in 2022.

We are asking that the purposed valuation for the property for the taxable year 2022 be reduced from \$539,100. to \$490,000. due to the damage to the structure. The property can better be evaluated when a building permit is issued to replace the siding and the work performed.

Best regards,

Michael & Denise Hoffman



Seamless Steel Siding - Seamless Gutters - Windows - Roof

ABC Seamless Lakes Area

2602 South 11th St - Brainerd, MN 56401

218-829-5999 or 800-590-5855

Fax: 218-828-1564

leads@abclakesarea.com

This agreement is between
ABC Seamless Lakes Area., and ...

Michael Hoffman
44466 276th Lane
Aitkin, MN 56431

PHONE: **480-784-3936**
E-MAIL: pythonH50@gmail.com

DATE:

Project specifications:

ABC Seamless to install...

Lifetime warrantied SEAMLESS siding to entire house & wrap doors	\$ 39,060.00
Siding and Door Wraps x4	\$ 780.00
*Tear off, remove and disposal of old siding	\$ -
Total	\$ 39,840.00

**Option Base flashing (skirt) to be installed on house	\$ 1,545.00
**Option Install seamless siding to entire detached garage	\$ 13,252.00
**Garage Wrap and repair garage door trim and entry door	\$ 445.00
*Tear off, remove and disposal of old siding	\$ -
Total	\$ 15,242.00

Salesperson: Tom Turcotte/Owner

We propose hereby to furnish material and labor - complete in accordance with the above specifications.

Quotes are good for 14 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents, weather and delays beyond our control.

There are no oral agreements between You & ABC Seamless. _____ (Initial)

Owner to carry fire, tornado and other necessary insurance. In the event ABC Seamless is not paid according to the terms of the contract, the owner will be liable for attorney fees and any other costs incurred by ABC Seamless in the collection process.

Terms

Cash Price \$
Down Payment: 1/
Job Start: 1/3 dow
Upon Completion:

Acceptance of Contract :

The above prices, specifications and conditions are satisfactory and are hereby accepted. ABC Seamless Lakes Area is authorized to do the work as specified. Payment will be made as outlined above.

Stacy Westerlund

From: Michael Hoffman <pythonh50@gmail.com>
Sent: Friday, April 29, 2022 12:43 PM
To: Stacy Westerlund
Subject: Re: Valuation Appeal 11-1-125000

[NOTICE: This message originated outside of the Aitkin County Mail System -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Stacy. We are in Arizona and trying to close the home here for the summer season. We recently purchased this home in Arizona and it is a remodeling project which means we are working most of the time on the home. You can come to the home in Minnesota any time to take pictures. The home was not resided in 2021 when the damage happened and it will not be resided until 2023 under our current plan. We will be traveling to Minnesota starting on Sunday, May 1 and we will arrive late in the afternoon on Tuesday, May 3. Best regards, Mike & Denise Hoffman

On Wed, Apr 27, 2022 at 6:12 AM Stacy Westerlund <stacy.westerlund@co.aitkin.mn.us> wrote:

Hi,

I wanted to let you know that we received your appeal and will bring it to the Hazelton Township Board of Appeal and Equalization on Monday, May 2, 2022. After the meeting, you will receive an official notification of the results and the process to appeal to the Aitkin County Board of Appeal and Equalization if you are not satisfied.

When we are reassessing, the majority of our visits to parcels are unannounced. The reason is that we have a large number of parcels to visit in a limited period and are unable to make appointments for each parcel we view. As you stated, your wife was home when I stopped. I knocked, introduced myself and gave her my card. She stated you were not at home and no changes had been made. I told her to have you call me if you had questions. I completely understand her concern for safety. My field card note says that you called me that afternoon and we reviewed your parcel information. You told me that you now have three bedrooms: two upstairs and one in the basement. I do not have a note about damage to your siding. If we did speak of it, I would have advised you that we would not lower value if the siding was going to be repaired that same year. I would have also told you that if the siding was not going to be repaired that same year, I would want to view the damage and then I would adjust our completion level on your residence. Once your siding was repaired, I would remove the adjustment we made to the completion level. In addition, if this was a total siding upgrade the depreciation on your home may be reduced to show the extent of the project.

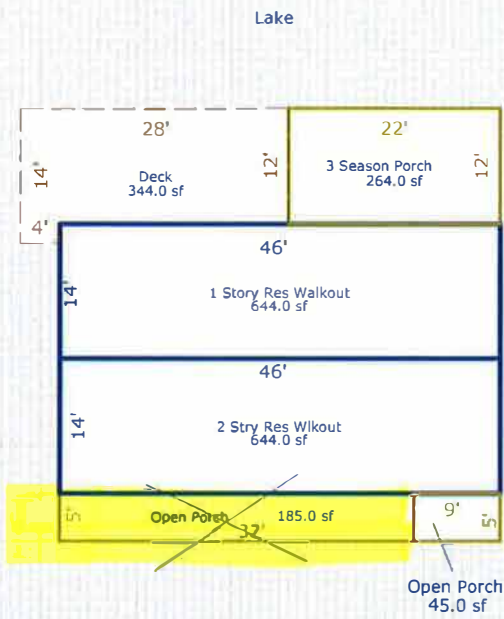
If your siding is currently damaged and you are appealing your value on that basis, we would need to visit the residence to see the extent of the damage and take photographs to bring to the Hazelton Township Board for their review. We have time available to view the exterior today, Wednesday, April 27, Thursday, April 28 or Friday, April 29 of this week; or I would recommend the Hazelton Township Board make time at their meeting Monday, May 2 to visit your parcel and view the exterior so they can make an informed decision. If it is

SKETCH/AREA TABLE ADDENDUM

Parcel No 11-1-125000

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

IMPROVEMENTS SKETCH



Scale: 1" = 10'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
RESW1	1 Story Res Walkout	1.00	644.00	120.0	644.00		
RESW90	2 Stry Res Wlkout	1.00	644.00	120.0	644.00		
OP	Open Porch	1.00	185.00	84.0			
	Open Porch	1.00	45.00	28.0	230.00		
TSP	3 Season Porch	1.00	264.00	68.0	264.00		
DCK	Deck	1.00	344.00	84.0	344.00		
Net LIVABLE Area (rounded w/ factors)					1288	Comment Table 2	Comment Table 3











11-1-124700

Parcel No.

Parcel No.

Smith

Buyer

Buyer

Douglas

Seller

Seller

8/2021

Date of Sale

Date of Sale

\$

Sale Price

\$ 550,000

Sale Price

\$

Personal Property

\$ 25,000

Personal Property

\$ 571,200

Time Adjusted Sale Price

\$ 525,000

Adjusted Sale Price

\$ 501,600

Assessor's EMV at Sale

Assessor's EMV at Sale

87.8 %

Sale Ratio

Sale Ratio

FARM ISLAND LAKE

Lake

Lake

Front Feet: 175'

Frontage Quality: -15% Quality for elevation to lake

Square Area/Acreage:

Res. Quality: D7 on finished walkout bsmt; 1369 sf;
3 bed/1 ¾ bath; FA/AC; FP; DK; OP

Effective Age: 1996 Built; EA at 85

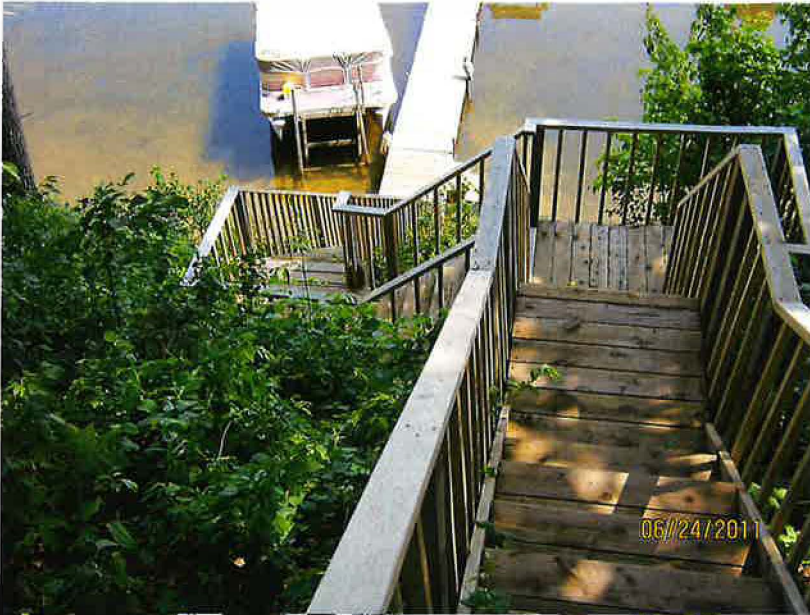
Outbuildings:

Garage: 1996 built det Gar3; 1196 sf; EA at 80
12x26 workshop in garage

Driveway

Patio

Landscape



11-1-124700

Parcel No.

Parcel No.

Smith

Buyer

Buyer

Douglas

Seller

Seller

8/2021

Date of Sale

Date of Sale

\$

Sale Price

\$ 550,000

Sale Price

\$

Personal Property

\$ 25,000

Personal Property

\$ 571,200

Time Adjusted Sale Price

\$ 525,000

Adjusted Sale Price

\$ 501,600

Assessor's EMV at Sale

Assessor's EMV at Sale

87.8 %

Sale Ratio

Sale Ratio

FARM ISLAND LAKE

Lake

Lake

Front Feet: 175'

Frontage Quality: -15% Quality for elevation to lake

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Effective Age: 1996 Built; EA at 85

Outbuildings:

Garage: 1996 built det Gar3; 1196 sf; EA at 80
12x26 workshop in garage

Driveway

Patio

Landscape



07-0-071600, 071700, 07 1202

Parcel No.

Parcel No.

Whalen

Buyer

Buyer

Nelmac Ltd Partnership

Seller

Seller

9/2021

Date of Sale

Date of Sale

\$ 850,000

Sale Price

Sale Price

\$ 3,000

Personal Property

Personal Property

\$ 847,000

Adjusted Sale Price

\$ 906,100

Time Adjusted Sale Price

\$ 441,000

Assessor's EMV at Sale

Assessor's EMV at Sale

48.7 %

Sale Ratio

Sale Ratio

FARM ISLAND LAKE

Lake

Lake

Front Feet: 180'

**Frontage Quality: -15% elevation adjustment
(steep bank at lake)**

Square Area/Acreage:

**Res. Quality: D6 on partial basement; 1058 sf;
2 bedrooms; FP; 3SP; OP; Deck**

Effective Age: Built 1962; EA at 90

Outbuildings:

Garage: 1978 Built Attached Gar4; 572 sf; EA at 90

Pole Building: 1991 Built; 768 sf; PB020; EA at 80

Deck by lake

Shed by lake and by firepit

Driveway

Landscape

