



## AITKIN COUNTY ASSESSOR

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Aitkin County Government Center  
307 2<sup>nd</sup> 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:** 4:25

**Owner Name:** Richard & Valerie Vigstol on behalf of Jovanae Hauschild

**Property ID#:** 29-0-035100

**Physical Address:** 49610 State Hwy 65  
McGregor, MN 55760

**Estimated Market Value 2021 Assessment:** \$488,529

**Classification 2021 Assessment:** Residential Homestead

**Estimated Market Value 2022 Assessment:** \$700,289

**Classification 2022 Assessment:** Residential Homestead

**Decision of Local Board (if applicable):** No Change

**Summary of Issue:** Value too high

**Assessor's Recommendation:** No Change

**Comments:**



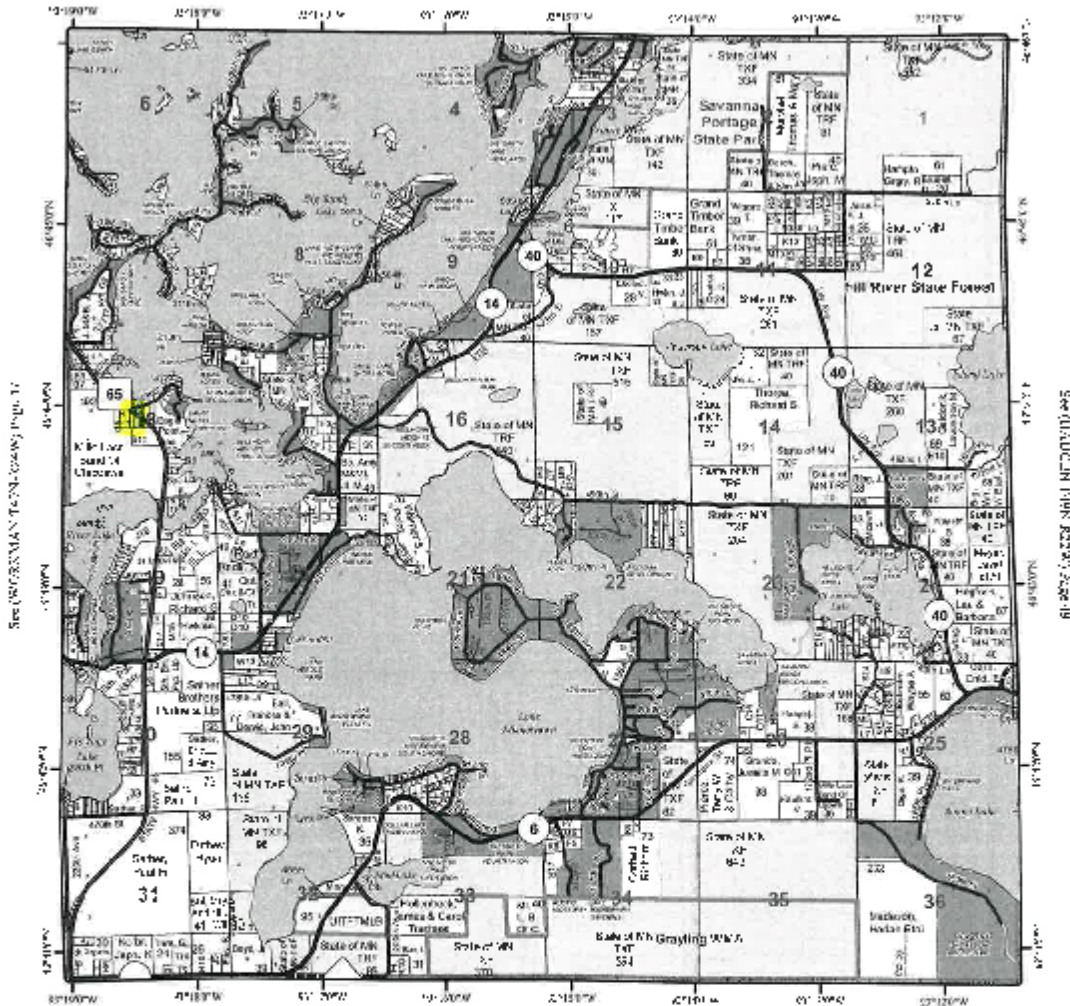
# SHAMROCK T49N-R23W



Areas shown are approximate.

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ATTORNEY AT LAW


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McGregor, MN 55760

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shari.larson@shari.com



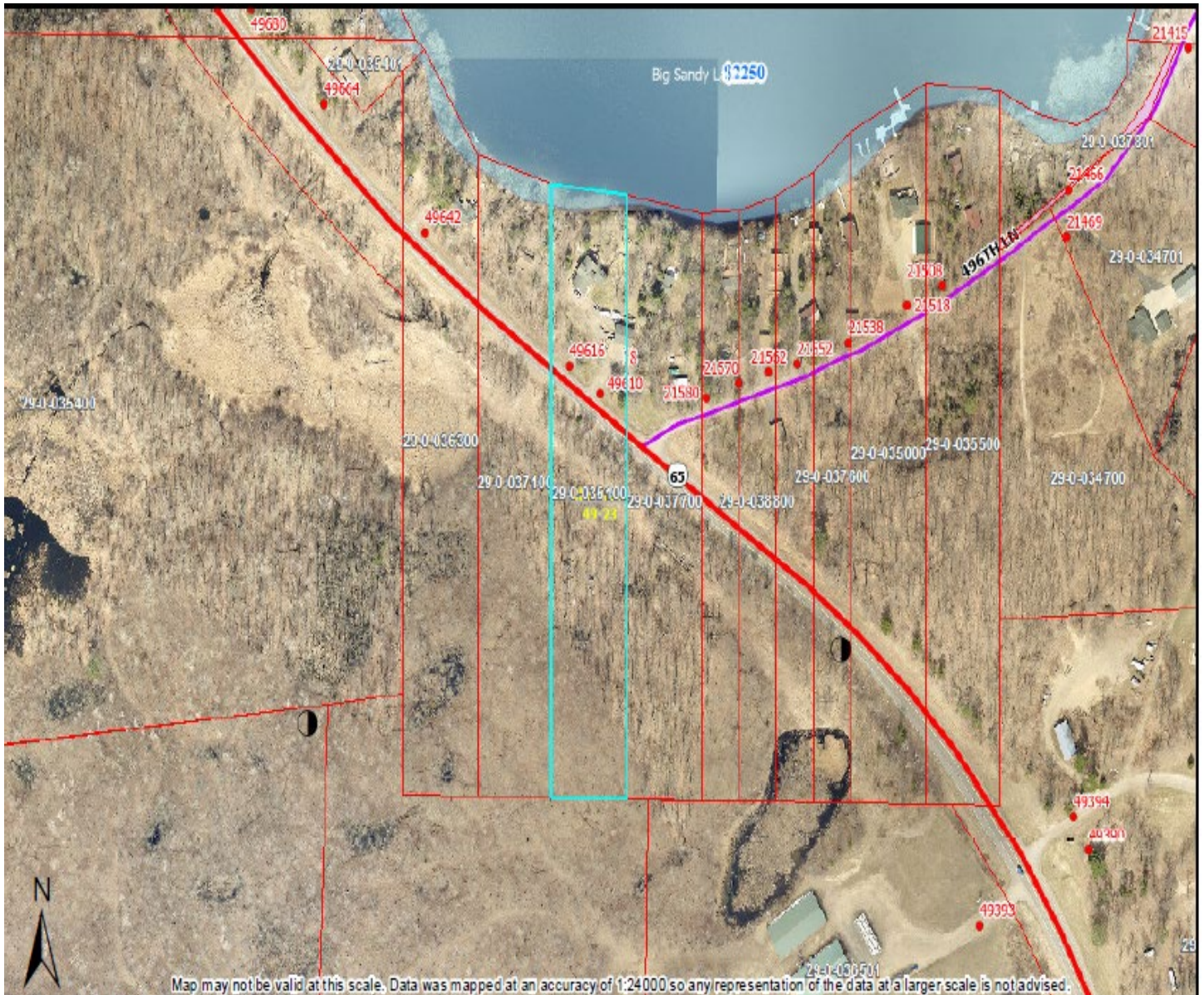
**Ameriprise**   
Financial

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Cheryl A. Martin, CFP®  
Financial Advisor





Map may not be valid at this scale. Data was mapped at an accuracy of 1:24000 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.

29-0-035100



14.514 0 0.0225 0.045 mi 1 Inch = 375 feet

Date: 6/3/2022







CAMA LAND DETAILS:

Land market: 29-62 SHAMROCK TWP BIG SANDY LAKE Last calc date/env: 03/15/22 B
Neighborhood: 29-62 BIG SANDY LAKE PARCELS 1.05 Asmt year: 2023
COG: 122969 1 Ac/FF/SF: 4.03 Lake: 1006200 BIG SANDY LAKE
Wid: .00 Dth: 450.00 Avg CER:

NOTES:

FAIR LAKESHORE, SOME WEEDINESS
165' COPG @ 100%
-40% QUALITY (CHGD 2011 FROM -35%)
8-19-10: PER TOM VEENKER
CHGD DEEDED ACREAGE FROM 5 TO 3.98 ACRES
CHGD ROAD R/W FROM 0 TO .76 ACRE (HWY 65)
NO CHG TO FRONTAGE @ 165'

Table with columns: Land/Unit Type, Units, Qlt/Acc, -Other- Comment, OV Df, Base Rate Est/Dfr, Adj Rate Est/Dfr, Value Asmt Cd, Acreage, PTR Value, Improvement, CER Factors. Includes rows for FF, AC, AC, AC, AC and a Totals row.

Mineral:

CAMA SUMMARY:

Schedule: 2023 Quintile date: 10/09/2020 Insp/By/Cmp: 07/09/2015 LT
Neighborhood: 29-62 BIG SANDY LAKE PARCELS

Table with columns: Nbr, Typ, Subtype, Description, Size, Class, Qlt, Last Calc, H/G, Est Value, New Imp. Includes rows for RES 1-3, RES GAR, OTH LANDSCAPE, OTH PATIO and summary rows for land, mineral, improvement, and total value.

CAMA IMP DETAILS:

1 RES 1-3 '03 BUILT
House/Garage: Schedule: 2023
Construction class/Quality: D 070
Actual/Effective year built: 2003
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: .85
Functional incurable . . .
Economic: 29-62 1.25
Additional . . . . .
Total percent good . . . . 1.06

NOTES:

10-9-20: LOWERED REL FROM .90 TO .85
6/9/15: RES UNCHANGED SINCE 2010, HOWEVER,
CHG STRY MODIFIERS 704 SF VAULTED 1 STRY
TO LOFT MOD & 576 SF 1.75 STRY. LOWER EA
.93 TO .90
7-14-10: EA WAS REDUCED FOR 2010 ASST FROM
100% TO .94. REDUCED TO .93 FOR 2011 ASST

Table with columns: Characteristics/Areas, Wid, Len, Units, Str, Fdt, Wal, OV, Rate, RCN, Sum, PD, Curable, %Cmp, %New, New Imp, RCNLD. Lists various building features like INSPECTION IN INTERIOR, COLOR, FOUNDATION, etc.





_030 ELECTRIC	Y	YES																		
_040 LINING	N	NO																		
_050 INSULATION	N	NO																		
_060 HEAT	N	NO																		
_100 LIVING-1	N	NO																		
_110 LIVING-2	N	NO																		
_BAS BASE AREA	3	AVERAGE	28	40	1120			22.77	25,502	1			1.00							27,109
_FDT FOUNDATION	BLK	BLOCK	28	40	1120			12.00	13,440	1			1.00							14,287
_SHP WORK SHOP	5		28	40	1120			5.75	6,440	1			1.00							6,846

Effective BAS rate: 24.20 Totals: 45,382 48,242  
 Ground floor area: 1,120  
 Gross floor area: 1,120

CAMA IMP DETAILS: 4 OTH LANDSCAPE RETAINING DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2023 Physical: 1.00 KEYSTONE BLK RETAINING WALLS (3)  
 Construction class/Quality: 3 Functional incurable . . .  
 Actual/Effective year built: Economic: 29-62 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	LANDSCAPE	3			1					5,000.00	5,000	1		1.00					6,250

Effective BAS rate: 6,250.00 Totals: 5,000 6,250  
 Ground floor area: 1  
 Gross floor area: 1

CAMA IMP DETAILS: 5 OTH PATIO BY WALKOUT DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2023 Physical: 1.00 LG PAVER PATIO BY WALK OUT.  
 Construction class/Quality: 4 Functional incurable . . .  
 Actual/Effective year built: 2005 Economic: 29-62 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	4			1					2,500.00	2,500	1		1.00					3,125

Effective BAS rate: 3,125.00 Totals: 2,500 3,125  
 Ground floor area: 1  
 Gross floor area: 1

CAMA IMP DETAILS: 6 OTH PATIO FIREPIT DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2023 Physical: 1.00 PAVER FIRE PIT  
 Construction class/Quality: 3 Functional incurable . . .  
 Actual/Effective year built: Economic: 29-62 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	3			1					1,250.00	1,250	1		1.00					1,563

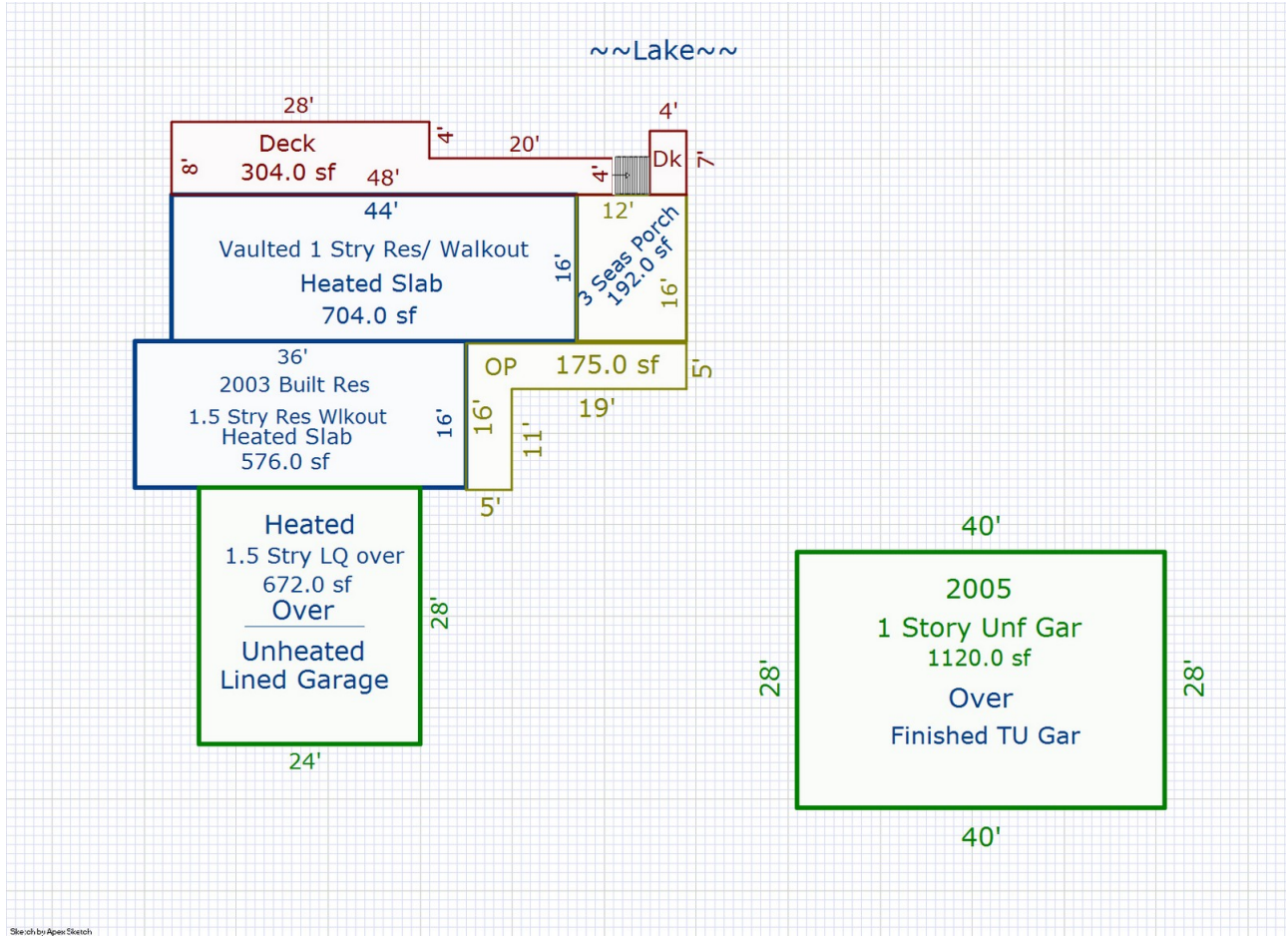
Effective BAS rate: 1,563.00 Totals: 1,250 1,563  
 Ground floor area: 1  
 Gross floor area: 1

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



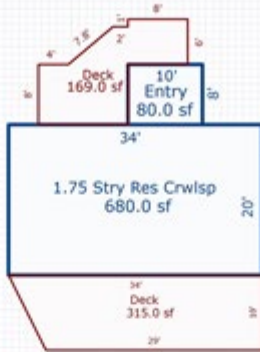








20071 504<sup>th</sup> Ln



Lake



29-0-017500, 18501

Parcel No.

Parcel No.

Big Sandy Shores LLC

Buyer

Buyer

The Edd Revocable Trust

Seller

Seller

9/2021

Date of Sale

Date of Sale

\$689,456

Time Adjusted Sale Price

\$635,000

Sale Price

\$391,700

Assessor's EMV at time of sale

56.81%

Sale Ratio

Lake: Big Sandy

Front Feet: 123 ff

Frontage Quality: Excellent Quality, +15%

Square Area/Acreage: .69 map acres

Res. Quality: D6, 680 sf 1.5 stry, 2 beds 1 bath

Res Condition: .80 REL, 1975 built

Outbuildings: Det Gar 3 560 sf, 1975 built

20071 504<sup>th</sup> In



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29-1-385800, 3859

Parcel No.

Parcel No.

Tavernier

Buyer

Buyer

Holland

Seller

Seller

10/2020

Date of Sale

Date of Sale

\$837,285

Time Adjusted Sale Price

\$615,000

Sale Price

\$464,500

Assessor's EMV at time of sale

.5548%

Sale Ratio

Lake: Big Sandy

Front Feet: 100 ft

Frontage Quality: +10% for Excellent quality

Square Area/Acreage: .58 map acres

Res. Quality: D7.5 on CS, 1288sf. 2 beds 2.5 baths

Res Condition: .80 REL, 1997 built

Outbuildings: Det Gar 4, 576 sf 1970 built  
Boat house, Bunkhouse



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50097 211<sup>st</sup> Place McGregor



**29-1-488700**

Parcel No.

Parcel No.

**RBJ Lake LLC**

Buyer

Buyer

**Riviere**

Seller

Seller

**5/2021**

Date of Sale

Date of Sale

**\$ 649,900**

Sale Price

Sale Price

**\$ 33,700**

Personal Property

Personal Property

**\$ 616,200**

Adjusted Sale Price

**\$ 726,416**

Time Adjusted Sale Price

**\$ 462,900**

Assessor's EMV at Sale

Assessor's EMV at Sale

**% 75.1**

Sale Ratio

**% 63.7**

Time Adjusted Sale Ratio

**Big Sandy**

Lake

Lake

Front Feet: 345'

Frontage Quality: 117 FF -20 second size adjustment  
228 FF - 20 second size adjustment  
(Excellent shoreline, level lot, average depth)

**Square Area/Acreage: 3.57**

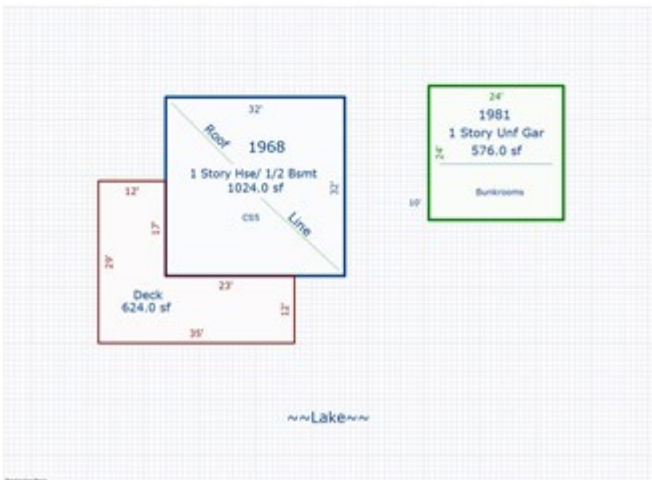
Res. Quality: 1968 built D6.0; 1024 SF; 1 Story;  
2 bedroom; 1 bath; Deck 624 SF

Effective Age: 70

Outbuildings: 1981 built Detached Garage (GAR4)  
576 SF; with Bunk Room



50097 211<sup>th</sup> Place McGregor



**29-1-488700**

Parcel No.

Parcel No.

**RBJ Lake LLC**

Buyer

Buyer

**Riviere**

Seller

Seller

**5/2021**

Date of Sale

Date of Sale

**\$ 649,900**

Sale Price

Sale Price

**\$ 33,700**

Personal Property

Personal Property

**\$ 616,200**

Adjusted Sale Price

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