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: 4:55 pm

Owner Name: Stephen Diehl

Property ID#: 29-0-066501

Physical Address: 18429 Goshawk Street, McGregor, MN 55760

Estimated Market Value 2021 Assessment: \$117,600

Classification 2021 Assessment: Residential Homestead

Estimated Market Value 2022 Assessment: \$170,900

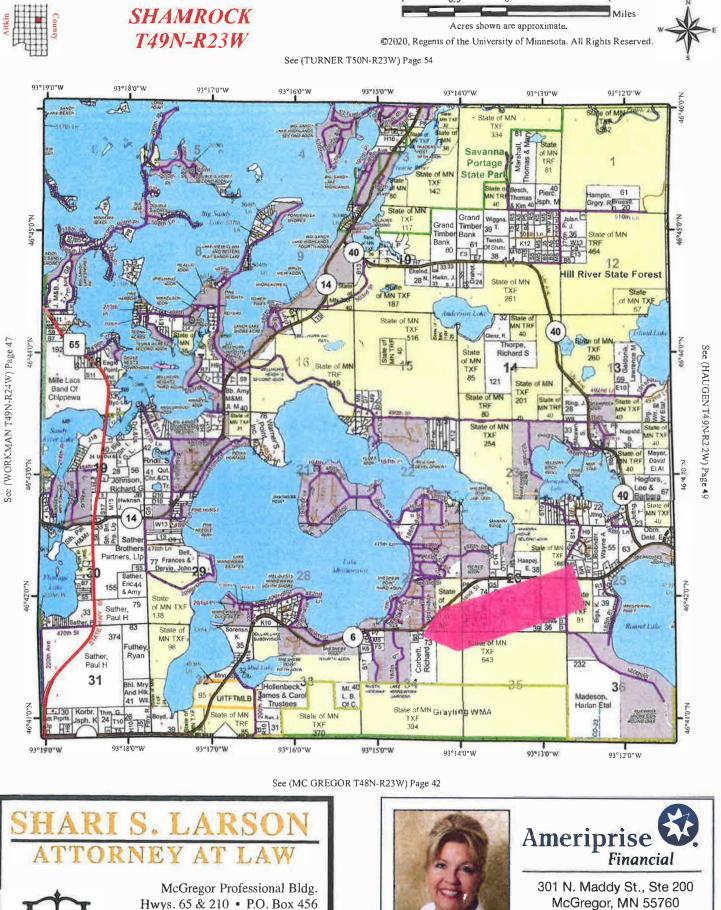
Classification 2022 Assessment: Residential Homestead

Decision of Local Board (if applicable): No change because Assessor was going out to review buildings again.

Summary of Issue: Owner felt the value of the residence is too high for the condition it is in.

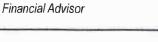
Assessor's Recommendation: Apply -10% additional depreciation for foundation issues and change effective age from 70 to 65 to reflect condition of residence. Which would change the Estimated Market Value to \$153,700.

Comments: Stacy Westerlund met with Mr. Diehl and walked through the residence on April 28, 2022. The crawlspace area of the basement is experiencing some abnormal wear because of the materials used to pour the walls. Due to shifting in the crawlspace, the floor in the residence is uneven. Windows are original to 1965 addition; siding is showing its age and needs repair or replacement. If the foundation were repaired, the additional depreciation would be removed. If updates were made to the residence the effective age would be increased.



218-768-4005 • **218-768-4006** Fax enail: larsonlwshari@gmail.com

McGregor, MN 55760



Cheryl A. Martin, CFP®

301 N. Maddy St., Ste 200 McGregor, MN 55760 218.768.3339 cheryl.a.martin@ampf.com ameripriseadvisors.com/ cheryl.a.martin

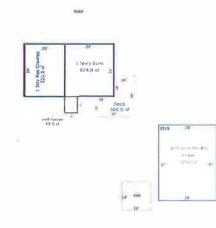
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as to their performance,	as to their performance,		
mercha ntability, or fitness for any particular purpose.		1:4,514 D 0.0225 0.045 mi 1 inch = 376 feet 3	Date: 5/24/2022

Parcel Mbr: 29-0-066501





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LINKED PARCELS - 1 000*29-0-066501	001	29-1-310000								
Total acres:	2.00 To	tal est:	173,400 Total	taxable:	151,766					
TAX SECTION:			Taxes			Credits				Net Tax
Tax Year Rec	Class	NTC	RMV	St Gen	Disaster Powe	erline	Ag	Res	Tac	
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CAMA LAND DETAILS										
Land market: 29 Neighborhood: 29			Last	calc date/env	: 03/11/22 B	5-14-20	15 JH, RE	ASSESS	READ AERIA	ALS, SOILS
Neighborhood: 29	SHAMRO	CK	1.05	5 Asmt year:	2022	6 WETLA	NDS MAPS.	LAND	IYPING FOR	2016 R/A.
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FF/SF acres:	.00 CAMA	r Acres: acres:	2.00							
			Mineral:							
CAMA SUMMARY: Schedule: 2022										
Neighborhood: 29			/2021 Insp/By/	Cmp: 02/16/20	17 SW	, r				
Nbr Typ Subtype	Description	Size Class (lt Last Calc	H/G Est Va	lue New I	mp				
1 RES 1-3	RES. D -	1144 D (55 3/11/2022	в 117	,113					
2 OTH PB	TAN 28X37	1036 P (20 3/11/2022	B 21	,290					
3 OTH SHED	10X12 SHED		3/11/2022	в	781					
4 OTH SHED	WELL HOUSE	1 0 2	3/11/2022	B	100					
6 OTH DETURNAY	CONC STAR-	1 4	3/11/2022	в в 1	563					
1 RES 1-3 2 OTH PB 3 OTH SHED 4 OTH SHED 5 OTH PATIO 6 OTH DRIVEWAY 7 OTH DRIVEWAY	BT DRIVE -	1	3/11/2022	B	781					
		Est	mated land val	lue : 2	8,379					
			ral value							
		Imp	ovement value	: 142	,465					
		Tota	l value	: 170	,844					
CAMA IMP DETAILS:	1 RES 1-3	RES. D	- DEPRECIA	ATION PCT GOOD	FACTORS:	NOTES :				
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Actual/Effective	year built:	1940	Economic		1.25				ED INFO. 2	
Condition:				nal praga					CLOSET. (
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	RAM RAMBLER									
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Parcel	Nbr: 29-0	-066	501	26155	PRD	Productio	n 2022	Propert	y Assessme	nt Record	AITKI	N COUNTY	4/27/22 Page	3
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		Grou	und fl	BAS rate .oor area .oor area	:	98.51 1,144 1,144	Т	otals:		133,558				117,113
0			-											
House, Const:	MP DETAILS /Garage: ruction cl l/Effectiv tion:	Sche ass/(edule: Qualit	2022 :y:P02	0	28X37	Phys Func Econ Addi	ical: tional i omic: tional .	N PCT GOOD .ncurable . 29	1.00 1.25	R. N	OTES:CHANGE A 3/11/2021 NO CHANGE C 10/2015: TAN POLE E RIM ON SLAB. NO ELEC!	E BUILDING WITH H	BROWN
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House, Const: Actual Condi 005 (0007 : 010 1 015 1 020 1 030 : 040 1 050 1 060 (100 1 110 1 BAS 1 CAMA II House, Const: Actual Condi	/Garage: ruction cl l/Effectiv tion: Characteri STORY HGT FLOOR TYPE WALL HGHT ELECTRIC INSULATED LINING HEATING CUSTOM EXI MAKE LIVING BASE AREA MP DETAILS /Garage: ruction cl l/Effectiv tion: Characteri	Sche ass/(re yea stic: TAN 10 10 10 10 10 10 10 10 10 10 10 10 10	adule: Qualit ar bui s/Area TAN CONC 8'-10 NO STAND ctive und fl ss fl OTH S adule: Qualit ar bui	2022 sy: P 02 lt: 2015 s Wi SLAB 'WALL PARD 2 BAS rate oor area oor area oor area (HED 2022 y: D 4 lt: 2016 s Wi	0 d Len 8 37 : : 10x	Units St 1036 20.55 1,036 1,036	Phys Func Econ Addi Tota r Fdt T DEPR Phys Func CECON Addi Tota	ical: tional i omic: tional . l percer Wal OV btals: ECIATION ical: tional i percer	ncurable 29 Rate 16.44 16.44	1.00 1.25 RCN 17,032 17,032 FACTORS: 1.00 1.25 . 1.25	R N T Sum PD	A 3/11/2021 NO CHANG C 10/2015: TAN POLE F RIM ON SLAB. NO ELEC Curable %Cmp %New 1.00 OTES:	E BUILDING WITH H TRIC YET. New Imp UILT WITH GABLI	RCNLD 21,290 21,290 21,290 E ROOF

Parcel Nbr: 29-0-066501 26155	PRD Production	n 2022 Property Assessment Record	AITKIN COUNTY	4/27/22 Page 4
CAMA IMP DETAILS: 4 OTH SHED House/Garage: Schedule: 2022 Construction class/Quality: D 2 Actual/Effective year built: Condition:	WELL HOUSE	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable . Economic: 29 1.25 Additional	6X8 4' HIGH GRAY WELL	- HOUSE
Characteristics/Areas Wi BAS SHED 2 OLDER SHED	d Len Units Sta 1		Sum PD Curable %Cmp %New	New Imp RCNLD 156
Effective BAS rate Ground floor area Gross floor area	: 1	Totals: 125	1	156
CAMA IMP DETAILS: 5 OTH PATIO House/Garage: Schedule: 2022 Construction class/Quality: 2 Actual/Effective year built: Condition: Characteristics/Areas Wi BAS PATIO 2 AVERAGE	HEXAGON - d Len Units Str 1	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable Economic: 29 1.25 Additional Total percent good 1.25 Fdt Wal OV Rate RCM 625.00 625	HEXAGONAL CONCRETE PA	ATIO SLAB New Imp RCNLD 781
Effective BAS rate Ground floor area Gross floor area	: 1	Totals: 625	i	781
CAMA IMP DETAILS: 6 OTH DRIVEWAY House/Garage: Schedule: 2022 Construction class/Quality: 4 Actual/Effective year built: Condition:	CONC SLAB-	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable Economic: 29 1.25 Additional Total percent good1.25	CONCRETE APRON FOR DI	ETACHED GARAGE.
Characteristics/Areas Wi _BAS BASE AREA 4 LG APRON	d Len Units Sta 1		I Sum PD Curable %Cmp %New	New Imp RCNLD 1,563
Effective BAS rate Ground floor area Gross floor area	: 1	Totals: 1,250)	1,563
CAMA IMP DETAILS: 7 OTH DRIVEWAY House/Garage: Schedule: 2022 Construction class/Quality: 5 Actual/Effective year built: Condition:	BT DRIVE -	DEPRECIATION PCT GOOD FACTORS: Physical: 1.00 Functional incurable Economic: 29 1.25 Additional Total percent good 1.25	BLACK TOP DRIVE	
Characteristics/Areas Wi BAS BASE AREA 5 AVG APRON	d Len Units St: 1	r Fdt Wal OV Rate RCN 625.00 625	N Sum PD Curable %Cmp %New 5 1 1.00	New Imp RCNLD 781
Effective BAS rate Ground floor area Gross floor area	: 1	Totals: 625	5	781
Field check value: A	ppraiser's init:	ials: Date of inspe	action:	

5

















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29-0-023505 Parcel No.	Parcel No.
Bakken Buyer	Buyer
Marsyla Seller	Seller
10/2020 Date of Sale	Date of Sale
\$176,303 Time Adjusted Sale Price	<u>\$134,740</u> Sale Price
\$120,200 Assessor's EMV at time of s	ale
<u>.68.18%</u> Sale Ratio	

Lake: N/A

Front Feet:

Frontage Quality:

Square Area/Acreage: 5.23 map acres

Res. Quality: D5 on slab, 720 sf, 1 bed 1 bath

Res Condition: 1 REL, 2016 built

Outbuildings: Att Gar 5, 672sf, 2016 built

2023 Volve \$ 174,200

Sec. Sec. Sec.

18674 488th Lane McGregor







29-1-513300 Parcel No.

Parcel No.

Parcel No.

Ganow Buyer

Buyer

Seller

Clifton Seller

6/2021 Date of Sale

Date of Sale

\$ 259,000 Sale Price

Sale Price

\$ 5,500 Personal Property

\$ 253,000 Adjusted Sale Price Personal Property

\$ 292,758 Time Adjusted Sale Price

\$ 167,700 Assessor's EMV at Sale

<u>% 66.2</u> Sale Ratio % 57.3

Assessor's EMV at Sale

Time Adjusted Sale Ratio

Off water – Minnewawa Back lot Lake Lake

Front Feet: N/A

Frontage Quality: N/A

Square Area/Acreage: N/A

Res. Quality: 2000 built; D6.0; 896 SF, 1Story 2 bedroom; 1 bath; Deck 144 SF; Open Porch 192 SF; 3 Season Porch 144 SF

Effective Age: 90

Outbuildings: 2001 Detached Garage (GAR3) 720 SF

2023 Valve \$ 224,600