



AITKIN COUNTY ASSESSOR

Aitkin County Government Center
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Aitkin, MN 56431

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Phone: 218-927-7327
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County Board of Equalization Appeal Information Sheet

Appeal Number and/or Appointment Time: Appeal #1

Appeal Format: In person

Owner Name: Robin Gould

Property ID#: 14-0-039200

Physical Address: 41802 240th Place. McGregor, MN.55760

Estimated Market Value 2023 Assessment: 116,500

Classification 2023 Assessment: 201/204/111

Estimated Market Value 2024 Assessment: 147,900

Classification 2024 Assessment: 201/204/111

Decision of Local Board (if applicable): Open book meeting

Summary of Issue:

Mr. Gould stated that he doesn't believe that PID 14-0-039200 is worth the estimated market value. He contends that its proximity to the Axtell ATV Park should significantly decrease its value.

Assessor's Recommendation: No change

Comments:

The 2024 Countywide sales study of 34.5+ acre had 29 good sales. The median sales ratio was 69.44%, of those sales, 7 of them sold for more than \$3,000/acre. Mr. Gould's property in question is a total of 40 acres. 38 acres are High wooded land, 1 acre is removed for Road, and 1 acre is for the site value. (Access, electricity, and well valued at \$20,000) There is an old Mobile home on the property that is personal property and is assessed to his son Adam Gould on a separate parcel.

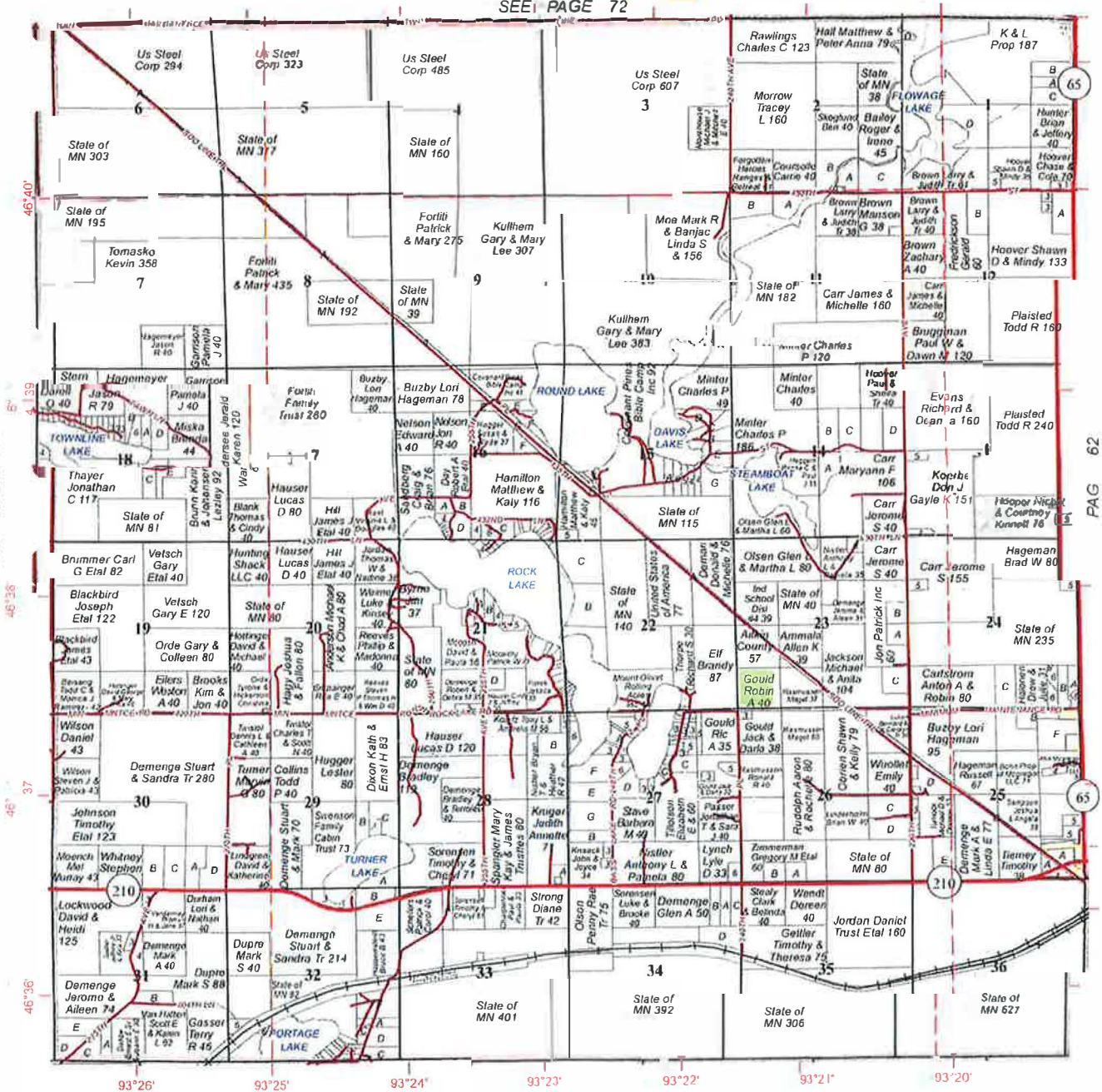
It is not known if any study has been done on this property for gravel pit potential but this parcel is one of the few 40 acre parcels in Jevne Township that is completely within the high gravel potential area on the MN DNR Aggregate resource potential map. Properties with gravel have historically sold for more per acre than non-gravel acreage parcels.

Values of the attached list of parcels are consistent with Mr. Gould's parcel in Jevne Township with similar land types.

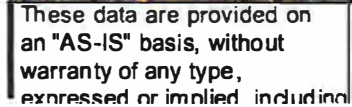
*** 14-0-039200 38 acres of HWD @ \$3,575/acre (40 Total acres)**
14-0-044900 28 acres of HWD @ \$3,575/acre (35 Total acres)
14-0-041503 38 acres of HWD @ \$3,324/acre (67 Total acres)
14-0-048000 10 acres of HWD @ \$3,575/acre (40 Total acres)
14-0-048900 13 acres of HWD @ \$3,539/acre (79 Total acres)
14-0-049900 29 acres of HWD @ \$3,539/acre (80 Total acres)
14-0-052400 28 acres of HWD @ \$3,038/acre (281 Total acres)

T.48N.-R.24W.

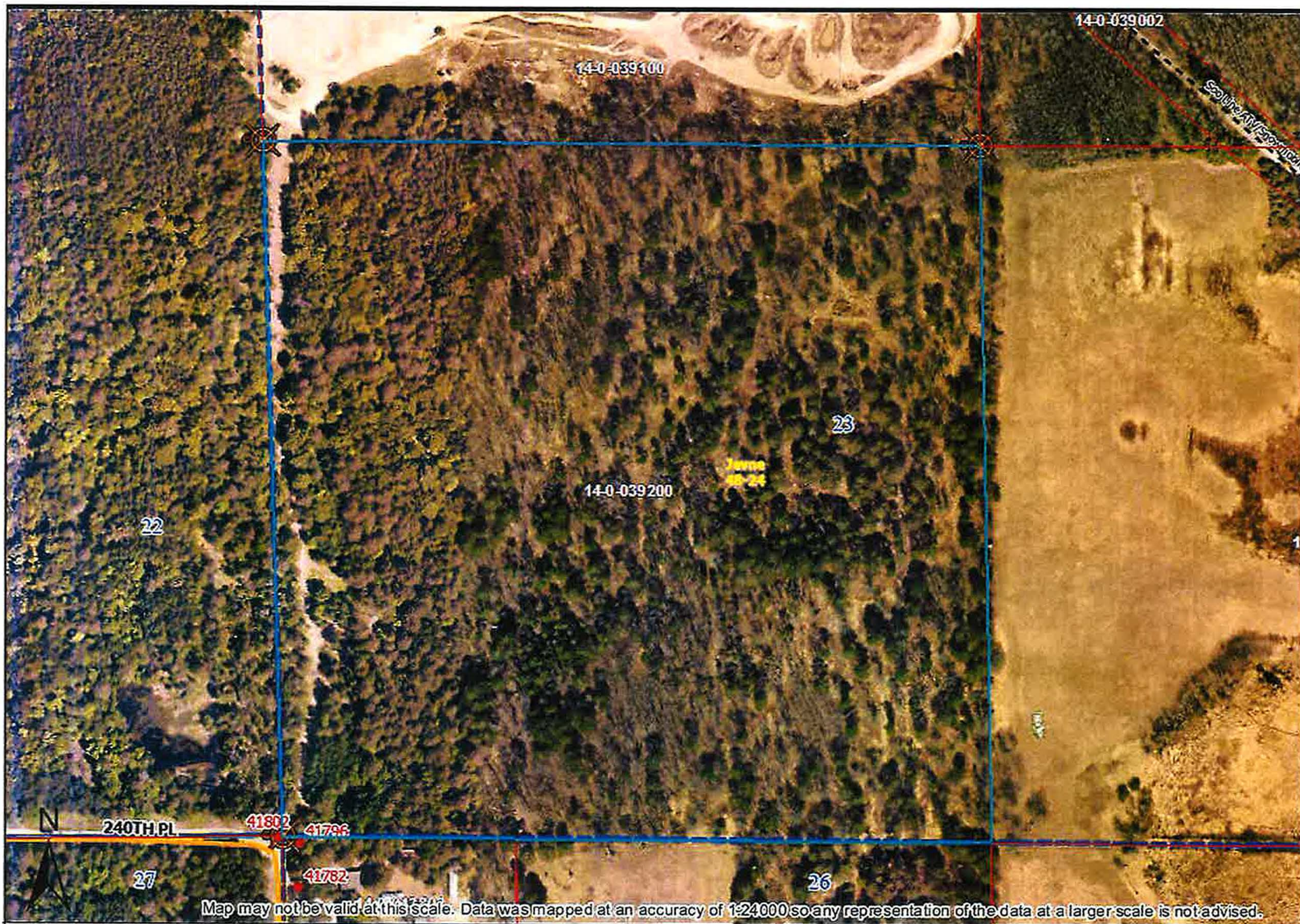
SEE PAGE 58



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These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including

14-0-039200

Fee Owner: 18957
 GOULD, ROBIN A
 Taxpayer: 18957 FALCO:F.O.
 GOULD, ROBIN A
 41782 240TH PLACE
 MCGREGOR MN 55760
 Primary Address/911 #:
 41802 240TH PL
 MCGREGOR MN

DISTRICTS:
 Twp/City : 14 JEVNE TWP
 School : 4 ISD 0004 - MCGREGOR

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 23 48.0 24 Acres: 40.00
 SW OF SW
 Parcel notes:
 11/18/21:KS.R/A.VERIFIED LAND TYPE.NO CHG.
 3/11/2015; DM SPOKE W/ROBIN BY PHONE. MFG
 RES (PP) STILL BELONGS TO ADAM. ACQUIRED
 PARCEL 1/13/2015. 8.50 ACRES ELIGIBLE TO
 TO ATTACHED TO ROBIN'S HSTD @ 14-0-043802
 FOR THE 2015 ASSMT/PAY 2016 CREATE ISSUE.

12/05/2013: DM NO COMPLIANT SEPTIC CERTIF-
 ICATE FOR PP MH SITE HERE. CLOSE ISSUE.

11/01/2011 DM ADAM & DARLA HERE, MH IS
 ADAM & KIMBERLEY'S CREATE PP PARCEL FOR MH
 ACCESS, POWER & WELL PRESENT. SEPTIC MAY NOT
 BE UNTIL 2012 (FOR 2012 ASSMT FSITE .60)
 SPLIT CLASS 204/111 (MP NO LONGER AG)

SALES HISTORY: ----- | TRANSFER HISTORY: -----
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To
 | 2015/01/07 GOULD, ROBIN A
 |

ASSESSMENT DETAILS: -----		Acres	CAMA	Estimated	Deferred	Taxable
2024 Rcd: 1	Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 14-0-043802 002 Own%100 Rel AG% Rel NA% Dsb%	Land 8.50 Total MKT 10 acres	30,388 30,388 30,388	30,400 30,400 30,400		30,400 30,400 30,400
2024 Rcd: 2	Class: 204 Non-Homestead Qualifying Single Res Unit Hstd: 0 nonhomestead-single-res-4bb MP/Seq: 14-0-039200 003 Own% Rel AG% Rel NA% Dsb%	Land 1.00 Total MKT	12,000 12,000	12,000 12,000		12,000 12,000
2024 Rcd: 3	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 14-0-039200 004 Own% Rel AG% Rel NA% Dsb%	Land 30.50 Total MKT	105,463 105,463	105,500 105,500		105,500 105,500
2023 Rcd: 1	Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 14-0-043802 002 Own%100 Rel AG% Rel NA% Dsb%	Land 8.50 Total MKT 10 acres	23,375 23,375 23,375	23,400 23,400 23,400		23,400 23,400 23,400
2023 Rcd: 2	Class: 204 Non-Homestead Qualifying Single Res Unit Hstd: 0 nonhomestead-single-res-4bb MP/Seq: 14-0-039200 003 Own% Rel AG% Rel NA% Dsb%	Land 1.00 Total MKT	12,000 12,000	12,000 12,000		12,000 12,000
2023 Rcd: 3	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 14-0-039200 004 Own% Rel AG% Rel NA% Dsb%	Land 30.50 Total MKT	81,125 81,125	81,100 81,100		81,100 81,100
2022 Rcd: 1	Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 14-0-043802 002 Own%100 Rel AG% Rel NA% Dsb%	Land 8.50 Total MKT 10 acres	16,958 16,958 16,958	17,000 17,000 17,000		17,000 17,000 17,000
2022 Rcd: 2	Class: 204 Non-Homestead Qualifying Single Res Unit Hstd: 0 nonhomestead-single-res-4bb MP/Seq: 14-0-039200 003 Own% Rel AG% Rel NA% Dsb%	Land 1.00 Total MKT	12,000 12,000	12,000 12,000		12,000 12,000
2022 Rcd: 3	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 14-0-039200 004 Own% Rel AG% Rel NA% Dsb%	Land 30.50 Total MKT	58,853 58,853	58,900 58,900		58,900 58,900
2021 Rcd: 1	Class: 201 Residential 1 unit Hstd: 1 Residential-Homestead MP/Seq: 14-0-043802 002 Own%100 Rel AG% Rel NA% Dsb%	Land 8.50 Total MKT 10 acres	13,324 13,324 13,324	13,300 13,300 13,300		13,300 13,300 13,300
2021 Rcd: 2	Class: 204 Non-Homestead Qualifying Single Res Unit Hstd: 0 nonhomestead-single-res-4bb MP/Seq: 14-0-039200 003 Own% Rel AG% Rel NA% Dsb%	Land 1.00 Total MKT	10,200 10,200	10,200 10,200		10,200 10,200
2021 Rcd: 3	Class: 111 Rural Vacant Land Hstd: 0 rural-vacant-nonhomestead-land MP/Seq: 14-0-039200 004 Own% Rel AG% Rel NA% Dsb%	Land 30.50 Total MKT	46,241 46,241	46,200 46,200		46,200 46,200

ASSESSMENT SUMMARY: -----
 Year Class Hstd Land Mkt Land Dfr Building Total Mkt Total Dfr Limited Mkt Limited Dfr Exemptions Taxable New Imp

Parcel Nbr: 14-0-039200	14260	PRD	Production 2024	Property Assessment Record	AITKIN COUNTY	6/12/24	Page	2
2024 201 + 1	147,900	0	147,900	147,900	147,900	147,900	0	
2023 201 + 1	116,500	0	116,500	116,500	116,500	116,500	0	
2022 201 + 1	87,900	0	87,900	87,900	87,900	87,900	0	
2021 201 + 1	69,700	0	69,700	69,700	69,700	69,700	0	

LINKED PARCELS - BASE: 14-0-043802 002 -----											
000 14-0-043802			001 14-0-043802			2 002*14-0-039200					
Total acres: 11.00			Total est: 224,100			Total taxable: 195,424					
TAX SECTION: ----- Taxes ----- Credits ----- Net Tax -----											
Tax Year	Rec	Class	NTC	RMV	St Gen	Disaster	Powerline	Ag	Res	Tac	
2025			.00	.00	.00	.00	.00	.00	.00	.00	.00
2024	1	204	120.81	7.97	.00	.00	.00	.00	.00	.00	128.78
2024	2	204	61.97	4.09	.00	.00	.00	.00	.00	.00	66.06
2024	3	204	452.12	.00	.00	.00	.00	.00	.00	.00	452.12
2024			601.42	12.06	.00	.00	.00	.00	.00	.00	613.48
2023	1	204	96.77	5.49	.00	.00	.00	.00	.00	.00	102.26
2023	2	204	68.32	3.87	.00	.00	.00	.00	.00	.00	72.19
2023	3	204	362.99	.00	.00	.00	.00	.00	.00	.00	362.99
2023			500.36	9.36	.00	.00	.00	.00	.00	.00	509.72
2022	1	204	103.61	6.26	.00	.00	.00	.00	.00	.00	109.87
2022	2	204	79.46	4.80	.00	.00	.00	.00	.00	.00	84.26
2022	3	204	387.91	.00	.00	.00	.00	.00	.00	.00	387.91
2022			542.96	11.06	.00	.00	.00	.00	.00	.00	554.02

CAMA LAND DETAILS: -----											
Land market: 14 JEVNE TWP						Last calc date/env: 03/11/24 B					
Neighborhood: 14 JEVNE						1.10 Asmt year: 2024					
COG: 18957 1 Ac/FF/SF: 42.50						Lake:					
Wid: .00 Dth: .00						Avg CER:					
Land/Unit	Type	Units	Qlt/Acc	-Other- OV	Base Rate	Adj Rate	Value	Asmt Cd	Acreage	PTR Value	Improvement CER Factors
SSITE	AC	1.00		40	20000.00	12000.00	12000	2 204	1.00		
		42.50						OV			
HWD-R	AC	8.50			3250.00	3575.00	30388	1 201	8.50		
		42.50						TW			
HWD-R	AC	29.50			3250.00	3575.00	105463	3 111	29.50		
		42.50						TW			
ROAD	AC	1.00						3 111	1.00		
		42.50	ACCESS TO GR PT					RD			
Front feet:	.00	Other Acres:	40.00	Totals:	147,851						
FF/SF acres:	.00	CAMA acres:	40.00	Mineral:							

CAMA SUMMARY: -----									
Schedule: 2024		Quintile date: 11/18/2021		Insp/By/Cmp: 11/15/2016 DM				R	
Neighborhood: 14		JEVNE							



Detailed Parcel Report

Parcel Number: 19-0-042700

General Information

Township/City: LOGAN TWP
Taxpayer Name: XIONG, NHIA & TIMMY K
Taxpayer Address: 568 EDMUND AVE
ST PAUL MN 55103
Property Address:
Township: 49 **Lake Number:** 0
Range: 25 **Lake Name:**
Section: 25 **Acres:** 41.91
Green Acres: No **School District:** 1.00
Plat:
Brief Legal Description: SW NE & E66 FT OF W100 FT OF NW NE LESS CO RD ROW

Tax Information

Class Code 1: Rural Vacant Land
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2024

Estimated Land Value:	\$94,600.00
Estimated Building Value:	\$0.00
Estimated Total Value:	\$94,600.00
Prior Year Total Taxable Value:	\$79,000.00
Current Year Net Tax (Specials Not Included):	\$456.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$228.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**



Detailed Parcel Report

Parcel Number: 19-0-042700

2024 CAMA Summary

Market Area Code: 19
Market Area Description: LOGAN TWP
Neighborhood Code: 19
Neighborhood Description: LOGAN
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 03/17/2014
Appraiser Initials: DM

Estimated Land Value: \$94,597.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$94,597.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
OPN-O		1.91	AC	1.91	\$5,799.00
HWD-R		2.00	AC	2.00	\$7,150.00
HWD-O		29.00	AC	29.00	\$72,573.00
LWD-O		5.00	AC	5.00	\$7,645.00
SWP-O		4.00	AC	4.00	\$1,430.00
Totals:				41.91	\$94,597.00



Detailed Parcel Report

Parcel Number: 19-0-042700

Sale History

Record #1

Seller:	GRAVES, JEFFREY D.	Sale Date:	02/17/2023
Buyer:	XIONG, NHIA	Deed Type:	Warranty Deed
Rejected Sale:	No	Multi-Parcel Sale:	No
Reason:	N/A	Price:	\$110,000.00
		Personal Property:	\$0.00
		Adjusted Price:	\$108,350.00

Record #2

Seller:	GRAFF, ROBERT & ALICE	Sale Date:	12/01/2003
Buyer:	GRAVES, JEFFREY & LYNNE	Deed Type:	Warranty Deed
Rejected Sale:	No	Multi-Parcel Sale:	Yes
Reason:	N/A	Price:	\$48,000.00
		Personal Property:	\$0.00
		Adjusted Price:	\$48,000.00



Detailed Parcel Report

Parcel Number: 31-0-066500

General Information

Township/City: SPENCER TWP
Taxpayer Name: RIAN, THOMAS & MARY JO
Taxpayer Address: 9240 OVERLOOK LN
CHAMPLIN MN 55316
Property Address: 37500 DOVE ST
Township: 47 **Lake Number:** 0
Range: 26 **Lake Name:**
Section: 33 **Acres:** 39.48
Green Acres: No **School District:** 1.00
Plat:
Brief Legal Description: SW OF SE LESS ROW

Tax Information

Class Code 1: Rural Vacant Land
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2024

Estimated Land Value:	\$113,000.00
Estimated Building Value:	\$0.00
Estimated Total Value:	\$113,000.00
Prior Year Total Taxable Value:	\$92,500.00
Current Year Net Tax (Specials Not Included):	\$490.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$490.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**



Detailed Parcel Report

Parcel Number: 31-0-066500

2024 CAMA Summary

Market Area Code: 31
Market Area Description: SPENCER TWP
Neighborhood Code: 31
Neighborhood Description: SPENCER
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:

Last Appraisal Date: 06/22/2017
Appraiser Initials: SW

Estimated Land Value: \$113,008.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$113,008.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
HWD-R		21.37	AC	21.37	\$69,453.00
LWD-R		7.00	AC	7.00	\$13,895.00
SWP-R		9.00	AC	9.00	\$4,140.00
FSITE		1.00	AC	1.00	\$20,000.00
OPN-R		2.00	AC	2.00	\$5,520.00
Totals:				40.37	\$113,008.00



Detailed Parcel Report

Parcel Number: 31-0-066500

Sale History

Record #1

Seller: RIKALA, JEFFREY T
Buyer: RIAN, THOMAS
Rejected Sale: No
Reason: N/A

Sale Date: 09/12/2023
Deed Type: Warranty Deed
Multi-Parcel Sale: No
Price: \$165,000.00
Personal Property: \$0.00
Adjusted Price: \$165,000.00

Record #2

Seller: NORDEAN, JULIE
Buyer: RIKALA, JEFFREY
Rejected Sale: No
Reason: N/A

Sale Date: 02/01/2013
Deed Type: Warranty Deed
Multi-Parcel Sale: No
Price: \$56,000.00
Personal Property: \$0.00
Adjusted Price: \$56,000.00



Detailed Parcel Report

Parcel Number: 26-0-025900

General Information

Township/City: RICE RIVER TWP
Taxpayer Name: TIREVOLD, DENNIS
Taxpayer Address: 15448 67TH ST
BECKER MN 55308
Property Address:
Township: 46 **Lake Number:** 0
Range: 23 **Lake Name:**
Section: 16 **Acres:** 40.00
Green Acres: No **School District:** 4.00
Plat:
Brief Legal Description: SE NW

Tax Information

Class Code 1: Rural Vacant Land
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2024

Estimated Land Value:	\$51,900.00
Estimated Building Value:	\$0.00
Estimated Total Value:	\$51,900.00
Prior Year Total Taxable Value:	\$44,300.00
Current Year Net Tax (Specials Not Included):	\$226.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$0.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**



Detailed Parcel Report

Parcel Number: 26-0-025900

2024 CAMA Summary

Market Area Code: 26
Market Area Description: RICE RIVER TWP
Neighborhood Code: 26
Neighborhood Description: RICE RIVER
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 03/07/2024
Appraiser Initials: SW

Estimated Land Value: \$51,855.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$51,855.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
SWP-O		18.00	AC	18.00	\$5,850.00
LWD-O		2.00	AC	2.00	\$2,780.00
HWD-O		19.00	AC	19.00	\$43,225.00
Totals:				39.00	\$51,855.00



Detailed Parcel Report

Parcel Number: 26-0-025900

Sale History

Record #1

Seller: HAMM, ALAN D
Buyer: TIREVOLD, DENNIS
Rejected Sale: No
Reason: N/A

Sale Date: 11/03/2022
Deed Type: Warranty Deed
Multi-Parcel Sale: No
Price: \$100,100.00
Personal Property: \$0.00
Adjusted Price: \$100,100.00



Detailed Parcel Report

Parcel Number: 21-0-041600

General Information

Township/City: MALMO TWP
Taxpayer Name: FEIST, BRADLEY W & ELLEN J
Taxpayer Address: 13035 BROOKSIDE LN
ROGERS MN 55374
Property Address: 29285 240th Ln
Township: 45 **Lake Number:** 0
Range: 25 **Lake Name:**
Section: 26 **Acres:** 40.00
Green Acres: No **School District:** 1.00
Plat:
Brief Legal Description: NW OF NE

Tax Information

Class Code 1: Non-Comm Seasonal Residential Recreational
Class Code 2: Rural Vacant Land
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2024

Estimated Land Value:	\$120,000.00
Estimated Building Value:	\$0.00
Estimated Total Value:	\$120,000.00
Prior Year Total Taxable Value:	\$93,500.00
Current Year Net Tax (Specials Not Included):	\$446.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$223.00
Delinquent Taxes:	No

*** For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.**

**** Balance Due on a parcel does not include late payment penalties.**



Detailed Parcel Report

Parcel Number: 21-0-041600

2024 CAMA Summary

Market Area Code: 21
Market Area Description: MALMO TWP
Neighborhood Code: 21
Neighborhood Description: MALMO
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 04/10/2024
Last Building Value Calculation Date:
Last Appraisal Date: 09/15/2016
Appraiser Initials: LT
Estimated Land Value: \$119,978.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$119,978.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
LWD-R		15.00	AC	15.00	\$32,753.00
HWD-R		9.00	AC	9.00	\$32,175.00
FSITE		1.00	AC	1.00	\$5,000.00
HWD-R		14.00	AC	14.00	\$50,050.00
ROAD		1.00	AC	1.00	\$0.00
Totals:				40.00	\$119,978.00



Detailed Parcel Report

Parcel Number: 21-0-041600

Sale History

Record #1

Seller:	GEORGES, DENNIS F	Sale Date:	08/29/2023
Buyer:	FEIST, BRADLEY W	Deed Type:	Warranty Deed
Rejected Sale:	No	Multi-Parcel Sale:	No
Reason:	N/A	Price:	\$125,000.00
		Personal Property:	\$0.00
		Adjusted Price:	\$125,000.00

Record #2

Seller:	SCHULTZ, KENNETH & KATHRYN	Sale Date:	03/01/2003
Buyer:	GEORGES, LEO & SANDRA	Deed Type:	
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	CONVENIENCE CONDUIT;CORRECTION	Price:	\$4,000.00
		Personal Property:	\$0.00
		Adjusted Price:	\$4,000.00

Record #3

Seller:	FRITZ, ARLIN & MARJORIE	Sale Date:	10/01/1992
Buyer:	GEORGES, LEO & SANDRA	Deed Type:	
Rejected Sale:	Yes	Multi-Parcel Sale:	No
Reason:	SALE OF CONTR,CONTR PAYOFF,MTG ASMP	Price:	\$10,500.00
		Personal Property:	\$0.00
		Adjusted Price:	\$10,500.00

Record #4

Seller:	FRITZ, ARLIN	Sale Date:	09/01/1992
Buyer:	GEORGES, LEOA	Deed Type:	Contract for Deed
Rejected Sale:	No	Multi-Parcel Sale:	No
Reason:	N/A	Price:	\$10,500.00
		Personal Property:	\$0.00
		Adjusted Price:	\$10,500.00



Detailed Parcel Report

Parcel Number: 14-0-041503

2024 CAMA Summary

Market Area Code: 14
Market Area Description: JEVNE TWP
Neighborhood Code: 14
Neighborhood Description: JEVNE
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 12/28/2016
Appraiser Initials: DM

Estimated Land Value: \$149,918.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$149,918.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
OPN-R		2.00	AC	2.00	\$5,647.00
LWD-R		3.50	AC	3.50	\$7,107.00
SWP-R		7.00	AC	7.00	\$3,294.00
SWP-R		16.00	AC	16.00	\$7,529.00
ROAD		0.50	AC	0.50	\$0.00
HWD-R		29.00	AC	29.00	\$96,418.00
HWD-R		9.00	AC	9.00	\$29,923.00
Totals:				67.00	\$149,918.00



Detailed Parcel Report

Parcel Number: 14-0-044900

2024 CAMA Summary

Market Area Code: 14
Market Area Description: JEVNE TWP
Neighborhood Code: 14
Neighborhood Description: JEVNE
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 01/03/2024
Appraiser Initials: KS

Estimated Land Value:	\$102,630.00
New Improvement Land Value:	\$0.00
Building Value:	\$40,857.00
New Improvement Building Value:	\$40,857.00
Total:	\$143,487.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
ROAD		2.00	AC	2.00	\$0.00
SWP-R		5.00	AC	5.00	\$2,530.00
HWD-R		28.00	AC	28.00	\$100,100.00
Totals:				35.00	\$102,630.00



Detailed Parcel Report

Parcel Number: 14-0-048000

2024 CAMA Summary

Market Area Code: 14
Market Area Description: JEVNE TWP
Neighborhood Code: 14
Neighborhood Description: JEVNE
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 10/18/2016
Appraiser Initials: DM

Estimated Land Value: \$117,741.00
New Improvement Land Value: \$0.00
Building Value: \$202,386.00
New Improvement Building Value: \$0.00
Total: \$320,127.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
HWD-R		6.00	AC	6.00	\$21,450.00
LWD-R		25.00	AC	25.00	\$54,588.00
FSITE		1.00	AC	1.00	\$20,000.00
LWD-R		2.00	AC	2.00	\$4,367.00
HWD-R		4.00	AC	4.00	\$14,300.00
ROAD		1.00	AC	1.00	\$0.00
OPN-R		1.00	AC	1.00	\$3,036.00
Totals:				40.00	\$117,741.00



Detailed Parcel Report

Parcel Number: 14-0-048900

2024 CAMA Summary

Market Area Code:

Market Area Description:

Neighborhood Code:

Neighborhood Description:

Scheduled Year of Improvement:

Last Land Value Calculation Date:

Last Building Value Calculation Date:

Last Appraisal Date:

Appraiser Initials:

14

JEVNE TWP

14

JEVNE

2024

03/11/2024

10/14/2016

DM

Estimated Land Value:

New Improvement Land Value:

Building Value:

New Improvement Building Value:

Total:

\$129,552.00

\$0.00

\$0.00

\$0.00

\$129,552.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
LWD-R		17.00	AC	17.00	\$36,748.00
HWD-R		13.00	AC	13.00	\$46,010.00
ROAD		1.00	AC	1.00	\$0.00
LWD-R		14.00	AC	14.00	\$30,263.00
SWP-R		26.00	AC	26.00	\$13,024.00
SWP-R		7.00	AC	7.00	\$3,507.00
ROAD		1.00	AC	1.00	\$0.00
Totals:				79.00	\$129,552.00



Detailed Parcel Report

Parcel Number: 14-0-049900

2024 CAMA Summary

Market Area Code: 14
Market Area Description: JEVNE TWP
Neighborhood Code: 14
Neighborhood Description: JEVNE
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 10/04/2016
Appraiser Initials: DM

Estimated Land Value: \$115,951.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$115,951.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
SWP-R		5.00	AC	5.00	\$2,505.00
LWD-R		5.00	AC	5.00	\$10,808.00
ROAD		1.00	AC	1.00	\$0.00
HWD-R		29.00	AC	29.00	\$102,638.00
Totals:				40.00	\$115,951.00



Detailed Parcel Report

Parcel Number: 14-0-052400

2024 CAMA Summary

Market Area Code: 14
Market Area Description: JEVNE TWP
Neighborhood Code: 14
Neighborhood Description: JEVNE
Scheduled Year of Improvement: 2024
Last Land Value Calculation Date: 03/11/2024
Last Building Value Calculation Date:
Last Appraisal Date: 10/06/2016
Appraiser Initials: DM

Estimated Land Value:	\$99,797.00
New Improvement Land Value:	\$0.00
Building Value:	\$0.00
New Improvement Building Value:	\$0.00
Total:	\$99,797.00

2024 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
ROAD		1.00	AC	1.00	\$0.00
SWP-R		4.00	AC	4.00	\$1,720.00
LWD-R		7.00	AC	7.00	\$12,992.00
HWD-R		28.00	AC	28.00	\$85,085.00
Totals:				40.00	\$99,797.00