



**OFFICE OF  
AITKIN COUNTY ASSESSOR**

209 2<sup>nd</sup> ST N.W. Room 111  
AITKIN, MINNESOTA 56431  
Phone: 218/927-7327 – Fax: 218/927-7379  
[assessor@co.aitkin.mn.us](mailto:assessor@co.aitkin.mn.us)

## County Board of Equalization Appeal Information Sheet

Appointment Time: 4:15pm

Presenter Name: William (Bill) Kangas, Representing Spalding Township Board

Property ID#: Numerous

Physical Address: n/a

Estimated Market Value 2011 Assessment: n/a

Classification 2011 Assessment: n/a

Estimated Market Value 2012 Assessment: n/a

Classification 2012 Assessment: n/a

Reason for Appeal: Mr. Kangas would like the County Board to reconsider the gun range noise valuation circle. At the Spalding Twp Meeting on April 24, 2012, he stated that there are no sales to prove a reduction is necessary.

Assessor's Recommendation: If the Board wishes to affirm the previous decisions made on this issue, then no change is recommended.

Comments: The County Assessor's Office originally recommended that no valuation reductions be given for gun range noise. The County Board of Appeal and Equalization in 2009 recommended that circles should be set up around gun ranges to reduce valuation due to noise. These circles reduce land values by 20% from the County base rate and reduce building values 40% from the County base rate. These were applied starting with the 2010 assessment.

June 8, 2012

To: The Aitkin County Board, Aitkin County, Mn.

From: The Supervisors of Spalding Township. Bill Kangas, chairman

Aitkin County Board Members;

In regards to additional tax reductions due to the Gun Range:

We the supervisors of Spalding Township, here by state that our township cannot afford to lose any more tax revenue. Some home owners, close to the gun range, have stated that their property values have decreased. They were previously given a 10% reduction in their property taxes. Then later they received an additional 30% reduction.

To grant them another 40% would reduction would add to the burden of the other tax payers of Spalding Township.

So we the Supervisors of Spalding Township, ask the Aitkin County Board not to approve the additional 40% reduction of said taxes, and to return the tax rate back to the original 10% reduction.

We have attached the letter from the Aitkin County Assessor's office dated May 18, 2012, which states that there have been no comparables of sales in the past five years. But several sold Five years before that, and sold above market value.

Thank you for hearing our request,

Spalding Township supervisors,

Bill Kangas, Chairman

A handwritten signature in black ink, appearing to read "Bill Kangas", written in a cursive style.



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May 18, 2012

Mr. William Kangas  
 20659 370<sup>th</sup> Lane  
 McGregor, MN 55760

Re: Sales within 1 mile of Gun Range

Dear Bill:

After speaking with you this morning, I did some research and found that there have been no sales within a one mile radius of the gun range for the past 5 years. It appears that the last sales were back in 2005 and 2006.

There actually have only been four good sales since 2007 in Spalding Township and they were in sections 20, 23 & 24.

I am keeping your appointment at 4:15 for Tuesday, June 12, 2012 for the County Board of Appeal and Equalization. Please call me if you have any questions.

Sincerely,

*Karen Ladd*

Mrs. Karen Ladd  
 Assistant Assessor