



Board of County Commissioners Agenda Request

5A
Agenda Item #

Requested Meeting Date: May 10, 2016

Title of Item: 2016 Assessment Summary

<input checked="" type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested	
<input type="checkbox"/> CONSENT AGENDA		<input type="checkbox"/> Approve/Deny Motion	<input checked="" type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY		<input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Hold Public Hearing* <i>*provide copy of hearing notice that was published</i>

Submitted by: Mike Dangers	Department: County Assessor
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Presenter (Name and Title): Mike Dangers, County Assessor	Estimated Time Needed: 30 Minutes
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Summary of Issue:
This is the overview of the 2016 property assessment in Aitkin County. Please see the memo and attached documents.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:

Financial Impact:
 Is there a cost associated with this request? Yes No
 What is the total cost, with tax and shipping? \$
 Is this budgeted? Yes No *Please Explain:*



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AITKIN COUNTY ASSESSOR**
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MEMO

April 19, 2016

To: Board of County Commissioners
Nathan Burkett, County Administrator

From: Mike Dangers, County Assessor

Re: 2016 Assessment Summary, 2017 Assessment Preview, and Board of Appeal Information

The 2016 property assessment is complete and the were mailed in late March along with the Property Tax Statements. This memo summarizes the attached charts and schedules that describe the changes made this year.

This year has brought the first increase in overall county valuation in several years. Page 4 shows a ten year history of overall estimated market value, net tax capacity, and new construction value. The real estate market appears to be on the upswing with new construction value at the highest level since 2009.

Page 5 gives greater detail of the changes between this year and last year with countywide increases in each category listed except for commercial/industrial. The large increase in apartment valuation is largely due to new construction on an assisted living project in the City of Aitkin. Since there are relatively few apartment buildings in Aitkin County, one project can have a significant impact on overall County values.

The pie chart on Page 6 shows the size of each of the major property types in Aitkin County. This chart has the exact same amounts as last year. Seasonal recreational property leads the way with 40% of the valuation, followed by single family residential property at 33%. The rest of the portions of the pie include rural vacant land at 15%, agricultural productive property at 7%, commercial and industrial property at 3%, and both resort and apartment each coming in at just under 1% of total county valuation.

Page 7 is a collection of several important statistics that the assessors are asked every year. Starting at the top of the page, the number of ad valorem parcels is simply the number of taxable parcels in Aitkin County. This number continues to slowly decline which may just be due to parcel combinations. However, it also points to the fact that fewer new subdivisions and splits are taking place today than in the past. The number of parcels reassessed is how many properties were

physically inspected by the appraisers in that assessment year. The five year valuation cycle is still being maintained in accordance with State Law. The number of CRV's is the total number of property transfers and sales in the County in one year. This shows a large increase from last year which indicates a strengthening market. The total number of homesteads is in a slow decline in both residential and ag areas which may be a result of more thorough verification. It is also likely due to a population growth standstill in recent years.

Continuing on page 7, the number of sustainable forest incentive act (SFIA) acres were reduced this year due to Blandin lands no longer included on the list. If it wasn't for this change, the number of acres would still be increasing. The SFIA, while not administered by the County, plays an important role in lowering the costs of ownership for wooded property. The next four items below the SFIA is average values for various property types in the County which may help you get a better sense for what is typical in our area. Next on the page are the valuation reduction amounts for the disabled veterans' exclusion program. These values have shown their first decline in several years. The final two items are the number of total local board appeals and new tax court appeals each year. These sets of figures continue to decline which is a positive sign from the County's perspective.

Next on Page 8 is the ten year history of the sales ratio study for the residential and seasonal class properties in the County. The sales ratio is a measure of the assessment level of a property when the property sells. A 100% ratio is perfect. We strive to attain a final median ratio in the 90% to 105% range. The chart on the right side of the page says a lot about the market with the dip in the middle years and the continued increase in recent years. The median sales ratios for residential and seasonal property are below 100% but still within State guidelines and typical of counties in our area. Our assessment consistency or COD is still good and better than several past years.

Page 9 shows a detailed view of the sales statistics for the 2016 assessment for the property classes that have at least 6 sales. As you can see by the above 100% ratios on group #21, #23 and #39, we are trending high on smaller land sales. If this trend continues, it may be addressed by a value reduction for the 2017 assessment. The last row on the sheet shows sales statistics for all good sales in the County during this period. The median ratio of 98.4% means that we are about 1.4% lower than full market value as of the January 2016 assessment date.

Pages 10 through 14 are an itemized list of the major changes to the 2016 assessment. There are many changes as in past years, so please look through this carefully. The computer aided mass appraisal or CAMA system allows assessors the ability to make fine changes to very specific property types. Without the computer, many of these changes would be impractical to make.

Page 15 is the acreage schedule for the whole county that includes the base rates for the different land types for each area. This page does not describe the size adjustments for different sizes of land other than the large acreage adjustment which lowers values by about 15% for acreages over 100.

Pages 16 and 17 are a representation of the acreage size table from the smallest to largest acreage amounts. The shaded columns in the middle of the pages show the current size factors with a simple example of high open acreage. This is intended to describe how a land value changes over different acreage amounts.

Page 18 is the Local Board of Appeal and Equalization Schedule. This is also posted on the Aitkin County website under the Assessor page in the appeals section. There are no major changes to the amount or structure of the meetings this year.

The planning for the 2017 assessment has begun and the Assessor's Office will be reassessing the following areas: Ball Bluff Township, Balsam Township, Fleming Township, Hazelton Township, Hill City, Jevne Township, Macville Township, Malmo Township, Palisade City, Turner Township, Unorg 49-27, Unorg 51-22, Unorg 52-24, Unorg 52-25. The work should begin in late May and last until January of next year. For the first time this year, a mailing was sent out to all owners in these areas to notify them of the reassessment. This mailing was included with the Notices of Valuation and Classification.

For the 2012 through 2016 assessments, homestead applications were mailed to most of the reassessment parcels. This was done to update county records since many of the homesteads had applications from 1993. We will no longer be doing this mass mailing of homesteads since all the applications have been updated. We still request all relative homesteads to be updated every other year.

Please contact me if you have any questions.



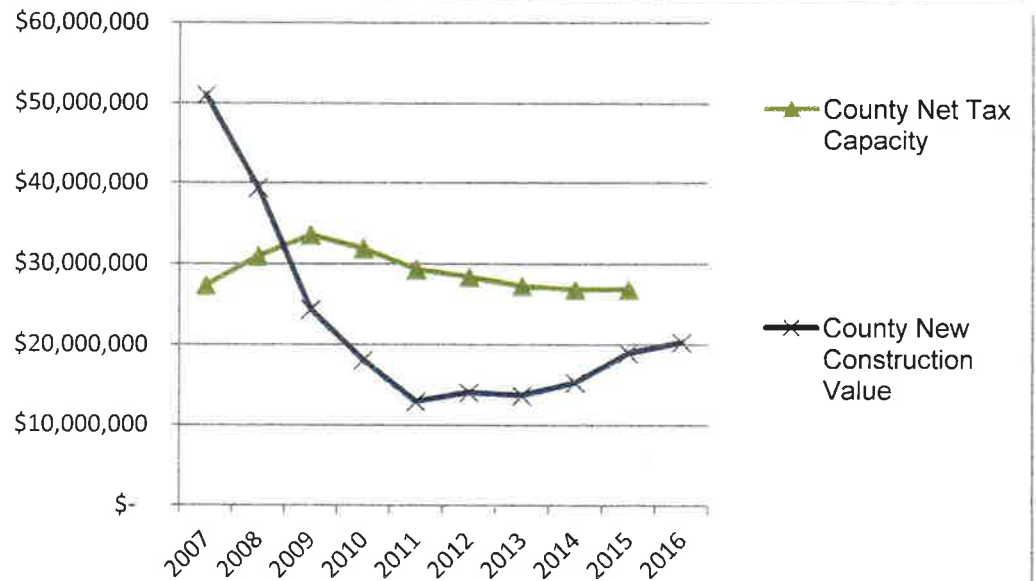
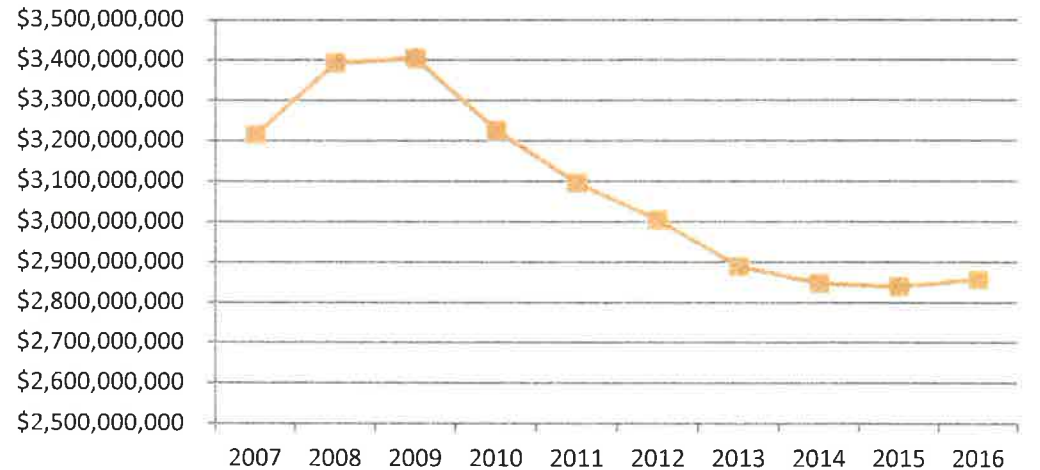
Ten Year History of Aitkin County Total Valuation 2007 through 2016 Assessment

Asmt Year	County Estimated Market Value	County Net Tax Capacity	County New Construction Value
2007	\$ 3,214,779,700	\$ 27,322,700	\$ 51,047,300
2008	\$ 3,392,961,700	\$ 30,944,500	\$ 39,393,300
2009	\$ 3,404,731,300	\$ 33,524,200	\$ 24,373,900
2010	\$ 3,225,887,900	\$ 31,863,500	\$ 18,117,600
2011	\$ 3,096,725,100	\$ 29,328,300	\$ 12,918,500
2012	\$ 3,005,641,600	\$ 28,410,400	\$ 14,051,400
2013	\$ 2,890,442,200	\$ 27,273,700	\$ 13,657,200
2014	\$ 2,848,672,500	\$ 26,863,700	\$ 15,297,200
2015	\$ 2,840,753,800	\$ 26,849,478	\$ 18,953,500
2016	\$ 2,857,728,900		\$ 20,302,400

Notes:

Figures taken from the year end abstracts except for 2016 asmt. 2016 asmt data from the spring mini abstract. County Total EMV's from prior years include the state assessed personal property values.

County Total Estimated Market Value





Countywide Value Changes 2016 Assessment
Taxable Property Only

	2015		2016	% Change
Overall Estimated Market Value	\$ 2,813,697,800		\$ 2,857,728,900	1.6%
New Construction Value	\$ 18,953,500		\$ 20,302,400	7.1%
Agricultural Homestead EMV	\$ 231,457,900		\$ 232,027,347	0.2%
Residential EMV	\$ 940,564,500		\$ 956,774,654	1.7%
Seasonal Recreational EMV	\$ 1,126,342,400		\$ 1,134,729,500	0.7%
Commercial/Industrial EMV	\$ 84,681,100		\$ 83,841,500	-1.0%
Apartment EMV	\$ 16,891,800		\$ 18,434,800	9.1%
Green Acres EMV reduction	\$ -		\$ 20,700	

Notes:

Apartment value increase largely due to assisted living project in Aitkin City.

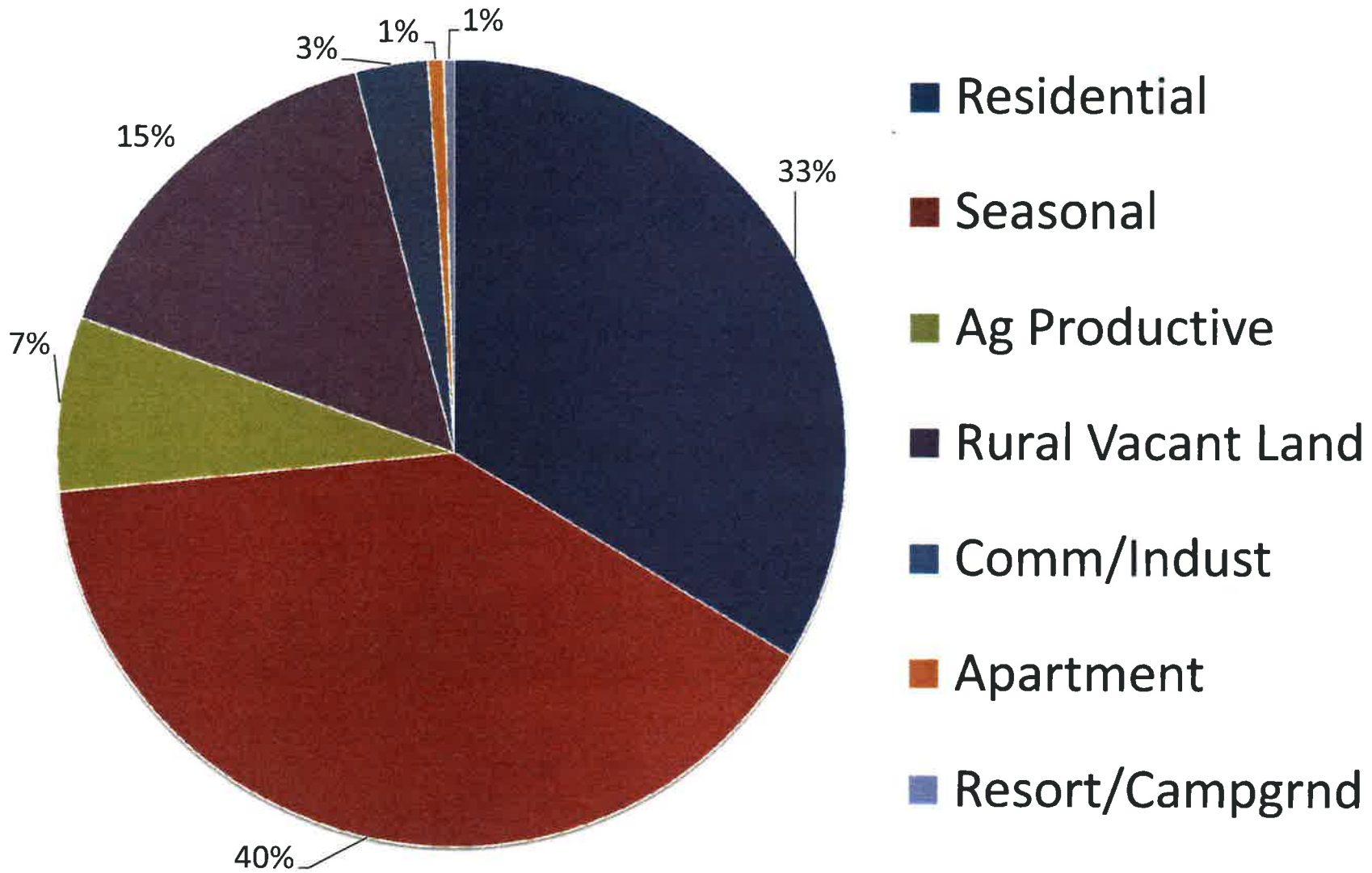
Green Acres provided no value reduction for the 2015 assessment.

All figures above are as of March 25, 2016. A few minor changes were made to the assessment after this report was drafted.

See the letter that accompanies this chart for a discussion of the above data.

Figures taken from the Spring Mini Abstracts

Aitkin County
2016 Assessment % Share of Estimated Market Value





**Aitkin County Assessor's Office
Four Year History of Key Countywide Figures**

	2012	2013	2014	2015
Number of Ad Valorem Parcels	34,205	34,177	34,079	34,064
Taxable Parcels Reassessed	8,174	6,771	5,725	6,725
Number of CRV's (total transactions)	715	774	786	900
Total Residential Homesteads	5,089	5,065	4,982	4,968
Total Ag Homesteads	865	864	840	837
SFIA Enrolled Acres	37,842	39,350	41,362	38,247
Average Residential Homestead Market Value	171,900	166,000	164,600	164,600
Average Agricultural Homestead Market Value	294,000	281,600	283,400	280,900
Average Seasonal Residential Market Value	92,200	92,400	90,500	89,200
Average Commercial/Industrial Market Value	110,300	111,700	119,300	124,416
Total Disabled Veterans Exclusion Value	\$ 12,924,040	\$ 13,856,916	\$ 15,072,666	\$ 14,670,540
Local Board Appeals	216	144	86	75
New Tax Court Appeals	7	11	6	6

Notes:

Number of Parcels does not include personal property

There are approx 600 personal property parcels

See the letter that accompanies this chart for a discussion of the above data.

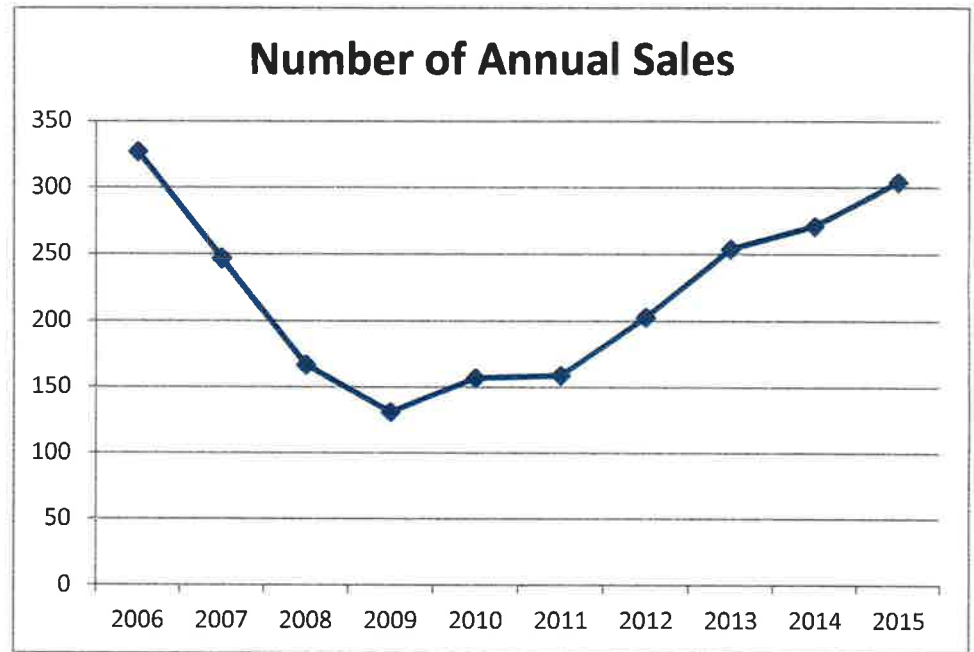
Blandin Land is no longer on the SFIA list otherwise the SFIA figure would continue to increase



Aitkin County Sales Ratio Study and Assessment Quality Information

Ten Year History of Residential and Seasonal Improved Sales

Study Year	# of Residential and Seasonal Sales	Residential Median Sales Ratio	Seasonal Median Sales Ratio	Residential COD	Seasonal COD
2006	327	88.1	87.0	18.3	22.3
2007	247	93.1	90.8	19.8	19.8
2008	167	99.4	97.1	17.0	16.7
2009	131	102.7	93.2	13.0	18.6
2010	157	100.9	100.6	13.3	18.7
2011	159	104.4	106.5	13.3	14.9
2012	203	101.0	99.1	15.4	18.7
2013	254	98.0	101.0	14.1	13.1
2014	271	94.5	93.3	14.3	14.2
2015	304	97.1	97.3	14.4	16.3



Notes:

Sales Ratio is the assessor's Estimated Market Value divided by the Sale Price of a property.

Median Sales Ratio is the middle ratio in an array of all sales ratios. The closer the median is to 100.0, the more accurate the assessment level.

COD is the Coefficient of Dispersion or a measure of how consistent assessor valuations are with respect to the sale price.

The lower the COD, the greater the assessment quality and consistency.

Factors that help to improve the COD include implementation of a CAMA system, more thorough sales analysis, more thorough physical inspections, and a less volatile market.



**Aitkin County Assessor's Office
Detailed Sales Ratio Study Data - 2016 Assessment**

Property Group #	Property Type	Median Ratio	COD	PRD	Number of Sales	Median EMV	Median Price
1	Residential Improved	97.10	14.4	1.04	127	\$ 212,700	\$ 219,000
3	Seasonal Improved	97.30	16.3	1.04	177	\$ 68,100	\$ 70,000
6	Commercial Improved	97.10			10	\$ 281,700	\$ 290,000
21	Residential Land Only	105.60			7	\$ 28,500	\$ 27,000
23	Seasonal Land Only	107.80	39.9	1.10	47	\$ 107,800	\$ 100,000
34	Rural Vacant Land Only 34+ Acres	91.80	20.6	1.10	30	\$ 94,000	\$ 102,500
39	Rural Vacant Land Only <34 Acres	109.20			25	\$ 35,300	\$ 35,500
48	Ag Land Only 34+ Acres	94.70			9	\$ 51,500	\$ 48,900
90	Combined Ag Land Only <34 Acres	109.20			27	\$ 28,400	\$ 26,000
91	Combined Res and Seasonal Improved	97.20	15.5	1.04	304	\$ 117,300	\$ 120,750
92	Combined Rural Vacant (34+48)	93.30	19.4	1.08	39	\$ 88,600	\$ 95,000
94	Combined Commercial Industrial Imprv	96.90			11	\$ 259,800	\$ 268,000
95	Combined Ag RVL Imprvd and Bare Land	94.70	21	1.07	43	\$ 56,800	\$ 60,000
99	All Good Sales	98.40	16.1	1.05	443	\$ 132,900	\$ 139,400

Notes and Definitions:

Median Ratio is the average relationship between the assessed value and the sale price. 100.00 is a perfect ratio.

COD is the Coefficient of Dispersion. Lower numbers equal greater assessment quality and consistency.

PRD is the Price Related Differential. This statistic shows if low value properties are assessed too high or low in comparison to high value properties. 1.00 is a perfect PRD.

Median EMV is the median or average market value of the set of properties that sold on each line above.

Median Price is the median or average sale price of the set of properties that sold on each line above.

Only good arm's length sales are included on this chart.

2016 Assessment Changes List (Final)

Item	Name	Appraiser	Major Changes For Each Area
A	COUNTYWIDE LAND		Increased Zone D land 4.8%.
B	COUNTYWIDE LAND		Increased Zone C land 5.9%.
C	COUNTYWIDE LAND		Decreased Zone B land 5.6%
D	COUNTYWIDE LAND		Increased High Wooded (HWD) land \$100 to \$1750 per acre base rate.
E	COUNTYWIDE LAND		Increased Swamp (SWP) land \$50 to \$500 per acre base rate.
F	COUNTYWIDE LAND		Increased Low Open (LOP) and Low Tillable (LTL) \$100 to \$1250 per acre base rate.
G	COUNTYWIDE LAND		Changed boundaries of Zone A and Zone C to include Unorg 50-25 and Unorg 50-26 in Zone A. This was done because of the good bareland sales of 30 acres or more in these townships.
H	COUNTYWIDE LAND		Increased cell tower site values to \$35,000 per site.
I	COUNTYWIDE LAND		Decreased countywide lake frontage values in size range from 206 through 405 frontage feet by 5%.
J	COUNTYWIDE BUILDING		Increased pole building and steel building base rates 5%.
K	COUNTYWIDE BUILDING		Increased the base rate of D6.5 and higher grade homes by 5%.
L	COUNTYWIDE BUILDING		Began valuing large fuel and oil tanks on commercial and industrial properties per DOR directive.
M	COUNTYWIDE OTHER		Expanded the use of class 200 res non-homestead for vacant residential lots. Also expanded use of class 200 for improved residential non-homestead properties that were previously seasonal under current ownership.
1	AITKIN TWP	TS & DM	No major changes.

2016 Assessment Changes List (Final)

Item	Name	Appraiser	Major Changes For Each Area
2	BALL BLUFF	DM	Decreased Little Ball Bluff Lake frontage value by 10.5% to \$425 per foot base. Decreased Vanduse Lake frontage value by 5.6% to \$425 per foot base. River frontage valuation was added to Swan River parcels.
3	BALSAM	DM	No major changes.
4	BEAVER	TS	No major changes.
5	CLARK	TB	No major changes.
6	CORNISH	DM	Decreased Little Ball Bluff Lake frontage value by 10.5% to \$425 per foot base.
7	FARM ISLAND	LT & SW	Decreased Farm Island Township buildings by 5.9%. Increased Farm Island Lake frontage value 10% to \$1650 per foot base. Decreased Spirit Lake frontage value 4.8% to \$1000 per foot base. Decreased Taylor Lake frontage by 7.6% to \$425 per foot base.
8	FLEMING	JH	Decreased Fleming Township buildings by 5.9%.
9	GLEN	JH	Decreased Long Lake frontage value by 6.7% to \$700 per foot base.
10	HAUGEN	TB	Reassessment.
11	HAZELTON	SW & TB	Increased Hazelton Township buildings by 6.3%. Increased Farm Island Lake frontage value 10% to \$1650 per foot base. Increased Big Pine Lake frontage value 10.5% to \$1050 per foot base. Increased Round Lake frontage value 9.5% to \$1150 per foot base. Increased Myr Mar condo land unit values 20%. Decreased Sherwood Forest Improvement values 6.3%.
12	HILL LAKE	JH	No major changes.
13	IDUN	TS	No major changes.
14	JEVNE	DM	Decreased Rock Lake frontage value 5% to \$475 per foot base.
15	KIMBERLY	DM	Decreased Kimberly Township buildings 6.3%.
16	LAKESIDE	TB	No major changes.
17	LEE	TS	Decreased Lee Township buildings 6.3%.
18	LIBBY	TB	Increased Big Sandy Lake frontage value 2.2% to \$1175 per foot base.
19	LOGAN	DM	Decreased Logan Township buildings 5.9%.

2016 Assessment Changes List (Final)

Item	Name	Appraiser	Major Changes For Each Area
20	MACVILLE	JH	No major changes.
21	MALMO	LT	No major changes.
22	MCGREGOR TWP	LT	No major changes.
23	MORRISON	LT	Decreased Morrison Township buildings 6.3%.
24	NORDLAND	DM & LT	Decreased Lone Lake frontage value 3.5% to \$1400 per foot base. Decreased Charwood Estates and Woodland Development lots 10% to \$18,000 base.
25	PLINY	TS	No major changes.
26	RICE RIVER	TS	Increased Rice River buildings 8.3%.
27	SALO	SW	No major changes.
28	SEAVEY	TB	No major changes.
29	SHAMROCK	JH, SW, DM, LT	Reassessment. Increased Big Sandy Lake frontage value 2.2% to \$1175 per foot base. Decreased Minnewawa Lake frontage value 2.2% to \$1125 per foot base.
30	SPALDING	TS	No major changes.
31	SPENCER	SW	No major changes.
32	TURNER	TS	Increased Big Sandy Lake frontage value 2.2% to \$1175 per foot base. Added a 20% positive land adjustment to backlots and platted lots east of Big Sandy Camp.
33	VERDON	DM	No major changes.
34	WAGNER	LT	No major changes.
35	WAUKENABO	TS	Reassessment.
36	WEALTHWOOD	JH	No major changes.
37	WHITE PINE	TB	No major changes.

2016 Assessment Changes List (Final)

Item	Name	Appraiser	Major Changes For Each Area
38	WILLIAMS	TB	No major changes.
39	WORKMAN	SW	Increased Big Sandy Lake frontage value 2.2% to \$1175 per foot base.
41	MILLWARD	JH	No major changes.
42	UNORG 51-22	DM	No major changes.
43	UNORG 52-22	DM	River frontage valuation was added to Swan River parcels.
44	UNORG 45-24	TB	Reassessment.
45	UNORG 47-24	DM	Decreased Unorg 47-24 buildings by 6.3%.
46	UNORG 52-24	LT	No major changes.
47	UNORG 50-25	TB	Reassessment. Changed land zone to Zone A from Zone C. Effect is a base rate increase of 17.7%.
48	UNORG 51-25	TB	Reassessment. Decreased Unorg 51-25 buildings 5.9%.
49	UNORG 52-25	LT	No major changes.
50	UNORG 50-26	TS	Changed land zone to Zone A from Zone C. Effect is a base rate increase of 17.7%.
51	UNORG 48-27	TB	No major changes.
52	UNORG 49-27	LT	No major changes.
53	UNORG 50-27	TS	No major changes. Was set to go to Zone A but left in Zone C due to no land sales in past 3 years.
54	UNORG 51-27	TB	Reassessment. Decreased Unorg 51-27 buildings 5.9%.
55	UNORG 52-27	TS	No major changes.
56	AITKIN CITY	SW	Decreased the Blackrock residential neighborhood building values by 4.8%. Decreased downtown area commercial land square foot values 20%. Commercial sites stayed the same. Changed codes COMAITCA, COMAITCB, COMAITCC, COMAITCD
57	HILL CITY	TS	Reduced quadna residential land values 11.1%. Reduced quadna residential building values 9.1%

2016 Assessment Changes List (Final)

Item	Name	Appraiser	Major Changes For Each Area
58	MCGRATH CITY	TB	Reassessment.
59	MCGREGOR CITY	TS	Increased McGregor City residential buildings 7.1%
60	PALISADE CITY	LT	No major changes.
61	TAMARACK CITY (Current as of 4/12/16)		No major changes.

Aitkin County Acreage Land Schedule 2016 Assessment (REVISED FINAL)

<u>Unorg 52-27</u>	<u>Hill Lake</u>	<u>Unorg 52-25</u>	<u>Unorg 52-24</u>	<u>Ball Bluff</u>	<u>Unorg 52-22</u>
<u>Unorg 51-27</u>	<u>Macville</u>	<u>Unorg 51-25</u> GA/RP HWD 1575 1575 LWD 1125 1125 OPN/HPS 1440 1440 LOP/LPS 1125 1125 SWP 450 450 TIL 1440 1370 LTL 1125 1055 SITE 17000	<u>Verdon</u>	<u>Cornish</u>	<u>Unorg 51-22</u>
<u>Unorg 50-27</u>	<u>Unorg 50-26</u>	<u>Unorg 50-25</u>	<u>Libby</u>	<u>Turner</u>	<u>Balsam</u>
<u>Unorg 49-27</u>	<u>Waukenabo</u>	<u>Logan</u>	<u>Workman</u>	<u>Shamrock</u>	<u>Haugen</u>
<u>Unorg 48-27</u>	<u>Morrison</u>	<u>Fleming</u> GA/RP HWD 1750 1750 LWD 1250 1250 OPN/HPS 1600 1600 LOP/LPS 1250 1250 SWP 500 500 TIL 1600 1530 LTL 1250 1180 SITE 17000	<u>Jevne</u>	<u>McGregor</u>	<u>Clark</u>
<u>Aitkin</u>	<u>Spencer</u>	<u>Kimberly</u>	<u>Unorg 47-24</u>	<u>Spalding</u>	<u>Salo</u>
<u>Farm Island</u>	<u>Nordland</u>	<u>Glen</u>	<u>Lee</u>	<u>Rice River</u>	<u>Beaver</u> GA/RP HWD 1490 1490 LWD 1065 1065 OPN/HPS 1360 1360 LOP/LPS 1065 1065 SWP 425 425 TIL 1360 1290 LTL 1065 995 SITE 17000
<u>Hazleton</u> GA/RP HWD 1925 1925 LWD 1375 1375 OPN/HPS 1760 1760 LOP/LPS 1375 1375 SWP 550 550 TIL 1760 1690 LTL 1375 1305 SITE 17000	<u>Weathwood</u>	<u>Malmö</u>	<u>Unorg 45-24</u>	<u>White Pine</u>	<u>Millward</u>
<u>Land Type Definitions:</u> HWD: High Wooded LWD: Low Wooded OPN: High Open Meadow HPS: High Pasture LOP: Low Open Meadow LPS: Low Pasture SWP: Swamp/Waste TIL: High Tillable LTL: Low Tillable/Rice Paddy SITE: Full Building Site Value	<u>Lakeland</u>	<u>Seavey</u>	<u>Pliny</u>	<u>Williams</u>	<u>Warner</u>
			<u>Idun</u>		

Green Zone C Values →

Blue Zone A Values →

Red Zone B Values →

← Orange Zone D Values

(Access \$1700, Electric \$2550, Septic \$6800, Well \$5950)

Values listed above are per acre values.
Green Acres and Rural Preserve program values are listed in the second columns above.
 Off public road acreage values are typically 10% less than values listed.
 Tracts under 31 acres carry a positive size adjustment.
 Tracts over 100 acres carry a size discount of up to 15%.

(updated 3/14/16)



Size Factors for all Acreages - 2016 Asmt Land Schedule

Basic valuation formula: (acreage amount X factor X land rate)

Partial acres have a factor in between the factors in this table due to interpolation

Acreage rate of \$1600 per acre high open for example below

Acreage Amount	2016 Size Factor	2016 Asmt Value Example
1	4.26	\$ 6,816
2	4.00	\$ 12,800
3	3.70	\$ 17,760
4	3.34	\$ 21,376
5	2.80	\$ 22,400
6	2.42	\$ 23,232
7	2.14	\$ 23,968
8	1.98	\$ 25,344
9	1.80	\$ 25,920
10	1.75	\$ 28,000
11	1.67	\$ 29,392
12	1.56	\$ 29,952
13	1.49	\$ 30,992
14	1.41	\$ 31,584
15	1.35	\$ 32,400
16	1.31	\$ 33,536
17	1.28	\$ 34,816
18	1.24	\$ 35,712
19	1.19	\$ 36,176
20	1.18	\$ 37,760
21	1.16	\$ 38,976
22	1.15	\$ 40,480
23	1.13	\$ 41,584
24	1.13	\$ 43,392
25	1.10	\$ 44,000
26	1.09	\$ 45,344
27	1.06	\$ 45,792
28	1.05	\$ 47,040
29	1.02	\$ 47,328
30	1.01	\$ 48,480
31 thru 99 no adjustment		
100	0.99	\$ 158,400
101	0.99	\$ 159,984
102	0.98	\$ 159,936
103	0.98	\$ 161,504
104	0.97	\$ 161,408



Size Factors for all Acreages - 2016 Asmt Land Schedule

Basic valuation formula: (acreage amount X factor X land rate)

Partial acres have a factor in between the factors in this table due to interpolation

Acreage rate of \$1600 per acre high open for example below

Acreage Amount	2016 Size Factor	2016 Asmt Value Example
105	0.97	\$ 162,960
106	0.96	\$ 162,816
107	0.96	\$ 164,352
108	0.95	\$ 164,160
109	0.95	\$ 165,680
110	0.94	\$ 165,440
111	0.94	\$ 166,944
112	0.93	\$ 166,656
113	0.93	\$ 168,144
114	0.92	\$ 167,808
115	0.92	\$ 169,280
116	0.91	\$ 168,896
117	0.91	\$ 170,352
118	0.90	\$ 169,920
119	0.90	\$ 171,360
120	0.89	\$ 170,880
121	0.89	\$ 172,304
122	0.88	\$ 171,776
123	0.88	\$ 173,184
124	0.87	\$ 172,608
125	0.87	\$ 174,000
126	0.86	\$ 173,376
127	0.86	\$ 174,752
128	0.85	\$ 174,080
129	0.85	\$ 175,440
130	0.85	\$ 176,800
131	0.85	\$ 178,160
anything over 131	0.85	

2016 Board of Appeal and Equalization Schedule

Date	Twp/City	Meeting Location	Time
Monday 4/18/2016	Cornish Township	Cornish Town Hall	9:00
	Turner Township	Turner Town Hall	11:00
	Jevne Township	Jevne Town Hall	1:00
Tuesday 4/19/2016	Salo Township	Salo Town Hall	9:00
	Spalding Township	Spalding Town Hall	11:00
	Rice River Township	Rice River Town Hall	1:00
Wednesday 4/20/2016	Fleming Township	Fleming Town Hall	9:00
	Kimberly Township	Glen/Kimberly Town Hall	9:00
	Waukenabo Township	Waukenabo Town Hall	11:00
	McGregor Township	McGregor Town Hall	1:00
Thursday 4/21/2016	Lakeside Township	Malmo Community Hall	9:00
	Verdon Township	Verdon Town Hall	9:00
	Ball Bluff Township	Jacobson Fire Hall	11:00
Friday 4/22/2016	Farm Island Township	Farm Island Town Hall	9:00
Monday 4/25/2016	Shamrock Township	Shamrock Town Hall	9:00
Tuesday 4/26/2016	Macville Township	Swatara Town Hall	9:00
	City of Hill City	Hill City Community Room	11:00
	Malmo Township	Malmo Town Hall	1:00
Wednesday 4/27/2016	Wealthwood Township	Wealthwood Town Hall	9:00
	City of McGregor	McGregor City Hall	9:00
	Glen Township	Glen/Kimberly Town Hall	11:00
Thursday 4/28/2016	Nordland Township	Bethlehem Lutheran Church	9:00
	Clark Township	Clark Town Hall	9:00
	Haugen Township	Haugen Town Hall	10:00
Friday 4/29/2016	Morrison Township	Morrison Town Hall	11:00
Monday 5/2/2016	Hazelton Township	Hazelton Town Hall	9:00
	Wagner Township	Wagner Town Hall	10:00
	Spencer Township	Spencer Town Hall	3:00
Tuesday 5/3/2016	Idun Township	Holden Lutheran Church	10:00
	Seavey Township	Seavey Town Hall	11:00
	Williams Township	McGrath Fire Hall	1:00
	White Pine Township	White Pine Town Hall	3:00
Wednesday 5/4/2016	City of Aitkin	Aitkin City Hall	9:00
	Aitkin Township	Aitkin City Hall	1:00
Thursday 5/5/2016	Open Book Meeting	Assessor's Office	9:00 am to 7:00 pm
Tuesday 6/14/2016	County Board of Equalization	County Board Room	Call for Appointment
2016 Reassessments	Shamrock, Waukenabo, Haugen, McGrath City Unorgs 51-27, 51-25, 50-25, 45-24		
Open Book Meetings:	Balsam, Beaver, Lee		
	Libby, Logan, McGrath		
	Millward, Pliny, Palisade		
	Tamarack, all Unorganized.		
	Hill Lake Township		
	Workman Township		