



Board of County Commissioners Agenda Request



Requested Meeting Date: August 25, 2020

Title of Item: Set Public Hearing - September 22, 2020

<input checked="" type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested
<input type="checkbox"/> CONSENT AGENDA	<input checked="" type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY	<input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Hold Public Hearing*

**provide copy of hearing notice that was published*

Submitted by: Rich Courtemanche	Department: Land
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Presenter (Name and Title): Rich Courtemanche - Land Commissioner	Estimated Time Needed: 10 min
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Summary of Issue:
William Monse of Aitkin is proposing a Class B land exchange of an 80 acre property on the Libby Branch of the Swan River in Section 7 of Unorganized T52R22 to acquire a 0.43 ac unsold tax forfeited lot in the Plat of Allie's Duck Pass (Lot 1 Blk 2) on Wladimiraf Lake (Section 10 Lake) in Nordland Township (T46R25).

At the April 28, 2020 County Board meeting, the County Board approved allowing ACLD to explore exchanging the above listed properties.

On August 5, 2020, the Northeast MN DNR Regional approved the Class B land exchange (attachment). A public hearing and County Board approval is required before the exchange can go to the Land Exchange Board.

The appraisals attached and summarized as:
Private = \$40,400 (80 acres)
County = \$78,600 (0.43 acres)
Mr. Monse has agreed to pay the difference in cash.

MS 371.01 1.(3) defines the exchange process for County owned land. Statute states that a public hearing with two-weeks notice is required.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:
To approve the attached motion to set the date for the public hearing on the land exchange: September 22,2020 - 11:00 AM at the Aitkin Public Library.

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:*

m DEPARTMENT OF
NATURAL RESOURCES

Minnesota Department of Natural Resources
Division of Lands & Minerals
500 Lafayette Road
St. Paul, MN 55155-4045

August 5, 2020

Rich Courtemanche
Aitkin County Land Services Department
502 Minnesota Ave N.
Aitkin, MN 56431

RE: Land Exchange #: B-10015
Aitkin County - William & Cynthia Monse

Dear Mr. Courtemanche,

Minnesota DNR has reviewed the proposed exchange pertaining to the above-referenced land exchange, involving private land described as:

Legal Description (Private Land): The North Half of the Northeast Quarter of Section 7, Township 52 North, Range 22 West, Aitkin County, Minnesota.
Acres: 80

Legal Description (Tax-Forfeited Land): Lot 1, Block 2, Allies Duck Pass & Pt Vacated RD in Document 453227; Section 11, Township 46 North, Range 26 West, Aitkin County, Minnesota.
Acres: 0.43

Northeast DNR Regional approval was obtained for this project on August 4, 2020.

There are a few additional steps and documents that must be completed before the exchange can seek Land Exchange Board approval. I have received the signed application and appraisals, please remit the additional required items for processing of this exchange project.

Please don't hesitate to contact me by email if you have any questions.

Sincerely,

Katherine Giel, Realty Program Coordinator
MN DNR, Division of Lands & Minerals
katherine.giel@state.mn.us



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 PARCEL

May 18, 2020

Rich Courtemanche, Land Commissioner
Aitkin County Land Department

Re: Valuation request for Parcel 24-1-085600 at 32529 355th Ave

Dear Rich:

Per your request, I have reviewed the valuation of this parcel in Nordland Township on Wladimiraf Lake also known as Section 10 Lake.

Eight similar property sales of lakeshore were analyzed from Nordland Township. Sales from Wladimiraf Lake, Section 12 Lake, and Elm Island Lake were considered. These transactions occurred between December 2017 and March 2020. The lot sizes varied but they were mostly between 100 and 150 front feet in size. Some of these sales were improved properties with relatively small building values where the building and site values were removed to match the condition of the subject. The adjusted prices ranged from \$61,000 to \$100,800 each.

The higher priced properties had more frontage and were located on Elm Island Lake. The lowest priced property at \$61,000 had more wetland and poorer road access than the subject.

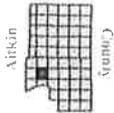
After considering this data and after visiting the property, I'm valuing the subject property at **\$78,600**.

This value estimate is intended for the purposes of the Aitkin County Land Department. It was prepared using the procedures and methods of licensed Minnesota assessors. This estimate is not intended to have the level of detail, scope of work, and level of accuracy found in a full narrative appraisal conducted by an appraiser licensed by the Department of Commerce.

Please contact me with any questions.

Sincerely,

Mike Dangers
Aitkin County Assessor



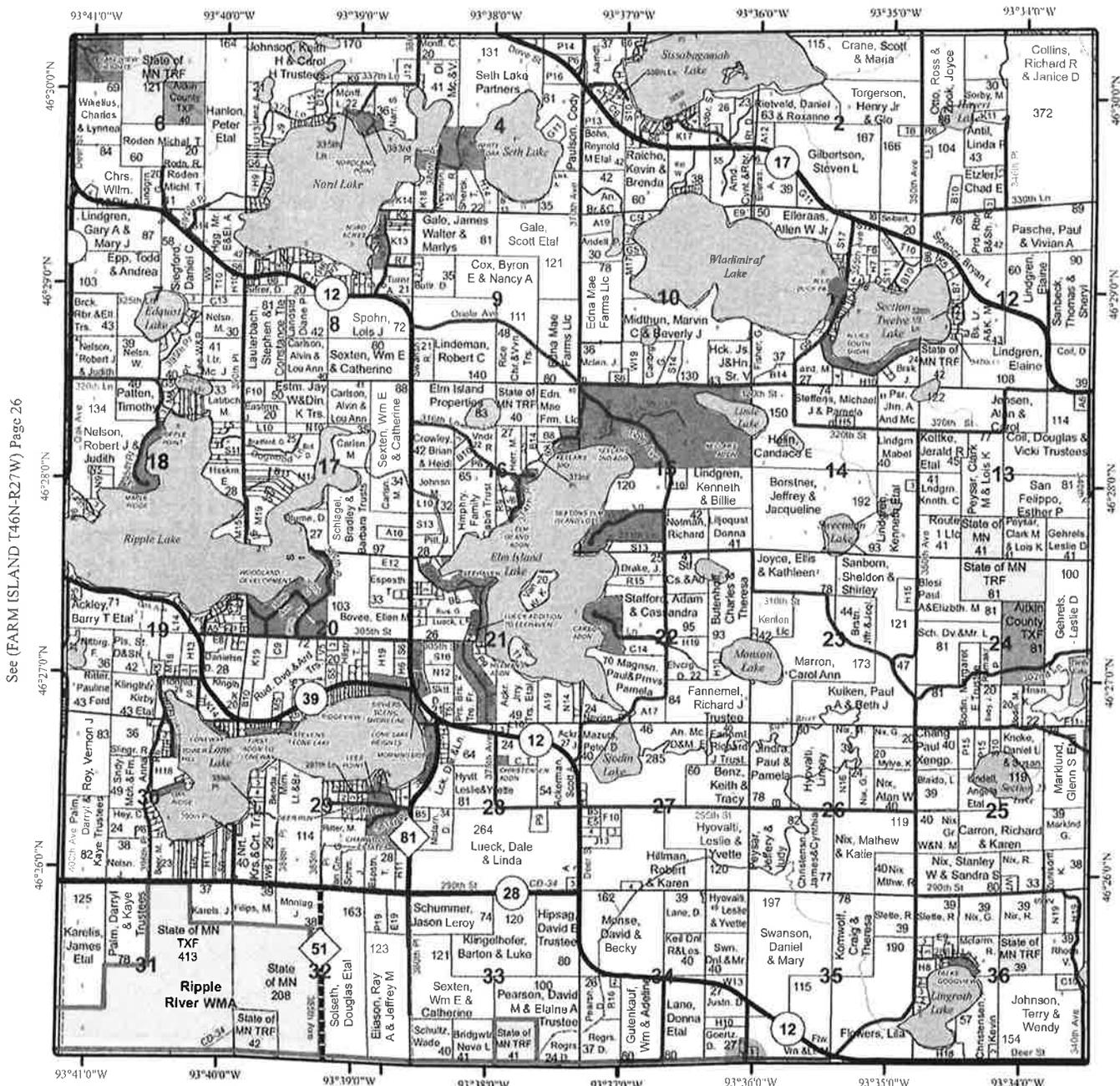
NORLAND T46N-R26W



Acres shown are approximate.

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See (SPENCER T47N-R26W) Page 33



See (FARM ISLAND T46N-R27W) Page 26

See (GLEN T46N-R25W) Page 28

See (WEALTHWOOD T45N-R26W) Page 21

Dr. Paul Kuiken Chiropractor

104-4th Street NW
Aitkin, MN 56431
(218) 927-6383

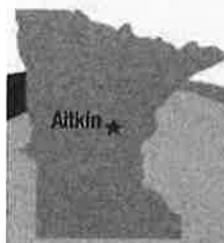
Monday, Thursday, Friday 8 a.m. - 5 p.m.
Wednesday 1 p.m. - 7 p.m.
Saturday 8 a.m. - 10:30 a.m. (When Dr. Paul is in)

All State Drywall

BYRON COX

32188 Oriole Ave.
Aitkin, Minnesota 56431

218-839-5586



218-927-3621

2017 Forfeitures

PIN #	Previous Owner	Sec	Twp	Rge	Legal	Street Address	Classified	GIS Acres	Values for Sale	Comments from Land Dept.
01-0-041201	Beekman, Taunee L	20	47	27	pt of NW-NW lying W of CSAH 15		non	5.5	6100	driveway to N property goes across property 271.8 east, 1073.55 N side, 1097.21 S & W. Jog -- 59.13 SE x 49.71 NW, 78.29 to W
03-0-024200	Thoen, Janfry & June	15	50	22	N 20 Rods of Lot 3		non	9.3	3800	Little Prairie Lake 330' no access
05-0-021702	Grubier, Ruth & Jones, Rosemarie	17	48	22	E 1/2 of E 1/2 of E 1/2 of NE-SE less .38 ac and less BN RR ROW		non	4.3	6200	554x172 N side, 572 x 164 s side road - check field
07-0-005401	Stinchfield, Todd A	3	46	27	pt W200 ft of SW-SW as in Doc 350908		non	5	59700	Lake Four 610 feet front footage
08-0-055102	Henschel, Joshua	33	48	25	W 1/2 SW-Se		non	19.8	7000	all low no access
09-0-032507	Larsh, Larv	19	46	25	S 1/2 of N 1/2 of N 1/2 of Lot 6		non	6	5700	all low no access
15-1-064600	Schmidt, Raymond	14	47	25	Oppegads Original Townsite Kimberly S 75 ft Lots 1, 2, 3 Blk 1	30015 380th Ave Atkin	non	0.3	6600	
15-1-065500	Schmidt, Raymond	14	47	25	Oppegads Original Townsite Kimberly Lot 11 Blk 1	30015 380th Ave Atkin	non	0.2	1200	
15-1-065600	Schmidt, Raymond	14	47	25	Oppegads Original Townsite Kimberly Lot 12 Blk 1		non	0.2	500	
20-0-016300	Haataja, Douglas	11	51	26	SW-NE		non	40.2	17800	SE corner on Willow River - touches it.
20-1-063200	Meyers, David & Roxanne	20	51	26	County Auditors Plat of Swatara Lot 3 Blk 4	38861 510th St Swatara	non	0.2	6000	
20-1-065900	Ohotto, Terrance	20	51	26	County Auditors Plat of Swatara Lot 12 Blk 5			0.1	900	
22-0-043801	Renner, Jerome	28	48	23	Part of SW-NW lying N of Hwy 210 less pt S of N 560 pt	19888 State Hwy 210 McGregor		18.1	12200	
22-0-043900	Renner, Jerome	28	48	23	Pt SE NW N of Hwy			2.3	800	
23-0-007600	Gallery, Shawn M	5	48	26	SE-NE		non	39.9	10600	
23-1-066801	England, Lewis	11	48	26	River Park W 200 ft of S 100 of N 400 ft of Outlot C		non	0.5	2000	
24-1-085000	Ouchane, Owen	11	46	26	Allie's Duck Pass Lot 1 Blk 2	32529 355th Ave Atkin	non	0.4	78600	WLADIMIRAF LAKE 100 feet frontage
24-1-123006	Johnson, Anthony	15	46	26	Kellars Addition Pt Lot 1 Blk 4 As in Doc 332705	36507 320th St Atkin	non	3.5	13700	esement lakeshore on Linde Lake??
29-0-046905	Groth, Nacole	22	49	23	Part E 150 ft Lot 4 in Doc 224883			0.4	1000	adjacent to 29-1-508803
29-1-086800	Soltau, Donald L	20	49	23				0.2	3000	
29-1-086900	Soltau, Donald L	20	49	23				0.2	3000	
29-1-087000	Soltau, Donald L	20	49	23				0.2	3000	
29-1-088400	Soltau, Donald L	20	49	23				0.2	5700	
29-1-088500	Soltau, Donald L	20	49	23		48688 207th Ave McGregor		0.2	20200	
29-1-095000	Johnson, Donald	20	49	23	Indian Portage Lot 19 Blk 14			0.2	3000	
29-1-180400	Miller, Bruce	21	49	23	Plat 5, Lot 375		non	0.2	1500	FORF in 2018. req
29-1-180500	Miller, Bruce	21	49	23	Plat 5, Lot 376		non	0.2	1500	FORF in 2018. req
29-1-208800	Segal, Harold	22	49	23	Sheshebe Point 2nd Addition Lot 61		non	0.7	30900	Minnewawa Lake 50' frontage
29-1-208900	Segal, Harold	22	49	23	Sheshebe Point 2nd Addition Lot 62		non	0.7	30900	Minnewawa Lake 50' frontage
29-1-270900	Clasen, John	22	49	23	Sheshebe Point 3rd Addition Lot 18 Blk 32			0.2	1500	
29-1-508803	Groth, Nacole	22	49	23	Floes Addition Part Outlot A in Doc 224883			0.7	2000	adjacent to 29-0-046905
30-1-062800	Halford, Charles	20	47	23	East Lake Lot 3 Block 10		non	0.1	500	FORF 2018, req by tribe. no auction
51-1-043100	Wilks, Edna	16	48	27	Bon-Aire Estates Lot 4 Blk 1		non	0.6	3000	
58-1-004400 & 58-1-004300	Korpi, Ann	5	43	23	McGrath Lot 5 Blk 4	206 N 3rd St. McGrath	non	0.4	14000	house to the south forfeited already Well on this property?
58-1-005200	Unger, Stephen & Russel	5	43	23	McGrath, Plat 1, Lots 1-2 Block 5		non	0.3	9300	FORF 2018
58-1-007400	Wisneski, Dale	5	43	23	McGrath Lots 11 & 12 Blk 6	415 W Main St McGrath		0.2	6200	
59-1-026200	Osterman, Doris L	31	48	23	HESPER J NEWELLS ADDITION IN MCGREGOR, Lot 5 Block 3		non	0.2	14700	
59-1-026301	Osterman, Doris L	31	48	23	HESPER J NEWELLS ADDITION IN MCGREGOR, LOT 6 LESS W 12 FT OF N 100 FT BLK 3	255 N Maddy St, McGregor	non	0.1	4100	FORF 2018
61-1-014200	Church, Frederick	15	48	22	Tingdales Original Townsite of Tamarack Lot 22 Blk 3		non	0.1	900	
61-1-014300	Church, Frederick	15	48	22	Tingdales Original Townsite of Tamarack Lot 23 Blk 3		non	0.1	900	
61-1-014400	Church, Frederick W	15	48	22	Tingdales Original Townsite of Tamarack, Plat 2, Lots 24 & 25 Block 3		non	0.2	7000	FORF 2018
61-1-014600	Church, Frederick	15	48	22	Tingdales Original Townsite of Tamarack Lot 26 Blk 3		non	0.1	900	
61-1-014700	Church, Frederick	15	48	22	Tingdales Original Townsite of Tamarack Lot 27 Blk 3		non	0.1	900	



Detailed Parcel Report

Parcel Number: 24-1-085600

General Information

Township/City: NORDLAND TWP
Taxpayer Name: STATE OF MINNESOTA
Taxpayer Address: AITKIN COUNTY TREASURER
209 SECOND ST NW RM 203
AITKIN MN 56431
Property Address: 32529 355th Ave
Township: 46 **Lake Number:** 1011500
Range: 26 **Lake Name:** WLADIMIRAF LAKE
Section: 11 **Acres:** 0.43
Green Acres: No **School District:** 1.00
Plat: ALLIES DUCK PASS
Brief Legal Description: LOT 1 BLK 2 & PT VACATED RD IN DOC 453227

Tax Information

Class Code 1: Tax Forfeited-Real Estate/PILT or Sev Min
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2020

Estimated Land Value:	\$78,500.00
Estimated Building Value:	\$100.00
Estimated Total Value:	<u>\$78,600.00</u>

Prior Year Total Taxable Value:	\$0.00
Current Year Net Tax (Specials Not Included):	\$0.00
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: 24-1-085600

2020 CAMA Summary

Market Area Code: 24
Market Area Description: NORDLAND TWP
Neighborhood Code: 24
Neighborhood Description: NORDLAND
Scheduled Year of Improvement: 2020
Last Land Value Calculation Date: 03/16/2020
Last Building Value Calculation Date:
Last Appraisal Date: 10/02/2017
Appraiser Initials: DM

Estimated Land Value: \$78,500.00
New Improvement Land Value: \$0.00
Building Value: \$148.00
New Improvement Building Value: \$0.00
Total: \$78,648.00

2020 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
01-0115		100.00	FF	1.03	\$74,250.00
FSITE		1.00	AC	1.00	\$4,250.00
	Totals:			2.03	\$78,500.00



Detailed Parcel Report

Parcel Number: 24-1-085600

Record #3

Class: RESIDENTIAL
Subclass: TRAVEL TRAILER
Year Built: 0
Effective Year: 0
Total Area: 1.00
Replacement Cost: \$100.00
CAMA Building Value: \$20.00
CAMA New Improvements Value: \$0.00

Improvement Areas

Rec #	Type	Units	Width	Length	Height	Rep Cost	CAMA Bldg
1	TR TRAILER	1	0	0.00		\$100.00	\$20.00



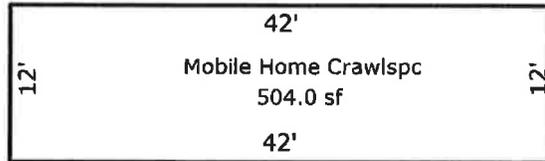
Aitkin County Sketches

Click the Image below to open in a new window

~~Lake~~

Select a Photo below

24-1-085600_s1.JPG ▾





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

May 15, 2020

PRIVATE PARCEL

Rich Courtemanche, Land Commissioner
Aitkin County Land Department

Re: Valuation request for Parcels 43-0-010100 and 43-0-010200

Dear Rich:

Per your request, I have reviewed the valuation of these parcels in Unorganized Township 52-22.

Six similar property sales of predominantly vacant land were analyzed from northern and central Aitkin County. These transactions occurred between March 2019 and February 2020. They were between 80 and 100 acres in size and their prices ranged from \$38,000 to \$80,000 each.

The higher priced properties had less wetland and more building value than the subject property. The lowest priced property at \$38,000 had more wetland and poorer road access than the subject.

After considering this data and after visiting the property, I'm valuing the subject property at **\$40,400**.

This value estimate is intended for the purposes of the Aitkin County Land Department. It was prepared using the procedures and methods of licensed Minnesota assessors. This estimate is not intended to have the level of detail, scope of work, and level of accuracy found in a full narrative appraisal conducted by an appraiser licensed by the Department of Commerce.

Please contact me with any questions.

Sincerely,

Mike Dangers
Aitkin County Assessor





Detailed Parcel Report

Parcel Number: 43-0-010100

General Information

Township/City: 52-22 UNORG
Taxpayer Name: MONSE, WILLIAM J & CYNTHIA
Taxpayer Address: 29249 CR 11
AITKIN MN 56431
Property Address:
Township: 52 **Lake Number:** 0
Range: 22 **Lake Name:**
Section: 7 **Acres:** 40.00
Green Acres: No **School District:** 698.00
Plat:
Brief Legal Description: NE OF NE

Tax Information

Class Code 1: Rural Vacant Land
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2020

Estimated Land Value:	\$22,300.00
Estimated Building Value:	\$0.00
Estimated Total Value:	<u>\$22,300.00</u>
Prior Year Total Taxable Value:	\$24,100.00
Current Year Net Tax (Specials Not Included):	\$170.00
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: 43-0-010100

2020 CAMA Summary

Market Area Code: 43
Market Area Description: UNORG 52 22
Neighborhood Code: 43
Neighborhood Description: UNORG 52 22
Scheduled Year of Improvement: 2020
Last Land Value Calculation Date: 03/16/2020
Last Building Value Calculation Date:
Last Appraisal Date: 10/20/2014
Appraiser Initials: DM

Estimated Land Value: \$22,300.00
New Improvement Land Value: \$0.00
Building Value: \$0.00
New Improvement Building Value: \$0.00
Total: \$22,300.00

2020 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
LWD-O		12.00	AC	12.00	\$14,040.00
SWP-O		28.00	AC	28.00	\$8,260.00
Totals:				40.00	\$22,300.00



Detailed Parcel Report

Parcel Number: 43-0-010100

Sale History

Record #1

Seller:	NELSON, DENNIS	Sale Date:	11/01/1999
Buyer:	BREEN, ROBERT	Deed Type:	Warranty Deed
Rejected Sale:	No	Multi-Parcel Sale:	Yes
Reason:	N/A	Price:	\$8,800.00
		Personal Property:	\$0.00
		Adjusted Price:	\$8,800.00

Record #2

Seller:	NELSON, DENNIS	Sale Date:	08/01/1997
Buyer:	HERMANN, CONRAD	Deed Type:	Contract for Deed
Rejected Sale:	No	Multi-Parcel Sale:	Yes
Reason:	N/A	Price:	\$8,000.00
		Personal Property:	\$0.00
		Adjusted Price:	\$8,000.00



Detailed Parcel Report

Parcel Number: 43-0-010200

General Information

Township/City: 52-22 UNORG
Taxpayer Name: MONSE, WILLIAM J & CYNTHIA
Taxpayer Address: 29249 CR 11
AITKIN MN 56431
Property Address: 68844 154th Ave
Township: 52 **Lake Number:** 0
Range: 22 **Lake Name:**
Section: 7 **Acres:** 40.00
Green Acres: No **School District:** 698.00
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: 2020

Estimated Land Value:	\$17,300.00
Estimated Building Value:	\$800.00
Estimated Total Value:	<u>\$18,100.00</u>
Prior Year Total Taxable Value:	\$20,600.00
Current Year Net Tax (Specials Not Included):	\$158.00
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: 43-0-010200

2020 CAMA Summary

Market Area Code: 43
Market Area Description: UNORG 52 22
Neighborhood Code: 43
Neighborhood Description: UNORG 52 22
Scheduled Year of Improvement: 2020
Last Land Value Calculation Date: 03/16/2020
Last Building Value Calculation Date:
Last Appraisal Date: 03/09/2020
Appraiser Initials: MB

Estimated Land Value:	\$17,350.00
New Improvement Land Value:	\$0.00
Building Value:	\$760.00
New Improvement Building Value:	\$0.00
Total:	\$18,110.00

2020 Land Detail Information

Code	Code Description	Unit Size	Unit Type	Acreage	Estimated Land Value
SWP-R		5.00	AC	5.00	\$1,625.00
FSITE		1.00	AC	1.00	\$1,700.00
SWP-R		29.00	AC	29.00	\$9,425.00
ROAD		1.00	AC	1.00	\$0.00
LOP-R		4.00	AC	4.00	\$4,600.00
Totals:				40.00	\$17,350.00



Detailed Parcel Report

Parcel Number: 43-0-010200

2020 Improvement Information

Record #1

Class: RESIDENTIAL
Subclass: MOBILE HOME
Year Built: 1966
Effective Year: 0
Total Area: 520.00
Replacement Cost: \$22,342.00
CAMA Building Value: \$760.00
CAMA New Improvements Value: \$0.00

Improvement Areas

Rec #	Type	Units	Width	Length	Height	Rep Cost	CAMA Bldg
1	BASE AREA	520	10	52.00		\$22,230.00	\$756.00
2	DECK	112	8	14.00		\$112.00	\$4.00

Additional Improvement Information

USE:	SEASONAL	COLOR-1:	BLUE
COLOR-2:	WHITE	EXT WALL 1:	MET/STEEL
INT WALL 1:	PLYWD PNL	FLR CVR 1:	VINYL
CENTRL AIR:	NO	MAKE:	MARSHFIELD
BEDROOMS:	ONE	BATHROOMS:	NONE
FIREPLACE:	NO		

Sale History

Record #1

Seller:	AKKANEN, KENNETH & TODD	Sale Date:	05/01/2008
Buyer:	MONSE, WM & CYNTHIA & WM JR.	Deed Type:	Warranty Deed
Rejected Sale:	No	Multi-Parcel Sale:	Yes
Reason:	N/A	Price:	\$52,000.00
		Personal Property:	\$0.00
		Adjusted Price:	\$52,000.00