



# Board of County Commissioners Agenda Request

6A

Agenda Item #

**Requested Meeting Date:** September 22, 2020

**Title of Item:** Public Hearing - Monse - Class B Land Exchange

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input checked="" type="checkbox"/> Hold Public Hearing* <i>*provide copy of hearing notice that was published</i>
<b>Submitted by:</b> Rich Courtemanche		<b>Department:</b> Land
<b>Presenter (Name and Title):</b> Rich Courtemanche		<b>Estimated Time Needed:</b> 15
<b>Summary of Issue:</b> 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).  On 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. On August 25, 2020, the Aitkin County Board of Commissioners set the Public Hearing for September 22, 2020  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.		
<b>Alternatives, Options, Effects on Others/Comments:</b>		
<b>Recommended Action/Motion:</b> Approve resolution for the land exchange		
<b>Financial Impact:</b> Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No      Please Explain:		

Legally binding agreements must have County Attorney approval prior to submission.

## Public Hearing - Land Exchange

The Aitkin County Board will be holding a public hearing per MN Statute 373.01 on September 22, 2020 at 11:00 AM in the Aitkin Library Meeting Room, regarding a land exchange proposal of County land Lot 1 Blk 2, Allies Duck Pass & PT vacated RD in Doc 453227 – 32529 355<sup>th</sup> Ave and Private land in N NE, 7-52-22.

Questions should be addressed to;  
Rich Courtemanche, Land Commissioner at 218-927-7367

8/26/2020 rpc

Posted  
Gov't Center  
8/27/2020  
Kathleen Ryan  
CFO

8/27/2020

To Richard Courtemanche and to whom it may concern,

I William Monse am aware of the land exchange 3B-10015 and acknowledge that I will be paying the difference of appraised values of the sum of approximately \$38,200.00. Also I appreciate the time and effort you have spent working on this Exchange.

Sincerely,

William Monse

*William J Monse*  
*218,838,0417*

 **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](mailto:katherine.giel@state.mn.us)



## AITKIN COUNTY ASSESSOR

Aitkin County Government Center  
307 2<sup>nd</sup> 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 355<sup>th</sup> 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.

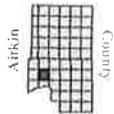
After considering this data and after visiting the property, I'm valuing the subject property at **\$78,600**.

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.

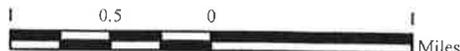
Please contact me with any questions.

Sincerely,

Mike Dangers  
Aitkin County Assessor



# NORDLAND T46N-R26W

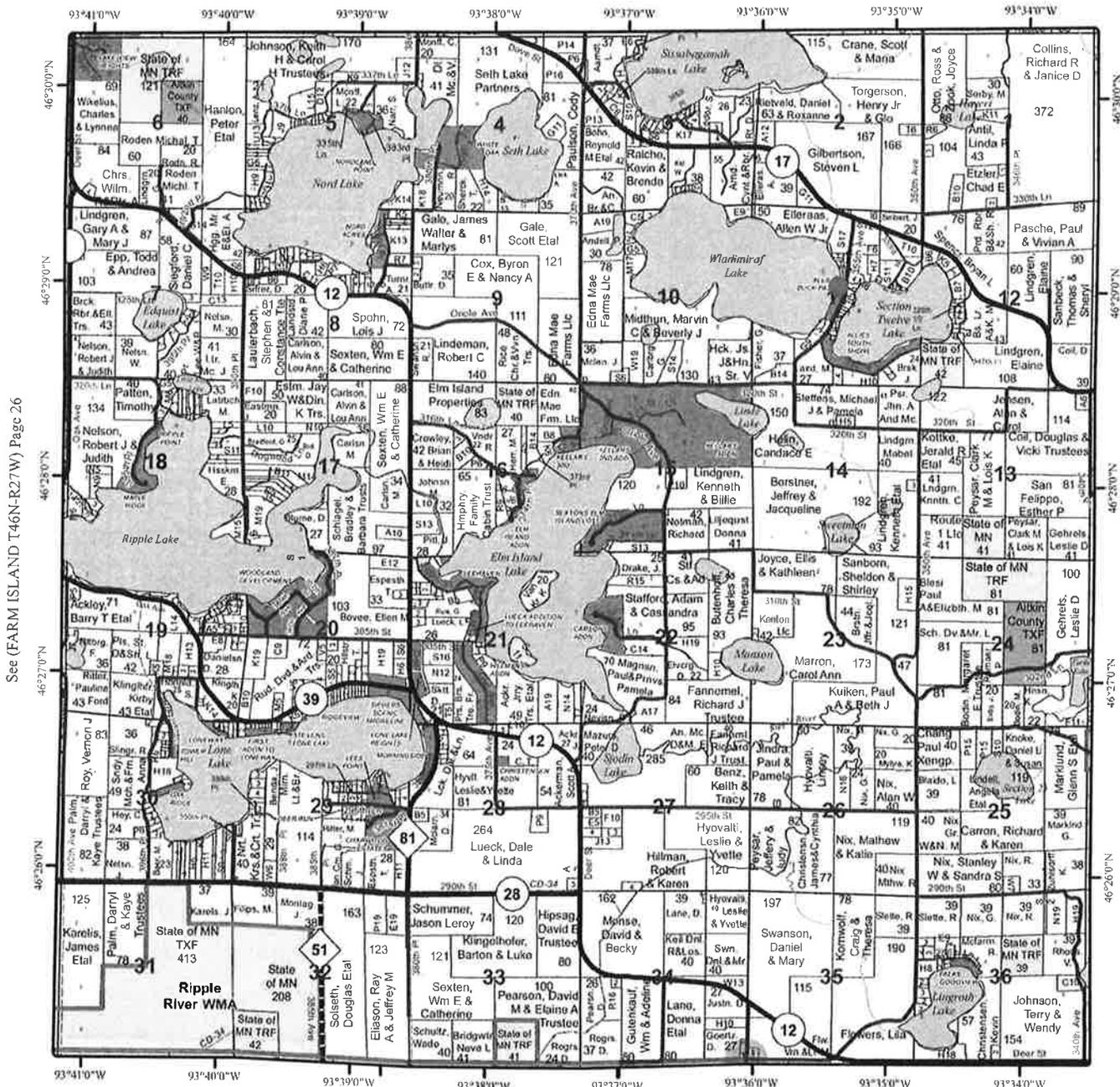


Acres shown are approximate.

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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



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	Gruhler, 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-5W as in Doc 350908		non	5	59700	Lake Four 510 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, Larry	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 L.2, 3 Blk 1	30015 380th Ave Aitkin	non	0.3	6600	
15-1-065500	Schmidt, Raymond	14	47	25	Oppegads Original Townsite Kimberly Lot 11 Blk 1	30015 380th Ave Aitkin	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	38881 510th St Swatara	non	0.2	6000	
20-1-065900	Ohotto, Terrance	20	51	26	County Auditors Plat of Swatara Lot 2 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	
24-1-085600	Duchane, Owen	11	46	26	Allie's Duck Pass Lot 1 Blk 2	32529 355th Ave Aitkin	non	0.4	78600	W/LADIMIRAF LAKE 100 feet frontage
24-1-123005	Johnson, Anthony	15	46	26	Kellars Addition Pt Lot 1 Blk 4 As in Doc 332705	36507 320th St Aitkin	non	3.5	13700	basement 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	Soitau, Donald L	20	49	23				0.2	3000	
29-1-086900	Soitau, Donald L	20	49	23				0.2	3000	
29-1-087000	Soitau, Donald L	20	49	23				0.2	3000	
29-1-088400	Soitau, Donald L	20	49	23				0.2	5700	
29-1-088500	Soitau, 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	Ciasek, 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
30-1-062500	Hatford, Charles	20	47	23	East Lake Lot 3 Block 10		non	0.1	500	FORF 2018, req by tribe, no auction
51-1-043100	Wilts, 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	9900	FORF 2018
58-1-007400	Wineski, 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
<b>Totals:</b>				<b>2.03</b>	<b>\$78,500.00</b>



# Detailed Parcel Report

Parcel Number: 24-1-085600

## 2020 Improvement Information

### Record #1

**Class:** RESIDENTIAL  
**Subclass:** MOBILE HOME  
**Year Built:** 1968  
**Effective Year:** 0  
**Total Area:** 504.00  
**Replacement Cost:** \$21,546.00  
**CAMA Building Value:** \$108.00  
**CAMA New Improvements Value:** \$0.00

### Improvement Areas

Rec #	Type	Units	Width	Length	Height	Rep Cost	CAMA Bldg
1	BASE AREA	504	12	42.00		\$21,546.00	\$108.00

### Additional Improvement Information

**COLOR-1:** WHITE  
**INT WALL 1:** PLYWD PNL  
**FLR CVR 2:** CARPET  
**MAKE:** NEW MOON  
**BATHROOMS:** ONE  
**EXT WALL 1:** MET/STEEL  
**FLR CVR 1:** VINYL  
**CENTRL AIR:** NO  
**BEDROOMS:** TWO

### Record #2

**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



# Detailed Parcel Report

Parcel Number: 24-1-085600

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## 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



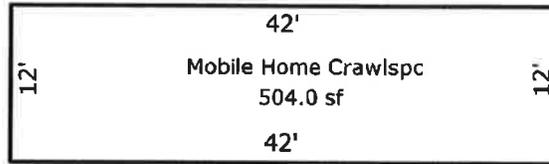
## Aitkin County Sketches

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 2<sup>nd</sup> 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.

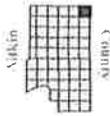
After considering this data and after visiting the property, I'm valuing the subject property at **\$40,400**.

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

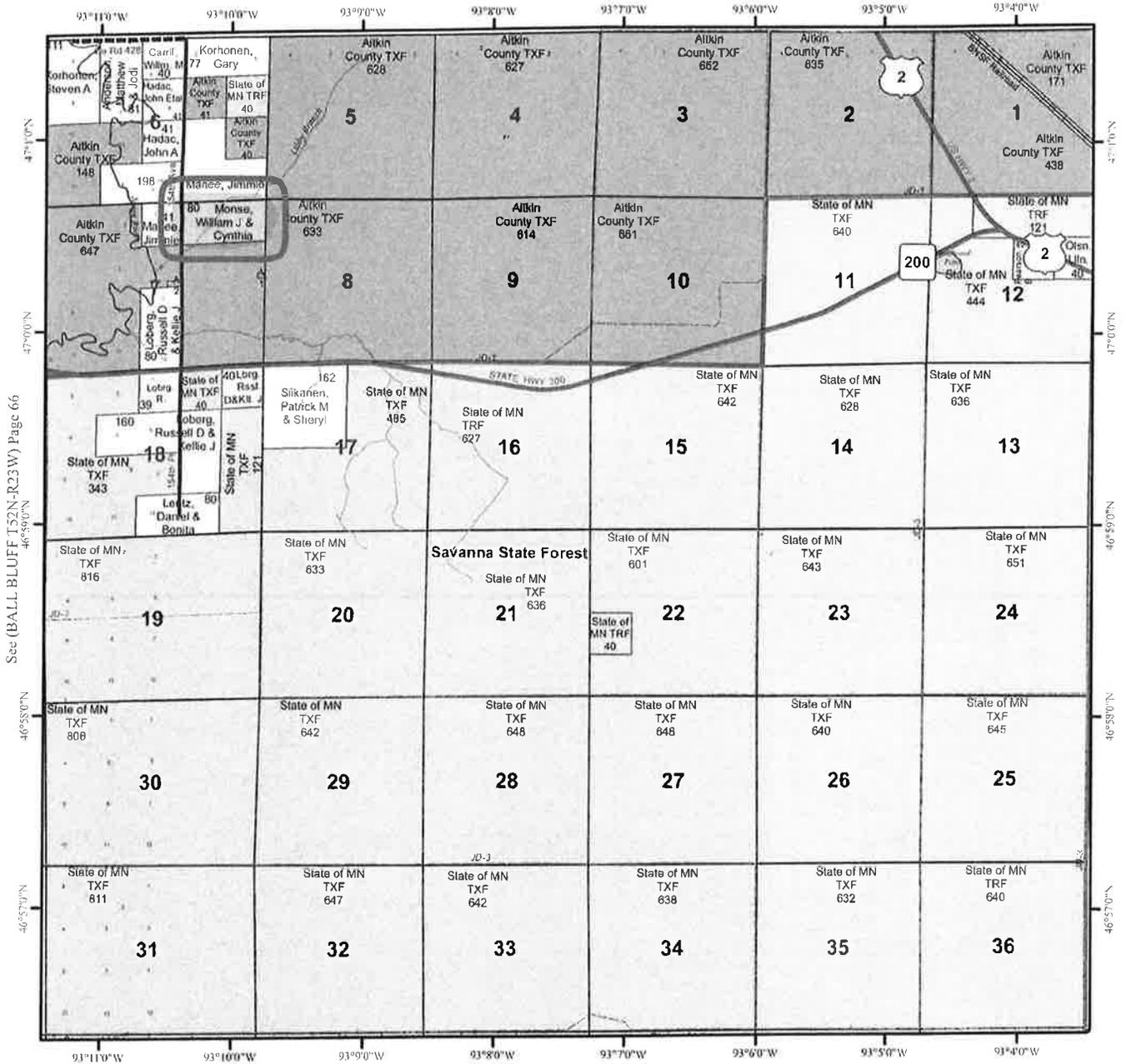


# UNORGANIZED T52N-R22W



Acres shown are approximate.

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See (UNORGANIZED T51N-R22W) Page 61



4-H Summer Camp is for all youth 3rd through 6th grade, 4-H members and non-members. This exciting three-day camping experience gives youth many opportunities to meet new friends, learn new things, share talents and ideas and have some fun.



10/10/10

10	1966 "Marshfield" Mfg Res	520.0 sf
		52'



# 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

<b>Estimated Land Value:</b>	\$22,300.00
<b>Estimated Building Value:</b>	\$0.00
<b>Estimated Total Value:</b>	<u>\$22,300.00</u>
<b>Prior Year Total Taxable Value:</b>	\$24,100.00
<b>Current Year Net Tax (Specials Not Included):</b>	\$170.00
<b>Total Special Assessments:</b>	\$0.00
<b>**Current Year Balance Not Including Penalty:</b>	\$0.00
<b>Delinquent Taxes:</b>	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
<b>Totals:</b>				<b>40.00</b>	<b>\$22,300.00</b>



# Detailed Parcel Report

Parcel Number: 43-0-010100

## Sale History

### Record #1

**Seller:** NELSON, DENNIS  
**Buyer:** BREEN, ROBERT  
**Rejected Sale:** No  
**Reason:** N/A

**Sale Date:** 11/01/1999  
**Deed Type:** Warranty Deed  
**Multi-Parcel Sale:** Yes  
**Price:** \$8,800.00  
**Personal Property:** \$0.00  
**Adjusted Price:** \$8,800.00

### Record #2

**Seller:** NELSON, DENNIS  
**Buyer:** HERMANN, CONRAD  
**Rejected Sale:** No  
**Reason:** N/A

**Sale Date:** 08/01/1997  
**Deed Type:** Contract for Deed  
**Multi-Parcel Sale:** Yes  
**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

<b>Estimated Land Value:</b>	\$17,300.00
<b>Estimated Building Value:</b>	\$800.00
<b>Estimated Total Value:</b>	<u>\$18,100.00</u>
<b>Prior Year Total Taxable Value:</b>	\$20,600.00
<b>Current Year Net Tax (Specials Not Included):</b>	\$158.00
<b>Total Special Assessments:</b>	\$0.00
<b>**Current Year Balance Not Including Penalty:</b>	\$0.00
<b>Delinquent Taxes:</b>	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
<b>Totals:</b>				<b>40.00</b>	<b>\$17,350.00</b>



# 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

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

## Sale History

### Record #1

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

CERTIFIED COPY OF RESOLUTION OF COUNTY BOARD OF AITKIN COUNTY, MINNESOTA

ADOPTED September 22, 2020

By Commissioner: xxxx

20200922-xxx

Public Hearing – Monse – Class B Land Exchange

**WHEREAS**, on August 25,2020 the Aitkin County Board of Commissioners set a public hearing for September 22,2020 at 11:00 AM to consider a Class B land exchange between William Monse of Aitkin and Aitkin County described as follows:

County Tax Forfeited Lands - 0.43 acres 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)

Private Land - 80-acre property on the Libby Branch of the Swan River in Section 7 of Unorganized T52R22

**WHEREAS**, the necessary appraisals and public hearing notice as required by M.S 373.01 have been complied with, and

**WHEREAS**, William Monse has agreed to pay the difference in appraised values, and

**WHEREAS**, the Aitkin County Board of Commissioners held a public hearing on September 22th, 2020 at 11:00 AM for the purpose of hearing public comments regarding the proposed land exchange.

**THEREFORE, BE IT RESOLVED**, that the Aitkin County Board of Commissioners authorizes the Land Commissioner's Office to proceed with the Application for Class B Land Exchange and title opinion on the privately owned parcels, and with the land exchange of the lands listed above.

**BE IT FURTHER RESOLVED**, that the lands exchanged are subject to zoning ordinances adopted by the County Board and that all lands are subject to highway and utility easements.

Commissioner xxxx moved for adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voting

STATE OF MINNESOTA}  
COUNTY OF AITKIN}

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 22<sup>nd</sup> day of September, 2020 and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 22<sup>nd</sup> day of September, 2020

\_\_\_\_\_  
Jessica Seibert  
County Administrator