



Board of County Commissioners Agenda Request

4A
Agenda Item #

Requested Meeting Date: April 26, 2022

Title of Item: Annual Assessment Summary Report

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input checked="" type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
Submitted by: Mike Dangers		Department: County Assessor
Presenter (Name and Title): Mike Dangers, County Assessor		Estimated Time Needed: 20 minutes
Summary of Issue: This is the annual assessment summary report. Please see the attachment for details.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion:		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		



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

MEMO

April 15, 2022

To: Board of County Commissioners
Township Boards and City Councils
Jessica Seibert, County Administrator

From: Mike Dangers, County Assessor

Re: 2022 Assessment Summary and 2023 Assessment Preview

Spring appeal meetings are getting underway. The valuation notices were mailed with property tax statements on March 28. This memo, along with the attached charts and schedules, summarize the assessment changes made this year. Historical comparisons are also made between this year and the past. If anything is unclear or you have any questions, please contact me.

This year had the largest value increases in one year in over a decade. This has been a surprise to many as we've talked to hundreds of taxpayers on the phone and via email in recent weeks. The staff is doing their best to guide the public through the difficult and confusing topic. At the time I write this, we have not yet had our first Board of Appeal meeting and we expect many more appeals this year due to the changes. It's worth noting that we are not alone in large value increases with multiple neighboring counties reporting residential and seasonal value increases in excess of 30%.

We are increasing values to keep up with the sales prices of property in 2021. The MN Department of Revenue requires that our values on average are no less than 10% below average sales prices. We are not raising value to increase government revenue as many have questioned.

One of the most common questions we've gotten regarding the value increases is "how will this affect my taxes next year"? Many believe that the value changes will drive large tax increases for them. We told the public that their taxes should not increase at a similar rate as value. We know that inflation is affecting everyone and will contribute to higher costs for all levels of local government that would result in higher taxes. But in the present situation, most properties are getting similar value increases which means the relative size of each person's tax burden is not very different than before.

Turning to the attached documents, page 3 shows a comparison of the 2021 and 2022 assessments. The overall estimated market value of the County has increased 29.8%. This large increase is before the Enbridge pipeline value is considered and we won't have an idea of that value until this summer. New Construction value took a 62% increase compared to last year but still is behind levels seen about 15 years ago. Rural Vacant Land and general acreage values have increased at similar levels compared to residential with 30%+ increases not uncommon.

On page 4 is a pie chart that shows the sizes of the property classes in the County. Residential Homestead, and Rural Vacant Land increased in size this year with Seasonal and Commercial/Industrial decreasing from

last year. Looking at a longer term trend, it appears the Residential properties are gaining size with a 4 percent combined gain since 2017. There is a 3 percent loss in Rural Vacant Land since 2017, even after value increases this year.

Page 5 shows a ten-year history of overall estimated market value, net tax capacity, and new construction value. New Construction has grown over 300% in value over the 10 year span.

Page 6 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 when the property sells and is calculated by dividing the estimated market value by the sales price. A 100% ratio is perfect. Assessors around Minnesota attempt to attain a final median ratio in the 90% to 105% range in areas with enough sales. The chart on the right side of the page shows how the sales numbers of our largest property classes have changed in recent years. While sales numbers are up, our median ratios are generally as low as they've been in the past 10 years. The residential and seasonal sales count is the highest in the past 10 years though we have heard a lot about how hard it was to find properties to purchase in last year's market.

Page 7 is a collection of several assessment statistics. The number of overall homesteads is higher than it's been for years. Sustainable Forest Incentive Act continues to expand. Also the Disabled Veterans Value Exclusion continues increasing, with more properties qualifying and on higher values.

Pages 8 and 9 show a handout that we received from Cass County regarding time adjustments. This sheet describes how that adjustment can give a property a higher value than a recent sale price may indicate. The use of time adjustments required our county to raise values more than we otherwise would have raised them. Use of these are mandated by the State when the data supports clear value trends.

Pages 10 through 14 show an itemized list of the major changes to the 2022 assessment. The large number of changes may make it difficult to pinpoint a single reason why a property changed in value. Changes are made to keep our valuations consistent and close to full market value.

Page 15 is the acreage schedule for the whole county that includes the base rates of the different land types for each area.

Page 16 is the Local Board of Appeal and Equalization Schedule. This is also posted on the Aitkin County website under the appeals section on the County Assessor's page.

The Assessor's Office is reassessing the following areas for the 2023 Assessment, starting in May: Beaver Twp, Glen Twp, Idun Twp, Lee Twp, Libby Twp, McGregor Twp, Nordland Twp, Pliny Twp, Salo Twp, Spencer Twp, Williams Twp, Workman Twp, Unorg 47-24, Unorg 50-26, Unorg 50-27, and Unorg 52-27.

Please contact Mike if you have any questions.



Countywide Value Changes 2022 Assessment
Taxable Property Only

	2021		2022		% Change
Overall Estimated Market Value	\$ 3,430,983,100		\$ 4,454,550,700		29.8%
New Construction EMV	\$ 25,849,900		\$ 41,818,700		61.8%
Agricultural Homestead EMV	\$ 254,605,400		\$ 329,758,300		29.5%
Residential Homestead EMV	\$ 1,030,970,000		\$ 1,382,346,938		34.1%
Seasonal Recreational EMV	\$ 1,430,208,700		\$ 1,824,440,800		27.6%
Commercial/Industrial EMV	\$ 96,835,800		\$ 107,476,800		11.0%
Apartment EMV	\$ 19,816,200		\$ 20,314,800		2.5%
Rural Vacant Land EMV	\$ 397,254,900		\$ 519,844,800		30.9%

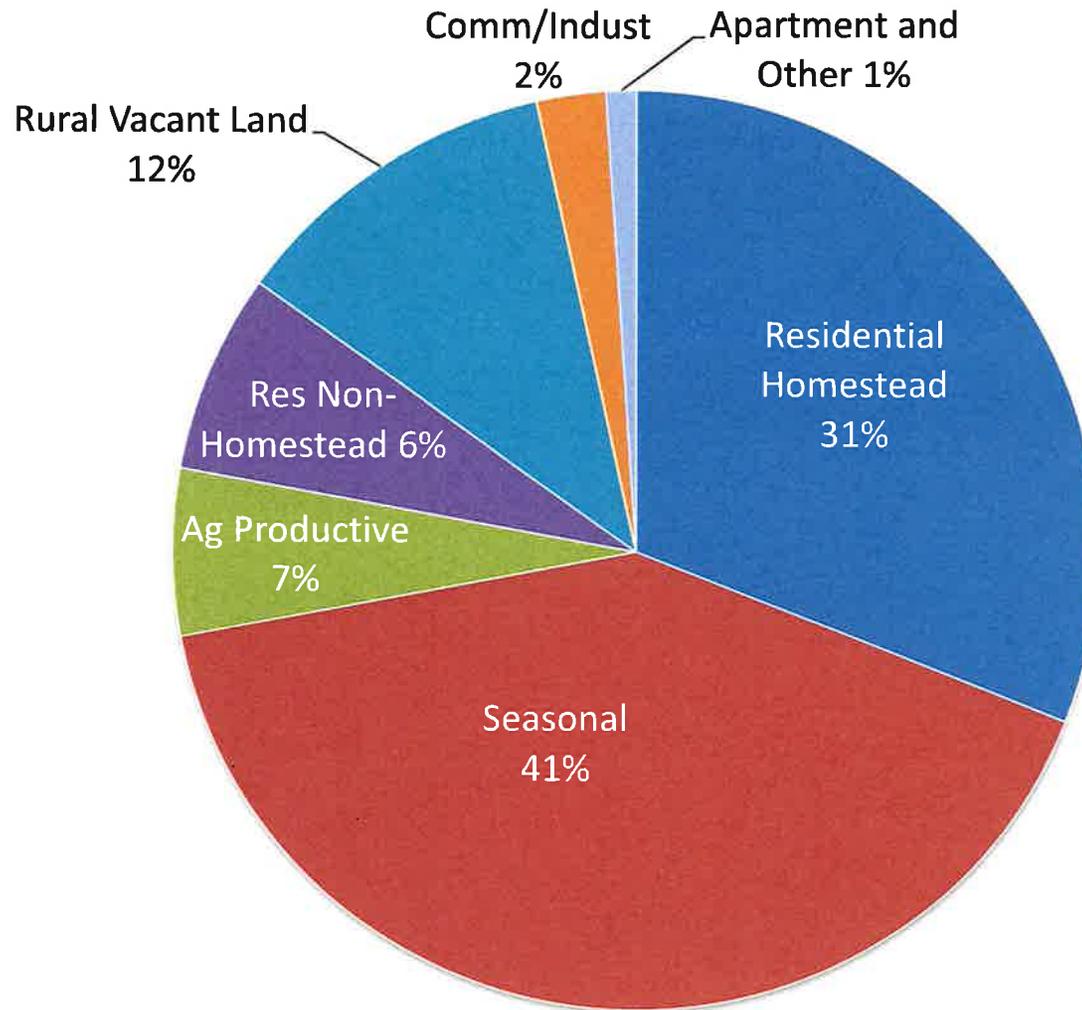
Notes:

Overall Estimated Market Value is a an all-time high for two years in a row.

Rural Vacant Land includes the ag-homestead non-productive land value.

Figures taken from the Assessment Summary Reports in Spring 2021 and 2022.

Aitkin County
2022 Assessment % Share of Estimated Market Value





Ten Year History of Aitkin County Total Valuation

2012 through 2021 Assessment

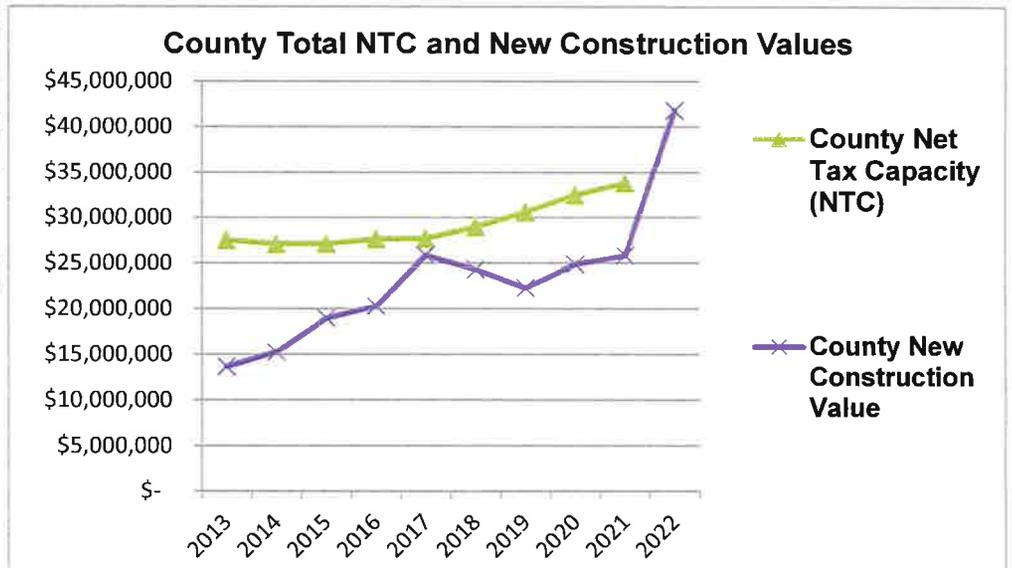
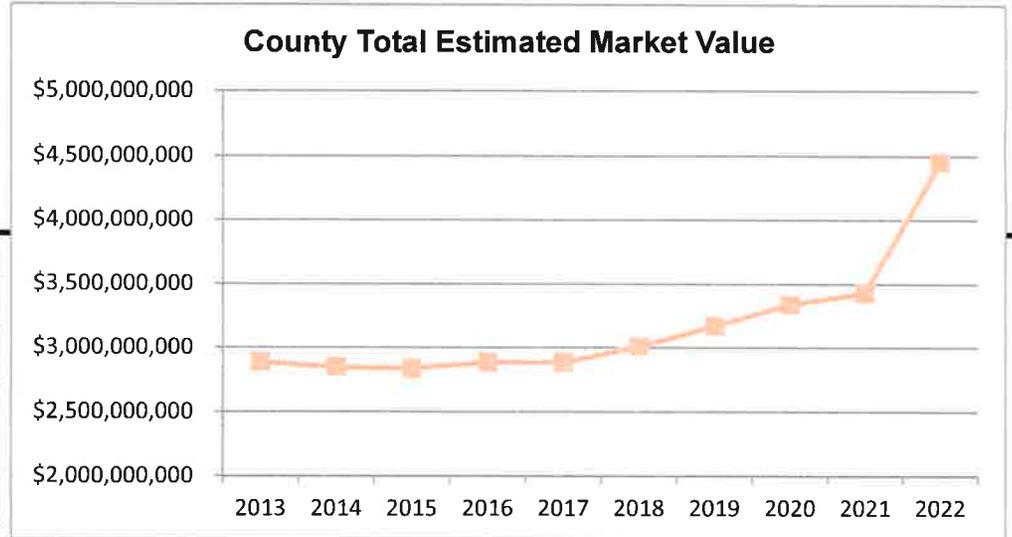
Asmt Year	County Estimated Market Value	County Net Tax Capacity (NTC)	County New Construction Value
2013	\$ 2,890,442,200	\$ 27,554,916	\$ 13,657,200
2014	\$ 2,848,672,500	\$ 27,155,251	\$ 15,297,200
2015	\$ 2,840,753,800	\$ 27,168,379	\$ 18,953,500
2016	\$ 2,887,027,200	\$ 27,685,475	\$ 20,302,400
2017	\$ 2,887,138,695	\$ 27,747,676	\$ 25,869,350
2018	\$ 3,011,228,900	\$ 28,990,544	\$ 24,335,000
2019	\$ 3,171,999,100	\$ 30,626,879	\$ 22,317,600
2020	\$ 3,340,653,300	\$ 32,511,167	\$ 24,883,900
2021	\$ 3,430,983,100	\$ 33,825,425	\$ 25,849,900
2022	\$ 4,454,550,700		\$ 41,818,700

All-time high figures for comparison

	\$ 4,454,550,700	\$ 33,825,425	\$ 52,973,700
--	------------------	---------------	---------------

Notes:

Figures taken from the year end abstracts except for 2021 & 2022. 2021/22 Asmt data from the Assessment summary report.

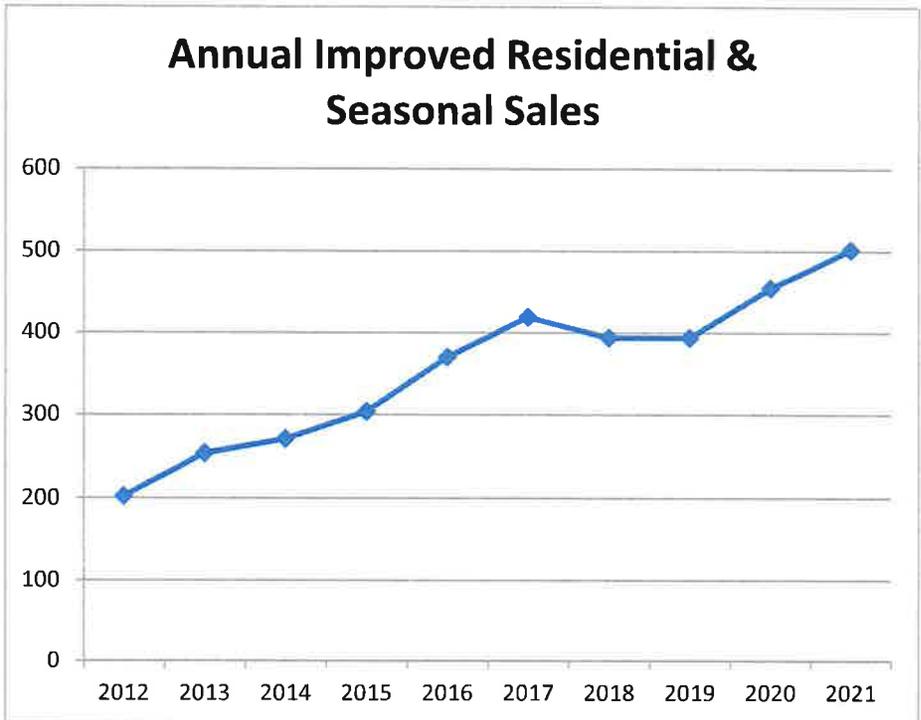




Aitkin County Sales Ratio Study and Assessment Quality Information

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
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
2016	370	96.3	94.8	13.8	16.2
2017	419	93.1	96.0	15.8	18.5
2018	394	92.9	91.1	18.5	17.2
2019	394	95.4	91.6	15.8	14.9
2020	455	93.5	90.6	14.9	14.6
2021	502	93.4	87.8	16.6	18.4



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.

The MN Department of Revenue considers a COD of 20.0 or less as an acceptable number for these property types.

Sales numbers above are only for sales that the Department of Revenue has determined are "good".



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

	2017	2018	2019	2020	2021
Number of Ad Valorem Parcels	34,204	34,094	34,120	34,170	34,256
Taxable Parcels Reassessed	7,478	6,779	5,654	6,838	7,733
Number of CRV's (total sales over \$1000 or \$3000)	1026	926	886	1116	1164
Total Residential Homesteads	5,053	5,068	5,084	5,111	5,271
Total Ag Homesteads	830	822	820	816	821
Total Ag Productive Acreage (2a)	96,064	95,380	95,058	94,497	94,628
SFIA Enrolled Acres	44,483	46,977	49,946	51,798	52,641
Average Residential Homestead Market Value	167,600	172,500	188,400	197,700	209,000
Average Agricultural Homestead Market Value	277,500	291,000	299,600	313,000	313,800
Average Seasonal Residential Parcel Market Value	91,100	95,500	101,200	106,900	110,400
Average Commercial/Industrial Parcel Market Value	129,582	132,400	132,100	142,000	140,600
Total Disabled Veterans Exclusion Value	\$ 17,292,300	\$ 19,507,900	\$ 22,113,770	\$ 24,506,278	\$ 25,134,616
Local Board Appeals	52	104	88	75	61
New Tax Court Appeals	1	0	0	0	0

Notes:

Number of Parcels does not include personal property.

There are approx 450 personal property parcels not included in the total above.

PROPERTY ASSESSMENT IN AN APPRECIATING MARKET



Valuation Date

The recently mailed **2022** Valuation Notice included an estimated property value as of January 2, 2022. That value is utilized in the calculation for taxes payable in **2023**.

Sales Study Period

For the January 2, 2022 assessment the assessor considers sales that occurred between October of 2020 and September of 2021.

Not All Sales Included

Not all sales are representative of the market. Some sales, such as foreclosures, sales between relatives, or sales where the seller or buyer are acting under undue duress are not considered open-market, arm's-length transactions and are not used in sales ratio studies, nor are they used as comparable sales in estimating the value of similar properties.

Appreciating Market

Over this past year the real estate market in Aitkin County has seen significant gains, greater than experienced in recent history.

Sales occurring prior to the assessment date must be analyzed with consideration given to appreciation that may have occurred between the sale date and the assessment date.

Mass Appraisal Isn't Based on an Individual Sale

It's also true that people purchase property based, at least in part, on their own preferences. This results in perceived "good" and "bad" deals occurring every day. Mass appraisal techniques seek to value all properties based on the sale transactions of many similar properties.

The assessed value is not based on an individual sale, but rather a consideration of many sales, resulting in an indicated value, or "most likely" price.

"Wait a second, I paid \$300,000 for my home and now you're saying it's worth \$360,000. How is that possible?"

The assessment date is January 2 of each year. If the market appreciated, say 20% in your area:

A purchase price of **\$300,000** in January of 2021 would indicate a value closer to **\$360,000** as of January of 2022.

A purchase price of **\$330,000** in July of 2021 would also indicate a value closer to **\$360,000** as of January of 2022.

SEE REVERSE FOR ILLUSTRATION

PROPERTY ASSESSMENT IN AN APPRECIATING MARKET

EXAMPLE

Consider a Market Where Property Values Appreciated 20% over the Past Year



2022 Assessment Changes List - Revised

Item	Name	Appraiser	Major Changes For Each Area
A	COUNTYWIDE LAND		Off-Road acreage discount reduced to -15% from -25% off acreage base rates.
B	COUNTYWIDE LAND		Zone E removed and now part of Zone B raising land values in old Zone E (11.8%)
C	COUNTYWIDE LAND		Increased Open (OPN) and Tillable (TIL) land base rates from \$1550 to \$1950 per acre (25.8%)
D	COUNTYWIDE LAND		Increased Low Open (LOP), Low Tillable (LTL) and Peat land (P) land base rates from \$1100 to \$1375 per acre (25%)
E	COUNTYWIDE LAND		Increased High Wooded (HWD) land base rate from \$1650 to \$2100 per acre (27.3%)
F	COUNTYWIDE LAND		Increased Low Wooded (LWD) land base rate from \$1200 to \$1525 per acre (27.1%)
G	COUNTYWIDE LAND		Increased Swamp (SWP) land base rate from \$325 to \$400 per acre (23.1%)
H	COUNTYWIDE LAND		Increased all Zone A land an additional 5%.
I	COUNTYWIDE LAND		Decreased Zone C land 5.6%.
J	COUNTYWIDE LAND		Increased all lakes in Aitkin County that had a \$100 per front foot base for the 2021 assessment to \$125 (25%) per front foot. In cases where we had recent sales on specific lakes, the increase may be higher.
K	COUNTYWIDE LAND		Increased full building site values from \$17,000 to \$20,000 (17.8%) each. All partial site values are getting the same percentage increase.
L	COUNTYWIDE LAND		Increased size adjustment factors for smaller lot acreages from 6 thru 21 acres. This increased values up to 20%.
M	COUNTYWIDE BUILDING		Increased base rate of all homes and cabins including double and single wide mobile homes 15%.
N	COUNTYWIDE BUILDING		Increased garage values 15%.
O	COUNTYWIDE BUILDING		Increased carport values 50%.
P	COUNTYWIDE BUILDING		Increased unfinished capped basement values 50% to \$15 per foot.

2022 Assessment Changes List - Revised

Item	Name	Appraiser	Major Changes For Each Area
Q	COUNTYWIDE BUILDING		Increased pole building and steel buildings 25%.
R	COUNTYWIDE BUILDING		Increased all porches, decks, boathouses, breezeways, workshops, walkouts, and basement finish by 15%.
S	COUNTYWIDE BUILDING		Increased all farm buildings, bunkhouses, hunting shacks, lean-to structures, fireplaces, furnace buildings, gazebos, kennels, pools, saunas, storage buildings, tennis courts, wood sheds, and roof only structures by 20%.
T	COUNTYWIDE BUILDING		Increased concrete slab values 50 cents per foot, not including those in outbuildings.
U	COUNTYWIDE BUILDING		Increased driveways, patios, and lawn sheds by 25%.
V	COUNTYWIDE BUILDING		Increased foundation values for houses and garages 20%. All foundation adjustments for houses including piers, slab, and crawspace are -\$12 per square foot.
W	COUNTYWIDE BUILDING		Adjusted house size table to reduce value for houses with ground floor area square footage of 1800 or larger. Adjustments up to 5%. Does not apply to manufactured homes.
X	COUNTYWIDE BUILDING		Increased all D1 through D2.5 cabins an additional 5%.
Y	COUNTYWIDE BUILDING		Increased Loft story height factor from 1.05 to 1.10. Also includes the attic and vaulted story height areas.
1	AITKIN TWP		Increased Cedar Lake base rate from \$1900 to \$2350 (23.7%) per front foot. Increased Pickerel and Dogfish Lakes base rates from \$400 to \$475 (18.8%) per front foot. Increased buildings 13.6%.
2	BALL BLUFF		Reassessment. Increased Hay Lake base rate from \$200 to \$250 (25%) per front foot. Increased Ball Bluff Lake base rate from \$450 to \$525 (16.7%) per front foot. Increased Vanduse Lake base rate from \$550 to \$775 (40.9%) per front foot. Increased buildings 22.2%.
3	BALSAM		Reassessment. Increased buildings 5.9%.
4	BEAVER		No extra changes.
5	CLARK		Increased Douglas and Nelson Lakes base rates from \$100 to \$130 (30%) per front foot. Increased buildings 5.6%.
6	CORNISH		Increased buildings 5.3%.

2022 Assessment Changes List - Revised

Item	Name	Appraiser	Major Changes For Each Area
7	FARM ISLAND		Increased Farm Island Lake base rate from \$2000 to \$2550 (27.5%) per front foot. Increased Cedar Lake base rate from \$1900 to \$2350 (23.7%) per front foot. Increased Sunset Lake base rate from \$900 to \$1000 (11.1%) per front foot. Increased Townline and Thornton Lakes base rate from \$700 to \$925 (32.1%) per front foot. Increased Hickory Lake base rate from \$800 to \$1000 (25%) per foot. Increased Little Pine Lake base rate from \$ 1150 to \$1350 (17.4%) per foot. Increased Spirit Lake base rate from \$1200 to \$1525 (27.1%) per front foot. Increased Diamond Lake base rate from \$900 to \$1175 (30.6%) per front foot. Increased Hanging Kettle Lake base rate from \$1200 to \$1450 (20.8%) per front foot. Increased Hammal Lake base rate from \$900 to \$1050 (16.7%) per front foot. Increased Taylor Lake base rate from \$425 to \$500 (17.7%) per front foot. Increased Four Lake base rate from \$287.50 to \$325 (12.9%) per front foot. Increased Blue Lake base rate from \$550 to \$625 (13.6%) per front foot. Increased Ripple Lake base rate from \$850 to \$1000 (17.7%) per front foot. Increased buildings 13.0%.
8	FLEMING		Reassessment. Increased Gun Lake base rate from \$1050 to \$1300 (23.8%) per front foot. Increased Wilkens Lake base rate from \$1000 to \$1150 (15%) per front foot. Increased Fleming Lake base rate from \$700 to \$825 (17.9%) per front foot. Increased Jenkins Lake base rate from \$750 to \$900 (20.0%) per front foot. Increased buildings 9.1%.
9	GLEN		Increased Rabbit Lake base rate from \$725 to \$925 (27.6%) per front foot. Increased Clear Lake base rate from \$1300 to \$1425 (9.6%) per front foot. Increased Sugar Lake base rate from \$1175 to \$1425 (21.3%) per front foot. Increased Swamp Lake base rate from \$100 to \$125 (25%) per front foot. Increased Dam Lake base rate from \$875 to \$1000 (14.3%) per front foot. Increased Long Lake base rate from \$900 to \$1200 (33.0%) per front foot. Increased buildings 13.0%.
10	HAUGEN		Increased Round Lake base rate from \$1150 to \$1200 (4.4%) per front foot. Increased Island Lake base rate from \$350 to \$575 (64.3%) per front foot. Increased buildings 21.1%.
11	HAZELTON		Reassessment. Increased Mille Lacs Lake base rate from \$1625 to \$2200 (35.4%) per front foot. Increased Round Lake base rate from \$1350 to \$1700 (25.9%) per front foot. Increased Big Pine Lake base rate from \$1350 to \$1400 (3.7%) per front foot. Increased Farm Island Lake base rate from \$2000 to \$2550 (27.5%) per front foot. Increased Camp and Spectacle Lakes base rates from \$225 to \$285 (26.7%) per front foot. Increased Laurel Lake base rate from \$200 to \$250 (25%) per front foot. Increased Sherwood Forest lot values from \$5500 to \$6600 (20%) each. Increased buildings 13.6%. Increased Sherwood Forest buildings 20%.
12	HILL LAKE		Increased Hill Lake base rate from \$475 to \$725 (52.6%) per front foot. Increased buildings 35.3%.
13	IDUN		Increased Cedar Lake base rate from \$900 to \$1100 (22.2%) per front foot. Increased buildings 5%.
14	JEVNE		Reassessment. Increased Townline Lake base rate from \$500 to \$700 (40%) per front foot. Increased Rock Lake base rate from \$600 to \$660 (10%) per front foot. Increased buildings 26.3%.
15	KIMBERLY		Increased Dam Lake base rate from \$875 to \$1000 (14.3%) per front foot. Increased buildings 4.6%.

2022 Assessment Changes List - Revised

Item	Name	Appraiser	Major Changes For Each Area
16	LAKESIDE		Increased Mille Lacs Lake base rate from \$1625 to \$2200 (35.4%) per front foot. Increased backlot land values by 20%. Increased buildings 13.6%. Increased Sunset Harbor plat buildings 11.1%.
17	LEE		No extra changes.
18	LIBBY		Increased Big Sandy Lake base rate from \$1700 to \$2250 (32.4%) per front foot.
19	LOGAN		Increased buildings 26.3%.
20	MACVILLE		Reassessment. Increased Kangas Lake base rate from \$200 to \$250 (25.0%) per foot for the base rate. Increased buildings 5.9%.
21	MALMO		Reassessment. Increased Mille Lacs Lake base rate from \$1625 to \$2200 (35.4%) per front foot. Increased Sugar Lake base rate from \$1175 to \$1425 (21.3%) per front foot. Increased buildings 47.1%
22	MCGREGOR TWP		Increased buildings 5.9%.
23	MORRISON		No extra changes.
24	NORDLAND		Increased Ripple Lake base rate from \$850 to \$1000 (17.7%) per front foot. Increased Elm Island Lake base rate from \$800 to \$1100 (37.5%) per front foot. Increased Nord Lake base rate from \$750 to \$875 (16.7%) per front foot. Increased Sissabagamah Lake base rate from \$700 to \$825 (17.9%) per front foot. Increased Wladimiraf Lake base rate from \$675 to \$850 (25.9%) per front foot. Increased Section 12 Lake base rate from \$700 to \$850 (21.4%) per front foot. Increased Lone Lake base rate from \$1450 to \$1600 (10.3%) per front foot. Increased Little Turtle Lake base rate from \$300 to \$330 (10%) per front foot. Increased Haveri Lake base rate from \$150 to \$175 (16.7%) per front foot. Increased buildings 13.0%.
25	PLINY		Increased buildings 6.3%.
26	RICE RIVER		No extra changes.
27	SALO		Increased buildings 6.3%.
28	SEAVEY		Increased buildings 5.9%.

2022 Assessment Changes List - Revised

Item	Name	Appraiser	Major Changes For Each Area
29	SHAMROCK		Increased Big Sandy Lake base rate from \$1700 to \$2250 (32.4%) per front foot. Increased Sandy River Lake base rate from \$800 to \$950 (18.8%) per front foot. Increased Minnewawa Lake base rate from \$1125 to \$1475 (31.1%) per front foot. Increased Round Lake base rate from \$1150 to \$1200 (4.4%) per front foot. Increased Horseshoe Lake base rate from \$700 to \$825 (17.9%) per front foot. Increased Island Lake base rate from \$350 to \$575 (64.3%) per front foot. Increased Flowage Lake base rate from \$700 to \$850 (21.4%) per front foot. Increased Prairie River base rate from \$500 to \$750 (50%) per front foot. Increased Sheshebee 3rd plat backlots by \$500 per lot. Increased buildings 31.6%.
30	SPALDING		No extra changes.
31	SPENCER		Increased Hanson Lake base rate from \$175 to \$200 (14.3%) per front foot. Increased Sissabagamah Lake base rate from \$700 to \$825 (17.9%) per front foot. Increased buildings 14.3%.
32	TURNER		Reassessment. Increased Big Sandy Lake base rate from \$1700 to \$2250 (32.4%) per front foot. Increased Wakefield Lake base rate from \$200 to \$250 (25%) per front foot. Increased Remote Lake base rate from \$200 to \$225 (12.5%) per front foot. Increased Prairie River base rate from \$500 to \$750 (50%) per front foot. Increased buildings 26.3%.
33	VERDON		Increased buildings 5.9%.
34	WAGNER		Increased Pine and Big Pine Lakes base rates from \$1350 to \$1725 (27.8%) per front foot. Increased buildings 13.6%.
35	WAUKENABO		Increased Waukenabo Lake base rate from \$675 to \$725 (7.4%) per front foot. Increased Round Lake base rate from \$1150 to \$1400 (21.7%) per front foot. Increased Esquagamah Lake base rate from \$675 to \$900 (33.3%) per front foot. Increased buildings 13.6%.
36	WEALTHWOOD		Increased Mille Lacs Lake base rate from \$1625 to \$2200 (35.4%) per front foot. Increased buildings 21.1%.
37	WHITE PINE		No extra changes.
38	WILLIAMS		Increased buildings 5.3%.
39	WORKMAN		Increased Big Sandy Lake base rate from \$1700 to \$2250 (32.4%) per front foot. Increased Rat Lake base rate from \$300 to \$375 (25%) per front foot. Increased Sandy River Lake base rate from \$800 to \$950 (18.8%) per front foot. Increased Flowage Lake base rate from \$700 to \$850 (21.4%) per front foot. Increased buildings 9.5%.
41	MILLWARD		Increased buildings 5.9%.
42	UNORG 51-22		Reassessment. Increased buildings 5.9%.
43	UNORG 52-22		Increased buildings 5.9%.

2022 Assessment Changes List - Revised

Item	Name	Appraiser	Major Changes For Each Area
44	UNORG 45-24		Increased buildings 5.9%.
45	UNORG 47-24		No extra changes.
46	UNORG 52-24		Reassessment. Increased buildings 5.9%.
47	UNORG 50-25		Increased buildings 5.9%.
48	UNORG 51-25		Increased buildings 5.9%.
49	UNORG 52-25		Reassessment. Increased buildings 5.6%.
50	UNORG 50-26		Increased buildings 5.9%.
51	UNORG 48-27		Increased Blind Lake base rate from \$375 to \$450 (25%) per front foot. Increased buildings 4.8%.
52	UNORG 49-27		Reassessment. Increased Esquagamah Lake base rate from \$675 to \$900 (33.3%) per front foot.
53	UNORG 50-27		Increased buildings 5.9%.
54	UNORG 51-27		Increased buildings 5.9%.
55	UNORG 52-27		Increased buildings 5.9%.
56	AITKIN CITY		Increased residential buildings in the following neighborhoods: Northwest 22.2%, South and Blackrock 19.1%, East 10.5%, Central 19.1%, Floodplain 14.3%, Northeast 12.5%, Ryans Knoll 15%. Increased residential front footage land values by 25%. Reassessment. Increased quadna residential and seasonal buildings 23.1%. Increased Hill City non-quadna residential and seasonal buildings 16.7%. Increased residential front footage land values 15%. Increased Hill Lake lakeshore base rate from \$475 to \$725 (52.6%) per front foot.
57	HILL CITY		
58	MCGRATH CITY		Increased buildings 7.1%.
59	MCGREGOR CITY		Increased buildings 23.5%. Increased residential front footage land values 15%. Increased acreage values 5.3%.
60	PALISADE CITY		No extra changes.
61	TAMARACK CITY		Reassessment. Increased buildings 7.1%.

(Last Updated on 4/1/22)

Aitkin County Acreage Land Schedule 2022 Assessment

<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 1785 1070 LWD 1295 780 OPN/HPS 1660 1330 LOP/LPS 1170 940 SWP 340 200 TIL 1660 1330 LTL 1170 940 SITE 20000	<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>	<u>Jevne</u>	<u>McGregor</u>	<u>Clark</u>
<u>Aitkin</u>	<u>Spencer</u>	<u>Kimberly</u> GA/RP HWD 2205 1320 LWD 1600 960 OPN/HPS 2050 1640 LOP/LPS 1445 1160 SWP 420 250 TIL 2050 1640 LTL 1445 1160 SITE 20000	<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 1995 1200 LWD 1450 870 OPN/HPS 1855 1480 LOP/LPS 1305 1050 SWP 380 230 TIL 1855 1480 LTL 1305 1050 SITE 20000
<u>Hazelton</u> GA/RP HWD 2310 1390 LWD 1680 1010 OPN/HPS 2145 1720 LOP/LPS 1515 1215 SWP 440 260 TIL 2145 1720 LTL 1515 1215 SITE 20000	<u>Wealthwood</u>	<u>Malmo</u>	<u>Unorg 45-24</u>	<u>White Pine</u>	<u>Millward</u>
		<u>Lakeside</u>	<u>Seavey</u>	<u>Pinvy</u>	
			<u>Idun</u>	<u>Williams</u>	<u>Wagner</u>

Green Zone C Values →

Blue Zone A Values →

Red Zone B Values →

← Orange Zone D Values

Land Type Definitions:

- 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

(Access \$2000, Electric \$3000, Septic \$8000, Well \$7000)

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

(updated 3/21/22)

2022 Board of Appeal and Equalization Schedule

Date	Twp/City	Time	Meeting Location	
Monday	4/18/2022	Turner Township	11:00	Turner Town Hall
		Jevne Township	1:00	Jevne Town Hall
		Lakeside Township	2:00	Lakeside Town Hall
Tuesday	4/19/2022	Salo Township	9:00	Salo Town Hall
		Spalding Township	11:00	Spalding Town Hall
		Rice River Township	1:00	Rice River Town Hall
Wednesday	4/20/2022	McGregor Township	9:00	McGregor Town Hall
		Kimberly Township	11:00	Glen/Kimberly Town Hall
		Waukenabo Township	1:00	Waukenabo Town Hall
Thursday	4/21/2022	Verdon Township	9:00	Verdon Town Hall
		Ball Bluff Township	11:00	Jacobson Fire Hall
		Morrison Township	2:00	Morrison Town Hall
Friday	4/22/2022	Farm Island Township	9:00	Farm Island Town Hall
		Malmo Township	1:00	Malmo Town Hall
Monday	4/25/2022	Shamrock Township	9:00	Shamrock Town Hall
Tuesday	4/26/2022	Macville Township	9:00	Macville Town Hall
		City of Hill City	11:00	Hill City Community Room
Wednesday	4/27/2022	Wealthwood Township	9:00	Wealthwood Town Hall
Thursday	4/28/2022	Clark Township	9:00	Clark Town Hall
		Haugen Township	10:30	Haugen Town Hall
		Glen Township	1:00	Glen/Kimberly Town Hall
Monday	5/2/2022	Hazelton Township	9:00	Hazelton Town Hall
Tuesday	5/3/2022	Seavey Township	9:00	Seavey Town Hall
		Williams Township	10:30	McGrath Fire Hall
		Wagner Township	1:00	Wagner Town Hall
Wednesday	5/4/2022	Nordland Township	9:00	Bethlehem Lutheran Church
		Idun Township	10:00	Holden Lutheran Church
		Spencer Township	3:00	Spencer Town Hall
Thursday	5/5/2022	OPEN BOOK MEETING	9:00am TO 7:00 pm	Assessor's Office
Friday	5/6/2022	City of McGregor	9:00	McGregor Fire Hall
		Aitkin Township	1:00	Aitkin Public Library
		Fleming Township	1:00	Fleming Town Hall
Tuesday	6/14/2022	County Board of Equalization	Call for Appointment	Aitkin County Boardroom
2022 Reassessment Areas in Blue :	Ball Bluff Township, Balsam Township, Fleming Township, Hazelton Township, Hill City, Jevne Township, Macville Township, Malmo Township, Tamarack City, Turner Township, Unorganized Townships 49-27, 51-22, 52-24, 52-25.			
Open Book Meeting Areas in Red :	Aitkin City, Balsam Twp, Beaver Twp, Cornish Twp, Hill Lake Twp Lee Twp, Libby Twp, Logan Twp, McGrath, Millward Twp, Pliny Twp, Palisade Tamarack, All Unorganized, Waukenabo Twp, Workman Twp, White Pine Twp			
				(last revised on 2/28/2022)