



# Board of County Commissioners Agenda Request



**Requested Meeting Date:**

**Title of Item:**

<p>REGULAR AGENDA</p> <p>CONSENT AGENDA</p> <p>INFORMATION ONLY</p>	<p><b>Action Requested:</b></p> <p>Approve/Deny Motion</p> <p>Adopt Resolution (attach draft)</p> <p style="text-align: right;"><i>*provide copy of hearing notice that was published</i></p>	<p>Direction Requested</p> <p>Discussion Item</p> <p>Hold Public Hearing*</p>
<p><b>Submitted by:</b></p>		<p><b>Department:</b></p>
<p><b>Presenter (Name and Title):</b></p>		<p><b>Estimated Time Needed:</b></p>
<p><b>Summary of Issue:</b></p>		
<p><b>Alternatives, Options, Effects on Others/Comments:</b></p>		
<p><b>Recommended Action/Motion:</b></p>		
<p><b>Financial Impact:</b></p> <p><i>Is there a cost associated with this request?</i>                      Yes                      No</p> <p><i>What is the total cost, with tax and shipping? \$</i></p> <p><i>Is this budgeted?</i>                      Yes                      No                      <i>Please Explain:</i></p>		



## AITKIN COUNTY ASSESSOR

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June 6, 2023

Dennis Thompson, Land Commissioner  
Aitkin County Land Department

Re: Valuation request for Parcels 38-0-035500, 38-0-037900 and 38-0-040800

Dear DJ:

Per your request, I have reviewed the valuation of these parcels located Williams Township.

I identified 6 comparable sales of bare land from southeastern Aitkin County, ranging in size from 40 to 50 acres, which sold between October 2021 through April 2023. Prices per acre on these ranged from \$1339 to \$2500 per acre, with the amount of wetland acreage as a large factor for the price range. Sales that had significant buildings, public water frontage, close proximity to public water, no road access, or apparent agricultural use were excluded from consideration as a comparable sale.

The 2023 aerial photography captured by EagleView Inc. was utilized to help evaluate the characteristics of both the subject and comparable properties. This photography was completed in late April through early May 2023.

The valuations of these three parcels are as follows:

38-0-035500: **\$94,800**

38-0-037900: **\$68,000**

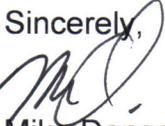
38-0-040800: **\$62,500**

Parcel 38-0-040800 sold for \$93,500 in October 2021. This sale price does not match what other comparable sales show for this type of land.

These value estimates are 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