



Board of County Commissioners Agenda Request

4A
Agenda Item #

Requested Meeting Date: April 9, 2024

Title of Item: 2024 Assessment Summary

| | | |
|--|---|--|
| <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) <i>*provide copy of hearing notice that was published</i> | <input type="checkbox"/> Direction Requested <input checked="" type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* |
| 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: <i>Is there a cost associated with this request?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> <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

March 29, 2024

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

From: Mike Dangers, County Assessor

Re: 2024 Assessment Summary and 2025 Assessment Preview

Spring appeal meetings start on April 15 and the valuation notices were mailed with property tax statements on March 25. This memo, along with the attached charts and schedules, summarize the assessment changes made for the 2024 assessment.

The report this year is quite different from the last two years. During and right after the pandemic, most properties were increasing in value and some by huge percentages. Now the rural acreage values along with commercial, industrial, and apartment properties are seeing large value increases but lakeshore properties are generally levelling off. Two of our largest lakes, Big Sandy and Mille Lacs, are seeing double digit percentage value declines. These changes were necessary to ensure that our average values were within 10% of sales prices as required by the MN Department of Revenue. Most of what assessors do is driven by State Laws, and Department of Revenue directives.

One of the more common questions assessors get 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. Most property owners saw their taxes increase in 2023 at much lesser rates than the value increases. In some cases, we saw tax reductions with large value increases. Part of the reason for that was the increase in tax base due to the Enbridge Pipeline value. Another reason was that the value increases were so widespread, the tax rates had to be reduced to compensate.

Turning to the attached documents, page 3 shows a comparison of the 2023 and 2024 assessments. The overall estimated market value of the County increased 4.6% which is 10% less than last year. New Construction is now at a record high value with record building permit counts in 2023. With the value changes described here, we would expect a tax shift towards the rural vacant land and commercial, industrial, and apartment but away from the seasonal and residential property.

On page 4 is a pie chart that shows the sizes of the property classes in the County. For this year, due to value changes, the seasonal slice of the pie decreased by 2% and the rural vacant land increased by 2%.

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. An important observation here is that even though our estimated market value increased 4.6% for the whole county, the tax capacity only increased by 3.5%. In other words, the value put on our tax base for taxing purposes is less than the market change. A big factor contributing to this change is that homestead exclusion values increased due to new legislation. This is described later.

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 these property classes have changed in recent years. As you can see, the amount of sales and value levels don't always follow each other since the number of sales has gone down since 2021. It is believed that the lack of properties available for sale is driving values higher because the demand for properties is not being satisfied by the supply available. We have not noticed a change to this trend yet in 2024. The COD statistic numbers in the last two columns continue to decrease which is good. That means our values are generally more consistent than last year.

Page 7 is a collection of several assessment statistics. The number of improved parcels with buildings continues to grow faster than the number of taxable parcels. The use of Pictometry aerial photography has improved the ability to locate and analyze remote improvements that were unpermitted and previously unassessed. In a surprise change, the number of overall homesteads has not increased from last year (actually decreased slightly). It is possible some property owners that moved to this County are not applying for homestead since for some higher end properties, there is no benefit to a homestead classification. This may be skewing our totals slightly. The Sustainable Forest Incentive Act continues to expand. The number of local board appeals last year was considerably less than in 2022 and got closer to a historical normal level.

Page 7 also now includes information on the value of the homestead exclusion. Line N shows the total County value reduction due to having a homestead classification. The 2023 legislature changed the law to account for inflation of values. This change is set to increase the \$64 million figure on line N to over \$94 million for 2025 taxes payable. See page 8 for a line chart that compares the old exclusion value in the green to the new exclusion value in red. At a \$76,000 value or lower, the new exclusion is the same as the old.

Page 9 shows a statewide map of value changes comparing the 2022 and 2023 assessments. Aitkin County had the largest countywide value percentage increase in the State two years ago thanks to the effect of the Enbridge Pipeline. This new map shows our increase as more typical for rural Minnesota and much less than the southwestern counties.

Page 10 shows a reassessment notification postcard that we sent last year. We plan to send out something similar this year in May to just the property owners in the areas that are being reassessed. We are reassessing the following areas for the 2025 Assessment, starting in May: Aitkin Township, Farm Island Township, Hill Lake Township, Lakeside Township, Palisade, Tamarack, Unorganized 48-27, Unorganized 49-27, and Unorganized 52-22.

Pages 11 through 15 show an itemized list of the major changes to the 2024 assessment. The large number of changes can 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. The assessment staff can help property owners understand these details.

Page 16 is a new page this year that shows the actual final value change percentage for residential and seasonal property with buildings for each township and city. Some areas have much larger changes than others due to reassessments, new construction, or the impact of the large lakeshore value reductions.

Page 17 is the acreage schedule for the whole county that includes the base rates of the different land types for each area. The land rates, especially for the good road access and frontage land parcels, had large increases this year. The values in the blue zone is highest with the red zone slightly lower and the green zone much lower than the blue.

Page 18 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.

Please contact Mike if you have any questions.



Countywide Value Changes 2024 Assessment
Taxable Property Only

| | 2023 | | 2024 | | % Change |
|--------------------------------|------|---------------|------|---------------|----------|
| Overall Estimated Market Value | \$ | 5,105,562,800 | \$ | 5,339,109,000 | 4.6% |
| New Construction EMV | \$ | 50,157,050 | \$ | 59,172,900 | 18.0% |
| Agricultural Homestead EMV | \$ | 363,584,871 | \$ | 400,307,631 | 10.1% |
| Residential Homestead EMV | \$ | 1,571,248,972 | \$ | 1,595,201,534 | 1.5% |
| Seasonal Recreational EMV | \$ | 2,143,209,000 | \$ | 2,151,122,800 | 0.4% |
| Commercial/Industrial EMV | \$ | 113,322,700 | \$ | 132,688,600 | 17.1% |
| Apartment EMV | \$ | 23,238,800 | \$ | 27,324,300 | 17.6% |
| Rural Vacant Land EMV | \$ | 573,213,600 | \$ | 696,054,600 | 21.4% |
| | | | | | |
| | | | | | |

Notes:

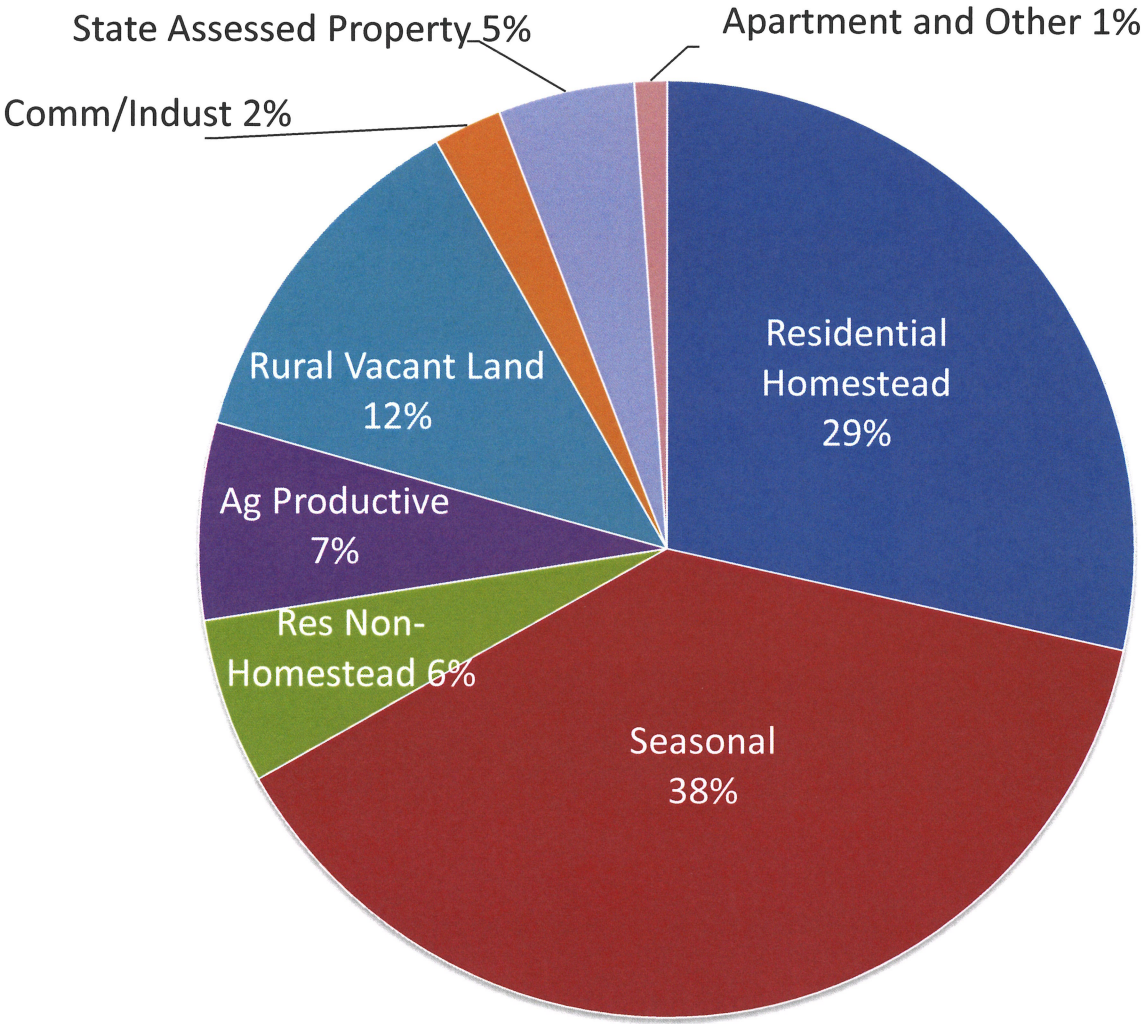
Overall Estimated Market Value and New Construction values are at an all-time high.

These values do not include State Assessed Property - (Pipeline, Railroad, and Power Company)

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

Figures taken from the Assessment Summary Reports in Spring 2023 and 2024.

Aitkin County
2024 Assessment % Share of Estimated Market Value





Ten Year History of Aitkin County Total Valuation

2015 through 2024 Assessment

| Asmt Year | County Estimated Market Value | County Net Tax Capacity (NTC) | County New Construction Value |
|-----------|-------------------------------|-------------------------------|-------------------------------|
| 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 | \$ 4,702,008,500 | \$ 48,571,299 | \$ 41,818,700 |
| 2023 | \$ 5,370,783,200 | \$ 55,792,789 | \$ 50,157,050 |
| 2024 | \$ 5,606,096,000 | \$ 57,751,270 | \$ 59,172,900 |

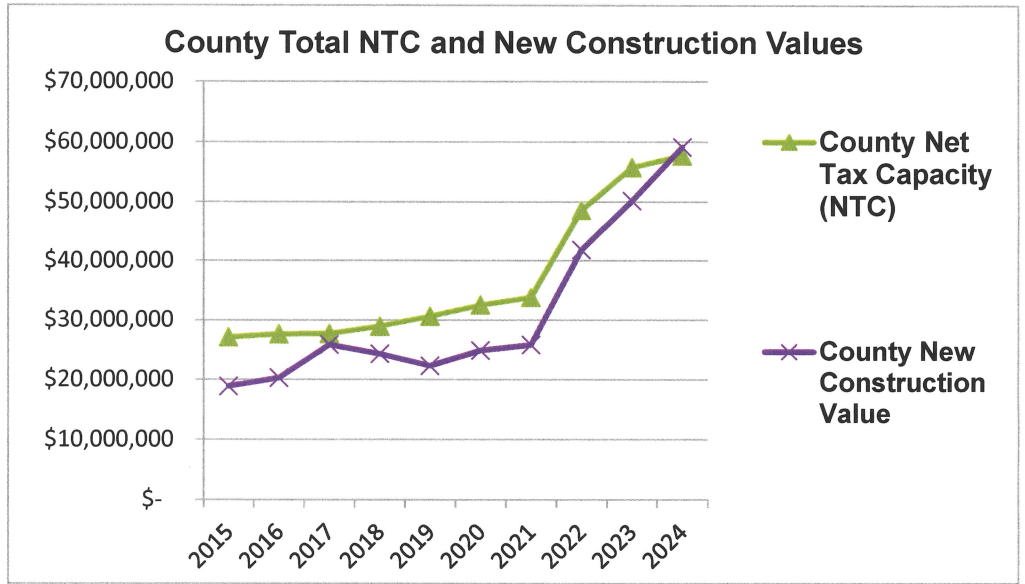
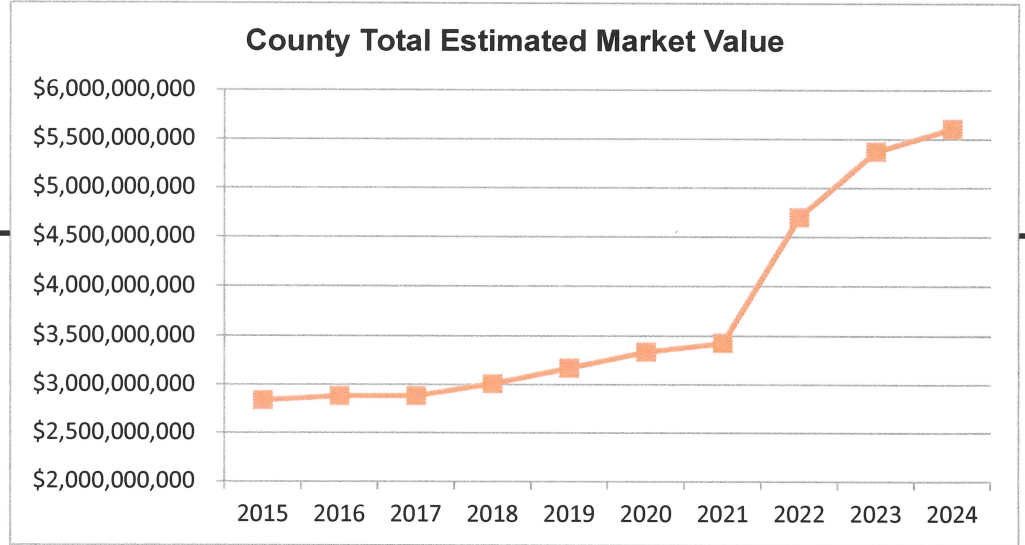
All-time high figures for comparison

| | | | |
|--|------------------|---------------|---------------|
| | \$ 5,606,096,000 | \$ 57,751,270 | \$ 59,172,900 |
|--|------------------|---------------|---------------|

Notes:

Figures taken from the year end assessment summary report except for 2024

2024 EMV and NTC are before we know the updated State assessed values

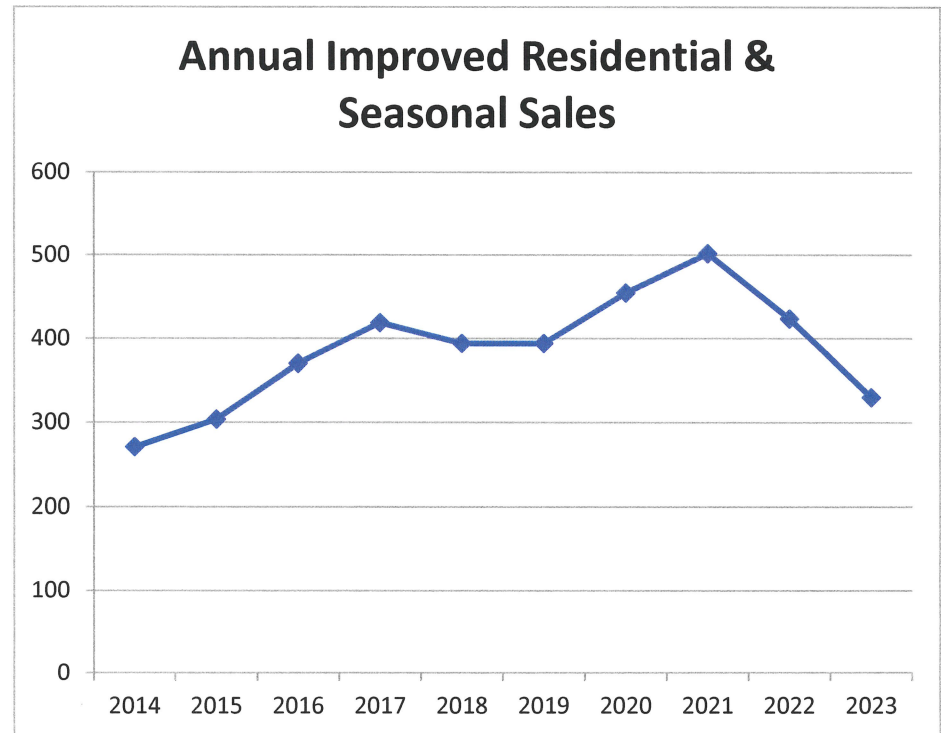




Aitkin County Sales Ratio Study and Assessment Quality Information

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 |
|------------|-------------------------------------|--------------------------------|-----------------------------|-----------------|--------------|
| 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 |
| 2022 | 424 | 93.4 | 91.6 | 16.4 | 15.8 |
| 2023 | 330 | 95.9 | 91.1 | 14.2 | 15.2 |



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

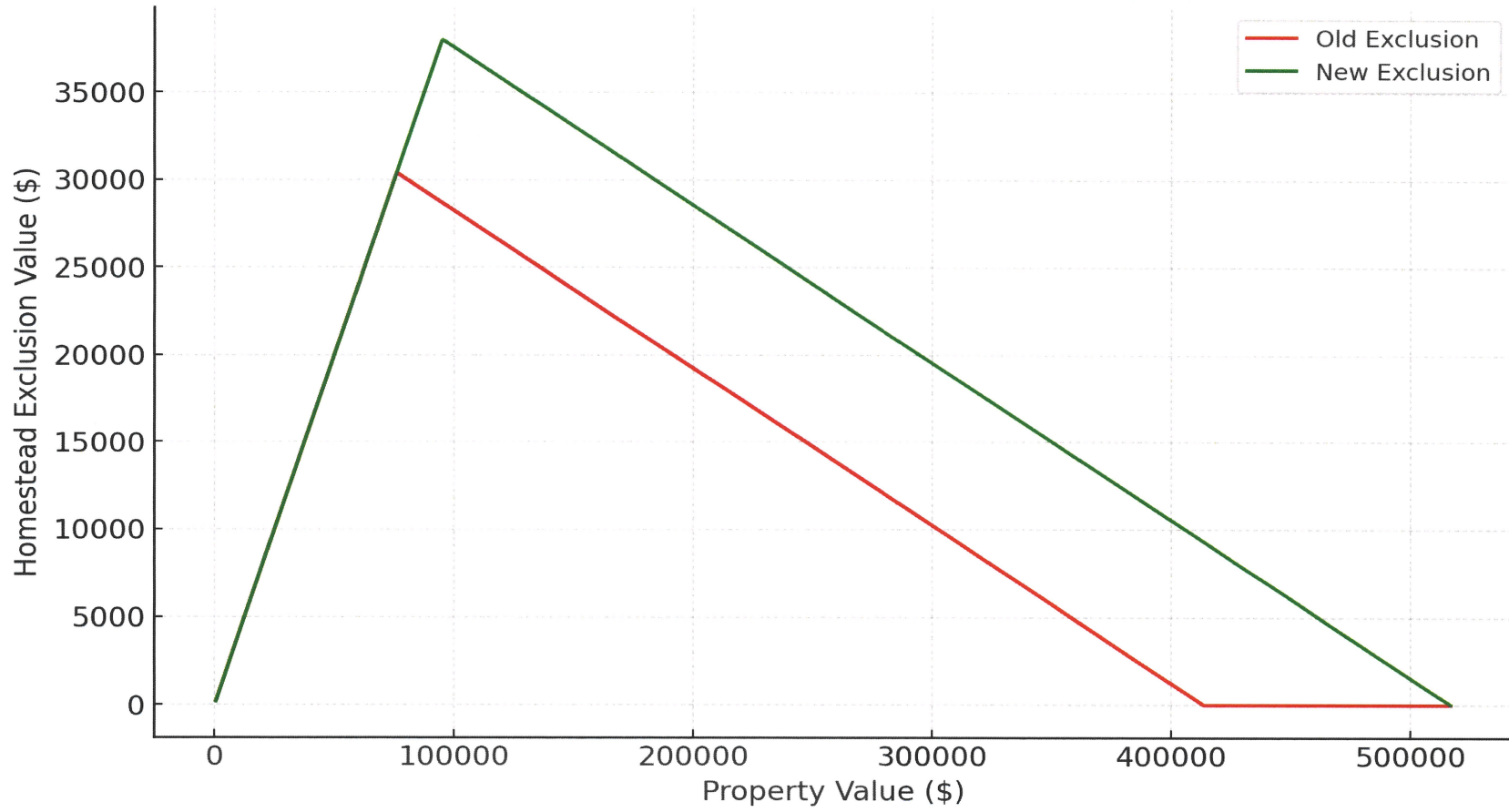
| | | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---------------|---------------|---------------|---------------|---------------|
| A | Number of Taxable Parcels | 34,120 | 34,170 | 34,256 | 34,311 | 34,350 |
| B | Number of Parcels with Buildings | 18,131 | 18,203 | 18,317 | 18,437 | 18,580 |
| C | Taxable Parcels Reassessed | 5,654 | 6,838 | 7,733 | 7,413 | 6,561 |
| D | Number of CRV's (total sales over \$3000) | 886 | 1116 | 1164 | 910 | 784 |
| E | Total Residential Homesteads | 5,084 | 5,111 | 5,271 | 5,309 | 5,319 |
| G | Total Ag Homesteads | 820 | 816 | 821 | 822 | 808 |
| H | Total Ag Productive Acreage (2a) | 95,058 | 94,497 | 94,628 | 94,802 | 94,325 |
| I | SFIA Enrolled Acres | 49,946 | 51,798 | 52,641 | 53,073 | 55,893 |
| J | Average Residential Homestead Market Value | 188,400 | 197,700 | 209,000 | 270,200 | 305,000 |
| K | Average Agricultural Homestead Market Value | 299,600 | 313,000 | 313,800 | 410,700 | 455,600 |
| L | Average Seasonal Residential Parcel Market Value | 101,200 | 106,900 | 110,400 | 142,500 | 167,000 |
| M | Average Commercial/Industrial Parcel Market Value | 132,100 | 142,000 | 140,600 | 150,700 | 155,900 |
| N | Total Homestead Value Exclusion (Not Veterans) | \$ 90,395,564 | \$ 86,237,231 | \$ 88,885,650 | \$ 72,059,063 | \$ 64,487,315 |
| O | Total Disabled Veterans Exclusion Value | \$ 22,113,770 | \$ 24,506,278 | \$ 25,134,616 | \$ 31,617,969 | \$ 35,060,068 |
| P | Local Board/Open Book Appeals | 88 | 75 | 61 | 243 | 113 |
| Q | New Tax Court Appeals | 0 | 0 | 0 | 1 | 0 |

Notes:

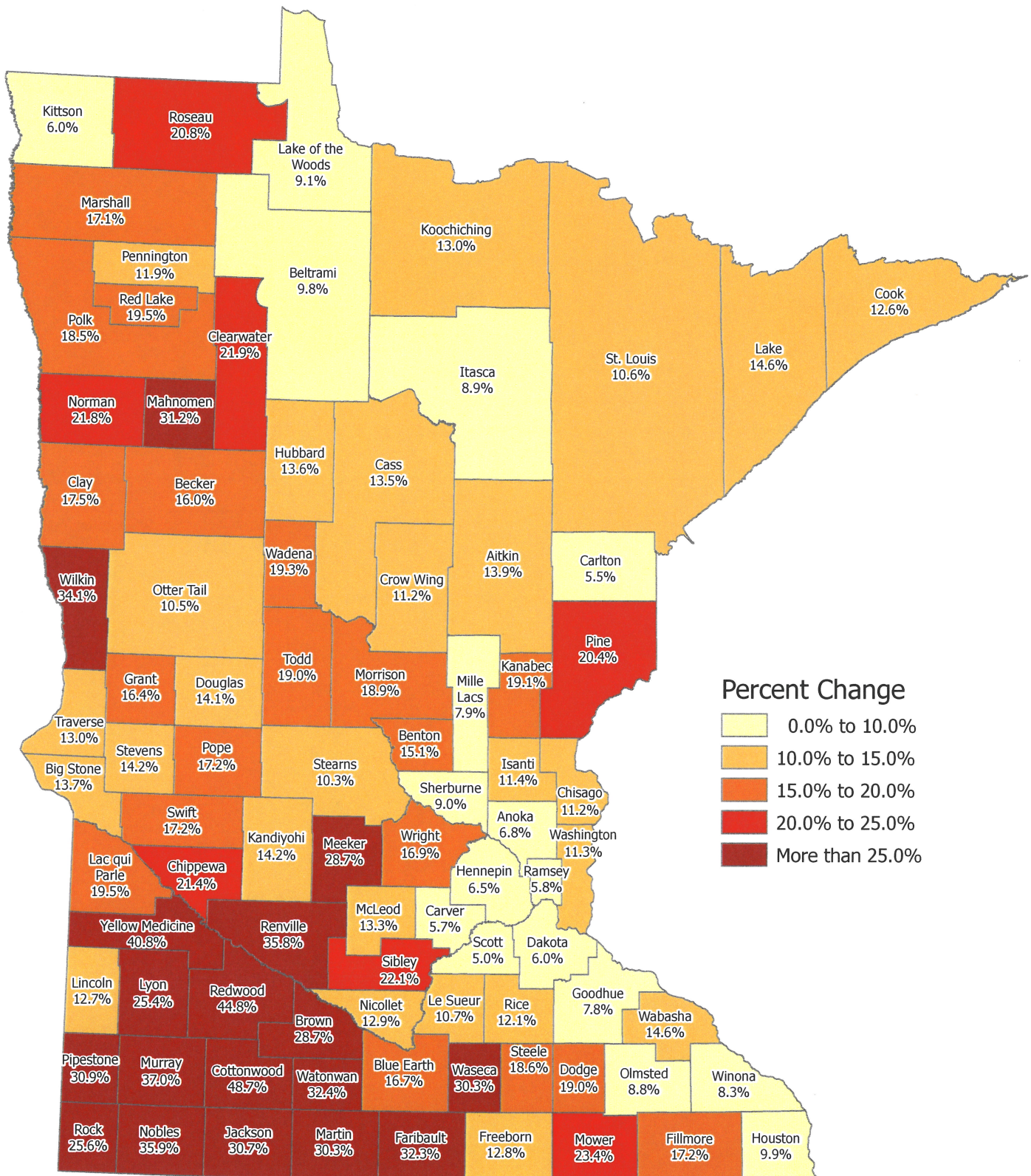
Number of Parcels does not include personal property.

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

New Homestead Market Value Exclusion



Percent Change in Total Estimated Market Value 2022-2023





Attention Aitkin County Property Owner:

Appraisers from the County Assessor's Office will be reassessing the following areas starting in May 2023 through the rest of the year: Aitkin City, Clark Twp, Cornish Twp, Kimberly Twp, Logan Twp, McGregor City, Millward Twp, Morrison Twp, Rice River Twp, Seavey Twp, Spalding Twp, Verdon Twp, Wagner Twp, Wealthwood Twp and White Pine Twp.

If an appraiser contacts you, please answer their questions. They will leave a card in your door if you are not there. Please call 218-927-7327 or email assessor@co.aitkin.mn.us if you have questions.

2024 Assessment Changes List

| Item | Name | Appraiser | Major Changes For Each Area |
|------|---------------------|-----------|---|
| A | COUNTYWIDE LAND | | Removed the discount for land near gun ranges. 5 out of 6 sales in the discount area since 2016 had low ratios. |
| B | COUNTYWIDE LAND | | Increased the campground full utilities site values from \$3000 to \$4000 (33.0%) per unit. Increased the no utilities campsite value from \$800 to \$1000 per unit (25.0%). |
| C | COUNTYWIDE LAND | | Increased High Wooded (HWD) and Low Wooded (LWD) land rates 30%. |
| D | COUNTYWIDE LAND | | Increased Open (OPN), Low Open (LOP), Tillable (TIL), Low Tillable (LTL), Peat (P) and Swamp (SWP) land rates 15%. |
| E | COUNTYWIDE LAND | | Change discount for off public road acreage to -30% for High Wooded (HWD), Low Wooded (LWD), and Swamp (SWP). This was previously -15% for Low Wooded (LWD) and Swamp (SWP) and -25% for High Wooded (HWD). The Open (OPN), Low Open (LOP), Tillable (TIL), and Low Tillable (LTL) continue to have no discount for off road locations. |
| F | COUNTYWIDE LAND | | Large acreage size discount reduced from -20% to -15% for acreages over 80 acres in same ownership. This previously started at a higher acreage amount. |
| G | COUNTYWIDE LAND | | Increased mobile home site values from \$5000 to \$6000 (20.0%) each. |
| H | COUNTYWIDE LAND | | Changed lakeshore size adjustments for smaller lots 80 frontage feet or less so frontage land values increased up to 16.6%. |
| I | COUNTYWIDE LAND | | Increased countywide minimum lakeshore frontage base rate from \$140 to \$175 (25%) per foot. This was done to ensure lots in these areas are assessed at least as high as non-water frontage small acreage parcels. |
| J | COUNTYWIDE LAND | | Changed island value methodology from valuing by unit to valuing by front footage for all islands in the County. This increased most island values. |
| O | COUNTYWIDE BUILDING | | Consolidated deck value codes so there are only 5 options. Increased deck base rates 20%. |
| P | COUNTYWIDE BUILDING | | Removed the discount for buildings near gun ranges. 5 out of 6 sales in the discount area since 2016 had low ratios. |
| Q | COUNTYWIDE BUILDING | | All houses, cabins, and double wides with attic, loft, and vaulted ceiling areas entered by the square foot had building values increased 4.8% to equalize with those that had attics, lofts, and vaulted ceiling in the whole building. |
| R | COUNTYWIDE BUILDING | | Increased single wide mobile home rates 20%. |
| S | COUNTYWIDE BUILDING | | Increased D1 cabin values 10%. Increased D2 and D3 cabin values 5%. D1.5, D2.5, and D3.5 cabin grades were consolidated into D1, D2, and D3 cabins for simplification. |

2024 Assessment Changes List

| Item | Name | Appraiser | Major Changes For Each Area |
|------|-------------|-----------|--|
| 1 | AITKIN TWP | | No major changes. |
| 2 | BALL BLUFF | | No major changes. |
| 3 | BALSAM | | Increased building rates 11.1%. |
| 4 | BEAVER | | No major changes. |
| 5 | CLARK | | Reassessment Completed. Increased building rates 5.3%. |
| 6 | CORNISH | | Reassessment Completed. |
| 7 | FARM ISLAND | | Increased Farm Island Lake frontage base rate from \$3000 to \$3300 (10%) per foot. Increased Spirit Lake frontage base rate from \$2000 to \$2200 (10%) per foot. |
| 8 | FLEMING | | No major changes. |
| 9 | GLEN | | Increased Dam Lake frontage base rate from \$1150 to \$1300 (13.0%) per foot. |
| 10 | HAUGEN | | No major changes. |
| 11 | HAZELTON | | Increased Farm Island Lake frontage base rate from \$3000 to \$3300 (10%) per foot. Reduced Mille Lacs Lake frontage base rate from \$2550 to \$1950 per front foot (-23.5%). Increased Myr Mar Condos building rate 13%. Increased Sherwood Forest lot value from \$6600 to \$7500 (13.6%) per lot. |
| 12 | HILL LAKE | | Increased Hill Lake frontage base rate from \$900 to \$1000 (11.1%) per foot. |
| 13 | IDUN | | Increased building rates 4.8%. |

2024 Assessment Changes List

| Item | Name | Appraiser | Major Changes For Each Area |
|------|--------------|-----------|---|
| 14 | JEVNE | | No major changes. |
| 15 | KIMBERLY | | Reassessment Completed. Increased Dam Lake frontage base rate from \$1150 to \$1300 (13.0%) per foot. |
| 16 | LAKESIDE | | Reduced Mille Lacs Lake frontage base rate from \$2550 to \$1950 per front foot (-23.5%). Increased building rates 3.7%. |
| 17 | LEE | | Increased building rates 11.1%. |
| 18 | LIBBY | | Reduced Big Sandy Lake frontage base rate from \$2850 to \$2350 per front foot (-17.5%). Increased most backlot values near Big Sandy Lake. |
| 19 | LOGAN | | Reassessment Completed. |
| 20 | MACVILLE | | Increased building rates 5%. |
| 21 | MALMO | | Reduced Mille Lacs Lake frontage base rate from \$2550 to \$1950 per front foot (-23.5%). |
| 22 | MCGREGOR TWP | | Increased building rates 11.1%. |
| 23 | MORRISON | | Reassessment Completed. |
| 24 | NORDLAND | | Increased Nord Lake frontage base rate from \$950 to \$1100 (15.8%) per foot. |
| 25 | PLINY | | No major changes. |
| 26 | RICE RIVER | | Reassessment Completed. Reduced building rates 20.8%. |
| 27 | SALO | | Increased building values 10.5%. |
| 28 | SEAVEY | | Reassessment Completed. Increased building rates 10.5%. |

2024 Assessment Changes List

| Item | Name | Appraiser | Major Changes For Each Area |
|------|-------------|-----------|--|
| 29 | SHAMROCK | | Reduced Big Sandy Lake frontage base rate from \$2850 to \$2350 per front foot (-17.5%). Increased Minnewawa Lake frontage base rate from \$1850 to \$2000 (8.1%) per foot. Increased building values 4.5% except for property on Big Sandy Lake. Reduced building values on Big Sandy Lake 8%. Increased most backlot values near Big Sandy Lake. |
| 30 | SPALDING | | Reassessment Completed. Reduced building rates 5%. |
| 31 | SPENCER | | No major changes. |
| 32 | TURNER | | Reduced building values 4.5%. Reduced Big Sandy Lake frontage base rate from \$2850 to \$2350 per front foot (-17.5%). Increased most backlot values near Big Sandy Lake. |
| 33 | VERDON | | Reassessment Completed. Increased building rates 11.1%. |
| 34 | WAGNER | | Reassessment Completed. Reduced building rates 8.3%. |
| 35 | WAUKENABO | | No major changes. |
| 36 | WEALTHWOOD | | Reassessment Completed. Reduced Mille Lacs Lake frontage base rate from \$2550 to \$1950 per front foot (-23.5%). |
| 37 | WHITE PINE | | Reassessment Completed. Increased building rates 11.1%. |
| 38 | WILLIAMS | | No major changes. |
| 39 | WORKMAN | | Reduced Big Sandy Lake frontage base rate from \$2850 to \$2350 per front foot (-17.5%). Increased most backlot values near Big Sandy Lake. |
| 41 | MILLWARD | | Reassessment Completed. |
| 42 | UNORG 51-22 | | Increased building rates 11.1%. |
| 43 | UNORG 52-22 | | Increased building rates 11.1%. |
| 44 | UNORG 45-24 | | Increased building rates 11.1%. |
| 45 | UNORG 47-24 | | No major changes. |

2024 Assessment Changes List

| Item | Name | Appraiser | Major Changes For Each Area |
|------|---------------|-----------|---|
| 46 | UNORG 52-24 | | Increased building rates 11.1%. |
| 47 | UNORG 50-25 | | Increased building rates 5.3%. |
| 48 | UNORG 51-25 | | Increased building rates 11.1%. |
| 49 | UNORG 52-25 | | Increased building rates 5.3%. |
| 50 | UNORG 50-26 | | Increased building rates 5.3%. |
| 51 | UNORG 48-27 | | No major changes. |
| 52 | UNORG 49-27 | | Increased Moulton Lake base rate from \$225 to \$275 per front foot (22.2%). |
| 53 | UNORG 50-27 | | Increased building rates 11.1%. |
| 54 | UNORG 51-27 | | Increased building rates 11.1%. |
| 55 | UNORG 52-27 | | Increased building rates 11.1%. |
| 56 | AITKIN CITY | | Reassessment completed. Increased commercial and industrial land values 25% (not including sites). Increased apartment and assisted living building values 20%. |
| 57 | HILL CITY | | Increased Hill Lake frontage base rate from \$900 to \$1000 (11.1%) per foot. Increased Quadna residential land rates 25%. Increased residential non-Quadna building rates 4.8%. Increased Quadna residential building rates 26.7%. Increased D4 house grade units at Quadna an additional 10%. |
| 58 | MCGRATH CITY | | Increased building rates 9.1%. |
| 59 | MCGREGOR CITY | | Reassessment completed. Increased commercial and industrial land values 10%. Increased commercial and industrial site values 11%. |
| 60 | PALISADE CITY | | Increased building rates 11.8%. |
| 61 | TAMARACK CITY | | Increased building rates 6.7%. |

(Last Updated on 3/11/24)

| Aitkin County Value Changes and Final Ratios Res/Seasonal Improved 24 Assessment | | | | |
|--|----------------------|----------------------|----------------------|---|
| | 23 Asmt Value Change | 24 Asmt Value Change | 2023 Good Sale Count | Final County Median Ratio After Changes |
| Aitkin County | 15.87% | 1.33% | 329 | 94.5% |
| Aitkin TWP | 17.54% | 2.35% | 10 | 93.4% |
| Ball Bluff | 9.72% | 2.08% | 3 | 100.5% |
| Balsam | 16.22% | 21.16% | 2 | 96.0% |
| Beaver | 19.82% | 11.47% | 4 | 98.3% |
| Clark | 14.11% | 13.06% | 0 | |
| Cornish | 24.67% | 2.09% | 2 | 104.3% |
| Farm Island | 20.05% | 4.58% | 29 | 95.8% |
| Fleming | 14.57% | 1.96% | 12 | 96.6% |
| Glen | 12.74% | 2.43% | 8 | 91.7% |
| Haugen | 14.85% | 3.48% | 3 | 74.6% |
| Hazelton | 17.83% | 1.60% | 14 | 98.0% |
| Hill Lake | 15.45% | 5.75% | 9 | 93.6% |
| Idun | 15.11% | 10.38% | 4 | 95.4% |
| Jevne | 7.23% | 3.19% | 3 | 91.0% |
| Kimberly | 15.83% | 6.70% | 1 | 98.5% |
| Lakeside | 17.67% | -3.89% | 10 | 94.4% |
| Lee | 27.22% | 9.07% | 1 | 94.9% |
| Libby | 21.50% | 0.45% | 2 | 87.7% |
| Logan | 14.82% | 5.32% | 0 | |
| Macville | 27.90% | 9.49% | 6 | 94.0% |
| Malmo | 16.27% | -2.61% | 3 | 89.4% |
| McGregorTWP | 10.00% | 11.91% | 0 | |
| Morrison | 11.11% | 1.33% | 1 | 80.1% |
| Nordland | 16.25% | 2.88% | 18 | 94.4% |
| Pliny | 36.11% | 6.43% | 1 | 139.3% |
| Rice River | 23.79% | 7.24% | 5 | 107.1% |
| Salo | 27.63% | 13.40% | 3 | 114.2% |
| Seavey | 16.91% | 21.68% | 1 | 75.9% |
| Shamrock | 16.50% | -2.34% | 61 | 96.6% |
| Spalding | 11.83% | 5.10% | 2 | 103.1% |
| Spencer | 14.42% | 3.61% | 8 | 92.2% |
| Turner | 14.84% | -6.64% | 6 | 96.8% |
| Verdon | 14.53% | 24.95% | 2 | 87.3% |
| Wagner | 1.95% | -1.90% | 8 | 93.8% |
| Waukenabo | 12.31% | 2.58% | 4 | 93.3% |
| Wealthwood | 14.40% | -7.20% | 8 | 102.1% |
| White Pine | 17.19% | 26.55% | 1 | 94.3% |
| Williams | 28.02% | 8.98% | 1 | 116.5% |
| Workman | 17.34% | -1.63% | 4 | 90.3% |
| Millward | 20.89% | 20.78% | 0 | |
| Unorg.45-24 | 11.98% | 13.44% | 0 | |
| Unorg.47-24 | 23.67% | 3.40% | 1 | 107.4% |
| Unorg.48-27 | 16.09% | 1.81% | 4 | 89.6% |
| Unorg.49-27 | 20.38% | 3.22% | 3 | 86.3% |
| Unorg.50-25 | 16.42% | 20.20% | 0 | |
| Unorg.50-26 | 28.91% | 8.07% | 1 | 88.0% |
| Unorg.50-27 | 18.13% | 15.53% | 0 | |
| Unorg.51-22 | 21.60% | 7.36% | 0 | |
| Unorg.51-25 | 58.81% | 12.54% | 1 | 48.8% |
| Unorg.51-27 | 16.28% | 16.74% | 1 | 71.3% |
| Unorg.52-22 | 13.25% | 18.48% | 0 | |
| Unorg.52-24 | 9.89% | 2.10% | 0 | |
| Unorg.52-25 | 12.70% | 7.54% | 2 | 127.9% |
| Unorg.52-27 | 12.97% | 12.40% | 0 | |
| Aitkin City | 9.71% | 0.81% | 27 | 93.7% |
| Hill City | 15.22% | 11.89% | 18 | 92.3% |
| McGrath | 36.11% | 8.94% | 2 | 107.9% |
| McGregor | -1.25% | 3.70% | 5 | 97.1% |
| Palisade | 5.60% | 9.52% | 4 | 90.9% |
| Tamarack | 9.20% | 6.48% | 1 | 81.4% |

Aitkin County Acreage Land Schedule 2024 Assessment

| | | | | | |
|-----------------------|--|---|---------------------|-------------------|---|
| <u>Unorg 52-27</u> | <u>Hill Lake</u> HWD 2760 1660 LWD 1690 1010 OPN/HP 2350 2120 LOP/LPS 1640 1475 SWP 390 160 TIL 2350 2160 LTL 1640 1510 SITE 20000 | <u>Unorg 52-25</u> | <u>Unorg 52-24</u> | <u>Ball Bluff</u> | <u>Unorg 52-22</u> |
| ←Green Zone C Values→ | | | | | |
| <u>Unorg 51-27</u> | <u>Macville</u> | <u>Unorg 51-25</u> | <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> | <u>Unorg 47-24</u> | <u>Spalding</u> | <u>Salo</u> |
| <u>Farm Island</u> | <u>Nordland</u> | <u>Glen</u> | <u>GA/RP</u> | <u>Lee</u> | <u>Rice River</u> |
| Blue Zone A Values → | | HWD 3575 2150 LWD 2185 1310 OPN/HPS 3040 2740 LOP/LPS 2120 1910 SWP 510 200 TIL 3040 2800 LTL 2120 1950 SITE 20000 | Red Zone B Values → | | HWD 3250 1950 LWD 1985 1190 OPN/HPS 2760 2480 LOP/LPS 1925 1730 SWP 460 180 TIL 2760 2540 LTL 1925 1770 SITE 20000 |
| <u>Hazelton</u> | <u>Wealthwood</u> | <u>Malmö</u> | <u>Unorg 45-24</u> | <u>White Pine</u> | <u>Millward</u> |
| | | <u>Lakeside</u> | <u>Seavey</u> | <u>Pliny</u> | |
| | | | <u>Idun</u> | <u>Williams</u> | <u>Wagner</u> |

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 and SWP values are typically 30% less than values listed.
 Tracts under 31 acres carry a positive size adjustment.
 Tracts over 80 acres carry a size discount of up to 15%.

(updated 2/28/24)

2024 Board of Appeal and Equalization Schedule

| Date | Twp/City | Time | Meeting Location | |
|---|---|------------------------------|---------------------------------------|---|
| Monday | 4/15/2024 | Turner Township | 11:00 | Turner Town Hall |
| | | Jevne Township | 1:00 | Jevne Town Hall |
| | | Lakeside Township | 2:00 | Lakeside Town Hall |
| Tuesday | 4/16/2024 | Salo Township | 9:00 | Salo Town Hall |
| | | Spalding Township | 11:00 | Township Clerk's Residence (19298 Driftwood Street) |
| | | Rice River Township | 1:00 | Rice River Town Hall |
| Wednesday | 4/17/2024 | McGregor Township | 9:00 | McGregor Town Hall |
| | | Kimberly Township | 11:00 | Glen/Kimberly Town Hall |
| | | Waukenabo Township | 1:00 | Waukenabo Town Hall |
| Thursday | 4/18/2024 | Verdon Township | 9:00 | Verdon Town Hall |
| | | Ball Bluff Township | 11:00 | Jacobson Fire Hall |
| | | Morrison Township | 2:00 | Members Coop Credit Union Meeting Room (Aitkin) |
| Friday | 4/19/2024 | Farm Island Township | 9:00 | Farm Island Town Hall |
| | | Malmo Township | 1:00 | Malmo Town Hall |
| Monday | 4/22/2024 | Shamrock Township | 9:00 | Shamrock Town Hall |
| Tuesday | 4/23/2024 | Macville Township | 9:00 | Macville Town Hall |
| | | City of Hill City | 11:00 | Hill City Community Room |
| Wednesday | 4/24/2024 | Wealthwood Township | 9:00 | Wealthwood Town Hall |
| | | Nordland Township | 9:00 | Bethlehem Lutheran Church |
| Thursday | 4/25/2024 | Clark Township | 9:00 | Clark Town Hall |
| | | Haugen Township | 10:30 | Haugen Town Hall |
| | | Glen Township | 1:00 | Glen/Kimberly Town Hall |
| Friday | 4/26/2024 | City of McGregor | 9:00 | McGregor Ambulance Station (Old Fire Hall) |
| | | Aitkin Township | 1:00 | Members Coop Credit Union Meeting Room |
| | | Fleming Township | 1:00 | Fleming Town Hall |
| Monday | 4/29/2024 | Hazelton Township | 9:00 | Hazelton Town Hall |
| Tuesday | 4/30/2024 | Seavey Township | 9:00 | Seavey Town Hall |
| | | Williams Township | 10:30 | McGrath Fire Hall |
| | | Wagner Township | 1:00 | Wagner Town Hall |
| Wednesday | 5/1/2024 | Idun Township | 10:00 | Holden Lutheran Church |
| | | Spencer Township | 2:00 | Spencer Town Hall |
| Thursday | 5/2/2024 | OPEN BOOK MEETING | 9:00 am TO 7:00 pm | Assessor's Office in Government Center |
| Tuesday | 6/18/2024 | County Board of Equalization | Starts at 3pm Call for Appointment | Aitkin County Boardroom |
| 2024 Reassessment Areas in Blue: | Aitkin City, Clark Township, Cornish Township, Kimberly Township, Logan Township, McGregor City, Morrison Township, Rice River Township, Seavey Township, Spalding Township, Verdon Township, Wagner Township, Wealthwood Township, White Pine Township, Millward Township, | | | |
| Open Book Meeting Areas in Red: | Aitkin City, Balsam Twp, Beaver Twp, Cornish Twp, Hill City, Hill Lake Twp, Jevne Twp, Kimberly Twp, Lee Twp, Libby Twp, Logan Twp, McGrath, Millward Twp, Pliny Twp, Palisade, Tamarack, All Unorganized, Waukenabo Twp, Workman Twp, White Pine Twp | | | |
| meetings in red on the schedule are open book held at that location | | | | |