



CROW WING COUNTY

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To: Local Elected Officials
From: Mark B. Liedl, Land Services Director
Date: October 23, 2012
Re: Land Services Department – 3rd Quarterly Update for 2012

Office of Property Valuation and Classification
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Below please find our quarterly report to keep you up-to-date on the activities of the Land Services Department. Any questions or suggestions, please let us know. Thank you for your partnership!

Environmental Services

Chris Pence, Land Services Supervisor

Permits:

A total of 602 permits have been issued so far in 2012 - a 19% increase over this same time last year. Of those 602 permits, 110 were for new homes compared to 88 at this time last year - an increase of 20%. Below is a summary of permit and enforcement activity in each township.

2012 Permit Data by Township --- Permits & Enforcement through 9-30-12													
Township	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	TOTAL Permits*
Bay Lake	2	1	4	9	7	12	9	9	5				58
Center	0	1	2	1	0	2	3	6	7				22
Daggett Brook	1	0	2	0	3	1	1	2	1				11
Deerwood	4	2	1	5	6	4	1	4	5				32
Fairfield	0	0	1	1	3	1	0	2	4				12
Fort Ripley	0	0	2	4	6	3	2	3	3				23
Gail Lake	0	0	0	0	1	0	0	1	0				2
Garrison	3	0	3	1	7	2	7	14	3				40
Ideal	1	4	8	7	9	13	11	15	18				86
Jenkins	0	1	2	2	4	5	3	4	1				22
Lake Edward	0	3	4	9	6	6	5	11	20				64
Little Pine	0	0	0	1	1	0	0	0	0				2
Long Lake	0	1	1	5	3	4	4	4	5				27
Maple Grove	0	0	1	3	1	1	2	0	4				12
Mission	0	1	3	7	4	7	4	6	6				38
Nokay Lake	1	0	3	5	4	0	4	2	9				28
Oak Lawn	1	2	2	3	4	2	3	6	1				24
Pelican	0	0	4	4	4	6	2	4	7				31
Perry Lake	0	1	0	1	0	1	1	1	2				7
Platte Lake	0	0	1	0	0	1	0	2	1				5
Rabbit Lake	0	0	1	1	2	1	2	2	1				10
Roosevelt	0	0	1	5	3	2	2	5	2				20
Ross Lake	1	0	2	4	3	2	1	2	3				18
St. Mathias	0	0	0	1	0	0	0	3	0				4
Timothy	0	0	2	0	1	1	1	2	0				7
Wolford	0	0	2	1	1	3	1	1	2				11
1st Assessment	1	6	9	14	16	18	15	12	16				107
2nd Assessment	0	0	0	0	0	0	0	0	0				0
City of Jenkins	0	0	0	0	0	0	0	0	0				0
Breezy Pt. Septic	0	0	0	2	1	2	1	0	2				8
TOTAL	15	23	61	96	100	100	85	123	128				731

Land Use Ordinance Revisions:

The Crow Wing County Land Services Department is requesting public comment on proposed revisions to Article 28 of the County Land Use Ordinance. The ordinance revisions can be viewed on the County website at www.co.crow-wing.mn.us by clicking on the "CWC Listens" tab. Written comments on the proposed changes will be accepted until November 16, 2012, and may be submitted to the Environmental Services Office at environmental.services@crowwing.us or mailed to 322 Laurel Street, Suite 14 Brainerd, MN 56401.

A public hearing for the review of the proposed revisions to the land use ordinance is set for December 20, 2012 at 5:00 p.m. before the Planning Commission. The meeting will be held in the County Board Room on the third floor of the Historic Courthouse at 326 Laurel Street Brainerd, MN 56401. The Planning Commission will make a recommendation on the proposed ordinance revision to the County Board of Commissioners for final approval at the January 8, 2013 meeting.

Well Testing & Sealing:

The Crow Wing County Land Services Department, in association with the Minnesota Department of Agriculture, is pleased to offer free nitrate testing for residents of Crow Wing County and surrounding areas. For best results, a 1 cup sample should be taken after running the tap for several minutes and before any filtering is done. A disposable bottle or container should be used to collect the sample in case County staff is unable to run the test right away. In that case, the results will be sent to the landowner. Participants are also encouraged to bring the unique well number which can be found on the well and the approximate depth of the well.

In addition, the Land Services Department is pleased to announce a cost share program to help pay for half of the cost to seal unused wells. A well that is not in use, or abandoned, can be a source of groundwater contamination by providing a potential direct path for surface water runoff, contaminated water, or improperly disposed of waste to reach an uncontaminated groundwater source.

The program will pay for 50% of the cost to properly seal the well up to a maximum of \$1000. A state-licensed well contractor must conduct the work. All landowners with unused wells are encouraged to apply, but priority will be given for large-diameter wells, those near public supply wells, or those that pose a high threat to contamination of the aquifer. Sealing involves clearing the well of debris and filling the well with grout.

Funding for this program is from the Clean Water Land and Legacy Amendment that was passed by Minnesota voters in 2008.

Public Land Management

Kirk Titus, Land Services Supervisor

Mississippi River Northwoods Project:

The Trust for Public Land has reached an agreement with Potlatch Corporation to purchase the 2000 acre Mississippi River Northwoods property at the DNR-approved appraised value of \$11,000,000. The County is working to ensure the property can be acquired by November 30, 2012. Funding for the land protection is coming from the Outdoor Heritage Fund, which was created by voters in 2008 specifically for the protection, restoration, and enhancement of forest, wetland, prairies, and wildlife habitat. The Lessard Sams Outdoor Heritage Council makes annual recommendations to the Legislature on how these funds are spent.

Edgewild and Crosslake Nordic Ridge Trail Plans Approved:

The Edgewild and Crosslake Nordic Ridge trail project plans were approved by the County Board on August 14 2012. The project plans were the first, written by Land Services staff, utilizing the consistent and objective trail planning process outlined in the Comprehensive Recreation Trails Plan. Both projects were also identified in the Comprehensive Recreation Trails Plan as two of the six near-term trail development opportunities.

The Edgewild Trail connects existing hiking trails on the Edgewild Resort property to adjoining tax-forfeited property north and east of the resort. The trail expansion onto county managed public land includes 0.7 miles of new construction and 1.4 miles of existing trails. Resort guests and the public, utilizing a public access from the Kego Lake Road will be allowed greater year round non-motorized trail opportunities which will include hiking, biking, birding, cross-country skiing and snowshoeing. Construction and maintenance of the trail system will be performed by Edgewild Resort.

The Crosslake Nordic Ridge trail expansion onto county managed public land includes 3.3 miles of new trail construction in two phases over a two year period. The Crosslake Community Center and City Park will serve as the trailhead for the expanded trail system. Construction and maintenance of the trail system will be performed by the City of Cross Lake. The trail system will offer hiking, jogging, biking, snowshoeing and cross-country skiing.

Annual Report Posted On Website:

The 2011 Public Land Management Annual Report has been posted on the website at <http://www.co.crow-wing.mn.us/Archive.aspx?ADID=503> The report is a summary of the diverse management activities undertaken in 2011. In addition, on August 14 2012, the County Board approved the apportionment of the 2011 Tax Forfeited Surplus Revenue in the amount of \$387,798.57. Surplus revenues from timber and land sales are distributed to the county, cities, townships and school districts to taxing districts to offset local tax levies.

Tax Forfeited Land Sale November 9, 2012:

The second of two land sales held this year will be Friday November 9 at 10:00 AM in the basement of the Land Services building. If you are interested in receiving a copy of the land sale brochure, please send an email request to: landservices@crowwing.us, call 218-824-1115 or visit the county website at <http://www.co.crow-wing.mn.us/index.aspx?nid=269>

Other Happenings:

- Over 40 miles of non motorized hiking trails were recently mowed. Trail locations and maps can be found on the County website. Now is a good time for a walk in the woods and enjoy the fall colors.
- Contractors will apply bud caps or mesh tubes to over 132,000 seedlings this fall to protect the trees from deer browse. A bud cap is a 4" by 6" paper that is wrapped around the terminal bud and stapled. Seedlings are usually bud capped until they reach four feet tall.

Property Valuation and Classification

Gary Griffin, Land Services Supervisor

Quintile and Permit Follow up – the 2012 Assessment:

State statute requires us to physically examine all improved property parcels in the County, approximately 41,000 during a five-year period. Each year we examine 20% of the parcels, or approximately 8,200 parcels, which we refer to as our "quintile" work. Our goal is to have this completed by the end of October. After the quintile is completed we will move onto campground reviews; checking on all personal property travel trailers and park models. We need to verify that no changes have been made and check to make sure the tabs on the trailers are current. If the trailer has current tabs it is not taxed but if it does not, the trailer is placed on the assessment rolls.

After campgrounds, we will start reviewing all land use permits issued this year. Currently, we are aware of 1025 permits issued county wide. We are a few weeks behind in receiving permits from some areas so this number is expected to increase a bit. Last year a total of 1,257 permits needed review. Also we have 1,300 follow up issues that need review from last year. The majority of these are from permits that were issued and not started or construction that was not complete by January 2, 2012. Both the permits and follow ups will be completed near the end of the year.

Sales Ratio Study Ending:

Each year we review all sales of property in the County and determine which ones are good indicators of the market to be used in our sales ratio studies. State statute requires us to value property at 100% of market value. We can be between 90% – 105% of market and still satisfy this statute. Sales that have occurred October 2011 through September 2012 will be used in the studies that will set the values for the 2013 assessment. Currently we have had a total of 1,511 sales of property with 644 verified as "arms length" sales in the County for the 2013 assessment. Last year there were 1,928 sales, of which 718 were accepted as appropriate "arms length" transactions and used in the ratio studies. Sales between family members, foreclosures, and payoffs are examples of sales the state requires us to reject.

Flood Disaster Reassessments:

Statute provides tax relief to properties that have sustained damage or has been destroyed due to a natural disaster. The heavy rains this spring caused extensive damage to parts of Minnesota. Six assessors went over and helped Carlton County with flood damage assessments in the city of Cloquet for two days. In Crow Wing County, we also experienced some flood damage. Almost 40 homes were reported to have damage and we went and inspected all of them. Fortunately there were none with main level flooding. Some examples of damaged observed were mostly finished basements that needed the sheetrock and carpeting replaced. A few homes did sustain structural damage to their foundations and required a greater adjustment in value loss. Our review found approximately \$930,000 in estimated market value lost due to the floods in Crow Wing County. Our office is currently working on the abatement and credit process which will be completed by the end of the year. Attached is a fact sheet for taxpayers from the Department of Revenue to help individuals understand the program better.

We look forward to providing the customer service you expect from us.
Please contact our office with any questions you have.
Enjoy the Beautiful Minnesota Fall!

Please don't hesitate to email any feedback you may have to Vickie, vickie.sullivan@crowwing.us, and she will make sure we hear it.

MINNESOTA • REVENUE

Property Tax Relief for Property Damaged or Destroyed by A Natural Disaster

Disaster
Relief

Fact Sheet

Property Tax Fact Sheet: Disaster Relief

Tax relief for damaged or destroyed property

If your property sustained 50 percent or more damage or was destroyed during the recent disaster, you may be eligible for property-tax relief including:

Property tax Abatements for taxes payable in the year of the disaster.

Property tax Credits for taxes payable in the year following the disaster (relating to the assessment year in which the disaster occurred).

What should property owners do?

You should visually inspect your property and make notes of the damage that you observe. Document the damage with photographs whenever possible. This information may be valuable if you disagree with the amount of damage that the assessor determines your property has sustained.

If the assessor has not reassessed your property already and you believe your estimated market value has been reduced due to the disaster or damage, contact your county assessor's office. Ask to have an assessor view the damage for the purpose of property tax relief.

An assessor will view the property to estimate the damage resulting from the disaster. The assessor will determine how much your property's estimated market value has been reduced as a result of the damage.

To make certain that all damage is noted, you should be sure that your property has been reassessed before you begin to reconstruct or repair your property. In addition, keep copies of any estimates you receive from contractors regarding the estimated costs to repair the damage.

Additional information concerning these types of property tax relief can be obtained by calling your county assessor's office. Applications for property tax relief for damaged or destroyed properties are also available at your county assessor's office.

How will the reassessment affect taxes?

Estimated market value is the value your assessor has estimated your property would sell for if offered for sale. This value is very different from a property's insurance value, which typically reflects the cost of replacing a structure. Consequently, insurance values are often times significantly higher than the assessor's estimated market value.

For example: A property owner has an older garage. Although old, the garage functions well for the purpose it was constructed. In establishing the garage's estimated market value, the assessor estimates how much it would add to the overall value of the property if the property were sold. This may be a very minimal amount of \$500 or \$1,000. However, the insurance value would reflect the cost of replacing the garage with one that provided the same function as the original. The cost of this replacement could easily range from \$5,000 to \$10,000 or more.

Assessors will review a number of factors in order to determine how the benefit is applicable to your property. Thus, it is important to follow the instructions above and retain any applicable documents.

Options for non-homestead property

State law allows the county board, at its discretion, to extend property tax relief to all types of property including commercial, industrial and agricultural outbuildings that meet the damage criteria outlined above. If you believe that a structure has sustained damage of 50 percent or more in value due to a disaster contact your county assessor's office.

For more information, please contact the county Property Valuation Office at:

(218) 824-1010