



Land Services Department
Property Valuation and Classification
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NEWS

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Land Services currently in the process of physically reviewing 20% of county for property tax purposes

Each year, the county is required by state statute to perform its “quintile” work. This means physically viewing 20% of the parcels in the county every year, or approximately 8,200 parcels out of over 41,000 existing improved parcels county-wide. Assessors will be out verifying information on properties to ensure the assessment records are accurate and complete. Some of the information confirmed during the review is size, quality, and condition of improvements to the property. The assessor also verifies the homestead status of the property and answers any questions a property owner may have. “For a lot of our customers we are the only contact they have with the county and we need to ensure we are delivering excellent customer service when we are at their door,” Griffin noted. The assessors leave business cards with customers or in the door if no one is around. If the assessor requires more interior data on the property and no one is there they will follow up the review with a letter to the owner requesting them to contact them. They also have county ID badges and magnets that say Crow Wing County on their vehicles to quickly identify themselves as they arrive on the property. “Physically viewing property is very important to fulfilling our responsibility to value property accurately and uniformly,” Griffin also noted. Land Services will be conducting a random follow up survey with property owners on the level of service provided.

The quintile work will be reflected in the County’s 2013 assessment, which establishes assessed market value of all properties as of January 2, 2013. Property valuations are determined primarily by analyzing the sales of similar properties in the county, which for the 2013 assessment will include sales that occurred from October 2011 through September 2012. Property notices of valuation and classification are mailed to property owners in March or early April each year. These serve as the official notice that explains what has happened with your assessment each year.

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