



Land Services Department
Property Valuation and Classification
Land Services Building
322 Laurel Street, Suite 15
Brainerd, MN 56401



NEWS

FOR IMMEDIATE RELEASE
Date: 5-17-13

Contact: Gary Griffin
(218)824-1016

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

Each year beginning in the middle of May through the middle of October, Crow Wing 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.

This means property owners may see property assessors 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.

Commenting on the state-mandated quintile work, Gary Griffin, Land Services Supervisor for Property Valuation and Classification, noted that the County is responsible for making sure property is valued fairly and accurately. “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.

Property assessors leave business cards with customers or in the door if no one is at the property. If the assessor requires more interior data on the property and no one is there they will follow up the review with a letter requesting the property owner to contact them. All assessors carry county ID badges that are visibly displayed and their vehicles are identified as County vehicles.

“Physically viewing property is very important to fulfilling our responsibility to value property accurately and uniformly,” Griffin noted. He added that Land Services will be conducting a follow up survey with property owners to receive feedback on the level of service provided.

The quintile work will be reflected in the County's 2014 assessment, which establishes assessed market value of all properties as of January 2, 2014. Property valuations are determined primarily by analyzing the sales of similar properties in the county, which for the 2014 assessment will include sales that occurred from October 2012 through September 2013. 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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