
St. Louis County Lease Program

Updates from the St. Louis County Land and Minerals Department

Spring 2014

Shoreland Lease News

Appraisals to Begin on Shoreland Lease Sites

The process to sell our St. Louis County shoreland lease sites, that was approved by the County Board and State Legislature in 2012, continues into the second phase this Spring.

The preliminary survey work has been completed, which includes all required corner certificates and preliminary plats to be submitted to the County by April 11, 2014.

A copy of the preliminary plat or metes and bounds delineations can be found here:

<http://www.stlouiscountymn.gov/GOVERNMENT/AuctionsSales/ShorelandLeaseSales/ShorelandLeasePlats.aspx>

Appraisal contracts have been awarded, and the starting date for the Appraisers is **May 1, 2014**. Awarded contracts are required to be completed in their entirety and submitted to the County by December 31, 2014.

What this means to the shoreland leaseholder is that the appraisal firms will begin working on shoreland lease sites soon. *Please be aware that these companies will be at your lease site to complete their work at various times throughout the Summer and Fall.*

The appraisers will be assessing the Land and Improvements, ie, all structures upon the designated lot as well as the land.

Frequently asked questions:

1) **How soon will I see the appraised value for my lease?** We anticipate the first appraisals in about 6 months.

2) **What are my options?** Pursuant to the legislation, you will have the option to buy or continue leasing (for your lifetime); otherwise the lease will be terminated and the lot sold.

If you decide to continue leasing, the lease fee will include the amount of the estimated property tax on the parcel as if it had been returned to private ownership.

If you choose not to purchase or continue leasing, you will be reimbursed for the value of your improvements.

3) **When do I have to decide?** If you choose to purchase the parcel, you must pay in cash the appraised value of the land within 180 days from the date of mailing of the appraised value.

If you choose to continue leasing, you must submit an executed leasing agreement within 180 days from the date of mailing of the appraised value.

4) **If I disagree with the appraised value of my improvements, can I hire my own appraiser?** Yes, but the appraiser must meet the qualifications described in the legislation *and* you must give notice of your intent to object within 10 days from the date of mailing of the appraised value. The reappraisal must be delivered within 60 days of the notification.

For updated information about the shoreland lease sale process, please visit our website at:

<http://www.stlouiscountymn.gov/GOVERNMENT/AuctionsSales/ShorelandLeaseSales.aspx>

Appraisal Contract Tracts

The following is a list of appraisal tracts and the lakes within those tracts:

Tract A - Cliff Crosby, Duluth
Floodwood, Third, Fish Lake

Tract B - Cliff Crosby, Duluth
Little Long, Little Paleface
Long Lake, Comstock Lake

Tract C - Steigerwaldt Land Services, Inc. Tomahawk, WI
Island Lake, Thompson, Sullivan Lake

Tract D - Steigerwaldt Land Services, Inc. Tomahawk, WI
Island Lake, Devine, Moose, Pequawan

Tract E - Steigerwaldt Land Services, Inc. Tomahawk, WI
Island Lake, Lower Stone, Upper Stone

Tract F - Steigerwaldt Land Services, Inc. Tomahawk, WI
Island Lake, Linwood Lake, Whiteface

Tract G - Wayne Edwards, Ely:
Long Lake

Tract H - Wayne Edwards, Ely, MN:
Section 14

Tract I - Wayne Edwards, Ely, MN:
Bear Island, Cold Lake, Little Birch

Tract J - Wayne Edwards, Ely, MN:
Vermillion, Eagles Nest, Wolf Lake

Tract K - Wayne Edwards, Ely, MN:
Ban Lake, Ban Lake North, Elbow Lake
West Elbow Lake, Elephant Lake

Any Questions?

Contact the St. Louis County Land and Minerals Department at **218-726-2606**

Survey questions? Please contact Scott Smith at **218-725-5005**