



Dakota County Assessing Services

Dakota County Administration Center
1590 Highway 55, Hastings, MN 55033

Date: August 31, 2022

To: Todd Tollefson, Dakota County Surveyor
John Sass, Project Manager Supervisor

From: Scott Lyons, Dakota County Assessor *Scott Lyons*

Re: CSAH 26 Remnant Parcel Exchange

According to the attached Parcel Exhibit forwarded to me, the Plat Commission would like to exchange the land shown in peach (approximately 12 feet * 209 feet = +/-2,508 sq. ft.) owned by Dakota County for the land shown in green (approximately 12.79 feet * 250 feet = +/-3,198 sq. ft) owned by Katie Flood, Thomas Flood, and Joseph Flood (although it is noted that the County has stated they are working with the purchaser of the land and we have no record yet of a sale or ownership transfer). According to MS 373.01 sub.1 (d), parcels of real property for county highway right of way can be exchanged if the parcels are "of substantially similar or equal value" with the estimated values determined by the County Assessor.

Neither parcel in the proposed exchange currently exists as a separate parcel and will require a split to create the portion to be exchanged. The Dakota County-owned parcel designated in peach is the northern 12 feet of PID#10-00100-55-040.

The area designated for exchange in green is also part of a larger tax parcel owned by Katie Flood, Thomas Flood, and Joseph Flood (part of PID# 10-00100-95-020). It is the portion between County owned parcels 10-00100-55-030 and 10-00100-55-040. Although this parcel is slightly larger than the parcel the county is exchanging for it, it is noted that the southern +/- 50 feet of the parcel extends into CSAH 26 giving it approximately 640 sq. ft. less actual usable area. The Minnesota Department of Revenue, on page 7 of Module II/Valuation of the Minnesota Property Tax Administrator's Manual states the following:

"The assessor however should account for area in public roads and base the assessment on the remaining land".

Because approximately 640 sq. ft. of the parcel the County will acquire is within the roadway, it leaves a net area of approximately 2,558 sq. ft. compared to the parcel the parcel in peach the County will be exchanging of 2,508 sq. ft.

In the after effect it is my opinion this exchange would benefit both parties; the County will join 2 previously severed parcels of land and the other party will gain better access to the eastern end of their property via the proposed Holiday Lane extension. However, in the current "as-is" condition, both parcels have minimal value and the adjacent owners are the only real potential buyers of either parcel.

The proposed trade involves parcels of very similar size and location, which in their current state have minimal value on the open market. It is my opinion that the value of both parcels involved in the proposed trade exchange are substantially similar or equal in value.

Attachment: County Property



0 40 80
SCALE IN FEET

Dakota County property to be exchanged
Property to be exchanged to Dakota
Holiday Lane Extension

FLOOD PROPERTY

Dakota County Outlot B

Dakota County Outlot A

Dakota County Outlot A

DAVIS PROPERTY

BLUE RIDGE COUNTRY
FOURTH ADDITION

TRINITY
LONE OAK

STATE TRUNK HIGHWAY 66
& H9 (DODD ROAD)

