

GREEN ACRES REPORT 1970

State of Minnesota
House Research Department
June 18, 1970

The substance of the Green Acres Act is found in Minnesota Statutes, Chapter 273.111 and Chapter 1039, Laws of 1969. It was the basic purpose of this survey to identify the pattern of lands which have been accepted or qualified for relief under the provisions of these acts. Since the requirements of the law are administered on a county by county basis, it was expected that there would be variation between counties.

It should be made clear from the beginning that the objective of this investigation was not fully satisfied. The main reason for the lack of achievement rests in the fact that some counties had so many parcels of land under the Green Acres program that they could not take the time to delineate them in the fashion prescribed in the questionnaire. In order to determine the exact impact on the land development caused by parcels included under the Green Acres program, an additional in-depth study should be made in Anoka and Dakota counties.

SUMMARY OF FINDINGS

Neither Washington nor Scott Counties have approved any parcels for relief under the Green Acres Act. Scott County has received only one application, but denied it. The Scott County Assessor, however, indicated that they would undoubtedly move more rapidly into the Green Acres program after revaluing all properties within the county. This process is underway and will be completed in approximately two years. The assessor felt that if they moved into it before revaluation there would be a definite lack of uniformity

within the county. Washington County on the other hand received 61 applications in 1969 none of which were approved.

Ramsey County has a total of 209.2 acres all of which are located in the northern 1/2 of the county. Those parcels in Ramsey County have an adjusted market value of \$94,425. The assessor's report indicated "this valuation was appropriate to the properties in question both before and after consideration under the Green Acres Act."

Carver County has received 11 applications and approved five. The five parcels approved represent a total of 446 acres. The market value before was \$566,229, but is presently considered to be \$159,619. All of the properties are located within the eastern 1/3 of Carver County.

Hennepin County had received 30 applications, and 24 were approved. The assessed value under the Green Acres Act is \$24,830, but was \$85,497 before. The 24 parcels in Hennepin County represent 322 acres. The parcels are primarily distributed in two clusters, one being on the western edges of Edina and Hopkins and the other in St. Bonifacius. There are eight other parcels scattered throughout the center of the county.

Dakota County received 433 applications of which 357 were approved. The properties approved represent 848 parcels and 53,550 acres. The assessed value of the properties in question prior to Green Acres benefit was \$2,832,064. This value was reduced to \$964,263 after benefit. All of the properties being benefitted are in the northwest 1/3 of Dakota County.

Anoka County had a total of 532 applications of which 419

were approved. The approved applications represent 1666 parcels of land. The assessed value prior to receiving Green Acres benefit was \$1,189,583. This sum was reduced to \$880,278 after being accepted for benefit. The total acreage covered by the parcels in question was not computed in the Anoka County Assessor's reply. It can be said, however, that more parcels are under Green Acres protection in the northwestern and northern parts of Anoka County than in the southern and southeastern part. Burns and Oakgrove Townships for example, have 281 and 218 parcels respectively both are located in the northwestern portion of the county. There are only 5 parcels in the vicinity of the City of Anoka, 6 by Coon Rapids, and 28 by Centerville.

(Please refer to the attached map.)

RECAP OF PARCELS AND TAX VALUES

1. Parcels by Governmental Unit

A.	Anoka County	
	Anoka	5
	Blaine	106
	Coon Rapids	6
	Centerville	28
	East Bethel	121
	Lino Lakes	92
	St. Francis	101
	Burns	281
	Columbus	108
	Grow	126
	Ham Lake	155
	Linwood	120
	Oak Grove	218
	Ramsey	<u>199</u>
	Subtotal	1666
B.	Carver County	5
C.	Dakota County	
	Apple Valley	78
	Burnsville	39
	Eagan Township	138
	Inver Grove Heights	189
	Lakeville	249
	Mendota Heights	13
	Rosemount Township	130
	Rosemount Village	5
	Sunfish Lake	7
	West St. Paul	<u>4</u>
	Subtotal	357
D.	Hennepin County	
	Champlin	3
	Minnetonka	9
	St. Bonifacius	9
	Others	<u>3</u>
	Subtotal	24
E.	Ramsey County	5
F.	Scott County	0
G.	Washington County	0
	TOTAL PARCELS	<u>2060</u>

2. Changes in Tax Values

<u>County</u>	<u>Before</u>	<u>After</u>
Anoka	\$ 1,189,583	\$ 880,278
Carver	566,229	159,619
Dakota	2,832,064	964,263
Hennepin	85,497	24,830
Ramsey	94,425	94,425
Scott	0	0
Washington	0	0
Total	<u>\$ 4,767,798</u>	<u>\$ 2,123,415</u>
Net difference in values	\$ 2,644,383	