

Appeal Number: _____

ID: _____

Received by: _____

(above is for City staff use only)

RECORD OF APPEAL TO CITY OF DULUTH LOCAL BOARD OF APPEAL & EQUALIZATION

This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. This form must be received by the City of Duluth Clerk's Office by **4:00 PM** on Friday, May 2, 2025.

Parcel Code(s): 010-2710-06617, 010-2710-06587Property Address (if applicable): Temporary address 3502 Trinity RoadName: Wayne Gilbey Daytime Phone: 218 729-4952E-mail Address: wgilbey@msn.com

The purpose of this meeting is to review your appeal of one or both of the following:

1. The **ESTIMATED MARKET VALUE** (what your property would sell for if offered for sale on the open market).
2. The **PROPERTY CLASSIFICATION** (residential, rural vacant land, seasonal, commercial, etc.).

If you refuse to allow an assessor to inspect your property, the Board cannot adjust the market value or classification in a way that would benefit the property owner.

This Board of appeal and equalization is to hear your appeal regarding the above issues ONLY, and cannot make any changes for previous years.

Please give a brief explanation of what you are appealing; please support your appeal with facts to demonstrate property value. Include any supporting documentation, such as a recent appraisal prepared by a licensed real estate appraiser. You may attach additional documentation or typed appeal.

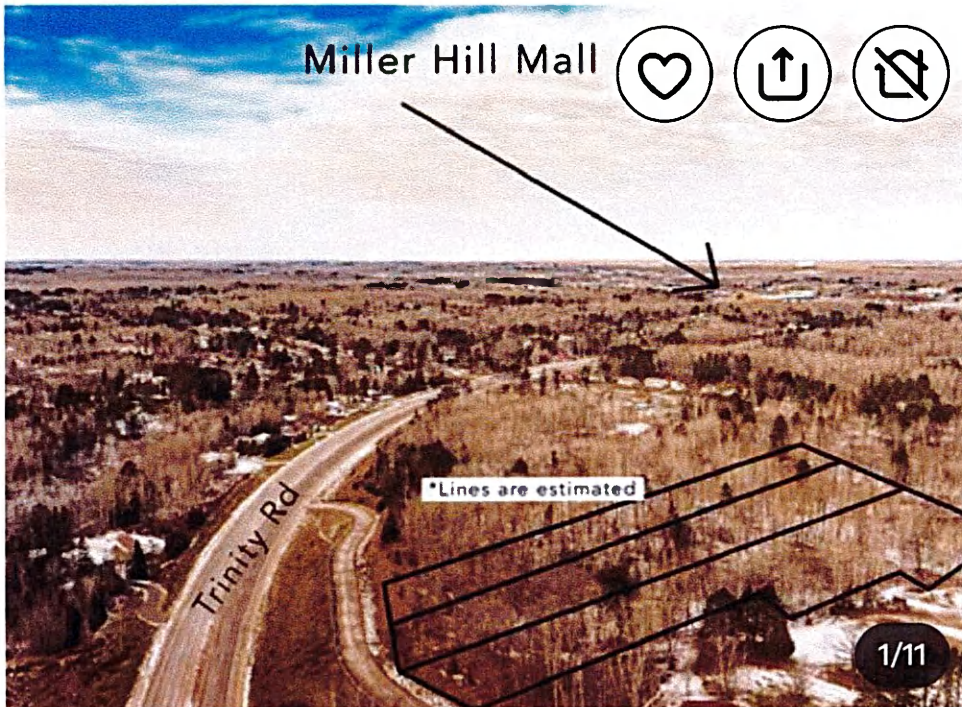
1. MNDOT appraised this property at \$45,000
2. I only paid \$46,000 for the property. No one else even expressed an interest in buying this property from MNDOT. I overbid by \$1,000 just to be safe, knowing no one else wanted the property at that price.
3. There is a parcel of 5.84 acres, just like my land, that is listed for \$179,900, or \$30,804 per acre. Moreover, this property just like every property and right next next to my property has been on the market

City of Duluth Local Board of Appeal & Equalization

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- for more than 8 years!
- 4 Both my property and the next door property are very hilly and a lot of wet wet land.

Listed by Casey Knutson Carbert with Edmunds Comp...



Veterans: Check
2025 VA Loan
Requirements

How much home can I
afford? (Find out!).

● Land for sale

\$179,900

= \$30,804 / per acre

5.84 acre lot

34XX Trinity Rd, Duluth,
MN 55811

View on map 📍

Est. \$1,094/mo ✎

Get pre-approved

Contact agent

Schedule tour



TERRO T300B Liquid Ant Kill...

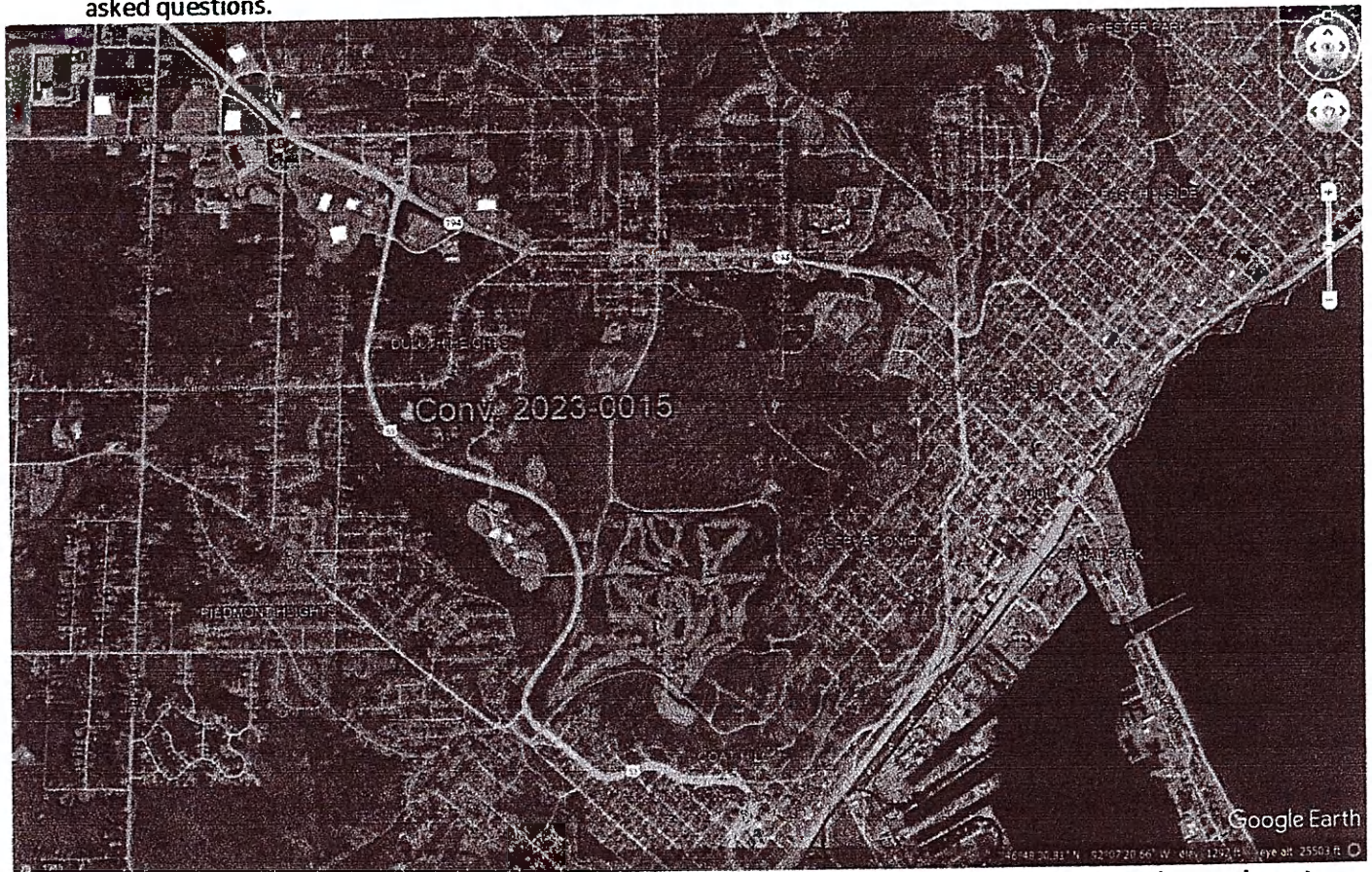
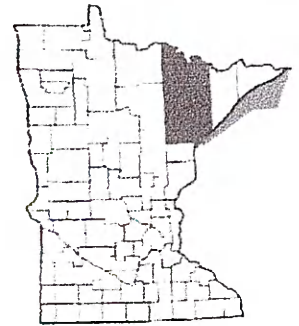
\$10⁹³ ✓ prime

Sale # 139597:
TH53 just south of Anderson Road, Duluth, St. Louis County, MN
Containing approximately 1.50 acres
PLEASE NOTE: Access to TH53 is not allowed from this conveyance.

Minimum Bid Accepted: \$45,000.00

INTERESTED BIDDERS

- Inspect the property and inform yourselves of existing conditions
- Check with city and county officials for zoning and development limitations
- Refer to http://www.dot.state.mn.us/row/pdfs/mndot_property_sales_faq.pdf for some answers to frequently asked questions.



Site Description: This site is approximately 1.5 acres of vacant, heavily wooded land which slopes to the southwest.

Improvements to site: None

Zoning: Please contact city and county officials for this information

Directions to Property for Inspections: This site is approximately ¼ mile south of the intersection of TH53 and Anderson Road on the east side of TH53.

TO BE SOLD BY SEALED BID
June 4, 2024
395 John Ireland Blvd.
St Paul, MN 55155

BID FORM FOR SALE OF LAND

See attached sheets for the legal description and mapping of the land being advertised for sale.

The minimum bid that MnDOT will accept is \$45,000.00.

Sealed bids must be received in *Central Office – Rebecca Swenson, Property Conveyance Unit MS632, 395 John Ireland Blvd., St Paul, MN 55155-1800*, not later than 1:45 PM, on June 4, 2024, at which time, bids will be publicly opened and read aloud at 2:00.

All bidders should inspect the property and inform themselves of existing conditions as well as check with city and county officials for zoning and development limitations. Purchaser agrees to pay all assessments (current or delinquent) taxes, closing costs and deferred installments of assessments, if any heretofore or hereafter levied again said real estate. State will pay deed tax only.

The seller does not know of any wells on the property. The State of Minnesota will not furnish an abstract of title to the above described real estate.

The Commissioner of Transportation reserves the right to reject any or all bids and to waive informalities therein. **Bids made in pencil will be rejected.**

After approval by the Minnesota Department of Transportation, conveyance will be made by quit claim deed to the highest responsible bidder upon full payment of the bid price, which amount must be paid within 45 days of acceptance of the bid.

Failure on the part of the successful bidder to pay the full sale price within 45 days after the acceptance of bid, shall be considered proof that the successful bidder has elected to abandon the purchase, and forfeit the bid security, not as a penalty, but in liquidation of damages sustained by the State of Minnesota as a result of such failure.

Bid security of 10% of the bid in the form of a CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER must accompany all bids. After the bid openings, the bid securities will be returned to all unsuccessful bidders.

ENCLOSED HERewith IS BID SECURITY IN THE FORM OF CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER (CIRCLE ONE) PAYABLE TO "COMMISSIONER OF TRANSPORTATION" IN THE SUM OF \$ 46,000 ^{4,600} WHICH IS 10% OF THE BID PRICE (Personal checks or cash will not be accepted and will cause the bid to be rejected.)

In response to the terms herein specified, the undersigned, if award is tendered, agrees to purchase the property on the attached description sheet at the bid price quoted below.

Amount of Bid \$ 4,6000 ^{\$ 46,000}

Wayne Gilbey Wayne Gilbey May 29, 2024
Printed name and Signature of bidder Date
4231 Ugstad Rd Hermantown MN 55811 wgilbey@msn.com 218 729-4952
Address of Bidder E-Mail of Bidder Phone Number

Bidders are notified to submit their bid(s) in a regular envelope. It must have in BOLD in the left lower corner "BID ENCLOSED" along with the bid number and bid opening date. The envelope should also contain a return address. Forms may be downloaded from <http://www.dot.state.mn.us/row/proposales.html>

Enclose all the following in an envelope marked "BID ENCLOSED" along with the sale number and your return address

1. This sheet, signed by the bidder with the amount of the bid
2. Non-collusion affidavit, signed and notarized
3. Bid security (certified check, cashier's check, or money order made payable to "Commissioner of Transportation")