

STEELE COUNTY BOARD OF APPEAL AND EQUALIZATION

BILL EFFERTZ, SAMA STEELE COUNTY ASSESSOR

TYLER DIERSEN, ASSISTANT COUNTY ASSESSOR

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LACY STANDKE, ASSESSMENT TECHNICIAN

DEB TAPPE, TECHNICAL CLERK

2018
ASSESSMENT
REPORT



STEELE COUNTY ASSESSOR



Bill Effertz, S.A.M.A., County Assessor
Tyler Diersen, A.M.A., Asst County Assessor
Steve Halverson, C.M.A. Lacy Standke
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To: Steele County Board of Appeal and Equalization
From: Bill Effertz, SAMA, Steele County Assessor
Tyler Diersen, AMA, Assistant Steele County Assessor

Re: 2018 County Board of Appeal and Equalization
June 14, 2018 7:00 p.m.
Steele County 2018 Assessment Report

The purpose of this meeting is to provide taxpayers with the opportunity to appeal the market value and/or classification of their property as of the assessment date of January 2, 2018. The 2018 assessment will be the basis for property taxes payable in 2019. The purpose of the meeting is to provide further appeal for those property owners that are not satisfied with the assessor's review and/or the decision of the Local Board of Appeal and Equalization. This is also an avenue of appeal for those property owners in cities and towns that have transferred their local board powers to the county in the open book meeting format.

It is a requirement that a property owner has made an official appearance at the Local Board of Appeal and Equalization prior to an appearance at the County Board of Appeal and Equalization. This could have been done in person, by agent, or by letter.

Cities and towns have the option of transferring their board powers to the County Board of Appeal and Equalization. If the jurisdiction elected to have an alternative board of appeal and equalization meeting, known as an "Open Book Meeting" there is no prerequisite attendance requirement for a property owner to appeal at the county level. The Open Book Meetings are an opportunity for property owners to meet individually with an appraiser to review the current year assessment and discuss on market related issues.

We strongly recommend that property owners inform the Assessor's office of their intentions to appeal at this level so that we can schedule an appearance before the board.

Each time the County Board of Equalization convenes, statute requires to document that a trained board member is present and that a quorum has been established. Each board member present will need to sign the document entitled Minnesota Revenue Certification Form 2018.

The Minnesota Department of Revenue list James Brady, John Glynn, Greg Krueger, Rick Gnemi, and Laura Ihrke, as trained members of the Board of Equalization. On-line training will commence on July 1, 2018 for the next four-year training period. Members must sign in to the system to get a unique user name to receive certification.

We have a listing of the attendees of each local board of review that was held in 2018. It is required that anyone wishing to appeal their value or class to the County Board of Appeal and Equalization must first attend the local board of appeal and equalization.

Somerset, Meriden, Merton, Berlin, and Lemond Townships, had open book meetings in 2018 and property owners in those townships may appeal to the County Board of Equalization. The Assessor's Office will make every attempt to resolve issues prior to this meeting.

The format for the County Board of Appeal and Equalization is at the discretion of the Board. From past experience the Board is sworn in by the Auditor and a chair is selected. Individuals who made appointments will be heard first and then on a "first come, first serve" basis as they sign in on a roster.

If anyone should appear this evening and we have not had the opportunity to review the property under appeal, we ask that we be permitted to review those properties and report back to the County Board of Appeal and Equalization with our findings at the reconvene meeting during the regular meeting of the County Board on Tuesday, June 26, 2018, 5:15 pm. From this point forward, we will only address the concerns of the property owners that appear at this meeting and not address new appeals between the original and reconvene meetings of the County Board of Appeal and Equalization.

The County Auditor shall keep a record of the proceedings and the orders of the Board. The record must be published like other proceedings of the County Commissioners. A copy of the published record must be sent to the Commissioner of Revenue as required by M.S. 274.16.

“The mission of the Steele County Assessor’s Office is to serve the taxpayers of Steele County by uniformly valuing and classifying real property in an accurate and equitable manner as prescribed by the statutes of the State of Minnesota.”

In order to comply with statute and fulfill our mission as stated above, the Assessor’s office provides value and service to Steele County, cities and townships within the county, and all taxpayers regardless of where they live by:

- *Administering laws governing assessment practices and policy as passed by the legislature and interpreted by the Department of Revenue.*
- *Conducting on site field reviews of all properties within a five year schedule.*
- *Listening to taxpayer concerns in conjunction with an appeal process that is fair and accessible.*
- *Analyzing market forces including a detailed verification and statistical evaluation of all real estate sales using interviews, inspections, and stratification.*
- *Maintaining and informing taxpayers of beneficial property tax programs such as homestead, green acres, rural preserve, veteran’s exclusion, open space and plat law.*
- *Reporting values and classifications, which provide the basis and starting point for the property tax system.*

The real estate tax is ad valorem (by value) and based on the value of property and not the owner’s ability to pay. The assessment is updated in a uniform objective manner each year. The most current measurement was done over a one year time period from October 1, 2016 to September 30, 2017, whereby all qualifying sales transactions occurring within this period are compared to the reference point of the assessment date and corresponding value on January 2, 2018. The differences between the sale price and the assessed value expressed as a ratio (assessed value/sale price=ratio) provide the data and impetus the assessor requires to closely emulate the sales and modify similar properties on a mass appraisal scale, in this case, to establish values for the 2018 assessment. While the state dictates that these modifications produce new aggregate ratios by property type (examples: residential, apartment, commercial/industrial, agricultural) in the range of 90-105%. The Assessor’s office continues to refine the ratios beyond the jurisdictional level down to the neighborhood level with a specific ratio target. We feel this policy, employed across Steele County, ensures an equitable distribution of the property tax burden for all taxpayers.

One of the main objectives in property tax administration is an equalized assessment (sales ratio’s between 90-105%). It is important that maximum equalization be attained both among individual properties as well as between taxing districts because the assessment serves as a basis for:

1. Tax levies by overlapping governmental units (i.e. counties, school districts, and special taxing districts).
2. Determination of net bonded indebtedness restricted by statute to a percentage of either the local assessed value or market value.
3. Determination of authorized levies restricted by statutory tax rate limits.
4. Apportionment of state aid to governmental units via the school aid formula and the local government aid formula.

An equitable distribution of the tax burden is achieved only if it is built upon a uniform assessment. The result of a non-uniform assessment is a shift in the tax burden to other property owners.

The “Economic Market Value Study” is a sales ratio-adjusted measure of a community’s property wealth, using estimated market values as a starting point. Bonding companies use the adjusted estimated market value of cities and towns to measure fiscal capacities for bond rating calculations.

Market value is defined as, “The most probable price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.”

The assessor analyzes the previous twelve months real estate sales to modify the mass appraisal system to the current market as well as to improve equalization among properties. For the January 2, 2018 assessment, sales from October 1, 2016 to September 30, 2017 were analyzed both for market trends as well as the assessment to sale ratio (assessor’s value divided by the sale price).

The market value of a property is a combination of a myriad of factors. Economic conditions, demographics, zoning, physical characteristics, government and policy, infrastructure, supply and demand all interact in a complex, intricate way to produce a market value that is always changing.

There are three reasons that valuations change each year. The most common reason is due to the ever changing market conditions of the real estate market. The second reason for a valuation change is, even in a stable market, if a property value based on analysis of sales, is thought to be under or over assessed, either in relation to other properties or to a range of acceptable guidelines, the valuation may increase or decrease. Different types of real estate change at different rates. The objective of the assessor is to be both accurate and uniform. The Commissioner of Revenue requires that all property types to be assessed between 90 to

105% of the selling price. Any assessment by property type that is outside of this range will be adjusted accordingly by the State Board of Appeal and Equalization. The third reason that values change is due to physical change such as, new construction.

It is the annual goal of the Steele County Assessor's office to improve assessment accuracy and uniformity. As we gather market data and analyze the information, we apply the market information uniformly to all similar property types. When we find assessment inconsistencies we make the necessary corrections to bring these properties into uniform compliance.

We are including a listing of property owners attending the Local Boards of Appeal and Equalization (or contacting our office prior to the local boards). This includes all the properties that we have reviewed since we mailed 2018 Notice of Valuation and Classification in March.

As a cost saving method, the 2018 Notice of Valuation and Classifications were mailed with the 2018 Property Tax Statements. The mailing of tax statements and valuation notices is being outsourced to a vendor. The postage and envelope savings is approximately, \$11,000. To my knowledge, tax payers have been very receptive to this change.

County Board of Appeal and Equalization

Source: Minnesota Department of Revenue
Board of Appeal of Equalization Training

1. Assessor notifies taxpayers of their values and classifications
2. The property owner can appeal the estimated market value and/or classification if he/she feels that the property is:
 - a. Classified improperly;
 - b. Valued at an amount higher than they could sell the property for; and/or
 - c. Valued at a level different from similar properties in the area
3. **The property owner should first contact the assessor's office to discuss questions or concerns.** If questions or concerns are not resolved after talking with the assessor, formal appeal options are available:
 - a. Property owners may appeal to the Local Board of Appeal and Equalization;
 - b. If the property owner is not satisfied with the local board's decision, he/she may then appeal to the County Board of Appeal and Equalization; and/or
 - c. The property owner may appeal to Tax Court.
4. What the Board can do:
 - a. Reduce the value of a property.
 - b. Increase the value of a property.
 - c. Add improvements to the assessment list.
 - d. Change the classification of a property.
 - e. Order percentage increases or decreases for an entire class of property/

Meeting Procedures (Adapted)

1. The Board should run the meeting. The board is intended to be a fair and impartial review of the assessment.
2. Before hearing any appeals, the Board Chair should outline the ground rules for the meeting.
3. Only appeals for the current year valuation of classification can be made – taxes or prior years' assessments are not within the jurisdiction of the board;
4. Appeal is only to be made of the estimated market value (EMV) and that the appeals process is concerning the amount – not tax amounts;
5. Appellants will be heard in order (appointments first, followed by walk-ins)
6. Appellant should provide name and address for the record after being acknowledged by the Board (Meeting Chair)
7. Appellant is expected to present appeals substantiated by fact and be prepared to answer questions posed by the board)
8. Appellants will be provided up to fifteen (15) minutes to make his/her remarks. Speakers will address all comments to the Board as a whole and not one individual commissioner or the Assessor.

Appealing the Value or Classification of Your Property

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Property Tax Fact Sheet 1

Fact Sheet

Each spring your county sends you a property tax bill. Three factors that affect your tax bill are:

1. the amount your local governments (town, city, county, etc.) spend to provide services to your community,
2. the **estimated market value** of your property, and
3. the **classification** of your property (how it is used).

The assessor determines the last two factors. You may appeal the value or classification of your property. This fact sheet discusses **estimated market value** and **classification** as shown on your **Notice of Valuation and Classification**. On the back, it tells you what you can do if you and the assessor disagree.

Estimated market value



Estimated market value is the amount the assessor estimates a buyer would pay for your property if it were offered for sale. Each year the assessor reviews the market valuation of your property to determine if changes in the real estate market or improvements to your property require a change in the estimated market value.

Classification and class rates



All property is classified by the assessor according to its use. Each class of property (home, apartment, cabin, farm, business) is taxed at a different percentage of its value. This percentage, or class rate, is determined by the state legislature. Like market value, the class rate of your property plays a significant role in how much property tax you pay.

Valuation and classification notice



Each spring, the assessor will mail you a **Notice of Valuation and Classification** informing you of the value and classification of your property. If you believe the classification or the estimated market value of your property is incorrect, you have several appeal options. The first step is to do some research.

Do your research



Begin by contacting the assessor's office.

- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Appealing your assessment



You have the right to appeal your market value estimate and/or property classification if you feel your property is:

- Classified improperly.
- Valued at an amount higher than you could sell your property for.
- Valued at a level different from similar property in your area.

First, **talk to the assessor** to discuss changing your assessment. If you and the assessor are unable to agree on your valuation or classification, more formal methods of appeal are available.

See reverse for formal appeal information →

Appeals

You can appeal to your local and county **Boards of Appeal and Equalization** or you can take your appeal directly to the **Minnesota Tax Court**. Or you can choose both options, in which case begin with the Local Board of Appeal and Equalization.

Local Board of Appeal and Equalization



If you choose to appeal to your boards of appeal and equalization, first meet with your Local (city or town) Board of Appeal and Equalization. These are usually the same people as your city or town council. The board meets on a specified day in April or May. The exact date is listed on your Notice of Valuation and Classification. **We strongly recommend that you call or write your city or town clerk to schedule your appearance.**

You may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions. **You must present your case to the city or town board before going to the County Board of Appeal and Equalization.**

Cities and towns have the option of transferring their board powers to the County Board of Appeal and Equalization. If your municipality has elected to do this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

County Board of Appeal and Equalization



If you are not satisfied with the decision of the city or town board or if your city or town has transferred their powers to the county, you may appeal to the County Board of Appeal and Equalization.

This board meets in June. The exact date is listed on your Notice of Valuation and Classification. The members are usually the county board of commissioners or their appointees. **We strongly recommend that you call or write your county auditor or assessor to schedule your appearance before the board.**

You may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions. If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court.

Minnesota Tax Court



You have until April 30 of the year the tax becomes payable to appeal your assessment to the Minnesota Tax Court. In other words, you must appeal your 2005 valuation and classification on or before April 30, 2006.

The Tax Court has two divisions:

- A. The **small claims division** only hears appeals involving one of the following situations:
 - The assessor's estimated market value of your property is less than \$300,000.
 - Your entire parcel is classified as a residential homestead (1a or 1b) and the parcel contains no more than one dwelling unit.
 - Your entire property is classified as an agricultural homestead (1b or 2a).
 - Appeals involving the denial of a current year application for homestead classification of your property.

The proceedings of the small claims division are less formal and many people represent themselves. **Decisions made by the small claims division are final and cannot be appealed further.**

- B. The **regular division** will hear all appeals—including those within the jurisdiction of the small claims division. **Decisions made here can be appealed to a higher court.**

Most people who appeal to the regular division hire an attorney because the hearing is conducted according to the Minnesota rules of civil procedure.

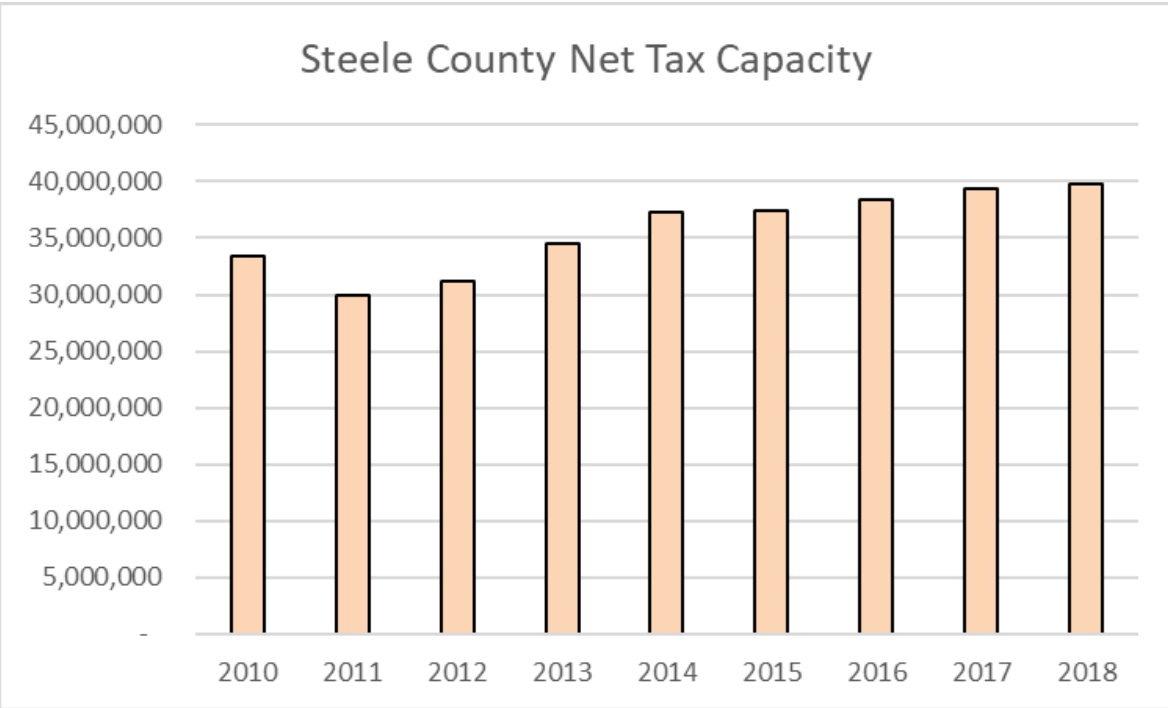
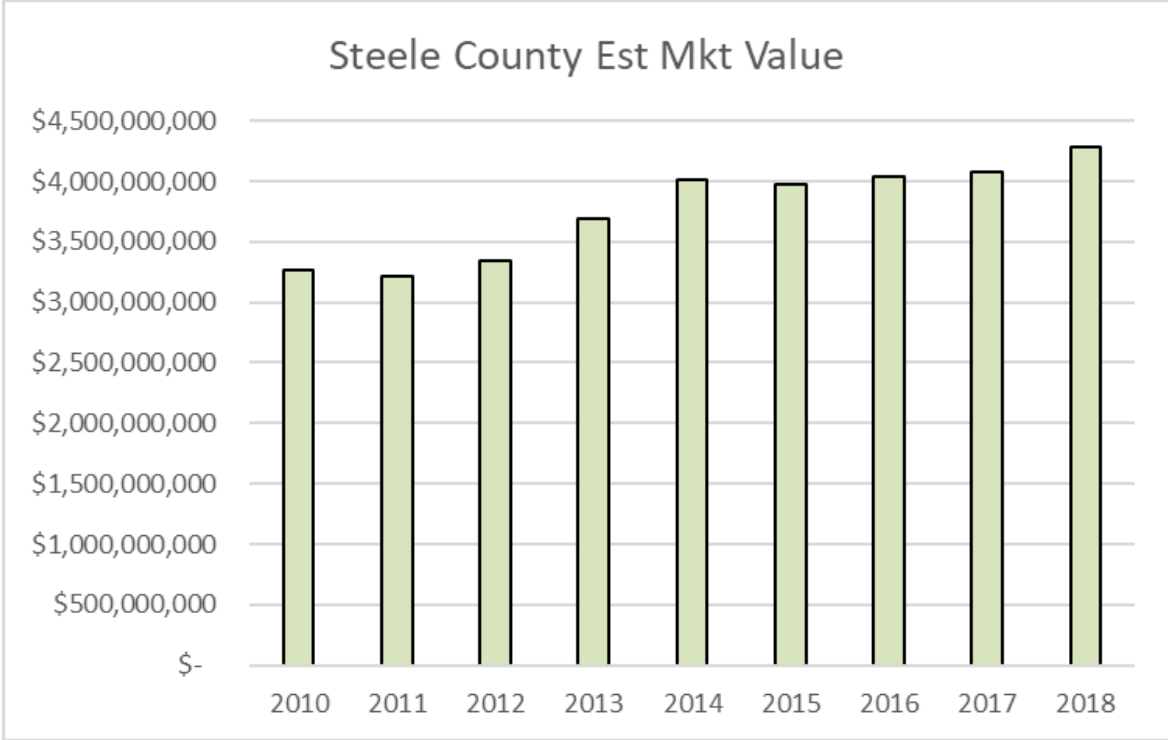
You may obtain complete information on Tax Court appeals by writing or calling the court administrator in your county or by contacting:

Minnesota Tax Court
Minnesota Judicial Center
Suite 245
25 Reverend Dr. Martin Luther King, Jr. Boulevard
St. Paul, MN 55115
(651) 296-2806
www.taxcourt.state.mn.us

2018 STEELE COUNTY BOARDS OF APPEAL AND EQUALIZATION

TOWNSHIP LOCAL BOARD OF APPEAL AND EQUALIZATION		
SUMMIT TOWN OF	4/16/2018	9:00 A.M.
DEERFIELD TOWN OF	4/17/2018	7:00 P.M.
OWATONNA TOWN OF	4/17/2018	9:00 A.M.
HAVANA TOWN OF	4/19/2018	9:00 A.M.
CLINTON FALLS TOWN OF	4/23/2018	7:00 P.M.
BLOOMING PRAIRIE TOWN OF	4/26/2018	7:00 P.M.
AURORA TOWN OF	5/7/2018	6:30 P.M.
MEDFORD TOWN OF	5/8/2018	7:00 P.M.
CITY LOCAL BOARD OF APPEAL AND EQUALIZATION		
BLOOMING PRAIRIE CITY OF	4/16/2018	6:30 P.M.
ELLENDALE CITY OF	4/19/2018	7:00 P.M.
OWATONNA CITY OF	4/24/2018	7:00 P.M.
MEDFORD CITY OF	4/25/2018	7:00 P.M.
OPEN BOOK MEETINGS		
BERLIN TOWN OF	4/18/2018 5:30 - 6:30 P.M.	
LEMOND TOWN OF		
MERIDEN TOWN OF		
MERTON TOWN OF		
SOMERSET TOWN OF		

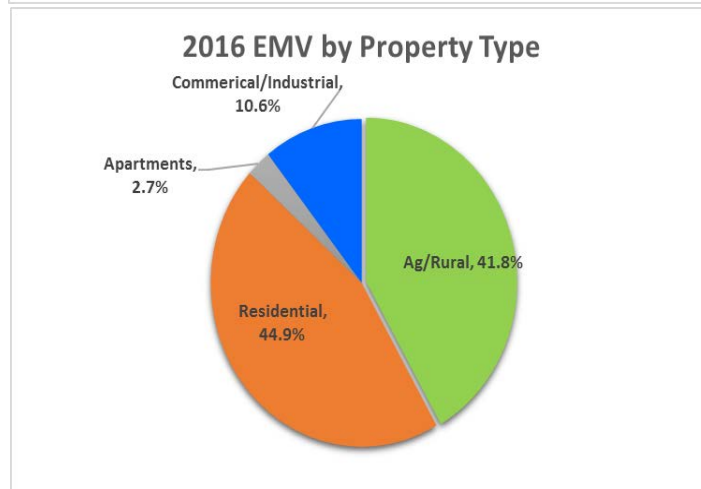
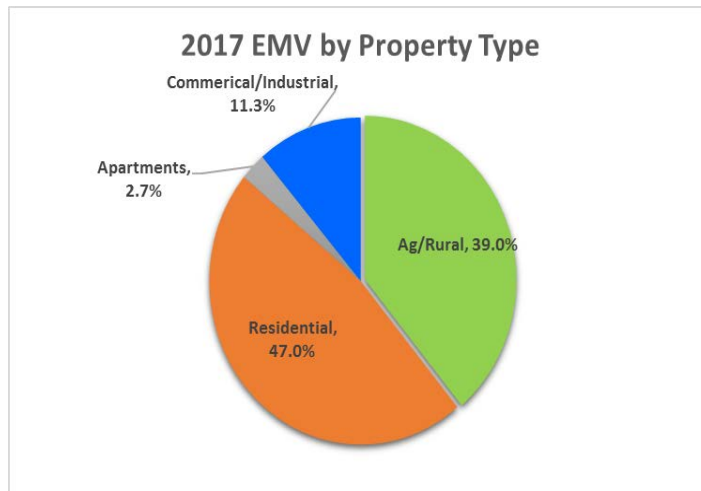
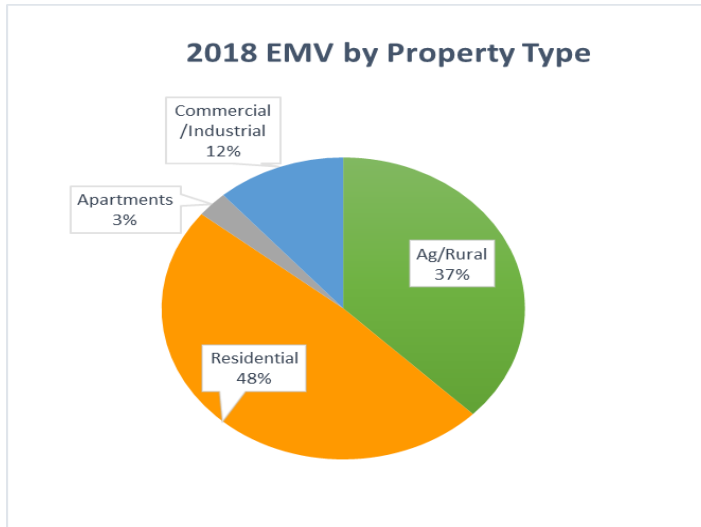
Steele County Total Market Valuations (Spring)				
Assmt	Est Mkt Value	Chg%	Net Tax Cap	New Construction
2010	\$ 3,286,076,500		33,357,092	\$ 16,593,700
2011	\$ 3,240,035,100	-1.4%	30,270,000	\$ 13,542,900
2012	\$ 3,387,223,400	4.5%	31,584,864	\$ 13,962,400
2013	\$ 3,627,444,200	7.1%	34,533,555	\$ 14,748,600
2014	\$ 4,011,851,700	10.6%	37,264,694	\$ 31,192,900
2015	\$ 3,972,796,600	-1.0%	37,272,192	\$ 33,741,500
2016	\$ 3,980,587,600	0.2%	38,399,316	\$ 21,470,600
2017	\$ 3,991,435,400	0.3%	39,392,483	\$ 32,842,000
2018	\$ 4,132,678,200	3.5%	39,717,018	\$ 34,304,100



2018 STEELE COUNTY ASSESSMENT				
County Totals "		Spring 2018	Fall 2017	% INC/DEC
10	Land	2,000,018,600	1,940,536,400	3.1%
20	Building	2,132,659,600	2,050,899,000	4.0%
30	** Total EMV	4,132,678,200	3,991,435,400	3.5%
35	2a-House & Garage	98,186,600	96,275,000	2.0%
40	2a-1st Acre	34,944,100	30,223,200	15.6%
45	2a-Hse/Gar & 1AC	133,130,700	126,498,200	5.2%
50	2a-Bldgs(Excl H/G	54,829,700	54,109,900	1.3%
55	2a-Site(Excl 1AC)	32,250,000	27,893,400	15.6%
60	2a-Tillable Land	1,258,397,700	1,287,075,700	-2.2%
65	2a-Past/Mead Land	27,863,400	23,819,900	17.0%
70	2a-Cons Program L	5,111,900	168,600	2932.0%
73	2a-Other Prod Lan	8,384,600	8,389,400	-0.1%
75	2a-Total 2a Ag	1,519,968,000	1,527,955,100	-0.5%
76	# Acr 2a HGA-1AC	697	708	-1.6%
78	# Acr 2a Site	4,158	4,088	1.7%
80	# Acr 2a Till Lan	204,379	204,297	0.0%
82	# Acr 2a Past/Mea	8,744	9,013	-3.0%
84	# Acr 2a Cons Pro	3,931	133	2855.6%
85	# Acr 2a Oth Prod	13,104	13,023	0.6%
86	Total # 2a Acres	235,013	231,262	1.6%
95	2b-Woods/Timber L	12,546,900	12,882,000	-2.6%
100	2b-Waste Land	6,783,200	6,814,000	-0.5%
105	2b-Non-Prod Other	3,987,300	8,646,100	-53.9%
110	2b-Total 2b Rural	23,317,400	28,342,100	-17.7%
114	# Acr 2b Woods/Ti	4,063	4,163	-2.4%
116	# Acr 2b Waste La	6,102	6,104	0.0%
118	# Acr 2b Non-Prod	1,543	5,411	-71.5%
120	Total # 2b Acres	11,708	15,678	-25.3%
130	2c-Managed Forest	57,700	57,700	0.0%
152	# Acres 2c Man Fo	30	30	0.0%
160	***Total Ag/Rural	1,543,343,100	1,556,354,900	-0.8%
170	Resid Hstd	1,782,584,450	1,688,914,800	5.5%
180	Resid N-Hstd	195,226,450	172,689,600	13.1%
190	***Total Resid	1,977,810,900	1,861,604,400	6.2%
220	Non Comm Seas Rec	16,871,500	15,272,000	10.5%
230	Apartments	114,600,700	105,116,500	9.0%
235	Man Home Pk	4,404,900	4,309,200	2.2%
18-1	Commercial	302,232,600	288,579,100	4.7%
250	Industrial	172,081,900	158,890,600	8.3%
	Commercial/Industrial	474,314,500	447,469,700	6.0%

2018 STEELE COUNTY ASSESSMENT				
County Totals	"	Spring 2018	Fall 2017	% INC/DEC
260	Comm Seas Rec	1,267,800	1,245,600	1.8%
265	Bed & Breakfast	64,800	63,100	2.7%
280	***Tot N-Ag Mkt	2,589,335,100	2,435,080,500	6.3%
290	2a-Site GA Land(E	54,100	47,000	15.1%
291	2a-Tillable GA	11,248,900	11,122,800	1.1%
292	2a-Past/Mead GA L	184,100	140,000	31.5%
294	2a-Other Prod GA	19,700	20,200	-2.5%
299	Total GA Land Def	11,506,800	11,330,000	1.6%
300	# Acr 2a-Site GA	8	8	0.0%
301	# Acr 2a-Tillable	1,468	1,468	0.0%
302	# Acr 2a-Past/Mea	49	48	2.1%
304	# Acr 2a-Other Pr	61	61	0.0%
309	# Acr Total GA La	1,586	1,585	0.1%
310	2a-Site GA Land(E	54,100	47,000	15.1%
311	2a-Tillable GA	8,982,300	9,204,300	-2.4%
312	2a-Past/Mead GA L	184,100	140,000	31.5%
314	2a-Other Prod GA	19,700	20,200	-2.5%
319	Total GA Land -A	9,240,200	9,411,500	-1.8%
377	Class 2a Ag Homes	1,060,014,300	1,077,076,917	-1.6%
378	Class 2b Ag Homes	10,639,800	12,605,300	-15.6%
379	Total Ag Homestea	1,070,654,100	1,089,682,217	-1.7%
380	Non-Comm SRR Land	11,871,000	10,476,300	13.3%
390	Non-Comm SRR Bldg	5,000,500	4,795,700	4.3%
400	Residential Land	435,039,100	380,795,800	14.2%
410	Residential Bldg	1,542,771,800	1,480,808,600	4.2%
415	Apartment Land	17,814,700	15,061,800	18.3%
418	Apartment Bldg	96,786,000	90,054,700	7.5%
420	Commercial Land	105,574,100	96,447,900	9.5%
430	Commercial Bldg	196,658,500	192,131,200	2.4%
440	Industrial Land	35,299,100	27,805,900	26.9%
450	Industial Bldg	136,782,800	131,084,700	4.3%
452	Comm SRR Land	854,100	798,100	7.0%
453	Comm SRR Bldg	413,700	447,500	-7.6%
455	Bed & Brkfst Land	10,300	7,900	30.4%
456	Bed & Brkfst Bldg	54,500	55,200	-1.3%
458	Other Land	3,287,100	3,230,400	1.8%
459	Other Bldg	1,175,500	1,136,500	3.4%
460	Total New Improvements	34,115,500	32,842,000	3.9%
470	2a Ag	4,354,800	2,434,000	78.9%
475	2b Minor Ancillar	-	-	
500	Resid Hstd	12,908,150	11,665,350	10.7%
510	Resid N-Hstd	5,601,450	2,193,750	155.3%
515	Non-Comm SRR	187,600	59,300	216.4%
520	Apartments	5,261,300	2,164,700	143.0%
548	Man Home Pk Land	-	-	
550	Commercial	1,533,300	2,223,900	-31.1%
560	Industrial	4,268,900	12,101,000	-64.7%

While assessors do not determine the amount of tax property owners pay, we do determine how the tax liability is distributed based upon the market value. Market dynamics cause shifting of the tax liability allocation. Because the Ag market is declining, we will see a shifting of the tax burden to residential properties. Just as in the past when agricultural land values were increasing, that shifted tax to the agricultural properties. Commercial, Industrial and utility properties take the brunt of the annual tax liability.



Agricultural Land

COUNTY TOTAL	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 1,258,397,700	203,320	\$ 6,189	\$ 1,287,160,800	204,307	\$ 6,300	-2.23%	\$ (111)
2A (LAND & BLDG)	\$ 1,519,968,000	233,749	\$ 6,503	\$ 1,528,902,500	231,262	\$ 6,611	-0.58%	\$ (109)
2B (RURAL VACANT LAND)	\$ 23,317,400	11,618	\$ 2,007	\$ 28,342,100	15,678	\$ 1,808	-17.73%	\$ 199
TOTAL 2A & 2B	\$ 1,543,285,400	245,367	\$ 6,290	\$ 1,557,244,600	246,940	\$ 6,306	-0.90%	\$ (16)

Agricultural Land Valuation Schedule:

All agricultural land in Steele County is valued on the soil rating known as the Crop Equivalency Rating (CER). The County Assessor and GIS calculates the number by averaging the soil type on each agricultural property.

2018: 75 (Steele Co Average) CER X \$81 (Multiplier) = \$6,075 per acre

2017: 75 X \$83 = \$6,225/acre

2016: 75 X \$90 = \$6,750/acre

2015: 75 X \$92 = \$6,900/acre

2014: 75 X \$99 = \$7,425/acre

2013: 75 X \$84 = \$6,300/acre

2012: 75 X \$64 = \$4,800/acre

2011: 75 x \$53 = \$3,975/acre

Each year the Steele County Assessor's office equalizes agricultural valuations with surrounding counties to make sure that valuations do not dramatically fluctuate due to jurisdictional boundaries.

The Ag market indicates that the predominant soil rating is the Crop Productivity Index (CPI). The CPI has replaced the Crop Equivalency Rating. Both CER and CPI values range between 0 and 100 with 100 being the very best soil for crop production. The difference between the two is that CER's look at the costs of drainage and management of the land to keep it productive. CPI is a pure value based on soil properties. CPI rating systems provide a relative ranking of soils based on their potential for intensive crop production. An index can be used to rate the potential yield of one soil against that of another over a period of time. The Steele County GIS Coordinator is working on developing the CPI parcel layer to assist the assessor in developing a valuation model based on this index.

AG LAND SUMMARY NORTH TOWNSHIPS

HAVANA	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 105,076,500	16,580	\$ 6,338	\$ 107,605,600	16,503	\$ 6,520	-2.35%	\$ (183)
2A (LAND & BLDG)	\$ 128,179,500	18,911	\$ 6,778	\$ 129,776,300	18,958	\$ 6,845	-1.23%	\$ (67)
2B (RURAL VACANT LAND)	\$ 2,613,700	1,633	\$ 1,601	\$ 2,681,700	1,616	\$ 1,659	-2.54%	\$ (59)
TOTAL 2A & 2B	\$ 130,793,200	20,544	\$ 6,366	\$ 132,458,000	20,574	\$ 6,438	-1.26%	\$ (72)
OWATONNA	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 70,369,400	10,646	\$ 6,610	\$ 71,837,000	10,692	\$ 6,719	-2.04%	\$ (109)
2A (LAND & BLDG)	\$ 90,807,800	12,217	\$ 7,433	\$ 90,756,000	12,272	\$ 7,395	0.06%	\$ 38
2B (RURAL VACANT LAND)	\$ 1,729,900	694	\$ 2,493	\$ 1,758,100	698	\$ 2,519	-1.60%	\$ (26)
TOTAL 2A & 2B	\$ 92,537,700	12,911		\$ 92,514,100	12,970	\$ 7,133	0.03%	\$ (7,133)
MERIDEN	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 131,383,400	19,871	\$ 6,612	\$ 135,032,400	19,921	\$ 6,778	-2.70%	\$ (167)
2A (LAND & BLDG)	\$ 150,068,400	21,516	\$ 6,975	\$ 152,145,700	21,531	\$ 7,066	-1.37%	\$ (92)
2B (RURAL VACANT LAND)	\$ 526,000	190	\$ 2,768	\$ 597,600	219	\$ 2,729	-11.98%	\$ 40
TOTAL 2A & 2B	\$ 150,594,400	21,706	\$ 6,938	\$ 152,743,300	21,750	\$ 7,023	-1.41%	\$ (85)
MERTON	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 125,985,600	19,713	\$ 6,391	\$ 129,128,800	19,722	\$ 6,547	-2.43%	\$ (156)
2A (LAND & BLDG)	\$ 142,100,200	22,032	\$ 6,450	\$ 143,814,100	21,182	\$ 6,789	-1.19%	\$ (340)
2B (RURAL VACANT LAND)	\$ 673,600	305	\$ 2,209	\$ 1,800,900	1,154	\$ 1,561	-62.60%	\$ 648
TOTAL 2A & 2B	\$ 142,773,800	22,337	\$ 6,392	\$ 145,615,000	22,336	\$ 6,519	-1.95%	\$ (127)
MEDFORD	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 42,954,300	7,164	\$ 5,996	\$ 44,175,500	7,194	\$ 6,141	-2.76%	\$ (145)
2A (LAND & BLDG)	\$ 51,907,100	8,208	\$ 6,324	\$ 53,093,900	8,220	\$ 6,459	-2.24%	\$ (135)
2B (RURAL VACANT LAND)	\$ 2,860,800	1,193	\$ 2,398	\$ 2,875,500	1,275	\$ 2,255	-0.51%	\$ 143
TOTAL 2A & 2B	\$ 54,767,900	9,401	\$ 5,826	\$ 55,969,400	9,495	\$ 5,895	-2.15%	\$ (69)
CL FALLS	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 41,566,000	6,872	\$ 6,049	\$ 41,921,200	6,849	\$ 6,121	-0.85%	\$ (72)
2A (LAND & BLDG)	\$ 52,972,900	7,943	\$ 6,669	\$ 50,387,200	7,945	\$ 6,342	5.13%	\$ 327
2B (RURAL VACANT LAND)	\$ 1,737,700	800	\$ 2,172	\$ 1,738,400	802	\$ 2,168	-0.04%	\$ 5
TOTAL 2A & 2B	\$ 54,710,600	8,743	\$ 6,258	\$ 52,125,600	8,747.00	\$ 5,959	4.96%	\$ 298
DEERFIELD	2018			2017			% CHANGE	PER ACRE CHANGE
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE		
TILLABLE	\$ 114,068,900	18,920	\$ 6,029	\$ 116,778,300	18,902	\$ 6,178	-2.32%	\$ (149)
2A (LAND & BLDG)	\$ 138,281,700	21,124	\$ 6,546	\$ 139,731,700	20,936	\$ 6,674	-1.04%	\$ (128)
2B (RURAL VACANT LAND)	\$ 1,615,200	649	\$ 2,489	\$ 1,912,300	834	\$ 2,293	-15.54%	\$ 196
TOTAL 2A & 2B	\$ 139,896,900	21,773	\$ 6,425	\$ 141,644,000	21,770	\$ 6,506	-1.23%	\$ (81)

AG LAND SUMMARY SOUTH TOWNSHIPS

BP	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 97,883,200	16,831	\$ 5,816	\$ 100,112,900	16,851	\$ 5,941	-2.23%	\$ (125)
2A (LAND & BLDG)	\$ 116,085,400	19,871	\$ 5,842	\$ 117,248,200	19,523	\$ 6,006	-0.99%	\$ (164)
2B (RURAL VACANT LAND)	\$ 1,120,400	707	\$ 1,585	\$ 1,550,700	1,104	\$ 1,405	-27.75%	\$ 180
TOTAL 2A & 2B	\$ 117,205,800	20,578	\$ 5,696	\$ 118,798,900	20,627	\$ 5,759	-1.34%	\$ (64)
SUMMIT	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 100,454,200	16,981	\$ 5,916	\$ 102,899,200	16,976	\$ 6,061	-2.38%	\$ (146)
2A (LAND & BLDG)	\$ 122,817,300	20,662	\$ 5,944	\$ 122,055,300	19,124	\$ 6,382	0.62%	\$ (438)
2B (RURAL VACANT LAND)	\$ 1,160,700	747	\$ 1,554	\$ 3,003,600	2,272	\$ 1,322	-61.36%	\$ 232
TOTAL 2A & 2B	\$ 123,978,000	21,409	\$ 5,791	\$ 125,058,900	21,396	\$ 5,845	-0.86%	\$ (54)
BERLIN	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 108,786,200	17,865	\$ 6,089	\$ 111,125,100	17,807	\$ 6,241	-2.10%	\$ (151)
2A (LAND & BLDG)	\$ 125,567,600	20,055	\$ 6,261	\$ 127,434,800	19,815	\$ 6,431	-1.47%	\$ (170)
2B (RURAL VACANT LAND)	\$ 2,344,000	1,338	\$ 1,752	\$ 2,699,900	1,605	\$ 1,682	-13.18%	\$ 70
TOTAL 2A & 2B	\$ 127,911,600	21,393	\$ 5,979	\$ 130,134,700	21,420	\$ 6,075	-1.71%	\$ (96)
AURORA	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 96,054,500	16,305	\$ 5,891	\$ 98,497,500	16,362	\$ 6,020	-2.48%	\$ (129)
2A (LAND & BLDG)	\$ 119,753,600	20,306	\$ 5,897	\$ 119,241,500	19,774	\$ 6,030	0.43%	\$ (133)
2B (RURAL VACANT LAND)	\$ 1,430,400	764	\$ 1,872	\$ 2,111,300	1,280	\$ 1,649	-32.25%	\$ 223
TOTAL 2A & 2B	\$ 121,184,000	21,070	\$ 5,751	\$ 121,352,800	21,054	\$ 5,764	-0.14%	\$ (12)
SOMERSET	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 108,381,600	17,571	\$ 6,168	\$ 110,725,500	17,454	\$ 6,344	-2.12%	\$ (176)
2A (LAND & BLDG)	\$ 131,084,100	19,990	\$ 6,557	\$ 132,438,200	19,947	\$ 6,640	-1.02%	\$ (82)
2B (RURAL VACANT LAND)	\$ 2,776,900	1,347	\$ 2,062	\$ 2,736,900	1,364	\$ 2,007	1.46%	\$ 55
TOTAL 2A & 2B	\$ 133,861,000	21,337	\$ 6,274	\$ 135,175,100	21,311	\$ 6,343	-0.97%	\$ (69)
LEMOND	2018			2017			VALUATION	
	VALUE	ACRES	PER ACRE VALUE	VALUE	ACRES	PER ACRE VALUE	% CHANGE	PER ACRE CHANGE
TILLABLE	\$ 104,432,600	18,001	\$ 5,801	\$ 107,175,600	18,029	\$ 5,945	-2.56%	\$ (143)
2A (LAND & BLDG)	\$ 128,847,700	20,914	\$ 6,161	\$ 129,919,600	20,836	\$ 6,235	-0.83%	\$ (75)
2B (RURAL VACANT LAND)	\$ 2,206,700	1,251	\$ 1,764	\$ 2,309,400	1,330	\$ 1,736	-4.45%	\$ 28
TOTAL 2A & 2B	\$ 131,054,400	22,165	\$ 5,913	\$ 132,229,000	22,166	\$ 5,965	-0.89%	\$ (53)
MANAGED FOREST	\$ 57,700	30	\$ 1,923					
TOTALS	\$ 131,112,100	22,195	\$ 5,907					

2018 ASSESSMENT (TOWNSHIP SALES RATIOS SUMMARY)

HAVANA					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 168,088,300	\$ 36,803,700	\$ 130,793,200	\$ 398,100	\$ 21,000
2017 EMV	\$ 165,947,400	\$ 33,015,800	\$ 132,458,000	\$ 392,000	\$ 20,400
DIFFERENCE	\$ 2,140,900	\$ 3,787,900	\$ (1,664,800)	\$ 6,100	\$ 600
PERCENTAGE CHANGE	1.29%	11.47%	-1.26%	1.56%	2.94%
NEW CONSTRUCTION AMOUNT		\$ 312,000		\$ -	\$ -
% CHANGE W/O NEW CONST	1.29%	10.53%	-1.26%	1.56%	2.94%

OWATONNA					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 147,674,300	\$ 43,492,800	\$ 92,537,700	\$ 11,521,600	
2017 EMV	\$ 143,667,100	\$ 38,672,800	\$ 92,514,100	\$ 12,389,200	\$ -
DIFFERENCE	\$ 4,007,200	\$ 4,820,000	\$ 23,600	\$ (867,600)	\$ -
PERCENTAGE CHANGE	2.79%	12.46%	0.03%	-7.00%	
NEW CONSTRUCTION AMOUNT	\$ 1,148,100	\$ 843,700	\$ 304,400		\$ -
% CHANGE W/O NEW CONST	1.99%	10.28%	-0.30%	-7.00%	

MERIDEN					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 184,102,100	\$ 32,003,600	\$ 150,594,400	\$ 1,504,100	
2017 EMV	\$ 184,415,600	\$ 30,212,900	\$ 152,743,300	\$ 1,459,400	\$ -
DIFFERENCE	\$ (313,500)	\$ 1,790,700	\$ (2,148,900)	\$ 44,700	\$ -
PERCENTAGE CHANGE	-0.17%	5.93%	-1.41%	3.06%	
NEW CONSTRUCTION AMOUNT	\$ 231,500	\$ 109,200	\$ 110,200	\$ 12,100	\$ -
% CHANGE W/O NEW CONST	-0.30%	5.57%	-1.48%	2.23%	

MERTON					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 164,190,400	\$ 21,416,600	\$ 142,773,800		
2017 EMV	\$ 165,534,800	\$ 19,919,800	\$ 145,615,000	\$ -	\$ -
DIFFERENCE	\$ (1,344,400)	\$ 1,496,800	\$ (2,841,200)	\$ -	\$ -
PERCENTAGE CHANGE	-0.81%	7.51%	-1.95%		
NEW CONSTRUCTION AMOUNT	\$ 325,800	\$ 325,800		\$ -	\$ -
% CHANGE W/O NEW CONST	-1.01%	5.88%	-1.95%		

MEDFORD					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 90,288,400	\$ 27,238,700	\$ 54,767,900	\$ 7,126,900	\$ 225,000
2017 EMV	\$ 88,217,100	\$ 25,544,300	\$ 55,969,400	\$ 5,633,500	\$ 224,000
DIFFERENCE	\$ 2,071,300	\$ 1,694,400	\$ (1,201,500)	\$ 1,493,400	\$ 1,000
PERCENTAGE CHANGE	2.35%	6.63%	-2.15%	26.51%	0.45%
NEW CONSTRUCTION AMOUNT	\$ 637,500	\$ 78,600		\$ 558,900	\$ -
% CHANGE W/O NEW CONST	1.63%	6.33%	-2.15%	16.59%	0.45%

2018 ASSESSMENT (TOWNSHIP SALES RATIOS SUMMARY)

CLINTON FALLS					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 92,586,400	\$ 32,014,100	\$ 54,710,600	\$ 5,861,700	\$ -
2017 EMV	\$ 87,472,200	\$ 29,943,300	\$ 52,125,600	\$ 5,403,300	\$ -
DIFFERENCE	\$ 5,114,200	\$ 2,070,800	\$ 2,585,000	\$ 458,400	\$ -
PERCENTAGE CHANGE	5.85%	6.92%	4.96%	8.48%	
NEW CONSTRUCTION AMOUNT	\$ 3,105,000	\$ 128,800	\$ 2,976,200	\$ -	\$ -
% CHANGE W/O NEW CONST	2.30%	6.49%	-0.75%	8.48%	

DEERFIELD					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 171,053,000	\$ 30,900,300	\$ 139,896,900	\$ 255,800	\$ -
2017 EMV	\$ 170,619,400	\$ 28,733,600	\$ 141,644,000	\$ 241,800	\$ -
DIFFERENCE	\$ 433,600	\$ 2,166,700	\$ (1,747,100)	\$ 14,000	\$ -
PERCENTAGE CHANGE	0.25%	7.54%	-1.23%	5.79%	
NEW CONSTRUCTION AMOUNT	\$ 460,000	\$ 427,000	\$ 33,000	\$ -	\$ -
% CHANGE W/O NEW CONST	-0.02%	6.05%	-1.26%	5.79%	

AURORA					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 150,278,100	\$ 28,221,200	\$ 121,184,000	\$ 872,900	\$ -
2017 EMV	\$ 147,821,300	\$ 25,574,800	\$ 121,352,800	\$ 893,300	\$ -
DIFFERENCE	\$ 2,456,800	\$ 2,646,400	\$ (168,800)	\$ (20,400)	\$ -
PERCENTAGE CHANGE	1.66%	10.35%	-0.14%	-2.28%	
NEW CONSTRUCTION AMOUNT	\$ 249,100	\$ 235,900	\$ 13,200	\$ -	\$ -
% CHANGE W/O NEW CONST	1.49%	9.43%	-0.15%	-2.28%	

SOMERSET					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 190,899,500	\$ 45,378,200	\$ 133,861,000	\$ 11,660,300	\$ -
2017 EMV	\$ 190,236,000	\$ 43,684,000	\$ 135,175,100	\$ 11,376,900	\$ -
DIFFERENCE	\$ 663,500	\$ 1,694,200	\$ (1,314,100)	\$ 283,400	\$ -
PERCENTAGE CHANGE	0.35%	3.88%	-0.97%	2.49%	
NEW CONSTRUCTION AMOUNT	\$ 393,900	\$ 282,900		\$ 111,000	\$ -
% CHANGE W/O NEW CONST	0.14%	3.23%	-0.97%	1.52%	

LEMOND					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 157,693,100	\$ 25,497,100	\$ 131,112,100	\$ 1,083,900	\$ -
2017 EMV	\$ 156,661,600	\$ 23,305,500	\$ 132,286,700	\$ 1,069,300	\$ -
DIFFERENCE	\$ 1,031,500	\$ 2,191,600	\$ (1,174,600)	\$ 14,600	\$ -
PERCENTAGE CHANGE	0.66%	9.40%	-0.89%	1.37%	
NEW CONSTRUCTION AMOUNT	\$ 817,400	\$ 446,300	\$ 371,100	\$ -	\$ -
% CHANGE W/O NEW CONST	0.14%	7.49%	-1.17%	1.37%	

BLOOMING PRAIRIE					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 137,925,500	\$ 19,686,500	\$ 117,205,800	\$ 1,033,200	\$ -
2017 EMV	\$ 138,042,300	\$ 18,378,200	\$ 118,798,900	\$ 865,200	
DIFFERENCE	\$ (116,800)	\$ 1,308,300	\$ (1,593,100)	\$ 168,000	\$ -
PERCENTAGE CHANGE	-0.08%	7.12%	-1.34%	19.42%	
NEW CONSTRUCTION AMOUNT	\$ 378,100	\$ 159,300	\$ 178,800	\$ 40,000	\$ -
% CHANGE W/O NEW CONST	-0.36%	6.25%	-1.49%	14.79%	

SUMMIT					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 144,191,600	\$ 18,798,300	\$ 123,978,000	\$ 1,312,600	\$ -
2017 EMV	\$ 143,549,700	\$ 17,274,700	\$ 125,058,900	\$ 1,216,000	
DIFFERENCE	\$ 641,900	\$ 1,523,600	\$ (1,080,900)	\$ 96,600	\$ -
PERCENTAGE CHANGE	0.45%	8.82%	-0.86%	7.94%	
NEW CONSTRUCTION AMOUNT	\$ 792,000	\$ 513,000	\$ 271,000	\$ 8,000	\$ -
% CHANGE W/O NEW CONST	-0.10%	5.85%	-1.08%	7.29%	

BERLIN					
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 177,341,800	\$ 32,186,900	\$ 127,911,600	\$ 617,800	\$ 16,625,500
2017 EMV	\$ 175,536,600	\$ 29,787,800	\$ 130,134,700	\$ 586,500	\$ 15,027,600
DIFFERENCE	\$ 1,805,200	\$ 2,399,100	\$ (2,223,100)	\$ 31,300	\$ 1,597,900
PERCENTAGE CHANGE	1.03%	8.05%	-1.71%	5.34%	10.63%
NEW CONSTRUCTION AMOUNT	\$ 485,700	\$ 267,200	\$ 30,900	\$ -	\$ 187,600
% CHANGE W/O NEW CONST	0.75%	7.16%	-1.73%	5.34%	9.38%

TOTAL CHANGE SOUTH	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$ 958,329,600	\$ 169,768,200	\$ 755,252,500	\$ 16,580,700	\$ 16,625,500
2017 EMV	\$ 951,847,500	\$ 158,005,000	\$ 762,807,100	\$ 16,007,200	\$ 15,027,600
NEW CONSTRUCTION	\$ 3,116,200	\$ 1,904,600	\$ 865,000	\$ 159,000	\$ 187,600
	0.68%	7.44%	-0.99%	3.58%	10.63%

TOTAL CHANGE NORTH	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$1,017,982,900	\$ 223,869,800	\$ 766,074,500	\$ 26,668,200	\$ 246,000
2017 EMV	\$1,005,873,600	\$ 206,042,500	\$ 773,069,400	\$ 25,519,200	\$ 224,000
NEW CONSTRUCTION	\$ 5,907,900	\$ 2,225,100	\$ 3,423,800	\$ 571,000	\$ -
	1.20%	8.65%	-0.90%	4.50%	9.82%

TOTAL CHANGE ALL TOWNSHIPS	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2018 EMV	\$1,976,312,500	\$ 393,638,000	\$ 1,521,327,000	\$ 43,248,900	\$ 16,871,500
2017 EMV	\$1,957,721,100	\$ 364,047,500	\$ 1,535,876,500	\$ 41,526,400	\$ 15,251,600
NEW CONSTRUCTION	\$ 9,024,100	\$ 4,129,700	\$ 4,288,800	\$ 730,000	\$ 187,600
	0.95%	8.13%	-0.95%	4.15%	10.62%

2018 AG LAND VALUES / ACRE

2A PRODUCTIVE SOILS (AG)			PER ACRE
Symbol	Soil Map Name	TABLE RATE	VALUES
100 CER	Tillable 100	100	\$ 8,100
98 CER	Tillable 98	98	\$ 7,938
96 CER	Tillable 96	96	\$ 7,776
94 CER	Tillable 94	94	\$ 7,614
92 CER	Tillable 92	93	\$ 7,533
90 CER	Tillable 90	90	\$ 7,290
88 CER	Tillable 88	88	\$ 7,128
86 CER	Tillable 86	86	\$ 6,966
84 CER	Tillable 84	84	\$ 6,804
82 CER	Tillable 82	82	\$ 6,642
80 CER	Tillable 80	80	\$ 6,480
78 CER	Tillable 78	78	\$ 6,318
76 CER	Tillable 76	76	\$ 6,156
75 CER	Tillable 75 (Co Ave)	75	\$ 6,075
74 CER	Tillable 74	74	\$ 5,994
72 CER	Tillable 72	72	\$ 5,832
70 CER	Tillable 70	70	\$ 5,670
68 CER	Tillable 68	68	\$ 5,508
66 CER	Tillable 66	66	\$ 5,346
64 CER	Tillable 64	64	\$ 5,184
62 CER	Tillable 62	62	\$ 5,022
60 CER	Tillable 60	60	\$ 4,860
58 CER	Tillable 58	58	\$ 4,698
56 CER	Tillable 56	56	\$ 4,536
54 CER	Tillable 54	54	\$ 4,374
52 CER	Tillable 52	52	\$ 4,212
50 CER	Tillable 50	50	\$ 4,050
<50 CER	Tillable <50	49.000	\$ 3,969
WOODS	WOODS	24.691	\$ 2,000
WASTE	WASTE	12.346	\$ 1,000
DITCH	DITCH	0	\$ -
ROADS	ROADS	0	\$ -
SITE w/o House)	OUTBLDG SITE	246.9136	\$ 20,000
OB SITE EXCESS	OUTBLDG SITE EXCESS	92.5926	\$ 7,500
CONF SITE	CONFINEMENT SITE	617.2840	\$ 50,000
CONF EXCESS	CONFINE SITE EXCESS	123.4568	\$ 10,000
WETLAND	WETLAND	12.3457	\$ 1,000
PONDS	PONDS/MM	12.3457	\$ 1,000
CONS ESMT	CONS EASEMENT	16.0494	\$ 1,300
PASTURE(G)	50+ CER PASTURE	49.3827	\$ 4,000
PASTURE(A)	CER'S 40'S PASTURE	37.0370	\$ 3,000
PASTURE(F)	CER'S 30'S PASTURE	24.6914	\$ 2,000
RECLND-SUB	REC LAND SUBSTANDARD	16.0494	\$ 1,300
RECLND-STD	REC LAND STANDARD	30.8642	\$ 2,500

2B NON PRODUCTIVE SOILS (RVL)			PER ACRE
Symbol	Soil Map Name	TABLE RATE	VALUES
2B GRASS G	2B 50+ CER PRAIRIE	49.3827	\$ 4,000
2B GRASS A	2B CER 40'S PRAIRIE	37.0370	\$ 3,000
2B GRASS F	2B CER 30'S PRAIRIE	24.6914	\$ 2,000
2B WOODS	2B WOODS	37.0370	\$ 3,000
2B WASTE	2B WASTE	12.3457	\$ 1,000
2B DITCH	2B DITCH	0.0000	\$ -
2B ROAD	2B ROAD	0.0000	\$ -
2B WETLND	2B WETLANDS	12.3457	\$ 1,000
2B PONDS	2B PONDS/MM	12.3457	\$ 1,000
RECLND-SUB	REC LAND SUBSTANDARD	16.0494	\$ 1,300
RECLND-STD	REC LAND STANDARD	30.8642	\$ 2,500

CER MULTIPLIER HISTORY

2018	\$81.00	-2.40%
2017 WAS	\$83.00	-7.77%
2016 WAS	\$90.00	-2.22%
2015 WAS	\$92.00	-9.29%
2014 WAS	\$99.00	17.86%
2013 WAS	\$84.00	31.25%
2012 WAS	\$64.00	20.75%
2011 WAS	\$53.00	6%
2010 WAS	\$50.00	0%

SALES RATIO STUDY SUMMARY

10/2016 TO 9/2017	GOING IN MEDIAN RATIO USING 2017 VALUES	
# sales	96.24%	NO TIME ADJ.
13	96.24%	W TIME ADJ.
	AFTER LOCAL EFFORT MEDIAN RATIO USING 2018 VALUES	
	94.56%	NO TIME ADJ.
	94.56%	W TIME ADJ.
10/2017 TO 9/2018	AFTER STUDY LAND SALES USING 2018 VALUES MEDIAN RATIO	RANGE
8 SALES	93.99%	85.3% TO 102.0%
	CER BASE VALUE	
	81	

2018 ASSESSMENT

TOWNSHIP RESIDENTIAL SALES RATIOS SUMMARY

TIME ADJUSTMENTS (ANNUAL)

NORTH	+15.5830%
SOUTH	+6.8138%

SALES RATIO STUDY

(10/1/2016 TO 9/30/2017)

2017 ASSESSMENT

2018 ASSESSMENT

VALUATION INCREASE

W/O NC

ALL TOWNSHIPS	33 SALES	84.09%	8.135%	92.25%
<u>NORTH TOWNSHIPS</u>	16 SALES	80.36%	8.65%	88.67%
HAVANA	2 SALES	76.69%	10.53%	83.86%
OWATONNA	5 SALES	64.23%	10.28%	91.35%
MERIDEN	2 SALES	81.69%	5.57%	84.32%
MERTON	2 SALES	77.89%	5.88%	88.71%
MEDFORD	NONE		6.33%	
CLINTON FALLS	1 SALE	88.49%	6.49%	95.74%
DEERFIELD	4 SALES	86.81%	6.05%	91.48%
<u>SOUTH TOWNSHIPS</u>	17 SALES	86.31%	7.44%	95.01%
BLOOMING PRAIRIE	1 SALE	86.07%	6.25%	95.37%
SUMMIT	2 SALES	88.23%	5.85%	92.06%
<u>BERLIN</u>	<u>7 SALES</u>	<u>84.48%</u>		<u>95.01%</u>
BEAVER LAKE	3		7.16%	96.50%
NON- LAKE	4		9.38%	93.63%
AURORA	1 SALE	86.31%	9.43%	96.95%
<u>SOMERSET</u>	<u>6 SALES</u>	<u>85.82%</u>	<u>3.23%</u>	<u>95.73%</u>
LEMOND	NONE		7.49%	

	CITY OF OWATONNA	Spring 2018	Fall 2017	% INC/DEC
10	Land	405,866,300	357,628,000	13.48
20	Building	1,501,030,200	1,448,050,800	2.04
30	** Total EMV	1,906,896,500	1,805,678,800	5.6
50	2a-Bldgs(Excl H/G	5,724,400	5,525,700	2.4
55	2a-Site(Excl 1AC)	925,800	925,800	
60	2a-Tillable Land	7,689,500	7,270,400	5.76
65	2a-Past/Mead Land	89,500	82,300	8.74
73	2a-Other Prod Lan	72,100	26,400	173.1
75	2a-Total 2a Ag	14,501,300	13,830,600	4.37
78	# Acr 2a Site	46	46	
80	# Acr 2a Till Lan	601	607	-0.98
82	# Acr 2a Past/Mea	21	21	
85	# Acr 2a Oth Prod	23	22	4.54
86	Total # 2a Acres	691	696	-0.71
95	2b-Woods/Timber L	153,000	153,000	
100	2b-Waste Land	500	500	
110	2b-Total 2b Rural	153,500	153,500	
120	Total # 2b Acres	27	27	
160	***Total Ag/Rural	14,654,800	13,984,100	4.32
190	***Total Resid	1,387,681,600	1,319,444,500	4.18
230	Apartments	105,605,300	96,617,900	9.3
235	Man Home Pk	3,625,800	3,605,700	0.55
240	Commercial	255,817,000	240,203,000	5.93
250	Industrial	139,447,200	131,760,500	3.04
265	Bed & Breakfast	64,800	63,100	2.69
280	***Tot N-Ag Mkt	1,892,241,700	1,791,694,700	4.31
291	2a-Tillable GA	240,900	240,900	
299	Total GA Land Def	240,900	240,900	
301	# Acr 2a-Tillable	25	25	
309	# Acr Total GA La	25	25	
311	2a-Tillable GA	140,500	144,000	-2.43
319	Total GA Land -A	140,500	144,000	-2.43
377	Class 2a Ag Homes	666,000	653,800	1.86
379	Total Ag Homestea	666,000	653,800	1.86
400	Residential Land	262,363,200	231,587,600	13.28
410	Residential Bldg	1,125,318,400	1,087,856,900	2.24
415	Apartment Land	16,606,300	13,858,800	19.82
418	Apartment Bldg	88,999,000	82,759,100	1.18
420	Commercial Land	88,257,300	77,630,400	13.68
430	Commercial Bldg	167,559,700	162,572,600	2.22
440	Industrial Land	27,067,400	23,469,900	15.32
450	Industial Bldg	112,379,800	108,290,600	0.38
455	Bed & Brkfst Land	10,300	7,900	30.37

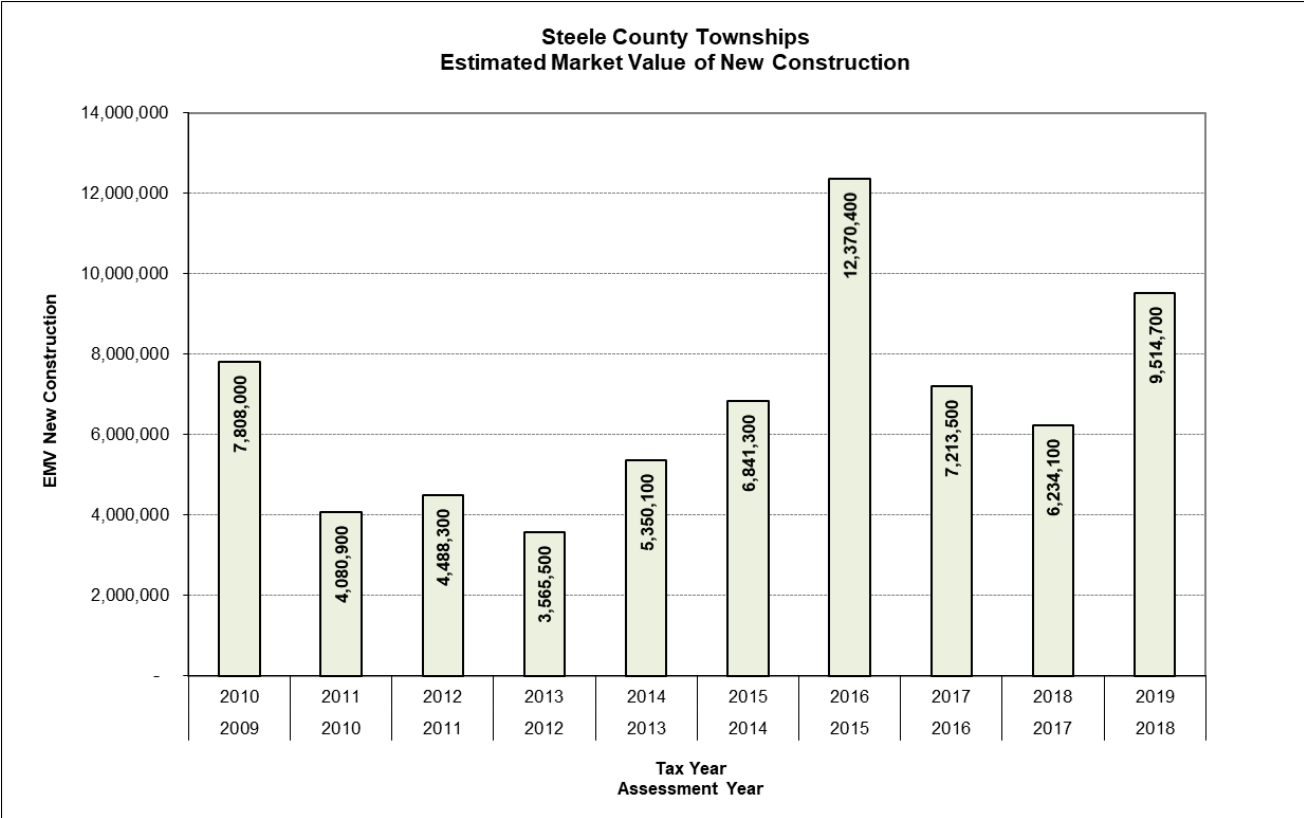
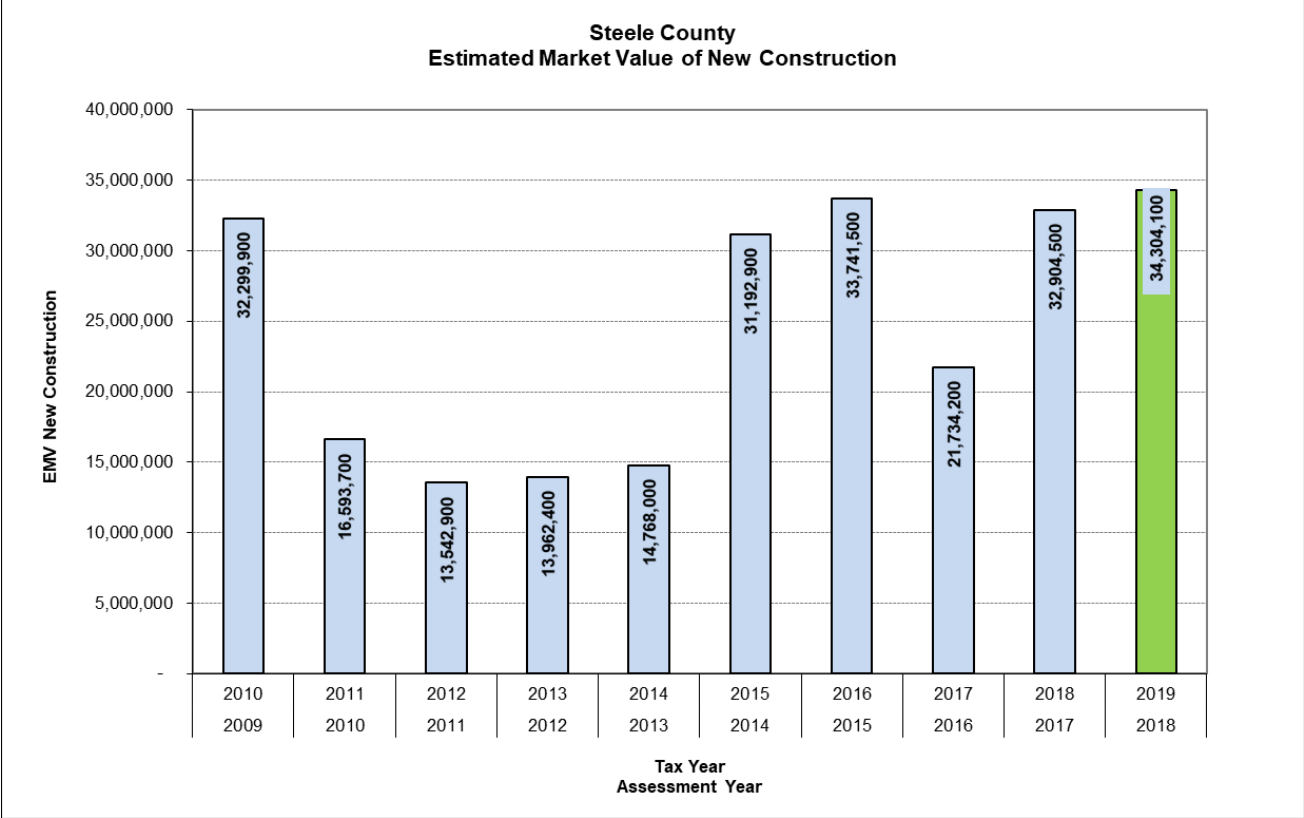
456	Bed & Brkfst Bldg	54,500	55,200	-1.26
458	Other Land	2,631,400	2,615,000	0.62
459	Other Bldg	994,400	990,700	0.37
460	Total New Const	23,387,700	24,237,300	-3.5
470	2a Ag	66,000		
500	Resid Hstd	9,337,400	7,494,750	24.58
510	Resid N-Hstd	3,687,800	1,458,650	152.82
520	Apartments	5,261,300	2,164,700	143.04
550	Commercial	1,362,200	1,076,200	26.57
560	Industrial	3,673,000	12,043,000	-69.5

- 17-637-0101 SMMPA OWATONNA ENERGY STATION
- 17-529-0101 LIFETIME FITNESS/CYBEX 28
- 17-583-0102 PARK PLAZA APARTMENTS
- 17-593-0101 BIRCHWOOD COTTAGES
- 17-008-4201 PRO PET TIF #27
- 17-641-0101 MOHS OFFICE MINI STORAGE
- 17-633-0101 VIRACON TIF #22
- 17-100-0512 FEDERATED CBD OFFICE
- 17-100-0906 ARROW ACE HARDWARE TIF 9-1
- 17-403-0000 WINDOW CLEANING
- 17-187-0106 SOUTH POINTE TIF 8-1
- 17-221-0201 DAIKIN APPLIED AMERICAS INC #25
- 17-630-0101 CAMP PILLSBURY
- 17-005-3400 PUBLIC WORKS FACILITY
- 17-534-0105 MAPLE CREEK RETAIL
- 17-301-0101 PERKINS

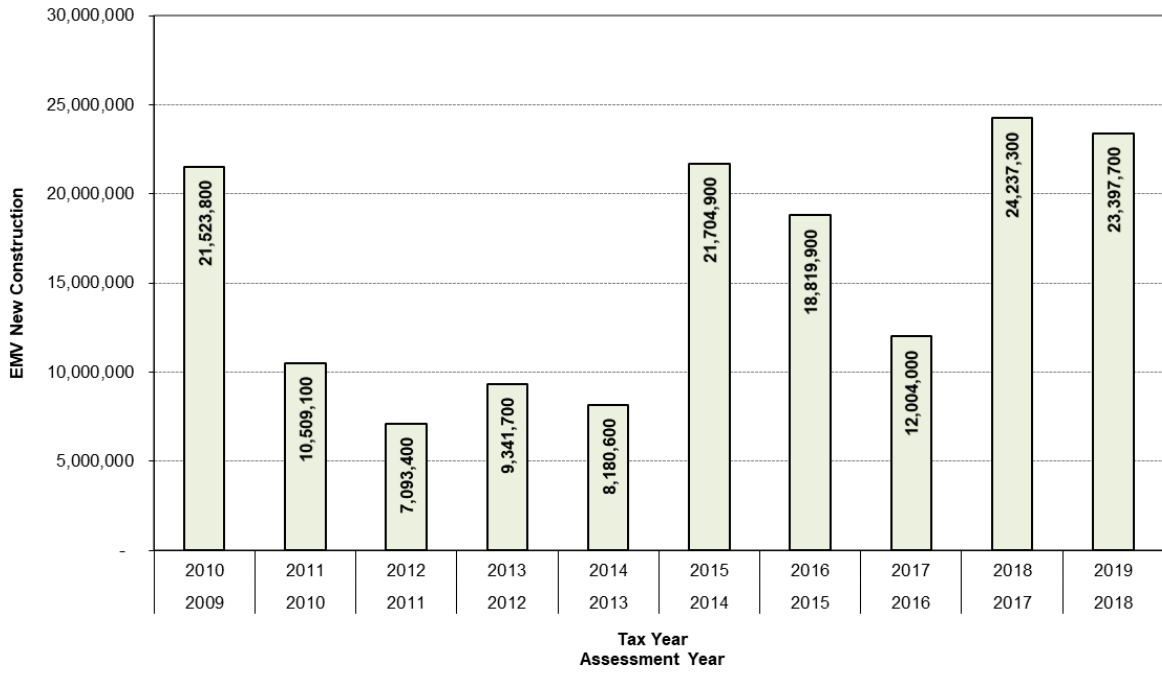
CITY OF MEDFORD		Spring 2018	Fall 2017	% INC/DEC
10	Land	22,038,500	18,812,400	17.14
20	Building	79,069,700	71,929,900	9.18
30	** Total EMV	101,108,200	90,742,300	11.42
60	2a-Tillable Land	504,300	330,300	52.67
65	2a-Past/Mead Land	9,400	7,900	18.98
73	2a-Other Prod Lan	5,600	5,600	
75	2a-Total 2a Ag	519,300	343,800	51.04
80	# Acr 2a Till Lan	79	67	17.91
82	# Acr 2a Past/Mea	3	3	
85	# Acr 2a Oth Prod	5	5	
86	Total # 2a Acres	87	75	16
95	2b-Woods/Timber L	365,900	365,900	
100	2b-Waste Land	2,000		
110	2b-Total 2b Rural	367,900	365,900	0.54
114	# Acr 2b Woods/Ti	61	61	
116	# Acr 2b Waste La	2		
120	Total # 2b Acres	63	61	3.27
160	***Total Ag/Rural	887,200	709,700	25.01
190	***Total Resid	80,491,800	70,007,800	14.21
230	Apartments	2,883,800	2,759,800	4.49
240	Commercial	16,620,900	17,050,700	-2.52
250	Industrial	224,500	214,300	4.75
280	***Tot N-Ag Mkt	100,221,000	90,032,600	10.72
377	Class 2a Ag Homes	3,400	3,500	-2.85
379	Total Ag Homestea	3,400	3,500	-2.85
400	Residential Land	13,901,900	11,036,900	25.95
410	Residential Bldg	66,589,900	58,970,900	12.01
415	Apartment Land	331,400	331,400	
418	Apartment Bldg	2,552,400	2,428,400	5.1
420	Commercial Land	6,827,000	6,643,400	2.76
430	Commercial Bldg	9,793,900	10,407,300	-5.89
440	Industrial Land	91,000	91,000	
450	Industial Bldg	133,500	123,300	8.27
460	Total New Const	533,200	1,222,200	-56.37
500	Resid Hstd	527,650	379,400	39.07
510	Resid N-Hstd	5,550	299,800	-98.14
550	Commercial		543,000	

CITY OF BLOOMING PRAIRIE		Spring 2018	Fall 2017	% INC/DEC
10	Land	22,124,800	20,819,600	6.26
20	Building	88,255,900	82,340,800	6.45
30	** Total EMV	110,380,700	103,160,400	6.99
35	2a-House & Garage	31,400	30,600	2.61
40	2a-1st Acre	55,200	48,000	15
45	2a-Hse/Gar & 1AC	86,600	78,600	10.17
50	2a-Bldgs(Excl H/G	2,728,200	2,674,300	2.01
55	2a-Site(Excl 1AC)	566,400	565,600	0.14
60	2a-Tillable Land	1,630,400	1,590,700	2.49
65	2a-Past/Mead Land	2,900	2,300	26.08
73	2a-Other Prod Lan	800	800	
75	2a-Total 2a Ag	5,015,300	4,912,300	2.09
76	# Acr 2a HGA-1AC	1	1	
78	# Acr 2a Site	13	13	
80	# Acr 2a Till Lan	211	207	1.93
82	# Acr 2a Past/Mea	1	1	
85	# Acr 2a Oth Prod	15	14	7.14
86	Total # 2a Acres	241	236	2.11
160	***Total Ag/Rural	5,015,300	4,912,300	2.09
190	***Total Resid	85,762,900	80,136,300	6.31
230	Apartments	3,234,300	2,982,600	8.43
240	Commercial	9,731,500	9,142,700	6.44
250	Industrial	6,636,700	5,986,500	10.24
280	***Tot N-Ag Mkt	105,365,400	98,248,100	6.63
377	Class 2a Ag Homes	1,727,900	1,731,800	-0.22
379	Total Ag Homestea	1,727,900	1,731,800	-0.22
400	Residential Land	14,838,900	13,902,200	6.73
410	Residential Bldg	70,924,000	66,234,100	6.22
415	Apartment Land	473,700	488,200	-2.97
418	Apartment Bldg	2,760,600	2,494,400	10.67
420	Commercial Land	3,240,100	3,162,700	2.44
430	Commercial Bldg	6,491,400	5,980,000	8.55
440	Industrial Land	1,316,400	1,059,100	24.29
450	Industrial Bldg	5,320,300	4,927,400	7.22
460	Total New Const	603,400	1,041,600	-42.06
	Total Residential	566,400	460,600	
550	Commercial		523,000	
560	Industrial	37,000	58,000	-36.2

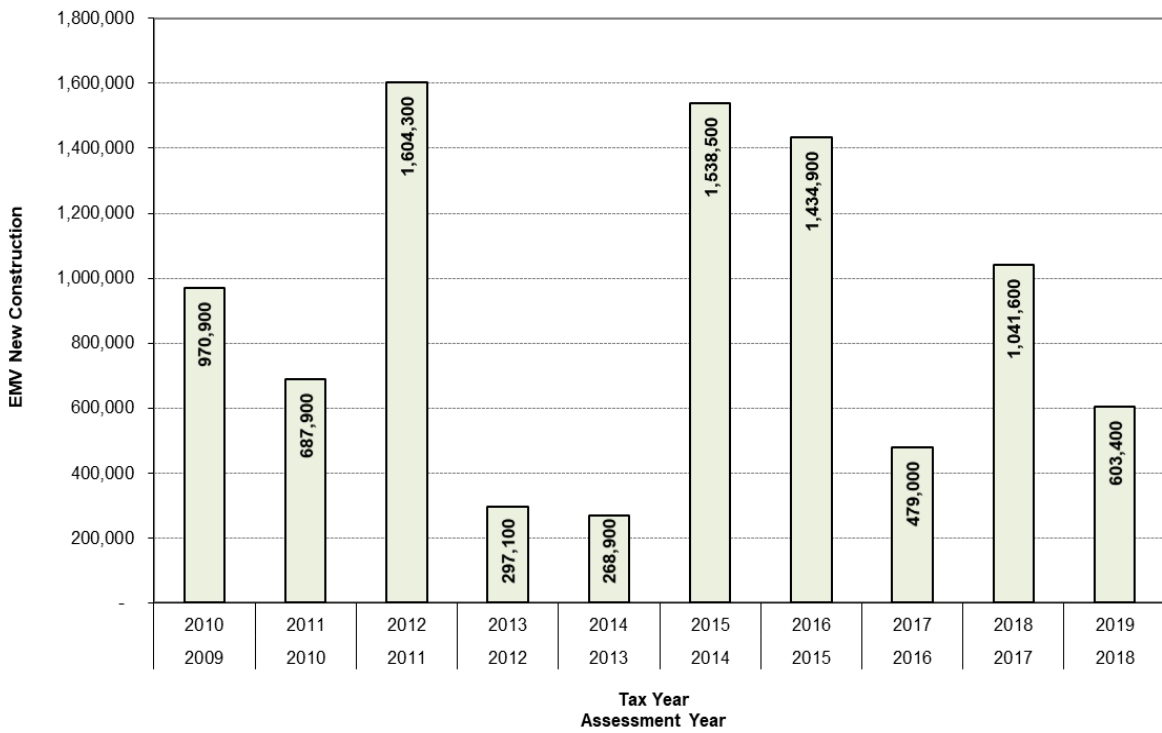
CITY OF ELLENDALE		Spring 2018	Fall 2017	% INC/DEC
10	Land	6,906,000	6,573,400	5.06%
20	Building	31,074,300	28,826,200	7.80%
30	** Total EMV	37,980,300	35,399,600	7.29%
35	2a-House & Garage	109,800	96,100	14.26%
40	2a-1st Acre	12,200	11,700	4.27%
45	2a-Hse/Gar & 1AC	122,000	107,800	13.17%
50	2a-Bldgs(Excl H/G	8,100	7,900	2.53%
55	2a-Site(Excl 1AC)	36,500	39,500	-7.59%
60	2a-Tillable Land	1,177,100	1,154,800	1.93%
65	2a-Past/Mead Land	41,100	37,200	10.48%
70	2a-Cons Program L	56,400		
73	2a-Other Prod Lan	17,600	18,600	-5.37
75	2a-Total 2a Ag	1,458,800	1,365,800	6.8
78	# Acr 2a Site	6	6	
80	# Acr 2a Till Lan	169	164	3.04
82	# Acr 2a Past/Mea	4	4	
84	# Acr 2a Cons Pro	43		
85	# Acr 2a Oth Prod	19	19	
86	Total # 2a Acres	241	193	24.87
105	2b-Non-Prod Other		46,400	
110	2b-Total 2b Rural		46,400	
118	# Acr 2b Non-Prod		37	
120	Total # 2b Acres		37	
160	***Total Ag/Rural	1,458,800	1,412,200	3.29
190	***Total Resid	30,236,600	27,931,000	7.34
230	Apartments	2,429,300	2,348,700	3.43
240	Commercial	2,296,100	2,336,100	-1.71
250	Industrial	1,559,500	1,371,600	13.69
280	***Tot N-Ag Mkt	36,521,500	33,987,400	6.7
377	Class 2a Ag Homes	1,088,000	1,004,800	8.28
378	Class 2b Ag Homes		46,400	
379	Total Ag Homestea	1,088,000	1,051,200	3.5
400	Residential Land	4,062,000	3,932,200	3.3
410	Residential Bldg	26,174,600	23,998,800	8
415	Apartment Land	230,500	230,500	
418	Apartment Bldg	2,198,800	2,118,200	3.8
420	Commercial Land	968,600	869,900	11.34
430	Commercial Bldg	1,327,500	1,466,200	-9.45
440	Industrial Land	304,000	232,600	30.69
450	Industial Bldg	1,255,500	1,139,000	10.22
460	Total New Const	255,100	169,300	50.67
500	Residential	255,100	164,300	0.00%
550	Commercial		5,000	



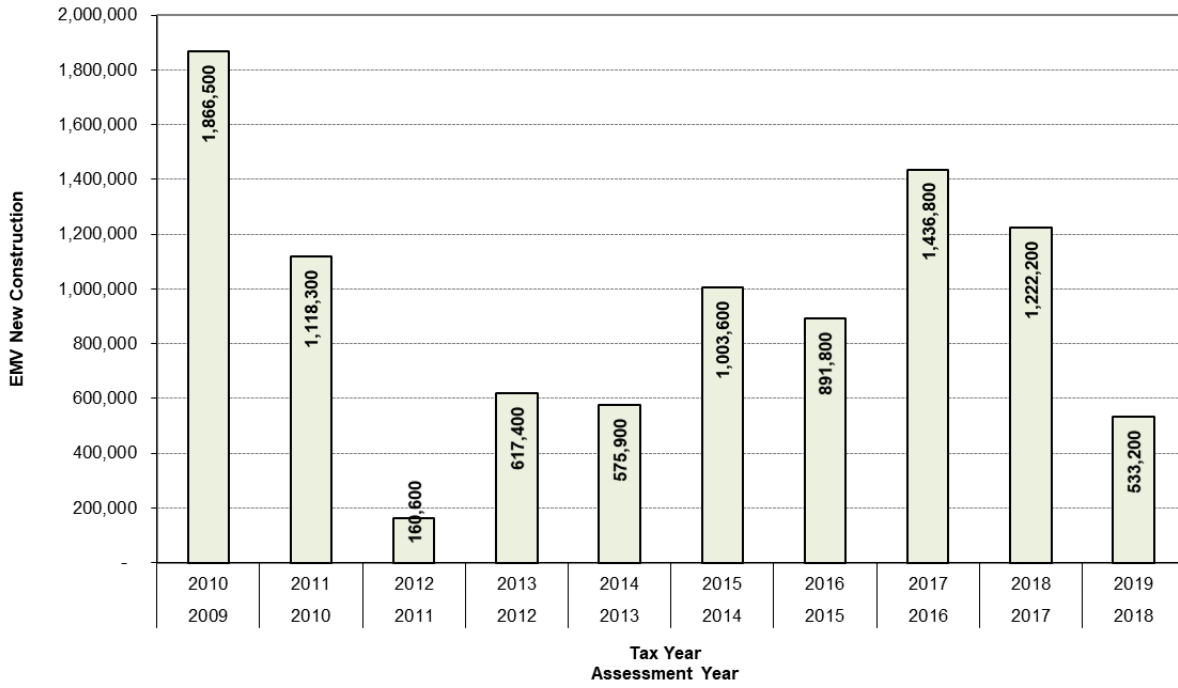
**City of Owatonna
Estimated Market Value of New Construction**



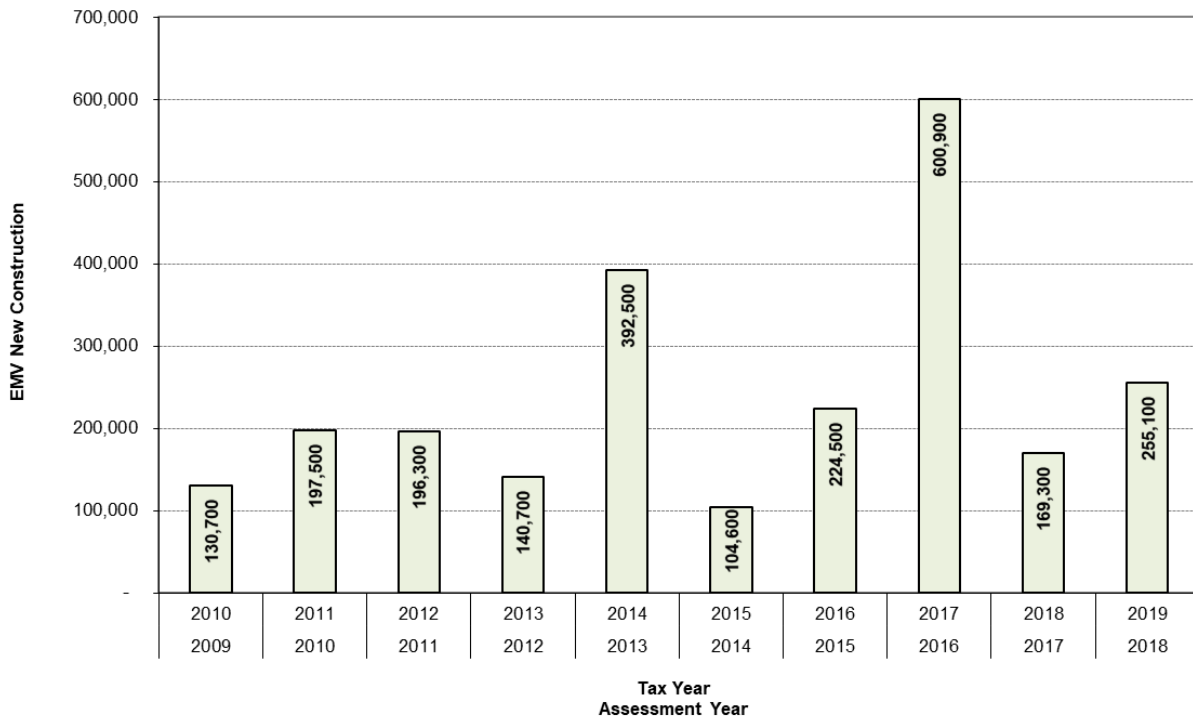
**City of Blooming Prairie
Estimated Market Value of New Construction**



**City of Medford
Estimated Market Value of New Construction**



**City of Ellendale
Estimated Market Value of New Construction**



STEELE COUNTY

HISTORY OF AVERAGE TILLABLE ACRE VALUATION

TILLABLE PER ACRE VALUATION						
ASSESSMENT			CO AVE			MAX
YEAR	CER MULTIPLIER	CER=65	CER = 75	CER =85		CER=100
2018	\$ 81.00	\$ 5,265	\$ 6,075	\$ 6,885		\$ 8,100
2017	\$ 83.00	\$ 5,395	\$ 6,225	\$ 7,055		\$ 8,300
2016	\$ 90.00	\$ 5,850	\$ 6,750	\$ 7,650		\$ 9,000
2015	\$ 92.00	\$ 5,980	\$ 6,900	\$ 7,820		\$ 9,200
2014	\$ 99.00	\$ 6,435	\$ 7,425	\$ 8,415		\$ 9,900
2013	\$ 84.00	\$ 5,460	\$ 6,300	\$ 7,140		\$ 8,400
2012	\$ 64.00	\$ 4,160	\$ 4,800	\$ 5,440		\$ 6,400
2011	\$ 53.00	\$ 3,445	\$ 3,975	\$ 4,505		\$ 5,300
2010	\$ 50.00	\$ 3,250	\$ 3,750	\$ 4,250		\$ 5,000
2009	\$ 50.00	\$ 3,250	\$ 3,750	\$ 4,250		\$ 5,000
2008	\$ 45.50	\$ 2,958	\$ 3,413	\$ 3,868		\$ 4,550
2007	\$ 41.50	\$ 2,698	\$ 3,113	\$ 3,528		\$ 4,150
2006	\$ 37.50	\$ 2,438	\$ 2,813	\$ 3,188		\$ 3,750
2005	\$ 33.00	\$ 2,145	\$ 2,475	\$ 2,805		\$ 3,300
2004	\$ 28.00	\$ 1,820	\$ 2,100	\$ 2,380		\$ 2,800
2003	\$ 25.50	\$ 1,658	\$ 1,913	\$ 2,168		\$ 2,550
2002	\$ 24.00	\$ 1,560	\$ 1,800	\$ 2,040		\$ 2,400
2001	\$ 22.00	\$ 1,430	\$ 1,650	\$ 1,870		\$ 2,200
2000	\$ 21.50	\$ 1,398	\$ 1,613	\$ 1,828		\$ 2,150
1999	\$ 20.50	\$ 1,333	\$ 1,538	\$ 1,743		\$ 2,050
1998	\$ 20.50	\$ 1,333	\$ 1,538	\$ 1,743		\$ 2,050
1997	\$ 17.50	\$ 1,138	\$ 1,313	\$ 1,488		\$ 1,750
1996	\$ 15.50	\$ 1,008	\$ 1,163	\$ 1,318		\$ 1,550
1995	\$ 15.50	\$ 1,008	\$ 1,163	\$ 1,318		\$ 1,550
1994	\$ 15.50	\$ 1,008	\$ 1,163	\$ 1,318		\$ 1,550
1993	\$ 14.50	\$ 943	\$ 1,088	\$ 1,233		\$ 1,450
1992	\$ 13.63	\$ 886	\$ 1,022	\$ 1,159		\$ 1,363
1991	\$ 11.50	\$ 748	\$ 863	\$ 978		\$ 1,150
1990	\$ 11.00	\$ 715	\$ 825	\$ 935		\$ 1,100
1989	\$ 9.00	\$ 585	\$ 675	\$ 765		\$ 900
1988	\$ 9.00	\$ 585	\$ 675	\$ 765		\$ 900
1987	\$ 9.00	\$ 585	\$ 675	\$ 765		\$ 900
1986	\$ 12.00	\$ 780	\$ 900	\$ 1,020		\$ 1,200
1985	\$ 19.00	\$ 1,235	\$ 1,425	\$ 1,615		\$ 1,900
1984	\$ 20.50	\$ 1,333	\$ 1,538	\$ 1,743		\$ 2,050
1983	\$ 22.50	\$ 1,463	\$ 1,688	\$ 1,913		\$ 2,250
1982	\$ 22.50	\$ 1,463	\$ 1,688	\$ 1,913		\$ 2,250

AG HOMESTEAD
CERTIFIED FIRST TIER VALUATION LIMIT AMOUNT
 Class Rate is .5%

ASSESSMENT YEAR	PAYABLE YEAR	VALUATION LIMIT
2018	2019	\$ 1,900,000
2017	2018	\$ 1,940,000
2016	2017	\$ 2,050,000
2015	2016	\$ 2,140,000
2014	2015	\$ 1,900,000
2013	2014	\$ 1,500,000
2012	2013	\$ 1,290,000
2011	2012	\$ 1,240,000
2010	2011	\$ 1,140,000
2009	2010	\$ 1,010,000
2008	2009	\$ 890,000
2007	2008	\$ 790,000
2006	2007	\$ 690,000

Exclusive of the House, garage and one acre of land @1%
 Beginning with assessment year 2011, the limit is the product of
 (i) the first tier limit for the preceding assessment year, and (ii)
 the ratio of the statewide average taxable market value of
 agricultural property per acre of deeded farm land in the
 preceding assessment year to the statewide average taxable
 market value of agricultural property per acre of deeded farm
 land for the second preceding assessment year. The limit shall be
 rounded to the nearest \$10,000.

Tax Capacity and Class Rates

Taxable Market Value X Class Rate = **Tax Capacity**

Payable 2019

53 classifications condensed

Class Rates	EMV	
Residential	\$500,000	1.00%
	Over \$500,000	1.25%
Apartments	No tier	1.25%
Commercial/	\$150,000	1.50%
Industrial	Over \$500,000	2.00%
Agricultural:		
House, Garage, One Acre:		
Ag Homestead	First \$500,000	1.00%
	Over \$500,000	1.25%
Remainder of Farm:		
	First \$1,900,000	0.50%
	Over \$1,900,000	1.00%
Nonhomestead:	All Value	1.00%

2017 ASSESSMENT (AG SALES LISTING)

Sales Period: Oct. 1, 2015 - Sept 30, 2016

Sale Amt	Sale Date	Buyer	Seller	Deeded	Road	Tillable	Parcels	Ave CER	%	Deeded
				Acres	Acres	Acres		(tillable)	Tillable	\$ / Acre
34.5 ACRES+ LAND ONLY										
						*Some sales are multiple parcels				
\$ 149,000	3/18/2016	KURCERA, J	YOUNG ESTATE	47.55	0.46	8.22	11-002-4100	76	17.3%	\$ 3,134
\$ 266,000	10/28/2015	MEYER, D	FESTAL FARMS	59.31	2.37	56.94	06-012-3100	<50	96.0%	\$ 4,485
\$ 325,000	10/28/2015	MEYER FAST, M	FESTAL FARMS	72.41	2.84	68.32	06-013-4100	<50	94.4%	\$ 4,488
\$ 492,039	5/11/2016	BORCHERT, J	FESTAL FARMS	119.70	1.14	106.96	05-032-1200*	<50	89.4%	\$ 4,111
\$ 911,495	4/1/2016	ANDERSON FARMS	FESTAL FARMS	105.53		105.53	13-018-3100*	80	100.0%	\$ 8,637
\$ 546,795	11/30/2015	SWEDBERG/R & A	MEIXNER/D & HARLICKER/P	77.90	2.58	75.40	13-036-2300	79	96.8%	\$ 7,019
\$ 864,825	1/4/2016	WESELY, M	NASH, B	114.43	0.80	113.63	05-020-3100*	85	99.3%	\$ 7,558
\$ 700,000	1/4/2016	NELSON/BRIAN L	YANKE/BARBARA ET AL	116.24	0.81	104.57	04-014-2100*	72	90.0%	\$ 6,022
\$ 613,200	3/2/2016	AHRENS/BRIAN	GIEFER/JOSEPH	80.00	2.83	74.65	07-027-4300	74	93.3%	\$ 7,665
\$ 280,000	1/16/2016	DITLEVSON, MARK	JOHNSON, R ESTATE	36.83	0.83	35.42	01-023-2301	87	96.2%	\$ 7,602
\$ 650,000	5/31/2016	PICHNER, D & M	PAULSON/SCHUELKE	106.43	3.26	99.39	08-024-2100*	79	93.4%	\$ 6,107
\$ 554,701	5/10/2016	KLECKER FAMILY LP	ANDERSON	101.78	0.72	101.06	04-031-1200	68	99.3%	\$ 5,450
\$ 300,000	5/10/2016	KLECKER FLP	ANDERSON, TAMARA	40.00	0.23	39.77	01-006-1300	69	99.4%	\$ 7,500
34.5 ACRES+ LAND & BLDG										
\$2,787,250	12/7/2015	BORNEKE, J	GEHRING TRUST	414.35	2.66	381.93		73	92.2%	\$ 6,727
< 34.5 ACRES LAND ONLY										
\$ 112,500	10/30/2015	SCHMIDT/BRIAN	BRASE/ ARLAN	25.00	0.31	24.69		72	98.8%	\$ 4,500
\$ 142,000	3/18/2016	KELLER, R	YOUNG ESTATE	32.18	3.54	28.64		76	89.0%	\$ 4,413
\$ 55,000	2/24/2016	WENCL, P	CASHMAN, J	33.80	2.75	2.84		60	8.4%	\$ 1,627
\$ 19,395	1/4/2016	NELSON/BRIAN L	THURNAU/CRIG	4.31	0	1.78		72	41.3%	\$ 4,500
\$ 37,800	8/24/2016	GILLISPIE/FULLER	SRSEN	16.71	0.48	0			0.0%	\$ 2,262
<34.5 acres LAND & BLDG										
\$ 202,750	11/6/2015	SCHWARZ/JACOB	KOKOSCHKE/JEROME	12.50		5.74		91	45.9%	\$ 16,220
					Road	Tillable	CPI	Ave CER	%	
Sale Amt	Sale Date	Buyer	Seller	Acres	Acres	Acres	/ ACRE	/ ACRE	Tillable	\$ / Acre
Other Sales										
\$ 235,000	9/22/2015	WACHOLZ, M	INGVALDSON, L	39.62	2.72					\$ 5,931
\$ 40,000	10/15/2015	THORESON	CORNELIUS	4.99	0	3.15			63.1%	\$ 8,016
\$ 12,600	10/2/2015	SWEET, M	BARTHOLOMEW	5.00	0	0			0.0%	\$ 2,520
\$ 10,000	10/29/2015	SCOTT	SPATENKA	4.14	0				0.0%	\$ 2,415
\$ 90,000	11/25/2015	KNIEFEL, R	MEDFORD PROP LLC	21.33	0.75	0		0	0.0%	\$ 4,219
\$ 149,033	12/30/2015	JOHNSON, D	HENKE	21.08	0.49	20.59		68	97.7%	\$ 7,070
\$ 38,000	12/10/2015	PAULSON, BRIAN	MAHONEY, JOHN	23.78	0.87				0.0%	\$ 1,598
\$ 22,000	2/12/2016	SWEET, M	GROSE, K	6.00	0	0			0.0%	\$ 3,667
\$ 120,000	7/9/2016	ARMC LLC	COUGHLIN/FRANCIS	20.00	0	0		0	0.0%	\$ 6,000
\$ 164,225	5/31/2016	FITZSIMMONS/JOHN	DEML/KEVIN	139.96					0.0%	\$ 1,173

“Who Does What” in the Property Tax System

