

# STEELE COUNTY BOARD OF APPEAL AND EQUALIZATION

BILL EFFERTZ, SAMA STEELE COUNTY ASSESSOR

TYLER DIERSEN SAMA, ASST COUNTY ASSESSOR

STEVE HALVERSON, APPRAISER

BRIAN ANDERSON, APPRAISER

BROCK NELSON, APPRAISER

LACY STANDKE, ASSESSMENT TECHNICIAN

BARB OSMON, ASSESSMENT TECHNICIAN

2019  
ASSESSMENT  
REPORT



# STEELE COUNTY ASSESSOR



**Bill Effertz, S.A.M.A., County Assessor**  
**Tyler Diersen, S.A.M.A., Asst County Assessor**  
**Steve Halverson, C.M.A. Lacy Standke**  
**Brian Anderson, C.M.A. Barb Osmon**  
**Brock Nelson**

[www.co.steele.mn.us](http://www.co.steele.mn.us)

**Administrative Center**  
**630 Florence Ave.**  
**P.O. Box 890**  
**Owatonna, MN 55060**  
**Phone: 507-444-7435**  
**Fax: 507-444-7470**  
**Blooming Prairie 583-2283**  
**Ellendale 684-2211**

To: Steele County Board of Appeal and Equalization  
From: Bill Effertz, SAMA, Steele County Assessor  
Tyler Diersen, SAMA, Assistant Steele County Assessor

Re: 2019 County Board of Appeal and Equalization  
June 18, 2019 7:00 p.m.  
Steele County 2019 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, 2019. The 2019 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 2019.

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, 2019 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 2019. 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 2019 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 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 25, 2019, 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.”***

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, 2017 to September 30, 2018, 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, 2019. 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 2019 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 ratios 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, 2019 assessment, sales from October 1, 2017 to September 30, 2018 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:

1. The most common reason is due to the ever-changing market conditions of the real estate market.
2. The second reason for a valuation change is “equalization”. 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.

3. The third reason for change is for added improvements or new construction.

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.

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 2019 Notice of Valuation and Classification in March.

As a cost saving method, the Notice of Valuation and Classifications were mailed with the Property Tax Statements. The mailing of tax statements and valuation notices is being outsourced to a vendor. The postage and envelope savings are 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

1

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.

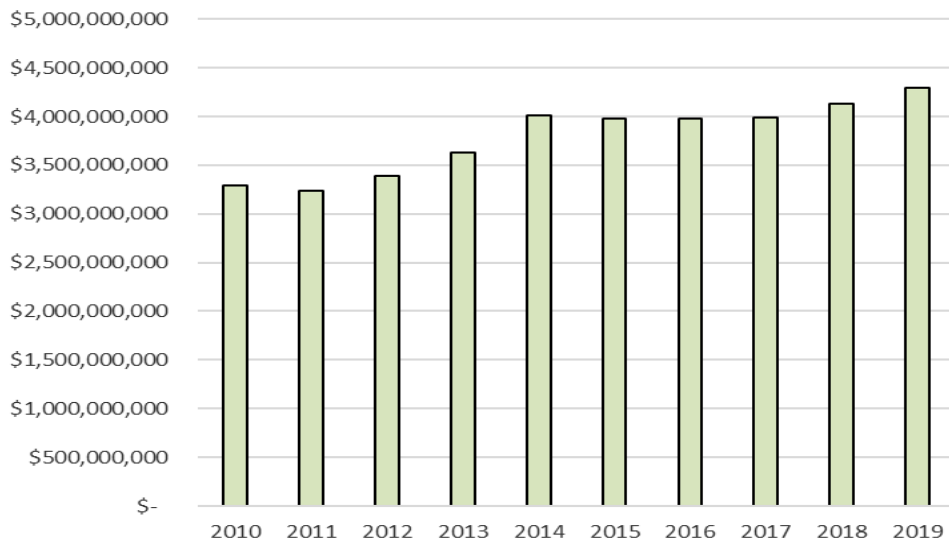
*You may obtain complete information on Tax Court appeals by writing or calling the court administrator in your county or by contacting:*

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](http://www.taxcourt.state.mn.us)

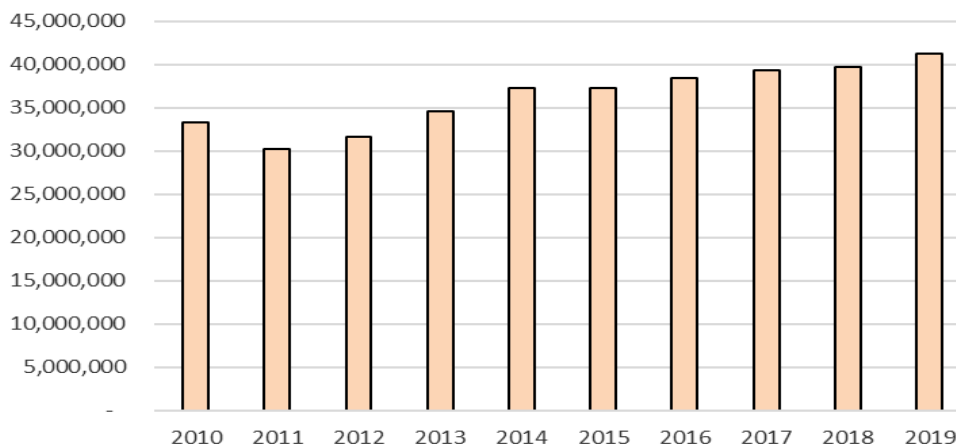
Steele County Total Market Valuations (Spring)

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
2019	\$ 4,297,323,500	4.0%	41,228,276	\$ 35,426,400

Steele County Est Mkt Value



Steele County Net Tax Capacity



Grand Total Steele County 2019 Assessment Information			
Does not include state assessed property		3/27/2019	
% Chg does not include New Construction			
Property Type	Spring 2019	Fall 2018	% INC/DEC
Land	2,050,733,800	2,000,092,000	2.53
Building	2,246,589,700	2,130,783,000	3.68
<b>** Total EMV</b>	<b>4,297,323,500</b>	<b>4,130,875,000</b>	<b>3.17%</b>
2a-House & Garage	101,653,500	98,482,800	3.16
2a-1st Acre	37,068,300	35,109,700	6.07
Tot 2a-Hse/Gar & 1AC	138,721,800	133,592,500	3.93
2a-Bldgs(Excl H/G	59,718,500	54,671,800	-0.09
2a-Site(Excl 1AC)	40,745,100	32,251,000	26.34
2a-Tillable Land	1,256,315,400	1,258,544,100	-0.16
2a-Past/Mead Land	27,119,000	27,912,400	-2.67
2a-Cons Program L	5,111,900	5,111,900	
2a-Other Prod Lan	8,660,600	8,393,300	3.29
<b>2a-Total 2a Ag</b>	<b>1,536,392,300</b>	<b>1,520,477,000</b>	<b>0.73</b>
# Acr 2a HGA-1AC	694	700	-0.43
# Acr 2a Site	4,324	4,157	3.99
# Acr 2a Till Lan	203,921	204,402	-0.22
# Acr 2a Past/Mea	8,506	8,771	-2.73
# Acr 2a Cons Pro	3,931	3,931	
# Acr 2a Oth Prod	13,081	13,107	-0.18
<b>Total # 2a Acres</b>	<b>234,457</b>	<b>235,068</b>	<b>-0.23</b>
2b-Minor Ancil Bl	1,100		
2b-Woods/Timber L	12,292,600	12,529,500	-2.02
2b-Waste Land	7,789,800	6,763,200	
2b-Non-Prod Other	4,671,200	3,987,200	17.15
2b-Total 2b Rural	24,754,700	23,279,900	6.16
Total # 2b Acres	12,198	11,682	4.18
2c-Managed Forest	57,700	57,700	
# Acres 2c Man Fo	30	30	
<b>***Total Ag/Rural</b>	<b>1,561,204,700</b>	<b>1,543,814,600</b>	<b>0.78%</b>
Resid Hstd	1,903,158,150	1,793,038,150	5.82
Resid N-Hstd	203,644,350	183,481,750	2.59
Non Comm Seas Rec	16,546,000	16,871,500	-3.61
<b>***Total Residential</b>	<b>2,123,348,500</b>	<b>1,993,391,400</b>	<b>5.52%</b>
<b>***Apartments</b>	<b>119,722,700</b>	<b>114,592,800</b>	<b>0.68%</b>
Commercial Industrial	486,958,600	473,338,700	1.70%
Man Home Pk	4,412,300	4,404,900	0.16
Comm Seas Rec	1,611,200	1,267,800	27.08
Bed & Breakfast	65,500	64,800	1.08
<b>***Total Comm/Industrial</b>	<b>493,047,600</b>	<b>479,076,200</b>	<b>1.76%</b>
<b>Total New Improvements</b>	<b>35,426,400</b>	<b>34,289,900</b>	<b>3.84</b>
2a Ag	5,297,600	4,354,800	21.64
Residential	19,931,600	18,509,600	7.68%
Non-Comm SRR	284,400	187,600	51.59
Apartments	4,349,500	5,261,300	-17.33
Commercial Industrial	5,563,300	5,976,600	-6.92%

Steele County Total Number of Property Transfers with % of Arm’s Length Transactions. This table shows that the number of qualified sales have been increasing in the last few years.

Steele County Total Transfers			Good Sales	
	<b>2015</b>	831	489	<b>58.8%</b>
	<b>2016</b>	932	539	<b>57.8%</b>
	<b>2017</b>	914	583	<b>63.8%</b>
	<b>2018</b>	876	551	<b>62.9%</b>

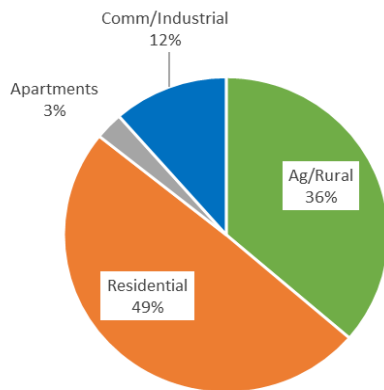
HISTORY OF DEPARTMENT OF REVENUE ANNUAL MARKET ADJUSTMENTS FOR STEELE COUNTY

MARKET ADJUSTMENT HISTORY						
RES/SRR	2019 ASSMT STUDY		2018 ASSMT STUDY		2017 ASSMT STUDY	
	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY
<b>NORTH STEELE</b>	<b>6.5865%</b>	<b>0.5330%</b>	15.5830%	1.2141%	7.0780%	0.5715%
CLINTON FALLS						
DEERFIELD						
HAVANA						
MEDFORD TWP						
MERIDEN						
MERTON						
OWATONNA TWP						
<b>MEDFORD</b>	<b>6.5865%</b>	<b>0.5330%</b>	15.5830%	1.2141%	7.0780%	0.5715%
<b>OWATONNA CITY</b>	<b>6.6594%</b>	<b>0.5387%</b>	5.7805%	0.4694%	7.5400%	0.6073%
<b>SOUTH STEELE</b>	<b>6.5865%</b>	<b>0.5330%</b>	6.8138%	0.5508%	5.6766%	0.4611%
AURORA						
BERLIN						
BLOOMING PRAIRIE TWP						
LEMOND						
SOMERSET						
SUMMIT						
<b>ELLEDALE</b>	<b>13.0010%</b>	<b>1.0238%</b>	6.8138%	0.5508%	5.6800%	0.4611%
<b>BLOOMING PRAIRIE</b>	<b>13.0010%</b>	<b>1.0238%</b>	6.8138%	0.5508%	5.6800%	0.4611%

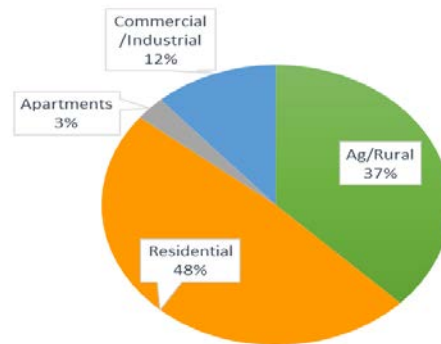
	2015AY	Sales	2016AY	Sales	ADJ RATIO	2017AY	Sales	ADJ RATIO	2018AY	Sales	ADJ RATIO	2019AY	Sales	ADJ RATIO
AURORA			87.54	4	94.99	87.47	5	93.49	86.31	1		86.02	2	
BERLIN			112.73	2	111.4	89.66	4	94.28	84.48	7	95.55	88.34	4	
BLOOMING PRAIRIE TWP			96.85	2	102.74	84.94	2	91.72	86.07	1		87.09	3	
CLINTON FALLS			92.11	3	98.17	95.14	2	96.63	88.49	1		94.22	1	
DEERFIELD	????	3				101.16	1	101.86	86.81	4		73.84	4	
HAVANA			97.39	4	99.51	99.17	2	93.37	76.69	2		92.64	2	
LEMOND			74.15	2	90.7							98.42	4	
MEDFORD TWP			72.7	2	85.82	75.01	1	84.52				84.78	2	
MERIDEN			100.4	1	95.23	101.94	3	95.75	81.69	2		89.23	5	
MERTON	????	2	85.65	3	89.08	102.51	2	87.44	77.89	2				
OWATONNA TWP			102.43	5	99.12	89.67	5	92.24	64.23	5		88.08	5	
SOMERSET	88.65	7	95.56	11	96.46	90.59	5	95.2	85.82	6	95.7	89.51	6	95.17
SUMMIT			89.8	5	101.97	87.62	2	90.37	88.23	2		78.56	1	
ELLENDALE	102.84	7	108.89	8		81.78	8	92.18	81.43	7	91.56	85.63	8	90.96
MEDFORD	88.32	9	92.15	11		86.97	21	93.29	78.68	17	91.04	93.18	21	94.33
OWATONNA CITY	92.51	242	93.23	328	96.6	86.84	375	91.93	87.46	427	92.36	85.91	379	91.96
BLOOMING PRAIRIE	92.92	14	89.55	23		88.28	39	92.77	87.36	22	92.29	81.78	38	91.22
COUNTY WIDE # OF RES ARMS-LENGTH SALES		284		414			477			506			485	

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. The market dynamics of each property class causes shifting of the tax liability between these classes. Because of the classification rates, commercial, industrial and utility properties take the brunt of the annual tax liability.

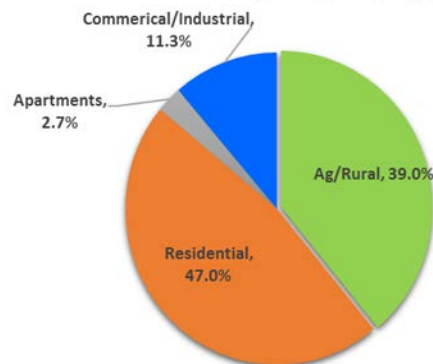
2019 EMV by Property Type



2018 EMV by Property Type



2017 EMV by Property Type



%CHG DOES NOT INCLUDE NEW IMPROVEMENTS			
CITY OF OWATONNA	Spring 2019	FALL 2018	%CHG
Land	424,765,100	405,775,300	4.67
Building	1,585,534,900	1,499,954,300	4.25
<b>** Total EMV</b>	<b>2,010,300,000</b>	<b>1,905,729,600</b>	<b>4.3%</b>
2a-Total 2a Ag	14,738,400	14,661,800	0.52
Total # 2a Acres	687	705	-2.55
2b-Woods/Timber L	153,000	153,000	
2b-Waste Land	500	500	
2b-Total 2b Rural	153,500	153,500	
# Acr 2b Woods/Ti	27	27	
Total # 2b Acres	27	27	
<b>***Total Ag/Rural</b>	<b>14,891,900</b>	<b>14,815,300</b>	<b>0.51</b>
Resid Hstd	1,342,375,200	1,264,324,350	5.39
Resid N-Hstd	135,162,300	123,111,050	6.20
<b>***Total Residential</b>	<b>1,477,537,500</b>	<b>1,387,435,400</b>	<b>5.5%</b>
<b>***Apartments</b>	<b>110,440,800</b>	<b>105,605,300</b>	<b>0.04</b>
<b>***Man Home Park (Land)</b>	<b>3,625,200</b>	<b>3,625,800</b>	<b>-0.01</b>
Commercial	247,611,500	251,779,900	-2.28
Industrial	156,127,600	142,403,100	8.51
Bed & Breakfast	65,500	64,800	1.08
<b>***Total Com Ind</b>	<b>403,804,600</b>	<b>394,247,800</b>	<b>1.6%</b>
Residential Land	276,196,400	262,296,700	5.29
Residential Bldg	1,201,341,100	1,125,138,700	5.50
Apartment Land	17,293,000	16,606,300	4.13
Apartment Bldg	93,147,800	88,999,000	-0.22
Commercial Land	83,291,500	86,979,800	-4.24
Commercial Bldg	164,320,000	164,800,100	-1.25
Industrial Land	36,035,900	28,159,900	27.96
Industrial Bldg	120,091,700	114,243,200	3.71
Bed & Brkfst Land	12,000	10,300	16.50
Bed & Brkfst Bldg	53,500	54,500	-1.83
Other Land	2,631,400	2,631,400	
Other Bldg	993,800	994,400	-0.06
<b>Total New Improvements</b>	<b>21,813,300</b>	<b>23,387,700</b>	<b>-0.07</b>
2a Ag		66,000	
Resid Hstd	9,863,750	11,099,500	-11.13
Resid N-Hstd	4,408,550	1,925,700	128.93
Non-Comm SRR			
Apartments	4,349,500	5,261,300	-17.33
Commercial/Industrial	3,191,500	5,035,200	-36.6%

%CHG DOES NOT INCLUDE NEW IMPROVEMENTS			
CITY OF MEDFORD	Spring 2019	FALL 2018	%CHG
Land	22,482,800	21,732,600	3.45
Building	79,118,700	78,485,900	-1.49
<b>** Total EMV</b>	<b>101,601,500</b>	<b>100,218,500</b>	<b>1.37</b>
2a-Tillable Land	426,800	504,300	-15.36
2a-Past/Mead Land	9,400	9,400	
2a-Other Prod Lan	18,200	5,600	225
2a-Total 2a Ag	454,400	519,300	-12.49
# Acr 2a Till Lan	68	79	-13.92
# Acr 2a Past/Mea	3	3	
# Acr 2a Oth Prod	7	5	40
Total # 2a Acres	78	87	-10.34
2b-Woods/Timber L	352,500	365,900	-3.66
2b-Waste Land	17,600	2,000	780
2b-Total 2b Rural	370,100	367,900	0.59
# Acr 2b Woods/Ti	57	61	-6.55
# Acr 2b Waste La	8	2	300
# Acr 2b Non-Prod	1		
Total # 2b Acres	66	63	4.76
<b>***Total Ag/Rural</b>	<b>824,500</b>	<b>887,200</b>	<b>-7.06</b>
Resid Hstd	74,871,100	75,205,100	-0.58
Resid N-Hstd	5,258,300	5,023,900	0.96
<b>***Total Residential</b>	<b>80,129,400</b>	<b>80,229,000</b>	<b>-0.48</b>
<b>***Apartments</b>	<b>3,000,800</b>	<b>2,883,800</b>	<b>4.05</b>
Commercial	16,695,400	15,994,000	-1.24
Industrial	951,400	224,500	49.17
<b>***Total Com Ind</b>	<b>17,646,800</b>	<b>16,218,500</b>	<b>8.8%</b>
Residential Land	14,735,100	13,905,300	5.96
Residential Bldg	65,394,300	66,323,700	-1.83
Apartment Land	333,300	331,400	0.57
Apartment Bldg	2,667,500	2,552,400	4.5
Commercial Land	6,371,000	6,517,700	-2.25
Commercial Bldg	10,324,400	9,476,300	-0.55
Industrial Land	218,900	91,000	140.54
Industrial Bldg	732,500	133,500	-13.1
<b>Total New Improvement</b>	<b>1,807,400</b>	<b>533,200</b>	<b>238.97</b>
Resid Hstd	104,000	527,650	-80.28
Resid N-Hstd	186,000	5,550	3251.35
Commercial	900,900		
Industrial	616,500		

%CHG DOES NOT INCLUDE NEW IMPROVEMENTS			
CITY OF BLOOMING PRAIRIE	Spring 2019	FALL 2018	%CHG
Land	25,396,600	22,112,600	14.85
Building	93,745,700	87,983,000	5.04
<b>** Total EMV</b>	<b>119,142,300</b>	<b>110,095,600</b>	<b>8.21</b>
2a-House & Garage	31,200	31,400	-0.63
2a-1st Acre	58,000	55,200	5.07
2a-Hse/Gar & 1AC	89,200	86,600	3
2a-Bldgs(Excl H/G	2,465,900	2,545,200	-3.11
2a-Site(Excl 1AC)	568,700	566,400	0.4
2a-Tillable Land	1,647,300	1,630,400	1.03
2a-Past/Mead Land		2,900	
2a-Other Prod Lan	800	800	
2a-Total 2a Ag	4,771,900	4,832,300	-1.24
# Acr 2a HGA-1AC	1	1	
# Acr 2a Site	13	13	
# Acr 2a Till Lan	212	211	0.47
# Acr 2a Past/Mea		1	
# Acr 2a Oth Prod	15	15	
Total # 2a Acres	241	241	
<b>***Total Ag/Rural</b>	<b>4,771,900</b>	<b>4,832,300</b>	<b>-1.24</b>
Resid Hstd	85,179,200	77,225,650	9.13
Resid N-Hstd	9,075,900	8,477,250	4.61
<b>***Total Residential</b>	<b>94,255,100</b>	<b>85,702,900</b>	<b>8.68</b>
<b>***Apartments</b>	<b>3,215,600</b>	<b>3,192,200</b>	<b>0.73</b>
Commercial	9,821,800	9,731,500	0.92
Industrial	7,077,900	6,636,700	3.4
<b>***Total Com Ind</b>	<b>16,899,700</b>	<b>16,368,200</b>	<b>3.2%</b>
Residential Land	18,066,100	14,826,700	21.84
Residential Bldg	76,189,000	70,876,200	5.93
Apartment Land	481,200	473,700	1.58
Apartment Bldg	2,734,400	2,718,500	0.58
Commercial Land	3,174,500	3,240,100	-2.02
Commercial Bldg	6,647,300	6,491,400	2.4
Industrial Land	1,400,000	1,316,400	6.35
Industrial Bldg	5,677,900	5,320,300	2.68
<b>Total New Improvements</b>	<b>1,324,700</b>	<b>603,400</b>	<b>119.5%</b>
Resid Hstd	902,400	436,900	106.5%
Resid N-Hstd	207,400	129,500	60.2%
Industrial	214,900	37,000	480.8%



%CHG DOES NOT INCLUDE NEW IMPROVEMENTS			
CITY OF ELLENDALE	Spring 2019	FALL 2018	%CHG
Land	9,011,700	6,906,000	30.49
Building	32,304,000	31,074,300	2.43
<b>** Total EMV</b>	<b>41,315,700</b>	<b>37,980,300</b>	<b>8.78</b>
2a-House & Garage	91,900	109,800	-16.3
2a-1st Acre	27,000	12,200	121.31
2a-Hse/Gar & 1AC	118,900	122,000	-2.54
2a-Bldgs(Excl H/G	10,900	8,100	34.56
2a-Site(Excl 1AC)	46,500	36,500	27.39
2a-Tillable Land	1,158,300	1,177,100	-1.59
2a-Past/Mead Land		41,100	
2a-Cons Program L	56,400	56,400	
2a-Other Prod Lan	20,700	17,600	17.61
2a-Total 2a Ag	1,411,700	1,458,800	-3.22
# Acr 2a Site	6	6	
# Acr 2a Till Lan	168	169	-0.59
# Acr 2a Past/Mea		4	
# Acr 2a Cons Pro	43	43	
# Acr 2a Oth Prod	21	19	10.52
Total # 2a Acres	238	241	-1.24
<b>***Total Ag/Rural</b>	<b>1,411,700</b>	<b>1,458,800</b>	<b>-3.22</b>
Resid Hstd	29,703,500	26,479,000	10.64
Resid N-Hstd	3,928,100	3,757,600	2.71
<b>***Total Residential</b>	<b>33,631,600</b>	<b>30,236,600</b>	<b>9.65</b>
<b>***Apartments</b>	<b>2,522,800</b>	<b>2,429,300</b>	<b>3.84</b>
Commercial	2,320,700	2,296,100	1.07
Industrial	1,428,900	1,559,500	-8.37
<b>***TOTAL COM/IND</b>	<b>3,749,600</b>	<b>3,855,600</b>	<b>-2.7%</b>
Residential Land	6,227,000	4,062,000	53.29
Residential Bldg	27,404,600	26,174,600	2.88
Apartment Land	209,900	230,500	-8.93
Apartment Bldg	2,312,900	2,198,800	5.18
Commercial Land	966,400	968,600	-0.22
Commercial Bldg	1,354,300	1,327,500	2.01
Industrial Land	299,500	304,000	-1.48
Industrial Bldg	1,129,400	1,255,500	-10.04
<b>Total New Improvements</b>	<b>474,300</b>	<b>255,100</b>	<b>85.92</b>
Resid Hstd	405,800	255,100	59.07
Resid N-Hstd	68,500		

**CITY OF OWATONNA RESIDENTIAL SUMMARY**

RESIDENTIAL SALES											
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL SALE TRANSACTIONS	% OF TOTAL	MEDIAN RATIO	ANNUAL TIME ADJ	LOCAL EFFORT	ADJUSTED MEDIAN RATIO	COD (COEFFICIENT OF DISPERSION)	MEDIAN SALE PRICE	MEDIAN PRICE PER SQ FT
2015	(10/1/2013 - 9/30/2014)	266			92.5%	3.40%	2.4%	97.0%	8.84	\$ 146,900	\$ 112
2016	(10/1/2014 - 9/30/2015)	328			93.2%	1.72%	2.4%	96.6%	6.95	\$ 152,900	\$ 117
2017	(10/1/2015 - 9/30/2016)	375	587	63.9%	86.8%	7.54%	5.7%	91.9%	6.43	\$ 152,500	\$ 122
2018	(10/1/2016 - 9/30/2017)	427	622	68.6%	87.5%	5.78%	4.9%	92.4%	6.02	\$ 160,000	\$ 127
2019	(10/01/2017 - 9/30/2018)	379	562	67.44%	85.9%	6.66%	6.4%	92.0%	6.16	\$ 170,000	\$ 135
2020	(10/1/2018 - 9/30/2019)	103	169	60.9%	94.3%						

RESIDENTIAL VACANT LOT SALES					
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL # OF SALES	MEDIAN RATIO	MEDIAN SALE PRICE
2015	(10/1/2013 - 9/30/2014)	13	16	93.02%	26,000
2016	(10/1/2014 - 9/30/2015)	11	18	98.58%	28,100
2017	(10/1/2015 - 9/30/2016)	20	37	105.40%	25,900
2018	(10/1/2016 - 9/30/2017)	21	30	99.28%	30,000
2019	(10/1/2017 - 9/30/2018)	19	36	78.00%	37,000
2020	(10/1/2018 - 9/30/2019)	5	7		

ESTIMATED MARKET VALUE SUMMARY - RESIDENTIAL				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	1,477,537,500	1,387,681,600	6.5%	1,319,444,500
NC	14,272,300	13,025,200	9.6%	8,953,400
EMV (WITHOUT NC)	1,463,265,200	1,374,656,400	6.4%	1,310,491,100
NUMBER OF PARCELS	8,922			
MEDIAN VALUE	161,900	151,600		137,600
MEDIAN VALUE PER SQ FT	126	118		114
MEDIAN YEAR BUILT	1974	1973		1974
MEDIAN SQ FT (TLA - TOTAL LIVING AREA ABOVE GRADE)	1,319	1,318		1,302
NEW HOMES	40	37		35

**CITY OF BLOOMING PRAIRIE VALUATION SUMMARY**

RESIDENTIAL SALES											
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL SALE TRANSACTIONS	% OF TOTAL	MEDIAN RATIO	ANNUAL TIME ADJ	LOCAL EFFORT	ADJUSTED MEDIAN RATIO	COD (COEFFICIENT OF DISPERSION)	MEDIAN SALE PRICE	MEDIAN PRICE PER SQ FT
2017	(10/1/2015 - 9/30/2016)	38	61	62.3%	88.3%	5.68%	4.3%	92.8%	12.70	\$ 114,500	\$ 84.50
2018	(10/1/2016 - 9/30/2017)	22	57	38.6%	87.4%	6.81%	6.9%	92.0%	7.59	\$ 131,400	\$ 92.50
2019	(10/1/2017 - 9/30/2018)	38	63	60.3%	81.8%	13.00%	9.3%	92.3%	9.20	\$ 119,655	\$ 99.23
2020	(10/1/2018 - 9/30/2019)	12	21	57.1%	99.9%						

RESIDENTIAL VACANT LOT SALES					
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL # OF SALES	MEDIAN RATIO	MEDIAN SALE PRICE
2017	(10/1/2015 - 9/30/2016)	1	1	64.0%	\$ 35,000
2018	(10/1/2016 - 9/30/2017)	4	5	75.1%	\$ 32,500
2019	(10/1/2017 - 9/30/2018)	1	2	72.2%	\$ 36,000
2020	(10/1/2018 - 9/30/2019)				

RESIDENTIAL ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	94,255,100	85,762,900	9.90%	80,136,300
NC	1,109,800	566,400	95.94%	460,600
EMV (WITHOUT NC)	93,145,300	85,196,500	9.33%	79,675,700
NUMBER OF PARCELS	815			
MEDIAN VALUE	115,650	105,300	9.83%	99,000
MEDIAN VALUE PER SQ FT (TLA)	\$ 88.33	\$ 81.29	8.66%	\$ 77.06
MEDIAN YEAR BUILT	1953	1953		1953
MEDIAN SQ FT (TLA - TOTAL LIVING AREA ABOVE GRADE)	1,331	1,331		1,331
NEW STARTS	4	2		1
SINGLE FAMILY	4	2		1
TOWNHOMES (1 = 2 units)	0	0		
RATIO HOMES	0	0		

COMMERCIAL - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	9,821,800	9,731,500	0.9%	9,142,700
NC	-	-		523,000
EMV (WITHOUT NC)	9,821,800	9,731,500	0.9%	8,619,700

INDUSTRIAL - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	7,077,900	6,636,700	6.6%	5,986,500
NC	214,900	37,000		58,000
EMV (WITHOUT NC)	6,863,000	6,599,700	4.0%	5,928,500

APARTMENTS - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	3,215,600	3,234,300	-0.6%	2,982,600
NC	-	-		-
EMV (WITHOUT NC)	3,215,600	3,234,300	-0.6%	2,982,600

**SOME STATISTICAL INFORMATION PERTAINING TO THE CURRENT SALE STUDY:**

Quintile Inspections scheduled for 2019 year for 2020 assessment  
 Industrial NC - Johnson Construction Pole Building & Lembke Mini Storage Building

**CITY OF MEDFORD VALUATION SUMMARY**

RESIDENTIAL SALES											
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL SALE TRANSACT IONS	% OF TOTAL	MEDIAN RATIO	ANNUAL TIME ADJ	LOCAL EFFORT	ADJUSTED MEDIAN RATIO	COD (COEFFICIENT OF DISPERSION)	MEDIAN SALE PRICE	MEDIAN PRICE PER SQ FT
2017	(10/1/2015 - 9/30/2016)	21	46	45.7%	87.00%	7.08%	6.6%	93.3%	6.60	\$ 169,000	\$ 140.00
2018	(10/1/2016 - 9/30/2017)	17	27	63.0%	78.70%	15.58%	15.3%	91.0%	2.90	\$ 149,585	\$ 137.00
2019	(10/1/2017 - 9/30/2018)	21	33	63.6%	93.18%	6.56%	-0.2%	94.3%	4.78	\$ 194,000	\$ 156.72
2020	(10/1/2018 - 9/30/2019)	6	11	54.6%	97.62%						

RESIDENTIAL VACANT LOT SALES					
ASSESSMENT YEAR	STUDY PERIOD	# OF SALES	GOOD SALES	MEDIAN RATIO	MEDIAN SALE PRICE
2017	(10/1/2015 - 9/30/2016)	2	1	72.17%	\$ 57,500
2018	(10/1/2016 - 9/30/2017)	1	1	62.50%	\$ 28,000
2019	(10/1/2017 - 9/30/2018)	3	3	86.58%	\$ 30,900
2020	(10/1/2018 - 9/30/2019)	1	1		\$ 22,000

RESIDENTIAL ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	80,129,400	80,229,000	-0.12%	70,007,800
NC	290,000	533,200	-45.61%	649,200
EMV (WITHOUT NC)	79,839,400	79,695,800	0.18%	69,358,600
NUMBER OF PARCELS	493			
MEDIAN VALUE	167,000	169,050	-1.21%	147,050
MEDIAN VALUE PER SQ FT (TLA)	\$ 134.78	\$ 138.35	-2.58%	118.65
MEDIAN YEAR BUILT	1976	1976		
MEDIAN SQ FT (TLA - TOTAL LIVING AREA ABOVE GRADE)	1,281	1,273		
NEW HOMES	1	1		2
SINGLE FAMILY	1	1		1
TOWNHOMES (1 = 2 units)	0	0		1
PATIO HOMES	0	0		0

COMMERCIAL - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	16,695,400	15,994,000	4.4%	17,050,700
NC	900,900	-		543,000
EMV (WITHOUT NC)	15,794,500	15,994,000	-1.2%	16,507,700

INDUSTRIAL - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	951,400	224,500	323.8%	214,300
NC	616,500	-		-
EMV (WITHOUT NC)	334,900	224,500	49.2%	214,300

APARTMENTS - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	3,000,800	2,883,800	4.1%	2,759,800
NC	-	-		-
EMV (WITHOUT NC)	3,000,800	2,883,800	4.1%	2,759,800

**SOME STATISTICAL INFORMATION PERTAINING TO THE CURRENT SALE STUDY:**

The entire city of Medford was re-assessed for 2019 Assessment  
 Corrected and verified all building characteristics - Equalization Efforts  
 Reviewed all land valuations - on average, land increased about 6%

Industrial new construction attributed from the new Bus Garage  
 Commercial new construction attributed from Kavitz Office and Furniture Mart

**CITY OF ELLENDALE VALUATION SUMMARY**

RESIDENTIAL SALES											
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL SALE TRANSAC TIONS	% OF TOTAL	MEDIAN RATIO	ANNUAL TIME ADJ	LOCAL EFFORT	ADJUSTED MEDIAN RATIO	COD (COEFFICIENT OF DISPERSION)	MEDIAN SALE PRICE	MEDIAN PRICE PER SQ FT
2017	(10/1/2015 - 9/30/2016)	8	16	50.0%	81.8%	5.68%	12.7%	92.2%	3.60	\$ 176,000	\$ 126.00
2018	(10/1/2016 - 9/30/2017)	7	19	36.8%	81.4%	6.81%	8.0%	91.6%	9.00	\$ 113,900	\$ 96.00
2019	(10/1/2017 - 9/30/2018)	8	18	44.4%	85.6%	13.00%	10.6%	91.0%	3.72	\$ 199,800	\$ 134.15
2020	(10/1/2018 - 9/30/2019)	3	11	27.3%	98.9%						

RESIDENTIAL VACANT LOT SALES					
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL SALES	MEDIAN RATIO	MEDIAN SALE PRICE
2017	(10/1/2015 - 9/30/2016)	0	1		
2018	(10/1/2016 - 9/30/2017)	0	1		
2019	(10/1/2017 - 9/30/2018)	3	3	103.0%	\$ 10,000
2020	(10/1/2018 - 9/30/2019)	0			

RESIDENTIAL ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	33,631,600	30,236,600	11.23%	27,931,000
NC	474,300	255,100	85.93%	164,300
EMV (WITHOUT NC)	33,157,300	29,981,500	10.59%	27,766,700
NUMBER OF PARCELS	337			
MEDIAN VALUE	115,300	100,200	15.07%	90,950
MEDIAN VALUE PER SQ. FT (TLA)	\$ 87.75	\$ 80.56	8.93%	74.08
MEDIAN YEAR BUILT	1955			
MEDIAN SQ. FT (TLA - TOTAL LIVING AREA ABOVE GRADE)	1,388	1,352		
NEW HOMES	1	1		1
SINGLE FAMILY	1	1		1
TOWNHOMES (1 = 2 units)				
PATIO HOMES				

COMMERCIAL - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	2,320,700	2,296,100	1.1%	2,336,100
NC				5,000
EMV (WITHOUT NC)	2,320,700	2,296,100	1.1%	2,331,100

INDUSTRIAL - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	1,428,900	1,559,500	-8.4%	1,371,600
NC				
EMV (WITHOUT NC)	1,428,900	1,559,500	-8.4%	1,371,600

APARTMENTS - ESTIMATED MARKET VALUE SUMMARY				
	2019	2018	PERCENTAGE CHANGE	2017
EMV	2,522,800	2,429,300	3.8%	2,348,700
NC				
EMV (WITHOUT NC)	2,522,800	2,429,300	3.8%	2,348,700

**SOME STATISTICAL INFORMATION PERTAINING TO THE CURRENT SALE STUDY:**

- \* MEDIAN RESIDENTIAL SALE PRICE IS HIGHER THAN PAST (5 OF 8 SALES WERE NEWER HOMES -YEAR BUILT > 2000)
- \* MAJORITY OF INDUSTRIAL DECREASE DUE TO REVALUATION OF BIO-PLASTIC SOLUTIONS

## Agricultural Land

COUNTY TOTAL	2019			2018			18-19
	INCLUDES CITIES	VALUE	ACRES	\$/Acre	VALUE	ACRES	
TILLABLE	\$ 1,256,315,400	203,917	\$ 6,161	\$ 1,258,544,100	204,403	\$ 6,157	-0.18%
2A TOTAL	\$ 1,536,392,300	234,457	\$ 6,553	\$ 1,520,477,000	235,066	\$ 6,468	1.05%
2B (RURAL VACANT LAND)	\$ 24,754,700	12,198	\$ 2,029	\$ 23,279,900	11,682	\$ 1,993	6.34%
TOTAL 2A & 2B	\$ 1,561,204,700	246,685	\$ 6,329	\$ 1,543,814,600	246,778	\$ 6,256	1.13%

STEELE COUNTY  
DATE 3/15/19  
TIME 13:36

2019  
\*\*\* AVERAGE TILLABLE/DEEDED LISTING \*\*\*

PAGE  
TCGL75  
XB

TWP	*-----* TILLABLE -----*			*-----* DEEDED -----*		
	VALUE	ACRES	AVERAGE	VALUE	ACRES	AVERAGE
0003 BLOOMING PRAIRIE TWN	97,032,000	16,724.69	5,801.72	107,940,700	20,566.18	5,248.46
0013 SUMMIT TOWNSHIP	100,460,600	16,975.69	5,917.91	112,071,606	20,591.09	5,442.72
0002 BERLIN TOWNSHIP	108,734,800	17,856.75	6,089.28	118,569,600	21,384.86	5,544.56
0001 AURORA TOWNSHIP	96,054,700	16,305.08	5,891.09	111,382,100	21,055.41	5,289.95
0012 SOMERSET TOWNSHIP	108,997,300	17,674.70	6,166.85	122,191,658	20,496.84	5,961.49
0007 LEMOND TOWNSHIP	104,078,000	17,931.93	5,804.06	117,949,865	21,380.51	5,516.70
0006 HAVANA TOWNSHIP	105,066,700	16,576.79	6,338.18	117,596,238	19,690.31	5,972.29
0011 OWATONNA TOWNSHIP	68,325,600	10,548.92	6,477.02	80,709,376	12,320.36	6,550.89
0009 MERIDEN TOWNSHIP	131,379,200	19,870.69	6,611.71	139,372,968	20,959.48	6,649.64
0010 MERTON TOWNSHIP	126,017,100	19,717.57	6,391.11	134,005,421	21,737.54	6,164.70
0008 MEDFORD TOWNSHIP	42,450,600	7,056.59	6,015.74	49,254,178	8,819.46	5,584.72
0004 CLINTON FALLS TOWNSHIP	40,739,300	6,732.61	6,051.04	47,935,451	8,401.31	5,705.71
0005 DEERFIELD TOWNSHIP	114,027,500	18,914.00	6,028.74	125,485,280	21,013.44	5,971.67
7100 BLOOMING PRAIRIE CITY	1,647,300	212.33	7,758.21	2,274,800	241.53	9,418.29
0300 ELLENDALE CITY	1,158,300	168.19	6,886.85	1,308,900	238.80	5,481.16
0500 MEDFORD CITY	426,800	68.16	6,261.74	824,500	143.82	5,732.86
0700 OWATONNA CITY	7,347,100	584.00	12,580.65	9,304,900	713.80	13,035.72
GRAND TOTALS	1,253,942,900	203,918.69	6,149.23	1,398,177,541	239,754.74	5,831.70

### 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.

2019: 75 (Steele Co Average) CER X \$81 (Multiplier) = \$6,075 per acre

2018: 75 X \$81 = \$6,075/acre      -2.40%

2017: 75 X \$83 = \$6,225/acre      -7.77%

2016: 75 X \$90 = \$6,750/acre      -2.22%

2015: 75 X \$92 = \$6,900/acre      -9.29%

2014: 75 X \$99 = \$7,425/acre      17.86%

2013: 75 X \$84 = \$6,300/acre      20.75%

2012: 75 X \$64 = \$4,800/acre      6.00%

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

#### Average CER Ratings

Aurora	72.03
Berlin	74.05
Bloomington	70.98
Clinton Falls	70.26
Deerfield	74.26
Havana	77.66
Lemond	70.10
Medford	72.99
Meriden	80.99
Merton	77.85
Owatonna	76.94
Somerset	74.69
Summit	71.56

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. 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

	VALUE	ACRES	\$/ACRE	VALUE	ACRES	\$/ACRE	%CHG
<b>HAVANA</b>	2019			2018			
TILLABLE	\$ 105,066,700	16,577	\$6,338	\$ 105,076,500	16,580	\$ 6,338	-0.01%
2A TOTAL	\$ 128,838,100	18,916	\$6,811	\$ 128,179,500	18,911	\$ 6,778	0.51%
2B (RURAL VACANT LAND)	\$ 2,549,500	1,614	\$1,580	\$ 2,613,700	1,633	\$1,601	-2.46%
TOTAL 2A & 2B	\$ 131,387,600	20,530	\$6,400	\$ 130,793,200	20,544	\$ 6,366	0.45%
<b>OWATONNA</b>	2019			2018			
TILLABLE	\$ 70,514,300	10,549	\$6,684	\$ 70,450,400	10,656	\$ 6,611	0.09%
2A TOTAL	\$ 92,798,000	12,097	\$7,671	\$ 90,888,800	12,227	\$7,433	2.10%
2B (RURAL VACANT LAND)	\$ 2,280,300	883	\$2,582	\$ 1,729,900	694	\$2,493	31.82%
TOTAL 2A & 2B	\$ 95,078,300	12,980	\$7,325	\$ 92,618,700	12,921	\$7,168	2.66%
<b>MERIDEN</b>	2019			2018			
TILLABLE	\$ 131,379,200	19,871	\$6,612	\$ 131,383,400	19,871	\$ 6,612	0.00%
2A TOTAL	\$ 150,648,000	21,510	\$7,004	\$ 150,068,400	21,516	\$ 6,975	0.39%
2B (RURAL VACANT LAND)	\$ 496,800	180	\$2,760	\$ 526,000	190	\$2,768	-5.55%
TOTAL 2A & 2B	\$ 151,144,800	21,690	\$6,968	\$ 150,594,400	21,706	\$ 6,938	0.37%
<b>MERTON</b>	2019			2018			
TILLABLE	\$ 126,017,100	19,717	\$6,391	\$ 125,985,600	19,713	\$ 6,391	0.03%
2A TOTAL	\$ 144,474,300	22,057	\$6,550	\$ 142,100,200	22,032	\$ 6,450	1.67%
2B (RURAL VACANT LAND)	\$ 629,100	289	\$2,177	\$ 673,600	305	\$2,209	-6.61%
TOTAL 2A & 2B	\$ 145,103,400	22,346.0	\$6,493	\$ 142,773,800	22,337	\$ 6,392	1.63%
<b>MEDFORD</b>	2019			2018			
TILLABLE	\$ 42,450,600	7,057	\$6,015	\$ 42,950,300	7,163	\$ 5,996	-1.16%
2A TOTAL	\$ 51,933,800	8,124	\$6,393	\$ 51,947,400	8,235	\$ 6,308	-0.03%
2B (RURAL VACANT LAND)	\$ 2,788,300	1,156	\$2,412	\$ 2,823,400	1,167	\$2,419	-1.24%
TOTAL 2A & 2B	\$ 54,722,100	9,280	\$5,897	\$ 54,770,800	9,402	\$ 5,825	-0.09%
<b>CL FALLS</b>	2019			2018			
TILLABLE	\$ 40,804,200	6,733	\$6,060	\$ 41,426,900	6,862	\$ 6,037	-1.50%
2A TOTAL	\$ 55,988,500	7,687	\$7,284	\$ 52,833,800	7,932	\$ 6,661	5.97%
2B (RURAL VACANT LAND)	\$ 2,451,000	1,065	\$2,301	\$ 1,737,700	800	\$2,172	41.05%
TOTAL 2A & 2B	\$ 58,439,500	8,752	\$6,677	\$ 54,571,500	8,732	\$ 6,250	7.09%
<b>DEERFIELD</b>	2019			2018			
TILLABLE	\$ 114,027,500	18,914	\$6,029	\$ 114,069,000	18,920	\$ 6,029	-0.04%
2A TOTAL	\$ 139,844,600	21,116	\$6,623	\$ 138,403,400	21,125	\$ 6,552	1.04%
2B (RURAL VACANT LAND)	\$ 1,609,700	649	\$2,480	\$ 1,615,100	649	\$2,489	-0.33%
TOTAL 2A & 2B	\$ 141,454,300	21,765	\$6,499	\$ 140,018,500	21,774	\$ 6,431	1.03%



### AG LAND SUMMARY SOUTH TOWNSHIPS

	VALUE	ACRES	\$/ACRE	VALUE	ACRES	\$/ACRE	%CHG
<b>BP</b>	2019			2018			
TILLABLE	\$ 97,032,000	16,724	\$ 5,802	\$ 97,883,200	16,831	\$ 5,816	-0.87%
2A TOTAL	\$ 117,056,700	19,866	\$ 5,892	\$ 116,273,100	19,872	\$ 5,851	0.67%
2B (RURAL VACANT LAND)	\$ 1,131,600	700	\$ 1,617	\$ 1,120,400	707	\$ 1,585	1.00%
TOTAL 2A & 2B	\$ 118,188,300	20,566	\$ 5,747	\$ 117,393,500	20,579	\$ 5,705	0.68%
<b>SUMMIT</b>	2019			2018			
TILLABLE	\$ 100,460,600	16,976	\$ 5,918	\$ 100,454,200	16,981	\$ 5,916	0.01%
2A TOTAL	\$ 124,544,100	20,624	\$ 6,039	\$ 122,817,300	20,662	\$ 5,944	1.41%
2B (RURAL VACANT LAND)	\$ 1,213,900	788	\$ 1,540	\$ 1,160,700	747	\$ 1,554	4.58%
TOTAL 2A & 2B	\$ 125,758,000	21,412	\$ 5,873	\$ 123,978,000	21,409	\$ 5,791	1.44%
<b>BERLIN</b>	2019			2018			
TILLABLE	\$ 108,734,800	17,856	\$ 6,090	\$ 108,786,200	17,865	\$ 6,089	-0.05%
2A TOTAL	\$ 125,626,300	20,044	\$ 6,268	\$ 125,567,600	20,055	\$ 6,261	0.05%
2B (RURAL VACANT LAND)	\$ 2,347,900	1,340	\$ 1,752	\$ 2,344,000	1,338	\$ 1,752	0.17%
TOTAL 2A & 2B	\$ 127,974,200	21,384	\$ 5,985	\$ 127,911,600	21,393	\$ 5,979	0.05%
<b>AURORA</b>	2019			2018			
TILLABLE	\$ 96,054,700	16,305	\$ 5,891	\$ 96,054,500	16,305	\$ 5,891	0.00%
2A TOTAL	\$ 120,579,000	20,293	\$ 5,942	\$ 119,753,600	20,306	\$ 5,897	0.69%
2B (RURAL VACANT LAND)	\$ 1,431,200	764	\$ 1,873	\$ 1,430,400	764	\$ 1,872	0.06%
TOTAL 2A & 2B	\$ 122,010,200	21,057	\$ 5,794	\$ 121,184,000	21,070	\$ 5,751	0.68%
<b>SOMERSET</b>	2019			2018			
TILLABLE	\$ 107,997,300	17,675	\$ 6,110	\$ 108,429,600	17,582	\$ 6,167	-0.40%
2A TOTAL	\$ 132,246,700	19,985	\$ 6,617	\$ 131,324,100	20,005	\$ 6,565	0.70%
2B (RURAL VACANT LAND)	\$ 3,020,000	1,411	\$ 2,140	\$ 2,776,900	1,347	\$ 2,062	8.75%
TOTAL 2A & 2B	\$ 135,266,700	21,396	\$ 6,322	\$ 134,101,000	21,352	\$ 6,280	0.87%
<b>LEMOND</b>	2019			2018			
TILLABLE	\$ 104,078,000	17,931	\$ 5,804	\$ 104,432,500	18,001	\$ 5,801	-0.34%
2A TOTAL	\$ 130,437,800	20,894	\$ 6,243	\$ 128,847,600	20,914	\$ 6,161	1.23%
2B (RURAL VACANT LAND)	\$ 2,281,800	1,266	\$ 1,802	\$ 2,206,700	1,251	\$ 1,764	3.40%
TOTAL 2A & 2B	\$ 132,719,600	22,160	\$ 5,989	\$ 131,054,300	22,165	\$ 5,913	1.27%
MANAGED FOREST	\$ 57,700	30	\$ 1,923	\$ 57,700	30	\$ 1,923	0.00%
TOTALS	\$ 132,777,300	22,190	\$ 5,984	\$ 131,112,000	22,195	\$ 5,907	1.27%

**2019 ASSESSMENT (TOWNSHIP VALUATION SUMMARY)**

<b>HAVANA</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 170,178,600	\$ 38,252,100	\$ 131,387,600	\$ 420,400	\$ 33,100
2018 EMV	\$ 168,060,700	\$ 36,776,100	\$ 130,793,200	\$ 398,100	\$ 21,000
DIFFERENCE	\$ 2,117,900	\$ 1,476,000	\$ 594,400	\$ 22,300	\$ 12,100
PERCENTAGE CHANGE	1.26%	4.01%	0.45%	5.60%	57.62%
NEW CONSTRUCTION AMOUNT	\$ 163,400	\$ 109,000	\$ 54,400	\$ -	\$ -
% CHANGE W/O NEW CONST	<b>1.16%</b>	<b>3.72%</b>	<b>0.41%</b>	<b>5.60%</b>	<b>57.62%</b>
<b>OWATONNA</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 155,986,300	\$ 47,408,900	\$ 95,078,300	\$ 13,344,100	
2018 EMV	\$ 148,045,100	\$ 43,492,800	\$ 92,618,700	\$ 11,811,400	\$ -
DIFFERENCE	\$ 7,941,200	\$ 3,916,100	\$ 2,459,600	\$ 1,532,700	\$ -
PERCENTAGE CHANGE	5.36%	9.00%	2.66%	12.98%	
NEW CONSTRUCTION AMOUNT	\$ 939,700	\$ 455,000	\$ 33,000	\$ 451,700	\$ -
% CHANGE W/O NEW CONST	<b>4.73%</b>	<b>7.96%</b>	<b>2.62%</b>	<b>9.15%</b>	
<b>MERIDEN</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 187,331,800	\$ 34,088,500	\$ 151,144,800	\$ 2,098,500	\$ -
2018 EMV	\$ 184,574,100	\$ 32,003,600	\$ 150,594,400	\$ 1,976,100	\$ -
DIFFERENCE	\$ 2,757,700	\$ 2,084,900	\$ 550,400	\$ 122,400	\$ -
PERCENTAGE CHANGE	1.49%	6.51%	0.37%	6.19%	
NEW CONSTRUCTION AMOUNT	\$ 422,800	\$ 410,200	\$ 6,400	\$ 6,200	\$ -
% CHANGE W/O NEW CONST	<b>1.27%</b>	<b>5.23%</b>	<b>0.36%</b>	<b>5.88%</b>	
<b>MERTON</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 166,522,500	\$ 21,419,100	\$ 145,103,400	\$ -	
2018 EMV	\$ 164,190,400	\$ 21,416,600	\$ 142,773,800		
DIFFERENCE	\$ 2,332,100	\$ 2,500	\$ 2,329,600	\$ -	\$ -
PERCENTAGE CHANGE	1.42%	0.01%	1.63%		
CLASS SHIFT (RES TO AG)	\$674,000	3.2% / 2.6%	1.2% / .7%		
NEW CONSTRUCTION AMOUNT	\$ 701,500	\$ 108,500	\$ 593,000	\$ -	\$ -
% CHANGE W/O NEW CONST	<b>0.99%</b>	<b>-0.49%</b>	<b>1.22%</b>		
<b>MEDFORD</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 94,294,000	\$ 30,664,800	\$ 54,722,100	\$ 8,521,900	\$ 225,400
2018 EMV	\$ 90,283,800	\$ 27,238,700	\$ 54,770,800	\$ 7,119,400	\$ 225,000
DIFFERENCE	\$ 4,010,200	\$ 3,426,100	\$ (48,700)	\$ 1,402,500	\$ 400
PERCENTAGE CHANGE	4.44%	12.58%	-0.09%	19.70%	0.18%
NEW CONSTRUCTION AMOUNT	\$ 746,000	\$ 633,600	\$ 12,000	\$ 100,400	\$ -
% CHANGE W/O NEW CONST	<b>3.62%</b>	<b>10.25%</b>	<b>-0.11%</b>	<b>18.29%</b>	<b>0.18%</b>

**2019 ASSESSMENT (TOWNSHIP VALUATION SUMMARY)**

<b>CLINTON FALLS</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 98,430,000	\$ 33,934,700	\$ 58,439,500	\$ 6,055,800	\$ -
2018 EMV	\$ 92,425,300	\$ 32,014,100	\$ 54,571,500	\$ 5,839,700	\$ -
DIFFERENCE	\$ 6,004,700	\$ 1,920,600	\$ 3,868,000	\$ 216,100	\$ -
PERCENTAGE CHANGE	6.50%	6.00%	7.09%	3.70%	
<i>CLASS SHIFT (RES TO AG)</i>	<i>\$272,700</i>	<i>6.8% / 4.8%</i>	<i>6.3% / .1%</i>		
NEW CONSTRUCTION AMOUNT	\$ 2,985,900	\$ 110,100	\$ 2,875,800	\$ -	\$ -
% CHANGE W/O NEW CONST	<b>3.27%</b>	<b>5.66%</b>	<b>1.82%</b>	<b>3.70%</b>	

<b>DEERFIELD</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 176,265,300	\$ 34,508,000	\$ 141,454,300	\$ 303,000	\$ -
2018 EMV	\$ 171,053,000	\$ 30,778,700	\$ 140,018,500	\$ 255,800	\$ -
DIFFERENCE	\$ 5,212,300	\$ 3,729,300	\$ 1,435,800	\$ 47,200	\$ -
PERCENTAGE CHANGE	3.05%	12.12%	1.03%	18.45%	
NEW CONSTRUCTION AMOUNT	\$ 571,500	\$ 305,000	\$ 222,300	\$ 44,200	\$ -
% CHANGE W/O NEW CONST	<b>2.71%</b>	<b>11.13%</b>	<b>0.87%</b>	<b>1.17%</b>	

<b>BLOOMING PRAIRIE</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 140,297,300	\$ 21,042,700	\$ 118,188,300	\$ 1,066,300	\$ -
2018 EMV	\$ 137,925,500	\$ 19,498,800	\$ 117,393,500	\$ 1,033,200	\$ -
DIFFERENCE	\$ 2,371,800	\$ 1,543,900	\$ 794,800	\$ 33,100	\$ -
PERCENTAGE CHANGE	1.72%	7.92%	0.68%	3.20%	
NEW CONSTRUCTION AMOUNT	\$ 406,200	\$ 54,500	\$ 351,700	\$ -	\$ -
% CHANGE W/O NEW CONST	1.43%	<b>7.64%</b>	<b>0.38%</b>	<b>3.20%</b>	

<b>SUMMIT</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 147,973,500	\$ 20,764,500	\$ 125,758,000	\$ 1,308,500	\$ -
2018 EMV	\$ 144,191,600	\$ 18,764,100	\$ 123,978,000	\$ 1,312,600	\$ -
DIFFERENCE	\$ 3,781,900	\$ 2,000,400	\$ 1,780,000	\$ (4,100)	\$ -
PERCENTAGE CHANGE	2.62%	10.66%	1.44%	-0.31%	
NEW CONSTRUCTION AMOUNT	\$ 765,800	\$ 227,100	\$ 538,700	\$ -	\$ -
% CHANGE W/O NEW CONST	<b>2.09%</b>	<b>9.45%</b>	<b>1.00%</b>	<b>-0.31%</b>	

<b>BERLIN</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 181,038,300	\$ 36,167,800	\$ 127,974,200	\$ 608,800	\$ 16,287,500
2018 EMV	\$ 177,341,800	\$ 32,186,900	\$ 127,911,600	\$ 617,800	\$ 16,625,500
DIFFERENCE	\$ 3,696,500	\$ 3,980,900	\$ 62,600	\$ (9,000)	\$ (338,000)
PERCENTAGE CHANGE	2.08%	12.37%	0.05%	-1.46%	-2.03%
<i>CLASS SHIFT (SEAS TO RES)</i>	<i>\$516,900</i>	<i>10.7% / 8.1%</i>			<i>1.1% / -.6%</i>
NEW CONSTRUCTION AMOUNT	\$ 1,250,500	\$ 850,700	\$ 115,400	\$ -	\$ 284,400
% CHANGE W/O NEW CONST	<b>1.38%</b>	<b>9.73%</b>	<b>-0.04%</b>	<b>-1.46%</b>	<b>-3.74%</b>

**2019 ASSESSMENT (TOWNSHIP VALUATION SUMMARY)**

<b>AURORA</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 152,463,400	\$ 29,566,500	\$ 122,010,200	\$ 886,700	\$ -
2018 EMV	\$ 150,260,600	\$ 28,203,700	\$ 121,184,000	\$ 872,900	\$ -
DIFFERENCE	\$ 2,202,800	\$ 1,362,800	\$ 826,200	\$ 13,800	\$ -
PERCENTAGE CHANGE	1.47%	4.83%	0.68%	1.58%	
NEW CONSTRUCTION AMOUNT	\$ 146,300	\$ 134,500	\$ 11,800	\$ -	\$ -
% CHANGE W/O NEW CONST	<b>1.37%</b>	<b>4.36%</b>	<b>0.67%</b>	<b>1.58%</b>	
<b>SOMERSET</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 194,004,000	\$ 47,172,200	\$ 135,266,700	\$ 11,565,100	\$ -
2018 EMV	\$ 190,806,100	\$ 45,044,800	\$ 134,101,000	\$ 11,660,300	\$ -
DIFFERENCE	\$ 3,197,900	\$ 2,127,400	\$ 1,165,700	\$ (95,200)	\$ -
PERCENTAGE CHANGE	1.68%	4.72%	0.87%	-0.82%	
NEW CONSTRUCTION AMOUNT	\$ 258,700	\$ 221,700	\$ -	\$ 37,000	\$ -
% CHANGE W/O NEW CONST	<b>1.54%</b>	<b>4.23%</b>	<b>0.87%</b>	<b>-1.13%</b>	
<b>LEMOND</b>					
ESTIMATED MARKET VALUATION	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 160,179,000	\$ 26,259,100	\$ 132,777,300	\$ 1,142,600	\$ -
2018 EMV	\$ 157,693,000	\$ 25,497,100	\$ 131,112,000	\$ 1,083,900	\$ -
DIFFERENCE	\$ 2,486,000	\$ 762,000	\$ 1,665,300	\$ 58,700	\$ -
PERCENTAGE CHANGE	1.58%	2.99%	1.27%	5.42%	
NEW CONSTRUCTION AMOUNT	\$ 648,400	\$ 165,300	\$ 483,100	\$ -	\$ -
% CHANGE W/O NEW CONST	<b>1.17%</b>	<b>2.34%</b>	<b>0.90%</b>	<b>5.42%</b>	
<b>NORTHERN TOWNSHIPS</b>					
	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 1,049,008,500	\$ 240,276,100	\$ 777,330,000	\$ 30,743,700	\$ 258,500
2018 EMV	\$ 1,018,632,400	\$ 223,720,600	\$ 766,140,900	\$ 27,400,500	\$ 246,000
DIFFERENCE	\$ 30,376,100	\$ 16,555,500	\$ 11,189,100	\$ 3,343,200	\$ 12,500
PERCENTAGE CHANGED	2.98%	7.40%	1.46%	12.20%	5.08%
NEW CONSTRUCTION	\$ 6,530,800	\$ 2,131,400	\$ 3,796,900	\$ 602,500	\$ -
% CHANGE W/O NEW CONST	<b>2.34%</b>	<b>6.45%</b>	<b>0.96%</b>	<b>10.00%</b>	<b>5.08%</b>
<b>SOUTHERN TOWNSHIPS</b>					
	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 975,955,500	\$ 180,972,800	\$ 761,974,700	\$ 16,578,000	\$ 16,287,500
2018 EMV	\$ 958,218,600	\$ 169,195,400	\$ 755,680,100	\$ 16,580,700	\$ 16,625,500
DIFFERENCE	\$ 17,736,900	\$ 11,777,400	\$ 6,294,600	\$ (2,700)	\$ (338,000)
PERCENTAGE CHANGED	1.85%	6.96%	0.83%	-0.02%	-2.03%
NEW CONSTRUCTION	\$ 3,475,900	\$ 1,653,800	\$ 1,500,700	\$ 37,000	\$ 284,400
% CHANGE W/O NEW CONST	<b>1.49%</b>	<b>5.98%</b>	<b>0.63%</b>	<b>-0.24%</b>	<b>-3.74%</b>
<b>ALL TOWNSHIPS</b>					
	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2019 EMV	\$ 2,024,964,000	\$ 421,248,900	\$ 1,539,304,700	\$ 47,321,700	\$ 16,546,000
2018 EMV	\$ 1,976,851,000	\$ 392,916,000	\$ 1,521,821,000	\$ 43,981,200	\$ 16,871,500
DIFFERENCE	\$ 48,113,000	\$ 28,332,900	\$ 17,483,700	\$ 3,340,500	\$ (325,500)
PERCENTAGE CHANGED	2.43%	7.21%	1.15%	7.60%	-1.93%
NEW CONSTRUCTION	\$ 10,006,700	\$ 3,785,200	\$ 5,297,600	\$ 639,500	\$ 284,400
% CHANGE W/O NEW CONST	<b>1.93%</b>	<b>6.25%</b>	<b>0.80%</b>	<b>6.14%</b>	<b>-3.61%</b>

## 2019 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
<b>75 CER</b>	<b>Tillable 75 (Co Ave)</b>	<b>75</b>	<b>\$ 6,075</b>
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 WETLNDS	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		
2019	\$81.00	0%
2018 WAS	\$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		
10/2017 TO 9/2018	GOING IN MEDIAN RATIO	
# sales	USING 2018 VALUES	
16	94.55%	NO TIME ADJ.
	94.55%	W TIME ADJ.
	AFTER LOCAL EFFORT	
	MEDIAN RATIO	
	USING 2019 VALUES	
	93.94%	NO TIME ADJ.
	93.94%	W TIME ADJ.
10/2018 TO 9/2019	AFTER STUDY LAND SALES	
10 SALES	USING 2019 VALUES	
	MEDIAN RATIO	RANGE
	95.63%	85.5% TO 129.3%
	CER BASE VALUE	
	81	

# 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
2019	\$ 81.00	\$ 5,265	\$ 6,075	\$ 6,885	\$ 8,100
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
<u>2015</u>	<u>\$ 92.00</u>	<u>\$ 5,980</u>	<u>\$ 6,900</u>	<u>\$ 7,820</u>	<u>\$ 9,200</u>
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
<u>2010</u>	<u>\$ 50.00</u>	<u>\$ 3,250</u>	<u>\$ 3,750</u>	<u>\$ 4,250</u>	<u>\$ 5,000</u>
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
<u>2005</u>	<u>\$ 33.00</u>	<u>\$ 2,145</u>	<u>\$ 2,475</u>	<u>\$ 2,805</u>	<u>\$ 3,300</u>
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
<u>2000</u>	<u>\$ 21.50</u>	<u>\$ 1,398</u>	<u>\$ 1,613</u>	<u>\$ 1,828</u>	<u>\$ 2,150</u>
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
<u>1995</u>	<u>\$ 15.50</u>	<u>\$ 1,008</u>	<u>\$ 1,163</u>	<u>\$ 1,318</u>	<u>\$ 1,550</u>
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
<u>1990</u>	<u>\$ 11.00</u>	<u>\$ 715</u>	<u>\$ 825</u>	<u>\$ 935</u>	<u>\$ 1,100</u>
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
<u>1985</u>	<u>\$ 19.00</u>	<u>\$ 1,235</u>	<u>\$ 1,425</u>	<u>\$ 1,615</u>	<u>\$ 1,900</u>
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

## 2019 ASSESSMENT

### TOWNSHIP RESIDENTIAL SALES RATIOS SUMMARY

**ANNUAL MARKET (TIME) ADJUSTMENTS**

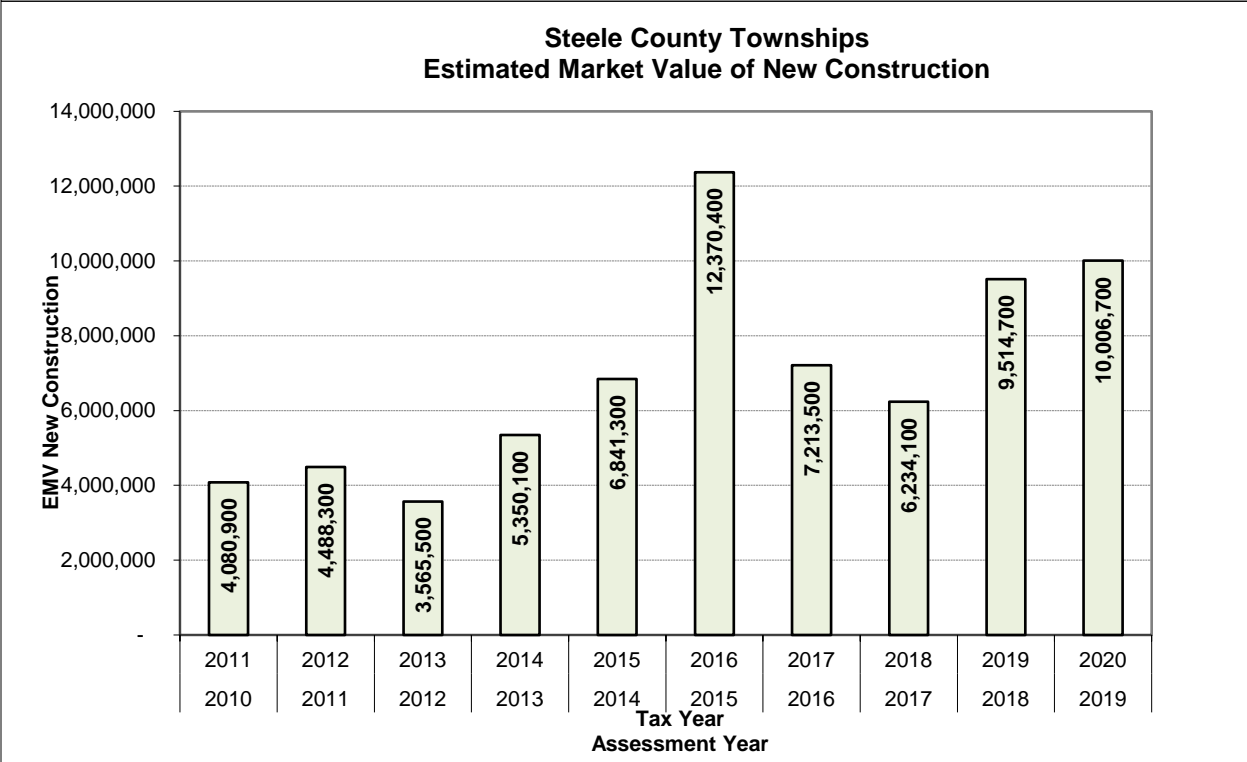
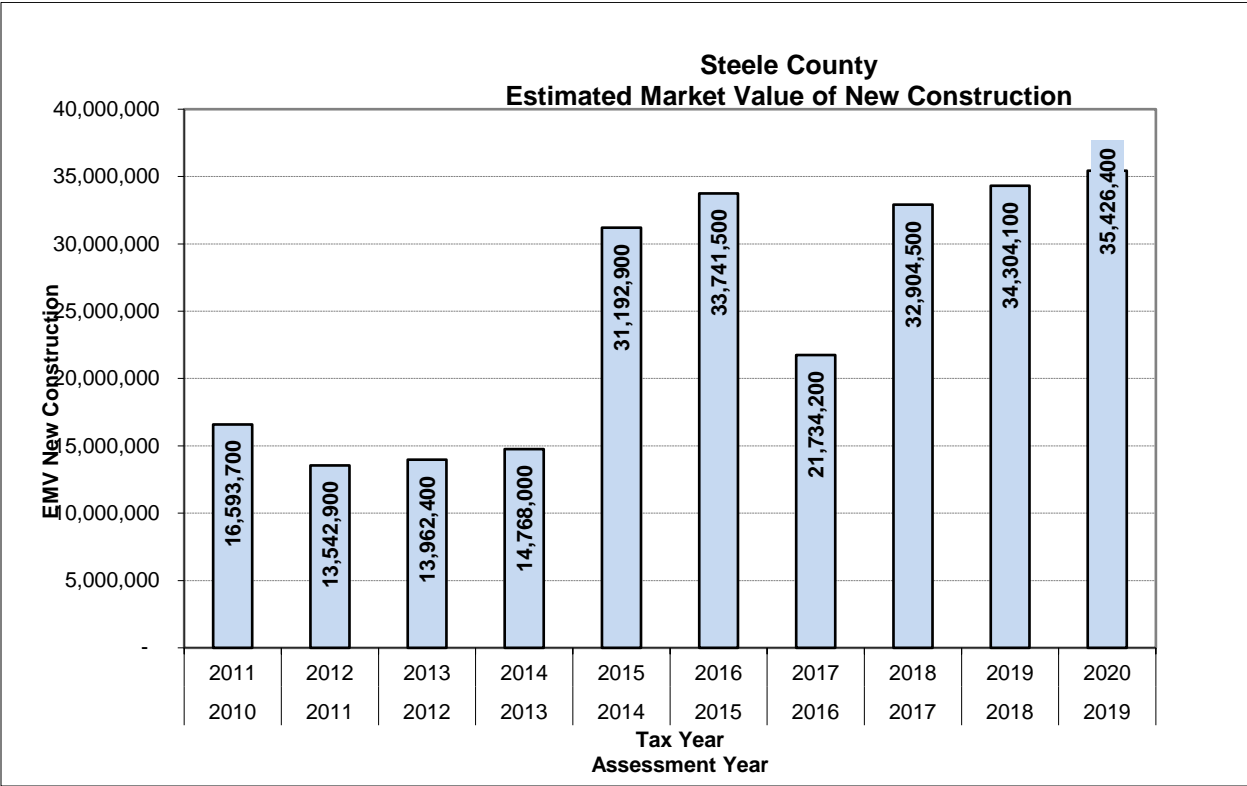
**NORTH**      +6.586%                      **SOUTH**              +6.586%

**STUDY PERIOD**              (10/1/2017 TO 9/30/2018)

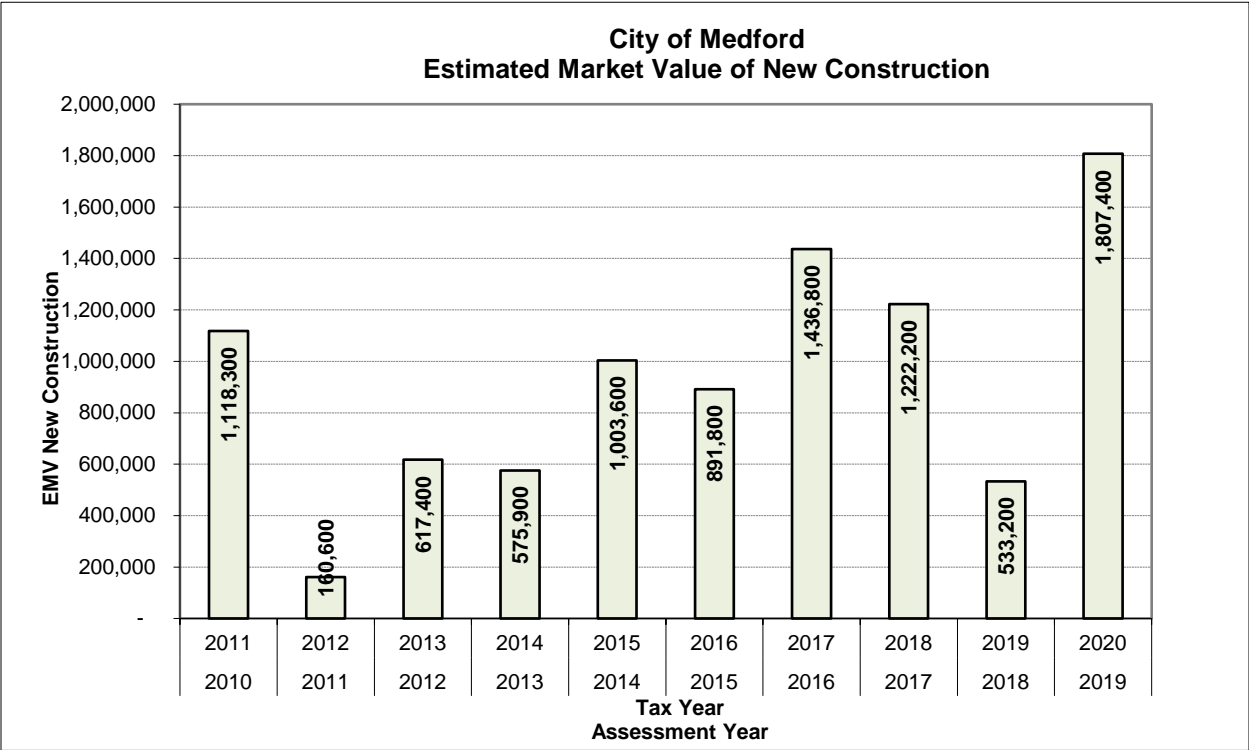
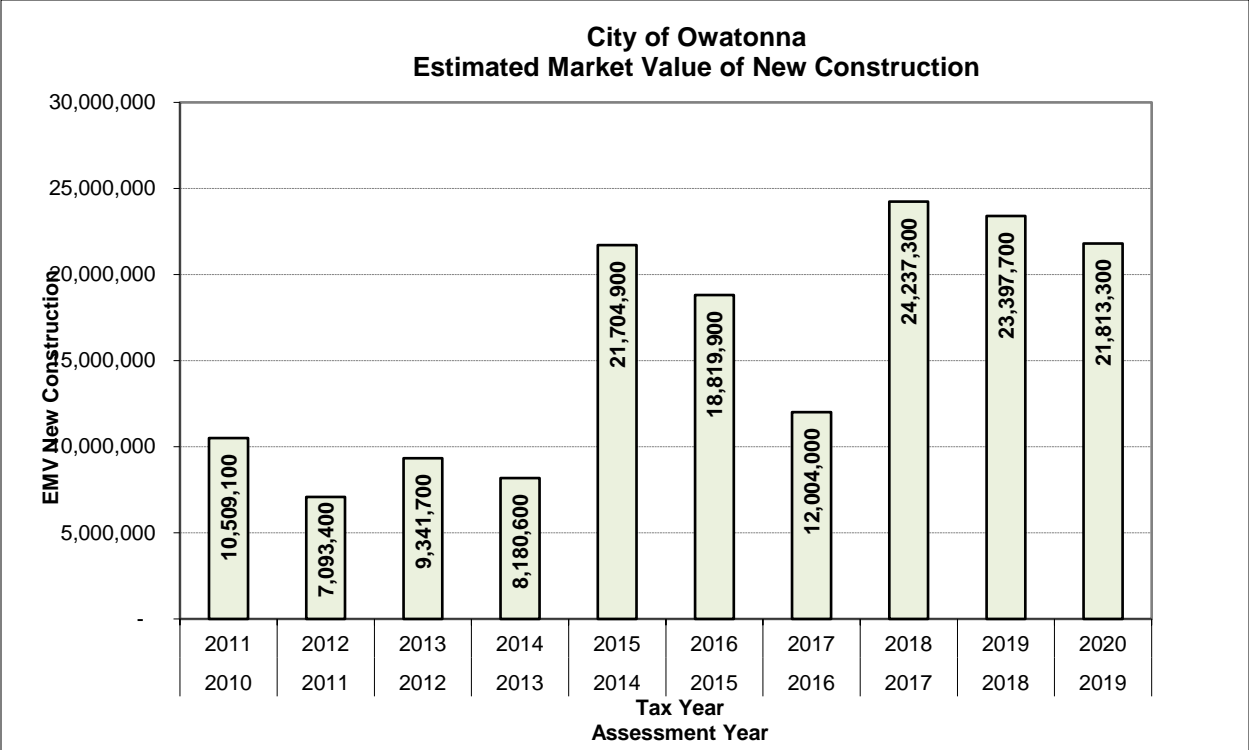
	<b>SALES</b>	<b>PRELIMINARY 2018 RATIO</b>	<b>% CHANGE</b>	<b>FINAL 2019 RATIO</b>	<b>5 YEAR SALES</b>	<b>HISTORY MEDIAN RATIO</b>
<b>ALL TOWNSHIPS</b>	39	87.63%	6.25%	95.14%		
<hr/>						
<b>NORTH TOWNSHIPS</b>	19	87.55%		95.51%		
<hr/>						
HAVANA	2	92.64%	3.72%	93.2%	13	93.1%
OWATONNA	5	88.08%	7.96%	92.6%	22	92.3%
MERIDAN	5	89.23%	5.23%	94.2%	13	90.3%
MERTON	0	NA%	2.60%	NA%	9	93.8%
MEDFORD	2	84.78%	10.25%	91.7%	6	86.7%
CLINTON FALLS	1	88.49%	4.8%	97.9%	8	96.2%
DEERFIELD	4	73.84%	11.13%	90.4%	10	86.7%
<b>SOUTH TOWNSHIPS</b>	20	87.81%		94.45%		
<hr/>						
BLOOMING PRAIRIE	3	86.07%	7.64%	96.3%	10	94.5%
SUMMIT	1	78.56%	9.45%	93.1%	15	89.6%
BERLIN	4	88.34%	8.1%	93.3%	22	95.3%
<u>BEAVER LAKE</u>	2	91.89%		93.3%		
<u>NON-LAKE</u>	2	79.61%		93.7%		
AURORA	2	89.41%	4.83%	92.3%	14	95.2%
SOMERSET	6	89.51%	4.23%	95.2%	31	93.8%
LEMOND	4	98.42%	2.34%	96.2%	9	93.6%

\*VALUATION % INCREASE (WITHOUT NEW CONSTRUCTION)

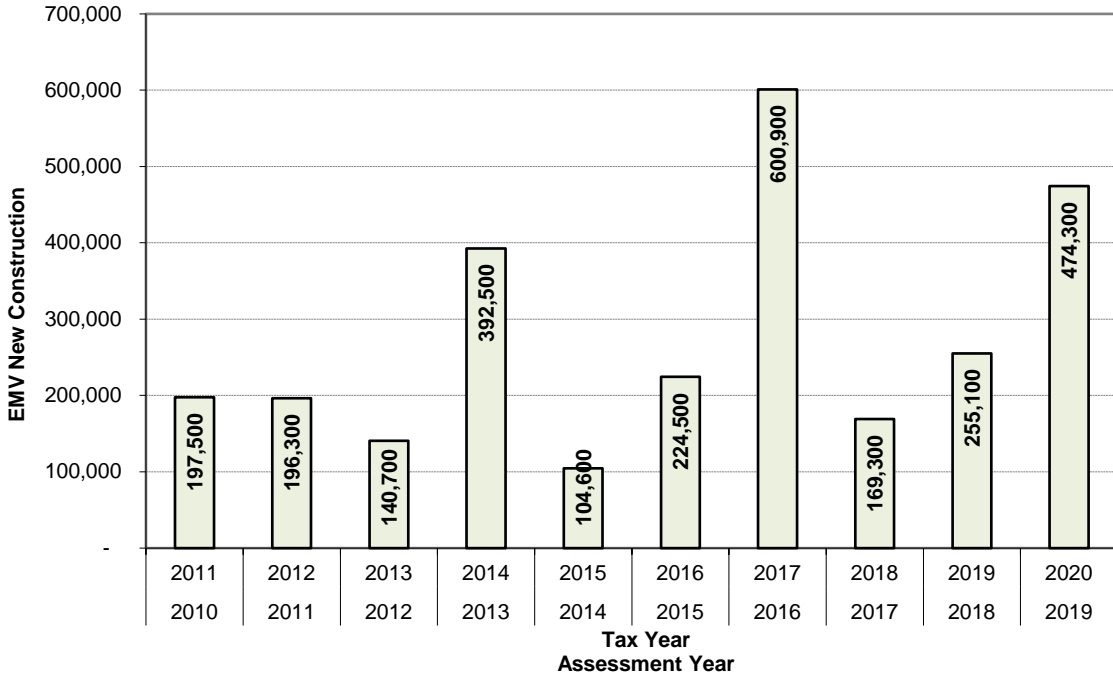
\*\*MEDIAN (USES A WEIGHTED MEDIAN 30%-25%-20%-15%-10%)



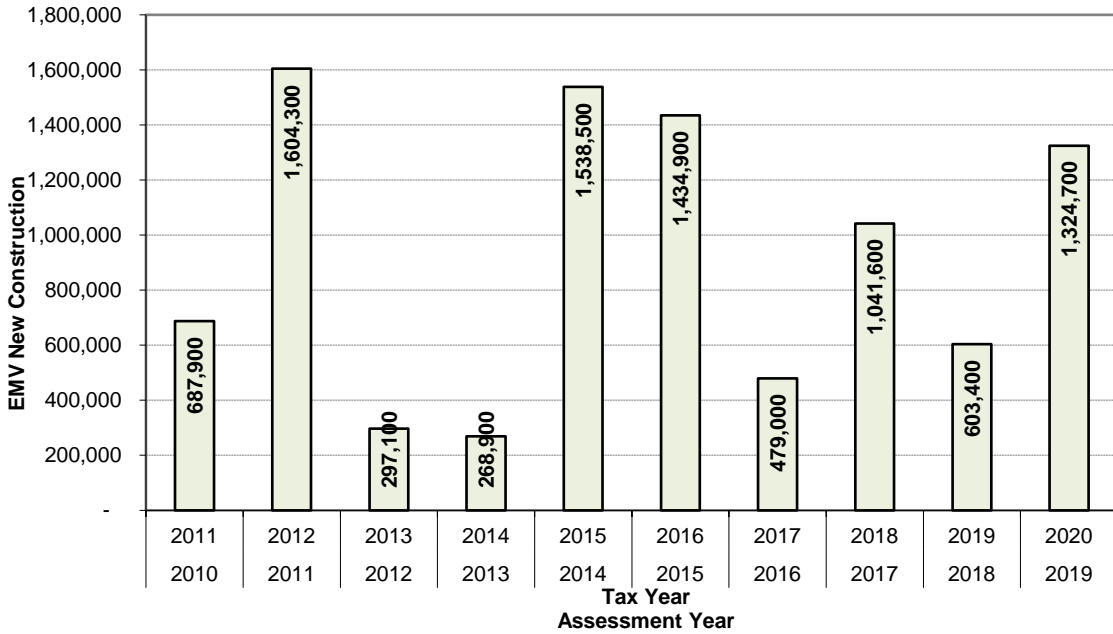




**City of Ellendale  
Estimated Market Value of New Construction**



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



**AG HOMESTEAD  
CERTIFIED FIRST TIER VALUATION LIMIT AMOUNT**

Class Rate is .5%

<b>ASSESSMENT YEAR</b>	<b>PAYABLE YEAR</b>	<b>VALUATION LIMIT</b>
<b>2019</b>	<b>2020</b>	<b>\$ 1,880,000</b>
<b>2018</b>	<b>2019</b>	<b>\$ 1,900,000</b>
<b>2017</b>	<b>2018</b>	<b>\$ 1,940,000</b>
<b>2016</b>	<b>2017</b>	<b>\$ 2,050,000</b>
<b>2015</b>	<b>2016</b>	<b>\$ 2,140,000</b>
<b>2014</b>	<b>2015</b>	<b>\$ 1,900,000</b>
<b>2013</b>	<b>2014</b>	<b>\$ 1,500,000</b>
<b>2012</b>	<b>2013</b>	<b>\$ 1,290,000</b>
<b>2011</b>	<b>2012</b>	<b>\$ 1,240,000</b>
<b>2010</b>	<b>2011</b>	<b>\$ 1,140,000</b>
<b>2009</b>	<b>2010</b>	<b>\$ 1,010,000</b>
<b>2008</b>	<b>2009</b>	<b>\$ 890,000</b>
<b>2007</b>	<b>2008</b>	<b>\$ 790,000</b>
<b>2006</b>	<b>2007</b>	<b>\$ 690,000</b>

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

57 classifications condensed

Class Rates	EMV	
Residential	\$500,000	1.00%
	Over \$500,000	1.25%
Apartments	No tier	1.25%
Commercial/Industrial	\$150,000	1.50%
	Over \$150,000	2.00%

Agricultural:		
House, Garage, One Acre:		
Ag Homestead	First \$500,000	1.00%
	Over \$500,000	1.25%
Remainder of Farm:		
	First \$1,880,000	0.50%
	Over \$1,880,000	1.00%
Non-homestead:	All Value	1.00%

FARM LAND SALES (2020 ASSESSMENT)													
Sales Period: Oct. 1, 2018 - Sept 30, 2019													
LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	CPI	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	TILL \$ / Acre	Parcels
<b>34.5 ACRES+ LAND ONLY</b>													
SUMMIT	\$37,420	10/2/2018	PETERSON, BRIAN	WACEK, DAVID	37.46	0.99	0.00			0.0%	\$999		02-014-2200
OWAT	\$144,738	11/6/2018	DIRKS, B	JEPSON ESTATE	42.57	0.64	0.00		0.00	0.0%	\$3,400		08-006-4400
OWAT	\$664,370	11/8/2018	SCATTERED ACRES	JEPSON ESTATE	94.91	0.43	93.20		78.00	98.2%	\$7,000	\$ 7,128	08-006-4100
BL PRAIRIE	\$577,500	12/14/2018	JOHNSON/GROH	MOTL, M	110.00	4.00	91.68		63.00	83.3%	\$5,250	\$ 6,299	01-005-3400
DEERFIELD	\$900,000	12/18/2018	PINEDALE EQUIP LLC	SUTTER	158.66	2.98	153.83		72	97.0%	\$5,673	\$ 5,851	13-017-4300
CL FALLS	\$151,745	12/18/2018	RYPKAM	LIVERSEED	34.60	1.26	26.00	90.2	79.00	75.1%	\$4,386	\$ 5,836	12-027-2300
CL FALLS	\$557,903	12/28/2018	GILLIS,J	LIVERSEED	136.40	1.16	128.00	87.3	74.00	93.8%	\$4,090	\$ 4,359	12-027-1200
CL FALLS	\$568,240	11/0/2019	MOHS/HACKER	FESTAL FARMS	129.22	3.53	77.4		71	59.9%	\$4,397	\$ 7,342	12-026-3200
AURORA	\$580,000	1/31/2019	PFIEIFER	HONDL	80.00	1.05	78.2		79	97.8%	\$7,250	\$ 7,417	04-019-3100
DEERFIELD	\$560,000	1/14/2019	REALITY AG LLC	HURLEY ESTATE	100.00	3.50	96.50		70.00	96.5%	\$5,600	\$ 5,803	13-015-3100
BL PRAIRIE	\$385,000	2/28/2019	KRAUS PROPERTIES	FELDMAN, P	74.70	1.13	70.98		62	95.0%	\$5,154	\$ 5,424	01-033-2300
<b>34.5 ACRES+ LAND &amp; BLDG</b>													
SOMERSET	\$500,000	3/6/2019	HANSON,T	WESELY ETAL	78.07	1.44	73.63		63				05-019-4300
<b>&lt; 34.5 ACRES LAND ONLY</b>													
OWAT CITY	\$330,000	2/7/2019	LANGE/CHAD	EVANGELICAL CHURCH	24.57		22.60		90.00	92.0%	\$13,431	\$ 14,602	17-606-0101
<b>&lt;34.5 acres LAND &amp; BLDG</b>													
BL PRAIRIE	\$250,000	11/19/2018	HUBLY, J	ZEMAN, J	11.79	1.05	0.00			0.00			01-008-1401
MERTON	\$60,000	1/16/2019	KOS, JOE & LORI	WILSON, W	2.47	0.23							10-035-4301
SOMERSET	\$200,000	2/8/2019	RYSAVY DAIRY LLC	ZEMAN, J	9.90	0.58							05-026-3301
					Acres	Road Acres	Tillable Acres	/ ACRE	/ ACRE	Tillable	\$ / Acre	REJ	Parcels
<b>Other Sales of Note</b>													
AURORA	\$ 260,000	12/17/2018	GAUTHIER/HASLIP	HONDL ET AL	10.93	0.56	0						R-16 04-019-4301
MEDFORD	\$ 120,000	11/8/2018	JANSSEN,M	KNIEFEL, R	21.33	0.75	0				\$5,626	G	11-005-1301
CLINTON FALLS	\$ 12,000	2/19/2018	MOORE,M	WILKIE,L	10.23	0					\$1,173	R-26	12-021-4400

## FARM LAND SALES (2019 ASSESSMENT)

Sales Period: Oct. 1, 2017 - Sept 30, 2018

LOCATION	FINANCING ADJ		Sale Date	Buyer	Seller	Deeded	Road	Tillable	CPI	Ave CER	%	Deeded	TILL	Parcels
	Sale Amt	NET (DOR)				Acres	Acres	Acres		(tillable)	Tillable	\$ / Acre	\$ / Acre	
<b>34.5 ACRES+ LAND ONLY</b>														
BP TWSP	\$288,000	\$ 288,000	12/11/2017	DITLEVSON,M	LEACH,R	39.69	2.30	37.39		93	94.2%	\$7,256	\$7,703	01-024-3300
LEMOND	\$492,323	\$ 492,323	12/15/2017	HOLLAND, M	BRIGGS,P	77.85	2.72	74.13		70	95.2%	\$6,324	\$6,641	06-036-2300
LEMOND	\$234,000	\$ 234,000	1/2/2018	JOHNSON,P	FLOR,A	40.00	0.50	39.5		67	98.8%	\$5,850	\$5,924	06-015-3101
BERLIN	\$374,000	\$ 374,000	1/8/2018	DOBBERSTEIN	PETERSON ESTATE	81.09	1.50	69.09		68	85.2%	\$4,612	\$5,413	03-012-3200
CL FALLS	\$519,583	\$ 519,583	1/12/2018	LANGE FARMS LLP	MONGEAU TRUST	79.73	1.00	69.27		80	86.9%	\$6,517	\$7,501	12-034-1201
CL FALLS	\$537,845	\$ 522,997	1/23/2018	MOHS / HACKER	FESTAL FARMS	133.77	2.60	61.5		64	46.0%	\$4,021	\$8,745	12-026-4301
LEMOND	\$220,184	\$ 220,184	2/16/2018	MEYER, D	FESTAL FARMS	40.00	2.00	38		61	95.0%	\$5,505	\$5,794	06-036-1100
LEMOND	\$379,816	\$ 379,816	2/16/2018	FAST, S	FESTAL FARMS	69.00	0.70	67.22		67	97.4%	\$5,505	\$5,650	06-036-1300
BERLIN	\$246,900	\$ 258,822	3/15/2018	KLEMMENSEN,D	D & D ENTERPRISES	41.15	0.46	39.69		82	96.5%	\$6,000	\$6,221	03-034-3402
LEMOND	\$435,000	\$ 435,000	4/20/2018	JACOBSON, E	FLOR, A	81.49	0.15	72.98	77	64	89.6%	\$5,338	\$5,961	06-015-3100
LEMOND	\$530,255	\$ 530,255	4/30/2018	KECK, B & J	KNUTSON FAM FARM	96.41	4.50	91.91		71	95.3%	\$5,500	\$5,769	06-028-1200
BP TWSP	\$410,000	\$ 353,436	4/30/2018	JOHNSON, K	KNUTSON,D	119.85	2.47	105.96		63	88.4%	\$3,421	\$3,869	01-035-2200
HAVANA	\$385,200	\$ 385,200	7/10/2018	WANOUS, G	STANCL, J/D	77.04	3.01	70.74		76	91.8%	\$5,000	\$5,445	07-017-4201
LEMOND	\$275,000	\$ 275,000	9/27/2018	LARSON, E	JOHNSON, D	37.13	1.33	35.8		87	96.4%	\$7,406	\$7,682	06-024-4300
MERTON	\$435,000	\$ 435,000	9/10/2018	THOMPSON, R	ELLEFSON, E	60.00	0.00	60		83	100.0%	\$7,250	\$7,250	10-001-2200
MERTON	\$435,000	\$ 435,000	9/10/2018	JOHNSON, R	ELLEFSON, E	60.00	0.00	60		83	100.0%	\$7,250	\$7,250	10-001-2300
												\$5,677	\$6,091	<b>MEDIAN</b>
<b>34.5 ACRES+ LAND &amp; BLDG</b>														
HAVANA	\$370,000	\$ 361,441	12/22/2017	SCHMIDT, K	QUIMBY, E	40.00	1.50	34.9		77	87.3%	\$9,250		07-015-3200
BERLIN	\$750,000	\$ 750,000	3/30/2018	BERG, N	SMITH, R	79.17	1.02	72.98		79	92.2%	\$9,473		03-006-4200
OWATONNA	\$925,000	\$ 925,000	6/1/2018	WAYNE, B	MONSANTO CO	112.94	3.14	105.3		90	93.2%	\$8,190		08-007-3100
CL FALLS	\$340,000	\$ 340,000	8/28/2018	ARNDT,D	OLSEN ESTATE	40.00	2.99	25.36		72	63.4%	\$8,500		12-026-2200
<b>&lt; 34.5 ACRES LAND ONLY</b>														
LEMOND	\$50,000	\$ 50,000	3/19/2018	BORCHERT, J	RESLER, B	32.40	0.90	0	0	0	0.0%	\$1,543	\$0	06-030-1102
<b>&lt;34.5 acres LAND &amp; BLDG</b>														
<b>Other Sales of Note</b>														
LEMOND	\$ 900,000		10/2/2017	KECK FARMS	JONES HENDENSIEF	11.25	0.57	0						R-17 06-027-4102
HAVANA	\$ 30,000		12/3/2017	DILLEMUTH,K	HUNTLEY TRUST	21.01	0.48	0				\$1,428		R 02 07-009-3401
SOMERSET	\$ 335,000		12/15/2017	BRASE P	GOLNICK. C	88.15	1.95	59.2		74	67.2%	\$3,800		R 04 05-016-2301
HAVANA	\$ 280,000		1/5/2018	NELSON, N	ZILM, T	26.67	0.67	19.6		73	73.5%	\$10,499		R 07 07-036-2200
MERTON	\$1,920,000		6/1/2018	BENJAMIN JOHNSON	BELVERUD ESTATE	269.13	6.15	248.27		85	92.2%	\$7,134		R-24 10-001-1100
AURORA	\$ 160,650		7/25/2018	SCHEMA, K	BARTSCH ESTATE	19.5	0.61	0						R-09 04-010-3201
LEMOND	\$ 38,600		8/8/2018	NORTHERN NAT GAS	HANSON, R	4.79	0.16	4.63			96.66%	\$ 8,058		R-31 06-029-4100
MERTON	\$ 53,750		9/4/2018	ZAHARIA, WILLIAM	FRANCIS VIERLING	7.55	0	7.55			100%	\$ 7,119		R-31 10-036-2100
LEMOND	\$ 175,000		5/18/2018	Mathy Const Co	Medford Prop. II, LLC	19.73	0.48	8.75		<50	44.3%	\$ 8,869.74		R-05 06-001-3101

## FARM LAND SALES (2018 ASSESSMENT)

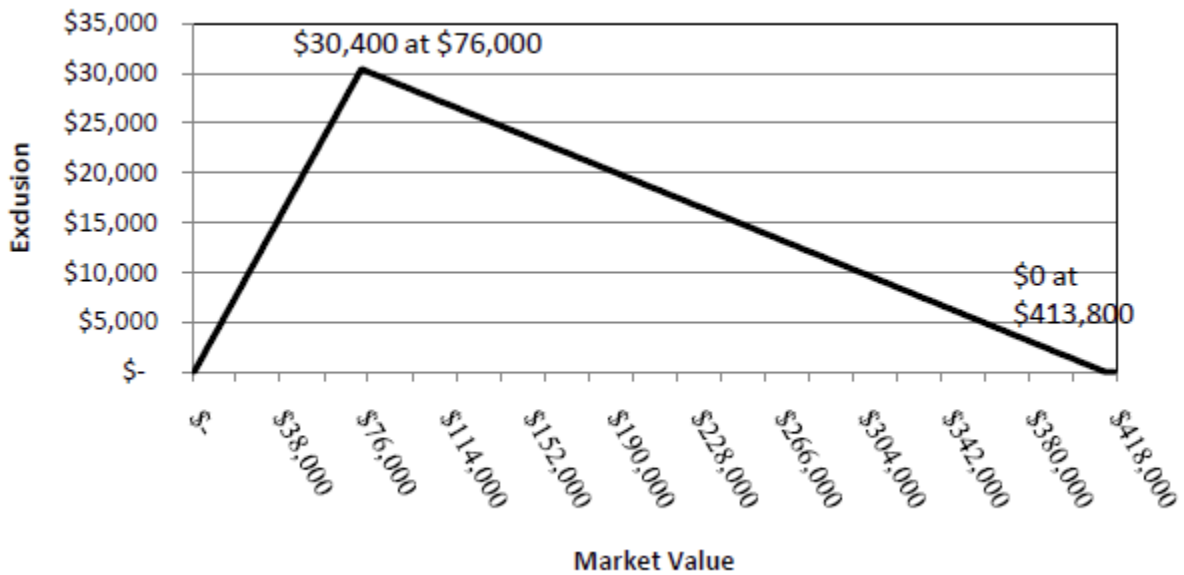
Sales Period: Oct. 1, 2016 - Sept 30, 2017

					Deeded	Road	Tillable	Ave CER	%	Deeded
Sale Amt	NET (DOR)	Sale Date	Buyer	Seller	Acres	Acres	Acres	(tillable)	Tillable	\$/ Acre
<b>FINANCING ADJUSTED</b>										
<b>34.5 ACRES+ LAND ONLY</b>										
\$ 1,061,577	\$ 1,031,817	11/1/2016	SAMMON,K	FESTAL FARMS CO	133.42	3.14	129.15	85	96.8%	\$ 7,957
\$ 650,000	\$ 650,000	11/15/2016	HARTLE,TRUST	LARSEN/ERICSON/ANDERSON	100.00	1.00	97.00	83	97.0%	\$ 6,500
\$ 450,000	\$ 441,810	12/7/2016	KRIESEL TRUST	FESTAL FARMS CO	60.00	0.00	60.00	76	100.0%	\$ 7,500
\$ 1,045,000	\$ 1,045,000	3/1/2017	ARNDT, SCOTT	SCHMIDT ROBERTS PARTNERS	157.48	0.78	150.58	81	95.6%	\$ 6,636
\$ 425,000	\$ 425,000	3/22/2017	NORTH BLUFF (KURT WELKER)	SHUBERT/LAWSON/WREEDE	80.00	3.00	58.50	70	73.1%	\$ 5,313
\$ 2,500,000	\$ 2,500,000	4/21/2017	ANDERSON/PERICAN LAKE LLC	FESTAL FARMS CO	562.91	6.35	428.18	54	76.1%	\$ 4,441
\$ 800,000	\$ 739,694	4/12/2017	VONRUDEN, GEORGE/KAREN/ZA	WARGA, CHRISTINE	143.35	3.05	140.12	72	97.7%	\$ 5,581
\$ 393,775	\$ 393,775	4/27/2017	WINZENBURG, STEVEN	ARNDT, MARLENE	66.19	1.90	64.32	80	97.2%	\$ 5,949
\$ 704,840	\$ 704,840	5/24/2017	LARSON, ALAN	MOTL, KEVIN	115.17	3.32	97.58	74	84.7%	\$ 6,120
\$ 318,503	\$ 318,503	6/2/2017	LARSON, WAYNE	MJORAKER, IRMA	54.40	1.98	52.42	75	96.4%	\$ 5,855
\$ 90,000	\$ 90,000	8/1/2017	WENTWORTH, THOMAS	ROSSEL ET AL	42.44	1.70	0.00		0.0%	\$ 2,121
\$ 988,000	\$ 972,485	8/23/2017	TERPTRA, GARY	SCHEMA, KIM	146.04	3.23	140.81	78	96.4%	\$ 6,765
\$ 109,000	\$ 109,000	9/11/2017	STOLTENBERG,B	JOHNSON,TOD	72.71	0.50	0.00		0.0%	\$ 1,499
\$ 9,535,695			<b>TOTAL AVG</b>		<b>1734.11</b>	<b>29.95</b>	<b>1418.66</b>			<b>\$ 5,499</b>
<b>34.5 ACRES+ LAND &amp; BLDG</b>										
\$ 1,274,000		12/1/2016	ARNDT, SCOTT	ANTL FAMILY TRUST	140.00	4.84	128.76	88	92.0%	
<b>&lt; 34.5 ACRES LAND ONLY</b>										
\$ 73,800		12/9/2016	HANSEN, D	FLOR, D	21.78	0	8.00	<50	36.7%	\$ 3,388
\$ 227,123		12/15/2016	JOHNSON, R	WILSON, JUDITH	27.20	0	27.20	72	100.0%	\$ 8,350
\$ 245,000		12/16/2016	WORKE	LEACH	33.86	1.50	32.36	92	95.6%	\$ 7,236
\$ 210,000		12/23/2016	VANGELDER	NORTH BLUFF PARTNERS	30.01	1.55	27.46	82	91.5%	\$ 6,998
\$ 162,500		1/11/2017	HOLLAND, M	KLEMMENSEN	25	0.75	24.25	80	97.0%	\$ 6,500
\$ 25,000		4/24/2017	O'CONNOR/PATRICK	WG ENTERPRISES	4.91	0	4.91	90	100.0%	\$ 5,092
\$ 120,000		1/27/2017	POOLE/THOMAS	VON RUDEN	17.28	0	12.56	83	72.7%	\$ 6,944
\$ 150,000		8/6/2017	BILL REGAN	PAUL WENCL	14.26	1.53	12.21	69	85.6%	\$ 10,519
\$ 65,000		8/23/2017	O'CONNOR, KEVIN	MEDFORD PROPERTIES	11.34	1.21	0.00		0.0%	\$ 5,732
\$ 1,278,423			<b>TOTAL AVG</b>		<b>185.64</b>	<b>6.54</b>	<b>148.95</b>			<b>\$ 6,887</b>
<b>&lt;34.5 acres LAND &amp; BLDG</b>										
						<b>Road</b>	<b>Tillable</b>	<b>Ave CER</b>	<b>%</b>	
<b>Sale Amt</b>		<b>Sale Date</b>	<b>Buyer</b>	<b>Seller</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>/ ACRE</b>	<b>Tillable</b>	<b>\$/ Acre</b>
<b>Other Sales of Note</b>										
\$ 34,198		11/25/2016	OTTERSON	O'CONNOR	65.14	1.11	0		0.0%	\$ 525
\$35,000		1/27/2017	ANDERSON FARMS	HAMMER	14.96	1.04	0			\$ 2,340
\$ 400,000		4/7/2017	GLASS HOUSE LLP	TRI-HEART LLC	20	0.72	19.26	62	96.3%	\$20,000
\$ 540,000		4/11/2017	DEML/MATT	DEML/DENNIS	73.63	1.6	71.74	74	97.4%	\$ 7,334
\$ 75,000		5/22/2017	JOHNSON/PAUL	GATHJE/MARTIN	19.15	0.75	0			\$ 3,916
\$ 45,000		7/1/2017	CASSEN	OMG	45					\$ 1,000
\$ 739,763		7/6/2017	CF NOVEL SOLAR	BRASE, P	36.988					\$20,000

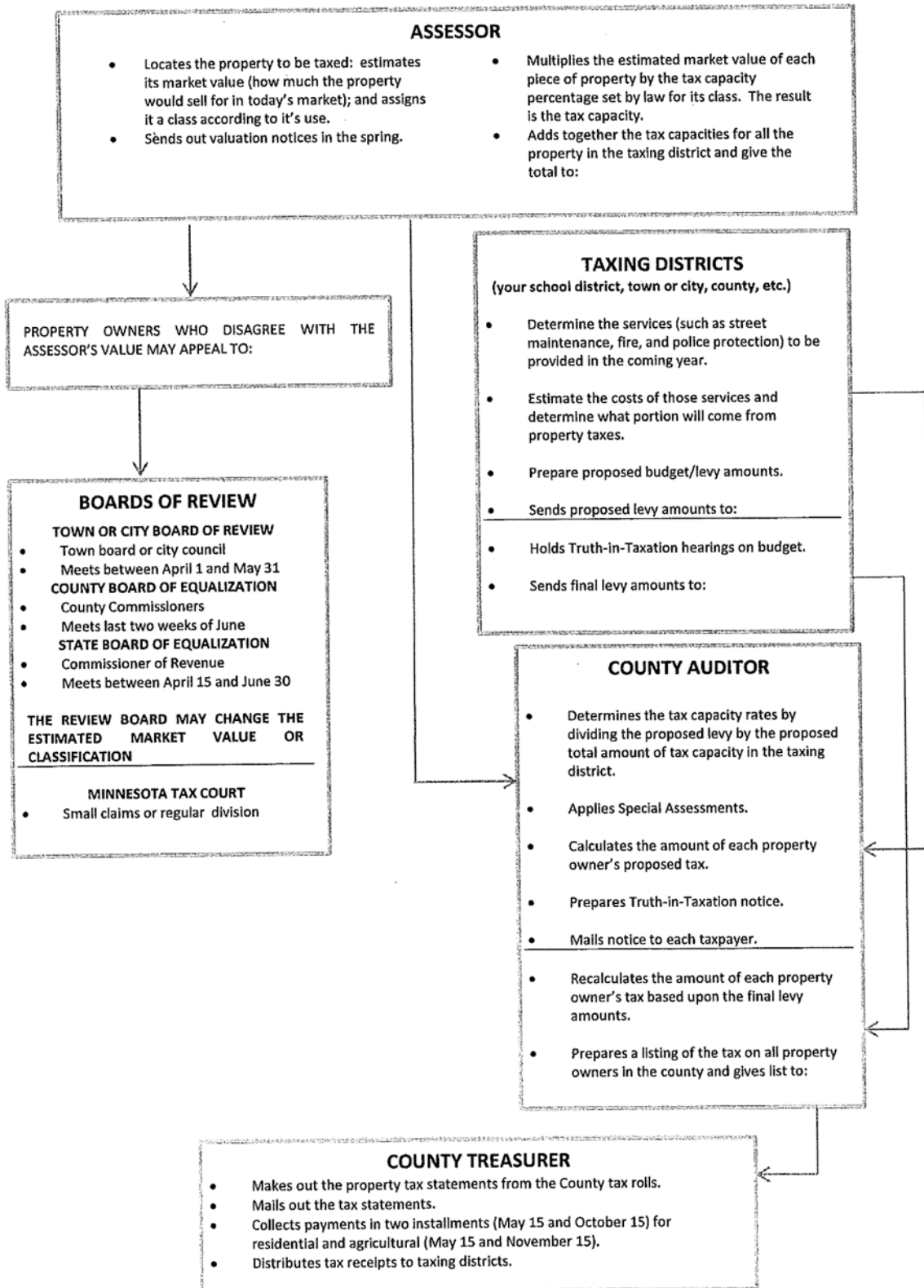
### Homestead Market Value Exclusion

The Homestead Market Value Exclusion is the last item in the hierarchy of market value components before taxable market value. (Minnesota Statutes, section 273.13, subdivision 35) Residential property and the portion of agricultural property classified as the house, garage and surrounding one acre of land, shall be eligible for a market value exclusion. The following examples will illustrate these calculations for different types of property. Simply stated, the exclusion decreases as the market value increases (also works conversly).

Calculation of the homestead market value exclusion involves several steps. For a homestead valued at \$76,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of \$30,400 at \$76,000 of market value. For a homestead valued between \$76,000 and \$413,800, the exclusion is \$30,400 minus nine percent of the valuation over \$76,000. For a homestead valued at \$413,800 or more, there is no homestead valuation exclusion.



## “Who Does What” in the Property Tax System





2019 Quintile Areas in Steele County (Areas Physically Inspected): See Map

**OWATONNA NEIGHBORHOODS**  
**INSPECTED FOR 2019 ASSMT.**

Central West

Central North East

Central N - Subdiv: 215 N MIN SP RD

Townhomes - Owatonna

2019 Quintile Areas included all areas in the following jurisdictions:

Owatonna Twp

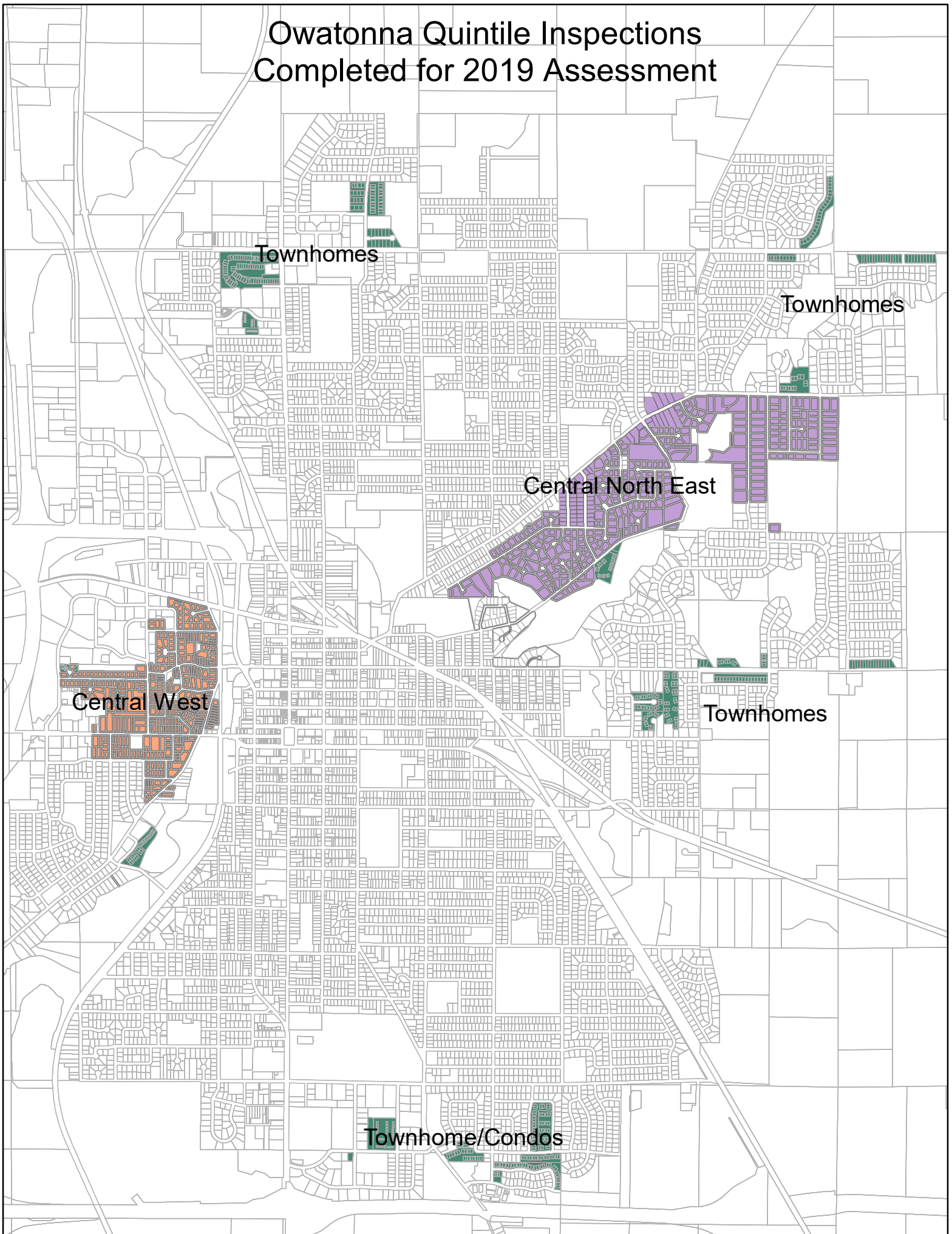
Medford Twp

Clinton Falls Twp

Ellendale

Medford City

# Owatonna Quintile Inspections Completed for 2019 Assessment



# Owatonna 5 Year Quintile Areas (Inspection Year/Assessment Year)

2023/2024

2019/2020

2023/2024

2022/2023

2023/2024

2021/2022

2019/2020

2020/2021

