

Steele County 2021 Assessment Report

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2021 Board of
Appeal and
Equalization:
June 15, 2021



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STEELE COUNTY ASSESSOR



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

Re: 2021 County Board of Appeal and Equalization
June 15, 2021 7:00 p.m.
Steele County 2021 Assessment Report

The following 2021 Assessment Report contains data and information is about the property assessment and appeal processes for the Steele County Board of Appeal and Equalization.

The assessment in Steele County is completed by the Steele County Assessor's Office. The Assessor's Office is comprised of the county assessor, assistant county assessor, three appraisers, and two clerical staff. These individuals are collectively responsible for the annual valuation and classification of over 21,000 parcels of property with a total market value of over \$4.8 billion.

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 established on January 2, 2021. The 2021 assessment will be the basis for property taxes payable in 2022. The purpose of the meeting is to provide further appeal for those property owners that are not satisfied with the assessor's review, open book meeting and/or the decision of the Local Board of Appeal and Equalization.

The first step in the appeal process is to contact the Steele County Assessor's Office. We verify the property information with the property owner and explain how the assessment process works and review comparable sales and neighboring assessment information. Before we can make any changes to the assessment, we will request an interior inspection of the property to verify our assessment information. If the property owner is still not satisfied, they can go through the formal appeal process which is finalized with the County Board of Appeal and Equalization (CBAE).

To adequately prepare for the CBAE meeting, we strongly recommend that property owners inform the Assessor's Office of their intentions to appeal at this level so that we can put them on the agenda and prepare information for the board.

To appear before the CBAE, property owners must have attended the Local Board of Appeal and Equalization. Somerset, Meriden, Merton, Berlin, and Lemond Townships have open book meetings, property owners in these townships may appeal to the County Board of Equalization. The Assessor's Office will make every attempt to resolve issues prior to this meeting.

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 22, 2021, 5:15 pm. The CBAE must adjourn by June 30, 2021.

At the reconvene meeting, we will only address the concerns of the property owners that appear at the original meeting on June 15 and not address new appeals between the convening and reconvene meetings of the County Board of Appeal and Equalization.

In conclusion, we would like to bring attention to the Minnesota Department of Revenue training list. Commissioners Rick Gnemi, Greg Kruger and Auditor Laura Ihrke are listed as trained members of the 2021 Board of Equalization. Commissioner Kruger and Ms. Ihrke training expires on July 1, 2021. Commissioner Rick Gnemi is effectively trained until July 1, 2024. On-line training will commence on July 1, 2021 for the next four-year training period. Members must sign in to the system to get unique user name to receive certification.

Sincerely,

X *William J. Effertz*

William Effertz
Steele County Assessor

ASSESSMENT OVERVIEW

“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, 2019 to September 30, 2020, 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, 2021. 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 2021 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, 2021 assessment, sales from October 1, 2019 to September 30, 2020 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 2021 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, \$13,000.

COUNTY BOARD OF APPEAL AND EQUALIZATION

What is the purpose and function of the CBAE?

- The County Board of Appeal and Equalization (CBAE) is the **second** avenue in the appeals process.
- A property owner must first appeal to the Local Board of Appeal and Equalization before being eligible to appear at the county board (as per Minnesota Statutes, section **274.01**).

When does the CBAE meet?

- The board may meet on any **ten consecutive meeting** days in June **after the second Friday in June**.
- **“Meeting days”** typically means any day of the week excluding Sunday. (The board may elect to consider Saturday as a meeting day as well.)
- At least one meeting must be held **until 7:00 pm or on a Saturday**; i.e., if the county does not hold a meeting until 7:00 pm they must instead hold a meeting on a Saturday. This is to ensure that property owners have ample time to present their appeals.
- A board may convene on the first Monday after the second Friday in June at 6:00 p.m. and adjourn at 8:00 p.m. and these requirements will have been met.
- The board may also convene on the Saturday immediately following the second Friday.
- In any scenario, the board may not hold meeting beyond those ten meeting days without approval from the Commissioner of Revenue.
- If the board chooses to consider Saturday a “meeting day,” it must consider a second Saturday as a meeting day if it falls within ten meeting days of the original Saturday meeting.
- All boards must adjourn **no later than June 30**. Any action taken after that date is considered invalid except corrections of clerical errors.
- The dates of the meetings must be contained in **valuation notices**.
- If a board completes its work before ten meeting days have transpired, and has met the requirements to be present for a meeting not recessing/adjourning prior to 7:00 p.m. or has met on a Saturday, it is not necessary for the board to continue to meet for each of the ten meeting days.

What are the meeting time requirements for counties that require appointments?

- If a county **requires** appointments for CBAE appeals, the county must allow appointments until 7:00 p.m., but the board is not required to meet until 7:00 p.m. or on a Saturday (per Minnesota Statutes, section 274.14).
- If the board requires appointments and allows for appointment times as late as 7:00 p.m., but those times go unfilled, the board does not need to physically meet at or until 7:00 p.m., nor is the board required to allow walk-ins at that time. The allowance of scheduled appeals until 7:00 p.m. is sufficient.
- However, if the CBAE **allows for walk-ins and does not require appointments**, the board may not adjourn prior to 7:00 p.m. o In other words, if value notices sent to taxpayers show that the board will meet during a specific time frame, the assumption is that the board will be available during that time frame for walk-in appointments and therefore must meet. □ i.e., if the notices say the board will meet from 1 p.m.-7p.m., the board must be in attendance during that posted time for walk-ins.

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- The department recommends that requirements to schedule an appeal to a CBAE be clearly stated in Notices of Valuation and Classification, and if appointments are required, rather than stating the specific time frame in which the board will be convened, list the time the board will begin only and be prepared to schedule appointments until 7:00p.m. in order to comply with statute.

Who makes up the CBAE?

- The board is made up of the county commissioners (or a majority of them with the county auditor; or if the county auditor cannot be present, the deputy county auditor; or if there is no deputy, the court administrator of the county district court).
- A **quorum** (or majority) of the board must be present to take any action.
- Each member must take an oath to fairly and impartially perform duties as a board member.

What are the duties of the CBAE?

- The board's major duty is to compare the returns of the assessment of property in the towns or districts and equalize them so that each tract of real property and each article or class of a person's property is entered on the assessment list at its market value.
- In order to equalize property values, the board may raise or lower the value of any such property.
- The board must give notice of its intent to raise the valuation of a property to the person in whose name it is assessed if the person is a resident of the county.
- Such notice must fix a time and place for the hearing.
- The board may also raise or lower the value of a class of personal property ("blanket change"). o Again, it must notify affected property owners of the intent to raise the value of a class of property, and the notice must contain a time and place for the hearing.
- The board **may not reduce the aggregate value** of all property in its county (as submitted to the CBAE) **by more than one percent** of its whole valuation. o A reduction in total assessed value for the county by more than one percent invalidates all actions taken by the board.
- The board may raise values without limitation.
- The county board may also change the **classification** of any property for which it believes has an improper classification.
- The county board may not make changes benefitting a property owner who refuses access by the assessor to the exterior and/or interior of the property.
- The board **does not have the authority to grant exemptions** or to remove property from the tax rolls.
- The board must make its decisions within statutory guidelines.
- The county board must also refrain from granting acceptance into **property tax programs** which require direct application to the assessor or the Department of Revenue (e.g. class 1b blind/disabled homestead, Green Acres, 2c Managed Forest Land class, etc.).
- Members cannot participate in any actions of the board which result in market value adjustments or classification changes to property owned by a board member, the board member's spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece, or any property in which a board member has a financial interest. The relation may be by blood or by marriage. If such a property owner chooses to appeal before the board, remaining members may

hear the appeal if the non-interested board members represent a quorum and contain a trained member.

- The county board is not responsible for making original assessments. Rather, its duties are restricted to reviewing and equalizing assessments already made.
- The State Board of Equalization may, in its review, overturn local and county board decisions which appear contrary to Minnesota Laws.

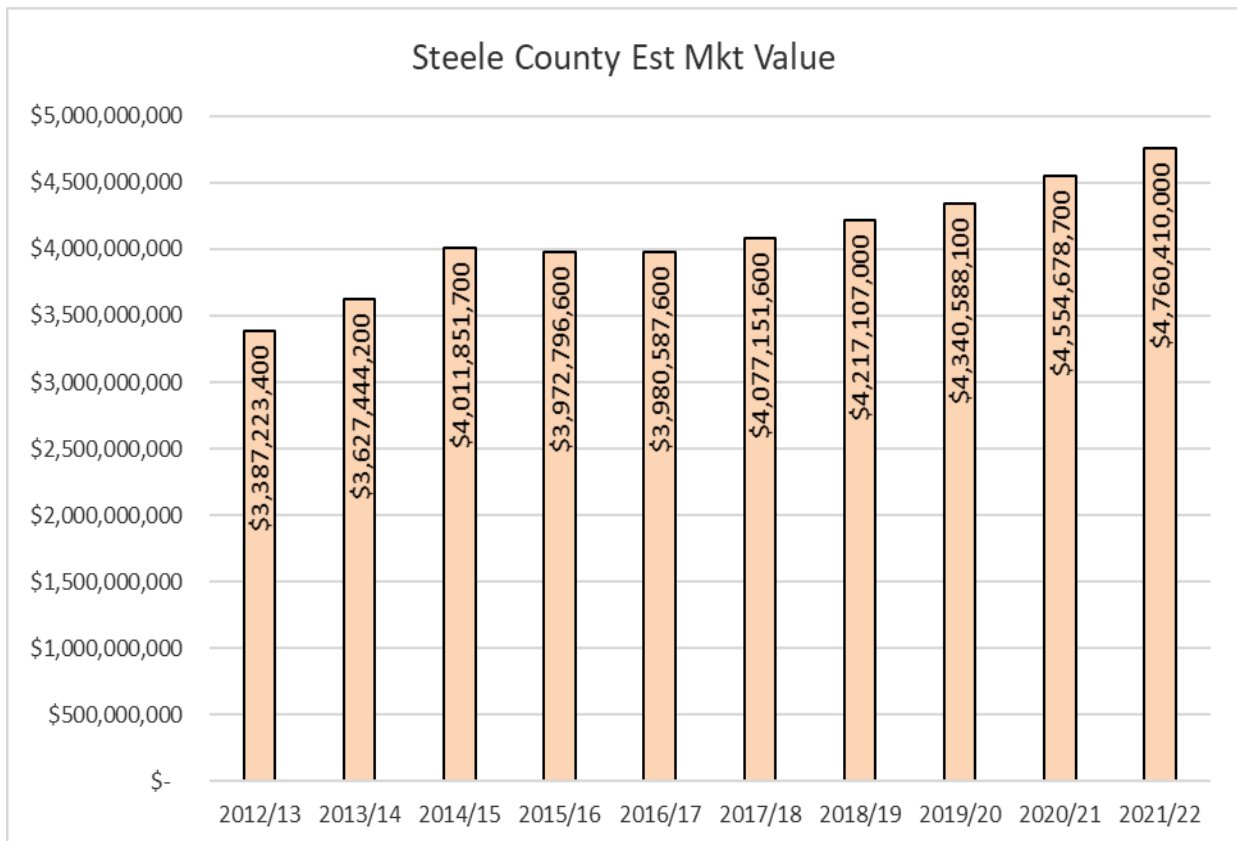
CBAE Quorum and Trained Member Requirements

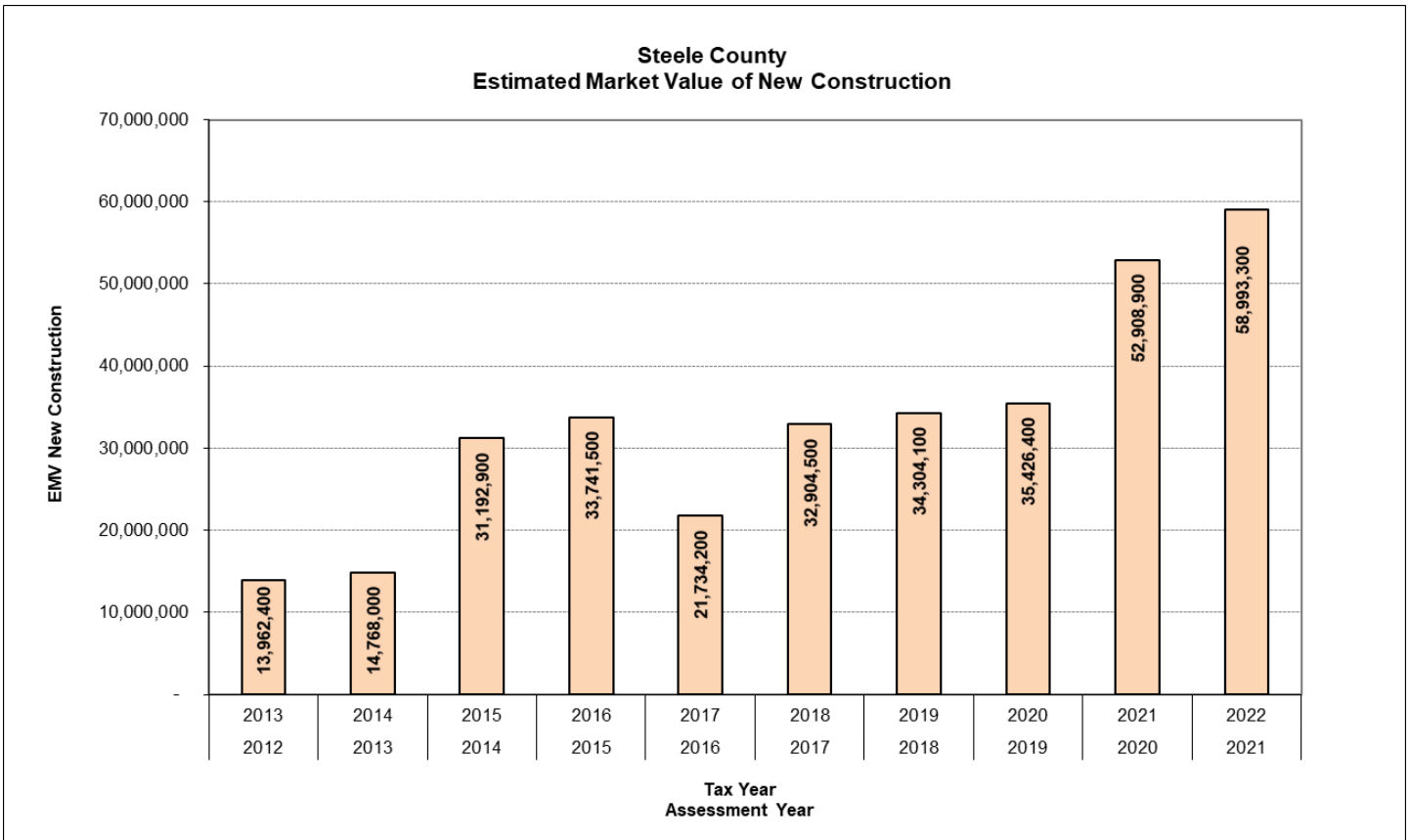
- There must be at least one member of the County Board of Appeal and Equalization who has attended an appeals and equalization course developed or approved by the Commissioner of Revenue **within the last four board years.**
- This is **the same training as the LBAE training described previously.**
- Counties must meet this training requirement by **February 1** of each year to be in compliance for the following assessment year.
- Verification of a quorum of voting members at each meeting of the board of appeal and equalization is required on the CBAE Certification Form submitted to the commissioner following the hearing.
- A county that does not comply with these requirements will be deemed to have **transferred its board's powers to a special board of appeal and equalization for a minimum of two assessment years.** In such case, the county must notify taxpayers that a transfer to a special board of appeal and equalization has taken place.
- A county board which **fails to meet the training and quorum requirements**, for which its duties have been transferred to a special board, may be reinstated by resolution of the county board and upon proof of compliance to the Commissioner of Revenue. The resolution and proofs must be provided by February 1 to be eligible for the assessment year following the two year transfer to the special board of appeal and equalization.
- A **quorum and trained member** must be present at all meetings of the County Board of Appeal and Equalization. If the board recesses and/or reconvenes without a quorum or trained member, all actions that take place at that time are not legally valid and will be nullified.
- If a board attempts to convene but cannot because it does not have a quorum or trained member present, the taxpayers will be allowed to appeal to the Commissioner of Revenue so they are not disenfranchised. Pursuant to law, a fee of \$500 per tax parcel will be assessed to the county for these appeals.

STEELE COUNTY ASSESSMENT DATA

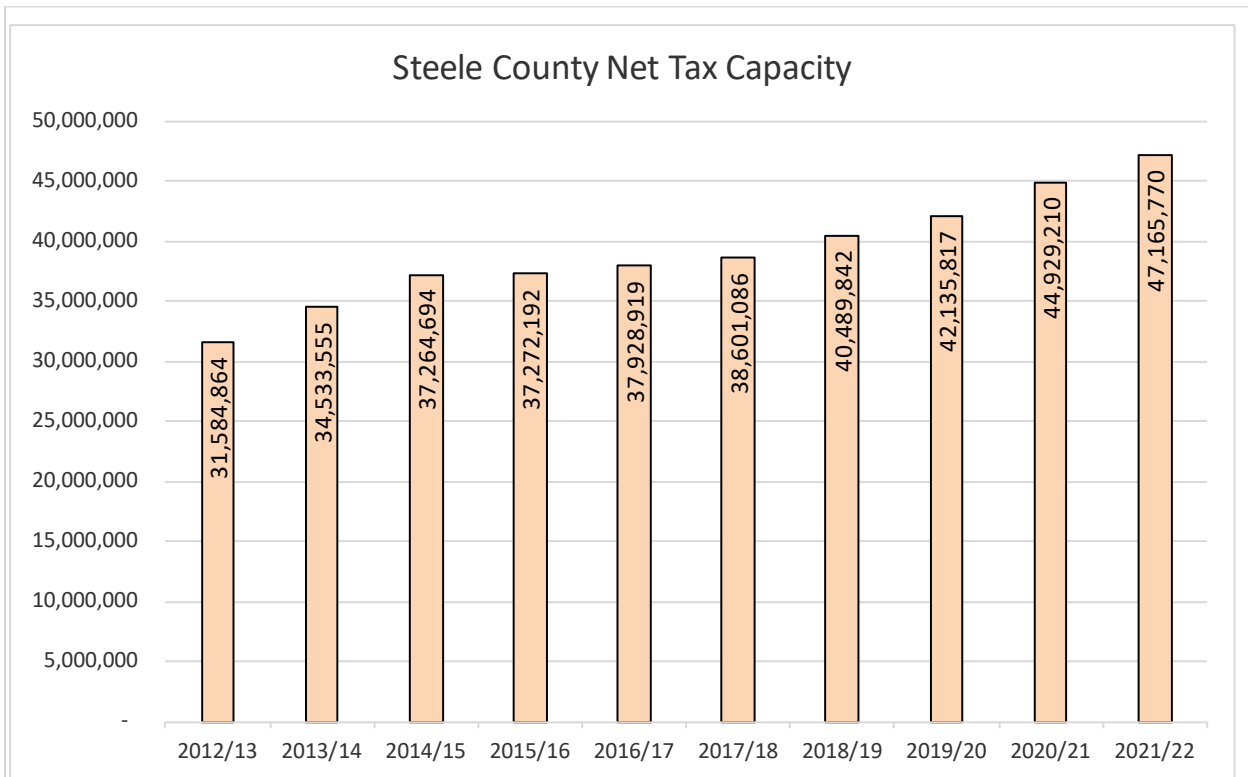
Steele County Total Assessment History (Spring)

Assmt/Yr	Est Mkt Value	Chg%	Net Tax Cap	Chg%	New Construction
2021/22	\$ 4,760,410,000	4.5%	47,165,770	5.0%	\$ 58,993,300
2020/21	\$ 4,554,678,700	4.9%	44,929,210	6.6%	\$ 52,783,000
2019/20	\$ 4,340,588,100	2.9%	42,135,817	4.1%	\$ 35,426,400
2018/19	\$ 4,217,107,000	3.4%	40,489,842	4.9%	\$ 34,257,200
2017/18	\$ 4,077,151,600	2.4%	38,601,086	1.8%	\$ 32,842,000
2016/17	\$ 3,980,587,600	0.2%	37,928,919	1.8%	\$ 21,470,600
2015/16	\$ 3,972,796,600	-1.0%	37,272,192	0.0%	\$ 33,741,500
2014/15	\$ 4,011,851,700	10.6%	37,264,694	7.9%	\$ 31,192,900
2013/14	\$ 3,627,444,200	7.1%	34,533,555	9.3%	\$ 14,748,600
2012/13	\$ 3,387,223,400	4.5%	31,584,864	4.3%	\$ 13,962,400
2011/12	\$ 3,240,035,100	-1.4%	30,270,000	-9.3%	\$ 13,542,900
2010/11	\$ 3,286,076,500		33,357,092		\$ 16,593,700





The Net Tax Capacity (NTC) is the effective measurement of the tax base. The NTC is the product of applying the statutory class rates to the Estimated Market Values of each property. The NTC reflects the changes in the market valuations plus the addition of new construction which leads to the expanding or contracting tax base. The NTC has been on a steady incline over the last ten-years.



Steele County Level of Assessment: Median Ratios

Assessment Year	Residential	Apartment	Agricultural	Commercial/Industrial
2021	93.2%	99.7%	98.5%	97.7%
2020	93.8%	N/A	96.3%	96.2%
2019	92.2%	92.2%	97.4%	96.3%
2018	92.3%	95.1%	92.4%	93.2%
2017	92.2%	96.0%	96.8%	N/A
2016	96.4%	99.3%	96.1%	94.1%
2015	94.9%	N/A	96.9%	92.2%
2014	96.2%	N/A	92.7%	99.6%
2013	99.9%	N/A	82.8%	104.4%
2012	102.5%	N/A	81.3%	N/A
2011	98.9%	N/A	88.8%	86.3%

Steele County total number of property transfers with % of arm’s length transactions. This table shows that the number of qualified sales that have been used in the annual market analysis. The number of sales improves assessment statistical confidence.

Steele County Processed Sales			
Year	Total Sales	Good Sales	% Good for Study
2020	894	567	63%
2019	859	550	64%
2018	879	551	63%
2017	914	586	64%
2016	932	539	58%
2015	831	489	59%

Adjustments for Market Conditions

Minnesota Department of Revenue, Property Tax Data & Analysis Unit determines if there are any market condition trends occurring in each county. A simple linear regression of sales ratios is run over a 21-month study period to calculate market condition trends. If a trend has significance, the sale prices are adjusted for market conditions (time). For the 2021 assessment this study resulted in the following annual market trends for residential property in Steele County:

MARKET ADJUSTMENTS				
RESIDENTIAL PROPERTIES	2021	2020	2019	2018
NORTH STEELE TWPS	10.51%	4.64%	6.59%	15.58%
CLINTON FALLS, DEERFIELD, HAVANA, MEDFORD TWP, MERIDEN, MERTON, OWATONNA TWP				
SOUTH STEELE TWPS	12.34%	11.37%	6.59%	6.81%
AURORA, BERLIN, BLOOMING PRAIRIE TWP, LEMOND, SOMERSET, SUMMIT				
OWATONNA CITY	6.31%	4.84%	6.66%	5.78%
ELLENDALE CITY	9.22%	4.64%	13.00%	6.81%
BLOOMING PRAIRIE CITY	9.22%	4.64%	13.00%	6.81%
MEDFORD CITY	6.31%	6.89%	6.59%	15.58%
Based upon previous 21 months of sales leading up to the assessment.				
Determined by the Minnesota Department of Revenue when statistically significant.				

The following chart shows a history of these ratios after making applying the market adjustments.

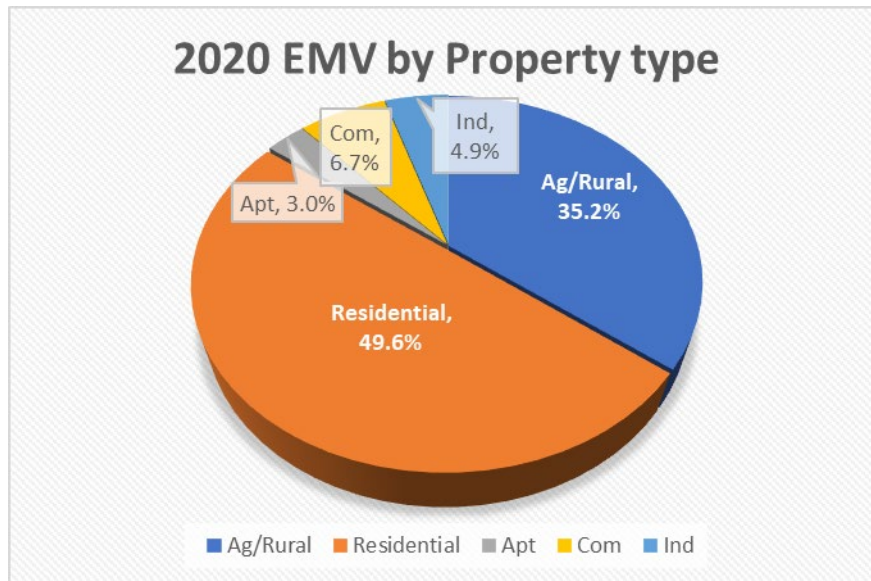
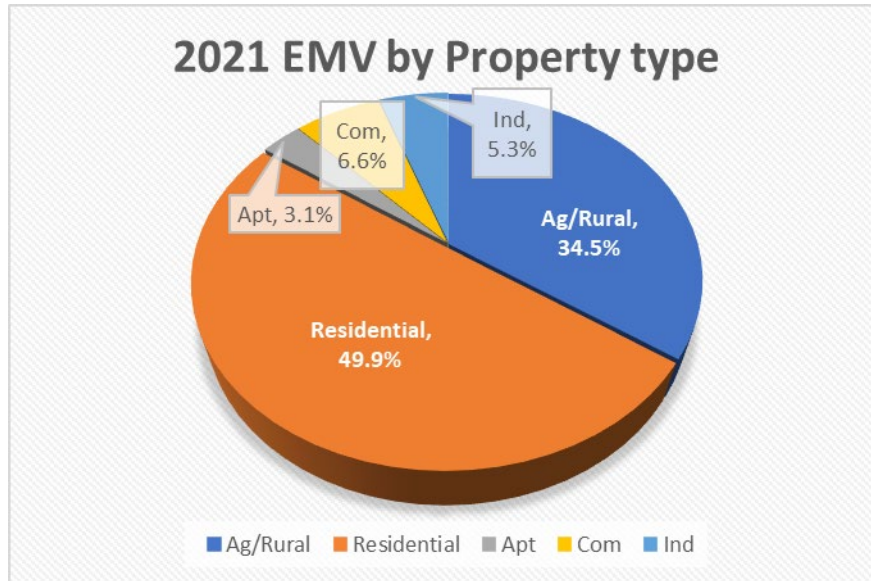
RESIDENTIAL PROPERTY: STATE STUDY RATIO HISTORY
(MEDIAN RATIOS)

JURISDICTION	2018 DOR STUDY		Final	2019 DOR STUDY		Final	2020 DOR STUDY		Final
	2019	Sales	Ratio	2020	Sales	Ratio	2021	Sales	Ratio
01-BLOOMING PRAIRIE TWP	87.1	3		73.6	1	93.2	97.9	2	103.0
02-SUMMIT	78.6	1		92.5	2	94.9	92.6	2	95.7
03-BERLIN	88.3	4		83.4	10	95.0	84.9	5	94.4
04-AURORA	86.0	2		83.3	3	93.3	84.8	3	93.7
05-SOMERSET	89.5	6	95.2	91.4	3	94.0	81.3	4	86.3
06-LEMOND	98.4	4		87.0	3	93.7	75.7	3	86.9
07-HAVANA	92.6	2		92.6	3	94.4	81.6	4	88.5
08-OWATONNA TWP	88.1	5		99.8	6	95.8	89.3	7	93.8
09-MERIDEN	89.2	5		92.7	4	97.5		0	
10-MERTON		0		86.2	2	92.9	84.1	2	86.8
11-MEDFORD TWP	84.8	2		81.2	3	93.4	69.9	3	85.7
12-CLINTON FALLS	94.2	1		89.2	2	94.5	74.2	3	86.3
13-DEERFIELD	73.8	4		98.0	3	97.7	82.5	2	89.0
14-BLOOMING PRAIRIE	81.8	38	91.2	94.5	29	95.1	86.2	32	92.6
15-ELLENDALE	85.6	8	91.0	90.7	6	93.2	89.5	13	92.9
16-MEDFORD	93.2	21	94.3	87.5	25	93.2	86.6	13	92.7
17-OWATONNA CITY	85.9	379	92.0	87.9	361	93.7	87.5	384	93.6
NORTH REGION TWPS (COMPOSITE)				92.2	23	94.5	83.2	21	90.9
SOUTH REGION TWPS (COMPOSITE)				85.5	22	93.8	84.9	19	91.1
6 SALES MUST BE PRESENT TO COMPRISE A VALID RATIO STUDY IN ANY JURISDICTION									
TOTAL # COUNTY SALES (GOOD)	86.0	485	92.2	88.1	466	93.8	87	482	93.2
% CHANGE		1.7%			-2.3%			3.4%	
TOTAL # TRANSACTIONS		740			712			750	
% CHANGE		-5.5%			-3.8%			5.3%	

There must be a total of 6 sales in any jurisdiction in order to be considered a valid ratio study by the Minnesota Department of Revenue and held to the requirement of 90- 105% sale ration..

While assessor's do not determine the amount of tax property owners pay, we do determine how the tax liability is distributed amongst properties 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. These pie charts illustrate the shifting due to market changes, al beit the change seems small, the changes can be significant. Note the tax bases declining reliance on Ag/Rural and increasing reliance on Residential assessments.

Steele County Pie Charts by Property Type



STEELE COUNTY TOTALS 2021 ASSESSMENT INFORMATION

STEELE COUNTY GRAND TOTALS				
County Totals	Spring 2021	Fall 2020	%CHG w/o Imp	
Land	\$ 2,165,192,200	\$ 2,105,282,700	2.8%	
Building	\$ 2,595,217,800	\$ 2,403,376,300	8.0%	
***Total EMV	\$ 4,760,410,000	\$ 4,508,659,000	5.6%	4.3%
Total # Tillable Acres	232,884	233,439	-0.2%	
Tillable /Acre	\$ 6,107	\$ 5,924	3.1%	
Total # 2b Acres	12,811	12,607	1.6%	
**Ag/Rural	1,642,614,000	1,587,720,100	3.5%	3.2%
**Residential	\$ 2,374,044,300	\$ 2,236,021,400	6.2%	5.3%
Non Commercial Seasonal Rec	\$ 20,301,500	\$ 19,703,100	3.0%	
**Apartments	\$ 148,199,300	\$ 136,951,500	8.2%	5.2%
**Manufactured Home Park	\$ 5,418,000	\$ 5,174,900	4.7%	4.70%
**Commercial	\$ 314,355,300	\$ 302,448,900	3.9%	1.5%
**Industrial	\$ 253,793,200	\$ 219,105,900	15.8%	4.7%
**Commercial Seasonal Rec	\$ 1,684,400	\$ 1,641,700	2.6%	1.9%
**Total New Improvements	\$ 58,993,300	\$ 52,259,800	12.9%	
2a Ag	\$ 4,520,200	\$ 13,651,300		
Residential	\$ 18,624,700	\$ 17,183,800		
Non-Comm SRR	\$ 12,000	\$ 221,500		
Apartments	\$ 4,125,100	\$ 7,955,000		
Commercial/Industrial	\$ 31,711,300	\$ 13,244,900		

CITY OF OWATONNA				
	Spring 2021	Fall 2020	%CHG	w/o Imp
Land	\$ 469,571,500	\$ 454,351,100	3.3%	
Building	\$ 1,842,660,600	\$ 1,706,783,600	8.0%	
*** Total EMV	\$ 2,312,232,100	\$ 2,161,134,700	7.0%	4.6%
**Ag/Rural	\$ 37,852,300	\$ 33,074,500	14.4%	2.6%
**Residential	\$ 1,657,695,800	\$ 1,563,791,400	6.0%	5.1%
**Apartments	\$ 137,262,400	\$ 127,280,600	7.8%	5.0%
**Man Home Park (Land)	\$ 4,292,800	\$ 4,087,500	5.0%	5.0%
Commercial	\$ 266,221,900	\$ 255,724,800	4.1%	
Industrial	\$ 208,906,900	\$ 177,108,900	18.0%	
**Commercial Industrial	\$ 475,128,800	\$ 432,900,700	9.8%	2.5%
**New Improvements	\$ 52,658,200	\$ 40,223,900	30.9%	
2a Ag	\$ 3,926,200	\$ 10,652,600		
Resid Hstd	\$ 8,972,750	\$ 9,872,150		
Resid N-Hstd	\$ 4,973,850	\$ 1,400,850		
Apartments	\$ 3,559,100	\$ 7,955,000		
Commercial	\$ 7,079,900	\$ 2,746,700		
Industrial	\$ 24,146,400	\$ 7,596,600		

CITY OF BLOOMING PRAIRIE				
	Spring 2021	Fall 2020	% CHG	w/o Imp
Land	\$ 27,718,100	\$ 27,021,600	2.6%	
Building	\$ 105,043,300	\$ 97,741,500	7.5%	
*** Total EMV	\$ 132,761,400	\$ 124,763,100	6.4%	5.9%
**Ag/Rural	\$ 5,080,900	\$ 4,948,200	2.7%	2.7%
**Residential	\$ 105,982,300	\$ 99,069,800	7.0%	6.4%
**Apartments	\$ 3,531,700	\$ 3,343,600	5.6%	5.6%
Commercial	\$ 10,538,000	\$ 10,029,300	5.1%	
Industrial	\$ 7,628,500	\$ 7,372,200	3.5%	
**Commercial Industrial	\$ 18,166,500	\$ 17,401,500	4.4%	4.0%
**New Improvements	\$ 599,300	\$ 760,100	-21.2%	
Resid Hstd	\$ 387,000	\$ 562,100		
Resid N-Hstd	\$ 144,400	\$ 69,400		
Commercial	\$ 67,900	\$ 107,600		
Industrial	\$ -	\$ 21,000		

CITY OF MEDFORD				
	Spring 2021	Fall 2020	% CHG	w/o Imp
Land	\$ 22,748,500	\$ 22,662,600	0.4%	
Building	\$ 89,984,200	\$ 84,153,500	6.9%	
*** Total EMV	\$ 112,732,700	\$ 106,816,100	5.5%	4.4%
**Ag/Rural	\$ 881,200	\$ 870,500	1.2%	1.2%
**Residential	\$ 90,028,900	\$ 85,277,500	5.6%	4.9%
**Apartments	\$ 3,990,900	\$ 3,117,800	28.0%	9.8%
Commercial	\$ 16,504,000	\$ 16,377,300	0.8%	
Industrial	\$ 1,327,700	\$ 1,173,000	13.2%	
**Commercial Industrial	\$ 17,831,700	\$ 17,550,300	1.6%	1.3%
**New Improvements	\$ 1,210,500	\$ 1,161,000	4.3%	
Resid Hstd	\$ 415,300	\$ 880,900		
Resid N-Hstd	\$ 169,200	\$ 155,100		
Apartments	\$ 566,000	\$ -		
Commercial	\$ -	\$ -		
Industrial	\$ 60,000	\$ 125,000		

ELLENDALE CITY				
	Spring 2021	Fall 2020	%CHG	w/o Imp
Land	\$ 9,343,200	\$ 9,075,000	3.0%	
Building	\$ 35,997,900	\$ 33,854,600	3.7%	
*** Total EMV	\$ 45,341,100	\$ 42,929,600	5.6%	4.8%
**Ag/Rural	\$ 1,423,800	\$ 1,385,600	2.8%	2.8%
**Residential	\$ 37,080,700	\$ 35,017,700	5.9%	4.9%
**Apartments	\$ 2,648,200	\$ 2,613,200	1.3%	1.3%
Commercial	\$ 2,477,900	\$ 2,320,700	6.8%	
Industrial	\$ 1,451,500	\$ 1,428,900	1.6%	
**Commercial Industrial	\$ 3,929,400	\$ 3,749,600	4.8%	4.8%
**New Improvements	\$ 347,300	\$ 484,300	-28.3%	
Resid Hstd	\$ 204,600	\$ 474,300		
Resid N-Hstd	\$ 142,700	\$ 10,000		

2021 Township Valuation Summary					
(01) BLOOMING PRAIRIE	<u>Q 2019</u>	17.3%	81.8%	0.9%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 150,352,000	\$ 25,998,000	\$ 123,008,200	\$ 1,345,800	\$ -
2020 EMV	\$ 145,763,400	\$ 25,268,400	\$ 119,274,900	\$ 1,220,100	\$ -
DIFFERENCE	\$ 4,588,600	\$ 729,600	\$ 3,733,300	\$ 125,700	\$ -
PERCENTAGE CHANGE	3.15%	2.89%	3.13%	10.30%	
NEW CONSTRUCTION AMOUNT	\$ 254,500	\$ 219,500	\$ 35,000	\$ -	\$ -
% CHANGE W/O NEW CONST	2.97%	2.02%	3.10%	10.30%	
(02) SUMMIT		14.5%	84.4%	0.9%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 157,366,100	\$ 22,809,500	\$ 132,796,300	\$ 1,454,400	\$ -
2020 EMV	\$ 153,035,300	\$ 22,313,700	\$ 129,201,100	\$ 1,361,500	\$ -
DIFFERENCE	\$ 4,330,800	\$ 495,800	\$ 3,595,200	\$ 92,900	\$ -
PERCENTAGE CHANGE	2.83%	2.22%	2.78%	6.82%	
NEW CONSTRUCTION AMOUNT	\$ 98,500	\$ 63,500	\$ -	\$ 35,000	\$ -
% CHANGE W/O NEW CONST	2.77%	1.94%	2.78%	4.25%	
(03) BERLIN	<u>Q 2019</u>	22.5%	67.2%	0.4%	10.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 200,186,200	\$ 44,994,400	\$ 134,501,400	\$ 747,900	\$ 19,942,500
2020 EMV	\$ 194,148,000	\$ 43,526,800	\$ 129,951,400	\$ 715,200	\$ 19,954,600
DIFFERENCE	\$ 6,038,200	\$ 1,467,600	\$ 4,550,000	\$ 32,700	\$ (12,100)
PERCENTAGE CHANGE	3.11%	3.37%	3.50%	4.57%	-0.06%
NEW CONSTRUCTION AMOUNT	\$ 652,000	\$ 640,000	\$ -	\$ -	\$ 12,000
% CHANGE W/O NEW CONST	2.77%	1.90%	3.50%	4.57%	-0.12%
(04) AURORA	<u>Q 2020</u>	21.2%	77.9%	0.9%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 164,286,400	\$ 34,857,000	\$ 127,937,300	\$ 1,492,100	\$ -
2020 EMV	\$ 156,557,100	\$ 32,212,500	\$ 123,413,500	\$ 931,100	\$ -
DIFFERENCE	\$ 7,729,300	\$ 2,644,500	\$ 4,523,800	\$ 561,000	\$ -
PERCENTAGE CHANGE	4.94%	8.21%	3.67%	60.25%	
NEW CONSTRUCTION AMOUNT	\$ 177,000	\$ 177,000	\$ -		\$ -
% CHANGE W/O NEW CONST	4.82%	7.66%	3.67%	60.25%	
(05) SOMERSET		25.9%	67.4%	6.7%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 205,665,600	\$ 53,232,300	\$ 138,614,000	\$ 13,819,300	
2020 EMV	\$ 197,954,300	\$ 49,201,200	\$ 135,010,800	\$ 13,742,300	\$ -
DIFFERENCE	\$ 7,711,300	\$ 4,031,100	\$ 3,603,200	\$ 77,000	\$ -
PERCENTAGE CHANGE	3.90%	8.19%	2.67%	0.56%	
NEW CONSTRUCTION AMOUNT	\$ 373,500	\$ 334,000	\$ -	\$ 39,500	\$ -
% CHANGE W/O NEW CONST	3.71%	7.51%	2.67%	0.27%	

2021 Township Valuation Summary					
(06) LEMOND		18.6%	80.5%	0.9%	0.1%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 170,305,600	\$ 31,658,100	\$ 137,027,700	\$ 1,514,200	\$ 105,600
2020 EMV	\$ 163,927,800	\$ 29,704,000	\$ 132,514,000	\$ 1,304,200	\$ 105,600
DIFFERENCE	\$ 6,377,800	\$ 1,954,100	\$ 4,513,700	\$ 210,000	\$ -
PERCENTAGE CHANGE	3.89%	6.58%	3.41%	16.10%	
NEW CONSTRUCTION AMOUNT	\$ 496,900	\$ 368,400	\$ 128,500		\$ -
% CHANGE W/O NEW CONST	3.59%	5.34%	3.31%	16.10%	
(07) HAVANA	Q 2020	24.0%	75.6%	0.3%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 181,611,100	\$ 43,595,200	\$ 137,341,500	\$ 542,500	\$ 26,000
2020 EMV	\$ 171,489,300	\$ 39,249,000	\$ 131,644,600	\$ 479,800	\$ 20,600
DIFFERENCE	\$ 10,121,800	\$ 4,346,200	\$ 5,696,900	\$ 62,700	\$ 5,400
PERCENTAGE CHANGE	5.90%	11.07%	4.33%	13.07%	26.21%
NEW CONSTRUCTION AMOUNT	\$ 193,200	\$ 160,800	\$ 32,400	\$ -	
% CHANGE W/O NEW CONST	5.79%	10.66%	4.30%	13.07%	26.21%
(08) OWATONNA		29.8%	61.3%	8.8%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 168,666,000	\$ 50,181,200	\$ 103,372,900	\$ 14,925,000	
2020 EMV	\$ 162,245,600	\$ 48,405,900	\$ 99,284,800	\$ 14,374,500	\$ -
DIFFERENCE	\$ 6,420,400	\$ 1,775,300	\$ 4,088,100	\$ 550,500	\$ -
PERCENTAGE CHANGE	3.96%	3.67%	4.12%	3.83%	
NEW CONSTRUCTION AMOUNT	\$ 239,000	\$ 114,000	\$ 115,000	\$ 10,000	\$ -
% CHANGE W/O NEW CONST	3.81%	3.43%	4.00%	3.76%	
(09) MERIDEN		19.7%	79.0%	1.3%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 196,492,200	\$ 38,629,000	\$ 155,258,100	\$ 2,605,100	
2020 EMV	\$ 189,754,700	\$ 36,164,000	\$ 151,139,400	\$ 2,451,300	\$ -
DIFFERENCE	\$ 6,737,500	\$ 2,465,000	\$ 4,118,700	\$ 153,800	\$ -
PERCENTAGE CHANGE	3.55%	6.82%	2.73%	6.27%	
NEW CONSTRUCTION AMOUNT	\$ 269,500	\$ 262,500	\$ 7,000	\$ -	\$ -
% CHANGE W/O NEW CONST	3.41%	6.09%	2.72%	6.27%	
(10) MERTON		13.7%	86.3%	0.0%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 175,893,100	\$ 24,137,800	\$ 151,755,300		
2020 EMV	\$ 170,695,500	\$ 23,235,600	\$ 149,459,900	\$ -	\$ -
DIFFERENCE	\$ 5,197,600	\$ 902,200	\$ 2,295,400	\$ -	\$ -
PERCENTAGE CHANGE	3.04%	3.88%	1.54%		
NEW CONSTRUCTION AMOUNT	\$ 108,500	\$ 100,500	\$ 8,000	\$ -	\$ -
% CHANGE W/O NEW CONST	2.98%	3.45%	1.53%		

2021 Township Valuation Summary					
(11) MEDFORD		34.4%	55.4%	8.7%	0.2%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 101,189,200	\$ 34,774,300	\$ 56,074,900	\$ 8,820,000	\$ 227,400
2020 EMV	\$ 95,818,100	\$ 31,456,100	\$ 54,603,400	\$ 8,284,400	\$ 225,200
DIFFERENCE	\$ 5,371,100	\$ 3,318,200	\$ 1,471,500	\$ 535,600	\$ 2,200
PERCENTAGE CHANGE	5.61%	10.55%	2.69%	6.47%	0.98%
NEW CONSTRUCTION AMOUNT	\$ 87,300	\$ 64,500	\$ -	\$ 22,800	\$ -
% CHANGE W/O NEW CONST	5.51%	10.34%	2.69%	6.19%	0.98%
(12) CLINTON FALLS		39.3%	53.6%	7.1%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 100,202,000	\$ 39,369,600	\$ 53,740,800	\$ 7,091,600	
2020 EMV	\$ 94,129,700	\$ 35,676,400	\$ 52,042,300	\$ 6,411,000	\$ -
DIFFERENCE	\$ 6,072,300	\$ 3,693,200	\$ 1,698,500	\$ 680,600	\$ -
PERCENTAGE CHANGE	6.45%	10.35%	3.26%	10.62%	
NEW CONSTRUCTION AMOUNT	\$ 535,400	\$ 288,300	\$ 158,100	\$ 89,000	
% CHANGE W/O NEW CONST	5.88%	9.54%	2.96%	9.23%	
(13) DEERFIELD	<u>Q 2020</u>	21.1%	78.8%	0.1%	0.0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 185,127,200	\$ 39,020,200	\$ 145,947,400	\$ 159,600	
2020 EMV	\$ 178,230,700	\$ 35,848,500	\$ 142,226,700	\$ 155,500	\$ -
DIFFERENCE	\$ 6,896,500	\$ 3,171,700	\$ 3,720,700	\$ 4,100	\$ -
PERCENTAGE CHANGE	3.87%	8.85%	2.62%	2.64%	
NEW CONSTRUCTION AMOUNT	\$ 339,000	\$ 229,000	\$ 110,000	\$ -	\$ -
% CHANGE W/O NEW CONST	3.68%	8.21%	2.54%	2.64%	
ALL TOWNSHIPS		22.4%	74.0%	2.5%	0.9%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2021 EMV	\$ 2,157,342,700	\$ 483,256,600	\$ 1,597,375,800	\$ 54,517,500	\$ 20,301,500
2020 EMV	\$ 2,073,749,500	\$ 452,262,100	\$ 1,549,766,800	\$ 51,430,900	\$ 20,306,000
DIFFERENCE	\$ 83,593,200	\$ 30,994,500	\$ 47,609,000	\$ 3,086,600	\$ (4,500)
PERCENTAGE CHANGED	4.03%	6.85%	3.07%	6.00%	-0.02%
NEW CONSTRUCTION	\$ 3,824,300	\$ 3,022,000	\$ 594,000	\$ 196,300	\$ 12,000
% CHANGE W/O NEW CONST	3.85%	6.19%	3.03%	5.62%	-0.08%

SALES RATIO SUMMARY FOR TOWNSHIP RESIDENTIAL SALES

2021 ASSESSMENT

STUDY PERIOD (10/1/2019 TO 09/30/2020)

	1 YEAR STUDY				5 YEAR STUDY	
	# SALES	Preliminary Ratio	% CHANGE **	RATIO TO	# SALES	MEDIAN***
		2020 EMV*	W/O NEW CONST	2021 EMV		
NORTH TOWNSHIPS	21	83.2%		90.9%		
HAVANA	4	81.6%	10.7%	88.5%	13	90.8%
OWATONNA	7	89.3%	3.4%	93.8%	28	92.2%
MERIDEN	0		6.1%		14	93.8%
MERTON	2	84.1%	3.5%	86.8%	8	89.4%
MEDFORD	3	69.9%	10.3%	85.7%	9	89.2%
CLINTON FALLS	3	74.2%	9.5%	86.3%	9	93.2%
DEERFIELD	2	82.5%	8.2%	89.0%	14	93.3%
SOUTH TOWNSHIPS	19	84.9%		91.1%		
BLOOMING PRAIRIE	2	97.9%	2.0%	103.0%	9	97.0%
SUMMIT	2	92.6%	1.9%	95.7%	9	94.1%
BERLIN (ALL)	5	84.9%	1.9%	94.4%	22 (OFF)	94.6%
(BEAVER LAKE)	1	82.8%	-0.1%	89.9%	8 (ON)	91.2%
AURORA	3	84.8%	7.7%	93.7%	14	93.8%
SOMERSET	4	81.3%	7.5%	86.3%	24	92.1%
LEMOND	3	75.7%	5.3%	86.9%	10	91.7%
ALL TOWNSHIPS	40	83.3%	6.2%	91.0%		

COMMENTS:

*TIME ADJUSTMENT	PER MONTH	ANNUAL
NORTH TWP	83.6%	10.5%
SOUTH TWP	97.5%	12.3%

**** CLASS SHIFT** COULD IMPACT RATIO AND % CHANGE

***** WEIGHTED MEDIAN**
FOR MULTIPLE YEARS (30%-25%-20%-15%-10%)

Agricultural Land Valuation Schedule:

All agricultural land in Steele County is valued on the soil rating known as the Crop Equivalency Rating (CER). Using GIS technology, the county assessor calculates the number by averaging the soil type on each agricultural property. Tillable Ag land had remained stable in the 2018-2020 assessments. For the 2021 assessment the sales are indicating growth in this sector by +2.5%. The formula is calculated at follows:

2021: 75 (Steele Co Average) CER X \$83 (Multiplier) = \$6,225 per acre 2.5%

2020: 75 X \$81 = \$6,075/acre	0%
2019: 75 X \$81 = \$6,075/acre	0%
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	-

TWP	*----- TILLABLE -----*			*----- DEEDED -----*		
	VALUE	ACRES	AVERAGE	VALUE	ACRES	AVERAGE
BLOOMING PRAIRIE TWN	99,952,600	16,738.39	5,971.46	111,762,500	20,532.09	5,443.31
SUMMIT TOWNSHIP	103,818,400	17,173.41	6,045.30	116,545,806	20,660.42	5,641.02
BERLIN TOWNSHIP	114,480,300	18,308.65	6,252.80	123,489,800	21,439.84	5,759.83
AURORA TOWNSHIP	100,068,500	16,576.17	6,036.89	114,734,000	20,699.08	5,542.95
SOMERSET TOWNSHIP	112,011,100	17,650.97	6,345.89	125,119,758	20,408.94	6,130.63
LEMOND TOWNSHIP	107,299,000	17,876.99	6,002.07	121,982,065	21,288.09	5,730.06
HAVANA TOWNSHIP	108,481,300	16,593.31	6,537.65	122,036,038	19,615.92	6,221.28
OWATONNA TOWNSHIP	77,558,400	10,378.81	7,472.76	87,872,076	12,022.70	7,308.85
MERIDEN TOWNSHIP	136,420,300	20,054.57	6,802.45	143,855,868	21,011.34	6,846.58
MERTON TOWNSHIP	129,284,900	19,747.91	6,546.76	137,920,621	21,773.32	6,334.39
MEDFORD TOWNSHIP	43,547,200	7,054.23	6,173.20	50,278,678	8,767.20	5,734.86
CLINTON FALLS TOWNSHIP	41,690,900	6,671.23	6,249.36	48,430,451	8,261.63	5,862.09
DEERFIELD TOWNSHIP	116,829,400	18,798.95	6,214.68	128,987,680	21,003.15	6,141.35
BLOOMING PRAIRIE CITY	1,814,700	222.87	8,142.41	2,621,100	256.35	10,224.69
ELLENDALE CITY	1,170,800	167.30	6,998.21	1,312,500	237.73	5,520.97
MEDFORD CITY	437,500	68.16	6,418.72	881,200	143.82	6,127.10
OWATONNA CITY	7,315,500	529.62	13,812.73	10,830,000	671.63	16,124.95
GRAND TOTALS	1,302,180,800	204,611.54	6,364.16	1,448,660,141	238,793.25	6,066.59

CER range between 0 and 100 with 100 being the very best soil for crop production. 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.

Aurora	72.03
Berlin	74.05
Blooming Prairie	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

AG LAND BREAKDOWN 2021

(01) BLOOMING PRAIRIE		(04) AURORA	
2A ACRES (PRODUCTIVE)	19,700	2A ACRES (PRODUCTIVE)	19,714
2B ACRES (NON-PRODUCTIVE)	833	2B ACRES (NON-PRODUCTIVE)	983
PERM EASEMENT ACRES	606	PERM EASEMENT ACRES	457
TILLABLE ACRES VALUE	\$99,952,600	TILLABLE ACRES VALUE	\$100,068,500
TILLABLE ACRES	16,739	TILLABLE ACRES	16,576
AVE TIL ACRE VALUE	\$5,971	AVE TIL ACRE VALUE	\$6,037
HOUSE / GARAGE VALUE	\$7,543,400	HOUSE / GARAGE VALUE	\$10,434,800
OUTBUILDINGS VALUE	\$3,701,900	OUTBUILDINGS VALUE	\$2,766,600
TOTAL BUILDING VALUE	\$11,245,300	TOTAL BUILDING VALUE	\$13,201,400
TOTAL LAND VALUE 2A	\$110,144,700	TOTAL LAND VALUE 2A	\$112,668,600
TOTAL LAND VALUE 2B	\$1,618,200	TOTAL LAND VALUE 2B	\$2,067,300
TOTAL LAND & BUILDINGS	\$123,008,200	TOTAL LAND & BUILDINGS	\$127,937,300
(02) SUMMIT		(05) SOMERSET	
2A ACRES (PRODUCTIVE)	20,664	2A ACRES (PRODUCTIVE)	19,908
2B ACRES (NON-PRODUCTIVE)	817	2B ACRES (NON-PRODUCTIVE)	1,402
PERM EASEMENT ACRES	1,542	PERM EASEMENT ACRES	75
TILLABLE ACRES VALUE	\$103,818,400	TILLABLE ACRES VALUE	\$112,011,100
TILLABLE ACRES	17,174	TILLABLE ACRES	17,652
AVE TIL ACRE VALUE	\$6,045	AVE TIL ACRE VALUE	\$6,346
HOUSE / GARAGE VALUE	\$9,575,500	HOUSE / GARAGE VALUE	\$9,526,500
OUTBUILDINGS VALUE	\$6,558,100	OUTBUILDINGS VALUE	\$3,830,100
TOTAL BUILDING VALUE	\$16,133,600	TOTAL BUILDING VALUE	\$13,356,600
TOTAL LAND VALUE 2A	\$115,114,800	TOTAL LAND VALUE 2A	\$122,231,000
TOTAL LAND VALUE 2B	\$1,547,900	TOTAL LAND VALUE 2B	\$3,026,400
TOTAL LAND & BUILDINGS	\$132,796,300	TOTAL LAND & BUILDINGS	\$138,614,000
(03) BERLIN		(06) LEMOND	
2A ACRES (PRODUCTIVE)	20,139	2A ACRES (PRODUCTIVE)	20,647
2B ACRES (NON-PRODUCTIVE)	1,301	2B ACRES (NON-PRODUCTIVE)	1,422
PERM EASEMENT ACRES	245	PERM EASEMENT ACRES	140
TILLABLE ACRES VALUE	\$114,480,300	TILLABLE ACRES VALUE	\$107,299,000
TILLABLE ACRES	18,308	TILLABLE ACRES	17,877
AVE TIL ACRE VALUE	\$6,253	AVE TIL ACRE VALUE	\$6,002
HOUSE / GARAGE VALUE	\$7,010,000	HOUSE / GARAGE VALUE	\$10,449,600
OUTBUILDINGS VALUE	\$4,001,600	OUTBUILDINGS VALUE	\$4,431,900
TOTAL BUILDING VALUE	\$11,011,600	TOTAL BUILDING VALUE	\$14,881,500
TOTAL LAND VALUE 2A	\$121,364,500	TOTAL LAND VALUE 2A	\$119,156,100
TOTAL LAND VALUE 2B	\$2,125,300	TOTAL LAND VALUE 2B	\$2,990,100
TOTAL LAND & BUILDINGS	\$134,501,400	TOTAL LAND & BUILDINGS	\$137,027,700

AG LAND BREAKDOWN 2021

(07) HAVANA		(10) MERTON	
2A ACRES (PRODUCTIVE)	18,843	2A ACRES (PRODUCTIVE)	22,059
2B ACRES (NON-PRODUCTIVE)	1,612	2B ACRES (NON-PRODUCTIVE)	323
PERM EASEMENT ACRES	21	PERM EASEMENT ACRES	853
TILLABLE ACRES VALUE	\$104,597,400	TILLABLE ACRES VALUE	\$129,284,900
TILLABLE ACRES	16,506	TILLABLE ACRES	19,748
AVE TIL ACRE VALUE	\$6,337	AVE TIL ACRE VALUE	\$6,547
HOUSE / GARAGE VALUE	\$9,589,300	HOUSE / GARAGE VALUE	\$8,309,200
OUTBUILDINGS VALUE	\$4,452,700	OUTBUILDINGS VALUE	\$5,349,700
TOTAL BUILDING VALUE	\$14,042,000	TOTAL BUILDING VALUE	\$13,658,900
TOTAL LAND VALUE 2A	\$120,747,500	TOTAL LAND VALUE 2A	\$137,344,800
TOTAL LAND VALUE 2B	\$2,552,000	TOTAL LAND VALUE 2B	\$751,600
TOTAL LAND & BUILDINGS	\$137,341,500	TOTAL LAND & BUILDINGS	\$151,755,300
(08) OWATONNA		(11) MEDFORD	
2A ACRES (PRODUCTIVE)	11,829	2A ACRES (PRODUCTIVE)	8,086
2B ACRES (NON-PRODUCTIVE)	854	2B ACRES (NON-PRODUCTIVE)	1,139
PERM EASEMENT ACRES	-	PERM EASEMENT ACRES	50
TILLABLE ACRES VALUE	\$77,558,400	TILLABLE ACRES VALUE	\$43,547,200
TILLABLE ACRES	10,379	TILLABLE ACRES	7,054
AVE TIL ACRE VALUE	\$7,473	AVE TIL ACRE VALUE	\$6,173
HOUSE / GARAGE VALUE	\$11,024,000	HOUSE / GARAGE VALUE	\$4,453,800
OUTBUILDINGS VALUE	\$4,299,600	OUTBUILDINGS VALUE	\$1,184,100
TOTAL BUILDING VALUE	\$15,323,600	TOTAL BUILDING VALUE	\$5,637,900
TOTAL LAND VALUE 2A	\$85,763,600	TOTAL LAND VALUE 2A	\$47,689,000
TOTAL LAND VALUE 2B	\$2,285,700	TOTAL LAND VALUE 2B	\$2,748,000
TOTAL LAND & BUILDINGS	\$103,372,900	TOTAL LAND & BUILDINGS	\$56,074,900
(09) MERIDEN		(12) CLINTON FALLS	
2A ACRES (PRODUCTIVE)	21,560	2A ACRES (PRODUCTIVE)	7,563
2B ACRES (NON-PRODUCTIVE)	182	2B ACRES (NON-PRODUCTIVE)	1,047
PERM EASEMENT ACRES	24	PERM EASEMENT ACRES	8
TILLABLE ACRES VALUE	\$136,420,300	TILLABLE ACRES VALUE	\$41,690,900
TILLABLE ACRES	20,055	TILLABLE ACRES	6,671
AVE TIL ACRE VALUE	\$6,802	AVE TIL ACRE VALUE	\$6,250
HOUSE / GARAGE VALUE	\$7,728,500	HOUSE / GARAGE VALUE	\$4,024,100
OUTBUILDINGS VALUE	\$3,511,600	OUTBUILDINGS VALUE	\$1,107,700
TOTAL BUILDING VALUE	\$11,240,100	TOTAL BUILDING VALUE	\$5,131,800
TOTAL LAND VALUE 2A	\$143,460,200	TOTAL LAND VALUE 2A	\$46,129,000
TOTAL LAND VALUE 2B	\$557,800	TOTAL LAND VALUE 2B	\$2,480,000
TOTAL LAND & BUILDINGS	\$155,258,100	TOTAL LAND & BUILDINGS	\$53,740,800

AG LAND BREAKDOWN 2021

(13) DEERFIELD		(16) CITY OF MEDFORD	
2A ACRES (PRODUCTIVE)	21,112	2A ACRES (PRODUCTIVE)	78
2B ACRES (NON-PRODUCTIVE)	642	2B ACRES (NON-PRODUCTIVE)	66
PERM EASEMENT ACRES	115	PERM EASEMENT ACRES	-
TILLABLE ACRES VALUE	\$116,829,400	TILLABLE ACRES VALUE	\$437,500
TILLABLE ACRES	18,799	TILLABLE ACRES	68
AVE TIL ACRE VALUE	\$6,215	AVE TIL ACRE VALUE	\$6,434
HOUSE / GARAGE VALUE	\$10,880,800	HOUSE / GARAGE VALUE	\$0
OUTBUILDINGS VALUE	\$5,893,400	OUTBUILDINGS VALUE	\$0
TOTAL BUILDING VALUE	\$16,774,200	TOTAL BUILDING VALUE	\$0
TOTAL LAND VALUE 2A	\$127,445,200	TOTAL LAND VALUE 2A	\$465,100
TOTAL LAND VALUE 2B	\$1,728,000	TOTAL LAND VALUE 2B	\$416,100
TOTAL LAND & BUILDINGS	\$145,947,400	TOTAL LAND & BUILDINGS	\$881,200
(14) CITY OF BLOOMING PRAIRIE		(17) CITY OF OWATONNA	
2A ACRES (PRODUCTIVE)	257	2A ACRES (PRODUCTIVE)	662
2B ACRES (NON-PRODUCTIVE)	-	2B ACRES (NON-PRODUCTIVE)	10
PERM EASEMENT ACRES	-	PERM EASEMENT ACRES	-
TILLABLE ACRES VALUE	\$1,814,700	TILLABLE ACRES VALUE	\$7,315,500
TILLABLE ACRES	223	TILLABLE ACRES	830
AVE TIL ACRE VALUE	\$8,138	AVE TIL ACRE VALUE	\$8,814
HOUSE / GARAGE VALUE	\$37,100	HOUSE / GARAGE VALUE	\$0
OUTBUILDINGS VALUE	\$2,422,700	OUTBUILDINGS VALUE	\$27,022,300
TOTAL BUILDING VALUE	\$2,459,800	TOTAL BUILDING VALUE	\$27,022,300
TOTAL LAND VALUE 2A	\$2,621,100	TOTAL LAND VALUE 2A	\$10,726,300
TOTAL LAND VALUE 2B	\$0	TOTAL LAND VALUE 2B	\$103,700
TOTAL LAND & BUILDINGS	\$5,080,900	TOTAL LAND & BUILDINGS	\$37,852,300
(15) CITY OF ELLENDALE		COUNTY TOTALS	
2A ACRES (PRODUCTIVE)	237	2A ACRES (PRODUCTIVE)	231,649
2B ACRES (NON-PRODUCTIVE)	-	2B ACRES (NON-PRODUCTIVE)	12,733
PERM EASEMENT ACRES	43	PERM EASEMENT ACRES	4,179
TILLABLE ACRES VALUE	\$7,710,800	TILLABLE ACRES VALUE	\$1,291,442,300
TILLABLE ACRES	167	TILLABLE ACRES	203,625
AVE TIL ACRE VALUE	\$46,172	AVE TIL ACRE VALUE	\$6,342
HOUSE / GARAGE VALUE	\$100,200	HOUSE / GARAGE VALUE	\$111,193,300
OUTBUILDINGS VALUE	\$11,100	OUTBUILDINGS VALUE	\$51,522,800
TOTAL BUILDING VALUE	\$111,300	TOTAL BUILDING VALUE	\$162,716,100
TOTAL LAND VALUE 2A	\$1,423,800	TOTAL LAND VALUE 2A	\$1,407,171,100
TOTAL LAND VALUE 2B	\$0	TOTAL LAND VALUE 2B	\$27,488,600
TOTAL LAND & BUILDINGS	\$1,423,800	TOTAL LAND & BUILDINGS	\$1,597,375,800

2021 AG LAND VALUES / ACRE

2A PRODUCTIVE SOILS (AG)			PER ACRE	2B NON PRODUCTIVE SOILS (RVL)			PER ACRE
Symbol	Soil Map Name	TABLE RATE	VALUES	Symbol	Soil Map Name	TABLE RATE	VALUES
100 CER	Tillable 100	100.00	\$ 8,300	2B GRASS G	2B 50+ CER PRAIRIE	49.40	\$ 4,100
98 CER	Tillable 98	98.00	\$ 8,134	2B GRASS A	2B CER 40'S PRAIRIE	37.05	\$ 3,075
96 CER	Tillable 96	96.00	\$ 7,968	2B GRASS F	2B CER 30'S PRAIRIE	24.70	\$ 2,050
94 CER	Tillable 94	94.00	\$ 7,802	2B WOODS	2B WOODS	37.05	\$ 3,075
92 CER	Tillable 92	93.00	\$ 7,719	2B WASTE	2B WASTE	12.35	\$ 1,025
90 CER	Tillable 90	90.00	\$ 7,470	2B DITCH	2B DITCH	0.00	\$ -
88 CER	Tillable 88	88.00	\$ 7,304	2B ROAD	2B ROAD	0.00	\$ -
86 CER	Tillable 86	86.00	\$ 7,138	2B WETLND	2B WETLANDS	12.35	\$ 1,025
84 CER	Tillable 84	84.00	\$ 6,972	2B PONDS	2B PONDS/MM	12.35	\$ 1,025
82 CER	Tillable 82	82.00	\$ 6,806				
80 CER	Tillable 80	80.00	\$ 6,640	RECLND-SUB	REC LAND SUBSTANDARD	15.66	\$ 1,300
78 CER	Tillable 78	78.00	\$ 6,474	RECLND-STD	REC LAND STANDARD	30.12	\$ 2,500
76 CER	Tillable 76	76.00	\$ 6,308				
75 CER	Tillable 75 (Co Ave)	75.00	\$ 6,225				
74 CER	Tillable 74	74.00	\$ 6,142				
72 CER	Tillable 72	72.00	\$ 5,976				
70 CER	Tillable 70	70.00	\$ 5,810				
68 CER	Tillable 68	68.00	\$ 5,644				
66 CER	Tillable 66	66.00	\$ 5,478				
64 CER	Tillable 64	64.00	\$ 5,312				
62 CER	Tillable 62	62.00	\$ 5,146				
60 CER	Tillable 60	60.00	\$ 4,980				
58 CER	Tillable 58	58.00	\$ 4,814				
56 CER	Tillable 56	56.00	\$ 4,648				
54 CER	Tillable 54	54.22	\$ 4,500				
52 CER	Tillable 52	54.22	\$ 4,500				
50 CER	Tillable 50	54.22	\$ 4,500				
<50 CER	Tillable <50	54.22	\$ 4,500				
WOODS	WOODS	24.70	\$ 2,050				
WASTE	WASTE	13.25	\$ 1,100				
DITCH	DITCH	0.00	\$ -				
ROADS	ROADS	0.00	\$ -				
SITE w/o House)	OUTBLDG SITE	240.96	\$ 20,000				
OB SITE EXCESS	OUTBLDG SITE EXCESS	90.36	\$ 7,500				
CONF SITE	CONFINEMENT SITE	602.41	\$ 50,000				
CONF EXCESS	CONFINE SITE EXCESS	120.48	\$ 10,000				
WETLAND	WETLAND	13.25	\$ 1,100				
PONDS	PONDS/MM	13.25	\$ 1,100				
CONS ESMT	CONS EASEMENT	13.25	\$ 1,100				
PASTURE(G)	50+ CER PASTURE	53.01	\$ 4,400				
PASTURE(A)	CER'S 40'S PASTURE	39.76	\$ 3,300				
PASTURE(F)	CER'S 30'S PASTURE	26.51	\$ 2,200				
RECLND-SUB	REC LAND SUBSTANDARD	15.66	\$ 1,300				
RECLND-STD	REC LAND STANDARD	28.92	\$ 2,400				

CER MULTIPLIER HISTORY	
2021	\$83.00 2.47%
2020 WAS	\$81.00 0%
2019 WAS	\$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%

SALES RATIO STUDY SUMMARY		
10/2019 TO 9/2020	GOING IN MEDIAN RATIO	
# sales	USING 2020 VALUES	
17	94.90%	NO TIME ADJ.
	94.90%	W TIME ADJ.
	AFTER LOCAL EFFORT	
	MEDIAN RATIO	
	USING 2021 VALUES	
	97.24%	NO TIME ADJ.
	97.24%	W TIME ADJ.
	AFTER STUDY LAND SALES	
10/2020 TO 9/2021	USING 2020 VALUES	
15 SALES	MEDIAN RATIO	RANGE
(AS OF 3/15/2021)	94.64%	82.1% TO 102.6%
	CER BASE VALUE	
	83	

STEELE COUNTY					
AVERAGE TILLABLE ACRE VALUATIONS					
ASSESSMENT			CO AVE		MAX
YEAR	CER MULTIPLIER	CER=65	CER = 75	CER =85	CER=100
2021	\$83.00	\$5,395.00	\$6,225.00	\$7,055.00	\$8,300.00
2020	\$81.00	\$5,265.00	\$6,075.00	\$6,885.00	\$8,100.00
2019	\$81.00	\$5,265.00	\$6,075.00	\$6,885.00	\$8,100.00
2018	\$81.00	\$5,265.00	\$6,075.00	\$6,885.00	\$8,100.00
2017	\$83.00	\$5,395.00	\$6,225.00	\$7,055.00	\$8,300.00
2016	\$90.00	\$5,850.00	\$6,750.00	\$7,650.00	\$9,000.00
2015	\$92.00	\$5,980.00	\$6,900.00	\$7,820.00	\$9,200.00
2014	\$99.00	\$6,435.00	\$7,425.00	\$8,415.00	\$9,900.00
2013	\$84.00	\$5,460.00	\$6,300.00	\$7,140.00	\$8,400.00
2012	\$64.00	\$4,160.00	\$4,800.00	\$5,440.00	\$6,400.00
2011	\$53.00	\$3,445.00	\$3,975.00	\$4,505.00	\$5,300.00
2010	\$50.00	\$3,250.00	\$3,750.00	\$4,250.00	\$5,000.00
2009	\$50.00	\$3,250.00	\$3,750.00	\$4,250.00	\$5,000.00
2008	\$45.50	\$2,957.50	\$3,412.50	\$3,867.50	\$4,550.00
2007	\$41.50	\$2,697.50	\$3,112.50	\$3,527.50	\$4,150.00
2006	\$37.50	\$2,437.50	\$2,812.50	\$3,187.50	\$3,750.00
2005	\$33.00	\$2,145.00	\$2,475.00	\$2,805.00	\$3,300.00
2004	\$28.00	\$1,820.00	\$2,100.00	\$2,380.00	\$2,800.00
2003	\$25.50	\$1,657.50	\$1,912.50	\$2,167.50	\$2,550.00
2002	\$24.00	\$1,560.00	\$1,800.00	\$2,040.00	\$2,400.00
2001	\$22.00	\$1,430.00	\$1,650.00	\$1,870.00	\$2,200.00
2000	\$21.50	\$1,397.50	\$1,612.50	\$1,827.50	\$2,150.00
1999	\$20.50	\$1,332.50	\$1,537.50	\$1,742.50	\$2,050.00
1998	\$20.50	\$1,332.50	\$1,537.50	\$1,742.50	\$2,050.00
1997	\$17.50	\$1,137.50	\$1,312.50	\$1,487.50	\$1,750.00
1996	\$15.50	\$1,007.50	\$1,162.50	\$1,317.50	\$1,550.00
1995	\$15.50	\$1,007.50	\$1,162.50	\$1,317.50	\$1,550.00
1994	\$15.50	\$1,007.50	\$1,162.50	\$1,317.50	\$1,550.00
1993	\$14.50	\$942.50	\$1,087.50	\$1,232.50	\$1,450.00
1992	\$13.63	\$885.95	\$1,022.25	\$1,158.55	\$1,363.00
1991	\$11.50	\$747.50	\$862.50	\$977.50	\$1,150.00
1990	\$11.00	\$715.00	\$825.00	\$935.00	\$1,100.00
1989	\$9.00	\$585.00	\$675.00	\$765.00	\$900.00
1988	\$9.00	\$585.00	\$675.00	\$765.00	\$900.00
1987	\$9.00	\$585.00	\$675.00	\$765.00	\$900.00
1986	\$12.00	\$780.00	\$900.00	\$1,020.00	\$1,200.00
1985	\$19.00	\$1,235.00	\$1,425.00	\$1,615.00	\$1,900.00
1984	\$20.50	\$1,332.50	\$1,537.50	\$1,742.50	\$2,050.00
1983	\$22.50	\$1,462.50	\$1,687.50	\$1,912.50	\$2,250.00
1982	\$22.50	\$1,462.50	\$1,687.50	\$1,912.50	\$2,250.00

Calculation of Net Tax Capacity for Ag Properties

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

Class Rate is .5%

<u>ASSESSMENT YEAR</u>	<u>PAYABLE YEAR</u>	<u>VALUATION LIMIT</u>
2021	2022	\$ 1,890,000
2020	2021	\$ 1,900,000
2019	2020	\$ 1,880,000
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

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.

CLASSIFICATION 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 \$1,890,000	0.50%
	Over \$1,890,000	1.00%
Non-homestead:	All Value	1.00%

SCHOOL BUILDING BOND AGRICULTURAL CREDIT	
PAYMENT YEAR 2021	55%
PAYMENT YEAR 2022	60%
PAYMENT YEAR 2023 & THEREAFTER	70%
AVAILABLE TO BOTH HOMESTEAD & NON-HOMESTEAD PROPERTY	
HOUSE / GARAGE / 1 ACRE IN NOT ELIGIBLE	
CREDIT AMOUNT= CREDIT % X ELIGIBLE NET TAX CAPACITY X SCHOOL DEBT TAX RATE	

Ag Land Sales for the 2021 Assessment

FARM LAND SALES (2021 ASSESSMENT)

Sales Period: Oct. 1, 2019 - Sept 30, 2020

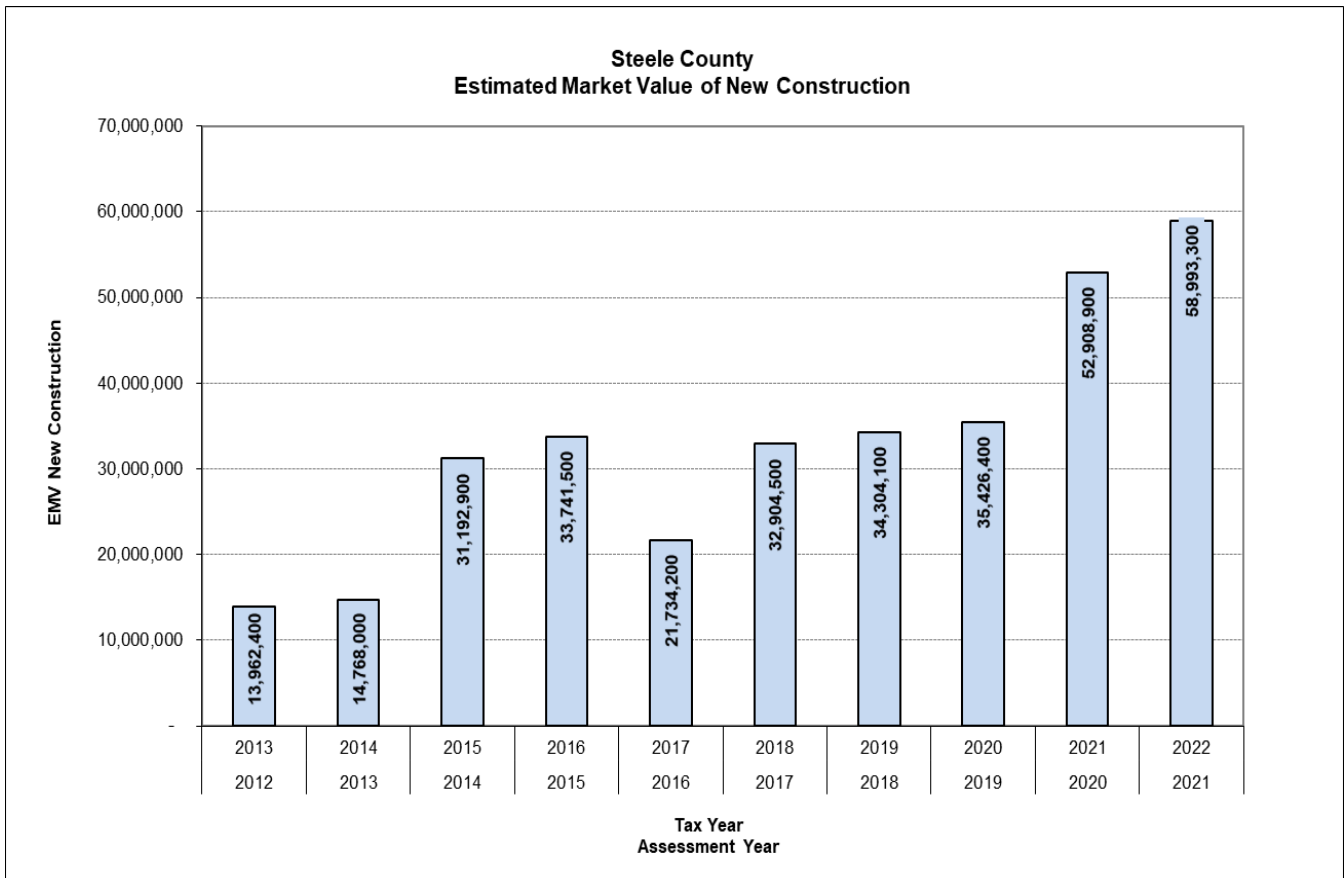
LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	CPI	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	TILL \$ / Acre
* has time adj 34.5 ACRES+ LAND ONLY												
MEDFORD	\$488,000	10/1/2019	SAMMON, K	MAAS ESTATE	67.29	1.21	62.25		75	92.5%	\$7,252	\$7,839
SOMERSET	\$65,000	10/31/2019	EDEL, M	HAUKOOS, P	44.67	3.60	0.00			0.0%	\$1,455	
MERIDEN	\$1,240,000	11/4/2019	SMITH HERITAGE	MCSHANE ET AL	177.23	2.87	173.28		75	97.8%	\$6,997	\$7,156
SUMMT	\$418,200	11/13/2019	KRAUS PROPERTIES	WINTER, A & K	81.61	1.50	79.11		64	96.9%	\$5,124	\$5,286
BERLIN	\$1,025,000	1/7/2020	HOLLAND, M	MORRISON TRUST	154.00	3.24	150.76	85.3	75	97.9%	\$6,656	\$6,799
MERIDEN	\$478,950	2/4/2020	PELICAN LAKE PARCELS	STRANSKY, R & D	79.75	0.83	68.92		80	86.4%	\$6,006	\$6,949
AURORA	\$394,590	3/11/2020	LACANNE FARMS	SMITH & MEES	75.16	0.00	71.16	86.0	73	94.7%	\$5,250	\$5,545
MEDFORD	\$1,840,056	4/1/2020	GILLIS, J & A	MOORE TRUST	317.73	3.7	278.84		72	87.8%	\$5,791	\$6,599
SOMERSET	\$680,000	4/6/2020	HAASE, J	KASPER, S	113.61	0.87	112.58		72	99.1%	\$5,985	\$6,040
MERIDEN *	\$500,000	4/15/2020	RJC FARMS	EUSTICE, D	72.70	1.20	70.75		80	97.3%	\$6,878	\$7,067
LEMOND	\$400,000	4/15/2020	HELEN VESELY TRUST	ASTOLTZ	56.83	3.45	51.96	93.5	84	91.4%	\$7,039	\$7,698
AURORA	\$408,128	5/20/2020	AHRENS, B	GCG TRUST	76.50	1.10	73.9		68	96.6%	\$5,335	\$5,523
DEERFIELD *	\$574,000	5/22/2020	GHR PROPERTIES	REALITY AG LLC	100.00	3.50	96.5		70	96.5%	\$5,740	\$5,948
OWATONNA	\$299,400	6/11/2020	WOLFF, S	SUMMER, K	69.23	0.89	38.85		54	56.1%	\$4,325	\$7,707
SUMMT	\$590,000	6/30/2020	DEML, M & M	RESSLER ET AL	120.00	3.75	98.07		79	81.7%	\$4,917	\$6,016
LEMOND	\$509,600	9/3/2020	ANDERSON J	FESTAL FARMS CO	103.52	1.85	95.07		60	91.8%	\$4,923	\$5,360
SOMERSET	\$284,928	9/18/2020	RICHLAND GRAIN	JJAMF, LLC	67.84	3.07	50.86		70	75.0%	\$4,200	\$5,602
								AVE	72	84.7%	\$5,522	\$6,446
											\$5,740	\$6,320
34.5 ACRES+ LAND & BLDG												
LEMOND	\$ 482,000	10/14/2019	ANDERSON, R & C	MENZEL, P & S	40.00	1.90	27.00		61	67.5%		
AURORA	\$336,000	7/31/2020	OLTMANS T & B	LINSE, D TRUST	73.92	0.69	29.98		75	40.6%		
< 34.5 ACRES LAND ONLY												
SOMERSET	\$125,000	9/10/2020	DALLENBACH, J	NILSSON, M	29.68	1.75	25.73		70.00	86.7%	\$4,212	\$4,858
<34.5 acres LAND & BLDG												
MERIDEN	\$93,500	6/1/2020	JOHNSON, W	SKALA, J	13.1	0.06	12.04		86			
	Sale Amt	Sale Date	Buyer	Seller	Acres	Road Acres	Tillable Acres	CPI / ACRE	Ave CER / ACRE	% Tillable	\$ / Acre	REJ
OTHER SALE OF NOTE												
MERIDEN	\$ 1,280,000	11/1/2019	SMITH HERITAGE LLC	TERPSTRATRUST	160.00	5.1	146.75	93.4	85	91.7%	\$8,000.00	X
AURORA	\$ 1,215,000	12/5/2019	TRUST FOR PUBLIC LAND	HONDL ETAL	258.05	0.2	139.68		60	54.1%	\$ 4,708	X
OWATONNA	\$ 1,860,000	1/21/2019	ST ANDREW HOLDING CO	WILSON, J	60.35	0.3	60.05		83	99.5%	\$ 30,820	X
MERIDEN	\$ 925,000	1/15/2020	KECK, J	HÖVERSTEN TRUST	146.82	4.97	133.76		79	91.1%	\$ 6,300	X
SOMERSET	\$ 25,000	1/30/2020	EDEL, M & E	WANOUS	4.33	0.03	0			0	\$ 5,774	X
AURORA	\$ 675,000	3/6/2020	ULLAND BROTHERS	NILES ETAL	81.05	3.6	69.45		54	85.7%	\$ 8,328	X
DEERFIELD	\$ 22,500	6/6/2020	KRIPPNER, C	MONSON, J	10	0	0			0.0%	\$ 2,250	
AURORA	\$ 96,000	6/23/2020	SCHAMBER, ARLEN	SCHERER, DAVE	195.5	3.75	0			0.0%	\$ 491	X

Ag Land Sales After Sept 30, 2021 for the 2022 Assessment

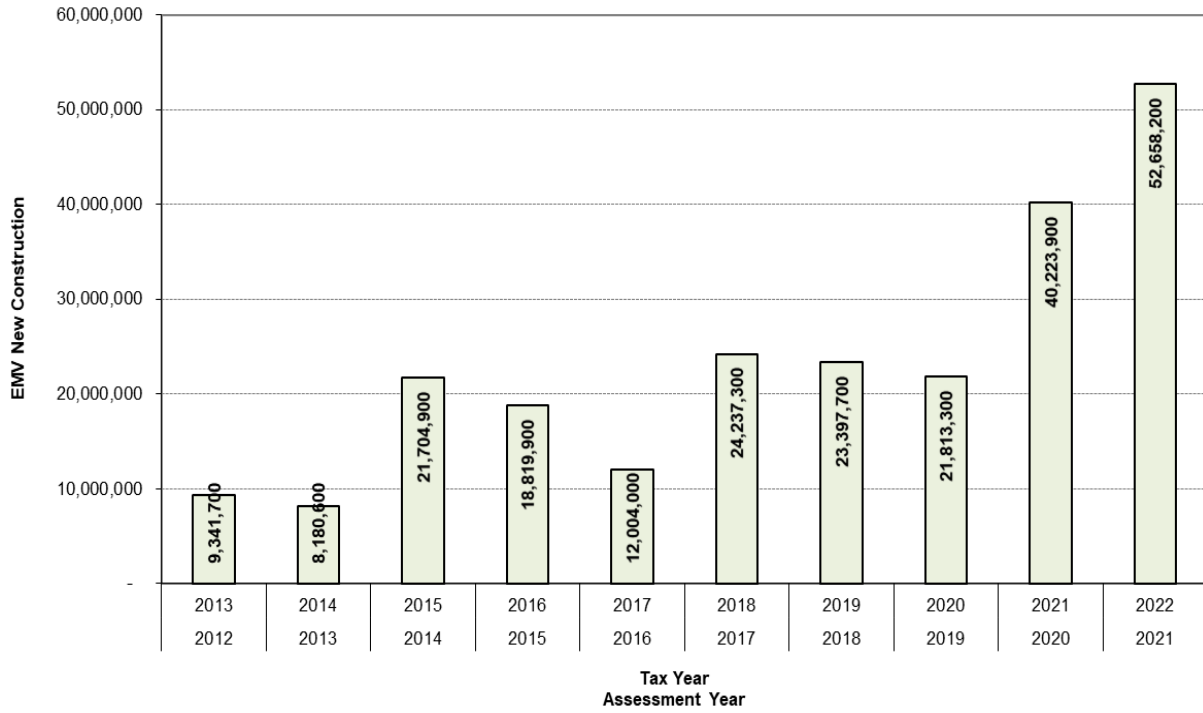
FARM LAND SALES (2022 ASSESSMENT)													
Sales Period: Oct. 1, 2020 - Sept 30, 2021													
LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	CPI	Ave CER (tillable)	% Tillable	Deeded \$/ Acre	TILL \$/ Acre	
<i>* has time adj</i> 34.5 ACRES+ LAND ONLY													
SUMMIT	\$100,100	10/30/2020	TINGUM, M & C	TOOTS SUITE INC	80.00	6.00	0.00	0.00		0.0%	\$1,251		
BERLIN	\$264,900	12/15/2020	HOLLAND, M	SEYKORAKLEMMEN	44.15	2.70	41.45		79	93.9%	\$6,000	\$6,391	
BERLIN	\$244,090	12/18/2020	HOLLAND, M	ANDERSON, C	34.87	0.92	29.70		74	85.2%	\$7,000	\$8,219	
OWATONNA	\$591,157	12/22/2020	WAYNE, J	MAPLE CREEK PROP	74.83	1.00	73.83		83	98.7%	\$7,900	\$8,007	
SOMERSET	\$478,944	12/23/2020	DEML, D & V	CLEMMENSEN	66.52	2.68	60.00		77	90.2%	\$7,200	\$7,982	
SOMERSET	\$202,920	12/23/2020	BORCHERT, J	CLEMMENSEN	50.73	2.76	41.17		50	81.2%	\$4,000	\$4,929	
OWATONNA	\$402,080	12/22/2020	SCHWARTZ BROTHERS	MAPLE CREEK PROP	57.44	0.80	47.3		78	82.3%	\$7,000	\$8,501	
SUMMIT	\$793,000	12/28/2020	PHEASANTS FOREVER INC	INGVALSON	198.37	4.49	124.37		72	62.7%	\$3,998	\$6,376	
SOMERSET	\$125,000	1/11/2021	BLOUIN, D	NILSSON	35.33	0.47	8.00		72	22.6%	\$3,538		
OWATONNA	\$175,000	1/18/2021	PENCE, C	KRAUSE ET AL	38.85	1.52	34.83		65	89.7%	\$4,505	\$5,024	
OWATONNA	\$395,000	1/28/2021	KLECKER, D	KRAUSE ET AL	66.91	1.15	57.27		68	85.6%	\$5,903	\$6,897	
BLOOMING PRA	\$408,100	1/26/2021	JOHNSON, K	FARROW TRUST	78.62	1.54	75.88		63	96.5%	\$5,191	\$5,378	
BERLIN	\$960,000	2/10/2021	HOLLAND, M	PICHA, T	160.00	0	155.35		73	97.1%	\$6,000	\$6,180	
BLOOMING PRA	\$918,000	2/19/2021	O'CONNOR, J	FELDMAN, P	143.25	1.95	141.3		73	98.6%	\$6,408	\$6,497	
LEMOND	\$286,000	2/9/2021	JACOBSON, E	SCHULTZ, R	40.00	1.5	38.5	90	80	96.3%	\$7,150	\$7,429	
									AVE's	72	83%	\$5,742	\$6,755
34.5 ACRES+ LAND & BLDG													
AURORA	\$ 349,200	12/29/2020	LEWIS/CROWE	CRISTIANSON/SATHER	67.71	8.50	49.61		71	73.3%			
MERIDEN	\$600,000	2/24/2021	KATZUNG	VOGT/GROSKREUTZ	121.75	0.95	103.45		81	85.0%			
< 34.5 ACRES LAND ONLY													
SOMERSET	\$22,479	11/24/2020	RUDD, E & R	GRAFF, M	3.81	0.00	3.81		80	100%	\$5,900	\$5,900	
SOMERSET	\$54,900	2/19/2021	KELM, D	THIESE, J	8.29	0.22	8.07		84.00	97%	\$6,622	\$6,803	
<34.5 acres LAND & BLDG													
					Road	Tillable	CPI	Ave CER	%				
Sale Amt	Sale Date	Buyer	Seller	Acres	Acres	Acres	/ ACRE	/ ACRE	Tillable	\$/ Acre	REJ		
OTHER SALES OF NOTE													
LEMOND	\$ 54,000	12/9/2020	ANDREASEN/ KEITH & MARY	MILLER/RAYMOND & ARLENE	4	0.25	0	0	0	0%	\$ 13,500		
MEDFORD	\$ 960,000	12/8/2020	KASPER, S	BURMISTER TRUSTS (x2)	206.46	2.18	183.83		76	89.0%	\$ 4,650		

NEW CONSTRUCTION

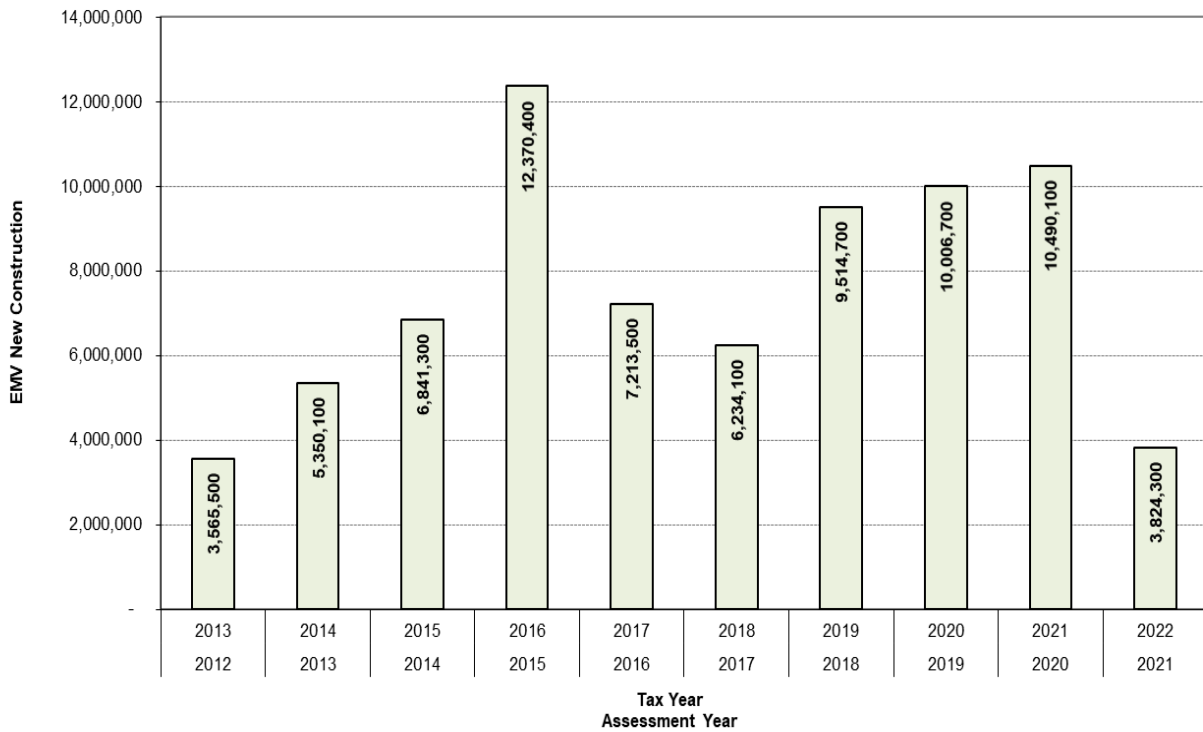
Year	STEELE COUNTY NEW HOMES																	Totals by Year
	TOWNSHIPS													CITIES				
	BLM PR	SUMM	BERL	AURA	SOMM	LEMD	HVNA	OWTN	MERD	MERT	MDFD	CLFL	DRFD	BLM PR	ELLD	MDFD	OWTN	
2010	3	1	4	2		3			1		1		1			1	18	35
2011		1	2										1		1	2	16	23
2012	1	1	1	2	3			1	1				2		1	1	15	29
2013						1			1				1	3		1	26	33
2014	2	1	2	3	1	1	1		2	1	1	1	1	6		3	23	49
2015	1	2	4		2	1		3		1			1		1	3	15	34
2016		1	2	2	2	1	0	0	3			1	1	1	1	3	35	53
2017	1	1	6			1	1	2	1	1				2	1	1	37	55
2018		1	1				1	1	1			1		4	1	1	45	58
2019	1		5		1	2				2		2			1	3	35	52
2020	1	1	1		1				1			1	1	1	4	2	31	45
Total by Jurisdiction	10	10	28	9	10	10	3	7	11	5	3	5	10	17	11	21	296	466



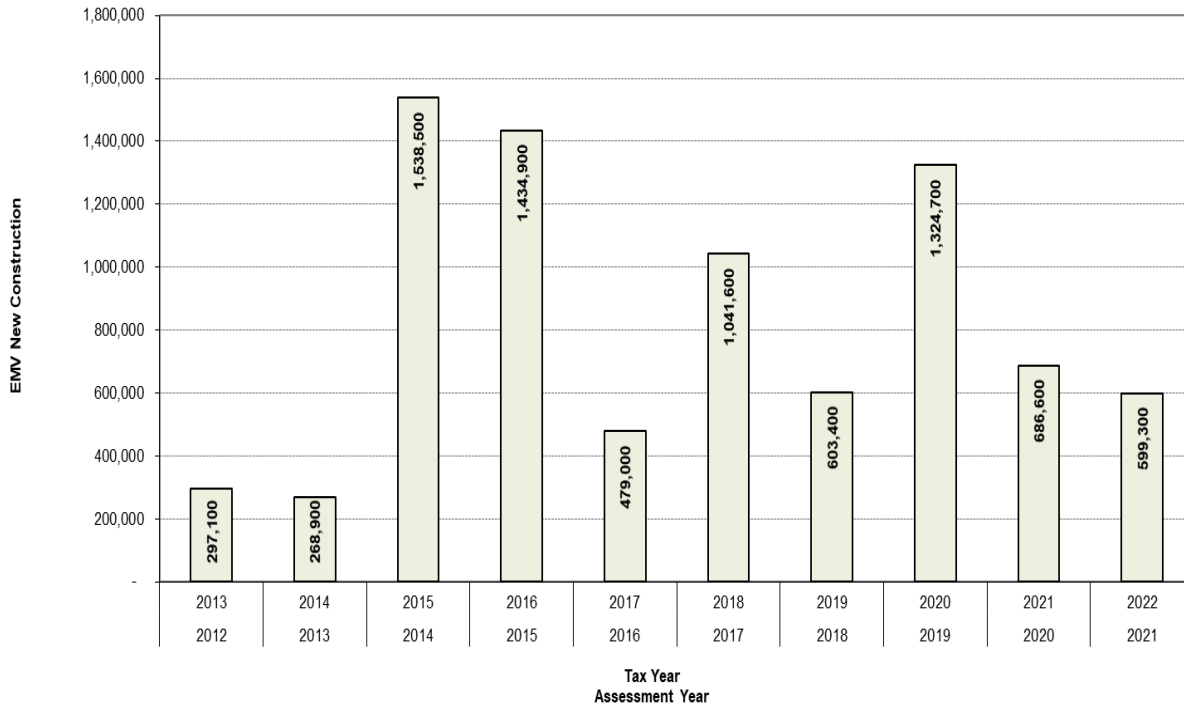
**City of Owatonna
Estimated Market Value of New Construction**



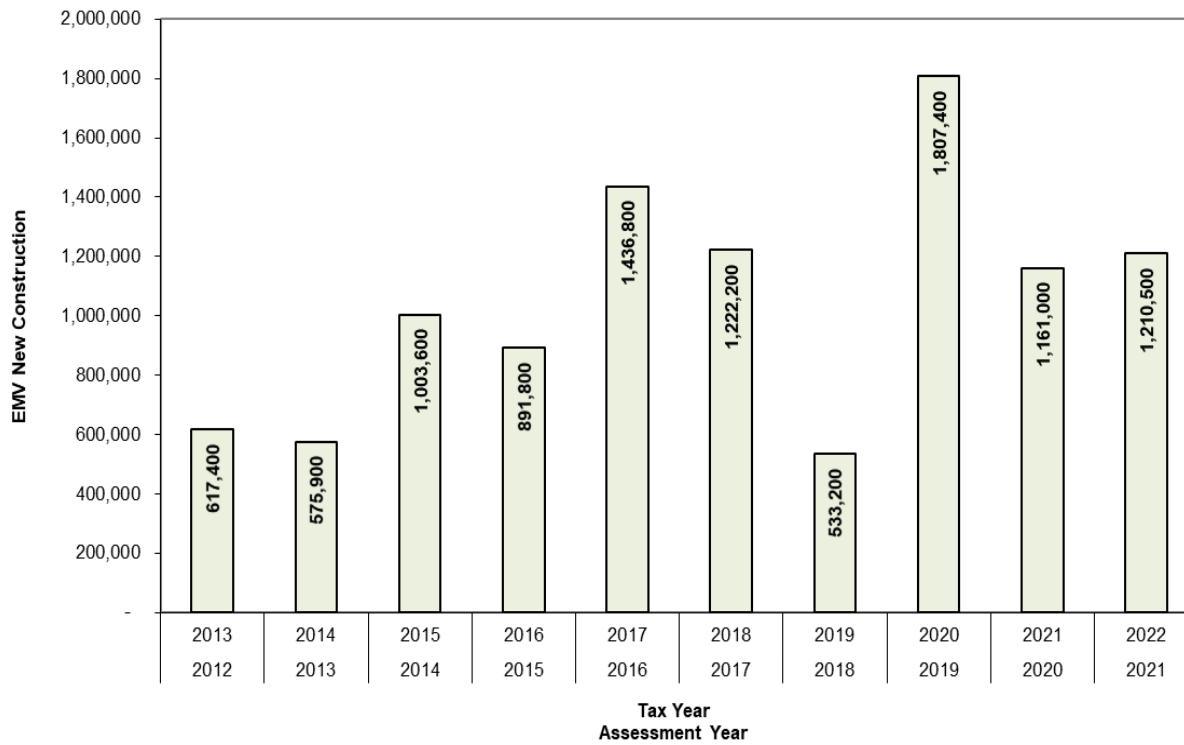
**Steele County Townships
Estimated Market Value of New Construction**

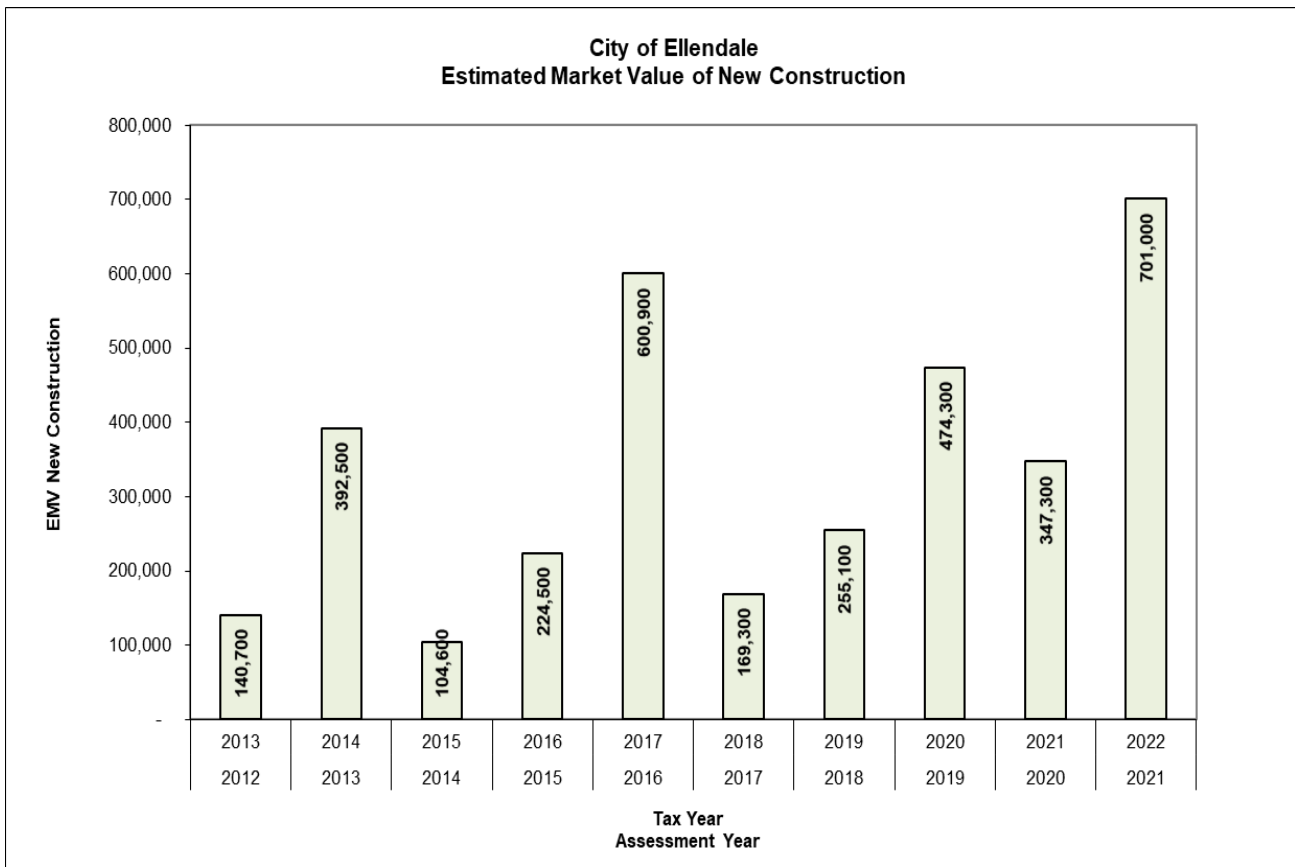


**City of Blooming Prairie
Estimated Market Value of New Construction**



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





Summer of 2020 Pictometry “Change Finder” Aerial Imagery

The following chart is the final summary report showing the results of the aerial imagery review performed by the Steele County Assessor’s Office during the summer of 2020. Pictometry International provides aerial imagery to Steele County. This image are integrated with the County’s parcel maps through geographic information systems. Because of the ever changing real property landscape these flights occur every three years.

They have developed technology that compares the structural footprint of the previous flight, in this case, 2016, and compares it to the most current imagery, 2019, and detects changes to the building footprints. This allows appraisers to review these changes from their desktop reducing time in the field.

We reviewed over 2,479 indicated structural changes, of which, we found 378 changes where no building permit was issued. These changes were added to the assessment record as part of our annual review. These changes generated \$756,000 of value added to the tax roles. Most all of the changes were to rural/agricultural properties. This added valuation is estimated to be roughly \$9,100 in annual savings.

**Steele County
Final Summary Report of Pictometry Change Finder**

JURISDICTION	Count of PID	Sum of Est. Value Change	Percent of Total Shapes Reviewed	Percent of Total Value Change	Some of the larger finds of jurisdiction
ARRA TOWNSHIP	96	114,900	3.9%	15.1%	Confinement Bldg, Hoop Bldg, Garage, Grain Bin
ARRA TOWNSHIP	207	41,200	8.4%	5.4%	
ARRA TOWNSHIP	106	2,500	4.3%	0.3%	
ARRA TOWNSHIP	81	6,800	3.3%	0.9%	
ARRA TOWNSHIP	79	50,400	3.2%	6.6%	
ARRA TOWNSHIP	110	98,800	4.4%	13.0%	pole building & steel utility bldg
ARRA TOWNSHIP	34	9,900	1.4%	1.3%	
ARRA TOWNSHIP	108	65,700	4.4%	8.7%	
ARRA TOWNSHIP	94	42,900	3.8%	5.7%	
ARRA TOWNSHIP	61	500	2.5%	0.1%	
ARRA TOWNSHIP	90	19,200	3.6%	2.5%	
ARRA TOWNSHIP	93	14,600	3.8%	1.9%	
ARRA TOWNSHIP	117	29,600	4.7%	3.9%	
ARRA TOWNSHIP	785	67,450	31.7%	8.9%	
ARRA TOWNSHIP	139	19,100	5.6%	2.5%	
ARRA TOWNSHIP	180	90,100	7.3%	11.9%	Grain Bin, Deck/Addition to House, Pole Shed Lean-To, Portable Hog Bldg, Addition to House, Grain Bin
ARRA TOWNSHIP	99	85,100	4.0%	11.2%	
Total	2,479	758,750			

**Value picked up because of Change Finder*

FYI - value that had already been picked up because of permits or quintile/sales reviews is not included.

STEELE COUNTY EMV (SPRING PRISM FILE): \$4,510,939,800
 Percent of Value Picked up From Change Finder: 0.02%

Object Statuses	unknown	demolished	changed	existing	new	Total
Reviewed	0	0	0	30,223	0	30,223
Reviewed - False Positive	4	178	235	5	217	639
Reviewed - Verified in Vanguard - Permit Issued	0	120	230	1	496	847
Reviewed - Verified in Vanguard - No Permit	1	344	122	1	146	614
Reviewed - Additional Review Required	0	0	1	0	0	1
Reviewed - Updated in Vanguard w/ Permit	0	5	7	0	15	27
Reviewed - Updated in Vanguard w/o Permit	0	113	115	2	148	378
Total	5	760	710	30,232	1,022	32,729
Value Change	0	(75,600)	305,500	10,200	824,100	1,064,200

Category of Changes with NO PERMITS	Count of PID	Sum of Est. Value Change
Reviewed in Vanguard w/o Permit	378	756,550
Reviewed in Vanguard - No Permit	614	55,350
Total	992	811,900

Picked up because of Change Finder
 Picked up because of Quintile/Sales Verification/Appraisal Reviews

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

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

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

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

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2021 assessment by April 30, 2022.

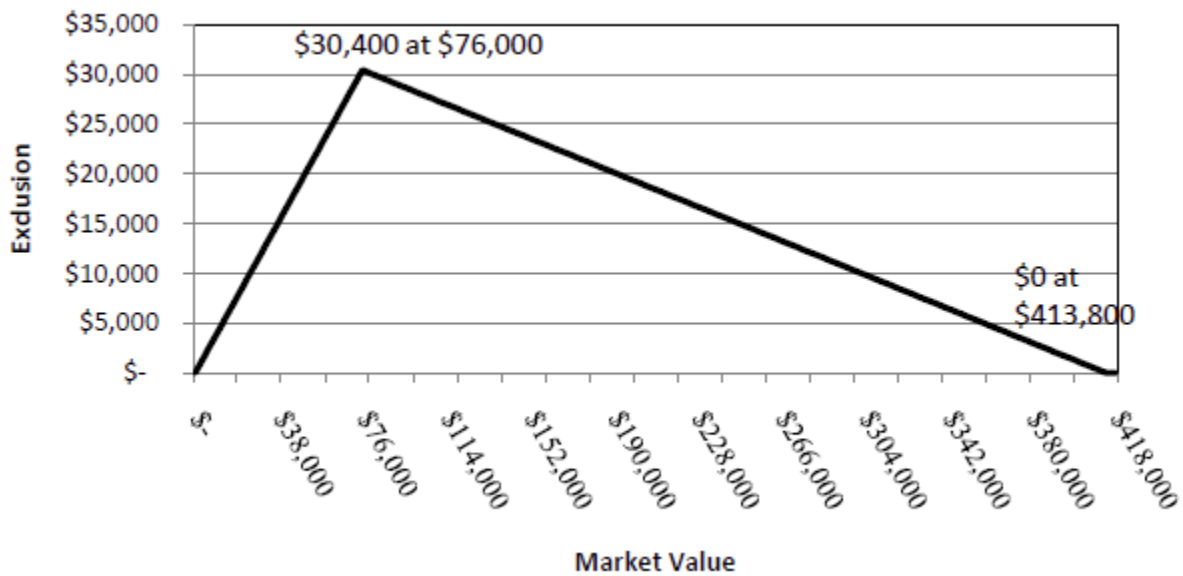
For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

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

