

# Steele County 2025 Assessment Report

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2025 Board of  
Appeal and  
Equalization:  
June 17, 2025



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# STEELE COUNTY ASSESSOR

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To: Steele County Board of Appeal and Equalization  
From: Brian Anderson, SAMA, Steele County Assessor

Re: 2025 County Board of Appeal and Equalization  
June 17, 2025, 7:00 p.m.  
Steele County 2025 Assessment Report

The following 2025 Assessment Report contains data and information 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, four appraisers, and two assessment technicians. Collectively we are responsible for the annual valuation and classification of over 21,000 parcels of property with a total market value of over \$7 billion (Before State assessed utility property).

The purpose of this meeting is to provide property owners with the opportunity to appeal the market value and/or classification of their property as of the assessment date established on January 2, 2025. The 2025 assessment will be the basis for property taxes payable in 2026. In addition, 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, explain how the assessment process works, 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. Clinton Falls, Somerset, Meriden, Merton, Berlin, Medford, Havana, and Lemond Townships along with the City of Medford, Ellendale, and Blooming Prairie have open book meetings, property owners in these townships may appeal to the County Board of Equalization. Deerfield Township elected to go to the open book format for the 2025 Assessment. 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 24, 2025, 5:30 pm. The CBAE must adjourn by June 30, 2025.

At the reconvene meeting, we will only address the concerns of the property owners that appear at the original meeting on June 17 and not address new appeals between the convening and reconvene meetings of the County Board of Appeal and Equalization.

Sincerely,



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Brian Anderson

## 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 statutes 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 taxpayers’ 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 made over a one-year period from October 1, 2023, to September 30, 2024, 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, 2024. 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 2025 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, 2025, assessment, sales from October 1, 2023 to September 30, 2024 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. “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 and final reason value changes would be 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 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 2025 Notice of Valuation and Classification in March.

## 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. 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.-7 p.m., the board must be in attendance during that posted time for walk-ins.
- 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 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"). 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. 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.

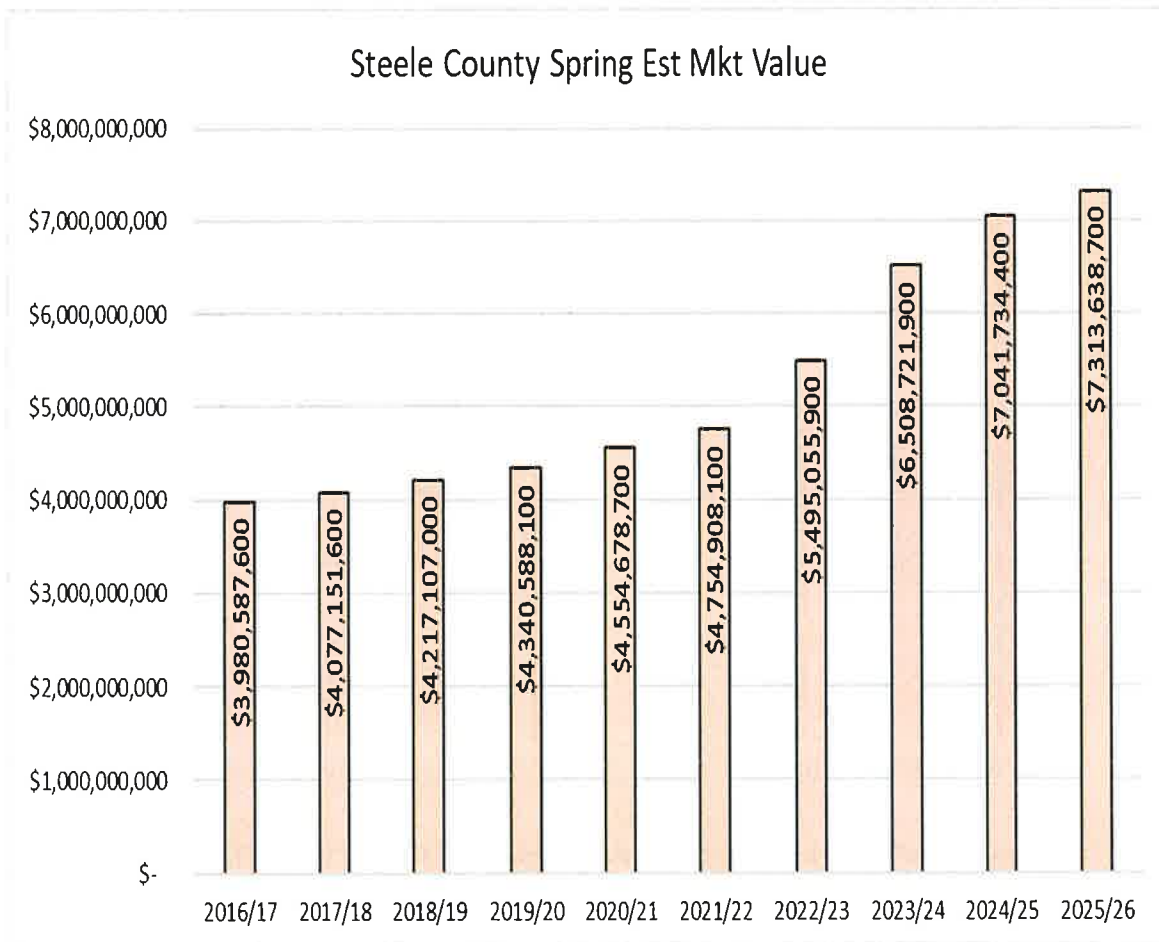
- The State Board of Equalization may, in its review, overturn local and county board decisions which appear contrary to Minnesota Laws.

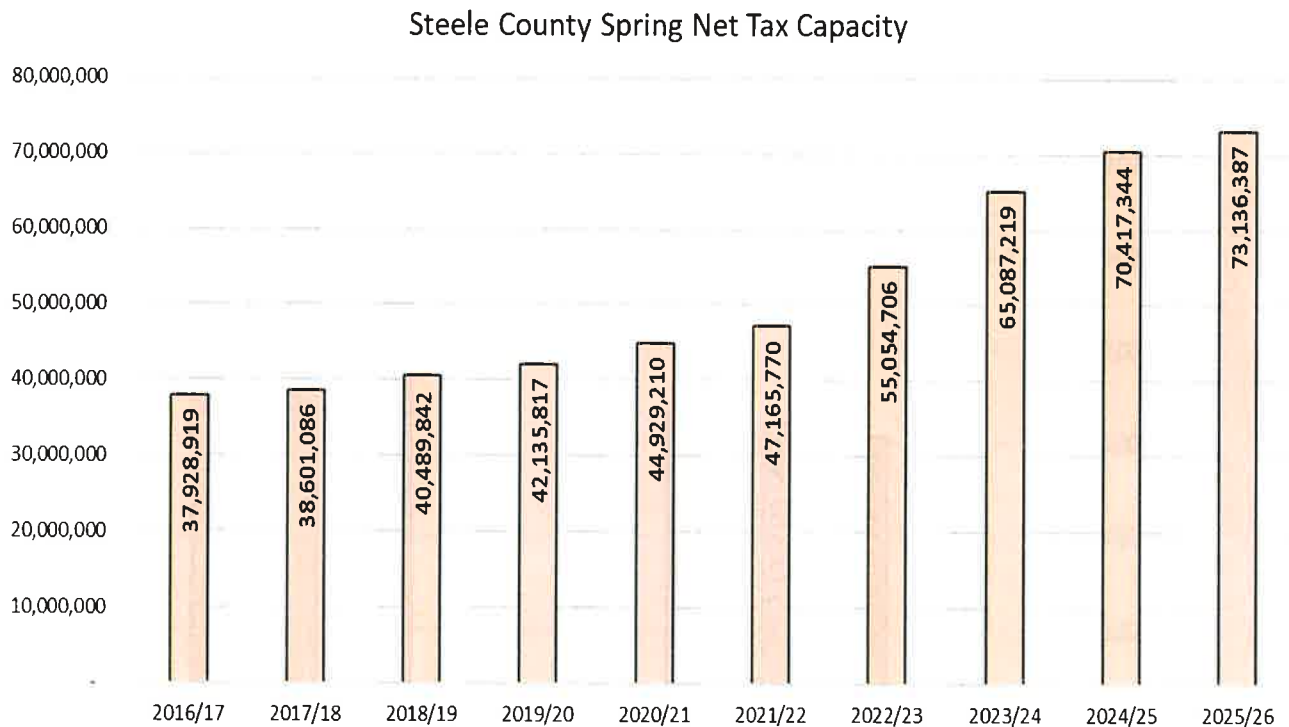
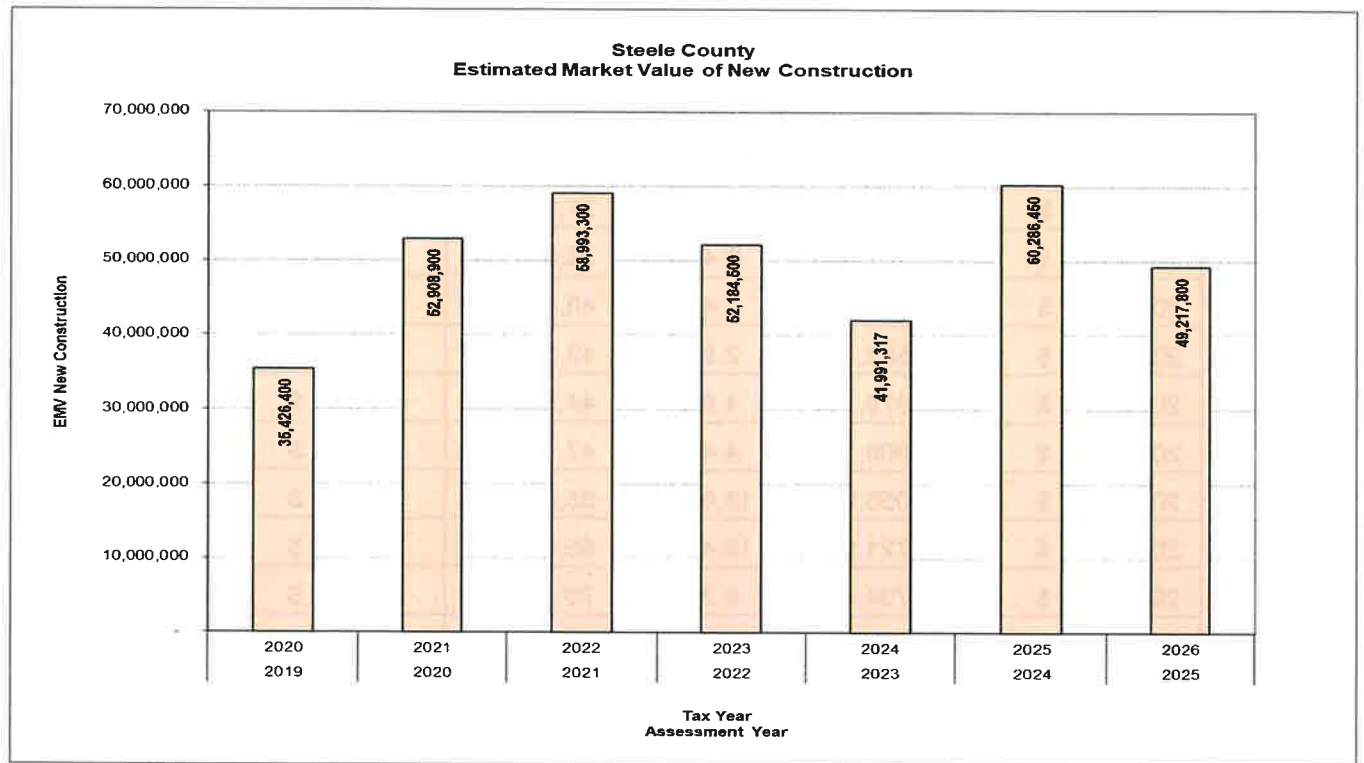
### **CBAE Quorum and Trained Member Requirements**

- 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%	Est Net Tax Cap	Chg%	New Construction
2016/17	\$ 3,980,587,600	0.2%	37,928,919	1.8%	\$ 21,470,600
2017/18	\$ 4,077,151,600	2.4%	38,601,086	1.8%	\$ 32,842,000
2018/19	\$ 4,217,107,000	3.4%	40,489,842	4.9%	\$ 34,257,200
2019/20	\$ 4,340,588,100	2.9%	42,135,817	4.1%	\$ 35,426,400
2020/21	\$ 4,554,678,700	4.9%	44,929,210	6.6%	\$ 52,783,000
2021/22	\$ 4,754,908,100	4.4%	47,165,770	5.0%	\$ 58,993,300
2022/23	\$ 5,495,055,900	15.6%	55,054,706	16.7%	\$ 52,184,500
2023/24	\$ 6,508,721,900	18.4%	65,087,219	18.2%	\$ 41,991,317
2024/25	\$ 7,041,734,400	8.2%	70,417,344	8.2%	\$ 60,286,450
2025/26	\$ 7,313,638,700	3.9%	73,136,387	3.9%	\$ 49,217,800





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 breakdown by class of New Construction can be found on page 16

### Steele County Level of Assessment: Median Ratios

Assessment Year	Residential	Apartment	Agricultural	Commercial/Industrial
2025	93.95%	93.55%	97.17%	91.68%
2024	93.58%	95.44%	92.28%	96.53%
2023	92.3%	95.6%	93.8%	94.2%
2022	91.3%	92.9%	96.6%	96.5%
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%

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			
Assessment Year	Total	Good Sales	% Good for Study
2025	641	419	65%
2024	651	432	66%
2023	915	602	66%
2022	971	650	67%
2021	898	565	63%
2020	860	550	64%
2019	879	552	63%
2018	914	583	64%
2017	932	539	58%
2016	830	488	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 2025 assessment this study resulted in the following annual market trends for residential property in Steele County:

MARKET ADJUSTMENTS							
RESIDENTIAL PROPERTIES	2025	2024	2023	2022	2021	2020	2019
STEELE TWPS	4.78%	6.63%	9.13%	15.50%	11.42%	8.01%	6.59%
OWATONNA CITY	4.69%	6.63%	8.31%	17.07%	6.31%	4.84%	6.66%
ELLENDALE CITY	5.94%	6.63%	9.64%	20.67%	9.22%	4.64%	13.00%
BLOOMING PRAIRIE CITY	5.94%	6.63%	9.64%	20.67%	9.22%	4.64%	13.00%
MEDFORD CITY	4.78%	6.63%	10.81%	14.58%	6.31%	6.89%	6.59%

Based upon previous 21 months of sales leading up to the assessment.

Determined by the Minnesota Department of Revenue when statistically significant.

## HISTORY OF RESIDENTIAL RATIOS BY JURISDICTION

(AFTER MARKET ADJUSTMENTS)

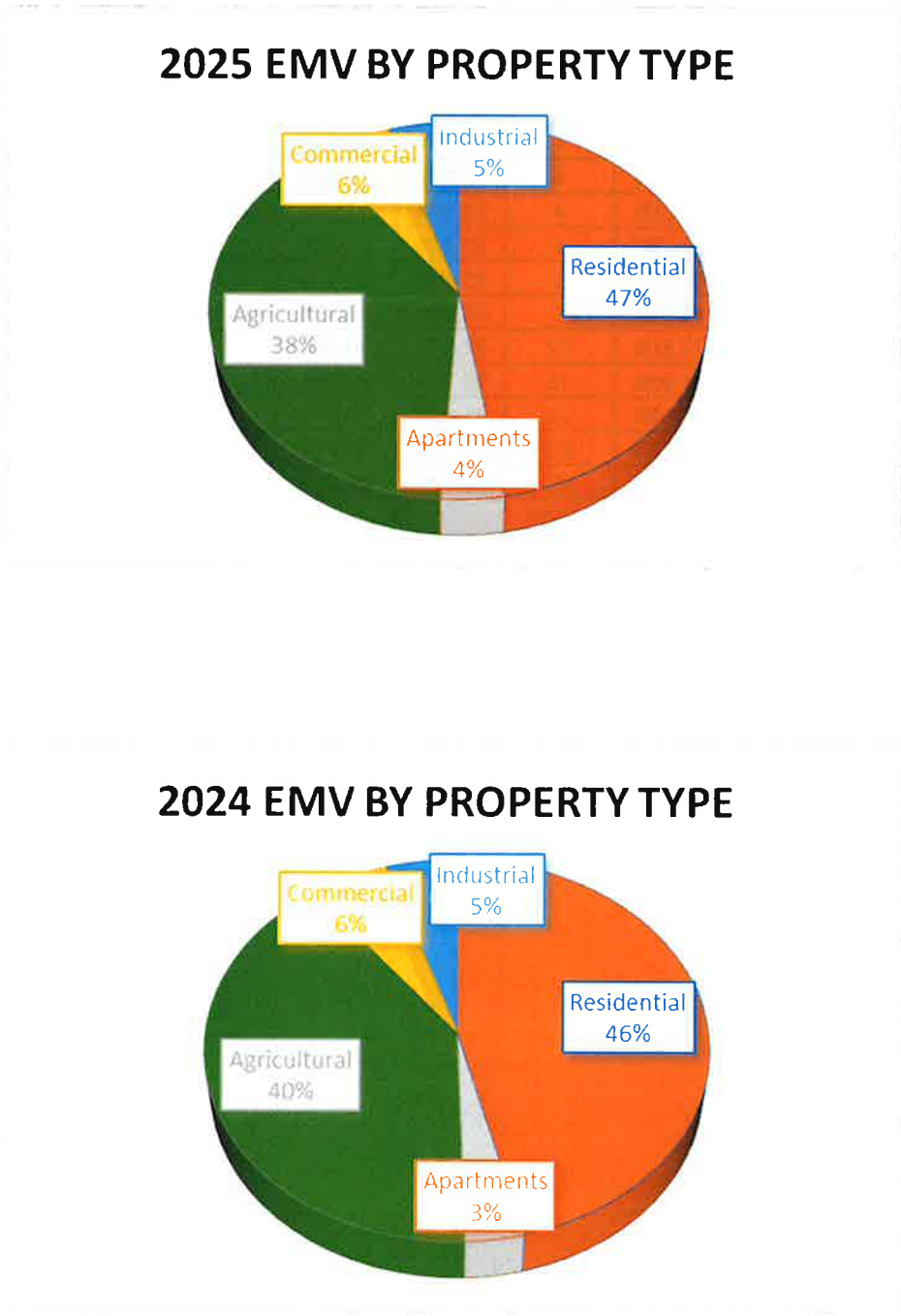
	MINNESOTA DEPARTMENT OF REVENUE SALES RATIO STUDY								
	2023			2024			2025		
RESIDENTIAL STATE STUDY	BEG	SALES	FINAL	BEG	SALES	FINAL	BEG	SALES	FINAL
01-BLOOMING PRAIRIE TWP	81.47%	3	90.33%	83.44%	2	92.88%	92.18%	3	95.24%
02-SUMMIT	-	-	-	82.76%	2	88.56%	79.23%	3	93.27%
03-BERLIN	76.63%	4	91.14%	91.60%	3	96.42%	89.27%	3	93.04%
04-AURORA	91.70%	2	92.76%	68.89%	2	80.49%	91.96%	3	96.74%
05-SOMERSET	98.14%	9	94.32%	88.38%	4	94.29%	92.87%	2	96.02%
06-LEMOND	90.41%	5	95.97%	-	-	-	84.71%	1	93.25%
07-HAVANA	68.20%	3	92.42%	94.47%	3	97.76%	87.49%	4	94.70%
08-OWATONNA TWP	67.28%	4	90.10%	82.07%	1	92.32%	99.62%	3	99.57%
09-MERIDEN	99.00%	4	92.49%	71.00%	2	78.77%	79.53%	4	93.01%
10-MERTON	71.21%	4	87.88%	-	-	-	81.18%	1	88.03%
11-MEDFORD TWP	89.12%	1	92.22%	71.39%	1	85.86%	78.03%	1	84.50%
12-CLINTON FALLS	89.99%	5	95.40%	80.85%	3	87.94%	84.99%	4	93.52%
13-DEERFIELD	86.54%	2	92.35%	87.39%	2	95.45%	80.48%	1	93.68%
14-BLOOMING PRAIRIE	77.31%	27	92.63%	90.24%	27	94.19%	90.45%	23	96.13%
15-ELLEDALE	91.96%	16	93.39%	87.79%	7	93.14%	88.60%	7	93.84%
16-MEDFORD	80.84%	24	91.60%	84.94%	7	93.30%	89.31%	10	94.65%
17-OWATONNA CITY	86.92%	392	92.33%	87.30%	289	93.60%	88.83%	290	94.06%
# OF GOOD RESIDENTIAL SALES	86.08%	505	92.32%	87.22%	355	93.58%	88.82%	363	93.95%
% CHANGE		-4.90%			-29.70%			2.25%	

\*\*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.

**County, City and Township Assessment Data**

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.

Steele County Pie Charts by Property Type





STEELE COUNTY 2025 ASSESSMENT TOTALS				
	GRAND TOTALS		3/19/2025	
Totals	Spring 2025	Fall 2024	%INC/DEC	W/O NC
Land	\$ 3,432,429,800	\$ 3,427,311,700	0.1%	
Building	\$ 3,881,208,900	\$ 3,611,424,900	7.5%	
Total EMV	\$ 7,313,638,700	\$ 7,038,736,600	3.9%	3.2%
Total # 2a Acres	232,395	232,418	-0.01%	
Total # 2b Acres	12,527	12,565	-0.30%	
Agricultural/Rural	\$ 2,813,738,500	\$ 2,809,563,900	0.15%	0.1%
Residential	\$ 3,458,492,900	\$ 3,255,558,200	6%	5.7%
Apartments	\$ 262,007,100	\$ 229,248,000	14.3%	5.1%
Manufactured Home Pk	\$ 12,304,200	\$ 12,255,700	0.4%	0.4%
Commercial	\$ 401,128,800	\$ 382,881,800	4.8%	2.6%
Industrial	\$ 365,967,200	\$ 349,229,000	4.8%	4.4%
Total New Improvements	\$ 49,217,800	\$ 60,346,250	-18.4%	
Agricultural	\$ 1,406,800	\$ 1,875,450		
Residential	\$ 16,667,500	\$ 16,781,000		
Non-Comm SRR	\$ 142,000	\$ 39,000		
Apartments	\$ 21,111,500	\$ 23,733,550		
Commercial/Industrial	\$ 9,890,000	\$ 17,917,250		

CITY OF OWATONNA				
	Spring 2024	Fall 2024	%CHG	w/o NC
Land	\$ 597,362,900	\$ 583,355,100	2.4%	
Building	\$ 2,733,014,800	\$ 2,555,702,900	6.9%	
*** Total EMV	\$ 3,330,377,700	\$ 3,139,058,000	6.1%	4.7%
**Ag/Rural	\$ 47,004,500	\$ 44,705,000	5.1%	5.1%
**Residential	\$ 2,385,299,500	\$ 2,258,334,300	5.6%	5.1%
**Apartments	\$ 245,554,600	\$ 212,959,200	15.3%	5.4%
**Man Home Park (Land)	\$ 8,058,100	\$ 8,052,900	0.1%	0.1%
Commercial	\$ 340,159,900	\$ 324,497,100	4.8%	
Industrial	\$ 304,301,100	\$ 290,509,500	4.7%	
**Commercial Industrial	\$ 644,461,000	\$ 615,073,600	4.8%	3.3%
**New Improvements	\$ 42,375,000	\$ 49,023,850	-13.6%	
2a Ag	\$ -	\$ -		
Resid Hstd	\$ 6,778,500	\$ 7,228,550		
Resid N-Hstd	\$ 5,270,600	\$ 2,646,300		
Apartments	\$ 21,048,500	\$ 22,234,750		
Commercial	\$ 8,133,600	\$ 6,459,250		
Industrial	\$ 1,143,800	\$ 10,455,000		

CITY OF ELLENDALE				
	Spring 2025	Fall 2024	%CHG	w/o NC
Land	\$ 11,506,800	\$ 11,479,400	0.2%	
Building	\$ 55,807,400	\$ 52,203,900	3.7%	
*** Total EMV	\$ 67,314,200	\$ 63,683,300	5.7%	5.3%
**Ag/Rural	\$ 2,492,500	\$ 2,472,200	0.8%	0.8%
**Residential	\$ 55,969,600	\$ 52,647,100	6.3%	5.9%
**Apartments	\$ 3,649,300	\$ 3,606,100	1.2%	1.2%
Commercial	\$ 3,339,700	\$ 3,186,500	4.8%	
Industrial	\$ 1,863,100	\$ 1,771,400	5.2%	
**Commercial Industrial	\$ 5,202,800	\$ 4,957,900	4.9%	4.9%
**New Improvements	\$ 259,700	\$ 604,500	-57.0%	
Resid Hstd	\$ 209,800	\$ 345,500		
Resid N-Hstd	\$ 6,900	\$ 151,000		
Apartments	\$ 43,000	\$ 108,000		
Commercial	\$ -	\$ -		

CITY OF BLOOMING PRAIRIE				
	Spring 2025	Fall 2024	% CHG	w/o NC
Land	\$ 34,523,300	\$ 32,300,300	6.9%	
Building	\$ 161,483,900	\$ 152,975,100	5.6%	
*** Total EMV	\$ 196,007,200	\$ 185,275,400	5.8%	5.4%
**Ag/Rural	\$ 7,291,000	\$ 7,003,400	4.1%	4.1%
**Residential	\$ 157,490,700	\$ 148,221,400	6.3%	5.9%
**Apartments	\$ 4,712,100	\$ 4,636,200	1.6%	1.6%
Commercial	\$ 15,650,300	\$ 14,978,800	4.5%	
Industrial	\$ 10,863,100	\$ 10,435,600	4.1%	
**Commercial Industrial	\$ 26,513,400	\$ 25,414,400	4.3%	3.5%
**New Improvements	\$ 819,500	\$ 976,300	-16.1%	
Resid Hstd	\$ 462,800	\$ 788,100		
Resid N-Hstd	\$ 118,700	\$ 157,200		
Apartments	\$ 20,000	\$ 23,000		
Commercial	\$ 218,000	\$ 5,000		
Industrial	\$ -	\$ 3,000		

CITY OF MEDFORD				
	Spring 2025	Fall 2024	% CHG	w/o Imp
Land	25,880,900	\$ 25,864,500	0.1%	
Building	130,715,500	\$ 123,609,500	5.7%	
*** Total EMV	\$ 156,596,400	\$ 149,474,000	4.8%	4.5%
**Ag/Rural	1,464,300	\$ 1,440,600	1.6%	1.6%
**Residential	\$ 127,216,100	\$ 121,033,300	5.1%	4.8%
**Apartments	\$ 7,097,800	\$ 7,097,800	0.0%	0.0%
Commercial	\$ 19,291,500	\$ 18,442,000	4.6%	
Industrial	\$ 1,526,700	\$ 1,460,300	4.5%	
**Commercial Industrial	\$ 20,818,200	\$ 19,902,300	4.6%	4.6%
**New Improvements	\$ 352,700	\$ 2,054,600	-82.8%	
Resid Hstd	\$ 320,700	\$ 560,600		
Resid N-Hstd	\$ 9,000	\$ 126,200		
Apartments	\$ -	\$ 1,367,800		
Commercial	\$ 23,000	\$ -		
Industrial	\$ -	\$ -		

## TOWNSHIP VALUATION SUMMARY (2025 ASSESSMENT)

(01) BLOOMING PRAIRIE		Q 2025AY	15.9%	82.6%	0.6%	
ESTIMATED MARKET VALUATION		TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV		\$ 255,623,900	\$ 40,531,700	\$ 211,136,300	\$ 1,652,600	\$ -
2024 EMV		\$ 250,319,800	\$ 36,773,000	\$ 209,393,600	\$ 1,687,400	\$ -
DIFFERENCE		\$ 5,304,100	\$ 3,758,700	\$ 1,742,700	\$ (34,800)	\$ -
PERCENTAGE CHANGE		2.12%	10.22%	0.83%	-2.06%	
NEW CONSTRUCTION AMOUNT		\$ 258,400	\$ 196,500	\$ 61,900	\$ -	\$ -
% CHANGE W/O NEW CONST		2.02%	9.69%	0.80%	-2.06%	

(02) SUMMIT		Q 2027AY	12.8%	85.5%	0.8%	
ESTIMATED MARKET VALUATION		TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV		\$ 260,998,200	\$ 33,461,600	\$ 223,283,200	\$ 2,142,300	\$ -
2024 EMV		\$ 255,136,100	\$ 30,928,650	\$ 220,181,350	\$ 2,052,800	\$ -
DIFFERENCE		\$ 5,862,100	\$ 2,532,950	\$ 3,101,850	\$ 89,500	\$ -
PERCENTAGE CHANGE		2.30%	8.19%	1.41%	4.36%	
NEW CONSTRUCTION AMOUNT		\$ 169,000	\$ 129,000	\$ 40,000		\$ -
% CHANGE W/O NEW CONST		2.23%	7.77%	1.39%	4.36%	0.00%

(03) BERLIN		Q 2025AY	20.9%	71.1%	0.3%	6.7%
ESTIMATED MARKET VALUATION		TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV		\$ 327,669,600	\$ 68,525,700	\$ 233,018,100	\$ 934,300	\$ 21,938,400
2024 EMV		\$ 316,122,300	\$ 60,571,000	\$ 230,399,100	\$ 866,100	\$ 21,324,700
DIFFERENCE		\$ 11,547,300	\$ 7,954,700	\$ 2,619,000	\$ 68,200	\$ 613,700
PERCENTAGE CHANGE		3.65%	13.13%	1.14%	7.87%	2.88%
NEW CONSTRUCTION AMOUNT		\$ 717,000	\$ 338,600	\$ 294,400		\$ 84,000
% CHANGE W/O NEW CONST		3.43%	12.57%	1.01%	7.87%	2.48%

(04) AURORA		Q 2026AY	18.5%	79.7%	0.7%	
ESTIMATED MARKET VALUATION		TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV		\$ 274,863,900	\$ 50,874,100	\$ 219,055,100	\$ 1,800,600	\$ -
2024 EMV		\$ 268,469,200	\$ 46,623,600	\$ 217,215,800	\$ 1,729,500	\$ -
DIFFERENCE		\$ 6,394,700	\$ 4,250,500	\$ 1,839,300	\$ 71,100	\$ -
PERCENTAGE CHANGE		2.38%	9.12%	0.85%	4.11%	
NEW CONSTRUCTION AMOUNT		\$ 314,000	\$ 157,000	\$ 157,000	\$ -	\$ -
% CHANGE W/O NEW CONST		2.26%	8.78%	0.77%	4.11%	

(05) SOMERSET		Q 2027AY	23.1%	70.3%	5.2%	
ESTIMATED MARKET VALUATION		TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV		\$ 334,406,600	\$ 77,242,100	\$ 235,192,700	\$ 17,371,100	
2024 EMV		\$ 327,773,000	\$ 72,821,100	\$ 234,359,600	\$ 16,214,300	\$ -
DIFFERENCE		\$ 6,633,600	\$ 4,421,000	\$ 833,100	\$ 1,156,800	\$ -
PERCENTAGE CHANGE		2.02%	6.07%	0.36%	7.13%	
NEW CONSTRUCTION AMOUNT		\$ 605,400	\$ 495,900	\$ 50,000	\$ 59,500	\$ -
% CHANGE W/O NEW CONST		1.84%	5.39%	0.33%	6.77%	



(06) LEMOND					
	Q 2028AY	17.1%	80.8%	0.7%	0.1%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV	\$ 288,296,900	\$ 49,227,400	\$ 232,913,600	\$ 1,980,500	\$ 161,400
2024 EMV	\$ 281,517,500	\$ 44,166,200	\$ 231,473,800	\$ 1,927,700	\$ 149,500
DIFFERENCE	\$ 6,779,400	\$ 5,061,200	\$ 1,439,800	\$ 52,800	\$ 11,900
PERCENTAGE CHANGE	2.41%	11.46%	0.62%	2.74%	
NEW CONSTRUCTION AMOUNT	\$ 290,500	\$ 222,600	\$ 67,900	\$ -	\$ -
% CHANGE W/O NEW CONST	2.30%	10.96%	0.59%	2.74%	7.96%

(07) HAVANA					
	Q 2026AY	20%	78%	0%	0%
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV	\$ 295,856,900	\$ 60,575,600	\$ 229,680,100	\$ 824,400	\$ 38,000
2024 EMV	\$ 288,689,500	\$ 55,928,800	\$ 227,431,600	\$ 791,900	\$ 35,500
DIFFERENCE	\$ 7,167,400	\$ 4,646,800	\$ 2,248,500	\$ 32,500	\$ 2,500
PERCENTAGE CHANGE	2.48%	8.31%	0.99%	4.10%	7.04%
NEW CONSTRUCTION AMOUNT	\$ 418,500	\$ 160,900	\$ 257,600		
% CHANGE W/O NEW CONST	2.34%	8.02%	0.88%	4.10%	7.04%

(08) OWATONNA					
	Q 2029AY	27.3%	64.0%	7.6%	
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV	\$ 259,813,900	\$ 70,911,800	\$ 166,204,100	\$ 19,675,800	
2024 EMV	\$ 257,777,100	\$ 69,807,300	\$ 166,085,400	\$ 19,020,300	\$ -
DIFFERENCE	\$ 2,036,800	\$ 1,104,500	\$ 118,700	\$ 655,500	\$ -
PERCENTAGE CHANGE	0.79%	1.58%	0.07%	3.45%	
NEW CONSTRUCTION AMOUNT	\$ 216,900	\$ 127,500	\$ 89,400		\$ -
% CHANGE W/O NEW CONST	0.71%	1.40%	0.02%	3.45%	

(09) MERIDEN					
	Q 2028AY	17.6%	81.2%	1.0%	
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV	\$ 332,249,800	\$ 58,382,900	\$ 269,734,800	\$ 3,454,700	
2024 EMV	\$ 348,218,600	\$ 53,105,900	\$ 291,039,300	\$ 3,343,000	\$ -
DIFFERENCE	\$ (15,968,800)	\$ 5,277,000	\$ (21,304,500)	\$ 111,700	\$ -
PERCENTAGE CHANGE	-4.59%	9.94%	-7.32%	3.34%	
NEW CONSTRUCTION AMOUNT	\$ 852,700	\$ 803,200	\$ 49,500		\$ -
% CHANGE W/O NEW CONST	-4.83%	8.42%	-7.34%	3.34%	

(10) MERTON					
	Q 2027AY	12.6%	87.0%	0.0%	
ESTIMATED MARKET VALUATION	TOTALS	RESIDENTIAL	AGRICULTURAL	COMM/IND	SEAS REC
2025 EMV	\$ 305,660,200	\$ 38,449,300	\$ 266,027,100		
2024 EMV	\$ 301,343,700	\$ 35,865,700	\$ 264,422,100		\$ -
DIFFERENCE	\$ 4,316,500	\$ 2,583,600	\$ 1,605,000	\$ -	\$ -
PERCENTAGE CHANGE	1.43%	7.20%	0.61%		
NEW CONSTRUCTION AMOUNT	\$ 59,000	\$ 59,000	\$ -	\$ -	\$ -
% CHANGE W/O NEW CONST	1.41%	7.04%	0.61%		

<b>(11) MEDFORD</b>	<b>Q 2029AY</b>	<b>31.3%</b>	<b>56.2%</b>	<b>9.9%</b>	<b>0.2%</b>
<b>ESTIMATED MARKET VALUATION</b>	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2025 EMV	\$ 164,115,000	\$ 51,368,400	\$ 92,243,100	\$ 16,186,000	\$ 358,200
2024 EMV	\$ 156,967,300	\$ 45,978,900	\$ 91,185,300	\$ 15,788,400	\$ 274,300
DIFFERENCE	\$ 7,147,700	\$ 5,389,500	\$ 1,057,800	\$ 397,600	\$ 83,900
PERCENTAGE CHANGE	4.55%	11.72%	1.16%	2.52%	30.59%
NEW CONSTRUCTION AMOUNT	\$ 217,100	\$ 143,000	\$ -	\$ 16,100	\$ 58,000
% CHANGE W/O NEW CONST	4.42%	11.41%	1.16%	2.42%	9.44%

<b>(12) CLINTON FALLS</b>	<b>Q 2029AY</b>	<b>36.3%</b>	<b>55.6%</b>	<b>5.7%</b>	
<b>ESTIMATED MARKET VALUATION</b>	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2025 EMV	\$ 159,447,800	\$ 57,957,300	\$ 88,673,200	\$ 9,050,700	
2024 EMV	\$ 152,203,300	\$ 52,820,000	\$ 87,327,000	\$ 8,363,100	\$ -
DIFFERENCE	\$ 7,244,500	\$ 5,137,300	\$ 1,346,200	\$ 687,600	\$ -
PERCENTAGE CHANGE	4.76%	9.73%	1.54%	8.22%	
NEW CONSTRUCTION AMOUNT	\$ 908,300	\$ 612,300	\$ -	\$ 296,000	
% CHANGE W/O NEW CONST	4.16%	8.57%	1.54%	4.68%	

<b>(13) DEERFIELD</b>	<b>Q 2026AY</b>	<b>17.3%</b>	<b>81.9%</b>	<b>0.1%</b>	
<b>ESTIMATED MARKET VALUATION</b>	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2025 EMV	\$ 304,340,500	\$ 52,513,100	\$ 249,211,600	\$ 267,000	
2024 EMV	\$ 296,708,500	\$ 48,147,950	\$ 246,094,850	\$ 196,600	
DIFFERENCE	\$ 7,632,000	\$ 4,365,150	\$ 3,116,750	\$ 70,400	\$ -
PERCENTAGE CHANGE	2.57%	9.07%	1.27%	35.81%	
NEW CONSTRUCTION AMOUNT	\$ 384,100	\$ 45,000	\$ 339,100		\$ -
% CHANGE W/O NEW CONST	2.44%	8.97%	1.13%	35.81%	

<b>ALL TOWNSHIPS</b>		<b>19.9%</b>	<b>76.2%</b>	<b>0.0%</b>	<b>0.6%</b>
<b>ESTIMATED MARKET VALUATION</b>	<b>TOTALS</b>	<b>RESIDENTIAL</b>	<b>AGRICULTURAL</b>	<b>COMM/IND</b>	<b>SEAS REC</b>
2025 EMV	\$ 3,563,343,200	\$ 710,021,000	\$ 2,716,373,000	\$ 75,340,000	\$ 22,496,000
2024 EMV	\$ 3,501,245,900	\$ 653,538,100	\$ 2,716,608,800	\$ 71,981,100	\$ 21,784,000
DIFFERENCE	\$ 62,097,300	\$ 56,482,900	\$ (235,800)	\$ 3,358,900	\$ 712,000
PERCENTAGE CHANGED	1.77%	8.64%	-0.01%	4.67%	3.27%
NEW CONSTRUCTION	\$ 5,410,900	\$ 3,490,500	\$ 1,406,800	\$ 371,600	\$ 142,000
% CHANGE W/O NEW CONST	1.77%	8.64%	-0.01%	4.15%	3.27%

## SALES RATIO SUMMARY FOR TOWNSHIP RESIDENTIAL SALES

2025 ASSESSMENT

STUDY PERIOD (10/1/2023 TO 09/30/2024)

	1 YEAR STUDY				5 YEAR STUDY	
	PRELIMINARY					
	# SALES	RATIO 2024 EMV*	% CHANGE ** W/O NEW CONST	RATIO TO 2025 EMV	# SALES	MEDIAN***
BLOOMING PRAIRIE	3	92.2%		95.2%	11	94.0%
SUMMIT	3	79.2%		93.3%	7	85.3%
BERLIN (ALL)	3	89.2%		92.2%	17(OFF)	92.3%
(BEAVER LAKE SEASONAL)	1	89.9%		93.0%	3(ON)	0.0%
AURORA	3	92.0%		96.7%	16	89.4%
SOMERSET	2	92.9%		96.0%	21	93.5%
LEMOND	1	84.7%		93.3%	13	89.6%
HAVANA	4	87.5%		94.7%	18	91.7%
OWATONNA	3	99.6%		99.6%	18	93.7%
MERIDEN	4	79.5%		91.9%	13	84.6%
MERTON	1	81.2%		88.0%	9	87.4%
MEDFORD	1	78.0%		84.5%	8	85.7%
CLINTON FALLS	4	85.0%		93.5%	19	88.9%
DEERFIELD	1	80.5%		93.7%	12	88.9%
ALL TOWNSHIPS	33	86.2%		93.3%		

### COMMENTS:

*TIME ADJUSTMENT	PER MONTH	ANNUAL
TOWNSHIPS	0.3901%	4.6812%

\*\* 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 remained stable for the 2019-2021 assessments with an increase of +12% for the 2022 assessment and +48% for the 2023 assessment. For the 2024 assessment the sales indicate growth in this sector by 8.7%. For the 2025 assessment, we processed 9 market value transactions indicating the market was stable. Subsequent sales indicate that the market could be contracting slightly when compared to the 2024 assessment values. The tillable land formula is calculated as follows:

**2025: 75 (Steele Co Average) CER X \$150 (Multiplier) = \$11,250 per acre – 0%**

2024: 75 x 150 = \$11,250/acre	8.7%
2023: 75 x 138 = \$10,350/acre	48.4%
2022: 75 x 93 = \$6,975/acre	12.05%
2021: 75 x \$83 = \$6,225/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%



## VALUE PER ACRE REPORT

<u>STEELE COUNTY</u>	<u>TOTAL TILLABLE VALUE</u>	<u>TOTAL TILLABLE</u> <u>ACRES</u>	<u>AVG \$/ AC</u>	<u>TOTAL DEEDED VALUE</u>	<u>TOTAL DEEDED</u> <u>ACRES</u>	<u>AVG \$/ AC</u>
<b>TOWNSHIP</b>						
BLOOMING PRAIRIE TWN	184,883,000	17,250	10,718	197,976,100	20,535	9,640
SUMMIT TOWNSHIP	187,277,600	16,970	11,036	202,184,106	20,239	9,989
BERLIN TOWNSHIP	208,565,400	18,475	11,289	219,513,900	21,399	10,258
AURORA TOWNSHIP	186,121,800	17,130	10,865	202,604,300	20,678	9,798
SOMERSET TOWNSHIP	203,824,100	17,782	11,462	220,966,758	20,389	10,837
LEMOND TOWNSHIP	199,414,800	18,448	10,809	215,883,365	21,261	10,153
HAVANA TOWNSHIP	195,364,400	16,543	11,809	212,630,438	19,592	10,852
OWATONNA TOWNSHIP	132,794,200	10,547	12,591	145,874,876	11,985	12,171
MERIDEN TOWNSHIP	247,410,400	20,138	12,286	255,411,868	20,939	12,198
MERTON TOWNSHIP	238,858,000	19,961	11,966	248,120,921	21,754	11,405
MEDFORD TOWNSHIP	78,863,300	7,103	11,104	87,925,778	8,670	10,141
CLINTON FALLS TOWNSHIP	74,869,700	6,668	11,229	84,217,851	8,254	10,203
DEERFIELD TOWNSHIP	211,473,000	18,809	11,243	227,194,280	21,007	10,815
BLOOMING PRAIRIE CITY	3,062,300	218	14,063	3,911,200	255	15,313
ELLEDALE CITY	2,110,500	169	12,480	2,281,400	238	9,596
MEDFORD CITY	811,100	63	12,942	1,464,300	143	10,218
OWATONNA CITY	10,642,700	542	19,639	14,813,000	678	21,843
<b>GRAND TOTALS</b>	<b>2,365,346,300</b>	<b>206,816</b>	<b>11,442</b>	<b>2,542,974,441</b>	<b>238,015</b>	<b>10,684</b>

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

<u>Average CER Ratings</u>	
<b>Blooming Prairie</b>	<b>71</b>
<b>Summitt</b>	<b>72</b>
<b>Berlin</b>	<b>74</b>
<b>Aurora</b>	<b>72</b>
<b>Somerset</b>	<b>75</b>
<b>Lemond</b>	<b>70</b>
<b>Havana</b>	<b>78</b>
<b>Owatonna</b>	<b>77</b>
<b>Meriden</b>	<b>81</b>
<b>Merton</b>	<b>78</b>
<b>Medford</b>	<b>73</b>
<b>Clinton Falls</b>	<b>70</b>
<b>Deerfield</b>	<b>74</b>

## AGRICULTURAL CLASS BREAKDOWN ASSESSMENT 2025

<b>[01] BLOOMING PRAIRIE</b>	
2A ACRES (PRODUCTIVE)	19,739
2B ACRES (NON-PRODUCTIVE)	795
PERM EASEMENT ACRES	608
TILLABLE ACRES VALUE	\$184,883,000
TILLABLE ACRES	17,250
AVE TIL ACRE VALUE	\$10,718
HOUSE / GARAGE VALUE	\$10,237,400
OUTBUILDINGS VALUE	\$5,261,600
TOTAL BUILDING VALUE	\$15,499,000
TOTAL LAND VALUE 2A	\$195,637,300
TOTAL LAND VALUE 2B	\$2,303,300
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$213,439,600</b>

<b>[04] AURORA</b>	
2A ACRES (PRODUCTIVE)	19,721
2B ACRES (NON-PRODUCTIVE)	957
PERM EASEMENT ACRES	457
TILLABLE ACRES VALUE	\$186,121,800
TILLABLE ACRES	17,130
AVE TIL ACRE VALUE	\$10,865
HOUSE / GARAGE VALUE	\$15,730,400
OUTBUILDINGS VALUE	\$3,852,400
TOTAL BUILDING VALUE	\$19,582,800
TOTAL LAND VALUE 2A	\$199,472,300
TOTAL LAND VALUE 2B	\$3,134,100
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$222,189,200</b>

<b>[02] SUMMIT</b>	
2A ACRES (PRODUCTIVE)	20,299
2B ACRES (NON-PRODUCTIVE)	762
PERM EASEMENT ACRES	1,589
TILLABLE ACRES VALUE	\$187,277,600
TILLABLE ACRES	16,970
AVE TIL ACRE VALUE	\$11,036
HOUSE / GARAGE VALUE	\$14,023,300
OUTBUILDINGS VALUE	\$9,073,800
TOTAL BUILDING VALUE	\$23,097,100
TOTAL LAND VALUE 2A	\$200,186,100
TOTAL LAND VALUE 2B	\$2,111,100
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$225,394,300</b>

<b>[05] SOMERSET</b>	
2A ACRES (PRODUCTIVE)	19,878
2B ACRES (NON-PRODUCTIVE)	1,411
PERM EASEMENT ACRES	74
TILLABLE ACRES VALUE	\$203,824,100
TILLABLE ACRES	17,782
AVE TIL ACRE VALUE	\$11,462
HOUSE / GARAGE VALUE	\$13,276,200
OUTBUILDINGS VALUE	\$5,412,800
TOTAL BUILDING VALUE	\$18,689,000
TOTAL LAND VALUE 2A	\$216,503,700
TOTAL LAND VALUE 2B	\$4,600,700
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$239,793,400</b>

<b>[03] BERLIN</b>	
2A ACRES (PRODUCTIVE)	20,142
2B ACRES (NON-PRODUCTIVE)	1,256
PERM EASEMENT ACRES	259
TILLABLE ACRES VALUE	\$208,565,400
TILLABLE ACRES	18,476
AVE TIL ACRE VALUE	\$11,288
HOUSE / GARAGE VALUE	\$10,297,300
OUTBUILDINGS VALUE	\$6,460,000
TOTAL BUILDING VALUE	\$16,757,300
TOTAL LAND VALUE 2A	\$216,260,800
TOTAL LAND VALUE 2B	\$3,253,100
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$236,271,200</b>

<b>[06] LEMOND</b>	
2A ACRES (PRODUCTIVE)	20,658
2B ACRES (NON-PRODUCTIVE)	1,381
PERM EASEMENT ACRES	139
TILLABLE ACRES VALUE	\$199,414,800
TILLABLE ACRES	18,418
AVE TIL ACRE VALUE	\$10,810
HOUSE / GARAGE VALUE	\$15,119,700
OUTBUILDINGS VALUE	\$5,760,400
TOTAL BUILDING VALUE	\$20,880,100
TOTAL LAND VALUE 2A	\$212,149,000
TOTAL LAND VALUE 2B	\$3,898,500
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$236,927,600</b>

<b>(07) HAVANA</b>	
2A ACRES (PRODUCTIVE)	18,645
2B ACRES (NON-PRODUCTIVE)	1,788
PERM EASEMENT ACRES	21
TILLABLE ACRES VALUE	\$195,364,400
TILLABLE ACRES	16,543
AVE TIL ACRE VALUE	\$11,809
HOUSE / GARAGE VALUE	\$14,541,100
OUTBUILDINGS VALUE	\$7,056,300
TOTAL BUILDING VALUE	\$21,597,400
TOTAL LAND VALUE 2A	\$208,082,700
TOTAL LAND VALUE 2B	\$4,738,800
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$234,418,900</b>

<b>(10) MERTON</b>	
2A ACRES (PRODUCTIVE)	22,013
2B ACRES (NON-PRODUCTIVE)	352
PERM EASEMENT ACRES	852
TILLABLE ACRES VALUE	\$238,858,000
TILLABLE ACRES	19,962
AVE TIL ACRE VALUE	\$11,966
HOUSE / GARAGE VALUE	\$11,726,400
OUTBUILDINGS VALUE	\$7,187,800
TOTAL BUILDING VALUE	\$18,914,200
TOTAL LAND VALUE 2A	\$247,112,900
TOTAL LAND VALUE 2B	\$1,183,800
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$267,210,900</b>

<b>(08) OWATONNA</b>	
2A ACRES (PRODUCTIVE)	11,863
2B ACRES (NON-PRODUCTIVE)	782
PERM EASEMENT ACRES	-
TILLABLE ACRES VALUE	\$132,794,200
TILLABLE ACRES	10,547
AVE TIL ACRE VALUE	\$12,591
HOUSE / GARAGE VALUE	\$16,408,600
OUTBUILDINGS VALUE	\$6,765,600
TOTAL BUILDING VALUE	\$23,174,200
TOTAL LAND VALUE 2A	\$143,029,900
TOTAL LAND VALUE 2B	\$3,022,200
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$169,226,300</b>

<b>(11) MEDFORD</b>	
2A ACRES (PRODUCTIVE)	8,070
2B ACRES (NON-PRODUCTIVE)	1,061
PERM EASEMENT ACRES	50
TILLABLE ACRES VALUE	\$78,863,300
TILLABLE ACRES	7,103
AVE TIL ACRE VALUE	\$11,103
HOUSE / GARAGE VALUE	\$6,619,300
OUTBUILDINGS VALUE	\$1,494,500
TOTAL BUILDING VALUE	\$8,113,800
TOTAL LAND VALUE 2A	\$84,129,300
TOTAL LAND VALUE 2B	\$3,959,300
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$96,202,400</b>

<b>(09) MERIDEN</b>	
2A ACRES (PRODUCTIVE)	21,492
2B ACRES (NON-PRODUCTIVE)	179
PERM EASEMENT ACRES	24
TILLABLE ACRES VALUE	\$247,410,400
TILLABLE ACRES	20,138
AVE TIL ACRE VALUE	\$12,286
HOUSE / GARAGE VALUE	\$10,347,000
OUTBUILDINGS VALUE	\$4,491,200
TOTAL BUILDING VALUE	\$14,838,200
TOTAL LAND VALUE 2A	\$254,896,600
TOTAL LAND VALUE 2B	\$677,400
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$270,412,200</b>

<b>(12) CLINTON FALLS</b>	
2A ACRES (PRODUCTIVE)	7,520
2B ACRES (NON-PRODUCTIVE)	1,085
PERM EASEMENT ACRES	8
TILLABLE ACRES VALUE	\$74,869,700
TILLABLE ACRES	6,668
AVE TIL ACRE VALUE	\$11,228
HOUSE / GARAGE VALUE	\$6,395,400
OUTBUILDINGS VALUE	\$1,648,000
TOTAL BUILDING VALUE	\$8,043,400
TOTAL LAND VALUE 2A	\$80,629,800
TOTAL LAND VALUE 2B	\$3,766,600
<b>TOTAL LAND &amp; BUILDINGS</b>	<b>\$92,439,800</b>

<b>(13) DEERFIELD</b>	
2A ACRES (PRODUCTIVE)	21,116
2B ACRES (NON-PRODUCTIVE)	642
PERM EASEMENT ACRES	115
TILLABLE ACRES VALUE	\$211,473,000
TILLABLE ACRES	18,809
AVE TIL ACRE VALUE	\$11,243
HOUSE / GARAGE VALUE	\$15,361,700
OUTBUILDINGS VALUE	\$8,853,000
TOTAL BUILDING VALUE	\$24,214,700
TOTAL LAND VALUE 2A	\$224,996,900
TOTAL LAND VALUE 2B	\$2,348,800
TOTAL LAND & BUILDINGS	\$251,560,400

<b>(14) CITY OF BLOOMING PRAIRIE</b>	
2A ACRES (PRODUCTIVE)	256
2B ACRES (NON-PRODUCTIVE)	-
PERM EASEMENT ACRES	-
TILLABLE ACRES VALUE	\$3,062,300
TILLABLE ACRES	218
AVE TIL ACRE VALUE	\$14,047
HOUSE / GARAGE VALUE	\$73,300
OUTBUILDINGS VALUE	\$3,306,500
TOTAL BUILDING VALUE	\$3,379,800
TOTAL LAND VALUE 2A	\$3,911,200
TOTAL LAND VALUE 2B	\$0
TOTAL LAND & BUILDINGS	\$7,291,000

<b>(15) CITY OF ELLENDALE</b>	
2A ACRES (PRODUCTIVE)	237
2B ACRES (NON-PRODUCTIVE)	-
PERM EASEMENT ACRES	43
TILLABLE ACRES VALUE	\$2,110,600
TILLABLE ACRES	169
AVE TIL ACRE VALUE	\$12,489
HOUSE / GARAGE VALUE	\$174,700
OUTBUILDINGS VALUE	\$36,400
TOTAL BUILDING VALUE	\$211,100
TOTAL LAND VALUE 2A	\$2,281,400
TOTAL LAND VALUE 2B	\$0
TOTAL LAND & BUILDINGS	\$2,492,500

<b>(16) CITY OF MEDFORD</b>	
2A ACRES (PRODUCTIVE)	77
2B ACRES (NON-PRODUCTIVE)	66
PERM EASEMENT ACRES	-
TILLABLE ACRES VALUE	\$811,100
TILLABLE ACRES	63
AVE TIL ACRE VALUE	\$12,875
HOUSE / GARAGE VALUE	\$0
OUTBUILDINGS VALUE	\$0
TOTAL BUILDING VALUE	\$0
TOTAL LAND VALUE 2A	\$1,019,900
TOTAL LAND VALUE 2B	\$444,400
TOTAL LAND & BUILDINGS	\$1,464,300

<b>(17) CITY OF OWATONNA</b>	
2A ACRES (PRODUCTIVE)	669
2B ACRES (NON-PRODUCTIVE)	10
PERM EASEMENT ACRES	-
TILLABLE ACRES VALUE	\$10,642,700
TILLABLE ACRES	542
AVE TIL ACRE VALUE	\$19,636
HOUSE / GARAGE VALUE	\$0
OUTBUILDINGS VALUE	\$32,191,500
TOTAL BUILDING VALUE	\$32,191,500
TOTAL LAND VALUE 2A	\$14,775,700
TOTAL LAND VALUE 2B	\$37,300
TOTAL LAND & BUILDINGS	\$47,004,500

<b>COUNTY TOTALS</b>	
2A ACRES (PRODUCTIVE)	232,395
2B ACRES (NON-PRODUCTIVE)	12,527
PERM EASEMENT ACRES	4,239
TILLABLE ACRES VALUE	\$2,366,346,400
TILLABLE ACRES	206,818
AVE TIL ACRE VALUE	\$11,442
HOUSE / GARAGE VALUE	\$160,331,800
OUTBUILDINGS VALUE	\$108,851,800
TOTAL BUILDING VALUE	\$269,183,600
TOTAL LAND VALUE 2A	\$2,505,075,500
TOTAL LAND VALUE 2B	\$39,479,400
TOTAL LAND & BUILDINGS	\$2,813,738,500



# 2025 STEELE COUNTY AG LAND VALUES / ACRE & SALES RATIO STUDY SUMMARY

2A PRODUCTIVE SOILS (AG)			PER ACRE
Symbol	Soil Map Name	TABLE RATE	VALUES
100 CER	Tillable 100	100.000	\$ 15,000
98 CER	Tillable 98	98.000	\$ 14,700
96 CER	Tillable 96	96.000	\$ 14,400
94 CER	Tillable 94	94.000	\$ 14,100
92 CER	Tillable 92	92.000	\$ 13,800
90 CER	Tillable 90	90.000	\$ 13,500
88 CER	Tillable 88	88.000	\$ 13,200
86 CER	Tillable 86	86.000	\$ 12,900
84 CER	Tillable 84	84.000	\$ 12,600
82 CER	Tillable 82	82.000	\$ 12,300
80 CER	Tillable 80	80.000	\$ 12,000
78 CER	Tillable 78	78.000	\$ 11,700
76 CER	Tillable 76	76.000	\$ 11,400
75 CER	Tillable 75 (Co Ave)	73.000	\$ 11,250
74 CER	Tillable 74	74.000	\$ 11,100
72 CER	Tillable 72	72.000	\$ 10,800
70 CER	Tillable 70	70.000	\$ 10,500
68 CER	Tillable 68	68.000	\$ 10,200
66 CER	Tillable 66	66.000	\$ 9,900
64 CER	Tillable 64	64.000	\$ 9,600
62 CER	Tillable 62	62.000	\$ 9,300
60 CER	Tillable 60	60.000	\$ 9,000
58 CER	Tillable 58	58.000	\$ 8,700
56 CER	Tillable 56	56.000	\$ 8,400
54 CER	Tillable 54	53.333	\$ 8,000
52 CER	Tillable 52	53.333	\$ 8,000
50 CER	Tillable 50	53.333	\$ 8,000
<50 CER	Tillable <50	53.333	\$ 8,000
WOODS	WOODS	18.667	\$ 2,800
WASTE	WASTE	9.333	\$ 1,400
DITCH	DITCH	0.000	\$ -
ROADS	ROADS	0.000	\$ -
SITE w/o House	OUTBLDG SITE	166.667	\$ 25,000
OB SITE EXCESS	OUTBLDG SITE EXCESS	53.333	\$ 8,000
CONF SITE	CONFINEMENT SITE	366.667	\$ 55,000
CONF EXCESS	CONFIN SITE EXCESS	66.667	\$ 10,000
WETLAND	WETLAND	9.333	\$ 1,400
PONDS	PONDS/MM	9.333	\$ 1,400
CONS ESMT	CONS EASEMENT	9.333	\$ 1,400
PASTURE(G)	30+ CER PASTURE	50.000	\$ 7,500
PASTURE(A)	CER'S 40'S PASTURE	40.000	\$ 6,000
PASTURE(F)	CER'S 30'S PASTURE	30.000	\$ 4,500
RECLND-SUB	REC LAND SUBSTANDARD	11.333	\$ 1,700
RECLND-STD	REC LAND STANDARD	24.000	\$ 3,600

2B NON PRODUCTIVE SOILS (RVL)			PER ACRE
Symbol	Soil Map Name	TABLE RATE	VALUES
2B MEADW G	2B 30+ CER MEADOW	46.67	\$ 7,000
2B MEADW A	2B CER 40'S MEADOW	36.67	\$ 5,500
2B MEADW F	2B CER 30'S MEADOW	26.67	\$ 4,000
2B WOODS	2B WOODS	26.67	\$ 4,000
2B WASTE	2B WASTE	9.33	\$ 1,400
2B DITCH	2B DITCH	0.00	\$ -
2B ROAD	2B ROAD	0.00	\$ -
2B WETLND	2B WETLANDS	9.33	\$ 1,400
2B PONDS	2B PONDS/MM	9.33	\$ 1,400
RECLND-SUB	REC LAND SUBSTANDARD	11.33	\$ 1,700
RECLND-STD	REC LAND STANDARD	24.00	\$ 3,600

CER MULTIPLIER HISTORY	
2023 IS \$150	0%
2024 WAS \$150	8.70%
2023 WAS \$138.00	48.40%
2022 WAS \$93.00	12.05%
2021 WAS \$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%

SALES RATIO STUDY SUMMARY		
2010/23 TO 4/2024 # SALES 9	GOING IN MEDIAN RATIO USING 2024 VALUES	NO TIME ADJ. W TIME ADJ. 0.4787/mo.
	103.89%	
	98.67%	
	AFTER LOCAL EFFORT MEDIAN RATIO USING 2025 VALUES	WITH TIME ADJ
	99.27%	
2010/24 TO 4/2025 5 SALES (AS OF 3/7/2025)	AFTER STUDY LAND SALES USING 2025 VALUES MEDIAN RATIO	RANGE
	103.03%	93.25% TO 106.88 %
	CER BASE VALUE 150	

# STEELE COUNTY

## HISTORY OF AVERAGE TILLABLE ACRE VALUATION

ASSESSMENT		TILLABLE PER ACRE VALUATION				
		CER MULTIPLIER	CER=65	CO AVE CER = 75	CER =85	MAX CER=100
2025	\$	150.00	\$ 9,750	\$ 11,250	\$ 12,750	\$ 15,000
2024	\$	150.00	\$ 9,750	\$ 11,250	\$ 12,750	\$ 15,000
2023	\$	138.00	\$ 8,970	\$ 10,350	\$ 11,730	\$ 13,800
2022	\$	93.00	\$ 6,045	\$ 6,975	\$ 7,905	\$ 9,300
2021	\$	83.00	\$ 5,395	\$ 6,225	\$ 7,055	\$ 8,300
2020	\$	81.00	\$ 5,265	\$ 6,075	\$ 6,885	\$ 8,100
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
2015	\$	92.00	\$ 5,980	\$ 6,900	\$ 7,820	\$ 9,200
2014	\$	99.00	\$ 6,435	\$ 7,425	\$ 8,415	\$ 9,900
2013	\$	84.00	\$ 5,460	\$ 6,300	\$ 7,140	\$ 8,400
2012	\$	64.00	\$ 4,160	\$ 4,800	\$ 5,440	\$ 6,400
2011	\$	53.00	\$ 3,445	\$ 3,975	\$ 4,505	\$ 5,300
2010	\$	50.00	\$ 3,250	\$ 3,750	\$ 4,250	\$ 5,000
2009	\$	50.00	\$ 3,250	\$ 3,750	\$ 4,250	\$ 5,000
2008	\$	45.50	\$ 2,958	\$ 3,413	\$ 3,868	\$ 4,550
2007	\$	41.50	\$ 2,698	\$ 3,113	\$ 3,528	\$ 4,150
2006	\$	37.50	\$ 2,438	\$ 2,813	\$ 3,188	\$ 3,750
2005	\$	33.00	\$ 2,145	\$ 2,475	\$ 2,805	\$ 3,300
2004	\$	28.00	\$ 1,820	\$ 2,100	\$ 2,380	\$ 2,800
2003	\$	25.50	\$ 1,658	\$ 1,913	\$ 2,168	\$ 2,550
2002	\$	24.00	\$ 1,560	\$ 1,800	\$ 2,040	\$ 2,400
2001	\$	22.00	\$ 1,430	\$ 1,650	\$ 1,870	\$ 2,200
2000	\$	21.50	\$ 1,398	\$ 1,613	\$ 1,828	\$ 2,150
1999	\$	20.50	\$ 1,333	\$ 1,538	\$ 1,743	\$ 2,050
1998	\$	20.50	\$ 1,333	\$ 1,538	\$ 1,743	\$ 2,050
1997	\$	17.50	\$ 1,138	\$ 1,313	\$ 1,488	\$ 1,750
1996	\$	15.50	\$ 1,008	\$ 1,163	\$ 1,318	\$ 1,550
1995	\$	15.50	\$ 1,008	\$ 1,163	\$ 1,318	\$ 1,550
1994	\$	15.50	\$ 1,008	\$ 1,163	\$ 1,318	\$ 1,550
1993	\$	14.50	\$ 943	\$ 1,088	\$ 1,233	\$ 1,450
1992	\$	13.63	\$ 886	\$ 1,022	\$ 1,159	\$ 1,363
1991	\$	11.50	\$ 748	\$ 863	\$ 978	\$ 1,150
1990	\$	11.00	\$ 715	\$ 825	\$ 935	\$ 1,100
1989	\$	9.00	\$ 585	\$ 675	\$ 765	\$ 900
1988	\$	9.00	\$ 585	\$ 675	\$ 765	\$ 900
1987	\$	9.00	\$ 585	\$ 675	\$ 765	\$ 900
1986	\$	12.00	\$ 780	\$ 900	\$ 1,020	\$ 1,200
1985	\$	19.00	\$ 1,235	\$ 1,425	\$ 1,615	\$ 1,900
1984	\$	20.50	\$ 1,333	\$ 1,538	\$ 1,743	\$ 2,050
1983	\$	22.50	\$ 1,463	\$ 1,688	\$ 1,913	\$ 2,250
1982	\$	22.50	\$ 1,463	\$ 1,688	\$ 1,913	\$ 2,250

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

Class Rate is .5%

<b>ASSESSMENT YEAR</b>	<b>PAYABLE YEAR</b>	<b>VALUATION LIMIT</b>
<b>2025</b>	<b>2026</b>	<b>\$ 3,800,000</b>
<b>2024</b>	<b>2025</b>	<b>\$ 3,500,000</b>
<b>2023</b>	<b>2024</b>	<b>\$ 2,150,000</b>
<b>2022</b>	<b>2023</b>	<b>\$ 1,890,000</b>
<b>2021</b>	<b>2022</b>	<b>\$ 1,890,000</b>
<b>2020</b>	<b>2021</b>	<b>\$ 1,900,000</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.

**FARM LAND SALES (2025 ASSESSMENT)**  
Sales Period: Oct. 1, 2023 - Sept 30, 2024

LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Tillable Acres	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	Tillable \$ / Acre	Parcels	2023 EMV	SALES RATIO
<b>34.5 ACRES+ LAND ONLY</b>													
SOMERSET/LEMOND	\$1,038,980	10/12/2023	MALTERER/ TIM & ABIGAIL	ROBERTSON FAMILY FARM LLC	98.44	89.16	80	80.57%	\$10,534	\$11,443	08-001-1100 (M)	\$808,300	77.95%
HAVANA	\$1,729,102	11/20/2023	ARNDT/ SCOTT & ANNETTE	JOACHIM/ GARY ESTATE	151.11	149.89	90	99.86%	\$11,443	\$11,443	07-034-2300 (M)	\$1,708,300	103.28%
MERIDEN	\$1,307,000	12/7/2023	MALTERER/ TIM & ABIGAIL	SWEDBERG/ROBERT & ANN	122.00	113.36	83	82.82%	\$10,713	\$10,713	09-001-1200	\$1,547,000	118.36%
MERTON	\$2,449,858	12/19/2023	ARNOLD/ MARK	DIANE FAY ET AL	192.13	188.9	87	97.28%	\$12,750	\$12,750	10-002-3100	\$2,478,400	101.17%
BLOOMING PRAIRE	\$250,000	2/22/2024	KRAUS PROPERTIES	GASKILL/ ANGELA	40.00	31.89	68	79.73%	\$8,250	\$8,250	01-003-4101	\$323,900	129.56%
SOMERSET	\$1,578,452	3/25/2024	MODEL TEN LP	OLDEFENDT/ SUSAN ET AL	111.20	108.1	83	97.21%	\$14,177	\$14,177	05-030-4000	\$1,345,800	85.37%
MERTON	\$382,800	4/23/2024	STARKS/ JESSE	SCHLOBOHM ESTATE	38.13	34.47	90	95.41%	\$10,595	\$10,595	10-007-4300	\$413,800	108.12%
BLOOMING PRAIRE	\$750,000	5/24/2024	WENGL TRUST	CLAUSN / ALVIN JR ET AL	134.92	83.70	85	47.25%	\$5,583	\$5,583	01-017-4100	\$888,400	115.78%
MERIDEN	\$925,000	7/28/2024	PINEDALE EQUIPMENT	JANKE/ MICHAEL & ALLISON	80.00	74.80	77	93.25%	\$11,583	\$11,583	09-003-3300	\$938,200	101.54%
					9	80							103.89%

**Ag Land Sales After Sept 30, 2024 for the 2026 Assessment**

**FARM LAND SALES (2026 ASSESSMENT)**

Sales Period: Oct. 1, 2024 - Sept 30, 2025

LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	Tillable \$ / Acre	Parcels	2025 EMV	SALES RATIO
<b>34.5 ACRES+ LAND ONLY</b>														
MERTON	\$845,000	11/05/2024	ARMSTRONG/JOSE	SPRINGER/SABELL FAMILY	78.75	0.05	57.49	80	90.2%	\$11,354	\$12,305	10-029-4000	\$835,000	88.25%
MERTON	\$845,000	11/05/2024	ARMSTRONG/JOSE	SPRINGER/SABELL FAMILY	80.21	1.00	70.57	77	88.09%	\$10,535	\$11,467	10-029-4101	\$851,000	101.81%
MERTON	\$1,885,510	12/18/2024	ARMSTRONG/ALVIN J	PEACH FAMILY FARM LLC	145.97	3.19	140.86	94	96.56%	\$13,000	\$13,408	10-011-2100	\$1,772,300	99.98%
MERIDEN	\$2,255,000	12/18/2024	PINEDALE EQUIPMENT	NASPA WRIGHT ET AL	160.00	1.23	175.28	94	97.8%	\$11,387	\$11,706	09-004-1500	\$2,189,200	104.16%
LEMOND	\$933,500	1/10/2025	JOHNSON/PAUL	WISSAHL/BENJAMIN & JACOB R	77.88	4.1	73.78	87	94.7%	\$8,470	\$9,430	06-026-2100	\$741,500	108.86%
SWATONNA	\$914,000	1/29/2025	POWELL/MATTHEW EUGENE	THE JOANN NELSON REVOCABLE TRU	52.46	0.00	52.46	77	100.0%	\$9,937	\$9,937	05-025-3400	\$710,000	115.61%

**< 34.5 ACRES LAND ONLY**

LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	Tillable \$ / Acre	Parcels	2025 EMV	SALES RATIO
SUMMIT	\$474,045	12/26/2024	SPRINGER/ MICHAEL J & JULIE B	DEMU/ MATTHEW D & WILLISA M	30.97	0.00	29.90	117	94.59%	\$13,500	\$14,804	07-011-1300	\$310,700	115.24%

**RV - RV SALES, COM ESMT**

LOCATION	Sale Amt	Sale Date	Buyer	Seller	Deeded Acres	Road Acres	Tillable Acres	Ave CER (tillable)	% Tillable	Deeded \$ / Acre	Tillable \$ / Acre	Parcels	2025 EMV	SALES RATIO
BLOOMING PRAIRE	\$100,000	11/11/2023	WENGL ALAN & KAREN A	SPRINGER/ MICHAEL J & JULIE B	2.93	0.13				\$4,300	\$4,300	01-005-4100	\$81,400	101.93%

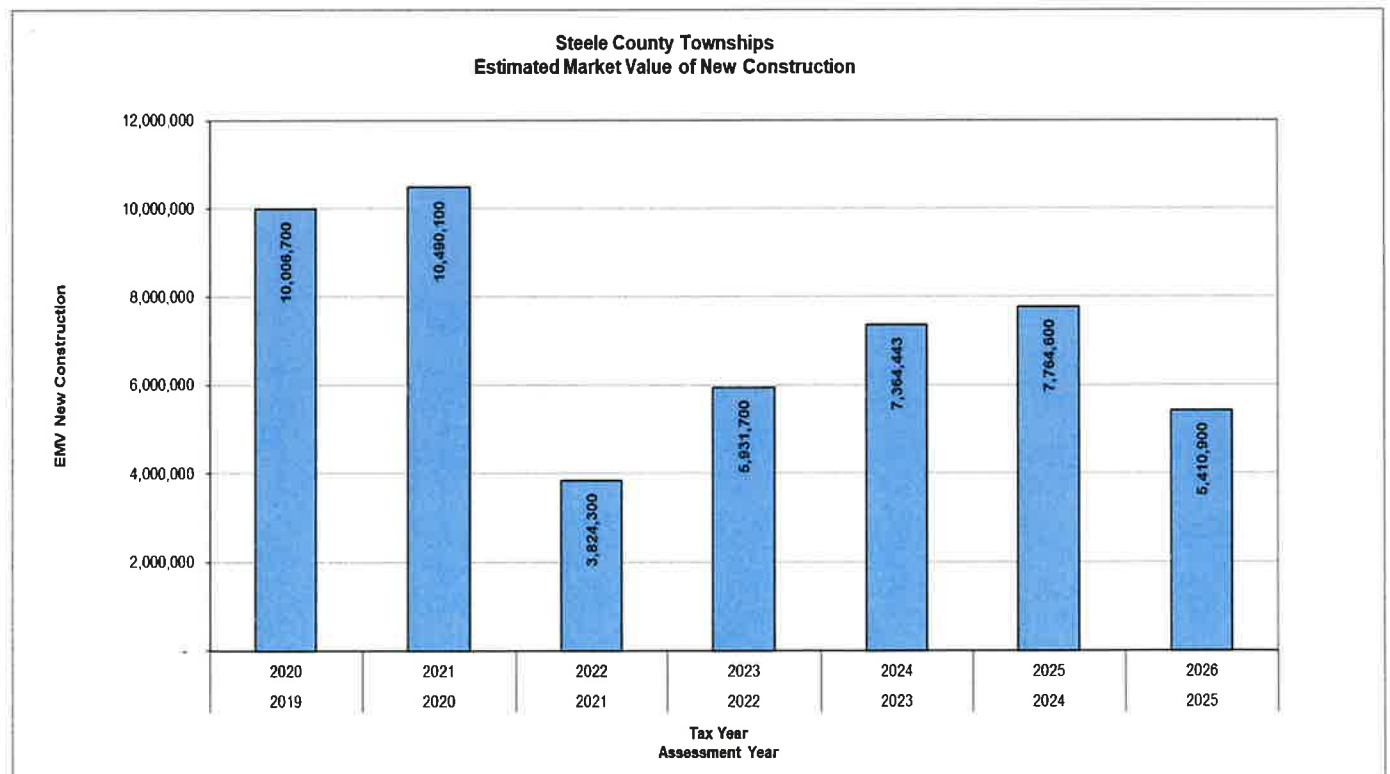
(Additional detail on sales information can be provided by calling or emailing the Assessor's Office).

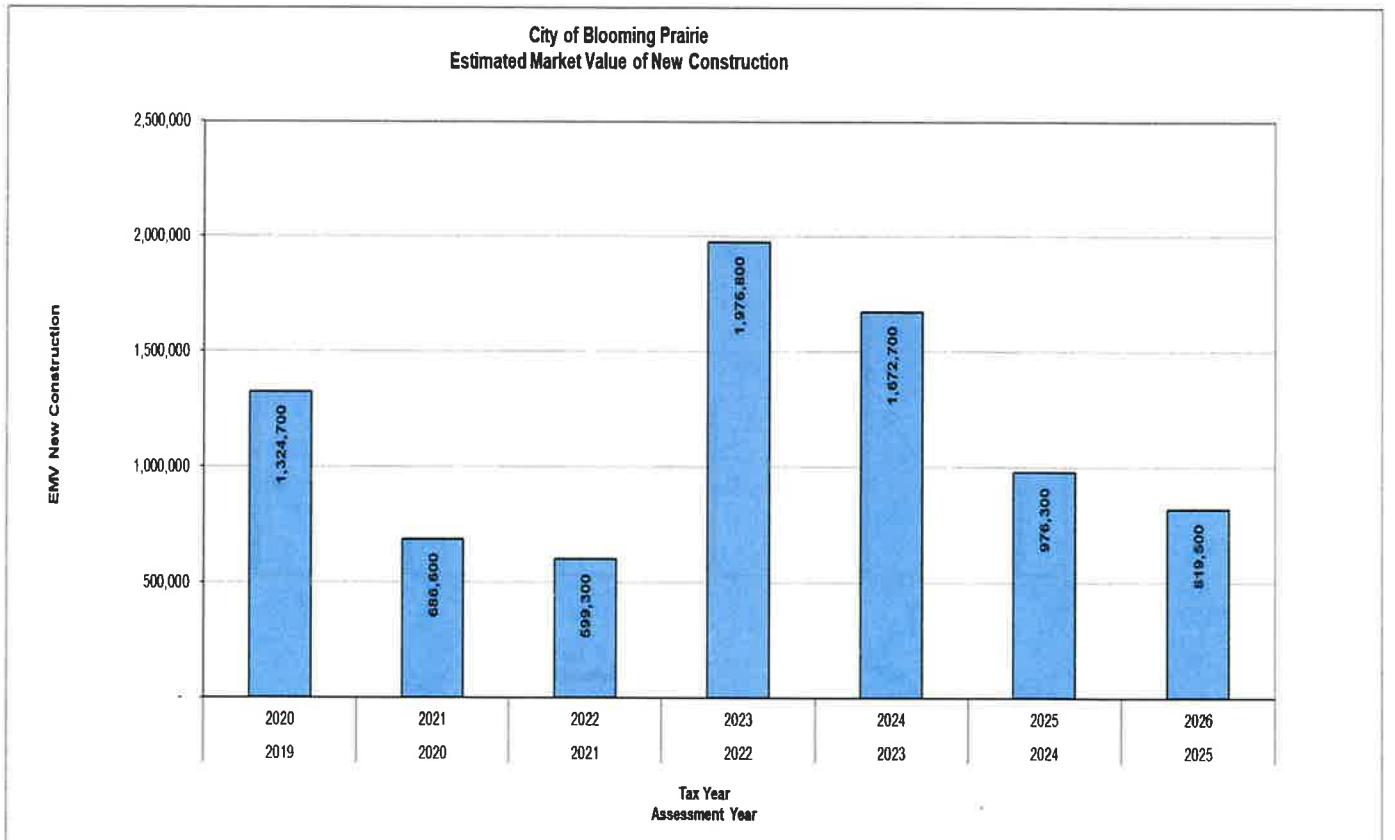
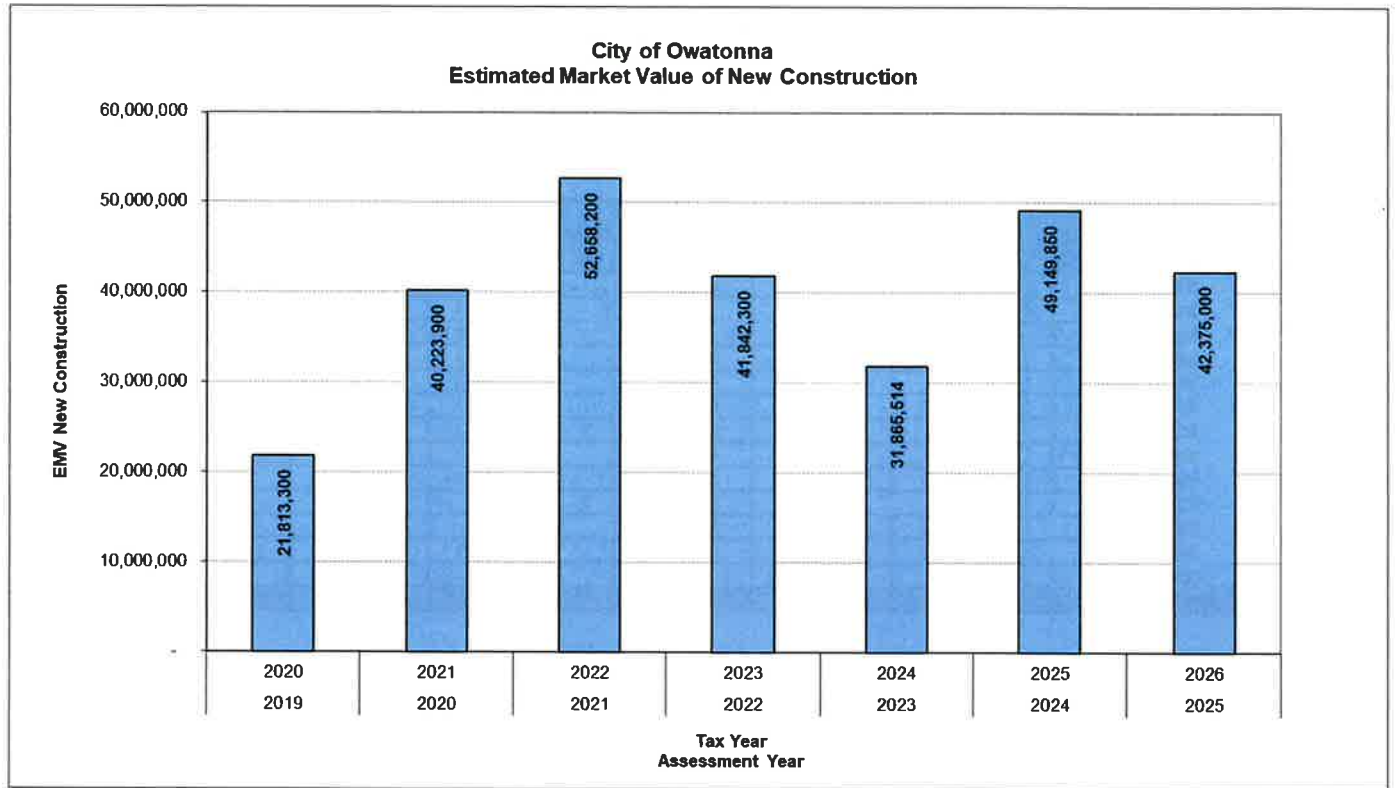


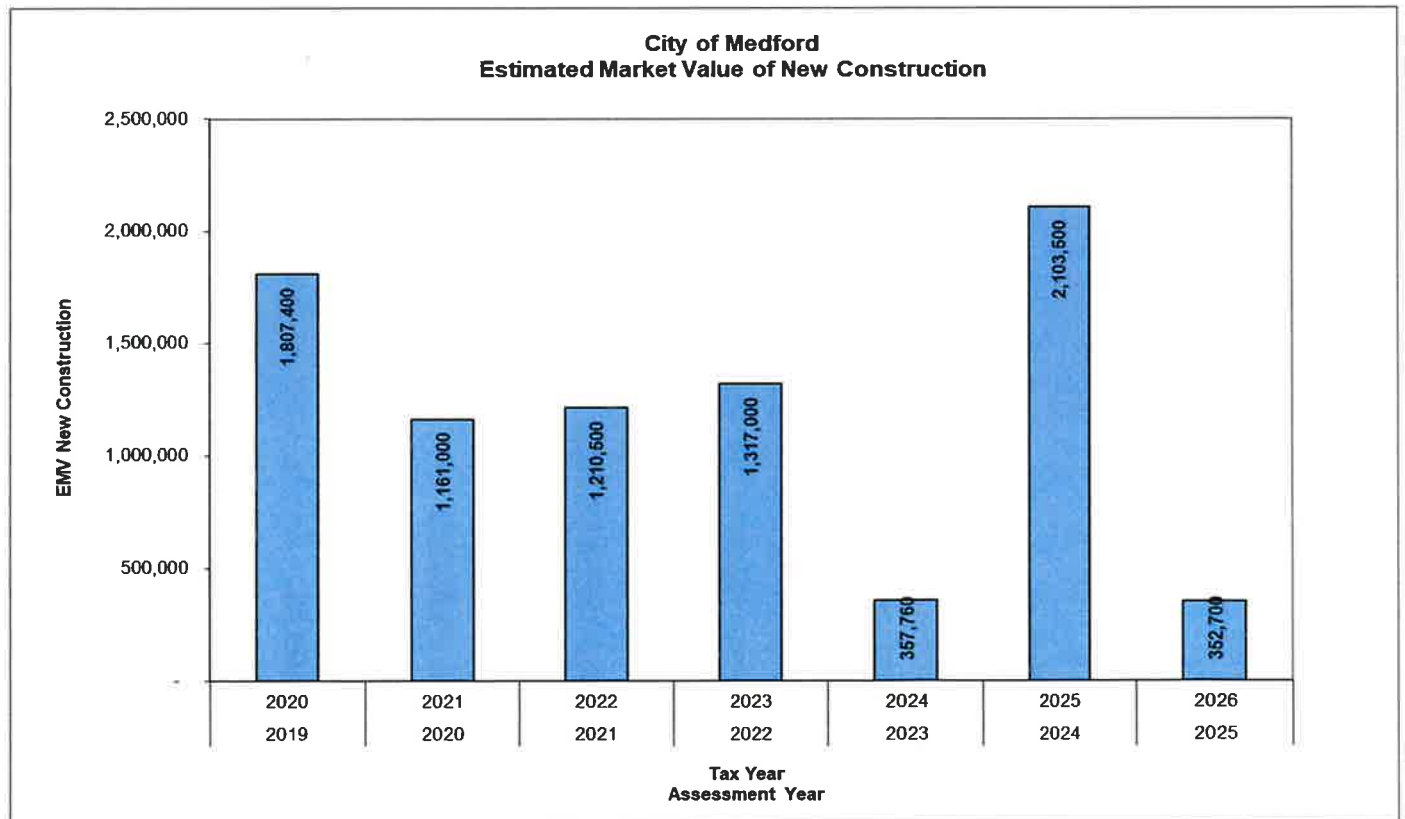
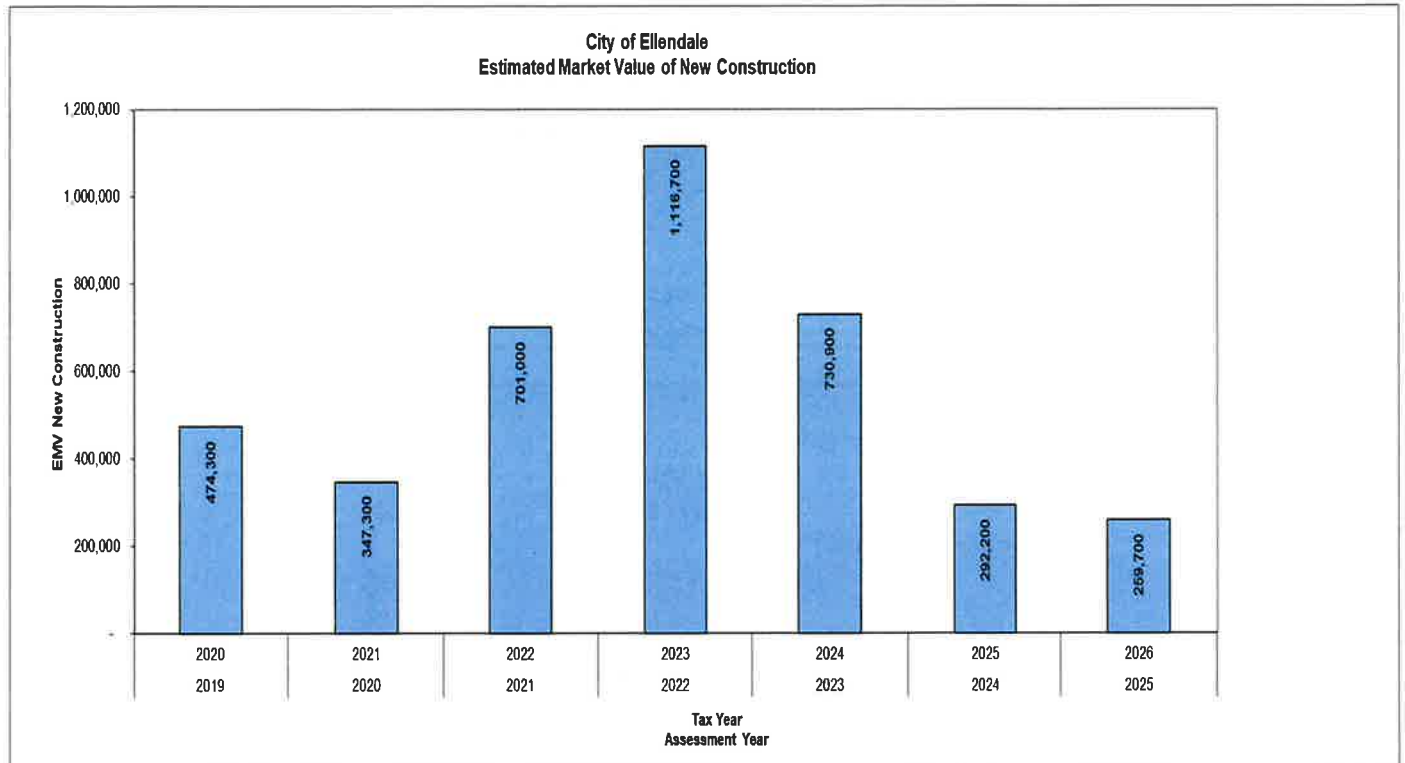
## NEW CONSTRUCTION

### STEELE COUNTY NEW HOMES

Year Built	Aurora Twp	Berlin Twp	Blooming Prairie	Blooming Prairie Twp	Clinton Falls Twp	Deerfield Twp	Ellendale	Exempt Property	Havana Twp	Lemond Twp	Medford	Medford Twp	Meriden Twp	Merton Twp	Owatonna	Owatonna Twp	Somerset Twp	Summit Twp	Grand Total
2012	2	1		1		2	1			1	1		1		11	1	3	1	26
2013			3			1				1	1		1		24				31
2014	3	3	6	2	1	1			1	1	3	1	2	1	23		1	1	50
2015		4		1		1	1			1	3			1	15	3	2	2	34
2016	2	2	1		1	1	1			1	3		3		35	1	3	1	55
2017		6	2	1			1		1	1	1		1	1	36	2		1	54
2018		1	4			1	1		1		1	1	2		45	1		1	59
2019		4		1	2		1			2	3			2	35		1		51
2020		1	1	1	1	1	3				2		1		36		2	1	50
2021	2	1	3		1	1	2		2	2					37	1			52
2022	3		3	1			2			1			2		22		2		36
2023			1	1		1	1				1		1	1	23				30
2024		1	1		2			1					1		13	1	2		22
<b>Grand Total</b>	<b>12</b>	<b>24</b>	<b>25</b>	<b>9</b>	<b>8</b>	<b>10</b>	<b>14</b>	<b>1</b>	<b>5</b>	<b>11</b>	<b>19</b>	<b>2</b>	<b>15</b>	<b>6</b>	<b>355</b>	<b>10</b>	<b>16</b>	<b>8</b>	<b>550</b>







## 2025 Tax Capacity and Class Rates

Taxable Market Value X Class Rate = Tax Capacity

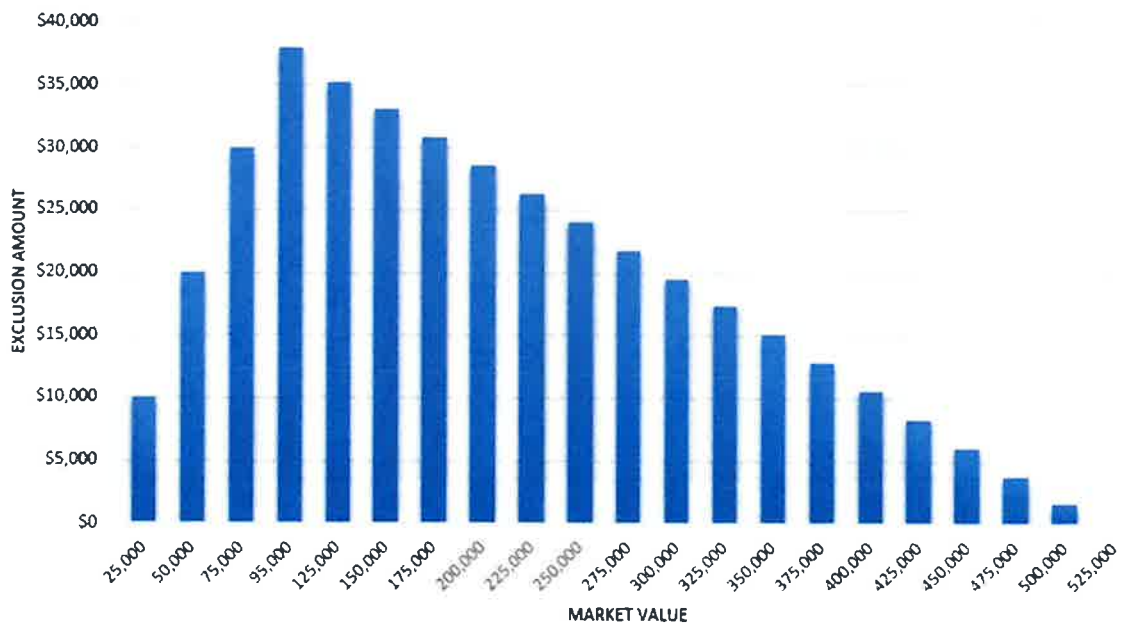
57 classifications condensed

Class Rates	EMV	Class Rate	Sub to State Tax
Residential	First \$500,000	1.00%	No
	Over \$500,000	1.25%	No
Apartments	No tier	1.25%	No
Commercial/	First \$150,000	1.50%	No
Industrial	Over \$150,000	2.00%	Yes

<b>Agricultural:</b>			
House, Garage, One Acre:			
Ag Homestead	First \$500,000	1.00%	No
	Over \$500,000	1.25%	No
Remainder of Ag Land:			
	First \$3,800,000	0.50%	No
	Over \$3,800,000	1.00%	No
Non- Homestead:	All Value	1.00%	No

For homesteads valued at \$95,000 or less, the exclusion is 40% of the market value, creating a maximum exclusion of \$38,000. The exclusion is reduced as property values increase and phases out for homesteads valued at \$517,200 or more. Properties that are partial homesteads (for example, when only one of two owners lives there) will have a reduced exclusion.

## Homestead Market Value Exclusion



### **Appealing Property Value and Classification**

If you disagree with the assessed value or classification of your property, you may appeal. This information is found on your Valuation Notice, which shows the value and classification that are used to calculate the following year's property taxes.

You can appeal your property's estimated market value or classification if you believe the property is:

- Classified improperly.
- Valued higher or lower

than you could sell it for You  
cannot appeal your amount of  
property tax due.

### **Before You Appeal**

Before you appeal, contact your county assessor. You can resolve most questions or concerns with a phone call and no further action is needed.

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

If you and the assessor still do not agree, you can formally appeal. To prepare for an appeal make sure to:

- Verify your property information, such as dimensions, age, and condition of any structures.
- Review property records and sales data to determine the market value of similar properties in your neighborhood.
- Review a recent appraisal of your property.
- Have photos of your property that support your appeal.

### **Appealing**

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

If appealing to the boards, 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 any questions.

For more information, contact your county assessor.

**Local Board of Appeal and Equalization**

Local Board of Appeal and Equalization meetings are scheduled between April 1 and May 31. Detailed meeting information can be found on your Valuation Notice. The board is usually the same people as your city council or town board.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization. These jurisdictions will hold open book meetings instead. If your city or town board has done this, your Valuation Notice will give instructions on how to appeal.

**County Board of Appeal and Equalization**

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

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.

**Minnesota Tax Court**

You may choose to appeal directly to the Minnesota Tax Court. You may also appeal to the Minnesota Tax Court if you are not satisfied with the decision of the County Board of Appeal and Equalization. In either situation, you must appeal by April 30 of the following year.

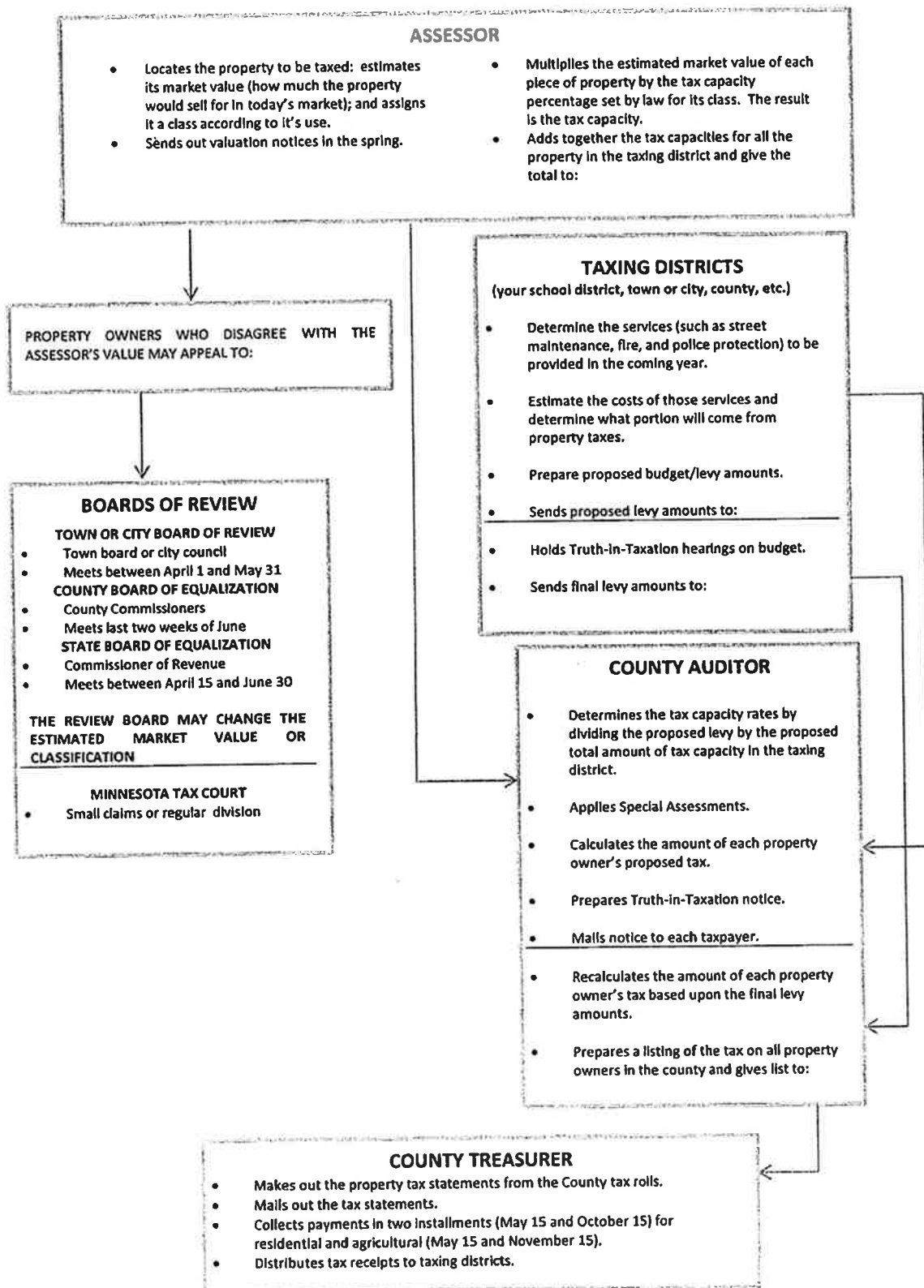
Visit the [Minnesota Tax Court website](#) to get more information, forms and instructions.

**Questions?**

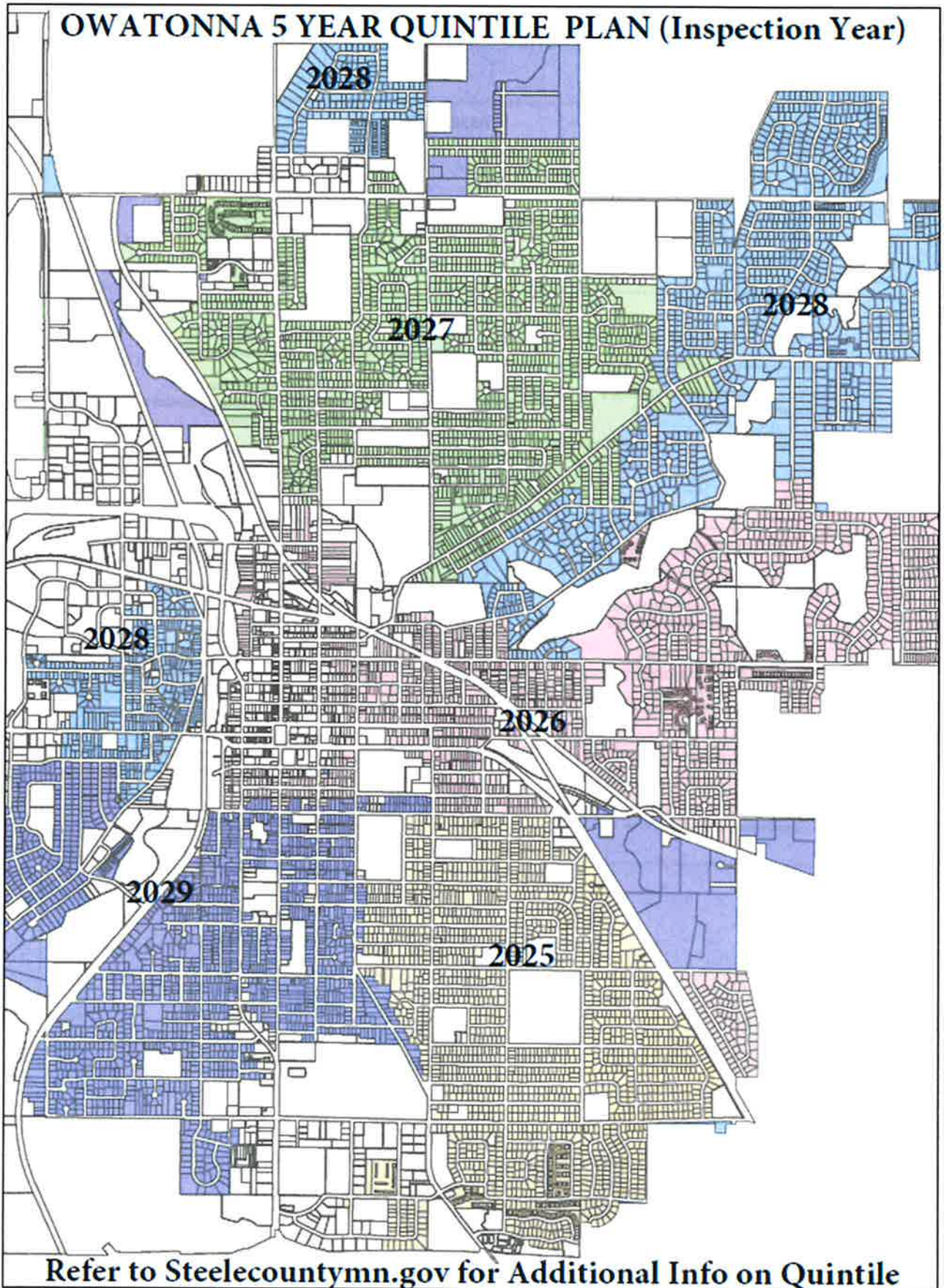
If you have additional property-specific questions, contact your [county assessor](#).

For information on how property taxes are calculated, visit [Understanding Property Tax](#).

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









**QUINTILE 5 YEAR PLAN - TWP & CITIES (INSPECTION YEAR)** Refer to  
*Steelecountymn.gov for additional info on Quintile*

