

**MINUTES OF THE CITY OF ZIMMERMAN
LOCAL BOARD OF APPEAL AND EQUALIZATION
MONDAY, APRIL 12, 2021**

CALL TO ORDER: The Board of Appeal and Equalization was called to order at 9:00 a.m. at the Zimmerman City Hall by Mayor Stay.

ROLL CALL: Present: Mayor Stay, Council Members Bondhus and Frederick. Members Dahl and Whiting were excused absent. County Assessor Michelle Moen was present with staff member Russ Moen (Residential Appraiser). Also present was Kary Tillmann, Clerk/Treasurer, City of Zimmerman.

2021 Assessment

Residential Appraiser Moen explained the process used to set valuations and the state requirements for ratios. A sales ratio study compares the Assessor's estimated market value to sales of property. Sales from October 1, 2019 – September 30, 2020 were used to determine the estimated market values for the 2021 assessment. Ratios are examined to see how close the market values are in comparison to actual selling prices of homes. The ratios are figured by dividing the estimated market value by the sale price. This ratio must then be between 90-105%. If the ratio is below 90% or above 105% then the market values must be adjusted. Zimmerman calculated at 85.6%, which is outside of the allowable ratio.

Residential Appraiser Moen reported that there were 133 good arms-length transactions in Zimmerman during the study period. Sherburne County's building schedule increased by approximately 9%, based on sales data. Apartment values increased 9.65% County-wide. The ending ratio for the City of Zimmerman after all changes were taken into consideration is 93.4%.

In 2020, there were 52 single-family home permits issued, with 497 structural alterations, compared to 42 single-family home permits and 527 structural alterations in 2019.

Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2020. There were 448 properties reassessed based on aerial maps due to COVID. Staff did not complete any in-person property reviews. This will change in 2021, with Appraisals once again reviewing properties in person, however, no entry into homes will be initiated considering the current pandemic.

PUBLIC QUESTIONS

The following requests from the public for re-consideration of assessed values were made:

James and Susan Ploog, 12269 Fremont Lane (PID #95-414-0765): Submitted a letter in writing requesting reconsideration of the value of their vacant parcel due to the irregular size and shape of the property. Appraiser Moen advised the Board that he had spoken to Mr. and Mrs. Ploog and suggested they consider combining the vacant parcel with the parcel that their home sits on. This may have an impact on the value of the piece. Clerk/Treasurer Tillmann advised that they have spoken to the City Administrator about combining the parcels but have not taken any action yet.

Stay/Frederick unanimous to make no changes to the assessed value for the property identified as PID #95-414-0762, owned by James and Susan Ploog.

Scott Weiler, 12034 Ash Street (PID #95-412-0230): Questioned the increase in value of his property to \$125,200. He does not feel the increase is justified, as the home is in poor condition and he is removing the porch. Appraiser Moen stated that the increase to his value was mostly due to the increase in the land value, which increased by \$12,000. The Board suggested Weiler have his property appraised by a Real Estate Appraiser. Weiler was reminded that his property would have been valued more if he had Lake Frontage. County Assessor Moen stated that lake frontage is calculated at a higher rate, so his property would be assessed at a higher value if he acquired Lake Frontage by purchasing from the adjacent property owner.

Bondhus/Frederick unanimous to make no changes to the assessed value for the property identified as PID #95-412-0230, owned by Scott Weiler.

Mayor Stay declared the meeting adjourned at 9:37 a.m.

Approved this 19th day April 2021.

s/s Kary Tillmann, City Clerk/Treasurer

APPROVED 04/19/2021