

**MINUTES OF THE CITY OF ZIMMERMAN
LOCAL BOARD OF APPEAL AND EQUALIZATION
MONDAY, APRIL 14, 2025**

CALL TO ORDER: The Board of Appeal and Equalization was called to order at 6:30 p.m. at the Zimmerman City Hall by Mayor Dahl.

ROLL CALL: Present: Mayor Dahl, Council Members Earenfight, Farber and Wells. Member Bondhus was absent. County Assessor Michelle Moen was present with staff member Mark Wingert (Residential Appraiser). Also present was Kary Tillmann, City Clerk/Treasurer, City of Zimmerman.

2025 Assessment

Sherburne County Assessor 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, 2023 – September 30, 2024 were used to determine the estimated market values for the 2025 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 initially at 91.2%, which is just slightly above the minimum of the allowable ratio.

Member Bondhus was present at 6:33 p.m.

There were 88 good arms-length transactions in Zimmerman during the study period. Sherburne County's building schedule remained stable in the 2025 assessment. Any increases in value were made during reassessment or to properties with new improvements. Apartment values increased 3 - 4% County-wide. The ending ratio for the City of Zimmerman, after all changes were taken into consideration, is 93.5%.

In 2024, there were 52 new home permits issued, which includes town houses and twin homes compared to 13 in 2023 and 13 single-family home permits in 2022. Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2024. There were 479 residential properties and 23 commercial properties reassessed.

PUBLIC QUESTIONS

There were no requests from the public for re-consideration of assessed values.

Mayor Dahl declared the meeting adjourned the meeting at 6:48 p.m.

Approved this 21st day April 2025.

s/s Kary Tillmann, City Clerk/Treasurer