

**MINUTES OF THE CITY OF ZIMMERMAN
BOARD OF APPEAL AND EQUALIZATION
MONDAY, APRIL 16, 2018**

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 Earenfight.

ROLL CALL: Present: Mayor Earenfight, Council Members Smith and Whiting. Members Brisbin and Nathe were not present. County Assessor Greg Olson was present with staff members Bill Riley (Commercial Appraiser), Shelly Maloney (Residential Appraiser), and Kristi Botzek, (Agricultural Appraiser); Also present was Kary Tillmann, Clerk/Treasurer, City of Zimmerman.

BOARD OF APPEAL AND EQUALIZATION

County Assessor Greg Olson 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, 2016 – September 30, 2017 were used to determine the estimated market values for the 2018 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 86.8%, which is outside of the allowable ratio.

Residential Appraiser Maloney reported that there were 118 good arms-length transactions in Zimmerman during the study period. Sherburne County's building schedule increased by 3 - 13%. The City of Zimmerman's building schedule did not see an additional increase for the 2018 assessment, however, some neighborhoods in the City were adjusted if sales showed that an increase or decrease was needed. In addition, residential and agricultural improved sites were increased from \$25,000 to \$25,500, while residential vacant sites were increased by from \$13,200 to \$15,000. The remaining acres (acreage over one acre) rate stayed constant at \$4,000 per acre. Lake Fremont front foot lakeshore schedule also remained the same as the 2017 assessment. The ending ratio for the City of Zimmerman after all changes were taken into consideration is 92.6%.

In 2017, there were 52 single-family home permits, 4 multi-unit permits and 153 structural alterations, compared to 48 single-family home permits and 111 structural alterations in 2016.

Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2017. There were 433 properties reassessed. Residential areas that were reviewed included part of Section 16, Pleasant Hills, Taylor Grove, Huntington, South Side Villas, The Pines of Zimmerman and Tall Pines.

PUBLIC QUESTIONS

John and Janet Ortberg, owners of 12835 Fremont Avenue, (PID #95-008-4420): Requested reassessment of his rental property for a possible reduction in valuation. Appraiser Maloney stated that she was granted access to the property on April 9, 2018. The property was constructed in the 1960's and has had no improvements since the current owners purchased in 2004. Maloney applied depreciation for items in need of replacement and recommends a reduction in value.

Smith/Whiting unanimous to approve reduction in the assessed value of PID #95-008-4420, 12835 Fremont Avenue, owned by John and Janet Ortberg, from \$160,100 to \$143,800, as recommended by the Residential Appraiser.

Whiting/Smith unanimous to adjourn the meeting at 9:15 a.m.

Approved this 7th day of May 2018.

s/s Kary Tillmann, City Clerk/Treasurer

Approved 05/07/2018