

**MINUTES OF THE CITY OF ZIMMERMAN
BOARD OF APPEAL AND EQUALIZATION
MONDAY, APRIL 17, 2017**

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); Dan Weber, Assistant Sherburne County Administrator was in attendance. 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, 2015 – September 30, 2016 were used to determine the estimated market values for the 2017 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 84.8%, which is outside of the allowable ratio.

Residential Appraiser Maloney reported that there were 121 good arms-length transactions in Zimmerman during the study period. Sherburne County's building schedule increased by 3 - 7%. The City of Zimmerman's building schedule did not increase for the 2017 assessment, however, some neighborhoods in the City were adjusted if sales showed that an increase or decrease was needed to meet ratio guidelines. In addition, residential and agricultural improved sites were increased from \$21,000 to \$25,000, while residential vacant sites were increased by from \$12,600 to \$13,200. The remaining acres (acreage over one acre) rate stayed constant at \$4,000 per acre. Lake Fremont front foot lakeshore schedule remained the same as the 2016 assessment. The ending ratio for the City of Zimmerman after all changes were taken into consideration is 93.1%, with the ending ratio for properties on Lake Fremont set at 91.3%.

In 2016, there were 49 single-family home permits, 1 mobile home set and 111 structural alterations, compared to 36 single-family home permits and 112 structural alterations in 2015.

Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2016. There were 419 properties reassessed. Residential areas that were reviewed included part of Section 9, Fremont Terrace, Fremont Terrace 2nd, Countryside Estates, Countryside Estates 2nd and 3rd, Marturano Meadows, Marturano Meadows 2nd, Norway Ridge and Norway Ridge 2nd, and Woodland Shores of Zimmerman.

PUBLIC QUESTIONS

There were no questions from the public.

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

Approved this 1st day of May, 2017.

s/s Kary Tillmann, City Clerk/Treasurer

Approved 05/01/2017