

**MINUTES OF THE CITY OF ZIMMERMAN  
LOCAL BOARD OF APPEAL AND EQUALIZATION  
MONDAY, APRIL 17, 2023**

**CALL TO ORDER:** The Board of Appeal and Equalization was called to order at 9:30 a.m. at the Zimmerman City Hall by Mayor Stay.

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

2023 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, 2021 – September 30, 2022 were used to determine the estimated market values for the 2023 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 76.3%, which is outside of the allowable ratio.

There were 145 good arms-length transactions in Zimmerman during the study period. Sherburne County's building schedule increased by approximately 13%, based on sales data. Apartment values increased 10% County-wide. The ending ratio for the City of Zimmerman, after all changes were taken into consideration, is 93.9%.

In 2021, there were 113 new home permits issued compared to 52 single-family home permits in 2020. Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2022. There were 594 properties reassessed.

**PUBLIC QUESTIONS**

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

**Christine Thibodeau-Feist and Darrin Feist, 25747 – 19<sup>th</sup> Street West (PID #95-450-0406):** Requested reconsideration of the value of their property, which included an increase for a basement finish in the past year. Thibodeau-Feist stated that the basement finish had been started, but they are currently unable to finish it this time. The City Building Inspector has agreed to extend the permit to grant them additional time to finish the project. Assessor Moen stated the property can be reviewed by her staff to consider the removal of the finished basement value from the total valuation.

**Stay/Whiting unanimous to make no changes to the assessed value for the property identified as PID #95-450-0406, owned by Christine Thibodeau-Feist and Darrin Feist.**

**Martha Stiller, 533 – 7<sup>th</sup> Street NW, Elk River,** requested clarification on the increase in valuation to her two vacant parcels identified as **PID #95-016-1302** and **PID #95-016-1405**. Assessor Moen stated the managed forest property, such as Stiller's had been increased in value by 40%. Assessor Botzek will address Stiller's questions.

**Whiting/Stay unanimous to make no changes to the assessed value for the propertis identified as PID #95-016-1302 and PID #95-016-1405, owned by Martha Stiller.**

**Lora and Dean Arnott, 12177 Fremont Avenue (PID #95-416-0310)**, submitted a letter in writing requesting reconsideration of the value of their lakefront parcel due to the amount of debris on the shoreline. Assessor Moen stated that County staff had spoken to Mr. and Mrs. Arnott about their concerns.

**Stay/Earenfight unanimous to make no changes to the assessed value for the property identified as PID #95-416-0310, owned by Lora and Dean Arnott.**

**Stay/Whiting declared the meeting adjourned at 9:35 a.m.**

Approved this 1st day May 2023.

s/s Kary Tillmann, City Clerk/Treasurer

Approved 05/01/2023