

**2007 Property Values and Assessment Practices
Report (Assessment Year 2006)**

A report submitted to the Minnesota State Legislature pursuant to
Laws 2001, First Special Session, Chapter 5, Article 3, Section 92

Property Tax Division
Minnesota Department of Revenue
March 12, 2007

Per Minnesota Statute 3.197, any report to the Legislature must contain, at the beginning of the report, the cost of preparing the report, including any costs incurred by another agency or another level of government.

This report cost \$2,500.

MINNESOTA • REVENUE

March 12, 2007

To the members of the Legislature of the State of Minnesota:

I am pleased to present to you the fourth annual Property Values and Assessment Practices Report undertaken by the Department of Revenue in response to Minnesota Laws 2001, First Special Session, Chapter 5, Article 3, Section 92.

This report provides a summary of assessed property values and assessment practices within the state of Minnesota. This year's report does not include summaries of market value trends by county. However, this information is available on request to the Property Tax Division.

Sincerely,

Ward L. Einess
Commissioner

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Executive summary

Assessment quality generally improved between the 2005 and 2006 assessments. This is reflected in both of the primary measures of assessment quality, the *sales ratio* and the *coefficient of dispersion*. The *sales ratios* were closer to 100 percent which means that assessors' values were closer to selling prices. The statutory level of assessment is 100 percent or the expected selling price of the property in an open market. The *coefficients of dispersion* were lower which means that property was being valued more uniformly. The growth in the number of sales slowed in 2005 and the growth in sales prices also slowed. These trends have continued beyond the reporting period in 2006 and 2007. So assessors have had to be aware of this market slowing so that estimated market values will not exceed sales prices.

The report analyzes six types of property Residential/Cabin, Apartments, Commercial-Industrial, Resorts, Farms, and Timber. The statewide median sales ratios for all types of property except Timber were within the 90 percent to 105 percent acceptable range. The Timber ratio was 88.6 percent. The coefficients of dispersion improved for all classes except commercial-industrial where it increased slightly. The coefficients were within the International Association of Assessing Officers' acceptable ranges in counties that had an adequate sample of sales.

Introduction

During the 2001 special legislative session, the state legislature mandated an annual report from the Department of Revenue on property tax values and assessment practices within the state of Minnesota. This year, 2006, is the fourth annual report on such data and practices to the legislature.

As outlined in Laws 2001, First Special Session, Chapter 5, Article 3, Section 92, the report contains information by major types of property on a statewide basis at various jurisdictional levels.

In accordance with that law, this report consists of:

- recent market value trends, including projections;
- trend analysis of excluded market value;
- shift in share analysis of market value trends among major classes of property;
- assessment quality indicators, including sales ratios and coefficients of dispersion for counties;
- a summary of state board orders.

The purpose of the report is to provide to the legislature an accurate snapshot of the current state of property tax assessment as well as an overview of the Department of Revenue's responsibility to oversee the state's property tax assessment process and quality. This report shall provide a vehicle for an ongoing, systematic collection of property value data for the purpose of monitoring and analyzing underlying value trends and assessment quality indicators. This information and analysis will be used to enhance the Department's responsibility to inform and educate government officials and the public about the valuation side of the property tax system.

This report provides legislators with the information to measure the progress of local government's compliance with property tax assessment laws as well as the Property Tax Division's mission to provide oversight of the administration of such laws.

As the property tax is a very important source of revenue for all local units of government in the state – cities, townships, school districts, special taxing districts, and counties – the responsibility that it be administered fairly and uniformly is a paramount responsibility of the Department of Revenue. That responsibility is reflected in the objectives of the Property Tax Division of which the primary objective is to ensure the proper administration and compliance of the property tax laws.

The division measures compliance with property tax laws through:

1. The State Board of Equalization, which ensures that property taxpayers pay only their fair share – no more and no less. The Commissioner of Revenue, acting as the State Board of Equalization, has the authority to issue orders increasing or decreasing market values in order to bring about equalization.
2. Emphasizing the uniformity of administration among the counties will ensure that each taxpayer will be treated in the same manner regardless of where the taxpayer lives.

3. Accurate and timely aid calculations, certifications, and actual aid payments.
4. The education and information that is supplied to county officials, including the technical manuals and bulletins, answers to specific questions, and courses that are taught by division personnel. These offerings provide county officials the support and training necessary to administer the property tax laws equitably and uniformly. In addition, education and information that is provided to taxpayers will aid in ensuring that they pay no more and no less than they are required to under the law.

In Minnesota, the property tax is an ad valorem tax (a tax in proportion to value). For most property, it is levied in one year—based on the property assessment as of January 2—and becomes payable in the following calendar year. (For manufactured homes classed as personal property, the tax is levied and payable in the same year.) The property tax on a particular parcel of property is primarily based on its market value, property class, the total value of all property within the taxing areas, and the budgets of all local governmental units located within the taxing area.

Assessors determine the estimated market value of all taxable property within their jurisdiction as of January 2 of each year, except properties such as public utilities, railroads, air-flight property and minerals, which are assessed by Property Tax Division personnel. The estimated market value is what the assessor believes the property would most likely sell for on an open market in a normal “arms length transaction.” That means the selling price in an environment in which the buyer and seller are typically motivated and without influence from special financing considerations or the like.

However, the estimated market value may not be the actual value that the property is taxed on. The legislature has provided various programs that may reduce the market value for certain types of property for purposes of taxation. These reductions are made by deferment, limitation or exclusion. The market value after these reductions is referred to as the *taxable* market value. The example on page 3 shows a possible transition from estimated market value to taxable market value.

The limited market value law limits how much in value certain property may increase from year to year. The limited market value law does not apply to increases in value due to improvements and is scheduled to phase out by assessment year 2009. A more comprehensive picture and analysis of limited market value may be found in the annual report on limited market value due each March 1 to the legislature.

There are 87 counties, 854 cities and 1,807 townships in the state, which embrace 2,662,088 taxable real property parcels. Minnesota Statutes require all property to be assessed at fair market value annually. Efforts of the individual taxing jurisdictions to comply resulted in a combined total of nearly 90 percent of those taxable parcels having changed in value for this last taxable year.

In order to evaluate the accuracy and uniformity of assessments within the state (and thus to ensure compliance with property tax laws), the Property Tax Division conducts annual sales ratio studies.

Hierarchy of market value components example

		(a) Prior Year	(b) Current Year
1.	Market Value Irrespective of Contaminants	\$400,000	\$450,000
2.	Contamination Value	120,000	120,000
3.	Estimated Market Value (EMV)	280,000 (1a-2a)	330,000 (1b-2b)
4.	Green Acres Deferment	50,000	50,000
5.	Open Space Deferment	NA	NA
6.	Market Value Subject To Limitation	228,000 (3a-4a-5a-8a)	270,000 (3b-4b-5b-8b)
7.	Limited Market Value Reduction (Formula shown is for assessment year 2005.)	4,000 (calculated in prior year)	10,100 (6b minus the greater of: 9a x 115% or (6b-9a) x 25% + 9a)
8.	Additional Value: (New construction, 1st year increase due to platting, increases when ceasing to qualify for Green Acres or Open Space)	2,000	10,000
9.	Limited Market Value (LMV)	226,000 (6a-7a+8a)	269,900 (6b-7b+8b)
10.	Platted Vacant Land Exclusion	NA	NA
11.	“This Old House” Exclusion	15,000	12,000
12.	“This Old Business” Exclusion	15,000	15,000
13.	Taxable Market Value (TMV)	196,000 (9a-10a-11a-12a)	242,900 (9b-10b-11b-12b)

Note: While this example may be improbable, it assumes a split class homestead/commercial parcel qualifying for Green Acres deferment and limited market value reduction, with qualifying improvements for both “This Old House” and “This Old Business” exclusion, and some additional new construction value in each year. The parcel in this example does not qualify for Open Space deferment or have any platted vacant land exclusion. Their place in the hierarchy and the formula for each is shown in the table to illustrate the possible factors involved in moving from estimated market value to taxable market value.

These ratio studies measure the relationship between appraised values and market values or the actual sales price. As a mathematical expression, a sales ratio is the assessor's estimated market value of a property divided by its actual sales price.

$$\text{sales ratio} = \frac{\text{assessor's estimated market value}}{\text{sales price}}$$

The sales ratio study provides an indication of the level of assessment (how close appraisals are to market value on an overall basis) as well as the uniformity of assessment (how close individual appraisals are to the median ratio or to each other).

The results from the studies are then used to assist the equalizing of values within the state. The State Board of Equalization directly equalizes property by ordering jurisdictions to raise or lower values by a certain percentage for a given property type. This is known as a state board order.

The ratios are also used to indirectly equalize values through school aids and levy apportionments. The ratio studies may also be used in Tax Court proceedings to bolster a claim that property is either fairly or unfairly assessed in a certain region.

In addition, county and city assessors are able to use the results from the division's annual studies to monitor their own jurisdiction's appraisal performance, to establish reappraisal priorities, identify any appraisal procedure problems, and/or to adjust values between reappraisals.

What is involved in a sales ratio study? The basic steps are as follows:

- Define the purpose and scope of the study
- Collect and prepare market data
- Match appraisal and market data
- Stratify the sample
- Perform statistical analysis
- Evaluate and apply results

In order for the study to be accurate, there are certain considerations that must be addressed. For instance, to ensure that the study is statistically precise, the sample should be of sufficient size and representative of the population. The market data (or actual sales) must be verified and screened. Any sale price adjustments must also be considered.

The Department of Revenue annually conducts three sales ratio studies:

- 12-month study
- nine-month study
- 21-month study

Twelve-month study

The 12-month study is used mainly to determine State Board of Equalization orders. The 12 months encompass the period from October 1 of one year through September 30 of the next year. The dates are based on the dates of sale as indicated on the Certificate of Real Estate Value (CRV). These certificates are filled out by the buyer or seller whenever property is sold or conveyed and filed with the county. The certificates include the sales price of the property as well as disclose of any special financial terms associated with the sale and whether the sale includes personal property. The actual sales price from the CRV is then compared to what the county has reported as the market value.

The data contained in the report is based upon the 12-month study using sales from October 1, 2004, through September 30, 2005. These sales are compared with values from assessment year 2005, taxes payable 2006. The sale prices are adjusted for time and financial terms back to the date of the assessment, which is January 2 of each year. So for the latest study, the sales are adjusted to January 2, 2005. In areas with few sales, it is very difficult to adjust for inflation or deflation. For example, based on an annual inflation rate of 6 percent (.5 percent monthly), if a house were purchased in August 2005 for \$200,000, it would be adjusted back to a January 2005 value of \$193,000, or the sales price would be adjusted downward by 3.5 percent for the seven-month timeframe back to January.

The State Board of Equalization orders changes in assessment when the level of assessment falls below 90 percent or above 105 percent. The orders are usually on a county-, city-, or township-wide basis for a particular classification of property. All state board orders must be implemented by the county. The changes will be made to the current assessment under consideration, for taxes payable the following year.

The equalization process, including issuing state board orders, is designed not only to equalize values on a county-, town- or city-wide basis but also to equalize values across county lines to ensure a fair valuation process across taxing districts, county lines, and by property type. State board orders are implemented only after a review of values and sales ratios, discussions with the county assessors in the county affected by the state board orders, county assessors in adjacent counties, and the commissioner.

Nine-month study

The nine-month study is really a subset of the 12-month study and is used primarily by the Minnesota Tax Court. It is exactly the same as the 12-month study except for the sales during the fall months (October, November and December) are excluded from the study. Therefore, the latest nine-month study examines sales from January 1, 2005, through September 30, 2005. The Tax Court uses the sales ratio from the nine-month study when determining disputed market values.

Twenty-one-month study

The 21-month study is completely different from the other two studies. Its purpose is to adjust values used for state aid calculations so that all jurisdictions across the state are equalized. In order to build stability into the system, a longer term of 21 months is used. This allows for a greater number of sales. While the nine- and 12-month studies compare the actual sales to the assessor's estimated market value, the 21-month study compares actual sales to the assessor's taxable market value. As with the nine- and 12-month studies, the sale prices are adjusted for time and terms of financing.

The 21-month study is used to calculate adjusted net tax capacities that are used in the foundation aid formula for school funding. It is also used to calculate tax capacities used for local government aid (commonly referred to as LGA) and various smaller aids such as library aid. This study is utilized by bonding companies to rate the fiscal capacity of different governmental jurisdictions.

The adjusted net tax capacity is used to eliminate differences in levels of assessment between taxing jurisdictions for state aid distributions. All property is supposed to be valued at its selling price in an open market, but many factors make that goal hard to achieve. The sales ratio study can be used to eliminate differences caused by local markets or assessment practices.

The adjusted net tax capacity is calculated by dividing the net tax capacity of a class of property by the sales ratio for the class. In the example below, the residential net tax capacity would be divided by the residential sales ratio to produce the residential adjusted net tax capacity. The process would be repeated for all of the property types. The total adjusted net tax capacity would be used in state aid calculations. The table shows the calculation of adjusted net tax capacity in a school district.

Property Type Name	Taxable Net Tax Capacity	Sales Ratio	Adjusted Net Tax Capacity
Residential	16,970,557	0.921	18,426,637
Apartment	782,855	0.912	858,394
Seasonal/Recreational	5,286,456	0.880	6,010,142
Timber	13,899	0.790	17,593
Farm With Buildings	2,090,880	0.606	3,448,552
Commercial Only	6,155,472	0.909	6,771,698
Industrial Only	585,868	0.909	644,519
Public Utility	237,191	1.000	237,191
Railroad	28,320	1.000	28,320
Mineral	000	1.000	000
Personal	319,455	1.000	319,455
Total	32,470,953	0.883	36,762,501

The latest 21-month study examined reported sales from January 2, 2004, through September 30, 2005. All 12 months of the 2004 sales were compared to the assessor's taxable market values for the 2004 assessment year. The nine months of the 2005 sales were compared to the 2005 taxable market values.

After calculating the sales ratios, the Property Tax Division uses the *median* ratio for the State Board of Equalization and the Minnesota Tax Court studies after all final adjustments. This is the midpoint ratio. In other words, half of the ratios fall above this point and the other half fall below this point.

The acceptable range for a final adjusted median ratio is between 90 percent and 105 percent. Jurisdictions with median ratios outside that range are subject to state board orders or Minnesota Tax Court discrimination adjustments. In general, the closer the sales ratio is to 100 percent, the more accurate the assessment. Historically, final adjusted median ratios in Minnesota tend to be under 100 percent.

The following table displays the statewide 2005 and 2006 final adjusted median ratios by property type. The table also displays the coefficient of dispersion (COD), which measures the uniformity of the assessments in the sample. It is the average difference from the median for each ratio. The COD is shown as a percent of the median.

Property Type	Final Adjusted Median Ratio		Coefficient of Dispersion	
	2005	2006	2005	2006
State Board Year				
Residential/Seasonal	104.8	104.1	9.9	9.8
Apartment	90.3	97.9	14.7	13.6
Commercial/Industrial	94.2	97.5	21.6	30.5
Resorts	89.6	91.6	23.8	29.2
Farm	89.2	91.6	22.6	20.7
Timber	84.8	88.6	48.5	42.9

The lower the COD, the more uniform are the assessments. A high coefficient suggests a lack of equality among individual assessments, with some parcels being assessed at a considerably higher ratio than others. The International Association of Assessing Officers recommends trimming the most extreme outliers from the sample before calculating the COD. The trimming method is to exclude sales that are outside 1.5 times the interquartile range. This eliminates a few extreme sales that would distort the COD. Per the International Association of Assessing Officers, the acceptable ranges for the COD are as follows:

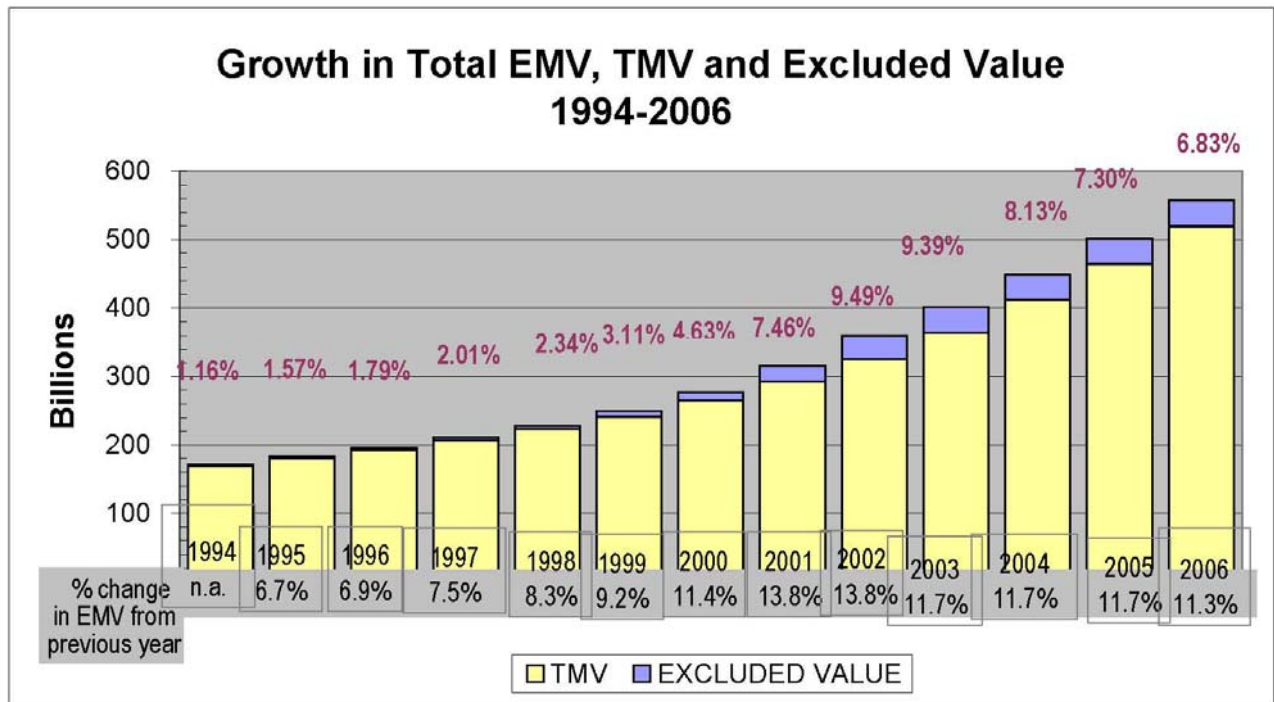
Newer, homogenous residential properties	10.0 or less
Older residential areas	15.0 or less
Rural residential and seasonal properties	20.0 or less
Income producing: larger, urban area	15.0 or less
smaller, rural area	20.0 or less
Vacant land	20.0 or less

The Property Tax Division is working collaboratively with the local assessment community to explore alternatives in aligning the actual COD to within the acceptable ranges displayed above.

Statewide values and assessment practices indicators

The following pages contain statewide charts and maps showing information regarding property values sales ratio measures in Minnesota.

- Chart 1 shows the statewide growth in estimated market and property value exclusions from 1995 through 2006.
- Chart 2 shows the statewide growth in estimated market value by major property types from 2000 through 2006.
- Map 1, “Growth in Estimated Market Value,” displays the average compounded percent change from assessment years 1999 to 2006 in estimated market value for each county.
- Map 2, “New Construction Percentage of Total Estimated Market Value,” displays the average percentage that new construction composes of estimated market value for each county over a seven-year period, from assessment years 1999 to 2006.
- Maps 3 to 6 show the 2006 State Board sales ratios and coefficients of dispersion (COD) for residential, apartment, farm, and commercial industrial property. The maps show the number of sales for the county and the shading indicates whether the median countywide sales ratio and COD were within the standard ranges. The median sales ratio should be within the 90 percent to 105 percent range. Residential CODs are within the standard range when they are between 0 percent and 15 percent. Other property types are within the standard range when they have CODs between 0 percent and 20 percent. It is important to remember that countywide ratios and CODs are more stable within areas that have larger samples and similar real estate markets. In counties with fewer sales spread out over large areas, different market forces may be moving sales prices in opposite directions so that it is harder to uniformly value property. The COD is the average difference of individual sales ratios from the median ratio. In areas with small sales samples or lower priced properties the COD may be large due to a few outlier sales. For example, if an assessor is off by \$5,000 on a property, the error would be 2 percent on a \$250,000 sale, but 20 percent on a \$25,000 sale. If most of the properties in the sales sample were higher priced properties, the average difference would be small and the COD would be within the standard range. If most of the properties were lower priced it becomes more likely that the COD would be outside the standard range.
- Map 7 shows the residential outlier index or percent of residential or seasonal sales that are considered outliers. Outliers are defined as sales that have ratios less than 65 percent or greater than 135 percent. The counties with darker shading have a higher percent of outliers. Counties with few sales or with sales in areas with very different markets tend to have a higher percentage of outliers than counties with large sales samples.
- Map 8 shows the distributions of 2006 state board orders by county. Map 9 shows the percent of cities or townships within a county that received a state board order. State board orders are blanket adjustments to values in a property type to get the level of assessment within the 90 percent to 105 percent acceptable range.



Note: Most of the excluded value is Limited Market Value (LMV). In 2006, for example, LMV accounted for approximately 75% of the total excluded value.

Chart 1: Growth in total EMV, TMV and excluded value 1994-2006

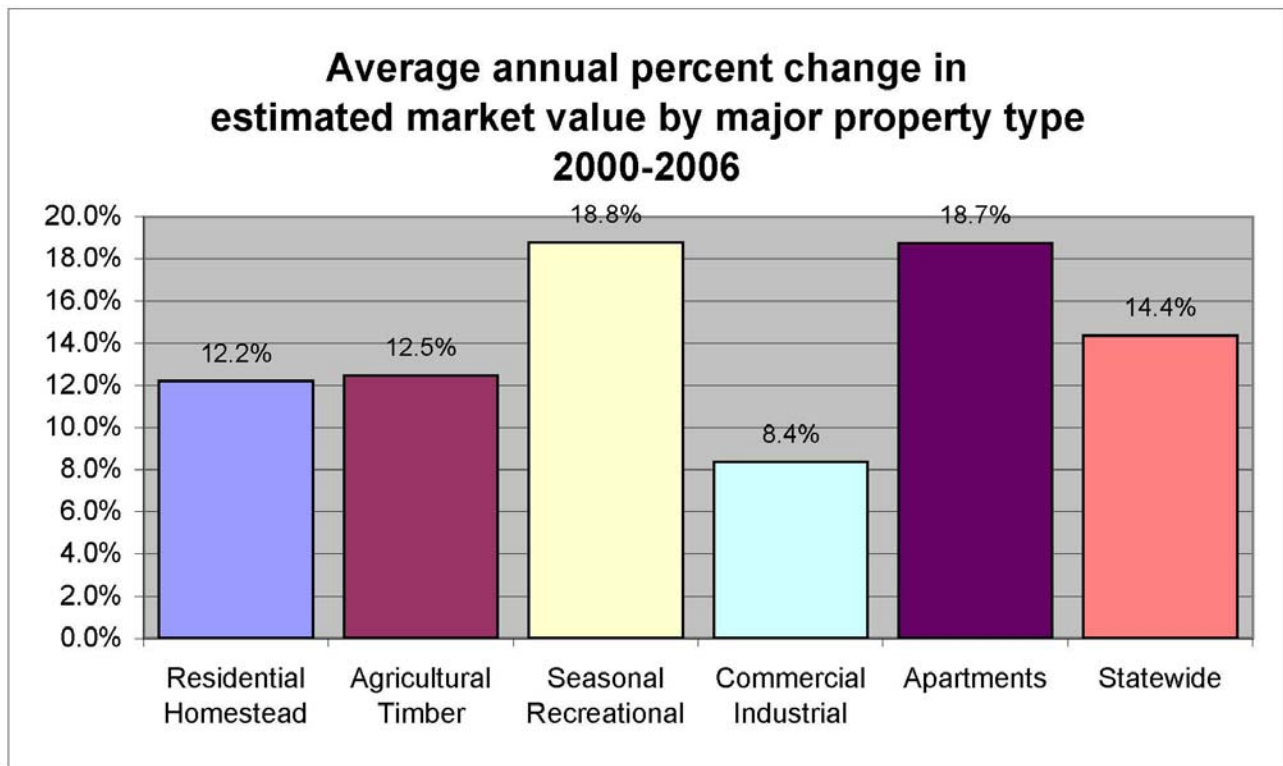
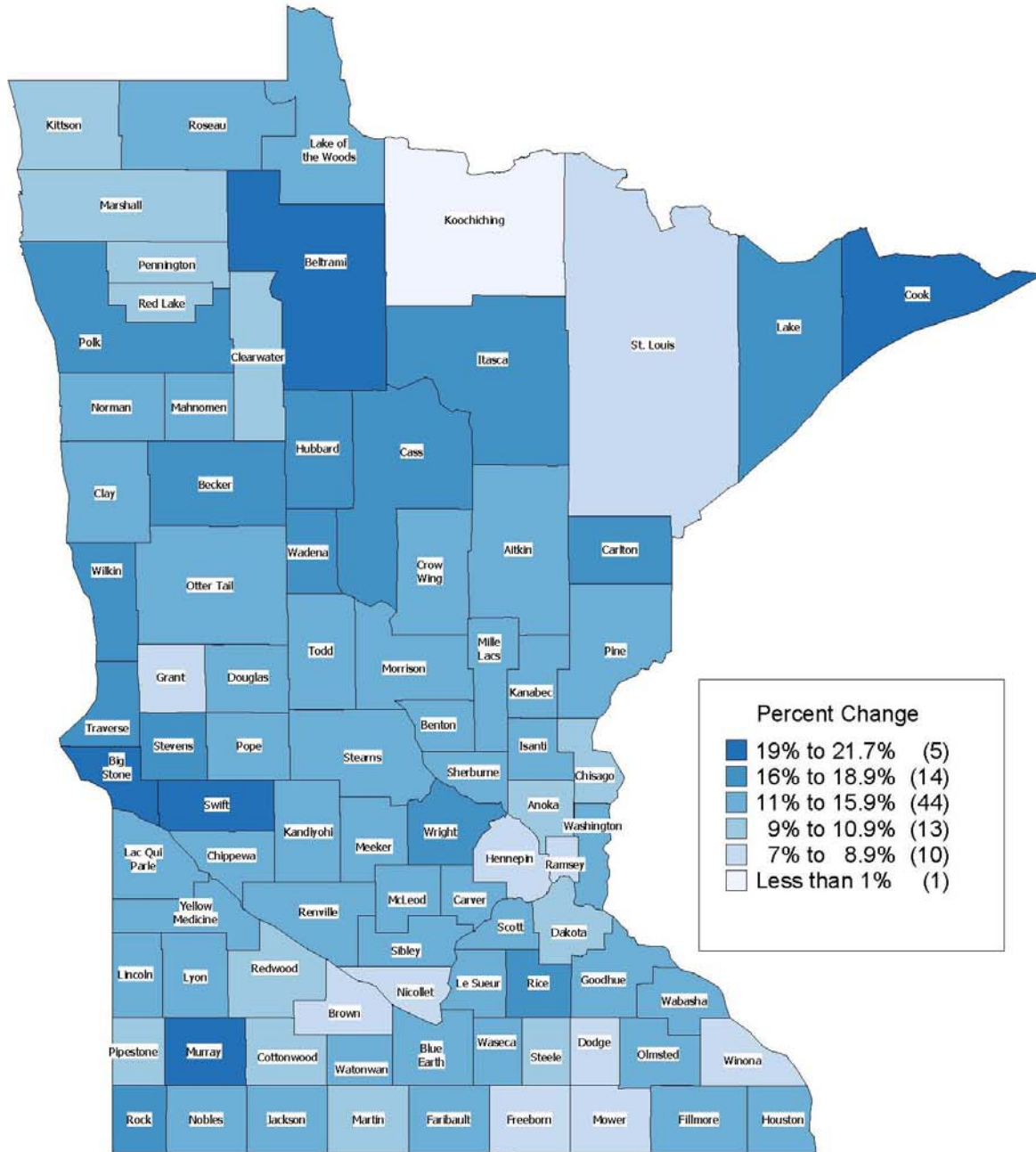


Chart 2: Average annual percent change in estimated market value by major property type 2000-2006

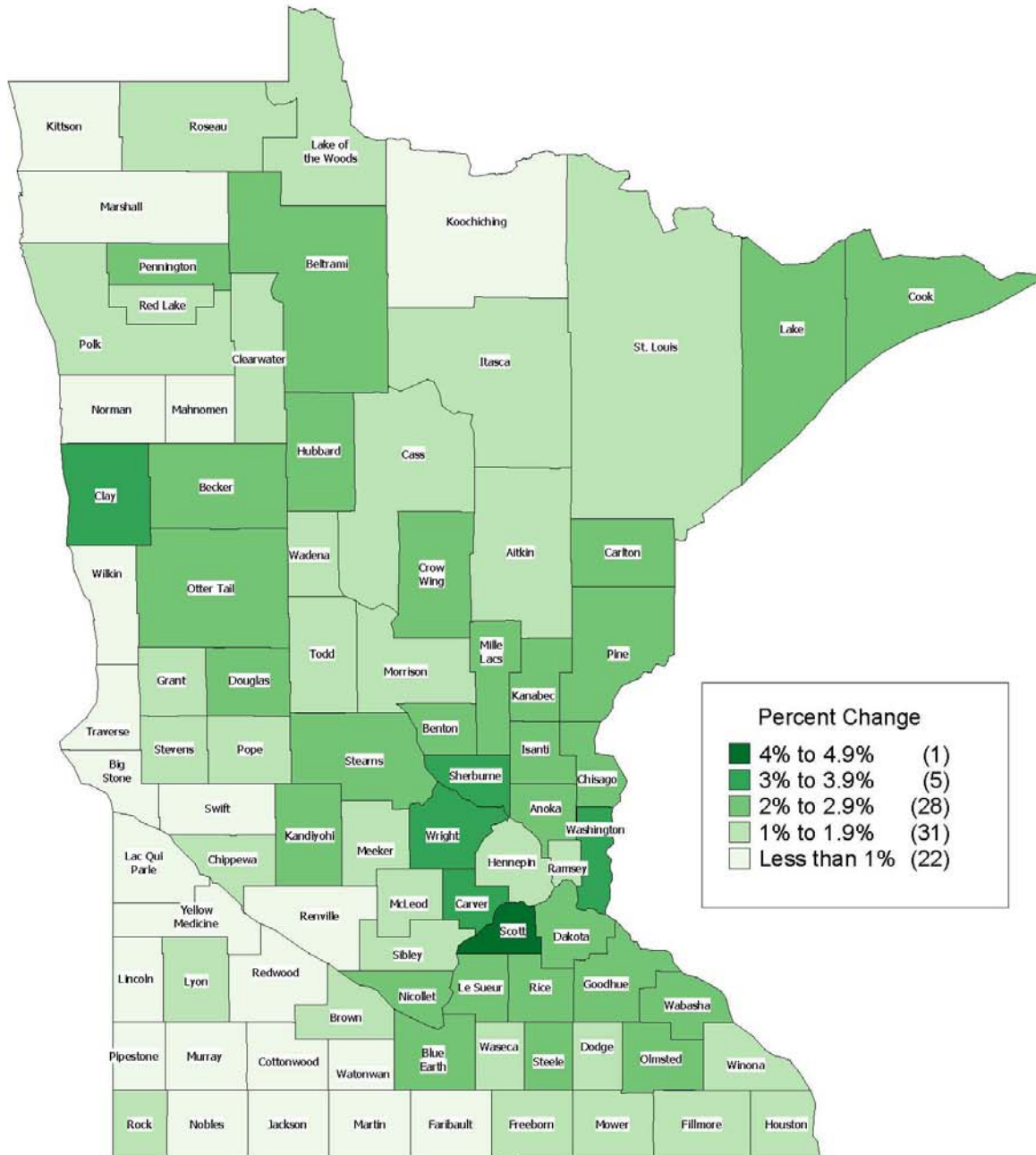
Growth in Estimated Market Value 2005-2006



Source: Minnesota Revenue Property Tax Division
 Fall 2005 and Spring 2006 Mini Abstract
 Date Prepared: May 17, 2006
 Map colors based on www.ColorBrewer.org

Map 1: Growth in estimated market value 2005-2006

New Construction as a Percent of Total Estimated Market Value 2006

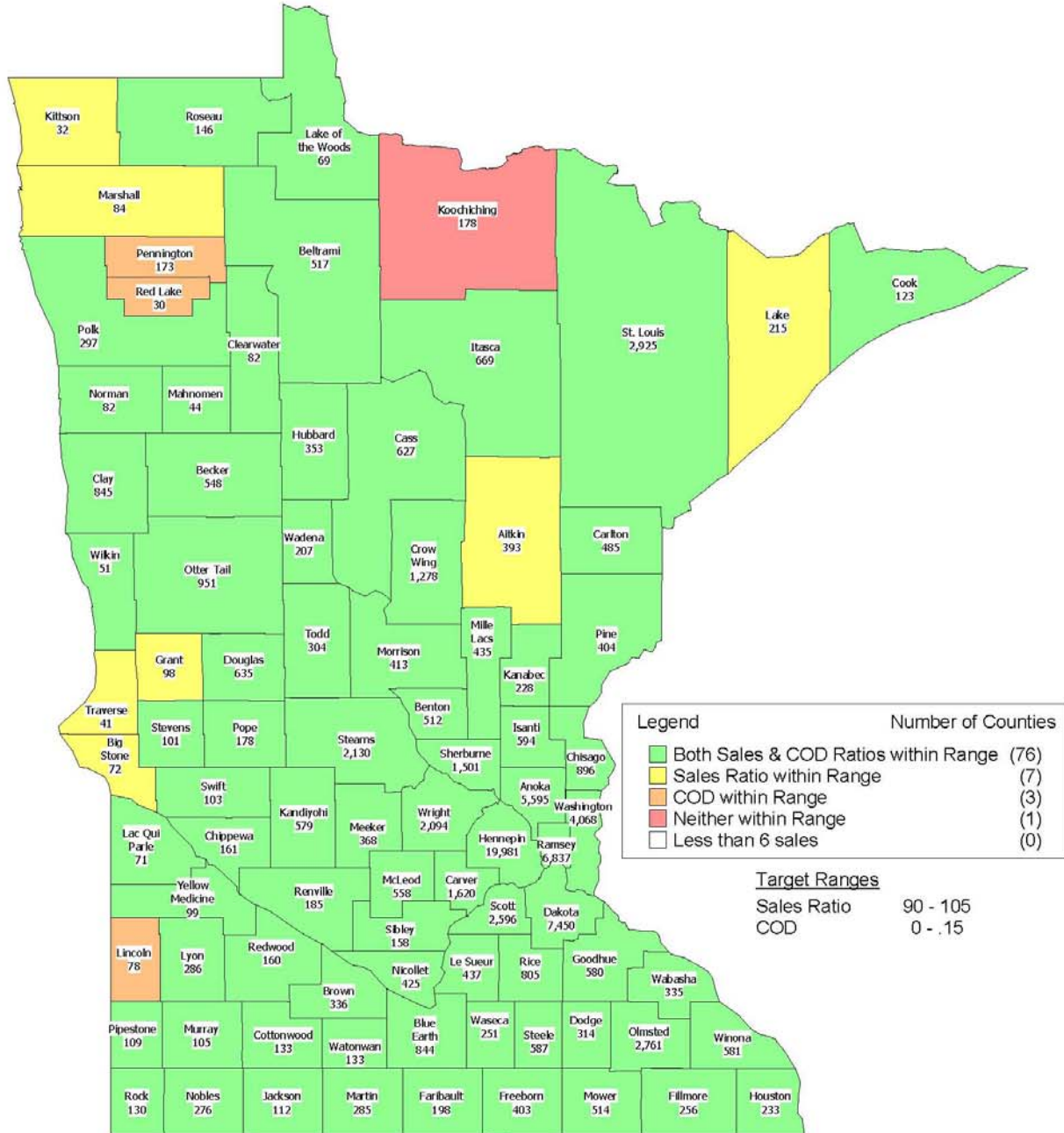


Source: Minnesota Revenue Property Tax Division
 Spring 2006 Mini Abstract
 Date Prepared: May 17, 2006
 Map colors based on www.ColorBrewer.org

Map 2: New construction as a percent of total estimated market value 2006

Residential - Assessment Year 2006 Median Sales and Trimmed Coefficient of Dispersion (COD) Ratios

Counties labeled with number of sales

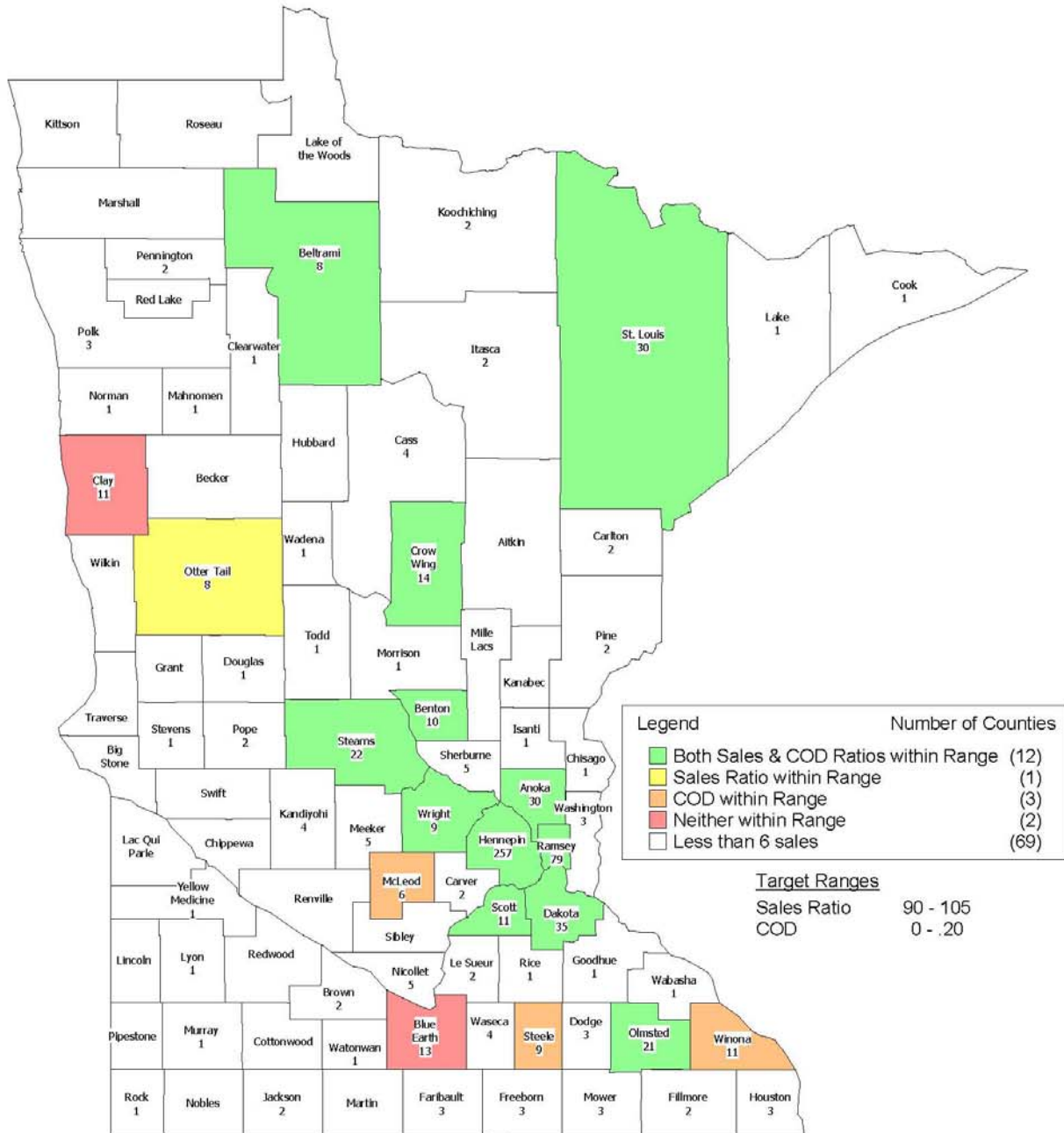


Source: Minnesota Revenue Property Tax Division
Sales Ratio Study File - AL05WK28.DAT
Date Prepared: May 16, 2006

Map 3: Residential – Assessment year 2006
Median sales and trimmed coefficient of dispersion ratios

Apartments - Assessment Year 2006 Median Sales and Coefficient of Dispersion (COD) Ratios

Counties labeled with number of sales

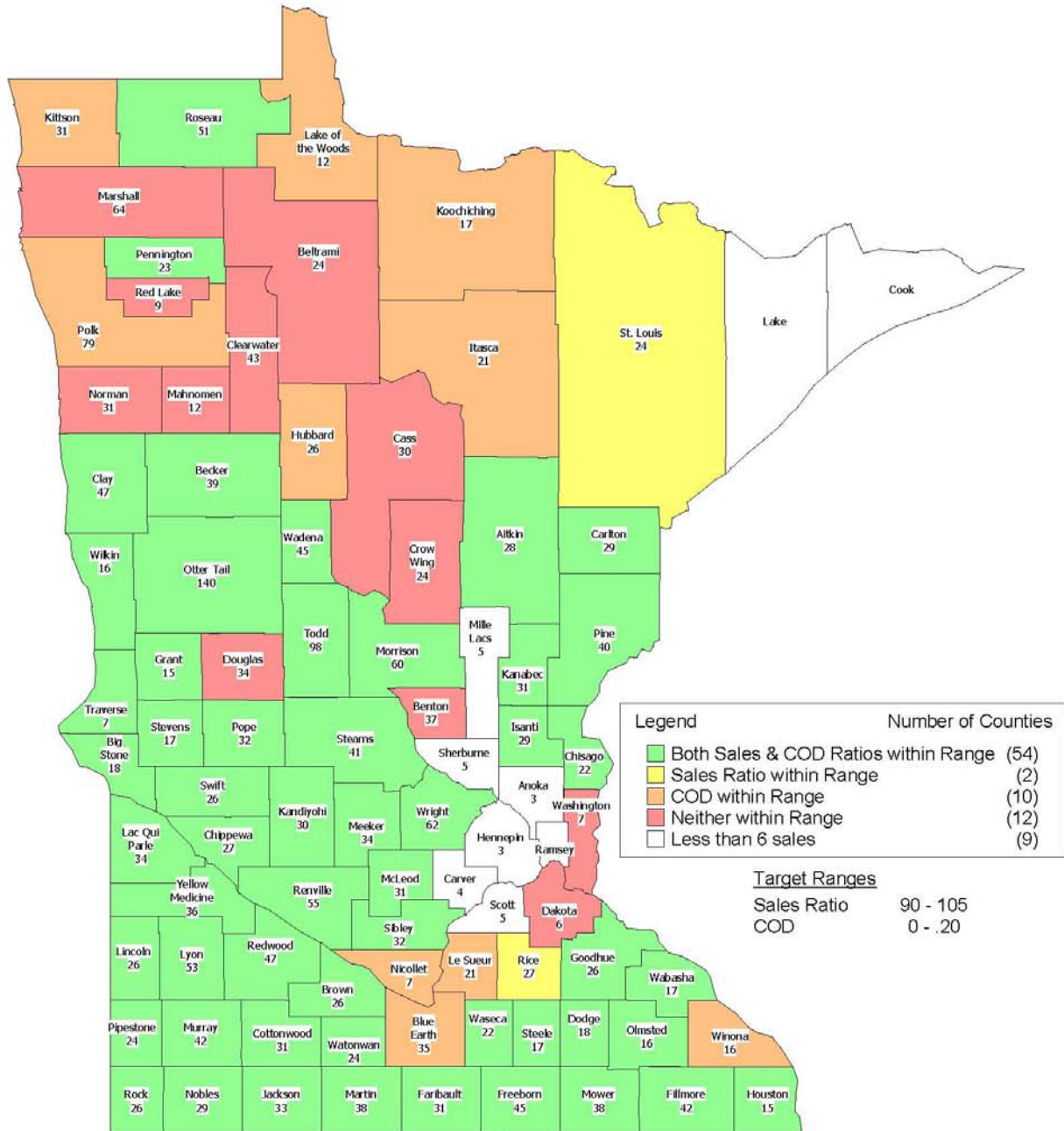


Source: Minnesota Revenue Property Tax Division
Sales Ratio Study File - AL05WK28.DAT
Date Prepared: May 16, 2006

Map 4: Apartments – Assessment year 2006
Median sales and trimmed coefficient of dispersion ratios

Farm - Assessment Year 2006 Median Sales and Trimmed Coefficient of Dispersion (COD) Ratios

Counties labeled with number of sales

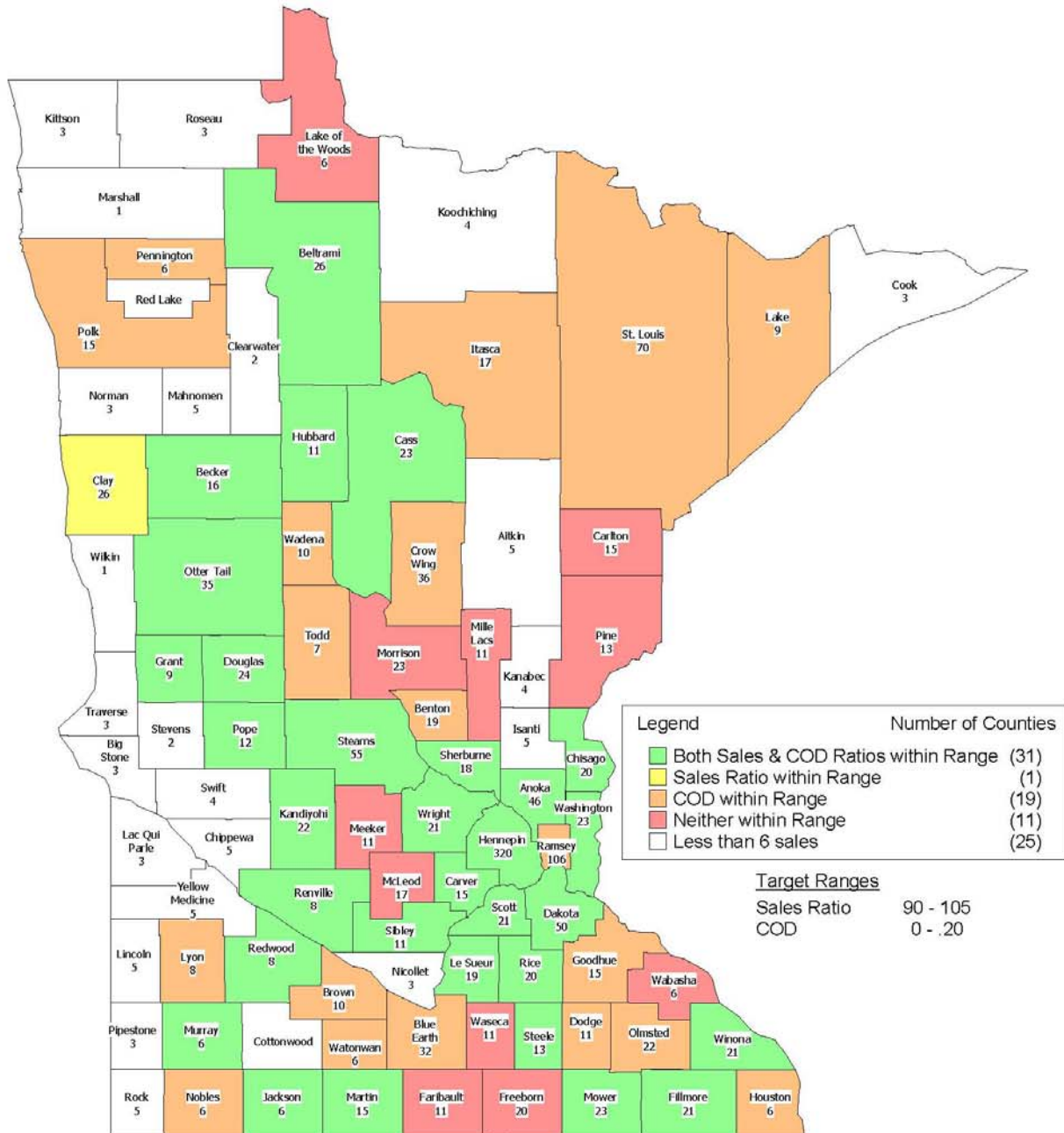


Source: Minnesota Revenue Property Tax Division
Sales Ratio Study File - AL05WK28.DAT
Date Prepared: May 16, 2006

Map 5: Farm – Assessment year 2006
Median sales and trimmed coefficient of dispersion ratios

Commercial Industrial - Assessment Year 2006 Median Sales and Trimmed Coefficient of Dispersion (COD) Ratios

Counties labeled with number of sales

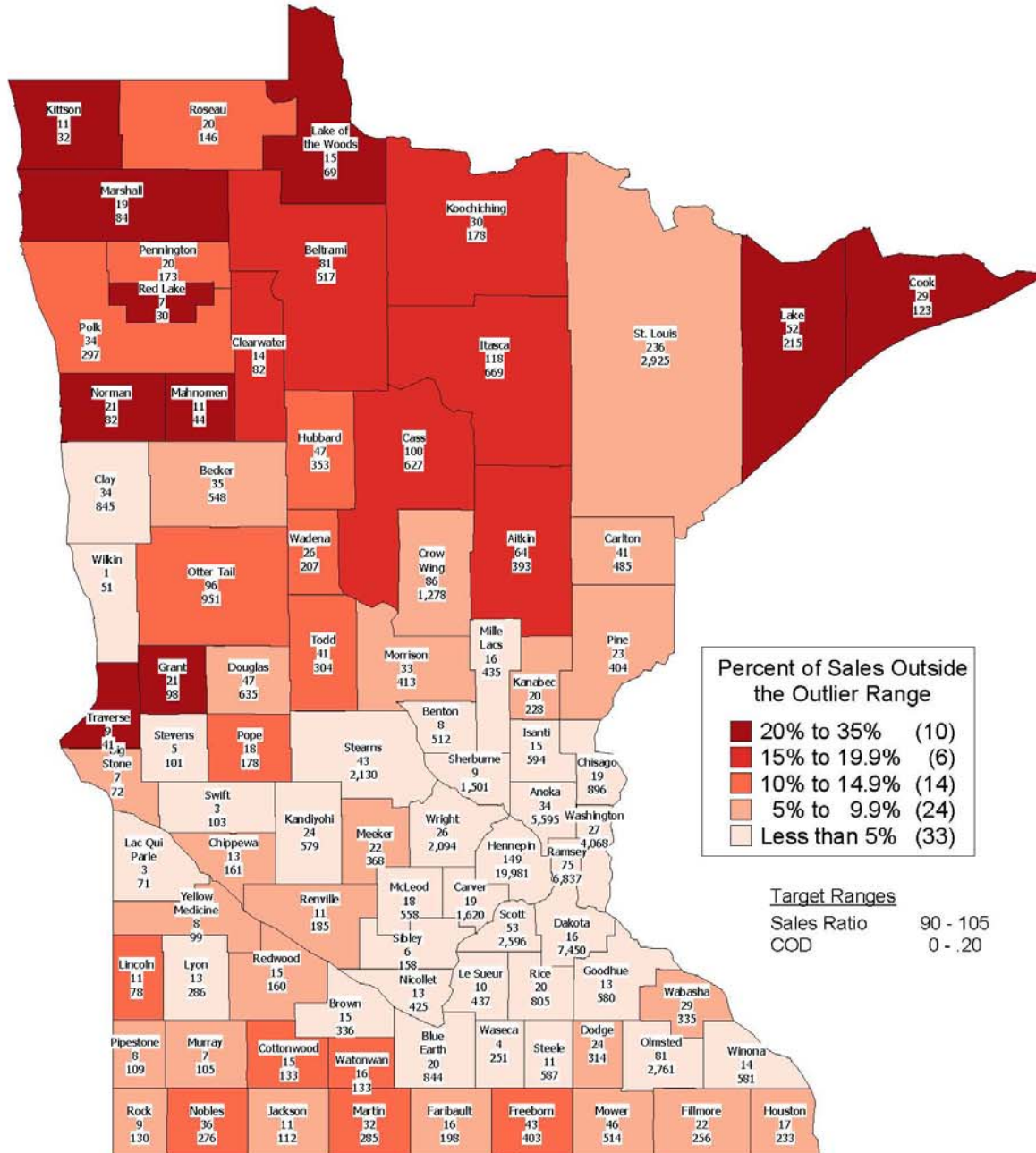


Source: Minnesota Revenue Property Tax Division
Sales Ratio Study File - AL05WK28.DAT
Date Prepared: May 22, 2006

Map 6: Commercial Industrial – Assessment year 2006
Median sales and trimmed coefficient of dispersion ratios

Residential - Assessment Year 2006 Fixed Outlier Index - 65% to 135%

Counties labeled with number of trimmed and total sales



Source: Minnesota Revenue Property Tax Division
Sales Ratio Study File - AL05WK28.DAT
Date Prepared: May 24, 2006

**Map 7: Residential – Assessment year 2006
Fixed outlier index – 65 percent to 135 percent**

Summary of State Board of Equalization Orders

Frequency of 2006 State Board Orders by Percent Adjustment by County *

	Number with a class of property adjusted by: (%)												Affected cities/towns			Type of orders																					
	Countywide orders					City/Town orders							Total # affected ¹	Total # of cities/towns ²	% Affected (excluding countywide)	Ag-L	Ag-S	Ag-LS	Apt-LS	Res-L	Res-S	Res-LS	SRR-L	SRR-S	SRR-LS	Tim-L	Comm-L	Comm-S	Comm-LS	Ind-I	Ind-S	Ind-LS					
	+5%	+10%	15%	20%	25%	-15%	-10%	-5%	+5%	+10%	+15%	+20%																					+25%				
Statewide	4	7		2	1									122.0	2,575	5%																					
04 Beltrami								1						1	62	2%																					
05 Benton									2	2				3	20	7%																					
08 Brown									1	1				2	23	9%																					
15 Clearwater				2							1	2		3	27	11%																					
16 Cook									2	4				4	24	17%																					
18 Crow Wing														0	49	0%																					
20 Dodge											1			1	19	5%																					
26 Grant											3		1	3	23	13%																					
36 Koochiching												2		5	11	45%																					
39 Lake/woods													2	1	26	4%																					
40 LeSueur	1										4			2	23	9%																					
43 McLeod	1												4	4	23	17%																					
44 Mahnomon														0	19	0%																					
45 Marshall											18	7	13	38	60	63%																					
46 Martin											2	2		2	30	7%																					
47 Meeker											2	2		2	26	8%																					
49 Morrison											1	7		8	47	17%																					
50 Mower													1	1	34	3%																					
53 Nobles												2		2	31	6%																					
57 Pennington											2	2		3	24	13%																					
58 Pine											4			2	21	10%																					
60 Polk													20	21	73	29%																					
61 Pope											2			1	29	3%																					
63 Red Lake												1		1	17	6%																					
64 Redwood											1	2		3	41	7%																					
70 Scott											2			2	19	11%																					
71 Sherburne												1		1	17	6%																					
72 Sibley											3			2	24	8%																					
80 Wadena									1	1				2	22	9%																					
83 Watonwan												2		1	20	5%																					

Notes

¹ Total number of cities/towns affected may not equal the sum of the counts by size of order because some cities/towns may have multiple orders of different sizes. Excludes countywide orders

² Total includes counties without orders (not shown).

³ \$100 per acre on base values outside land value zone one

⁴ No changes to Green Acre (low) value

⁵ Excluding some cities and townships

Key

Ag-L	Agricultural Land Only	Tim-L	Timber Land Only
Ag-LS	Agricultural Land and Structures	Com-L	Commercial Land Only
Apt-LS	Apartment Land and Structures	Com-S	Commercial Structures Only
Res-L	Residential Land Only	Com-LS	Commercial Land and Structures
Res-S	Residential Structures Only	Ind-LS	Industrial Land and Structures
Res-LS	Residential Land and Structures	Ind-L	Industrial Land Only
SRR-L	Seasonal Recreational Residential Land Only	Ind-S	Industrial Structures Only
SRR-S	Seasonal Recreational Residential Structures Only	●	At least one of the orders was all parcels of this property type.
SRR-LS	Seasonal Recreational Residential Land and Structures	■	An order applied only to a subset of this property type -- includes or excludes certain plats, areas, parcels, lakes, lakeshore, property type codes, value ranges, parcel sizes, etc.

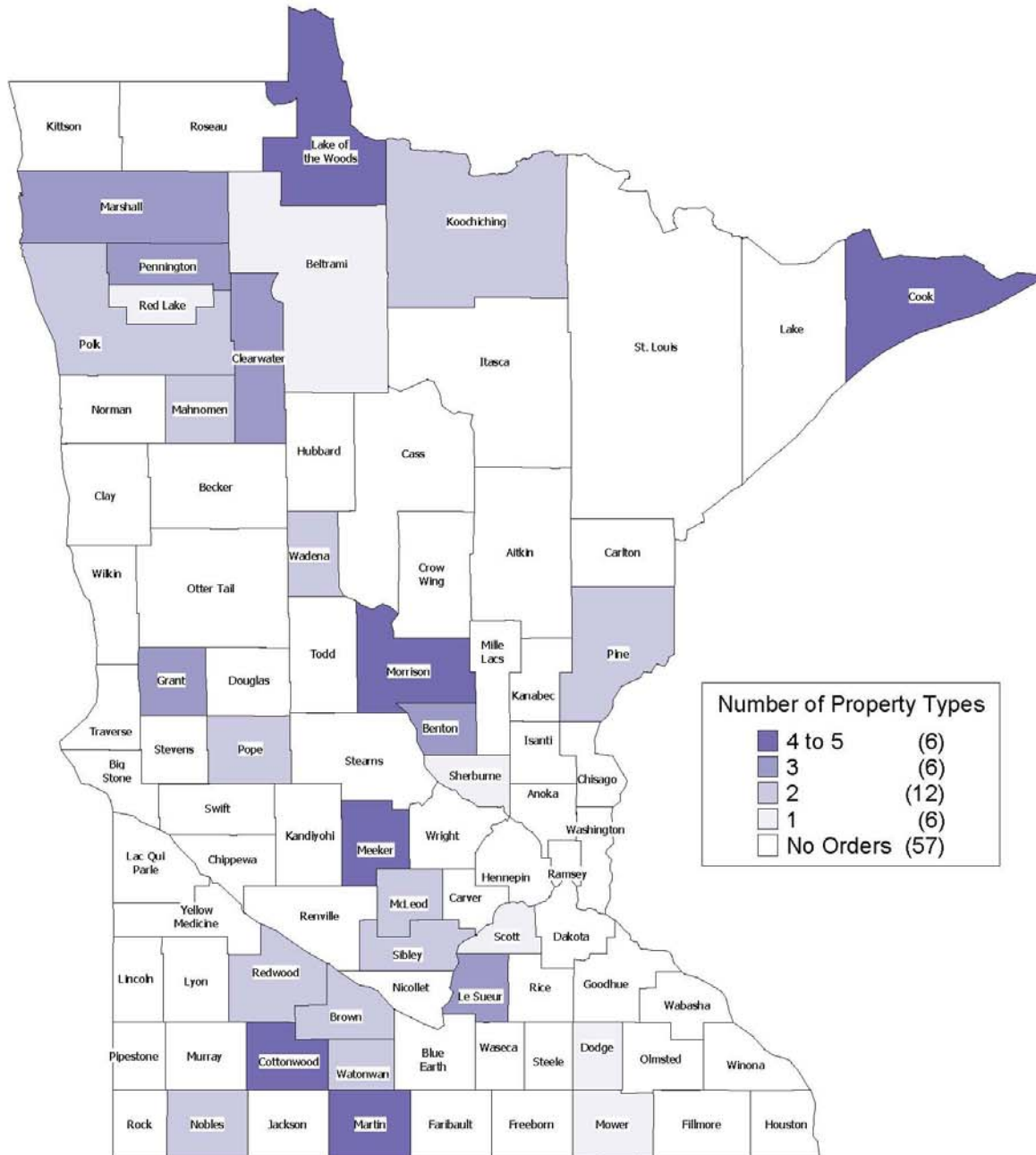
*Example Interpretation

Marshall County had multiple board order adjustments ranging from 5% to 15% affecting timber land, residential, seasonal recreational residential, and agricultural properties. The orders affected 38 (or 63%) of the jurisdictions in Marshall County. (See appendix for additional details.)

Summary of 2006 State Board Orders by Property Classification and Jurisdictions*

PROPERTY CLASSIFICATION	BOARD ORDER (% increase or decrease)	JURISDICTIONS AFFECTED BY ORDER			Total	Percent of Total
		Countywide	City	Township		
Residential	Subtotal	0	27	20	47	29.38%
	+40	0	0	0	0	0.00%
	+20	0	2	2	4	2.50%
	+15	0	1	1	2	1.25%
	+10	0	14	10	24	15.00%
	+5	0	7	7	14	8.75%
	-5	0	0	0	0	0.00%
-10	0	3	0	3	1.88%	
Apartment	Subtotal	0	1	0	1	0.63%
	+5	0	1	0	1	0.63%
Commercial-Industrial	Subtotal	2	4	1	7	4.38%
	+15	2	0	0	2	1.25%
	+10	0	3	1	4	2.50%
	+5	0	1	0	1	0.63%
-5	0	0	0	0	0.00%	
Seasonal-Recreational	Subtotal	4	6	11	21	13.13%
	+40	0	0	0	0	0.00%
	+20	0	0	1	1	0.63%
	+15	1	0	1	2	1.25%
	+10	3	5	6	14	8.75%
	+5	0	1	3	4	2.50%
	-5	0	0	0	0	0.00%
-10	0	0	0	0	0.00%	
Agricultural	Subtotal	9	0	71	80	50.00%
	+40	0	0	0	0	0.00%
	+25	1	0	0	0	0.00%
	+20	2	0	23	25	15.63%
	+15	0	0	15	15	9.38%
	+10	4	0	15	19	11.88%
+5	2	0	18	20	12.50%	
Timberland	Subtotal	4	0	0	4	2.50%
	+40	0	0	0	0	0.00%
	+20	2	0	0	2	1.25%
	+15	0	0	0	0	0.00%
	+10	2	0	0	2	1.25%
+5	0	0	0	0	0.00%	
Totals		19	38	103	160	100.00%

Number of Property Types in Counties Affected by 2006 Board Orders

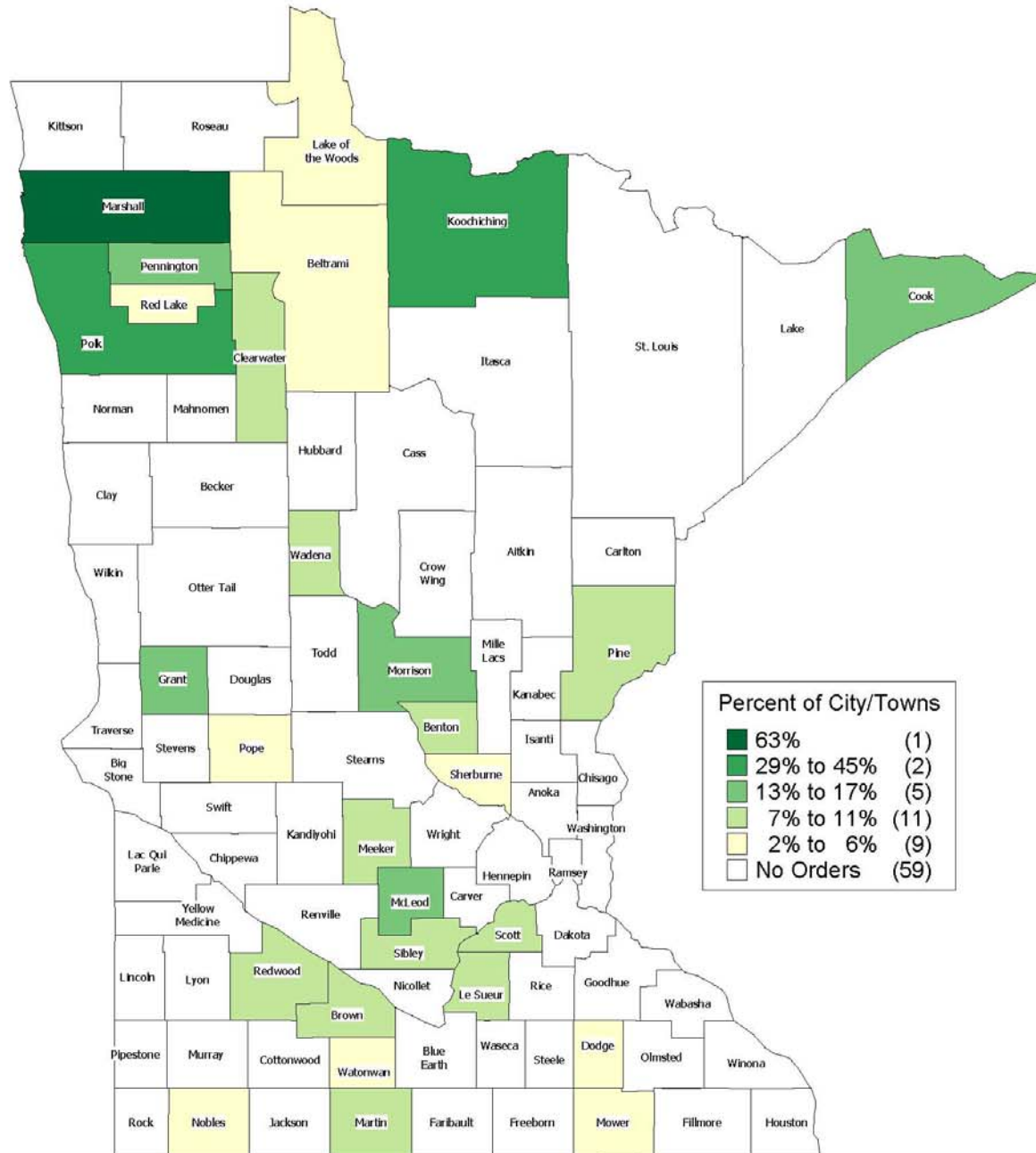


Source: Minnesota Revenue
 Date Prepared: March 7, 2007
 Map colors based on www.ColorBrewer.org

Map 8: Number of property types in counties affected by 2006 State Board Orders

Percent of City/Town Jurisdictions in Counties Affected by 2006 Board Orders

(Excludes Countywide Orders)



Source: Minnesota Revenue
 Date Prepared: March 7, 2007
 Map colors based on www.ColorBrewer.org

Map 9: Percent of city/town jurisdictions in counties affected by 2006 State Board Orders

Appendix

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Aitkin		No Changes		
Anoka		No Changes		
Becker		No Changes		
Beltrami	City of: Blackduck	Residential Land Only		-5
Benton	Cities of: Gilman	Residential Land and Structures	+5	
	Sauk Rapids	Commercial Land and Structures Apartment Land and Structures	+10 +5	
	Township of: Minden	Commercial Land and Structures	+10	
Big Stone		No Changes		
Blue Earth		No Changes		
Brown	Cities of: New Ulm	Commercial Land and Structures	+5	
	Springfield	Residential Structures Only On Properties With Total EMV of \$55,000 or Greater	+10	
Carlton		No Changes		
Carver		No Changes		
Cass		No Changes		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Chippewa		No Changes		
Chisago		No Changes		
Clay		No Changes		
Clearwater	Countywide:	Timber Land Only	+20	
	Countywide: Excluding Townships of Hangaard and Winsor	Agricultural Land Only	+20	
	Townships of: Hangaard	Agricultural Land Only	+15	
	Pine Lake	Residential Land and Structures (on selected parcels only)	+10	
	Winsor	Agricultural Land Only	+15	
Cook	City of: Grand Marais	Residential Land Only Seasonal Residential Recreational Land Only	+5 +5	
	Townships of: Unorganized 1 East, Townships 61 and 62 Only	Residential Land and Structures Seasonal Residential Recreational Land and Structures	+10 +10	
	Unorganized 1 West	Residential Land Only Seasonal Residential Recreational Land Only	+10 +10	
Cottonwood		No Changes		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Crow Wing	Countywide: Excluding Cities of Cuyuna, Garrison, Jenkins, Nisswa, Trommald and Townships of Dagget Brook, Fort Ripley, Lake Edward, Long Lake, Maple Grove, Platte Lake, Rabbit Lake, Roosevelt and St. Mathias	Agricultural Land Only On Parcels Over 34.5 Acres	+10	
		Residential Land Only On Parcels Over 34.5 Acres	+10	
		Seasonal Residential Recreational Land Only On Parcels Over 34.5 Acres	+10	
		Timber Land Only On Parcels Over 34.5 Acres	+10	
Dakota		No Changes		
Dodge	Township of: Mantorville	Residential Land and Structures	+10	
Douglas		No Changes		
Faribault		No Changes		
Fillmore		No Changes		
Freeborn		No Changes		
Goodhue		No Changes		
Grant	Cities of: Elbow Lake	Residential Land Only	+20	
		Herman	+10	
	Township of: Pelican Lake	Residential Land Only	+10	
		Seasonal Residential Recreational Land Only	+10	

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Hennepin		No Changes		
Houston		No Changes		
Hubbard		No Changes		
Isanti		No Changes		
Itasca		No Changes		
Jackson		No Changes		
Kanabec		No Changes		
Kandiyohi		No Changes		
Kittson		No Changes		
Koochiching	Cities of: Big Falls	Residential Land and Structures	+10	
		Seasonal Residential Recreational Land and Structures	+10	
	International Falls	Residential Land and Structures	+5	
		Seasonal Residential Recreational Land and Structures	+5	
	Mizpah	Residential Land and Structures	+10	
		Seasonal Residential Recreational Land and Structures	+10	
	Northome	Residential Land and Structures	+10	
		Seasonal Residential Recreational Land and Structures	+10	
	Ranier	Residential Land and Structures	+10	
		Seasonal Residential Recreational Land and Structures	+10	
	Township of: Unorganized 96	Residential Land and Structures	+5	
		Seasonal Residential Recreational Land and Structures	+5	

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Lac Qui Parle		No Changes		
Lake		No Changes		
Lake of the Woods	Countywide:	Agricultural Land Only Timber Land Only	+10 +10	
	Township of: Angle	Residential Land and Structures Seasonal Residential Recreational Land and Structures	+20 +20	
LeSueur	Countywide:	Agricultural Land Only Excluding Building Site	+5	
	City of: Elysian	Residential Land and Structures Lakeshore Only Seasonal Residential Recreational Land and Structures Lakeshore Only	+10 +10	
	Township of: Elysian	Residential Land and Structures Lakeshore Only Seasonal Residential Recreational Land and Structures Lakeshore Only	+10 +10	
Lincoln		No Changes		
Lyon	Township of: Lake Marshall	Residential Land and Structures	+5	
Mahnomen	Countywide:	Agricultural Land Only Timber Land Only	+5 +5	

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Marshall	Cities of: New Folden	Residential Land and Structures	+5	
	Stephen	Residential Land and Structures	+10	
	Townships of: Agdar	Agricultural Land Only	+10	
	Alma	Agricultural Land Only	+5	
	Augsburg	Agricultural Land Only	+5	
	Big Woods	Agricultural Land Only	+5	
	Bloomer	Agricultural Land Only	+5	
	Comstock	Agricultural Land Only	+5	
	Donnelly	Agricultural Land Only	+5	
	Eagle Point	Agricultural Land Only (on selected parcels only)	+5	
	East Park	Agricultural Land Only	+15	
	East Valley	Agricultural Land Only	+10	
	Eckvoll	Agricultural Land Only	+10	
	Espelie	Agricultural Land Only	+10	
	Excel	Agricultural Land Only	+15	
	Foldahl	Agricultural Land Only	+15	
	Fork	Agricultural Land Only	+5	
	Grand Plain	Agricultural Land Only	+10	
	Holt	Agricultural Land Only	+15	
	Huntly	Agricultural Land Only	+15	
Lincoln	Agricultural Land Only	+15		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Marshall	Cities of: New Folden	Residential Land and Structures	+5	
	Stephen	Residential Land and Structures	+10	
	Townships of: Agdar	Agricultural Land Only	+10	
	Alma	Agricultural Land Only	+5	
	Augsburg	Agricultural Land Only	+5	
	Big Woods	Agricultural Land Only	+5	
	Bloomer	Agricultural Land Only	+5	
	Comstock	Agricultural Land Only	+5	
	Donnelly	Agricultural Land Only	+5	
	Eagle Point	Agricultural Land Only (on selected parcels only)	+5	
	East Park	Agricultural Land Only	+15	
	East Valley	Agricultural Land Only	+10	
	Eckvoll	Agricultural Land Only	+10	
	Espelie	Agricultural Land Only	+10	
	Excel	Agricultural Land Only	+15	
	Foldahl	Agricultural Land Only	+15	
	Fork	Agricultural Land Only	+5	
	Grand Plain	Agricultural Land Only	+10	
	Holt	Agricultural Land Only	+15	
	Huntly	Agricultural Land Only	+15	
Lincoln	Agricultural Land Only	+15		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Marshall (Continued)	Townships of: Marsh Grove McCrea Middle River Nelson Park New Maine New Solum Oak Park Parker Sinnott Tamarac Valley Vega Viking Wanger Warrenton West Valley Wright	Agricultural Land Only	+15	
		Agricultural Land Only	+5	
		Agricultural Land Only	+5	
		Agricultural Land Only	+15	
		Agricultural Land Only	+15	
		Agricultural Land Only	+15	
		Agricultural Land Only	+5	
		Agricultural Land Only	+5	
		Agricultural Land Only	+5	
		Agricultural Land Only	+5	
		Agricultural Land Only	+10	
		Agricultural Land Only	+5	
		Agricultural Land Only	+15	
		Agricultural Land Only	+5	
		Agricultural Land Only	+5	
		Martin	Townships of: Rutland Tenhassen	Residential Land and Structures Lakeshore Only
Seasonal Residential Recreational Land and Structures Lakeshore Only	+15			
Residential Land and Structures	+10			
Seasonal Residential Recreational Land and Structures	+10			

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
McLeod	City of: Lester Prairie	Residential Land Only	+5	
	Townships of: Collins	Agricultural Green Acre (Low) Value Tillable Land Only	+15	
	Penn	Agricultural Green Acre (Low) Value Tillable Land Only	+15	
	Round Grove	Agricultural Green Acre (Low) Value Tillable Land Only	+15	
	Sumter	Agricultural Green Acre (Low) Value Tillable Land Only	+15	
Meeker	Countywide:	Commercial Land Only	+15	
		Industrial Land Only	+15	
	City of: Kingston	Residential Land Only	+20	
	Township of: Kingston	Residential Land Only Lakeshore Only	+10	
		Seasonal Residential Recreational Land Only Lakeshore Only	+10	
Mille Lacs		No Changes		
Morrison	Countywide:	Agricultural Green Acre (Low) Value Tillable Land Only	+10	
		Agricultural Green Acre (Low) Value Non-Tillable Land Only	+25	
	Countywide:	Commercial Land Only	+15	
		Industrial Land Only	+15	
	City of: Motley	Residential Land and Structures	+5	
	Townships of: Darling	Residential Land and Structures	+10	
		Seasonal Residential Recreational Land and Structures	+10	

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Morrison (Continued)	Townships of: Hillman Lakin Leigh Morrill Mount Morris	Agricultural Land Only Excluding Building Site	+10	
		Agricultural Land Only Excluding Building Site	+10	
		Agricultural Land Only Excluding Building Site	+10	
		Agricultural Land Only Excluding Building Site	+10	
		Agricultural Land Only Excluding Building Site	+10	
Mower	City of: Rose Creek	Residential Land and Structures		-10
Murray		No Changes		
Nicollet		No Changes		
Nobles	Township of: Indian Lake	Agricultural House and Garage Only	+10	
		Residential House and Garage Only	+10	
Norman	Countywide:	Agricultural Land Only	+20	
		Timber Land Only	+20	
Olmsted		No Changes		
Otter Tail		No Changes		
Pennington	City of: Thief River Falls	Commercial Land and Structures	+10	

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>		
			<u>Percent Increase</u>	<u>Percent Decrease</u>	
Pennington (Continued)	Townships of: Rocksbury	Residential Land and Structures	+10		
	Smiley	Residential Land and Structures	+5		
		Seasonal Residential Recreational Land and Structures	+5		
Pine	Townships of: Norman	Residential Structures Only	+10		
		Seasonal Residential Recreational Structures Only	+10		
	Wilma	Residential Land Only	+10		
		Seasonal Residential Recreational Land Only	+10		
	Pipestone	No Changes			
	Polk	City of: Crookston	Commercial Land and Structures (on selected parcels only)		-10
Townships of: Badger		Agricultural Land Only Excluding Building Site	+20		
		Brandsvold	Agricultural Land Only Excluding Building Site	+20	
			Chester	Agricultural Land Only Excluding Building Site	+20
		Columbia		Agricultural Land Only Excluding Building Site	+20
			Eden	Agricultural Land Only Excluding Building Site	+20
		Garden		Agricultural Land Only Excluding Building Site	+20
			Garfield	Agricultural Land Only Excluding Building Site	+20

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Polk (Continued)	Townships of: Godfrey Grove Park – Tilden Gully Hill River Johnson King Knutte Lessor Queen Rosebud Sletten Winger Woodside	Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
		Agricultural Land Only Excluding Building Site	+20	
Pope	City of: Villard	Residential Land Only	+10	
		Seasonal Residential Recreational Land Only	+10	
Ramsey		No Changes		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Red Lake	City of: Red Lake Falls	Residential Land and Structures	+15	
Redwood	City of: Sanborn	Residential Land and Structures	+10	
	Townships of: Brookville	Agricultural Land Only	+5	
	Kintire	Agricultural Land Only	+10	
Renville		No Changes		
Rice		No Changes		
Rock		No Changes		
Roseau		No Changes		
St. Louis		No Changes		
Scott	Townships of: Louisville	Residential Land Only	+5	
	Spring Lake	Residential Land Only	+5	
Sherburne	City of: Elk River	Commercial Land and Structures On Properties With Total EMV of \$250,000 or Less	+10	
Sibley	Townships of: Faxon	Residential Land and Structures	+5	
	Washington	Residential Land and Structures Seasonal Residential Recreational Land and Structures	+5 +5	
Stearns		No Changes		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Steele		No Changes		
Stevens		No Changes		
Swift		No Changes		
Todd		No Changes		
Traverse		No Changes		
Wabasha		No Changes		
Wadena	Cities of:			
	Sebeka	Residential Land and Structures		-10
	Verndale	Residential Land and Structures		-15
Waseca		No Changes		
Washington		No Changes		
Watonwan	Township of:			
	Long Lake	Residential Land and Structures Lakeshore Only	+10	
		Seasonal Residential Recreational Land and Structures Lakeshore Only	+10	
Wilkin		No Changes		
Winona		No Changes		
Wright		No Changes		

**2006 State Board of Equalization
Summary of Board Orders**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Changes</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Yellow Medicine		No Changes		

