

**FILLMORE COUNTY  
BOARD OF APPEAL AND EQUALIZATION  
MEETING AGENDA**

**June 17, 2025**

Fillmore County Courthouse- Boardroom, 101 Fillmore Street Preston, MN 55965

---

**FILLMORE COUNTY BOARD OF COMMISSIONERS**

**First District**  
**Mitch Lentz**

**Second District**  
**Randy Dahl**

**Third District**  
**Larry Hindt**

**Fourth District**  
**Duane Bakke**

**Fifth District**  
**Marc Prestby**

---

The Board provides the public the opportunity to participate in the meeting by phone or virtually. To participate Dial 1-844-621-3956; enter Access Code 2487 669 1542 or [www.webex.com](http://www.webex.com), click on “join meeting”; enter the Meeting ID 2487 669 1542; password 59YmeH67yFv

---

**6:30 p.m.      Convene County Board of Appeal and Equalization**


**Pledge of Allegiance**

**Swear-In of Board of Appeal and Equalization Members**

**Ryan Rasmusson, Assessor**

1. Assessment Presentation
2. Scheduled Appeals
  - Andy Bahl – Parcel 17.0663.000
3. Walk-in appeals
4. Assessor Recommendations

**Adjourn**



# Fillmore County Board of Appeal and Equalization 2025 Assessment Summary June 17, 2025

2025 ASSESSMENT FOR TAX PAYABLE IN 2026

# Appealing Value and/or Classification

## Informal Appeal

- ▶ Contacting the assessor or open book meetings: April-May 2025
- ▶ Open Book Meeting Dates: April 21-25, 2025

## Formal Appeal

- ▶ Local Boards of Appeal and Equalization: April 2025
  - ▶ Townships: Amherst, Forestville, Fillmore, Carimona, Beaver, Pilot Mound
  - ▶ Cities: Lanesboro, Harmony, Preston
- ▶ County Board of Appeal and Equalization: June 17, 2025
  - Must first attend the Local Board of Appeal and Equalization meeting if one is held.
- ▶ Minnesota Tax Court
  - Must file by April 30 of the year in which the tax is due

# State Requirements



Assessed values are required by state statute to maintain a Median Sales Ratio between 90%-105% in any jurisdiction with 6 or more sales.



When a jurisdiction is out of compliance and is not brought into compliance, the State Board of Equalization will bring the values into compliance. Taxpayers will NOT have the opportunity to appeal the valuations if this were to happen. This can be an increase or decrease in value.



Maintaining equalization in each jurisdiction is vital to ensure each taxpayer is liable to their fair share of the tax burden based on Minnesota Statute.



# Estimated Market Value (EMV)

<u>PROPERTY TYPE</u>	<u>2024 ASSMT</u>	<u>2025 ASSMT</u>	<u>\$ CHANGE</u>	<u>GROSS % CHANGE</u>	<u>NEW IMPROVEMENTS</u>	<u>NET % CHANGE</u>
AGRICULTURAL	\$4,453,991,400	\$4,659,972,450	\$205,981,050	4.62%	\$6,750,600	4.47%
RESIDENTIAL	\$1,625,438,300	\$1,787,877,650	\$162,439,350	9.99%	\$20,680,400	8.72%
SEASONAL REC	\$63,527,800	\$75,153,000	\$11,625,200	18.30%	\$1,284,700	16.28%
COMMERCIAL/INDUSTRIAL	\$166,609,600	\$179,192,700	\$12,583,100	7.55%	\$2,891,500	5.82%
APARTMENTS	<u>\$27,512,700</u>	<u>\$30,006,400</u>	<u>\$2,493,700</u>	<u>9.06%</u>	<u>\$342,600</u>	<u>7.82%</u>
COUNTY TOTAL	<b>\$6,337,079,800</b>	<b>\$6,732,202,200</b>	<b>\$395,122,400</b>	<b>6.24%</b>	<b>\$31,949,800</b>	<b>5.73%</b>

# The Assessment Process

## Mass Appraisal

- ▶ The process of valuing a group of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.

## Review sales and adjust for market trends (Annual Assessment)

- ▶ Certificates of Real Estate Value (eCRV)
- ▶ Sales Ratio Analysis

Required to physically inspect properties at least once every five years  
(Quintile Reassessments)

Inspect property for new construction or demolition

# Quintile Assessment

## QUINTILE ASSESSMENT AREAS - RES & AG

WYKOFF CITY

MABEL CITY

LANESBORO CITY - DATA ENTRY MAINTAINED FOR 2025 ASSESSMENT

RUSHFORD VILLAGE - DATA ENTRY COMPLETED

SUMNER TWP

FOUNTAIN TWP

HOLT TWP - LAND WAS UPDATED TO CPI

## OTHER QUINTILE ASSESSMENTS

APARTMENTS

# Annual Assessment

- ▶ Required to classify and value property as of January 2<sup>nd</sup> of each year for the taxes payable in the following year.
- ▶ Annual sales study: October – September
  - 2025 assessment: Sales study included sales that occurred October 2023 through September 2024
  - Sales Ratio =  $EMV / \text{Sale Price}$
  - **Median Ratio needs to be between 90-105% for a jurisdictions (6 sales of a property type constitutes a valid study)**
  - DOR Market Trends



# Market Condition Trends

For the Department of Revenue Sales Ratio Study, the sale prices were adjusted forward to January 2, 2025, based on the calculated market condition trend.

Agricultural/Rural Vacant Land	11.40% Annual Trend
Residential	5.124% Annual Trend
Comm./Ind./Apt.	0% Annual Trend

Example: Residential

Sale Date	Sale Price	Trended Sale Price
1/2024	\$213,000	\$223,914

# Sales Ratios Countywide

## Trended Sale Ratios:

<u>Property Type</u>	<u># Sales</u>	<u>Preliminary Ratio</u>	<u>Adj. Ratio</u>
Ag/RVL > 34.5 Acres	55	89.97%	95.33%
Residential/Seasonal Rec	179	88.27%	95.46%
Commercial	12	75.15%	77.70%
Industrial	1	112.53%	112.53%
Apartments	2	91.23%	91.23%

# JURISDICTIONS WITH 6 OR MORE SALES

RESIDENTIAL SALES			
<u>CITY</u>	<u># SALES</u>	<u>PRELIM. RATIO</u>	<u>ADJ. RATIO</u>
MABEL	9	93.22%	98.45%
CANTON	7	87.40%	96.54%
RUSHFORD	20	93.15%	95.34%
HARMONY	14	83.61%	97.69%
LANESBORO	12	86.88%	94.27%
FOUNTAIN	6	89.52%	95.37%
PRESTON	18	89.36%	97.50%
CHATFIELD CITY	16	91.13%	95.26%
SPRING VALLEY	23	93.63%	96.98%
WYKOFF	7	86.67%	94.00%

# Dwelling Adjustments

## Cities

Mabel *	-6.0%
Rushford C	2.7%
Canton C	12.2%
Harmony C	9.2%
Preston C	9.4%
Lanesboro *	7.5%
Fountain C	8.4%
Chatfield C	7.4%
Wykoff*	13.4%
Spring Valley C	2.2%
Peterson	9.5%
Whalen	10.0%
Ostrander	1.6%

## Townships

### Region 1+2

Chatfield T	0.2%
Fountain T *	50.0%
Fillmore	15.4%
Jordan	1.6%
Sumner*	28.0%
Spring Valley T	10.0%

### Region 3+4

Norway	9.9%
Arendahl	10.0%
Holt	10.0%
Pilot Mound	9.8%
Carrolton	9.8%
Rushford Vill*	10.0%

### Region 5

Briston	10.0%
Carimona	10.2%
Forestville	10.0%
York	10.0%
Beaver	25.0%
Bloomfield	9.7%

### Region 6

Newburg	9.9%
Preble	10.0%
Amherst	10.0%
Canton T	10.0%
Preston T	9.5%
Harmony T	9.9%



# Agricultural/Rural

- ▶ Countywide PT 93: Ag/RVL bare > 34.5 acres

<u># Sales</u>	<u>Preliminary Ratio</u>	<u>Adj. Ratio</u>
55	89.97%	95.33%

No jurisdictions had 6 or more sales

# Agricultural/Rural Land Values

## **Agricultural/Rural Land Rates**

	<u>2024 Assessment</u>	<u>2025 Assessment</u>	<u>%Change</u>
CPI Multiplier	115	119	3.5%
A-Tillable	\$11,200	\$11,600	3.6%
Pasture	\$4,000	\$4,400	10.0%
Woods	\$5,300	\$5,800	9.4%
Waste	\$1,800	\$2,000	11.1%
Bldg Yard	\$7,000	\$10,000	42.9%
1AC Site	\$12,000	\$20,000	66.7%
Septic and Well	\$20,000	\$30,000	50.0%

# Commercial/Industrial

	<u># Sales</u>	<u>Preliminary Ratio</u>	<u>Adj. Ratio</u>
Commercial	12	75.15%	77.70%
Industrial	1	112.53%	112.53%

No jurisdictions had 6 or more sales

# Useful Resources

## **Fillmore County**

- ▶ <https://www.co.fillmore.mn.us/>

## **Minnesota Department of Revenue**

- ▶ <https://www.revenue.state.mn.us/>
- ▶ <https://www.revenue.state.mn.us/understanding-property-tax>
- ▶ <https://www.revenue.state.mn.us/property-tax-refund>

## **Association of Minnesota Counties (AMC)**

- ▶ <https://www.mncounties.org/>

## **Minnesota Tax Court**

- ▶ <https://mn.gov/tax-court/>