

2022

CITY OF OWATONNA

ASSESSMENT REPORT

Steele County Assessor's Department

Local Board of Appeal and Equalization

April 19, 2022 6:00 p.m.



William G. Effertz, SAMA
Steele County Assessor

Brock Nelson, AMA,
Assistant County Assessor

2022 Local Board of Appeal and Equalization

City of Owatonna 2022 Assessment Report Assessor's Department

Overview

The purpose of the Board of Appeal and Equalization is to provide a fair and objective forum for property owners to appeal their valuation and/or classification. During, property owners' appeals will be dealt with fairly and objectively. When new information is provided, the Assessor will review and will have the option to report any new findings at the reconvene meeting.

The Assessor's office is guided by state law and bound by Statute. For instance, each property is required to be inspected once every 5 years. This is commonly referred to as, "Quintile" or "Quintile Inspections". Due to Owatonna's size it is broken down into sections. Each section is inspected once every five years. The breakdown of neighborhoods by year of inspection can be reviewed on the last page of this document.

State law requires the assessor to value all property at market value every year. "All real property subject to taxation shall be listed and assessed every year with reference to its value on January 2." Property owners receive a Notice of Valuation every year in mid to late March.

Minnesota Statute 273.121 states, "All real property shall be valued at its market value. In estimating and determining such value, the assessor shall not adopt a lower or different standard of value because the same is to serve as a basis for taxation, nor shall adopt as criterion of value the price for which property would sell at auction or forced sale, or in the aggregate with all the property in the town or district but shall value each article or description of property to be fairly worth in money".

Real property is valued at Market Value. Market value is defined as, "The most probable price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus or duress."

The real estate tax is ad valorem (by value) and based on the value of property and not the owner's ability to pay. The assessment is updated in a uniform objective manner each year. The assessor analyzes the previous twelve months real estate sales to modify the mass appraisal system to the current market as well as to improve equalization among properties. For the January 2, 2022 assessment, sales from October 1, 2020 to September 30, 2021 were analyzed both for market trends as well as the assessment to sale ratio (assessor's value divided by the sale price).

There are three reasons that valuations change each year.

Market adjustments due to the ever-changing conditions of the real estate market. Different types of real estate changes at different rates.

Even in a stable market, property values will change due to equalization. If a property value based on analysis of sales, is thought to be under or over assessed, either in relation to other properties or to a range of acceptable guidelines, the valuation may increase or decrease.

The third reason for change is new improvements.

The objective of the assessor is to be both accurate and uniform. The Commissioner of Revenue requires that all property types to be assessed between 90 to 105% of the selling price. Any assessment by aggregate property type that is outside of this range will be adjusted accordingly by the State Board of Appeal and Equalization.

After tonight’s meeting, if the property owner is still not satisfied with the 2022 assessment, the next step in the appeals process is to make an appointment to attend the:

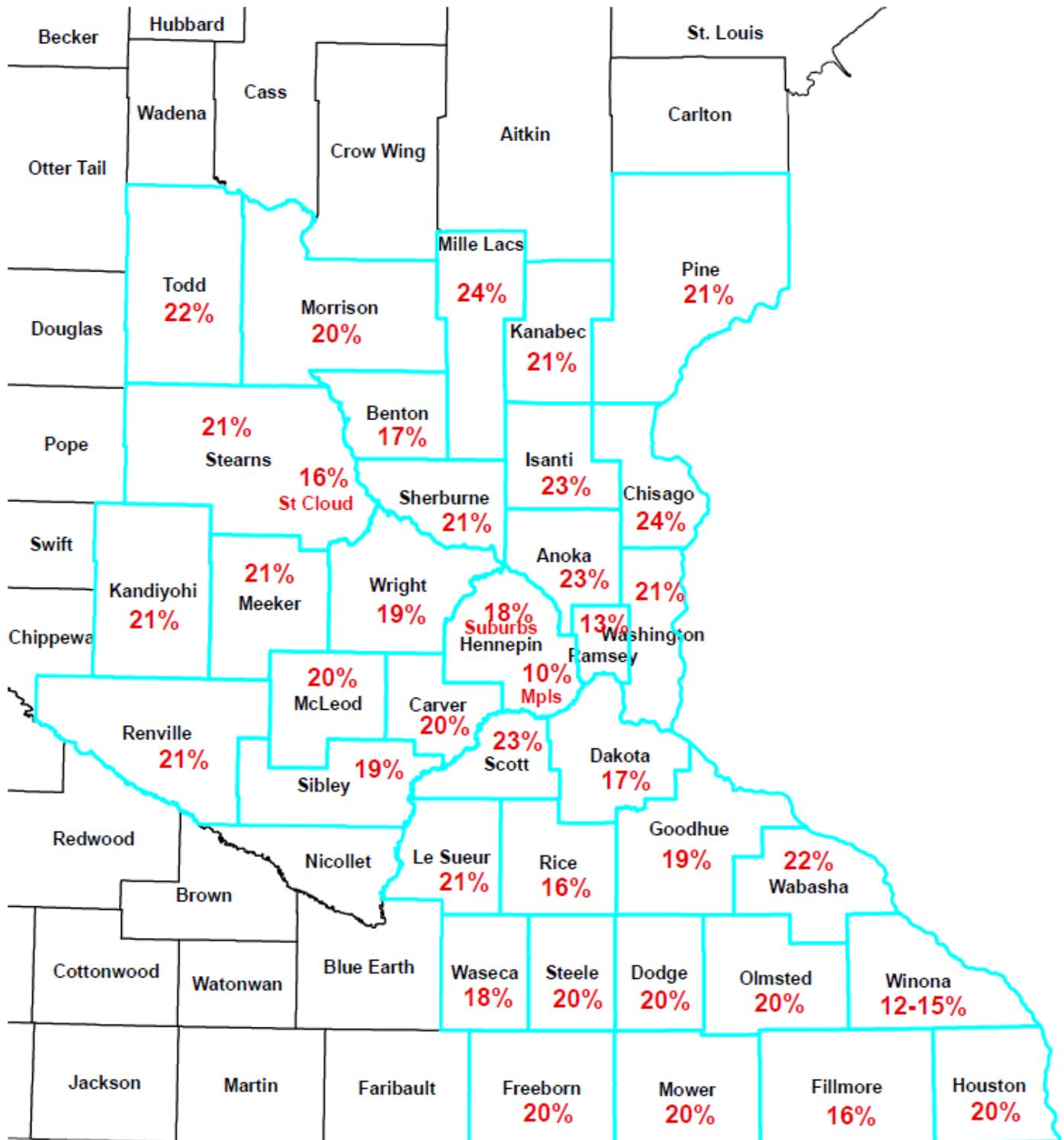
Steele County Board of Appeals and Equalization convenes on June 14, 2022 at 7:00 p.m. at the Administrative Center in Owatonna.

Adjustment for Market (Time) Trends

Minnesota Department of Revenue, Property Tax Data & Analysis Unit determines if there are any market condition trends occurring in each county. A simple linear regression of sales ratios is run over a 21-month study period to calculate market condition trends. If a trend has significance, the sale prices are adjusted for market conditions (time). For the 2022 assessment this study resulted in the following annual market trends for residential property in Steele County:

MARKET ADJUSTMENTS				
RESIDENTIAL PROPERTIES	2022	2021	2020	2019
STEELE TWPS	15.50%	11.42%	8.01%	6.59%
OWATONNA CITY	17.07%	6.31%	4.84%	6.66%
ELLENDALE CITY	20.67%	9.22%	4.64%	13.00%
BLOOMING PRAIRIE CITY	20.67%	9.22%	4.64%	13.00%
MEDFORD CITY	14.58%	6.31%	6.89%	6.59%
Based upon previous 21 months of sales leading up to the assessment.				
Determined by the Minnesota Department of Revenue when statistically significant.				

Residential Value Increase by County (2022 Assessment)



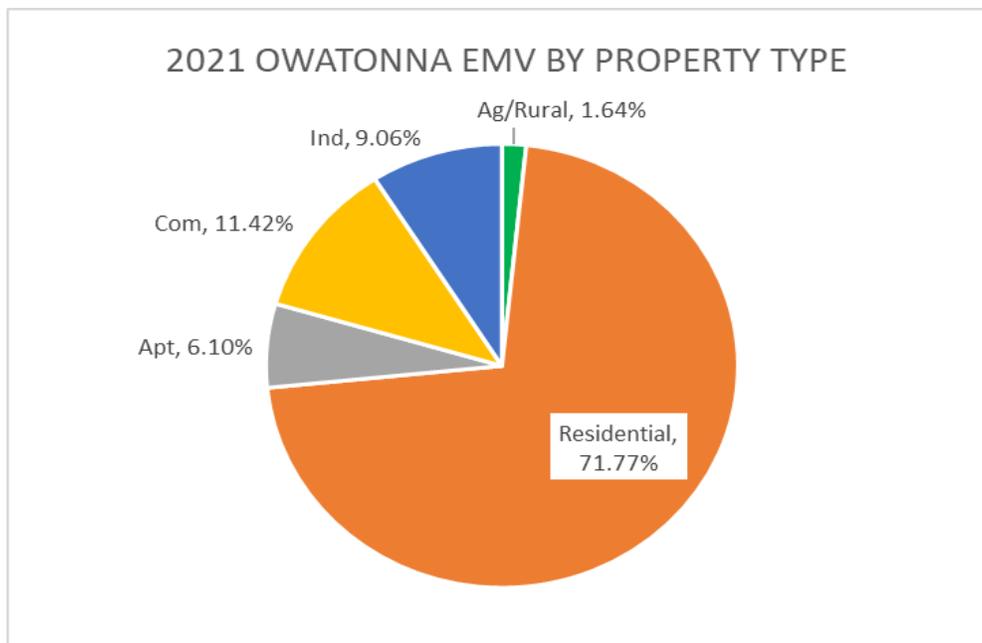
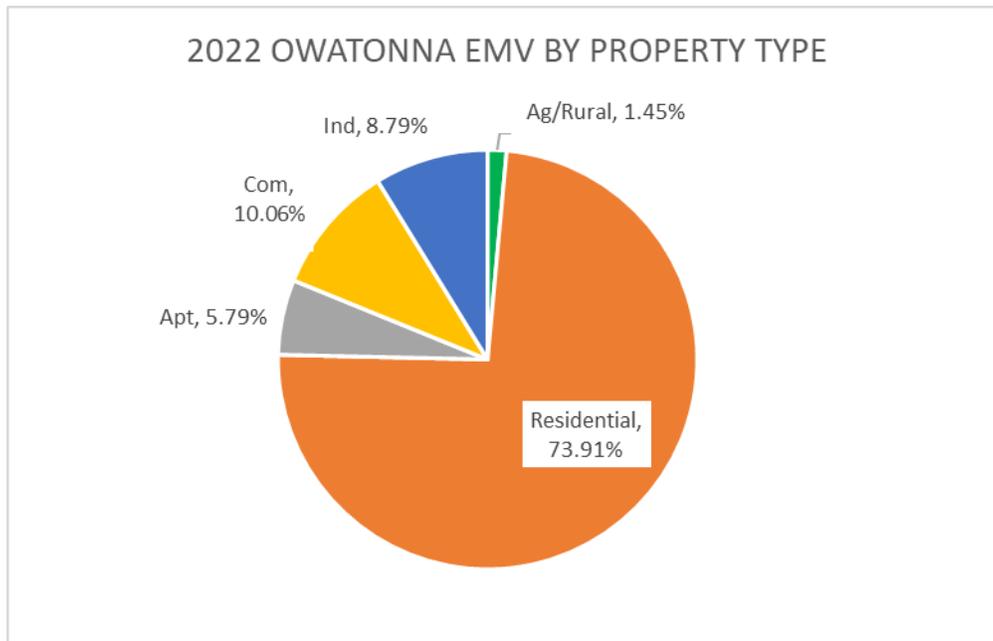
Adjusted Sales Ratio By Jurisdiction

Minnesota Statute 273.121 states all property must be valued at its market value. To facilitate this the Department of Revenue mandates the median ratio in each jurisdiction, with an adequate amount of sales be between 90% & 105%. This ratio is determined by taking the assessed value by the sale price. The chart below displays each jurisdictions ratios before and after values were adjusted for the 2022 Assessment year.

	MINNESOTA DEPARTMENT OF REVENUE SALES RATIO STUDY								
	2020			2021			2022		
	BEG	SALES	FINAL	BEG	SALES	FINAL	BEG	SALES	FINAL
RESIDENTIAL STATE STUDY									
01-BLOOMING PRAIRIE TWP	73.62%	1	93.23%	97.90%	2	1.0295%	89.35%	1	98.56%
02-SUMMIT	92.54%	2	94.92%	92.64%	2	95.68%		0	
03-BERLIN	83.44%	10	94.97%	84.85%	5	94.44%	79.98%	5	93.40%
04-AURORA	83.31%	3	93.30%	84.76%	3	93.69%	72.60%	6	91.53%
05-SOMERSET	91.39%	3	94.00%	81.34%	4	86.27%	77.66%	2	97.17%
06-LEMOND	87.04%	3	93.69%	75.67%	3	86.89%	81.60%	4	92.79%
07-HAVANA	92.62%	3	94.36%	81.56%	4	88.45%	81.15%	4	91.15%
08-OWATONNA TWP	99.75%	6	95.79%	89.34%	7	93.75%	74.18%	3	88.92%
09-MERIDEN	92.69%	4	97.54%		0		83.32%	3	93.98%
10-MERTON	86.19%	2	92.87%	84.05%	2	86.78%	86.79%	2	99.57%
11-MEDFORD TWP	81.17%	3	93.43%	69.92%	3	85.67%	77.18%	2	92.27%
12-CLINTON FALLS	89.18%	2	94.47%	74.20%	3	86.32%	75.96%	4	91.49%
13-DEERFIELD	98.00%	3	97.69%	82.47%	2	89.00%	76.56%	5	90.46%
14-BLOOMING PRAIRIE	94.51%	29	95.06%	86.20%	32	92.62%	73.81%	26	92.60%
15-ELLENDALE	90.70%	6	93.21%	89.54%	13	92.91%	73.57%	16	91.75%
16-MEDFORD	87.53%	25	93.17%	86.62%	13	92.68%	78.50%	27	92.93%
17-OWATONNA CITY	87.88%	361	93.74%	87.47%	384	93.58%	74.55%	421	91.07%
CITY TOTALS	89.29%	421	93.48%	87.05%	442	92.80%	74.18%	490	92.18%
TOWNSHIP TOTALS	89.18%	45	94.36%	83.26%	40	87.67%	78.82%	41	92.53%
# OF GOOD RESIDENTIAL SALES	88.13	466	93.79	87.22	482	93.17%	74.64%	531	91.24%
% CHANGE		-2.31%			3.43%			10.17%	
TOTAL RES TRANSFERS		712			735			767	
% CHANGE		-9.30%			3.23%			4.35%	

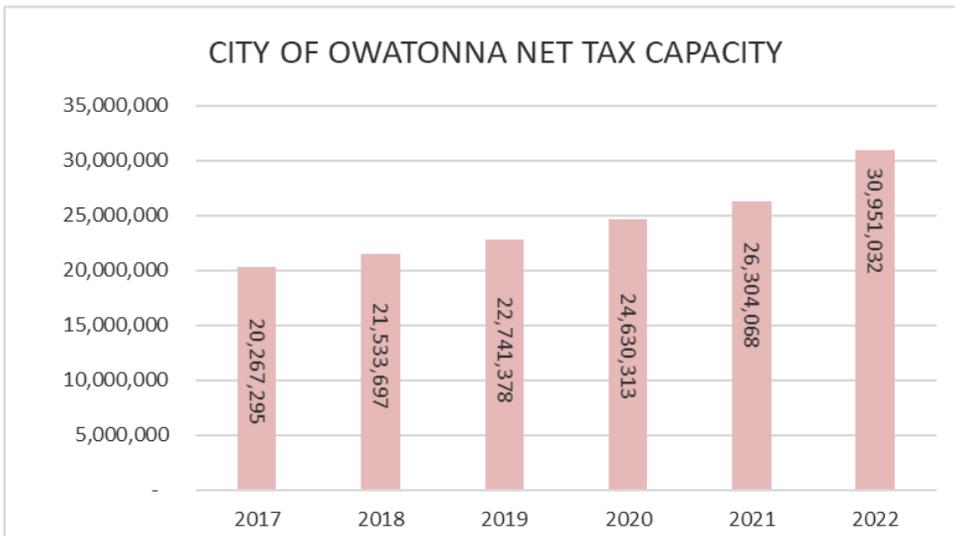
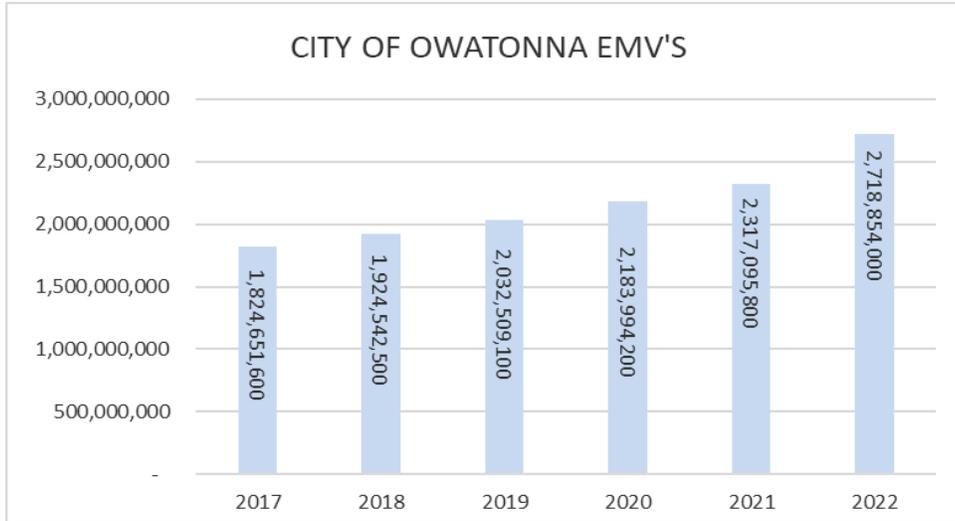
Owatonna 2022 Assessment Statistics

While assessors do not determine the amount of tax property owners pay, we do determine how the tax liability is distributed amongst properties based upon the market value. The market dynamics of each property class causes shifting of the tax liability between these classes. Because of the classification rates, commercial, industrial and utility properties take the brunt of the annual tax liability when looking only at market value. These pie charts illustrate the shifting due to market changes, albeit the change seems small, the changes can be significant. Note the tax bases declining reliance every classification and increasing reliance on Residential. This is due to the growth in the Residential market outpacing that of the other classifications of property.



OWATONNA FIVE YEAR ASSESSMENT HISTORY

ASSMT YR	EMV	% CHG	NTC	% CHG
2022	2,713,975,000	17.1%	30,951,032	17.7%
2021	2,317,095,800	6.1%	26,304,068	6.8%
2020	2,183,994,200	7.5%	24,630,313	8.3%
2019	2,032,509,100	5.6%	22,741,378	5.6%
2018	1,924,542,500	5.5%	21,533,697	6.2%
2017	1,824,651,600		20,267,295	



The Net Tax Capacity (NTC) is the effective measurement of the tax base. The NTC is the product of applying the statutory class rates to the Estimated Market Values of each property. The NTC reflects the changes in the market valuations plus the addition of new construction which leads to the expanding or contracting tax base. The NTC has been on a steady incline over the last five-years.

OWATONNA

TOTAL - ESTIMATE MARKET VALUE SUMMARY

	<u>2022</u>		<u>2021</u>	<u>PERCENTAGE CHANGE</u>	<u>2020</u>
EMV	\$ 2,713,975,000	\$	2,308,777,700		\$ 2,161,134,700
NC	\$ 41,842,400	\$	-		-
EMV (WITHOUT NC)	\$ 2,672,132,600	\$	2,308,777,700	15.7%	\$ 2,161,134,700

RESIDENTIAL ESTIMATED MARKET VALUE SUMMARY

<i>ASSESSMENT YEAR =</i>	<u>2022</u>		<u>2021</u>	<u>PERCENTAGE CHANGE</u>	<u>2020</u>
EMV	\$ 2,005,941,100		1,657,124,800		
NC	\$ 13,787,900				
EMV (WITHOUT NC)	\$ 1,992,153,200	\$	1,657,124,800	20.2%	\$ 1,563,791,400

<i>NUMBER OF PARCELS (IMPROVED)</i>	8,340		8,290		
MEDIAN VALUE	\$ 221,650	\$	182,200		\$ 172,000
MEDIAN VALUE PER SQ FT	\$ 172	\$	144		\$ 134
MEDIAN YEAR BUILT	1974		1974		1974
MEDIAN SQ FT (TLA - TOTAL LIVING AREA ABOVE GRADE)	1,320		1,321		1,319
NEW HOMES	35		33		32
SINGLE FAMILY	12		21		13
TOWNHOMES	2		0		6
PATIO HOMES	12		12		13

COMMERCIAL - ESTIMATED MARKET VALUE SUMMARY

	<u>2022</u>		<u>2021</u>	<u>PERCENTAGE CHANGE</u>	<u>2020</u>
EMV	\$ 272,980,400	\$	263,702,100		\$ 255,791,800
NC	\$ 2,302,000	\$	-		-
EMV (WITHOUT NC)	\$ 270,678,400	\$	263,702,100	2.6%	\$ 255,791,800

INDUSTRIAL - ESTIMATED MARKET VALUE SUMMARY

	<u>2022</u>		<u>2021</u>	<u>PERCENTAGE CHANGE</u>	<u>2020</u>
EMV	\$ 238,491,600	\$	209,080,300		\$ 177,108,900
NC	\$ 17,952,500	\$	-		
EMV (WITHOUT NC)	\$ 220,539,100	\$	209,080,300	5.48%	\$ 177,108,900

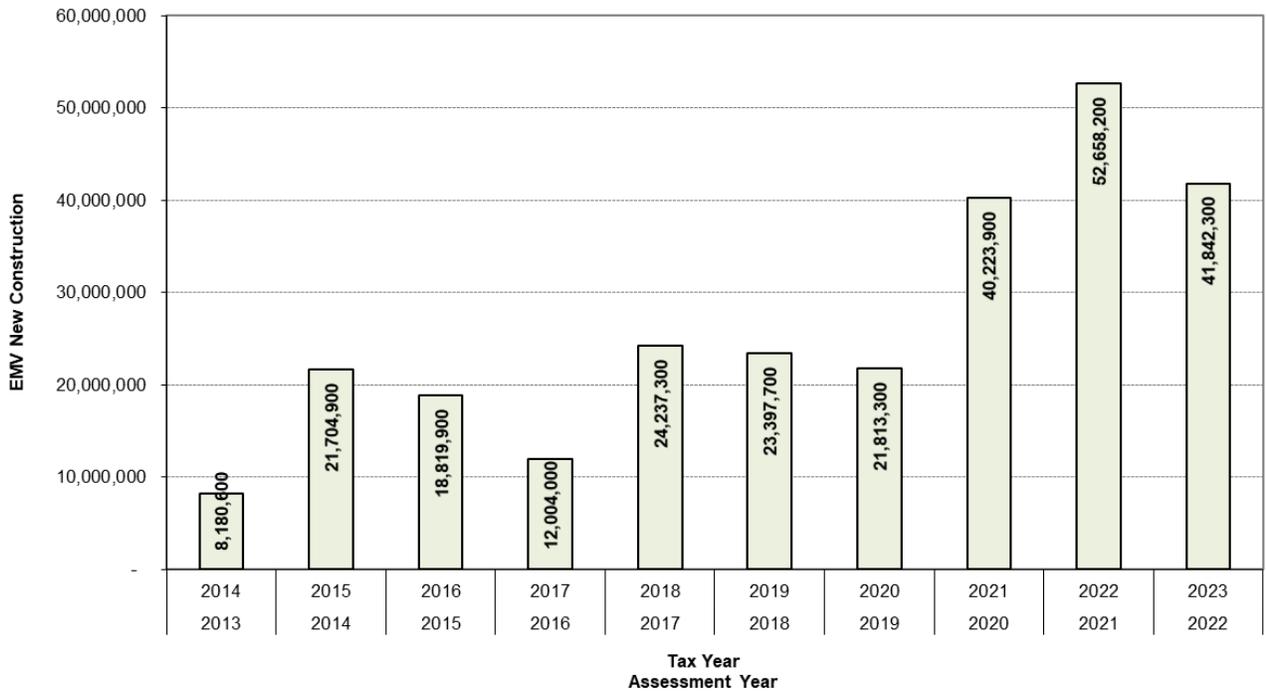
APARTMENTS - ESTIMATED MARKET VALUE SUMMARY

	<u>2022</u>		<u>2021</u>	<u>PERCENTAGE CHANGE</u>	<u>2020</u>
EMV	\$ 152,297,200	\$	136,628,500		\$ 127,280,600
NC	\$ 7,800,000	\$	-		-
EMV (WITHOUT NC)	\$ 144,497,200	\$	136,628,500	5.76%	\$ 127,280,600

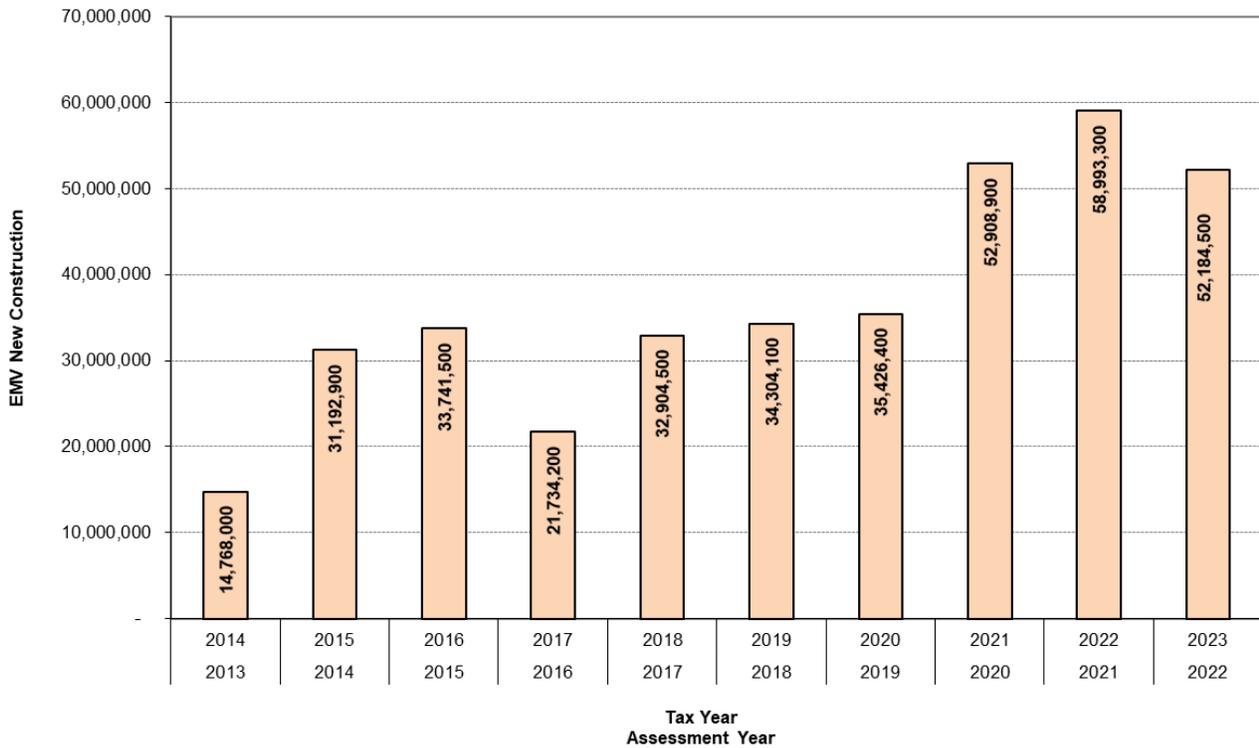
AG/RURAL - ESTIMATED MARKET VALUE SUMMARY

	<u>2022</u>		<u>2021</u>	<u>PERCENTAGE CHANGE</u>	<u>2020</u>
EMV	\$ 39,405,100	\$	37,949,200		\$ 33,074,500
NC	-	\$	-		-
EMV (WITHOUT NC)	\$ 39,405,100	\$	37,949,200	3.84%	\$ 33,074,500

**City of Owatonna
Estimated Market Value of New Construction**



**Steele County
Estimated Market Value of New Construction**



Residential New Starts by Jurisdiction

YEAR	AURA	BERL	BP CITY	BP TWP	CF TWP	DRFD TWP	ELEN CITY	HVNA TWP	LEMD TWP	MDFD CITY	MDFD TWP	MERD TWP	MERT TWP	OWTN	OWTN TWP	SOMM TWP	SUMM TWP	Total
2010	2	4		3		1			3	1	1	1		18			1	35
2011		2				1	1			2				13			1	20
2012	2	1		1		2	1			1		1		11	1	3	1	25
2013			3			1			1	1		1		24				31
2014	3	2	6	2	1	1		1	1	3	1	2	1	23		1	1	49
2015		4		1		1	1		1	3			1	15	3	2	2	34
2016	2	2	1		1	1	1		1	3		3		35		3	1	54
2017		6	2	1			1	1	1	1		1	1	37	2		1	55
2018		1	4			1	1	1		1	1	1		45	1		1	58
2019		4		1	2		1		2	3			2	35		1		51
2020		1	1	1	1	1	3			2		1		36		2	1	50
2021	2	1	3		1	1	2	2	2					35	1			50
Total	11	28	20	10	6	11	12	5	12	21	3	11	5	327	8	12	10	512

OWATONNA RESIDENTIAL SALES

ASSESS MENT YEAR	Good Sales	# Sales	% OF TOTAL	MEDIAN RATIO	ANNUAL TIME ADJ	LOCAL EFFORT	ADJ MEDIAN RATIO	COD	MEDIAN SALE PRICE	\$/SQ FT
2017	375	587	63.9%	86.84%	7.54%	5.7%	91.90%	6.43	\$ 152,500	\$ 122
2018	427	622	68.6%	87.46%	5.78%	4.9%	92.39%	6.02	\$ 160,000	\$ 127
2019	379	562	67.4%	85.91%	6.66%	6.4%	91.99%	6.16	\$ 170,000	\$ 135
2020	361	525	68.8%	87.88%	4.84%	5.1%	93.00%	4.94	\$ 180,000	\$ 142
2021	384	569	67.5%	87.47%	6.31%	5.1%	93.58%	5.03	\$ 187,000	\$ 149
2022	421	630	66.8%	74.5%	15.86%	16.0%	91.03%	6.37	\$ 215,000	\$ 167
2023	116	161	72.0%	98.2%						

RESIDENTIAL VACANT LOT SALES

ASSESS MENT YEAR	# OF GOOD SALES	TOTAL # OF SALES	MEDIAN RATIO	MEDIAN SALE PRICE
2018	21	30	99.28%	\$ 30,000
2019	19	36	78.59%	\$ 37,000
2020	18	24	97.33%	\$ 31,900
2021	21	30	90.40%	\$ 33,000
2022	26	39	84.90%	\$ 35,600
2023	9	9	104.84%	\$ 30,000
TOTAL PLATTED PARCELS				343
SALE SAMPLE SIZE				11.4%

STEELE COUNTY 2022 ASSESSMENT TOTALS

Totals	GRAND TOTALS		3/21/2022	
	Spring 2022	Fall 2021	%INC/DEC	W/O NC
Land	\$ 2,405,088,600	\$ 2,163,365,000	11.2%	
Building	\$ 3,089,967,300	\$ 2,591,543,100	19.2%	
Total EMV	\$ 5,495,055,900	\$ 4,754,908,100	15.6%	14.5%
Total # 2a Acres	232,657	232,722	-0.03%	
Total # 2b Acres	12,798	12,775	0.18%	
Agricultural/Rural	\$ 1,843,053,750	\$ 1,641,438,500	12.28%	12.2%
Residential	\$ 2,867,798,350	\$ 2,393,066,900	20%	19.0%
Apartments	\$ 165,031,800	\$ 147,593,200	11.8%	6.0%
Manufactured Home Pk	\$ 6,191,800	\$ 5,418,000	14.3%	
Comm Seas Rec	1,684,400	1,641,700	2.6	
Commercial/Industrial	\$ 612,833,200	\$ 567,415,800	8.0%	4.2%
Total New Improvements	\$ 52,185,100	\$ 58,961,500	-11.5%	
Agricultural	\$ 1,545,500	\$ 4,526,200		
Residential	\$ 20,504,300	\$ 18,586,900		
Apartments	\$ 8,640,000	\$ 4,125,100		
Combined Commercial/Industrial	\$ 21,483,300	\$ 31,715,800		

City Comparison in Steele County

CITY OF BLOOMING PRAIRIE				
	Spring 2022	Fall 2021	% CHG	w/o Imp
Land	\$ 30,596,100	\$ 27,727,400	10.3%	
Building	\$ 129,006,400	\$ 105,000,700	22.9%	
*** Total EMV	\$ 159,602,500	\$ 132,728,100	20.2%	18.8%
**Ag/Rural	\$ 5,265,400	\$ 5,091,000	3.4%	3.4%
**Residential	\$ 130,243,200	\$ 105,938,900	22.9%	21.7%
**Apartments	\$ 3,895,200	\$ 3,531,700	10.3%	10.3%
Commercial	\$ 11,867,900	\$ 10,538,000	12.6%	
Industrial	\$ 8,330,800	\$ 7,628,500	9.2%	
**Commercial Industrial	\$ 20,198,700	\$ 18,166,500	11.2%	7.4%
**New Improvements	\$ 1,976,800	\$ 599,300	229.9%	
Resid Hstd	\$ 688,700	\$ 387,000		
Resid N-Hstd	\$ 600,800	\$ 144,400		
Commercial	\$ 687,300	\$ 67,900		
Industrial	\$ -	\$ -		

CITY OF MEDFORD				
	Spring 2022	Fall 2021	% CHG	w/o Imp
Land	\$ 24,346,300	\$ 22,748,500	7.0%	
Building	\$ 105,538,900	\$ 89,945,900	17.3%	
*** Total EMV	\$ 129,885,200	\$ 112,694,400	15.3%	14.1%
**Ag/Rural	\$ 1,095,700	\$ 881,200	24.3%	24.3%
**Residential	\$ 105,069,500	\$ 89,990,600	16.8%	16.2%
**Apartments	\$ 5,142,900	\$ 3,990,900	28.9%	7.8%
Commercial	\$ 17,247,700	\$ 16,504,000	4.5%	
Industrial	\$ 1,329,400	\$ 1,327,700	0.1%	
**Commercial Industrial	\$ 18,577,100	\$ 17,831,700	4.2%	4.2%
**New Improvements	\$ 1,317,000	\$ 1,210,500	8.8%	
Resid Hstd	\$ 452,000	\$ 415,300		
Resid N-Hstd	\$ 25,000	\$ 169,200		
Apartments	\$ 840,000	\$ 566,000		
Commercial	\$ -	\$ -		
Industrial	\$ -	\$ 60,000		

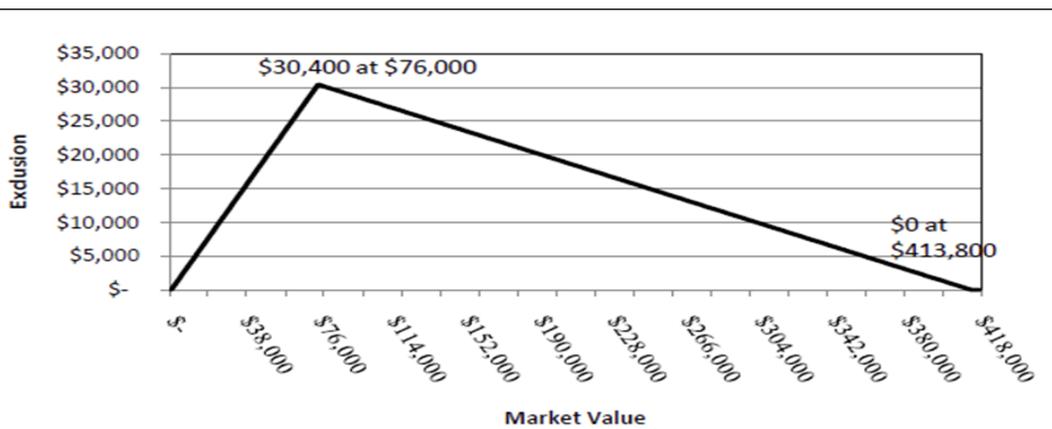
CITY OF ELLENDALE				
	Spring 2022	Fall 2021	%CHG	w/o Imp
Land	\$ 10,138,100	\$ 9,334,100	8.6%	
Building	\$ 44,782,100	\$ 35,977,000	3.7%	
*** Total EMV	\$ 54,920,200	\$ 45,311,100	21.2%	18.7%
**Ag/Rural	\$ 1,630,800	\$ 1,423,800	14.5%	2.8%
**Residential	\$ 45,988,100	\$ 37,050,700	24.1%	21.1%
**Apartments	\$ 2,830,400	\$ 2,648,200	6.9%	6.9%
Commercial	\$ 2,872,800	\$ 2,725,400	5.4%	
Industrial	\$ 1,598,100	\$ 1,463,000	9.2%	
**Commercial Industrial	\$ 4,470,900	\$ 4,188,400	6.7%	4.8%
**New Improvements	\$ 1,116,700	\$ 347,300	221.5%	
Resid Hstd	\$ 756,300	\$ 474,300		
Resid N-Hstd	\$ 350,400	\$ 10,000		
Commercial	\$ 10,000	\$ -		

General Assessment Information

Homestead Market Value Exclusion

The Homestead Market Value Exclusion is the last item in the hierarchy of market value components before taxable market value. (Minnesota Statutes, section 273.13, subdivision 35) Residential property and the portion of agricultural property classified as the house, garage and surrounding one acre of land, shall be eligible for a market value exclusion. The following examples will illustrate these calculations for different types of property. Simply stated, the exclusion decreases as the market value increases (also works conversly).

Calculation of the homestead market value exclusion involves several steps. For a homestead valued at \$76,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of \$30,400 at \$76,000 of market value. For a homestead valued between \$76,000 and \$413,800, the exclusion is \$30,400 minus nine percent of the valuation over \$76,000. For a homestead valued at \$413,800 or more, there is no homestead valuation exclusion.



Statutory Class Rates:

2022 Tax Capacity and Class Rates

Taxable Market Value X Class Rate = Tax Capacity

57 classifications condensed

Class	EMV	Class Rate	Sub to State Tax
Residential	\$500,000	1.00%	No
	Over \$500,000	1.25%	No
Apartments	No tier	1.25%	No
Commercial/ Industrial	First \$100,000	1.50%	No
	\$100,001 - \$150,000	1.50%	Yes
	Over \$150,000	2.00%	Yes
Agricultural:			
House, Garage, One Acre:			
Ag Homestead	First \$500,000	1.00%	No
	Over \$500,000	1.25%	No
Remainder of Ag Land:			
Non- Homestead:	First \$1,890,000	0.50%	No
	Over \$1,890,000	1.00%	No
Non- Homestead:	All Value	1.00%	No

Quintile Plans

