

Local Board of Appeal and Equalization  
April 7, 2020

Meeting called to order by Mayor Tammy Konz at 6:00pm

Council members present: Tammy Konz, Sheryl Carlson, Cindy Stelten and Kyle Christensen;  
DuWayne Orbeck absent

Others present: Connor Rausch, Mitch Determan and Jean Matua – all via teleconference

Mitch Determan from the Stearns County Assessor's Office started off the meeting by reviewing the procedures for the teleconference. The City Clerk followed by stating that the following persons were present: Tammy Konz, Sheryl Carlson, Cindy Stelten and Kyle Christensen.

There were 16 qualifying sales for the 2020 assessment period of October 1, 2018, through September 30, 2019; the sales indicated a time adjusted median ratio of 92%. There was \$280,000 of new construction; this is down from last year when there was \$1,047,700 of new construction. Average market value changes for properties in the City for the 2020 assessment for taxes payable in 2021 are:

Residential	Old plats + 3% to + 7%
	New plats + 1% to + 3%
	Sunrise Townhomes + 8% to + 9%
Agricultural – Market	+ 0% to + 3%
Agricultural - Green Acre	+ 0% to + 1%
Commercial/Industrial	+ 2% to + 4%
Apartments	+ 4% to + 6%

Councilmember Christensen asked how the City of Kimball's property values compare to that of Holdingford, Pierz, etc.

Mitch is not familiar with those areas, but he does assess for the City of Eden Valley and their values are about 10% higher. Connor is familiar with New Munich and Meire Grove and Kimball's are relatively similar.

Connor went on to explain that there have been 6 qualifying sales so far this year.

No property owners had yet to call in, but they can call or email the County with questions.

Councilmember Christensen asked how the City of Kimball's tax capacity rate compares to other cities Stearns County.

Mitch stated that Kimball's tax capacity is currently at 84% and 5 years ago was at 96%, Eden Valley is at 110%, Brooten is at 87% and Holdingford is at 60%. He will email the information to the City Clerk to forward on to the Council.

Motion made by Cindy Stelten and seconded by Kyle Christensen to adjourn at 6:21pm; motion carried

Respectfully submitted by Nicole Pilarski