

**MINUTES OF THE CITY OF ZIMMERMAN
BOARD OF APPEAL AND EQUALIZATION
MONDAY, APRIL 15, 2013**

CALL TO ORDER: The Board of Appeal and Equalization was called to order at 6:30 p.m. at the Zimmerman City Hall by Mayor Earenfight.

ROLL CALL: Present: Mayor Earenfight, Council Members Clough, Laney and Mathison. Member Brisbin was excused absent. Sherburne County Assessor Dan Weber, with staff members Bill Riley (Commercial Appraiser), Shelly Maloney (Residential Appraiser), Kristi Botzek, (Residential Appraiser), and Lori Bistodeau (Office Assistant). Also present was Kary Tillmann, City of Zimmerman Clerk/Treasurer.

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County Assessor Dan Weber 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, 2011 – September 30, 2012 were used to determine the estimated market values for the 2013 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.

There were 24 residential sales in Zimmerman during the study period. Zimmerman calculated at 93.8%, which is within the allowable ratio. Sherburne County's building schedule increased by 6%. Also, in the City of Zimmerman, some neighborhoods received additional or reduced adjustment based on sales in those neighborhoods. In addition, residential and agricultural improved sites were reduced to \$20,000 from \$25,000 for those on City sewer and water and from \$27,000 to \$22,000 for those with well and septic. Residential vacant lots were reduced from \$20,000 to \$12,000. The remaining acres (acreage over one acre) rate was reduced from \$4,500 to \$4,000 per acre. The Lake Fremont front foot lakeshore schedule did not change for the 2013 assessment. Apartment values decreased about 3%. Commercial and Industrial values decreased approximately 8.65%.

In 2012, there were four single-family home permits, including a manufactured home set on Lake Fremont, plus 2 mobile home sets and 97 structural alterations, compared to one single-family home permit and 349 structural alterations in 2011. 2011 structural alterations included a reside and reroof project of South Side Villas.

Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2012. There were 486 properties reassessed. Properties reassessed were located in Pleasant Hills, Taylor Grove, Huntington, South Side Villas, The Pines of Zimmerman and Tall Pines.

PUBLIC QUESTIONS

There were no questions from the public.

Mayor Earenfight declared the meeting adjourned at 6:45.m.

Approved this 6th day of May, 2013.

s/s Kary Tillmann, City Clerk/Treasurer