

**MINUTES OF THE CITY OF ZIMMERMAN
BOARD OF APPEAL AND EQUALIZATION
MONDAY, APRIL 18, 2016**

CALL TO ORDER: The Board of Appeal and Equalization was called to order at 9:00 a.m. at the Zimmerman City Hall by Mayor Earenfight.

ROLL CALL: Present: Mayor Earenfight, Council Members Mathison and Smith. Members Brisbin and Nathe were not present. County Assessor Greg Olson was present with staff members Bill Riley (Commercial Appraiser), Shelly Maloney (Residential Appraiser), and Kristi Botzek, (Agricultural Appraiser). Also present was Kary Tillmann, City of Zimmerman Clerk/Treasurer.

BOARD OF APPEAL AND EQUALIZATION

Residential Appraiser Shelly Maloney 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, 2014 – September 30, 2015 were used to determine the estimated market values for the 2016 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.

Maloney reported that there were 75 good arms-length transactions in Zimmerman during the study period. Zimmerman calculated at 88.45%, which is outside of the allowable ratio. Sherburne County's building schedule increased by 5%. The City of Zimmerman's building schedule did not increase for the 2016 assessment, however, some neighborhoods in the City were adjusted if sales showed an increase or decrease were needed to meet ratio guidelines. In addition, residential and agricultural improved sites were increased from \$20,000 from \$21,000, while residential vacant sites were increased by 5% to \$12,600. The remaining acres (acreage over one acre) rate stayed constant at \$4,000 per acre. The Lake Fremont front foot lakeshore schedule increased slightly for the 2016 assessment. The ending ratio for the City of Zimmerman after all changes were taken into consideration is 93.89%, with the ending ratio for properties on Lake Fremont set at 92.17%.

In 2015, there were 36 single-family home permits, 2 mobile home set and 112 structural alterations, compared to 19 single-family home permits and 100 structural alterations in 2014.

Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2015. There were 407 properties reassessed. Residential areas that were reviewed included Forest Oaks Additions, Pioneer Ponds Additions, Green Trees, and Sections 8, 10, 16, 17, and 18. All exempt properties in Zimmerman were all reviewed in 2015 as well.

PUBLIC QUESTIONS

Scott Weiler, 12034 Ash Street (PID #95-412-0230): Questioned how the square footage of his dwelling was calculated to determine his valuation. He measured the interior of the property and calculated a smaller square footage than what is listed on his appraisal report. Residential Appraiser Maloney advised that for valuation purposes, the square footage is calculated by measuring the exterior walls, so it was reasonable that he would calculate a smaller a number than what the County determines. He also questioned if his value would increase if he had Lake Frontage. Maloney stated that lake frontage is calculated at a higher rate, so his property would be assessed at a higher value if he acquired Lake Frontage by purchasing from the adjacent property owner.

Smith/Mathison unanimous to make no changes to the assessed value for the property PID #95-412-0230, owned by Scott Weiler.

Mathison/Smith unanimous to adjourn the meeting at 9:23 a.m.

Approved this 2nd day of May, 2016.

s/s Kary Tillmann, City Clerk/Treasurer

Approved 05/02/2016