

**MINUTES OF THE CITY OF ZIMMERMAN  
BOARD OF APPEAL AND EQUALIZATION  
MONDAY, APRIL 20, 2015**

**CALL TO ORDER:** The Board of Appeal and Equalization was called to order at 9:14 a.m. at the Zimmerman City Hall by Mayor Earenfight.

**ROLL CALL:** Present: Mayor Earenfight, Council Members Mathison and Merwin. Members Brisbin and Nathe were not present. Assistant County Administrator Dan Weber, County Assessor Greg Olson, 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**

County Assessor Greg Olson 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, 2013 – September 30, 2014 were used to determine the estimated market values for the 2015 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.

Residential Appraiser Shelly Maloney reported that there were 54 residential sales in Zimmerman during the study period. Zimmerman calculated at 85.34%, which is outside of the allowable ratio. Sherburne County's building schedule increased by 5% and the City of Zimmerman's building schedule increased by an additional 3% for the 2015 assessment. Also, in the City of Zimmerman, some neighborhoods received additional or decreased adjustment based on sales in those neighborhoods. In addition, residential and agricultural improved sites were increased from \$18,000 from \$20,000, while residential vacant sites were remained at \$12,000, with the exception being Maefield Estates Second Addition, which is now at \$14,000 per site. 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 2015 assessment. The ending ratio for the City of Zimmerman after all changes were taken into consideration is 91.8%.

In 2014, there were 19 single-family home permits and four new townhome permits issued, plus 1 mobile home set and 100 structural alterations, compared to six single-family home permits and 102 structural alterations in 2013.

Reassessment was completed in a portion of the City of Zimmerman in the summer and fall of 2014. There were 501 properties reassessed. Residential areas that were reviewed included part of Sections 9 & 18, Village of Lake Fremont, Stendahl's 1<sup>st</sup> & 2<sup>nd</sup> Additions, Fremont Lake Shores 1<sup>st</sup> & 2<sup>nd</sup> Additions, Fremont Terrace, Fremont Shores, Marturano Woods 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Additions, and Third Fremont Lake.

**PUBLIC QUESTIONS**

Commercial Appraiser Bill Riley presented the following request:

**Prairie Hill Montessori LLC, (PID #95-457-0120):** Requested a reduction to their assessed property value due to the current condition of the exterior of the commercial building located at 12560 Fremont Avenue (Lot 4, Block 1 Lundgrens). Riley reviewed the property on April 14, 2015, and suggested a slight reduction to the valuation due to the condition of the exterior siding on the building.

**Mathison/Merwin unanimous to approve reduction in the assessed value of PID #95-457-0120, 12560 Fremont Avenue, owned by Prairie Hill Montessori, LLC, from \$294,500 to \$288,500, as recommended by the Commercial Appraiser.**

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

Approved this 4th day of May, 2015.

*Kary Tillmann*

Kary Tillmann, City Clerk/Treasurer

Approved 05/04/2015