

2020

CITY OF OWATONNA

ASSESSMENT REPORT

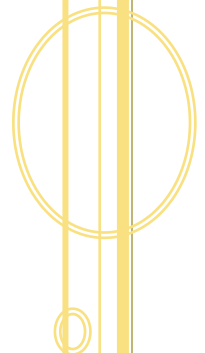
Steele County Assessor's Department



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Steele County Assessor

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April 21, 2020



2020 Local Board of Appeal and Equalization

City of Owatonna 2020 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. The goal of the Board of Appeal and Equalization is to address property owners issues fairly and objectively.

The initial meeting of the Board of Appeal and Equalization is to hear from the property owners and the assessor's will review the information and report our findings at the reconvene meeting.

State law requires the assessor to value all the 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 along with their Property Tax Statement 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".

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."

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, 2020 assessment, sales from October 1, 2018 to September 30, 2019 were analyzed both for market trends as well as the assessment to sale ratio (assessor's value divided by the sale price).

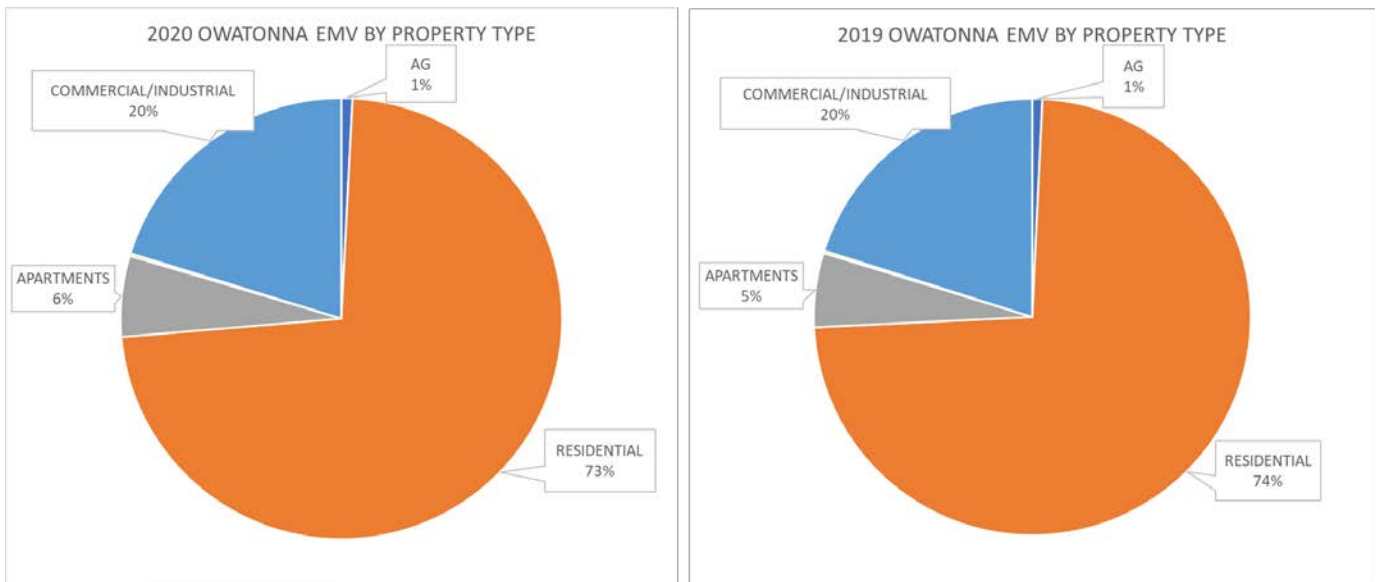
There are three reasons that valuations change each year.

1. Market adjustments due to the ever changing market conditions of the real estate market. Different types of real estate changes at different rates.
2. 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.
3. 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.

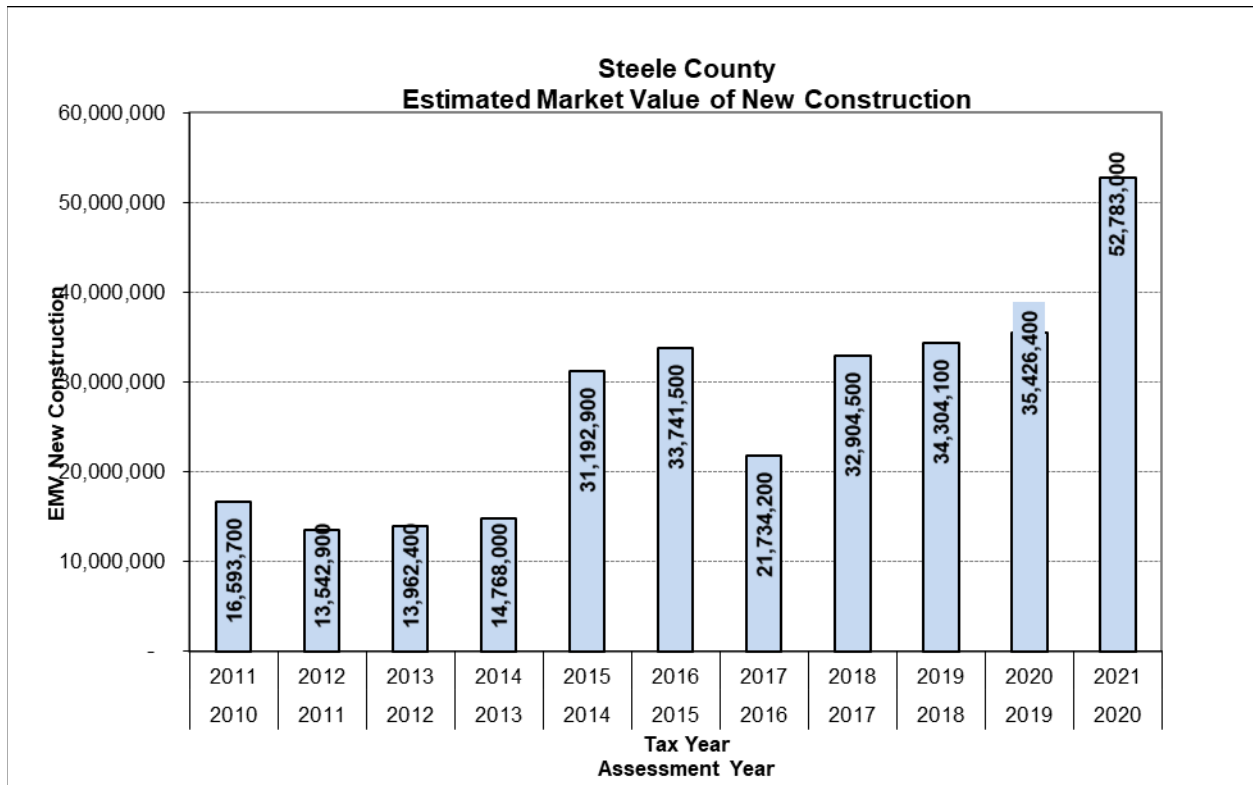
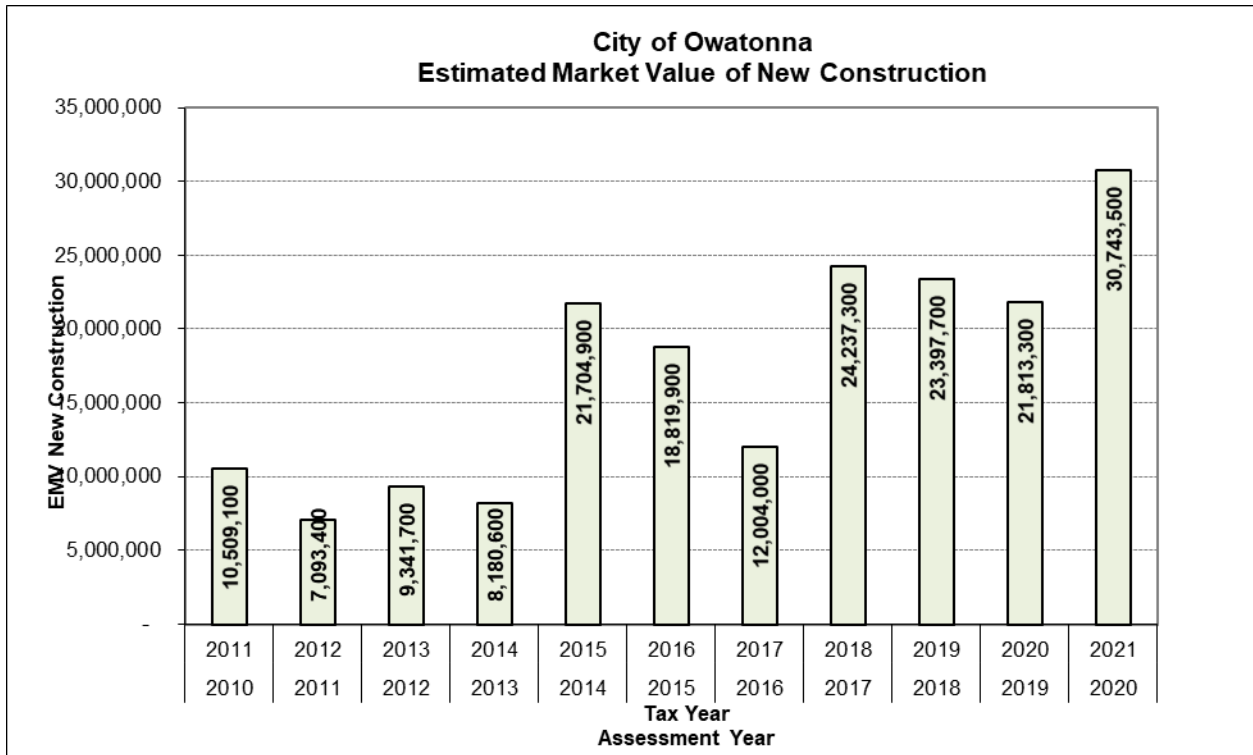
After tonight's meeting, if the property owner is still not satisfied with the 2020 assessment, the next step in the appeals process is to make an appointment to attend the:

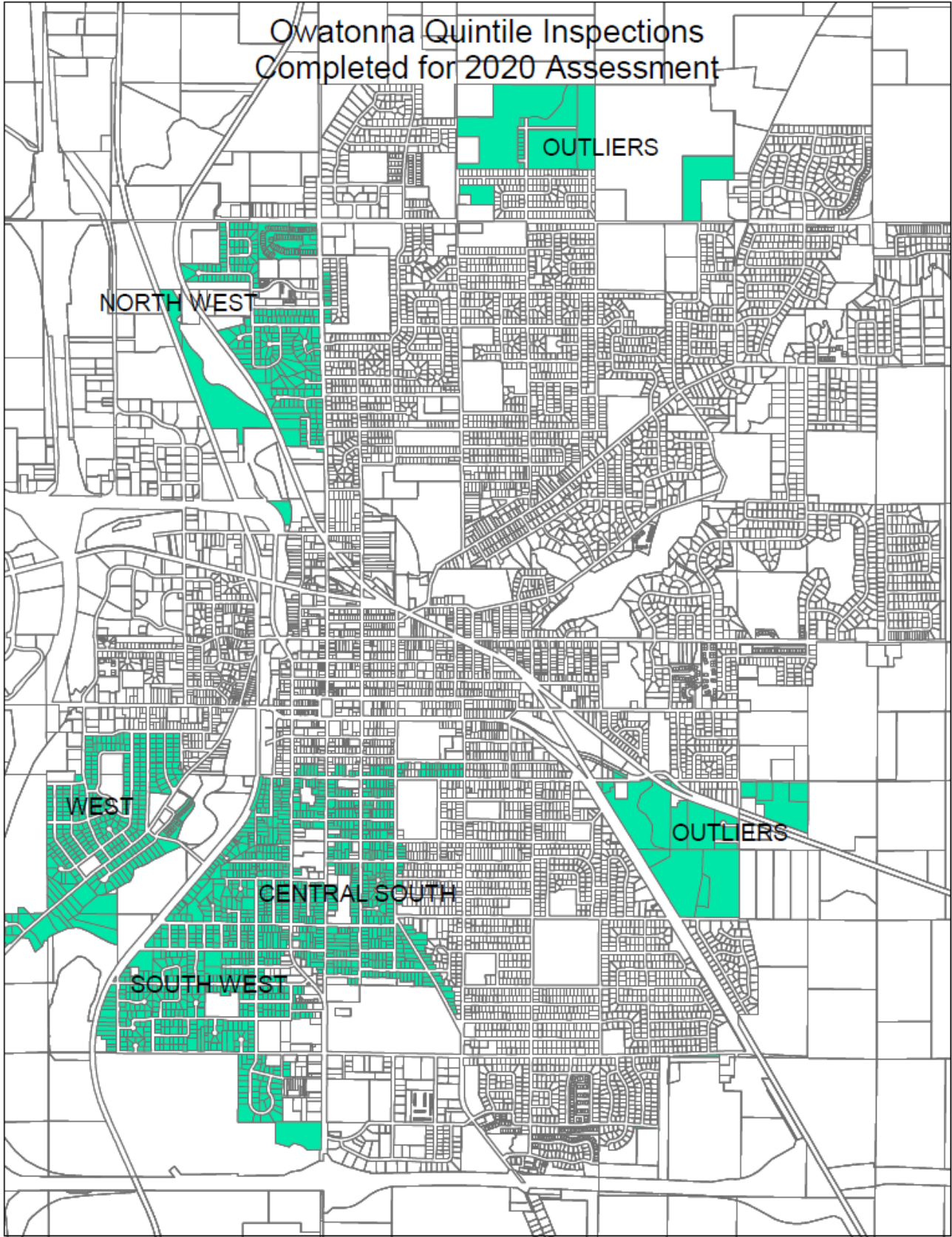
Steele County Board of Appeals and Equalization that convenes on June 16, 2020 at 7:00 p.m. at the Steele County Administration Center.



CITY OF OWATONNA 2020 ASSESSMENT INFORMATION			
City of Owatonna Totals	Spring 2020	Fall 2019	% Chg
Land	452,952,800	424,560,100	6.68
Building	1,693,721,000	1,585,157,100	4.9
** Total EMV	2,146,673,800	2,009,717,200	6.81
2a-House & Garage			
2a-1st Acre			
2a-Hse/Gar & 1AC			
2a-Bldgs(Excl H/G	8,112,700	5,587,000	25.51
2a-Site(Excl 1AC)	1,758,300	1,562,400	12.53
2a-Tillable Land	7,232,600	7,466,000	-3.12
2a-Past/Mead Land	65,300	91,800	-28.86
2a-Cons Program L			
2a-Other Prod Lan	88,900	31,200	184.93
2a-Total 2a Ag	17,257,800	14,738,400	9.63
# Acr 2a HGA-1AC			
# Acr 2a Site	58	59	-1.69
# Acr 2a Till Lan	548	584	-6.16
Tillable Land per Acre	\$ 13,198	\$ 15,670	-15.8%
# Acr 2a Past/Mea	10	21	-52.38
# Acr 2a Cons Pro			
# Acr 2a Oth Prod	35	23	52.17
Total # 2a Acres	651	687	-5.24
Total # 2a Avg \$/Acre	\$ 14,048	\$ 21,453	-34.5%
2b-Total 2b Rural	103,700	153,500	-32.44
Total # 2b Acres	10	27	-62.96
***Total Ag/Rural	17,361,500	14,891,900	9.19
Resid Hstd	1,425,950,150	1,351,532,750	5.01
Resid N-Hstd	138,128,850	125,656,150	6.18
***Total Residential	1,564,079,000	1,477,188,900	5.11
Non Commercial Seasonal Rec			
Apartments	127,224,900	110,440,800	15.19
Manufactured Home Park	4,087,500	3,625,200	12.75
Commercial	256,757,900	247,542,700	2.61
Industrial	177,096,000	155,962,200	8.67
Commercial Seasonal Rec			
Bed & Breakfast	67,000	65,500	2.29
Total New Improvements	30,743,500	21,756,200	41.3
2a Ag	1,100,000		
Residential	11,345,200	14,215,200	-0.20
Apartments	7,955,000	4,349,500	82.89
Commercial/Industrial	10,343,300	3,191,500	2.24

GRAND TOTAL STEELE COUNTY 2020 ASSESSMENT INFORMATION			
County Totals	Spring 2020	Fall 2019	% Chg
Land	\$2,105,977,300	\$2,050,175,200	2.7%
Building	\$2,404,962,500	\$2,246,087,900	7.1%
** Total EMV	\$4,510,939,800	\$4,296,263,100	5.0%
2a-House & Garage	\$103,008,800	\$101,966,300	1.0%
2a-1st Acre	\$37,723,500	\$37,215,700	1.4%
2a-Hse/Gar & 1AC	\$140,732,300	\$139,182,000	1.1%
2a-Bldgs(Excl H/G	\$75,635,900	\$59,737,600	26.6%
2a-Site(Excl 1AC)	\$45,890,000	\$40,725,800	12.7%
2a-Tillable Land	\$1,265,584,000	\$1,255,918,900	0.8%
2a-Past/Mead Land	\$20,284,600	\$27,063,600	-25.0%
2a-Cons Program L	\$4,438,800	\$5,111,900	-13.2%
2a-Other Prod Lan	\$8,889,400	\$8,731,800	1.8%
2a-Total 2a Ag	\$1,561,455,000	\$1,536,471,600	1.6%
# Acr 2a HGA-1AC	662	696	-4.9%
# Acr 2a Site	4,899	4,328	13.2%
# Acr 2a Till Lan	204,918	203,876	0.5%
Tillable Land per Acre	\$ 6,176	\$ 6,160	0.3%
# Acr 2a Past/Mea	6,443	8,475	-24.0%
# Acr 2a Cons Pro	3,938	3,931	0.2%
# Acr 2a Oth Prod	12,574	13,079	-3.9%
Total # 2a Acres	233,434	234,385	-0.4%
Total # 2a Avg \$/Acre	\$ 5,924	\$ 5,865	1.0%
2b-Total 2b Rural	\$26,679,100	\$24,763,700	7.7%
Total # 2b Acres	12,613	12,201	3.4%
2c-Managed Forest	\$57,700	\$57,700	0.0%
# Acres 2c Man Fo	30	30	0.0%
***Total Ag/Rural	\$1,588,191,800	\$1,561,293,000	1.7%
Resid Hstd	\$2,022,560,400	\$1,916,243,550	5.5%
Resid N-Hstd	\$213,584,100	\$189,914,950	12.5%
***Total Residential	\$2,236,144,500	\$2,106,158,500	6.2%
Non Commercial Seasonal Rec	\$20,306,000	\$16,358,800	24.1%
Apartments	\$136,895,800	\$119,722,700	14.3%
Manufactured Home Park	\$5,174,900	\$4,412,300	17.3%
Commercial	\$303,666,300	\$294,281,100	3.2%
Industrial	\$218,851,800	\$192,392,200	13.8%
Commercial Seasonal Rec	\$1,641,700	\$1,611,200	1.9%
Bed & Breakfast	\$67,000	\$65,500	2.2%
Total New Improvements	\$52,783,000	\$35,485,700	48.7%
2a Ag	\$13,838,000	\$5,297,600	161.21
Residential	\$17,402,900	\$19,997,100	-0.13
Non-Comm SRR	\$391,500	\$284,400	37.65
Apartments	\$7,955,000	\$4,349,500	82.89
Commercial/Industrial	\$13,187,800	\$5,557,100	1.37





RESIDENTIAL SUMMARY INFO

RESIDENTIAL SALES											
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL TRANSACTIONS	% OF TOTAL	MEDIAN RATIO	ANNUAL TIME ADJ	LOCAL EFFORT	ADJUSTED MEDIAN RATIO	COD (COEFFICIENT OF DISPERSION)	MEDIAN SALE PRICE	MEDIAN PRICE PER SQ FT
2016	(10/1/2014 - 9/30/2015)	328			93.2%	1.72%	2.4%	96.6%	6.95	\$ 152,900	\$ 117
2017	(10/1/2015 - 9/30/2016)	375	587	63.9%	86.8%	7.54%	5.7%	91.9%	6.43	\$ 152,500	\$ 122
2018	(10/1/2016 - 9/30/2017)	427	622	68.6%	87.5%	5.78%	4.9%	92.4%	6.02	\$ 160,000	\$ 127
2019	(10/01/2017 - 9/30/2018)	379	562	67.4%	85.9%	6.66%	6.4%	92.0%	6.16	\$ 170,000	\$ 135
2020	(10/01/2018 - 9/30/2019)	361	525	68.8%	87.9%	4.84%	5.1%	93.0%	4.94	\$ 180,000	\$ 142
2021	(10/1/2019 - 9/30/2020)	118	187	63.1%	97.3%				5.22		

RESIDENTIAL VACANT LOT SALES					
ASSESSMENT YEAR	STUDY PERIOD	# OF GOOD SALES	TOTAL # OF SALES	MEDIAN RATIO	MEDIAN SALE PRICE
2016	(10/1/2014 - 9/30/2015)	11	18	98.58%	28,100
2017	(10/1/2015 - 9/30/2016)	20	37	105.40%	25,900
2018	(10/1/2016 - 9/30/2017)	21	30	99.28%	30,000
2019	(10/1/2017 - 9/30/2018)	19	36	78.59%	37,000
2020	(10/1/2018 - 9/30/2019)	18	24	97.33%	31,900
2021	(10/1/2019 - 9/30/2020)	5	8	75.37%	33,000

RESIDENTIAL VACANT LOTS		369
SALE SAMPLE SIZE		6.50%
TOTAL # OF PARCELS - RAW LAND		281

ESTIMATED MARKET VALUE SUMMARY - RESIDENTIAL				
ASSESSMENT YEAR =	2020	2019	PERCENTAGE CHANGE	2018
EMV	1,564,079,000			
NC	11,345,200			
EMV (WITHOUT NC)	1,552,733,800	1,477,188,900	5.1%	1,387,435,400
NUMBER OF PARCELS (IMPROVED)	8,502			
MEDIAN VALUE	172,000	161,900		151,600
MEDIAN VALUE PER SQ FT	134	126		118
MEDIAN YEAR BUILT	1974	1974		1973
MEDIAN SQ FT (TLA - TOTAL LIVING AREA ABOVE GRADE)	1,319	1,319		1,318
NEW HOMES	32	45		37
SINGLE FAMILY	13	22		22
TOWNHOMES (1 = 2 units)	3	1		1
PATIO HOMES	13	21		13

Steele County Three Year Sale Ratio History

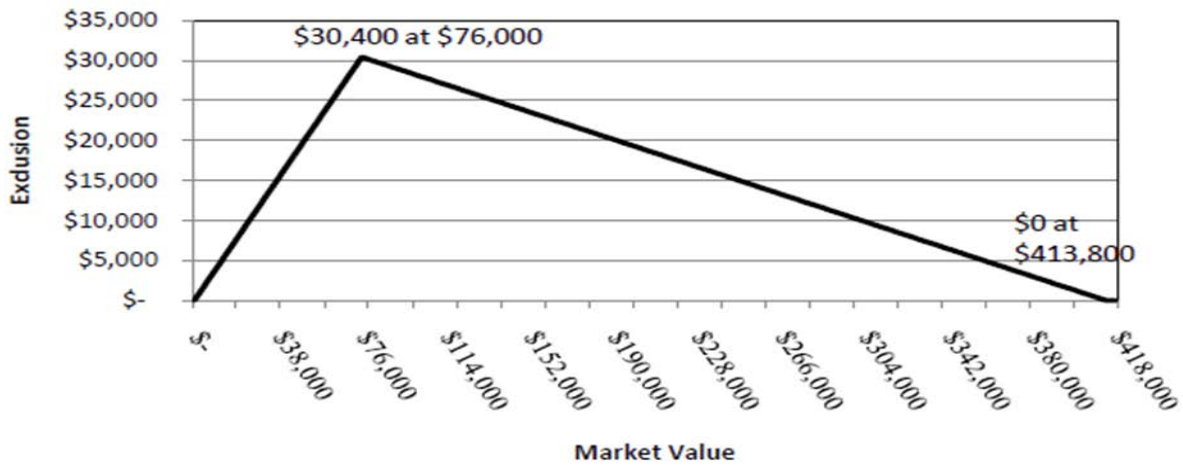
STATE STUDY RATIO HISTORY (MEDIAN RATIOS)	2017 DOR STUDY		FINAL	2018 DOR STUDY		FINAL	2019 DOR STUDY		FINAL
	2018AY	#OF SALE	ADJ RATIO	2019AY	#OF SALE	ADJ RATIO	2020AY	#OF SALE	ADJ RATIO
	01-BLOOMING PRAIRIE TWP	86.07	1		87.09	3		73.62	1
02-SUMMIT	88.23	2		78.56	1		92.54	2	94.92
03-BERLIN	84.48	7	95.55	88.34	4		83.44	10	94.97
04-AURORA	86.31	1		86.02	2		83.31	3	93.30
05-SOMERSET	85.82	6	95.7	89.51	6	95.17	91.39	3	94.00
06-LEMOND				98.42	4		87.04	3	93.69
07-HAVANA	76.69	2		92.64	2		92.62	3	94.36
08-OWATONNA TWP	64.23	5		88.08	5		99.75	6	95.79
09-MERIDEN	81.69	2		89.23	5		92.69	4	97.54
10-MERTON	77.89	2					86.19	2	92.87
11-MEDFORD TWP				84.78	2		81.17	3	93.43
12-CLINTON FALLS	88.49	1		94.22	1		89.18	2	94.47
13-DEERFIELD	86.81	4		73.84	4		98.00	3	97.69
14-BLOOMING PRAIRIE	87.36	22	92.29	81.78	38	91.22	94.51	29	95.06
15-ELLEDALE	81.43	7	91.56	85.63	8	90.96	90.70	6	93.21
16-MEDFORD	78.68	17	91.04	93.18	21	94.33	87.53	25	93.17
17-OWATONNA CITY	87.46	427	92.36	85.91	379	91.96	87.88	361	93.74
NORTH REGION							92.18	23	94.52
SOUTH REGION							85.53	22	93.84
COUNTY WIDE # OF RES SALES (TRUE ARMS-LENGTH TRANSACTION SALES)	86.7	506	92.34	86.02	485	92.22	88.13	466	93.79

TIME ADJUSTMENT HISTORY								
RES/SRR	2020 ASSMT STUDY		2019 ASSMT STUDY		2018 ASSMT STUDY		2017 ASSMT STUDY	
	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY
NORTH STEELE	4.6422%	0.3789%	6.5865%	0.5330%	15.5830%	1.2141%	7.0780%	0.5715%
CLINTON FALLS, DEERFIELD, HAVANA, MEDFORD TWP, MERIDEN, MERTON, OWATONNA TWP								
MEDFORD	6.8872%	0.5566%	6.5865%	0.5330%	15.5830%	1.2141%	7.0780%	0.5715%
OWATONNA CITY	4.8390%	0.3946%	6.6594%	0.5387%	5.7805%	0.4694%	7.5400%	0.6073%
SOUTH STEELE	11.3690%	0.9013%	6.5865%	0.5330%	6.8138%	0.5508%	5.6766%	0.4611%
AURORA, BERLIN, BLOOMING PRAIRIE TWP, LEMOND, SOMERSET, SUMMIT								
ELLEDALE	4.6422%	0.3789%	13.0010%	1.0238%	6.8138%	0.5508%	5.6800%	0.4611%
BLOOMING PRAIRIE	4.6422%	0.3789%	13.0010%	1.0238%	6.8138%	0.5508%	5.6800%	0.4611%

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:

2020 Tax Capacity and Class Rates

Taxable Market Value X Class Rate = Tax Capacity

57 classifications condensed

Class Rates	EMV	
Residential	\$500,000	1.00%
	Over \$500,000	1.25%
Apartments	No tier	1.25%
Commercial/	\$150,000	1.50%
Industrial	Over \$150,000	2.00%
Agricultural:		
House, Garage, One Acre:		
Ag Homestead	First \$500,000	1.00%
	Over \$500,000	1.25%
Remainder of Ag Land:		
	First \$1,900,000	0.50%
	Over \$1,900,000	1.00%
Non- Homestead:	All Value	1.00%