



NORTH BRANCH

—Minnesota—

Kevin Schieber
Mayor

Robert Canada
Councilmember/Acting Mayor

Jeff Goulet
Councilmember

Jim Ibinger
Councilmember

Patrick Meacham
Councilmember

**CITY COUNCIL
SPECIAL AGENDA
THURSDAY, APRIL 16, 2026 @ 6:00 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. 2026 Local Board of Appeal & Equalization
 - a. Annual Assessment Report from Chisago County
5. ADJOURNMENT

INFO

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided to the City Council on each Agenda item in advance from Staff and appointed Commissions; and decisions are based on this information and past experiences. In addition some items may also have been discussed preliminarily at Council Work Sessions. If you are aware of information that has not been discussed, please raise your hand to be recognized. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.



2026 Assessment of Chisago County Report

Prepared by: Chisago County Assessor Office



Introduction

This **2026 Assessment Report** is created to help understand the **valuation process, sales analysis and appeals process**. We created this report for the property owners of Chisago County along with the Township Boards, City Councils and the County Board of Commissioners.

Minnesota statutes establish specific requirements for the ad valorem property tax system. This means that property taxes are based on the value of a property, combined with the budgets of our local governments. Taxes can be fairly and equitably calculated based on the value and classification of a property. It is critical of the assessor's office to **verify property information** to ensure the valuation of a property is **accurate**.

In Minnesota, **the market value of a property is defined as the usual selling price in a fair and open market with both buyer and seller acting in their best interest**. Every property is assessed as of **January 2 each year**. Our process has many components to ensure that the integrity of our values are **fairly and equitably** done. One part of our process is to **visit** every property once every five years. During this time, we are verifying measurements, condition, quality, depreciation, amenities, outbuildings, and land types, such as tillable, woods, and waste. Another component of our process is **sales verification**. Every sale that occurs in Chisago County submits a Certificate of Real Estate Value (CRV). Information on the CRV helps us decide which sales were on the open market and sold for a fair market price versus properties that are bank owned, sold to relatives or sold at a value that is different than the market. Each year a sales ratio study is conducted; sales between **October 1, 2024, and September 30, 2025**, are used for the basis of adjustments for the **assessment date, January 2, 2026**. When our property data is accurate and sales are analyzed, we can make proper adjustments to all properties based on the market trends. Our goal is to assess each property fairly and equitably, so each property pays the appropriate amount of tax.



Introduction

Each year property owners have the right and ability to **appeal the estimated market value or classification** of their property. In March, a Valuation and Classification Notice is mailed out. Important information like, estimated market value, classification, new improvements, if any, exclusions if the property qualifies for them, like homesteading and taxable market value are printed on the notice. If there are concerns about the information on the notice, the **first step** is to call the **assessor's office**. Staff are available to answer questions or give information that helps you better understand. Most communities in Chisago County conduct a **Local Board of Appeal and Equalization (LBAE)**. This meeting is to bring your concerns to your Local Government. If you attend the LBAE and still have concerns or questions, you may attend the County Board of Appeal and Equalization.

We hope you find the information in this report **educational and useful**. Our office is here to assist and partner with you, to make sure that your property is being fairly and equitably assessed.

Thank You!

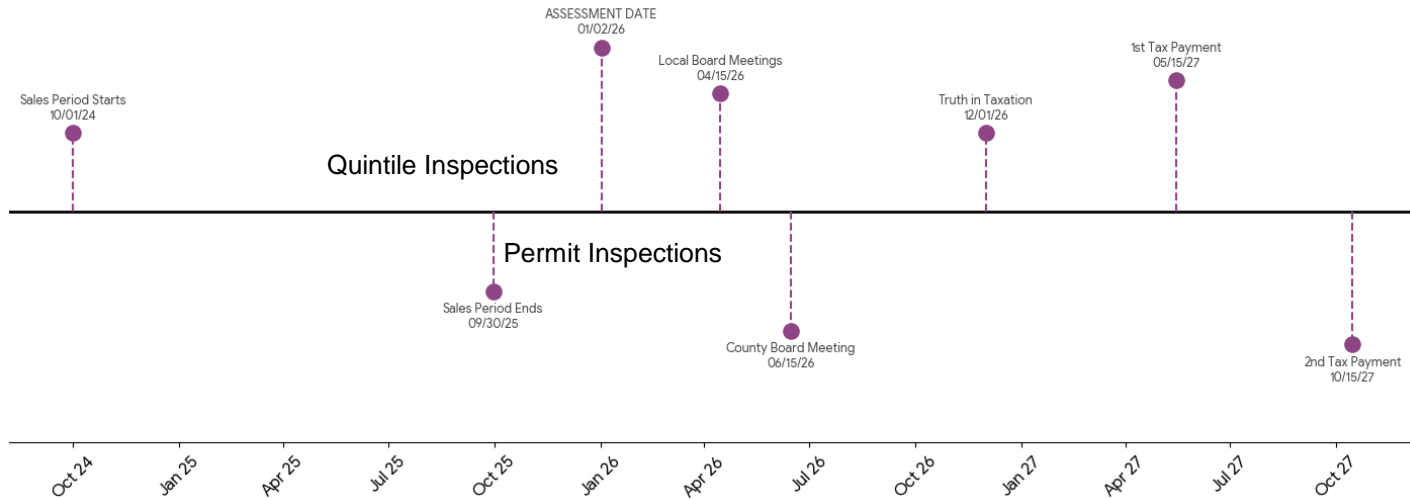
Chisago County Assessor's Office





2026 Assessment Timeline

Property Tax Timeline (Assessment Date: 1/2/26)





Chisago County Final Sales Analysis

Chisago County Final Sales Analysis			
Classification	Beginning Sales Ratio	Final Sales Ratio	Number of Sales
Residential - Off Water	92.63%	94.88%	498
Residential - On Water	92.81%	95.56%	70
All Residential	92.67%	94.99%	568
Agricultural	86.95%	94.67%	15
Apartment	92.71%	96.13%	4
Commercial Industrial	93.07%	95.19%	20

Sales ratios are computed by dividing the assessor's market value by the sale price of each individual property.

The acceptable level of assessment in Minnesota is to have a sales ratio between 90% and 105%.

The Minnesota Department of Revenue uses this ratio to do studies that ensure uniformity and quality of assessments and equalize state aid distribution.

Market Conditions Adjustments – Time Trends

Market condition adjustments, based on market trends, are a necessary component of the Sales Ratio Study. The purpose of market condition adjustments is to determine what the sale price would have been if it occurred at the same point in time as the assessment date of January 2.

For Example, if a home sold on June 1 of the year, the sale price will be trended to January 2 so it can be compared to the assessed value.

Chisago County Residential Time Trend	
Time Trend Area	Annual Trend Adjustment
Southern Chisago County Off-Water	2.903%
Northern Chisago County Off-Water	1.732%
Southern Chisago County On-Water	None
Northern Chisago County On-Water	None
Agricultural Countywide	9.737%



Sales Ratio Statistics

Sales Ratios by Jurisdiction Residential/Seasonal All Sales

Final Ratios are calculated using the 2026 Assessed Values compared to the Time-Adjusted Sale Price

All Jurisdictions with 6 or more sales, must have a Final Sales Ratio between 90% and 105%.

Chisago County Residential Sales Statistics - 10/1/24 to 9/30/25					
Jurisdiction	Number of Sales	Beginning Sales Ratio	Final Sales Ratio	COD	PRD
Amador	2	82.88%	93.85%	.	.
Chisago Lake	40	90.92%	93.79%	4.87	1.002
Fish Lake	17	87.76%	94.34%	.	.
Franconia	12	93.24%	95.97%	.	.
Nessel	23	90.26%	96.01%	.	.
Rushseba	1	92.46%	100.24%	.	.
Shafer Twp	6	93.66%	96.23%	.	.
Sunrise	10	83.37%	96.22%	.	.
Center City	8	92.26%	94.54%	.	.
Chisago City	60	91.72%	94.32%	5.22	1.004
Harris	7	92.63%	94.47%	.	.
Lindstrom	58	92.54%	94.55%	5.75	1.006
North Branch	164	94.23%	95.17%	6.14	1.002
Rush City	36	94.49%	95.70%	6.11	0.996
Shafer City	17	95.78%	95.47%	.	.
Stacy	25	91.36%	94.73%	.	.
Taylor's Falls	13	98.11%	95.32%	.	.
Wyoming	69	91.17%	94.84%	6.08	0.999
County	568	92.67%	94.99%	5.98	1.004



Sales Ratio Statistics for On Water Sales

Sales Ratios by Jurisdiction
Residential/Seasonal
On-Water Sales Only

All Jurisdictions with 6 or more sales, must have a Final Sales Ratio between 90% and 105%.

Chisago County On-Water Residential Sales Statistics - 10/1/24 to 9/30/25			
Jurisdiction	Number of On-Water Sales	Beginning On-Water Sales Ratio	Final On-Water Sales Ratio
Amador	.	.	.
Chisago Lake	13	91.57%	93.36%
Fish Lake	6	96.13%	97.15%
Franconia	.	.	.
Nessel	14	92.91%	97.13%
Rushseba	.	.	.
Shafer Twp	.	.	.
Sunrise	1	.	.
Center City	6	97.62%	97.84%
Chisago City	16	93.58%	95.50%
Harris	.	.	.
Lindstrom	7	91.85%	94.08%
North Branch	1	.	.
Rush City	1	.	.
Shafer City	.	.	.
Stacy	.	.	.
Taylors Falls	.	.	.
Wyoming	5	90.53%	95.83%
County	70	92.81%	95.56%



Number of Residential Sales by Jurisdiction

5 Year History
per Jurisdiction
of the Number
of Residential
Sales

Chisago County Historical Number of Residential Sales by Jurisdiction						
Jurisdiction	2022 Assessment	2023 Assessment	2024 Assessment	2025 Assessment	2026 Assessment	5 Year Total
Amador	11	7	6	7	2	33
Chisago Lake	66	53	32	40	40	231
Fish Lake	30	18	24	16	17	105
Franconia	19	18	9	6	12	64
Nessel	32	40	18	20	23	133
Rushseba	12	6	3	5	1	27
Shafer Twp	7	9	9	11	6	42
Sunrise	31	15	9	11	10	76
Center City	12	9	8	10	8	47
Chisago City	84	87	58	44	60	333
Harris	20	16	8	12	7	63
Lindstrom	102	87	79	65	58	391
North Branch	194	179	177	145	164	859
Rush City	43	41	33	25	36	178
Shafer City	21	22	8	13	17	81
Stacy	46	37	25	36	25	169
Taylors Falls	17	18	9	11	13	68
Wyoming	114	89	80	77	69	429
County Total	861	751	595	554	568	3,329



Sales Ratio of Residential Sales by Jurisdiction

5 Year History per
Jurisdiction Final
Sales Ratio of
Residential Sales

Chisago County Historical Sales Ratio of Residential Sales by Jurisdiction					
Jurisdiction	2022 Assessment	2023 Assessment	2024 Assessment	2025 Assessment	2026 Assessment
Amador	95.0%	91.7%	95.4%	95.6%	NA
Chisago Lake	93.9%	92.7%	93.6%	94.5%	93.8%
Fish Lake	94.0%	92.5%	93.7%	95.6%	94.3%
Franconia	91.0%	94.6%	95.5%	92.3%	96.0%
Nessel	99.4%	92.7%	94.7%	93.4%	96.0%
Rushseba	96.4%	91.5%	NA	NA	NA
Shafer Twp	96.8%	94.3%	94.4%	93.9%	96.2%
Sunrise	92.7%	93.6%	94.7%	92.0%	96.2%
Center City	96.4%	96.8%	94.9%	93.9%	94.5%
Chisago City	93.7%	93.4%	94.7%	94.4%	94.3%
Harris	94.9%	95.7%	94.6%	94.7%	94.5%
Lindstrom	94.6%	93.7%	95.4%	94.5%	94.5%
North Branch	94.6%	93.2%	95.7%	95.2%	95.2%
Rush City	94.0%	94.2%	95.1%	95.0%	95.7%
Shafer City	96.4%	95.2%	96.9%	95.6%	95.5%
Stacy	94.1%	95.8%	95.3%	93.5%	94.7%
Taylor Falls	94.6%	92.8%	96.0%	91.8%	95.3%
Wyoming	94.1%	93.9%	93.7%	94.8%	94.8%
County Total	94.6%	93.7%	93.5%	94.8%	95.0%



Residential Sales Values by Jurisdiction

Jurisdiction	Number of Sales	Total Original Sale Price	Total 2026 EMV of Sales
Amador	2	\$880,000	\$830,800
Chisago Lake	40	\$20,612,955	\$19,824,700
Fish Lake	17	\$8,223,564	\$7,820,200
Franconia	12	\$6,441,300	\$6,182,800
Nessel	23	\$12,052,565	\$11,308,000
Rushseba	1	\$256,500	\$262,700
Shafer TWP	6	\$2,582,205	\$2,497,100
Sunrise	10	\$5,229,887	\$5,096,200
Center City	8	\$3,566,900	\$3,424,700
Chisago City	60	\$28,300,328	\$27,184,500
Harris	7	\$2,786,190	\$2,684,300
Lindstrom	58	\$22,298,513	\$21,509,200
North Branch	164	\$56,744,626	\$55,087,800
Rush City	36	\$9,820,453	\$9,411,400
Shafer	17	\$5,331,615	\$5,210,800
Stacy	25	\$10,189,403	\$9,624,200
Taylor's Falls	13	\$4,816,875	\$4,663,500
Wyoming	69	\$31,996,568	\$29,895,300
Chisago County	568	\$232,130,447	\$222,518,200

Total of all Residential Sale Prices

Compared to

2026 Total EMV Of Sold Properties



2025 to 2026 EMV Comparison by Jurisdiction

Net % of Change =

$$\left[\begin{array}{l} 2026 \text{ EMV} \\ - 2025 \text{ EMV} \\ - \text{New Const} \end{array} \right]$$

2025 EMV

The difference between Overall % of Change and Net % of Change is the subtraction of New Construction

Chisago County Values by Jurisdiction - Taxable Classes Only					
Jurisdiction	2025 Assessment	2026 Assessment	New Construction	Overall % of Change	Net % of Change
Amador	\$ 213,410,800	\$ 221,127,400	\$ 3,029,000	3.62%	2.20%
Chisago Lake	\$ 1,111,658,400	\$ 1,157,222,300	\$ 10,247,400	4.10%	3.18%
Fish Lake	\$ 450,144,500	\$ 479,219,300	\$ 4,784,000	6.46%	5.40%
Franconia	\$ 423,904,600	\$ 439,712,400	\$ 5,572,500	3.73%	2.41%
Nessel	\$ 541,760,400	\$ 578,885,600	\$ 5,299,200	6.85%	5.87%
Rushseba	\$ 170,719,400	\$ 194,995,400	\$ 1,129,500	14.22%	13.56%
Shafer Twp	\$ 278,656,500	\$ 290,629,100	\$ 473,000	4.30%	4.13%
Sunrise	\$ 426,822,200	\$ 446,367,900	\$ 3,892,500	4.58%	3.67%
Center City	\$ 130,497,300	\$ 132,365,700	\$ 877,400	1.43%	0.76%
Chisago City	\$ 1,105,738,100	\$ 1,158,326,600	\$ 23,095,900	4.76%	2.67%
Harris	\$ 204,797,900	\$ 220,997,700	\$ 1,697,200	7.91%	7.08%
Lindstrom	\$ 806,702,000	\$ 831,739,200	\$ 5,872,300	3.10%	2.38%
North Branch	\$ 1,685,893,100	\$ 1,798,572,700	\$ 32,582,200	6.68%	4.75%
Rush City	\$ 250,855,400	\$ 260,808,000	\$ 2,560,500	3.97%	2.95%
Shafer City	\$ 116,905,100	\$ 116,863,900	\$ 56,200	-0.04%	-0.08%
Stacy	\$ 670,779,600	\$ 687,577,400	\$ 7,729,500	2.50%	1.35%
Taylor's Falls	\$ 151,667,600	\$ 150,776,700	\$ 1,753,700	-0.59%	-1.74%
Wyoming	\$ 1,325,158,200	\$ 1,366,237,100	\$ 14,579,100	3.10%	2.00%
County Total	\$ 10,066,071,100	\$ 10,532,424,400	\$ 125,231,100	4.63%	3.39%



Residential & Seasonal Residential Changes

Net % of Change =

$$\left[\begin{array}{l} 2026 \text{ EMV} \\ - 2025 \text{ EMV} \\ - \text{New Const} \end{array} \right]$$

2025 EMV

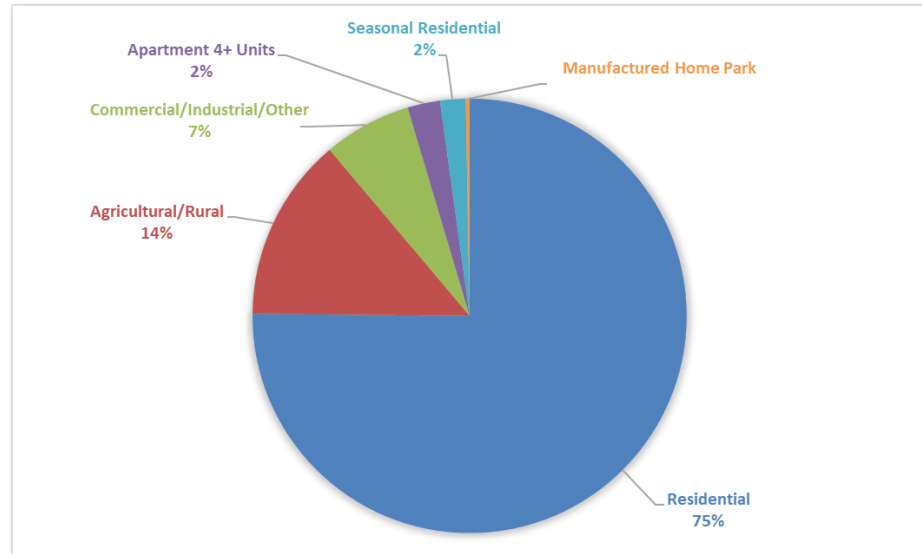
Chisago County Residential/Seasonal Residential Values by Jurisdiction					
Jurisdiction	2025 Assessment	2026 Assessment	New Construction	Overall % of Change	Net % of Change
Amador	\$ 95,277,200	\$ 101,510,400	\$ 2,938,600	6.54%	3.46%
Chisago Lake	\$ 897,162,400	\$ 931,621,700	\$ 7,131,200	3.84%	3.05%
Fish Lake	\$ 340,187,800	\$ 359,592,700	\$ 3,738,600	5.70%	4.61%
Franconia	\$ 274,006,500	\$ 283,816,000	\$ 4,085,000	3.58%	2.09%
Nessel	\$ 425,578,300	\$ 444,953,900	\$ 5,195,500	4.55%	3.33%
Rushseba	\$ 92,022,700	\$ 98,010,850	\$ 658,900	6.51%	5.79%
Shafer Twp	\$ 141,287,200	\$ 144,008,400	\$ 344,400	1.93%	1.68%
Sunrise	\$ 276,349,900	\$ 284,640,300	\$ 2,794,000	3.00%	1.99%
Center City	\$ 119,728,000	\$ 121,359,700	\$ 877,400	1.36%	0.63%
Chisago City	\$ 938,906,300	\$ 970,752,100	\$ 7,146,400	3.39%	2.63%
Harris	\$ 132,164,400	\$ 138,710,200	\$ 869,400	4.95%	4.29%
Lindstrom	\$ 718,452,900	\$ 741,179,600	\$ 5,582,600	3.16%	2.39%
North Branch	\$ 1,332,726,600	\$ 1,425,190,450	\$ 30,827,000	6.94%	4.62%
Rush City	\$ 173,520,800	\$ 180,267,100	\$ 2,054,700	3.89%	2.70%
Shafer City	\$ 98,501,400	\$ 97,896,200	\$ 47,900	-0.61%	-0.66%
Stacy	\$ 557,610,100	\$ 567,606,000	\$ 2,783,900	1.79%	1.29%
Taylor's Falls	\$ 121,702,900	\$ 119,146,800	\$ 1,725,100	-2.10%	-3.52%
Wyoming	\$ 1,072,897,000	\$ 1,105,250,300	\$ 12,203,600	3.02%	1.88%
County Total	\$ 7,808,082,400	\$ 8,115,512,700	\$ 91,004,200	3.94%	2.77%



Value Changes by Type of Property

Classification	2025 Assessment	2026 Assessment	New Construction	Percent of Total Valuation	Overall % of Change	Net % of Change
Agricultural/Rural	\$ 1,342,997,400	\$ 1,442,015,600	\$ 10,608,400	13.69%	7.4%	6.58%
Residential	\$ 7,609,472,100	\$ 7,915,220,400	\$ 87,424,800	75.15%	4.0%	2.9%
Seasonal Residential	\$ 198,610,300	\$ 200,292,300	\$ 3,579,400	1.90%	0.8%	-1.0%
Commercial/Industrial/Other	\$ 651,130,200	\$ 689,624,900	\$ 9,181,600	6.55%	5.9%	4.5%
Apartment 4+ Units	\$ 234,244,500	\$ 255,448,900	\$ 14,436,900	2.43%	9.1%	2.9%
Manufactured Home Park	\$ 29,616,600	\$ 29,822,300	\$ -	0.28%	0.7%	0.7%

Percentage of Total Value by Property Type





What is the Value in your Jurisdiction

Chisago County Breakdown of Major Categories by Jurisdiction							
Jurisdiction	Agricultural Rural	% of Total	Residential Seasonal	% of Total	Comm. Ind. Apt. All Other	% of Total	Totals
Amador	\$ 112,463,800	51%	\$ 101,510,400	46%	\$ 7,153,200	3%	\$ 221,127,400
Chisago Lake	\$ 211,947,700	18%	\$ 931,621,700	81%	\$ 13,652,900	1%	\$ 1,157,222,300
Fish Lake	\$ 117,268,200	24%	\$ 359,592,700	75%	\$ 2,358,400	0%	\$ 479,219,300
Franconia	\$ 147,837,500	34%	\$ 283,816,000	65%	\$ 8,058,900	2%	\$ 439,712,400
Nessel	\$ 122,298,800	21%	\$ 444,953,900	77%	\$ 11,632,900	2%	\$ 578,885,600
Rushseba	\$ 92,827,450	48%	\$ 98,010,850	50%	\$ 4,157,100	2%	\$ 194,995,400
Shafer Twp	\$ 142,508,700	49%	\$ 144,008,400	50%	\$ 4,112,000	1%	\$ 290,629,100
Sunrise	\$ 153,315,300	34%	\$ 284,640,300	64%	\$ 8,412,300	2%	\$ 446,367,900
Center City	\$ 239,100	0%	\$ 121,359,700	92%	\$ 10,766,900	8%	\$ 132,365,700
Chisago City	\$ 55,034,900	5%	\$ 970,752,100	84%	\$ 132,539,600	11%	\$ 1,158,326,600
Harris	\$ 61,589,800	28%	\$ 138,710,200	63%	\$ 20,697,700	9%	\$ 220,997,700
Lindstrom	\$ 7,008,200	1%	\$ 741,179,600	89%	\$ 83,551,400	10%	\$ 831,739,200
North Branch	\$ 97,732,350	5%	\$ 1,425,190,450	79%	\$ 275,649,900	15%	\$ 1,798,572,700
Rush City	\$ 5,563,000	2%	\$ 180,267,100	69%	\$ 74,977,900	29%	\$ 260,808,000
Shafer City	\$ 3,889,000	3%	\$ 97,896,200	84%	\$ 15,078,700	13%	\$ 116,863,900
Stacy	\$ 57,425,200	8%	\$ 567,606,000	83%	\$ 62,546,200	9%	\$ 687,577,400
Taylor's Falls	\$ 10,450,300	7%	\$ 119,146,800	79%	\$ 21,179,600	14%	\$ 150,776,700
Wyoming	\$ 42,616,300	3%	\$ 1,105,250,300	81%	\$ 218,370,500	16%	\$ 1,366,237,100
County Total	\$ 1,442,015,600	14%	\$ 8,115,512,700	77%	\$ 974,896,100	9%	\$ 10,532,424,400



Values All Taxable Classes

Chisago County Historical Values by Jurisdiction - Taxable Classes Only					
Jurisdiction	2022 Assessment	2023 Assessment	2024 Assessment	2025 Assessment	2026 Assessment
Amador	\$ 182,336,400	\$ 208,919,000	\$ 193,097,400	\$ 213,410,800	\$ 221,127,400
Chisago Lake	\$ 947,074,900	\$ 1,057,206,600	\$ 1,024,308,500	\$ 1,111,658,400	\$ 1,157,222,300
Fish Lake	\$ 381,770,800	\$ 430,997,100	\$ 422,324,600	\$ 450,144,500	\$ 479,219,300
Franconia	\$ 369,723,800	\$ 417,123,100	\$ 396,041,200	\$ 423,904,600	\$ 439,712,400
Nessel	\$ 483,952,600	\$ 548,530,600	\$ 525,776,800	\$ 541,760,400	\$ 578,885,600
Rushseba	\$ 145,860,700	\$ 162,754,300	\$ 161,419,800	\$ 170,719,400	\$ 194,995,400
Shafer Twp	\$ 218,679,700	\$ 255,189,000	\$ 252,349,200	\$ 278,656,500	\$ 290,629,100
Sunrise	\$ 375,796,800	\$ 438,481,900	\$ 435,380,400	\$ 426,822,200	\$ 446,367,900
Center City	\$ 109,811,100	\$ 119,026,100	\$ 118,606,300	\$ 130,497,300	\$ 132,365,700
Chisago City	\$ 933,359,200	\$ 1,036,223,400	\$ 1,057,563,200	\$ 1,105,738,100	\$ 1,158,326,600
Harris	\$ 179,401,300	\$ 192,373,200	\$ 190,700,500	\$ 204,797,900	\$ 220,997,700
Lindstrom	\$ 703,649,100	\$ 771,056,000	\$ 758,983,400	\$ 806,702,000	\$ 831,739,200
North Branch	\$ 1,376,962,400	\$ 1,537,194,300	\$ 1,535,122,800	\$ 1,685,893,100	\$ 1,798,572,700
Rush City	\$ 207,901,300	\$ 230,452,100	\$ 237,461,900	\$ 250,855,400	\$ 260,808,000
Shafer City	\$ 102,299,600	\$ 111,558,200	\$ 108,789,900	\$ 116,905,100	\$ 116,863,900
Stacy	\$ 649,919,600	\$ 694,906,800	\$ 625,246,700	\$ 670,779,600	\$ 687,577,400
Taylor Falls	\$ 121,215,800	\$ 137,836,500	\$ 137,517,400	\$ 151,667,600	\$ 150,776,700
Wyoming	\$ 1,174,039,000	\$ 1,287,371,200	\$ 1,274,409,600	\$ 1,325,158,200	\$ 1,366,237,100
County Total	\$ 8,663,754,100	\$ 9,637,199,400	\$ 9,455,099,600	\$ 10,066,071,100	\$ 10,532,424,400



Median Residential Improved Values

Chisago County Median Residential Improved Value by Jurisdiction					
Jurisdiction	2022 Assessment	2023 Assessment	2024 Assessment	2025 Assessment	2026 Assessment
Amador	\$ 389,200	\$ 423,500	\$ 385,100	\$ 417,500	\$ 431,400
Chisago Lake	\$ 425,600	\$ 461,600	\$ 446,800	\$ 478,900	\$ 491,900
Fish Lake	\$ 356,600	\$ 388,300	\$ 387,600	\$ 409,900	\$ 433,500
Franconia	\$ 453,400	\$ 500,200	\$ 466,700	\$ 487,300	\$ 504,100
Nessel	\$ 382,100	\$ 422,300	\$ 404,100	\$ 420,500	\$ 439,800
Rushseba	\$ 335,600	\$ 369,400	\$ 358,400	\$ 384,500	\$ 420,000
Shafer Twp	\$ 379,000	\$ 417,200	\$ 416,100	\$ 455,300	\$ 457,200
Sunrise	\$ 383,000	\$ 442,400	\$ 445,000	\$ 415,000	\$ 426,300
Center City	\$ 337,800	\$ 360,800	\$ 353,000	\$ 384,100	\$ 388,100
Chisago City	\$ 377,000	\$ 404,600	\$ 384,600	\$ 394,900	\$ 419,200
Harris	\$ 307,400	\$ 323,300	\$ 316,000	\$ 337,300	\$ 353,900
Lindstrom	\$ 317,100	\$ 337,300	\$ 328,100	\$ 344,200	\$ 352,900
North Branch	\$ 293,100	\$ 316,400	\$ 301,900	\$ 326,100	\$ 333,000
Rush City	\$ 208,700	\$ 225,800	\$ 229,100	\$ 238,900	\$ 242,900
Shafer City	\$ 258,200	\$ 277,400	\$ 262,300	\$ 287,800	\$ 290,900
Stacy	\$ 333,000	\$ 353,250	\$ 343,350	\$ 397,100	\$ 399,200
Taylor Falls	\$ 245,700	\$ 277,100	\$ 274,400	\$ 295,100	\$ 289,200
Wyoming	\$ 349,000	\$ 375,700	\$ 365,100	\$ 375,500	\$ 381,900
County Median	\$ 272,600	\$ 338,100	\$ 364,600	\$ 352,700	\$ 379,900



New Construction Value

New construction is identified by assessors when the current market value is affected due to a new improvement or a previously unassessed improvement made to a property.

The new construction value must be listed separately so that property owners have a clear understanding as to why the overall total value of the property was affected.

This includes undervalued property that is not necessarily new, but the value had been unassessed in previous assessment years.

Chisago County Historical New Construction by Jurisdiction - Taxable Classes Only					
Jurisdiction	2022 Assessment	2023 Assessment	2024 Assessment	2025 Assessment	2026 Assessment
Amador	\$ 1,373,400	\$ 2,433,500	\$ 1,449,100	\$ 2,217,700	\$ 3,029,000
Chisago Lake	\$ 6,994,000	\$ 10,517,100	\$ 6,780,500	\$ 6,286,200	\$ 10,247,400
Fish Lake	\$ 4,867,300	\$ 3,865,500	\$ 3,947,000	\$ 4,480,900	\$ 4,784,000
Franconia	\$ 3,856,800	\$ 4,017,200	\$ 4,189,800	\$ 3,244,700	\$ 5,572,500
Nessel	\$ 5,657,900	\$ 5,733,500	\$ 5,460,100	\$ 4,580,700	\$ 5,299,200
Rushseba	\$ 891,900	\$ 1,600,700	\$ 1,675,000	\$ 1,142,900	\$ 1,129,500
Shafer Twp	\$ 1,565,500	\$ 3,221,500	\$ 1,394,500	\$ 2,437,700	\$ 473,000
Sunrise	\$ 4,898,700	\$ 5,079,000	\$ 5,518,700	\$ 4,151,500	\$ 3,892,500
Center City	\$ 1,700,100	\$ 2,012,900	\$ 1,676,400	\$ 984,400	\$ 877,400
Chisago City	\$ 16,912,500	\$ 15,183,100	\$ 8,703,400	\$ 5,725,600	\$ 23,095,900
Harris	\$ 822,600	\$ 1,599,600	\$ 1,520,900	\$ 2,845,000	\$ 1,697,200
Lindstrom	\$ 12,476,700	\$ 10,971,800	\$ 4,621,100	\$ 4,057,800	\$ 5,872,300
North Branch	\$ 37,053,500	\$ 36,660,300	\$ 36,937,700	\$ 37,735,100	\$ 32,582,200
Rush City	\$ 5,553,600	\$ 3,997,400	\$ 4,499,200	\$ 2,015,100	\$ 2,560,500
Shafer City	\$ 2,731,900	\$ 1,395,100	\$ 89,000	\$ 115,000	\$ 56,200
Stacy	\$ 7,911,900	\$ 7,258,700	\$ 5,106,600	\$ 4,583,400	\$ 7,729,500
Taylor Falls	\$ 1,044,700	\$ 700,500	\$ 311,200	\$ 533,400	\$ 1,753,700
Wyoming	\$ 10,900,000	\$ 24,385,500	\$ 8,591,800	\$ 9,889,900	\$ 14,579,100
County Total	\$ 127,213,000	\$ 140,632,900	\$ 102,472,000	\$ 97,027,000	\$ 125,231,100



New Single Family Home Starts



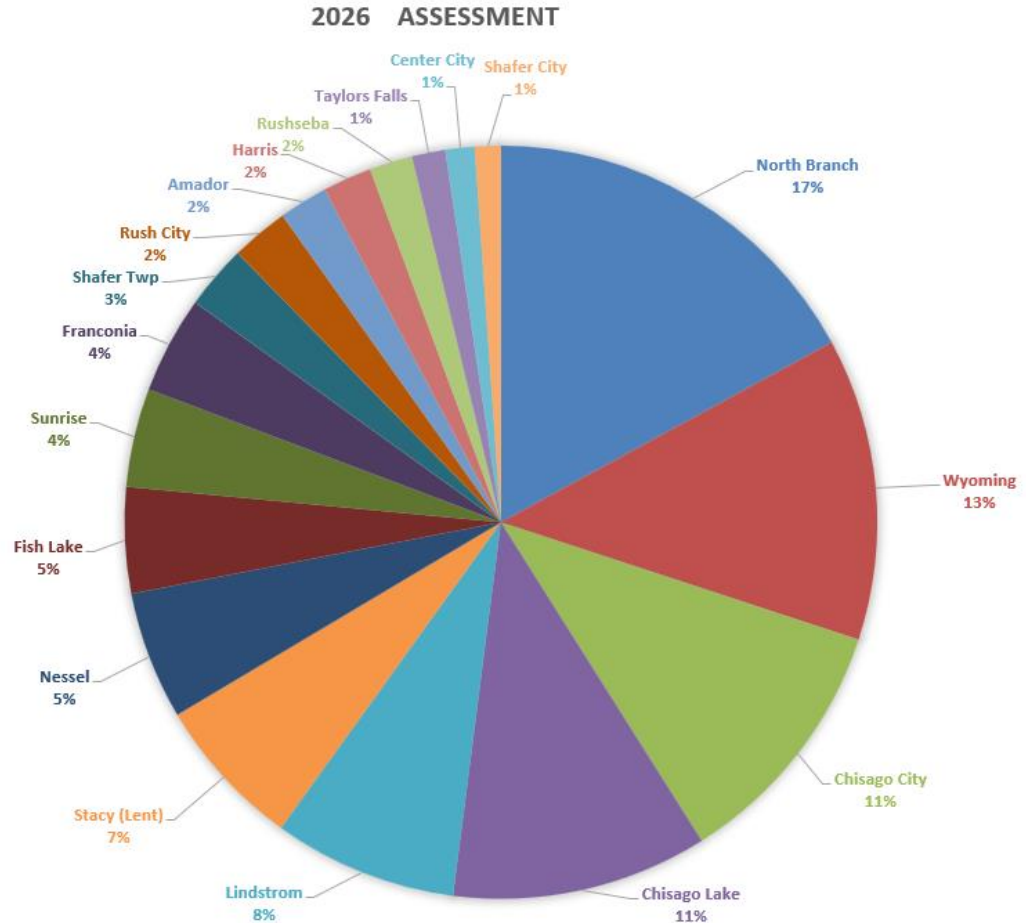
Chisago County Historical New Home Starts by Jurisdiction						
Jurisdiction	2021	2022	2023	2024	2025	5 Year Total
Amador	3	6	5	8	4	26
Chisago Lake	16	22	4	15	19	76
Fish Lake	16	10	3	8	7	44
Franconia	5	9	5	8	5	32
Nessel	14	10	7	10	9	50
Rushseba	3	5	1	2	1	12
Shafer Twp	2	9	0	4	0	15
Sunrise	14	11	12	7	11	55
Center City	5	3	2	1	1	12
Chisago City	30	22	12	8	6	78
Harris	2	0	6	3	4	15
Lindstrom	15	16	8	10	12	61
North Branch	101	59	101	114	116	491
Rush City	20	13	3	6	11	53
Shafer City	8	2	0	0	0	10
Stacy	9	8	7	2	6	32
Taylor's Falls	1	1	0	2	6	10
Wyoming	33	33	13	23	29	131
County Total	297	239	189	231	247	1,203



Chisago County's Total
2026 Estimated Market
Value is **\$10,532,424,400**

This includes Agricultural,
Residential, Seasonal,
Commercial, Industrial,
Apartment and Mobile
Home Park classed
Properties

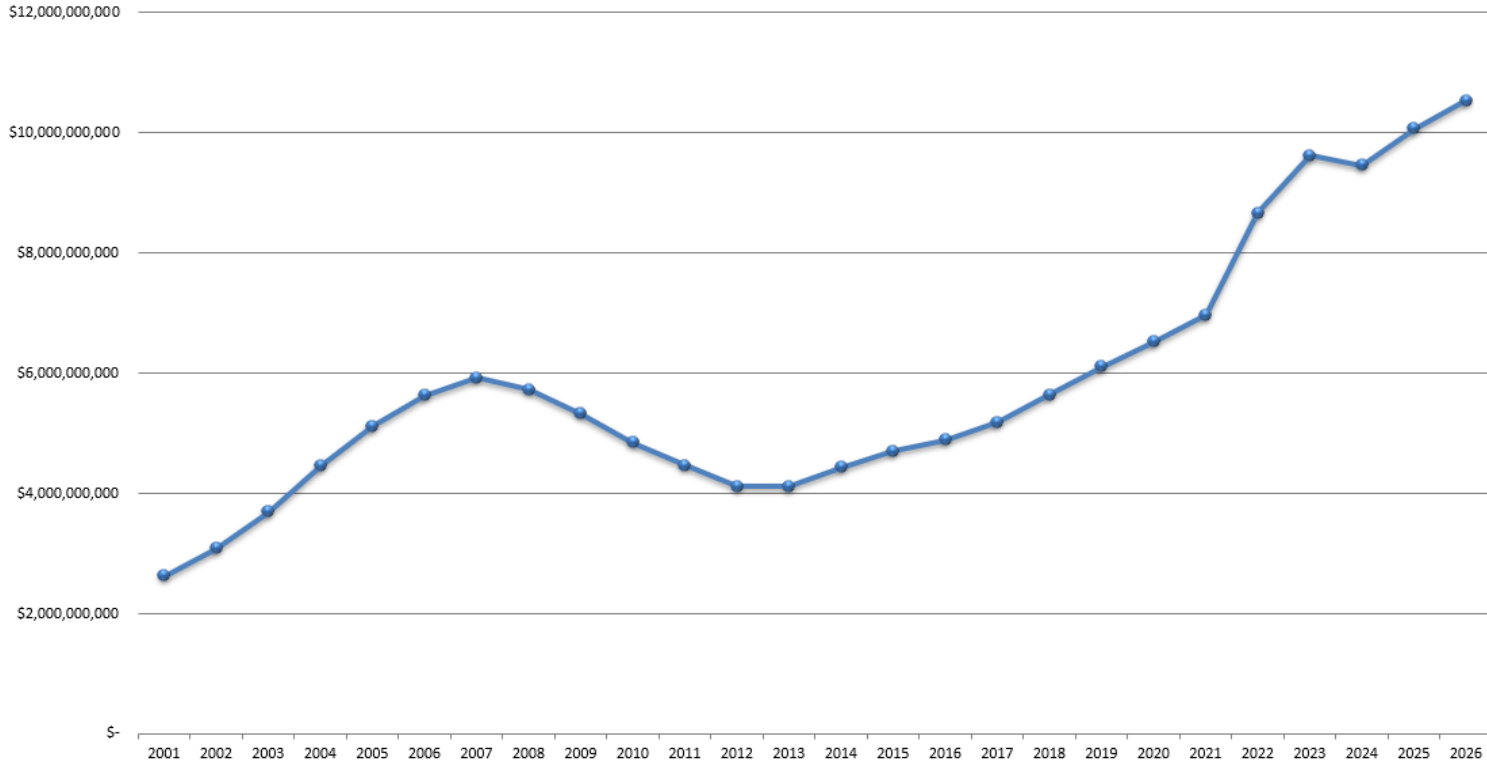
*Not included is Exempt
and State Assessed
Properties





Historical Total EMV of Taxable Classes

Chisago County Historical Total Estimated Market Value of Taxable Classes Only





Chisago County 2026 Assessment Agricultural & Green Acre Land Schedule

CHISAGO COUNTY AG. SCHEDULE 2026 (PAY 2027)											
NESSEL				RUSHSEBA							
EMV		GA		EMV		GA					
\$4,000	Tillable	\$4,000		\$4,000	Tillable	\$4,000					
\$4,000	High	\$3,000		\$4,000	High	\$3,000					
\$2,000	Low	\$2,000		\$2,000	Low	\$2,000					
\$900	Waste	\$900		\$900	Waste	\$900					
\$80,000	Site	\$5,000		\$80,000	Site	\$5,000					
FISH LAKE			HARRIS CITY			SUNRISE NORTH					
EMV		GA	EMV		GA	EMV		GA			
\$4,800	Tillable	\$4,500	\$4,800	Tillable	\$4,500	\$4,800	Tillable	\$4,500			
\$4,800	High	\$3,000	\$4,800	High	\$3,000	\$4,800	High	\$3,000			
\$2,400	Low	\$2,400	\$2,400	Low	\$2,400	\$2,400	Low	\$2,400			
\$1,000	Waste	\$1,000	\$1,000	Waste	\$1,000	\$1,000	Waste	\$1,000			
\$88,000	Site	\$5,000	\$82,000	Site	\$5,000	\$82,000	Site	\$5,000			
NORTH BRANCH			SUNRISE SOUTH			AMADOR					
EMV		GA	EMV		GA	EMV		GA			
\$5,200	Tillable	\$5,000	\$5,200	Tillable	\$5,000	\$5,100	Tillable	\$5,000			
\$5,200	High	\$3,000	\$5,200	High	\$3,000	\$5,100	High	\$3,000			
\$2,600	Low	\$2,600	\$2,800	Low	\$2,800	\$2,600	Low	\$2,600			
\$1,100	Waste	\$1,100	\$1,100	Waste	\$1,100	\$1,100	Waste	\$1,100			
\$86,000	Site	\$5,000	\$86,000	Site	\$5,000	\$84,000	Site	\$5,000			
STACY			CHISAGO LAKE NORTH			SHAFER					
EMV		GA	EMV		GA	EMV		GA			
\$5,500	Tillable	\$5,500	\$6,000	Tillable	\$5,500	\$6,400	Tillable	\$5,500			
\$5,500	High	\$3,000	\$6,000	High	\$3,000	\$6,400	High	\$3,000			
\$2,400	Low	\$2,400	\$3,000	Low	\$3,000	\$3,200	Low	\$3,000			
\$1,000	Waste	\$1,000	\$1,200	Waste	\$1,200	\$1,200	Waste	\$1,200			
\$92,000	Site	\$5,000	\$94,000	Site	\$5,000	\$98,000	Site	\$5,000			
WYOMING/CHISAGO CITY			CHISAGO LAKE SOUTH			FRANCONIA					
EMV		GA	EMV		GA	EMV		GA			
\$7,200	Tillable	\$6,000	\$7,200	Tillable	\$6,000	\$6,800	Tillable	\$6,000			
\$7,200	High	\$3,000	\$7,200	High	\$3,000	\$6,800	High	\$3,000			
\$3,600	Low	\$3,000	\$3,600	Low	\$3,000	\$3,300	Low	\$3,000			
\$1,800	Waste	\$1,800	\$1,800	Waste	\$1,800	\$1,600	Waste	\$1,600			



Board of Appeal and Equalization

- 273.11 VALUATION OF PROPERTY.
- 274.01 BOARD OF APPEAL AND EQUALIZATION.
- 274.014 LOCAL BOARDS: APPEALS AND EQUALIZATION COURSE AND MEETING REQUIREMENTS.
- 274.13 COUNTY BOARD OF APPEAL AND EQUALIZATION.
- 274.135 COUNTY BOARDS; APPEALS AND EQUALIZATION COURSE AND MEETING REQUIREMENTS.



Value Process

MN Statute 273.11 Definition
of Market Value

Market Value

- All property shall be valued at its market value
- Typical, normal, competitive open market conditions

Estimated Market Value (EMV)

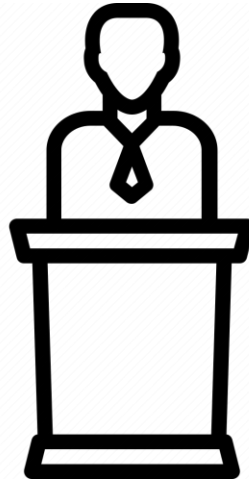
- Assessment date January 2 of each year
- Only value property owners may appeal to the board



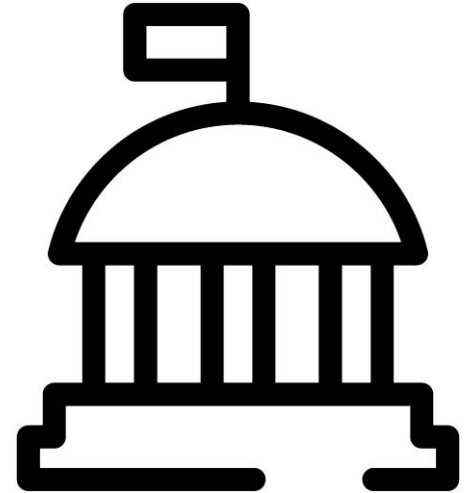
Appeal's Process:



Contact Assessor



Appeal to the Local Board




Appeal to the County Board




Local Board of Appeal and Equalization Meeting

- Must post the meeting date 10 days prior
- Must have a quorum
- Must have a LBAE Trained Member
- Determine whether all the taxable property in the jurisdiction has been fairly and equitably valued and classified

Board Can Do

- 
- Reduce the value of a property
 - Increase the value of a property
 - Add improvements to the assessment
 - Change the classification of a property
 - **Local Boards** only: Add properties to the assessment
 - **County Boards** only: Order percentage increases or decreases for an entire class of property

Board Cannot Do

- 
- Consider prior year assessments
 - Reduce the aggregate assessment by more than 1%
 - Exempt property
 - Make changes to property in which he/she has a conflict of interest or financial interest
 - Grant special program status
 - Make changes benefiting a property owner who refuses entry by the assessor
 - **Local Boards** can't grant percentage increases or decreases for an entire class of property
 - **County Boards** can't add properties to the assessment list



Local Board of Appeal and Equalization Meeting

- The meeting is run by the Board, not the Assessor
- Welcome all appellants and listen attentively to their concerns
- Make decisions based on facts and appeals
- Do not turn the decision over to the assessor
- Can ask the assessor to review the property
- May reconvene after review or pass the decision onto the CBAE.

During the Meeting

Ground Rules

Meeting's Purpose

Only current year appeals will be considered

Property owners may only appeal the estimated market value (EMV)

Order in which appeals will be heard

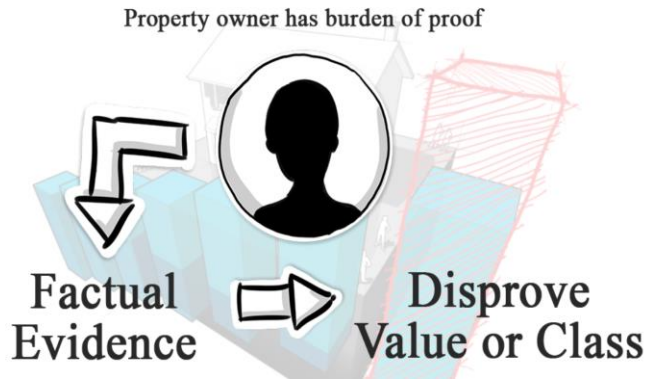
Expectations of appellants when presenting appeals

Time limits (if any)

Board procedure for making decisions



THE APPEAL



THE DECISION

Formal Vote



No Change



Lower the value



Raise the value



change the Classification



Assessor inspect the property

THE FOLLOW-UP

Notify every appellant in writing.

Notification should include:

- Board's decision
- Additional appeal options



2025 Local Board of Appeal and Equalization or Open Book Meeting Schedule

Wednesday April 15, 2026

Open Book Meetings –Chisago County Government Center
Wyoming and Harris will be held from 9:00 am to 7:00 pm.
Jurisdictions that conduct Open Book Meetings have no authority
to vote on any changes.

County Board of Appeal and Equalization

Tuesday June 16, 2026

**County Board Room, Courthouse,
Center City at 6:30 PM
by Appointment.**

Meeting Dates

Wednesday April 8, 2026

Rush City	9:30 AM
Shafer	6:00 PM
Amador Township	6:00 PM

Thursday April 9, 2026

Taylor Falls	6:00 PM
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Tuesday April 14, 2026

Lindstrom	6:00 PM
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Wednesday April 15, 2026

Franconia Township	1:30 PM
Fish Lake Township	6:00 PM

Thursday April 16, 2026

Chisago Lakes Township	1:30 PM
Center City	6:00 PM
North Branch	6:00 PM

Tuesday April 21, 2026

Rushseba Township	9:30 AM
Shafer Township	6:00 PM

Wednesday April 22, 2026

Nessel Township	9:30 AM
Chisago City	6:00 PM

Thursday April 23, 2026

Sunrise Township	9:30 AM
Stacy	6:00 PM



Local Board of
Appeal and
Equalization
Trained
Members
(as of 2/2/2026)

Last Name	First Name	Title/Position	City or Township	County	Training Expir
Fisk	Gene	Supervisor	Amador township	Chisago	7/1/2026
Strong	Lin	Supervisor	Amador Township	Chisago	7/1/2027
Larson	Clay	Supervisor	Amador township	Chisago	7/1/2029
Swanson	Sally	Council Member	Center City	Chisago	7/1/2028
Wolcott	Mark	Council Member	Center City	Chisago	7/1/2028
Anderson	Mark	Council Member	Chisago City	Chisago	7/1/2028
Battles	Nicole	Council Member	Chisago City	Chisago	7/1/2028
Dresel	Jeremy	Mayor	Chisago city	Chisago	7/1/2028
Meyer	Craig	Council Member	Chisago City	Chisago	7/1/2027
Rivers	Marie	Council Member	Chisago City	Chisago	7/1/2028
Houle	Wayne	Supervisor	Chisago Lake Township	Chisago	7/1/2029
Reed	David	Supervisor	Chisago Lake Township	Chisago	7/1/2027
Stirling	Sherry	Supervisor	chisago lake township	Chisago	7/1/2026
Norelius	Brian	Council Member	City of Lindstrom	Chisago	7/1/2026
Ibinger	Jim	Council Member	City of North Branch	Chisago	7/1/2029
Meyer	Daniel	Council Member	City of Rush City	Chisago	7/1/2026
Mattson	Patty	Council Member	City of Shafer	Chisago	7/1/2026
Thieling	Dennis	Council Member	City of Stacy	Chisago	7/1/2027
Fitzwater	Bruce	Supervisor	Fish lake	Chisago	7/1/2027
Ferguson	Donna	Council Member	Fish Lake Township	Chisago	7/1/2028
Kuhnly	Owen	Supervisor	Franconia Township	Chisago	7/1/2029
sparby	sonny	Supervisor	Franconia Township	Chisago	7/1/2026
Wallis	Douglas	Supervisor	Franconia Township	Chisago	7/1/2029
Barrett	Jeffery	Supervisor	Lent Township	Chisago	7/1/2026
chartrand	judy	Mayor	Lindstrom	Chisago	7/1/2028
Hilber	Michael	Council Member	Lindstrom	Chisago	7/1/2028



Local Board of
Appeal and
Equalization
Trained
Members
(as of 2/2/2025)

Krueger	Gregory	Council Member	Lindstrom	Chisago	7/1/2027
Waldoch	David	Council Member	Lindstrom	Chisago	7/1/2027
Heidelberger	Joe	Supervisor	Nessel Township	Chisago	7/1/2029
iskierka	stanley	Supervisor	nessel township	Chisago	7/1/2028
Johnson jr	Douglas	Supervisor	Nessel township	Chisago	7/1/2027
Meis	Michelle	Supervisor	Nessel Township	Chisago	7/1/2027
rising	betsy	Board Member	nessel township	Chisago	7/1/2027
Goulet	Jeff	Council Member	North Branch	Chisago	7/1/2028
Miles	Travis	Council Member	North Branch	Chisago	7/1/2027
Schaps	Peter	Council Member	North Branch	Chisago	7/1/2027
Schieber	Kevin	Mayor	North Branch	Chisago	7/1/2027
Canada	Robert	Council Member	North Branch, MN	Chisago	7/1/2027
FRALEY	LINDA	Council Member	Rush City	Chisago	7/1/2029
Storm	Frank	Council Member	Rush City	Chisago	7/1/2026
Johnson	Peter	Supervisor	Rushseba	Chisago	7/1/2027
KURTZ	MATTHEW	Supervisor	Rushseba Township	Chisago	7/1/2027
Hanson	Paula	Mayor	Shafer	Chisago	7/1/2027
Mattson	Patty	Council Member	Shafer	Chisago	7/1/2027
Schmalz	John	Supervisor	Shafer	Chisago	7/1/2028
Hoffman	John	Supervisor	Shafer Township	Chisago	7/1/2028
Stovern	Mark	Supervisor	Shafer Township	Chisago	7/1/2028
Hoppe	Michael	Council Member	Stacy	Chisago	7/1/2028
UTECHT	MARK	Mayor	STACY	Chisago	7/1/2028
Osland	Mark	Supervisor	Sunrise	Chisago	7/1/2029
Grobove III	Adam	Supervisor	Sunrise Township	Chisago	7/1/2028
Johnson	Carl Peter	Supervisor	Sunrise Township	Chisago	7/1/2029
Strom	Greg	Supervisor	Sunrise Township	Chisago	7/1/2028
Meers	Phillip	Board Member	Surnise Township	Chisago	7/1/2029
Aanonsen	Troy	Council Member	Taylors Falls	Chisago	7/1/2027
Grote	Timothy	Council Member	TAYLORS FALLS	Chisago	7/1/2027
Weilberg	Brandon	Mayor	Taylors Falls	Chisago	7/1/2027



Local Board of Appeal and Equalization
Training is now available year-round.

Any training done between now and LBAE will
not qualify for the 2026 LBAE meetings.

Website address for the training

<https://www.revenue.state.mn.us/board-appeal-and-equalization-training>



2026 Chisago County Board of Appeal and Equalization

Chisago County Courthouse
313 North Main Street, Center City
County Board Room

Tuesday, June 16, 2026
6:30 PM by appointment ONLY
Appointments must be made by June 1, 2026
By calling 651-213-8550

**PROPERTY OWNERS MUST HAVE APPEALED AT THE LOCAL
BOARD OF APPEAL AND EQUALIZATION OR OPEN BOOK
JURISDICTION TO ATTEND THE COUNTY BOARD OF APPEAL AND
EQUALIZATION MEETING.**



#1 Question Asked of Assessors

What will this do to my taxes?

Biggest Unknown Answer:

What is the budget for Local Governments?

Many variables go into this answer:

- **What was my increase compared to the average for County, City/ Township, School District?**
- **Was there new improvements made to the property?**
- **How much value was added to Ag, Residential, Seasonal, Commercial, Industrial, Apartments?**
- **Were there Property Tax Law changes made during the Legislative session?**



Answers to a Complex Question

An example of a simple city and how value and budget play a role in property taxes.

A city has 4 Residential properties

- Property 1 = TMV \$100,000
- Property 2 = TMV \$200,000
- Property 3 = TMV \$300,000
- Property 4 = TMV \$400,000

Total TMV of City = \$1,000,000

A city has a budget of \$10,000

The City Tax Rate = $\text{Budget} / \text{Taxable} = 1\%$

Taxes Paid by 4 Properties

- Property 1 = \$1000
- Property 2 = \$2000
- Property 3 = \$3000
- Property 4 = \$4000





What did my value do compared to other properties? Typically, we don't increase properties by a specific dollar amount

All properties are increased by \$25,000

- Property 1 = TMV \$125,000 (25%)
- **Property 2 = TMV \$225,000 (12.5%)**
- **Property 3 = TMV \$325,000 (8.3%)**
- Property 4 = TMV \$425,000 (6.3%)

A city has a budget of \$10,000

The City Tax Rate = Budget/Taxable = 0.9%

Taxes Paid by 4 Properties

- Property 1 = \$1125 (12.5%)
- **Property 2 = \$2025 (1.25%)**
- **Property 3 = \$2925 (-2.5%)**
- Property 4 = \$3825 (-4.38%)

Total TMV of City = \$1,100,000 (10%)

TAXES CHANGE COMPARATIVE TO PERCENT INCREASE IN VALUE





What did my value do compared to other properties?

All Properties are Increased 10%

- Property 1 = TMV \$110,000
- Property 2 = TMV \$220,000
- Property 3 = TMV \$330,000
- Property 4 = TMV \$440,000

City budget stays the same at \$10,000

The City Tax Rate = Budget/Taxable = 0.9%

Total TMV of City = \$1,100,000 (10%)

Taxes Paid by 4 Properties

- Property 1 = \$1000
- Property 2 = \$2000
- Property 3 = \$3000
- Property 4 = \$4000

TAXES DO NOT CHANGE





What did the budget do compared to last year?

All Properties Stay the Same

- Property 1 = TMV \$100,000
- Property 2 = TMV \$200,000
- Property 3 = TMV \$300,000
- Property 4 = TMV \$400,000

City budget increases **5%** = \$10,500

The City Tax Rate = Budget/Taxable = 1.05%

Total TMV of City = \$1,000,000

Taxes Paid by 4 Properties

- Property 1 = \$1050 (**5%**)
- Property 2 = \$2100 (**5%**)
- Property 3 = \$3150 (**5%**)
- Property 4 = \$4200 (**5%**)

TAXES WENT UP BY 5%





What happens when value and budgets change?

All Properties are Increased by 10%

- Property 1 = TMV \$110,000
- Property 2 = TMV \$220,000
- Property 3 = TMV \$330,000
- Property 4 = TMV \$440,000

City budget increases **5%** or \$10,500

The City Tax Rate = Budget/Taxable = 0.9546%

Total TMV of City = \$1,100,000 (**10%**)

Taxes Paid by 4 Properties

- Property 1 = \$1050 (**5%**)
- Property 2 = \$2100 (**5%**)
- Property 3 = \$3150 (**5%**)
- Property 4 = \$4200 (**5%**)

TAXES WENT UP BY 5%





What happens when low value properties change more and no budget change?

All Properties are changed by different percentages, higher on the low value

- Property 1 (15%) = TMV \$115,000
 - Property 2 (10%) = TMV \$220,000
 - **Property 3 (5%) = TMV \$315,000**
 - Property 4 (0%) = TMV \$400,000
- City budget stays the same **0%** or \$10,000
- The City Tax Rate = Budget/Taxable = 0.95%

Total TMV of City = \$1,050,000 (5%)

PROPERTY CLOSEST TO THE OVERALL CHANGE SAW THE CLOSEST CHANGE TO THE BUDGET CHANGE

Taxes Paid by 4 Properties

- Property 1 = \$1092 (9.2%)
- Property 2 = \$2090 (4.5%)
- **Property 3 = \$2993 (-.23%)**
- Property 4 = \$3800 (-5%)





What happens when low value properties change more and the budget changes?

All Properties are changed by different percentages, higher on the low value

- Property 1 (15%) = TMV \$115,000
 - Property 2 (10%) = TMV \$220,000
 - **Property 3 (5%) = TMV \$315,000**
 - Property 4 (0%) = TMV \$400,000
- City budget increases **5%** or \$10,500
- The City Tax Rate = Budget/Taxable = 1.0%

Total TMV of City = \$1,050,000 (**5%**)

PROPERTY CLOSEST TO THE OVERALL CHANGE SAW THE CLOSEST CHANGE TO THE BUDGET CHANGE



Taxes Paid by 4 Properties

- Property 1 = \$1150 (15%)
- Property 2 = \$2200 (10%)
- **Property 3 = \$3150 (5%)**
- Property 4 = \$4000 (0%)



What happens when high value properties change more and no change to the budget?

All Properties are changed by different percentages, higher on the high value

- Property 1 (0%) = TMV \$100,000
 - Property 2 (5%) = TMV \$210,000
 - Property 3 (10%) = TMV \$330,000
 - Property 4 (15%) = TMV \$460,000
- City budget stays the same **0%** or \$10,000
The City Tax Rate = Budget/Taxable = 0.9%

Total TMV of City = \$1,100,000 (**10%**)

Taxes Paid by 4 Properties

- Property 1 = \$900 (-10%)
- Property 2 = \$1890 (-5.5%)
- Property 3 = \$2970 (**-1%**)
- Property 4 = \$4140 (3.5%)

PROPERTY CLOSEST TO THE OVERALL CHANGE SAW THE CLOSEST CHANGE TO THE BUDGET CHANGE





What happens when high value properties change more and the budget increases?

All Properties are changed by different percentages, higher on the high value

- Property 1 (0%) = TMV \$100,000
 - Property 2 (5%) = TMV \$210,000
 - Property 3 (10%) = TMV \$330,000
 - Property 4 (15%) = TMV \$460,000
- City budget stays the same **5%** or \$10,500
The City Tax Rate = Budget/Taxable = 0.95%

Taxes Paid by 4 Properties

- Property 1 = \$950 (-5%)
- Property 2 = \$1995 (-0.25%)
- Property 3 = \$3135 (**4.5%**)
- Property 4 = \$4370 (9.25%)

Total TMV of City = \$1,100,000 (**10%**)

PROPERTY CLOSEST TO THE OVERALL CHANGE SAW THE CLOSEST CHANGE TO THE BUDGET CHANGE





Questions Asked of Assessors

How much new construction was added?

How much can we add to the budget so that we don't change the tax rates?

The amount of new construction is not an indicator of how much your budget can change without affecting taxes.

How many services are expanding to meet the growth of your area? More roads to maintain, more law enforcement, more pressure on the schools, those influence the budget not the amount of new construction.

Many variables go into this answer:

- **The impact of one new property at \$2,500,000 or five new properties at \$500,000 or ten new properties at \$250,000 have different impacts.**
- **Each total \$2,500,000 of new value**
- **10 new properties may require more services to the budget than the 1 or 5 new properties**
- **Homestead exclusions have a larger impact on the lower valued houses.**
- **The Net Tax Capacity is not the same for these three groups**



- The valuation and classification is completed fairly and equitably to ensure similar properties pay similar taxes (per jurisdiction).
- The budget is the amount of money the governments need to operate their local body of government.
- You can appeal the Valuation or Classification of your property at the Local Board of Appeal and Equalization and County Board of Appeal and Equalization.
- You can appeal the budgets at the Annual Township meeting or Truth In Taxation meetings.
- **The valuation and classification does not rely on the budget to set values, the budget does not rely on the valuation and classification to set a budget.**
- You cannot appeal the taxes.

VALUE AND CLASSIFICATION ARE SEPARATE FROM BUDGET!



QUESTIONS?

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County Assessor**

**Chase Peloquin
Assistant County Assessor**

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