NORTH BRANCH
——Minnesota——

Kevin Schieber
Mayor

Robert Canada
Councilmember/Acting Mayor

Travis Miles
Councilmember

Kelly Neider
Councilmember

Peter Schaps
Councilmember

CITY COUNCIL
REGULAR AGENDA
THURSDAY, APRIL 18, 2024 @ 6:00 PM
CITY HALL, 6408 ELM STREET, NORTH BRANCH, MN 55056

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. 2024 LOCAL BOARD OF APPEAL & EQUALIZATION
   a. 2024 Local Board of Appeal & Equalization — ACTION

5. ADJOURNMENT

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.

City of North Branch
Staff Report

Prepared By:
Ragini Varma, City Clerk / IT Director
Presenter: Ragini Varma, City Clerk / IT Director
Date: 02/27/2024

Board & Commission: City Council

Subject: 2024 Local Board of Appeal & Equalization

Council will hold its Local Board of Appeal & Equalization on Thursday, April 18, 2024, at 6pm. It is important to have a quorum during this meeting annually or else, without a quorum North Branch would lose the Local Board of Appeal & Equalization meeting for both this year and next year. Any resident needing to appeal their valuation must contact Chisago County Assessor's office ahead of time to any of the two Chisago County Assessors provided below. They can also contact North Branch City Clerk / IT Director, Ragini Varma at raginiv@ci.north-branch.mn.us or by calling 651-277-5228 and indicating if they will be in attendance in person or remote if they have not already contacted the Chisago Assessor's office contacts and discussed their valuation before April 18, 2024.

This year the two assessors provided below will be in attendance and addressing the Council on the process before the Council proceed with the appeal process. Each Councilmember in attendance will be required to sign off on their attendance as required.

Chisago County Assessor's Office Contacts:

Chase Peloquin
Assistant County Assessor
313 N Main St Suite 250, Center City, MN 55012
Chase.Peloquin@chisagocounty.us
Phone: 651-213-8563

Patrick Poshek
Senior Deputy Assessor
313 N Main St Suite 250 Center City, MN 55012
Patrick.Poshek@chisagocounty.us
651-213-8561

The council will first hear all the appeals. After hearing all the appeals, the Council will then take action on each of the evaluations one at a time by a motion and second. The sheet listing all the properties being appealed will be provided at the meeting.

Voting Requirements:

Voting Options **Simple Majority**

2024 Assessment of Chisago County Report

Prepared by:

Chisago County Assessor Office

Introduction

This **2024 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, fair and equitable**.

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 is **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, 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 or sold to relatives. Each year a sales ratio study is conducted; sales between **October 1, 2022, and September 30, 2023**, are used for the basis of adjustments for the January 2, 2024, assessment date. 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, **no more, no less.**

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 understand better. 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

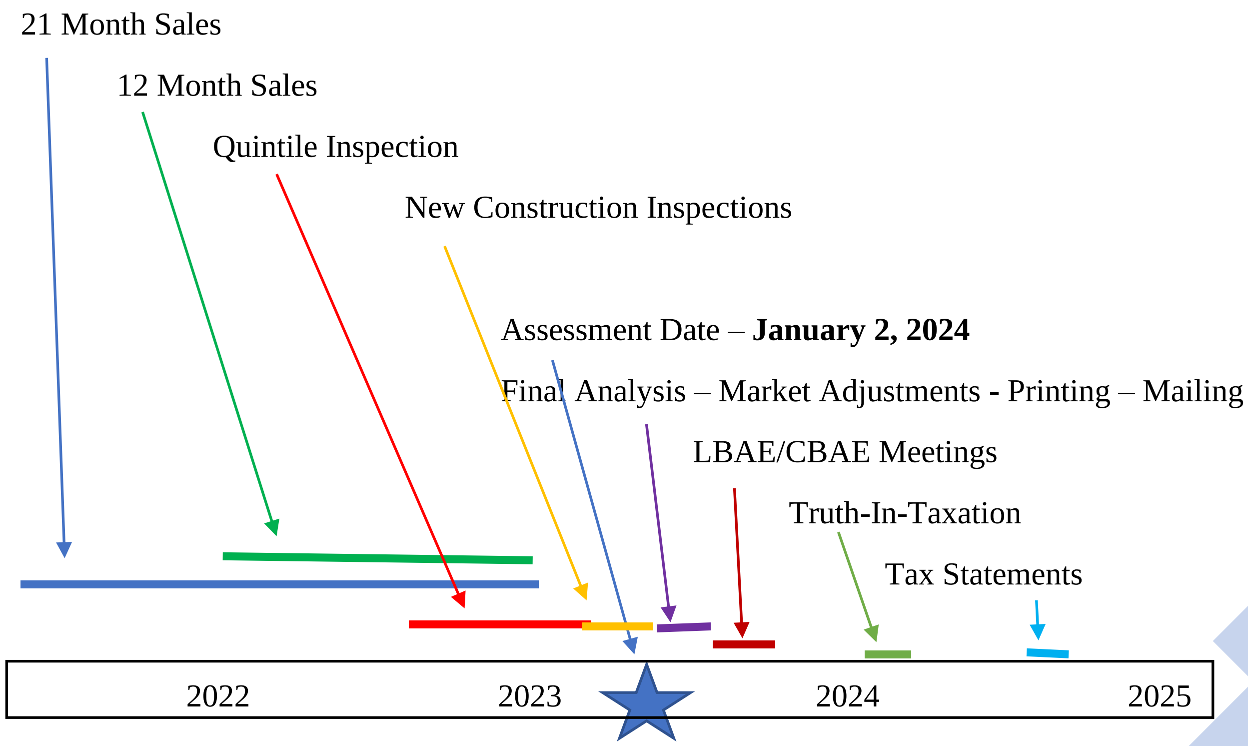
Chisago County Assessor Office

Daryl Moeller, County Assessor
Chase Peloquin, Assistant County Assessor

Assessor	Title	License	Jurisdictions
Patrick Poshek	Sr. Deputy Assessor	AMA	City of Harris
			City of North Branch
Rich Koons	Sr. Deputy Assessor	AMA	City of Chisago City
			City of Lindstrom
			City of Rush City
Sheri LaBuhn	Sr. Deputy Assessor	CMA	City of Shafer
			City of Stacy
			City of Taylors Falls
			City of Wyoming
Eric Wuotila	Sr. Deputy Assessor	CMA	Chisago Lakes Township
			Franconia Township
			City of Center City
Ted Anderson	Sr. Deputy Assessor	SAMA	Fish Lake Township
			Nessel Township
			Rushseba Township
Vince Scheele	Sr. Deputy Assessor	CMA	Amador Township
			Lent Township
			Shafer Township
			Sunrise Township

2024 Assessment Timeline

- 21 Month Sales Study - January 2022 - September 2023 - Time Trend Analysis
- 12 Month Sales Study - October 2022 - September 2023 - Sale Ratio Analysis
- Quintile Inspections - May 2023 - November 2023
- New Construction Inspections - December 2023 - January 2024
- Assessment Date - January 2, 2024
- Final Analysis - Market Adjustments - Proofing - February 2024
- Printing - Mailing - March 2024
- Local Board of Appeal and Equalization - April 2024
- County Board of Appeal and Equalization - June 17, 2024
- Truth In Taxation Statements Mailed - November 2024
- Tax Statement Mailed - March 2024



County Final Sales Analysis

Chisago County Final Sales Analysis			
Classification	**Beginning Sales Ratio**	**Final Sales Ratio**	**Number of Sales**
Residential - Off Water	97.66%	95.11%	519
Residential - On Water	97.53%	93.46%	76
All Residential	97.66%	94.80%	595
Agricultural	95.82%	92.04%	13
Apartment	94.98%	98.38%	2
Commercial Industrial	94.18%	98.36%	18

Chisago County 2024 Residential Time Trend	
Time Trend Area	**Annual Trend Adjustment**
Southern Chisago County Off-Water	None
Northern Chisago County Off-Water	None
Southern Chisago County On-Water	None
Northern Chisago County On-Water	None
Agricultural Countywide	None

Sales Ratios by Jurisdiction Residential/Seasonal All Sales

Final Ratio are calculated using the 2024 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 - 10/1/22 to 9/30/23					
Jurisdiction	Number of Sales	Beginning Sales Ratio	Final Sales Ratio	COD	PRD
Amador	6	91.84%	95.42%	.	.
Chisago Lake	32	97.10%	93.64%	7.36	1.02
Fish Lake	24	94.52%	93.73%	.	.
Franconia	9	104.36%	95.50%	.	.
Lent	14	98.77%	94.92%	.	.
Nessel	18	99.14%	94.69%	.	.
Rushseba	3	NA	NA	.	.
Shafer Twp	9	94.80%	94.44%	.	.
Sunrise	9	94.56%	94.71%	.	.
Center City	8	92.82%	94.88%	.	.
Chisago City	58	98.00%	94.70%	7.47	1.01
Harris	8	95.97%	94.58%	.	.
Lindstrom	79	96.43%	95.37%	6.24	1.01
North Branch	177	100.52%	95.71%	6.28	1.00
Rush City	33	95.40%	95.06%	5.51	1.00
Shafer City	8	102.28%	96.91%	.	.
Stacy	11	93.07%	95.33%	.	.
Taylors Falls	9	100.86%	95.97%	.	.
Wyoming	80	96.32%	93.71%	4.96	1.00
County	595	97.66%	94.80%	6.31	1.01

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

Final Ratio are calculated using the 2024 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 On-Water Residential Sales Statistics - 10/1/22 to 9/30/23			
Jurisdiction	**Number of On-Water Sales**	**Beginning On-Water Sales Ratio**	**Final On-Water Sales Ratio**
Amador	0	.	.
Chisago Lake	13	92.14%	92.02%
Fish Lake	6	108.51%	93.01%
Franconia	0	.	.
Lent	0	.	.
Nessel	13	98.68%	94.81%
Rushseba	0	.	.
Shafer Twp	2	74.20%	87.61%
Sunrise	3	99.42%	94.71%
Center City	6	97.85%	96.76%
Chisago City	18	96.36%	94.30%
Harris	0	.	.
Lindstrom	9	92.24%	91.26%
North Branch	2	111.73%	96.94%
Rush City	0	.	.
Shafer City	0	.	.
Stacy	0	.	.
Taylors Falls	1	101.00%	93.49%
Wyoming	3	104.65%	93.42%
County	76	97.53%	93.46%

5 Year History per Jurisdiction of the Number of Residential Sales

Chisago County Historical Number of Residential Sales by Jurisdiction						
Jurisdiction	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment	5 Year Total
Amador	7	9	11	7	6	40
Chisago Lake	54	54	66	53	32	259
Fish Lake	24	26	30	18	24	122
Franconia	16	13	19	18	9	75
Lent	41	38	24	23	14	140
Nessel	27	25	32	40	18	142
Rushseba	3	6	12	6	3	30
Shafer Twp	12	12	7	9	9	49
Sunrise	14	18	31	15	9	87
Center City	11	5	12	9	8	45
Chisago City	91	83	84	87	58	403
Harris	18	14	20	16	8	76
Lindstrom	86	80	102	87	79	434
North Branch	196	186	194	179	177	932
Rush City	29	42	43	41	33	188
Shafer City	22	34	21	22	8	107
Stacy	24	24	22	14	11	95
Taylors Falls	20	15	17	18	9	79
Wyoming	92	117	114	89	80	492
County Total	787	801	861	751	595	3,795
Total Sales Percent Change		1.8%	7.5%	-12.8%	-20.8%	

5 Year History per Jurisdiction Final Sales Ratio for Residential Sales

Chisago County Historical Sales Ratio of Residential Sales by Jurisdiction					
Jurisdiction	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment
Amador	91.9%	91.1%	95.0%	91.7%	95.4%
Chisago Lake	96.1%	95.0%	93.9%	92.7%	93.6%
Fish Lake	93.1%	93.9%	94.0%	92.5%	93.7%
Franconia	94.5%	92.9%	91.0%	94.6%	95.5%
Lent	94.3%	96.0%	92.6%	93.1%	94.9%
Nessel	95.1%	94.4%	99.4%	92.7%	94.7%
Rushseba	NA	96.5%	96.4%	91.5%	NA
Shafer Twp	95.2%	93.4%	96.8%	94.3%	94.4%
Sunrise	96.2%	94.1%	92.7%	93.6%	94.7%
Center City	94.4%	NA	96.4%	96.8%	94.9%
Chisago City	95.0%	94.9%	93.7%	93.4%	94.7%
Harris	96.7%	94.6%	94.9%	95.7%	94.6%
Lindstrom	94.9%	96.1%	94.6%	93.7%	95.4%
North Branch	95.5%	95.4%	94.6%	93.2%	95.7%
Rush City	96.3%	94.6%	94.0%	94.2%	95.1%
Shafer City	94.6%	94.8%	96.4%	95.2%	96.9%
Stacy	96.3%	93.1%	94.1%	95.8%	95.3%
Taylors Falls	97.6%	94.9%	94.6%	92.8%	96.0%
Wyoming	95.2%	95.4%	94.1%	93.9%	93.7%
County Total	95.2%	94.7%	94.6%	93.5%	94.8%

2023 to 2024 EMV Comparison by Jurisdiction

*Net Percent of Change = (2024 EMV – 2023 EMV – New Construction) / 2023 EMV

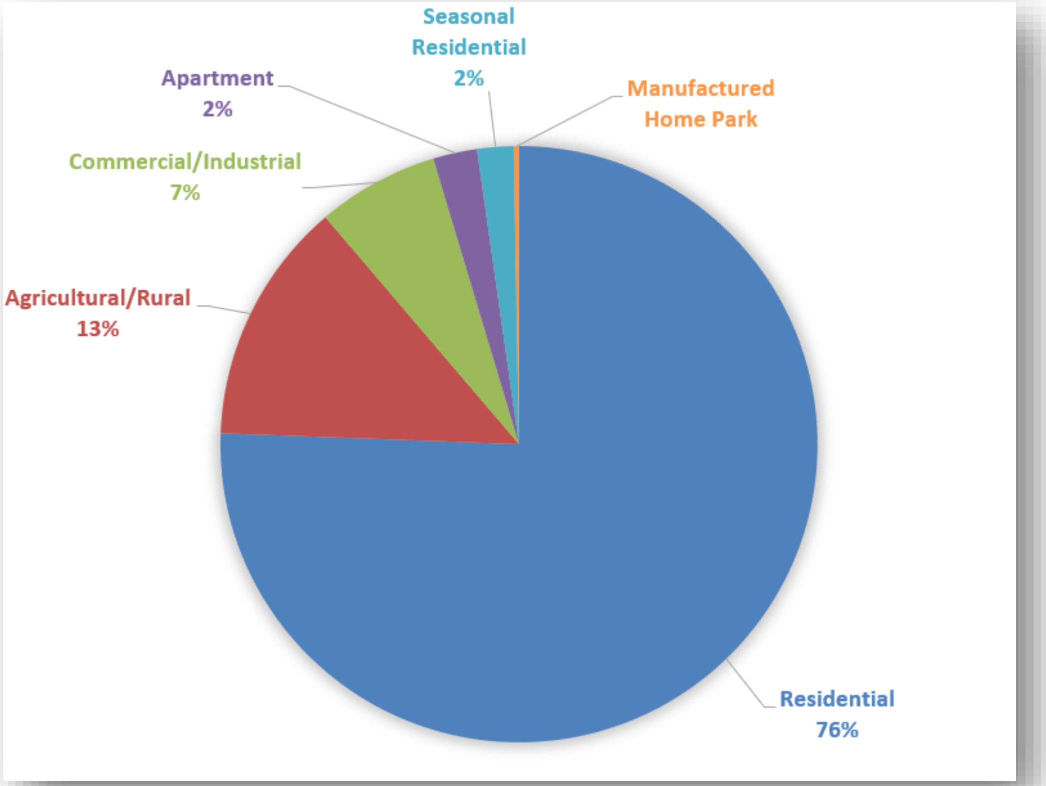
Chisago County Values by Jurisdiction - Taxable Classes Only					
Jurisdiction	**2023 Assessment**	**2024 Assessment**	**New Construction**	**Overall % of Change**	**Net % of Change**
Amador	$208,919,000	$193,097,400	$1,449,100	-7.57%	-8.27%
Chisago Lake	$1,057,206,600	$1,024,308,500	$6,780,500	-3.11%	-3.75%
Fish Lake	$430,997,100	$422,324,600	$3,947,000	-2.01%	-2.93%
Franconia	$417,123,100	$396,041,200	$4,189,800	-5.05%	-6.06%
Lent	$524,319,700	$452,300,800	$3,008,500	-13.74%	-14.31%
Nessel	$548,530,600	$525,776,800	$5,460,100	-4.15%	-5.14%
Rushseba	$162,754,300	$161,419,800	$1,675,000	-0.82%	-1.85%
Shafer Twp	$255,189,000	$252,349,200	$1,394,500	-1.11%	-1.66%
Sunrise	$438,481,900	$435,380,400	$5,518,700	-0.71%	-1.97%
Center City	$119,026,100	$118,606,300	$1,676,400	-0.35%	-1.76%
Chisago City	$1,036,223,400	$1,057,563,200	$8,703,400	2.06%	1.22%
Harris	$192,373,200	$190,700,500	$1,520,900	-0.87%	-1.66%
Lindstrom	$771,056,000	$758,983,400	$4,621,100	-1.57%	-2.17%
North Branch	$1,537,194,300	$1,535,122,800	$36,937,700	-0.13%	-2.54%
Rush City	$230,452,100	$237,461,900	$4,499,200	3.04%	1.09%
Shafer City	$111,558,200	$108,789,900	$89,000	-2.48%	-2.56%
Stacy	$170,587,100	$172,945,900	$2,098,100	1.38%	0.15%
Taylors Falls	$137,836,500	$137,517,400	$311,200	-0.23%	-0.46%
Wyoming	$1,287,371,200	$1,274,409,600	$8,591,800	-1.01%	-1.67%
County Total	**$9,637,199,400**	**$9,455,099,600**	**$102,472,000**	**-1.89%**	**-2.95%**

Residential & Seasonal Residential Changes

Chisago County Residential/Seasonal Residential Values by Jurisdiction					
Jurisdiction	**2023 Assessment**	**2024 Assessment**	**New Construction**	**Overall % of Change**	**Net % of Change**
Amador	$90,672,500	$86,208,900	$1,379,400	-4.92%	-6.44%
Chisago Lake	$854,934,500	$827,585,100	$5,894,600	-3.20%	-3.89%
Fish Lake	$329,168,600	$323,618,400	$3,841,800	-1.69%	-2.85%
Franconia	$272,622,000	$257,297,700	$3,719,200	-5.62%	-6.99%
Lent	$450,572,700	$397,397,700	$3,001,900	-11.80%	-12.47%
Nessel	$431,702,100	$411,420,500	$5,154,200	-4.70%	-5.89%
Rushseba	$86,385,000	$84,120,600	$834,000	-2.62%	-3.59%
Shafer Twp	$126,678,100	$127,489,000	$1,115,100	0.64%	-0.24%
Sunrise	$286,391,500	$291,943,600	$6,879,600	1.94%	-0.46%
Center City	$110,190,100	$108,595,900	$1,277,200	-1.45%	-2.61%
Chisago City	$895,493,400	$898,327,400	$6,702,200	0.32%	-0.43%
Harris	$124,137,200	$123,116,300	$1,299,100	-0.82%	-1.87%
Lindstrom	$690,495,200	$674,620,900	$4,341,000	-2.30%	-2.93%
North Branch	$1,221,511,100	$1,200,902,600	$26,789,700	-1.69%	-3.88%
Rush City	$163,995,400	$165,122,200	$1,839,400	0.69%	-0.43%
Shafer City	$94,733,700	$91,118,600	$20,000	-3.82%	-3.84%
Stacy	$125,541,700	$123,650,100	$120,600	-1.51%	-1.60%
Taylors Falls	$110,388,200	$108,820,900	$311,200	-1.42%	-1.70%
Wyoming	$1,066,508,500	$1,032,159,300	$7,145,300	-3.22%	-3.89%
County Total	$7,532,121,500	$7,333,515,700	$81,665,500	-2.64%	-3.72%

Where did the value Change?

Chisago County 2024 Value Changes by Classification - Countywide					
Classification	**2023 Assessment**	**2024 Assessment**	**New Construction**	**Overall % of Change**	**Net % of Change**
Agricultural/Rural	$ 1,305,115,700	$ 1,245,910,600	$ 3,869,600	-4.5%	-4.83%
Residential	$ 7,323,744,600	$ 7,147,460,500	$ 76,819,000	-2.4%	-3.5%
Seasonal Residential	$ 208,376,900	$ 186,055,200	$ 2,515,000	-10.7%	-11.9%
Commercial/Industrial/Other	$ 565,334,300	$ 623,871,400	$ 11,968,100	10.4%	8.2%
Apartment 4+ Units	$ 209,789,300	$ 225,116,900	$ 7,300,300	7.3%	3.8%
Manufactured Home Park	$ 24,838,600	$ 26,685,000	$ -	7.4%	7.4%



Where 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	$ 100,348,900	52%	$ 86,208,900	45%	$ 6,539,600	3%	$ 193,097,400
Chisago Lake	$ 184,830,000	18%	$ 827,585,100	81%	$ 11,893,400	1%	$1,024,308,500
Fish Lake	$ 96,582,400	23%	$ 323,618,400	77%	$ 2,123,800	1%	$ 422,324,600
Franconia	$ 131,509,800	33%	$ 257,297,700	65%	$ 7,233,700	2%	$ 396,041,200
Lent	$ 48,158,900	11%	$ 397,397,700	88%	$ 6,744,200	1%	$ 452,300,800
Nessel	$ 103,559,600	20%	$ 411,420,500	78%	$ 10,796,700	2%	$ 525,776,800
Rushseba	$ 74,069,000	46%	$ 84,120,600	52%	$ 3,230,200	2%	$ 161,419,800
Shafer Twp	$ 121,375,400	48%	$ 127,489,000	51%	$ 3,484,800	1%	$ 252,349,200
Sunrise	$ 137,214,500	32%	$ 291,943,600	67%	$ 6,222,300	1%	$ 435,380,400
Center City	$ 237,700	0%	$ 108,595,900	92%	$ 9,772,700	8%	$ 118,606,300
Chisago City	$ 51,569,900	5%	$ 898,327,400	85%	$ 107,665,900	10%	$1,057,563,200
Harris	$ 48,647,300	26%	$ 123,116,300	65%	$ 18,936,900	10%	$ 190,700,500
Lindstrom	$ 6,028,200	1%	$ 674,620,900	89%	$ 78,334,300	10%	$ 758,983,400
North Branch	$ 86,125,500	6%	$1,200,902,600	78%	$ 248,094,700	16%	$1,535,122,800
Rush City	$ 4,596,200	2%	$ 165,122,200	70%	$ 67,743,500	29%	$ 237,461,900
Shafer City	$ 3,302,700	3%	$ 91,118,600	84%	$ 14,368,600	13%	$ 108,789,900
Stacy	$ 3,221,200	2%	$ 123,650,100	71%	$ 46,074,600	27%	$ 172,945,900
Taylors Falls	$ 9,050,800	7%	$ 108,820,900	79%	$ 19,645,700	14%	$ 137,517,400
Wyoming	$ 35,482,600	3%	$1,032,159,300	81%	$ 206,767,700	16%	$1,274,409,600
County Total	**$1,245,910,600**	**13%**	**$7,333,515,700**	**78%**	**$ 875,673,300**	**9%**	**$9,455,099,600**

Chisago County Historical Values All Taxable Classes

Chisago County Historical Values by Jurisdiction - Taxable Classes Only					
Jurisdiction	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment
Amador	$135,991,600	$145,812,400	$182,336,400	$208,919,000	$193,097,400
Chisago Lake	$728,590,700	$772,560,100	$947,074,900	$1,057,206,600	$1,024,308,500
Fish Lake	$289,672,200	$308,832,700	$381,770,800	$430,997,100	$422,324,600
Franconia	$283,388,800	$301,822,900	$369,723,800	$417,123,100	$396,041,200
Lent	$371,705,100	$391,901,700	$493,368,800	$524,319,700	$452,300,800
Nessel	$336,415,200	$361,440,500	$483,952,600	$548,530,600	$525,776,800
Rushseba	$106,654,100	$110,560,500	$145,860,700	$162,754,300	$161,419,800
Shafer Twp	$172,399,100	$175,103,500	$218,679,700	$255,189,000	$252,349,200
Sunrise	$267,160,900	$298,569,000	$375,796,800	$438,481,900	$435,380,400
Center City	$82,416,500	$89,569,000	$109,811,100	$119,026,100	$118,606,300
Chisago City	$715,016,400	$756,516,400	$933,359,200	$1,036,223,400	$1,057,563,200
Harris	$133,939,600	$142,129,000	$179,401,300	$192,373,200	$190,700,500
Lindstrom	$504,754,600	$563,481,900	$703,649,100	$771,056,000	$758,983,400
North Branch	$1,031,592,100	$1,115,419,100	$1,376,962,400	$1,537,194,300	$1,535,122,800
Rush City	$155,848,800	$171,529,600	$207,901,300	$230,452,100	$237,461,900
Shafer City	$73,932,400	$81,861,900	$102,299,600	$111,558,200	$108,789,900
Stacy	$120,368,600	$125,689,800	$156,550,800	$170,587,100	$172,945,900
Taylors Falls	$93,446,600	$99,449,300	$121,215,800	$137,836,500	$137,517,400
Wyoming	$923,444,600	$959,962,700	$1,174,039,000	$1,287,371,200	$1,274,409,600
County Total	$6,526,737,900	$6,972,212,000	$8,663,754,100	$9,637,199,400	$9,455,099,600

Chisago County Median Residential Improved Values

Chisago County Median Residential Improved Value by Jurisdiction				
Jurisdiction	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment
Amador	$313,900	$389,200	$423,500	$385,100
Chisago Lake	$346,400	$425,600	$461,600	$446,800
Fish Lake	$291,600	$356,600	$388,300	$387,600
Franconia	$371,200	$453,400	$500,200	$466,700
Lent	$309,900	$387,800	$406,300	$391,700
Nessel	$291,400	$382,100	$422,300	$404,100
Rushseba	$260,900	$335,600	$369,400	$358,400
Shafer Twp	$301,200	$379,000	$417,200	$416,100
Sunrise	$314,000	$383,000	$442,400	$445,000
Center City	$270,100	$337,800	$360,800	$353,000
Chisago City	$299,800	$377,000	$404,600	$384,600
Harris	$242,900	$307,400	$323,300	$316,000
Lindstrom	$255,100	$317,100	$337,300	$328,100
North Branch	$239,600	$293,100	$316,400	$301,900
Rush City	$172,700	$208,700	$225,800	$229,100
Shafer City	$211,300	$258,200	$277,400	$262,300
Stacy	$220,500	$278,200	$300,200	$295,000
Taylors Falls	$200,500	$245,700	$277,100	$274,400
Wyoming	$280,700	$349,000	$375,700	$365,100
County Median	$272,600	$338,100	$364,600	$352,700

Chisago County Historical New Construction Value All Taxable Classes

Chisago County Historical New Construction by Jurisdiction - Taxable Classes Only					
Jurisdiction	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment
Amador	$1,245,500	$1,349,300	$1,373,400	$2,433,500	$1,449,100
Chisago Lake	$7,785,000	$5,839,100	$6,994,000	$10,517,100	$6,780,500
Fish Lake	$3,098,200	$2,232,100	$4,867,300	$3,865,500	$3,947,000
Franconia	$3,069,600	$3,362,400	$3,856,800	$4,017,200	$4,189,800
Lent	$2,897,100	$5,066,200	$4,457,400	$5,291,200	$3,008,500
Nessel	$3,707,600	$3,172,300	$5,657,900	$5,733,500	$5,460,100
Rushseba	$192,300	$112,500	$891,900	$1,600,700	$1,675,000
Shafer Twp	$478,800	$1,753,500	$1,565,500	$3,221,500	$1,394,500
Sunrise	$3,625,400	$4,212,600	$4,898,700	$5,079,000	$5,518,700
Center City	$731,100	$888,300	$1,700,100	$2,012,900	$1,676,400
Chisago City	$9,747,900	$5,458,300	$16,912,500	$15,183,100	$8,703,400
Harris	$274,600	$1,294,200	$822,600	$1,599,600	$1,520,900
Lindstrom	$6,929,500	$18,625,500	$12,476,700	$10,971,800	$4,621,100
North Branch	$17,617,700	$30,308,600	$37,053,500	$36,660,300	$36,937,700
Rush City	$5,689,300	$5,530,600	$5,553,600	$3,997,400	$4,499,200
Shafer City	$1,971,800	$2,575,500	$2,731,900	$1,395,100	$89,000
Stacy	$2,052,100	$1,702,900	$3,454,500	$1,967,500	$2,098,100
Taylors Falls	$1,425,900	$991,700	$1,044,700	$700,500	$311,200
Wyoming	$7,603,700	$7,542,900	$10,900,000	$24,385,500	$8,591,800
County Total	$80,143,100	$102,018,500	$127,213,000	$140,632,900	$102,472,000

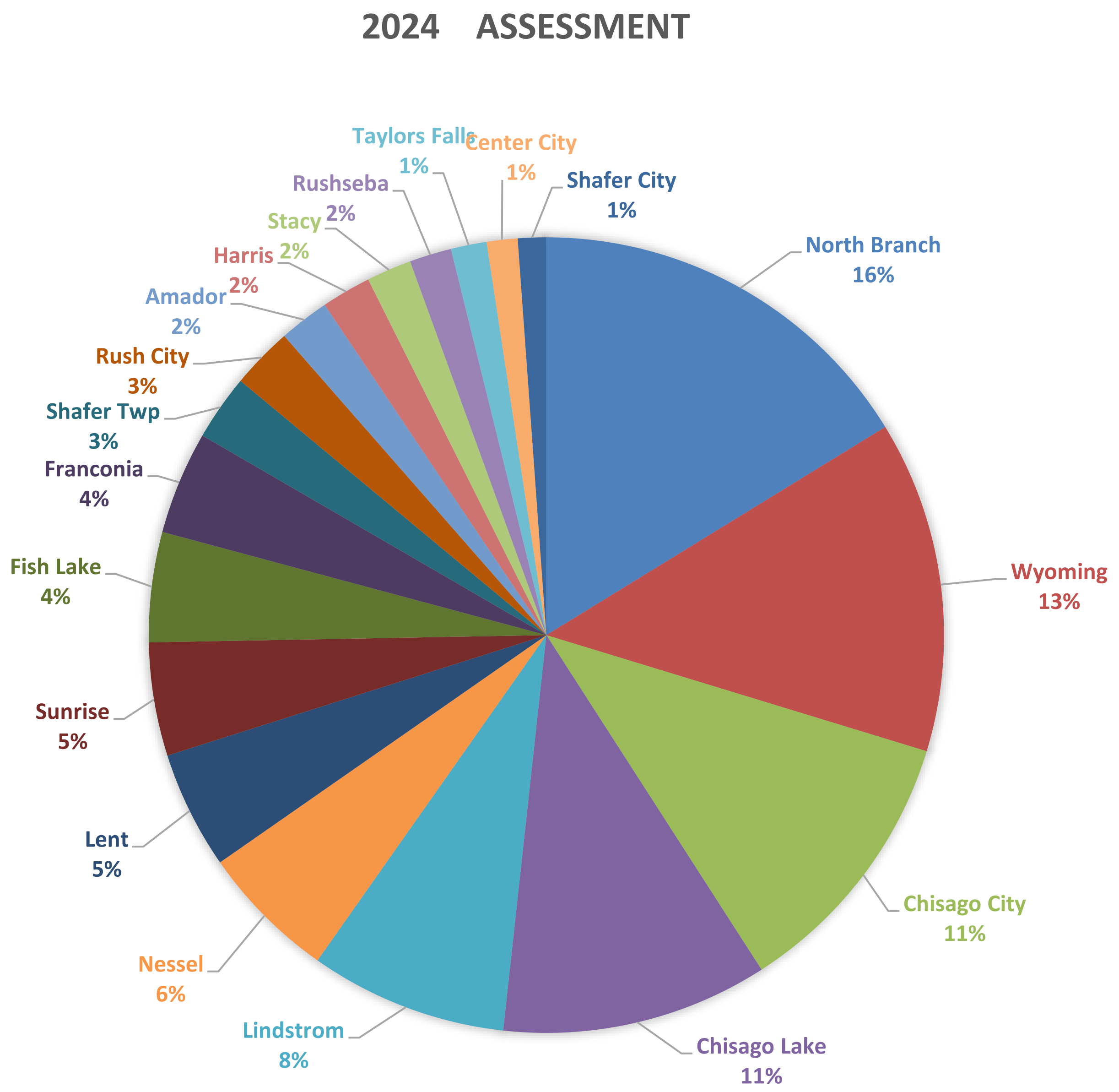
Chisago County Historical New Single Family Home Starts

Chisago County Historical New Home Starts by Jurisdiction						
Jurisdiction	**2019**	**2020**	**2021**	**2022**	**2023**	**5 Year Total**
Amador	5	6	3	6	5	25
Chisago Lake	17	12	16	22	4	71
Fish Lake	9	8	16	10	3	46
Franconia	4	10	5	9	5	33
Lent	8	11	8	7	7	41
Nessel	8	8	14	10	7	47
Rushseba	-	-	3	5	1	9
Shafer Twp	2	7	2	9	-	20
Sunrise	14	14	14	11	12	65
Center City	3	3	5	3	2	16
Chisago City	24	29	30	22	12	117
Harris	2	1	2	-	6	11
Lindstrom	30	15	15	16	8	84
North Branch	47	115	101	59	101	423
Rush City	15	23	20	13	3	74
Shafer City	13	9	8	2	-	32
Stacy	13	-	1	1	-	15
Taylors Falls	8	2	1	1	-	12
Wyoming	24	6	33	33	13	109
County Total	246	279	297	239	189	1,250

Chisago County's Total 2024 Estimated Market Value is $9,455,099,600.

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

*Not included is Exempt and State Assessed Properties



CHISAGO COUNTY AG. SCHEDULE 2024 ASSESSMENT

Pine County

Wisconsin

NESSEL

EMV		GA
$2,900	Tillable	$2,900
$3,100	Non Tillable	$2,800
$1,500	Non Till Low	$1,500
$800	Waste	$800
$68,000	Site	$4,500

RUSHSEBA

EMV		GA
$2,900	Tillable	$2,900
$2,700	Non Tillable	$2,700
$1,400	Non Till Low	$1,400
$700	Waste	$700
$67,000	Site	$4,500

FISH LAKE

EMV		GA
$3,900	Tillable	$3,700
$2,800	Non Tillable	$2,800
$1,600	Non Till Low	$1,600
$800	Waste	$800
$79,000	Site	$4,500

HARRIS CITY

EMV		GA
$3,700	Tillable	$3,700
$3,000	Non Tillable	$2,800
$1,500	Non Till Low	$1,500
$700	Waste	$700
$74,000	Site	$4,500

SUNRISE NORTH

EMV		GA
$3,700	Tillable	$3,700
$3,000	Non Tillable	$2,800
$1,300	Non Till Low	$1,300
$800	Waste	$800
$72,000	Site	$4,500

CHISAGO COUNTY AG. SCHEDULE 2024 ASSESSMENT

Isanti County

NORTH BRANCH

EMV		GA
$4,200	Tillable	$4,200
$4,200	Non Tillable	$2,800
$1,800	Non Till Low	$1,800
$900	Waste	$900
$76,000	Site	$4,500

SUNRISE SOUTH

EMV		GA
$4,000	Tillable	$4,000
$4,000	Non Tillable	$2,800
$2,100	Non Till Low	$2,100
$900	Waste	$900
$76,000	Site	$4,500

AMADOR

EMV		GA
$4,500	Tillable	$4,500
$4,200	Non Tillable	$2,800
$2,100	Non Till Low	$2,100
$800	Waste	$800
$72,000	Site	$4,500

Wisconsin

LENT

EMV		GA
$4,500	Tillable	$4,500
$3,800	Non Tillable	$2,800
$1,600	Non Till Low	$1,600
$900	Waste	$900
$85,000	Site	$4,500

CHISAGO LAKE NORTH

EMV		GA
$5,200	Tillable	$5,200
$5,200	Non Tillable	$2,800
$2,600	Non Till Low	$2,600
$900	Waste	$900
$84,000	Site	$4,500

SHAFER

EMV		GA
$5,000	Tillable	$5,000
$5,000	Non Tillable	$2,800
$2,500	Non Till Low	$2,500
$900	Waste	$900
$83,000	Site	$4,500

Anoka County

WYOMING/CHISAGO CITY

EMV		GA
$6,800	Tillable	$6,100
$6,500	Non Tillable	$2,800
$3,200	Non Till Low	$2,800
$1,500	Waste	$1,500
$95,000	Site	$4,500

CHISAGO LAKE SOUTH

EMV		GA
$6,800	Tillable	$6,100
$6,500	Non Tillable	$2,800
$3,200	Non Till Low	$2,800
$1,600	Waste	$1,600
$95,000	Site	$4,500

FRANCONIA

EMV		GA
$6,000	Tillable	$6,000
$5,800	Non Tillable	$2,800
$2,900	Non Till Low	$2,800
$1,400	Waste	$1,400
$90,000	Site	$4,500

Wisconsin

Washington County

#1 Question Asked

What will this do to my taxes?

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?

Biggest Unknown Answer:

What is the budget for the Local Governments?

One answer to a complex question

What did my value do compared to other properties?

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 = Budget/Taxable = 1%

Taxes Paid by 4 Properties
Property 1 = $1000
Property 2 = $2000
Property 3 = $3000
Property 4 = $4000

One answer to a complex question

What did my value do compared to other properties?

All properties are decreased by $25,000

- Property 1 = TMV $75,000 (-25%)
- Property 2 = TMV $175,000 (-12.5%)
- Property 3 = TMV $275,000 (-8.3%)
- Property 4 = TMV $375,000 (-6.3%)

Total TMV of City = $900,000 (-10%)

A city has a budget of $10,000

The City Tax Rate = Budget/Taxable = 1.11%

Taxes Paid by 4 Properties
Property 1 = $833 (-16.7%)
Property 2 = $1944 (-2.8%)
Property 3 = $3056 (1.87%)
Property 4 = $4167 (4.18%)

Taxes change comparative to Percent decrease in value

Simplified Answer to Budget Question

What did my value do compared to other properties?

All Properties are decreased 3%

- Property 1 = TMV $97,000
- Property 2 = TMV $194,000
- Property 3 = TMV $291,000
- Property 4 = TMV $388,000

Total TMV of City = $970,000

City budget stays the same at $10,000

The City Tax Rate = Budget/Taxable = 1.03%

Taxes Paid by 4 Properties
Property 1 = $1000
Property 2 = $2000
Property 3 = $3000
Property 4 = $4000

Taxes do NOT change

Simplified Answer to Budget Question

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

Total TMV of City = $1,000,000

A city budget increases 5% $10,500

The City Tax Rate = Budget/Taxable = 1.05%

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%

Simplified Answer to Budget Question

What did my value do compared to other properties and a budget increase?

All Properties are decreased by 3%

- Property 1 = TMV $97,000
- Property 2 = TMV $194,000
- Property 3 = TMV $291,000
- Property 4 = TMV $388,000

Total TMV of City = $970,000

City Budget is increased by 5% or $10,500

The City Tax Rate = Budget/Taxable = 1.08%

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%

Simplified Answer to Budget Question

What did my value do compared to other properties and a budget increase?

All Properties are changed by different percentages

- Property 1 (3%)= TMV $103,000
- Property 2 (0%)= TMV $200,000
- Property 3 (-2%)= TMV $294,000
- Property 4 (-5%)= TMV $380,000

Total TMV of City = $977,000 (-2.3%)

City Budget is increased by 5% or $10,500

The City Tax Rate = Budget/Taxable = 1.07%

Taxes Paid by 4 Properties
Property 1 = $1107 (10.7%)
Property 2 = $2149 (7.5%)
Property 3 = $3160 (5.3%)
Property 4 = $4084 (2.1%)

Property closest to the overall change saw the closest change to the budget increase.

- The valuation and classification is completed fairly and equitably to ensure properties pay no more and no less of the budget.
- 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. 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.

These two are separate of each other!

Questions?

Daryl Moeller – County Assessor
Chase Peloquin – Assistant County Assessor

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