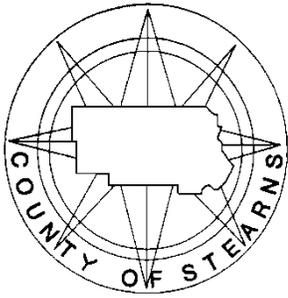


**2020**  
**ANNUAL PROPERTY ASSESSMENT SERVICES REPORT**  
**STEARNS COUNTY**



**Stearns County Property Assessment Services**  
**Administration Center, Room 37**  
**705 Courthouse Square**  
**St. Cloud, MN 56303**

**Published**  
**June 22, 2020**



# COUNTY OF STEARNS

## PROPERTY SERVICES DIVISION

### Property Assessment Services

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June 22, 2020

Stearns County Board of Commissioners  
Administration Center, Room 121  
705 Courthouse Square  
St. Cloud, MN 56303

RE: 2020 Annual Property Assessment Services Report

Dear Commissioners:

The 2020 Annual Property Assessment Services Report provides the details many people seek from the assessor. It is a compilation of information that has been prepared by the staff of the Stearns County Property Assessment Services Office as a reference guide. It includes some department information, property tax facts and figures, property assessment sales ratio data, and property assessment market value/market condition reports.

This synopsis demonstrates how the department is meeting its obligation to produce both fair and equitable assessments on all properties within the county. It gives specifics on the assessment sales ratio study by property type and offers measurements depicting the level and uniformity of assessments. It also serves as a resource to evaluate assessment quantity and quality in regards to the legal and budgetary parameters that influence the assessor's work.

I hope you find this review of the annual property assessment to be helpful. Since this report is not copyrighted, you may use it as necessary in promoting a better understanding of property assessments and taxation among taxpayers as well as developing future plans and budgets for the county.

If you have any questions or a need for clarification, please feel free to visit or call this office.

Sincerely,

Jake Pidde, AMA  
County Assessor

## **FOREWORD**

*The 2020 Annual Property Assessment Services Report is divided into five sections:*

*Section I contains the department's mission statement, the property taxpayers' bill of rights, a list of employees engaged in the administration of the county's mass appraisal program, as well as parcel counts by property type and taxing districts.*

*Section II is a review of property tax information as it relates to tax classification rates, local tax rates, the determination of tax capacity values, and the calculation of taxes. It also includes the reasons for property tax changes and a listing of the top fifty taxpayers.*

*Section III explains the sales ratio study period, its uses and applications, and the standards for determining them. It also has summary data for state board of equalization on property assessment sales ratio information on four classes of property; residential combined with seasonal recreational, apartment, commercial/industrial, and agricultural.*

*Section IV consists of property assessment market value and market condition information. It provides several summaries detailing new construction, market values by property type and district, a listing of exempt market values by classification code and property type as well as total exempt market values by taxing district, and a history of market value/tax capacity value breakdowns.*

*Section V is a bibliography, referencing several resources used in the assemblage of this report.*

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**Section 1**

**Mission Statement/Assessment Staff  
and District Assignments**

## **Stearns County Property Assessment Services Office Mission Statement**

### **Our Mission**

To administer the county's property tax assessment program by providing for the fair and equitable appraisal and property tax classification of both real and personal property in accordance with state laws and regulations, and to provide property tax and appraisal assistance when needed by public and private entities.

### **Our Values**

We are professional property tax administrators promoting both integrity and honesty in our contact with the people we work with and serve.

We are a knowledgeable and responsive team of employees that works together.

We have effective communication through active listening and open dialogue.

We strive for excellence and evaluate each person's satisfaction through positive contact, equitable treatment, and by being reliable, timely, and accurate.

We are responsible individuals accountable for our work results and actions.

We perform work in an ethical manner and avoid conflicts of interest.

We are objective and open to suggestions and ideas.

We are flexible and willing to adapt to changes in procedures, processes, and practices.

We embrace the use of new technology and seek to foster work efficiencies.

We accomplish our work within legal and budgetary parameters and do not look at them as barriers.

## Property Taxpayers' Bill of Rights

Minnesota property taxpayers have some basic rights under the laws that address the assessment of both real and personal property. These rights help to promote trust in the assessment process and are a few of the performance standards that serve as the means to achieving equitable treatment. These standards guarantee that taxpayers have the right to know, to due process, to redress, and to confidentiality.

Like other assessing departments throughout Minnesota and the United States, the Stearns County Property Assessment Services Office acknowledges several common principles that comprise a doctrine known as the "Property Taxpayers' Bill of Rights". The following tenets have been adopted and applied by this department in an effort to facilitate an understanding of assessment practices and procedures among taxpayers. This set of standards is regularly reviewed and revised because it is a key part of the county's mass appraisal program.

Property taxpayers possess certain rights. They have the right:

- To an assessor's office with an "open door" policy.
- To a just and fair assessment of their property, conducted in accordance with Minnesota statutes and the policies and rules of the Minnesota Department of Revenue.
- To prompt and courteous attention from the assessor's office whenever they have a question concerning any aspect of their assessment.
- To a notice of valuation and classification informing them of their current property assessment.
- To an appointment with the assessor who assessed their property in order to review the assessment.
- To complete details that set forth the assessor's procedures for assessing their property, including a copy of their property record card.
- To appeal to the local board of appeal and equalization, the county board of appeal and equalization, and the Minnesota Tax Court if they feel aggrieved.
- To an assessor's office that disseminates new laws and information to the public through correspondence, brochures, informational hand-outs, meetings, speaking engagements, the media, and the department's website.
- To an assessor's office that uses discretion and maintains confidentiality while completing work assignments.
- To be advised by the assessor's office of all of their rights as taxpayers.

Should taxpayers' opinions of the estimated market value and/or property tax classification differ from the assessor, they are encouraged to discuss their matter. Staff members are available to answer questions and explain how to appeal if an understanding or agreement cannot be reached.

If taxpayers believe the taxes are too high, they are encouraged to make their opinions known to the proper taxing authorities at the truth-in-taxation hearings and/or seek relief, if eligible, through the property tax refund program.

## 2020 Stearns County Property Assessment Services Directory

<b>County Assessor</b>	Jake Pidde, AMA	320-656-3682
<b>Assistant County Assessor</b>	Randy Lahr, SAMA	320-656-6559
<b>Senior Appraisers</b>	Connor Rausch, AMA	320-656-3685
	Don Ramler, AMA	320-656-3689
	Kathy Korte, SAMA	320-656-3688
	Mark Koehn, CMA	320-656-3687
	Michelle Hinnenkamp, CMA	320-656-3691
<b>Appraisers</b>	Adam Spah, CMA	320-656-6558
	Debra Haus, CMA	320-656-3684
	Jonathan Springer, AMA	320-656-3681
	Mitch Determan, CMA	320-656-3686
	Samantha Erpelding	320-656-3859
	Scott Hemmesch, CMA	320-656-3690
<b>Office Services Supervisor</b>	Sharon Robinson	320-656-3692
<b>Assessing Technician</b>	Janet Kaschmitter	320-656-6557
	Susan Feldewerd	320-656-3693
<b>Office Specialist II</b>	Kelly Lane	320-656-3680

### Levels of State Licensure:

- SAMA:** Senior Accredited Minnesota Assessor
- AMA:** Accredited Minnesota Appraiser
- CMAS:** Certified Minnesota Assessor Specialist
- CMA:** Certified Minnesota Assessor

## Staff Appraisers' District Assignments

<b>County Assessor</b>	
<b>Jake Pidde</b>	
Sartell City (C/I)	Local Appraiser Responsibility
Sauk Centre Township (Res/Ag & C/I) - Shared	Local Appraiser Responsibility
<b>Assistant County Assessor</b>	
<b>Randy Lahr</b>	
St. Martin City (C/I)	Local Appraiser Responsibility
Wakefield Township (C/I) - Shared	Local Appraiser Responsibility
<b>Senior Appraiser</b>	
<b>Connor Rausch</b>	
Albany City (C/I)	
Albany Township (Res/Ag & C/I)	
Belgrade City (C/I)	
Brooten City (C/I)	
Elrosa City (Res/Ag & C/I)	
Greenwald City (Res/Ag & C/I)	
Grove Township (C/I)	
Kimball City (C/I)	
Maine Prairie Township (Res/Ag & C/I)	
Meire Grove City (Res/Ag & C/I)	
Millwood Township (C/I)	
New Munich City (Res/Ag & C/I)	
Spring Hill City (Res/Ag & C/I)	
St. Joseph City (C/I)	
St. Joseph Township (C/I)	
St. Wendel Township (C/I)	
<b>Don Ramler</b>	
Sauk Centre City (C/I)	
Sauk Centre Township (Res/Ag & C/I) - Shared	Local Appraiser Responsibility
St. Augusta City (Res/Ag & C/I)	
Waite Park City (C/I)	
<b>Kathy Korte</b>	
Avon City (C/I)	
Avon Township (Res/Ag & C/I)	
Eden Lake Township (C/I)	
Eden Valley City (C/I)	
Fair Haven Township (C/I)	
Freeport City (Res/Ag & C/I)	
Holding Township (C/I)	

Holdingford City (C/I)	
Krain Township (C/I)	
Lynden Township (C/I)	
Melrose City (C/I)	
Melrose Township (C/I)	
Paynesville City (C/I)	
Paynesville Township (Res/Ag & C/I)	
St. Anthony City (C/I)	
St. Rosa City (C/I)	
<b>Mark Koehn</b>	
Ashley Township (Res/Ag & C/I)	Local Appraiser Responsibility
Belgrade City (Res/Ag)	
Brooten City (Res/Ag)	
Crow Lake Township (Res/Ag & C/I)	
Crow River Township (Res/Ag & C/I)	
Getty Township (Res/Ag & C/I)	
Lake George Township (Res/Ag & C/I)	Local Appraiser Responsibility
Lake Henry City (Res/Ag & C/I)	
Lake Henry Township (Res/Ag & C/I)	
Luxemburg Township (C/I)	
North Fork Township (Res/Ag & C/I)	
Oak Township (Res/Ag & C/I)	
Raymond Township (Res/Ag & C/I)	
Spring Hill Township (Res/Ag & C/I)	
St. Martin City (Res/Ag)	Local Appraiser Responsibility
St. Martin Township (Res/Ag & C/I)	Local Appraiser Responsibility
Zion Township (Res/Ag & C/I)	
<b>Michelle Hinnenkamp</b>	
Brockway Township (C/I)	
Cold Spring City (C/I)	
Collegeville Township (Res/Ag & C/I)	
Farming Township (C/I)	
LeSauk Township (C/I)	
Munson Township (Res/Ag & C/I)	
Richmond City (Res/Ag & C/I)	
Rockville City (C/I)	
Roscoe City (C/I)	
St. Stephen City (C/I)	

<b>Appraiser</b>	
<b>Adam Spah</b>	
Grove Township (Res/Ag)	
Luxemburg Township (Res/Ag)	
Rockville City (Res/Ag)	
Sauk Centre City (Res/Ag)	
St. Joseph Township (Res/Ag)	
<b>Debra Haus</b>	
Albany City (Res/Ag)	
Avon City (Res/Ag)	
Melrose City (Res/Ag)	
Melrose Township (Res/Ag)	
Millwood Township (Res/Ag)	
St. Rosa City (Res/Ag)	
Wakefield Township (Res/Ag) - Shared	Local Appraiser Responsibility
<b>Jonathan Springer</b>	
Farming Township (Res/Ag)	
Paynesville City (Res/Ag)	
St. Wendel Township (Res/Ag)	
Waite Park City (Res/Ag)	
<b>Mitch Determan</b>	
Eden Lake Township (Res/Ag)	
Eden Valley City (Res/Ag)	
Fair Haven Township (Res/Ag)	
Kimball City (Res/Ag)	
Lynden Township (Res/Ag)	
Sartell City (Res/Ag)	Local Appraiser Responsibility
<b>Samantha Erpelding</b>	
Cold Spring City (Res/Ag)	
St. Joseph City (Res/Ag)	
<b>Scott Hemmesch</b>	
Brockway Township (Res/Ag)	
Holding Township (Res/Ag)	
Holdingford City (Res/Ag)	
Krain Township (Res/Ag)	
LeSauk Township (Res/Ag)	
Roscoe City (Res/Ag)	
St. Anthony City (Res/Ag)	
St. Stephen City (Res/Ag)	

Independent Contractors (Local Assessor) are responsible for the following; Townships: Ashley, Lake George, Sauk Centre, St. Martin, Wakefield. Cities: Sartell, St. Martin

## 2020 Township Parcel Count

	Total Parcels	Residential	Agricultural	RV/MF		Comm/	
				Land	Seasonal	Ind/Apt	Exempt
Albany Township	629	219	346	15	10	17	22
Ashley Township	315	38	247	1	0	1	28
Avon Township	1,217	701	288	20	152	15	41
Brockway Township	1,481	929	451	49	16	15	21
Collegeville Township	1,282	681	217	42	304	6	32
Crow Lake Township	439	105	272	7	3	18	34
Crow River Township	354	70	254	2	2	4	22
Eden Lake Township	1,463	537	343	37	503	11	32
Fair Haven Township	1,063	515	297	44	168	7	32
Farming Township	628	202	382	12	5	13	14
Getty Township	330	37	268	0	2	1	22
Grove Township	427	75	308	9	1	18	16
Holding Township	801	264	456	14	45	4	18
Krain Township	628	179	416	2	12	3	16
Lake George Township	327	42	262	1	0	8	14
Lake Henry Township	270	18	241	1	0	1	9
LeSauk Township	740	592	94	23	9	5	17
Luxemburg Township	426	107	303	0	0	6	10
Lynden Township	1,162	690	253	38	95	66	20
Maine Prairie Township	1,448	589	590	17	185	23	44
Melrose Township	611	180	329	21	68	0	13
Millwood Township	783	254	347	11	144	7	20
Munson Township	1,444	528	333	40	506	16	21
North Fork Township	329	30	272	2	2	0	23
Oak Township	457	107	291	10	15	4	30
Paynesville Township	1,535	639	267	102	386	82	59
Raymond Township	280	26	215	2	1	2	34
St. Joseph Township	536	313	169	16	5	23	10
St. Martin Township	327	56	258	3	3	0	7
St. Wendel Township	1,123	707	342	16	23	5	30
Sauk Centre Township	860	340	278	56	73	44	69
Spring Hill Township	296	25	262	1	3	1	4
WakeField Township	1,639	1,036	244	43	223	54	39
Zion Township	307	33	255	0	0	1	18
<b>Township Total</b>	<b>25,957</b>	<b>10,864</b>	<b>10,150</b>	<b>657</b>	<b>2,964</b>	<b>481</b>	<b>841</b>

## 2020 City Parcel Count

	Total Parcels	Residential	Agricultural	RV/MF		Comm/	
				Land	Seasonal	Ind/Apt	Exempt
City of Albany	1,171	884	14	64	2	127	80
City of Avon	770	580	6	22	7	84	71
City of Belgrade	451	294	6	11	2	100	38
City of Brooten	461	305	16	14	1	93	32
City of Cold Spring	1,790	1,357	4	147	1	174	107
City of Eden Valley	222	158	7	23	0	17	17
City of Elrosa	147	101	1	3	0	31	11
City of Freeport	407	280	15	4	0	72	36
City of Greenwald	154	102	19	1	1	21	10
City of Holdingford	419	306	17	25	0	39	32
City of Kimball	466	286	15	70	0	63	32
City of Lake Henry	68	47	4	0	0	10	7
City of Meire Grove	95	65	12	3	0	9	6
City of Melrose	1,389	1,031	41	35	1	158	123
City of New Munich	236	156	11	20	0	21	28
City of Paynesville	1,248	900	5	56	2	187	98
City of Richmond	746	579	8	37	7	82	33
City of Rockville	1,335	818	235	41	128	57	56
City of Roscoe	85	58	6	5	0	5	11
City of St. Anthony	45	35	7	0	0	1	2
City of St. Augusta	1,865	1,237	266	273	9	63	17
City of St. Joseph	2,414	1,786	120	149	1	237	121
City of St. Martin	201	140	16	5	0	27	13
City of St. Rosa	46	30	4	2	0	5	5
City of St. Stephen	422	304	47	38	1	17	15
City of Sartell	5,085	4,358	22	407	0	198	100
City of Sauk Centre	2,076	1,544	32	63	42	246	149
City of Spring Hill	65	36	16	3	1	2	7
City of Waite Park	2,471	1,737	74	45	5	502	108
<b>City Total</b>	<b>26,350</b>	<b>19,514</b>	<b>1,046</b>	<b>1,566</b>	<b>211</b>	<b>2,648</b>	<b>1,365</b>
<b>Grand Totals</b>	<b>52,307</b>	<b>30,378</b>	<b>11,196</b>	<b>2,223</b>	<b>3,175</b>	<b>3,129</b>	<b>2,206</b>
Excludes State Assessed parcels and some Exempt properties							

## **Section 2**

### **Property Tax Information**

## **Property Tax Classification Rates**

The tax classification assigned to a property is based upon a system that has been around since 1913. It has evolved into many classes with several different classification rates (i.e. statutory tax rates expressed as a percentage of the taxable market value according to a property's primary use). For a complete list of the current year's tax rates, visit the Minnesota Department of Revenue's Class Rate Table ([https://www.revenue.state.mn.us/sites/default/files/2020-01/classratetable\\_pay2020.pdf](https://www.revenue.state.mn.us/sites/default/files/2020-01/classratetable_pay2020.pdf)).

## **Property Tax Calculation**

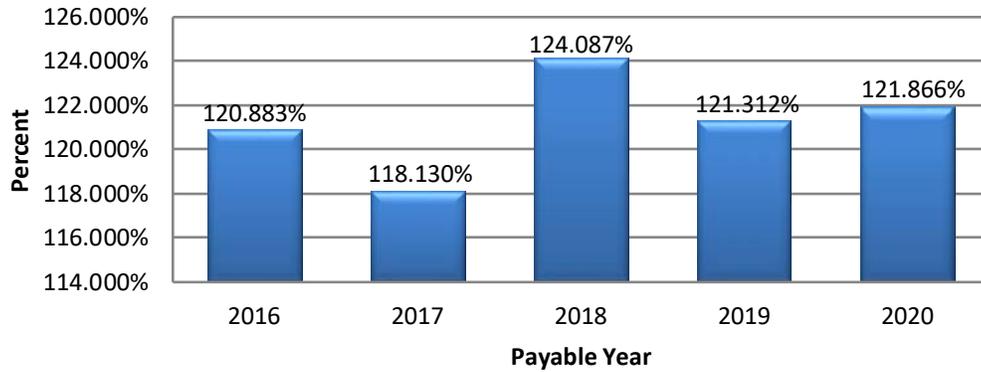
The Minnesota property tax system is very complex. Calculating the net tax for a parcel of property is affected by many features. To help understand how taxes are calculated the Minnesota Department of Revenue updates a Property Tax Calculation Workbook ([https://www.revenue.state.mn.us/sites/default/files/2020-03/taxcalc\\_workbook\\_2020.pdf](https://www.revenue.state.mn.us/sites/default/files/2020-03/taxcalc_workbook_2020.pdf)) annually with tax law changes. This workbook introduces the basic terminology and the methodology for calculating property taxes. There are examples and problems to work through with step-by-step computations.

## 2020 Tax Capacity Rates for Stearns County

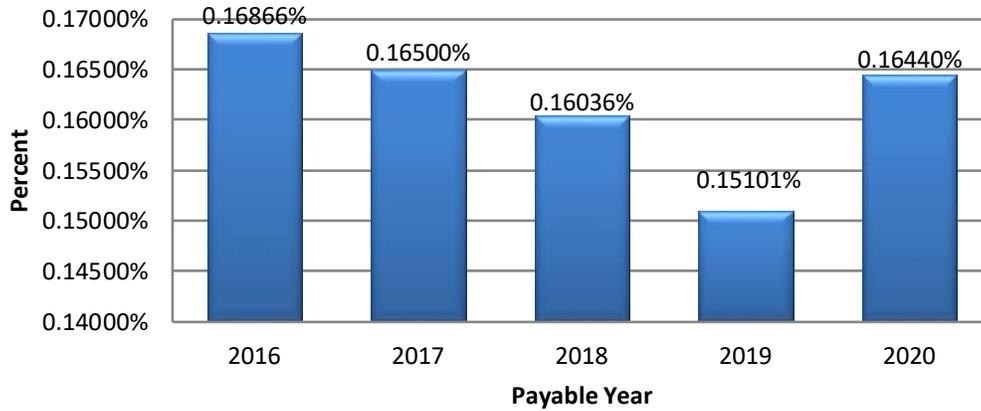
2020 TAX CAPACITY RATES FOR STEARNS COUNTY (ALL RATES EXPRESSED AS PERCENTAGES)								
COUNTY BUILDING.....					0.0676%			
COUNTY DEBT SERVICE.....					2.3449%			
COUNTY ECONOMIC RECOVERY.....					0.0481%			
COUNTY LIBRARY.....					1.4110%			
COUNTY PARKS.....					0.5564%			
COUNTY REVENUE.....					22.4027%			
COUNTY ROAD & BRIDGE.....					4.5271%			
COUNTY SOCIAL SERVICES.....					19.0398%			
TOTAL.....					50.3976%			
2020 CITY RATES								
CITY OF ALBANY	42.6033%	CITY OF LAKE HENRY	#	31.9974%	CITY OF ST ANTHONY	#	6.6568%	
CITY OF AVON	75.4739%	CITY OF MEIRE GROVE	#	30.6651%	CITY OF ST AUGUSTA		26.5026%	
CITY OF BELGRADE	79.4686%	CITY OF MELROSE	#	58.1544%	CITY OF ST CLOUD	#	50.6134%	
CITY OF BROOTEN	87.3054%	CITY OF NEW MUNICH	#	62.2901%	CITY OF ST.JOSEPH	#	62.5508%	
CITY OF COLD SPRING	45.4942%	CITY OF PAYNESVILLE	^	42.0174%	CITY OF ST MARTIN	#	63.3401%	
CITY OF EDEN VALLEY	110.8790%	CITY OF RICHMOND	#	63.6052%	CITY OF ST ROSA	#	28.8898%	
CITY OF ELROSA	21.2969%	CITY OF ROCKVILLE	#	50.7185%	CITY OF ST STEPHEN		36.9652%	
CITY OF FREEPORT	74.8600%	CITY OF ROSCOE	#	47.4407%	CITY OF WAITE PARK	#	77.2777%	
CITY OF GREENWALD	33.0994%	CITY OF SARTELL		41.0447%				
CITY OF HOLDINGFORD	60.1474%	CITY OF SAUK CENTRE	#	48.8004%				
CITY OF KIMBALL	84.0187%	CITY OF SPRING HILL	#	35.8881%				
2020 TOWNSHIP RATES								
TOWN OF ALBANY	#	30.1074%	TOWN OF KRAIN	#	19.4596%	TOWN OF RAYMOND	^ †	8.2094%
TOWN OF ASHLEY	#	10.2214%	TOWN OF LAKE GEORGE	^ †	5.8579%	TOWN OF SAUK CENTRE	#	9.8770%
TOWN OF AVON		18.6035%	TOWN OF LAKE HENRY	^ †	12.8718%	TOWN OF SPRING HILL	^ †	16.0863%
TOWN OF BROCKWAY		19.8263%	TOWN OF LESAUK	#	20.4391%	TOWN OF ST JOSEPH	#	23.6532%
TOWN OF COLLEGEVILLE	#	20.3924%	TOWN OF LUXEMBURG	* †	27.4672%	TOWN OF ST MARTIN	#	17.1163%
TOWN OF CROW LAKE	^ @	11.1856%	TOWN OF LYNDEN	*	16.0414%	TOWN OF ST WENDEL	#	20.3227%
TOWN OF CROW RIVER	^ @	15.7512%	TOWN OF MAINE PRAIRIE	* †	25.6834%	TOWN OF WAKEFIELD	#	20.0572%
TOWN OF EDEN LAKE	^ #	16.9108%	TOWN OF MELROSE	#	14.1320%	TOWN OF ZION	^ †	24.1695%
TOWN OF FAIR HAVEN	*	21.7664%	TOWN OF MILLWOOD	#	23.8189%			
TOWN OF FARMING	#	26.0627%	TOWN OF MUNSON	#	11.7922%			
TOWN OF GETTY	^ #	11.3462%	TOWN OF NORTH FORK	^	15.8383%			
TOWN OF GROVE	#	13.8166%	TOWN OF OAK	^	19.4628%			
TOWN OF HOLDING		27.9272%	TOWN OF PAYNESVILLE	^ †	15.3768%			
2020 SCHOOL DISTRICT RATES								
INDEPENDENT SCHOOL DISTRICTS								
0463 Eden Valley	32.5470%	0741 Paynesville		23.9695%	0876 Annandale		20.6880%	
0485 Royalton	37.4680%	0742 St Cloud		26.5599%	2149 Minnewaska		17.8720%	
0487 Upsala	37.8440%	0743 Sauk Centre		17.2508%	2364 BelBroElrosa		24.0833%	
0738 Holdingford	29.3688%	0745 Albany		30.2417%	2753 Long Prairie		17.0700%	
0739 Kimball	21.1022%	0748 Sartell/StStephen		41.2412%				
0740 Melrose	14.7873%	0750 Rocori		27.0208%				
<p><b>NOTE:</b> Add County and City or Township tax capacity rate to the School District tax capacity rate in which the property is located.</p> <p>Multiply this total by the tax capacity to obtain the amount of general tax.</p> <p>If there are special assessments, these must be added to your general taxes, and the amount will correspond with the County Treasurer's tax list.</p>								
						Added tax capacity rate to City of St Cloud for HRA of	0.9095%	
						Added tax capacity rate to all other Cities and Townships for HRA of	0.3384%	
						Added tax capacity rate to Cities of St Cloud, City of Sartell, and Waite Park for Transit of	3.5348%	
						Added tax capacity rate to the City of Brooten for Glacial Ridge Hospital of	2.0610%	
						Added tax capacity rate for St Cloud Economic Development Authority of	0.9048%	
						Added tax capacity rate for Stearns County Regional Rail Authority of	0.0639%	
Any difference could be due to disparity reduction aid.								
LEGEND:								
						& Added tax capacity rate for area in Rockville Hall Detach		
						^ Added tax capacity rate for area in Northfork-Crow River Watershed District of	2.0268%	
						* Added tax capacity rate for area in Clearwater River Watershed District of	1.5264%	
						# Added tax capacity rate for area in Sauk River Watershed District of	1.1532%	
						@ Added tax capacity rate for area in Middle Fork Crow River Watershed District of	3.0106%	

## Average Tax Rates – Five Year Profile

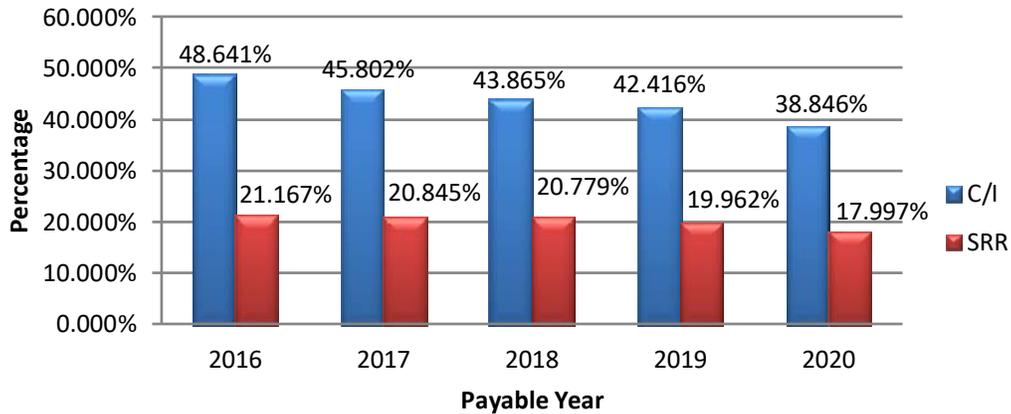
### History of Average Tax Capacity Extension Rates for Stearns County



### History of Average Market Value Rates for Stearns County



### History of State General Property Tax Rates



## **Property Assessment Timeline and Reasons for Tax Changes Payable 2020**

The terms “assessment year” and “payable year” are often misunderstood because the property tax timeline spans a period of two years. In the first year, valuations and property tax classifications are set by the assessor as of the assessment date, January 2<sup>nd</sup>. Assessment appeals and the budgeting/truth-in-taxation process are also completed throughout the second, third, and fourth quarters of the same year. During the first quarter of the second year, property taxes are calculated and tax statements are mailed by the auditor-treasurer. Tax payments are collected by the auditor-treasurer in the second and fourth quarters of the second year.

The market value used to calculate taxes payable in 2020 was established as of January 2, 2019. It was based on statistical data compiled by the assessor from open market sales that occurred from October 1, 2017 through September 30, 2018. The 2020 assessment that is used as a basis for taxes payable in 2021 is based on an assessment sales study covering the time period from October 1, 2018 through September 30, 2019.

The share and/or amount of tax reported on the 2020 property tax statement changed from the previous year because of one or more of the following causes:

### **1. The property’s estimated and/or taxable market value changed.**

- Each property is subject to valuation changes due to market activity. Most property types are valued and taxed according to their estimated market value. However, some properties receive either a value deferment or exclusion through various property tax programs administered by the assessor. A few of these programs that allow taxation on a lower value called taxable market value include the Homestead Market Value Exclusion, the Disabled Veterans Homestead Market Value Exclusion, Green Acres, Rural Preserve, and plat deferral.

*Note: The assessor is required by law to value all property at market value. The legal assessment level is considered to be 100% of market value, but an acceptable assessment is achieved when the overall sales ratio that measures the relationship between sale prices and the assessor’s estimated market values is between 90% and 105%. In order to determine if all classes of property are assessed at values within this range, an annual assessment sales study is performed. Based on this analysis, current year valuations stayed the same, increased, or decreased to reflect market trends and address questions of assessment quality and uniformity by property type and geographic area within the county.*

- New construction or a property loss caused the estimated and/or taxable market value to change. New construction like an addition or improvement caused the property’s value to increase. An owner’s decision to remove or raze a building, addition, or improvement as well as damages resulting from an accident, a disaster, or human acts have caused the property’s value to decrease.

**2. The estimated and/or taxable market values of other properties within a taxing district changed.**

- New construction added value to the assessment roll.
- Price inflation increased the value for properties and the size of the assessment roll.
- Property losses or damages brought on by accidents, disasters, or human acts caused value to be removed from the assessment roll.
- Price deflation decreased the value for properties and the size of the assessment roll.

**3. The tax classification changed based upon the use of the property.**

The assessor reclassified the property for assessment purposes. This classification change resulted in the same or different values and/or class rates used in the tax calculation. It caused the property's tax capacity value to either increase or decrease, shifting the share of taxes paid. The reclassification affected a property's eligibility to qualify for a program that provides a value exclusion or deferment like the Homestead Market Value Exclusion, Green Acres, or Rural Preserve. It also affected whether or not an agricultural homestead market value credit and/or a school building bond agricultural credit was paid by the state to reduce the local tax on some properties. (i.e. The property's use last year was agricultural homestead, but this year's use is residential homestead. Property once classified as rural vacant land is now classified as Managed Forest Land because the land owner met the eligibility requirements for this property classification.)

**4. The taxing jurisdiction changed due to annexation or detachment.**

A property's taxing authority changed due to agreement or voter approval, resulting in a different overall tax extension rate that produced a higher or lower tax. (i.e. A property was assessed in the township last year but is now assessed within a city.)

**5. Property tax laws covering specialized areas of the assessment adjusted the tax base.**

- The homestead market value exclusion allowed a portion of each homestead property's market value that is valued at \$413,800 or less to be excluded from taxation. (i.e. For a homestead property valued at \$76,000 or less, the exclusion is 40% of market value, yielding \$30,400 at \$76,000 of market value. For a homestead property valued between \$76,000 and \$413,800, the exclusion is \$30,400 minus 9% of the valuation over \$76,000. For a homestead property valued at \$413,800 or more, there is no exclusion.)

*Note: The homestead market value exclusion affects tax rates and taxes on all properties because each homestead property contributes a smaller amount to the tax base for all taxing districts. It shifts the relative burden of who pays the tax to certain properties that do not receive homestead benefits such as commercial, industrial, apartments, farms, cabins, high valued homes, and non-homestead residential properties. The amount of this exclusion decreased as market values increased, and it increased as market values decreased. Last of all, it provided homeowners with less benefit in low tax rate areas and a greater benefit in high tax rate areas.*

- A change in the first tier valuation limit of agricultural homestead property allowed less value to be subject to the lower agricultural class rate of 0.50%. This limit, certified by the Department of Revenue, decreased from \$1,900,000 for the 2018 assessment year (payable 2019) to \$1,880,000 for the 2019 assessment year (payable 2020) and was

increased back to \$1,900,000 for the 2020 assessment year (payable 2021). The value in excess of the adjusted first tier valuation limit remained at the higher agricultural class rate of 1.00%.

**6. The relevance of specific tax laws addressing the application or expiration of a value exclusion or deferment adjusted the tax base.**

- A change in the taxable market value of certain platted property due to the phase-in or expiration of excluded value caused the share of taxes paid to increase and in some isolated instances to decrease. The phase-in amount added to the property's taxable market value was based upon a seven year schedule established at the time of platting according to the plat deferral law. The expiration or termination of the deferral occurred when a property was improved, sold, or transferred regardless of the listed phase-in year, resulting in all excluded value being added back to the assessment roll. It also expired if a decline in the property's estimated market value was less than or equal to the taxable market value established by the schedule for that phase-in year, producing either a tax increase or decrease depending on whether or not the estimated market value was higher than the preceding year's taxable market value.
- The removal of the Green Acres valuation deferment changed the taxable market value of some agricultural properties and contributed to an increase in the share of taxes paid. (i.e. The property was not valued and taxed on the lower, agricultural value because it no longer met the Green Acres program requirements. The property was valued and taxed at its market value.)
- The removal of the Rural Preserve valuation deferment changed the taxable market value of some rural vacant land properties and contributed to an increase in the share of taxes paid. (i.e. The property was not valued and taxed on the lower, rural vacant land value because it no longer met the Rural Preserve program requirements. The property was valued and taxed at its market value.)
- The removal of class 2b rural vacant land from the Green Acres/Rural Preserve program due to sale or transfer changed the taxable market value of some rural properties and contributed to an increase in the share of taxes paid. (i.e. The property was not valued and taxed on the lower, rural value because it no longer met the Green Acres/Rural Preserve program requirements. The property was valued and taxed at its market value.)
- A change in the taxable market value on homesteaded property owned by a military veteran and his/her spouse due to the approval of a value exclusion, resulted in a decrease in the share of taxes paid. (i.e. The exclusion was granted to property owned by a qualifying veteran who was honorably discharged and certified by the Veteran's Administration as having a service-connected disability. A 100%, total and permanent disability allows for an exclusion of \$300,000. If a 100%, total disability was not permanent, or the disability rating was less but at least 70%, then the allowable exclusion was \$150,000.)

**7. The amount of the agricultural homestead market value credit received from the state changed.**

The agricultural market value credit that applies only to homestead agricultural land and buildings changed causing the amount of taxes paid to increase or decrease. The credit is

equal to 0.30% of the first \$115,000 of the property's taxable market value, plus any credit increase. This credit is increased by 0.10% of the taxable market value in excess of \$115,000, but it is subject to a maximum of \$490. The credit maximum is reached at \$260,000, where the credit flattens and does not change.

**8. The state general property tax levy rate changed.**

This part of the property tax is not a local tax nor is it considered a levy of a governmental unit. It is money collected and deposited in a reserve account for education aid and higher education funding. The state general tax is divided into two separate tax rates---one for commercial-industrial property and the other for seasonal residential recreational property. For taxes payable in 2020, the commercial-industrial state general levy property tax rate is 38.846%. The seasonal residential recreational state general levy property tax rate is 17.997%.

**9. Voters approved a school, city, township, or county referendum.**

Referendums may have been held for some construction projects and excess operating levies. Several prior referendums may not have expired and appear on the property tax statement while others may have expired (voter approved levies may have been passed).

**10. The county's budget and levy changed.**

The final county budget for 2020 is up from approximately \$160.7 million to about \$165.5 million consisting of the following fund amounts: revenue fund \$60.5 million; road and bridge fund \$14.1 million; highway \$21 million; human services fund \$59.9 million; park fund \$1.3 million; building fund \$111,000; economic development fund \$110,500; library fund \$2.3 million; solid waste fund \$1.34 million; project funding \$240,000; and debt service fund \$6 million. The main plans behind this budget included: the continued building upkeep and maintenance of county facilities, road and bridge construction/maintenance; leveraging technology to better coordinate and utilize data within several departments; and efficiently administering human services mandates. Of this budget, roughly \$82.8 million comes from the tax levy compared to around \$80.5 million a year ago. The remaining budgeted dollars come from items like fees, fines, licenses, interest income, permits, forfeitures, county program aide, the energy production tax, grants, and a 0.25% sales tax for transportation.

**11. The city's budget and levy changed.**

The city adjusted its budget and levy due to changes reflecting local decisions, projects, government aid, and other revenue sources, affecting the amount of taxes raised locally. (i.e. some cities reported little to no changes in their tax levy, whereas a few cities had modest increases.)

**12. The township's budget and levy changed.**

The township reviewed its programs and services. The supervisors set their budgets and levies based on citizen input, producing changes in the amount of tax dollars collected.

**13. The school district's budget and portion of the taxable levy changed.**

- State equalization aids for operating and capital levies used to maintain equity among school districts and taxpayers changed, impacting the amount of dollars levied.
- The school district adjusted their levy to reflect local decisions.

**14. A special district's budget and levy changed.**

Special districts include watershed districts, hospital districts, and housing redevelopment authorities. They adjusted their funding for the purpose of addressing local needs and programs; resulting in higher or lower tax amounts.

**15. Federal or state mandates changed.**

Both state and federal governments required local governments to provide specific services and follow certain rules. A few areas where these conditions or mandates shape the budget and levy requirements of local governments include public safety, education, housing, and healthcare.

**16. Aid from the state or federal government changed.**

- The amount of money distributed through Local Government Aid (LGA) payments to some cities may have changed. Monies appropriated through Town Aid to some townships also may have increased or decreased. The aid distribution is based on specified limits and formula calculations. For each city, it is based on the city's expenditure need to its ability to pay or revenue raising capacity; its aid base determined by population, jobs, and unmet need; and a minimum/maximum adjustment written in statute. For townships, it is based on a formula that considers a township's agricultural property factor, area factor, and population factor.
- For 2020, the county received about 13% more from the state in County Program Aid (CPA), or say, \$137,734. This figure is \$9,929,901 in general purpose aid money. It is based on a formula that considers the county's need as defined by law, and a tax base equalization factor determined by the county's population and net tax capacity value.
- A change in the amount of money received through federal grants to secure and maintain specific programs, services, and infrastructure such as: health and human services, bridges and roads affected the amount of taxes collected.

*5/20/20 Revised and compiled from resources provided by the Association of Minnesota Counties and the Minnesota Department of Revenue*

## 2020 Top 50 Taxpayers

Taxpayer	2020 Taxes Payable	Total EMV
1 NORTHERN STATES POWER CO	\$4,479,284.60	\$137,198,400
2 ST CLOUD MALL L L C	\$2,771,792.00	\$75,323,600
3 CENTRACARE HEALTH SYSTEM	\$2,293,709.71	\$64,139,100
4 MINNESOTA PIPELINE CO	\$1,330,790.00	\$44,698,400
5 GREAT RIVER ENERGY	\$1,188,738.00	\$41,578,300
6 COBORNS INCORPORATED	\$1,069,531.01	\$29,583,400
7 WALMART	\$867,381.76	\$25,366,200
8 COLD SPRING BREWING COMPANY	\$830,148.00	\$24,417,200
9 JENNIE-O TURKEY STORE INC	\$678,468.52	\$20,140,900
10 CENTERPOINT ENERGY MINNEGASCO	\$642,493.40	\$20,629,300
11 WESTERN MN MUNICIPAL POWER AGENCY	\$640,798.00	\$22,882,700
12 SIP ST CLOUD LLC	\$620,389.65	\$17,260,000
13 ELEVEN INVESTMENTS LLC	\$620,295.82	\$17,368,000
14 COLD SPRING GRANITE CO	\$619,216.56	\$23,840,900
15 ST CLOUD RAINBOW VILLAGE LLC	\$583,108.00	\$16,327,000
16 ALLETE, INC	\$542,208.00	\$19,057,800
17 KWIK TRIP INC	\$536,665.29	\$15,047,200
18 BEUMER LLC	\$526,756.00	\$13,275,800
19 SILVER LEAF LODGING GROUP LLC	\$519,326.00	\$12,940,200
20 IRET PROPERTIES	\$441,576.00	\$21,514,800
21 ANDERSON TRUCKING SERVICE INC	\$436,790.00	\$12,849,500
22 BLATTNER INVESTMENTS INC	\$425,846.00	\$11,997,900
23 STEARNS COOP ELECTRIC ASSN	\$420,793.30	\$12,857,800
24 GRANDVIEW ESTATES LLC	\$404,622.00	\$21,120,600
25 TORBORG BUILDERS	\$387,159.32	\$15,995,700
26 DLH CORE ST CLOUD LLC	\$384,784.00	\$10,777,000
27 BURLINGTON NORTHERN INC	\$383,726.09	\$10,538,100
28 OTTER TAIL POWER CO	\$376,060.00	\$13,364,700
29 MENARDS INC	\$374,264.00	\$9,226,000
30 JACK L DOCKENDORF REV TRUST	\$366,511.01	\$11,179,000
31 REALTY INCOME PROPERTIES 3 LLC	\$351,426.00	\$8,973,600
32 IRET PARK MEADOWS LLC	\$346,350.00	\$16,567,400
33 CRW ST CLOUD LLC	\$344,948.00	\$9,620,000
34 SWENSON RICHARD J	\$327,448.00	\$8,113,700
35 FOUR POINTS DEVELOPMENT INC	\$319,366.93	\$12,125,100
36 2ND STREET SHOPS LLC	\$316,924.00	\$7,905,500
37 ST CLOUD MOB LLC	\$303,898.00	\$8,174,800
38 WEERES FAMILY LLC	\$295,720.00	\$8,358,000
39 BROADSTONE NF MINNESOTA LLC	\$294,900.00	\$8,283,000
40 WHITE CONSOLIDATED INC	\$293,646.00	\$8,197,000
41 GOLD'N PLUMP POULTRY INC	\$290,204.00	\$8,551,700
42 SCOA LLC	\$286,340.00	\$7,754,500
43 MILLER REAL ESTATE HOLDINGS LL	\$285,170.00	\$8,066,000
44 WOLTERS KLUWER FINANCIAL SERVICES INC	\$276,916.00	\$7,733,000
45 TRIANGLE PARTNERS LLC	\$274,430.00	\$7,664,000
46 MS-CLOUD LLC	\$272,222.00	\$7,650,000
47 JOE BELLE LIMITED PARTNERSHIP	\$271,476.00	\$14,722,300
48 WELLS CONCRETE PRODUCTS CO	\$269,788.00	\$8,093,300
49 TARGET CORPORATION T-0215	\$269,746.00	\$7,501,900
50 GREAT RIVER ENERGY	\$159,044.10	\$6,049,500
<b>Grand Total</b>	<b>\$31,613,195.07</b>	<b>\$972,599,800</b>

**Section 3**

**Property Assessment Sales Ratio  
Information**

## Assessment Sales Ratio Study

An important tool in the equalization of market values is the sales ratio. It is the result of a division that compares the assessor's estimated market value with the actual sale price of a property. The numerator is the assessor's estimated market value, and the denominator is the cash equivalent sale price. The assessment sales ratio study is a statistical analysis completed on all individual sales ratios by grouping them according to property type and geographic area for a specific duration of time, typically a twelve-month period that extends from October 1<sup>st</sup> through September 30<sup>th</sup>. This study is primarily undertaken to determine the level and uniformity of assessments for equalization purposes, but it also provides valuable information that is used in a variety of ways.

### ***Assessment Sales Ratio Uses and Application:***

Information developed from assessment sales ratio studies is used at the state level to equalize tax rates and aid to local government units. The Tax Court and the State Board of Equalization also use this data for assessment equalization purposes. At the county level, this study pinpoints strengths and weaknesses in the mass appraisal program that is administered. It provides insight into assessment variations that exist inside cities, townships, and within the county. It highlights the similarities and differences that are present in similar property types and among different classes of property. Taxpayers use these studies to facilitate their understanding of property assessments, and the legislature is interested in them to review effective tax rates and determine tax rate limits, too.

The central part of a sales ratio study is reliable and relevant data from real estate transactions. This information is gathered from certificates of real estate value, validated through a sales verification, and carefully reviewed against a set of rejection criteria by staff appraisers in an effort to exclude certain sales that do not represent arms-length transactions. The sales data is then maintained in computer databases and adjusted for terms of sale and time. Both the assessor and Department of Revenue analyze this information by sorting and listing the sales data by property type within each taxing district. It is totaled and statistical calculations are made to identify the median sales ratio, the price related differential, the coefficient of dispersion, and the price related bias. These indices describe the assessment level and quality. In short, they are useful in monitoring market valuations.

### ***Assessment Sales Ratio Standards:***

The assessment sales ratio information that follows is a summary based on 2018/2019 sales and 2020 property assessment changes for Stearns County. This data is evaluated according to a set of rules developed and used by the Department of Revenue. These standards define the policies, procedures, and practices that are applied to the assessment sales ratio study and change recommendations made for the State Board of Equalization. The criteria used to study the level and quality of the 2020 assessment are similar to previous assessments, except for a slight change in the method of calculating sales ratios and the time covered by the study period. These factors include:

- All "open market sales" that occurred from October 1, 2018 through September 30, 2019 comprise the current study. The sale prices are time and term adjusted, and they are

matched with the 2019 assessor's estimated market value to calculate individual assessment sales ratios. These ratios are collectively summarized as a group by property type for each jurisdiction and the county. The "middle" value of the data set, called the median ratio, is the preferred statistic used to describe the overall assessment level.

- Time adjustments are used to adjust each sale price to the date of assessment to reflect any changes in market conditions that have occurred between the assessment date and the date of sale. They are applied so that a better representation of the accuracy of that particular assessment is presented by bringing the two values used to calculate the ratio to the same point in time. This application allows for a more accurate measurement of the assessment level because the adjusted sale price and estimated market value used to calculate the ratio are aligned with the assessment date, January 2<sup>nd</sup>.
- All sales that occur in this study period, accepted by the county by November 1, 2019 and submitted to the Department of Revenue by November 10, 2019 are considered for the 2019 assessment sales ratio study.
- The measure of equitable assessments within the county and the basis for any recommendations for change to the State Board of Equalization are summed up in the Department of Revenue's standards listed below:
  1. All classes of property must have assessment sales ratios falling within the range of 90 to 105 percent (i.e. this assessment level is considered to be acceptable and deemed to be at or near market value whereas an assessment level outside of these parameters require attention).
  2. Six sales in a taxing district constitute a valid sample size for purposes of establishing a sales ratio in the equalization process.
  3. In cases of a re-assessment, the Department of Revenue considers what was done, and the effect of the reassessment.
  4. Stratified and/or geographical changes in market values are based on evidence that best serve equalization and the impact they have on the property assessment.
  5. Measurements of assessment uniformity {i.e. price related differential (PRD) and the coefficients of dispersion (COD)} are reviewed for equalization.
  6. County agricultural land values are equalized when significant differences in value exist between counties.
  7. For counties using Green Acres and Rural Preserve, both the high (the market value) and the low (the agricultural and rural preserve values also referred to as the Green Acres/Rural Preserve value) values are carefully reviewed based on local and regional sales.

8. Townships and cities having six or more agricultural sales with ratios below 90 or above 105 percent are subject to review even though the county's median sales ratio may be within the acceptable range.
9. Both county wide ratios and valid township/city ratios for 2b rural land, 2c managed forest land, mixed 2a/2b land, and 2a agricultural property are considered for equalization.
10. All commercial, industrial, and apartment changes are based on both county wide ratios and valid township/city ratios as well as verified data.
11. The "small sample study" produced for jurisdictions that did not have at least 2 years over the past 5 years with 6 sales or more sales is reviewed to determine if further attention for equalization purposes is necessary.

As a general practice, both the county assessor and regional property tax compliance officer from the Department of Revenue annually review these rules that apply to equitable assessments, the overall changes made in the current assessment, and all sales ratio indices. Any recommendations for change are discussed and supporting data reviewed by each person prior to the State Board of Equalization.

***Sales Ratio Results and Meaning:***

A perfect assessment is achieved when all property is assessed at 100 percent. An acceptable assessment is achieved when all property is assessed at a mandated and uniform percentage of market value. In Minnesota, the legal assessment level is considered to be 100 percent of market value, but the acceptable level established by the Department of Revenue is when the overall ratio falls between 90 to 105 percent of market value.

Generally, most assessments are within the range of 90 to 105 percent with some falling outside of these limits. When an acceptable sales ratio is obtained during the annual study period for a particular property type, then no change is recommended. However, if a township or city has six or more sales that is not within the prescribed range, changes are normally recommended to achieve equalization.

Other analyses that are performed on property assessments involve measurements of uniformity. The Department of Revenue and the county assessor compare measures of central tendency that are derived from individual sales ratios to detect any biases that may be related to the market values of properties. Some applications measure the average percentage deviation of each sales ratio with reference to the assessment level, while others measure regressivity and progressivity. Three assessment tools regularly used to measure assessment equalization among and between properties are the index of assessment inequality called the coefficient of dispersion (COD), the index of regressivity known as the price related differential (PRD), and the price related bias (PRB) measuring uniformity between low and high valued properties.

- **COD** is expressed as a percentage of the standard deviation to the median ratio. For residential properties, the COD should be between 10 and 20 percent, lower in urban and

newer areas and higher in older and rural areas. Income-producing properties should be between 15 and 20 percent, lower in larger/urban areas and higher in smaller/rural areas.

- **PRD** measures assessment biases regarding high and low valued properties. If the index falls within a range of 0.98 to 1.03 percent, then the assessment is considered to be acceptable. An index greater than 1.00 percent indicates that high valued properties are under-appraised, while an index of less than 1.00 indicates that high valued properties are over-appraised.
- **PRB** provides an indication of the vertical equitability, and quantifies the extent of any potential inequality. A PRB with a positive percentage indicates that ratios increase whenever values double, resulting in a progressive assessment. A negative percentage indicates that ratios decrease whenever values double, resulting in a regressive assessment. When an assessment falls outside these standards, the property type and district are designated as needing attention.

## 2020 Summary Data for State Board of Equalization

The 2019 sales ratio study compares real estate sales prices to the 2020 market values calculated by assessors to measure the overall accuracy of their appraisals. The State Board of Equalization and the Minnesota Tax Court use the study results to ensure property assessments are consistent across the state.

Overall, an acceptable property assessment was achieved for the county during the past year. The level and quality of all assessments by property type were generally within the standard ranges. The final results of the current study indicated that the percentage change in the aggregate assessments by property type and jurisdiction, coefficients of dispersion, and price-related differentials were satisfactory. Various degrees of value changes and acceptable assessment levels were reported for most taxing districts. Equalization had remained about the same according to measurements produced in many townships and cities as well as for the entire county.

The combined residential/seasonal assessment produced a median ratio of 94.60 percent, coefficient of dispersion of 6.93 percent, and a price-related differential at 1.00 percent. The aggregate increase in market value, excluding new construction, for residential property was 4.40 percent. Seasonal recreational residential property increased 2.10 percent, without new construction.

A median ratio of 95.84 percent was reported for the apartment assessment along with an aggregate increase in market value of about 8.20 percent, without new construction.

The commercial property class had a median ratio of 94.58 percent, and the industrial property class had a median ratio of 107.91. Commercial property had an aggregate increase of 0.00 percent, without new construction.

Agricultural (improved and unimproved) with acreage greater than 34.50 acres had a median ratio of 98.54 percent, an aggregate increase in market value of 1.30 percent. Rural vacant land with acreage greater than 34.50 acres had a median ratio of 105.65 percent. Agricultural rural vacant bare land having more than 34.50 acres also had a median ratio of 100.00 percent.

## **Section 4**

### **Property Assessment Market Value/Market Condition Information**

## Assessment Market Value/Market Condition Study

Stearns County's 2020 property assessment reflected the changes observed in the real estate market from October 1<sup>st</sup>, 2018 through September 30<sup>th</sup>, 2019. The changes in the area's growth rate and market values were influenced by national and regional trends, but also varied from these tendencies due to local marketplace conditions. The agricultural, residential, seasonal recreational, commercial, industrial, apartment, and mobile home markets moved independently at different paces and slightly different directions due to changes in supply and demand for properties. These variations were closely linked to the area's employment status, demographics, financing, and market perceptions that were influenced by the economy, continued strong new construction market, a large amount of residential/seasonal/vacant land sales, growth in the commercial/industrial sector, and a changing agricultural market. The current market valuations set by the assessor reflect these conditions and activities.

The county's 2020 estimated market value including all property types is \$18,719,885,200, an increase of 3.20% from the 2019 assessment. Approximately, a 2.20% increase is attributable to the general market activity in the area and about 1.00% increase is due to new construction. For Stearns County, excluding the City of St. Cloud, the total estimated market value is \$14,157,175,800, which represents a 4.08% increase in estimated market value over a year ago. The percentage change in estimated market value tied to new construction is about 1.08%. The total overall change for this assessment excluding new construction is approximately 3%. The 2020 estimated market value reported for the portion of St. Cloud City lying within Stearns County is \$4,562,709,400, or .61 percent higher than last year. New construction accounts for all of the overall increase in market value.

During the 2020 assessment, a total of 12,478 parcels, or approximately 24% of the total real and exempt parcel count, were reviewed in Stearns County, excluding parcels in St. Cloud City. The state mandated requirement calling for all property to be physically inspected at maximum intervals of five years (20% of the parcels plus properties having new construction must be viewed annually) was met. The number of inspected properties was prompted by inspection reports, physical changes reported by permit, application, sale, real estate transfer, and other means directly observed by the assessor while canvassing all townships and cities.

The total sum of new construction for the county, not including exempt properties, is \$184,078,500. This is a slight decrease from last year's total of \$189,159,200. Stearns County's new construction, excluding both exempt properties and the City of St. Cloud, is estimated at \$154,265,200, a slight decrease from that of 2019 totals of \$159,345,900. New construction for the Stearns County portion of St. Cloud City, excluding exempt properties stands at \$29,813,300.

The volume of qualified sales in the residential/seasonal recreational residential aggregation decreased slightly within Stearns County for the first time in 6 years with 1,225 sales. Prior to that it had gone up for five consecutive years since the great recession. The number of open market transactions was at 1,281 in 2018 compared to 1,169 in 2017, 1,145 in 2015, 1,107 in 2015, and 1,007 in 2014. Market valuations are now generally greater than those reported in 2008 and 2009. Activity in this market segment continues to be moderate to strong because mortgage interest rates continue to hover near record lows. Thirty year mortgage rates dropped nearly a full percent from a year ago to close to 3% currently. The median sale price for a home

in Stearns County increased to \$195,500 from \$182,820, or say, 6.9% overall increase. The county time trends reflected something similar with a +4.71 percent time adjustment applied to off-water sales in western Stearns while a +5.94 percent time adjustment was used on sales in eastern Stearns. The on-water property sales in western Stearns were adjusted +4.92 percent for time and in eastern Stearns, +5.02% was applied to sales in this grouping. Some sales ratios were below the mandatory assessment level which required increase in value to reflect higher prices paid for properties. Market value changes ranged from -3.00 to over +20.00 percent across the county, but most increases were around +3.00 to +10.00 percent. The total number of new homes constructed was 228 compared to 259 homes a year ago. The total new construction value for the residential/seasonal recreational residential aggregation was \$80,528,700, similar to last years \$80,425,000.

Agriculture and rural vacant land prices paid in the county varied according to local factors. The western end of the county was mainly influenced by agricultural and rural forces whereas the central and eastern parts were affected by non-agricultural pressures such as residential and recreational uses. The 37 open market sales of both improved and unimproved parcels was down just slightly from the 41 sales in the last assessment. Of the 37 open market sales 21 were improved sales and 16 were unimproved. Agricultural buyers are cautious and tend to buy land with good quality tillage and close to their home and farm outbuildings. Parcels of land with large square fields, pattern tiled, and having suitable drainage tend to sell for the highest price per acre and continue to be in demand. This circumstance along with limited supply are keeping land prices stable despite low commodity prices and reduced farm incomes. Strong yields over the past few years and technological advancements in farming have also contributed to some steadiness in the land market. In conclusion, the selling prices of improved and unimproved land ultimately comes down to the motives of the buyers. The average value of tillable land is \$4,490 per acre, similar to last year. The average value of deeded land is \$3,968 per acre, again similar to last year. The Green Acres and Rural Preserve values used for taxation purposes stayed approximately the same from the 2019 assessment. The average Green Acres tillable value is \$4,326 per acre and the average non-tillable/pasture value per acres is \$1,883. The average Rural Preserve woods value is \$1,944/acre. These valuation deferment programs continue to provide benefits to farmers enrolled in them as the market value for agricultural and rural properties in certain areas of the county increase because of residential and recreational influences. Market value changes for agricultural and rural properties differed greatly according to parcel size and location. Changes of 0% to +5% were typical for many properties. Then again, some properties had market value changes that topped this range by increasing +10% to +15% when the non-agricultural forces were considered. Building sites and houses classed as agricultural had value changes ranging from 0% to +5%. The aggregate change once all land and building adjustments were made was +1.36% or about 1% once new construction was subtracted out. The total new construction value added during the 2020 assessment was \$14,375,900, similar to the 2019 assessment. Similar to last year we had new poultry barns, dairy barns, shops, equipment storage, and grain bins.

The county-wide market for unimproved, platted and un-platted parcels of land less than 34.5 acres continues to be attractive to buyers. Many the buyers are non-farmers interested in small acreage for residential, seasonal, hunting, and hobby farm uses. They are buying for lifestyle and investment reasons. Properties in central and eastern Stearns County have been especially

attractive given their location, accessibility, and land quality/mix. The prices paid for land vary based upon size, available supply, and extent of development within an area. Overall, this property sector has seen some of the largest value appreciation since the real estate recovery, essentially over the last 10 years.

Apartment market values in the county continued to increase due to high occupancy levels and growth in rental rates. There were a total of 9 sales in the 2019 sales ratio study compared to 8 in 2018. A time adjustment was not reported or used on apartment property sales. The preliminary final sales ratio was in the mid 80's. As a result, value changes of +3 to +8% were typical, with some apartment properties increasing as much as +10%. These value increases were consistent across most apartment properties regardless of age, location, and unit mix, resulting in an aggregate change of 4.4% for the county. County-wide new construction totals for apartments amounted to \$32,833,200, up significantly from last year reported at \$11,915,900. The new construction increase supports the industry trend of high occupancy levels. The apartment new construction took place in Avon City, Cold Spring, St. Joseph City, Sartell, and Waite Park.

Commercial and Industrial property valuations remained relatively stable to up slightly for the 2020 assessment with value changes generally in the – 2% to + 5% range. Some commercial and industrial properties did experience larger increases, attributable to location, increasing land values, and/or improved occupancies. The number of sales reported in the commercial sales study was 32, similar to the volume reported last year of 30. The industrial sales study only had 2 sales this year, down from a volume of 4 last year. No adjustment for time was observed or applied to commercial or industrial property types for this year's sales study. The overall value change for commercial/industrial properties was approximately +2% with a new construction amount of \$24,122,725 for this assessment compared to \$49,776,700 in 2018 and \$17,646,500 in 2017. The commercial sector still showed signs of growth in office, medical, hospitality, along with some repurposing of retail. Continued improvement in occupancies and rent levels are driven by location, age, and quality of improvements. The industrial sector experienced expansion in manufacturing, shops, and warehousing, with self-storage warehousing being the fastest appreciating property type within the sector.

## **Summary Data by Property Type and/or District**

The summary data found on the subsequent pages provide property assessment, market value, and market condition information for various Stearns County properties and taxing jurisdictions. The facts and figures are presented as spreadsheets, graphs, pie charts, and maps in an attempt to show both marketplace and assessment changes.

**New Construction Totals by Township – Five Year Profile  
Excluding Exempt**

TOWNSHIPS	2016	2017	2018	2019	2020	% Change
Albany	\$823,300	\$1,980,100	\$2,059,100	\$1,257,500	\$1,025,200	-18.47%
Ashley	\$1,200	\$245,800	\$93,200	\$101,900	\$273,900	168.79%
Avon	\$1,271,100	\$1,398,600	\$2,957,400	\$4,016,900	\$2,355,200	-41.37%
Brockway	\$3,004,500	\$5,141,900	\$2,321,800	\$4,488,700	\$4,381,700	-2.38%
Collegeville	\$6,410,500	\$2,535,800	\$1,553,600	\$2,462,200	\$4,100,700	66.55%
Crow Lake	\$231,800	\$146,400	\$170,400	\$277,000	\$267,300	-3.50%
Crow River	\$0	\$74,300	\$877,500	\$326,200	\$203,000	-37.77%
Eden Lake	\$1,612,700	\$2,183,800	\$1,991,700	\$1,497,800	\$4,030,100	169.07%
Fair Haven	\$671,500	\$1,370,600	\$2,148,400	\$2,970,700	\$2,809,800	-5.42%
Farming	\$557,300	\$1,204,100	\$597,500	\$933,500	\$891,100	-4.54%
Getty	\$38,300	\$80,100	\$285,800	\$303,000	\$579,500	91.25%
Grove	\$52,800	\$633,100	\$349,200	\$658,400	\$460,400	-30.07%
Holding	\$1,937,300	\$2,126,300	\$1,530,000	\$1,468,200	\$1,393,000	-5.12%
Krain	\$1,343,600	\$1,330,400	\$880,300	\$693,000	\$2,008,000	189.75%
Lake George	\$214,700	\$67,900	\$256,000	\$73,500	\$305,800	316.05%
Lake Henry	\$479,300	\$293,900	\$317,300	\$347,000	\$407,600	17.46%
LeSauk	\$4,164,100	\$1,521,600	\$2,515,100	\$1,548,700	\$1,991,200	28.57%
Luxemburg	\$526,100	\$235,600	\$1,199,000	\$487,900	\$364,600	-25.27%
Lynden	\$1,834,800	\$2,142,300	\$2,352,500	\$2,610,200	\$2,291,100	-12.23%
Maine Prairie	\$1,439,200	\$1,432,600	\$3,155,100	\$3,676,200	\$2,048,900	-44.27%
Melrose	\$324,900	\$1,191,800	\$683,600	\$299,700	\$565,800	88.79%
Millwood	\$835,800	\$1,439,500	\$911,800	\$1,332,400	\$779,000	-41.53%
Munson	\$1,465,200	\$2,359,600	\$2,273,800	\$1,663,200	\$2,050,900	23.31%
North Fork	\$139,600	\$412,100	\$265,700	\$65,500	\$155,300	137.10%
Oak	\$470,800	\$856,600	\$682,100	\$1,202,600	\$577,000	-52.02%
Paynesville	\$1,362,600	\$1,690,800	\$2,814,300	\$1,965,800	\$2,553,300	29.89%
Raymond	\$86,800	\$239,800	\$61,400	\$393,300	\$277,300	-29.49%
St. Joseph	\$2,552,100	\$1,713,800	\$2,066,100	\$4,338,500	\$1,620,800	-62.64%
St. Martin	\$333,600	\$254,500	\$143,200	\$306,100	\$92,500	-69.78%
St. Wendel	\$991,100	\$1,517,600	\$2,129,500	\$2,725,200	\$4,659,000	70.96%
Sauk Centre	\$1,060,600	\$1,602,500	\$2,136,500	\$1,460,100	\$2,272,500	55.64%
Spring Hill	\$925,100	\$476,900	\$442,300	\$465,000	\$293,400	-36.90%
Wakefield	\$3,594,000	\$3,626,600	\$5,210,300	\$5,470,300	\$3,025,600	-44.69%
Zion	\$508,100	\$436,900	\$442,000	\$514,700	\$723,100	40.49%
<b>TOTALS</b>	<b>\$41,264,400</b>	<b>\$43,964,200</b>	<b>\$47,873,500</b>	<b>\$52,400,900</b>	<b>\$51,833,600</b>	<b>-1.08%</b>

**New Construction Totals by City – Five Year Profile  
Excluding Exempt**

CITIES	2016	2017	2018	2019	2020	% Change
Albany	\$2,246,200	\$3,128,600	\$2,694,100	\$2,410,900	\$6,432,700	166.82%
Avon	\$2,325,900	\$3,463,500	\$4,128,300	\$2,624,800	\$5,826,800	121.99%
Belgrade	\$292,600	\$497,400	\$490,500	\$248,900	\$766,600	208.00%
Brooten	\$93,800	\$255,500	\$454,600	\$81,500	\$79,000	-3.07%
Cold Spring	\$4,195,700	\$3,399,500	\$13,124,900	\$10,249,400	\$8,295,400	-19.06%
Eden Valley	\$62,400	\$5,700	\$17,000	\$0	\$10,300	
Elrosa	\$168,200	\$15,300	\$147,400	\$50,700	\$3,500	-93.10%
Freeport	\$257,200	\$308,000	\$280,600	\$674,100	\$216,200	-67.93%
Greenwald	\$0	\$18,600	\$17,900	\$93,600	\$197,500	111.00%
Holdingsford	\$1,306,100	\$426,700	\$317,200	\$253,100	\$1,052,600	315.88%
Kimball	\$411,100	\$1,666,000	\$865,500	\$802,500	\$254,500	-68.29%
Lake Henry	\$0	\$28,700	\$18,700	\$17,600	\$11,000	-37.50%
Meire Grove	\$0	\$1,200	\$0	\$34,800	\$0	-100.00%
Melrose	\$1,279,400	\$1,052,300	\$6,406,200	\$20,559,100	\$1,786,100	-91.31%
New Munich	\$102,100	\$59,500	\$152,200	\$58,100	\$224,100	285.71%
Paynesville	\$1,166,000	\$2,254,800	\$2,271,500	\$3,193,800	\$1,203,400	-62.32%
Richmond	\$922,200	\$790,800	\$1,767,800	\$1,812,000	\$2,689,800	48.44%
Rockville	\$2,919,300	\$3,683,600	\$1,952,800	\$2,842,300	\$4,769,900	67.82%
Roscoe	\$4,800	\$108,800	\$5,600	\$19,600	\$31,200	59.18%
St. Anthony	\$139,100	\$77,300	\$14,200	\$0	\$2,500	
St. Augusta	\$4,617,100	\$5,403,800	\$7,976,700	\$6,731,100	\$5,477,200	-18.63%
St. Joseph	\$3,605,100	\$5,953,900	\$7,818,400	\$10,298,800	\$7,189,900	-30.19%
St. Martin	\$197,700	\$612,400	\$157,000	\$294,100	\$464,400	57.91%
St. Rosa	\$0	\$229,300	\$0	\$900	\$0	-100.00%
St. Stephen	\$912,700	\$737,000	\$353,100	\$130,200	\$556,100	327.11%
Sartell	\$18,690,200	\$29,765,600	\$22,542,100	\$23,484,900	\$40,380,300	71.94%
Sauk Centre	\$3,069,400	\$3,107,000	\$3,898,500	\$7,745,500	\$3,855,400	-50.22%
Spring Hill	\$0	\$22,800	\$9,100	\$0	\$1,600	
Waite Park	\$4,029,600	\$14,174,900	\$7,315,900	\$12,147,700	\$10,653,600	-12.30%
<b>TOTALS</b>	<b>\$53,013,900</b>	<b>\$81,248,500</b>	<b>\$85,197,800</b>	<b>\$106,860,000</b>	<b>\$102,431,600</b>	<b>-4.14%</b>
<b>TOWNSHIP &amp; CITY TOTALS</b>	<b>\$94,278,300</b>	<b>\$125,212,700</b>	<b>\$133,071,300</b>	<b>\$159,260,900</b>	<b>\$154,265,200</b>	<b>-3.14%</b>

**2020 Assessment Summary of Estimated Market Value - Townships  
Excluding Exempt**

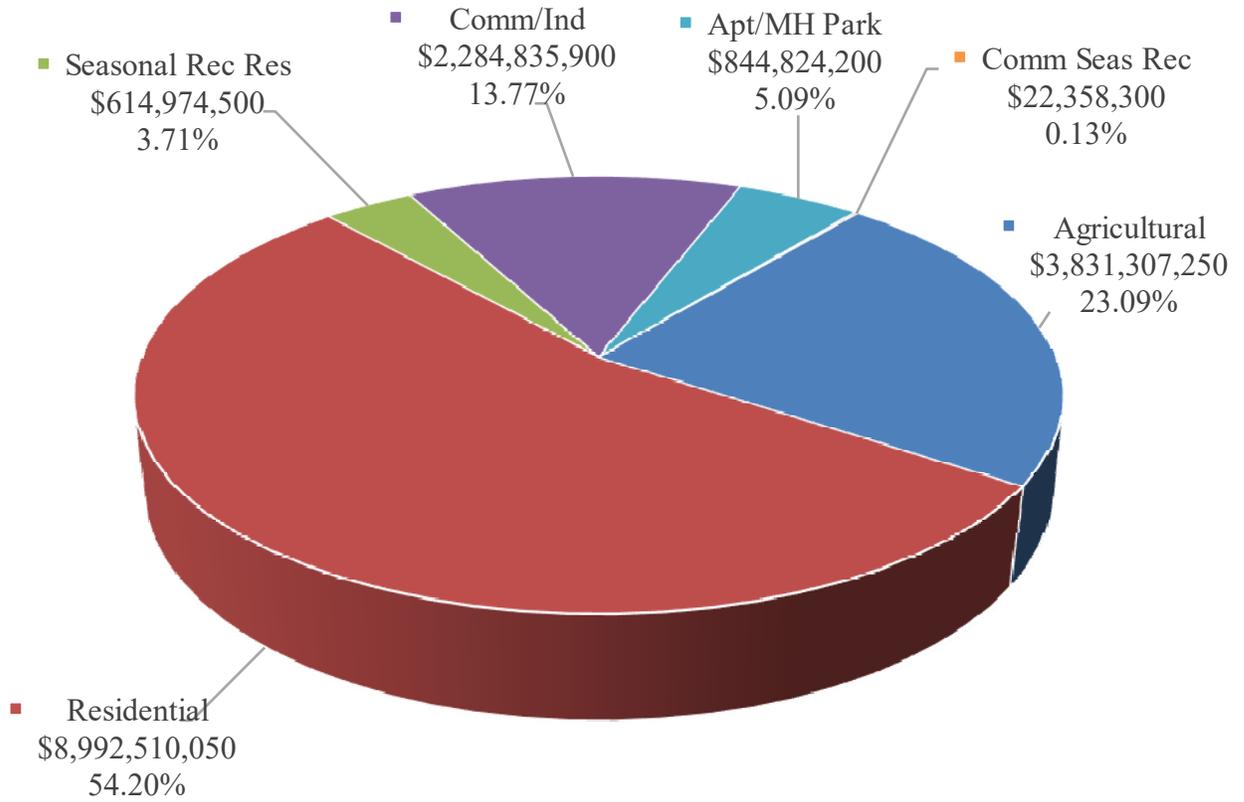
	<b>2019 Total Estimated Market Value</b>	<b>2020 Total Estimated Market Value</b>	<b>Percent Change EMV</b>	<b>2019 Total New Construction</b>	<b>2020 Total New Construction</b>	<b>Product of % Change NC</b>
Albany Township	178,270,600	188,682,200	5.84%	1,257,500	1,025,200	-18.47%
Ashley Township	129,874,100	130,457,300	0.45%	101,900	273,900	168.79%
Avon Township	289,695,200	307,416,700	6.12%	4,016,900	2,355,200	-41.37%
Brockway Township	414,619,300	440,118,800	6.15%	4,488,700	4,381,700	-2.38%
Collegeville Township	400,922,700	400,341,400	-0.14%	2,462,200	4,100,700	66.55%
Crow Lake Township	83,454,400	85,531,600	2.49%	277,000	267,300	-3.50%
Crow River Township	100,894,700	101,959,900	1.06%	326,200	203,000	-37.77%
Eden Lake Township	314,932,100	331,439,100	5.24%	1,497,800	4,030,100	169.07%
Fair Haven Township	239,914,800	252,721,700	5.34%	2,970,700	2,809,800	-5.42%
Farming Township	168,140,500	173,599,500	3.25%	933,500	891,100	-4.54%
Getty Township	126,374,600	127,844,800	1.16%	303,000	579,500	91.25%
Grove Township	116,672,100	118,089,700	1.22%	658,400	460,400	-30.07%
Holding Township	194,011,900	201,058,800	3.63%	1,468,200	1,393,000	-5.12%
Krain Township	174,636,600	187,231,300	7.21%	693,000	2,008,000	189.75%
Lake George Township	123,239,200	124,371,800	0.92%	73,500	305,800	316.05%
Lake Henry Township	129,640,600	132,822,500	2.45%	347,000	407,600	17.46%
LeSauk Township	197,503,700	210,589,200	6.63%	1,548,700	1,991,200	28.57%
Luxemburg Township	140,890,000	145,053,700	2.96%	487,900	364,600	-25.27%
Lynden Township	265,528,900	282,134,700	6.25%	2,610,200	2,291,100	-12.23%
Maine Prairie Township	345,488,600	358,856,400	3.87%	3,676,200	2,048,900	-44.27%
Melrose Township	160,384,300	164,378,400	2.49%	299,700	565,800	88.79%
Millwood Township	217,722,800	224,925,000	3.31%	1,332,400	779,000	-41.53%
Munson Township	329,406,000	333,037,500	1.10%	1,663,200	2,050,900	23.31%
North Fork Township	90,494,400	91,726,200	1.36%	65,500	155,300	137.10%
Oak Township	127,338,800	131,015,400	2.89%	1,202,600	577,000	-52.02%
Paynesville Township	315,645,300	326,388,400	3.40%	1,965,800	2,553,300	29.89%
Raymond Township	111,408,000	112,402,700	0.89%	393,300	277,300	-29.49%
St. Joseph Township	153,500,500	160,090,900	4.29%	4,338,500	1,620,800	-62.64%
St. Martin Township	113,504,200	117,314,400	3.36%	306,100	92,500	-69.78%
St. Wendel Township	293,074,000	309,502,100	5.61%	2,725,200	4,659,000	70.96%
Sauk Centre Township	198,618,600	203,587,000	2.50%	1,460,100	2,272,500	55.64%
Spring Hill Township	125,334,600	127,893,900	2.04%	465,000	293,400	-36.90%
WakeField Township	456,784,000	471,185,300	3.15%	5,470,300	3,025,600	-44.69%
Zion Township	121,159,600	124,578,600	2.82%	514,700	723,100	40.49%

**2020 Assessment Summary of Estimated Market Value – Cities  
Excluding Exempt**

	<b>2019 Total Estimated Market Value</b>	<b>2020 Total Estimated Market Value</b>	<b>Percent Change EMV</b>	<b>2019 Total New Construction</b>	<b>2020 Total New Construction</b>	<b>Product of % Change NC</b>
City of Albany	204,721,500	219,128,800	7.04%	2,410,900	6,432,700	166.82%
City of Avon	139,999,300	152,171,700	8.69%	2,624,800	5,826,800	121.99%
City of Belgrade	37,346,500	40,369,700	8.10%	248,900	766,600	208.00%
City of Brooten	35,968,000	40,159,200	11.65%	81,500	79,000	-3.07%
City of Cold Spring	348,689,300	370,952,400	6.38%	10,249,400	8,295,400	-19.06%
City of Eden Valley	20,126,300	22,893,100	13.75%	0	10,300	0.00%
City of Elrosa	13,642,200	14,752,800	8.14%	50,700	3,500	-93.10%
City of Freeport	55,655,800	59,131,000	6.24%	674,100	216,200	-67.93%
City of Greenwald	13,109,000	13,952,800	6.44%	93,600	197,500	111.00%
City of Holdingford	45,463,900	49,435,200	8.74%	253,100	1,052,600	315.88%
City of Kimball	56,508,800	58,224,400	3.04%	802,500	254,500	-68.29%
City of Lake Henry	6,249,300	6,434,800	2.97%	17,600	11,000	-37.50%
City of Meire Grove	8,973,500	9,073,700	1.12%	34,800	0	-100.00%
City of Melrose	230,525,600	240,726,300	4.42%	20,559,100	1,786,100	-91.31%
City of New Munich	19,019,200	20,388,500	7.20%	58,100	224,100	285.71%
City of Paynesville	164,542,400	172,433,600	4.80%	3,193,800	1,203,400	-62.32%
City of Richmond	110,263,200	119,323,500	8.22%	1,812,000	2,689,800	48.44%
City of Rockville	335,717,800	355,595,800	5.92%	2,842,300	4,769,900	67.82%
City of Roscoe	6,751,800	7,506,300	11.17%	19,600	31,200	59.18%
City of St. Anthony	5,225,700	5,405,000	3.43%	0	2,500	0.00%
City of St. Augusta	446,966,900	481,364,700	7.70%	6,731,100	5,477,200	-18.63%
City of St. Joseph	465,020,500	492,586,500	5.93%	10,298,800	7,189,900	-30.19%
City of St. Martin	26,000,600	27,667,300	6.41%	294,100	464,400	57.91%
City of St. Rosa	6,563,500	6,907,000	5.23%	900	0	-100.00%
City of St. Stephen	69,162,600	79,096,100	14.36%	130,200	556,100	327.11%
City of Sartell	1,410,058,000	1,475,141,000	4.62%	23,484,900	40,380,300	71.94%
City of Sauk Centre	344,450,900	363,020,800	5.39%	7,745,500	3,855,400	-50.22%
City of Spring Hill	6,389,700	6,547,400	2.47%	0	1,600	0.00%
City of Waite Park	778,077,200	806,251,400	3.62%	12,147,700	10,653,600	-12.30%
City of St. Cloud	3,677,634,600	3,675,822,500	-0.05%	29,898,300	29,813,300	-0.28%
County Totals	16,037,903,300	16,590,810,200	3.45%	189,159,200	184,078,500	-2.69%
County w/o St. Cloud	12,360,268,700	12,914,987,700	4.49%	159,260,900	154,265,200	-3.14%

**2020 Stearns County Taxable Estimated Market Value Profile by Property Type**  
(Totals Include City of St. Cloud)

\$16,590,810,200



**Total Estimated Market Value by Township**  
**Five Year Profile Based on Spring PRISM Submission**  
**Excluding Exempt**

Township	2016	2017	2018	2019	2020	% Change
Albany	\$164,322,400	\$166,941,500	\$173,967,200	\$178,270,600	\$188,682,200	5.84%
Ashley	\$128,070,500	\$128,897,500	\$129,374,400	\$129,874,100	\$130,457,300	0.45%
Avon	\$249,099,300	\$259,597,400	\$273,530,000	\$289,695,200	\$307,416,700	6.12%
Brockway	\$355,473,600	\$364,682,100	\$388,636,500	\$414,619,300	\$440,118,800	6.15%
Collegeville	\$352,755,100	\$368,360,000	\$375,671,800	\$400,922,700	\$400,341,400	-0.14%
Crow Lake	\$80,721,300	\$81,817,000	\$82,687,400	\$83,454,400	\$85,531,600	2.49%
Crow River	\$98,157,500	\$99,398,100	\$100,417,500	\$100,894,700	\$101,959,900	1.06%
Eden Lake	\$274,020,500	\$292,367,300	\$305,446,000	\$314,932,100	\$331,439,100	5.24%
Fair Haven	\$198,475,600	\$205,077,700	\$223,278,400	\$239,914,800	\$252,721,700	5.34%
Farming	\$154,969,400	\$157,481,200	\$163,068,900	\$168,140,500	\$173,599,500	3.25%
Getty	\$126,195,100	\$126,823,600	\$127,177,100	\$126,374,600	\$127,844,800	1.16%
Grove	\$114,139,900	\$116,048,600	\$115,491,100	\$116,672,100	\$118,089,700	1.22%
Holding	\$173,249,900	\$177,732,200	\$185,885,700	\$194,011,900	\$201,058,800	3.63%
Krain	\$159,669,500	\$162,711,000	\$168,203,100	\$174,636,600	\$187,231,300	7.21%
Lake George	\$121,464,200	\$121,653,100	\$122,908,900	\$123,239,200	\$124,371,800	0.92%
Lake Henry	\$126,814,900	\$127,669,700	\$128,917,300	\$129,640,600	\$132,822,500	2.45%
LeSauk	\$163,951,300	\$172,395,200	\$184,279,000	\$197,503,700	\$210,589,200	6.63%
Luxemburg	\$133,384,400	\$134,354,500	\$138,711,000	\$140,890,000	\$145,053,700	2.96%
Lynden	\$225,281,500	\$231,285,100	\$242,104,200	\$265,528,900	\$282,134,700	6.25%
Maine Prairie	\$308,426,000	\$313,699,600	\$333,502,000	\$345,488,600	\$358,856,400	3.87%
Melrose	\$148,886,100	\$151,521,900	\$155,607,900	\$160,384,300	\$164,378,400	2.49%
Millwood	\$202,432,100	\$204,267,600	\$211,124,700	\$217,722,800	\$224,925,000	3.31%
Munson	\$260,140,800	\$278,170,500	\$295,023,800	\$329,406,000	\$333,037,500	1.10%
North Fork	\$90,028,800	\$90,245,600	\$90,392,100	\$90,494,400	\$91,726,200	1.36%
Oak	\$118,853,000	\$121,941,200	\$125,539,400	\$127,338,800	\$131,015,400	2.89%
Paynesville	\$285,911,800	\$292,863,900	\$307,191,400	\$315,645,300	\$326,388,400	3.40%
Raymond	\$110,535,900	\$110,771,100	\$111,269,700	\$111,408,000	\$112,402,700	0.89%
St. Joseph	\$209,881,900	\$186,048,700	\$211,905,600	\$153,500,500	\$160,090,900	4.29%
St. Martin	\$109,285,000	\$110,879,100	\$112,758,100	\$113,504,200	\$117,314,400	3.36%
St. Wendel	\$242,649,500	\$246,425,400	\$276,041,700	\$293,074,000	\$309,502,100	5.61%
Sauk Centre	\$176,560,300	\$184,106,100	\$194,251,700	\$198,618,600	\$203,587,000	2.50%
Spring Hill	\$121,799,000	\$122,989,800	\$124,782,700	\$125,334,600	\$127,893,900	2.04%
Wakefield	\$379,293,700	\$406,940,400	\$426,901,800	\$456,784,000	\$471,185,300	3.15%
Zion	\$118,032,000	\$119,386,600	\$120,662,400	\$121,159,600	\$124,578,600	2.82%
<b>Totals</b>	<b>\$6,282,931,800</b>	<b>\$6,435,550,300</b>	<b>\$6,726,710,500</b>	<b>\$6,949,079,700</b>	<b>\$7,198,346,900</b>	<b>3.59%</b>

**Total Estimated Market Value by City**  
**Five Year Profile Based on Spring PRISM Submission**  
**Excluding Exempt**

City	2016	2017	2018	2019	2020	% Change
Albany	\$170,398,400	\$180,447,500	\$196,335,300	\$204,721,500	\$219,128,800	7.04%
Avon	\$114,093,100	\$120,284,500	\$131,496,800	\$139,999,300	\$152,171,700	8.69%
Belgrade	\$33,975,600	\$34,855,600	\$36,184,700	\$37,346,500	\$40,369,700	8.10%
Brooten	\$30,436,400	\$30,844,300	\$35,962,800	\$35,968,000	\$40,159,200	11.65%
Cold Spring	\$272,050,100	\$285,771,800	\$322,031,400	\$348,689,300	\$370,952,400	6.38%
Eden Valley	\$17,643,900	\$17,699,300	\$18,804,400	\$20,126,300	\$22,893,100	13.75%
Elrosa	\$11,938,900	\$12,251,800	\$13,132,400	\$13,642,200	\$14,752,800	8.14%
Freeport	\$48,493,600	\$51,561,000	\$54,173,100	\$55,655,800	\$59,131,000	6.24%
Greenwald	\$11,657,400	\$12,009,400	\$12,773,100	\$13,109,000	\$13,952,800	6.44%
Holdingsford	\$36,325,300	\$39,985,100	\$42,200,100	\$45,463,900	\$49,435,200	8.74%
Kimball	\$43,755,700	\$49,369,000	\$52,464,200	\$56,508,800	\$58,224,400	3.04%
Lake Henry	\$5,375,000	\$5,596,500	\$6,139,600	\$6,249,300	\$6,434,800	2.97%
Meire Grove	\$8,004,100	\$8,214,400	\$8,563,000	\$8,973,500	\$9,073,700	1.12%
Melrose	\$183,601,200	\$188,603,100	\$204,870,300	\$230,525,600	\$240,726,300	4.42%
New Munich	\$17,375,500	\$18,018,800	\$18,716,600	\$19,019,200	\$20,388,500	7.20%
Paynesville	\$137,269,200	\$140,971,600	\$156,506,200	\$164,542,400	\$172,433,600	4.80%
Richmond	\$89,364,700	\$95,300,700	\$101,894,400	\$110,263,200	\$119,323,500	8.22%
Rockville	\$284,400,300	\$292,133,200	\$309,404,900	\$335,717,800	\$355,595,800	5.92%
Roscoe	\$5,854,200	\$6,164,900	\$6,469,100	\$6,751,800	\$7,506,300	11.17%
St. Anthony	\$4,641,100	\$4,825,600	\$5,055,600	\$5,225,700	\$5,405,000	3.43%
St. Augusta	\$379,329,000	\$401,461,100	\$431,776,300	\$446,966,900	\$481,364,700	7.70%
St. Joseph	\$320,301,800	\$338,708,100	\$364,121,700	\$465,020,500	\$492,586,500	5.93%
St. Martin	\$21,124,100	\$22,465,100	\$24,653,100	\$26,000,600	\$27,667,300	6.41%
St. Rosa	\$5,784,100	\$6,117,800	\$6,310,700	\$6,563,500	\$6,907,000	5.23%
St. Stephen	\$57,711,300	\$60,812,000	\$62,965,200	\$69,162,600	\$79,096,100	14.36%
Sartell	\$1,166,593,100	\$1,245,413,900	\$1,317,561,200	\$1,410,058,000	\$1,475,141,000	4.62%
Sauk Centre	\$290,339,100	\$305,328,900	\$327,945,300	\$344,450,900	\$363,020,800	5.39%
Spring Hill	\$5,807,000	\$6,017,500	\$6,239,300	\$6,389,700	\$6,547,400	2.47%
Waite Park	\$673,290,600	\$721,613,100	\$753,659,600	\$778,077,200	\$806,251,400	3.62%
Totals	\$4,446,933,800	\$4,702,845,600	\$5,028,410,400	\$5,411,189,000	\$5,716,640,800	5.64%
Township & City Totals	\$10,729,865,600	\$11,138,395,900	\$11,755,120,900	\$12,360,268,700	\$12,914,987,700	4.49%

**2020 Average Agricultural Estimated Market Value – Land Only**

Ashley		Sauk Centre		Melrose		Millwood		Krain		Holding		Brockway			
1	\$4,875	1	\$4,651	1	\$3,969	1	\$4,180	1	\$4,248	1	\$4,030	1	\$4,353		
2	\$4,534	2	\$4,006	2	\$3,353	2	\$3,658	2	\$4,140	2	\$3,854	2	\$4,350		
3	\$108,965	3	\$114,503	3	\$99,128	3	\$137,124	3	\$121,984	3	\$124,504	3	\$133,967		
4	\$23,371	4	\$27,541	4	\$33,225	4	\$38,713	4	\$41,115	4	\$41,413	4	\$46,837		
5	62	5	101	5	124	5	127	5	185	5	201	5	209		
Raymond		Getty		Grove		Oak		Albany		Avon		St. Wendel		LeSauk	
1	\$5,098	1	\$5,169	1	\$4,413	1	\$4,430	1	\$4,509	1	\$4,108	1	\$4,356	1	\$9,535
2	\$4,621	2	\$4,608	2	\$3,764	2	\$3,928	2	\$4,198	2	\$3,977	2	\$4,003	2	\$8,251
3	\$109,269	3	\$146,298	3	\$134,739	3	\$141,844	3	\$153,909	3	\$149,020	3	\$149,349	3	\$166,143
4	\$22,730	4	\$23,115	4	\$33,491	4	\$38,315	4	\$41,354	4	\$48,044	4	\$51,785	4	\$66,177
5	47	5	81	5	97	5	109	5	148	5	129	5	158	5	33
North Fork		Lake George		Spring Hill		St. Martin		Farming		Collegeville		St. Joseph		St. Cloud	
1	\$4,211	1	\$5,247	1	\$4,993	1	\$4,207	1	\$4,416	1	\$3,959	1	\$4,634		
2	\$3,478	2	\$4,857	2	\$4,520	2	\$3,909	2	\$3,788	2	\$4,000	2	\$4,348		
3	\$112,913	3	\$89,001	3	\$121,895	3	\$117,413	3	\$149,193	3	\$175,369	3	\$149,995		
4	\$27,735	4	\$26,585	4	\$32,619	4	\$37,526	4	\$44,217	4	\$51,545	4	\$47,124		
5	65	5	69	5	93	5	98	5	162	5	95	5	91		
Crow Lake		Crow River		Lake Henry		Zion		Munson		Wakefield		Rockville		St. Augusta	
1	\$3,410	1	\$3,637	1	\$5,297	1	\$5,035	1	\$4,135	1	\$4,612	1	\$4,233	1	\$5,614
2	\$3,128	2	\$3,341	2	\$5,073	2	\$4,540	2	\$3,720	2	\$4,768	2	\$4,178	2	\$4,944
3	\$110,907	3	\$124,722	3	\$114,851	3	\$117,364	3	\$135,771	3	\$176,910	3	\$163,516	3	\$163,318
4	\$28,841	4	\$27,871	4	\$33,068	4	\$32,394	4	\$47,783	4	\$51,596	4	\$48,217	4	\$52,366
5	48	5	66	5	73	5	91	5	106	5	92	5	76	5	97
Paynesville		Eden Lake		Luxemburg		Maine Prairie		Fair Haven		Lynden					
1	\$4,231	1	\$4,630	1	\$4,639	1	\$3,975	1	\$3,648	1	\$4,093				
2	\$3,970	2	\$4,330	2	\$4,218	2	\$3,808	2	\$3,395	2	\$4,211				
3	\$127,958	3	\$142,540	3	\$133,262	3	\$136,295	3	\$165,240	3	\$169,838				
4	\$42,955	4	\$49,248	4	\$39,415	4	\$45,021	4	\$47,767	4	\$53,272				
5	65	5	131	5	131	5	183	5	116	5	83				

**Key**

Average Market Value

- 1 Average value of tillable
- 2 Average value of deeded land
- 3 Average values per HGA
- 4 1st Acre Site
- 5 Number of HGA

Stearns County Average

- \$4,575
- \$4,160
- \$136,665
- \$41,183
- 3,928

**2020 – 2A Values per Acre (Market and Green Acres)**

Ashley		Sauk Centre		Melrose		Millwood		Krain		Holding		Brockway			
1	\$4,875	1	\$4,651	1	\$3,969	1	\$4,180	1	\$4,248	1	\$4,030	1	\$4,353		
2	\$4,838	2	\$4,545	2	\$3,993	2	\$4,177	2	\$4,210	2	\$3,950	2	\$3,583		
3	\$4,645	3	\$4,282	3	\$3,602	3	\$3,896	3	\$4,294	3	\$4,093	3	\$4,653		
4	\$4,495	4	\$4,014	4	\$3,232	4	\$3,376	4	\$3,470	4	\$3,200	4	\$2,965		
Raymond		Getty		Grove		Oak		Albany		Avon		St. Wendel		LeSauk	
1	\$5,098	1	\$5,169	1	\$4,413	1	\$4,430	1	\$4,509	1	\$4,108	1	\$4,356	1	\$9,535
2	\$5,137	2	\$5,216	2	\$4,438	2	\$4,457	2	\$4,435	2	\$3,609	2	\$3,682	2	\$3,501
3	\$4,747	3	\$4,807	3	\$3,955	3	\$4,094	3	\$4,399	3	\$4,312	3	\$4,558	3	\$8,773
4	\$4,686	4	\$4,737	4	\$3,712	4	\$3,826	4	\$3,521	4	\$2,785	4	\$2,911	4	\$2,936
North Fork		Lake George		Spring Hill		St. Martin		Farming		Collegeville		St. Joseph		St. Cloud	
1	\$4,211	1	\$5,247	1	\$4,993	1	\$4,207	1	\$4,416	1	\$3,959	1	\$4,634	X	
2	\$4,322	2	\$5,288	2	\$4,972	2	\$4,216	2	\$4,431	2	\$3,443	2	\$3,435		
3	\$3,821	3	\$5,015	3	\$4,617	3	\$4,074	3	\$4,215	3	\$4,487	3	\$4,732		
4	\$3,752	4	\$4,862	4	\$4,364	4	\$3,711	4	\$3,584	4	\$2,560	4	\$2,953		
Crow Lake		Crow River		Lake Henry		Zion		Munson		Wakefield		Rockville		St. Augusta	
1	\$3,410	1	\$3,641	1	\$5,297	1	\$5,035	1	\$4,135	1	\$4,612	1	\$4,233	1	\$5,614
2	\$3,400	2	\$3,758	2	\$5,303	2	\$5,082	2	\$4,140	2	\$3,989	2	\$3,746	2	\$3,263
3	\$3,392	3	\$3,649	3	\$5,142	3	\$4,670	3	\$4,141	3	\$5,086	3	\$4,570	3	\$5,127
4	\$2,954	4	\$3,333	4	\$4,910	4	\$4,500	4	\$3,473	4	\$3,465	4	\$3,030	4	\$2,710
Paynesville		Eden Lake		Luxemburg		Maine Prairie		Fair Haven		Lynden					
1	\$4,231	1	\$4,630	1	\$4,639	1	\$3,975	1	\$3,651	1	\$4,093				
2	\$4,040	2	\$4,694	2	\$4,668	2	\$3,875	2	\$3,473	2	\$3,184				
3	\$4,337	3	\$4,615	3	\$4,415	3	\$4,057	3	\$3,824	3	\$4,692				
4	\$3,213	4	\$4,036	4	\$4,223	4	\$3,336	4	\$3,021	4	\$2,747				

**Key**

Market Acres Average Value

- 1 EMV Tillable Average per Acre
- 2 GA Tillable Average per Acre
- 3 EMV Deeded per Acre
- 4 GA Deeded per Acre

Stearns County Average

- \$4,575
- \$4,344
- \$4,423
- \$3,695

## 2020 Green Acres Values

Ashley		Sauk Centre		Melrose		Millwood		Krain		Holding		Brockway			
1	\$4,838	1	\$4,545	1	\$3,993	1	\$4,177	1	\$4,210	1	\$3,950	1	\$3,583		
2	\$4,495	2	\$4,014	2	\$3,232	2	\$3,376	2	\$3,470	2	\$3,200	2	\$2,965		
3	\$1,754	3	\$1,724	3	\$1,887	3	\$1,974	3	\$1,980	3	\$1,877	3	\$1,956		
4	\$1,662	4	\$1,805	4	\$1,834	4	\$2,068	4	\$1,994	4	\$1,956	4	\$1,986		
5	\$656	5	\$674	5	\$659	5	\$636	5	\$640	5	\$715	5	\$756		
Raymond		Getty		Grove		Oak		Albany		Avon		St. Wendel		LeSauk	
1	\$5,137	1	\$5,216	1	\$4,438	1	\$4,457	1	\$4,435	1	\$3,609	1	\$3,682	1	\$3,501
2	\$4,686	2	\$4,737	2	\$3,712	2	\$3,826	2	\$3,521	2	\$2,785	2	\$2,911	2	\$2,936
3	\$1,823	3	\$1,805	3	\$1,968	3	\$1,819	3	\$1,667	3	\$2,050	3	\$1,658	3	\$1,893
4	\$2,080	4	\$1,867	4	\$1,914	4	\$1,798	4	\$1,687	4	\$2,029	4	\$1,835	4	\$1,998
5	\$608	5	\$622	5	\$681	5	\$658	5	\$708	5	\$653	5	\$730	5	\$693
North Fork		Lake George		Spring Hill		St. Martin		Farming		Collegeville		St. Joseph		St. Cloud	
1	\$4,322	1	\$5,288	1	\$4,972	1	\$4,216	1	\$4,431	1	\$3,443	1	\$3,435	X	
2	\$3,752	2	\$4,862	2	\$4,364	2	\$3,711	2	\$3,584	2	\$2,560	2	\$2,953		
3	\$1,681	3	\$1,668	3	\$1,646	3	\$1,898	3	\$1,752	3	\$1,988	3	\$2,037		
4	\$1,819	4	\$1,557	4	\$1,667	4	\$1,861	4	\$1,830	4	\$2,194	4	\$2,055		
5	\$714	5	\$619	5	\$720	5	\$657	5	\$662	5	\$721	5	\$682		
Crow Lake		Crow River		Lake Henry		Zion		Munson		Wakefield		Rockville		St. Augusta	
1	\$3,400	1	\$3,758	1	\$5,303	1	\$5,082	1	\$4,140	1	\$3,989	1	\$3,746	1	\$3,263
2	\$2,954	2	\$3,333	2	\$4,910	2	\$4,500	2	\$3,473	2	\$3,465	2	\$3,030	2	\$2,710
3	\$1,565	3	\$1,679	3	\$1,752	3	\$1,727	3	\$1,663	3	\$2,222	3	\$2,005	3	\$2,002
4	\$1,550	4	\$1,681	4	\$1,923	4	\$1,682	4	\$1,666	4	\$2,017	4	\$1,999	4	\$2,074
5	\$707	5	\$718	5	\$628	5	\$695	5	\$709	5	\$638	5	\$620	5	\$640
Paynesville		Eden Lake		Luxemburg		Maine Prairie		Fair Haven		Lynden					
1	\$4,040	1	\$4,694	1	\$4,668	1	\$3,875	1	\$3,473	1	\$3,184				
2	\$3,213	2	\$4,036	2	\$4,223	2	\$3,336	2	\$3,021	2	\$2,747				
3	\$1,858	3	\$2,011	3	\$1,625	3	\$2,042	3	\$1,787	3	\$1,947				
4	\$1,779	4	\$1,970	4	\$1,760	4	\$1,930	4	\$1,883	4	\$1,851				
5	\$673	5	\$587	5	\$681	5	\$689	5	\$683	5	\$709				

### Key

#### Green Acres Average Value

- 1 Till
- 2 Deed
- 3 Non-Tillable/Pasture
- 4 Timber
- 5 Waste

#### Stearns County Average

- \$4,344
- \$3,695
- \$1,896
- \$1,914
- \$678

## 2020 Rural Preserve Values

Ashley	Sauk Centre	Melrose	Millwood	Krain	Holding	Brockway	
1 \$0	1 \$3,225	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0
2 \$770	2 \$1,195	2 \$1,451	2 \$1,091	2 \$1,384	2 \$1,453	2 \$1,522	2 \$1,522
3 \$0	3 \$0	3 \$1,866	3 \$0	3 \$1,956	3 \$1,897	3 \$0	3 \$0
4 \$1,550	4 \$1,916	4 \$1,972	4 \$2,048	4 \$1,870	4 \$2,001	4 \$1,964	4 \$1,964
5 \$648	5 \$619	5 \$628	5 \$608	5 \$605	5 \$662	5 \$648	5 \$648
Raymond	Getty	Grove	Oak	Albany	Avon	St. Wendel	LeSauk
1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$3,547	1 \$0
2 \$1,032	2 \$964	2 \$1,590	2 \$1,419	2 \$1,183	2 \$1,438	2 \$1,302	2 \$1,165
3 \$0	3 \$0	3 \$0	3 \$1,550	3 \$1,550	3 \$1,964	3 \$1,637	3 \$1,550
4 \$2,031	4 \$1,896	4 \$1,979	4 \$1,942	4 \$1,813	4 \$1,876	4 \$1,824	4 \$1,703
5 \$552	5 \$644	5 \$673	5 \$681	5 \$681	5 \$623	5 \$658	5 \$661
North Fork	Lake George	Spring Hill	St. Martin	Farming	Collegeville	St. Joseph	St. Cloud
1 \$0	1 \$0	1 \$0	1 \$3,525	1 \$2,925	1 \$0	1 \$0	X
2 \$856	2 \$821	2 \$960	2 \$1,595	2 \$1,341	2 \$1,795	2 \$1,698	X
3 \$1,550	3 \$0	3 \$0	3 \$2,000	3 \$1,550	3 \$2,300	3 \$0	X
4 \$1,593	4 \$1,724	4 \$1,550	4 \$1,859	4 \$1,834	4 \$2,145	4 \$2,001	X
5 \$672	5 \$626	5 \$718	5 \$664	5 \$647	5 \$510	5 \$685	X
Crow Lake	Crow River	Lake Henry	Zion	Munson	Wakefield	Rockville	St. Augusta
1 \$0	1 \$0	1 \$0	1 \$0	1 \$2,925	1 \$0	1 \$0	1 \$0
2 \$857	2 \$879	2 \$1,332	2 \$857	2 \$1,228	2 \$1,827	2 \$1,652	2 \$1,553
3 \$0	3 \$0	3 \$1,550	3 \$0	3 \$1,550	3 \$2,240	3 \$2,000	3 \$2,099
4 \$1,587	4 \$1,631	4 \$2,147	4 \$1,724	4 \$1,739	4 \$2,110	4 \$2,035	4 \$2,215
5 \$649	5 \$669	5 \$666	5 \$703	5 \$635	5 \$637	5 \$685	5 \$647
Paynesville	Eden Lake	Luxemburg	Maine Prairie	Fair Haven	Lynden		
1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0		
2 \$1,164	2 \$1,382	2 \$1,037	2 \$1,516	2 \$1,293	2 \$1,296		
3 \$0	3 \$2,000	3 \$0	3 \$2,079	3 \$1,868	3 \$1,939		
4 \$1,826	4 \$1,860	4 \$1,780	4 \$2,014	4 \$1,960	4 \$2,073		
5 \$553	5 \$567	5 \$682	5 \$684	5 \$633	5 \$557		

### Key

#### Rural Preserve Average Value

- 1 Till
- 2 Deed
- 3 Non-Tillable/Pasture
- 4 Timber
- 5 Waste

#### Stearns County Average

- \$3,146
- \$1,372
- \$1,976
- \$1,952
- \$640

## 2020 Township Market Acres Values – 2A Land

Ashley		Sauk Centre		Melrose		Millwood		Krain		Holding		Brockway			
1	\$4,875	1	\$4,651	1	\$3,969	1	\$4,180	1	\$4,248	1	\$4,030	1	\$4,353		
2	\$4,645	2	\$4,282	2	\$3,602	2	\$3,896	2	\$4,294	2	\$4,093	2	\$4,653		
3	\$1,757	3	\$1,775	3	\$1,901	3	\$2,125	3	\$3,408	3	\$3,016	3	\$3,747		
4	\$1,633	4	\$1,763	4	\$1,859	4	\$2,078	4	\$3,101	4	\$3,235	4	\$3,870		
5	\$920	5	\$944	5	\$929	5	\$1,041	5	\$1,339	5	\$1,612	5	\$1,946		
Raymond		Getty		Grove		Oak		Albany		Avon		St. Wendel		LeSauk	
1	\$5,098	1	\$5,169	1	\$4,413	1	\$4,430	1	\$4,509	1	\$4,108	1	\$4,356	1	\$9,535
2	\$4,747	2	\$4,807	2	\$3,955	2	\$4,094	2	\$4,399	2	\$4,312	2	\$4,558	2	\$8,773
3	\$1,913	3	\$1,831	3	\$2,051	3	\$1,844	3	\$3,446	3	\$3,939	3	\$3,658	3	\$8,826
4	\$2,043	4	\$1,868	4	\$1,927	4	\$1,832	4	\$3,574	4	\$4,145	4	\$3,918	4	\$9,810
5	\$893	5	\$939	5	\$936	5	\$1,030	5	\$1,544	5	\$1,670	5	\$2,055	5	\$1,865
North Fork		Lake George		Spring Hill		St. Martin		Farming		Collegeville		St. Joseph		X	
1	\$4,211	1	\$5,247	1	\$4,993	1	\$4,207	1	\$4,416	1	\$3,959	1	\$4,634		
2	\$3,821	2	\$5,015	2	\$4,617	2	\$4,074	2	\$4,215	2	\$4,487	2	\$4,732		
3	\$1,674	3	\$1,671	3	\$1,652	3	\$1,887	3	\$1,753	3	\$3,747	3	\$4,172		
4	\$1,794	4	\$1,591	4	\$1,717	4	\$1,865	4	\$1,992	4	\$3,812	4	\$4,125		
5	\$1,016	5	\$924	5	\$991	5	\$1,192	5	\$1,147	5	\$1,240	5	\$1,798		
Crow Lake		Crow River		Lake Henry		Zion		Munson		Wakefield		Rockville		St. Augusta	
1	\$3,410	1	\$3,641	1	\$5,297	1	\$5,035	1	\$4,135	1	\$4,612	1	\$4,233	1	\$5,614
2	\$3,392	2	\$3,649	2	\$5,142	2	\$4,670	2	\$4,141	2	\$5,086	2	\$4,570	2	\$5,127
3	\$1,569	3	\$1,687	3	\$1,798	3	\$1,731	3	\$4,334	3	\$4,065	3	\$3,844	3	\$5,161
4	\$1,593	4	\$1,642	4	\$1,891	4	\$1,659	4	\$1,730	4	\$3,808	4	\$3,874	4	\$5,035
5	\$1,005	5	\$980	5	\$1,005	5	\$978	5	\$1,437	5	\$1,944	5	\$1,371	5	\$2,013
Paynesville		Eden Lake		Luxemburg		Maine Prairie		Fair Haven		Lynden					
1	\$4,231	1	\$4,630	1	\$4,639	1	\$3,975	1	\$3,651	1	\$4,093				
2	\$4,337	2	\$4,615	2	\$4,415	2	\$4,057	2	\$3,824	2	\$4,692				
3	\$3,513	3	\$2,258	3	\$1,725	3	\$3,199	3	\$2,915	3	\$3,585				
4	\$4,477	4	\$1,984	4	\$1,781	4	\$3,153	4	\$3,159	4	\$3,333				
5	\$1,710	5	\$1,110	5	\$1,140	5	\$1,166	5	\$1,498	5	\$1,952				

### Key

#### Market Acres Average Value

- 1 Till
- 2 Deed
- 3 Non-Tillable/Pasture
- 4 Timber
- 5 Waste

#### Stearns County Average

- \$4,575
- \$4,423
- \$3,021
- \$3,074
- \$1,275

## 2020 Township Market Acres Values – 2B Land

Ashley	Sauk Centre	Melrose	Millwood	Krain	Holding	Brockway	
1 \$0	1 \$4,425	1 \$4,425	1 \$0	1 \$4,425	1 \$0	1 \$0	1 \$0
2 \$1,070	2 \$1,678	2 \$1,754	2 \$1,991	2 \$2,612	2 \$2,534	2 \$3,478	2 \$3,478
3 \$0	3 \$1,796	3 \$1,947	3 \$2,085	3 \$3,359	3 \$2,858	3 \$3,700	3 \$3,700
4 \$1,550	4 \$2,018	4 \$1,931	4 \$2,096	4 \$3,094	4 \$3,128	4 \$4,243	4 \$4,243
5 \$926	5 \$905	5 \$908	5 \$863	5 \$1,293	5 \$1,359	5 \$1,582	5 \$1,582
Raymond	Getty	Grove	Oak	Albany	Avon	St. Wendel	LeSauk
1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0
2 \$1,386	2 \$1,274	2 \$1,713	2 \$1,751	2 \$2,543	2 \$3,298	2 \$2,938	2 \$5,241
3 \$2,000	3 \$1,550	3 \$1,938	3 \$1,550	3 \$0	3 \$3,917	3 \$3,819	3 \$7,200
4 \$2,008	4 \$1,818	4 \$2,004	4 \$1,930	4 \$3,545	4 \$3,879	4 \$3,812	4 \$8,942
5 \$914	5 \$895	5 \$916	5 \$1,191	5 \$1,495	5 \$1,686	5 \$1,745	5 \$1,724
North Fork	Lake George	Spring Hill	St. Martin	Farming	Collegetown	St. Joseph	St. Cloud
1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	X
2 \$1,182	2 \$1,674	2 \$1,423	2 \$1,864	2 \$1,715	2 \$3,320	2 \$3,544	X
3 \$1,550	3 \$0	3 \$0	3 \$1,668	3 \$1,550	3 \$3,102	3 \$3,788	X
4 \$1,662	4 \$1,860	4 \$1,705	4 \$1,882	4 \$1,987	4 \$3,678	4 \$4,059	X
5 \$967	5 \$908	5 \$867	5 \$1,124	5 \$1,135	5 \$972	5 \$1,797	X
Crow Lake	Crow River	Lake Henry	Zion	Munson	Wakefield	Rockville	St. Augusta
1 \$0	1 \$2,368	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0	1 \$0
2 \$1,428	2 \$1,290	2 \$1,684	2 \$1,123	2 \$1,674	2 \$3,768	2 \$3,298	2 \$4,221
3 \$1,550	3 \$1,561	3 \$1,550	3 \$0	3 \$10,053	3 \$4,339	3 \$3,390	3 \$5,337
4 \$1,564	4 \$1,584	4 \$2,164	4 \$1,649	4 \$1,783	4 \$3,883	4 \$3,805	4 \$5,398
5 \$928	5 \$895	5 \$973	5 \$949	5 \$1,153	5 \$2,246	5 \$1,420	5 \$1,991
Paynesville	Eden Lake	Luxemburg	Maine Prairie	Fair Haven	Lynden		
1 \$0	1 \$0	1 \$0	1 \$0	1 \$2,925	1 \$0		
2 \$2,822	2 \$2,360	2 \$1,476	2 \$2,585	2 \$2,605	2 \$3,247		
3 \$3,495	3 \$8,083	3 \$0	3 \$3,270	3 \$3,647	3 \$3,474		
4 \$3,538	4 \$2,182	4 \$1,724	4 \$3,110	4 \$3,223	4 \$3,879		
5 \$1,649	5 \$1,088	5 \$1,044	5 \$1,148	5 \$1,796	5 \$1,591		

### Key

#### Market Acres Average Value

- 1 Till
- 2 Deed
- 3 Non-Tillable/Pasture
- 4 Timber
- 5 Waste

#### Stearns County Average

- \$2,806
- \$2,640
- \$3,637
- \$3,211
- \$1,294

## Taxable and Tax Exempt Property Value Summary (Rounded Totals)

In Minnesota, various types of property or properties owned by specific organizations are exempt from property taxes if they meet certain criteria. Most exempt property is defined in MS 272.02. The three key elements in determining an exemption is ownership, use, and necessity of ownership. Some examples of exempt property include, but are not limited to properties owned by the state or a political subdivision of the state, churches, colleges, universities, public schools, public hospitals, property used for pollution control, and institutions of purely public charity.

These property types are located in every township and city in Stearns County. They fall into a number of categories based on ownership and use, contributing to the total valuation of the County and each individual taxing district.

Below is a total assessment summary providing details on the 2020 estimated market values for taxable and exempt properties as well as all property types considered together. This review depicts the amount of exempt property making up the property assessment roll for Stearns County with and without St. Cloud City.

<u>Stearns County (Including the City of St. Cloud)</u>		
Taxable Properties	\$16,590,810,200	88.63%
Exempt Properties	\$2,129,075,000	11.37%
All Properties	\$18,719,885,200	100.00%
<u>City of St. Cloud</u>		
Taxable Properties	\$3,675,822,500	80.56%
Exempt Properties	\$886,886,900	19.44%
All Properties	\$4,562,709,400	100.00%
<u>Stearns County (Excluding the City of St. Cloud)</u>		
Taxable Properties	\$12,914,987,700	91.23%
Exempt Properties	\$1,242,188,100	8.77%
All Properties	\$14,157,175,800	100.00%

## Exempt Value Summary by Township

	<b>2020 Total EMV</b>
ALBANY TWP	\$3,959,100
ASHLEY TWP	\$5,223,300
AVON TWP	\$8,194,400
BROCKWAY TWP	\$3,404,600
COLLEGEVILLE TWP	\$154,288,200
CROW LAKE TWP	\$4,160,600
CROW RIVER TWP	\$4,336,200
EDEN LAKE TWP	\$6,280,000
FAIR HAVEN TWP	\$8,894,900
FARMING TWP	\$3,109,300
GETTY TWP	\$3,882,300
GROVE TWP	\$2,013,700
HOLDING TWP	\$3,311,400
KRAIN TWP	\$2,117,200
LAKE GEORGE TWP	\$1,934,700
LAKE HENRY TWP	\$1,198,000
LESAUK TWP	\$4,804,200
LUXEMBURG TWP	\$5,530,400
LYNDEN TWP	\$3,180,000
MAINE PRAIRIE TWP	\$6,965,000
MELROSE TWP	\$2,647,400
MILLWOOD TWP	\$3,025,800
MUNSON TWP	\$2,122,300
NORTH FORK TWP	\$3,380,400
OAK TWP	\$3,312,700
PAYNESVILLE TWP	\$17,337,500
RAYMOND TWP	\$5,424,300
SAUK CENTRE TWP	\$5,590,200
SPRING HILL TWP	\$1,143,500
ST JOSEPH TWP	\$6,201,500
ST MARTIN TWP	\$2,456,300
ST WENDEL TWP	\$5,574,500
WAKEFIELD TWP	\$8,114,400
ZION TWP	\$7,890,700
<b>Townships Total</b>	<b>\$311,009,000</b>

## Exempt Value Summary by City

	<b>2020 Total EMV</b>
ALBANY CITY	\$65,312,000
AVON CITY	\$24,573,200
BELGRADE CITY	\$9,212,100
BROOTEN CITY	\$7,847,000
COLD SPRING CITY	\$74,334,100
EDEN VALLEY CITY	\$8,229,200
ELROSA CITY	\$1,117,100
FREEPORT CITY	\$7,687,400
GREENWALD CITY	\$1,454,300
HOLDINGFORD CITY	\$13,813,000
KIMBALL CITY	\$36,403,400
LAKE HENRY CITY	\$1,365,000
MEIRE GROVE CITY	\$1,398,000
MELROSE CITY	\$74,272,100
NEW MUNICH CITY	\$2,627,500
PAYNESVILLE CITY	\$53,270,200
RICHMOND CITY	\$9,242,100
ROCKVILLE CITY	\$11,088,300
ROSCOE CITY	\$1,446,000
SARTELL CITY	\$146,994,200
SAUK CENTRE CITY	\$67,275,100
SPRING HILL CITY	\$671,000
ST ANTHONY CITY	\$564,600
ST AUGUSTA CITY	\$10,694,100
ST CLOUD CITY	\$886,886,900
ST JOSEPH CITY	\$194,338,000
ST MARTIN CITY	\$2,977,900
ST ROSA CITY	\$1,278,500
ST STEPHEN CITY	\$2,212,500
WAITE PARK CITY	\$99,481,200
<b>Cities Total</b>	<b>\$1,818,066,000</b>
<b>Grand Total</b>	<b>\$2,129,075,000</b>

**Section 5**  
**Bibliography**

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### Section 2

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### Section 3

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