

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

County Assessor	Jake Pidde, AMA	320-656-3682
Assistant County Assessor	Randy Lahr, SAMA	320-656-6559
Senior Appraisers	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
Appraisers	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
Office Services Supervisor	Sharon Robinson	320-656-3692
Assessing Technician	Janet Kaschmitter	320-656-6557
	Susan Feldewerd	320-656-3693
Office Specialist II	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

County Assessor	
Jake Pidde	
Sartell City (C/I)	Local Appraiser Responsibility
Sauk Centre Township (Res/Ag & C/I) - Shared	Local Appraiser Responsibility
Assistant County Assessor	
Randy Lahr	
St. Martin City (C/I)	Local Appraiser Responsibility
Wakefield Township (C/I) - Shared	Local Appraiser Responsibility
Senior Appraiser	
Connor Rausch	
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)	
Don Ramler	
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)	
Kathy Korte	
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)	
Mark Koehn	
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)	
Michelle Hinnenkamp	
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)	

Appraiser	
Adam Spah	
Grove Township (Res/Ag)	
Luxemburg Township (Res/Ag)	
Rockville City (Res/Ag)	
Sauk Centre City (Res/Ag)	
St. Joseph Township (Res/Ag)	
Debra Haus	
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
Jonathan Springer	
Farming Township (Res/Ag)	
Paynesville City (Res/Ag)	
St. Wendel Township (Res/Ag)	
Waite Park City (Res/Ag)	
Mitch Determan	
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
Samantha Erpelding	
Cold Spring City (Res/Ag)	
St. Joseph City (Res/Ag)	
Scott Hemmesch	
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
Township Total	25,957	10,864	10,150	657	2,964	481	841

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 Brocton	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
City Total	26,350	19,514	1,046	1,566	211	2,648	1,365
Grand Totals	52,307	30,378	11,196	2,223	3,175	3,129	2,206
Excludes State Assessed parcels and some Exempt properties							