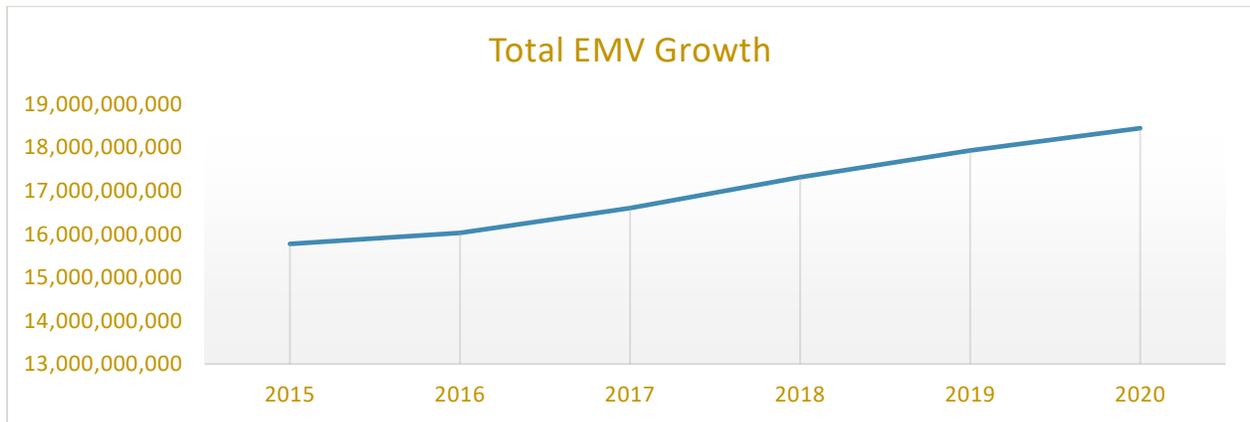


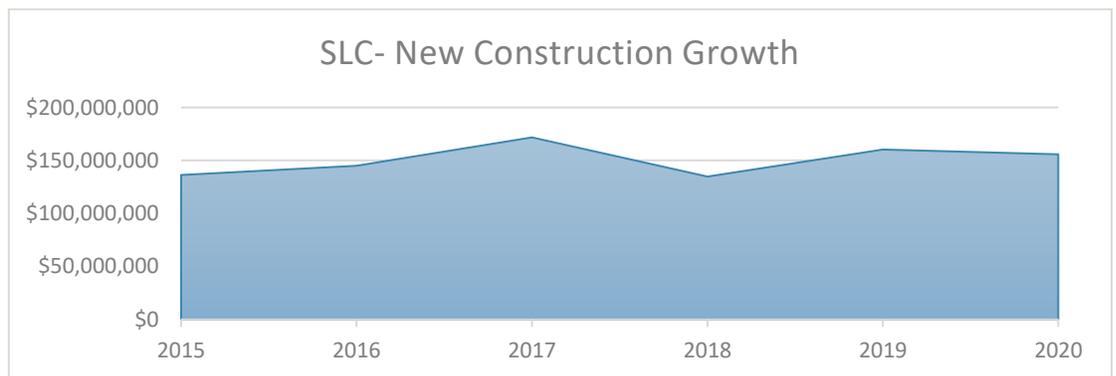
**2020 ANNUAL PROPERTY ASSESSMENT UPDATE:**

St. Louis County Assessor's staff have taken great care to capture market conditions as accurately, equally and uniformly as possible in the assessment. A fair assessment across all properties and all jurisdictions is our top priority. In order to provide the utmost transparency into the data and processes utilized in creating the assessment, this summary report is being provided to share highlights of the latest assessment.

The 2020 property assessment marks the seventh year that St. Louis County had valuation increases across most major segments since the peak in 2007 and the subsequent decline until 2013-2014. Total growth in the 2020 assessed value of St. Louis County real property was \$514,609,060. The total assessed estimated market value of St. Louis County property for 2020, taxes payable 2021, is \$18,449,168,400, up from last year's \$17,934,559,340.



The total countywide increase in market value of \$514,609,060 included \$155,861,116 of value from new construction. As of the 2020 assessment, total estimated market value is now \$3,469,728,800 above the most recent low point in the real estate cycle (2013 assessment).



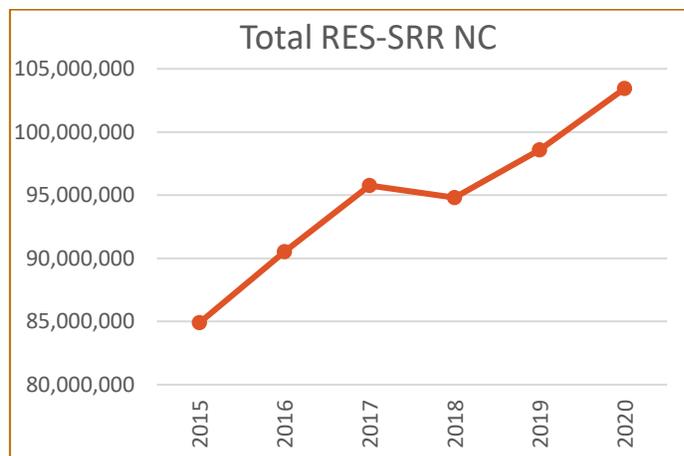
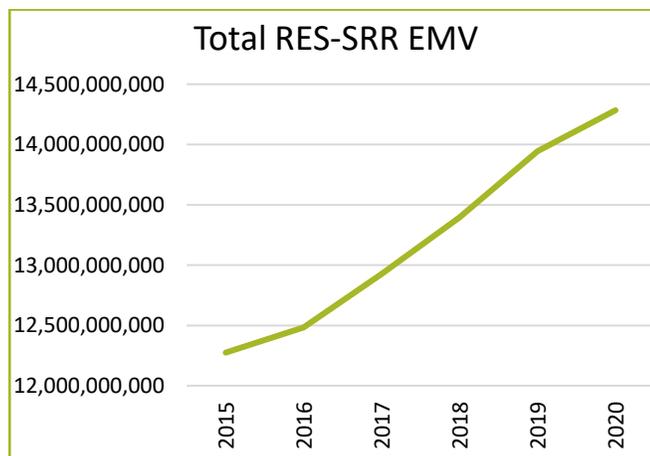
The St. Louis County 2020 property assessment mirrored the changes observed in the real estate market from October 1, 2018 through September 30, 2019. Changes in the area’s growth rate and market values were impacted by national and regional trends but also fluctuated from these tendencies according to local market conditions. Some properties experienced decreases while others had increases in market value. There were also properties with value changes that fell below or exceeded the type range of change reported. These differences were attributable to a number of factors, such as new construction/renovations, correction of inaccurate/incomplete information uncovered during quintile inspections, strong local market activity, and changes made to equalize property assessments after applying technological resources to identify patterns of under and over assessment. In the end, the market values reported reflect the assessment levels and measurements of uniformity resulting in a more equalized assessment.

### NEW CONSTRUCTION

	2015	2016	2017	2018	2019	2020
Total Comm/Ind NC	\$36,898,000	\$43,058,300	\$58,148,800	\$19,686,988	\$30,760,400	\$30,059,900
Comm/Ind NC % of Total:	0.23%	0.27%	0.35%	0.11%	0.17%	0.16%
Total County New Construction:	\$136,281,300	\$144,884,299	\$171,778,508	\$134,938,788	\$160,381,367	\$155,861,116
% change in Total County NC:	42.72%	6.31%	18.56%	-21.45%	18.85%	-2.82%

### RESIDENTIAL

	2016	2017	2018	2019	2020
Residential HS EMV	8,801,231,937	9,123,714,145	9,489,606,479	9,901,586,593	10,116,129,582
Residential HS NC EMV	30,917,731	41,395,369	45,226,341	40,540,873	37,206,205
Residential Non-HS EMV	1,843,599,721	1,932,897,763	1,973,226,529	2,057,269,274	2,132,615,582
Residential Non-HS NC EMV	38,596,068	36,573,339	32,506,159	38,767,594	41,983,911
SRR EMV	1,838,954,800	1,870,644,700	1,933,637,800	1,986,221,300	2,035,165,000
SRR NC EMV	21,015,400	17,791,200	17,070,500	19,280,100	24,251,100
<b>Total RES-SRR EMV</b>	<b>12,483,786,458</b>	<b>12,927,256,608</b>	<b>13,396,470,808</b>	<b>13,945,077,167</b>	<b>14,283,910,164</b>
Total RES-SRR NC	90,529,199	95,759,908	94,803,000	98,588,567	103,441,216



The Assessor's office completed County-wide reassessment in several areas throughout the County which resulted in positive and negative value adjustments for the 2020 assessment, taxes payable 2021 (taxable parcels only):

**2020 REASSESSMENT AREAS**

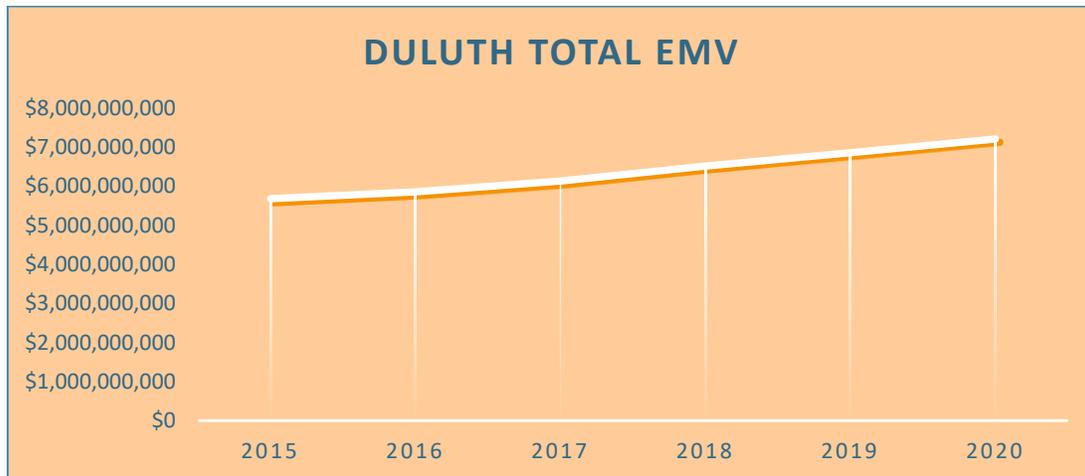
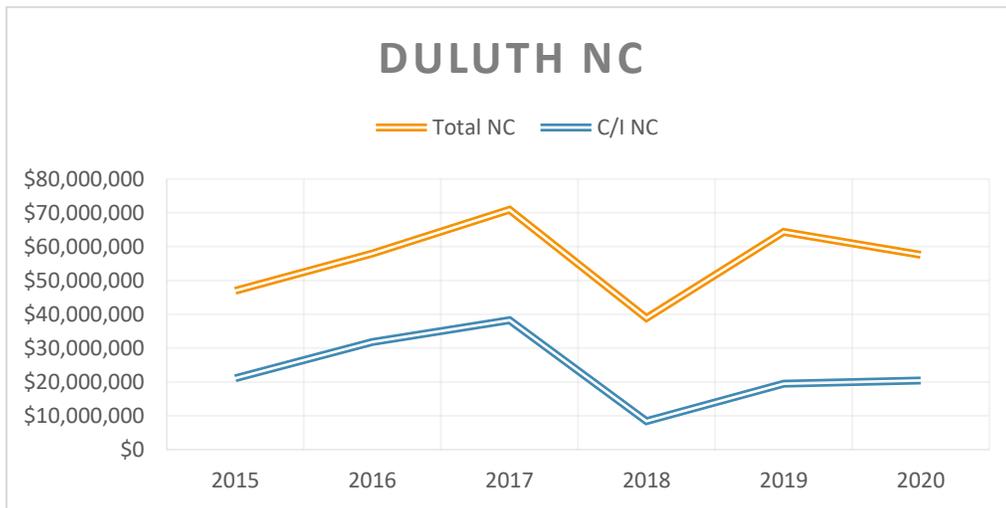
CVT	Decreased		No Change		Increased		Total % change in value
	Number	Percent	Number	Percent	Number	Percent	
Cherry	444	58%	244	32%	78	10%	-7%
Kinney	92	48%	45	23%	56	29%	-3%
Tower	251	60%	57	14%	108	26%	-3%
Eagles Nest	480	55%	119	14%	274	31%	0%
Great Scott	175	23%	450	60%	121	16%	0%
Breitung	745	61%	165	14%	305	25%	0%
Unorg 713	332	39%	11	1%	512	60%	0%
Unorg 725	168	41%	41	10%	196	48%	0%
Sandy	121	31%	187	48%	82	21%	1%
Hermantown	2,056	49%	74	2%	2,103	50%	2%
Greenwood	1,209	39%	574	18%	1,320	43%	3%
Unorg 752	78	23%	112	32%	156	45%	3%
Hibbing (quintile)	694	27%	266	10%	1,622	63%	4%
Mt. Iron	928	37%	688	27%	897	36%	4%
Unorg 665	53	38%	13	9%	73	53%	4%
Midway	253	26%	17	2%	696	72%	5%
City of Duluth (RES quintile)	1,479	20%	461	6%	5,294	73%	5%
Wuori	44	7%	378	56%	248	37%	7%
Lavell	194	28%	12	2%	494	71%	9%
City of Duluth (C/I quintile)	620	37%	62	4%	1,016	60%	20%

**CITY OF DULUTH SUMMARY DATA:**

**CITY OF DULUTH ONLY**

	2015	2016	2017	2018	2019	2020
Total City EMV	\$5,676,025,100	\$5,851,049,400	\$6,128,820,150	\$6,511,084,400	\$6,851,380,140	\$7,203,169,100
% change in Total City EMV:	3.85%	3.08%	4.75%	6.24%	5.23%	5.13%
Total City New Construction:	\$46,925,800	\$57,959,899	\$70,919,800	\$38,891,200	\$64,346,000	\$57,621,562
% change in Total City NC:	96.75%	23.51%	22.36%	-45.16%	65.45%	-10.45%
Total C/I NC	\$21,113,100	\$31,824,400	\$38,263,600	\$8,415,000	\$19,482,700	\$20,433,300
C/I NC % of Total:	0.37%	0.54%	0.62%	0.13%	0.28%	0.28%





#### DOWNTOWN DULUTH COMMERCIAL/INDUSTRIAL REAPPRAISAL:

Commercial and industrial parcels in the downtown area were reappraised as of January 2, 2020 for taxes payable in 2021. These parcels had been inspected two years ago, however most of the 265 parcels had not been reappraised in 10 to 15 years, which is the main factor in the magnitude of value changes.

- In most cases, the 2020 EMV has no correlation to the previous EMV.
- Revaluations were based on property sales that have occurred in the downtown area over the past several years.
- The entirety of the City of Duluth’s commercial and industrial properties have now been reappraised by St. Louis County, and will be revalued every five years in accordance with statute (as is the remainder of the County). The 2020 commercial-industrial ratio study for the City of Duluth meets Department of Revenue guidelines.



- Overall, Downtown Duluth Commercial/Industrial 2020 total estimated market value has increased \$18,698,900 over 2019 which is an 11.44% increase.

#### DOWNTOWN DULUTH COMMERCIAL/INDUSTRIAL

2019 Land EMV	2019 Bldg	2019 EMV	2020 Land	2020 Bldg	2020 EMV	2020 NC	Change	% Change
\$24,468,200	\$139,042,500	\$163,510,700	\$28,869,800	\$153,339,800	\$182,209,600	\$839,100	\$18,698,900	11.44%

#### DOWNTOWN DULUTH COMMERCIAL/INDUSTRIAL SUMMARY BY CLASS CODE

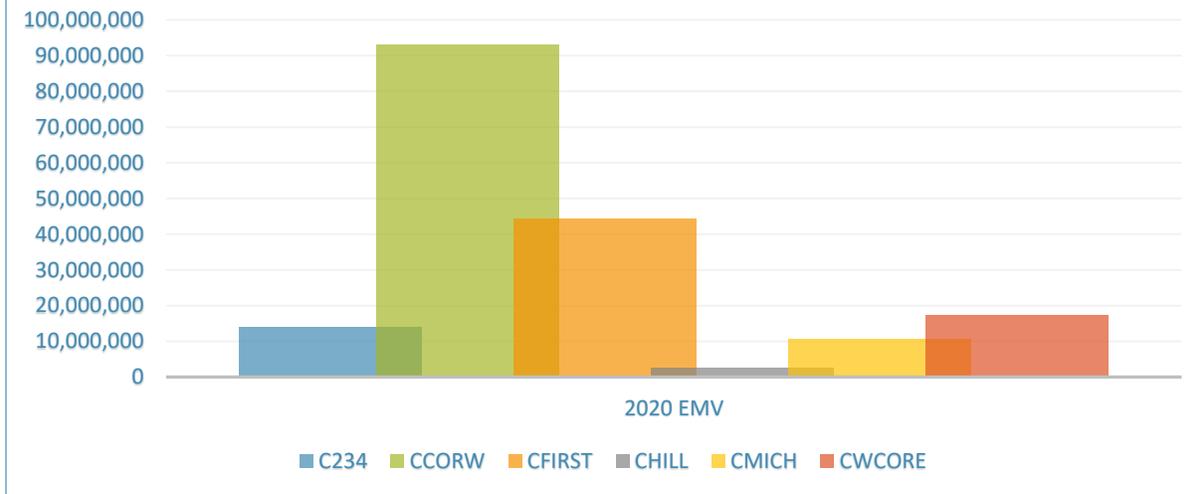
Class Code	2019 Land	2019 Bldg	2019 EMV	2020 Land	2020 Bldg	2020 EMV	2020 NC	Change	%Change
Class 200	32,100	170,900	203,000	39,500	164,200	203,700	0	700	0.34%
Class 201	45,900	533,800	579,700	107,300	463,900	571,200	0	-8,500	-1.47%
Class 204	229,300	1,772,600	2,001,900	389,200	1,742,700	2,131,900	0	130,000	6.49%
Class 205	649,500	5,893,000	6,542,500	671,000	5,986,200	6,657,200	149,100	114,700	1.75%
Class 207	287,600	684,000	971,600	235,400	809,200	1,044,600	0	73,000	7.51%
Class 233	19,339,600	109,260,100	128,599,700	23,134,600	121,091,500	144,226,100	690,000	15,626,400	12.15%
Class 236	394,400	3,186,300	3,580,700	504,000	6,193,200	6,697,200	0	3,116,500	87.04%
Class 240	60,000	791,100	851,100	258,600	791,100	1,049,700	0	198,600	23.33%
Class 243	1,925,600	3,210,800	5,136,400	2,055,700	2,500,900	4,556,600	0	-579,800	-11.29%
Class 312	88,100	221,600	309,700	128,800	301,100	429,900	0	120,200	38.81%
Class 324	1,416,100	13,318,300	14,734,400	1,345,700	13,295,800	14,641,500	0	-92,900	-0.63%
<b>Total</b>	<b>24,468,200</b>	<b>139,042,500</b>	<b>163,510,700</b>	<b>28,869,800</b>	<b>153,339,800</b>	<b>182,209,600</b>	<b>839,100</b>	<b>18,698,900</b>	<b>11.44%</b>

#### DOWNTOWN DULUTH COMMERCIAL/INDUSTRIAL SUMMARY BY NEIGHBORHOOD

Nbhd	2019 Land	2019 Bldg	2019 EMV	2020 Land	2020 Bldg	2020 EMV	2020 NC	Change	% Change
C234	3,508,000	7,749,600	11,257,600	4,766,500	9,145,800	13,912,300	154,800	2,654,700	23.58%
CCORW	9,579,000	79,258,600	88,837,600	9,412,900	83,616,300	93,029,200	155,100	4,191,600	4.72%
CFIRST	6,616,600	27,296,900	33,913,500	9,125,400	35,390,300	44,515,700	529,200	10,602,200	31.26%
CHILL	588,200	1,513,600	2,101,800	1,342,400	1,271,500	2,613,900	0	512,100	24.36%
CMICH	1,872,600	8,190,300	10,062,900	1,900,900	8,927,900	10,828,800	0	765,900	7.61%
CWCORE	2,303,800	15,033,500	17,337,300	2,321,700	14,988,000	17,309,700	0	-27,600	-0.16%
<b>Total</b>	<b>24,468,200</b>	<b>139,042,500</b>	<b>163,510,700</b>	<b>28,869,800</b>	<b>153,339,800</b>	<b>182,209,600</b>	<b>839,100</b>	<b>18,698,900</b>	<b>11.44%</b>



## 2020 DT Duluth Comm/Ind. - EMV by Neigh.



### WEST DULUTH COMMERCIAL/INDUSTRIAL REAPPRAISAL:

Commercial and industrial parcels from downtown through the west end to Fond du Lac were reappraised as of January 2, 2020 for taxes payable in 2021. Many of the 1,394 parcels reappraised had not been physically inspected or reappraised in 10 to 15 years. Some properties have not had a change to their EMV **at all** during this timeframe, which is the main factor driving the magnitude value changes.

- The 2020 EMV has no correlation to the previous EMV.
- Appraisers from the County Assessor's department have physically inspected the improved parcels. They were revalued based on property sales that have occurred over the past several years.
- In some areas, the Port Authority and Waterfront areas for example, there are very few sales. Assessor's staff have focused on equalizing values, so that similar properties have similar values.
- The entirety of the City of Duluth's commercial and industrial properties have now been reappraised by St. Louis County, and will be revalued every five years in accordance with statute (as is the remainder of the County). The 2020 commercial-industrial ratio study for the City of Duluth meets Department of Revenue guidelines.
- Overall, West Duluth Commercial/Industrial 2020 total estimated market value has increased \$82,679,280 over 2019 which is a 24.08% increase.

### WEST DULUTH COMMERCIAL/INDUSTRIAL

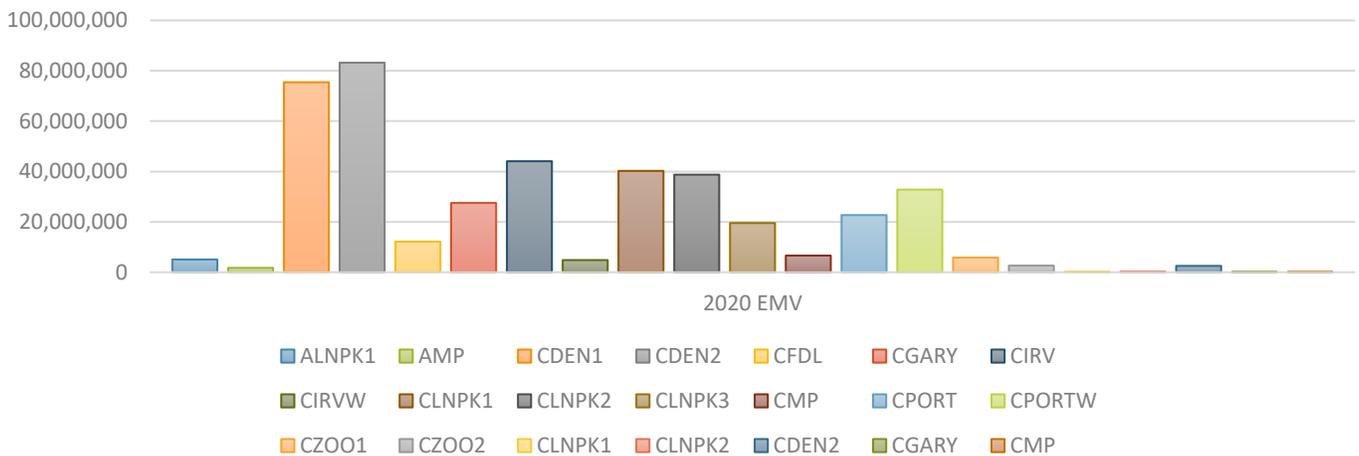
2019 Land EMV	2019 Bldg	2019 EMV	2020 Land	2020 Bldg	2020 EMV	2020 NC	Change	% Change
\$90,096,520	\$253,216,400	\$343,312,920	\$113,530,100	\$312,462,100	\$425,992,200	\$9,861,000	\$82,679,280	24.08%



**WEST DULUTH COMMERCIAL/INDUSTRIAL  
SUMMARY BY CLASS CODE**

Class Code	2019 Land	2019 Bldg	2019 EMV	2020 Land	2020 Bldg	2020 EMV	2020 NC	Change	%Change
Class 101	18,300	274,200	292,500	27,900	256,100	284,000	0	-8,500	-2.91%
Class 200	55,600	52,800	108,400	41,700	38,300	80,000	0	-28,400	-26.20%
Class 201	327,400	1,175,100	1,502,500	467,500	985,200	1,452,700	15,600	-49,800	-3.31%
Class 204	485,200	1,388,500	1,873,700	697,000	1,796,100	2,493,100	57,800	619,400	33.06%
Class 205	1,295,500	5,530,600	6,826,100	1,767,200	11,533,400	13,300,600	6,292,600	6,474,500	94.85%
Class 207	705,800	3,418,100	4,123,900	1,033,300	3,373,300	4,406,600	0	282,700	6.86%
Class 211	136,500	0	136,500	190,300	0	190,300	0	53,800	39.41%
Class 215	151,920	2,257,500	2,409,420	10,139,000	504,700	10,643,700	0	8,234,280	341.75%
Class 222	646,800	43,300	690,100	260,200	32,700	292,900	0	-397,200	-57.56%
Class 233	59,488,400	159,742,400	219,230,800	67,565,500	190,760,700	258,326,200	2,136,400	39,095,400	17.83%
Class 234	14,196,600	59,470,700	73,667,300	17,266,200	78,459,200	95,725,400	22,200	22,058,100	29.94%
Class 236	518,800	1,000	519,800	485,700	5,600	491,300	0	-28,500	-5.48%
Class 240	162,100	13,122,400	13,284,500	1,437,900	13,163,000	14,600,900	0	1,316,400	9.91%
Class 243	3,987,000	1,664,300	5,651,300	5,022,000	3,646,800	8,668,800	9,800	3,017,500	53.39%
Class 244	7,213,900	1,963,600	9,177,500	6,393,400	4,764,600	11,158,000	1,326,600	1,980,500	21.58%
Class 246	152,800	436,400	589,200	177,200	182,600	359,800	0	-229,400	-38.93%
Class 312	32,600	23,200	55,800	106,100	141,400	247,500	0	191,700	343.55%
Class 315	392,100	253,100	645,200	362,000	280,600	642,600	0	-2,600	-0.40%
Class 324	129,200	2,399,200	2,528,400	90,000	2,537,800	2,627,800	0	99,400	3.93%
<b>Total</b>	<b>90,096,520</b>	<b>253,216,400</b>	<b>343,312,920</b>	<b>113,530,100</b>	<b>312,462,100</b>	<b>425,992,200</b>	<b>9,861,000</b>	<b>82,679,280</b>	<b>24.08%</b>

**West Duluth Comm./Ind. - Total EMV by Neigh.**



**WEST DULUTH COMMERCIAL/INDUSTRIAL  
SUMMARY BY NEIGHBORHOOD**

Neighb.	2019 Land	2019 Bldg	2019 EMV	2020 Land	2020 Bldg	2020 EMV	2020 NC	Change	%Change
ALNPK1	48,600	0	48,600	327,100	4,736,700	5,063,800	4,736,700	5,015,200	10319.34%
AMP	14,800	0	14,800	186,000	1,546,500	1,732,500	1,546,500	1,717,700	11606.08%
CDEN1	25,940,800	42,211,500	68,152,300	22,443,900	53,003,200	75,447,100	652,500	7,294,800	10.70%
CDEN2	19,455,400	52,365,100	71,820,500	21,137,400	62,070,500	83,207,900	737,200	11,387,400	15.86%
CFDL	264,000	10,626,400	10,890,400	1,486,400	10,661,700	12,148,100		1,257,700	11.55%
CGARY	2,634,320	14,603,000	17,237,320	12,025,700	15,481,000	27,506,700	25,400	10,269,380	59.58%
CIRV	5,057,800	29,785,800	34,843,600	2,224,300	41,853,100	44,077,400	1,326,600	9,233,800	26.50%
CIRVW	2,526,200	721,600	3,247,800	2,050,400	2,769,700	4,820,100	0	1,572,300	48.41%
CLNPK1	7,345,200	23,830,300	31,175,500	12,109,400	28,134,000	40,243,400	513,700	9,067,900	29.09%
CLNPK2	8,003,400	23,186,000	31,189,400	10,523,600	28,215,800	38,739,400	63,800	7,550,000	24.21%
CLNPK3	1,712,300	14,422,500	16,134,800	2,206,000	17,325,300	19,531,300	69,600	3,396,500	21.05%
CMP	1,594,100	3,703,900	5,298,000	3,449,000	3,164,600	6,613,600	0	1,315,600	24.83%
CPORT	2,835,600	13,666,500	16,502,100	6,086,100	16,607,600	22,693,700	189,000	6,191,600	37.52%
CPORTW	10,189,600	16,479,300	26,668,900	12,845,300	19,953,000	32,798,300	0	6,129,400	22.98%
CZOO1	1,265,300	4,454,100	5,719,400	2,443,000	3,362,500	5,805,500	0	86,100	1.51%
CZOO2	535,400	1,088,800	1,624,200	1,368,000	1,260,400	2,628,400	0	1,004,200	61.83%
CLNPK1	74,000	73,900	147,900	144,600	10,600	155,200	0	7,300	4.94%
CLNPK2	41,600	96,200	137,800	30,000	201,100	231,100	0	93,300	67.71%
CDEN2	527,800	1,884,700	2,412,500	431,800	2,083,900	2,515,700	0	103,200	4.28%
CGARY	7,600	0	7,600	2,100	0	2,100	0	-5,500	-72.37%
CMP	22,700	16,800	39,500	10,000	20,900	30,900	0	-8,600	-21.77%
<b>Total</b>	<b>90,096,520</b>	<b>253,216,400</b>	<b>343,312,920</b>	<b>113,530,100</b>	<b>312,462,100</b>	<b>425,992,200</b>	<b>9,861,000</b>	<b>82,679,280</b>	<b>24.08%</b>

**WEST DULUTH COMMERCIAL/INDUSTRIAL REAPPRAISAL AUDIT:**

As noted previously, many of the 1,394 commercial/industrial parcels reappraised in West Duluth had not been physically inspected or reappraised in 10 to 15 years. Some properties have not had a change to their EMV **at all** during this timeframe, which is the main factor driving the magnitude of value changes. Appraisers from the County Assessor’s department have physically inspected the improved parcels. Overall, West Duluth Commercial/Industrial 2020 total estimated market value has increased \$82,679,280 over 2019 which is a 24.08% increase.

An internal audit of a select grouping of parcels, chosen by the Public Records and Property Valuation Director, with particular focus given to those properties which had significant valuation changes were chosen at random for further review and validation of value determinations. Below is a summary of those parcels as well as a brief explanation of reasoning behind value changes:



PARCEL #	CLASS	NBHD	2019 LAND	2019 BLDG	2019 EMV	2020 LAND	2020 BLDG	2020 EMV	PROPERTY VALUATION NOTES
010-2120-00520	233	CDEN1	82,200	766,100	848,300	138,900	280,000	418,900	Building Value now allocated amongst 2 adjacent parcel (1/3 value assigned to this parcel).
010-4097-00080	233	CDEN1	798,600	1,908,600	2,707,200	850,200	3,550,100	4,400,300	Market Value Adjustment
010-3598-00270	233	CDEN2	222,600	2,836,600	3,059,200	306,700	766,700	1,073,400	75% of building moved to parcel 010-3598-00280- 4301 W Michigan St.
010-3599-00022	233	CDEN2	218,100	900,500	1,118,600	337,400	1,459,900	1,797,300	Market Value Adjustment
010-3599-00105	233	CDEN2	528,600	644,600	1,173,200	455,700	1,917,100	2,372,800	Market Value Adjustment
010-3610-04730	233	CDEN2	145,500	0	145,500	254,500	1,371,100	1,625,600	Half of BLDG moved from parcel 010-2070-00970. 3900 W Superior St.
010-3599-00080	233	CDEN2	917,700	1,492,000	2,409,700	671,400	4,491,200	5,162,600	Market Value Adjustment
010-2730-00266	215	CGARY	47,400	2,043,800	2,091,200	3,665,700	0	3,665,700	Converted infrastructure value from BLDG to land and to 010-2730-00265
010-2730-00265	215	CGARY	35,600	0	35,600	4,117,000	432,600	4,549,600	Same as above. No address on either parcel.
010-1800-05980	233	CGARY	49,900	223,500	273,400	36,700	124,000	160,700	Market Value Adjustment
010-1120-04420	204	CLNPK1	81,000	185,800	266,800	139,900	378,000	517,900	Market Value Adjustment
010-1120-05090	205	CLNPK1	148,300	627,900	776,200	139,900	214,400	354,300	Office only on main floor with remainder vacant, incl. all apartments.
010-2515-00120	233	CLNPK1	98,500	0	98,500	137,700	1,087,500	1,225,200	1/2 of BLDG moved from 010-2515-00110 (total EMV actually decreased~\$250,000). 200 S 27th Ave W.
010-1120-03370	233	CLNPK1	205,400	949,100	1,154,500	439,300	2,020,900	2,460,200	Market Value Adjustment
010-3190-02990	233	CLNPK2	36,000	853,300	889,300	106,100	163,000	269,100	82% of BLDG value moved to multiple other parcels. 2817 W Superior St.
010-1120-02280	233	CLNPK2	224,600	617,500	842,100	158,400	1,645,600	1,804,000	Market Value Adjustment
010-1110-00280	233	CLNPK2	5,300	925,100	930,400	183,500	1,854,700	2,038,200	Market Value Adjustment
010-3190-01500	233	CLNPK3	27,100	396,700	423,800	112,600	477,100	589,700	Market Value Adjustment
010-3919-00070	233	CLNPK3	76,000	268,300	344,300	83,500	703,100	786,600	Market Value Adjustment
010-1080-00670	244	CPORT	10,800	0	10,800	10,800	243,700	254,500	50% of BLDG moved from 010-1080-00690. No address on file.
010-3910-08110	244	CPORTW	154,100	0	154,100	100	0	100	Land is underwater.



## **DETERMINING MARKET VALUE:**

Minnesota law requires that all property be valued at its market value. Assessors are required to determine the value of the land, the value of the structures and improvement to the land, and the resulting total market value. The “market value” used for property tax purposes is the “estimated market value”, or EMV which is the price a property would sell for under typical, normal, and competitive conditions. The most common method to determine EMVs is the comparable sales approach. Additional approaches used to determine value include the cost and income approaches.

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The St. Louis County Assessor’s office uses a mass appraisal process for estimating market values. This system involves the analysis of sales that have taken place in the jurisdiction and the collection of the physical features of each property. Information on construction costs, how much it takes to operate and keep property in good repair, what rent it may earn, and many other financial considerations affecting market value, such as the current rate of interest to borrow money. Using these facts, property value can be determined in three different ways: 1) sales comparison; 2) cost approach; 3) income approach. Depending on the type and nature of the property, the assessor may rely more heavily on the value estimated by one approach, disregard the value estimated by one approach entirely, or try to combine the values suggested by the three approaches.

## **RESULTS OF THE ASSESSMENT SALES RATIO STUDY BRING ABOUT MARKET VALUE CHANGES:**

The 2019 assessment sales ratio study is performed on several different property classes. It helps assessors evaluate the quality of the assessment and develop plans to address value changes for the 2020 assessment. The Minnesota Department of Revenue’s Property Tax Division also uses this analysis to identify areas of concern and will make adjustments at the State Board of Equalization if assessment levels do not meet State guidelines.

Information in the sales study is used to pinpoint variations in valuations among and between properties in townships and cities within St. Louis County that need attention. The data describes the level and uniformity of the assessment, and these measures are judged in terms of a set of rules written in property tax laws established in policies and directives formulated by the Department of Revenue for equalization purposes. They provide the basis for setting valuations and classifying properties in order to levy and collect real estate taxes. Any changes in valuations are based on the rules that apply to equitable assessments, the overall changes necessary to bring the current assessment into compliance, and all preliminary final sales ratios.

The current study is comprised of all “open market” sales that occurred from October 1, 2018 through September 30, 2019. The sale prices are time and term adjusted, and they are matched with the 2020 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price). These ratios are collectively summarized as a group by property type for each district reporting sales ratios. These ratios are collectively summarized as a group by property type for each district reporting sales ratios. The “middle” value of the data set, known as the median ratio, is the statistic used to describe the overall assessment level.



## COVID-19 IMPACT ON VALUE:

- The effect of the COVID-19 pandemic is **not** accounted for in the 2020 assessment, which reflects the valuation date of January 2, 2020, and is based on sales occurring in 2018 and 2019.
- Transactions occurring today, in the economic conditions resulting from the pandemic, will be the basis of the 2021 assessment (as of January 2, 2021).
- The County Board is supportive of, and has passed a resolution directing administration to pursue, the potential for local property tax relief for small businesses. This will likely require legislative changes.

## APPEAL PROCESS:

In Minnesota, the assumption is that the assessor has properly valued and classified all property in the township or city. It is the property owner's responsibility to present market and/or factual evidence to the local board in order to disprove the assessment and support a value or classification that is different than that opined by the assessor. If a property owner has questions or disagrees with the classification or Estimated Market Value of the property for the current year, contacting the Assessor's Office first to discuss concerns or questions is the best first avenue. In many situations issues can be resolved at this level.

If however issues are not resolved, there are two avenues of appeal that property owners may take to challenge their assessment:

**Option 1: Attend a Local Meeting.** A resident may appear before the Boards of Appeal and Equalization/Open Book in person, through a letter or through a representative authorized.

- Local Board of Appeal and Equalization/Open Book. If questions or concerns are not resolved by contacting the Assessor's Office, a resident may appear before the Local Board of Appeal and Equalization (LBAE) or attend an Open Book Meeting.
- County Board of Appeal and Equalization. To appeal at this level, an appeal must first be made at the LBAE. If the LBAE did not resolve the concern, the case can be brought to the County Board of Appeal and Equalization.
- **Option 2: Minnesota Tax Court.** This option bypasses both the Local and County Boards of Appeal, or it may be used after the other appeals. Petitions to the Minnesota Tax Court must be filed on or before April 30 of the year of the year the tax becomes payable.

## QUESTIONS/CONCERNS:

- Any questions or concerns should be referred to County Assessor's staff. We are available to discuss these properties and the valuation methodology with taxpayers and other stakeholders. Information on sales is available from the Assessor's office.
- Taxpayers are welcome to share independent appraisals, income and expense data, or any other data that may provide an indication of the value of their property. We are happy to work with property owners that can provide information that could be helpful in determining a more accurate EMV.

