

CITY OF ST. AUGUSTA
Board of Review and Equalization Meeting
APRIL 2, 2024
5:30 pm
AGENDA

1. Call Meeting to Order – Mayor Zenzen.
2. Public Hearing Board of Review and Equalization
3. Adjourn

Bill McCabe

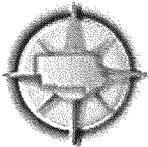
From: Springer, Jonathan <Jonathan.Springer@stearnscountymn.gov>
Sent: Tuesday, March 26, 2024 2:44 PM
To: bmccabe@staugustamn.com
Subject: St. Augusta LBAE Meeting

Good afternoon Bill,

This is just a reminder of our meeting next week on April 2nd at 5:30 pm. I have received just one call with questions regarding the valuation notice. Other than that, I don't have anyone signed up to appeal at the meeting. I will keep you updated if that changes.

Also, I will be bringing a paper copy of the sales sheets if any of the board or public would like to look them over. Please let me know if you need anything prior to the meeting.

Thanks, see you next week!



Jonathan Springer

AMA I Appraiser
Stearns County Property Assessment
Phone: 320-656-3681
3301 County Road 138, Room 2500
Waite Park, MN 56387
StearnsCountyMN.gov



Mission: Provide exceptional public services to assure a safe, healthy, vibrant county for all.

Notice: This e-mail originated from a government office. Information in it or any attachment may be restricted under the Minnesota Government Data Practices Act. It may also be subject to attorney-client, work product, confidentiality, or other privilege; or otherwise protected by law. Any unauthorized review, copying, retransmission, use, or disclosure is strictly prohibited. If you are not the intended recipient of this message, please immediately notify the sender, and promptly delete this message.



COUNTY OF STEARNS

PROPERTY SERVICES DIVISION

Property Assessment Services

Service Center Rm 2500 • 3301 County Road 138 • Waite Park, MN 56387
320-656-3680 • Fax: 320-229-7032 • www.co.stearns.mn.us

To: City of St. Augusta Board
From: Jonathan Springer
Date: April 2, 2024
Re: 2024 Assessment Report

For the 2024 assessment there were a total of 38 residential/seasonal sales used in the state study which uses sales from October 1, 2022, through September 30, 2023. These sales resulted in a median ratio of about 92.8% after time adjustment. The sales ratio is calculated by taking the estimated market value divided by the sale price, and then adjusting it for time to January 2, 2024. Property owners can now view sales throughout the county by visiting: stearns-county-gis-stearns.hub.arcgis.com, then click on "Property Sale Prices" map.

The total value for the district is \$728,392,000, up about 7.6% from the last assessment. This amount includes new construction. There was about \$11,075,000 residential new construction. The majority of this new construction came from 30 new homes with 21 being completed, 2 houses completed from 2022 starts, and several interior and exterior projects. There was also \$18,289,000 in commercial/industrial new construction.

Below are the average market value changes for properties in St. Augusta for the 2024 assessment for taxes payable in 2025.

| | |
|-------------------------|---------|
| ▪ Residential | +1 - 4% |
| ▪ Agricultural | +2 - 7% |
| ▪ Green Acres | + 10% |
| ▪ Commercial/Industrial | +4 - 6% |
| ▪ Apartments | +12% |

Please keep in mind that these are only averages. Some properties may have changed more or less than the average depending on the characteristics of the property, if it was viewed/updated during the assessment cycle, and if new construction was added to the parcel.

Thank You,
Jonathan Springer
Appraiser
Stearns County Assessor's Office
Phone - 320-656-3681