



MOWER
COUNTY

**CITY OF AUSTIN
2025
BOARD
OF APPEAL AND
EQUALIZATION**

Prepared by the Mower County Assessor's Office

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“Who Does What” in the Property Tax System

ASSESSOR

- Locates the property to be taxed, estimates its market value (how much the property would sell for in today’s market); and assigns it a class according to its use.
- Multiplies the estimated market value of each piece of property by the tax capacity percentage set by law for its class. The result is the tax capacity.
- Sends out valuation notices in the spring.
- Adds together the tax capacities for all the property in the taxing district and give the total to County Auditor

PROPERTY OWNERS WHO DISAGREE WITH THE ASSESSOR’S VALUE MAY APPEAL TO:

BOARDS OF APPEAL

TOWN OR CITY BOARD OF REVIEW

- Town board or city council
- Meets between April 1 and May 31

COUNTY BOARD OF EQUALIZATION

- County Commissioners
- Meets last two weeks of June

STATE BOARD OF EQUALIZATION

- Commissioner of Revenue
- Meets between April 15 and June 30

THE REVIEW BOARD MAY CHANGE THE ESTIMATED MARKET VALUE OR CLASSIFICATION

MINNESOTA TAX COURT

- Small claims or regular division

TAXING DISTRICTS (your school district, town or city, county, etc.)

- Determine the services (such as street maintenance, fire, and police protection) to be provided in the coming year.
- Estimate the costs of those services and determine what portion will come from property taxes.
- Prepare proposed budget/levy amounts.
- Sends proposed levy amounts to County Auditor.
- Holds Truth-in-Taxation hearings on budget.
- Sends final levy amounts to County Auditor.

COUNTY AUDITOR

- Determines the tax capacity rates by dividing the proposed levy by the proposed total amount of tax capacity in the taxing district.
- Applies Special Assessments.
- Calculates the amount of each property owner’s proposed tax.
- Prepares Truth-in-Taxation notice.
- Mails notice to each taxpayer.
- Recalculates the amount of each property owner’s tax based upon the final levy amounts.
- Prepares a listing of the tax on all property owners in the county and gives list to County Treasurer.

COUNTY TREASURER

- Makes out the property tax statements from the County tax rolls.
- Mails out the tax statements.
- Collects payments in two installments, Residential (May 15 and October 15) and Agricultural (May 15 and November 15).
- Distributes tax receipts to taxing districts.

DO YOU THINK YOUR PROPERTY IS OVER ASSESSED?

The diagram below shows the steps in contesting your property valuation:

VISIT YOUR LOCAL ASSESSOR'S OFFICE

- Check the facts
- Compare the value with properties of similar characteristics
- Seek an adjustment

1 -STEP APPEAL

3-STEP APPEAL

Appeal to City or Town Board of Review

- Meets in April or May
- Appeal can be made in person or by letter

Appeal to County Board of Equalization

- Meets within the last two weeks of June
- Appeal can be made in person or by letter
- Call County Assessor for appointment

Appeal to Minnesota Tax Court

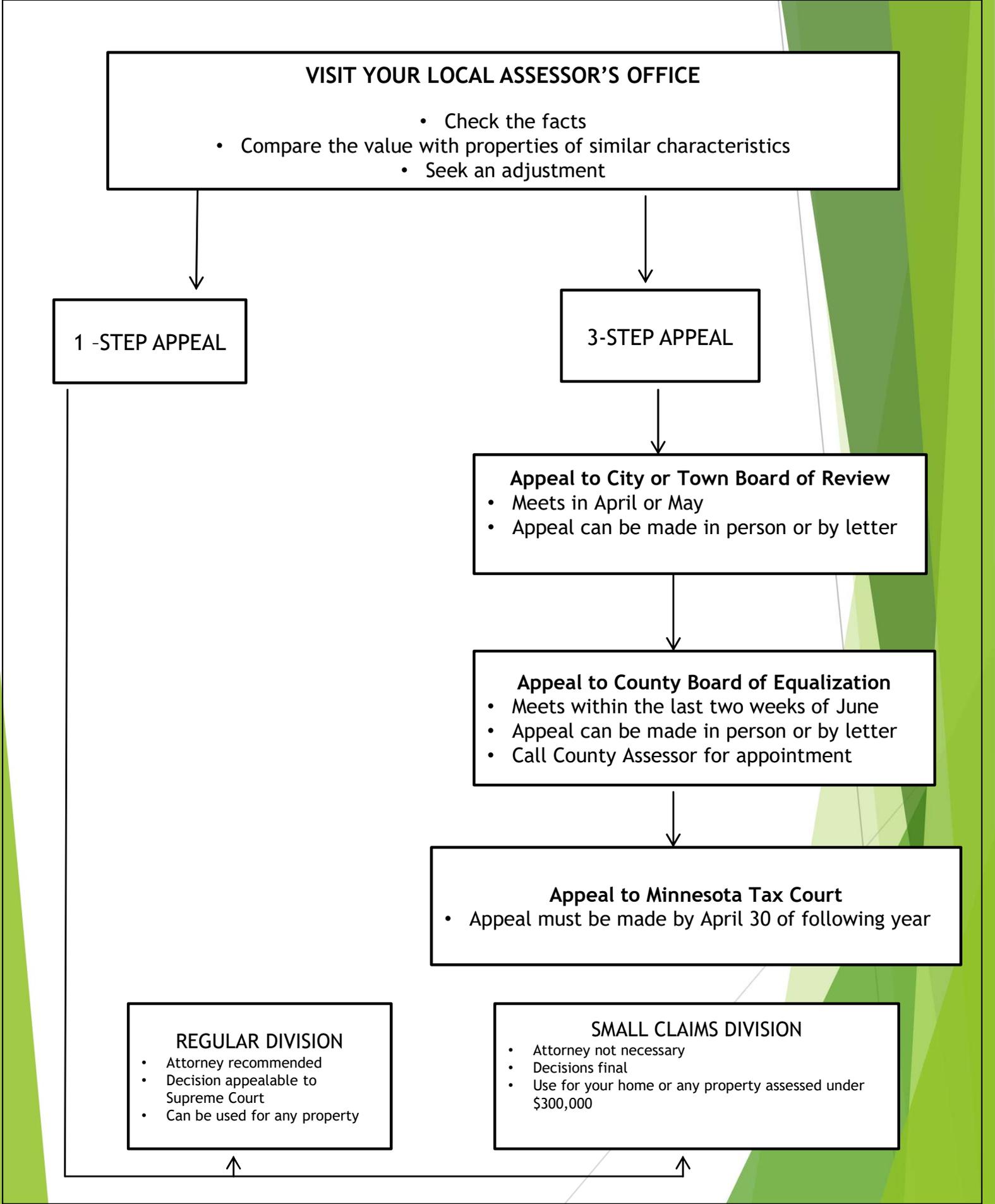
- Appeal must be made by April 30 of following year

REGULAR DIVISION

- Attorney recommended
- Decision appealable to Supreme Court
- Can be used for any property

SMALL CLAIMS DIVISION

- Attorney not necessary
- Decisions final
- Use for your home or any property assessed under \$300,000



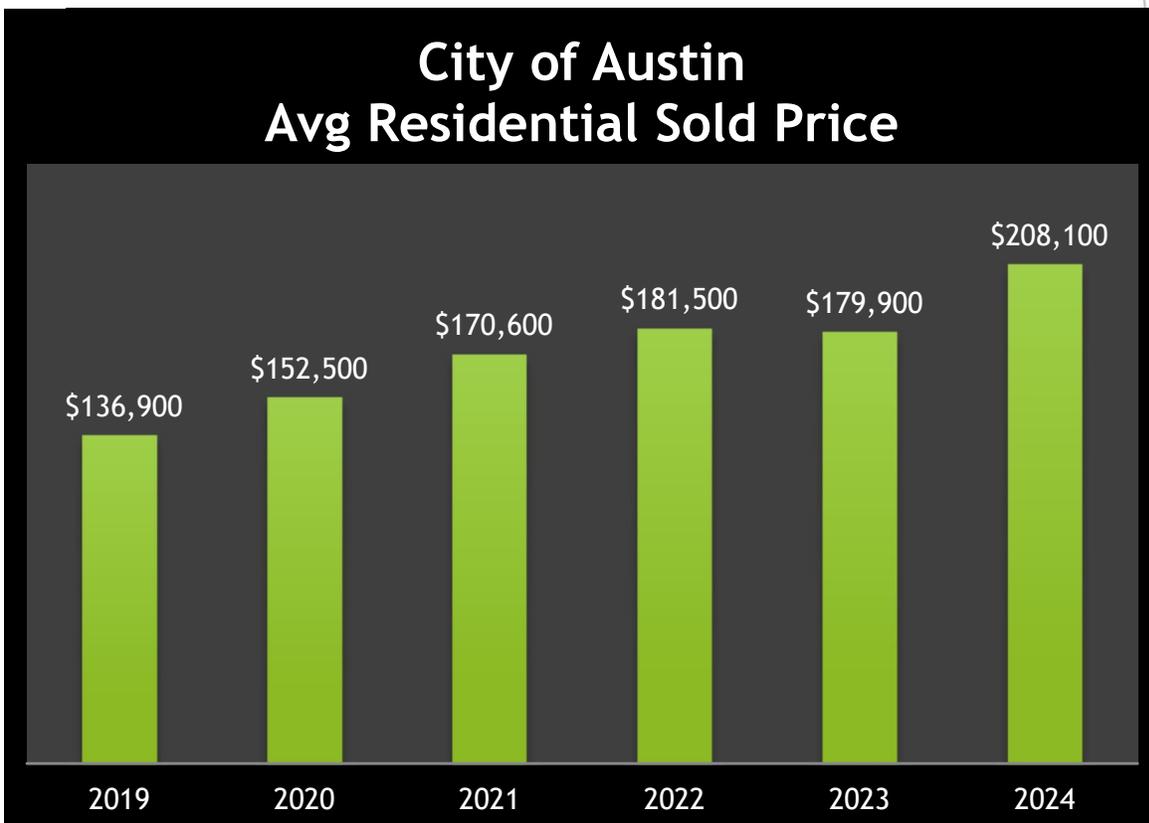
LOCAL BOARD OF APPEAL AND EQUALIZATION RULES AND DUTIES

- Can reduce the value of a property.
- Can increase the value of a property.
- Can add omitted properties back on the assessment roll.
- Can add improvements to the assessment roll.
- Can change the classification of a property.
- Cannot consider prior year assessments.
- Cannot order percentage increases or decreases for an entire class of property.
- Cannot reduce the aggregate assessment of the taxing jurisdiction by more than 1 percent.
- Cannot exempt property.
- Cannot grant special program status.
- Cannot make changes benefiting a property owner who refuses the Assessor entry.
- A board member cannot make changes to a property in which he/she has a conflict of interest or financial interest.
- Appeals must be based on facts. The property owner must present supporting evidence to convince the board that the current year valuation or classification is incorrect. The supporting evidence can be presented either in person, through a letter, or through an authorized representative.

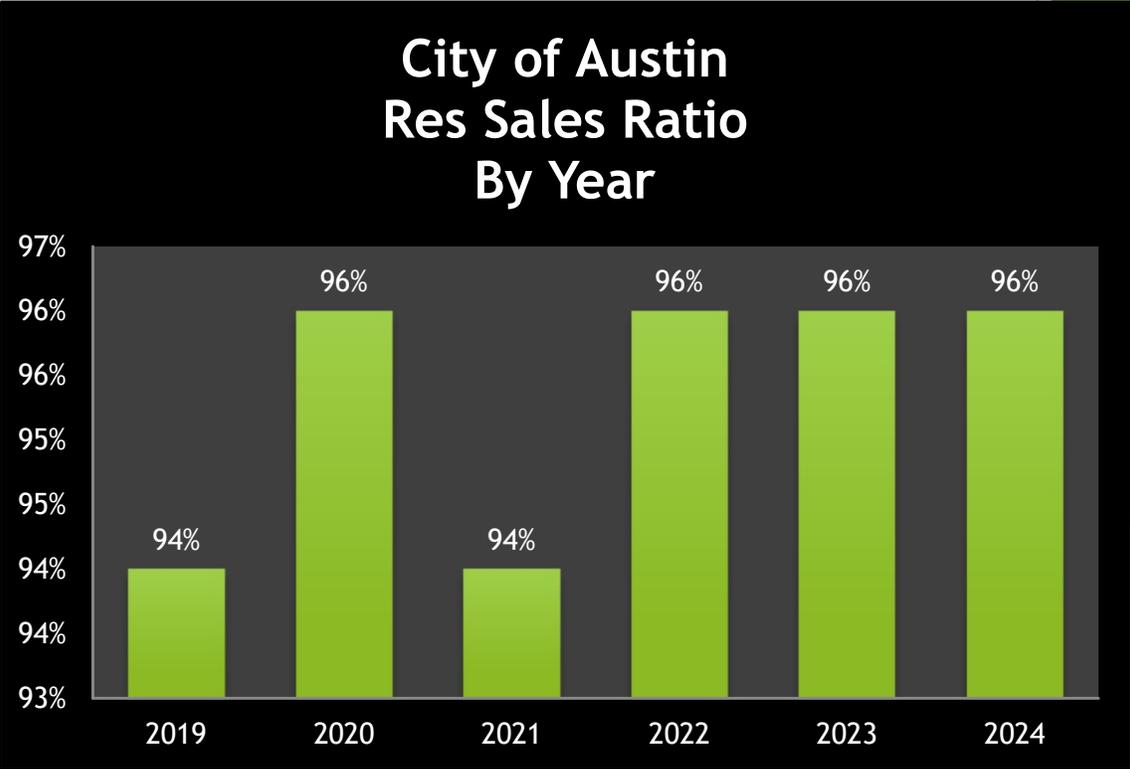
MINNESOTA DEPARTMENT OF REVENUE RULES ON EQUALIZATION

- Median sales ratios are used for equalization, when a valid sample is available.
- 6 sales in any taxing district in any property class constitutes a valid sample.
- Jurisdictions without valid samples are subject to review based on 5-year trends.
- Adjusted ratios under 90 percent could result in a state ordered increase.
- Adjusted ratios over 105 percent could result in a state ordered decrease.
- Typically, increases of over 20 percent will not result in a further change.
- Farmland values may be changed if border values are not within 10 percent of adjoining counties.
- State board orders are not subject to appeal.

RESIDENTIAL MARKET DATA



RESIDENTIAL MARKET DATA CONTINUED



*Department of Revenue requires the median ratio to fall between 90%-105%

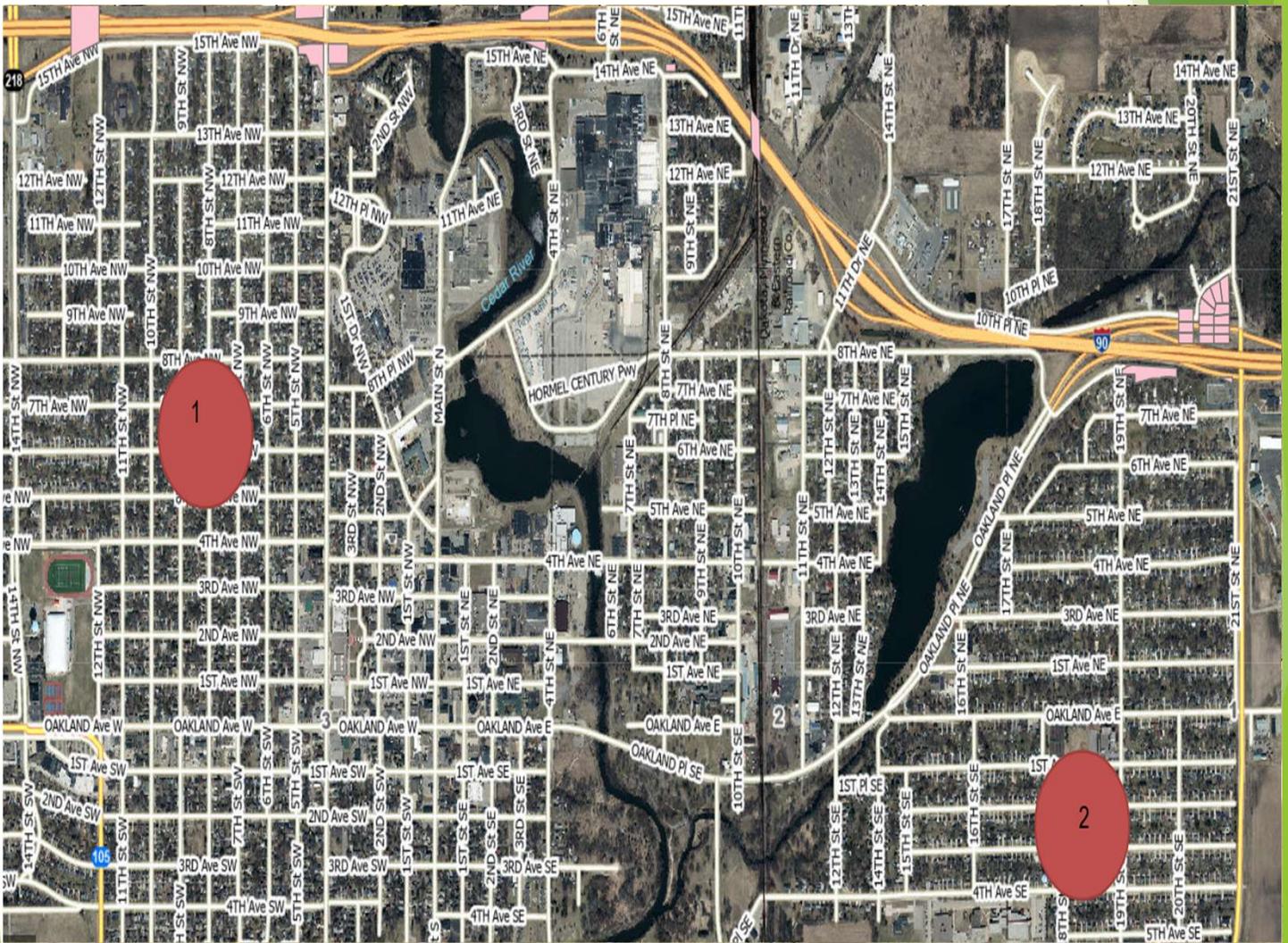
Before any residential market adjustments, we were at a 90.96% ratio.

Residential New Construction



2026 Assessment Residential Quintile Areas

1. Area: North of Oakland Ave, East of 14th Str, South of 13th Ave, and West of the hospital.
2. Area: By Ellis Middle School and Neveln Elementary School.



Important Residential Market Notes

---The quantity of sales for the City of Austin was flat along with a slight continued decline in the total quantity of active listings. Active residential housing inventories are still at historic low levels.

---Active listings in specific competitive markets still experienced historic low days on market and multiple offers are still typical in a few select markets. Most markets have seen an increase to normal (historic) days on market levels.

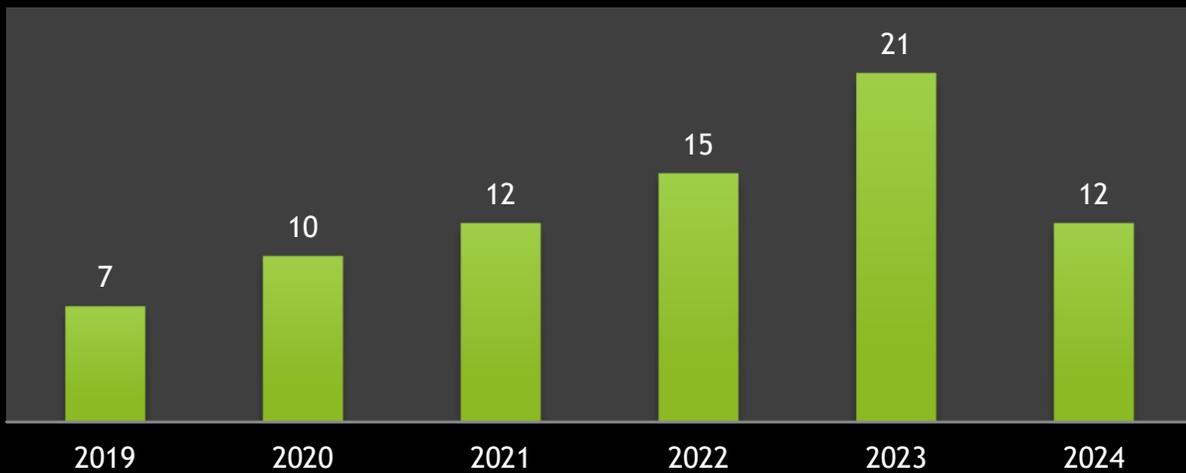
---Most markets have seen a stabilization of values, but some specific competitive areas are still experiencing higher increases. Declining values due to increasing mortgage rates or other market factors have been seen in very few markets, such as higher value home neighborhoods.

---Older (specifically improved homes) and economically priced homes experienced a larger increase than other markets.

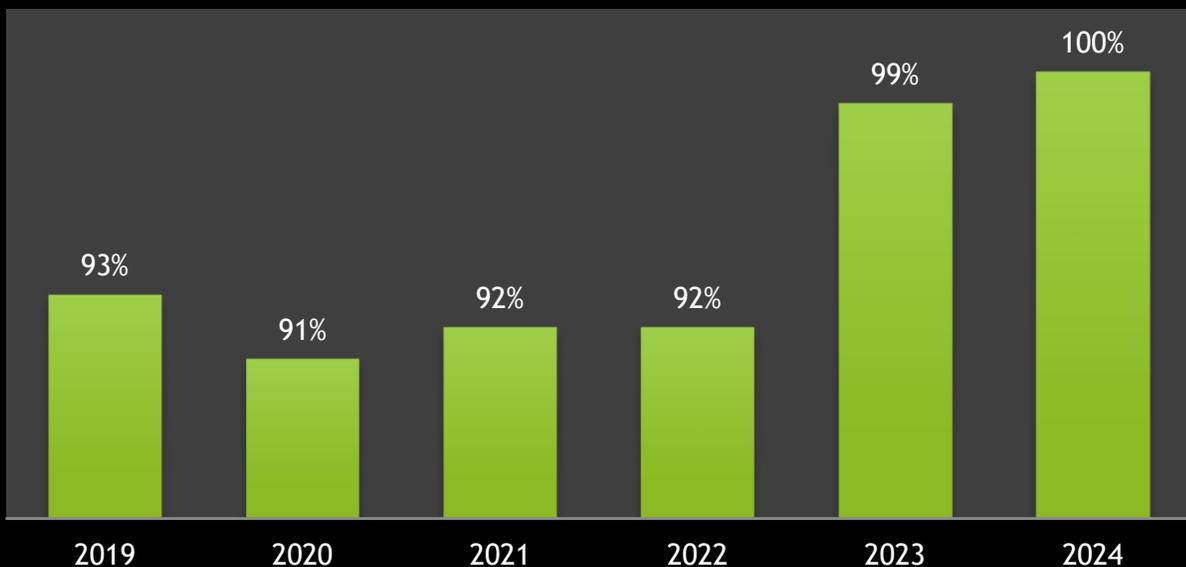
---Best sales markets were older improved homes and 1920-1960 era homes.

COMMERCIAL / INDUSTRIAL

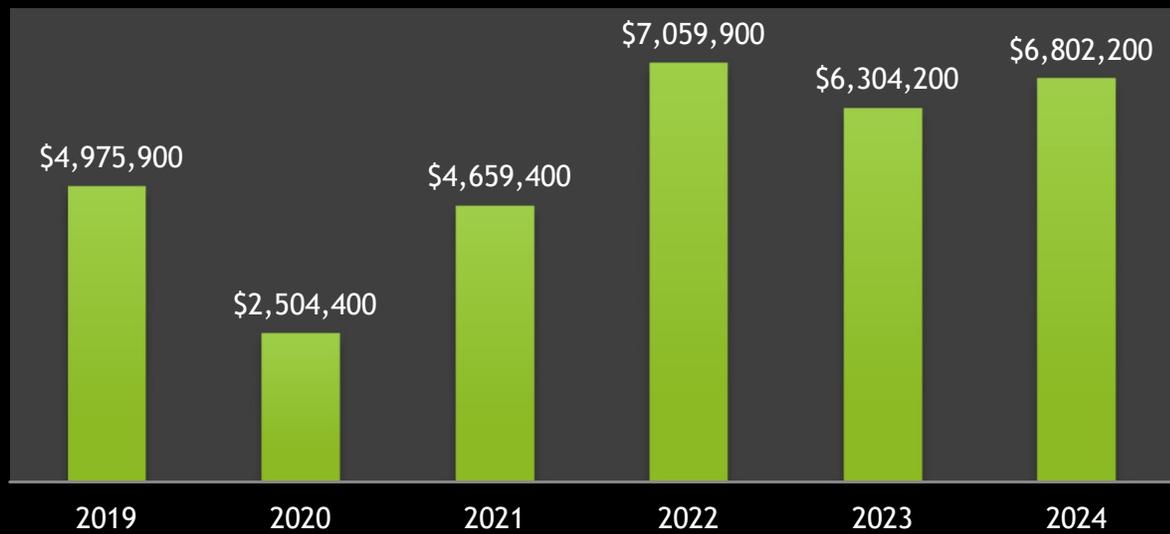
**City of Austin
Commercial Sales
by Year
(# of sales)**



**City of Austin
Commercial Sales Ratio
By Year**



City of Austin Commercial New Construction



Commercial/Industrial Projects:

- Les Schwab Tire Center
- One Stop Liquor Store Addition
- Hormel Daycare Completion
- Harty Mechanical Office/Warehouse Completion
- Kwik Trip Addition
- Holiday Ford Addition
- New Digital Billboard near LA Nails

Apartment Construction Projects :

- 1st & 3rd Apartments

Apt New Construction: \$5,809,700

2024 Market Overview



- ▶ Rising mortgage rates continue to slow the housing market but a decline in home values was only observed in a few select neighborhoods. Specific competitive markets have seen values increase.
- ▶ Total quantity of homes sales have continued to stabilize, with a continued decline in the quantity of active listings. Housing active inventories remain at historic low levels.
- ▶ List to sales price ratio varies by market. Values have stabilized for most markets but some competitive markets have seen values increased.
- ▶ The average sale price in residential home sales have increased this sales study.
- ▶ Days on market remain low in competitive markets; however, most markets have seen an increase to normal historic levels.
- ▶ Building materials have seen some areas of cost decrease and some remain at elevated levels. Inventories of select materials are at low levels affecting pricing.
- ▶ Values for till land increased an average of 6% and pasture and wood lands increased 16%. There was a significant increase in Ag outbuilding values.
- ▶ Apartment values are increasing 1-5% or 3% on average.
- ▶ Commercial/Industrial activity has slowed from last year. Commercial/Industrial values are relatively flat overall with targeted changes for certain property types.