



2019


CITY OF MARSHALL

**LOCAL BOARD OF
APPEAL AND EQUALIZATION**

APRIL 15, 2019

5:30 PM





The purpose of the Local Board of Appeal and Equalization is to provide a fair and objective forum for property owners to appeal their valuation or classification. Property taxes are not within the jurisdiction of the Local Board.

What the Local Board *can* do:

- *Reduce the value of a property.* It is assumed that the assessor has properly valued the property. The burden of proof rests with the property owner who must present factual evidence to disprove the assessor's value.
- *Increase the value of a property.* The Board must rely on factual evidence to disprove the assessor's value. The owner must be notified either in writing or verbally and should be given a time to appear before the Local Board before an increase is ordered.
- *Add properties to the assessment list.*
- *Add improvements to the assessment list.*
- *Change the classification of the property.* The classification must be based on the property's use, and evidence must be presented that the property is used in a manner consistent with the classification.

What the Local Board *can't* do:

- *Consider prior year assessments.*
- *Order percentage increases or decreases for an entire class of property.*
- *Reduce the aggregate assessment by more than 1% (\$9,847,277 for 2019).*
- *Exempt property from taxation.*
- *Make a change benefiting a property owner who refuses entry by the assessor.*
- *Make changes to property in which he/she has a conflict of interest or financial interest.*
While the Board may change a property valuation or classification, with the at issue board member abstaining from the vote, it is recommended that the Local Board vote to make “no change” and pass the appeal on the County Board for possible action.
- *Grant special program status.* Green Acres, Disabled Veteran Exclusion, etc.

The Local Board of Appeal and Equalization must complete its work within a 20 day period (on or before **May 6th, 2019**).

All owners appealing their valuations and/or classifications will be notified by letter of the decision made by the Local Board of Appeal and Equalization.

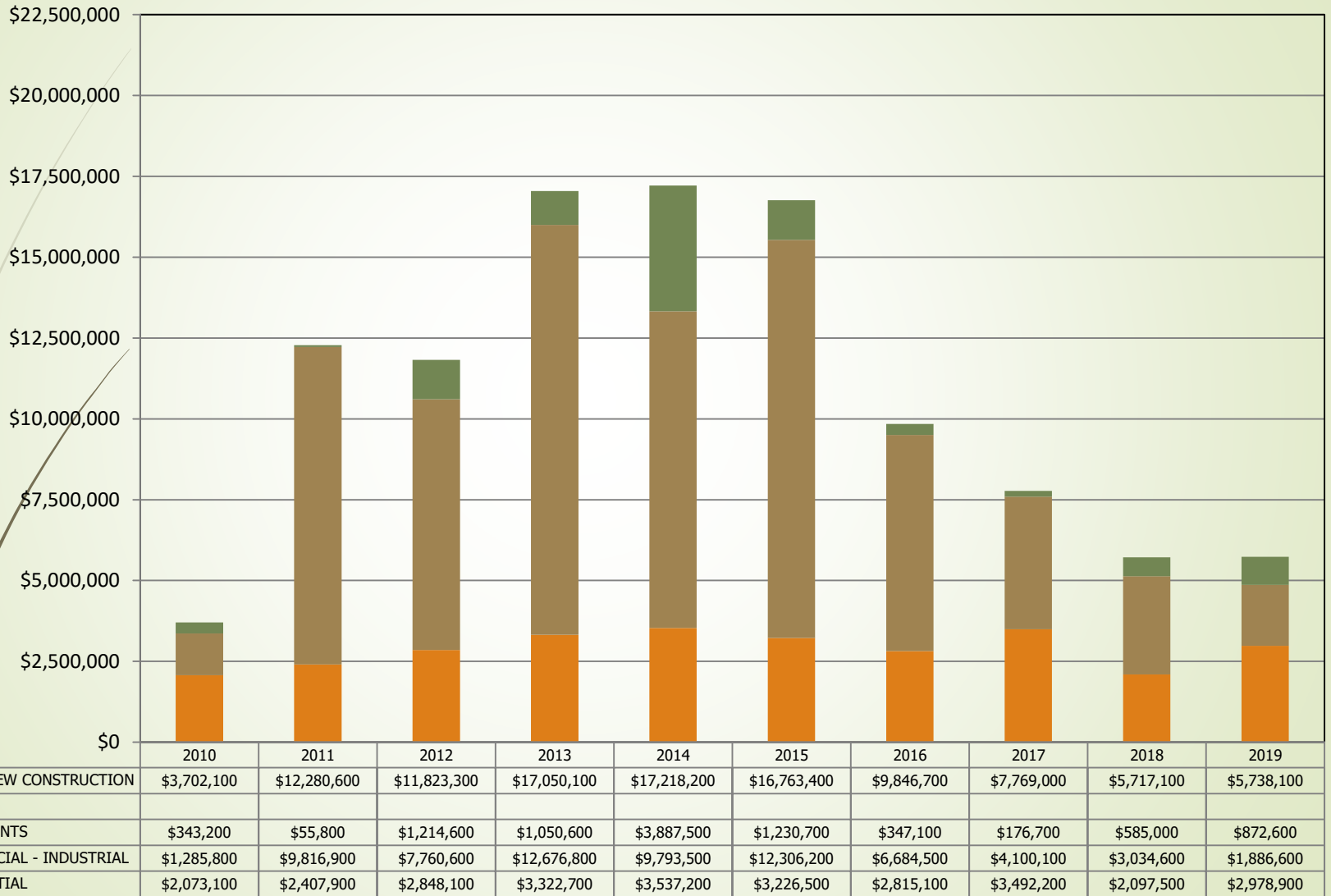
Anyone who is not satisfied with the Local Board's decision may appeal to the County Board of Appeal and Equalization on **June 18, 2019 @ 6:30 PM, Appointments are required**

CITY OF MARSHALL 2019

PRELIMINARY ESTIMATED MARKET VALUE

<i>Residential Property</i>	\$553,003,500
<i>Commercial/Industrial</i>	331,068,900
<i>All Other</i>	<u>100,675,500</u>
<i>Total Preliminary 2019 Estimated Market Value</i>	\$984,747,900
2018 Estimated Market Value	\$966,467,200
2017 Estimated Market Value	\$945,061,100
2016 Estimated Market Value	\$941,549,300
2015 Estimated Market Value	\$902,612,600
2014 Estimated Market Value	\$884,577,600

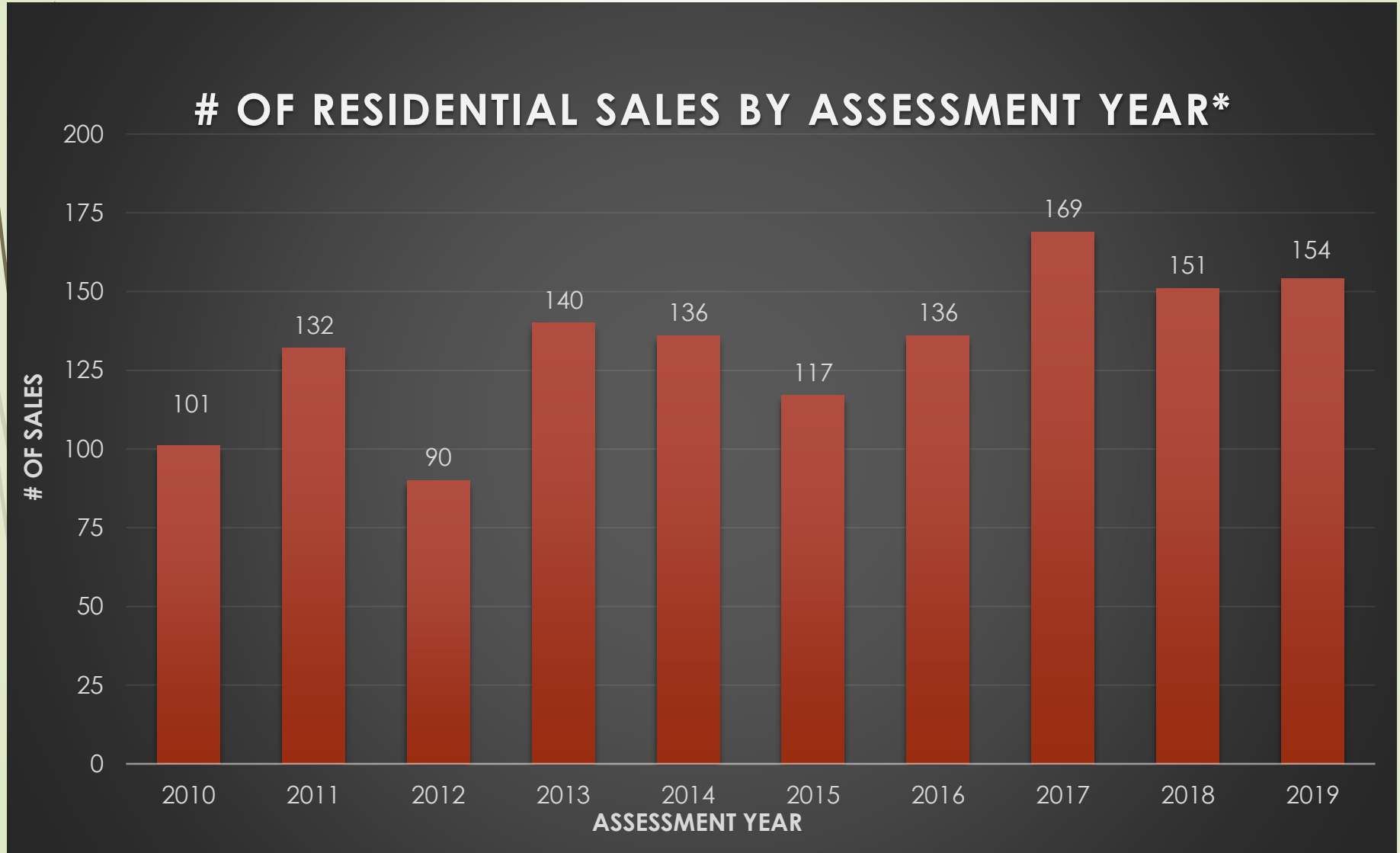
2010 - 2019 New Construction by Class Estimated Market Values



This chart illustrates the number of residential sales by assessment year from 2010 to 2019 (average of 132 per year).

The 2019 study period includes 154 qualified sales.

The study year for the 2019 assessment is **October 1, 2017 to September 30, 2018**

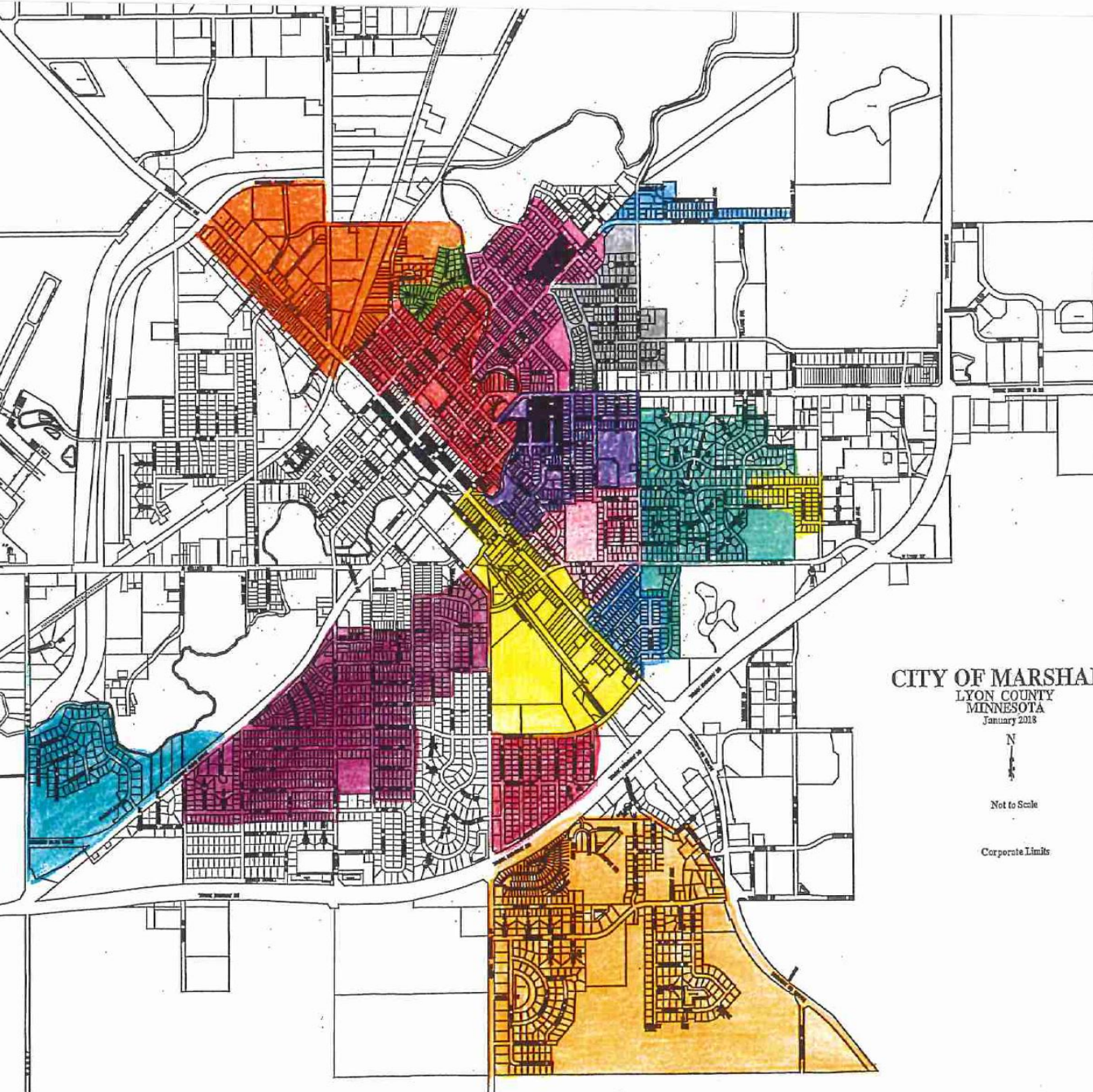


OVERALL QUALIFIED RESIDENTIAL SALES October 1, 2017 to September 30, 2018*

# of Sales	154
Average Sale Price	\$172,429
Median Sale Price	\$163,708
Median Assessment Ratio (2018 EMV)	95.13%
Median Assessment Ratio (2019 EMV)	91.39%

The assessment level for all property types in all jurisdictions in Minnesota is 100%, with an acceptable median ratio falling within the range of 90 to 105 percent.

*Mandated 2019 assessment study period.



MAP A

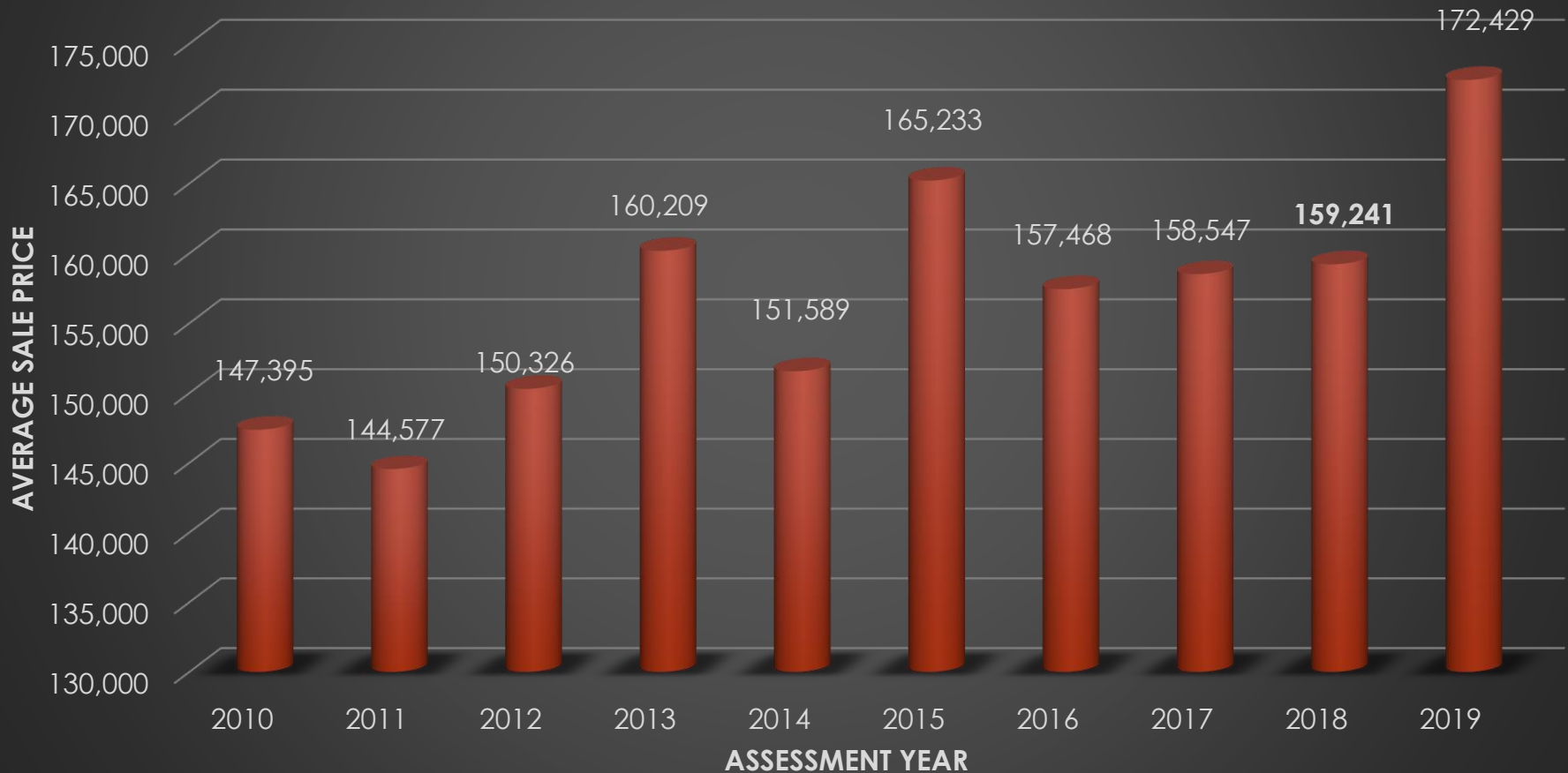
- UP 7.937%
- UP 4.465%
- UP 4.536%
- UP 4.921%
- UP 4.831%
- UP 1.860%
- UP 5.938%
- UP 6.185%
- UP 10.110%
- UP 6.501%
- UP 2.628%
- UP 4.247%
- UP 6.212%
- UP 6.768%
- UP 4.484%
- UP 3.123%

Residential Only

% OF CHANGE IS AN AVERAGE OF TOTAL
MAP AREA. EACH PARCEL MAY RANGE
1% + OR -

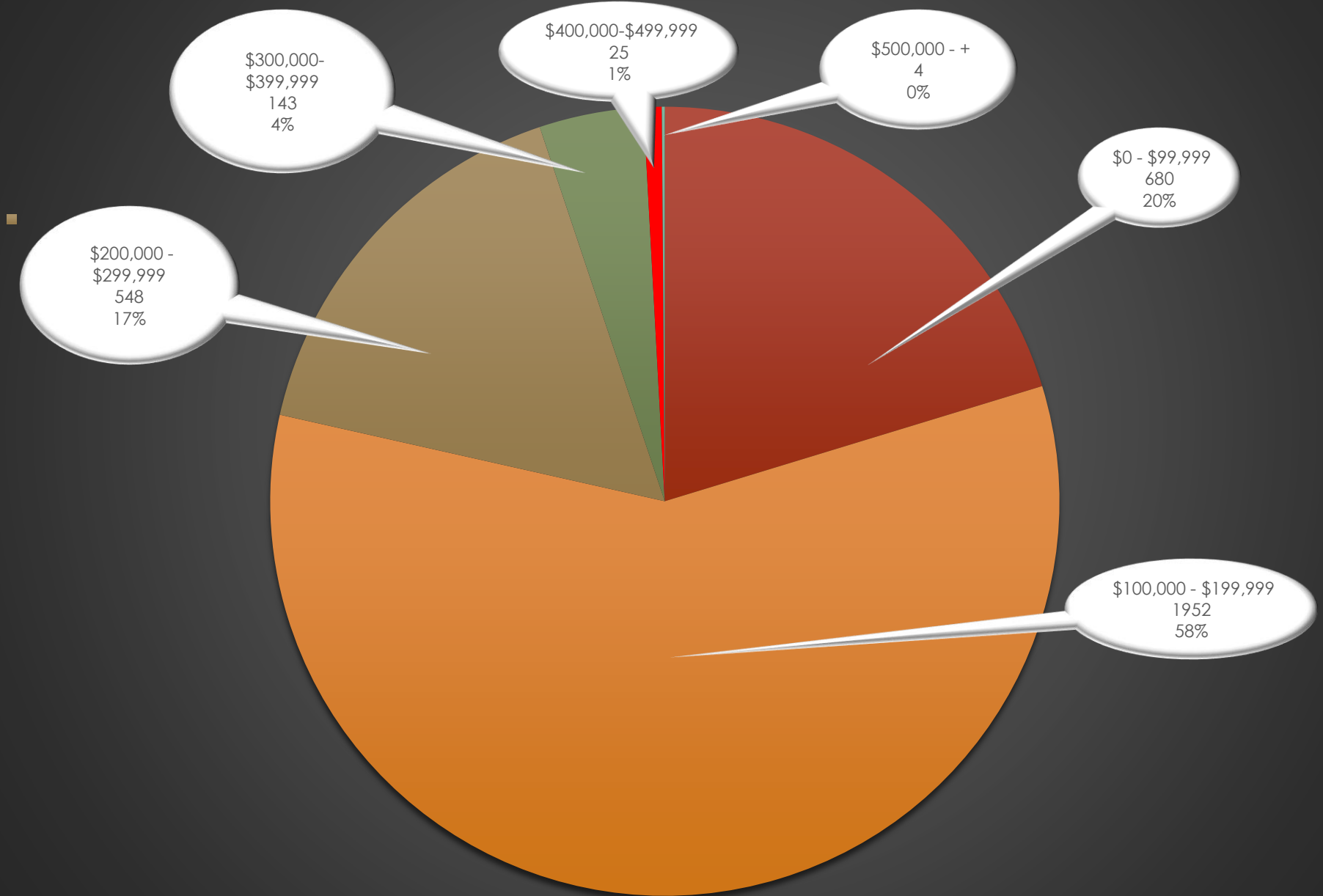
The average residential selling price in Marshall has increased from \$159,241 to \$172,429 for the current study period of October 1, 2017 through September 30, 2018.

City of Marshall 2010 – 2019 AVERAGE RESIDENTIAL SELLING PRICE



OF SINGLE FAMILY HOMES PER RANGE OF EMV

■ \$0 - \$99,999 ■ \$100,000 - \$199,999 ■ \$200,000 - \$299,999 ■ \$300,000-\$399,999 ■ \$400,000-\$499,999 ■ \$500,000 - +



CITY OF MARSHALL CURRENT STUDY YEAR VALID COMMERCIAL SALES
October 1, 2017 - September 30, 2018

<u>Address</u>	<u>Parcel Number</u>	<u>Year Built</u>	<u>Size (Sq.Ft.)</u>	<u>Sale Date</u>	<u>Sale Price*</u>	<u>2018 EMV**</u>	<u>2018 Ratio</u>	<u>2019 EMV**</u>	<u>2019 Ratio</u>	<u>Property Type</u>
206 College Dr W	27-126033-0	1960	1,555	11/29/2017	\$88,304	\$89,100	100.90%	\$89,100	100.90%	Office - American Family Ins
1411 College Dr E	27-249005-0	1964	9,550	6/1/2018	\$466,723	\$563,200	120.67%	\$563,200	120.67%	Medical Office - Healthsource Chiro
509 & 515 Main St W	27-677056-0 27-677057-0	1962	2,304	1/9/2018	\$183,550	\$192,100	104.66%	\$192,100	104.66%	Office - Moline Co. & House
114 3rd St N	27-677099-0	1925	13,376	4/27/2018	\$200,000	\$191,900	95.95%	\$191,900	95.95%	Small Retail / Office
1020 Southview Dr E	27-769001-0	1983	5,755	2/20/2018	\$940,000	\$599,600	63.79%	\$602,000	64.04%	Perkins Restraunt
200 O'Connell St	27-946002-0	1982	8,184	1/3/2018	\$591,617	\$421,600	71.26%	\$421,600	71.26%	Various Offices
					Median		98.43%	Median	98.43%	
					Mean		92.87%	Mean	92.91%	

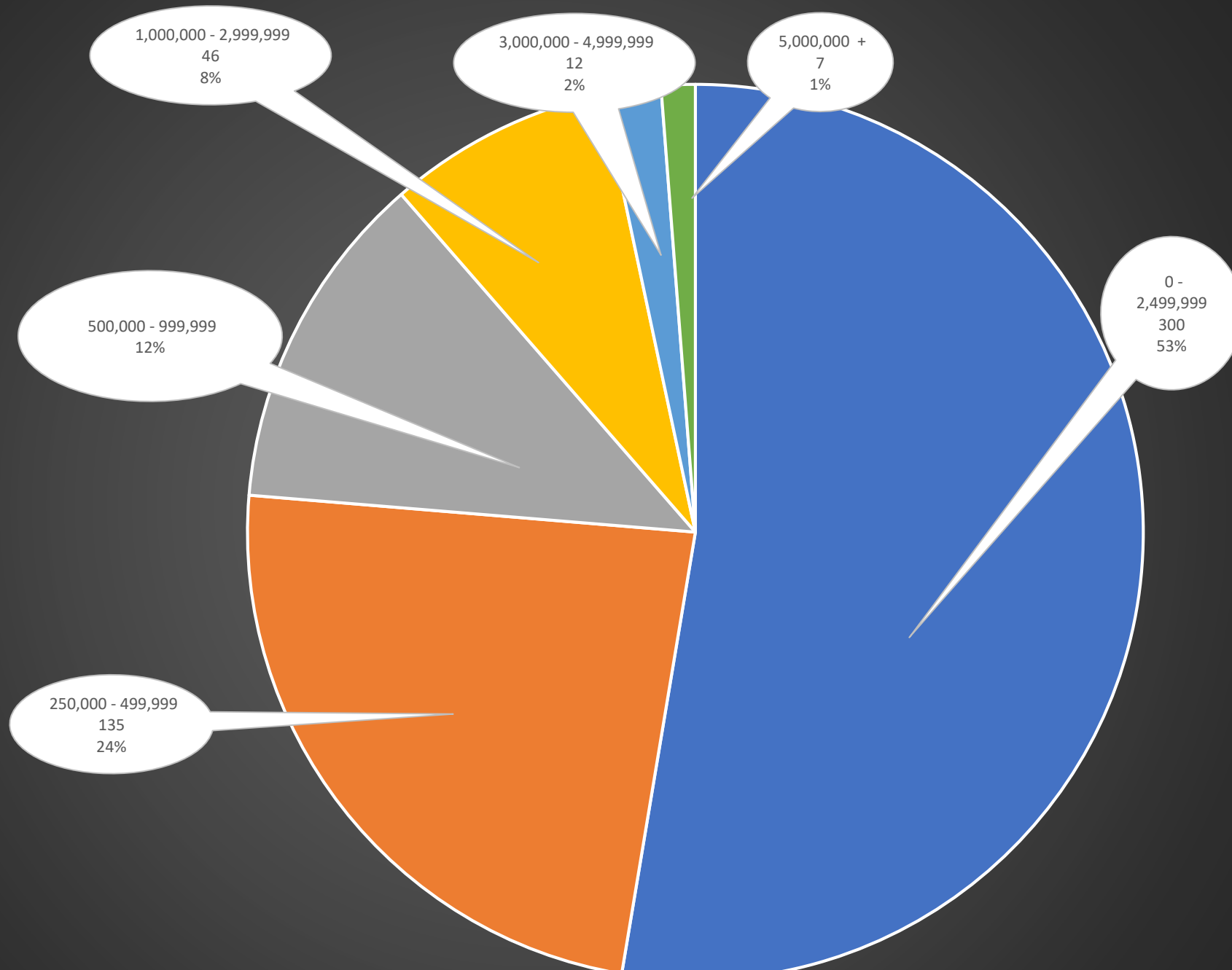
CITY OF MARSHALL PRIOR YEAR STUDY YEAR VALID COMMERCIAL SALES
October 1, 2015 - September 30, 2016

<u>Address</u>	<u>Parcel Number</u>	<u>Year Built</u>	<u>Size (Sq.Ft.)</u>	<u>Sale Date</u>	<u>Sale Price*</u>	<u>2017 EMV**</u>	<u>2017 Ratio</u>	<u>2018 EMV**</u>	<u>2018 Ratio</u>	<u>Property Type</u>
702 W. Erie Road	27-383011-0	1980	4,520	4/12/2017	\$280,000	\$192,400	68.71%	\$192,400	68.71%	Fastenal Company = Small Retail
1002 W. Main Street	27-600066-1	1983	4,000	10/17/2016	\$160,000	\$117,500	73.44%	\$117,500	73.44%	American Garage Door = Small Retail
300 E. College Drive	27-677207-0	1949	1,700	12/1/2016	\$195,000	\$149,900	76.87%	\$149,900	76.87%	Peps Barber Shop = Small Retail
301 E. College Drive	27-677201-0	1958	1,254	2/13/2017	\$132,712	\$125,600	94.64%	\$125,600	94.64%	Culligan = Small Retail
406 Airport Road	27-602007-0	1959	1,920	1/6/2017	\$125,000	\$123,400	98.72%	\$124,800	99.84%	Regnier Repair = Auto Repair
204 Mustang Trail	27-249002-0	1955	3,000	4/28/2017	\$180,000	\$187,000	103.89%	\$186,400	103.56%	Office/General
705 W. Main Street	27-825104-0 27-600006-0	1950/68 1945	6,496 2,814	6/1/2017	\$300,000	\$250,500 \$61,900	104.13%	\$250,500 \$61,900	104.13%	Warehouse/Showroom Office One = Warehouse
112 S. 10th St	27-739032-1	1997	1,500	11/1/2016	\$85,000	\$88,700	104.35%	\$88,700	104.35%	Kirchner Carpentry = Shop
1001 Highway 23 N	27-529006-0 27-529006-1	1989	97,165	2/28/2017	\$1,850,000	\$2,565,200 \$309,100	155.37%	\$2,565,200 \$309,100	155.37%	Furn- Mart
					Median		98.72%	Median	99.84%	
					Mean		97.79%	Mean	97.88%	

*Sale price for real estate only (adjusted for terms if applicable)

**EMV's do not include any buyer made improvements

OF COMMERCIAL / INDUSTRIAL PER RANGE OF EMV



CITY OF MARSHALL CURRENT VALID APARTMENT SALES

October 1, 2017 - September 30, 2018

<u>Address</u>	<u>Parcel #</u>	<u>Year Built</u>	<u># of Units</u>	<u>Sale Date</u>	<u>Sale Price*</u>	<u>2018 EMV</u>	<u>2018 Ratio</u>	<u>2019 EMV</u>	<u>2019 Ratio</u>
1400-1412 4th St S	27-603025-1	1996	50	3/22/2018	\$2,005,000	\$1,953,900	97.45%	\$1,953,900	97.45%
203 5th St N	27-677163-0	1920	5	3/20/2018	\$72,000	\$76,800	106.67%	\$76,800	106.67%
1300-1310 Birch Street	27-868001-0	1967	102	9/19/2018	\$2,335,000	\$1,852,900	79.35%	\$1,852,900	79.35%
						MEDIAN	97.45%	MEDIAN:	97.45%

CITY OF MARSHALL **PRIOR** VALID APARTMENT SALES

October 1, 2016 - September 30, 2017

<u>Address</u>	<u>Parcel #</u>	<u>Year Built</u>	<u># of Units</u>	<u>Sale Date</u>	<u>Sale Price*</u>	<u>2017 EMV</u>	<u>2017 Ratio</u>	<u>2019 EMV</u>	<u>2019 Ratio</u>
1002 Pearl Ave	27-966037-0	1978	24	9/29/2017	\$624,000	\$824,000	132.05%	\$630,800	98.92%

CITY OF MARSHALL **2017** VALID APARTMENT SALES

October 1, 2015 - September 30, 2016

<u>Address</u>	<u>Parcel #</u>	<u>Year Built</u>	<u># of Units</u>	<u>Sale Date</u>	<u>Sale Price*</u>	<u>2016 EMV</u>	<u>2016 Ratio</u>	<u>2019 EMV</u>	<u>2019 Ratio</u>
1112-1126 Birch St	27-598017-0+	1974	66	11/5/2015	\$1,525,000	\$1,885,800	123.66%	\$1,494,900	98.03%
810 Southview Ct E	27-814018-0	1991	4	8/8/2016	\$295,000	\$263,500	89.32%	\$286,500	97.12%
					Median		106.49%		

CITY OF MARSHALL **2016** VALID APARTMENT SALES

October 1, 2014 - September 30, 2015

<u>Address</u>	<u>Parcel #</u>	<u>Year Built</u>	<u># of Units</u>	<u>Sale Date</u>	<u>Sale Price*</u>	<u>2015 EMV</u>	<u>2015 Ratio</u>	<u>2019 EMV</u>	<u>2019 Ratio</u>
501/513/517 Village	27-941001-0+	1979-85	24/24/24	4/2/2015	\$2,058,000	\$2,411,300	117.17%	\$2,133,200	103.65%

****listed for sale for \$3,350,000 (2-19-2018)

*Sale price for real estate only (adjusted for terms if applicable)



SITE LANGUAGE

English

- Lyon County - Tax
- MN Association of Assessing
- MN Department of Revenue
- MN State Statutes
- Property Search**
- Property Tax Information



NEWS & NOTICES

Roof Snow Notice

With the snow piling up from recent snowfalls, now is a good time to check your roof for excessive snow

[READ MORE](#)

[Marshall Fire Department Scholarship Application](#)

[Snow/Ice Removal](#)



Bid results can be found on our eGram site.



Job Postings



City Council Meetings



- Reservation Request
- MCS Cancellations
- Community Transit
- Tour of Locations
- Community #'s

SITE LANGUAGE

English

- Home
- Administration
- Assessing
- Community Services
- Economic Development
- Public Safety
- Public Works
- Community Planning Department
- Tall Grass Liquor
- Calendar Marshall Community

- Lyon County - Tax
- MN Association of Assessing
- MN Department of Revenue
- MN State Statutes
- Property Search**
- Property Tax Information



Veteran's Memorial Final Phase

READ MORE



Bid results can be found on our eGram site.



Job Postings



City Council Meetings

NEWS & NOTICES

Roof Snow Notice

With the snow piling up from recent snowfalls, now is a good time to check your roof for excessive snow

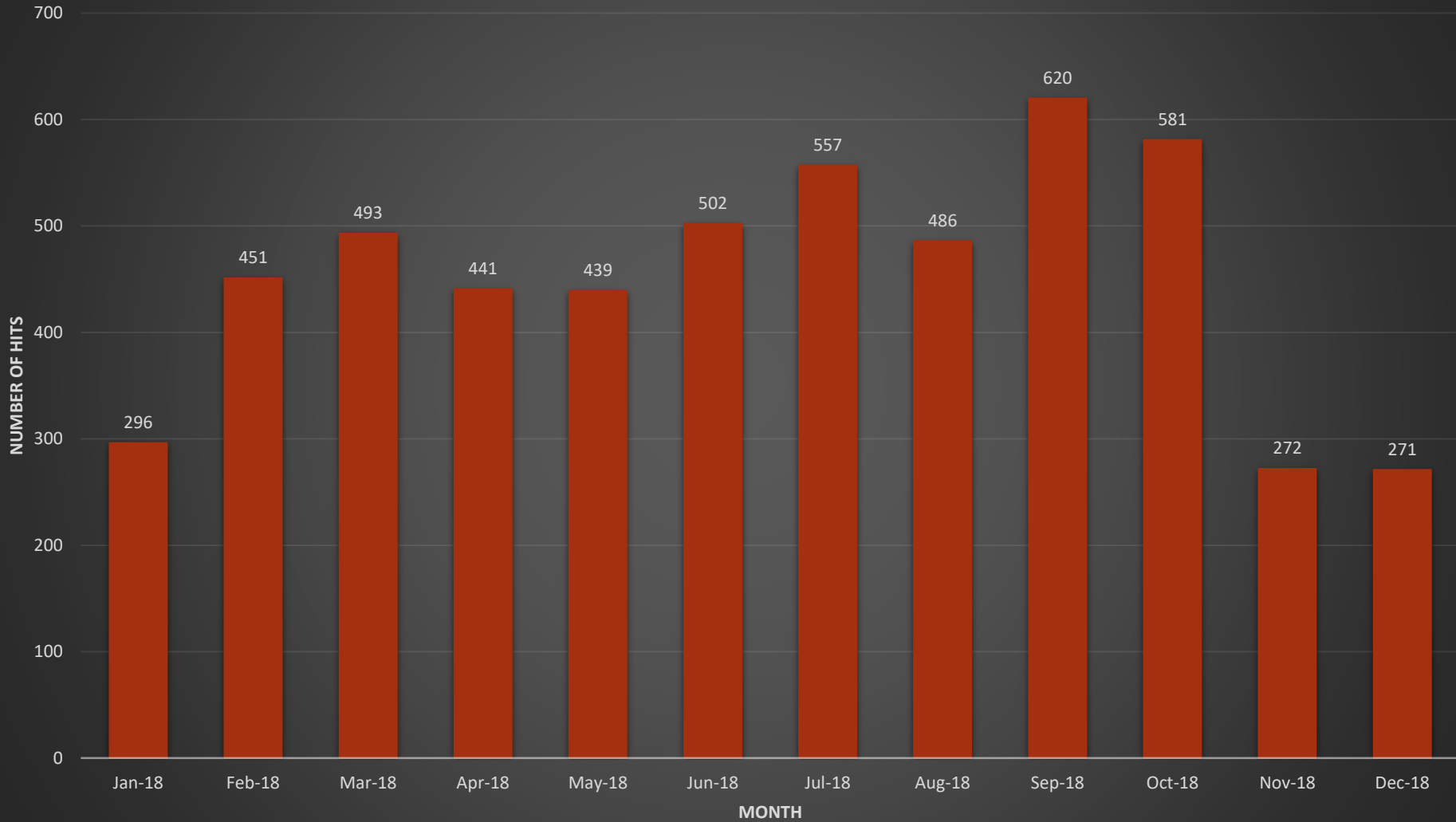
READ MORE

Marshall Fire Department Scholarship Application

Snow/Ice Removal



Website Usage Stats



Questions??

