



City Council  
Board of Appeal & Equalization Meeting

Tuesday, April 7, 2026  
6:00 PM  
Elk River City Hall

Agenda

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SHERBURNE COUNTY ASSESSOR'S REPORT
  - 3.1 City Staff Report
4. HEAR APPEALS SUBMITTED BY ATTENDEES
5. HEAR MISC. APPEALS BY COUNTY
6. ESTABLISH RECONVENE DATE
7. MOTION TO EITHER RECESS OR ADJOURN

**The Elk River Vision**

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*



# Request for Action

**To**  
City Council

**Item Number**  
3.1

**Meeting Date**  
April 7, 2026

**Prepared By**  
Jolene Richter, Deputy Clerk

**Item Description**  
City Staff Report

**Reviewed by**  
Cal Portner  
Cal Portner  
Jolene Richter

## Action Requested

The Board listens to each appeal and determines the value or classification of the parcel being considered. If the Board is unsure how to vote, the decision should be "No Change." The property owner can then appeal to the County Board or the Tax Court. A formal vote should adopt all decisions.

Options for decisions include:

- No change.
- Reduce the value of a property.
- Raise the value of a property.
- Add improvements to the assessment list.
- Add properties to the assessment list.
- Change the classification of the property.
- Have the assessor inspect the property and report to the board at a reconvene meeting.

If the Board determines further review of any parcels by the assessor is needed, a reconvene meeting must be set for the assessor to report back for further action. The date and time must be determined before the recess and must be within 20 days of this meeting. The last date to schedule a reconvene meeting would be Monday, April 27, 2026. There is a Council meeting scheduled for Monday, April 20, 6:00 p.m., and Monday (Retreat Meeting), April 27, 1:00 p.m. to 7:00 p.m.

## Background/Discussion

### Board Purpose

The Board's purpose is to objectively determine if parcel values and classifications were properly set for the current assessment. It is assumed the assessor has properly valued and classified a property, and the burden of proof rests with the property owner. Appeals must be based on facts, and the property owner must present supporting evidence to the Board that the current year's valuation or classification is incorrect. All changes made by the Board must be based on fact. Remember, reductions in value shift the tax burden to others. Here is a link to the [Board of Appeal Handbook](#) with more detailed information.

### The Elk River Vision

*A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity*

### **Reconvene Meeting**

All issues must be resolved before the meeting is adjourned. The Board should not order the assessor to review a parcel and change the valuation/classification and then adjourn. The Board may ask the assessor to review the parcel and report back at a reconvened meeting. Once the Board adjourns, it cannot reconvene.

### **Certification**

At least one member who attended the state-required training must be at this meeting. The following are currently certified:

- Grupa, 7/1/2027
- Wagner, 7/1/2026
- Dietz, 7/1/2026
- Calva, 7/1/2029

### **Financial Impact**

N/A

### **Mission/Policy/Goal**

Elk River Mission

### **Attachments**

1. 2026 City Assessment Elk River Report
2. 2026 Elk River Local Board Data
3. 2026 Elk River Agricultural Report
4. 2025 Annual Building & Population Report

# ***Sherburne County Assessor***

*Sherburne County Government Center*

*13880 Business Center Dr NW*

*Elk River, MN 55330-1692*

*Phone: (763)765-4900*

*FAX: (763)765-4905*

## **2026 ELK RIVER CITY ASSESSMENT**

**Residential and Seasonal** improved properties remained stable in the 2026 assessment. There were 351 sales used in our sales study and 1,170 sales county-wide. Any increases in value, was done during reassessment and properties with new improvements.

<b>Assessment Years</b>		<b>Study Ratio</b>	<b>Overall Change</b>
2022	424 sales	77.7% x 1.197%	93.0% adjusted ratio
2023	450 sales	87.2% x 1.073%	93.6% adjusted ratio
2024	334 sales	97.5% -end ratio	98.1% adjusted ratio
2025	305 sales	93.3% x 1.00%	93.6% adjusted ratio
2026	351 sales	94.4% x 0%	94.4% adjusted ratio

**Rural Vacant land** county-wide there were 6 sales – final ratio after adjustments to land is 93.1%

**Apartments** increased county wide by 3-4%

**Commercial and Industrial** County-wide there were 9 Commercial sales – 4 Industrial sales. Our commercial median ratio started as 86.55% and final ratio is 93.9%. Our Industrial median ratio started as 85.73% and final ratio is 91.9%.

### **Total Taxable New Construction**

Assessment Years

2022	\$ 53,818,300
2023	\$ 53,403,900
2024	\$ 54,806,000
2025	\$ 39,426,100
2026	\$ 55,340,800

### **Total City Estimated Market Value**

Assessment Years

2022	\$ 3,518,721,100
2023	\$ 3,894,488,200
2024	\$ 3,996,067,100
2025	\$ 4,124,225,400
2026	\$ 4,219,538,200

**Elk River Local Board of Appeal and Equalization**

**April 7, 2026 6:00 p.m.**

**Year End Summary – 2026 Assessment**

**Re-Assessment**

Residential/Seasonal/Imp Ag	1839
Commercial/Industrial/Exempt	391
Agriculture Land	7

**Residential Statistics – 3 year history**

<b>Item</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
New Homes	92	98	92
Misc Permits Decks/bsmt finish/additions	114	101	115
Total Sales	351	305	334
Median Sale Price	\$393,100	\$387,900	\$372,700
Median Market Value	\$367,000	\$366,200	\$358,100

**2026 Assessment Adjustments**

Vacant Land Adjustments	5-10%
Residential Home Adjustments	1-2%
Lakeshore Adjustments	5%

**2026 City of Elk River  
Local Board of Appeal and Equalization  
April 7, 2026**

Sales from October 1, 2024 to September 30, 2025 were used to determine the estimated market values for the 2026 assessment. Countywide there were 14 good sales of parcels over 34.5 acres. The median ratio of these sales was 81.3%. Agricultural Values increased by 15%. The ending ratio after these changes is 95.0%.

The 2026 methodology utilizes agricultural sales within a region to develop a tillable and non-tillable value to be used for Green Acres in that area. Our Green Acres Region includes the Counties of Anoka, Chisago, Isanti and Sherburne. The Department of Revenue issued a memo which indicated that the average per acre value for tillable land was to be \$4,900 (up \$300 from 2025) and the average for non-tillable was to be \$3,100 (up \$100 per acre from 2025).

**Township Averages as Reported to the Department of Revenue for the 2026 Assessment**

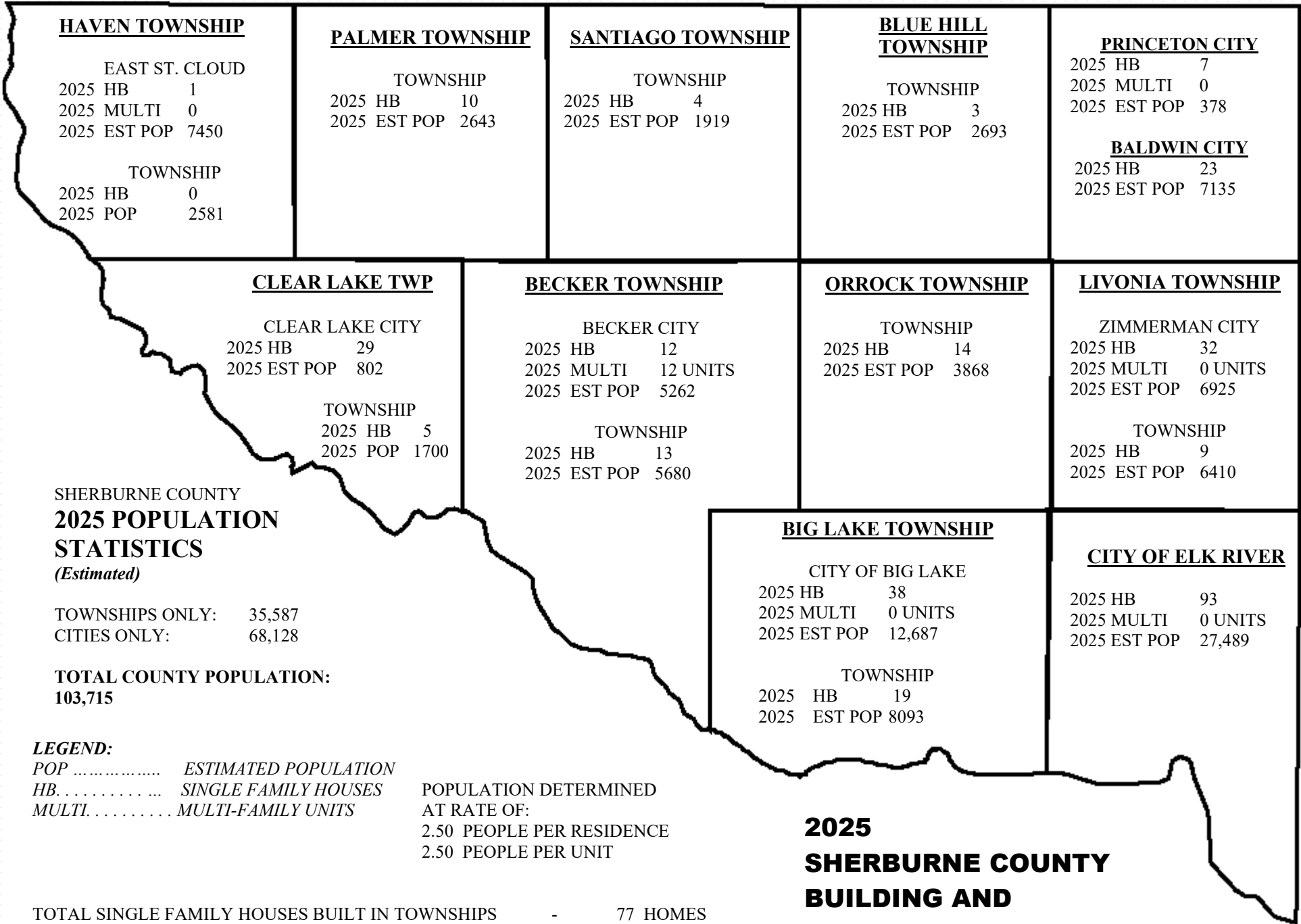
**2026 Estimated Market Values**

2a Tillable 10,00/ac  
2a/2b Pasture 9,000/ac  
-Same values have been applied to Rural Preserve and CRP land

Waste 1,000/ac  
Wetlands 750/ac

**2026 Green Acres Values**

2a Tillable 5,000/ac  
2a Pasture 3,200/ac  
Waste 1,000/ac  
-Same values have been applied to Rural Preserve and CRP land



SHERBURNE COUNTY  
**2025 POPULATION STATISTICS**  
*(Estimated)*

TOWNSHIPS ONLY: 35,587  
 CITIES ONLY: 68,128

**TOTAL COUNTY POPULATION:  
 103,715**

**LEGEND:**  
 POP ..... ESTIMATED POPULATION  
 HB..... SINGLE FAMILY HOUSES  
 MULTI..... MULTI-FAMILY UNITS

POPULATION DETERMINED  
 AT RATE OF:  
 2.50 PEOPLE PER RESIDENCE  
 2.50 PEOPLE PER UNIT

TOTAL SINGLE FAMILY HOUSES BUILT IN TOWNSHIPS - 77 HOMES  
 TOTAL SINGLE FAMILY HOUSES BUILT IN CITIES - 194 HOMES  
 MULTI-FAMILY UNITS: - 20 UNITS

**2025  
 SHERBURNE COUNTY  
 BUILDING AND  
 ESTIMATED POPULATION  
 REPORT**

1/26/2026

**SHERBURNE COUNTY**  
**ESTIMATED 2025 POPULATION**

**103,715**

*Townships only - 35,587*

*Cities only - 68,128*

*(Figures determined at a rate of 2.5 people per residence or multi-family unit)*

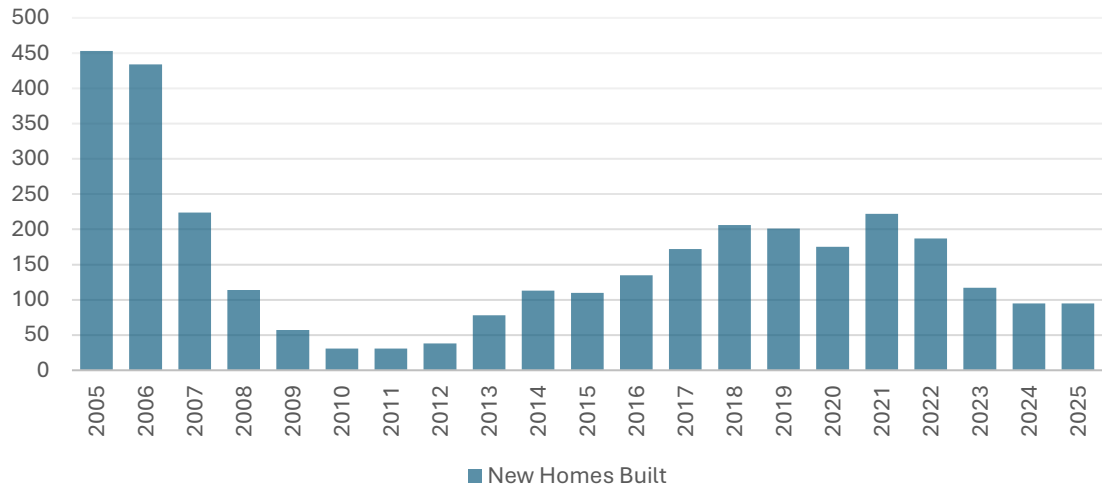
**PERMITS ISSUED IN THE TOWNSHIPS OF SHERBURNE COUNTY**

TOWNSHIP	NEW HOME PERMITS & VALUATIONS		ALL OTHER BUILDING PERMITS & VALUE <small>(Does not include Solar Farms)</small>		SEPTIC UPGRADES	NEW SEPTICS <small>(Does not include hook-ups to cluster systems)</small>
	Count	Value	Count	Value		
<b>BECKER</b>	13	5,493,550	147	6,533,552	31	13
<b>BIG LAKE</b>	19	4,890,000	443	2,706,000	37	17
<b>BLUE HILL</b>	3	915,000	67	688,000	10	4
<b>CLEAR LAKE</b>	5	882,000	117	1,064,000	9	4
<b>HAVEN</b>	0		85	475,000	10	0
<b>LIVONIA</b>	9	2,005,000	232	3,054,000	22	7
<b>ORROCK</b>	14	3,925,000	141	1,246,000	16	6
<b>PALMER</b>	10	2,386,000	119	915,000	19	9
<b>SANTIAGO</b>	4	1,081,000	50	776,000	10	5
<b>TOTALS</b>	<b>77</b>	<b>21,577,550</b>	<b>1401</b>	<b>17,457,552</b>	<b>164</b>	<b>65</b>

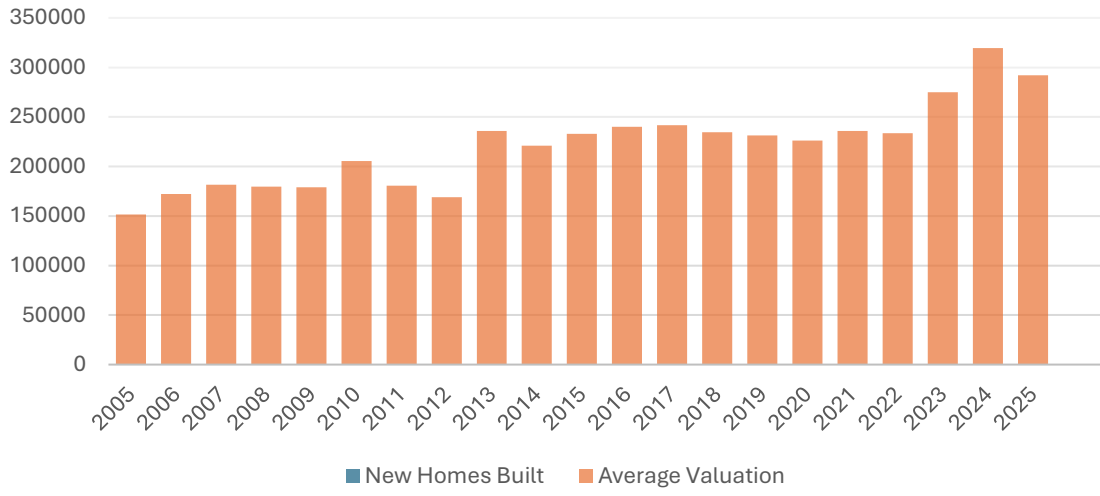
**NEW HOME / MULTI-FAMILY UNIT PERMITS  
ISSUED IN THE CITIES OF SHERBURNE COUNTY**

CITIES	NEW SINGLE-FAMILY HOMES	MULTI-FAMILY UNITS
<b>BALDWIN</b>	23	0
<b>EAST ST. CLOUD</b>	1	0
<b>PRINCETON</b>	7	0
<b>ZIMMERMAN</b>	32	0
<b>BECKER</b>	12	12
<b>CLEAR LAKE</b>	29	8
<b>BIG LAKE</b>	38	0
<b>ELK RIVER</b>	93	0
<b>TOTALS</b>	<b>235 New Homes</b>	<b>20 Units</b>

# NEW HOME PERMITS



# AVERAGE NEW HOME VALUATION



SHERBURNE COUNTY  
**RECORDED PLATS**  
*TOWNSHIPS ONLY*

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1975	3 PLATS	-	10 Residential lots 3 (COMMERCIAL LOTS)	2003	47 PLATS	-	531 Residential lots 10 (COMMERCIAL LOTS)
1976	6 PLATS	-	143 Residential lots	2004	57 PLATS	-	579 Residential lots 6 (INDUSTRIAL LOTS)
1977	8 PLATS	-	149 Residential lots	2005	46 PLATS	-	406 Residential lots
1978	7 PLATS	-	174 Residential lots	2006	30 PLATS	-	404 Residential lots
1979	12 PLATS	-	227 Residential lots	2007	20 PLATS	-	187 Residential lots 21 (COMMERCIAL LOTS)
1980	4 PLATS	-	106 Residential lots	2008	11 PLATS	-	23 Residential lots
1981	1 PLAT	-	4 Residential lots	2009	5 PLATS	-	5 Residential lots
1982	2 PLATS	-	21 Residential lots	2010	4 PLATS	-	8 Residential lots
1983	1 PLAT	-	49 Residential lots	2011	7 PLATS	-	10 Residential lots 1 (INDUSTRIAL LOT)
1984	3 PLATS	-	18 Residential lots	2012	5 PLATS	-	5 Residential lots
1985	6 PLATS	-	44 Residential lots	2013	3 PLATS	-	3 Residential lots
1986	5 PLATS	-	72 Residential lots	2014	10 PLATS	-	18 Residential lots 3 (COMMERCIAL LOTS)
1987	8 PLATS	-	133 Residential lots	2015	9 PLATS	-	25 Residential lots
1988	8 PLATS	-	131 Residential lots	2016	4 PLATS	-	16 Residential lots 2 (INDUSTRIAL LOTS)
1989	7 PLATS	-	75 Residential lots	2017	9 PLATS	-	28 Residential lots
1990	9 PLATS	-	69 Residential lots 3 (COMMERCIAL LOTS)	2018	13 PLATS	-	53 Residential lots
1991	5 PLATS	-	73 Residential lots	2019	18 PLATS-	-	151 Residential lots
1992	10 PLATS	-	168 Residential lots	2020	10 PLATS-	-	36 Residential lots
1993	21 PLATS	-	303 Residential lots	2021	21 PLATS-	-	87 Residential lots
1994	14 PLATS	-	260 Residential lots	2022	12 PLATS-	-	56 Residential lots
1995	34 PLATS	-	268 Residential lots	2023	20 PLATS-	-	49 Residential lots
1996	68 PLATS	-	487 Residential lots 30 (COMMERCIAL LOTS)	2024	11 PLATS-	-	55 Residential lots
1997	54 PLATS	-	517 Residential lots	2025	8 PLATS-	-	31 Residential lots
1998	38 PLATS	-	612 Residential lots				
1999	52 PLATS	-	523 Residential lots 2 (COMMERCIAL LOTS)				
2000	43 PLATS	-	383 Residential lots 17 (COMMERCIAL LOTS)				
2001	46 PLATS	-	446 Residential lots 4 (COMMERCIAL LOTS)				
2002	54 PLATS	-	461 Residential lots 3 (INDUSTRIAL LOTS) 1 (COMMERCIAL LOTS)				

**SHERBURNE  
2025 PLATTED/UNPLATTED ACRES  
TOWNSHIPS ONLY**

<b>TOWNSHIP</b>	<b># PLATS RECORDED IN 2025</b>	<b># PLATTED LOTS</b>	<b>ACRES PLATTED</b>	<b>ACRES ANNEXED</b>	<b>TOTAL PLATTED ACRES</b>	<b>TOTAL UNPLATTED ACRES</b>	<b>% OF ACRES PLATTED</b>
BECKER	2	11	42	0	5,084	28,296	15%
BIG LAKE	2	2	12	0	6,334	19,364	25%
BLUE HILL	0	0	0	0	2,377	20,975	10%
CLEAR LAKE	0	0	0	0	1,450	22,000	6%
HAVEN	0	0	0	0	1,338	20,381	6%
LIVONIA	3	17	68	0	5,863	14,440	29%
ORROCK	0	0	0	0	3,765	19,449	16%
PALMER	1	1	6	0	1,418	21,920	6%
SANTIAGO	0	0	0	0	1,353	22,001	6%
<b>TOTALS</b>	<b>8</b>	<b>31</b>	<b>128</b>	<b>0</b>	<b>28,982</b>	<b>188,826</b>	<b>16%</b>
	<b>Plats Recorded in 2025</b>	<b>Lots Platted in 2025</b>	<b>Acres Platted in 2025</b>	<b>Acres Annexed in 2025</b>	<b>Total Platted acres in Sherburne</b>	<b>Total Unplatted acres in Sherburne</b>	<b>% of Acres Platted</b>