

# Isanti County

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2021 ESTIMATED MARKET VALUATIONS

# Valuation of Property

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- All property is valued as of January 2 of each year.
- Per Minnesota Law, all property is to be valued at market value
- Market Value Definition (IAAO)
  - “The most probably price, as of a specified date, in cash, or in terms equivalent cash, or in other precisely revealed terms, for which the specified property rights should sell after a reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest and assuming that neither is under undue duress.”
- Estimated Market Value
  - Determined by the Assessor
  - Price would likely sell for on open market
  - Derived from comparables using the Sales Comparison Approach and the Sales Ratio Study

# Sales Ratio Study

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- Sales Ratio shows the relationship between the Assessor's EMV and the sale price of a property

- Formula:      Sales Ratio    =     $\frac{\text{Assessor's Estimated Market Value}}{\text{Sale Price}}$

- Example:



$$\begin{array}{l} \text{Assessor 2020 EMV} = \quad \underline{\$154,300} \\ \text{Sale Price} = \quad \quad \quad \$179,500 \end{array} = 85.96\%$$

# Sales Ratio Study

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- Collect and analyze sale ratios for every jurisdiction in the County to determine changes or inequities in the assessment.
- Only good “traditional” sales can be used in the sales ratio analysis
- Can only use sales from a 12-month sale period
  - October 1, 2018 to September 30, 2019 for 2021 Estimated Market Values
- A jurisdiction must have six or more qualifying sales to determine an appropriate adjustment
  - If there fewer than six qualifying sales the Assessor determines if an adjustment is necessary
- Department of Revenue requires that the median ratio of a sales ratio study should be from 90 to 105 percent

# Sales Ratio Study

Primary Parcel ID	Sale Month	Sale Year	Net Sale Price	Adjusted 2019 EMV	PT Aggratio	Water Status	City Town	Default Region	Trend Applied	Monthly Trend	Annual Trend	Adjustment Month	Net Sale Price Adj. to 2020	PRELIM Ratio
01.003.0200	11	2018	\$223,100.00	\$243,700.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	14	\$246,502.00	0.9886
01.006.0700	10	2018	\$361,000.00	\$319,800.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	15	\$401,719.00	0.7961
01.041.0080	7	2019	\$163,000.00	\$167,100.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	6	\$170,119.00	0.9823
01.042.0230	2	2019	\$257,500.00	\$244,900.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	11	\$278,494.00	0.8794
01.043.0120	5	2019	\$232,000.00	\$202,600.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	8	\$245,608.00	0.8249
01.047.0070	6	2019	\$245,000.00	\$210,900.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	7	\$257,529.00	0.8189
01.051.0050	8	2019	\$347,900.00	\$289,300.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	5	\$360,517.00	0.8025
01.114.0700	10	2018	\$387,500.00	\$339,400.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	15	\$431,208.00	0.7871
01.123.0400	9	2019	\$450,000.00	\$446,900.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	4	\$463,010.00	0.9652
01.123.0700	9	2019	\$271,503.00	\$237,200.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	4	\$279,352.00	0.8491
01.124.1101	3	2019	\$370,000.00	\$319,800.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	10	\$397,325.00	0.8049
01.160.0070	12	2018	\$238,000.00	\$203,100.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	13	\$261,098.00	0.7779
01.166.0040	3	2019	\$372,000.00	\$393,600.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	10	\$399,472.00	0.9853
01.121.0500	9	2019	\$425,000.00	\$307,600.00	91	W	Athens	Isanti	None	.	.	4	\$425,000.00	0.7238
01.163.0490	1	2019	\$292,500.00	\$241,800.00	91	W	Athens	Isanti	None	.	.	12	\$292,500.00	0.8267

Median Ratio 82.49%

# Sales Ratio Study

Study Status	Primary Parcel ID	Sale Month	Sale Year	Net Sale Price	Adjusted 2019 EMV	2020 EMV	PT Aggregation	Water Status	City Town	Default Region	Trend Applied	Monthly Trend	Annual Trend	Adjustment Month	Net Sale Price Adj. to 2020	PRELIM Ratio	Adjusted Ratio
G	01.003.0200	11	2018	\$223,100.00	\$243,700.00	\$254,000.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	14	\$246,502.00	0.9886	1.0304
G	01.006.0700	10	2018	\$361,000.00	\$319,800.00	\$330,000.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	15	\$401,719.00	0.7961	0.8215
G	01.041.0080	7	2019	\$163,000.00	\$167,100.00	\$179,200.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	6	\$170,119.00	0.9823	1.0534
G	01.042.0230	2	2019	\$257,500.00	\$244,900.00	\$251,600.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	11	\$278,494.00	0.8794	0.9034
G	01.043.0120	5	2019	\$232,000.00	\$202,600.00	\$229,700.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	8	\$245,608.00	0.8249	0.9352
G	01.047.0070	6	2019	\$245,000.00	\$210,900.00	\$239,200.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	7	\$257,529.00	0.8189	0.9288
G	01.051.0050	8	2019	\$347,900.00	\$289,300.00	\$299,400.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	5	\$360,517.00	0.8025	0.8305
G	01.114.0700	10	2018	\$387,500.00	\$339,400.00	\$372,900.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	15	\$431,208.00	0.7871	0.8648
G	01.123.0400	9	2019	\$450,000.00	\$446,900.00	\$457,700.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	4	\$463,010.00	0.9652	0.9885
G	01.123.0700	9	2019	\$271,503.00	\$237,200.00	\$268,200.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	4	\$279,352.00	0.8491	0.9601
G	01.124.1101	3	2019	\$370,000.00	\$319,800.00	\$349,000.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	10	\$397,325.00	0.8049	0.8784
G	01.160.0070	12	2018	\$238,000.00	\$203,100.00	\$229,500.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	13	\$261,098.00	0.7779	0.8790
G	01.166.0040	3	2019	\$372,000.00	\$393,600.00	\$398,500.00	91	N	Athens	Isanti	Base	0.00715048	0.089262	10	\$399,472.00	0.9853	0.9976
G	01.121.0500	9	2019	\$425,000.00	\$307,600.00	\$320,000.00	91	W	Athens	Isanti	None	.	.	4	\$425,000.00	0.7238	0.7529
G	01.163.0490	1	2019	\$292,500.00	\$241,800.00	\$273,200.00	91	W	Athens	Isanti	None	.	.	12	\$292,500.00	0.8267	0.9340
																82.49%	<b>92.88%</b>

# Sales Ratio Study

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- Preliminary Median Ratio from Sales Ratio Study was 82.49%
- 2020 Adjusted Median Ratio is 92.88%
- Adjusted Median Ratio is within the required range of 90%-105%
  
- What changes were made to the 2021 Estimated Market Valuations?

# Sales Ratio Study -Land

- Includes Vacant Land Sales that are 34.5 acre or more

District Type	County Code	County	CityTown Code	CityTown	PT Aggregation	PT Aggregation Name	Water Status	Median Ratio	Mean Ratio	Aggregate Ratio	Sale Count incl. Extremes
COCT	30	Isanti	1	Athens	95	Ag/RVL improved > 34.5 acres		71.52%	85.26%	95.51%	3
COCT	30	Isanti	2	Bradford	95	Ag/RVL improved > 34.5 acres		106.48%	106.48%	106.48%	1
COCT	30	Isanti	3	Cambridge TWP	95	Ag/RVL improved > 34.5 acres		95.99%	95.99%	96.12%	2
COCT	30	Isanti	4	Dalbo	95	Ag/RVL improved > 34.5 acres		111.87%	110.81%	108.54%	11
COCT	30	Isanti	7	North Branch	95	Ag/RVL improved > 34.5 acres		86.10%	86.10%	62.30%	2
COCT	30	Isanti	9	Spencer Brook	95	Ag/RVL improved > 34.5 acres		106.50%	106.50%	106.50%	1
COCT	30	Isanti	11	Stanchfield	95	Ag/RVL improved > 34.5 acres		103.04%	103.04%	103.04%	1
COCT	30	Isanti	12	Stanford	95	Ag/RVL improved > 34.5 acres		75.56%	75.56%	75.56%	1
COCT	30	Isanti	13	Wyanett	95	Ag/RVL improved > 34.5 acres		94.20%	99.71%	102.58%	4

## Extreme Ratios

- Stanford and Athens Land Ratios Range: 71.52%-75.56%
- Dalbo Township Land Ratio: 111.87%



# 2021 Land Value Adjustments

## 1<sup>st</sup> 10 Values

### 1<sup>st</sup> 10 Acres - \$7,000

- Stanford, Athens, North Branch and Oxford Townships

### 1<sup>st</sup> 10 Acres - \$6,000

- Bradford, Isanti and Cambridge Townships

### 1<sup>st</sup> 10 Acres - \$5,000

- Spencer Brook, Springvale, Wyanett, Dalbo, Maple Ridge and Stanchfield Townships

\*Highlighted values have been adjusted for Taxes Pay 2021.

DALBO		MAPLE RIDGE		STANCHFIELD			
EMV	GA	EMV	GA	EMV	GA		
2500 Tillable 2a	2500	2700 Tillable 2a	2700	2700 Tillable 2a	2700		
2500 Non Till 2b	1900	2600 Non Till 2b	1900	2600 Non Till 2b	1900		
750 Waste 2b		750 Waste 2b		750 Waste 2b			
36000 B Site		36000 B Site		36000 B Site			
5000 1st 10 acres		5000 1st 10 acres		5000 1st 10 acres			
WYANETT		SPRING VALE		CAMBRIDGE			
EMV	GA	EMV	GA	EMV	GA		
3100 Tillable 2a	3100	3100 Tillable 2a	3100	3100 Tillable 2a	3100		
2700 Non Till 2b	1900	2700 Non Till 2b	1900	2700 Non Till 2b	1900		
750 Waste 2b		750 Waste 2b		750 Waste 2b			
36000 B Site		36000 B Site		36000 B Site			
5000 1st 10 acres		5000 1st 10 acres		6000 1st 10 acres			
SPENCER BROOK		BRADFORD		ISANTI		NORTH BRANCH	
EMV	GA	EMV	GA	EMV	GA	EMV	GA
3100 Tillable 2a	3100	3100 Tillable 2a	3100	3100 Tillable 2a	3100	3100 Tillable 2a	3100
2700 Non Till 2b	1900	2700 Non Till 2b	1900	2700 Non Till 2b	1900	2700 Non Till 2b	1900
750 Waste 2b		750 Waste 2b		750 Waste 2b		750 Waste 2b	
36000 B Site		36000 B Site		36000 B Site		36000 B Site	
5000 1st 10 acres		6000 1st 10 acres		6000 1st 10 acres		7000 1st 10 acres	
STANFORD				ATHENS		OXFORD	
EMV	GA	EMV	GA	EMV	GA	EMV	GA
3200 Tillable 2a	3100	3200 Tillable 2a	3100	3200 Tillable 2a	3100	3200 Tillable 2a	3100
2800 Non Till 2b	1900	2800 Non Till 2b	1900	2800 Non Till 2b	1900	2800 Non-Till 2b	1900
750 Waste 2b		750 Waste 2b		750 Waste 2b		750 Waste 2b	
36000 B Site		36000 B Site		36000 B Site		36000 B Site	
7000 1st 10 acres		7000 1st 10 acres		7000 1st 10 acres		7000 1st 10 acres	

# 2021 Land Value Adjustments

## Tillable Land

Tillable Land - \$3,200/acre

- Stanford, Athens, and Oxford Townships

Tillable Land- \$3,100/acre

- Bradford, Isanti, Cambridge, Spencer Brook, Springvale, Wyanett, North Branch Townships

Tillable Land - \$2,700/acre

- Maple Ridge and Stanchfield Township

Tillable Land - \$2,500/acre

- Dalbo Township

Green Acres Value = \$3,100/acre

\*Highlighted values have been adjusted for Taxes Pay 2021.

DALBO			MAPLE RIDGE			STANCHFIELD					
EMV		GA	EMV		G A	EMV		G A			
2500	Tillable 2a	2500	2700	Tillable 2a	2700	2700	Tillable 2a	2700			
2500	Non Till 2b	1900	2600	Non Till 2b	1900	2600	Non Till 2b	1900			
750	Waste 2b		750	Waste 2b		750	Waste 2b				
36000	B Site		36000	B Site		36000	B Site				
5000	1st 10 acres		5000	1st 10 acres		5000	1st 10 acres				
WYANETT			SPRING VALE			CAMBRIDGE					
EMV		GA	EMV		G A	EMV		G A			
3100	Tillable 2a	3100	3100	Tillable 2a	3100	3100	Tillable 2a	3100			
2700	Non Till 2b	1900	2700	Non Till 2b	1900	2700	Non Till 2b	1900			
750	Waste 2b		750	Waste 2b		750	Waste 2b				
36000	B Site		36000	B Site		36000	B Site				
5000	1st 10 acres		5000	1st 10 acres		6000	1st 10 acres				
SPENCER BROOK			BRADFORD			ISANTI			NORTH BRANCH		
EMV		G A	EMV		G A	EMV		G A	EMV		GA
3100	Tillable 2a	3100	3100	Tillable 2a	3100	3100	Tillable 2a	3100	3100	Tillable 2a	3100
2700	Non Till 2b	1900	2700	Non Till 2b	1900	2700	Non Till 2b	1900	2700	Non Till 2b	1900
750	Waste 2b		750	Waste 2b		750	Waste 2b		750	Waste 2b	
36000	B Site		36000	B Site		36000	B Site		36000	B Site	
5000	1st 10 acres		6000	1st 10 acres		6000	1st 10 acres		7000	1st 10 acres	
STANFORD			ATHENS			OXFORD					
EMV		GA	EMV		G A	EMV		G A			
3200	Tillable 2a	3100	3200	Tillable 2a	3100	3200	Tillable 2a	3100			
2800	Non Till 2b	1900	2800	Non Till 2b	1900	2800	Non-Till 2b	1900			
750	Waste 2b		750	Waste 2b		750	Waste 2b				
36000	B Site		36000	B Site		36000	B Site				
7000	1st 10 acres		7000	1st 10 acres		7000	1st 10 acres				

# 2021 Land Value Adjustments

## Non-Till Land

Non-Till Land - \$2,800/acre

- Stanford, Athens, and Oxford Townships

Non-Till Land- \$2,700/acre

- Bradford, Isanti, Cambridge, Spencer Brook, Springvale, Wyanett, North Branch Townships

Non-Till Land - \$2,600/acre

- Maple Ridge and Stanchfield Township

Tillable Land - \$2,500/acre

- Dalbo Township

Rural Preserve Value = \$1,900/acre

\*Highlighted values have been adjusted for Taxes Pay 2021.

<p style="text-align: center;">DALBO</p> <p>EMV <span style="float: right;">GA</span></p> <p>2500 Tillable 2a <span style="float: right;">2500</span></p> <p>2500 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>5000 1st 10 acres</p>	<p style="text-align: center;">MAPLE RIDGE</p> <p>EMV <span style="float: right;">G A</span></p> <p>2700 Tillable 2a <span style="float: right;">2700</span></p> <p>2600 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>5000 1st 10 acres</p>	<p style="text-align: center;">STANCHFIELD</p> <p>EMV <span style="float: right;">G A</span></p> <p>2700 Tillable 2a <span style="float: right;">2700</span></p> <p>2600 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>5000 1st 10 acres</p>	
<p style="text-align: center;">WYANETT</p> <p>EMV <span style="float: right;">GA</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>5000 1st 10 acres</p>	<p style="text-align: center;">SPRING VALE</p> <p>EMV <span style="float: right;">G A</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>5000 1st 10 acres</p>	<p style="text-align: center;">CAMBRIDGE</p> <p>EMV <span style="float: right;">G A</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>6000 1st 10 acres</p>	
<p style="text-align: center;">SPENCER BROOK</p> <p>EMV <span style="float: right;">G A</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>5000 1st 10 acres</p>	<p style="text-align: center;">BRADFORD</p> <p>EMV <span style="float: right;">G A</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>6000 1st 10 acres</p>	<p style="text-align: center;">ISANTI</p> <p>EMV <span style="float: right;">G A</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>6000 1st 10 acres</p>	<p style="text-align: center;">NORTH BRANCH</p> <p>EMV <span style="float: right;">GA</span></p> <p>3100 Tillable 2a <span style="float: right;">3100</span></p> <p>2700 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>7000 1st 10 acres</p>
<p style="text-align: center;">STANFORD</p> <p>EMV <span style="float: right;">GA</span></p> <p>3200 Tillable 2a <span style="float: right;">3100</span></p> <p>2800 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>7000 1st 10 acres</p>	<p style="text-align: center;">ATHENS</p> <p>EMV <span style="float: right;">G A</span></p> <p>3200 Tillable 2a <span style="float: right;">3100</span></p> <p>2800 Non Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>7000 1st 10 acres</p>	<p style="text-align: center;">OXFORD</p> <p>EMV <span style="float: right;">G A</span></p> <p>3200 Tillable 2a <span style="float: right;">3100</span></p> <p>2800 Non-Till 2b <span style="float: right;">1900</span></p> <p>750 Waste 2b</p> <p>36000 B Site</p> <p>7000 1st 10 acres</p>	

# Sales Ratio Study -Building

- Includes Residential and Seasonal Rec Properties

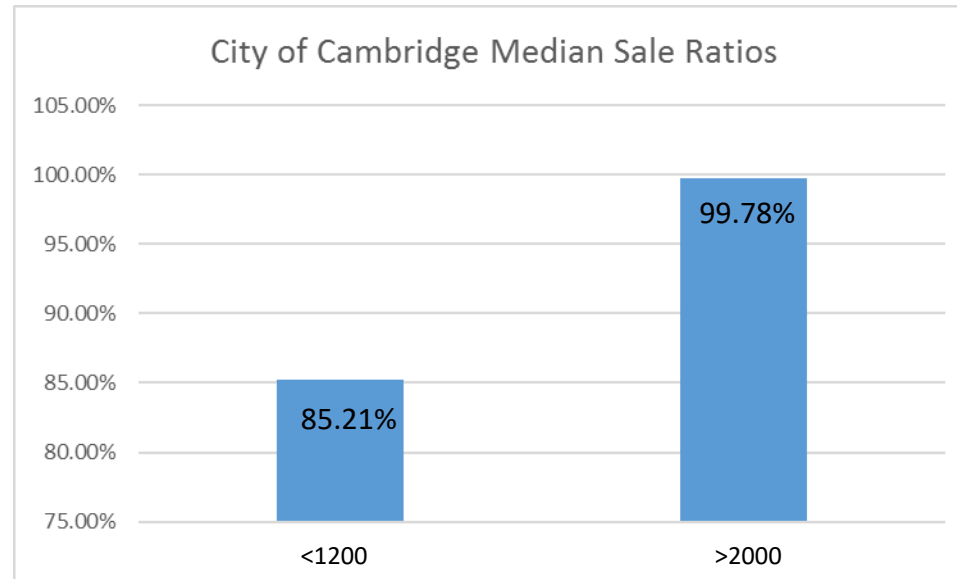
District Type	County Code	County	CityTown Code	CityTown	PT Aggregation	PT Aggregation Name	Water Status	Median Ratio	Sale Count incl. Extremes
CO	30	Isanti	0		91	Residential/SRR		87.95%	524
COCT	30	Isanti	1	Athens	91	Residential/SRR		82.19%	16
COCT	30	Isanti	2	Bradford	91	Residential/SRR		91.70%	37
COCT	30	Isanti	3	Cambridge TWP	91	Residential/SRR		82.32%	22
COCT	30	Isanti	4	Dalbo	91	Residential/SRR		87.27%	3
COCT	30	Isanti	5	Isanti TWP	91	Residential/SRR		87.30%	18
COCT	30	Isanti	6	Maple Ridge	91	Residential/SRR		84.62%	4
COCT	30	Isanti	7	North Branch	91	Residential/SRR		85.81%	10
COCT	30	Isanti	8	Oxford	91	Residential/SRR		80.50%	6
COCT	30	Isanti	9	Spencer Brook	91	Residential/SRR		85.99%	11
COCT	30	Isanti	10	Spring Vale	91	Residential/SRR		90.61%	8
COCT	30	Isanti	11	Stanchfield	91	Residential/SRR		91.10%	11
COCT	30	Isanti	12	Stanford	91	Residential/SRR		93.02%	22
COCT	30	Isanti	13	Wyanett	91	Residential/SRR		93.67%	21
COCT	30	Isanti	200	Cambridge	91	Residential/SRR		90.75%	152
COCT	30	Isanti	500	Isanti	91	Residential/SRR		86.68%	143
COCT	30	Isanti	6000	Braham	91	Residential/SRR		86.36%	40

10 Townships/Cities had Median Improved Sales Ratios below 90%

# Building-Shape/Size Adjustment

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- Smaller <1,200 sqft Residential properties are selling for a premium
- Larger >2,000 sqft Residential properties have stable values
- Example: City of Cambridge



- So how do we equalize the market?

# Building-Shape/Size Adjustment

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## 2020 SHAPE/SIZE ADJUSTMENT

Shape/Size Adjustment	
Foundation Size	Multiplier
450 sqft	1.4
650 sqft	1.2
850 sqft	1.06
1050 sqft	1.04
1250 sqft	1.02
1450 sqft	1.00
1650 sqft	0.99
1850 sqft	0.98
2450 sqft	0.97
2850 sqft	0.96

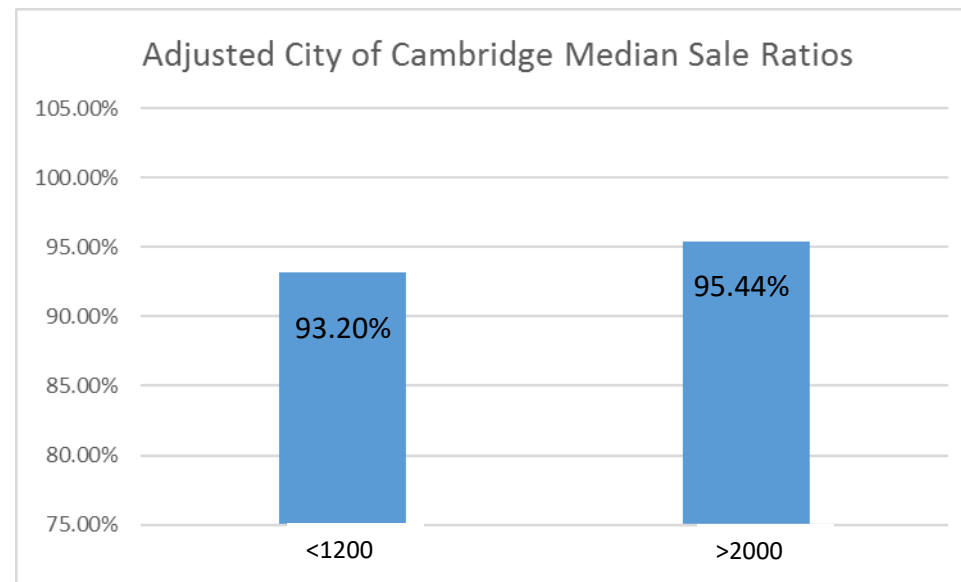
## 2021 SHAPE/SIZE ADJUSTMENT

Shape/Size Adjustment	
Foundation Size	Multiplier
450 sqft	1.7
650 sqft	1.5
850 sqft	1.4
1050 sqft	1.3
1250 sqft	1.2
1450 sqft	1.1
1650 sqft	1.0
1850 sqft	0.99
2050 sqft	0.98
2250 sqft	0.97
2450 sqft	0.95
2850 sqft	0.93
3000 sqft	0.92
3250 sqft	0.91
3500 sqft	0.9

# Building-Shape/Size Adjustment

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- Example: City of Cambridge



- Building Shape/Size adjustment equalizes market
- Smaller homes will see a higher % increase in value compared to larger homes.

# Market Condition Adjustment

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- Market Condition adjustment
  - Markets are not static.
  - Adjust to supply and demand.
  - Accounts for Time Adjustment
    - Values are determined as if they were to sale January 2, 2020
- Market Condition adjustment does not include shape/size adjustment!



# Market Condition Adjustment

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## ATHENS TOWNSHIP

Athens Township - 5% increase

Athens Township Water (River) – 10% increase

1<sup>st</sup> 10 Value - \$1,000 increase per acre

Tillable Land - \$100 increase per acre

Non-Till Land - \$100 increase per acre

**8.32% increase in total value**

## BRADFORD TOWNSHIP

Bradford Township – 5% increase

Bradford River Improved Parcels – 15% increase

Bradford Township Water – 5% increase (average)

- Lake Francis - \$800/FF (\$50/FF increase)
- Lake Elizabeth - \$500/FF
- Long Lake - \$1,000/FF (\$100/FF increase)

1<sup>st</sup> 10 Value - \$1,000 increase per acre

Tillable Land – No Change

Non-Till Land – No Change

**6.80% increase in total value**

# Market Condition Adjustment

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## CAMBRIDGE TOWNSHIP

Cambridge Township - 5% increase

Cambridge Township Water– 5% increase

- Fanny Lake - \$1000/FF
- Skogman Lake - \$900/FF

1<sup>st</sup> 10 Value - \$1,000 increase per acre

Tillable Land – No Change

Non-Till Land –No Change

**8.40% increase in total value**

## DALBO TOWNSHIP

Dalbo Township – 10% increase

Dalbo Township Water– 10% increase

- Stanchfield Lake - \$200/FF

1<sup>st</sup> 10 Value – No Change

Tillable Land – \$200 decrease per acre

Non-Till Land – \$100 decrease per acre

**5.99% increase in total value**

# Market Condition Adjustment

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## ISANTI TOWNSHIP

Isanti Township - 0%

Isanti Township Water– 0%

- Fanny Lake - \$1,000/FF
- Pauls Lake - \$800/FF
- Elins Lake - \$800/FF

1<sup>st</sup> 10 Value - \$1,000 increase per acre

Tillable Land – No Change

Non-Till Land –No Change

**4.03% increase in total value**

## MAPLE RIDGE TOWNSHIP

Maple Ridge Township – 5% increase

Maple Ridge Township Water– 15% increase

1<sup>st</sup> 10 Value – No Change

Tillable Land – No Change

Non-Till Land – No Change

**5.72% increase in total value**

# Market Condition Adjustment

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## NORTH BRANCH TOWNSHIP

North Branch Township - 5% increase

North Branch Township Water– 5% increase

1<sup>st</sup> 10 Value - \$1,000 increase per acre

Tillable Land – No Change

Non-Till Land –No Change

**8.00% increase in total value**

## OXFORD TOWNSHIP

Oxford Township – 15% increase

Oxford Township Water– 10% increase

1<sup>st</sup> 10 Value – \$1,000 increase per acre

Tillable Land - \$100 increase per acre

Non-Till Land - \$100 increase per acre

**10.44% increase in total value**

# Market Condition Adjustment

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## SPENCER BROOK TOWNSHIP

Spencer Brook Township - 8% increase

Spencer Brook Township Water– 0%

Blue Lake - \$1,100/FF

1<sup>st</sup> 10 Value – No Change

Tillable Land – No Change

Non-Till Land –No Change

**4.68% increase in total value**

## SPRINGVALE TOWNSHIP

Springvale Township – 3% increase

Springvale Township Water– 0%

1<sup>st</sup> 10 Value – No Change

Tillable Land – No Change

Non-Till Land –No Change

**4.45% increase in total value**

# Market Condition Adjustment

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## STANCHFIELD TOWNSHIP

Stanchfield Township - 10% decrease

Stanchfield Township Water— 0%

1<sup>st</sup> 10 Value – No Change

Tillable Land – No Change

Non-Till Land –No Change

**0.33% decrease in total value**

## STANFORD TOWNSHIP

Stanford Township – 0%

Stanford Township Water— 0%

- Blue Lake - \$1,100/FF
- Long Lake - \$1,000/FF (\$100/FF decrease)

1<sup>st</sup> 10 Value – \$1,000 increase per acre

Tillable Land - \$100 increase per acre

Non-Till Land - \$100 increase per acre

**6.80% increase in total value**

# Market Condition Adjustment

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## WYANETT TOWNSHIP

Wyanett Township- 0%

Wyanett Township Water– 0%

Green Lake - \$1200/FF (\$100/FF decrease)

- Spectacle Lake - \$1300/FF
- Stanchfield Lake - \$200/FF

1<sup>st</sup> 10 Value – No Change

Tillable Land – No Change

Non-Till Land –No Change

**4.86% increase in total value**

## CITY OF BRAHAM

City of Braham – 0% to 5% increase

City of Braham Townhomes – 20% increase

Commercial – 0% to 3% increase

**8.16% increase in total value**

# Market Condition Adjustment

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## CITY OF CAMBRIDGE

City of Cambridge – 0-8% increase

- Goldenwood Neighborhood – 8%

Commercial – 0% to 3% increase

**3.51% increase in total value**

## CITY OF ISANTI

City of Isanti– 0% to 7% increase

Commercial – 0% to 3% increase

**6.19% increase in total value**



# Final Sale Ratios

District Type	County Code	County	CityTown Code	CityTown	PT Aggregation	PT Aggregation Name	Water Status	Median Ratio	Sale Count incl. Extremes
COCT	30	Isanti	1	Athens	91	Residential/SRR		92.88%	16
COCT	30	Isanti	2	Bradford	91	Residential/SRR		92.08%	37
COCT	30	Isanti	3	Cambridge TWP	91	Residential/SRR		91.88%	22
COCT	30	Isanti	4	Dalbo	91	Residential/SRR		91.15%	3
COCT	30	Isanti	5	Isanti TWP	91	Residential/SRR		92.62%	18
COCT	30	Isanti	6	Maple Ridge	91	Residential/SRR		93.96%	4
COCT	30	Isanti	7	North Branch	91	Residential/SRR		92.91%	10
COCT	30	Isanti	8	Oxford	91	Residential/SRR		92.01%	6
COCT	30	Isanti	9	Spencer Brook	91	Residential/SRR		93.53%	11
COCT	30	Isanti	10	Spring Vale	91	Residential/SRR		95.21%	8
COCT	30	Isanti	11	Stanchfield	91	Residential/SRR		95.92%	11
COCT	30	Isanti	12	Stanford	91	Residential/SRR		96.23%	22
COCT	30	Isanti	13	Wyanett	91	Residential/SRR		97.09%	21
COCT	30	Isanti	200	Cambridge	91	Residential/SRR		94.91%	152
COCT	30	Isanti	500	Isanti	91	Residential/SRR		95.30%	143
COCT	30	Isanti	6000	Braham	91	Residential/SRR		93.30%	40

## Isanti County – Total Estimated Market Values

	<u>Pay 2014</u>	<u>Pay 2015</u>	<u>Pay 2016</u>	<u>Pay 2017</u>	<u>Pay 2018</u>	<u>Pay 2019</u>	<u>Pay 2020</u>	<u>Pay 2021</u>
<b>ATHENS</b>	154,265,600	170,711,700	170,558,100	181,172,800	200,075,400	210,340,000	209,580,100	227,778,900
<b>BRADFORD</b>	245,182,200	255,105,500	277,638,300	294,075,200	313,802,300	330,079,700	354,667,900	381,084,100
<b>CAMBRIDGE TWP</b>	183,910,800	196,033,300	211,674,300	218,655,200	248,075,400	255,756,500	261,377,700	283,258,700
<b>DALBO</b>	68,795,200	77,344,100	81,149,200	83,709,100	92,670,200	94,734,000	106,107,400	109,366,600
<b>ISANTI TWP</b>	175,543,000	189,259,500	203,466,200	212,650,600	231,357,700	234,493,300	248,047,300	260,739,700
<b>MAPLE RIDGE</b>	80,569,700	88,098,500	91,103,600	96,017,000	95,201,100	98,821,900	109,139,000	116,526,200
<b>NORTH BRANCH</b>	152,958,600	171,480,000	171,436,700	180,376,300	184,060,300	197,308,000	202,371,301	219,163,200
<b>OXFORD</b>	87,638,500	90,494,000	95,929,100	100,616,700	107,844,300	116,172,200	126,015,600	139,487,400
<b>SPENCER BROOK</b>	139,755,600	164,586,400	186,439,500	185,043,800	194,967,500	205,111,700	213,125,500	225,521,100
<b>SPRING VALE</b>	129,827,500	134,035,300	146,265,700	156,747,300	165,432,600	171,530,700	175,902,300	185,154,100
<b>STANCHFIELD</b>	97,397,600	103,874,400	108,294,300	113,931,200	123,179,800	128,949,200	140,554,600	139,554,300
<b>STANFORD</b>	196,774,900	202,219,900	233,083,400	236,853,200	241,428,000	255,329,200	281,286,100	303,645,200
<b>WYANETT</b>	201,568,500	217,359,900	215,570,400	231,489,900	234,940,600	247,806,400	275,665,200	290,203,400
<b>BRAHAM CITY</b>	58,162,300	59,540,800	65,087,000	70,398,400	75,804,600	76,862,900	85,650,100	93,015,500
<b>CAMBRIDGE CITY</b>	453,511,100	472,712,600	509,146,000	529,681,600	575,087,000	612,893,200	663,098,001	708,397,400
<b>ISANTI CITY</b>	255,981,400	264,933,700	301,846,800	306,108,500	345,114,500	382,551,500	440,259,600	487,307,600
<b>St FRANCIS CITY</b> *****	519,000 *****	569,300 *****	569,600 *****	586,600 *****	586,600 *****	1,022,700 *****	926,600 *****	983,500 *****
<b>TOTAL COUNTY</b>	<b>2,682,361,500</b>	<b>2,858,358,900</b>	<b>3,069,258,200</b>	<b>3,198,113,400</b>	<b>3,429,627,900</b>	<b>3,619,763,100</b>	<b>3,893,774,302</b>	<b>4,171,186,900</b>