

HOUSTON COUNTY
OFFICE OF THE COUNTY ASSESSOR
304 SOUTH MARSHALL STREET RM 203
CALEDONIA MN 55921-1324
LUCAS ONSTAD
COUNTY ASSESSOR
TEL (507) 725-5801

February 15, 2022

Caledonia City Officials:

Last year brought a huge increase in sales prices to Houston County, which will result in value increases this year. I wanted to send you some information on these value increases and what I am doing a little differently this year, to try and distribute the increases as fairly as possible.

To start off, our county will be getting a 20% increase across the board, on buildings. As with last year, this percentage will vary slightly, per parcel, depending on the value of land on the parcel compared to the value of buildings. However, everyone will see the 20% increase on buildings.

The value of tillable land will increase 15%, countywide. This amounts to a \$790/acre increase to our land with an average (70 CER) rating. Our top rated (100 CER) tillable land will be seeing an increase from \$7,500/acre to \$8,625/acre. Tillable will increase by the corresponding percentage for its CER rating.

Utilizing a percentage increase will help to equalize the value increases on land, and not put a higher burden on lower value properties.

For example:

Property A has tillable land valued at \$3,200/acre

Property B has tillable land valued at \$8,000/acre

If the county had imposed a straight \$800/acre increase:

Property A's value would have increased to \$4,000/acre—a 25% increase

Property B's value would have increased to \$8,800/acre—a 10% increase

Using a percentage increase distributes the value increase more fairly.

The value of woods land will increase from \$2,900/acre to \$3,300/acre.
Waste land value will be lowered from \$2,900/acre to \$2,000/acre.

For Land Owners Enrolled in the Green Acres and Rural Preserve Programs:

We will be implementing a Green Acres deferral on tillable land for the first time. This will also be implemented using a percentage/CER formula. This will have the same affect in equalizing the taxable amount of tillable land, based on value.

Tillable land in the Green Acres Program will receive a 13% deferral on the CER value.
Woods land in the Rural Preserve Program will receive a \$1,300/acre deferral.

Please contact me if you have any questions. I will be putting together something for the newspapers as well. Thank you.

Sincerely,



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Enclosures:

MAP – 2022 Average Value Increases – 2023 Taxes Payable

2022 Average Value Increases – 2023 Taxes Payable

Neighborhood Increases
 20% Base Increase
 + Additional Increases
Total Increase

**Eagles Landing
 in La Crescent City**
 31% Increase on Buildings

**Janelle Ave
 in La Crescent Twp**
 45% Increase on Buildings

**Marina Drive
 in Brownsville City**
 40% Increase on Buildings

**Orchard Valley
 in La Crescent City**
 33% Increase on Buildings

**Shore Acres
 in La Crescent City**
 50% Increase on
 Buildable Vacant Lots

**Swan View
 in Brownsville Twp**
 40% Increase on Buildings

**Valley High Golf Course
 in Mound Prairie**
 70% Increase on
 Land/Bldgs

Land Values by Land Type
 Tillable Land: \$8,700/acre @ 100% CER
 - Green Acres Deferral: 13% off of full value
 Pasture Land: \$2,000/acres
 Woods: \$3,300/acre
 - Rural Preserve Deferral: \$1,300/acre
 - Brings Woods down to \$2,000/acre
 Waste: \$2,000/acre

