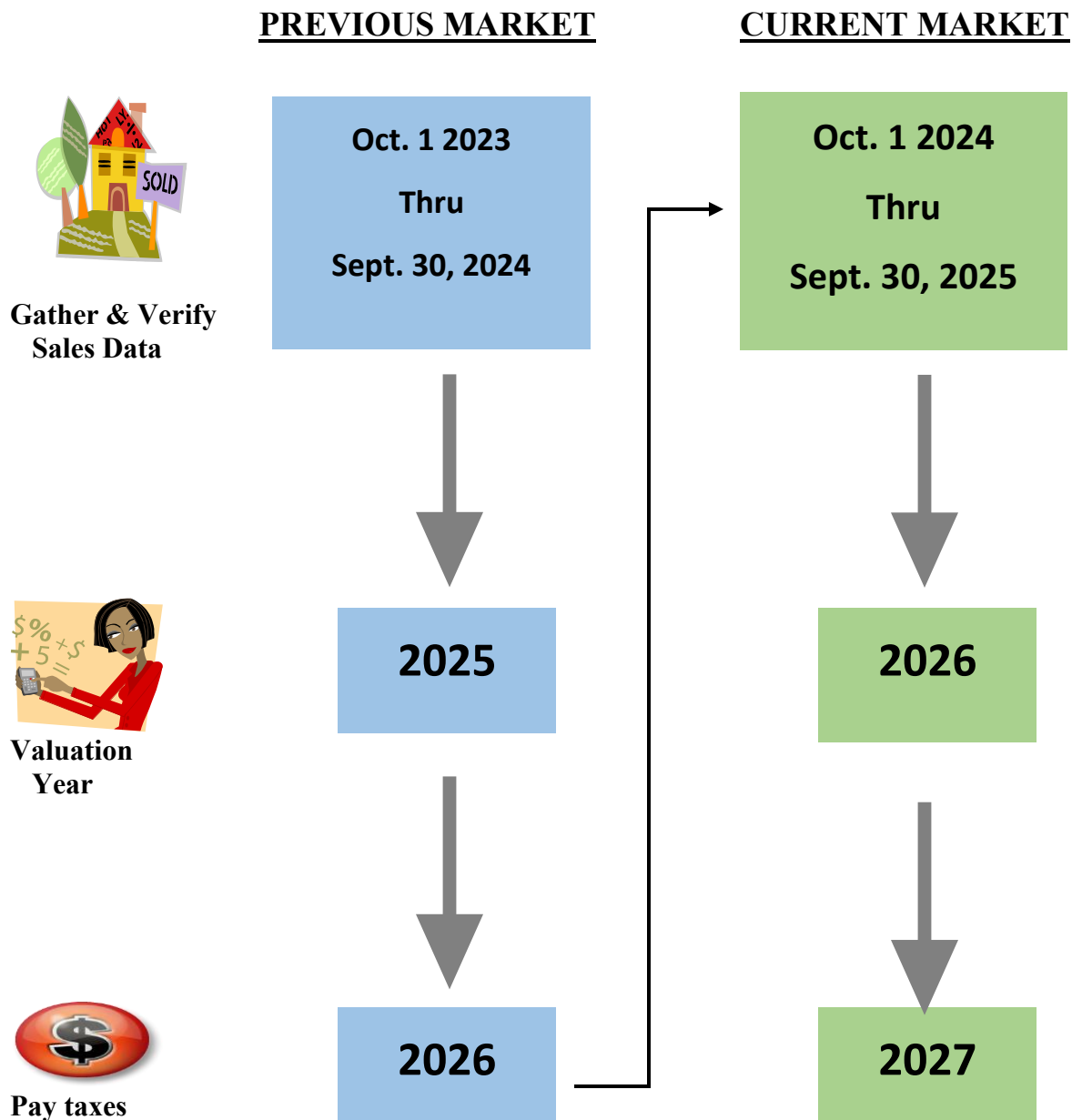


Monday April 20, 2026



Minnesota State Law requires assessors to value property based on historical data. Taxes payable are always based on the prior year's value, which was determined using sales data from a previous time period (see chart below).

Therefore, in an escalating market, assessed values are typically lower than the current market. Likewise, if values are declining it's possible that assessed values will be higher than the current market. This is due to the time frame we are required to work with and the effects of a rapidly changing market.



SUMMARY OF THE ALBERTVILLE 2026 ASSESSMENT

Residential / Seasonal Recreational

During this year's study, we had 71 qualified sales used for the sales ratio study. Our state time adjusted median sales ratio was 92.7%. After adjusting for market conditions and equalization for the 2025 assessment, the final ratio is 95%. This was a result of a 2.53% net increase of total City residential value. The State of Minnesota requires assessors to value property at 100 percent of market value with an allowable median ratio range of 90 to 105 percent.

Other Markets net change: Commercial values increased 4.75%, Industrial 6.47% and Apartments 2.26%.

Surrounding Districts % Change

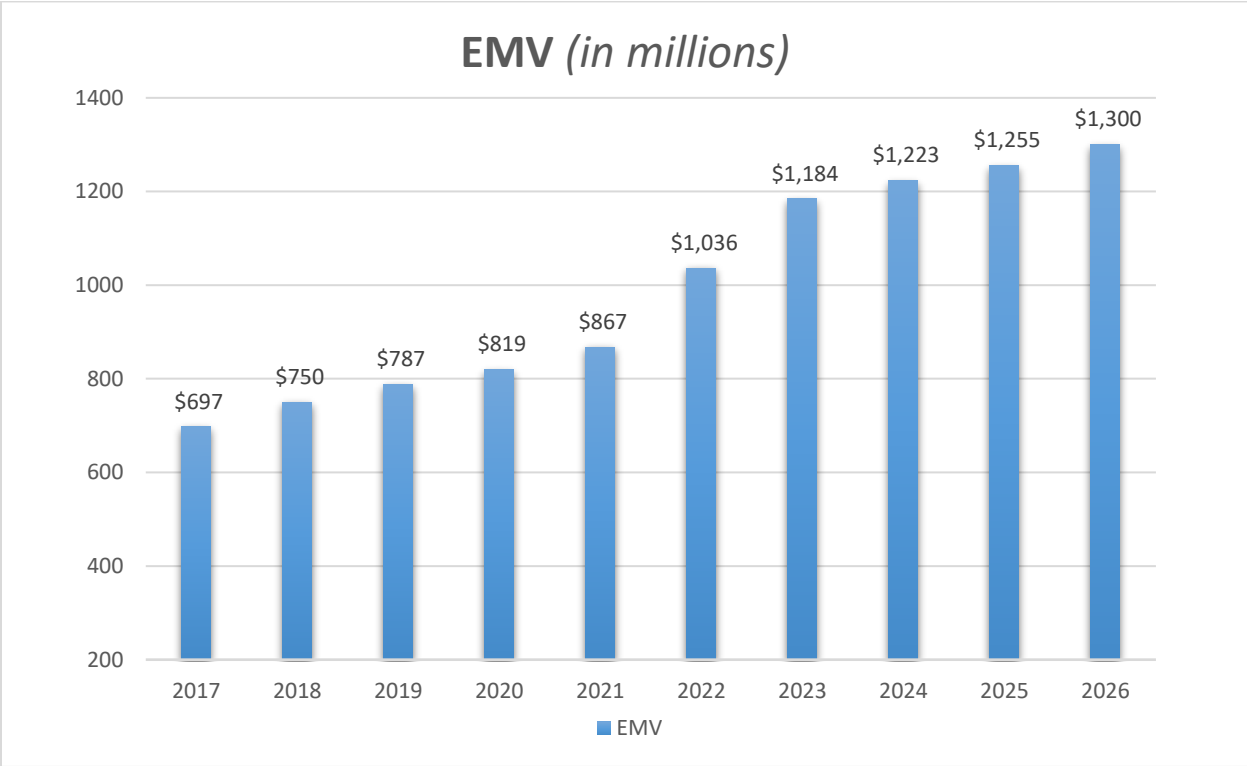
<u>District</u>	<u>% Change</u>
Otsego	1.83
Hanover	3.31
St. Michael	3.37
Albertville	2.53
Rockford	-1.07
Delano	2.69
Monticello Township	8.47
Franklin Township	5.04
Buffalo Township	2.47

Total Dollar Value of New Construction 2025 compared to 2020-2024

Total dollar value of new construction in 2025 (Residential)	\$2,701,600
Total dollar value of new construction in 2025 (Commercial)	\$3,194,800
Total dollar value of new construction in 2025 (Industrial)	<u>\$609,100</u>
Total 2025:	\$6,505,500
Total 2024:	\$17,065,600
Total 2023	\$47,031,800
Total 2022:	\$26,195,889
Total 2021:	\$32,473,900
Total 2020:	\$10,594,500

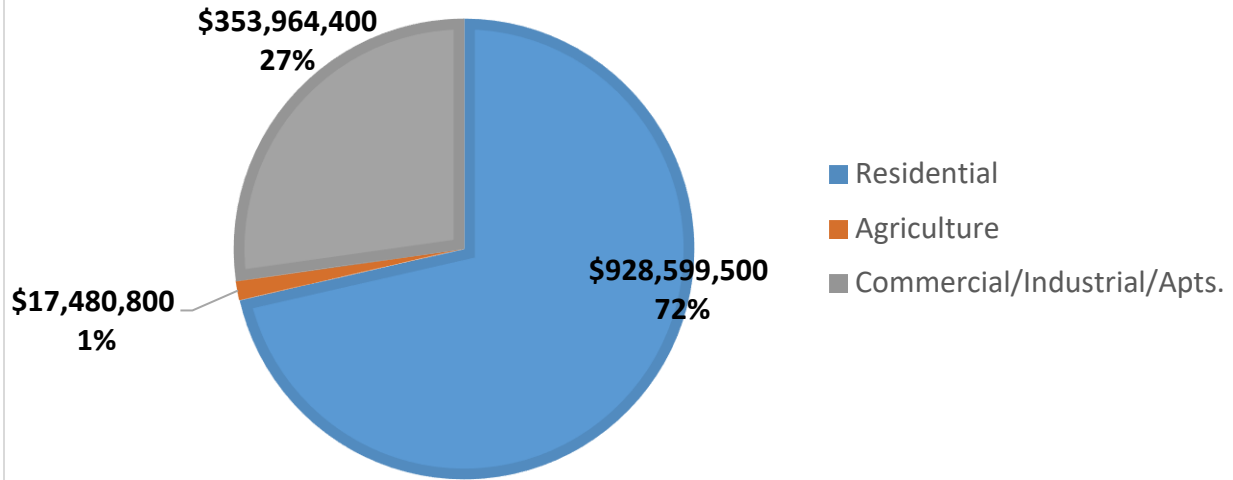
New Construction of Dwellings	# of Permits
2025	4
2024	3
2023	4

Estimated Market Value of City of Albertville 2017-2026 Assessment

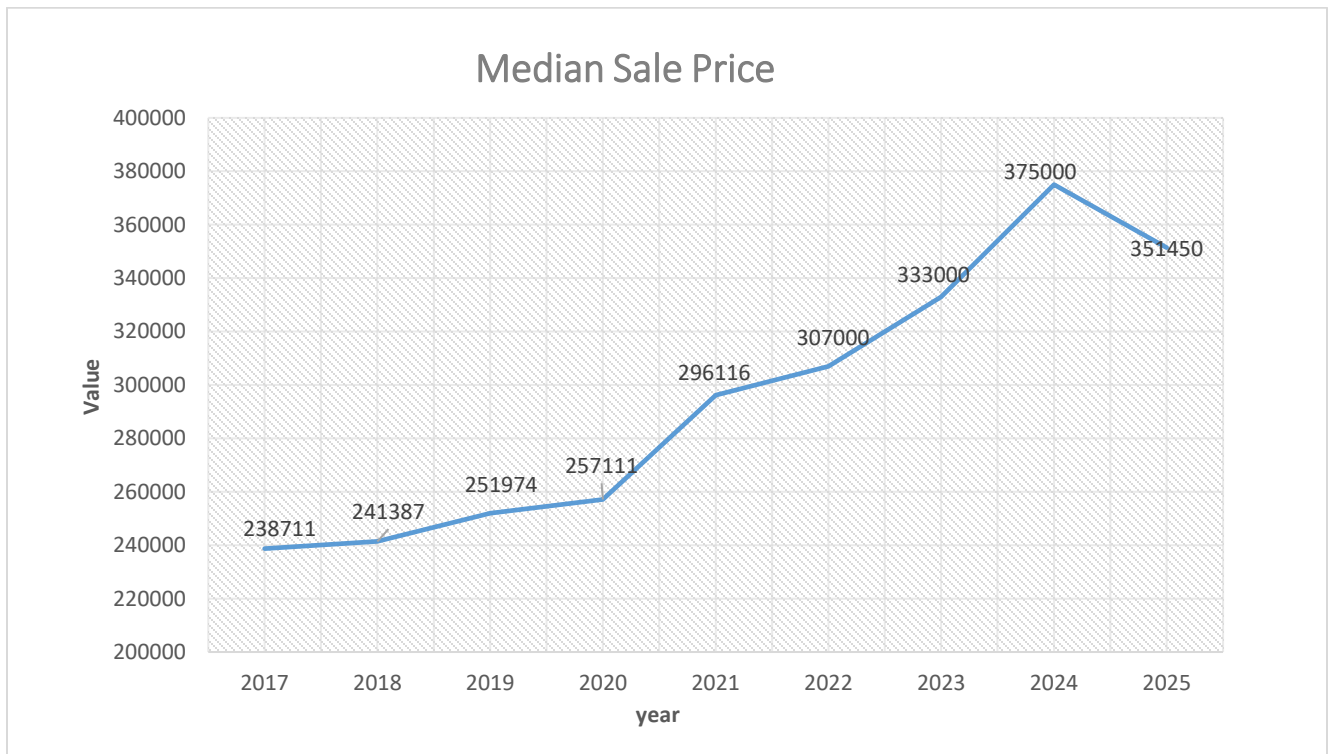


TOTAL CITY VALUE: \$1,300,044,700
 (Excludes: exempt, state assessed, & personal property)

ALBERTVILLE EMV BY CLASS



SALES DATA



Median Sale Price 2025: \$351,450

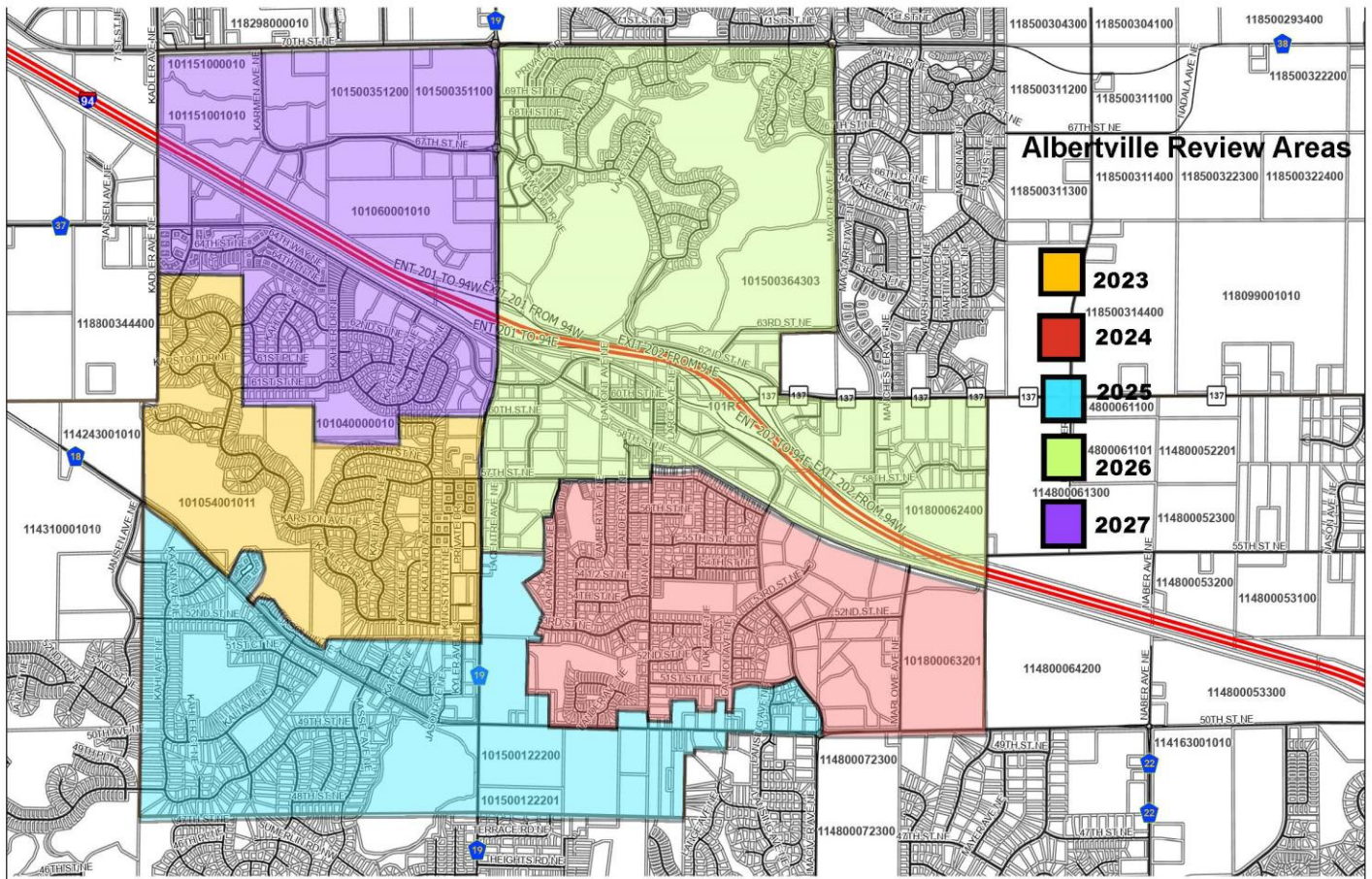
***Graph depicting QUALIFIED SALES only.**

Current Sales and the Market

Since the beginning of the new sales study on 10/1/25, there have been **26 qualified sales**.
Our current sales ratio is approximately **97.37%**.
The median sale price for these homes is **\$360,250**

It is currently too early to indicate where the market is headed in 2026 for the 2027 assessment.

Review Areas



SALES

Parcel	Sale Date	2026 EMV	PRICE	Subdivision	Year blt	Bed	Bath	GLA	FINBSMT_	Finished	DWELDAT_USERS
101011002140	6-Mar-25	290900	317000	BEAUDRY'S 2ND ADDITION	1985	3	2	858	621	1479	04 SPLIT ENTRY / FOYER
101022003040	20-Aug-25	223200	240000	01022 BARTHEL'S INDUSTRIAL PARK	1980	3	2	720	540	1260	29 TWIN HOME
101022004080	15-Sep-25	304200	344900	01022 BARTHEL'S INDUSTRIAL PARK	1983	4	2	1048	850	1898	04 SPLIT ENTRY / FOYER
101022006020	8-Apr-25	333100	360000	01022 BARTHEL'S INDUSTRIAL PARK	1987	4	2	1191	640	1831	06 4 LEVEL SPLIT
101022007080	28-Jul-25	291900	350000	01022 BARTHEL'S INDUSTRIAL PARK	1986	4	2	912	660	1572	04 SPLIT ENTRY / FOYER
101028002010	29-Sep-25	351700	370000	01028 BARTHEL MANOR 2ND ADDN	1994	4	2	1144		1144	07 MODIFIED 2 STORY
101029003140	19-Dec-24	304700	320000	01029 WESTWIND	1988	3	2	865	737	1602	04 SPLIT ENTRY / FOYER
101036001180	7-Feb-25	320500	315000	01036 WESTWIND 2ND ADDN	1992	3	2	987	720	1707	04 SPLIT ENTRY / FOYER
101040002030	19-Mar-25	297800	335000	01040 PARKSIDE	1995	3	2	1017	636	1653	05 3 LEVEL SPLIT
101040002150	10-Dec-24	329900	334900	01040 PARKSIDE	1995	4	2	1088	840	1928	04 SPLIT ENTRY / FOYER
101040002190	4-Nov-24	324300	338000	01040 PARKSIDE	1994	4	2	981	756	1737	04 SPLIT ENTRY / FOYER
101040005110	18-Oct-24	339600	320000	01040 PARKSIDE	1995	4	2	1088	918	2006	04 SPLIT ENTRY / FOYER
101041001120	16-Jan-25	394600	399900	01041 HARDWOOD POND 2ND ADDN	2003	4	2	1340	1056	2396	06 4 LEVEL SPLIT
101041001140	24-Apr-25	385500	412000	01041 HARDWOOD POND 2ND ADDN	1994	3	3	1340		1340	07 MODIFIED 2 STORY
101042002110	6-Dec-24	277300	292000	01042 PARKSIDE 3RD ADDN	1996	4	2	1152	887	2039	29 TWIN HOME
101045002020	2-Sep-25	324100	355000	01045 PARKSIDE 3RD ADDN	1996	4	2	968	740	1708	04 SPLIT ENTRY / FOYER
101045003010	21-Nov-24	323500	354000	01045 PARKSIDE 3RD ADDN	1997	4	2	968	648	1616	04 SPLIT ENTRY / FOYER
101045004050	11-Nov-24	478400	490000	01045 PARKSIDE 3RD ADDN	1997	4	3	1550	1096	2646	07 MODIFIED 2 STORY
101045004060	30-Sep-25	456300	500000	01045 PARKSIDE 3RD ADDN	1998	4	4	1268	994	2262	07 MODIFIED 2 STORY
101045007050	15-Sep-25	340800	365000	01045 PARKSIDE 3RD ADDN	1998	3	2	1088	988	2076	04 SPLIT ENTRY / FOYER
101045007100	28-Jul-25	432600	420000	01045 PARKSIDE 3RD ADDN	1998	5	4	1286	820	2106	07 MODIFIED 2 STORY
101045009070	13-Jun-25	323700	345000	01045 PARKSIDE 3RD ADDN	1998	3	2	993	630	1623	05 3 LEVEL SPLIT
101047001190	19-Jun-25	254900	260000	01047 COTTAGES OF ALBERTVILLE	1997	2	2	1260		1260	26 ATTACHED-1 STORY TOWNHOUSE
101047001320	15-Sep-25	249400	262900	01047 COTTAGES OF ALBERTVILLE	1997	2	2	1260		1260	26 ATTACHED-1 STORY TOWNHOUSE
101048001030	8-Sep-25	344000	369900	01048 FAIRFIELD	1997	4	1	1286	572	1858	04 SPLIT ENTRY / FOYER
101050001060	27-May-25	308600	335000	01050 PARKSIDE 4TH ADDN	1998	3	2	988	751	1739	04 SPLIT ENTRY / FOYER
101050002050	28-Mar-25	315100	343003	01050 PARKSIDE 4TH ADDN	1998	4	2	949	786	1735	04 SPLIT ENTRY / FOYER
101051004030	25-Jun-25	310100	355000	01051 CENTER OAKS 2ND ADDN	1999	5	2	982	684	1666	04 SPLIT ENTRY / FOYER
101053001040	16-Jun-25	308300	350000	01053 CEDAR CREEK NORTH	1999	3	2	968	824	1792	04 SPLIT ENTRY / FOYER
101056001100	28-May-25	261500	266000	01056 KARSTON COVE 1ST ADDN	2001	2	2	1457		1457	26 ATTACHED-1 STORY TOWNHOUSE
101056001180	31-Jul-25	256800	259900	01056 KARSTON COVE 1ST ADDN	2001	2	2	1422		1422	26 ATTACHED-1 STORY TOWNHOUSE
101061001040	15-Sep-25	243900	265000	01061 COTTAGES OF ALBERTVILLE TWO	1999	2	2	1354		1354	26 ATTACHED-1 STORY TOWNHOUSE
101061002020	25-Sep-25	236000	230000	01061 COTTAGES OF ALBERTVILLE TWO	1999	2	2	1264		1264	26 ATTACHED-1 STORY TOWNHOUSE
101061002060	8-Jul-25	235600	249900	01061 COTTAGES OF ALBERTVILLE TWO	1999	2	2	1264		1264	26 ATTACHED-1 STORY TOWNHOUSE
101063001010	12-Dec-24	346600	395000	01063 CENTER OAKS 4TH ADDN	2000	4	2	1088	930	2018	04 SPLIT ENTRY / FOYER
101063004030	17-Dec-24	319300	350000	01063 CENTER OAKS 4TH ADDN	2000	3	2	990	642	1632	05 3 LEVEL SPLIT
101066002010	20-Mar-25	268000	280000	01066 PARK VIEW PLACE 2ND ADDN	2000	2	2	1228		1228	26 ATTACHED-1 STORY TOWNHOUSE
101068001060	18-Mar-25	490800	485000	01068 CEDAR CREEK SOUTH 4TH ADDN	2001	3	4	1274	982	2256	11 2 STORY
101069001080	18-Oct-24	261200	264499	01069 KOLLVILLE ESTATES	2001	2	2	992	890	1882	26 ATTACHED-1 STORY TOWNHOUSE
101069002530	25-Mar-25	245000	270000	01069 KOLLVILLE ESTATES	2000	3	2	721		721	30 ATTACHED 2 STORY TOWNHOUSE
101071003280	23-May-25	422700	415000	01071 ALBERT VILLAS 2ND ADDN	2001	4	4	1148	861	2009	07 MODIFIED 2 STORY
101071006050	4-Jun-25	338900	349900	01071 ALBERT VILLAS 2ND ADDN	2001	3	2	972	900	1872	04 SPLIT ENTRY / FOYER
101073002010	20-Mar-25	439800	500000	01073 CEDAR CREEK NORTH 3RD ADDN	2001	4	4	869	680	1549	11 2 STORY
101079003080	4-Dec-24	347700	359900	01079 HEURING MEADOWS	2003	3	2	1357	550	1907	05 3 LEVEL SPLIT
101081002180	27-Nov-24	459200	415500	01081 ALBERT VILLAS 3RD ADDN	2002	5	4	1228	190	1418	11 2 STORY
101081002300	10-Apr-25	415300	432900	01081 ALBERT VILLAS 3RD ADDN	2001	4	3	1298		1298	07 MODIFIED 2 STORY
101082001030	27-Nov-24	240200	244000	01082 HERITAGE COMMONS	2001	2	1	1184		1184	26 ATTACHED-1 STORY TOWNHOUSE
101085002180	25-Jun-25	490300	475000	01085 ALBERT VILLAS 4TH ADDN	2003	4	3	1662	1450	3112	03 ONE STORY
101087001230	5-Nov-24	270000	288000	01087 KOLLVILLE ESTATES 2ND ADDN	2003	3	2	1077	879	1956	26 ATTACHED-1 STORY TOWNHOUSE
101089001010	6-Nov-24	399900	399000	01089 ALBERT VILLAS 5TH ADDN	1990	5	3	1380	1160	2540	03 ONE STORY
101093006090	12-Sep-25	499300	443000	01093 TOWNE LAKES 2ND ADDN	2004	4	4	1127	722	1849	11 2 STORY
101093008080	19-Nov-24	490200	520000	01093 TOWNE LAKES 2ND ADDN	2004	4	4	1020	800	1820	11 2 STORY
101096001050	7-Jul-25	468100	479900	01096 ALBERT VILLAS 6TH ADDN	2007	5	4	1416	950	2366	07 MODIFIED 2 STORY
101096001100	29-Jan-25	530900	550000	01096 ALBERT VILLAS 6TH ADDN	2014	4	4	1221	808	2029	11 2 STORY
101096006180	24-Sep-25	453200	420000	01096 ALBERT VILLAS 6TH ADDN	2005	4	3	1640		1640	07 MODIFIED 2 STORY
101096007210	12-Feb-25	447500	455000	01096 ALBERT VILLAS 6TH ADDN	2003	4	5	1338	1205	2543	07 MODIFIED 2 STORY
101097001040	25-Jun-25	504100	525000	01097 KOLLVILLE ESTATES 3RD ADDN	2006	5	4	1352	1091	2443	11 2 STORY
101098002050	13-Jun-25	571800	635000	01098 TOWNE LAKES 3RD ADDN	2024	5	3	1817	1378	3195	03 ONE STORY
101101001020	28-Mar-25	256700	270000	01101 TOWNE LAKES 4TH ADDN	2006	2	2	717		717	30 ATTACHED 2 STORY TOWNHOUSE
101101002290	25-Apr-25	285700	297000	01101 TOWNE LAKES 4TH ADDN	2006	3	3	755		755	30 ATTACHED 2 STORY TOWNHOUSE
101102005050	20-Jun-25	536200	550000	01102 TOWNE LAKES 5TH ADDN	2005	3	4	1369	1025	2394	11 2 STORY
101103001160	24-Jun-25	418900	430000	01103 PRAIRIE RUN	1994	5	3	1698	672	2370	06 4 LEVEL SPLIT
101104001020	30-Jan-25	271600	294000	01104 KARSTON COVE 3RD ADDN	2006	3	3	624		624	30 ATTACHED 2 STORY TOWNHOUSE
101113001130	28-Mar-25	281400	292000	01113 TOWNE LAKES 6TH ADDN	2021	3	3	669		669	30 ATTACHED 2 STORY TOWNHOUSE
101146001050	31-Dec-24	418900	380000	01146 TOWNE LAKES 7TH ADDN	2020	3	2	1942		1942	27 DETACHED-1 STORY TOWNHOUSE
101146001090	31-Mar-25	407100	399000	01146 TOWNE LAKES 7TH ADDN	2020	3	2	1768		1768	27 DETACHED-1 STORY TOWNHOUSE
101146002110	30-Oct-24	391200	402000	01146 TOWNE LAKES 7TH ADDN	2020	3	2	1768		1768	27 DETACHED-1 STORY TOWNHOUSE
101148001010	4-Apr-25	416000	440000	01148 KARSTON COVE 5TH ADDN	2018	4	3	962		962	11 2 STORY
101500011309	5-Feb-25	345200	354000	01500 UNPLATTED LAND ALBERTVILLE1	1986	4	2	1184	804	1988	04 SPLIT ENTRY / FOYER
101500014304	11-Jun-25	353600	385000	01500 UNPLATTED LAND ALBERTVILLE1	1972	4	2	1232	1000	2232	03 ONE STORY
101800063304	10-Apr-25	438400	450000	01800 UNPLATTED LAND ALBERTVILLE2	1977	4	3	1462	1000	2462	03 ONE STORY
101800063308	10-Apr-25		450000	01800 UNPLATTED LAND ALBERTVILLE2	1977	4	3	1462		1462	03 ONE STORY