



LOCAL BOARD OF APPEAL AND EQUALIZATION MINUTES

April 20, 2026 – 6:15 pm
Council Chambers
Albertville City Hall

1. Call to Order

Acting Mayor Olson called the meeting to order at 6:18 pm.

Present: Acting Mayor Olson, Councilmembers Cocking, Hayden and Zagorski

Absent: Mayor Hendrickson

Staff Present: City Administrator Nafstad, Finance Director Lannes and City Clerk Luedke

Also Present: Wright County Assessor Tony Rasmuson and Wright County Assessor Wally Peterson

2. Assessor's Presentation

Wright County Assessor Rasmuson and Appraiser Peterson provided the following information and answered questions from Council:

- The role and responsibility of the Assessor, which is to value property based on property classifications.
- The purpose of this Local Board of Appeal and Equalization is to review the 2026 assessment for taxes due and payable in 2027.
- A quorum must be present and at least one of the members must be "Training Certified" under Minnesota Statutes, Section 274.014.
- Minnesota State law requires the Assessor to value property at 100% of market value; however, the Statutes allow the Assessor to be within a range of 90 to 105% of market value.
- The sales ratio study period was from October 1, 2024, through September 30, 2025. The sales data from the study period was used to appraise property as of the January 2, 2025, assessment date.
- During the study, Albertville had 71 qualified sales used in the sales ratio study.
- The state time adjusted median sales ratio was 92.7%. After adjusting for market conditions and equalization for the 2026 assessment, the final ration is 95% which is a result of a 2.53% increase of total City residential value.
- Information on the Wright County Sales Study 2026 which is located on their website.

Appraiser Peterson provided an overview of calls from Albertville residents, noting he received two calls along with an additional call that morning from a commercial properties representative who later submitted a letter requesting to move the matter to the County level. He added the calls volumes was lower than recent years and responded to Council questions.

3. Public Hearing

Acting Mayor Olson called for the Local Board of Appeal and Equalization public hearing to open.

MOTION made by Councilmember Hayden, seconded by Councilmember Zagorski to open the public hearing. Ayes: Cocking, Hayden, Olson, and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

There was no one in the audience that wished to speak.

Appraiser Peterson read the letter submitted by the commercial property, Old Castle, located at 12200 52nd Street NE – PID No. 101-135-002010, in which they are requested to move the matter to the County level and he noted there would be no change.

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden for no change to the Old Castle property (PID No. 101-135-002010). Ayes: Cocking, Hayden, Olson, and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

MOTION made by Councilmember Zagorski, seconded by Councilmember Cocking to close the public hearing. Ayes: Cocking, Hayden, Olson, and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

4. Adjournment

MOTION made by Councilmember Cocking, seconded by Councilmember Hayden to adjourn the meeting 6:43 pm. Ayes: Cocking, Hayden, Olson, and Zagorski. Nays: None. Absent: Hendrickson. The motion carried.

Respectfully submitted,



Kristine A. Luedke, City Clerk