

CITY OF MONTEVIDEO
BOARD OF EQUALIZATION
April 20, 2026

The Board of Equalization meeting was called to order by Acting President Sanborn at 6:00 P.M. in the City Hall Council Chambers.

Present: Dan Sanborn, Steve Sulflow and Dean Matthys. Absent: Beverly Olson. Mayor Bulman present.

Also present: City Manager Robert Wolfington, County Assessor Kerri Heim, Montevideo Assessor Tyler Jakobs and City Clerk Tami Schuelke-Sampson.

Heim noted that council member Matthys is currently trained to serve on the Board of Equalization and council member Sulflow has completed the training and will become effective after this meeting due to the timing. There must be at least one member trained, or the current year's meeting is forfeited, plus the next year's meeting.

Heim stated no written appeals were submitted. A Tax Court Petition was received for the owners of Wonder/Magic Kid Daycare. The value of all commercial buildings in Chippewa County are figured by taking the Marshall & Smith commercial building cost data evaluation (cost per square foot to build), subtracting the depreciation and then subtracting 50% to fit the Montevideo market. Wonder/Magic Kid daycare have submitted their income and expense information and Heim is in the process of completing the evaluation to see if the value can be adjusted. Council member Matthys stated he felt the value should be adjusted for them since they brought a needed business to town. Council member Sulflow expressed that he has a conflict of interest. Acting President Sanborn stated that he felt that with some area commercial businesses, that are in much worse condition, valued close to the property in question, he could not justify decreasing the value. Heim explained she will submit the result of this meeting and any needed information to the Department of Revenue. The property owners are able to attend the County Board to see if they will decrease the value of the property.

A memorandum provided by the Chippewa County Assessor's Office was reviewed, which discussed changes made to the 2026 assessment values. Changes throughout the city included normal depreciation, equalization and new construction. Additional information distributed at the meeting included a 2025 Study Preliminary Residential Sales Listing (October 2024-September 2025 sales period), a listing of 2026 residential sales to date (October 2025-April 21, 2026), year over year changes for 2021 to 2026, commercial sales list (2024-2025), a Mini Summary Report for Montevideo and Chippewa County from the MN Department of Revenue and a Chippewa County 2026 assessment sheet providing tillable acre value information broken up by township and city.

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The total estimated market value for Montevideo for the 2026 assessment was \$397,924,800, which is an increase of \$11,708,800 (3.06%). This total includes the new construction, but does not include personal property, utilities, railroad or state values. The total new construction in Montevideo for the 2026 Assessment was \$2,869,600, and the number of residential sales was 70, with a median ratio of 95.10%. It was explained that the Department of Revenue requires the median ratio to be at 100%; however, 90-105% is acceptable on all classes of properties. Therefore, the city's overall median ratio of 95.10% meets that threshold. Commercial sales numbered 5, with a mean ratio of 91.43%.

Meeting adjourned at 6:30 P.M.

Tami Schuelke-Sampson, Secretary

Approved by council May 4, 2026:

President - City Council