

## MINNESOTA • REVENUE

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# **2003 Property Values and Assessment Practices Report**

A report submitted to the Minnesota State Legislature  
pursuant to  
Laws 2001, First Special Session, Chapter 5, Article 3, Section 92.

Property Tax Division  
Minnesota Department of Revenue  
March 1, 2003

# MINNESOTA • REVENUE

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**To the members of the Legislature of the State of Minnesota:**

I am pleased to present to you the very first Property Values and Assessment Practices Report undertaken by the Department of Revenue in response to Minnesota Laws 2001, First Special Session, Chapter 5, Article 3, Section 92.

This report provides a summary of assessed property values and assessment practices within the state of Minnesota.

Sincerely,

Daniel A. Salomone  
Commissioner

Per Minnesota Statute 3.197,  
any report to the legislature must contain at the beginning of the report the  
cost of preparing the report, including any costs incurred by another agency  
or another level of government.

This report cost \$9,600.

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# **2003 PROPERTY VALUES AND ASSESSMENT PRACTICES REPORT**

During the 2001 special legislative session, the state legislature mandated an annual report from the Department of Revenue on property tax values and assessment practices within the state of Minnesota. This year, 2003, is the first report on such data and practices to the legislature.

As outlined in Laws 2001, First Special Session, Chapter 5, Article 3, Section 92, the report contains information by major types of property on a statewide basis at various jurisdictional levels. In accordance with that law, this report consists of:

- recent market value trends, including projections;
- an analysis of the effects of limited market value;
- the tax shift implications of market value trends and limited market value;
- assessment quality indicators, including sales ratios and coefficients of dispersion for counties;
- a summary of state board orders; and
- data regarding the percentage of parcels that change in value per year.

The purpose of the report is to provide to the legislature an accurate snapshot of the current state of property tax assessment as well as an overview of the Department of Revenue's responsibility to oversee the state's property tax assessment process and quality. This report shall provide a vehicle for an on-going, systematic collection of property value data for the purpose of monitoring and analyzing underlying value trends and assessment quality indicators. This information and analysis will be used to enhance the Department's responsibility to inform and educate government officials and the public about the valuation side of the property tax system.

As the first report, it will serve as a baseline for future legislators to measure the progress of local government's compliance with property tax assessment laws as well as the Property Tax Division's mission to provide oversight of the administration of such laws.

As the property tax is a very important source of revenue for all local units of government in the state – cities, townships, school districts, special taxing districts, counties – the responsibility that it be administered fairly and uniformly is a paramount responsibility of the Department of Revenue. That responsibility is reflected in the objectives of the Property Tax Division of which the primary objective is to ensure the proper administration and compliance of the property tax laws.

The division measures compliance with property tax laws through:

1. The State Board of Equalization, which ensures that property taxpayers pay only their fair share - no more and no less. The Commissioner of Revenue, acting as the State Board of Equalization, has the authority to issue orders increasing or decreasing market values in order to bring about equalization.

2. Emphasizing the uniformity of administration among the counties will ensure that each taxpayer will be treated in the same manner regardless of where the taxpayer lives.
3. Accurate and timely aid calculations, certifications, and actual aid payments.
4. The education and information that is supplied to county officials, including the technical manuals and bulletins, answers to specific questions, and courses that are taught by division personnel. These offerings provide county officials the support and training necessary to administer the property tax laws equitably and uniformly. In addition, education and information that is provided to taxpayers will aid in ensuring that they pay no more and no less than they are required to under the law.

In Minnesota, the property tax is an ad valorem tax (a tax in proportion to value). For most property, it is levied in one year - based on the property assessment as of January 2 - and becomes payable in the following calendar year. (For manufactured homes classed as personal property, the tax is levied and payable in the same year.) The property tax on a particular parcel of property is primarily based on its market value, property class, the total value of all property within the taxing areas, and the budgets of all local governmental units located within the taxing area.

Assessors determine the estimated market value of all taxable property within their jurisdiction as of January 2 of each year, except properties such as public utilities, railroads, air-flight property and minerals, which are assessed by Property Tax Division personnel. The estimated market value is what the assessor believes the property would most likely sell for on an open market in a normal "arms length transaction." That means the price at which the property would sell for in an environment in which the buyer and seller are typically motivated and without influence from special financing considerations or the like.

However, the estimated market value may not be the actual value that the property is taxed on. The legislature has provided various programs that may reduce the market value for certain types of property for purposes of taxation. These reductions are made by deferment, limitation or exclusion. The market value after these reductions is referred to as the *taxable* market value. The example on page 7 shows a possible transition from estimated market value to taxable market value.

The limited market value law limits how much in value certain property may increase from year to year. The limited market value law does not apply to increases in value due to improvements and is scheduled to phase out by assessment year 2007. A more comprehensive picture and analysis of limited market value may be found in the annual report on limited market value due each March 1 to the legislature.

There are 87 counties, 854 cities and 1,794 townships in the state, which embrace 2,454,958 taxable real property parcels. Minnesota Statutes require all property to be assessed at fair market value annually. Efforts to comply by the individual taxing jurisdictions results in a combined total of nearly 90% of those taxable parcels having changed in value for this last taxable year.

In order to evaluate the accuracy and uniformity of assessments within the state (and thus to ensure compliance with property tax laws), the Property Tax Division conducts annual sales ratio studies. These ratio studies measure the relationship between appraised values and market values or the

actual sales price. As a mathematical expression, a sales ratio is the assessor's market value of a property divided by its actual sales price.

$$\text{SALES RATIO} = \frac{\text{Assessor's Market Value}}{\text{Sales Price}}$$

The sales ratio study provides an indication of the level of assessment (how close appraisals are to market value on an overall basis) as well as the uniformity of assessment (how close individual appraisals are to the median ratio or to each other).

The results from the studies are then used to assist the equalizing of values within the state. The State Board of Equalization directly equalizes property by ordering jurisdictions to raise or lower values by a certain percentage for a given property type. This is known as a state board order.

The ratios are also used to indirectly equalize values through school aids and levy apportionments. The ratio studies may also be used in Tax Court proceedings to bolster a claim that property is either fairly or unfairly assessed in a certain region.

In addition, county and city assessors are able to use the results from the division's annual studies to monitor their own jurisdiction's appraisal performance, to establish reappraisal priorities, identify any appraisal procedure problems, and/or to adjust values between reappraisals.

So what is involved in a sales ratio study? The basic steps are as follows:

- Define the purpose and scope of the study
- Collect and prepare market data
- Match appraisal and market data
- Stratify the sample
- Perform statistical analysis
- Evaluate and apply results

In order for the study to be accurate, there are certain considerations that must be addressed. For instance, to ensure that the study is statistically precise, the sample should be of sufficient size and representative of the population. The market data (or actual sales) must be verified and screened. Any sale price adjustments must also be considered.

The Department of Revenue annually conducts three sales ratio studies:

- a) 12-month study
- b) 9-month study
- c) 21-month study

#### TWELVE-MONTH STUDY

The 12-month study is used mainly to determine State Board of Equalization orders. The 12 months encompass the period from October 1 of one year through September 30 of the next year. The dates are based on the dates of sale as indicated on the Certificate of Real Estate Value (CRV). These certificates are filled out by the buyer or seller whenever property is sold or conveyed and

filed with the county. The certificates include the sales price of the property as well as disclose any special financial terms associated with the sale and whether the sale includes personal property. The actual sales price from the CRV is then compared to what the county has reported as the market value.

The latest 12-month study examined sales from October 1, 2001, through September 30, 2002. These sales are compared with values from assessment year 2002, taxes payable 2003. The sale prices are adjusted for time and financial terms back to the date of the assessment, which is January 2 of each year. So for the latest study, the sales are adjusted to January 2, 2002. In areas with few sales, it is very difficult to adjust for inflation or deflation. For example, if a house were purchased in August 2002 for \$200,000, it would be adjusted back to a January 2002 value of \$185,000.

The State Board of Equalization orders changes in assessment when the level of assessment falls below 90 percent or above 105 percent. The orders are usually on a county-, city-, or township-wide basis for a particular classification of property. All state board orders must be implemented by the county. The changes will be made to the current assessment under consideration, for taxes payable the following year.

The equalization process, and any state orders made, is designed to equalize values on a county-, town- or city-wide basis but also to equalize values across county lines to ensure a fair valuation process across taxing districts, county lines, and by property type. State orders are implemented only after a review of values and sales ratios, discussions with the county assessors in the county affected by the state orders, county assessors in adjacent counties, and the commissioner.

#### NINE-MONTH STUDY

The nine-month study is really a subset of the 12-month study and is used primarily by the Minnesota Tax Court. It is exactly the same as the 12-month study except for the sales during the fall months (October, November and December) are excluded from the study. Therefore, the latest nine-month study examines sales from January 1, 2002, through September 30, 2002. The Tax Court uses the sales ratio from the nine-month study when determining disputed market values.

#### TWENTY-ONE-MONTH STUDY

The 21-month study is completely different from the other two studies. Its purpose is to adjust values used for state aid calculations so that all jurisdictions across the state are equalized. In order to build stability into the system, a longer term of 21 months is used. This allows for a greater number of sales. While the nine- and 12-month studies compare the actual sales to the assessor's estimated market value, the 21-month study compares actual sales to the assessor's taxable market value. As with the nine- and 12-month studies, the sale prices are adjusted for time and terms of financing.

The 21-month study is used to calculate adjusted net tax capacities that are used in the foundation aid formula for school funding. It is also used to calculate tax capacities used for local government aid (commonly referred to as LGA) and various smaller aids such as library aid. This study is utilized by bonding companies to rate the fiscal capacity of different governmental jurisdictions.

The adjusted net tax capacity is used to eliminate differences in levels of assessment between taxing jurisdictions for state aid distributions. All property is supposed to be valued at its selling price in



an open market but many factors make that hard to achieve. The sales ratio study can be used to eliminate differences caused by local markets or assessment practices.

The adjusted net tax capacity is calculated by dividing the net tax capacity of a class of property by the sales ratio for the class. In the example below, the residential net tax capacity would be divided by the residential sales ratio to produce the residential adjusted net tax capacity. The process would be repeated for all of the property types. The total adjusted net tax capacity would be used in state aid calculations.

PROPERTY TYPE NAME	NET TAX CAPACITY	SALES RATIO	ADJUSTED NET TAX CAPACITY
<b>Residential</b>	43,153,751	0.838	51,496,123
<b>Apartment</b>	7,410,146	0.801	9,251,119
<b>Seasonal/Recreational</b>	2,835	0.911	3,112
<b>Farm With Buildings</b>	6,127	0.317	19,328
<b>Commercial Only</b>	43,049,597	0.906	47,516,112
<b>Industrial Only</b>	10,196,604	0.906	11,252,468
<b>Public Utility</b>	369,088	1.000	369,088
<b>Railroad</b>	37,380	1.000	37,380
<b>Personal</b>	1,242,515	1.000	1,242,515
<b>TOTAL</b>	105,468,043	0.870	121,187,245

The latest 21-month study examined reported sales from January 2, 2001, through September 30, 2002. All 12 months of the 2001 sales were compared to the assessor's values for the 2001 assessment year. The nine months of the 2002 sales were compared to the 2002 assessment values.

After calculating the sales ratios, the Property Tax Division uses the median ratio for the State Board of Equalization and the Minnesota Tax Court studies after all final adjustments. This is the ratio that is the midpoint of all ratios. In other words, half of the ratios fall above this point and the other half fall below this point.

The acceptable range for a final adjusted median ratio is between 90 percent and 105 percent. Jurisdictions with median ratios outside that range are subject to State Board orders or Minnesota Tax Court discrimination adjustments. In general, the closer the sales ratio is to 100 percent, the more accurate the assessment. Historically, final adjusted median ratios in Minnesota tend to be under 100 percent.

The table on the following page displays the statewide 2001 final adjusted median ratios by property type. The table also displays the coefficient of dispersion (COD), which measures the uniformity of the assessments in the sample. It is the average difference from the median for each ratio. The COD is shown as a percent of the median.



## MARKET VALUE CALCULATION EXAMPLE

1. Estimated Market Value	\$280,000
2. Platted Vacant Land Exclusion	NA*
3. Green Acres Deferment	\$50,000
4. Open Space Deferment	NA*
5. Limited Market Value Reduction	\$5,000
6. “This Old House” Exclusion	\$10,000
7. “This Old Business” (from 1997 floods) exclusion or “This Flooded Business” (from 2002 floods) exclusion	\$15,000
8. Border City Development Zone Exemption	\$40,000
9. Taxable Market Value = 1 – 2 – 3 – 4 – 5 – 6 – 7 – 8	\$160,000

\* While one property cannot have all of these deferrals, they are included to illustrate the possible factors involved in the conversion from estimated market value to taxable market value.

NOTE - The example assumes that the parcel:

- is a split class agricultural homestead/commercial parcel;
- qualifies for the Green Acres deferment;
- qualifies for the Limited Market Value reduction;
- has qualifying improvements eligible for exclusion under “This Old House” and the estimated market value of the house, garage, and one acre is less than \$150,000;
- has qualifying improvements eligible for exclusion under either “This Old Business” (from 1997 floods) or “This Flooded Business” (from 2002 floods). The estimated market value of the commercial portion of the parcel is less than \$100,000; and
- is located in a border city and qualifies for the exemption.

## STATEWIDE VALUES

The following six pages contain statewide maps showing information regarding property values in Minnesota. Actual county data that corresponds to these maps is located on the individual county pages, found on pages 25 to 199.

The first map, “Growth in Estimated Market Value” displays the average compounded percent change from assessment years 1993 to 2002 in estimated market value for each county.

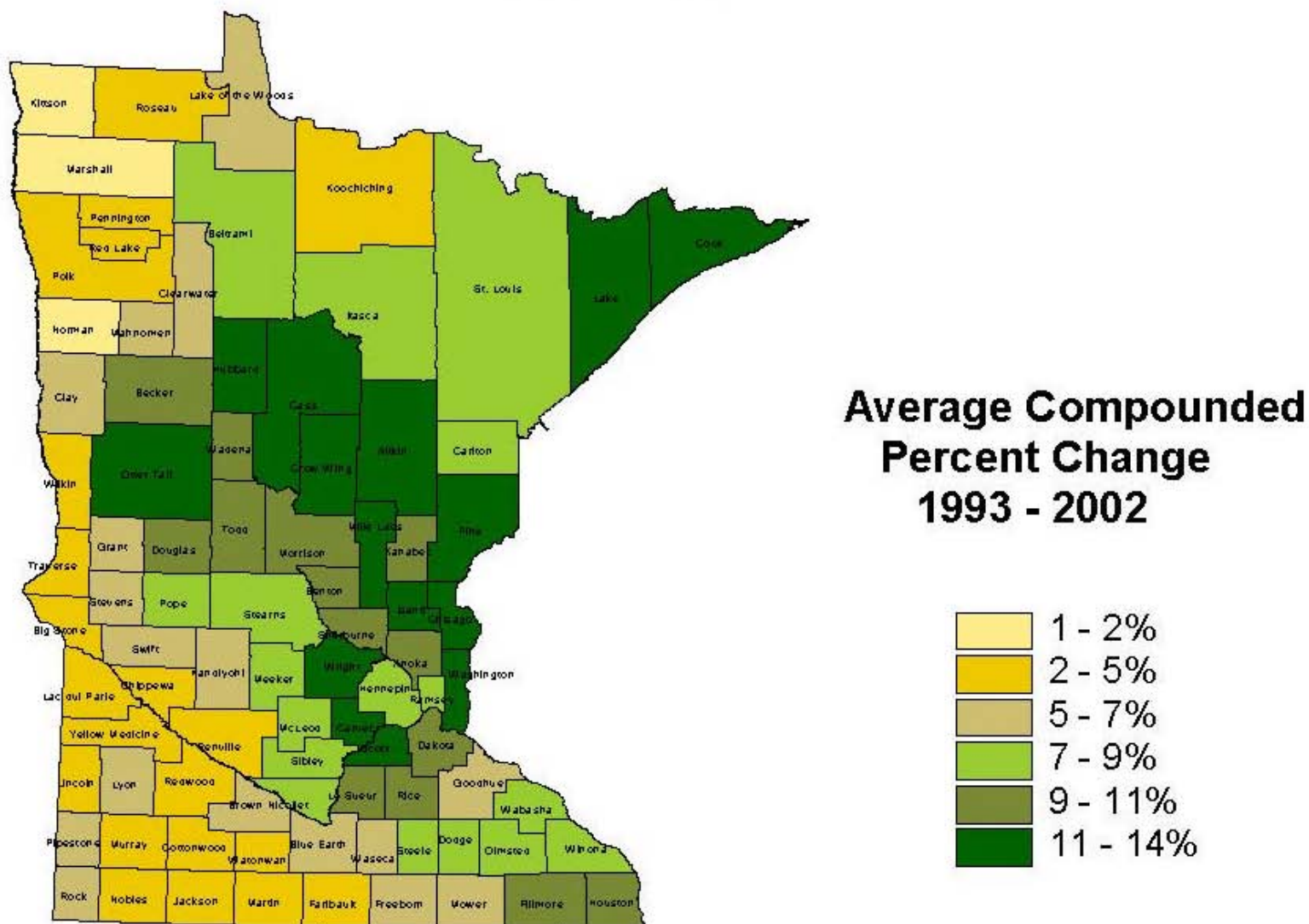
The second map, “New Construction Percentage of Total Estimated Market Value” displays the average percentage that new construction composes of estimated market value for each county over a ten-year period, from assessment year 1993 to 2002.

The third through sixth maps show the exclusion, as a percentage, from estimated market value to taxable market value for assessment years 1993, 1995, 2000 and 2002, respectively.

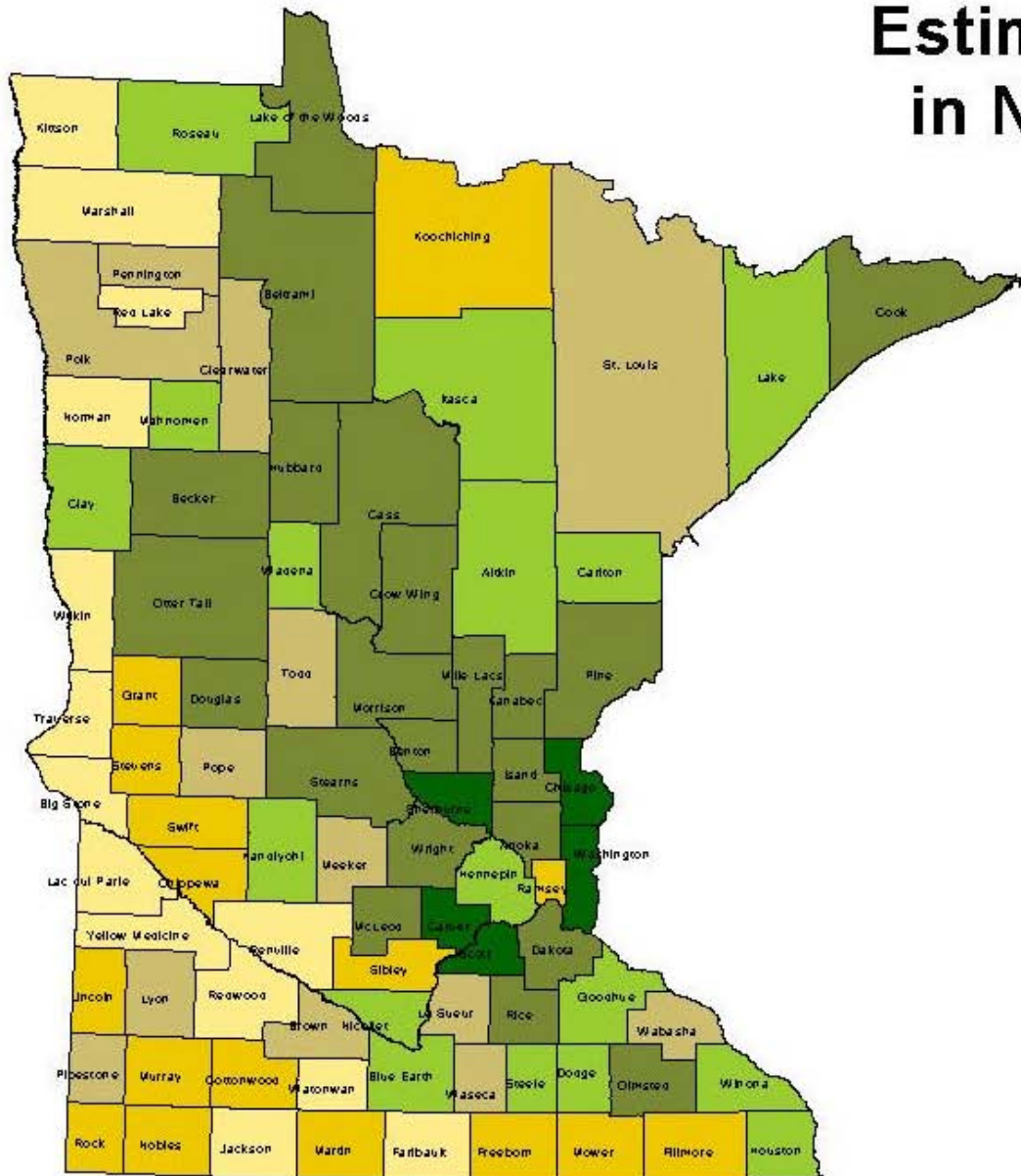
The table on page 15 displays the estimated market value for the state, broken down by major property classifications for assessment years 1993, 1995, 2000 and 2002. Also included are the projected statewide values for assessment year 2005. These estimates were calculated using the average annual rate of change from assessment years 1999 to 2002 for each classification, which was then extrapolated out to 2005. The same was done for each county, which is shown in similar tables on the individual county pages.

A summary of these maps and trends in market values by region can be found on page 16 of this report.

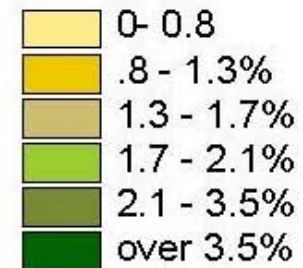
## Growth in Estimated Market Value 1993 - 2002



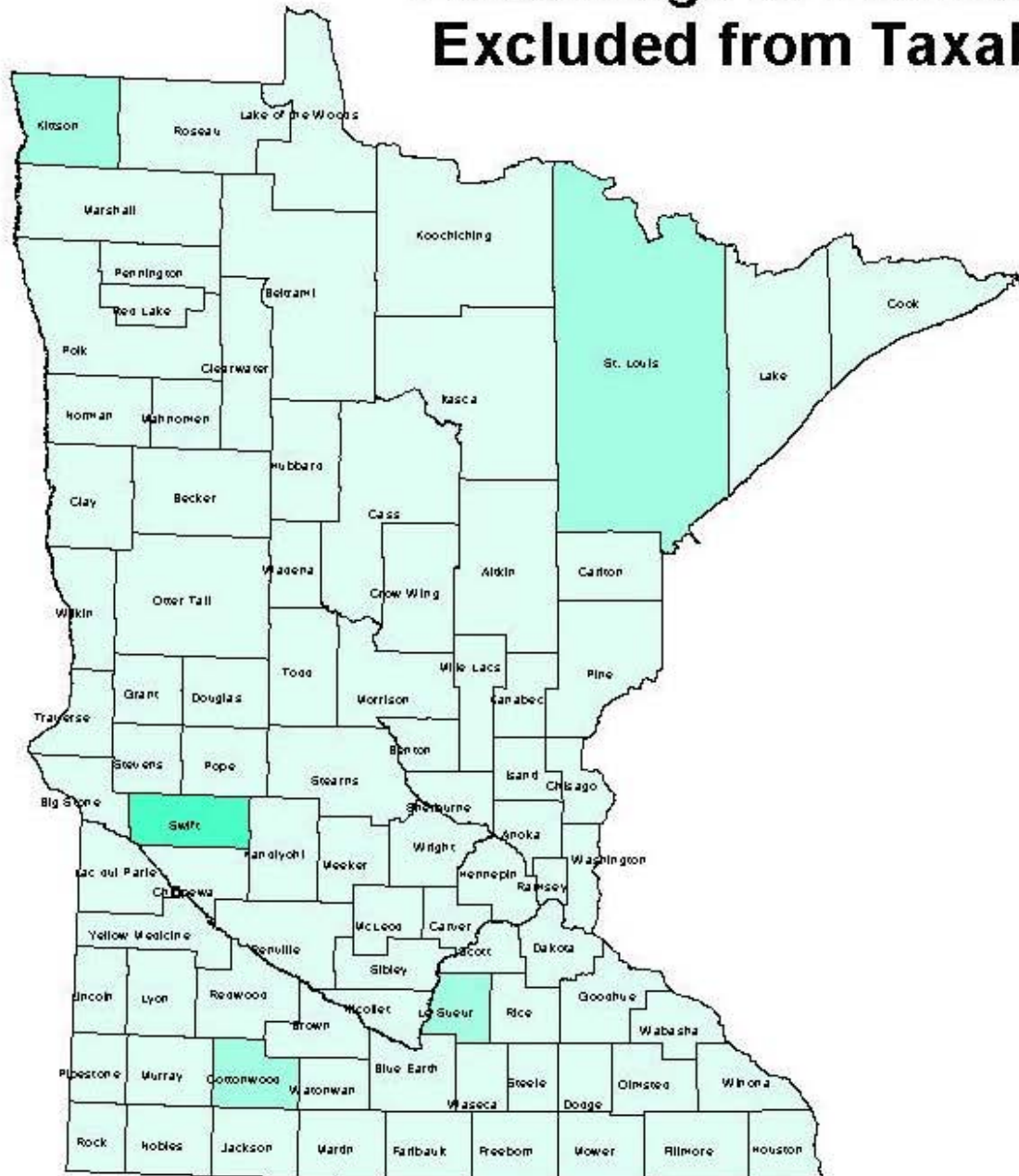
# Estimated Market Value in New Construction, 1993 - 2002



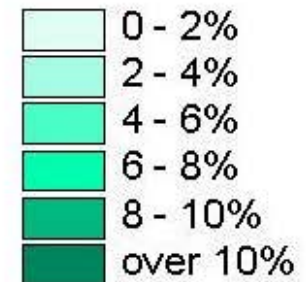
**Average Percentage  
for 10-Year Period**



# Percentage of Estimated Market Value Excluded from Taxable Market Value

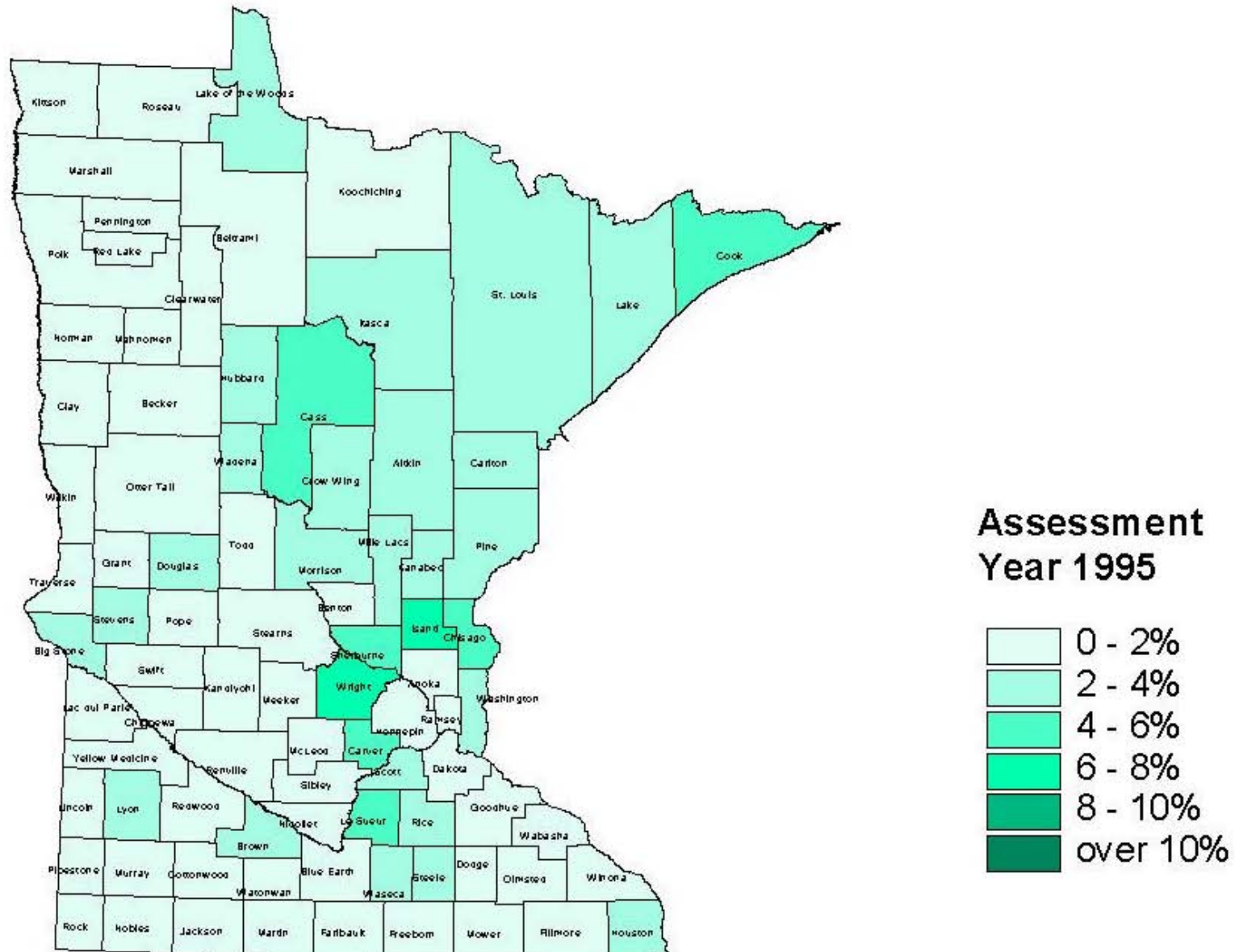


**Assessment  
Year 1993**





# Percentage of Estimated Market Value Excluded from Taxable Market Value

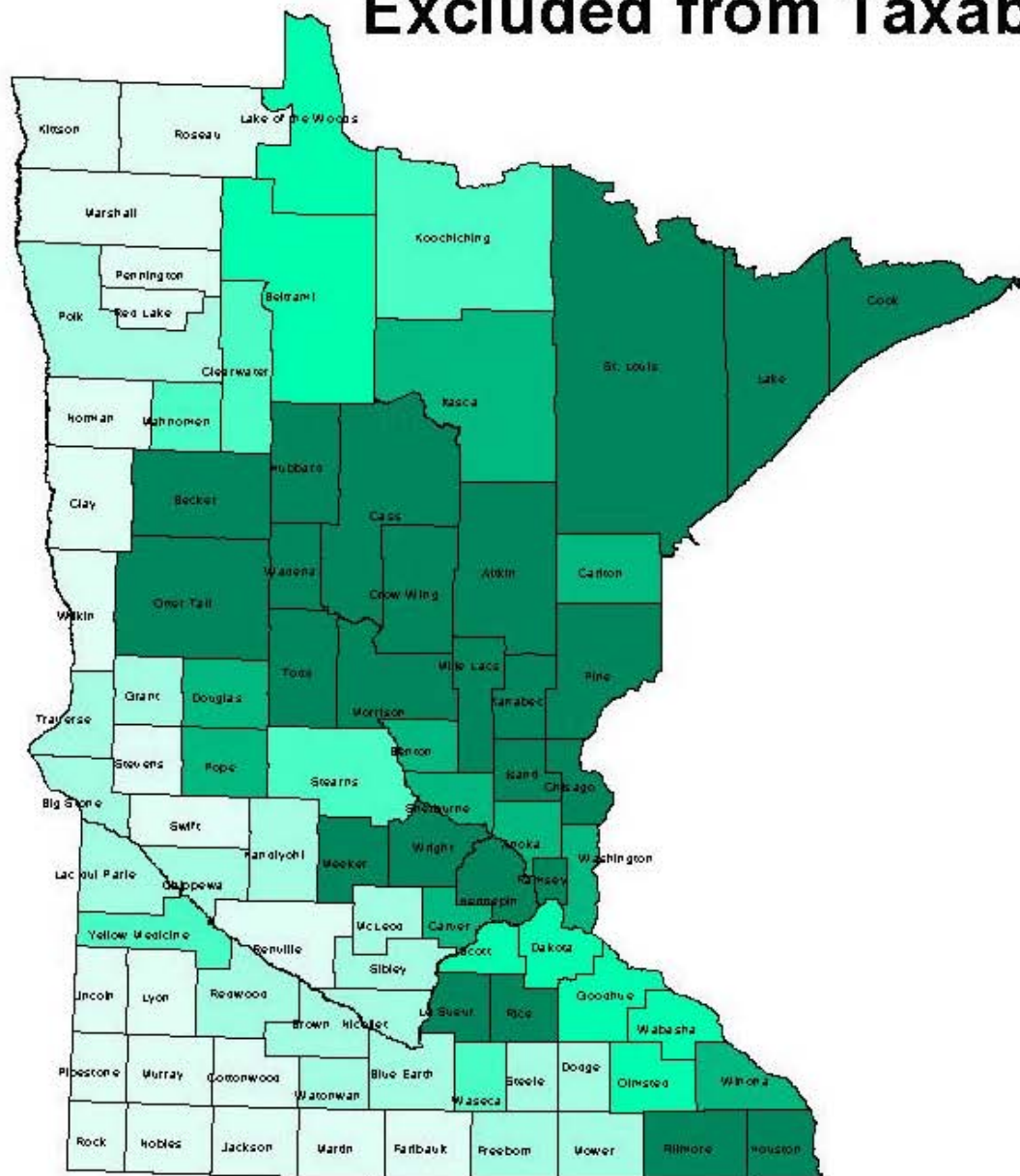




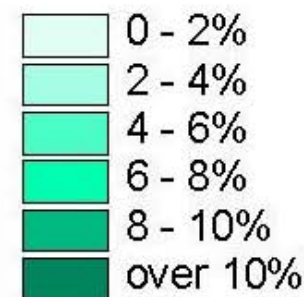
[illegible]

	0 - 2%
	2 - 4%
	4 - 6%
	6 - 8%
	8 - 10%
	over 10%

# Percentage of Estimated Market Value Excluded from Taxable Market Value



**Assessment  
Year 2002**



# STATEWIDE

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	87,831	54.0%	102,864	56.1%
Rental Housing	13,452	8.3%	13,838	7.5%
Non-Commercial Seasonal Recreational (Cabins)	4,420	2.7%	5,207	2.8%
Farms and Timberland (Combined)	25,774	15.8%	28,900	15.8%
Commercial and Industrial	24,616	15.1%	25,617	14.0%
Miscellaneous*	6,576	4.0%	6,998	3.8%
<b>TOTAL</b>	<b>162,669</b>	<b>100.0%</b>	<b>183,425</b>	<b>100.0%</b>

MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	159,754	57.6%	212,856	59.4%
Rental Housing	20,749	7.5%	29,299	8.2%
Non-Commercial Seasonal Recreational (Cabins)	8,898	3.2%	12,633	3.5%
Farms and Timberland (Combined)	39,530	14.2%	47,394	13.2%
Commercial and Industrial	40,302	14.5%	47,861	13.3%
Miscellaneous*	8,299	3.0%	8,562	2.4%
<b>TOTAL</b>	<b>277,532</b>	<b>100%</b>	<b>358,606</b>	<b>100.0%</b>

MAJOR PROPERTY TYPE	(Projected*) 2005	Percent of Total
Residential Homestead	320,491.74	61.5%
Rental Housing	47,396.01	9.1%
Non-Commercial Seasonal Recreational (Cabins)	20,721.78	4.0%
Farms and Timberland (Combined)	59,676.91	11.4%
Commercial and Industrial	63,447.69	12.2%
Miscellaneous*	9,644.22	1.8%
<b>TOTAL</b>	<b>521,378</b>	<b>100.0%</b>

\* The projected figures were arrived at after calculating the average annual rate of change from 1999 to 2002 and then extrapolating out to assessment year 2005.

## SUMMARY OF STATEWIDE REAL PROPERTY MARKET VALUE TRENDS

The following is a summary of market value trends for real property by region of the state and by major property classification.

**Northwest Region:** **Becker, Beltrami, Cass, Clay, Clearwater, Crow Wing, Hubbard, Itasca, Kittson, Koochiching, Lake of the Woods, Mahnomen, Marshall, Norman, Pennington, Polk, Red Lake, and Roseau**

### Residential:

The residential market continues to experience growth with the exception of some of the smaller isolated towns in the far northwestern part of the state that are realizing little, if any, growth. Residential market growth is not at an even rate between city and rural sites. Typically, counties believed their strongest residential market was within their county seats or larger cities, but over the past several years, the market demand has grown outside the city limits within a reasonable commuting distance of the job market.

The central part of the state (Becker, Hubbard, Crow Wing, and Cass Counties) is realizing robust growth in the residential market, which is also the case with seasonal property.

### Recreational:

Much of the seasonal recreational belt has seen escalating values in excess of 20 percent a year.

### Apartments:

There are very few apartment sales throughout this portion of the state. In fact, the only district with an adequate sample size is the City of Moorhead, which required approximately an eight percent increase in value in order to maintain its level of assessment.

### Timber:

Sales of property classified as timber have shown substantial increases as well. Here again, not only are other uses influencing the value, but the worth of the timber varies significantly from parcel to parcel.

### Agricultural:

The true agricultural market appears to be maintaining or showing a slight increase in market value. The past several years, it is difficult to identify a true agricultural market because of the residential and seasonal influences on the market. Many of the sales contain more than adequate amounts of productive ground and are classified as agricultural, yet the real intent of the buyer must be questioned.

## **Northeast Region: Aitkin, Carlton, Cook, Lake, and St. Louis**

### **Residential:**

Residential property values also are increasing across much of the region. A few portions of the Iron Range are either remaining stable or are showing signs of a possible decline in value. The number of sales seems to have held fairly constant.

### **Recreational:**

The market for recreational properties, both improved and unimproved, is growing at an incredible rate. Many lakeshore properties are increasing at rates approaching 20 percent per year. Unimproved recreational land is increasing at a similar rate with sellers "testing" the market with their listings and buyers responding. This trend is strong throughout the northeast area. One interesting phenomenon is the decline in the number of resort sales. As lakeshore values climb, more and more resorts are being broken up and sold as private cabins or are redeveloped for private use. It appears that the properties are worth more this way than as resorts.

### **Apartments:**

Apartments have increased significantly in Duluth. This area has by far the largest number of apartments in the region and the rest of the region seems to have fairly steady or slightly rising apartment values.

### **Commercial/Industrial:**

Commercial property also has increased steadily in value in the regional centers. The changes have been much more erratic in the smaller communities. In areas showing weakness in the residential market, there are also signs of weakness in the commercial market. There are generally too few industrial sales to draw valid conclusions, but indications are that this market is also somewhat weak.

### **Agricultural:**

The trend, as in recreational property, is spilling over into the agricultural market in the central transition area and is pushing those values up as well. The number of sales in this region has declined slightly this past year.

**Central Region: Benton, Big Stone, Chisago, Douglas, Grant, Isanti, Kanabec, Kandiyohi, Meeker, Mille Lacs, Morrison, Ottertail, Pine, Pope, Sherburne, Stearns, Stevens, Swift, Todd, Traverse, Wadena, Wilkin, and Wright**

### **Residential:**

Over all residential properties remain strong. In the transitional counties surrounding the metropolitan area, indicators are strong (10 to 15 percent). In the more rural area counties there is also stable and minor growth (three to five percent). A few areas, such as the smaller towns in the Red River Valley area are showing signs of a possible decline.

Recreational:

Lakeshore and recreational properties are increasing at rates approaching 20 percent per year. Unimproved recreational land is increasing at a similar rate and the market for river bottom and hunting lands is experiencing a vast increase over the past few years.

Apartments:

The market increases for the smaller units (four to six units per building) are increasing at a tremendous rate, approximately 25 to 30 percent a year, with increases especially strong in St. Cloud.

Commercial/Industrial:

Commercial property has improved steadily in value in the regional centers. The changes have been much more inconsistent in the smaller communities, whereas there are some signs showing weakness in the market. There are generally too few industrial sales to draw valid conclusions, but indications are that, the market is also somewhat weak.

Agricultural:

The agricultural market appears to be maintaining or showing a slight increase in market value. The past several years, it is difficult to identify a true agricultural market because of the residential and seasonal influences. The agricultural border values between the counties are becoming an increasing issue, with some counties using Green Acres and some adjoining counties not using Green Acres. Some counties are not using Green Acres despite sales data to support usage.

Agricultural values in the Red River Valley, which is subject to much less recreational influence, are increasing but at a more moderate pace.

**Southeast Region:    Blue Earth, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, Le Sueur, Mower, Nicollet, Olmsted, Rice, Steele, Wabasha, Waseca, and Winona**

Residential:

The residential market seems to remain strong with the quantity of sales slightly decreasing and sales prices slightly increasing. The exceptions to this seem to be Rice, Goodhue, Steele, and Olmsted Counties that continue to see moderate to high market increases. Rural residential is exceptionally strong on the northern and eastern borders of this region (Nicollet, Le Sueur, Rice, Goodhue, Wabasha and Winona).

Recreational:

Seasonal properties, both the traditional cabin on the lake or river and the newer hunting lands, continue to escalate in value, with the latter, hunting lands, impacting the agricultural market.

#### Apartments:

Apartment sales are few, with prices flat in most areas. As always there are a few exceptions to the trend. Rochester seems to maintain a healthy apartment market.

#### Commercial/Industrial:

Commercial sales vary from community to community. Some areas like Owatonna and Rochester seem strong both in sales of existing properties and new construction. Northfield has been experiencing a strong market upswing while 15 miles south in Faribault the market increase is more gradual. Some of the smaller communities have no market at all. Most of the region falls in-between the extremes. The industrial market is relatively flat.

#### Agricultural:

Agricultural sales, like the residential sales, are declining in number but still increasing in price. Virtually all of the farm sales in the region are influenced by nonagricultural factors. Many are sold for 40+ acre residential building sites, hunting or other recreational purposes, and as future residential development sites. This is especially noticeable in the northern areas of the region radiating off of Interstate 35, in the southeast, and surrounding Rochester.

**Southwest Region: Brown, Chippewa, Cottonwood, Jackson, Lac Qui Parle, Lincoln, Lyon, Martin, McLeod, Murray, Nobles, Pipestone, Redwood, Renville, Rock, Sibley, Watonwan, and Yellow Medicine**

#### Residential:

Residential property values in cities are generally on the increase throughout the region. However, there are certain small cities that have lost much of their economic viability and are experiencing decreases in residential and commercial property values.

The market for rural residential property is also strong throughout the region. Small residential acreages containing a house and some older outbuildings are commanding high prices.

#### Recreational:

The market for lakeshore, river bottom, and hunting lands is experiencing a substantial increase over the past few years. The (RIM) and (CREP) programs seem to have increased the market for sizable tracts of marginal farm land, which can be used for hunting or other nonagricultural uses.

#### Commercial/Industrial:

The market for commercial and industrial property varies throughout the region. Due to economic diversity prevalent within each city, generalizations are difficult to draw across the board about the market for such property.

#### Agricultural:

The agricultural market in the region is strong and the price paid for land is increasing. Residential use of agricultural land is influencing the values of agricultural lands in some

townships in McLeod and Sibley Counties. McLeod County has instituted the Green Acres and Sibley County will institute it this year.

**Metropolitan Region: Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington**

**Residential:**

The residential market in the metropolitan area remains strong with moderate to high market value increases. The number of sales is similar to last year.

**Apartments:**

The apartment market in the region shows a high demand for small unit properties (four to six units per building) with value increases of 50 percent or more. The market is up for large unit properties (15 to 25 percent) but less drastically than small unit properties.

**Commercial/Industrial:**

The commercial/industrial market shows moderate increases (10 to 20 percent) for small industrial properties (40,000 square feet and less) and on “Main Street” commercial properties. Large commercial/industrial properties either maintained their value or decreased in value slightly to five percent. There appears to be a trend downward in office rents and vacancies are up, but the market continues to show confidence with an upward trend in sales prices.

**Agricultural:**

True agricultural market in the region shows increases in the 20 percent range with the number of sales continuing to be light.



## STATE BOARD OF EQUALIZATION ORDERS

The Commissioner of Revenue, acting as the State Board of Equalization, has the authority to issue orders increasing or decreasing market values in order to bring about equalization. In 2002, of the 87 counties in Minnesota, 44 counties experienced no board order changes, either countywide or for cities or townships within their borders.

For the 43 counties that did receive state board orders, the majority of orders were for residential property and the majority of orders were for increases of 5%.

The following details the state board orders among the major property classifications.

Residential Properties (includes residential homestead and residential nonhomestead)

- Increased the value of certain residential property in 39 counties.
- Decreased the value of certain residential property in eight counties.

Farm Properties (includes agricultural homestead and agricultural nonhomestead)

- Increased the value of certain farm property in 15 counties.
- Decreased the value of certain farm property in one county.

Apartment Properties

- Increased the value of certain apartment property in one city.
- Decreased the value of certain apartment property in one city.

Commercial Properties

- Increased the value of certain commercial property in 11 counties.

Industrial Properties

- Increased the value of certain industrial property in five counties.

Seasonal-Recreational Properties (cabins)

- Increased the value of certain seasonal/recreational property in 23 counties.
- Decreased the value of certain seasonal/recreational property in five counties.

Timberland Properties

- Increased the value of certain timberland property in three counties.

The tables on pages 22 and 23 provide greater detail of the 2002 State Board of Equalization orders. The table on page 22 displays the orders by county (only the counties that received orders are listed), with counts for countywide orders and for city/township orders. The dot chart next to the table indicates which types of property were affected by the orders. The table on page 23 displays the number of orders by major property classification and by the percent increase or decrease. The actual orders by county can be found in Appendix I, beginning on page 200.

## 2002 Board Orders

	Number with a class of property adjusted by: (%)												Affected cities/towns			Type of orders																
	Countywide orders			City / town orders									Total # affected <sup>1</sup>	Total # of cities/ towns <sup>2</sup>	% Affected (excluding countywide)	Ag-L	Ag-S	Ag-LS	Apt-LS	Res-L	Res-S	Res-LS	SRR-L	SRR-S	SRR-LS	Tim-L	Com-L	Com-S	Com-LS	Ind-S	Ind-LS	
	+5%	+10%	+20%	-15%	-10%	-5%	+5%	+10%	+15%	+20%	+25%	+40%																				
Statewide	9	3	2	1	4	9	115	53	33	30	4	1	244	2,822	9%																	
05 Benton						1		2					3	19	16%	●																
07 Blue Earth						1		1	1				3	35	9%				●		●											
09 Carlton							5	2	1	2			8	34	24%	●			■	■	●	■	■	■	●	●						
13 Chisago		2												20	0%													●	●	●		
15 Clearwater	3						4						4	27	15%	●				●	●	●	●	●	●							
18 Crow Wing							4	2		1			6	48	13%				■	●	●	●	■	●	●					●		
20 Dodge							1	1					2	19	11%						●											
22 Faribault					1	1		5					7	31	23%	●					●	●			●				●	●	●	
23 Fillmore								1					1	37	3%					●												
26 Grant								1					1	23	4%						●				●							
27 Hennepin						1							1	46	2%					■				■								
31 Itasca				1			35		19				55	93	59%	●				●	■		●									
35 Kittson							22						22	39	56%	●					●				●							
36 Koochiching			2 <sup>3</sup>			1	1	1	1		4		8	11	73%			●		●	●		●	●	●							
38 Lake						1							1	10	10%					■				■								
39 Lake of Woods	1 <sup>4</sup>						3	2		2			7	26	27%	●					●				●							
42 Lyon							1						1	31	3%						●				●							
43 McLeod								6					6	23	26%				●			■	■			■						
44 Mahnomen									2				2	19	11%					●				●								
45 Marshall							1	1					2	60	3%						●											
46 Martin								1					1	30	3%						●				●							
47 Meeker								1	1			1	3	26	12%					●		■	●		■							
50 Mower								6		1			7	34	21%						●				■					●		
52 Nicollet							1						1	19	5%											■			●	●	●	
54 Norman								1	4				5	32	16%					●	●								●	●	●	
55 Olmsted	1 <sup>5</sup>							2	1				3	26	12%	●					●								●	●	●	
56 Ottertail								1					1	84	1%												●					
57 Pennington							2	2					4	24	17%						●				●							
58 Pine					1	3							4	47	9%				●		●	●		●								
60 Polk					1			2					3	73	4%						●											
61 Pope					1			1					2	29	7%						●						●			●		
63 Red Lake		1					1	1					2	17	12%	●					●											
65 Renville								1					1	37	3%						●				●							
68 Roseau							4						4	56	7%						●				●							
69 St. Louis							9	7	2	24			39	112	35%	●				●	●	■	●	●	●	●		■				
70 Scott	2													19	0%	● <sup>7</sup>																
72 Sibley							1						1	24	4%						●											
74 Steele									1				1	17	6%														■			
76 Swift	2 <sup>6</sup>													29	0%						●				●							
79 Wabasha							1						1	28	4%					●												
82 Washington							1						1	33	3%				●				●									
83 Watonwan								1					1	20	5%						■				■							
86 Wright							18	1					19	35	54%	●				●				●								

### Notes

- <sup>1</sup> Total number of cities/towns affected may not equal the sum of the counts by size of order because some cities/towns may have multiple orders of different sizes.
- <sup>2</sup> Total includes counties without orders (not shown).
- <sup>3</sup> One order excluded the cities of International Falls and Little Fork.
- <sup>4</sup> Excludes 7 townships (which are different than the 7 townships with individual orders).
- <sup>5</sup> Excludes Township of Viola.
- <sup>6</sup> Both orders exclude the cities of Appleton and Benson.
- <sup>7</sup> Order was for both Green Acres and EMV land (other Ag Land orders are for EMV only).

### Key

Ag-L	Agricultural Land Only
Ag-LS	Agricultural Land and Structures
Apt-LS	Apartment Land and Structures
Res-L	Residential Land Only
Res-S	Residential Structures Only
Res-LS	Residential Land and Structures
SRR-L	Seasonal Recreational Residential Land Only
SRR-S	Seasonal Recreational Residential Structures Only
SRR-LS	Seasonal Recreational Residential Land and Structures

Tim-L	Timber Land Only
Com-L	Commercial Land Only
Com-S	Commercial Structures Only
Com-LS	Commercial Land and Structures
Ind-LS	Industrial Land and Structures
●	At least one of the orders was all parcels of this property type.
■	An order applied only to a subset of this property type -- includes or excludes certain plats, areas, parcels, lakes, lakeshore, property type codes, value ranges, parcel sizes, etc.

## 2002 STATE BOARD ORDERS by CLASSIFICATION

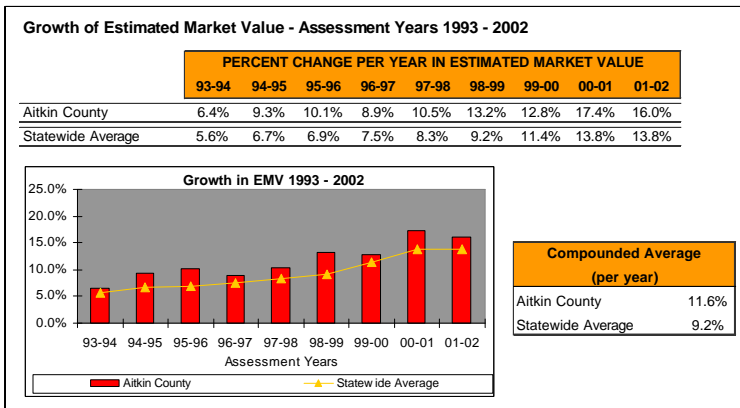
PROPERTY CLASSIFICATION	BOARD ORDER (% increase or decrease)	JURISDICTIONS AFFECTED BY ORDER		
		Countywide	City	Township
<b>Residential</b>	<b>Subtotal</b>	<b>1</b>	<b>24</b>	<b>74</b>
	<b>+40</b>	0	1	0
	<b>+30</b>	0	0	0
	<b>+25</b>	0	0	0
	<b>+20</b>	0	0	4
	<b>+15</b>	0	1	10
	<b>+10</b>	0	9	27
	<b>+5</b>	1	7	27
	<b>-5</b>	0	3	4
	<b>-10</b>	0	2	2
	<b>-15</b>	0	1	0
<b>Apartment</b>	<b>Subtotal</b>	<b>0</b>	<b>2</b>	<b>0</b>
	<b>+20</b>	0	0	0
	<b>+15</b>	0	0	0
	<b>+10</b>	0	1	0
	<b>+5</b>	0	0	0
	<b>-5</b>	0	1	0
<b>Commercial-Industrial</b>	<b>Subtotal</b>	<b>2</b>	<b>14</b>	<b>1</b>
	<b>+25</b>	0	0	0
	<b>+20</b>	0	1	0
	<b>+15</b>	0	2	0
	<b>+10</b>	2	8	1
	<b>+5</b>	0	3	0
<b>Seasonal-Recreational</b>	<b>Subtotal</b>	<b>3</b>	<b>8</b>	<b>95</b>
	<b>+20</b>	1	1	28
	<b>+15</b>	0	1	5
	<b>+10</b>	0	2	23
	<b>+5</b>	2	1	32
	<b>-5</b>	0	2	5
	<b>-10</b>	0	0	2
	<b>-15</b>	0	1	0
<b>Farm</b>	<b>Subtotal</b>	<b>7</b>	<b>28</b>	<b>108</b>
	<b>+20</b>	1	1	24
	<b>+15</b>	0	1	18
	<b>+10</b>	1	0	9
	<b>+5</b>	5	26	56
	<b>-5</b>	0	0	1
<b>Timberland</b>	<b>Subtotal</b>	<b>1</b>	<b>2</b>	<b>46</b>
	<b>+25</b>	0	1	3
	<b>+20</b>	0	1	24
	<b>+15</b>	0	0	1
	<b>+10</b>	0	0	6
	<b>+5</b>	1	0	12

## COUNTY BY COUNTY DATA

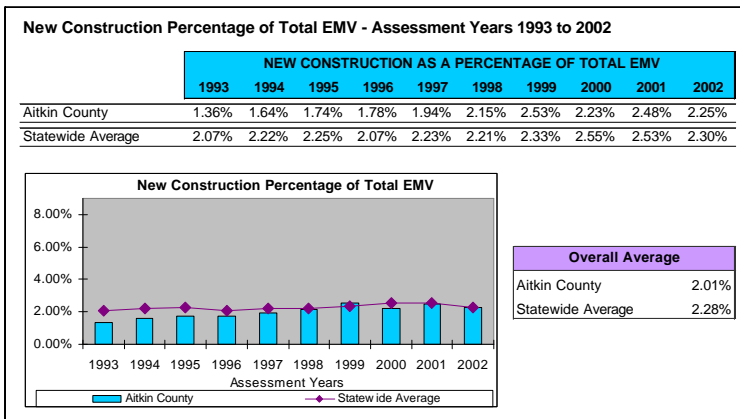
Pages 26 to 200 show market value data and assessment quality indicators for each county in the state. Each county has two pages of data. The following explains the tables and charts that are shown for each county.

On the first county page, there are three sections with data on market values for that county:

### AITKIN COUNTY



1) The growth of estimated market value for assessment years 1993 to 2002 is listed by year for each county and then compared to the statewide average in both a table and a chart. The compounded average for the county and the state is also displayed.



2) The percentage of new construction as a total of estimated market value is listed by year for each county and then compared with the statewide average in both a table and a chart. The overall average per year for the county and the state is also displayed.

**Exclusion from EMV to TMV (as a percentage)**

	Assessment Year			
	1993	1995	2000	2002
Aitkin County	0.44%	3.67%	10.49%	18.96%
Statewide Average	0.41%	1.57%	4.63%	9.49%

3) The percent exclusion from estimated market value to taxable market value is shown for assessment years 1993, 1995, 2000, and 2002. This table corresponds to the statewide maps on pages 11 to 14.

The second page of county data contains two sections. The first section continues with tables showing market value data and the second section displays assessment quality indicators such as the adjusted median sales ratio, coefficients of dispersion (COD), and the number of sales for that county.

## AITKIN COUNTY

Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)					
Aitkin County		Percent		Percent	
MAJOR PROPERTY TYPE	1993	of Total	1995	of Total	
Residential Homestead	170.55	30.4%	206.73	31.7%	
Rental Housing	12.27	2.2%	13.44	2.1%	
Non-Commercial Seasonal Recreational (Cabins)	224.98	40.2%	265.97	40.8%	
Farms and Timberland (Combined)	119.70	21.4%	131.39	20.2%	
Commercial and Industrial	17.20	3.1%	17.76	2.7%	
Miscellaneous*	15.40	2.7%	16.51	2.5%	
TOTAL ESTIMATED MARKET VALUE	560.11	100.0%	651.80	100.0%	
Aitkin County		Percent		Percent	
MAJOR PROPERTY TYPE	2000	of Total	2002	of Total	
Residential Homestead	382.00	34.7%	519.74	34.6%	
Rental Housing	21.64	2.0%	31.43	2.1%	
Non-Commercial Seasonal Recreational (Cabins)	458.25	41.6%	646.17	43.1%	
Farms and Timberland (Combined)	187.47	17.0%	243.92	16.3%	
Commercial and Industrial	33.88	3.1%	39.55	2.6%	
Miscellaneous*	18.91	1.7%	20.00	1.3%	
TOTAL ESTIMATED MARKET VALUE	1,102.15	100.0%	1,500.81	100.0%	
Aitkin County		(Projected)	Percent		
MAJOR PROPERTY TYPE	2005	of Total			
Residential Homestead	806.40	34.8%			
Rental Housing	55.48	2.4%			
Non-Commercial Seasonal Recreational (Cabins)	1,039.34	44.9%			
Farms and Timberland (Combined)	333.69	14.4%			
Commercial and Industrial	59.34	2.6%			
Miscellaneous*	22.46	1.0%			
TOTAL ESTIMATED MARKET VALUE	2,316.71	100.0%			
* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.					

1) The estimated market value by major property type and assessment year is displayed for assessment years 1993, 1995, 2000, and 2002. It also includes projected figures for assessment year 2005. Comparable statewide figures can be found on page 15.

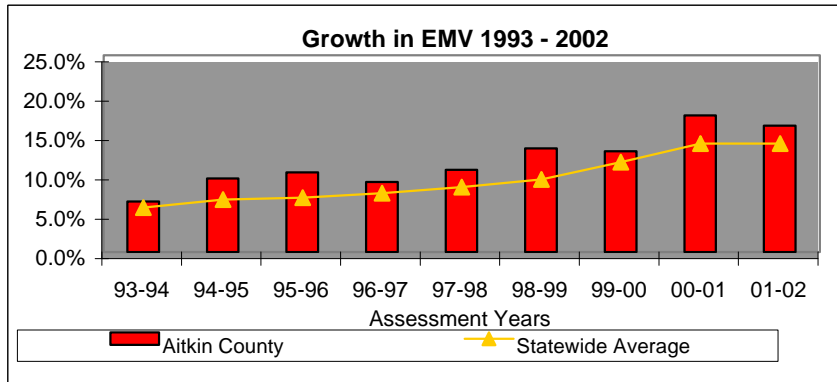
<b>Assessment Indicators by Property Type:</b> <b>Median Ratios, Coefficients of Dispersion, and Number of Sales</b>			
<b>Assessment Year 2002</b>	<b>Adjusted Ratio</b>	<b>COD</b>	<b>Number of Sales</b>
<b>Property Type</b>			
Apartments	0	0	0
Timberland	68.2	69.4	16
Farms	84.3	33.9	19
Commercial and Industrial	92.5	25.4	7
Resorts	121.5	0	2
Residential (including cabins)	90.7	25.4	349
Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.			

2) The final adjusted median sales ratio, the COD, and the number of sales within that county are displayed by major property type for assessment year 2002. Statewide adjusted median sales ratios and COD's by major property type can be found in the table on page 6.

# AITKIN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

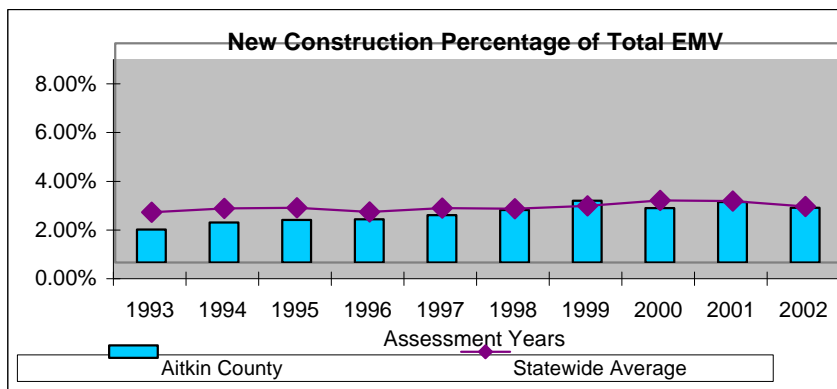
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Aitkin County	6.4%	9.3%	10.1%	8.9%	10.5%	13.2%	12.8%	17.4%	16.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Aitkin County	11.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Aitkin County	1.36%	1.64%	1.74%	1.78%	1.94%	2.15%	2.53%	2.23%	2.48%	2.25%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Aitkin County	2.01%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Aitkin County	0.44%	1.70%	3.67%	4.30%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# AITKIN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Aitkin County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	170.55	30.4%	206.73	31.7%
Rental Housing	12.27	2.2%	13.44	2.1%
Non-Commercial Seasonal Recreational (Cabins)	224.98	40.2%	265.97	40.8%
Farms and Timberland (Combined)	119.70	21.4%	131.39	20.2%
Commercial and Industrial	17.20	3.1%	17.76	2.7%
Miscellaneous*	15.40	2.7%	16.51	2.5%
TOTAL ESTIMATED MARKET VALUE	560.11	100.0%	651.80	100.0%

Aitkin County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	382.00	34.7%	519.74	34.6%
Rental Housing	21.64	2.0%	31.43	2.1%
Non-Commercial Seasonal Recreational (Cabins)	458.25	41.6%	646.17	43.1%
Farms and Timberland (Combined)	187.47	17.0%	243.92	16.3%
Commercial and Industrial	33.88	3.1%	39.55	2.6%
Miscellaneous*	18.91	1.7%	20.00	1.3%
TOTAL ESTIMATED MARKET VALUE	1,102.15	100.0%	1,500.81	100.0%

Aitkin County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	806.40	34.8%
Rental Housing	55.48	2.4%
Non-Commercial Seasonal Recreational (Cabins)	1,039.34	44.9%
Farms and Timberland (Combined)	333.69	14.4%
Commercial and Industrial	59.34	2.6%
Miscellaneous*	22.46	1.0%
TOTAL ESTIMATED MARKET VALUE	2,316.71	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

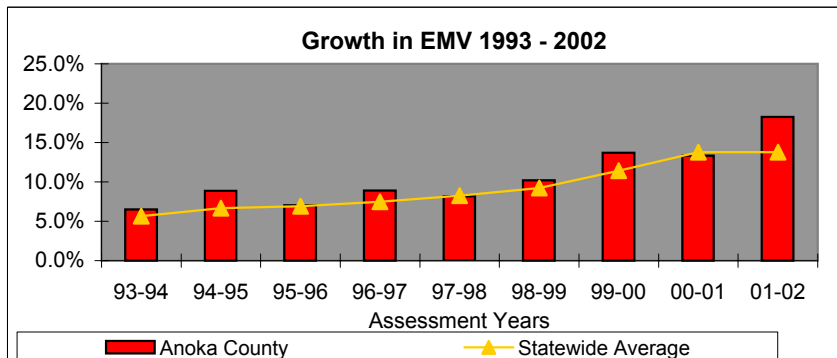
Aitkin County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	68.2	69.4	16
Farms	84.3	33.9	19
Commercial and Industrial	92.5	25.4	7
Resorts	121.5	0	2
Residential (including cabins)	90.7	25.4	349

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# ANOKA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

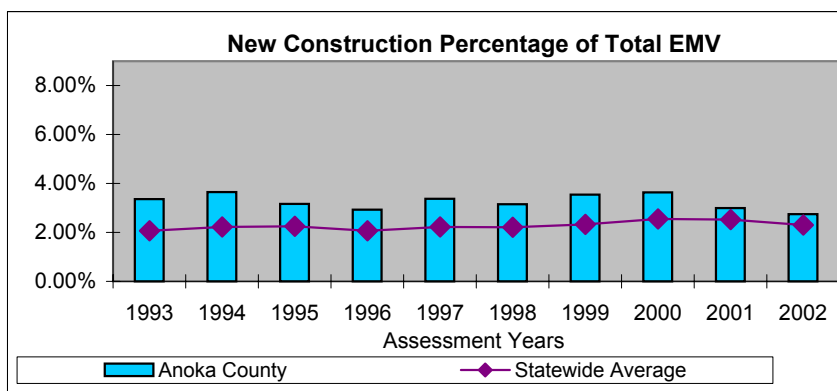
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Anoka County	6.5%	8.9%	7.0%	8.9%	8.2%	10.2%	13.7%	13.3%	18.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Anoka County	10.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anoka County	3.36%	3.65%	3.17%	2.93%	3.38%	3.15%	3.54%	3.64%	2.99%	2.74%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Anoka County	3.26%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Anoka County	0.07%	1.37%	2.97%	8.24%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# ANOKA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Anoka County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	5,845.45	73.0%	6,939.61	74.7%
Rental Housing	673.46	8.4%	711.36	7.7%
Non-Commercial Seasonal Recreational (Cabins)	15.89	0.2%	17.11	0.2%
Farms and Timberland (Combined)	151.07	1.9%	240.58	2.6%
Commercial and Industrial	1,143.89	14.3%	1,191.30	12.8%
Miscellaneous*	181.56	2.3%	187.41	2.0%
TOTAL ESTIMATED MARKET VALUE	8,011.32	100.0%	9,287.36	100.0%

Anoka County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	10,916.26	74.4%	14,766.35	75.5%
Rental Housing	1,090.17	7.4%	1,445.45	7.4%
Non-Commercial Seasonal Recreational (Cabins)	23.22	0.2%	31.46	0.2%
Farms and Timberland (Combined)	319.80	2.2%	469.38	2.4%
Commercial and Industrial	2,079.14	14.2%	2,579.25	13.2%
Miscellaneous*	242.80	1.7%	267.04	1.4%
TOTAL ESTIMATED MARKET VALUE	14,671.39	100.0%	19,558.93	100.0%

Anoka County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	22,734.02	76.5%
Rental Housing	2,199.05	7.4%
Non-Commercial Seasonal Recreational (Cabins)	45.46	0.2%
Farms and Timberland (Combined)	783.55	2.6%
Commercial and Industrial	3,655.87	12.3%
Miscellaneous*	298.64	1.0%
TOTAL ESTIMATED MARKET VALUE	29,716.59	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

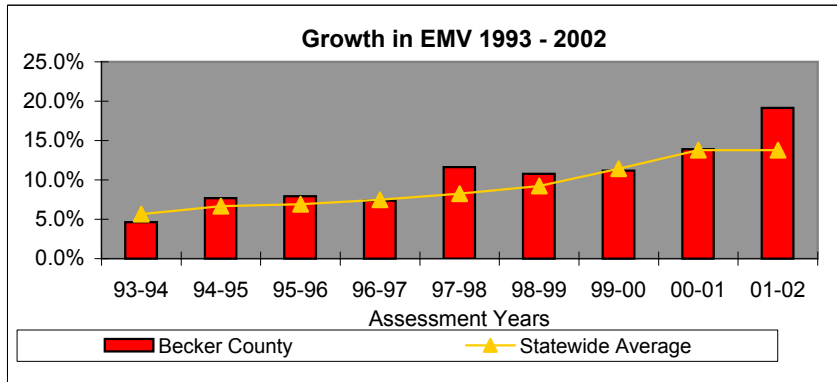
Anoka County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	87	7.6	28
Timberland	0	0	0
Farms	49.3	0	3
Commercial and Industrial	97.8	13.2	42
Resorts	0	0	0
Residential (including cabins)	97.4	7.3	4,444

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# BECKER COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

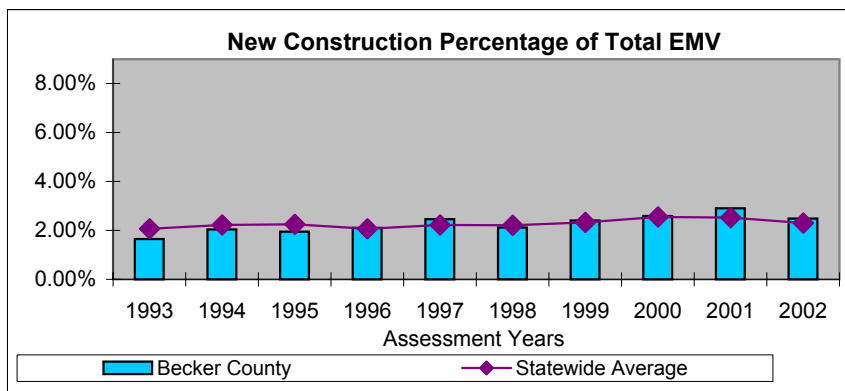
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Becker County	4.6%	7.7%	7.9%	7.3%	11.6%	10.8%	11.2%	13.9%	19.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Becker County	10.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Becker County	1.65%	2.04%	1.95%	2.11%	2.46%	2.12%	2.41%	2.59%	2.91%	2.49%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Becker County	2.27%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Becker County	0.65%	1.96%	6.30%	14.75%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# BECKER COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Becker County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	316.47	35.9%	384.54	38.7%
Rental Housing	45.96	5.2%	48.43	4.9%
Non-Commercial Seasonal Recreational (Cabins)	165.83	18.8%	188.95	19.0%
Farms and Timberland (Combined)	250.12	28.4%	263.43	26.5%
Commercial and Industrial	73.18	8.3%	76.61	7.7%
Miscellaneous*	30.01	3.4%	31.41	3.2%
TOTAL ESTIMATED MARKET VALUE	881.57	100.0%	993.36	100.0%

Becker County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	647.12	40.9%	849.97	39.6%
Rental Housing	79.34	5.0%	106.72	5.0%
Non-Commercial Seasonal Recreational (Cabins)	323.72	20.5%	492.17	23.0%
Farms and Timberland (Combined)	376.34	23.8%	508.24	23.7%
Commercial and Industrial	110.74	7.0%	131.61	6.1%
Miscellaneous*	44.70	2.8%	55.58	2.6%
TOTAL ESTIMATED MARKET VALUE	1,581.96	100.0%	2,144.28	100.0%

Becker County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,249.20	38.4%
Rental Housing	166.67	5.1%
Non-Commercial Seasonal Recreational (Cabins)	856.35	26.3%
Farms and Timberland (Combined)	738.36	22.7%
Commercial and Industrial	173.79	5.3%
Miscellaneous*	71.46	2.2%
TOTAL ESTIMATED MARKET VALUE	3,255.83	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

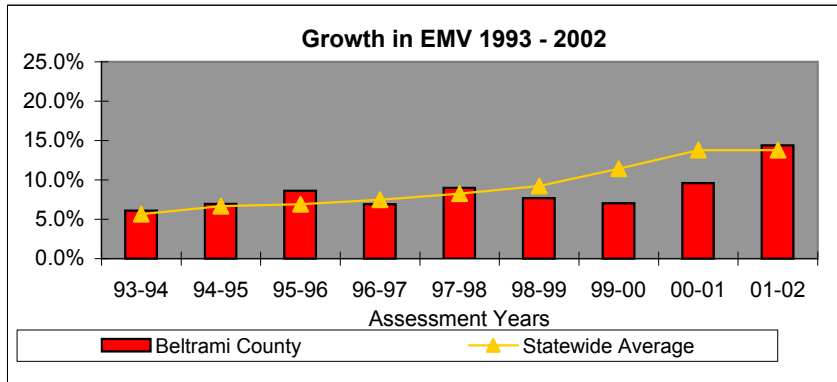
Becker County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	112.3	0	1
Timberland	106.7	49.3	7
Farms	98.3	21.1	30
Commercial and Industrial	90.8	23.5	12
Resorts	89.6	0	2
Residential (including cabins)	99.3	17.2	429

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# BELTRAMI COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

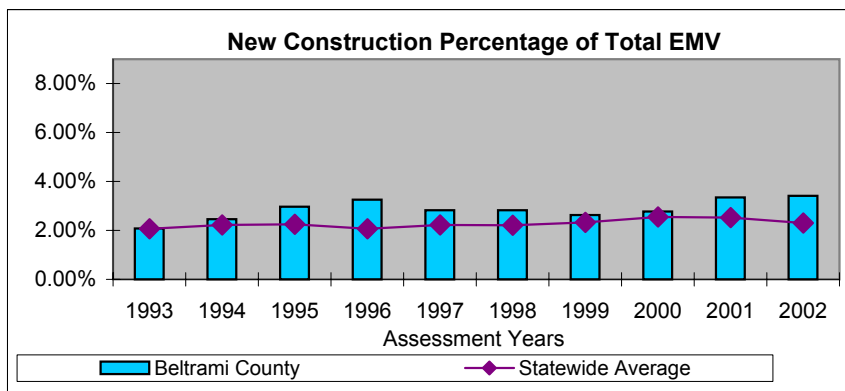
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Beltrami County	6.1%	7.0%	8.6%	6.9%	9.0%	7.7%	7.0%	9.6%	14.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Beltrami County	8.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Beltrami County	2.08%	2.47%	2.97%	3.26%	2.83%	2.83%	2.63%	2.78%	3.35%	3.41%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Beltrami County	2.86%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Beltrami County	0.65%	1.75%	2.83%	6.13%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# BELTRAMI COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Beltrami County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	328.31	47.2%	390.42	49.4%
Rental Housing	56.13	8.1%	60.81	7.7%
Non-Commercial Seasonal Recreational (Cabins)	67.49	9.7%	71.58	9.1%
Farms and Timberland (Combined)	108.65	15.6%	121.26	15.3%
Commercial and Industrial	89.69	12.9%	96.24	12.2%
Miscellaneous*	45.77	6.6%	49.73	6.3%
TOTAL ESTIMATED MARKET VALUE	696.03	100.0%	790.03	100.0%

Beltrami County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	586.86	50.9%	753.40	52.3%
Rental Housing	89.09	7.7%	111.24	7.7%
Non-Commercial Seasonal Recreational (Cabins)	106.73	9.3%	135.12	9.4%
Farms and Timberland (Combined)	168.63	14.6%	210.36	14.6%
Commercial and Industrial	128.51	11.2%	149.94	10.4%
Miscellaneous*	72.52	6.3%	80.82	5.6%
TOTAL ESTIMATED MARKET VALUE	1,152.34	100.0%	1,440.87	100.0%

Beltrami County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,046.92	54.1%
Rental Housing	147.11	7.6%
Non-Commercial Seasonal Recreational (Cabins)	186.55	9.6%
Farms and Timberland (Combined)	281.36	14.5%
Commercial and Industrial	188.05	9.7%
Miscellaneous*	86.14	4.4%
TOTAL ESTIMATED MARKET VALUE	1,936.12	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

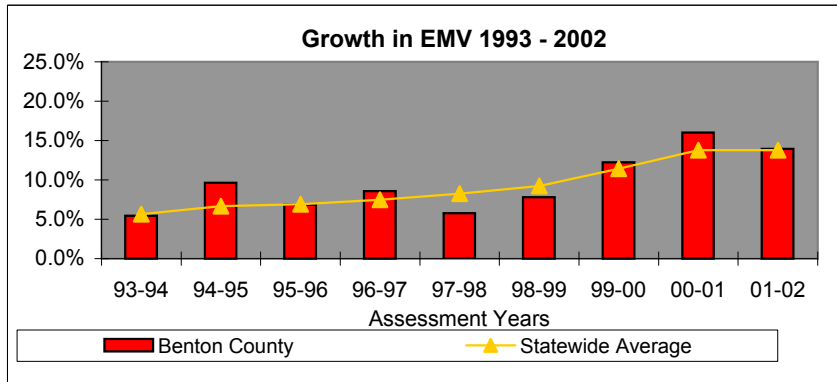
Beltrami County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	74.3	0	5
Timberland	99	0	5
Farms	97.7	26.7	10
Commercial and Industrial	92.1	25.2	11
Resorts	81.4	0	2
Residential (including cabins)	98.1	15.4	417

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# BENTON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

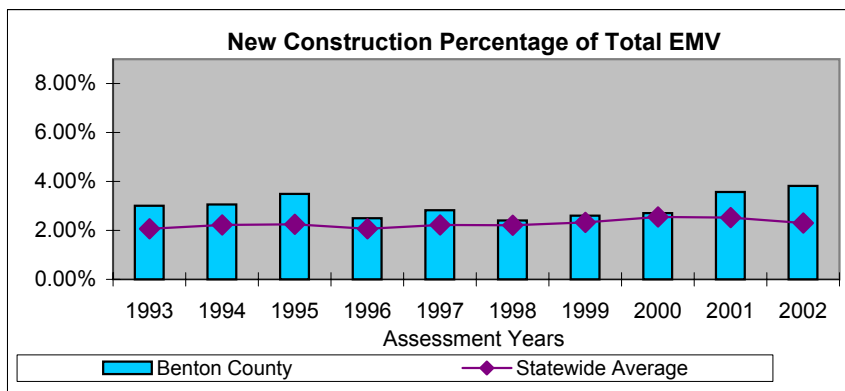
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Benton County	5.5%	9.6%	6.9%	8.6%	5.8%	7.8%	12.2%	16.0%	13.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Benton County	9.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Benton County	3.01%	3.06%	3.50%	2.49%	2.82%	2.41%	2.60%	2.71%	3.57%	3.82%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Benton County	3.00%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Benton County	0.36%	1.31%	5.18%	8.82%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# BENTON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Benton County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	348.07	43.7%	435.49	47.3%
Rental Housing	100.50	12.6%	102.69	11.1%
Non-Commercial Seasonal Recreational (Cabins)	6.65	0.8%	7.70	0.8%
Farms and Timberland (Combined)	172.47	21.6%	187.58	20.4%
Commercial and Industrial	131.87	16.6%	147.02	16.0%
Miscellaneous*	37.11	4.7%	40.54	4.4%
TOTAL ESTIMATED MARKET VALUE	796.68	100.0%	921.01	100.0%

Benton County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	664.55	48.6%	887.16	49.2%
Rental Housing	145.80	10.7%	190.24	10.6%
Non-Commercial Seasonal Recreational (Cabins)	10.96	0.8%	13.92	0.8%
Farms and Timberland (Combined)	312.76	22.9%	431.02	23.9%
Commercial and Industrial	187.69	13.7%	230.94	12.8%
Miscellaneous*	46.27	3.4%	49.55	2.7%
TOTAL ESTIMATED MARKET VALUE	1,368.03	100.0%	1,802.84	100.0%

Benton County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,349.01	50.3%
Rental Housing	270.34	10.1%
Non-Commercial Seasonal Recreational (Cabins)	19.32	0.7%
Farms and Timberland (Combined)	686.21	25.6%
Commercial and Industrial	306.30	11.4%
Miscellaneous*	52.60	2.0%
TOTAL ESTIMATED MARKET VALUE	2,683.79	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

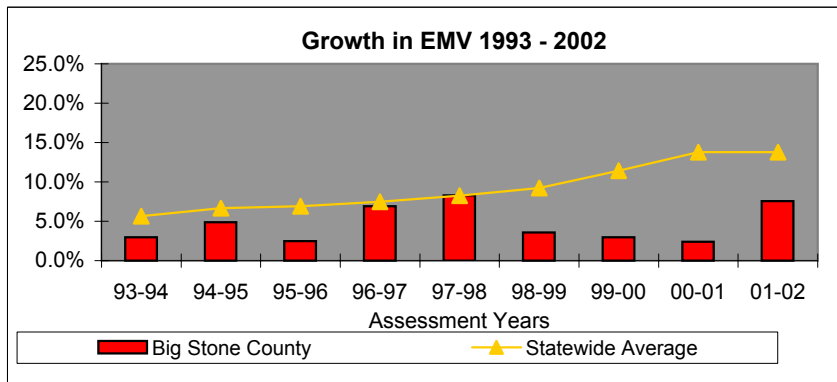
Benton County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	77.2	0	3
Timberland	79.9	0	1
Farms	94.1	26.3	52
Commercial and Industrial	92	11.9	13
Resorts	0	0	0
Residential (including cabins)	95.5	11.2	374

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# BIG STONE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

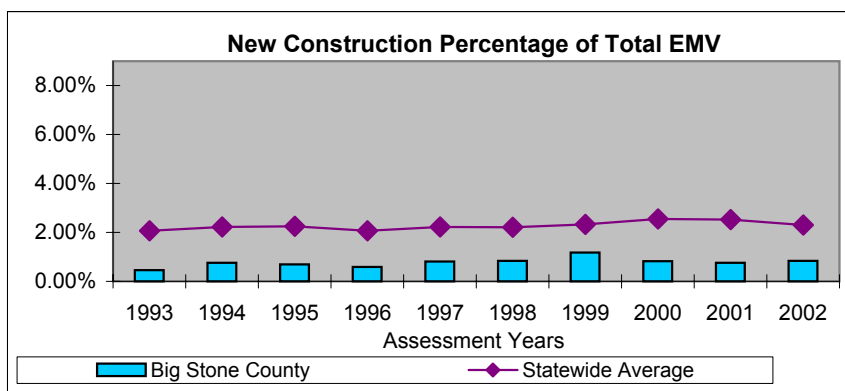
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Big Stone County	3.0%	4.9%	2.5%	6.9%	8.3%	3.6%	3.0%	2.4%	7.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Big Stone County	4.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Big Stone County	0.46%	0.76%	0.69%	0.59%	0.82%	0.83%	1.18%	0.82%	0.76%	0.84%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Big Stone County	0.78%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Big Stone County	0.50%	2.20%	2.93%	2.62%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# BIG STONE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Big Stone County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	39.17	16.9%	44.91	18.0%
Rental Housing	5.67	2.5%	5.58	2.2%
Non-Commercial Seasonal Recreational (Cabins)	6.60	2.9%	8.55	3.4%
Farms and Timberland (Combined)	166.33	72.0%	176.21	70.6%
Commercial and Industrial	6.36	2.7%	6.85	2.7%
Miscellaneous*	7.04	3.0%	7.51	3.0%
TOTAL ESTIMATED MARKET VALUE	231.16	100.0%	249.61	100.0%

Big Stone County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	62.92	19.9%	67.52	19.4%
Rental Housing	8.83	2.8%	11.53	3.3%
Non-Commercial Seasonal Recreational (Cabins)	16.08	5.1%	19.21	5.5%
Farms and Timberland (Combined)	209.48	66.3%	230.61	66.3%
Commercial and Industrial	8.84	2.8%	9.20	2.6%
Miscellaneous*	9.71	3.1%	9.73	2.8%
TOTAL ESTIMATED MARKET VALUE	315.86	100.0%	347.80	100.0%

Big Stone County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	78.03	19.7%
Rental Housing	15.21	3.8%
Non-Commercial Seasonal Recreational (Cabins)	27.75	7.0%
Farms and Timberland (Combined)	254.88	64.4%
Commercial and Industrial	9.86	2.5%
Miscellaneous*	10.21	2.6%
TOTAL ESTIMATED MARKET VALUE	395.96	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

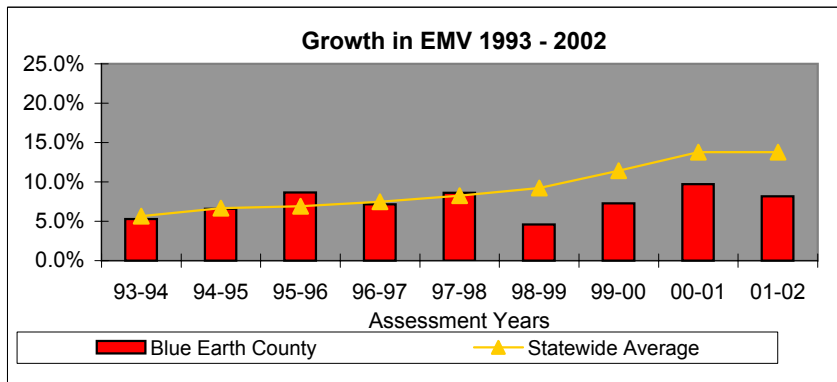
Big Stone County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	94.8	12.8	10
Commercial and Industrial	77.9	0	3
Resorts	0	0	0
Residential (including cabins)	96.8	12.2	49

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# BLUE EARTH COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

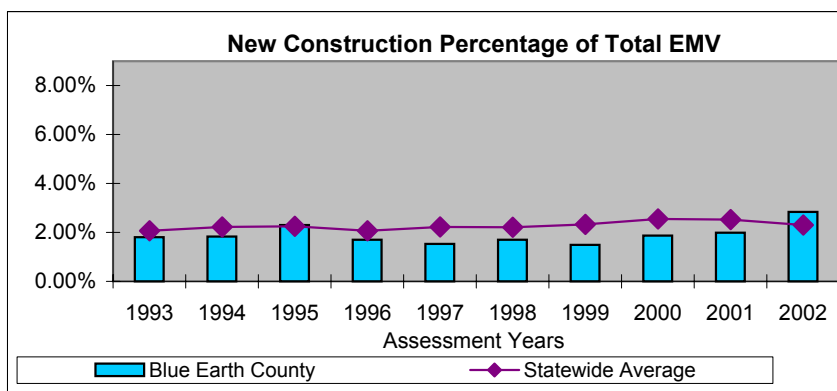
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Blue Earth County	5.3%	6.6%	8.6%	7.1%	8.6%	4.6%	7.3%	9.7%	8.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Blue Earth County	7.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Blue Earth County	1.80%	1.84%	2.30%	1.71%	1.54%	1.71%	1.49%	1.87%	1.98%	2.83%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Blue Earth County	1.91%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Blue Earth County	0.31%	1.18%	2.73%	2.66%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# BLUE EARTH COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Blue Earth County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	647.76	36.8%	774.69	39.2%
Rental Housing	145.70	8.3%	156.46	7.9%
Non-Commercial Seasonal Recreational (Cabins)	3.22	0.2%	3.90	0.2%
Farms and Timberland (Combined)	645.07	36.6%	688.48	34.8%
Commercial and Industrial	256.40	14.5%	285.14	14.4%
Miscellaneous*	64.39	3.7%	69.08	3.5%
TOTAL ESTIMATED MARKET VALUE	1,762.54	100.0%	1,977.75	100.0%

Blue Earth County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,178.66	42.0%	1,478.71	44.5%
Rental Housing	228.40	8.1%	267.33	8.0%
Non-Commercial Seasonal Recreational (Cabins)	8.19	0.3%	8.49	0.3%
Farms and Timberland (Combined)	868.99	31.0%	963.46	29.0%
Commercial and Industrial	438.40	15.6%	510.12	15.4%
Miscellaneous*	83.49	3.0%	94.25	2.8%
TOTAL ESTIMATED MARKET VALUE	2,806.13	100.0%	3,322.37	100.0%

Blue Earth County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	2,020.52	47.6%
Rental Housing	337.87	8.0%
Non-Commercial Seasonal Recreational (Cabins)	10.89	0.3%
Farms and Timberland (Combined)	1,094.31	25.8%
Commercial and Industrial	662.16	15.6%
Miscellaneous*	118.94	2.8%
TOTAL ESTIMATED MARKET VALUE	4,244.70	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

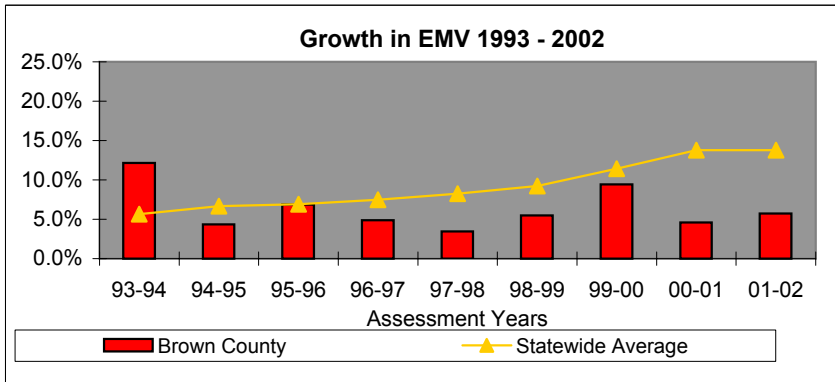
Blue Earth County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	101.6	25.8	8
Timberland	0	0	0
Farms	98.9	29.4	28
Commercial and Industrial	95.7	25	33
Resorts	0	0	0
Residential (including cabins)	94.5	14.3	684

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# BROWN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

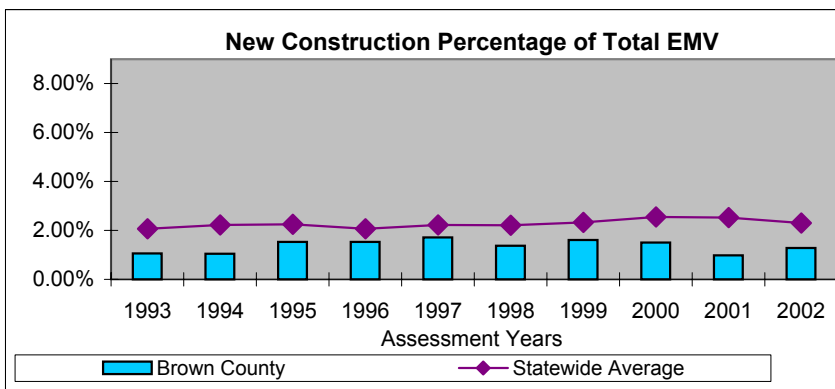
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Brown County	12.1%	4.3%	6.9%	4.9%	3.5%	5.5%	9.5%	4.6%	5.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Brown County	6.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Brown County	1.06%	1.05%	1.54%	1.53%	1.71%	1.37%	1.61%	1.51%	0.98%	1.29%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Brown County	1.36%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Brown County	0.37%	2.09%	3.59%	2.08%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# BROWN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Brown County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	323.79	35.4%	402.74	37.7%
Rental Housing	33.92	3.7%	37.92	3.5%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	458.54	50.2%	525.49	49.1%
Commercial and Industrial	90.77	9.9%	96.29	9.0%
Miscellaneous*	6.76	0.7%	6.82	0.6%
TOTAL ESTIMATED MARKET VALUE	913.77	100.0%	1,069.26	100.0%

Brown County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	568.59	39.7%	636.16	40.2%
Rental Housing	53.49	3.7%	56.90	3.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	671.94	46.9%	728.09	46.0%
Commercial and Industrial	129.48	9.0%	151.69	9.6%
Miscellaneous*	8.67	0.6%	9.59	0.6%
TOTAL ESTIMATED MARKET VALUE	1,432.16	100.0%	1,582.42	100.0%

Brown County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	783.95	40.9%
Rental Housing	66.77	3.5%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%
Farms and Timberland (Combined)	860.89	45.0%
Commercial and Industrial	191.93	10.0%
Miscellaneous*	11.29	0.6%
TOTAL ESTIMATED MARKET VALUE	1,914.83	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

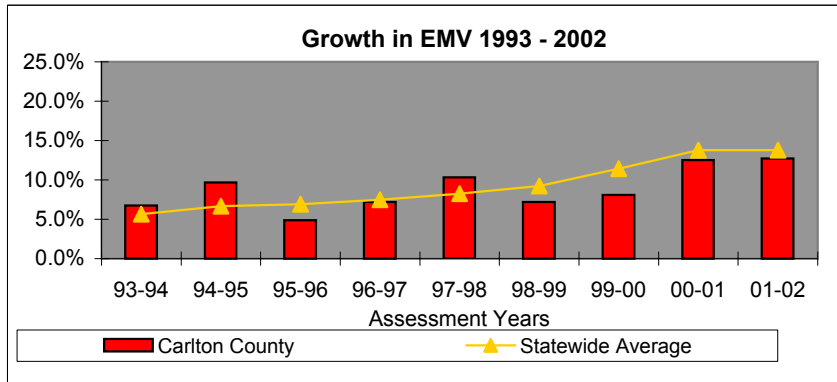
Brown County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	90.2	0	1
Timberland	0	0	0
Farms	93.6	15.8	12
Commercial and Industrial	97.9	7.4	18
Resorts	0	0	0
Residential (including cabins)	94.5	10.3	256

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CARLTON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

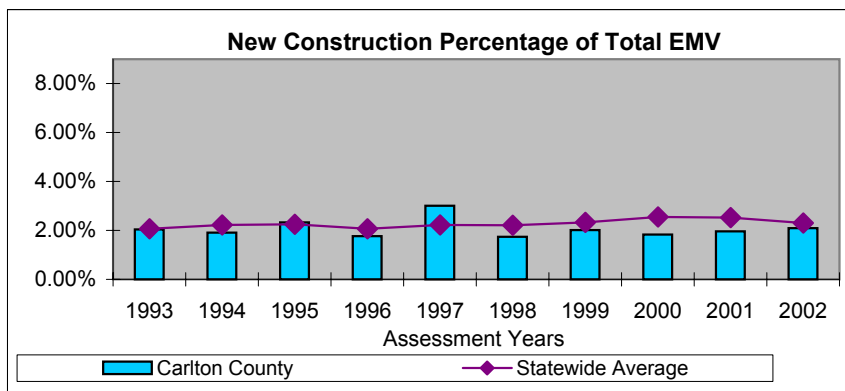
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Carlton County	6.8%	9.7%	4.9%	7.2%	10.3%	7.2%	8.1%	12.5%	12.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Carlton County	8.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Carlton County	2.04%	1.91%	2.33%	1.77%	3.01%	1.74%	2.01%	1.83%	1.96%	2.10%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Carlton County	2.07%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Carlton County	0.69%	2.39%	3.98%	8.54%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# CARLTON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Carlton County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	382.94	54.8%	469.86	57.5%
Rental Housing	31.05	4.4%	34.35	4.2%
Non-Commercial Seasonal Recreational (Cabins)	22.76	3.3%	27.63	3.4%
Farms and Timberland (Combined)	87.63	12.5%	96.87	11.8%
Commercial and Industrial	91.36	13.1%	99.25	12.1%
Miscellaneous*	82.73	11.8%	89.80	11.0%
TOTAL ESTIMATED MARKET VALUE	698.47	100.0%	817.76	100.0%

Carlton County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	697.82	59.4%	887.09	59.6%
Rental Housing	58.62	5.0%	86.85	5.8%
Non-Commercial Seasonal Recreational (Cabins)	48.01	4.1%	69.09	4.6%
Farms and Timberland (Combined)	136.06	11.6%	188.07	12.6%
Commercial and Industrial	135.92	11.6%	159.59	10.7%
Miscellaneous*	98.90	8.4%	98.70	6.6%
TOTAL ESTIMATED MARKET VALUE	1,175.34	100.0%	1,489.40	100.0%

Carlton County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,238.55	59.8%
Rental Housing	149.99	7.2%
Non-Commercial Seasonal Recreational (Cabins)	116.13	5.6%
Farms and Timberland (Combined)	267.30	12.9%
Commercial and Industrial	204.28	9.9%
Miscellaneous*	94.17	4.5%
TOTAL ESTIMATED MARKET VALUE	2,070.42	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

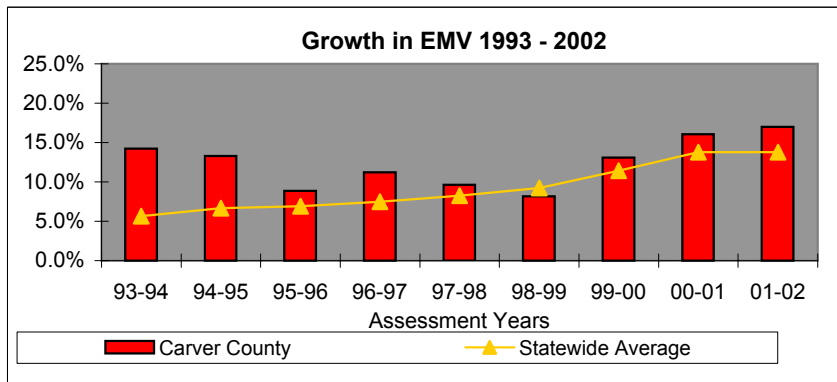
Carlton County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	131.3	36.4	18
Farms	86.3	25.1	23
Commercial and Industrial	92.1	17.6	16
Resorts	0	0	0
Residential (including cabins)	93.7	14.7	341

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CARVER COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

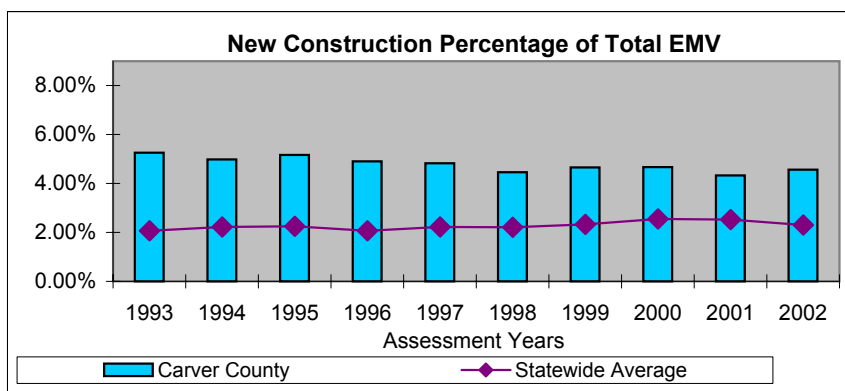
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Carver County	14.2%	13.3%	8.8%	11.2%	9.6%	8.2%	13.1%	16.1%	17.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Carver County	12.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Carver County	5.25%	4.98%	5.17%	4.91%	4.82%	4.47%	4.66%	4.66%	4.34%	4.56%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Carver County	4.78%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Carver County	0.59%	4.40%	4.26%	8.35%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# CARVER COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Carver County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	1,363.70	62.6%	1,834.43	65.1%
Rental Housing	160.55	7.4%	199.90	7.1%
Non-Commercial Seasonal Recreational (Cabins)	6.66	0.3%	6.91	0.2%
Farms and Timberland (Combined)	303.27	13.9%	397.23	14.1%
Commercial and Industrial	306.63	14.1%	340.24	12.1%
Miscellaneous*	35.97	1.7%	39.85	1.4%
TOTAL ESTIMATED MARKET VALUE	2,176.78	100.0%	2,818.56	100.0%

Carver County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	3,228.09	70.6%	4,439.03	71.6%
Rental Housing	256.48	5.6%	365.73	5.9%
Non-Commercial Seasonal Recreational (Cabins)	8.36	0.2%	14.39	0.2%
Farms and Timberland (Combined)	490.80	10.7%	669.81	10.8%
Commercial and Industrial	536.51	11.7%	655.27	10.6%
Miscellaneous*	54.82	1.2%	57.03	0.9%
TOTAL ESTIMATED MARKET VALUE	4,575.07	100.0%	6,201.26	100.0%

Carver County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	7,031.43	73.7%
Rental Housing	552.26	5.8%
Non-Commercial Seasonal Recreational (Cabins)	28.53	0.3%
Farms and Timberland (Combined)	972.58	10.2%
Commercial and Industrial	893.81	9.4%
Miscellaneous*	61.74	0.6%
TOTAL ESTIMATED MARKET VALUE	9,540.35	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

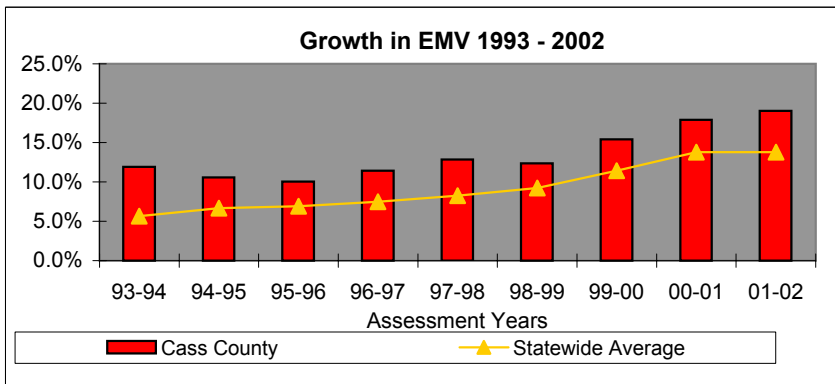
Carver County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	86.6	0	4
Commercial and Industrial	89.6	17.9	11
Resorts	0	0	0
Residential (including cabins)	95.4	8.4	1,093

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CASS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

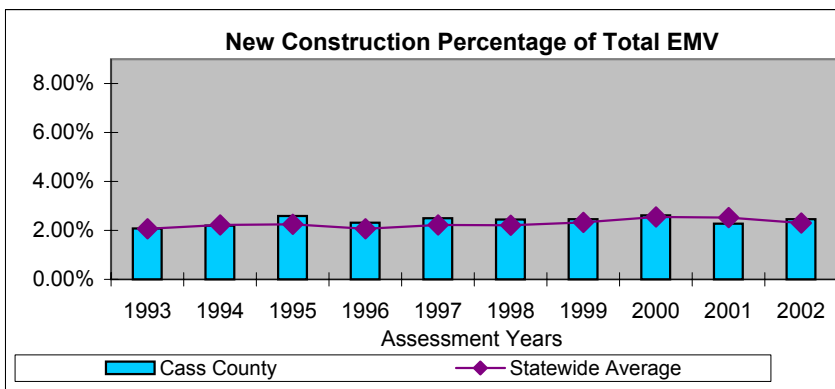
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Cass County	11.9%	10.6%	10.0%	11.4%	12.8%	12.4%	15.4%	17.9%	19.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Cass County	13.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Cass County	2.09%	2.20%	2.59%	2.31%	2.49%	2.44%	2.46%	2.61%	2.27%	2.45%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Cass County	2.39%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Cass County	1.15%	4.36%	12.24%	20.35%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# CASS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Cass County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	371.40	33.4%	477.01	34.7%
Rental Housing	25.47	2.3%	30.04	2.2%
Non-Commercial Seasonal Recreational (Cabins)	471.61	42.4%	586.01	42.6%
Farms and Timberland (Combined)	90.51	8.1%	105.16	7.6%
Commercial and Industrial	42.56	3.8%	51.96	3.8%
Miscellaneous*	109.98	9.9%	125.53	9.1%
TOTAL ESTIMATED MARKET VALUE	1,111.54	100.0%	1,375.70	100.0%

Cass County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	891.85	36.1%	1,209.72	34.9%
Rental Housing	82.15	3.3%	104.00	3.0%
Non-Commercial Seasonal Recreational (Cabins)	1,049.55	42.5%	1,554.15	44.9%
Farms and Timberland (Combined)	173.02	7.0%	272.24	7.9%
Commercial and Industrial	97.20	3.9%	127.22	3.7%
Miscellaneous*	174.05	7.1%	195.44	5.6%
TOTAL ESTIMATED MARKET VALUE	2,467.83	100.0%	3,462.76	100.0%

Cass County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,888.94	33.3%
Rental Housing	166.60	2.9%
Non-Commercial Seasonal Recreational (Cabins)	2,672.49	47.2%
Farms and Timberland (Combined)	516.06	9.1%
Commercial and Industrial	191.90	3.4%
Miscellaneous*	228.83	4.0%
TOTAL ESTIMATED MARKET VALUE	5,664.81	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

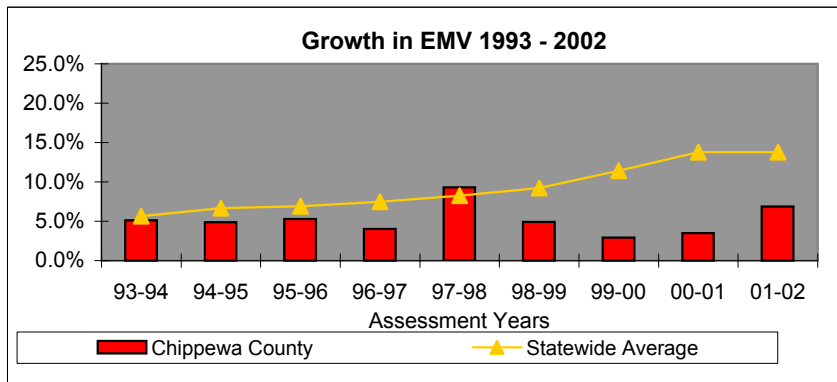
Cass County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	74.7	0	2
Timberland	109.2	20.9	10
Farms	79.1	22.6	23
Commercial and Industrial	85.1	31.2	20
Resorts	103.8	15.4	6
Residential (including cabins)	92.4	22	563

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CHIPPEWA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

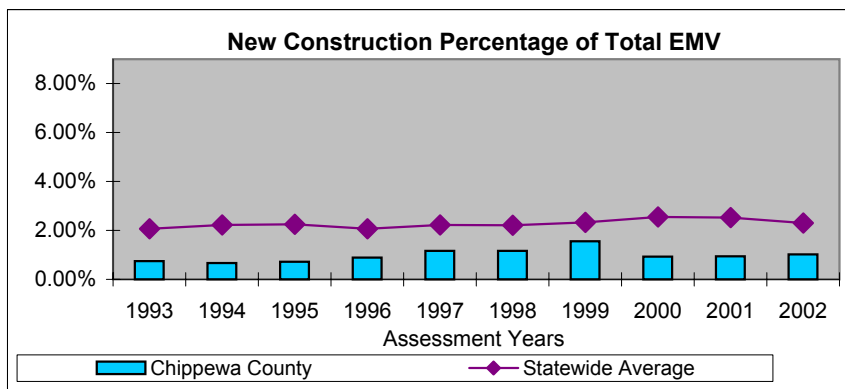
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Chippewa County	5.1%	4.9%	5.3%	4.0%	9.3%	4.9%	2.9%	3.5%	6.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Chippewa County	5.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Chippewa County	0.74%	0.66%	0.72%	0.89%	1.16%	1.16%	1.56%	0.93%	0.94%	1.02%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Chippewa County	0.98%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Chippewa County	0.59%	0.66%	1.60%	2.14%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# CHIPPEWA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Chippewa County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	112.54	20.9%	128.09	21.6%
Rental Housing	16.75	3.1%	17.04	2.9%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	358.27	66.5%	394.76	66.5%
Commercial and Industrial	30.66	5.7%	33.67	5.7%
Miscellaneous*	20.16	3.7%	19.90	3.4%
TOTAL ESTIMATED MARKET VALUE	538.38	100.0%	593.47	100.0%

Chippewa County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	193.75	25.3%	212.77	25.1%
Rental Housing	28.84	3.8%	31.72	3.7%
Non-Commercial Seasonal Recreational (Cabins)	0.16	0.0%	0.32	0.0%
Farms and Timberland (Combined)	468.91	61.1%	518.78	61.2%
Commercial and Industrial	51.56	6.7%	53.85	6.4%
Miscellaneous*	23.91	3.1%	30.52	3.6%
TOTAL ESTIMATED MARKET VALUE	767.13	100.0%	847.96	100.0%

Chippewa County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	244.26	25.2%
Rental Housing	38.97	4.0%
Non-Commercial Seasonal Recreational (Cabins)	1.45	0.1%
Farms and Timberland (Combined)	576.89	59.6%
Commercial and Industrial	63.03	6.5%
Miscellaneous*	42.88	4.4%
TOTAL ESTIMATED MARKET VALUE	967.49	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

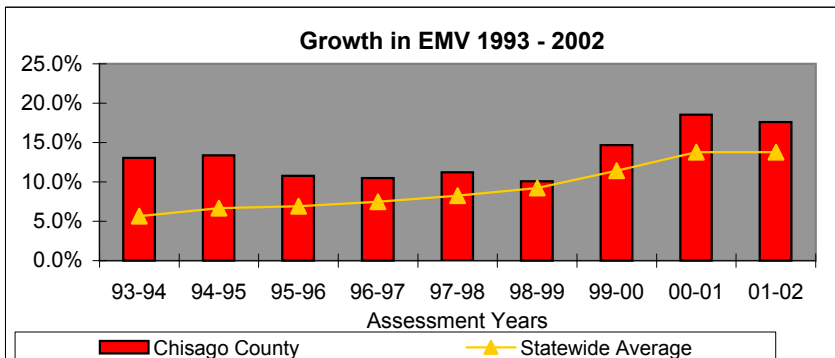
Chippewa County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	93	10.9	27
Commercial and Industrial	97.5	23.4	12
Resorts	0	0	0
Residential (including cabins)	96.2	18.1	125

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CHISAGO COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

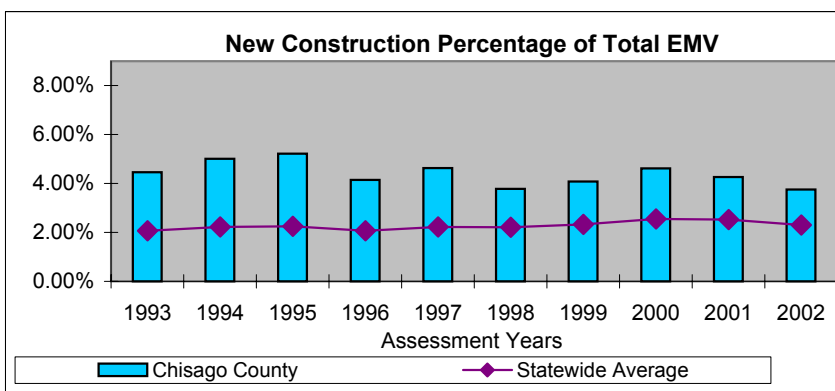
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Chisago County	13.0%	13.4%	10.8%	10.5%	11.2%	10.1%	14.7%	18.5%	17.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Chisago County	13.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Chisago County	4.46%	5.01%	5.22%	4.14%	4.63%	3.78%	4.08%	4.62%	4.26%	3.75%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Chisago County	4.40%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Chisago County	0.22%	5.49%	8.90%	14.29%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# CHISAGO COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Chisago County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	592.49	57.6%	765.58	58.0%
Rental Housing	72.93	7.1%	77.71	5.9%
Non-Commercial Seasonal Recreational (Cabins)	38.92	3.8%	40.74	3.1%
Farms and Timberland (Combined)	213.62	20.8%	303.26	23.0%
Commercial and Industrial	70.14	6.8%	78.21	5.9%
Miscellaneous*	41.31	4.0%	53.68	4.1%
TOTAL ESTIMATED MARKET VALUE	1,029.40	100.0%	1,319.19	100.0%

Chisago County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,393.87	61.5%	1,962.89	62.3%
Rental Housing	142.70	6.3%	197.51	6.3%
Non-Commercial Seasonal Recreational (Cabins)	53.67	2.4%	69.07	2.2%
Farms and Timberland (Combined)	489.44	21.6%	687.03	21.8%
Commercial and Industrial	118.33	5.2%	162.64	5.2%
Miscellaneous*	69.46	3.1%	73.62	2.3%
TOTAL ESTIMATED MARKET VALUE	2,267.47	100.0%	3,152.77	100.0%

Chisago County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	3,177.05	62.9%
Rental Housing	323.48	6.4%
Non-Commercial Seasonal Recreational (Cabins)	96.51	1.9%
Farms and Timberland (Combined)	1,124.90	22.3%
Commercial and Industrial	250.06	5.0%
Miscellaneous*	78.58	1.6%
TOTAL ESTIMATED MARKET VALUE	5,050.57	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

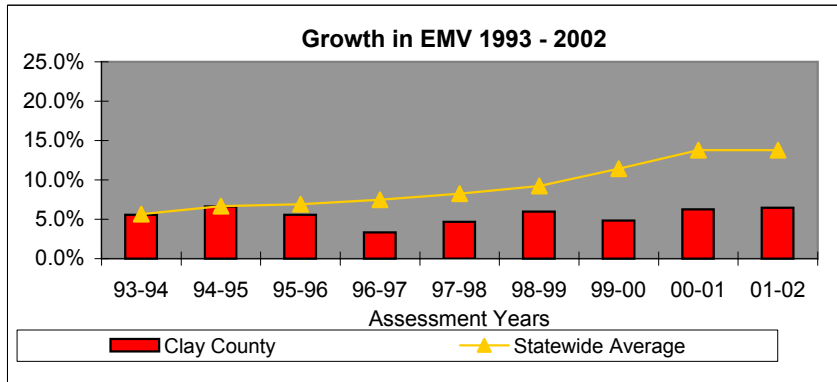
Chisago County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	65.7	0	1
Timberland	0	0	0
Farms	105.9	13.8	15
Commercial and Industrial	73.3	21.2	13
Resorts	130.8	0	1
Residential (including cabins)	94.8	11	583

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CLAY COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

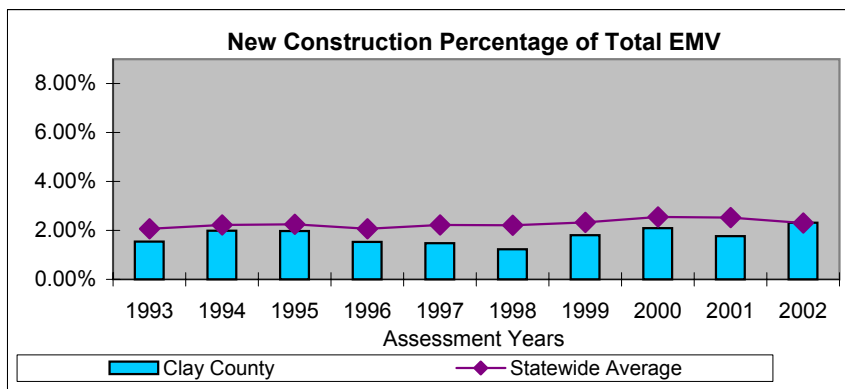
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Clay County	5.6%	6.6%	5.6%	3.3%	4.7%	6.0%	4.8%	6.2%	6.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Clay County	5.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Clay County	1.54%	1.99%	1.98%	1.53%	1.48%	1.23%	1.80%	2.09%	1.77%	2.31%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Clay County	1.77%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Clay County	0.18%	0.75%	1.13%	1.24%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# CLAY COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Clay County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	596.37	46.3%	701.55	48.3%
Rental Housing	98.24	7.6%	104.73	7.2%
Non-Commercial Seasonal Recreational (Cabins)	1.72	0.1%	2.16	0.1%
Farms and Timberland (Combined)	436.57	33.9%	472.26	32.5%
Commercial and Industrial	132.12	10.2%	145.80	10.0%
Miscellaneous*	24.40	1.9%	25.20	1.7%
TOTAL ESTIMATED MARKET VALUE	1,289.42	100.0%	1,451.70	100.0%

Clay County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	957.82	52.0%	1,134.05	54.8%
Rental Housing	124.97	6.8%	140.13	6.8%
Non-Commercial Seasonal Recreational (Cabins)	2.62	0.1%	3.61	0.2%
Farms and Timberland (Combined)	545.51	29.6%	560.35	27.1%
Commercial and Industrial	176.09	9.6%	198.20	9.6%
Miscellaneous*	34.91	1.9%	34.50	1.7%
TOTAL ESTIMATED MARKET VALUE	1,841.92	100.0%	2,070.84	100.0%

Clay County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,427.21	58.1%
Rental Housing	168.01	6.8%
Non-Commercial Seasonal Recreational (Cabins)	5.17	0.2%
Farms and Timberland (Combined)	583.26	23.7%
Commercial and Industrial	237.85	9.7%
Miscellaneous*	36.30	1.5%
TOTAL ESTIMATED MARKET VALUE	2,457.80	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

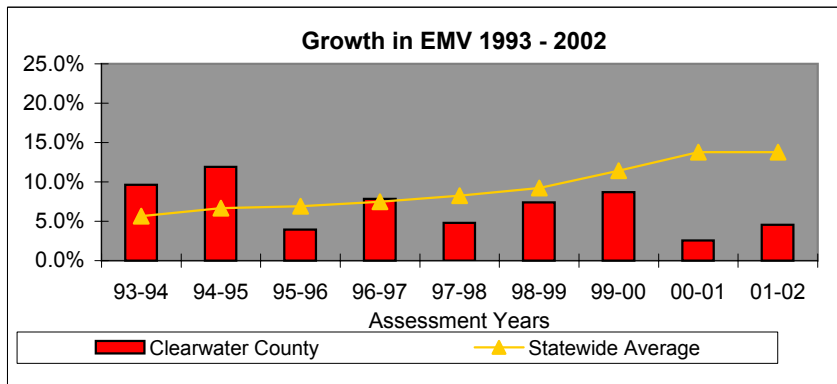
Clay County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	90.1	15.4	17
Timberland	0	0	0
Farms	98	19.7	36
Commercial and Industrial	81.6	27.5	20
Resorts	0	0	0
Residential (including cabins)	95.9	10.2	620

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CLEARWATER COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

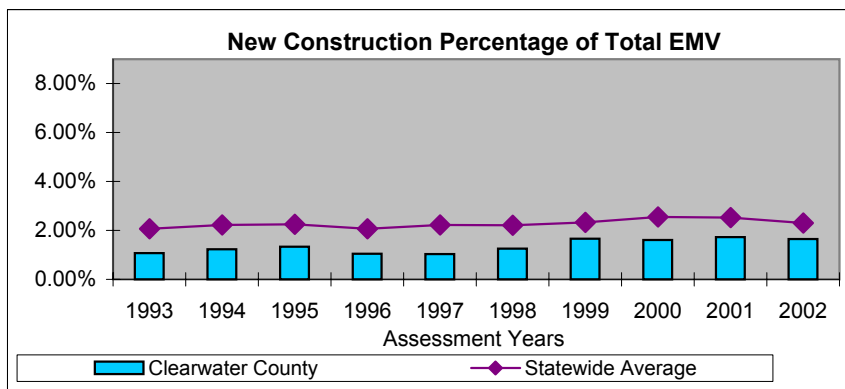
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Clearwater County	9.7%	11.9%	3.9%	7.8%	4.8%	7.4%	8.7%	2.6%	4.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Clearwater County	6.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Clearwater County	1.07%	1.23%	1.33%	1.05%	1.03%	1.26%	1.66%	1.61%	1.73%	1.65%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Clearwater County	1.36%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Clearwater County	0.17%	0.49%	4.52%	4.11%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# CLEARWATER COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Clearwater County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	38.70	17.5%	46.24	17.0%
Rental Housing	7.77	3.5%	7.82	2.9%
Non-Commercial Seasonal Recreational (Cabins)	9.47	4.3%	10.65	3.9%
Farms and Timberland (Combined)	86.96	39.2%	102.99	37.8%
Commercial and Industrial	7.99	3.6%	8.83	3.2%
Miscellaneous*	70.89	32.0%	95.64	35.1%
TOTAL ESTIMATED MARKET VALUE	221.79	100.0%	272.18	100.0%

Clearwater County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	74.22	19.9%	90.14	22.5%
Rental Housing	10.13	2.7%	12.41	3.1%
Non-Commercial Seasonal Recreational (Cabins)	17.55	4.7%	23.16	5.8%
Farms and Timberland (Combined)	147.36	39.5%	168.36	42.1%
Commercial and Industrial	11.93	3.2%	12.90	3.2%
Miscellaneous*	112.04	30.0%	93.34	23.3%
TOTAL ESTIMATED MARKET VALUE	373.23	100.0%	400.31	100.0%

Clearwater County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	119.86	24.3%
Rental Housing	16.06	3.3%
Non-Commercial Seasonal Recreational (Cabins)	35.60	7.2%
Farms and Timberland (Combined)	233.40	47.3%
Commercial and Industrial	14.22	2.9%
Miscellaneous*	73.87	15.0%
TOTAL ESTIMATED MARKET VALUE	493.00	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

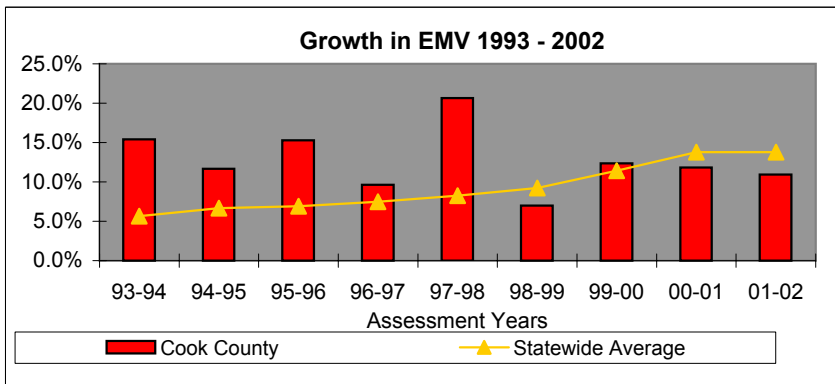
Clearwater County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	74.4	28.4	6
Farms	88	14.6	42
Commercial and Industrial	158.2	0	1
Resorts	0	0	0
Residential (including cabins)	90.1	22.7	90

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# COOK COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

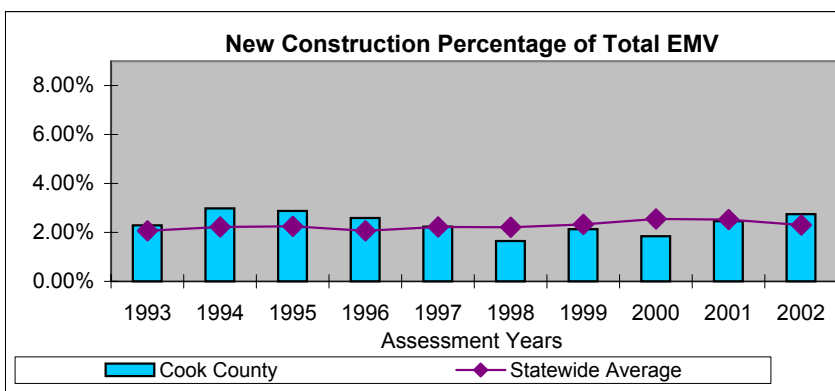
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Cook County	15.4%	11.7%	15.3%	9.6%	20.6%	7.0%	12.4%	11.8%	10.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Cook County	12.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Cook County	2.29%	2.98%	2.87%	2.59%	2.23%	1.65%	2.13%	1.85%	2.45%	2.74%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Cook County	2.38%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Cook County	0.99%	4.26%	11.12%	11.57%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# COOK COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Cook County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	88.41	31.5%	114.54	31.6%
Rental Housing	6.35	2.3%	9.32	2.6%
Non-Commercial Seasonal Recreational (Cabins)	150.40	53.5%	194.79	53.8%
Farms and Timberland (Combined)	4.27	1.5%	4.73	1.3%
Commercial and Industrial	15.87	5.6%	20.53	5.7%
Miscellaneous*	15.66	5.6%	18.14	5.0%
TOTAL ESTIMATED MARKET VALUE	280.96	100.0%	362.04	100.0%

Cook County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	214.91	32.4%	255.63	31.1%
Rental Housing	16.83	2.5%	22.42	2.7%
Non-Commercial Seasonal Recreational (Cabins)	363.63	54.8%	463.04	56.2%
Farms and Timberland (Combined)	10.88	1.6%	14.25	1.7%
Commercial and Industrial	20.85	3.1%	22.40	2.7%
Miscellaneous*	36.59	5.5%	45.43	5.5%
TOTAL ESTIMATED MARKET VALUE	663.69	100.0%	823.18	100.0%

Cook County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	341.37	29.7%
Rental Housing	32.92	2.9%
Non-Commercial Seasonal Recreational (Cabins)	669.29	58.2%
Farms and Timberland (Combined)	22.99	2.0%
Commercial and Industrial	26.06	2.3%
Miscellaneous*	58.08	5.0%
TOTAL ESTIMATED MARKET VALUE	1,150.72	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

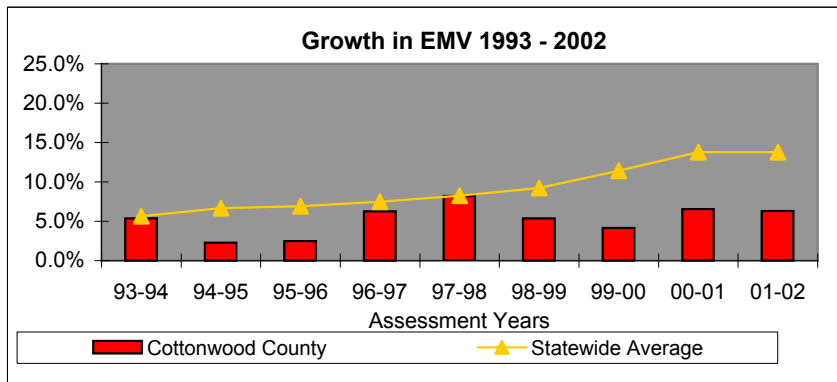
Cook County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	113.8	0	1
Timberland	55	24.4	6
Farms	0	0	0
Commercial and Industrial	90	28.5	6
Resorts	79.1	0	1
Residential (including cabins)	96.9	15.3	110

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# COTTONWOOD COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

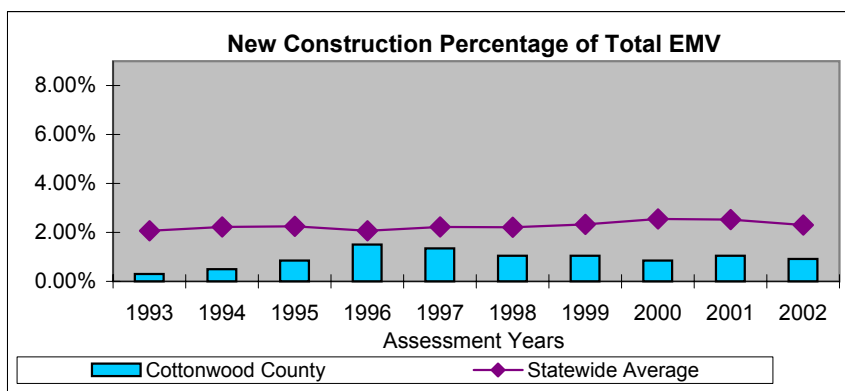
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Cottonwood County	5.4%	2.3%	2.5%	6.2%	8.2%	5.4%	4.2%	6.5%	6.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Cottonwood County	5.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Cottonwood County	0.30%	0.49%	0.85%	1.50%	1.35%	1.05%	1.05%	0.85%	1.05%	0.92%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Cottonwood County	0.94%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Cottonwood County	2.88%	1.52%	1.00%	1.31%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# COTTONWOOD COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Cottonwood County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	89.45	14.9%	106.97	16.5%
Rental Housing	15.66	2.6%	15.01	2.3%
Non-Commercial Seasonal Recreational (Cabins)	0.21	0.0%	0.33	0.1%
Farms and Timberland (Combined)	440.24	73.2%	469.78	72.5%
Commercial and Industrial	27.86	4.6%	28.77	4.4%
Miscellaneous*	27.72	4.6%	26.91	4.2%
TOTAL ESTIMATED MARKET VALUE	601.14	100.0%	647.76	100.0%

Cottonwood County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	149.92	17.9%	170.13	17.9%
Rental Housing	24.00	2.9%	29.31	3.1%
Non-Commercial Seasonal Recreational (Cabins)	0.34	0.0%	0.39	0.0%
Farms and Timberland (Combined)	591.15	70.6%	670.35	70.7%
Commercial and Industrial	41.29	4.9%	47.87	5.0%
Miscellaneous*	30.69	3.7%	30.08	3.2%
TOTAL ESTIMATED MARKET VALUE	837.39	100.0%	948.14	100.0%

Cottonwood County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	204.84	18.3%
Rental Housing	42.28	3.8%
Non-Commercial Seasonal Recreational (Cabins)	0.46	0.0%
Farms and Timberland (Combined)	787.37	70.2%
Commercial and Industrial	57.86	5.2%
Miscellaneous*	28.57	2.5%
TOTAL ESTIMATED MARKET VALUE	1,121.38	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

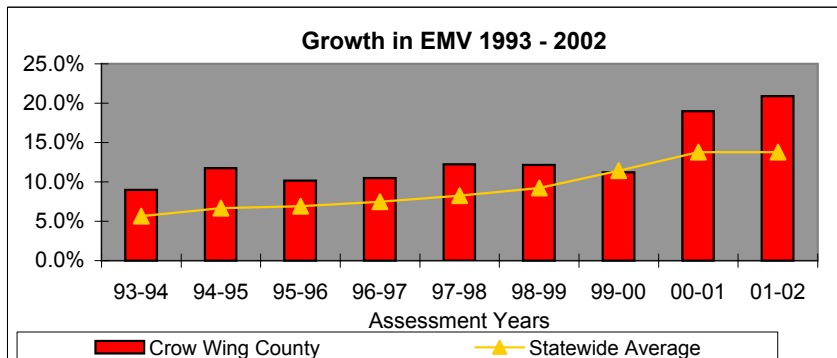
Cottonwood County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	73.6	0	1
Timberland	0	0	0
Farms	95.6	9.9	29
Commercial and Industrial	82.1	0	5
Resorts	0	0	0
Residential (including cabins)	95.9	15.4	119

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# CROW WING COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

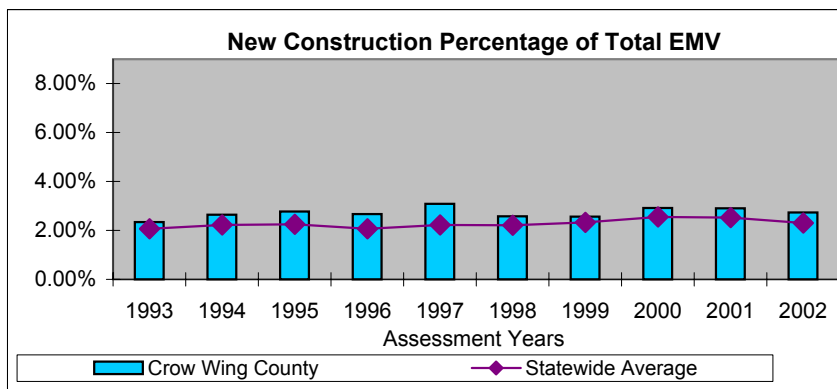
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Crow Wing County	9.0%	11.8%	10.2%	10.5%	12.2%	12.1%	11.2%	19.0%	20.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Crow Wing County	12.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Crow Wing County	2.35%	2.64%	2.77%	2.67%	3.08%	2.57%	2.56%	2.92%	2.90%	2.73%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Crow Wing County	2.72%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Crow Wing County	1.78%	3.54%	7.86%	17.29%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# CROW WING COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Crow Wing County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	846.90	41.8%	1,047.78	42.4%
Rental Housing	87.15	4.3%	103.10	4.2%
Non-Commercial Seasonal Recreational (Cabins)	725.19	35.8%	865.06	35.0%
Farms and Timberland (Combined)	107.57	5.3%	140.25	5.7%
Commercial and Industrial	183.54	9.1%	212.84	8.6%
Miscellaneous*	76.40	3.8%	99.23	4.0%
TOTAL ESTIMATED MARKET VALUE	2,026.75	100.0%	2,468.27	100.0%

Crow Wing County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,787.85	42.5%	2,495.33	41.3%
Rental Housing	187.32	4.5%	318.74	5.3%
Non-Commercial Seasonal Recreational (Cabins)	1,458.14	34.7%	2,184.76	36.2%
Farms and Timberland (Combined)	234.26	5.6%	339.88	5.6%
Commercial and Industrial	396.24	9.4%	538.13	8.9%
Miscellaneous*	140.60	3.3%	166.56	2.8%
TOTAL ESTIMATED MARKET VALUE	4,204.41	100.0%	6,043.38	100.0%

Crow Wing County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	3,827.47	39.4%
Rental Housing	635.52	6.5%
Non-Commercial Seasonal Recreational (Cabins)	3,666.10	37.7%
Farms and Timberland (Combined)	517.45	5.3%
Commercial and Industrial	859.64	8.8%
Miscellaneous*	211.02	2.2%
TOTAL ESTIMATED MARKET VALUE	9,717.19	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

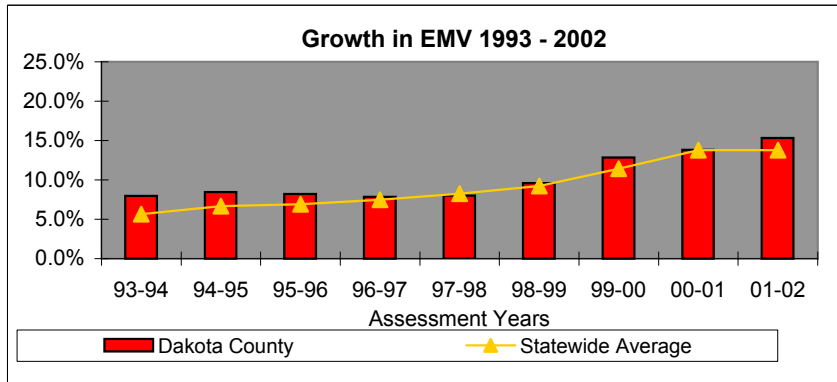
Crow Wing County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	81.3	14.9	7
Timberland	164.3	0	4
Farms	93.7	68.8	11
Commercial and Industrial	79.8	25.6	24
Resorts	102.8	0	2
Residential (including cabins)	100	15.5	856

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# DAKOTA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

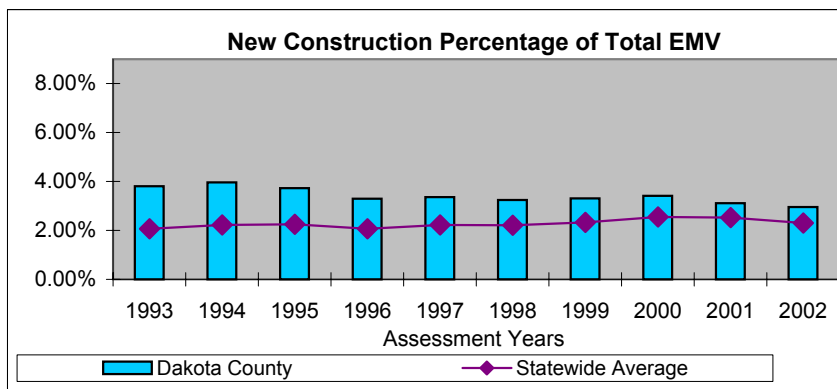
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Dakota County	8.0%	8.5%	8.2%	7.8%	8.0%	9.6%	12.8%	13.8%	15.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Dakota County	10.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Dakota County	3.81%	3.96%	3.73%	3.30%	3.37%	3.24%	3.31%	3.42%	3.12%	2.96%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Dakota County	3.42%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Dakota County	0.24%	1.46%	2.95%	6.92%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# DAKOTA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Dakota County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	7,840.31	66.7%	9,562.47	69.5%
Rental Housing	1,143.15	9.7%	1,220.43	8.9%
Non-Commercial Seasonal Recreational (Cabins)	3.18	0.0%	3.10	0.0%
Farms and Timberland (Combined)	361.19	3.1%	485.80	3.5%
Commercial and Industrial	2,021.21	17.2%	2,074.50	15.1%
Miscellaneous*	378.10	3.2%	412.22	3.0%
TOTAL ESTIMATED MARKET VALUE	11,747.14	100.0%	13,758.52	100.0%

Dakota County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	15,227.03	71.0%	20,325.51	72.4%
Rental Housing	1,771.55	8.3%	2,415.82	8.6%
Non-Commercial Seasonal Recreational (Cabins)	4.41	0.0%	5.17	0.0%
Farms and Timberland (Combined)	703.14	3.3%	988.97	3.5%
Commercial and Industrial	3,226.93	15.0%	3,813.75	13.6%
Miscellaneous*	509.06	2.4%	513.89	1.8%
TOTAL ESTIMATED MARKET VALUE	21,442.12	100.0%	28,063.12	100.0%

Dakota County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	30,900.18	74.1%
Rental Housing	3,682.18	8.8%
Non-Commercial Seasonal Recreational (Cabins)	6.18	0.0%
Farms and Timberland (Combined)	1,564.38	3.8%
Commercial and Industrial	5,008.39	12.0%
Miscellaneous*	513.77	1.2%
TOTAL ESTIMATED MARKET VALUE	41,675.08	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

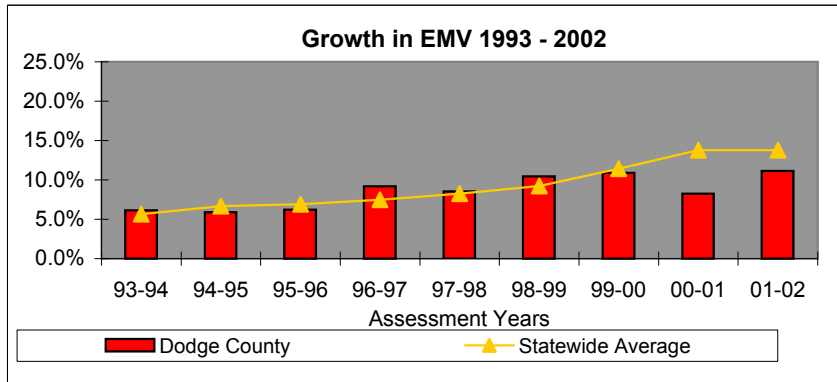
Dakota County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	96.5	16.4	17
Timberland	0	0	0
Farms	94	0	5
Commercial and Industrial	98.7	12.5	46
Resorts	0	0	0
Residential (including cabins)	97	7.2	6,530

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# DODGE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

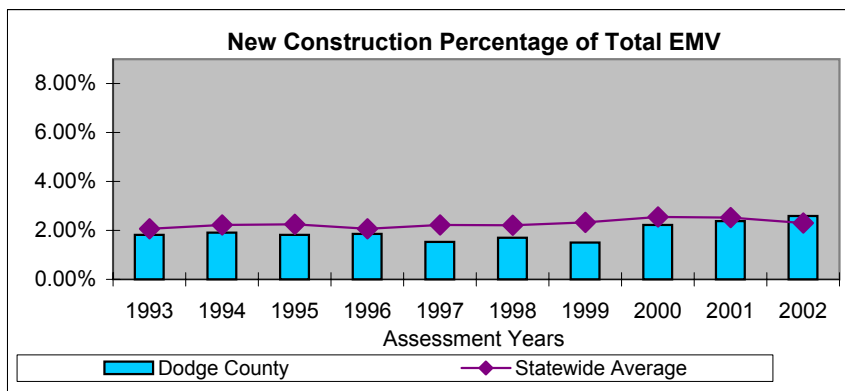
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Dodge County	6.1%	5.9%	6.2%	9.2%	8.5%	10.5%	10.9%	8.3%	11.1%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Dodge County	8.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Dodge County	1.82%	1.91%	1.82%	1.85%	1.53%	1.70%	1.51%	2.22%	2.38%	2.59%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Dodge County	1.93%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Dodge County	0.06%	0.33%	3.94%	2.87%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# DODGE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Dodge County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	201.08	34.7%	242.22	37.2%
Rental Housing	21.80	3.8%	23.23	3.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	321.95	55.5%	346.03	53.1%
Commercial and Industrial	26.16	4.5%	30.73	4.7%
Miscellaneous*	8.59	1.5%	9.32	1.4%
TOTAL ESTIMATED MARKET VALUE	579.58	100.0%	651.53	100.0%

Dodge County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	378.77	37.7%	513.68	42.5%
Rental Housing	31.44	3.1%	45.09	3.7%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	537.28	53.5%	585.73	48.5%
Commercial and Industrial	45.52	4.5%	51.34	4.2%
Miscellaneous*	11.82	1.2%	12.31	1.0%
TOTAL ESTIMATED MARKET VALUE	1,004.83	100.0%	1,208.14	100.0%

Dodge County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	801.08	48.8%
Rental Housing	72.30	4.4%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%
Farms and Timberland (Combined)	689.12	42.0%
Commercial and Industrial	66.33	4.0%
Miscellaneous*	13.87	0.8%
TOTAL ESTIMATED MARKET VALUE	1,642.70	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

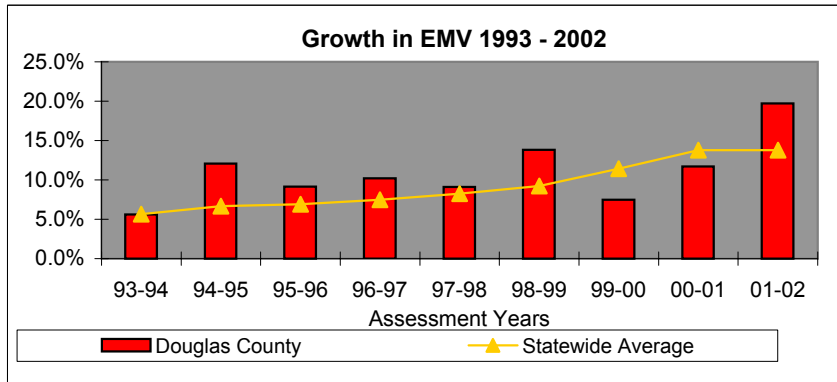
Dodge County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	82.2	0	1
Timberland	0	0	0
Farms	93.9	17.8	19
Commercial and Industrial	89.1	11.3	8
Resorts	0	0	0
Residential (including cabins)	92.9	10.7	178

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# DOUGLAS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

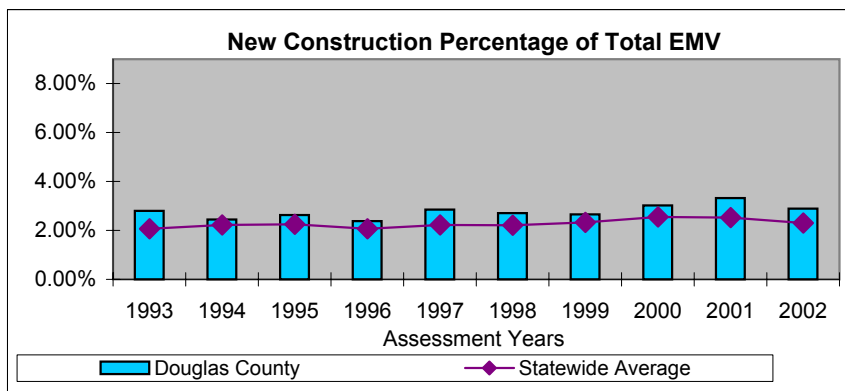
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Douglas County	5.6%	12.1%	9.2%	10.2%	9.1%	13.8%	7.5%	11.7%	19.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Douglas County	10.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Douglas County	2.79%	2.44%	2.63%	2.39%	2.85%	2.71%	2.66%	3.02%	3.32%	2.90%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Douglas County	2.77%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Douglas County	0.75%	2.32%	4.02%	10.00%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# DOUGLAS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Douglas County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	463.62	45.2%	569.48	46.9%
Rental Housing	63.32	6.2%	71.59	5.9%
Non-Commercial Seasonal Recreational (Cabins)	174.21	17.0%	205.14	16.9%
Farms and Timberland (Combined)	185.59	18.1%	207.11	17.1%
Commercial and Industrial	109.60	10.7%	130.47	10.7%
Miscellaneous*	29.63	2.9%	30.25	2.5%
TOTAL ESTIMATED MARKET VALUE	1,025.98	100.0%	1,214.05	100.0%

Douglas County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	932.27	47.8%	1,230.58	47.3%
Rental Housing	119.34	6.1%	163.52	6.3%
Non-Commercial Seasonal Recreational (Cabins)	311.93	16.0%	460.77	17.7%
Farms and Timberland (Combined)	338.32	17.3%	426.91	16.4%
Commercial and Industrial	198.94	10.2%	265.38	10.2%
Miscellaneous*	49.26	2.5%	56.98	2.2%
TOTAL ESTIMATED MARKET VALUE	1,950.06	100.0%	2,604.14	100.0%

Douglas County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,729.37	46.0%
Rental Housing	245.13	6.5%
Non-Commercial Seasonal Recreational (Cabins)	760.70	20.2%
Farms and Timberland (Combined)	561.07	14.9%
Commercial and Industrial	387.74	10.3%
Miscellaneous*	73.78	2.0%
TOTAL ESTIMATED MARKET VALUE	3,757.79	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

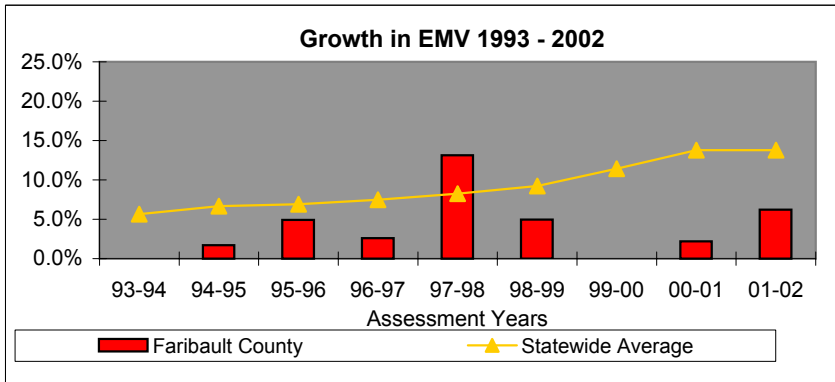
Douglas County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	101.5	16.4	8
Timberland	0	0	0
Farms	91.6	18.9	21
Commercial and Industrial	99.8	15.2	19
Resorts	129	0	2
Residential (including cabins)	102	15.2	513

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# FARIBAUT COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

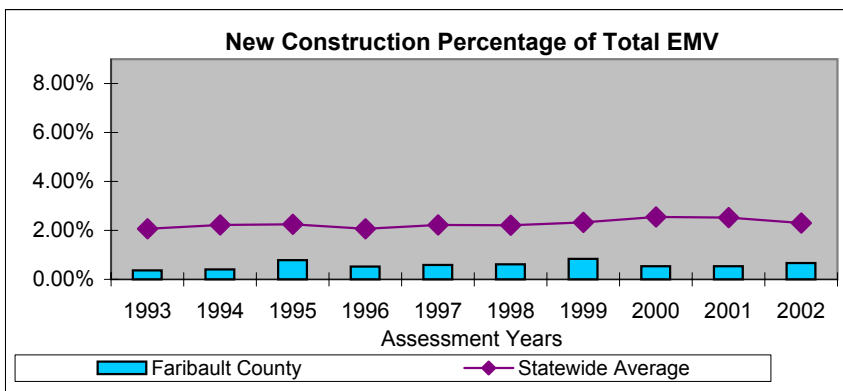
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Faribault County	-0.5%	1.7%	4.9%	2.6%	13.1%	5.0%	-0.3%	2.2%	6.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Faribault County	3.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Faribault County	0.36%	0.41%	0.78%	0.52%	0.59%	0.62%	0.84%	0.54%	0.53%	0.67%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Faribault County	0.59%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Faribault County	0.00%	0.57%	1.43%	1.38%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# FARIBAULT COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Faribault County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	124.06	15.0%	141.08	16.8%
Rental Housing	19.51	2.4%	20.01	2.4%
Non-Commercial Seasonal Recreational (Cabins)	1.06	0.1%	0.98	0.1%
Farms and Timberland (Combined)	634.11	76.5%	624.31	74.4%
Commercial and Industrial	40.45	4.9%	42.55	5.1%
Miscellaneous*	9.82	1.2%	10.46	1.2%
TOTAL ESTIMATED MARKET VALUE	829.00	100.0%	839.38	100.0%

Faribault County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	203.71	19.0%	237.88	20.5%
Rental Housing	27.84	2.6%	30.20	2.6%
Non-Commercial Seasonal Recreational (Cabins)	1.60	0.1%	1.96	0.2%
Farms and Timberland (Combined)	769.32	71.9%	820.52	70.7%
Commercial and Industrial	52.61	4.9%	57.30	4.9%
Miscellaneous*	14.63	1.4%	13.01	1.1%
TOTAL ESTIMATED MARKET VALUE	1,069.71	100.0%	1,160.86	100.0%

Faribault County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	303.27	24.0%
Rental Housing	34.37	2.7%
Non-Commercial Seasonal Recreational (Cabins)	2.52	0.2%
Farms and Timberland (Combined)	848.37	67.1%
Commercial and Industrial	64.67	5.1%
Miscellaneous*	11.85	0.9%
TOTAL ESTIMATED MARKET VALUE	1,265.05	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

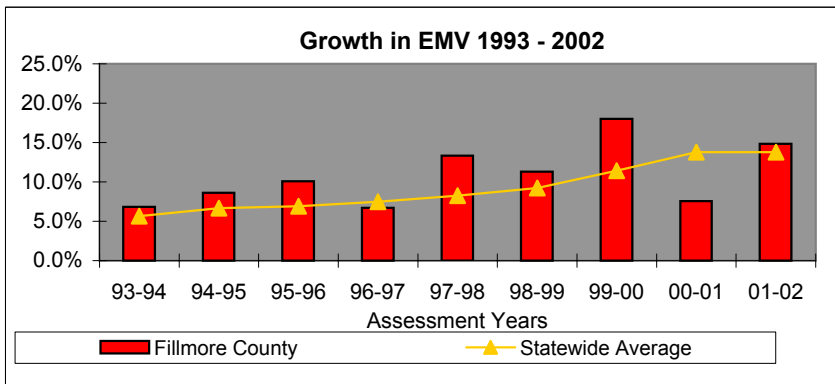
Faribault County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	70.7	0	1
Timberland	0	0	0
Farms	94.8	10.1	33
Commercial and Industrial	63.4	50.6	7
Resorts	0	0	0
Residential (including cabins)	94.5	19.4	133

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# FILLMORE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

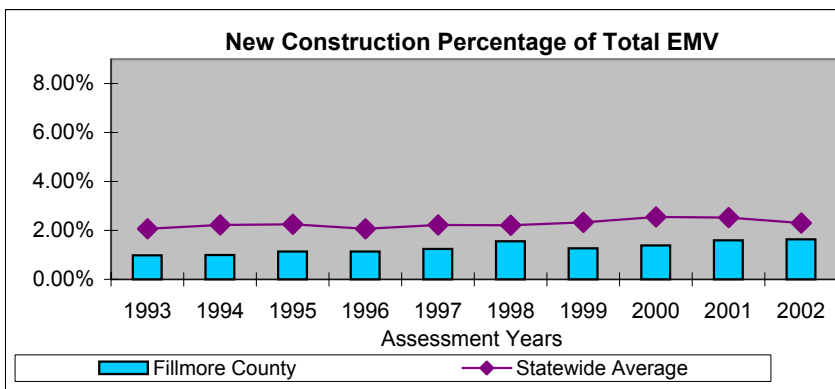
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Fillmore County	6.8%	8.6%	10.1%	6.7%	13.3%	11.3%	18.0%	7.6%	14.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Fillmore County	10.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Fillmore County	0.98%	0.99%	1.14%	1.13%	1.25%	1.55%	1.27%	1.38%	1.60%	1.63%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Fillmore County	1.29%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Fillmore County	0.22%	1.75%	15.11%	16.51%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# FILLMORE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Fillmore County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	163.05	26.6%	182.02	25.6%
Rental Housing	31.99	5.2%	31.36	4.4%
Non-Commercial Seasonal Recreational (Cabins)	1.73	0.3%	2.00	0.3%
Farms and Timberland (Combined)	368.10	60.1%	442.89	62.3%
Commercial and Industrial	36.12	5.9%	39.13	5.5%
Miscellaneous*	11.58	1.9%	13.30	1.9%
TOTAL ESTIMATED MARKET VALUE	612.58	100.0%	710.70	100.0%

Fillmore County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	356.82	28.7%	447.47	29.2%
Rental Housing	53.07	4.3%	75.75	4.9%
Non-Commercial Seasonal Recreational (Cabins)	13.84	1.1%	20.59	1.3%
Farms and Timberland (Combined)	743.40	59.8%	901.85	58.8%
Commercial and Industrial	60.44	4.9%	71.20	4.6%
Miscellaneous*	14.79	1.2%	17.39	1.1%
TOTAL ESTIMATED MARKET VALUE	1,242.35	100.0%	1,534.26	100.0%

Fillmore County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	728.61	32.1%
Rental Housing	128.73	5.7%
Non-Commercial Seasonal Recreational (Cabins)	65.74	2.9%
Farms and Timberland (Combined)	1,235.11	54.3%
Commercial and Industrial	94.07	4.1%
Miscellaneous*	20.58	0.9%
TOTAL ESTIMATED MARKET VALUE	2,272.84	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

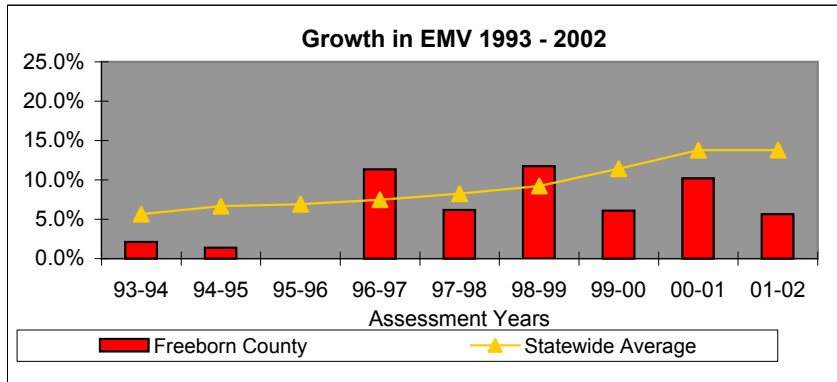
Fillmore County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	61.4	0	2
Timberland	0	0	0
Farms	96.7	16.3	46
Commercial and Industrial	70.2	39.1	22
Resorts	0	0	0
Residential (including cabins)	97.6	19.2	233

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# FREEBORN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

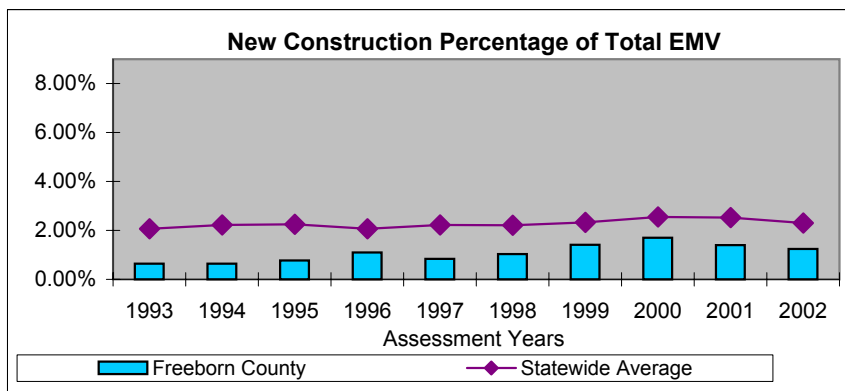
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Freeborn County	2.1%	1.4%	-0.1%	11.3%	6.2%	11.8%	6.1%	10.2%	5.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Freeborn County	6.0%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Freeborn County	0.64%	0.64%	0.78%	1.10%	0.84%	1.04%	1.41%	1.70%	1.40%	1.25%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Freeborn County	1.08%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Freeborn County	0.74%	0.23%	3.23%	3.22%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# FREEBORN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Freeborn County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	378.93	34.0%	423.08	36.7%
Rental Housing	48.90	4.4%	44.14	3.8%
Non-Commercial Seasonal Recreational (Cabins)	0.25	0.0%	0.26	0.0%
Farms and Timberland (Combined)	550.24	49.4%	550.99	47.8%
Commercial and Industrial	101.00	9.1%	99.19	8.6%
Miscellaneous*	33.71	3.0%	34.98	3.0%
TOTAL ESTIMATED MARKET VALUE	1,113.03	100.0%	1,152.63	100.0%

Freeborn County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	627.34	38.9%	774.51	41.2%
Rental Housing	54.60	3.4%	69.86	3.7%
Non-Commercial Seasonal Recreational (Cabins)	0.30	0.0%	0.34	0.0%
Farms and Timberland (Combined)	739.78	45.8%	804.04	42.8%
Commercial and Industrial	130.98	8.1%	137.76	7.3%
Miscellaneous*	61.01	3.8%	92.16	4.9%
TOTAL ESTIMATED MARKET VALUE	1,614.01	100.0%	1,878.67	100.0%

Freeborn County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,058.97	44.8%
Rental Housing	93.42	3.9%
Non-Commercial Seasonal Recreational (Cabins)	0.40	0.0%
Farms and Timberland (Combined)	878.21	37.1%
Commercial and Industrial	162.29	6.9%
Miscellaneous*	172.96	7.3%
TOTAL ESTIMATED MARKET VALUE	2,366.26	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

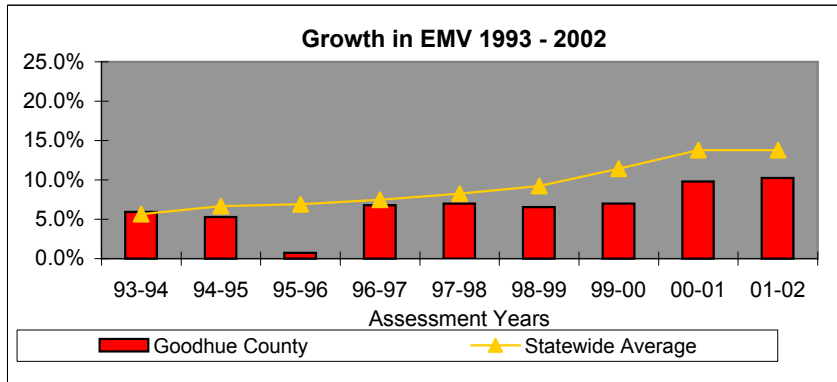
Freeborn County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	94	11.6	38
Commercial and Industrial	72.5	48.9	17
Resorts	0	0	0
Residential (including cabins)	91.5	19.2	412

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# GOODHUE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

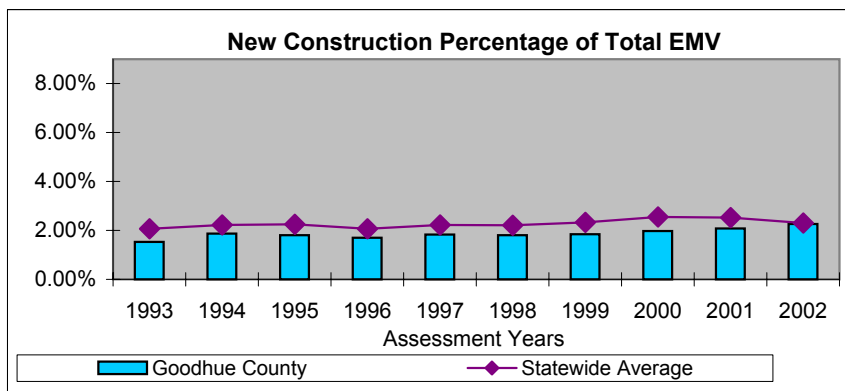
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Goodhue County	5.9%	5.3%	0.7%	6.8%	7.0%	6.6%	7.0%	9.8%	10.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Goodhue County	6.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Goodhue County	1.52%	1.87%	1.81%	1.70%	1.83%	1.80%	1.85%	1.97%	2.08%	2.27%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Goodhue County	1.87%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Goodhue County	0.46%	1.10%	3.70%	6.30%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# GOODHUE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Goodhue County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	671.01	33.6%	825.68	37.1%
Rental Housing	98.32	4.9%	107.41	4.8%
Non-Commercial Seasonal Recreational (Cabins)	10.27	0.5%	11.92	0.5%
Farms and Timberland (Combined)	535.25	26.8%	572.22	25.7%
Commercial and Industrial	173.78	8.7%	194.36	8.7%
Miscellaneous*	505.77	25.4%	512.78	23.1%
TOTAL ESTIMATED MARKET VALUE	1,994.41	100.0%	2,224.37	100.0%

Goodhue County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,249.39	42.8%	1,586.77	45.0%
Rental Housing	153.45	5.3%	190.02	5.4%
Non-Commercial Seasonal Recreational (Cabins)	17.97	0.6%	21.85	0.6%
Farms and Timberland (Combined)	818.40	28.0%	996.07	28.3%
Commercial and Industrial	250.98	8.6%	299.56	8.5%
Miscellaneous*	427.91	14.7%	431.49	12.2%
TOTAL ESTIMATED MARKET VALUE	2,918.11	100.0%	3,525.75	100.0%

Goodhue County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	2,205.48	47.9%
Rental Housing	268.42	5.8%
Non-Commercial Seasonal Recreational (Cabins)	29.03	0.6%
Farms and Timberland (Combined)	1,299.87	28.2%
Commercial and Industrial	375.62	8.1%
Miscellaneous*	430.47	9.3%
TOTAL ESTIMATED MARKET VALUE	4,608.88	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

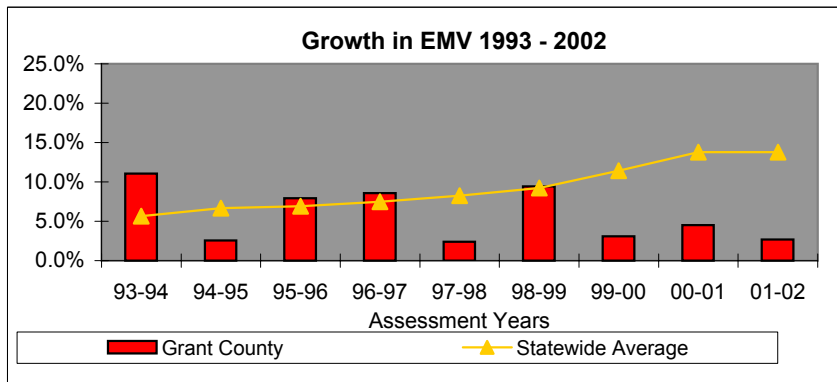
Goodhue County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	90.5	17.8	8
Timberland	53.6	0	1
Farms	95.3	20	15
Commercial and Industrial	93.7	25.6	22
Resorts	0	0	0
Residential (including cabins)	96.4	11.1	585

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# GRANT COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

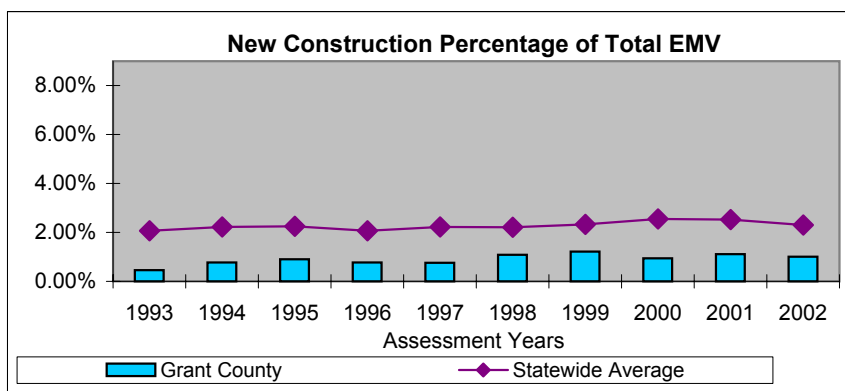
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Grant County	11.1%	2.6%	7.9%	8.6%	2.4%	9.4%	3.1%	4.5%	2.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Grant County	5.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Grant County	0.46%	0.77%	0.91%	0.78%	0.75%	1.08%	1.21%	0.94%	1.12%	1.01%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Grant County	0.90%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Grant County	0.11%	1.19%	2.06%	2.53%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# GRANT COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Grant County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	39.19	13.2%	50.96	15.1%
Rental Housing	6.21	2.1%	6.23	1.8%
Non-Commercial Seasonal Recreational (Cabins)	8.94	3.0%	9.86	2.9%
Farms and Timberland (Combined)	224.54	75.9%	251.68	74.7%
Commercial and Industrial	7.56	2.6%	9.07	2.7%
Miscellaneous*	9.47	3.2%	9.31	2.8%
TOTAL ESTIMATED MARKET VALUE	295.91	100.0%	337.12	100.0%

Grant County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	81.16	17.8%	99.24	20.3%
Rental Housing	11.66	2.6%	14.00	2.9%
Non-Commercial Seasonal Recreational (Cabins)	16.44	3.6%	21.15	4.3%
Farms and Timberland (Combined)	320.45	70.2%	326.86	66.8%
Commercial and Industrial	14.29	3.1%	15.90	3.2%
Miscellaneous*	12.30	2.7%	12.34	2.5%
TOTAL ESTIMATED MARKET VALUE	456.28	100.0%	489.49	100.0%

Grant County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	135.37	24.6%
Rental Housing	17.35	3.1%
Non-Commercial Seasonal Recreational (Cabins)	32.27	5.9%
Farms and Timberland (Combined)	334.26	60.7%
Commercial and Industrial	18.51	3.4%
Miscellaneous*	13.26	2.4%
TOTAL ESTIMATED MARKET VALUE	551.02	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

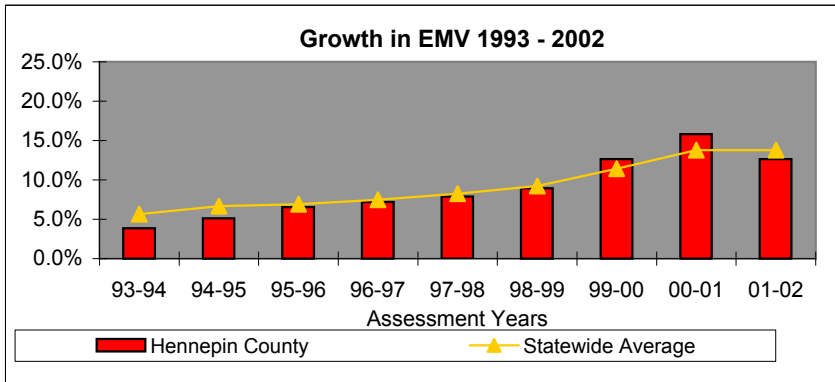
Grant County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	90.4	12.4	9
Commercial and Industrial	84.8	0	1
Resorts	76.6	0	1
Residential (including cabins)	95.4	24.4	78

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# HENNEPIN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

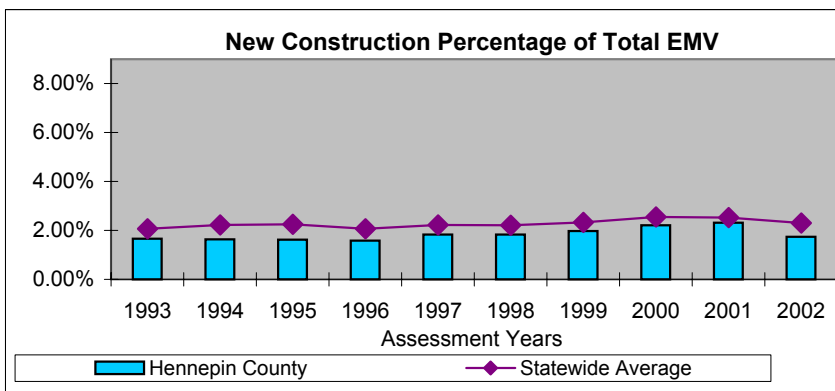
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Hennepin County	3.9%	5.1%	6.5%	7.2%	7.9%	9.0%	12.6%	15.8%	12.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Hennepin County	8.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Hennepin County	1.66%	1.63%	1.63%	1.59%	1.83%	1.83%	1.98%	2.21%	2.32%	1.74%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Hennepin County	1.84%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Hennepin County	0.14%	0.75%	4.09%	10.33%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# HENNEPIN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Hennepin County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	28,624.92	62.3%	32,621.75	64.9%
Rental Housing	5,311.18	11.6%	5,137.68	10.2%
Non-Commercial Seasonal Recreational (Cabins)	77.54	0.2%	67.07	0.1%
Farms and Timberland (Combined)	263.19	0.6%	419.84	0.8%
Commercial and Industrial	10,683.48	23.3%	10,957.93	21.8%
Miscellaneous*	985.16	2.1%	1,060.90	2.1%
TOTAL ESTIMATED MARKET VALUE	45,945.48	100.0%	50,265.17	100.0%

Hennepin County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	48,447.04	63.9%	65,387.65	66.1%
Rental Housing	7,743.58	10.2%	11,041.92	11.2%
Non-Commercial Seasonal Recreational (Cabins)	74.45	0.1%	100.35	0.1%
Farms and Timberland (Combined)	585.30	0.8%	819.31	0.8%
Commercial and Industrial	17,662.95	23.3%	20,140.82	20.4%
Miscellaneous*	1,323.71	1.7%	1,431.92	1.4%
TOTAL ESTIMATED MARKET VALUE	75,837.02	100.0%	98,921.96	100.0%

Hennepin County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	99,889.19	68.2%
Rental Housing	18,274.73	12.5%
Non-Commercial Seasonal Recreational (Cabins)	146.20	0.1%
Farms and Timberland (Combined)	1,188.89	0.8%
Commercial and Industrial	25,459.73	17.4%
Miscellaneous*	1,591.93	1.1%
TOTAL ESTIMATED MARKET VALUE	146,550.66	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

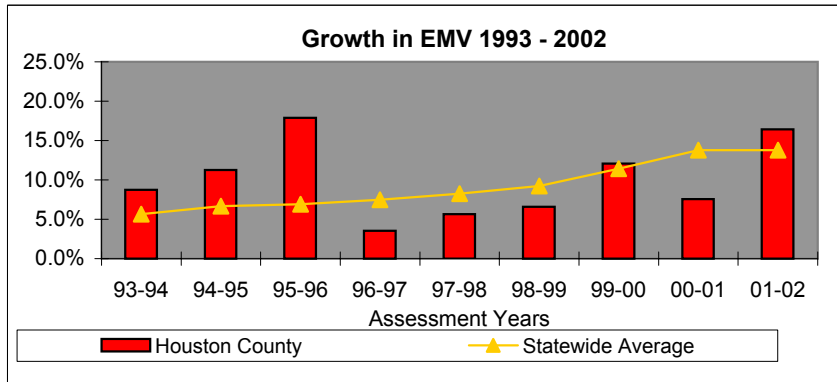
Hennepin County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	93.7	16.3	235
Timberland	0	0	0
Farms	0	0	0
Commercial and Industrial	93.5	15.7	210
Resorts	0	0	0
Residential (including cabins)	98.4	9.3	16,660

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# HOUSTON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

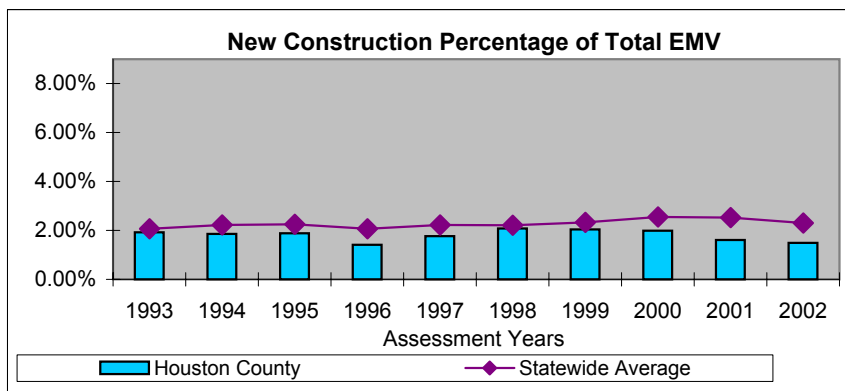
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Houston County	8.8%	11.3%	17.9%	3.5%	5.7%	6.6%	12.1%	7.5%	16.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Houston County	9.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Houston County	1.93%	1.86%	1.88%	1.41%	1.77%	2.08%	2.04%	1.99%	1.62%	1.50%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Houston County	1.81%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Houston County	0.23%	3.19%	8.79%	14.43%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# HOUSTON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Houston County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	227.49	46.5%	270.89	45.7%
Rental Housing	27.21	5.6%	29.48	5.0%
Non-Commercial Seasonal Recreational (Cabins)	1.76	0.4%	2.51	0.4%
Farms and Timberland (Combined)	199.05	40.7%	249.85	42.2%
Commercial and Industrial	25.02	5.1%	29.45	5.0%
Miscellaneous*	9.13	1.9%	10.40	1.8%
TOTAL ESTIMATED MARKET VALUE	489.67	100.0%	592.58	100.0%

Houston County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	413.62	45.3%	508.18	44.5%
Rental Housing	47.34	5.2%	54.51	4.8%
Non-Commercial Seasonal Recreational (Cabins)	15.20	1.7%	21.95	1.9%
Farms and Timberland (Combined)	372.17	40.8%	488.01	42.7%
Commercial and Industrial	47.31	5.2%	51.58	4.5%
Miscellaneous*	17.25	1.9%	17.36	1.5%
TOTAL ESTIMATED MARKET VALUE	912.89	100.0%	1,141.58	100.0%

Houston County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	680.47	41.6%
Rental Housing	68.29	4.2%
Non-Commercial Seasonal Recreational (Cabins)	74.83	4.6%
Farms and Timberland (Combined)	730.10	44.7%
Commercial and Industrial	63.02	3.9%
Miscellaneous*	17.94	1.1%
TOTAL ESTIMATED MARKET VALUE	1,634.65	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

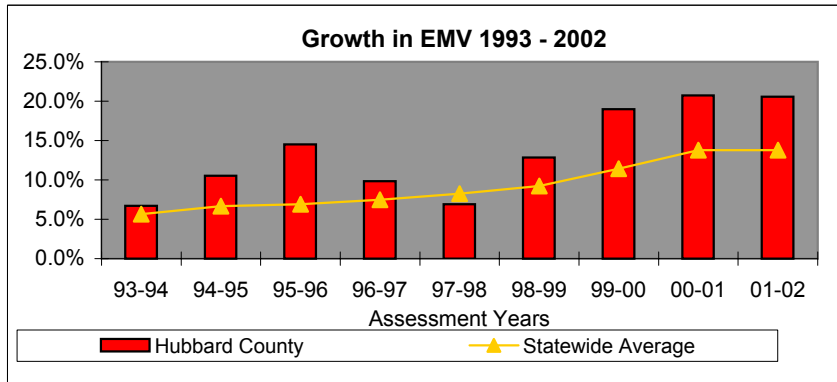
Houston County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	84.4	0	2
Timberland	0	0	0
Farms	91.9	25.6	18
Commercial and Industrial	92.1	39.3	14
Resorts	0	0	0
Residential (including cabins)	94.3	13.1	195

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# HUBBARD COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

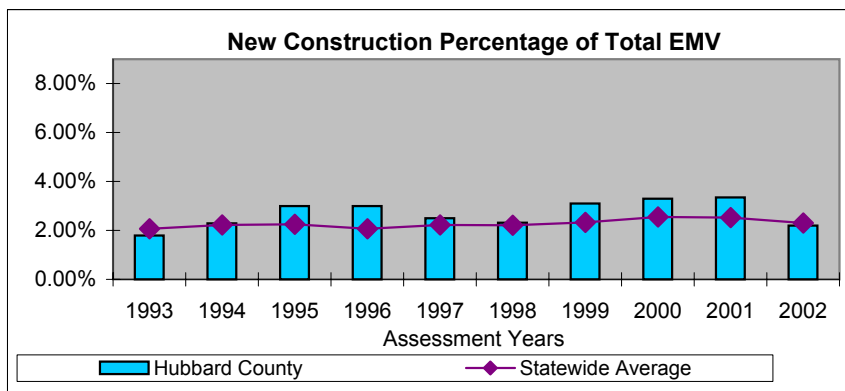
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Hubbard County	6.7%	10.5%	14.5%	9.9%	6.9%	12.8%	19.0%	20.7%	20.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Hubbard County	13.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Hubbard County	1.79%	2.29%	2.99%	2.99%	2.50%	2.31%	3.09%	3.30%	3.34%	2.20%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Hubbard County	2.68%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Hubbard County	1.64%	3.00%	12.13%	21.05%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# HUBBARD COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Hubbard County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	226.36	36.7%	278.94	38.4%
Rental Housing	24.45	4.0%	27.77	3.8%
Non-Commercial Seasonal Recreational (Cabins)	188.22	30.5%	217.63	29.9%
Farms and Timberland (Combined)	78.23	12.7%	91.57	12.6%
Commercial and Industrial	49.89	8.1%	59.14	8.1%
Miscellaneous*	49.51	8.0%	52.21	7.2%
TOTAL ESTIMATED MARKET VALUE	616.66	100.0%	727.25	100.0%

Hubbard County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	524.66	40.0%	739.78	38.7%
Rental Housing	48.91	3.7%	71.20	3.7%
Non-Commercial Seasonal Recreational (Cabins)	421.48	32.1%	647.05	33.9%
Farms and Timberland (Combined)	162.15	12.3%	261.97	13.7%
Commercial and Industrial	83.03	6.3%	106.09	5.6%
Miscellaneous*	72.71	5.5%	84.45	4.4%
TOTAL ESTIMATED MARKET VALUE	1,312.94	100.0%	1,910.53	100.0%

Hubbard County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,227.28	36.5%
Rental Housing	122.90	3.7%
Non-Commercial Seasonal Recreational (Cabins)	1,244.50	37.0%
Farms and Timberland (Combined)	518.24	15.4%
Commercial and Industrial	140.61	4.2%
Miscellaneous*	105.65	3.1%
TOTAL ESTIMATED MARKET VALUE	3,359.18	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

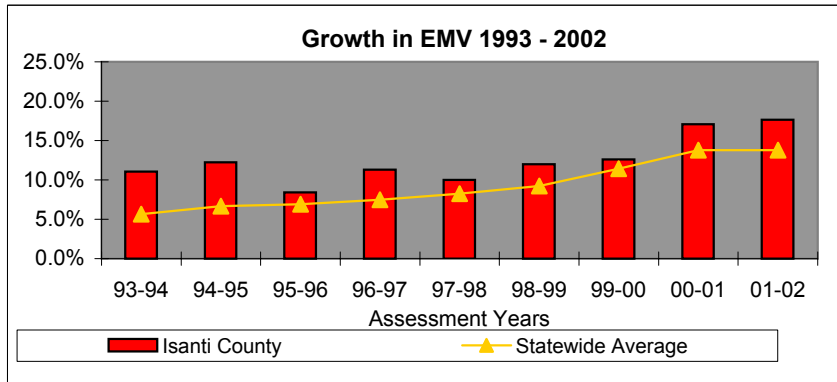
Hubbard County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	45.2	0	1
Timberland	128.5	0	2
Farms	92.9	26.1	13
Commercial and Industrial	98.1	12.5	9
Resorts	108	0	1
Residential (including cabins)	100.8	16.7	282

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# ISANTI COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

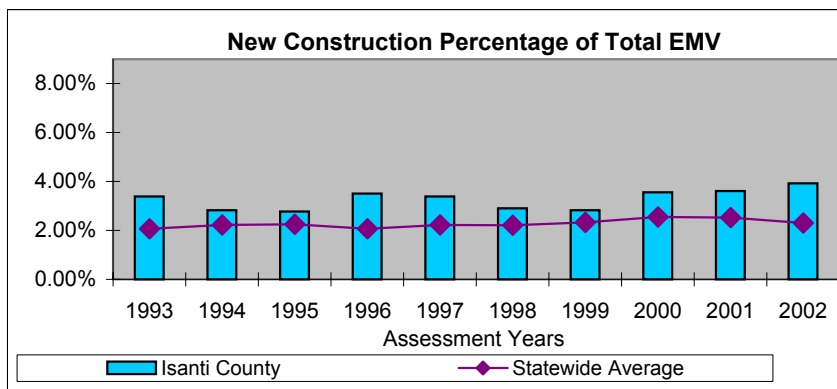
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Isanti County	11.1%	12.2%	8.4%	11.3%	10.0%	12.0%	12.6%	17.1%	17.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Isanti County	12.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Isanti County	3.38%	2.82%	2.77%	3.51%	3.39%	2.90%	2.83%	3.56%	3.61%	3.93%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Isanti County	3.27%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Isanti County	0.57%	6.86%	12.37%	17.71%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# ISANTI COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Isanti County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	370.62	50.9%	474.28	52.2%
Rental Housing	44.54	6.1%	44.15	4.9%
Non-Commercial Seasonal Recreational (Cabins)	20.93	2.9%	22.33	2.5%
Farms and Timberland (Combined)	222.47	30.5%	292.04	32.2%
Commercial and Industrial	50.96	7.0%	58.41	6.4%
Miscellaneous*	18.72	2.6%	17.06	1.9%
TOTAL ESTIMATED MARKET VALUE	728.24	100.0%	908.26	100.0%

Isanti County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	812.03	53.4%	1,127.23	53.9%
Rental Housing	73.97	4.9%	116.97	5.6%
Non-Commercial Seasonal Recreational (Cabins)	32.55	2.1%	41.80	2.0%
Farms and Timberland (Combined)	485.77	32.0%	659.50	31.5%
Commercial and Industrial	91.61	6.0%	116.77	5.6%
Miscellaneous*	23.36	1.5%	28.59	1.4%
TOTAL ESTIMATED MARKET VALUE	1,519.29	100.0%	2,090.86	100.0%

Isanti County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,787.15	55.0%
Rental Housing	210.07	6.5%
Non-Commercial Seasonal Recreational (Cabins)	60.67	1.9%
Farms and Timberland (Combined)	983.11	30.3%
Commercial and Industrial	172.96	5.3%
Miscellaneous*	35.58	1.1%
TOTAL ESTIMATED MARKET VALUE	3,249.54	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

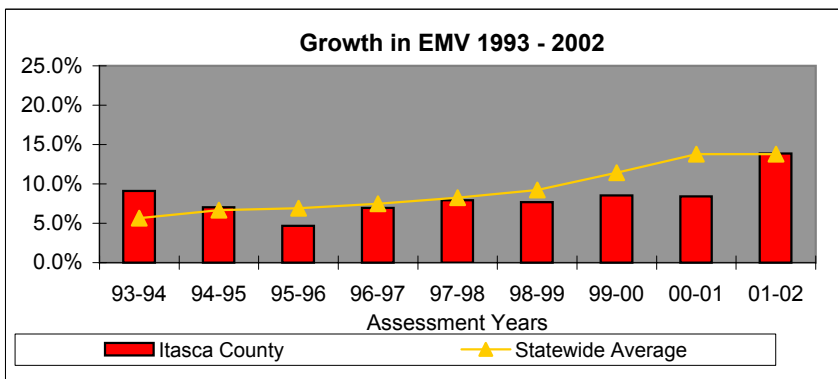
Isanti County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	107.7	0	1
Timberland	0	0	0
Farms	92.1	20.7	16
Commercial and Industrial	92.5	0	3
Resorts	0	0	0
Residential (including cabins)	95.5	11.1	377

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# ITASCA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

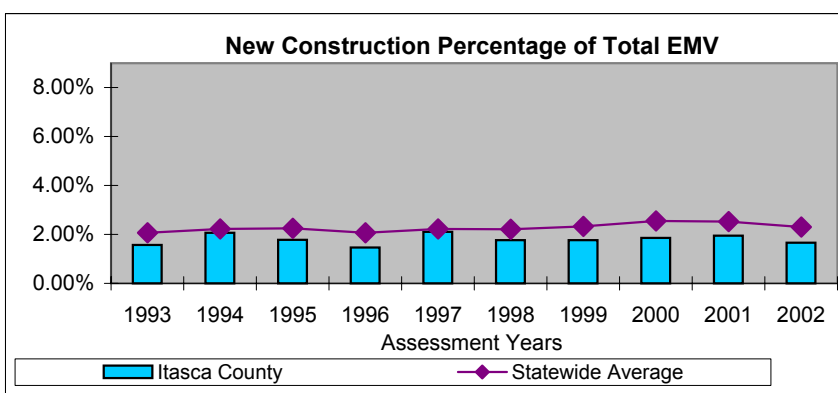
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Itasca County	9.1%	7.0%	4.7%	6.9%	7.9%	7.7%	8.5%	8.4%	13.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Itasca County	8.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Itasca County	1.57%	2.07%	1.77%	1.47%	2.10%	1.76%	1.77%	1.86%	1.95%	1.66%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Itasca County	1.80%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Itasca County	1.35%	3.13%	5.49%	9.17%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# ITASCA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Itasca County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	599.62	42.1%	750.72	45.2%
Rental Housing	50.66	3.6%	56.56	3.4%
Non-Commercial Seasonal Recreational (Cabins)	191.88	13.5%	233.02	14.0%
Farms and Timberland (Combined)	80.29	5.6%	88.74	5.3%
Commercial and Industrial	126.59	8.9%	138.15	8.3%
Miscellaneous*	373.58	26.3%	394.17	23.7%
TOTAL ESTIMATED MARKET VALUE	1,422.61	100.0%	1,661.37	100.0%

Itasca County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,151.83	49.1%	1,448.31	50.0%
Rental Housing	97.22	4.1%	132.69	4.6%
Non-Commercial Seasonal Recreational (Cabins)	394.32	16.8%	522.40	18.1%
Farms and Timberland (Combined)	123.57	5.3%	209.11	7.2%
Commercial and Industrial	182.06	7.8%	206.21	7.1%
Miscellaneous*	396.63	16.9%	375.05	13.0%
TOTAL ESTIMATED MARKET VALUE	2,345.62	100.0%	2,893.76	100.0%

Itasca County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	2,015.23	50.6%
Rental Housing	197.38	5.0%
Non-Commercial Seasonal Recreational (Cabins)	800.21	20.1%
Farms and Timberland (Combined)	377.49	9.5%
Commercial and Industrial	242.06	6.1%
Miscellaneous*	352.77	8.9%
TOTAL ESTIMATED MARKET VALUE	3,985.14	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

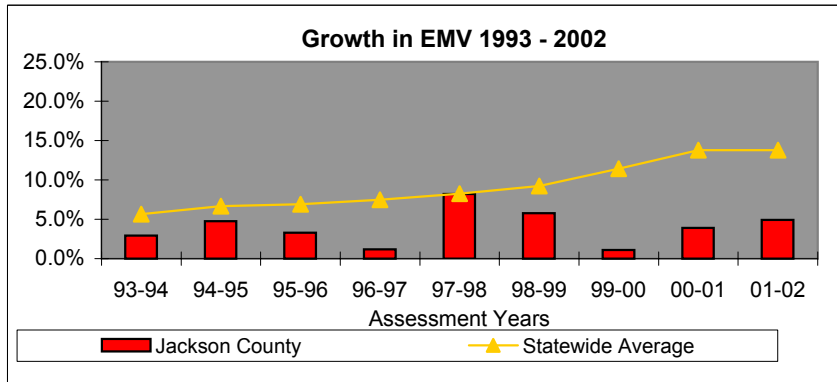
Itasca County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	84.4	0	5
Timberland	100	0	4
Farms	65.3	41.1	13
Commercial and Industrial	79.2	21.8	11
Resorts	94.7	0	2
Residential (including cabins)	95.7	19.4	566

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# JACKSON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

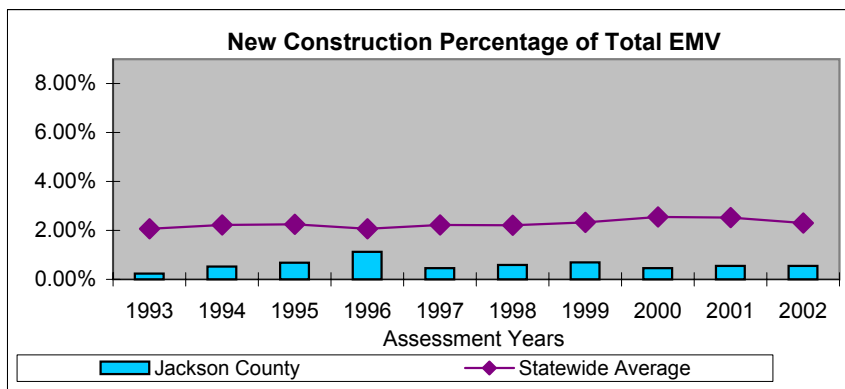
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Jackson County	2.9%	4.8%	3.3%	1.2%	8.2%	5.8%	1.1%	3.9%	4.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Jackson County	4.0%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Jackson County	0.24%	0.52%	0.68%	1.13%	0.46%	0.59%	0.69%	0.46%	0.55%	0.55%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Jackson County	0.59%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Jackson County	0.33%	0.90%	0.79%	1.34%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# JACKSON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Jackson County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	78.91	10.7%	99.87	12.5%
Rental Housing	17.54	2.4%	16.72	2.1%
Non-Commercial Seasonal Recreational (Cabins)	2.46	0.3%	2.56	0.3%
Farms and Timberland (Combined)	595.35	80.6%	626.59	78.7%
Commercial and Industrial	25.92	3.5%	31.69	4.0%
Miscellaneous*	18.18	2.5%	18.96	2.4%
TOTAL ESTIMATED MARKET VALUE	738.37	100.0%	796.38	100.0%

Jackson County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	134.58	14.0%	152.32	14.5%
Rental Housing	20.90	2.2%	22.89	2.2%
Non-Commercial Seasonal Recreational (Cabins)	3.16	0.3%	4.17	0.4%
Farms and Timberland (Combined)	740.38	76.9%	802.62	76.4%
Commercial and Industrial	44.11	4.6%	45.45	4.3%
Miscellaneous*	20.23	2.1%	22.87	2.2%
TOTAL ESTIMATED MARKET VALUE	963.36	100.0%	1,050.32	100.0%

Jackson County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	177.83	15.3%
Rental Housing	24.42	2.1%
Non-Commercial Seasonal Recreational (Cabins)	5.79	0.5%
Farms and Timberland (Combined)	876.18	75.6%
Commercial and Industrial	48.94	4.2%
Miscellaneous*	25.37	2.2%
TOTAL ESTIMATED MARKET VALUE	1,158.53	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

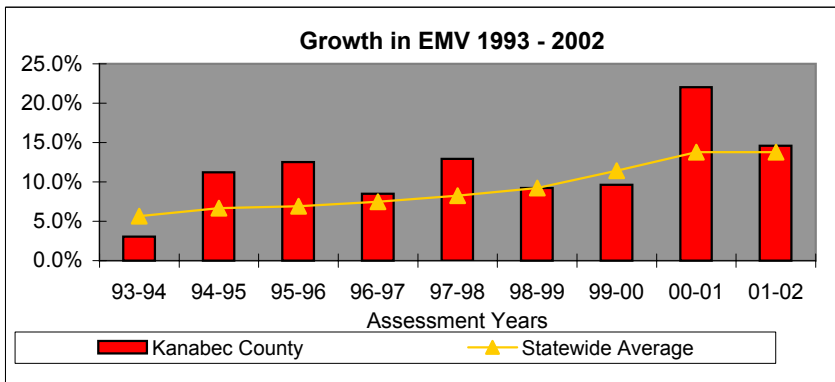
Jackson County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	92.8	13.9	34
Commercial and Industrial	68.7	25.6	6
Resorts	0	0	0
Residential (including cabins)	93.5	14.5	87

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# KANABEC COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

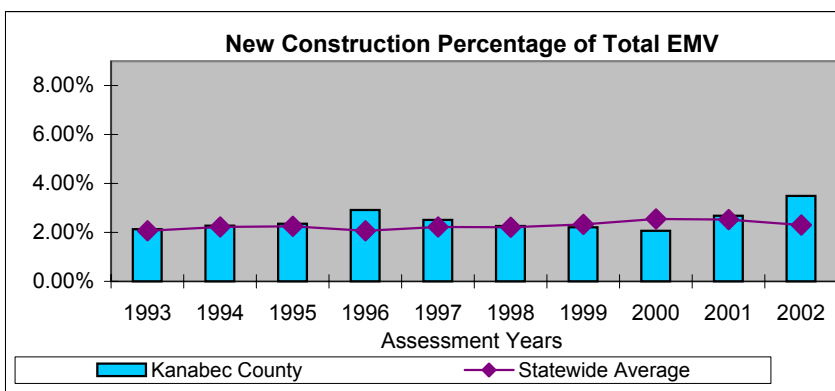
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Kanabec County	3.0%	11.2%	12.5%	8.5%	12.9%	9.2%	9.6%	22.1%	14.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Kanabec County	11.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Kanabec County	2.14%	2.28%	2.36%	2.92%	2.51%	2.26%	2.21%	2.07%	2.69%	3.49%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Kanabec County	2.49%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Kanabec County	0.02%	2.44%	8.08%	16.63%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# KANABEC COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Kanabec County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	122.68	39.0%	143.33	39.8%
Rental Housing	18.32	5.8%	24.52	6.8%
Non-Commercial Seasonal Recreational (Cabins)	24.79	7.9%	27.11	7.5%
Farms and Timberland (Combined)	118.28	37.6%	134.34	37.3%
Commercial and Industrial	26.67	8.5%	27.07	7.5%
Miscellaneous*	3.62	1.2%	3.88	1.1%
TOTAL ESTIMATED MARKET VALUE	314.36	100.0%	360.25	100.0%

Kanabec County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	263.54	44.3%	370.22	44.6%
Rental Housing	36.71	6.2%	57.91	7.0%
Non-Commercial Seasonal Recreational (Cabins)	52.17	8.8%	73.54	8.9%
Farms and Timberland (Combined)	207.31	34.9%	287.35	34.6%
Commercial and Industrial	31.37	5.3%	36.36	4.4%
Miscellaneous*	3.75	0.6%	4.84	0.6%
TOTAL ESTIMATED MARKET VALUE	594.85	100.0%	830.23	100.0%

Kanabec County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	584.23	45.7%
Rental Housing	102.95	8.0%
Non-Commercial Seasonal Recreational (Cabins)	116.96	9.1%
Farms and Timberland (Combined)	429.49	33.6%
Commercial and Industrial	40.19	3.1%
Miscellaneous*	5.83	0.5%
TOTAL ESTIMATED MARKET VALUE	1,279.65	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

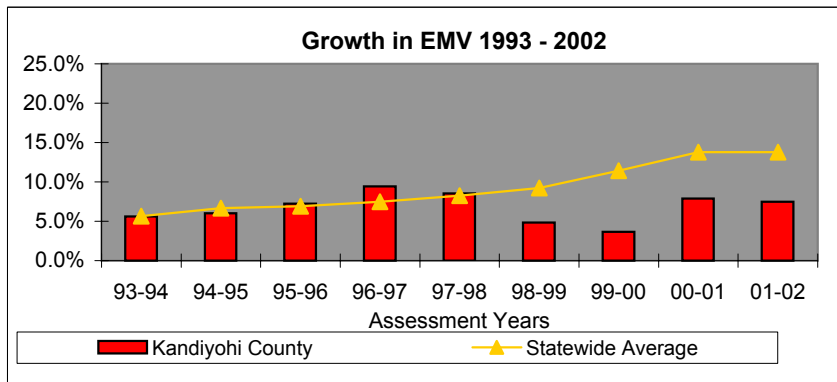
Kanabec County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	90	0	3
Farms	97.6	13.3	15
Commercial and Industrial	98.9	16.8	8
Resorts	0	0	0
Residential (including cabins)	95.5	15.1	149

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# KANDIYOHI COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

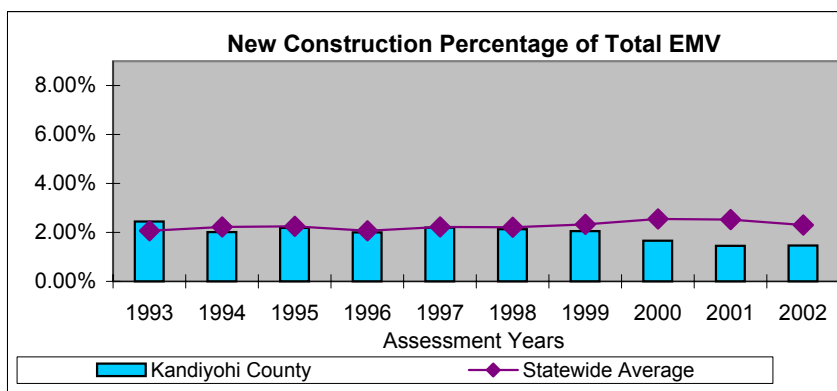
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Kandiyohi County	5.6%	6.0%	7.3%	9.4%	8.5%	4.8%	3.6%	7.9%	7.5%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Kandiyohi County	6.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Kandiyohi County	2.45%	2.02%	2.18%	2.00%	2.20%	2.13%	2.05%	1.66%	1.45%	1.47%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Kandiyohi County	1.96%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Kandiyohi County	0.25%	0.74%	1.05%	2.99%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# KANDIYOHI COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Kandiyohi County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	566.85	42.9%	674.15	45.6%
Rental Housing	81.19	6.1%	83.33	5.6%
Non-Commercial Seasonal Recreational (Cabins)	102.91	7.8%	111.07	7.5%
Farms and Timberland (Combined)	417.15	31.6%	443.15	30.0%
Commercial and Industrial	129.84	9.8%	141.94	9.6%
Miscellaneous*	23.65	1.8%	25.98	1.8%
TOTAL ESTIMATED MARKET VALUE	1,321.59	100.0%	1,479.62	100.0%

Kandiyohi County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	962.09	47.0%	1,119.31	47.2%
Rental Housing	121.50	5.9%	144.07	6.1%
Non-Commercial Seasonal Recreational (Cabins)	142.47	7.0%	183.15	7.7%
Farms and Timberland (Combined)	592.55	28.9%	671.86	28.3%
Commercial and Industrial	192.15	9.4%	205.07	8.6%
Miscellaneous*	37.42	1.8%	50.44	2.1%
TOTAL ESTIMATED MARKET VALUE	2,048.18	100.0%	2,373.90	100.0%

Kandiyohi County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,368.07	47.8%
Rental Housing	182.16	6.4%
Non-Commercial Seasonal Recreational (Cabins)	241.68	8.4%
Farms and Timberland (Combined)	761.91	26.6%
Commercial and Industrial	228.76	8.0%
Miscellaneous*	81.21	2.8%
TOTAL ESTIMATED MARKET VALUE	2,863.79	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

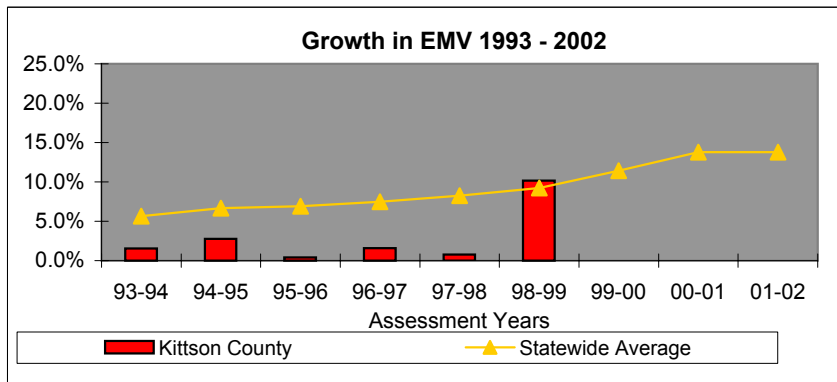
Kandiyohi County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	95.8	0	5
Timberland	0	0	0
Farms	95.8	22.1	25
Commercial and Industrial	96.4	26.2	14
Resorts	0	0	0
Residential (including cabins)	94.9	11.2	551

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# KITTSON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

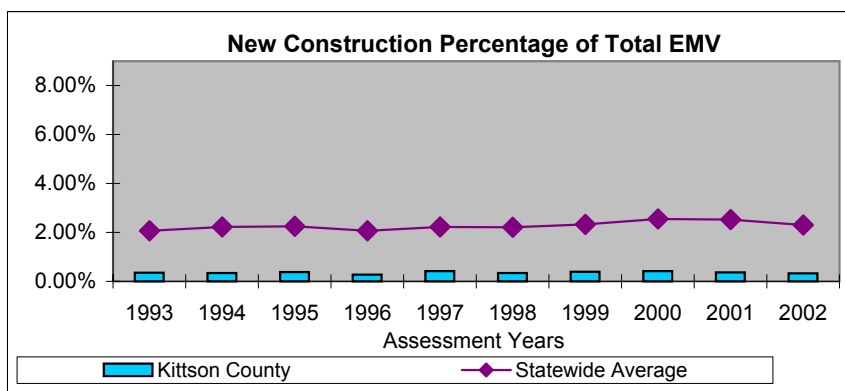
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Kittson County	1.6%	2.8%	0.4%	1.6%	0.8%	10.2%	-1.0%	-5.4%	-0.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Kittson County	1.1%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Kittson County	0.36%	0.34%	0.38%	0.28%	0.42%	0.34%	0.40%	0.42%	0.36%	0.32%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Kittson County	0.36%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Kittson County	2.80%	0.11%	0.54%	0.43%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# KITTSON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Kittson County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	32.24	8.5%	33.51	8.5%
Rental Housing	6.68	1.8%	6.60	1.7%
Non-Commercial Seasonal Recreational (Cabins)	1.34	0.4%	1.53	0.4%
Farms and Timberland (Combined)	284.76	75.0%	288.38	72.8%
Commercial and Industrial	7.60	2.0%	7.95	2.0%
Miscellaneous*	47.12	12.4%	58.38	14.7%
TOTAL ESTIMATED MARKET VALUE	379.74	100.0%	396.35	100.0%

Kittson County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	40.80	9.2%	42.88	10.3%
Rental Housing	9.01	2.0%	9.63	2.3%
Non-Commercial Seasonal Recreational (Cabins)	4.50	1.0%	5.49	1.3%
Farms and Timberland (Combined)	279.35	62.9%	258.30	61.9%
Commercial and Industrial	8.93	2.0%	9.84	2.4%
Miscellaneous*	101.66	22.9%	91.33	21.9%
TOTAL ESTIMATED MARKET VALUE	444.26	100.0%	417.45	100.0%

Kittson County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	48.17	12.3%
Rental Housing	10.27	2.6%
Non-Commercial Seasonal Recreational (Cabins)	8.17	2.1%
Farms and Timberland (Combined)	233.51	59.6%
Commercial and Industrial	11.55	2.9%
Miscellaneous*	80.22	20.5%
TOTAL ESTIMATED MARKET VALUE	391.89	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

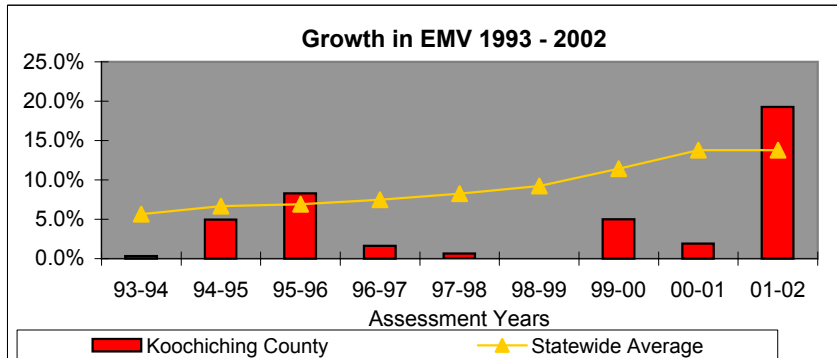
Kittson County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	88.9	21	23
Commercial and Industrial	109.3	0	3
Resorts	0	0	0
Residential (including cabins)	86.7	23.2	37

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# KOOCHICHING COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

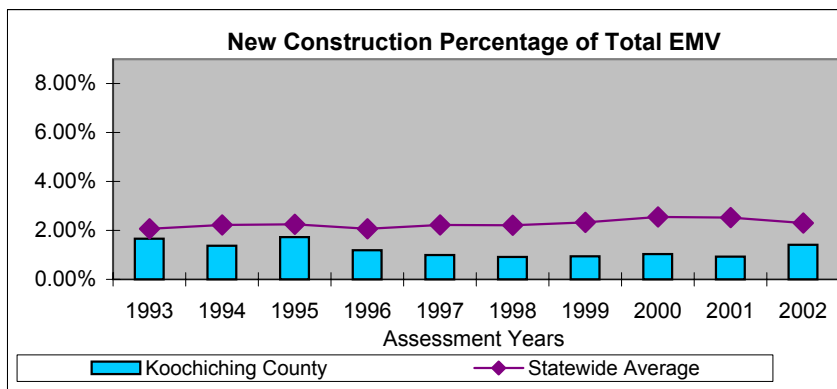
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Koochiching County	0.3%	5.0%	8.3%	1.6%	0.6%	0.0%	5.0%	1.9%	19.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Koochiching County	4.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Koochiching County	1.66%	1.37%	1.72%	1.19%	1.00%	0.91%	0.94%	1.03%	0.93%	1.41%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Koochiching County	1.22%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Koochiching County	0.71%	0.59%	2.69%	5.50%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# KOOCHICHING COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Koochiching County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	185.84	46.7%	210.93	50.4%
Rental Housing	19.80	5.0%	17.66	4.2%
Non-Commercial Seasonal Recreational (Cabins)	28.11	7.1%	30.49	7.3%
Farms and Timberland (Combined)	38.14	9.6%	42.16	10.1%
Commercial and Industrial	107.83	27.1%	97.19	23.2%
Miscellaneous*	17.82	4.5%	20.26	4.8%
TOTAL ESTIMATED MARKET VALUE	397.54	100.0%	418.69	100.0%

Koochiching County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	251.74	51.7%	274.37	46.4%
Rental Housing	21.37	4.4%	27.28	4.6%
Non-Commercial Seasonal Recreational (Cabins)	41.29	8.5%	58.16	9.8%
Farms and Timberland (Combined)	65.04	13.4%	128.10	21.7%
Commercial and Industrial	82.10	16.9%	77.24	13.1%
Miscellaneous*	25.35	5.2%	26.22	4.4%
TOTAL ESTIMATED MARKET VALUE	486.90	100.0%	591.37	100.0%

Koochiching County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	318.07	38.2%
Rental Housing	34.37	4.1%
Non-Commercial Seasonal Recreational (Cabins)	94.08	11.3%
Farms and Timberland (Combined)	291.61	35.0%
Commercial and Industrial	69.55	8.3%
Miscellaneous*	25.56	3.1%
TOTAL ESTIMATED MARKET VALUE	833.25	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

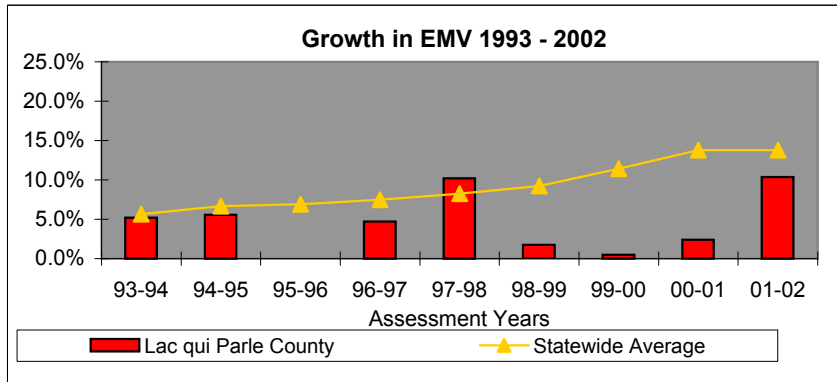
Koochiching County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	66.6	38.8	10
Farms	70.8	41.2	23
Commercial and Industrial	82.2	0	4
Resorts	0	0	0
Residential (including cabins)	83.6	26.9	148

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# LAC QUI PARLE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

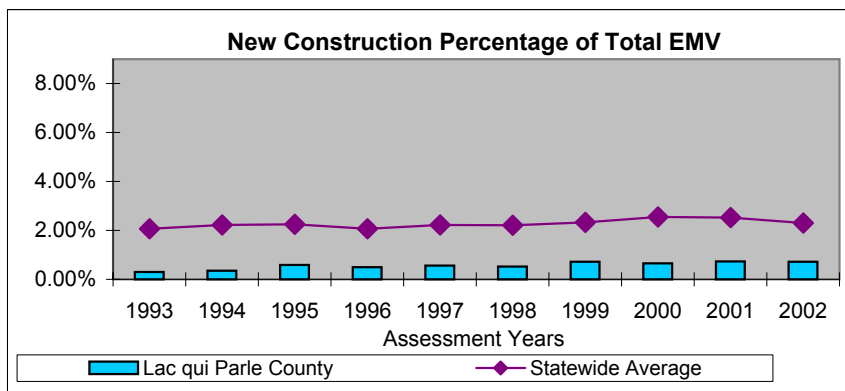
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Lac qui Parle County	5.2%	5.6%	-0.1%	4.7%	10.2%	1.7%	0.5%	2.4%	10.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Lac qui Parle County	4.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Lac qui Parle County	0.30%	0.36%	0.58%	0.50%	0.56%	0.53%	0.72%	0.66%	0.74%	0.72%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Lac qui Parle County	0.57%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Lac qui Parle County	0.01%	0.43%	0.54%	2.62%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# LAC QUI PARLE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Lac qui Parle County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	46.48	11.7%	53.55	12.1%
Rental Housing	7.68	1.9%	8.55	1.9%
Non-Commercial Seasonal Recreational (Cabins)	0.06	0.0%	0.11	0.0%
Farms and Timberland (Combined)	318.32	80.1%	354.32	80.2%
Commercial and Industrial	18.68	4.7%	17.67	4.0%
Miscellaneous*	6.36	1.6%	7.33	1.7%
TOTAL ESTIMATED MARKET VALUE	397.58	100.0%	441.53	100.0%

Lac qui Parle County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	70.77	13.6%	87.41	14.9%
Rental Housing	10.98	2.1%	13.05	2.2%
Non-Commercial Seasonal Recreational (Cabins)	0.30	0.1%	0.36	0.1%
Farms and Timberland (Combined)	410.76	78.9%	458.37	77.9%
Commercial and Industrial	17.92	3.4%	19.58	3.3%
Miscellaneous*	9.94	1.9%	9.71	1.6%
TOTAL ESTIMATED MARKET VALUE	520.67	100.0%	588.47	100.0%

Lac qui Parle County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	112.53	16.8%
Rental Housing	15.42	2.3%
Non-Commercial Seasonal Recreational (Cabins)	0.42	0.1%
Farms and Timberland (Combined)	510.24	76.1%
Commercial and Industrial	22.31	3.3%
Miscellaneous*	9.52	1.4%
TOTAL ESTIMATED MARKET VALUE	670.44	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

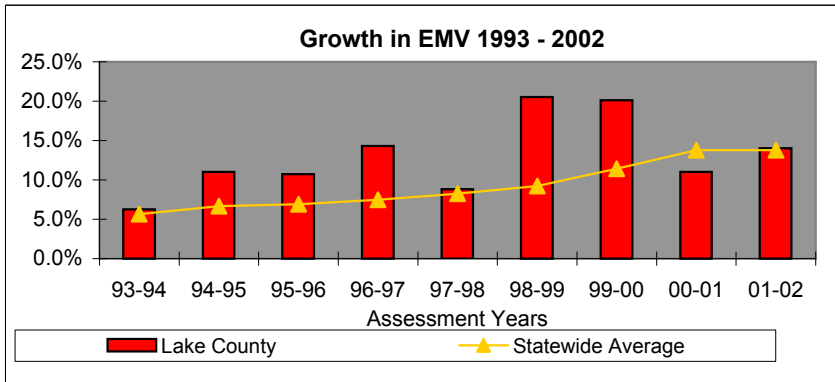
Lac qui Parle County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	95.5	15.8	23
Commercial and Industrial	100.8	0	2
Resorts	0	0	0
Residential (including cabins)	94.1	22.2	68

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# LAKE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

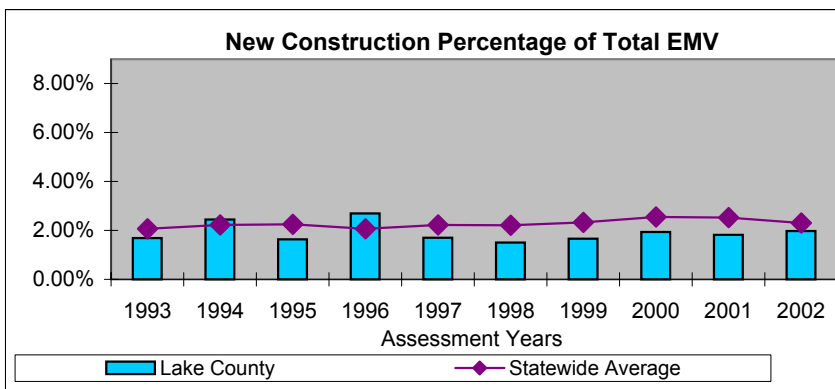
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Lake County	6.3%	11.0%	10.7%	14.3%	8.8%	20.5%	20.1%	11.0%	14.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Lake County	12.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Lake County	1.69%	2.45%	1.63%	2.70%	1.71%	1.51%	1.66%	1.93%	1.81%	1.98%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Lake County	1.91%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Lake County	1.50%	2.93%	14.28%	17.86%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# LAKE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Lake County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	163.47	57.5%	184.08	54.9%
Rental Housing	15.06	5.3%	17.12	5.1%
Non-Commercial Seasonal Recreational (Cabins)	48.27	17.0%	66.88	19.9%
Farms and Timberland (Combined)	22.60	7.9%	27.25	8.1%
Commercial and Industrial	17.39	6.1%	18.70	5.6%
Miscellaneous*	17.75	6.2%	21.57	6.4%
TOTAL ESTIMATED MARKET VALUE	284.54	100.0%	335.60	100.0%

Lake County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	327.37	48.9%	398.77	47.1%
Rental Housing	40.19	6.0%	60.81	7.2%
Non-Commercial Seasonal Recreational (Cabins)	209.89	31.4%	277.24	32.7%
Farms and Timberland (Combined)	22.20	3.3%	23.31	2.8%
Commercial and Industrial	33.98	5.1%	42.30	5.0%
Miscellaneous*	35.78	5.3%	44.69	5.3%
TOTAL ESTIMATED MARKET VALUE	669.41	100.0%	847.11	100.0%

Lake County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	554.86	39.1%
Rental Housing	108.89	7.7%
Non-Commercial Seasonal Recreational (Cabins)	620.13	43.7%
Farms and Timberland (Combined)	10.28	0.7%
Commercial and Industrial	55.75	3.9%
Miscellaneous*	70.72	5.0%
TOTAL ESTIMATED MARKET VALUE	1,420.63	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

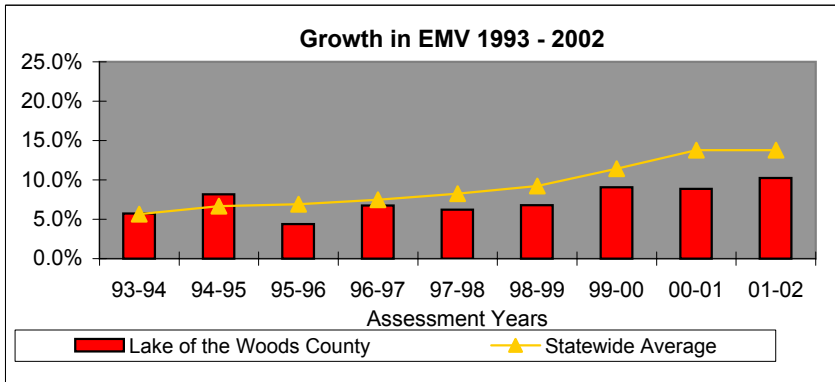
Lake County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	90.7	0	5
Farms	0	0	0
Commercial and Industrial	87.6	0	4
Resorts	102.9	0	1
Residential (including cabins)	96.9	24.9	167

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# LAKE OF THE WOODS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

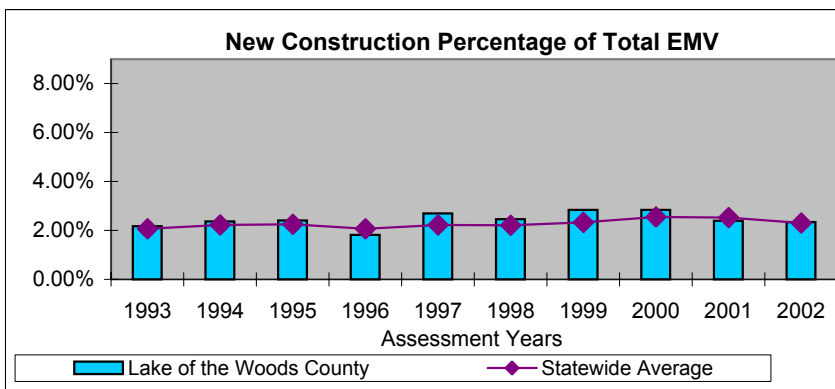
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Lake of the Woods County	5.7%	8.2%	4.4%	6.7%	6.2%	6.8%	9.1%	8.9%	10.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Lake of the Woods County	7.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Lake of the Woods County	2.18%	2.37%	2.40%	1.82%	2.69%	2.45%	2.84%	2.84%	2.39%	2.34%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Lake of the Woods County	2.43%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Lake of the Woods County	0.61%	2.79%	4.38%	7.07%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# LAKE OF THE WOODS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Lake of the Woods County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	43.74	33.8%	48.43	32.8%
Rental Housing	4.36	3.4%	5.16	3.5%
Non-Commercial Seasonal Recreational (Cabins)	26.03	20.1%	29.43	19.9%
Farms and Timberland (Combined)	39.79	30.8%	43.75	29.6%
Commercial and Industrial	9.39	7.3%	10.63	7.2%
Miscellaneous*	5.99	4.6%	10.44	7.1%
TOTAL ESTIMATED MARKET VALUE	129.29	100.0%	147.84	100.0%

Lake of the Woods County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	72.76	35.7%	87.10	35.7%
Rental Housing	5.93	2.9%	6.83	2.8%
Non-Commercial Seasonal Recreational (Cabins)	45.14	22.2%	57.60	23.6%
Farms and Timberland (Combined)	51.12	25.1%	58.95	24.1%
Commercial and Industrial	14.97	7.3%	18.06	7.4%
Miscellaneous*	13.82	6.8%	15.58	6.4%
TOTAL ESTIMATED MARKET VALUE	203.74	100.0%	244.13	100.0%

Lake of the Woods County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	116.57	36.3%
Rental Housing	7.96	2.5%
Non-Commercial Seasonal Recreational (Cabins)	84.96	26.4%
Farms and Timberland (Combined)	70.42	21.9%
Commercial and Industrial	23.34	7.3%
Miscellaneous*	18.03	5.6%
TOTAL ESTIMATED MARKET VALUE	321.28	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

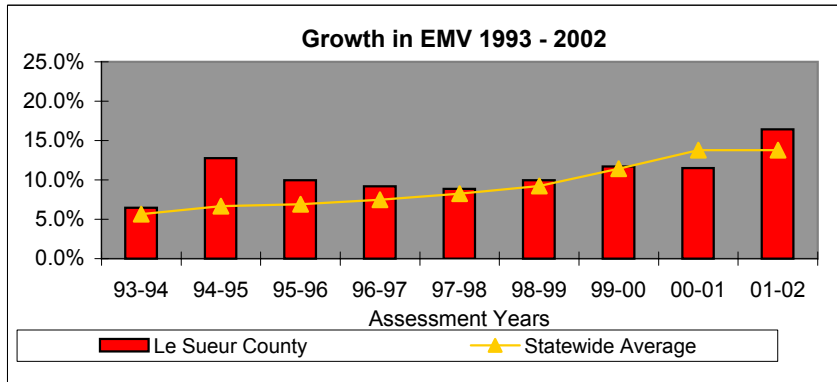
Lake of the Woods County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	94.1	32.5	17
Farms	88.3	16	15
Commercial and Industrial	125.2	0	4
Resorts	0	0	0
Residential (including cabins)	90	18	70

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# LE SUEUR COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

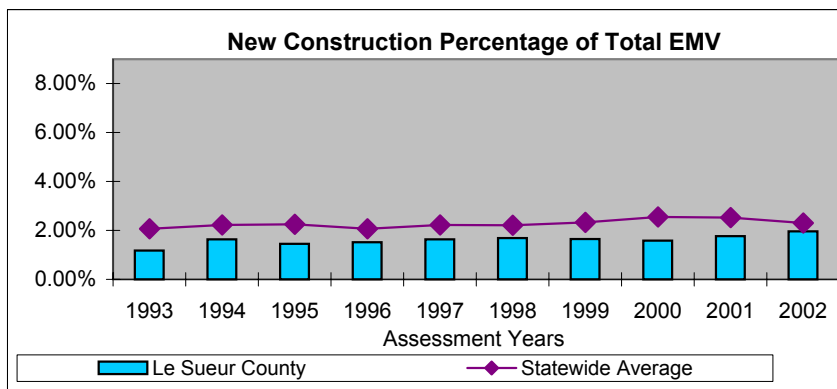
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Le Sueur County	6.4%	12.8%	9.9%	9.2%	8.9%	10.0%	11.7%	11.5%	16.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Le Sueur County	10.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Le Sueur County	1.18%	1.63%	1.45%	1.51%	1.63%	1.69%	1.65%	1.58%	1.77%	1.97%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Le Sueur County	1.61%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Le Sueur County	2.10%	4.41%	8.16%	12.00%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# LE SUEUR COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Le Sueur County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	350.31	45.4%	430.26	46.4%
Rental Housing	30.05	3.9%	32.68	3.5%
Non-Commercial Seasonal Recreational (Cabins)	37.36	4.8%	42.29	4.6%
Farms and Timberland (Combined)	289.93	37.6%	344.45	37.2%
Commercial and Industrial	47.22	6.1%	58.11	6.3%
Miscellaneous*	17.21	2.2%	18.88	2.0%
TOTAL ESTIMATED MARKET VALUE	772.08	100.0%	926.67	100.0%

Le Sueur County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	720.82	48.4%	945.17	48.9%
Rental Housing	66.44	4.5%	104.09	5.4%
Non-Commercial Seasonal Recreational (Cabins)	65.91	4.4%	88.22	4.6%
Farms and Timberland (Combined)	523.57	35.2%	654.87	33.9%
Commercial and Industrial	86.13	5.8%	110.06	5.7%
Miscellaneous*	25.14	1.7%	29.02	1.5%
TOTAL ESTIMATED MARKET VALUE	1,488.00	100.0%	1,931.43	100.0%

Le Sueur County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,379.09	49.1%
Rental Housing	186.08	6.6%
Non-Commercial Seasonal Recreational (Cabins)	130.61	4.6%
Farms and Timberland (Combined)	937.63	33.4%
Commercial and Industrial	143.02	5.1%
Miscellaneous*	34.67	1.2%
TOTAL ESTIMATED MARKET VALUE	2,811.10	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

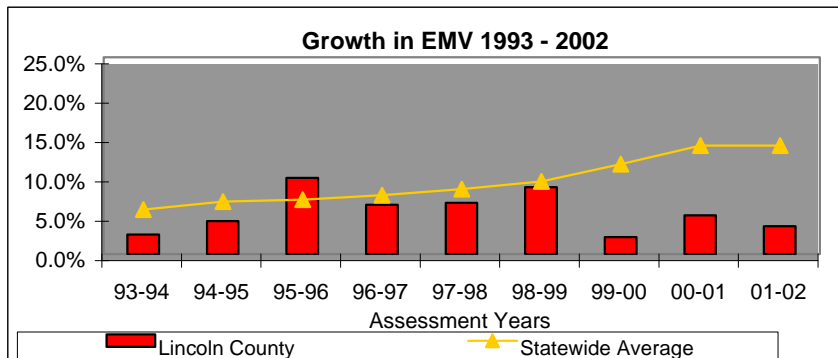
Le Sueur County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	91.8	14.7	25
Commercial and Industrial	95.8	18.6	9
Resorts	0	0	0
Residential (including cabins)	98.7	12.1	349

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# LINCOLN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

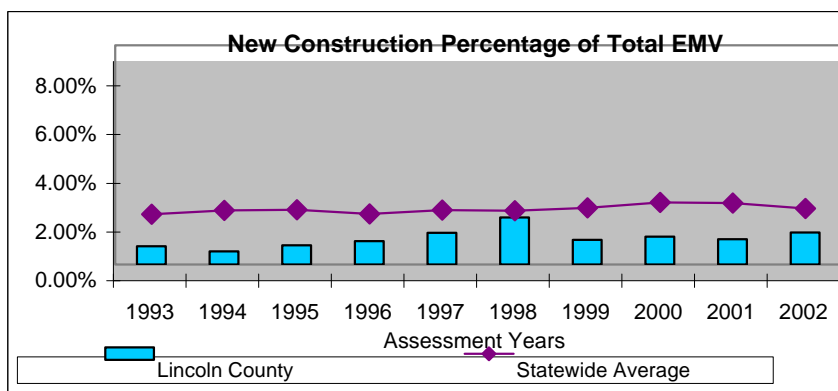
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Lincoln County	2.5%	4.2%	9.7%	6.3%	6.5%	8.5%	2.2%	4.9%	3.5%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Lincoln County	5.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Lincoln County	0.75%	0.53%	0.79%	0.96%	1.30%	1.94%	1.01%	1.14%	1.03%	1.32%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Lincoln County	1.08%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Lincoln County	0.07%	0.33%	0.42%	1.04%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# LINCOLN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Lincoln County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	38.42	15.0%	43.84	16.0%
Rental Housing	6.37	2.5%	6.66	2.4%
Non-Commercial Seasonal Recreational (Cabins)	4.18	1.6%	4.86	1.8%
Farms and Timberland (Combined)	177.74	69.2%	187.67	68.5%
Commercial and Industrial	7.12	2.8%	7.24	2.6%
Miscellaneous*	23.01	9.0%	23.88	8.7%
TOTAL ESTIMATED MARKET VALUE	256.83	100.0%	274.15	100.0%

Lincoln County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	63.01	16.7%	70.98	17.3%
Rental Housing	10.33	2.7%	10.92	2.7%
Non-Commercial Seasonal Recreational (Cabins)	6.90	1.8%	7.16	1.7%
Farms and Timberland (Combined)	233.91	62.0%	257.15	62.7%
Commercial and Industrial	8.37	2.2%	11.21	2.7%
Miscellaneous*	54.71	14.5%	52.39	12.8%
TOTAL ESTIMATED MARKET VALUE	377.23	100.0%	409.82	100.0%

Lincoln County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	84.50	18.5%
Rental Housing	13.08	2.9%
Non-Commercial Seasonal Recreational (Cabins)	7.58	1.7%
Farms and Timberland (Combined)	286.72	62.7%
Commercial and Industrial	15.41	3.4%
Miscellaneous*	49.69	10.9%
TOTAL ESTIMATED MARKET VALUE	456.98	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

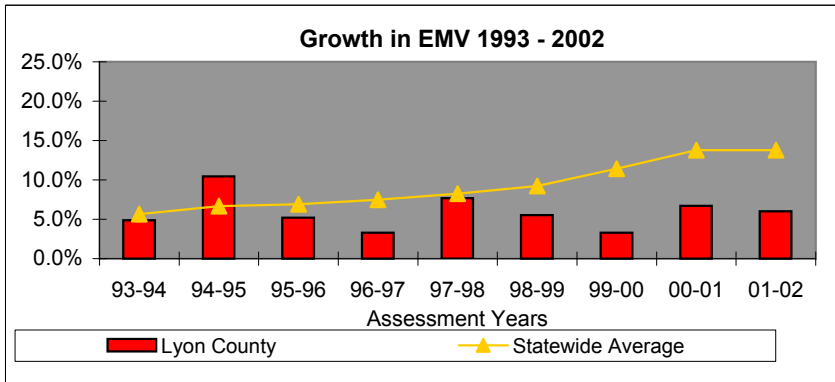
Lincoln County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	96.7	12.8	23
Commercial and Industrial	63.8	0	2
Resorts	0	0	0
Residential (including cabins)	92.1	21.9	51

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# LYON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

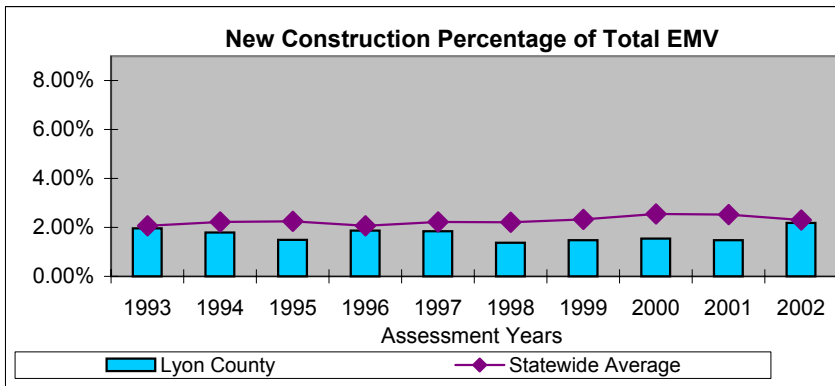
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Lyon County	4.9%	10.4%	5.2%	3.3%	7.7%	5.5%	3.3%	6.7%	6.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Lyon County	5.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Lyon County	1.97%	1.79%	1.49%	1.87%	1.85%	1.37%	1.48%	1.54%	1.48%	2.19%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Lyon County	1.70%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Lyon County	0.35%	2.92%	1.52%	1.30%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# LYON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

<b>Lyon County</b> <b>MAJOR PROPERTY TYPE</b>	<b>1993</b>	<b>Percent of Total</b>	<b>1995</b>	<b>Percent of Total</b>
Residential Homestead	271.38	31.2%	335.16	33.3%
Rental Housing	60.61	7.0%	65.16	6.5%
Non-Commercial Seasonal Recreational (Cabins)	0.30	0.0%	0.24	0.0%
Farms and Timberland (Combined)	393.82	45.3%	453.99	45.0%
Commercial and Industrial	109.95	12.6%	118.23	11.7%
Miscellaneous*	34.25	3.9%	35.15	3.5%
<b>TOTAL ESTIMATED MARKET VALUE</b>	<b>870.31</b>	<b>100.0%</b>	<b>1,007.93</b>	<b>100.0%</b>

<b>Lyon County</b> <b>MAJOR PROPERTY TYPE</b>	<b>2000</b>	<b>Percent of Total</b>	<b>2002</b>	<b>Percent of Total</b>
Residential Homestead	453.92	35.3%	528.58	36.4%
Rental Housing	82.25	6.4%	91.90	6.3%
Non-Commercial Seasonal Recreational (Cabins)	0.11	0.0%	0.17	0.0%
Farms and Timberland (Combined)	540.42	42.0%	597.02	41.1%
Commercial and Industrial	154.24	12.0%	183.03	12.6%
Miscellaneous*	55.00	4.3%	53.37	3.7%
<b>TOTAL ESTIMATED MARKET VALUE</b>	<b>1,285.93</b>	<b>100.0%</b>	<b>1,454.06</b>	<b>100.0%</b>

<b>Lyon County</b> <b>MAJOR PROPERTY TYPE</b>	<b>(Projected) 2005</b>	<b>Percent of Total</b>
Residential Homestead	659.42	38.6%
Rental Housing	105.31	6.2%
Non-Commercial Seasonal Recreational (Cabins)	0.71	0.0%
Farms and Timberland (Combined)	657.72	38.5%
Commercial and Industrial	231.76	13.6%
Miscellaneous*	51.53	3.0%
<b>TOTAL ESTIMATED MARKET VALUE</b>	<b>1,706.45</b>	<b>100.0%</b>

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

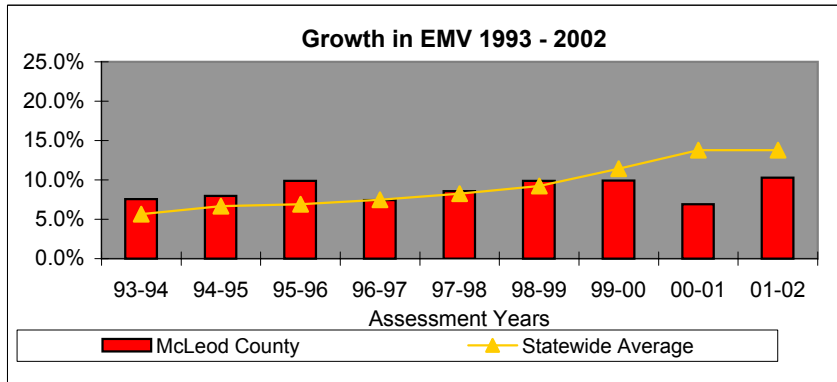
<b>Lyon County Property Type</b>	<b>Adjusted Ratio</b>	<b>COD</b>	<b>Number of Sales</b>
Apartments	94	0	4
Timberland	0	0	0
Farms	92.9	14.2	21
Commercial and Industrial	94.7	10.9	10
Resorts	0	0	0
Residential (including cabins)	94.4	10.5	267

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MCLEOD COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

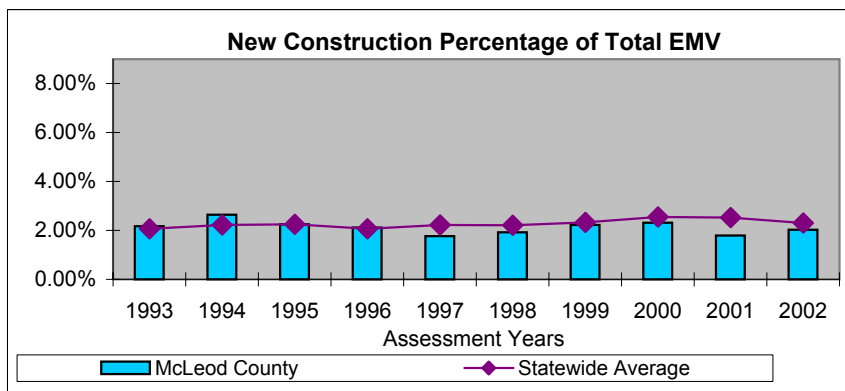
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
McLeod County	7.5%	8.0%	9.9%	7.4%	8.6%	9.9%	9.9%	6.9%	10.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
McLeod County	8.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
McLeod County	2.17%	2.64%	2.24%	2.12%	1.76%	1.93%	2.22%	2.31%	1.79%	2.02%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
McLeod County	2.12%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
McLeod County	0.38%	1.18%	2.79%	3.95%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MCLEOD COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

McLeod County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	465.20	49.2%	572.03	52.1%
Rental Housing	52.15	5.5%	59.96	5.5%
Non-Commercial Seasonal Recreational (Cabins)	0.59	0.1%	0.67	0.1%
Farms and Timberland (Combined)	320.17	33.9%	346.11	31.5%
Commercial and Industrial	100.08	10.6%	111.34	10.1%
Miscellaneous*	7.00	0.7%	7.57	0.7%
TOTAL ESTIMATED MARKET VALUE	945.20	100.0%	1,097.69	100.0%

McLeod County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	868.02	51.1%	1,036.23	51.8%
Rental Housing	89.23	5.2%	109.66	5.5%
Non-Commercial Seasonal Recreational (Cabins)	0.96	0.1%	1.30	0.1%
Farms and Timberland (Combined)	551.01	32.4%	633.99	31.7%
Commercial and Industrial	180.80	10.6%	209.27	10.5%
Miscellaneous*	10.05	0.6%	11.12	0.6%
TOTAL ESTIMATED MARKET VALUE	1,700.08	100.0%	2,001.57	100.0%

McLeod County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,341.67	51.7%
Rental Housing	150.24	5.8%
Non-Commercial Seasonal Recreational (Cabins)	1.95	0.1%
Farms and Timberland (Combined)	803.86	31.0%
Commercial and Industrial	283.01	10.9%
Miscellaneous*	12.42	0.5%
TOTAL ESTIMATED MARKET VALUE	2,593.15	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

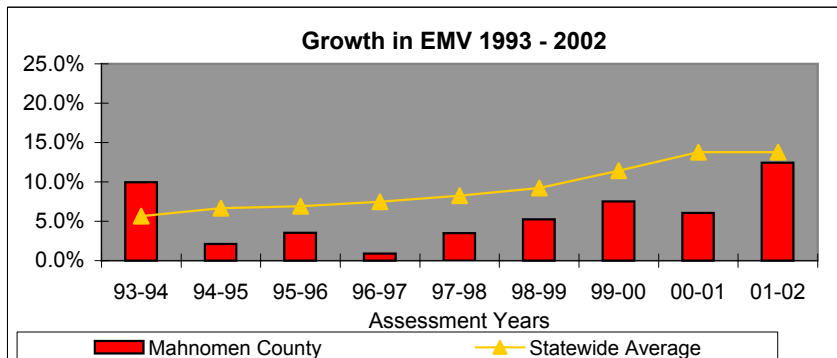
McLeod County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	76.8	0	1
Farms	99.4	16.5	10
Commercial and Industrial	86	0	3
Resorts	0	0	0
Residential (including cabins)	95.2	25.4	60

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MAHNOMEN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

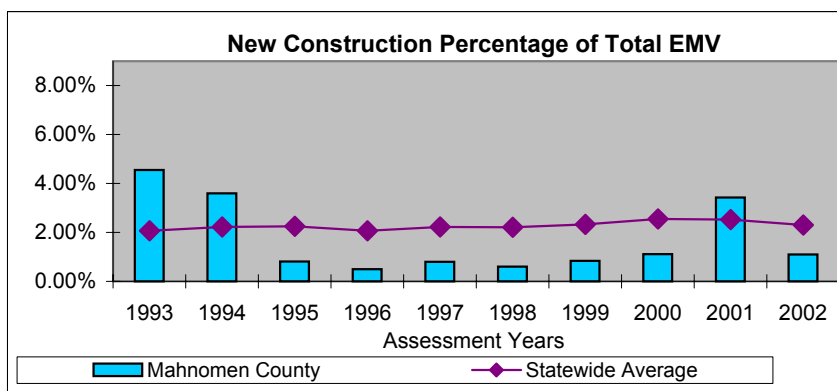
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Mahnomen County	10.0%	2.1%	3.6%	0.9%	3.5%	5.3%	7.5%	6.1%	12.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Mahnomen County	5.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Mahnomen County	4.55%	3.60%	0.81%	0.49%	0.80%	0.61%	0.84%	1.11%	3.43%	1.09%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Mahnomen County	1.73%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Mahnomen County	1.38%	1.77%	4.04%	5.46%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MAHNOMEN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Mahnomen County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	27.97	18.2%	34.99	20.2%
Rental Housing	4.35	2.8%	5.56	3.2%
Non-Commercial Seasonal Recreational (Cabins)	8.61	5.6%	10.09	5.8%
Farms and Timberland (Combined)	95.96	62.3%	99.36	57.4%
Commercial and Industrial	12.65	8.2%	17.64	10.2%
Miscellaneous*	4.53	2.9%	5.39	3.1%
TOTAL ESTIMATED MARKET VALUE	154.08	100.0%	173.03	100.0%

Mahnomen County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	49.51	23.4%	59.24	23.5%
Rental Housing	6.31	3.0%	8.73	3.5%
Non-Commercial Seasonal Recreational (Cabins)	14.60	6.9%	20.07	7.9%
Farms and Timberland (Combined)	119.14	56.3%	127.73	50.6%
Commercial and Industrial	16.44	7.8%	30.36	12.0%
Miscellaneous*	5.78	2.7%	6.35	2.5%
TOTAL ESTIMATED MARKET VALUE	211.78	100.0%	252.48	100.0%

Mahnomen County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	85.37	25.3%
Rental Housing	13.52	4.0%
Non-Commercial Seasonal Recreational (Cabins)	32.62	9.7%
Farms and Timberland (Combined)	139.97	41.5%
Commercial and Industrial	58.50	17.3%
Miscellaneous*	7.25	2.1%
TOTAL ESTIMATED MARKET VALUE	337.23	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

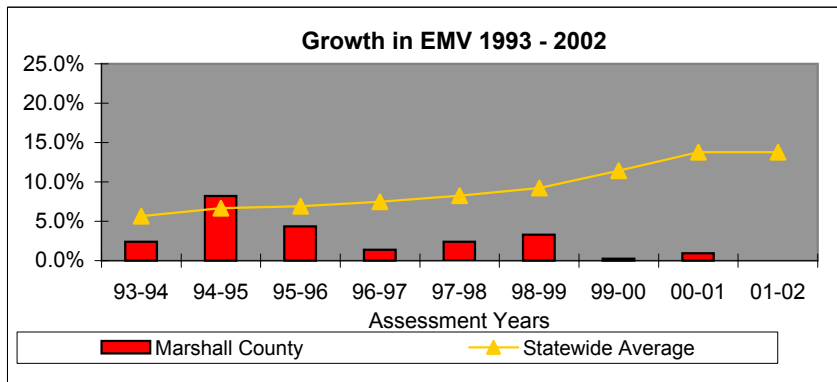
Mahnomen County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	90.7	0	2
Farms	99.9	16.4	31
Commercial and Industrial	102.9	0	3
Resorts	0	0	0
Residential (including cabins)	93.4	19.4	56

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MARSHALL COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

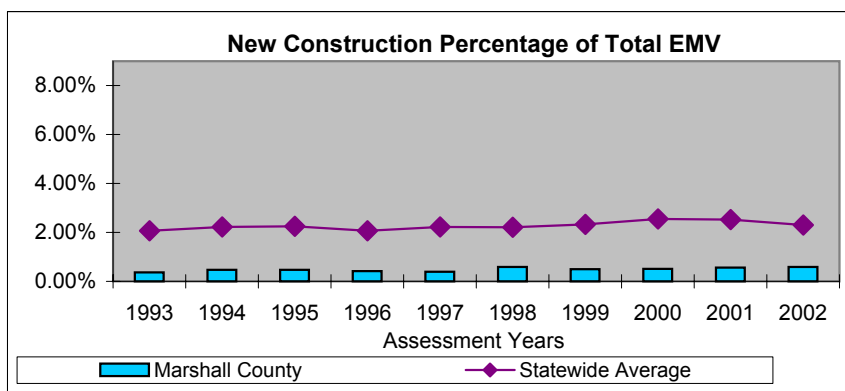
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Marshall County	2.4%	8.2%	4.3%	1.4%	2.4%	3.3%	0.3%	0.9%	-3.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Marshall County	2.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Marshall County	0.37%	0.48%	0.47%	0.42%	0.40%	0.58%	0.49%	0.51%	0.56%	0.59%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Marshall County	0.49%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Marshall County	0.10%	1.37%	0.32%	0.41%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MARSHALL COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Marshall County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	57.24	10.9%	62.79	10.8%
Rental Housing	9.01	1.7%	9.96	1.7%
Non-Commercial Seasonal Recreational (Cabins)	1.09	0.2%	1.93	0.3%
Farms and Timberland (Combined)	392.95	74.6%	424.27	72.7%
Commercial and Industrial	11.95	2.3%	12.69	2.2%
Miscellaneous*	54.40	10.3%	71.92	12.3%
TOTAL ESTIMATED MARKET VALUE	526.64	100.0%	583.56	100.0%

Marshall County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	79.56	12.1%	90.18	14.1%
Rental Housing	9.59	1.5%	10.79	1.7%
Non-Commercial Seasonal Recreational (Cabins)	3.85	0.6%	4.68	0.7%
Farms and Timberland (Combined)	450.59	68.8%	437.62	68.5%
Commercial and Industrial	14.92	2.3%	15.48	2.4%
Miscellaneous*	96.34	14.7%	80.26	12.6%
TOTAL ESTIMATED MARKET VALUE	654.85	100.0%	639.00	100.0%

Marshall County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	106.80	16.9%
Rental Housing	11.78	1.9%
Non-Commercial Seasonal Recreational (Cabins)	6.06	1.0%
Farms and Timberland (Combined)	424.95	67.3%
Commercial and Industrial	16.60	2.6%
Miscellaneous*	65.45	10.4%
TOTAL ESTIMATED MARKET VALUE	631.64	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

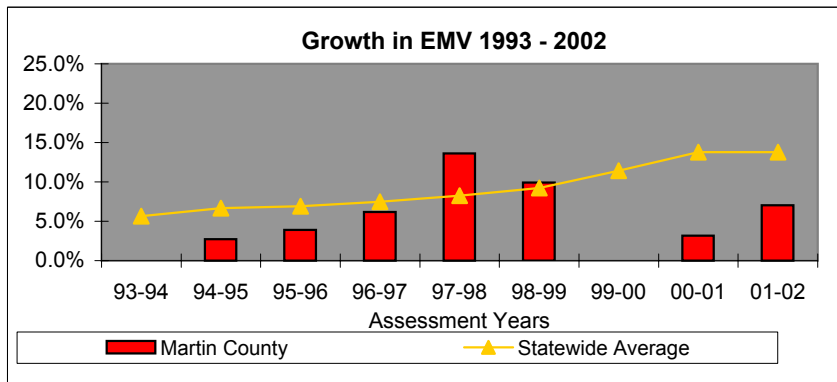
Marshall County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	59.1	0	2
Timberland	0	0	0
Farms	97.1	9.7	45
Commercial and Industrial	93.1	17.7	9
Resorts	0	0	0
Residential (including cabins)	93.6	20.1	283

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MARTIN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

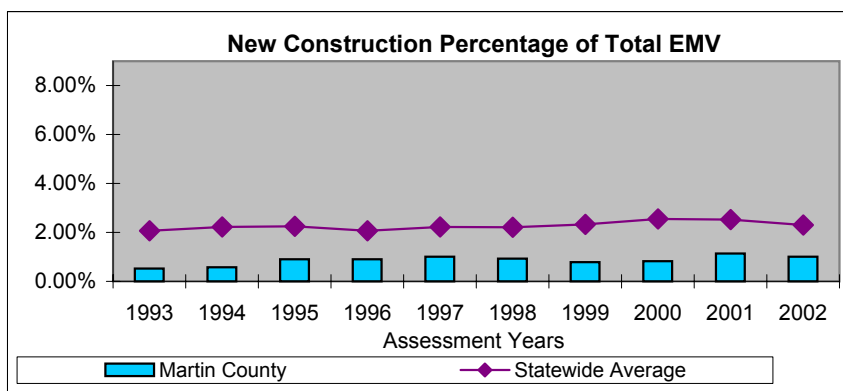
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Martin County	-5.3%	2.7%	3.9%	6.2%	13.6%	9.9%	-2.8%	3.2%	7.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Martin County	4.1%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Martin County	0.52%	0.58%	0.90%	0.91%	1.00%	0.93%	0.78%	0.82%	1.14%	1.01%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Martin County	0.86%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Martin County	0.28%	0.86%	1.90%	1.86%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# MARTIN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Martin County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	236.27	21.3%	259.77	24.0%
Rental Housing	39.04	3.5%	36.89	3.4%
Non-Commercial Seasonal Recreational (Cabins)	1.17	0.1%	1.33	0.1%
Farms and Timberland (Combined)	701.52	63.1%	647.87	59.9%
Commercial and Industrial	69.60	6.3%	70.74	6.5%
Miscellaneous*	63.71	5.7%	64.26	5.9%
TOTAL ESTIMATED MARKET VALUE	1,111.30	100.0%	1,080.86	100.0%

Martin County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	360.17	24.9%	412.49	25.8%
Rental Housing	45.30	3.1%	53.54	3.4%
Non-Commercial Seasonal Recreational (Cabins)	1.68	0.1%	1.78	0.1%
Farms and Timberland (Combined)	879.87	60.8%	943.49	59.1%
Commercial and Industrial	87.99	6.1%	93.46	5.9%
Miscellaneous*	71.89	5.0%	92.45	5.8%
TOTAL ESTIMATED MARKET VALUE	1,446.89	100.0%	1,597.21	100.0%

Martin County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	522.19	30.1%
Rental Housing	67.55	3.9%
Non-Commercial Seasonal Recreational (Cabins)	1.93	0.1%
Farms and Timberland (Combined)	924.57	53.2%
Commercial and Industrial	105.23	6.1%
Miscellaneous*	116.22	6.7%
TOTAL ESTIMATED MARKET VALUE	1,737.69	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

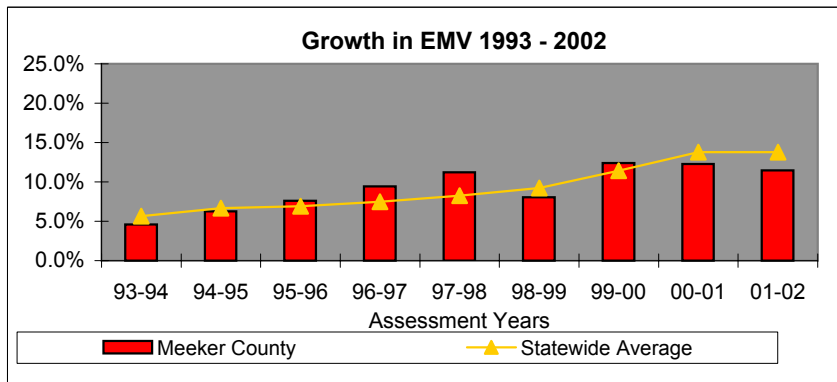
Martin County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	71.1	13.5	7
Timberland	0	0	0
Farms	90.9	21.1	30
Commercial and Industrial	85.2	14	15
Resorts	0	0	0
Residential (including cabins)	94	9.6	479

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MEEKER COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

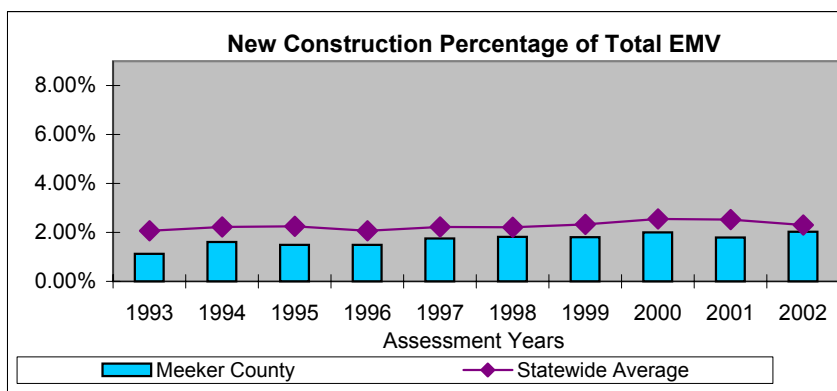
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Meeker County	4.6%	6.3%	7.6%	9.4%	11.2%	8.0%	12.4%	12.3%	11.5%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Meeker County	9.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Meeker County	1.13%	1.61%	1.49%	1.50%	1.75%	1.82%	1.81%	2.00%	1.80%	2.03%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Meeker County	1.69%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Meeker County	0.31%	1.61%	7.28%	10.02%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MEEKER COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Meeker County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	235.70	34.9%	290.31	38.7%
Rental Housing	28.23	4.2%	30.07	4.0%
Non-Commercial Seasonal Recreational (Cabins)	48.76	7.2%	54.62	7.3%
Farms and Timberland (Combined)	304.24	45.0%	314.24	41.8%
Commercial and Industrial	43.39	6.4%	46.11	6.1%
Miscellaneous*	15.35	2.3%	15.61	2.1%
TOTAL ESTIMATED MARKET VALUE	675.67	100.0%	750.95	100.0%

Meeker County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	503.18	42.1%	636.54	42.6%
Rental Housing	56.03	4.7%	75.10	5.0%
Non-Commercial Seasonal Recreational (Cabins)	76.55	6.4%	100.60	6.7%
Farms and Timberland (Combined)	484.32	40.6%	596.92	40.0%
Commercial and Industrial	56.93	4.8%	66.26	4.4%
Miscellaneous*	17.03	1.4%	18.10	1.2%
TOTAL ESTIMATED MARKET VALUE	1,194.04	100.0%	1,493.52	100.0%

Meeker County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	931.52	44.1%
Rental Housing	113.18	5.4%
Non-Commercial Seasonal Recreational (Cabins)	155.58	7.4%
Farms and Timberland (Combined)	808.13	38.3%
Commercial and Industrial	82.35	3.9%
Miscellaneous*	19.23	0.9%
TOTAL ESTIMATED MARKET VALUE	2,110.00	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

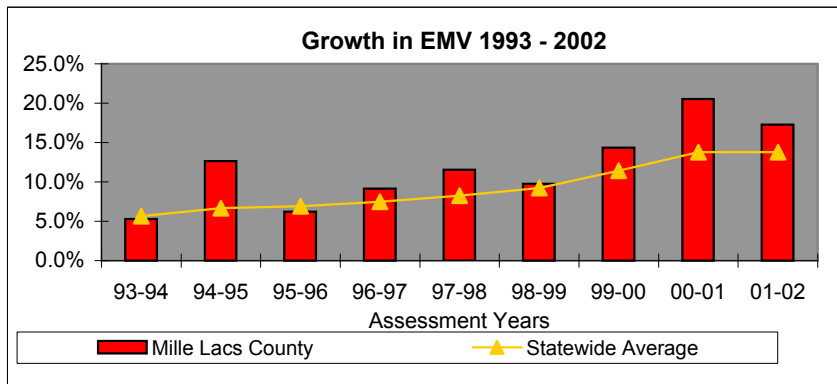
Meeker County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	70.6	0	1
Timberland	0	0	0
Farms	96.3	18	19
Commercial and Industrial	95.8	17.1	14
Resorts	0	0	0
Residential (including cabins)	97.7	17	264

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MILLE LACS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

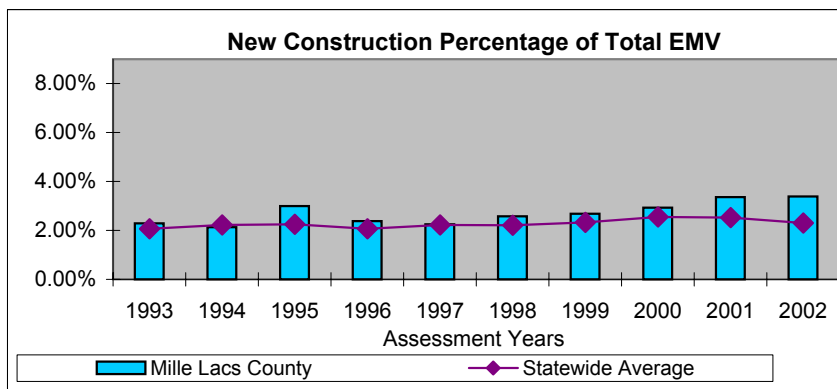
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Mille Lacs County	5.3%	12.7%	6.2%	9.2%	11.5%	9.7%	14.4%	20.5%	17.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Mille Lacs County	11.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Mille Lacs County	2.29%	2.13%	2.99%	2.39%	2.26%	2.57%	2.69%	2.93%	3.36%	3.38%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Mille Lacs County	2.70%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Mille Lacs County	0.61%	3.33%	7.52%	15.92%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MILLE LACS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Mille Lacs County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	211.04	43.9%	255.70	44.8%
Rental Housing	30.62	6.4%	32.83	5.8%
Non-Commercial Seasonal Recreational (Cabins)	65.82	13.7%	79.49	13.9%
Farms and Timberland (Combined)	117.40	24.4%	139.69	24.5%
Commercial and Industrial	42.82	8.9%	44.06	7.7%
Miscellaneous*	12.95	2.7%	18.39	3.2%
TOTAL ESTIMATED MARKET VALUE	480.64	100.0%	570.17	100.0%

Mille Lacs County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	472.11	51.0%	677.29	51.8%
Rental Housing	59.94	6.5%	104.20	8.0%
Non-Commercial Seasonal Recreational (Cabins)	126.20	13.6%	186.92	14.3%
Farms and Timberland (Combined)	182.96	19.8%	240.50	18.4%
Commercial and Industrial	57.55	6.2%	68.39	5.2%
Miscellaneous*	26.48	2.9%	29.28	2.2%
TOTAL ESTIMATED MARKET VALUE	925.24	100.0%	1,306.59	100.0%

Mille Lacs County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,133.35	53.1%
Rental Housing	208.12	9.8%
Non-Commercial Seasonal Recreational (Cabins)	308.90	14.5%
Farms and Timberland (Combined)	363.61	17.0%
Commercial and Industrial	87.82	4.1%
Miscellaneous*	32.01	1.5%
TOTAL ESTIMATED MARKET VALUE	2,133.82	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

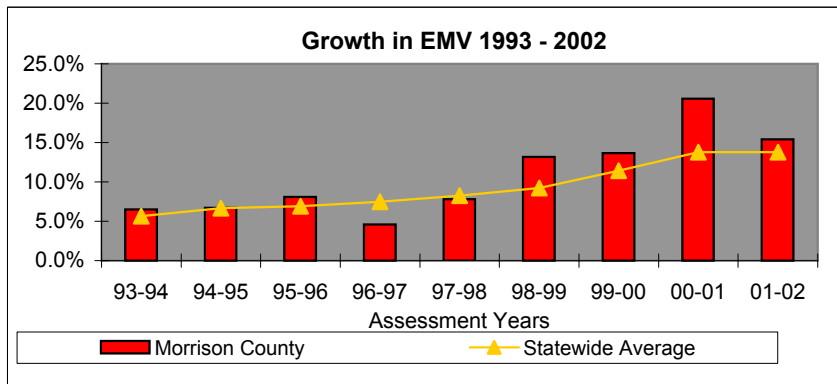
Mille Lacs County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	63.9	0	1
Timberland	0	0	0
Farms	101.4	0	4
Commercial and Industrial	0	0	0
Resorts	68.9	0	2
Residential (including cabins)	94.8	13.7	280

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MORRISON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

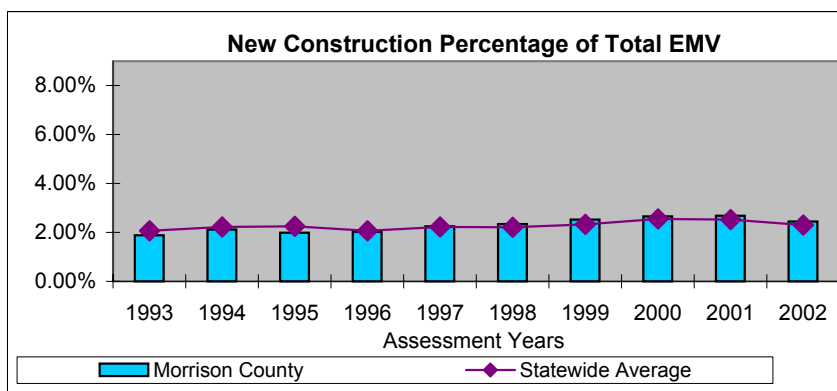
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Morrison County	6.5%	6.7%	8.1%	4.6%	7.8%	13.2%	13.7%	20.6%	15.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Morrison County	10.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Morrison County	1.88%	2.12%	1.99%	2.02%	2.25%	2.35%	2.52%	2.66%	2.68%	2.45%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Morrison County	2.29%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Morrison County	0.16%	2.02%	9.49%	18.00%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MORRISON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Morrison County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	294.28	37.0%	347.83	38.5%
Rental Housing	40.12	5.0%	43.21	4.8%
Non-Commercial Seasonal Recreational (Cabins)	76.73	9.6%	90.74	10.0%
Farms and Timberland (Combined)	285.70	35.9%	318.27	35.2%
Commercial and Industrial	56.39	7.1%	60.56	6.7%
Miscellaneous*	42.14	5.3%	43.46	4.8%
TOTAL ESTIMATED MARKET VALUE	795.35	100.0%	904.07	100.0%

Morrison County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	553.15	39.0%	742.78	37.7%
Rental Housing	58.20	4.1%	81.51	4.1%
Non-Commercial Seasonal Recreational (Cabins)	151.84	10.7%	227.84	11.6%
Farms and Timberland (Combined)	515.40	36.4%	757.97	38.4%
Commercial and Industrial	89.50	6.3%	108.45	5.5%
Miscellaneous*	48.87	3.4%	52.77	2.7%
TOTAL ESTIMATED MARKET VALUE	1,416.97	100.0%	1,971.34	100.0%

Morrison County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,133.77	36.1%
Rental Housing	121.42	3.9%
Non-Commercial Seasonal Recreational (Cabins)	380.13	12.1%
Farms and Timberland (Combined)	1,305.27	41.5%
Commercial and Industrial	141.61	4.5%
Miscellaneous*	60.86	1.9%
TOTAL ESTIMATED MARKET VALUE	3,143.07	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

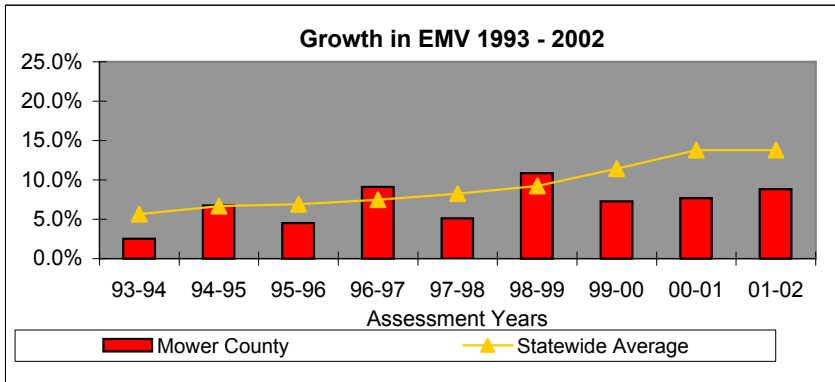
Morrison County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	101.5	0	2
Timberland	0	0	0
Farms	91.4	27.2	58
Commercial and Industrial	93.9	22.6	19
Resorts	81.4	0	2
Residential (including cabins)	94.9	16.1	323

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MOWER COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

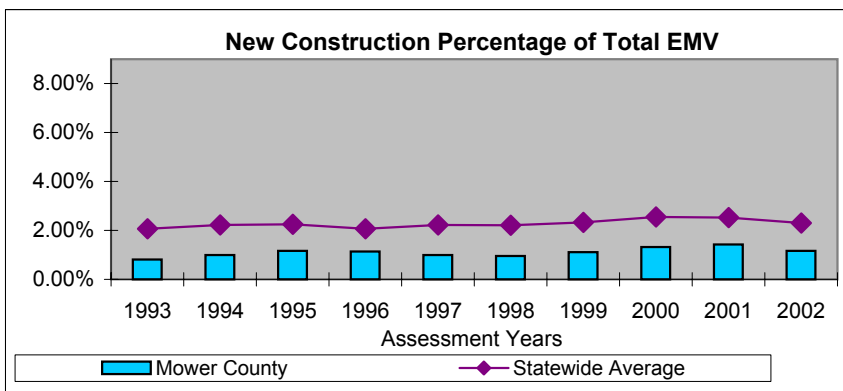
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Mower County	2.5%	6.8%	4.5%	9.1%	5.1%	10.8%	7.3%	7.7%	8.8%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Mower County	6.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Mower County	0.82%	1.00%	1.17%	1.14%	1.00%	0.96%	1.11%	1.33%	1.42%	1.17%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Mower County	1.11%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Mower County	0.61%	0.91%	3.43%	3.59%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# MOWER COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Mower County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	462.84	41.0%	531.58	43.0%
Rental Housing	43.05	3.8%	44.98	3.6%
Non-Commercial Seasonal Recreational (Cabins)	0.21	0.0%	0.30	0.0%
Farms and Timberland (Combined)	487.56	43.1%	525.15	42.5%
Commercial and Industrial	117.14	10.4%	114.81	9.3%
Miscellaneous*	19.17	1.7%	20.04	1.6%
TOTAL ESTIMATED MARKET VALUE	1,129.97	100.0%	1,236.86	100.0%

Mower County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	766.67	43.5%	893.20	43.3%
Rental Housing	64.86	3.7%	82.26	4.0%
Non-Commercial Seasonal Recreational (Cabins)	0.57	0.0%	0.41	0.0%
Farms and Timberland (Combined)	758.33	43.0%	888.55	43.0%
Commercial and Industrial	144.49	8.2%	145.48	7.0%
Miscellaneous*	28.22	1.6%	54.63	2.6%
TOTAL ESTIMATED MARKET VALUE	1,763.14	100.0%	2,064.51	100.0%

Mower County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,128.62	43.1%
Rental Housing	107.10	4.1%
Non-Commercial Seasonal Recreational (Cabins)	0.31	0.0%
Farms and Timberland (Combined)	1,116.43	42.6%
Commercial and Industrial	151.16	5.8%
Miscellaneous*	115.91	4.4%
TOTAL ESTIMATED MARKET VALUE	2,619.53	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

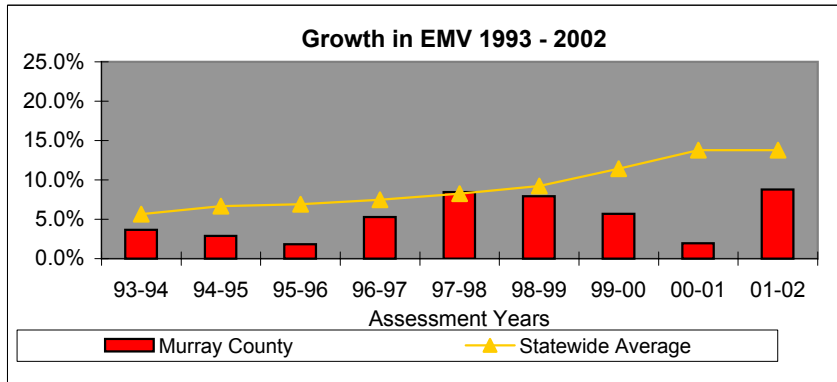
Mower County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	89.3	0	4
Timberland	0	0	0
Farms	95.9	10.7	57
Commercial and Industrial	66.2	27.4	26
Resorts	0	0	0
Residential (including cabins)	91.3	17.9	596

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# MURRAY COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

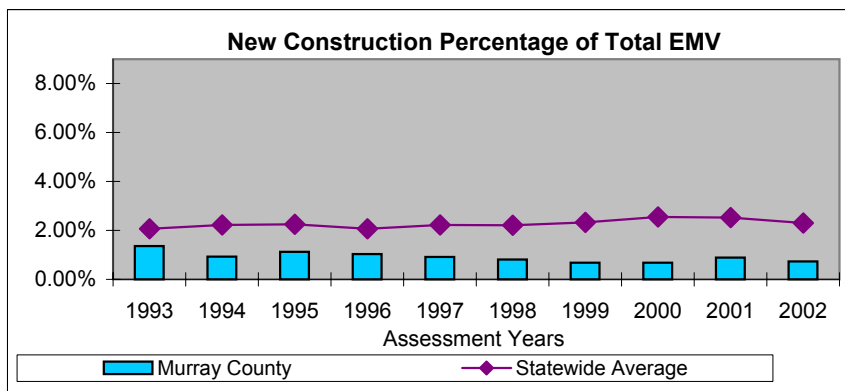
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Murray County	3.7%	2.9%	1.8%	5.3%	8.4%	7.9%	5.7%	2.0%	8.8%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Murray County	5.1%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Murray County	1.36%	0.92%	1.12%	1.03%	0.92%	0.81%	0.68%	0.69%	0.89%	0.74%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Murray County	0.91%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Murray County	0.31%	0.95%	1.68%	1.73%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# MURRAY COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Murray County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	68.46	12.9%	86.29	15.2%
Rental Housing	11.72	2.2%	11.62	2.0%
Non-Commercial Seasonal Recreational (Cabins)	14.58	2.7%	16.83	3.0%
Farms and Timberland (Combined)	409.31	76.8%	422.47	74.4%
Commercial and Industrial	14.09	2.6%	15.56	2.7%
Miscellaneous*	14.53	2.7%	15.38	2.7%
TOTAL ESTIMATED MARKET VALUE	532.69	100.0%	568.16	100.0%

Murray County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	115.55	15.3%	130.90	15.7%
Rental Housing	13.39	1.8%	14.62	1.7%
Non-Commercial Seasonal Recreational (Cabins)	29.08	3.9%	34.98	4.2%
Farms and Timberland (Combined)	560.40	74.3%	610.09	73.0%
Commercial and Industrial	17.85	2.4%	20.76	2.5%
Miscellaneous*	17.49	2.3%	24.94	3.0%
TOTAL ESTIMATED MARKET VALUE	753.76	100.0%	836.30	100.0%

Murray County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	154.46	15.7%
Rental Housing	16.91	1.7%
Non-Commercial Seasonal Recreational (Cabins)	44.73	4.6%
Farms and Timberland (Combined)	706.30	71.9%
Commercial and Industrial	23.63	2.4%
Miscellaneous*	36.74	3.7%
TOTAL ESTIMATED MARKET VALUE	982.77	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

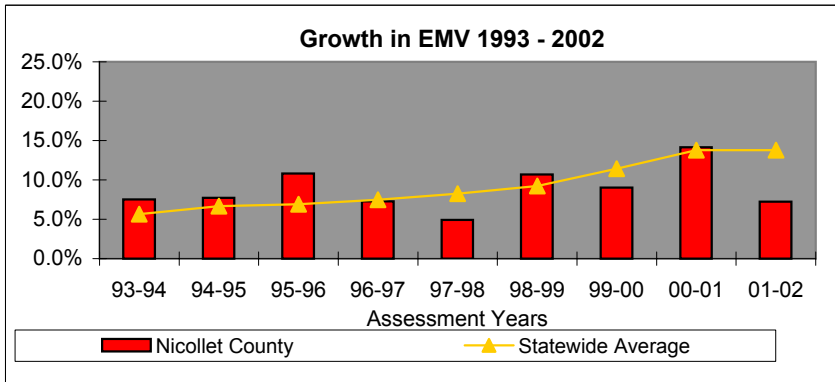
Murray County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	96.6	0	1
Timberland	0	0	0
Farms	93.7	17.2	40
Commercial and Industrial	122.8	0	4
Resorts	0	0	0
Residential (including cabins)	97.8	16.3	97

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# NICOLLET COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

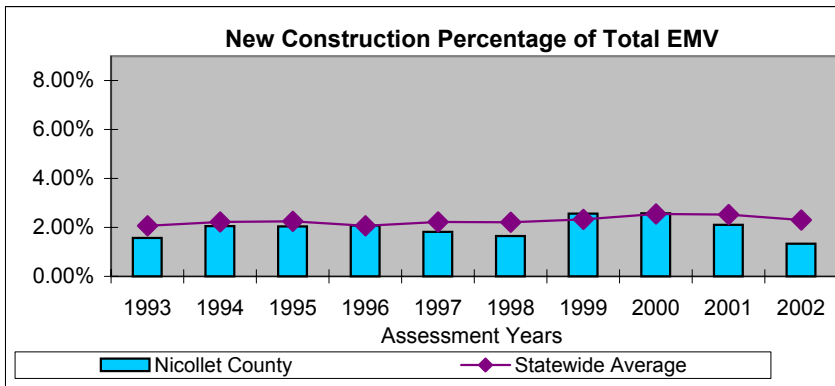
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Nicollet County	7.5%	7.7%	10.8%	7.3%	4.9%	10.7%	9.0%	14.1%	7.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Nicollet County	8.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Nicollet County	1.57%	2.05%	2.04%	2.09%	1.82%	1.65%	2.56%	2.57%	2.10%	1.34%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Nicollet County	1.98%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Nicollet County	0.56%	1.02%	3.10%	3.87%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# NICOLLET COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Nicollet County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	408.96	45.2%	504.08	48.0%
Rental Housing	50.24	5.5%	58.19	5.5%
Non-Commercial Seasonal Recreational (Cabins)	0.99	0.1%	1.09	0.1%
Farms and Timberland (Combined)	366.33	40.4%	396.25	37.8%
Commercial and Industrial	68.54	7.6%	78.43	7.5%
Miscellaneous*	10.63	1.2%	11.30	1.1%
TOTAL ESTIMATED MARKET VALUE	905.69	100.0%	1,049.34	100.0%

Nicollet County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	762.13	48.3%	925.20	48.0%
Rental Housing	86.16	5.5%	109.15	5.7%
Non-Commercial Seasonal Recreational (Cabins)	1.87	0.1%	2.26	0.1%
Farms and Timberland (Combined)	573.60	36.3%	677.52	35.2%
Commercial and Industrial	135.78	8.6%	181.49	9.4%
Miscellaneous*	19.91	1.3%	31.53	1.6%
TOTAL ESTIMATED MARKET VALUE	1,579.45	100.0%	1,927.15	100.0%

Nicollet County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,266.28	49.1%
Rental Housing	148.00	5.7%
Non-Commercial Seasonal Recreational (Cabins)	2.79	0.1%
Farms and Timberland (Combined)	836.42	32.4%
Commercial and Industrial	259.18	10.0%
Miscellaneous*	68.67	2.7%
TOTAL ESTIMATED MARKET VALUE	2,581.35	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

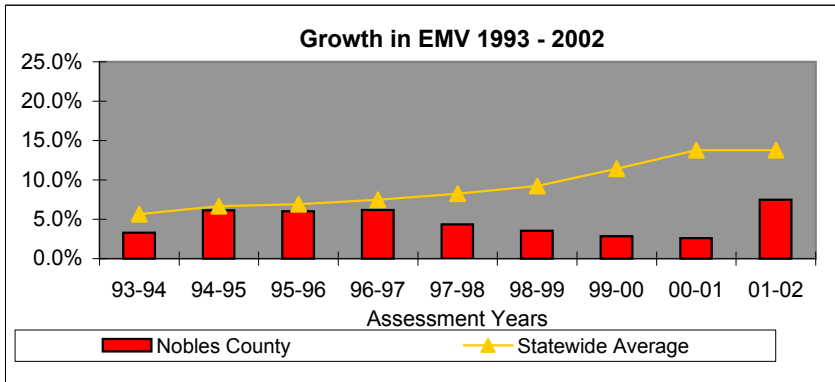
Nicollet County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	100.6	10.4	14
Commercial and Industrial	80.4	19.5	9
Resorts	0	0	0
Residential (including cabins)	97.2	9	408

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# NOBLES COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

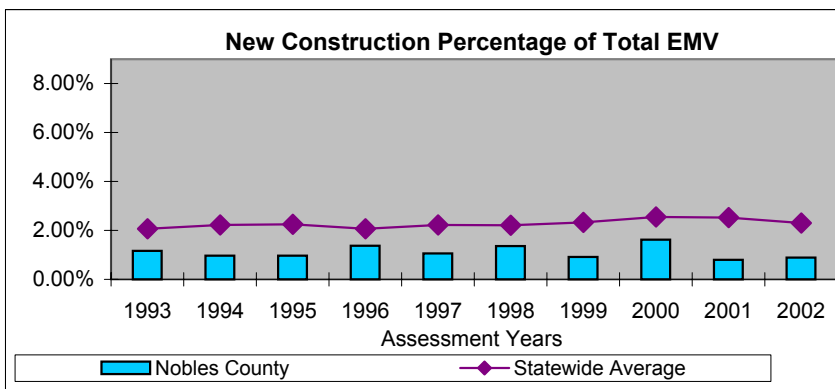
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Nobles County	3.3%	6.1%	6.0%	6.2%	4.3%	3.6%	2.8%	2.6%	7.5%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Nobles County	4.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Nobles County	1.16%	0.96%	0.96%	1.37%	1.06%	1.36%	0.91%	1.62%	0.80%	0.89%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Nobles County	1.11%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Nobles County	0.23%	1.12%	1.18%	1.99%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# NOBLES COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Nobles County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	212.15	25.6%	253.45	27.9%
Rental Housing	38.82	4.7%	42.09	4.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.07	0.0%
Farms and Timberland (Combined)	500.78	60.4%	532.52	58.6%
Commercial and Industrial	70.60	8.5%	73.00	8.0%
Miscellaneous*	6.14	0.7%	7.20	0.8%
TOTAL ESTIMATED MARKET VALUE	828.48	100.0%	908.32	100.0%

Nobles County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	290.47	25.6%	321.00	25.6%
Rental Housing	50.24	4.4%	51.68	4.1%
Non-Commercial Seasonal Recreational (Cabins)	0.45	0.0%	0.56	0.0%
Farms and Timberland (Combined)	674.17	59.3%	753.04	60.2%
Commercial and Industrial	103.88	9.1%	108.26	8.6%
Miscellaneous*	16.77	1.5%	17.31	1.4%
TOTAL ESTIMATED MARKET VALUE	1,135.98	100.0%	1,251.85	100.0%

Nobles County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	363.00	25.6%
Rental Housing	52.74	3.7%
Non-Commercial Seasonal Recreational (Cabins)	2.09	0.1%
Farms and Timberland (Combined)	856.15	60.3%
Commercial and Industrial	129.10	9.1%
Miscellaneous*	17.58	1.2%
TOTAL ESTIMATED MARKET VALUE	1,420.67	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

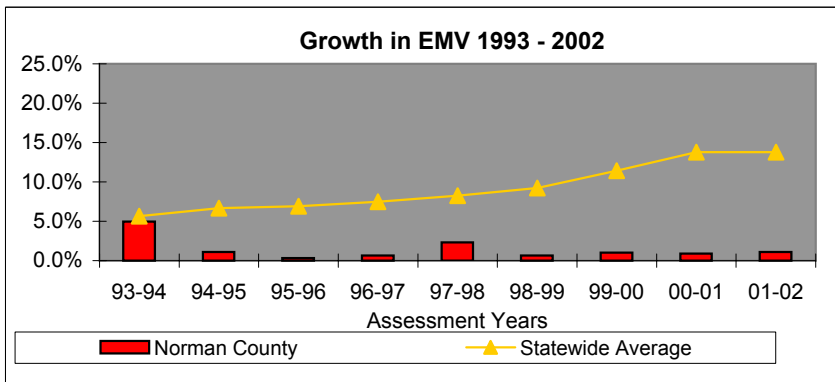
Nobles County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	97.9	15.1	38
Commercial and Industrial	94.4	26.1	13
Resorts	0	0	0
Residential (including cabins)	98.3	19.5	227

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# NORMAN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

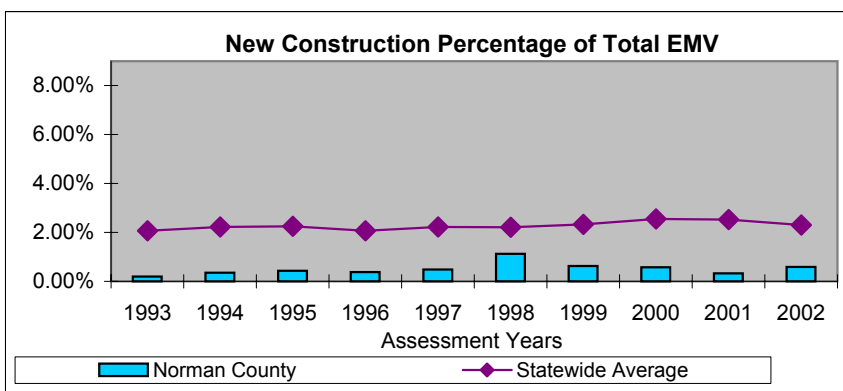
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Norman County	5.0%	1.1%	0.3%	0.7%	2.3%	0.6%	1.0%	0.9%	1.1%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Norman County	1.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Norman County	0.19%	0.36%	0.43%	0.38%	0.49%	1.13%	0.63%	0.57%	0.33%	0.58%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Norman County	0.51%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Norman County	0.00%	0.06%	0.47%	0.73%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# NORMAN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Norman County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	48.46	11.9%	53.34	12.4%
Rental Housing	7.94	2.0%	8.34	1.9%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	331.60	81.6%	350.78	81.3%
Commercial and Industrial	10.06	2.5%	10.51	2.4%
Miscellaneous*	8.47	2.1%	8.51	2.0%
TOTAL ESTIMATED MARKET VALUE	406.52	100.0%	431.48	100.0%

Norman County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	69.23	15.3%	75.63	16.4%
Rental Housing	11.16	2.5%	11.91	2.6%
Non-Commercial Seasonal Recreational (Cabins)	0.02	0.0%	0.04	0.0%
Farms and Timberland (Combined)	352.37	77.7%	352.86	76.3%
Commercial and Industrial	11.20	2.5%	11.44	2.5%
Miscellaneous*	9.53	2.1%	10.33	2.2%
TOTAL ESTIMATED MARKET VALUE	453.51	100.0%	462.20	100.0%

Norman County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	88.09	18.4%
Rental Housing	13.13	2.7%
Non-Commercial Seasonal Recreational (Cabins)	0.08	0.0%
Farms and Timberland (Combined)	354.01	74.1%
Commercial and Industrial	11.98	2.5%
Miscellaneous*	10.73	2.2%
TOTAL ESTIMATED MARKET VALUE	478.03	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

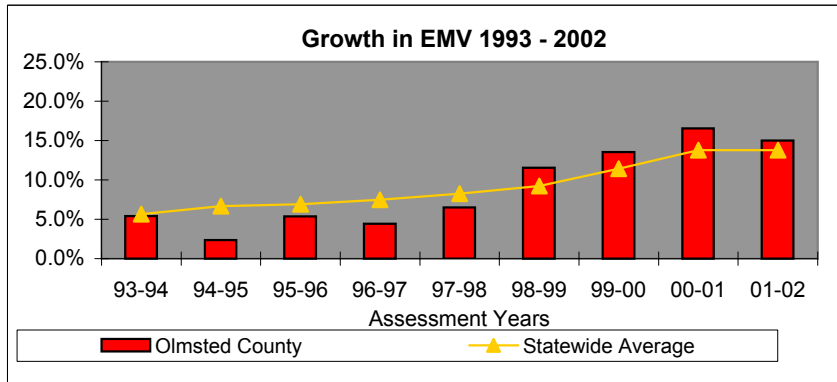
Norman County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	100.6	17.8	15
Commercial and Industrial	57.6	0	2
Resorts	0	0	0
Residential (including cabins)	87.2	33.4	53

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# OLMSTED COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

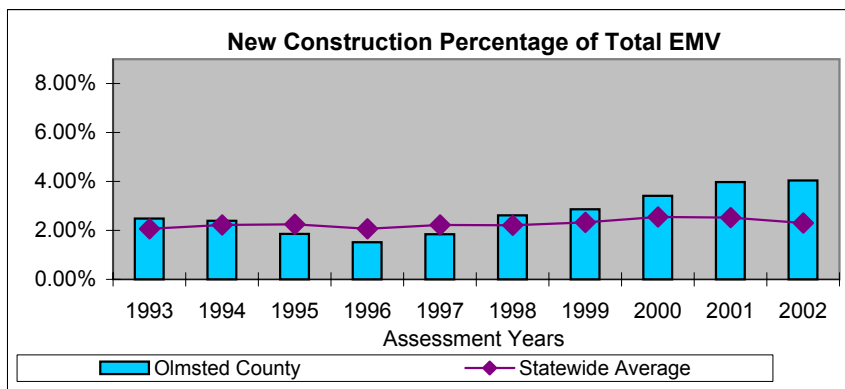
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Olmsted County	5.4%	2.3%	5.3%	4.4%	6.5%	11.6%	13.5%	16.6%	15.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Olmsted County	8.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Olmsted County	2.49%	2.40%	1.86%	1.51%	1.84%	2.61%	2.87%	3.41%	3.98%	4.04%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Olmsted County	2.70%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Olmsted County	0.53%	0.67%	3.46%	6.60%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# OLMSTED COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Olmsted County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	2,327.05	61.6%	2,511.00	61.6%
Rental Housing	320.94	8.5%	355.38	8.7%
Non-Commercial Seasonal Recreational (Cabins)	3.09	0.1%	2.38	0.1%
Farms and Timberland (Combined)	432.20	11.4%	482.41	11.8%
Commercial and Industrial	653.42	17.3%	680.90	16.7%
Miscellaneous*	42.41	1.1%	44.04	1.1%
TOTAL ESTIMATED MARKET VALUE	3,779.12	100.0%	4,076.11	100.0%

Olmsted County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	3,864.77	63.9%	5,161.55	63.7%
Rental Housing	492.08	8.1%	727.47	9.0%
Non-Commercial Seasonal Recreational (Cabins)	3.02	0.0%	3.02	0.0%
Farms and Timberland (Combined)	696.67	11.5%	906.15	11.2%
Commercial and Industrial	941.20	15.6%	1,244.15	15.4%
Miscellaneous*	53.21	0.9%	56.49	0.7%
TOTAL ESTIMATED MARKET VALUE	6,050.94	100.0%	8,098.83	100.0%

Olmsted County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	7,935.29	64.1%
Rental Housing	1,350.13	10.9%
Non-Commercial Seasonal Recreational (Cabins)	3.01	0.0%
Farms and Timberland (Combined)	1,274.89	10.3%
Commercial and Industrial	1,760.87	14.2%
Miscellaneous*	59.87	0.5%
TOTAL ESTIMATED MARKET VALUE	12,384.06	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

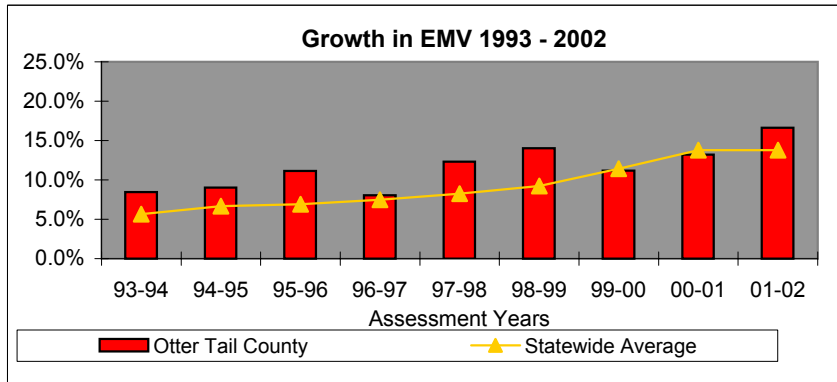
Olmsted County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	90.2	14.2	31
Timberland	0	0	0
Farms	88.7	30.9	27
Commercial and Industrial	73.4	32.1	20
Resorts	0	0	0
Residential (including cabins)	93.4	10.5	2,317

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# OTTER TAIL COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

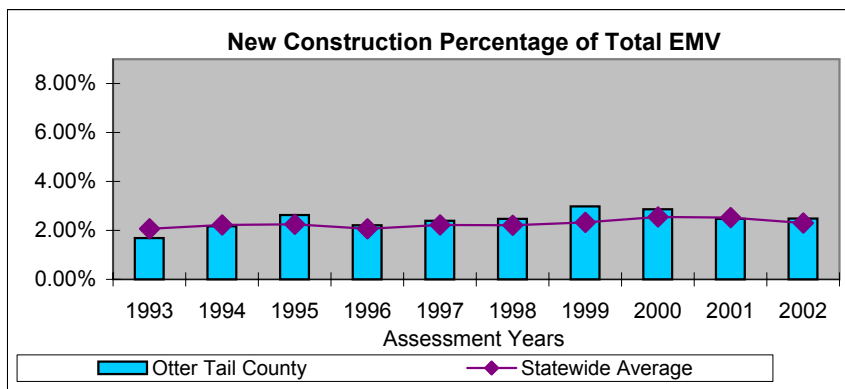
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Otter Tail County	8.5%	9.0%	11.2%	8.1%	12.3%	14.0%	11.2%	13.2%	16.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Otter Tail County	11.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Otter Tail County	1.69%	2.18%	2.63%	2.21%	2.39%	2.47%	2.98%	2.87%	2.47%	2.48%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Otter Tail County	2.44%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Otter Tail County	0.97%	1.97%	8.23%	14.28%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# OTTER TAIL COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	588.57	35.7%	716.76	36.9%
Rental Housing	68.74	4.2%	81.92	4.2%
Non-Commercial Seasonal Recreational (Cabins)	320.28	19.4%	394.39	20.3%
Farms and Timberland (Combined)	485.49	29.5%	543.36	27.9%
Commercial and Industrial	99.87	6.1%	119.62	6.2%
Miscellaneous*	84.32	5.1%	88.96	4.6%
TOTAL ESTIMATED MARKET VALUE	1,647.28	100.0%	1,945.00	100.0%

MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,225.54	36.8%	1,560.57	35.5%
Rental Housing	147.49	4.4%	197.91	4.5%
Non-Commercial Seasonal Recreational (Cabins)	774.17	23.3%	1,086.16	24.7%
Farms and Timberland (Combined)	857.21	25.8%	1,162.10	26.5%
Commercial and Industrial	201.10	6.0%	238.38	5.4%
Miscellaneous*	121.44	3.7%	144.80	3.3%
TOTAL ESTIMATED MARKET VALUE	3,326.95	100.0%	4,389.92	100.0%

MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	2,209.27	34.1%
Rental Housing	310.83	4.8%
Non-Commercial Seasonal Recreational (Cabins)	1,763.68	27.3%
Farms and Timberland (Combined)	1,695.21	26.2%
Commercial and Industrial	319.03	4.9%
Miscellaneous*	173.24	2.7%
TOTAL ESTIMATED MARKET VALUE	6,471.25	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

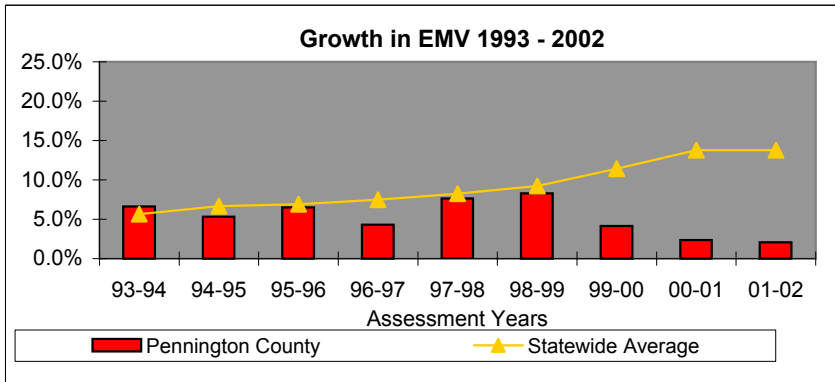
Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	88.2	0	4
Timberland	73	0	4
Farms	97.6	23.6	112
Commercial and Industrial	84.3	31.6	34
Resorts	110.3	0	4
Residential (including cabins)	99.4	15.8	834

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# PENNINGTON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

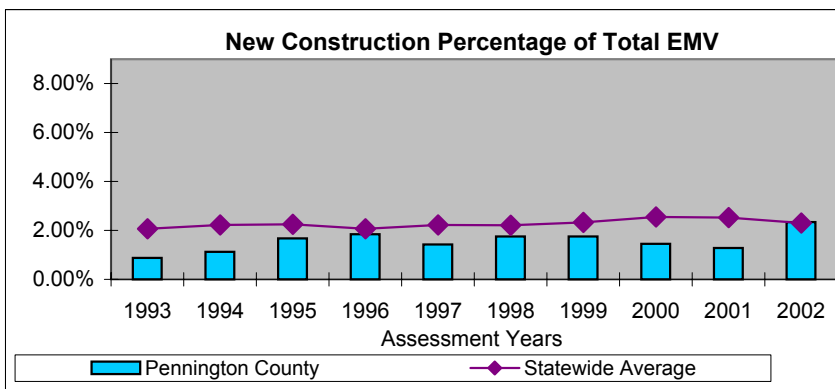
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Pennington County	6.6%	5.3%	6.5%	4.3%	7.7%	8.3%	4.1%	2.4%	2.1%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Pennington County	5.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Pennington County	0.87%	1.13%	1.68%	1.84%	1.43%	1.75%	1.76%	1.46%	1.28%	2.34%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Pennington County	1.55%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Pennington County	0.37%	0.41%	1.00%	1.02%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# PENNINGTON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Pennington County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	111.41	39.9%	121.43	38.8%
Rental Housing	15.78	5.7%	17.03	5.4%
Non-Commercial Seasonal Recreational (Cabins)	0.12	0.0%	0.14	0.0%
Farms and Timberland (Combined)	107.32	38.5%	122.54	39.1%
Commercial and Industrial	27.89	10.0%	29.24	9.3%
Miscellaneous*	16.36	5.9%	22.84	7.3%
TOTAL ESTIMATED MARKET VALUE	278.89	100.0%	313.21	100.0%

Pennington County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	184.85	43.8%	201.01	45.6%
Rental Housing	22.54	5.3%	23.59	5.4%
Non-Commercial Seasonal Recreational (Cabins)	0.25	0.1%	0.27	0.1%
Farms and Timberland (Combined)	134.84	31.9%	138.00	31.3%
Commercial and Industrial	40.34	9.5%	45.74	10.4%
Miscellaneous*	39.67	9.4%	32.14	7.3%
TOTAL ESTIMATED MARKET VALUE	422.50	100.0%	440.76	100.0%

Pennington County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	232.39	48.1%
Rental Housing	26.14	5.4%
Non-Commercial Seasonal Recreational (Cabins)	0.32	0.1%
Farms and Timberland (Combined)	141.84	29.4%
Commercial and Industrial	54.77	11.3%
Miscellaneous*	27.31	5.7%
TOTAL ESTIMATED MARKET VALUE	482.76	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

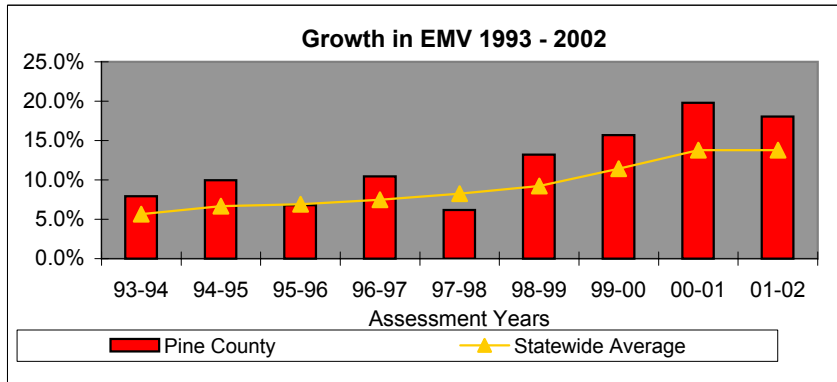
Pennington County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	52.8	0	1
Timberland	0	0	0
Farms	102.5	23.4	22
Commercial and Industrial	112.4	0	4
Resorts	0	0	0
Residential (including cabins)	90.1	20.4	145

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# PINE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

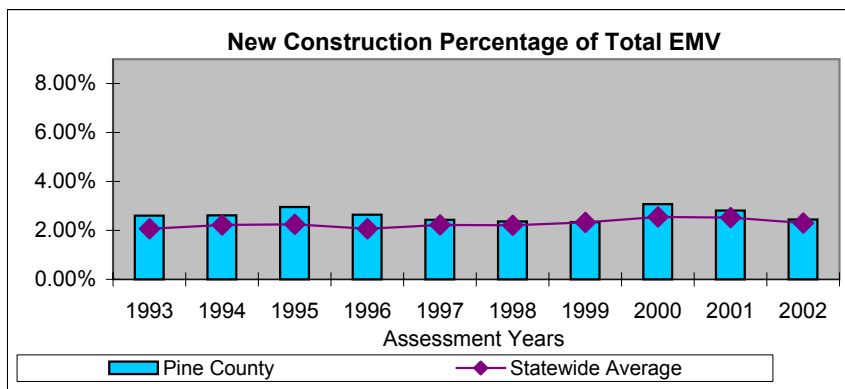
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Pine County	7.9%	10.0%	6.8%	10.5%	6.2%	13.2%	15.7%	19.8%	18.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Pine County	11.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Pine County	2.60%	2.62%	2.96%	2.64%	2.43%	2.36%	2.35%	3.07%	2.82%	2.45%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Pine County	2.63%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Pine County	0.76%	2.40%	9.94%	19.61%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# PINE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Pine County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	209.89	33.4%	267.96	35.9%
Rental Housing	34.98	5.6%	46.17	6.2%
Non-Commercial Seasonal Recreational (Cabins)	126.45	20.1%	141.14	18.9%
Farms and Timberland (Combined)	177.04	28.2%	198.01	26.5%
Commercial and Industrial	46.68	7.4%	58.56	7.8%
Miscellaneous*	33.84	5.4%	34.51	4.6%
TOTAL ESTIMATED MARKET VALUE	628.88	100.0%	746.34	100.0%

Pine County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	473.27	38.6%	654.74	37.8%
Rental Housing	76.31	6.2%	90.99	5.3%
Non-Commercial Seasonal Recreational (Cabins)	225.73	18.4%	348.92	20.2%
Farms and Timberland (Combined)	328.90	26.9%	490.88	28.4%
Commercial and Industrial	83.37	6.8%	104.05	6.0%
Miscellaneous*	37.04	3.0%	40.48	2.3%
TOTAL ESTIMATED MARKET VALUE	1,224.62	100.0%	1,730.06	100.0%

Pine County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,034.18	36.1%
Rental Housing	127.14	4.4%
Non-Commercial Seasonal Recreational (Cabins)	642.36	22.4%
Farms and Timberland (Combined)	883.35	30.8%
Commercial and Industrial	138.72	4.8%
Miscellaneous*	42.62	1.5%
TOTAL ESTIMATED MARKET VALUE	2,868.37	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

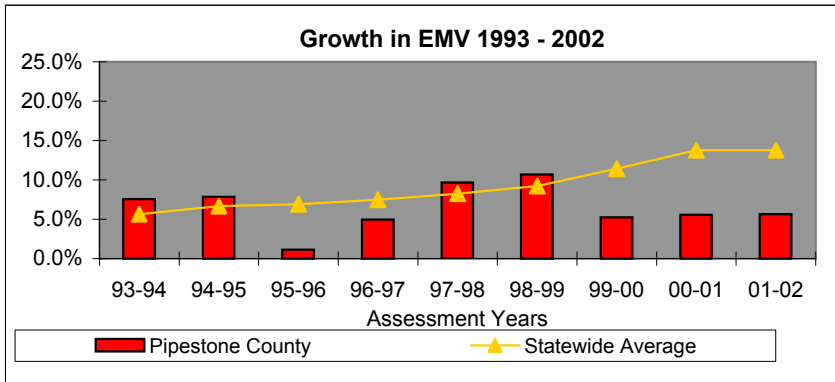
Pine County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	92.5	0	2
Timberland	97.2	0	2
Farms	87.9	19.4	62
Commercial and Industrial	96.8	26.3	16
Resorts	0	0	0
Residential (including cabins)	100	19	349

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# PIPESTONE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

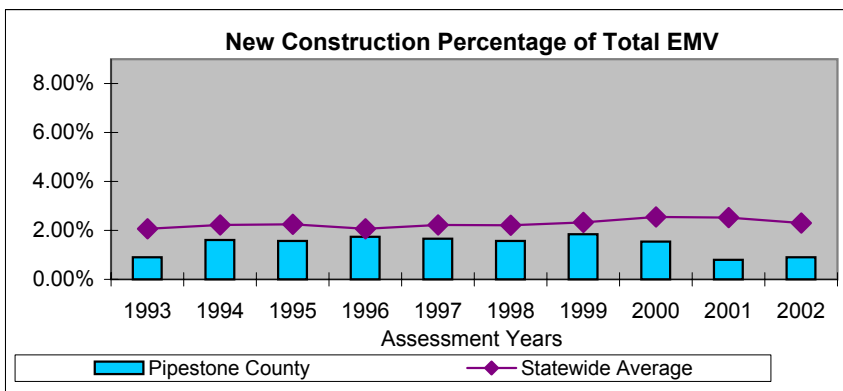
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Pipestone County	7.6%	7.8%	1.2%	5.0%	9.7%	10.7%	5.2%	5.6%	5.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Pipestone County	6.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Pipestone County	0.91%	1.61%	1.56%	1.74%	1.66%	1.57%	1.84%	1.54%	0.80%	0.91%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Pipestone County	1.42%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Pipestone County	0.13%	1.38%	1.19%	1.35%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# PIPESTONE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Pipestone County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	82.10	24.4%	92.44	23.7%
Rental Housing	11.86	3.5%	12.00	3.1%
Non-Commercial Seasonal Recreational (Cabins)	0.03	0.0%	0.05	0.0%
Farms and Timberland (Combined)	211.24	62.9%	250.92	64.3%
Commercial and Industrial	20.34	6.1%	23.51	6.0%
Miscellaneous*	10.52	3.1%	11.03	2.8%
TOTAL ESTIMATED MARKET VALUE	336.09	100.0%	389.93	100.0%

Pipestone County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	125.68	23.8%	133.03	22.0%
Rental Housing	16.84	3.2%	19.09	3.2%
Non-Commercial Seasonal Recreational (Cabins)	0.20	0.0%	0.11	0.0%
Farms and Timberland (Combined)	315.83	59.7%	366.75	60.8%
Commercial and Industrial	35.20	6.7%	36.24	6.0%
Miscellaneous*	35.23	6.7%	48.29	8.0%
TOTAL ESTIMATED MARKET VALUE	528.98	100.0%	603.51	100.0%

Pipestone County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	148.30	20.2%
Rental Housing	22.36	3.0%
Non-Commercial Seasonal Recreational (Cabins)	0.06	0.0%
Farms and Timberland (Combined)	440.06	60.0%
Commercial and Industrial	40.79	5.6%
Miscellaneous*	81.57	11.1%
TOTAL ESTIMATED MARKET VALUE	733.14	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

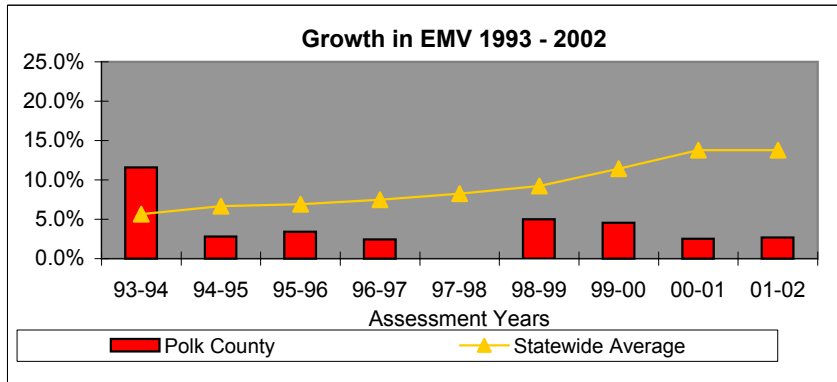
Pipestone County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	90.3	14	21
Commercial and Industrial	97.7	18.9	7
Resorts	0	0	0
Residential (including cabins)	96.2	19.4	131

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# POLK COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

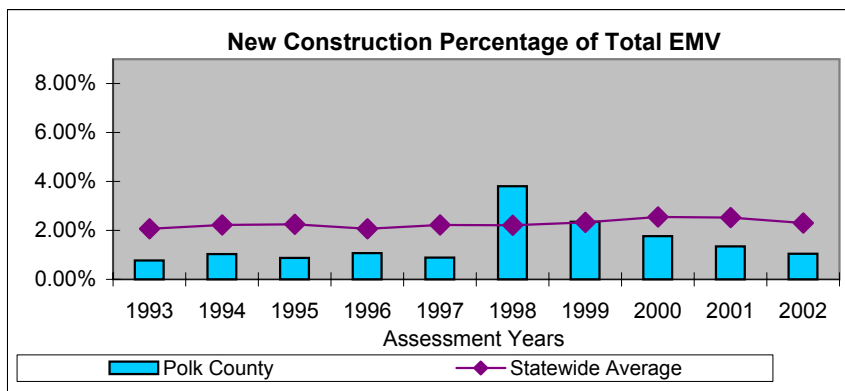
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Polk County	11.6%	2.8%	3.4%	2.4%	0.0%	5.0%	4.5%	2.5%	2.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Polk County	3.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Polk County	0.77%	1.04%	0.88%	1.08%	0.89%	3.81%	2.36%	1.77%	1.35%	1.05%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Polk County	1.50%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Polk County	0.03%	0.54%	2.27%	2.28%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# POLK COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Polk County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	286.25	24.7%	338.47	25.4%
Rental Housing	45.25	3.9%	45.20	3.4%
Non-Commercial Seasonal Recreational (Cabins)	30.23	2.6%	34.51	2.6%
Farms and Timberland (Combined)	674.61	58.2%	782.08	58.8%
Commercial and Industrial	75.49	6.5%	76.99	5.8%
Miscellaneous*	48.18	4.2%	53.59	4.0%
TOTAL ESTIMATED MARKET VALUE	1,160.02	100.0%	1,330.86	100.0%

Polk County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	457.94	29.6%	505.78	31.1%
Rental Housing	59.22	3.8%	62.93	3.9%
Non-Commercial Seasonal Recreational (Cabins)	57.92	3.7%	70.58	4.3%
Farms and Timberland (Combined)	802.78	51.9%	816.18	50.1%
Commercial and Industrial	100.95	6.5%	108.05	6.6%
Miscellaneous*	68.85	4.4%	64.51	4.0%
TOTAL ESTIMATED MARKET VALUE	1,547.66	100.0%	1,628.03	100.0%

Polk County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	611.74	33.9%
Rental Housing	73.40	4.1%
Non-Commercial Seasonal Recreational (Cabins)	99.56	5.5%
Farms and Timberland (Combined)	833.89	46.2%
Commercial and Industrial	125.09	6.9%
Miscellaneous*	62.79	3.5%
TOTAL ESTIMATED MARKET VALUE	1,806.47	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

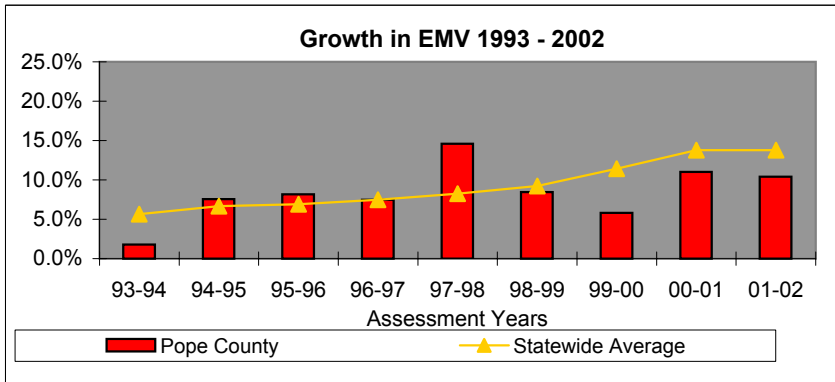
Polk County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	102.2	19.2	40
Commercial and Industrial	96.8	11.9	8
Resorts	0	0	0
Residential (including cabins)	94.8	15.8	254

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# POPE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

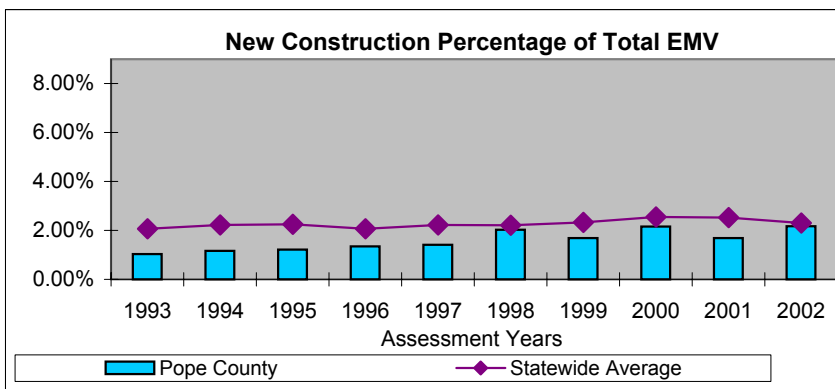
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Pope County	1.8%	7.5%	8.2%	7.5%	14.6%	8.4%	5.8%	11.0%	10.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Pope County	8.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Pope County	1.03%	1.17%	1.21%	1.35%	1.41%	2.03%	1.69%	2.16%	1.69%	2.17%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Pope County	1.59%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Pope County	0.31%	0.85%	4.77%	8.30%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# POPE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Pope County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	99.41	26.1%	116.18	27.8%
Rental Housing	16.14	4.2%	16.73	4.0%
Non-Commercial Seasonal Recreational (Cabins)	36.82	9.7%	41.52	10.0%
Farms and Timberland (Combined)	196.78	51.6%	209.20	50.1%
Commercial and Industrial	17.41	4.6%	17.94	4.3%
Miscellaneous*	14.65	3.8%	15.68	3.8%
TOTAL ESTIMATED MARKET VALUE	381.21	100.0%	417.24	100.0%

Pope County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	195.59	30.7%	257.73	33.0%
Rental Housing	27.34	4.3%	35.69	4.6%
Non-Commercial Seasonal Recreational (Cabins)	68.95	10.8%	102.12	13.1%
Farms and Timberland (Combined)	300.20	47.1%	325.52	41.7%
Commercial and Industrial	25.23	4.0%	35.65	4.6%
Miscellaneous*	20.40	3.2%	24.66	3.2%
TOTAL ESTIMATED MARKET VALUE	637.71	100.0%	781.37	100.0%

Pope County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	375.88	36.0%
Rental Housing	47.85	4.6%
Non-Commercial Seasonal Recreational (Cabins)	177.56	17.0%
Farms and Timberland (Combined)	355.38	34.1%
Commercial and Industrial	55.22	5.3%
Miscellaneous*	31.14	3.0%
TOTAL ESTIMATED MARKET VALUE	1,043.03	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

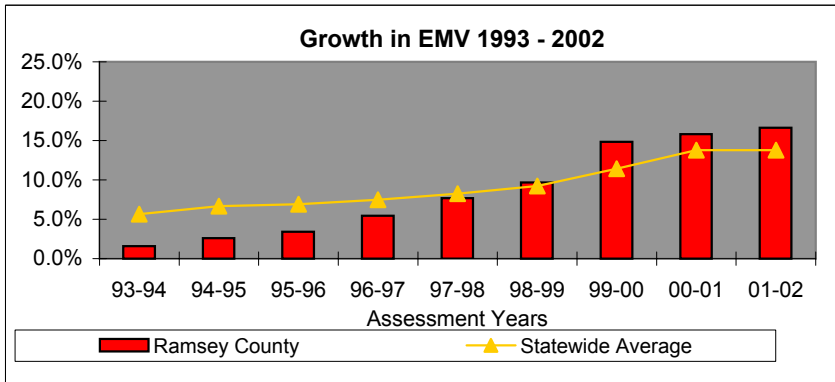
Pope County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	91.7	0	1
Timberland	0	0	0
Farms	98.2	19.4	19
Commercial and Industrial	86.9	28.9	12
Resorts	0	0	0
Residential (including cabins)	102.1	17.2	161

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# RAMSEY COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

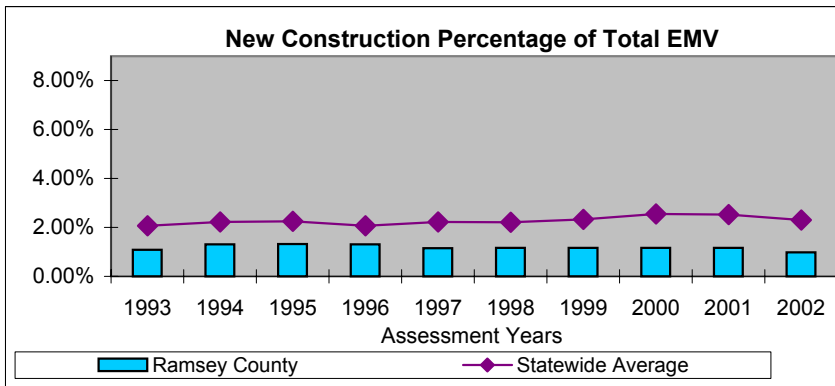
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Ramsey County	1.6%	2.6%	3.4%	5.4%	7.7%	9.7%	14.9%	15.8%	16.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Ramsey County	8.5%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Ramsey County	1.08%	1.31%	1.32%	1.30%	1.15%	1.16%	1.17%	1.16%	1.16%	0.98%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Ramsey County	1.18%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Ramsey County	0.07%	0.30%	5.87%	13.82%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# RAMSEY COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Ramsey County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	10,536.71	65.4%	11,398.56	67.9%
Rental Housing	1,804.01	11.2%	1,740.78	10.4%
Non-Commercial Seasonal Recreational (Cabins)	7.41	0.0%	7.54	0.0%
Farms and Timberland (Combined)	11.20	0.1%	21.66	0.1%
Commercial and Industrial	3,228.93	20.0%	3,101.33	18.5%
Miscellaneous*	527.25	3.3%	522.82	3.1%
TOTAL ESTIMATED MARKET VALUE	16,115.51	100.0%	16,792.69	100.0%

Ramsey County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	16,811.08	67.7%	22,856.77	68.2%
Rental Housing	2,421.82	9.8%	3,870.45	11.6%
Non-Commercial Seasonal Recreational (Cabins)	8.51	0.0%	11.02	0.0%
Farms and Timberland (Combined)	31.30	0.1%	53.90	0.2%
Commercial and Industrial	4,987.22	20.1%	6,105.13	18.2%
Miscellaneous*	576.07	2.3%	602.60	1.8%
TOTAL ESTIMATED MARKET VALUE	24,836.00	100.0%	33,499.88	100.0%

Ramsey County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	35,555.79	68.0%
Rental Housing	7,163.09	13.7%
Non-Commercial Seasonal Recreational (Cabins)	15.05	0.0%
Farms and Timberland (Combined)	101.16	0.2%
Commercial and Industrial	8,813.10	16.9%
Miscellaneous*	634.25	1.2%
TOTAL ESTIMATED MARKET VALUE	52,282.44	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

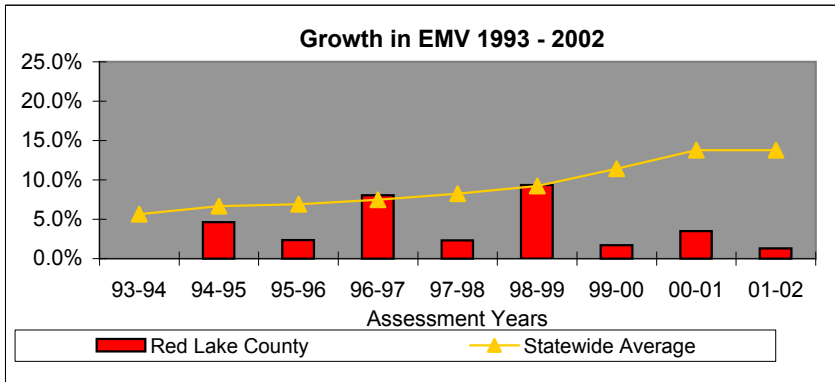
Ramsey County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	104.5	16.3	76
Timberland	0	0	0
Farms	0	0	0
Commercial and Industrial	96.8	20.5	83
Resorts	0	0	0
Residential (including cabins)	100.3	12.1	6,982

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# RED LAKE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

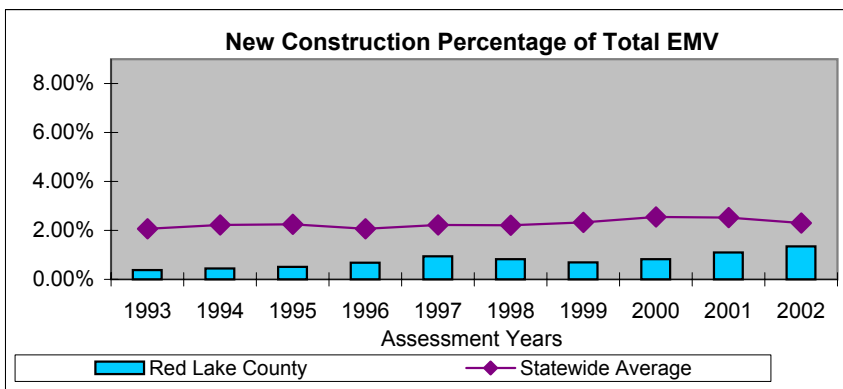
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Red Lake County	-0.5%	4.6%	2.4%	8.1%	2.3%	9.3%	1.7%	3.5%	1.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Red Lake County	3.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Red Lake County	0.38%	0.44%	0.50%	0.67%	0.95%	0.83%	0.70%	0.82%	1.10%	1.35%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Red Lake County	0.77%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Red Lake County	0.00%	0.04%	0.31%	0.58%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# RED LAKE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Red Lake County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	20.39	16.0%	21.21	16.0%
Rental Housing	3.51	2.8%	3.15	2.4%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	84.11	66.1%	82.50	62.3%
Commercial and Industrial	3.39	2.7%	3.41	2.6%
Miscellaneous*	15.90	12.5%	22.23	16.8%
TOTAL ESTIMATED MARKET VALUE	127.29	100.0%	132.49	100.0%

Red Lake County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	30.82	18.5%	38.80	22.2%
Rental Housing	4.20	2.5%	4.49	2.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	92.10	55.2%	100.23	57.3%
Commercial and Industrial	4.36	2.6%	4.63	2.6%
Miscellaneous*	35.32	21.2%	26.65	15.2%
TOTAL ESTIMATED MARKET VALUE	166.80	100.0%	174.80	100.0%

Red Lake County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	50.33	26.3%
Rental Housing	5.03	2.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%
Farms and Timberland (Combined)	110.41	57.8%
Commercial and Industrial	4.87	2.5%
Miscellaneous*	20.49	10.7%
TOTAL ESTIMATED MARKET VALUE	191.13	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

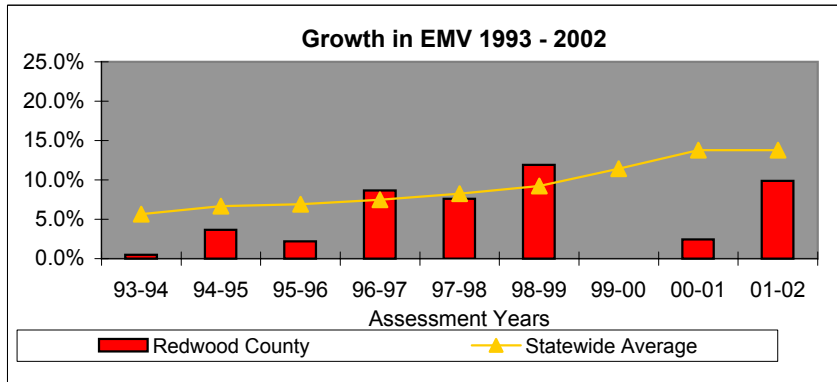
Red Lake County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	80.7	0	1
Timberland	0	0	0
Farms	84.1	26.6	10
Commercial and Industrial	71	0	1
Resorts	0	0	0
Residential (including cabins)	85.8	22.7	36

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# REDWOOD COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

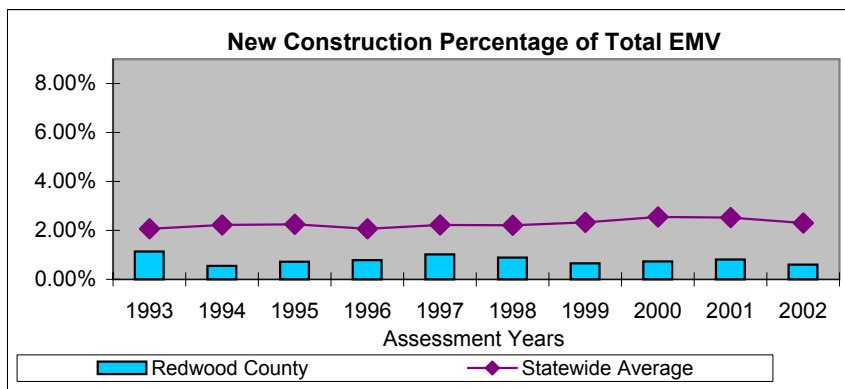
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Redwood County	0.5%	3.6%	2.2%	8.7%	7.6%	11.9%	-5.7%	2.4%	9.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Redwood County	4.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Redwood County	1.14%	0.55%	0.72%	0.78%	1.03%	0.90%	0.66%	0.74%	0.80%	0.61%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Redwood County	0.79%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Redwood County	0.38%	0.31%	0.70%	2.55%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# REDWOOD COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Redwood County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	147.74	17.0%	160.48	17.7%
Rental Housing	22.85	2.6%	23.92	2.6%
Non-Commercial Seasonal Recreational (Cabins)	0.02	0.0%	0.02	0.0%
Farms and Timberland (Combined)	648.72	74.5%	670.19	73.9%
Commercial and Industrial	45.08	5.2%	45.35	5.0%
Miscellaneous*	6.66	0.8%	7.31	0.8%
TOTAL ESTIMATED MARKET VALUE	871.07	100.0%	907.27	100.0%

Redwood County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	216.55	18.9%	246.19	19.1%
Rental Housing	28.77	2.5%	30.24	2.3%
Non-Commercial Seasonal Recreational (Cabins)	0.03	0.0%	0.06	0.0%
Farms and Timberland (Combined)	836.01	73.1%	943.24	73.3%
Commercial and Industrial	53.11	4.6%	57.46	4.5%
Miscellaneous*	9.67	0.8%	10.21	0.8%
TOTAL ESTIMATED MARKET VALUE	1,144.14	100.0%	1,287.41	100.0%

Redwood County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	294.75	21.5%
Rental Housing	32.72	2.4%
Non-Commercial Seasonal Recreational (Cabins)	0.14	0.0%
Farms and Timberland (Combined)	966.42	70.5%
Commercial and Industrial	65.50	4.8%
Miscellaneous*	11.52	0.8%
TOTAL ESTIMATED MARKET VALUE	1,371.05	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

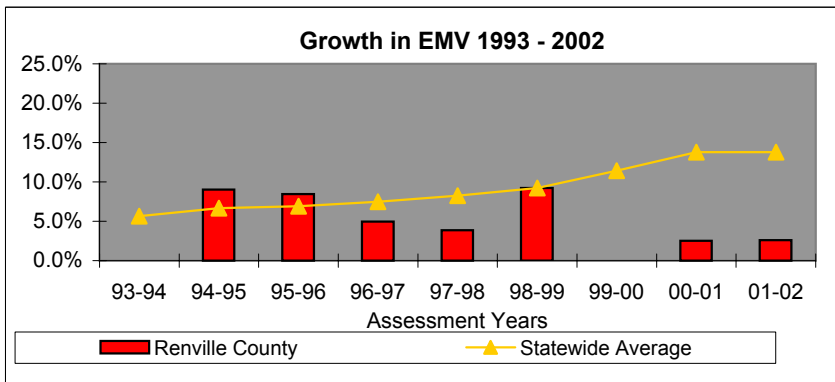
Redwood County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	81.3	0	1
Timberland	0	0	0
Farms	92.2	14.8	46
Commercial and Industrial	82.2	21.5	11
Resorts	0	0	0
Residential (including cabins)	92.2	16.5	144

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# RENVILLE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

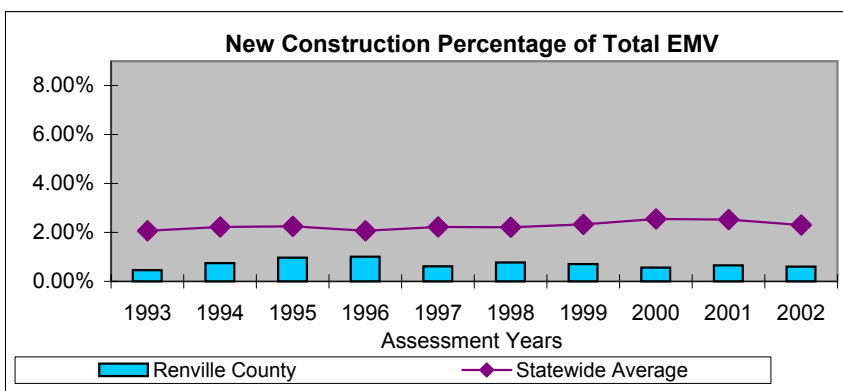
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Renville County	-2.3%	9.0%	8.5%	5.0%	3.8%	9.2%	-0.6%	2.5%	2.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Renville County	4.1%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Renville County	0.45%	0.74%	0.97%	1.01%	0.61%	0.77%	0.70%	0.56%	0.65%	0.61%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Renville County	0.71%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Renville County	0.04%	0.57%	1.00%	1.19%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# RENVILLE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Renville County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	128.05	12.5%	146.87	13.5%
Rental Housing	21.94	2.1%	22.26	2.0%
Non-Commercial Seasonal Recreational (Cabins)	0.95	0.1%	1.04	0.1%
Farms and Timberland (Combined)	806.46	78.9%	850.41	78.1%
Commercial and Industrial	49.17	4.8%	52.11	4.8%
Miscellaneous*	15.61	1.5%	16.05	1.5%
TOTAL ESTIMATED MARKET VALUE	1,022.17	100.0%	1,088.74	100.0%

Renville County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	209.66	15.0%	242.77	16.5%
Rental Housing	28.56	2.0%	31.80	2.2%
Non-Commercial Seasonal Recreational (Cabins)	1.30	0.1%	1.44	0.1%
Farms and Timberland (Combined)	1,057.76	75.7%	1,065.62	72.5%
Commercial and Industrial	71.83	5.1%	76.99	5.2%
Miscellaneous*	28.78	2.1%	51.32	3.5%
TOTAL ESTIMATED MARKET VALUE	1,397.89	100.0%	1,469.95	100.0%

Renville County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	297.32	18.5%
Rental Housing	36.81	2.3%
Non-Commercial Seasonal Recreational (Cabins)	1.91	0.1%
Farms and Timberland (Combined)	1,038.96	64.7%
Commercial and Industrial	87.65	5.5%
Miscellaneous*	142.90	8.9%
TOTAL ESTIMATED MARKET VALUE	1,605.56	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

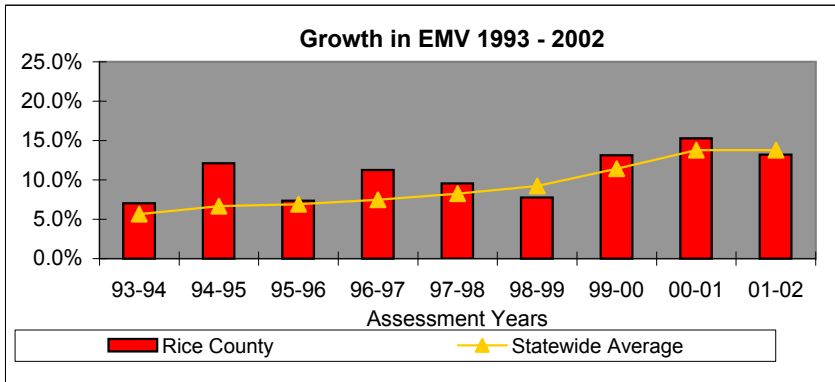
Renville County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	84.6	0	2
Timberland	0	0	0
Farms	93.9	9.1	50
Commercial and Industrial	89.9	0	5
Resorts	0	0	0
Residential (including cabins)	95.2	14.4	172

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# RICE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

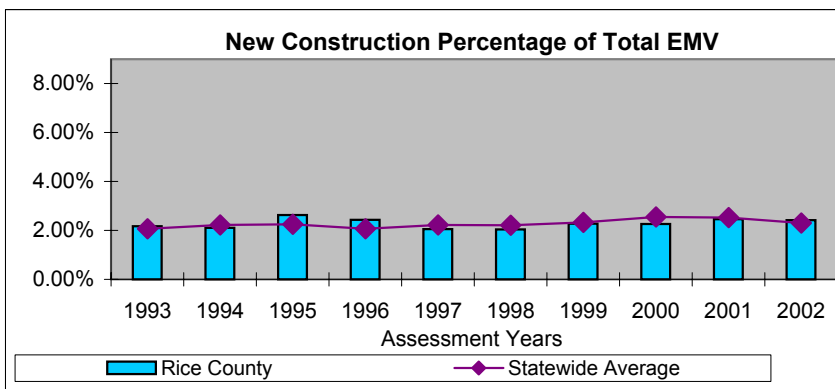
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Rice County	7.0%	12.1%	7.4%	11.3%	9.6%	7.8%	13.1%	15.3%	13.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Rice County	10.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Rice County	2.17%	2.10%	2.63%	2.43%	2.05%	2.05%	2.28%	2.26%	2.46%	2.42%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Rice County	2.28%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Rice County	0.62%	3.31%	7.69%	10.05%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# RICE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Rice County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	736.51	51.6%	925.94	54.1%
Rental Housing	97.13	6.8%	110.76	6.5%
Non-Commercial Seasonal Recreational (Cabins)	21.05	1.5%	23.15	1.4%
Farms and Timberland (Combined)	398.68	27.9%	462.23	27.0%
Commercial and Industrial	141.11	9.9%	154.98	9.1%
Miscellaneous*	32.34	2.3%	34.68	2.0%
TOTAL ESTIMATED MARKET VALUE	1,426.81	100.0%	1,711.74	100.0%

Rice County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,612.24	59.0%	2,111.12	59.2%
Rental Housing	163.29	6.0%	233.72	6.6%
Non-Commercial Seasonal Recreational (Cabins)	34.04	1.2%	41.84	1.2%
Farms and Timberland (Combined)	657.88	24.1%	816.55	22.9%
Commercial and Industrial	212.09	7.8%	303.37	8.5%
Miscellaneous*	52.22	1.9%	56.75	1.6%
TOTAL ESTIMATED MARKET VALUE	2,731.76	100.0%	3,563.35	100.0%

Rice County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	3,226.73	61.2%
Rental Housing	337.13	6.4%
Non-Commercial Seasonal Recreational (Cabins)	51.51	1.0%
Farms and Timberland (Combined)	1,127.71	21.4%
Commercial and Industrial	460.05	8.7%
Miscellaneous*	69.29	1.3%
TOTAL ESTIMATED MARKET VALUE	5,272.44	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

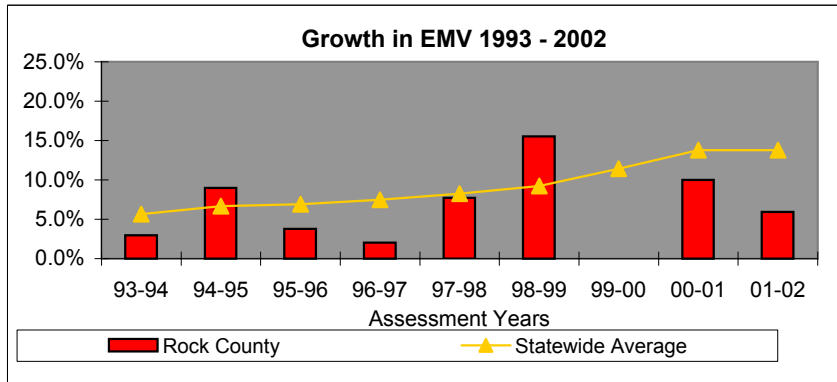
Rice County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	89.1	2.7	7
Timberland	0	0	0
Farms	78.8	28.8	11
Commercial and Industrial	101.8	15.3	9
Resorts	162.9	0	1
Residential (including cabins)	97.1	11.6	664

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# ROCK COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

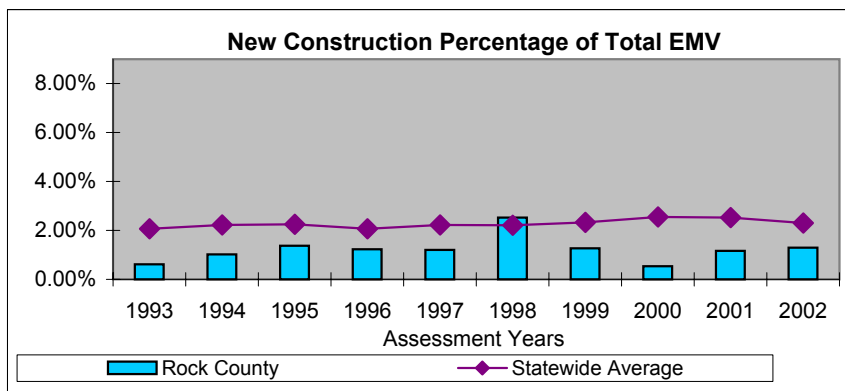
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Rock County	3.0%	9.0%	3.8%	2.0%	7.7%	15.5%	-3.4%	10.0%	5.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Rock County	5.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Rock County	0.61%	1.02%	1.37%	1.23%	1.21%	2.53%	1.27%	0.54%	1.16%	1.30%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Rock County	1.22%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Rock County	0.42%	1.12%	1.44%	1.91%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# ROCK COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Rock County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	87.54	19.5%	107.83	21.4%
Rental Housing	11.68	2.6%	13.02	2.6%
Non-Commercial Seasonal Recreational (Cabins)	0.07	0.0%	0.00	0.0%
Farms and Timberland (Combined)	324.11	72.3%	351.47	69.9%
Commercial and Industrial	20.32	4.5%	26.18	5.2%
Miscellaneous*	4.46	1.0%	4.43	0.9%
TOTAL ESTIMATED MARKET VALUE	448.18	100.0%	502.93	100.0%

Rock County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	144.94	22.6%	163.33	21.9%
Rental Housing	20.74	3.2%	24.54	3.3%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	435.35	68.0%	514.48	68.9%
Commercial and Industrial	33.53	5.2%	37.15	5.0%
Miscellaneous*	5.89	0.9%	6.87	0.9%
TOTAL ESTIMATED MARKET VALUE	640.44	100.0%	746.38	100.0%

Rock County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	187.37	22.3%
Rental Housing	29.91	3.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%
Farms and Timberland (Combined)	573.52	68.2%
Commercial and Industrial	41.95	5.0%
Miscellaneous*	8.20	1.0%
TOTAL ESTIMATED MARKET VALUE	840.95	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

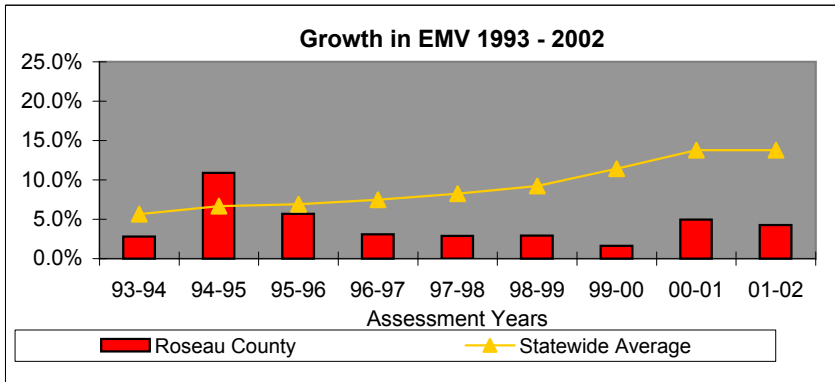
Rock County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	54.8	0	1
Timberland	0	0	0
Farms	90.2	19	18
Commercial and Industrial	98.1	0	1
Resorts	0	0	0
Residential (including cabins)	94.3	13.8	110

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# ROSEAU COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

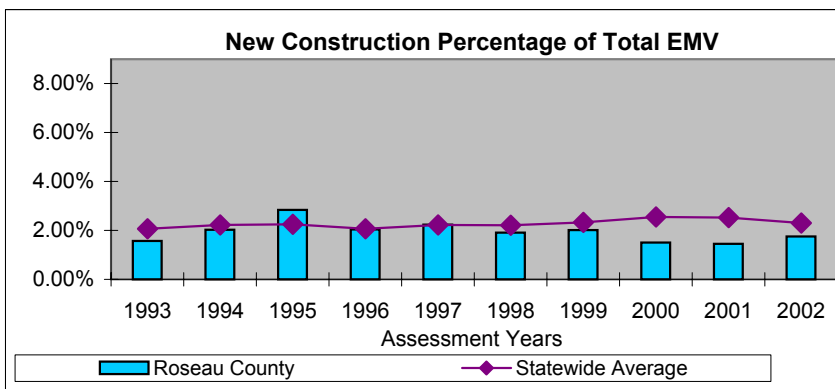
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Roseau County	2.8%	10.9%	5.7%	3.1%	2.9%	2.9%	1.6%	5.0%	4.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Roseau County	4.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Roseau County	1.57%	2.03%	2.84%	2.04%	2.23%	1.91%	2.01%	1.51%	1.45%	1.75%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Roseau County	1.93%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Roseau County	0.09%	1.09%	0.24%	0.36%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# ROSEAU COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Roseau County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	115.88	27.0%	139.97	28.6%
Rental Housing	18.89	4.4%	20.55	4.2%
Non-Commercial Seasonal Recreational (Cabins)	6.65	1.5%	7.58	1.5%
Farms and Timberland (Combined)	219.36	51.1%	243.94	49.8%
Commercial and Industrial	43.52	10.1%	50.01	10.2%
Miscellaneous*	24.92	5.8%	27.39	5.6%
TOTAL ESTIMATED MARKET VALUE	429.23	100.0%	489.45	100.0%

Roseau County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	204.56	35.6%	238.09	38.0%
Rental Housing	27.33	4.8%	28.74	4.6%
Non-Commercial Seasonal Recreational (Cabins)	11.98	2.1%	13.47	2.2%
Farms and Timberland (Combined)	254.53	44.4%	266.99	42.7%
Commercial and Industrial	49.82	8.7%	53.63	8.6%
Miscellaneous*	25.63	4.5%	25.00	4.0%
TOTAL ESTIMATED MARKET VALUE	573.85	100.0%	625.91	100.0%

Roseau County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	287.52	41.2%
Rental Housing	31.13	4.5%
Non-Commercial Seasonal Recreational (Cabins)	16.81	2.4%
Farms and Timberland (Combined)	281.17	40.3%
Commercial and Industrial	59.72	8.6%
Miscellaneous*	21.86	3.1%
TOTAL ESTIMATED MARKET VALUE	698.22	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

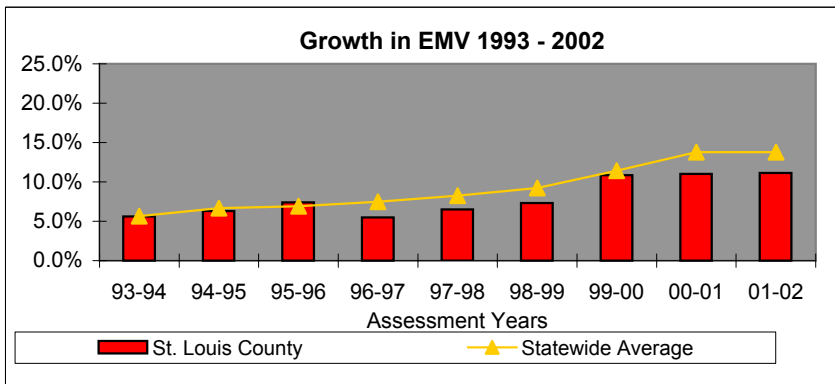
Roseau County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	44.3	0	1
Timberland	0	0	0
Farms	99.9	13.9	42
Commercial and Industrial	75.5	35.6	6
Resorts	0	0	0
Residential (including cabins)	94.8	15.4	158

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# ST. LOUIS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

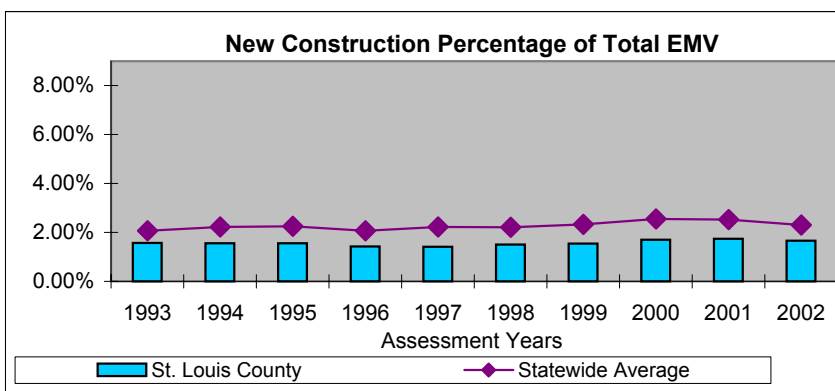
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
St. Louis County	5.6%	6.3%	7.4%	5.5%	6.5%	7.3%	10.8%	11.0%	11.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
St. Louis County	7.9%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
St. Louis County	1.57%	1.55%	1.55%	1.42%	1.42%	1.51%	1.54%	1.70%	1.74%	1.66%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
St. Louis County	1.57%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
St. Louis County	2.54%	2.99%	7.34%	10.42%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# ST. LOUIS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

St. Louis County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	3,007.30	64.4%	3,348.75	63.9%
Rental Housing	322.64	6.9%	375.88	7.2%
Non-Commercial Seasonal Recreational (Cabins)	343.82	7.4%	424.86	8.1%
Farms and Timberland (Combined)	139.03	3.0%	142.78	2.7%
Commercial and Industrial	518.04	11.1%	558.42	10.7%
Miscellaneous*	335.87	7.2%	387.21	7.4%
TOTAL ESTIMATED MARKET VALUE	4,666.71	100.0%	5,237.90	100.0%

St. Louis County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	4,746.13	63.1%	5,823.66	62.8%
Rental Housing	575.62	7.7%	765.06	8.2%
Non-Commercial Seasonal Recreational (Cabins)	761.86	10.1%	1,057.58	11.4%
Farms and Timberland (Combined)	225.46	3.0%	315.17	3.4%
Commercial and Industrial	792.10	10.5%	896.06	9.7%
Miscellaneous*	419.61	5.6%	416.69	4.5%
TOTAL ESTIMATED MARKET VALUE	7,520.78	100.0%	9,274.22	100.0%

St. Louis County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	7,961.88	62.0%
Rental Housing	1,133.14	8.8%
Non-Commercial Seasonal Recreational (Cabins)	1,758.02	13.7%
Farms and Timberland (Combined)	492.69	3.8%
Commercial and Industrial	1,080.94	8.4%
Miscellaneous*	405.10	3.2%
TOTAL ESTIMATED MARKET VALUE	12,831.76	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

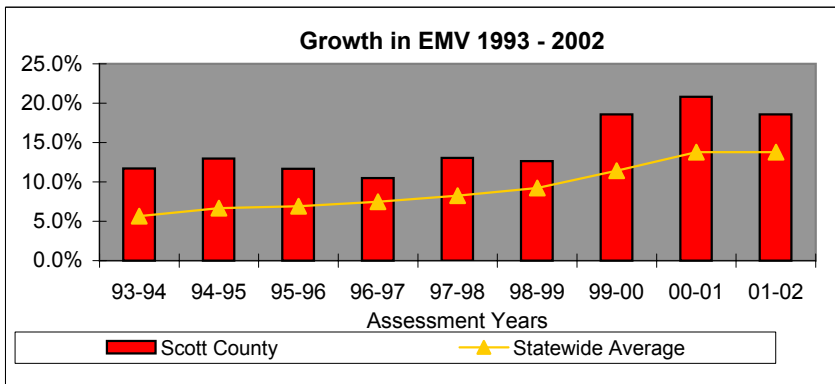
St. Louis County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	95.8	16.1	27
Timberland	80.1	48.2	77
Farms	73.5	29.7	10
Commercial and Industrial	82.5	25.6	60
Resorts	89.6	0	2
Residential (including cabins)	95.3	15.5	2,596

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# SCOTT COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

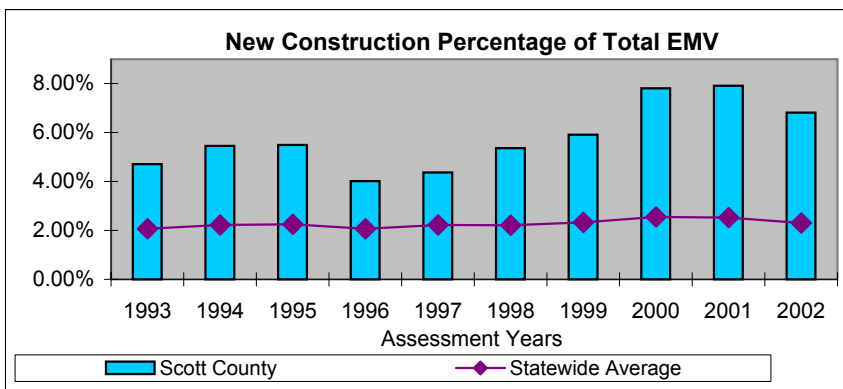
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Scott County	11.7%	13.0%	11.7%	10.5%	13.1%	12.7%	18.6%	20.8%	18.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Scott County	14.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Scott County	4.70%	5.45%	5.49%	4.01%	4.38%	5.36%	5.92%	7.81%	7.91%	6.82%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Scott County	5.79%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Scott County	0.67%	2.37%	4.19%	6.97%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# SCOTT COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Scott County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	1,538.16	65.2%	1,984.97	66.7%
Rental Housing	144.52	6.1%	179.65	6.0%
Non-Commercial Seasonal Recreational (Cabins)	11.99	0.5%	11.03	0.4%
Farms and Timberland (Combined)	325.39	13.8%	412.04	13.8%
Commercial and Industrial	285.31	12.1%	330.13	11.1%
Miscellaneous*	53.92	2.3%	59.27	2.0%
TOTAL ESTIMATED MARKET VALUE	2,359.28	100.0%	2,977.09	100.0%

Scott County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	3,891.14	70.1%	5,722.49	72.1%
Rental Housing	342.46	6.2%	514.60	6.5%
Non-Commercial Seasonal Recreational (Cabins)	14.01	0.3%	17.96	0.2%
Farms and Timberland (Combined)	580.62	10.5%	753.57	9.5%
Commercial and Industrial	641.66	11.6%	839.09	10.6%
Miscellaneous*	77.84	1.4%	90.98	1.1%
TOTAL ESTIMATED MARKET VALUE	5,547.73	100.0%	7,938.69	100.0%

Scott County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	9,941.77	73.6%
Rental Housing	922.09	6.8%
Non-Commercial Seasonal Recreational (Cabins)	26.03	0.2%
Farms and Timberland (Combined)	1,163.74	8.6%
Commercial and Industrial	1,348.24	10.0%
Miscellaneous*	109.66	0.8%
TOTAL ESTIMATED MARKET VALUE	13,511.54	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

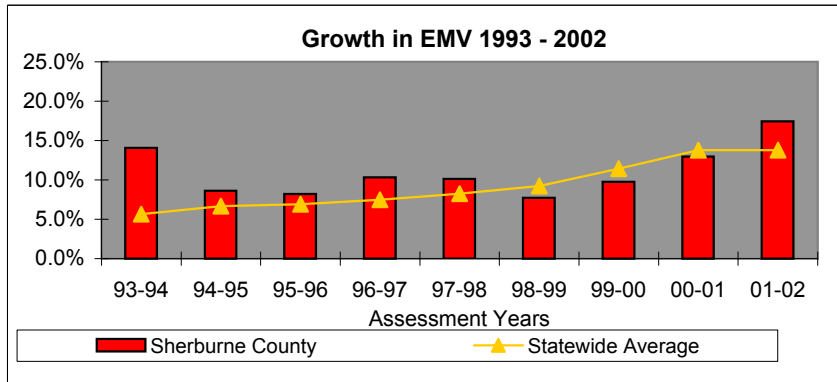
Scott County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	61.8	0	3
Timberland	0	0	0
Farms	59.7	34.6	8
Commercial and Industrial	99.9	20.7	10
Resorts	0	0	0
Residential (including cabins)	94.4	9.6	1,766

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# SHERBURNE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

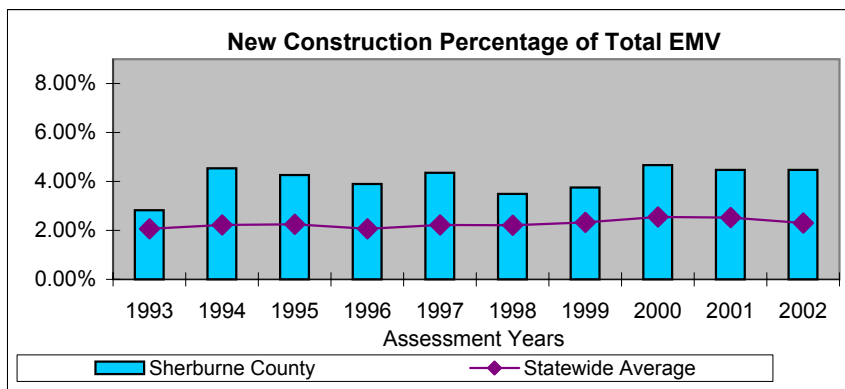
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Sherburne County	14.1%	8.6%	8.2%	10.3%	10.1%	7.7%	9.8%	13.0%	17.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Sherburne County	11.0%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Sherburne County	2.82%	4.54%	4.26%	3.90%	4.36%	3.49%	3.76%	4.67%	4.47%	4.48%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Sherburne County	4.08%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Sherburne County	0.11%	4.44%	5.51%	9.06%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# SHERBURNE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Sherburne County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	776.67	38.9%	1,032.66	41.8%
Rental Housing	107.31	5.4%	145.36	5.9%
Non-Commercial Seasonal Recreational (Cabins)	36.47	1.8%	40.48	1.6%
Farms and Timberland (Combined)	240.59	12.1%	367.81	14.9%
Commercial and Industrial	123.83	6.2%	187.97	7.6%
Miscellaneous*	710.82	35.6%	697.64	28.2%
TOTAL ESTIMATED MARKET VALUE	1,995.69	100.0%	2,471.91	100.0%

Sherburne County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	2,005.77	52.2%	2,894.59	56.8%
Rental Housing	223.60	5.8%	326.92	6.4%
Non-Commercial Seasonal Recreational (Cabins)	49.35	1.3%	60.17	1.2%
Farms and Timberland (Combined)	568.30	14.8%	714.33	14.0%
Commercial and Industrial	300.41	7.8%	389.59	7.6%
Miscellaneous*	696.85	18.1%	713.87	14.0%
TOTAL ESTIMATED MARKET VALUE	3,844.28	100.0%	5,099.48	100.0%

Sherburne County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	4,856.14	63.3%
Rental Housing	536.70	7.0%
Non-Commercial Seasonal Recreational (Cabins)	79.78	1.0%
Farms and Timberland (Combined)	919.91	12.0%
Commercial and Industrial	545.81	7.1%
Miscellaneous*	728.46	9.5%
TOTAL ESTIMATED MARKET VALUE	7,666.80	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

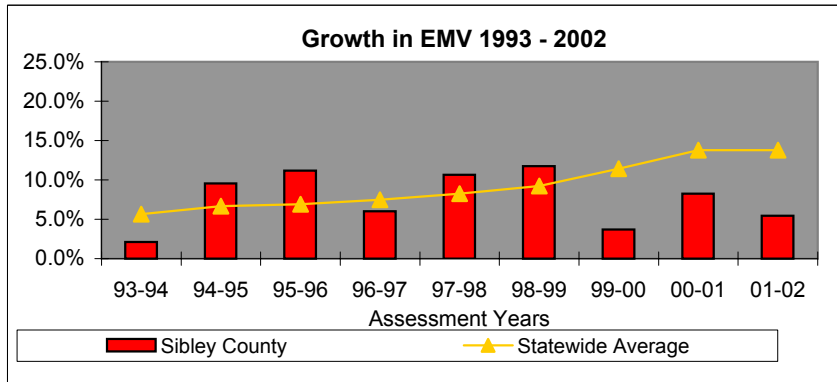
Sherburne County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	72.7	0	3
Commercial and Industrial	99.9	11.8	6
Resorts	0	0	0
Residential (including cabins)	97.1	8.9	956

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# SIBLEY COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

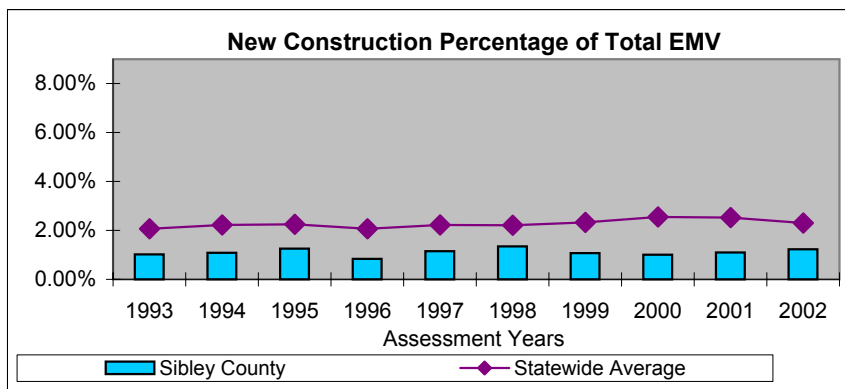
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Sibley County	2.1%	9.5%	11.2%	6.0%	10.7%	11.7%	3.7%	8.3%	5.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Sibley County	7.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Sibley County	1.02%	1.09%	1.26%	0.83%	1.15%	1.34%	1.08%	1.01%	1.10%	1.23%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Sibley County	1.11%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Sibley County	0.48%	1.37%	3.24%	3.31%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# SIBLEY COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Sibley County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	126.43	21.0%	153.96	22.8%
Rental Housing	17.14	2.8%	17.77	2.6%
Non-Commercial Seasonal Recreational (Cabins)	0.01	0.0%	0.03	0.0%
Farms and Timberland (Combined)	431.21	71.5%	470.43	69.7%
Commercial and Industrial	22.45	3.7%	25.86	3.8%
Miscellaneous*	6.10	1.0%	6.84	1.0%
TOTAL ESTIMATED MARKET VALUE	603.35	100.0%	674.90	100.0%

Sibley County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	253.11	24.8%	321.79	27.6%
Rental Housing	24.98	2.4%	31.77	2.7%
Non-Commercial Seasonal Recreational (Cabins)	0.72	0.1%	0.91	0.1%
Farms and Timberland (Combined)	697.21	68.4%	748.88	64.3%
Commercial and Industrial	30.82	3.0%	35.04	3.0%
Miscellaneous*	12.99	1.3%	25.65	2.2%
TOTAL ESTIMATED MARKET VALUE	1,019.82	100.0%	1,164.04	100.0%

Sibley County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	447.41	31.2%
Rental Housing	44.42	3.1%
Non-Commercial Seasonal Recreational (Cabins)	1.36	0.1%
Farms and Timberland (Combined)	811.76	56.7%
Commercial and Industrial	40.62	2.8%
Miscellaneous*	87.28	6.1%
TOTAL ESTIMATED MARKET VALUE	1,432.84	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

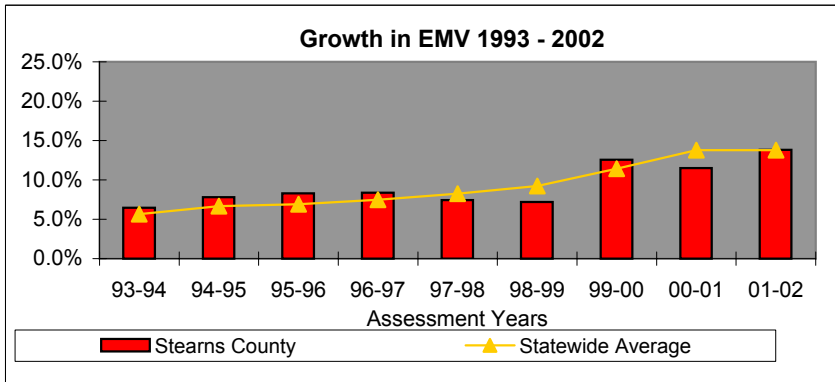
Sibley County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	92.7	13.4	23
Commercial and Industrial	97.8	17.4	7
Resorts	0	0	0
Residential (including cabins)	97	14.2	129

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# STEARNS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

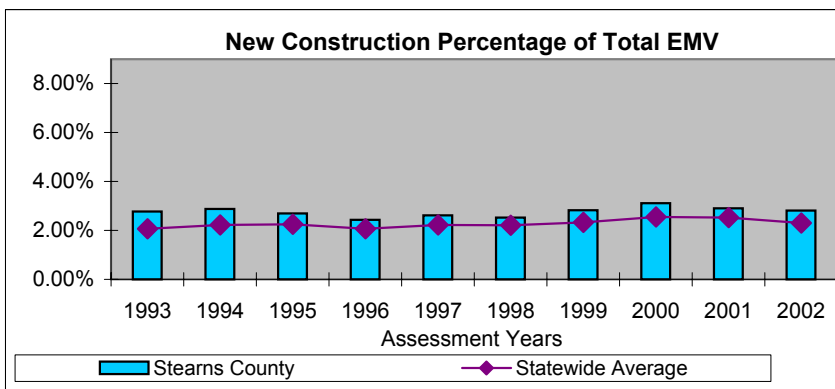
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Stearns County	6.5%	7.8%	8.3%	8.4%	7.5%	7.2%	12.6%	11.5%	13.8%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Stearns County	9.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Stearns County	2.78%	2.87%	2.70%	2.44%	2.62%	2.53%	2.83%	3.11%	2.90%	2.82%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Stearns County	2.76%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Stearns County	0.59%	1.07%	3.67%	5.96%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# STEARNS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Stearns County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	1,686.88	51.9%	2,017.49	54.1%
Rental Housing	287.03	8.8%	297.93	8.0%
Non-Commercial Seasonal Recreational (Cabins)	104.25	3.2%	115.10	3.1%
Farms and Timberland (Combined)	557.15	17.1%	619.26	16.6%
Commercial and Industrial	545.69	16.8%	610.49	16.4%
Miscellaneous*	69.35	2.1%	70.79	1.9%
TOTAL ESTIMATED MARKET VALUE	3,250.34	100.0%	3,731.05	100.0%

Stearns County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	3,133.99	55.2%	4,047.88	56.3%
Rental Housing	424.13	7.5%	533.48	7.4%
Non-Commercial Seasonal Recreational (Cabins)	181.52	3.2%	245.56	3.4%
Farms and Timberland (Combined)	964.07	17.0%	1,178.97	16.4%
Commercial and Industrial	879.94	15.5%	1,087.09	15.1%
Miscellaneous*	93.01	1.6%	102.40	1.4%
TOTAL ESTIMATED MARKET VALUE	5,676.67	100.0%	7,195.39	100.0%

Stearns County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	5,854.29	57.0%
Rental Housing	746.46	7.3%
Non-Commercial Seasonal Recreational (Cabins)	381.36	3.7%
Farms and Timberland (Combined)	1,701.93	16.6%
Commercial and Industrial	1,475.68	14.4%
Miscellaneous*	118.28	1.2%
TOTAL ESTIMATED MARKET VALUE	10,277.99	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

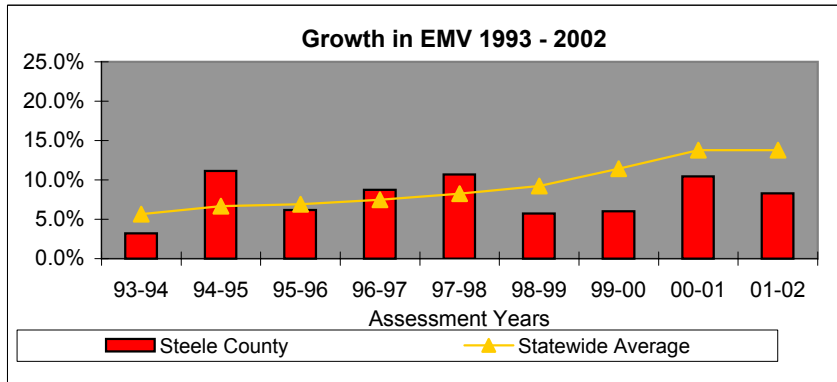
Stearns County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	89.2	16.4	17
Timberland	0	0	0
Farms	97.5	26.1	53
Commercial and Industrial	91.1	21.9	51
Resorts	0	0	0
Residential (including cabins)	96.2	10.7	1,705

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# STEELE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

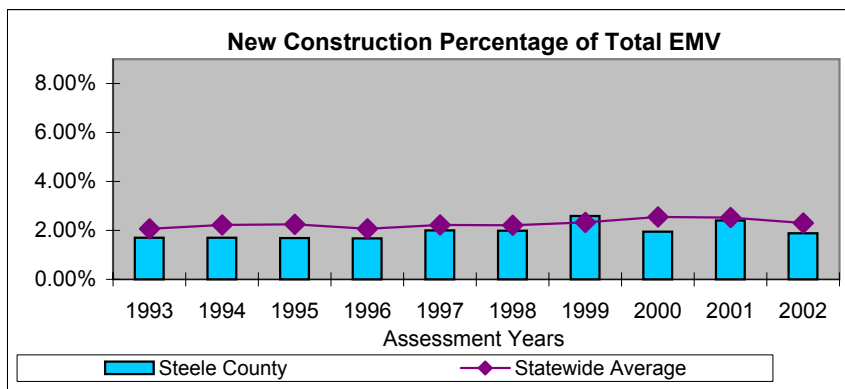
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Steele County	3.2%	11.2%	6.2%	8.7%	10.7%	5.7%	6.0%	10.4%	8.3%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Steele County	7.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Steele County	1.71%	1.70%	1.69%	1.67%	2.01%	1.99%	2.59%	1.95%	2.40%	1.89%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Steele County	1.96%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Steele County	0.98%	3.13%	1.74%	2.21%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# STEELE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Steele County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	508.90	47.5%	606.44	49.3%
Rental Housing	58.79	5.5%	64.10	5.2%
Non-Commercial Seasonal Recreational (Cabins)	2.04	0.2%	2.65	0.2%
Farms and Timberland (Combined)	343.65	32.1%	371.37	30.2%
Commercial and Industrial	135.66	12.7%	159.58	13.0%
Miscellaneous*	22.48	2.1%	25.12	2.0%
TOTAL ESTIMATED MARKET VALUE	1,071.51	100.0%	1,229.26	100.0%

Steele County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	924.45	52.5%	1,122.77	53.4%
Rental Housing	88.93	5.1%	115.54	5.5%
Non-Commercial Seasonal Recreational (Cabins)	4.62	0.3%	5.71	0.3%
Farms and Timberland (Combined)	491.78	27.9%	554.53	26.4%
Commercial and Industrial	213.37	12.1%	268.70	12.8%
Miscellaneous*	37.45	2.1%	37.09	1.8%
TOTAL ESTIMATED MARKET VALUE	1,760.59	100.0%	2,104.34	100.0%

Steele County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,458.89	54.6%
Rental Housing	162.35	6.1%
Non-Commercial Seasonal Recreational (Cabins)	7.12	0.3%
Farms and Timberland (Combined)	647.23	24.2%
Commercial and Industrial	353.51	13.2%
Miscellaneous*	44.77	1.7%
TOTAL ESTIMATED MARKET VALUE	2,673.86	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

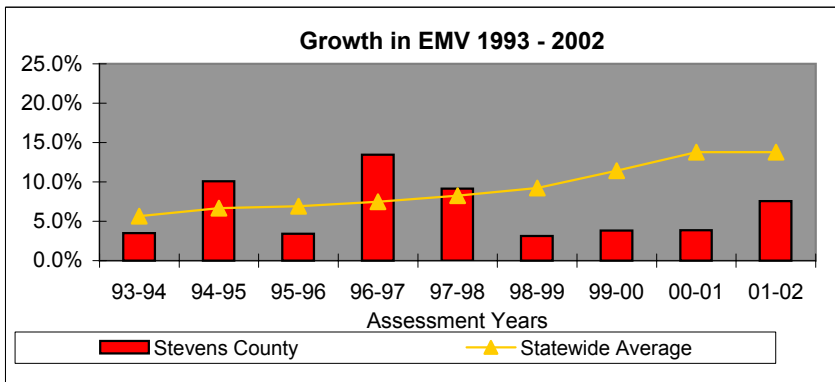
Steele County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	75.1	0	4
Timberland	0	0	0
Farms	90.8	16.5	13
Commercial and Industrial	78.9	41.3	12
Resorts	0	0	0
Residential (including cabins)	95.7	9.2	517

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# STEVENS COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

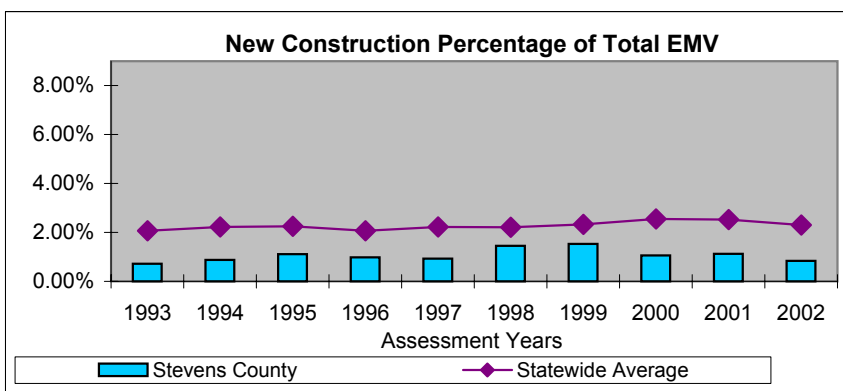
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Stevens County	3.5%	10.1%	3.4%	13.5%	9.1%	3.1%	3.8%	3.8%	7.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Stevens County	6.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Stevens County	0.72%	0.88%	1.11%	0.98%	0.93%	1.45%	1.53%	1.06%	1.12%	0.84%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Stevens County	1.06%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Stevens County	0.06%	3.18%	0.95%	0.68%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# STEVENS COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Stevens County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	73.59	21.2%	86.43	21.9%
Rental Housing	13.77	4.0%	14.30	3.6%
Non-Commercial Seasonal Recreational (Cabins)	0.54	0.2%	0.72	0.2%
Farms and Timberland (Combined)	225.32	65.0%	257.81	65.3%
Commercial and Industrial	21.72	6.3%	23.05	5.8%
Miscellaneous*	11.45	3.3%	12.27	3.1%
TOTAL ESTIMATED MARKET VALUE	346.39	100.0%	394.58	100.0%

Stevens County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	137.74	25.5%	154.49	25.6%
Rental Housing	23.61	4.4%	25.50	4.2%
Non-Commercial Seasonal Recreational (Cabins)	0.90	0.2%	1.40	0.2%
Farms and Timberland (Combined)	324.23	60.0%	346.71	57.4%
Commercial and Industrial	31.64	5.9%	36.42	6.0%
Miscellaneous*	22.69	4.2%	39.53	6.5%
TOTAL ESTIMATED MARKET VALUE	540.81	100.0%	604.06	100.0%

Stevens County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	183.86	24.9%
Rental Housing	28.54	3.9%
Non-Commercial Seasonal Recreational (Cabins)	2.68	0.4%
Farms and Timberland (Combined)	371.23	50.2%
Commercial and Industrial	45.42	6.1%
Miscellaneous*	107.13	14.5%
TOTAL ESTIMATED MARKET VALUE	738.85	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

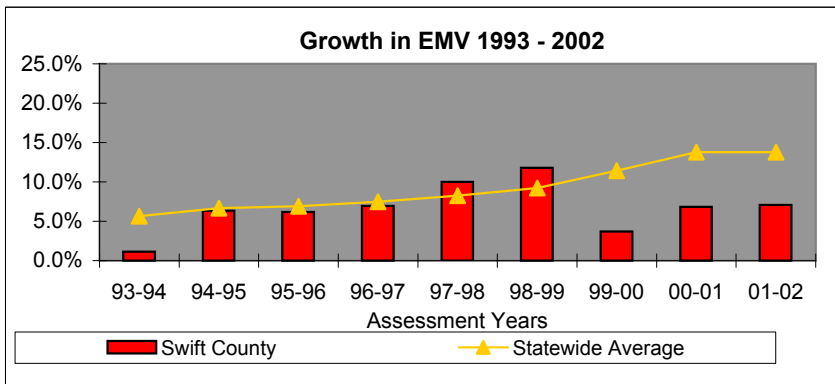
Stevens County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	51.3	0	1
Timberland	0	0	0
Farms	98.7	14.5	11
Commercial and Industrial	94.1	0	2
Resorts	0	0	0
Residential (including cabins)	95.2	14.7	121

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# SWIFT COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

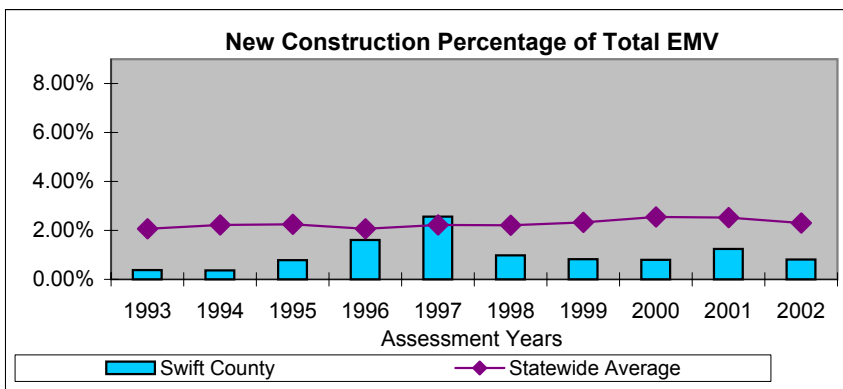
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Swift County	1.1%	6.4%	6.2%	6.9%	10.0%	11.8%	3.7%	6.8%	7.1%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Swift County	6.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Swift County	0.37%	0.36%	0.79%	1.60%	2.56%	0.98%	0.82%	0.80%	1.24%	0.81%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Swift County	1.03%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Swift County	4.68%	1.15%	1.56%	1.49%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# SWIFT COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Swift County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	73.74	17.7%	83.53	18.6%
Rental Housing	11.62	2.8%	11.90	2.7%
Non-Commercial Seasonal Recreational (Cabins)	0.14	0.0%	0.14	0.0%
Farms and Timberland (Combined)	297.65	71.4%	318.04	71.0%
Commercial and Industrial	16.63	4.0%	17.25	3.8%
Miscellaneous*	16.94	4.1%	17.35	3.9%
TOTAL ESTIMATED MARKET VALUE	416.70	100.0%	448.21	100.0%

Swift County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	127.77	19.7%	144.71	19.5%
Rental Housing	19.67	3.0%	23.99	3.2%
Non-Commercial Seasonal Recreational (Cabins)	0.25	0.0%	0.38	0.1%
Farms and Timberland (Combined)	418.84	64.6%	470.73	63.5%
Commercial and Industrial	56.26	8.7%	61.87	8.3%
Miscellaneous*	25.99	4.0%	40.10	5.4%
TOTAL ESTIMATED MARKET VALUE	648.77	100.0%	741.78	100.0%

Swift County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	175.66	19.5%
Rental Housing	30.82	3.4%
Non-Commercial Seasonal Recreational (Cabins)	0.57	0.1%
Farms and Timberland (Combined)	531.47	58.9%
Commercial and Industrial	72.41	8.0%
Miscellaneous*	90.85	10.1%
TOTAL ESTIMATED MARKET VALUE	901.78	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

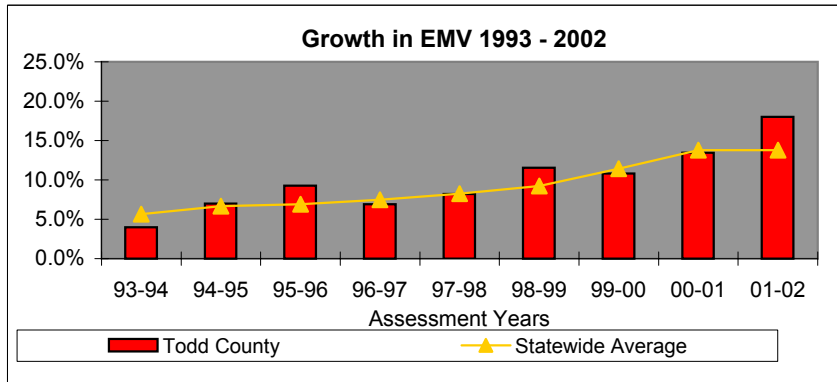
Swift County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	92.9	12.3	9
Commercial and Industrial	0	0	0
Resorts	0	0	0
Residential (including cabins)	88.9	19.8	73

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# TODD COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

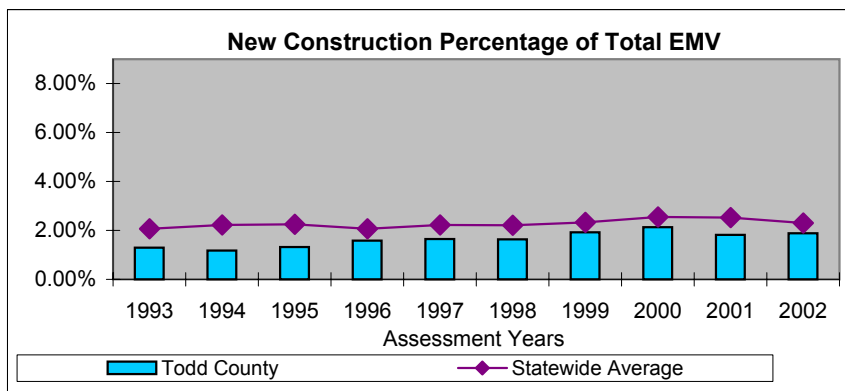
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Todd County	4.0%	7.0%	9.3%	6.9%	8.2%	11.5%	10.8%	13.5%	18.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Todd County	9.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Todd County	1.30%	1.18%	1.32%	1.58%	1.65%	1.63%	1.92%	2.13%	1.82%	1.88%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Todd County	1.64%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Todd County	0.27%	1.86%	5.91%	13.77%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# TODD COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Todd County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	158.37	31.5%	193.00	34.6%
Rental Housing	23.60	4.7%	22.77	4.1%
Non-Commercial Seasonal Recreational (Cabins)	59.15	11.8%	70.48	12.6%
Farms and Timberland (Combined)	214.04	42.6%	224.21	40.1%
Commercial and Industrial	28.71	5.7%	29.75	5.3%
Miscellaneous*	18.22	3.6%	18.36	3.3%
TOTAL ESTIMATED MARKET VALUE	502.09	100.0%	558.57	100.0%

Todd County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	321.93	36.9%	409.71	35.1%
Rental Housing	35.97	4.1%	47.19	4.0%
Non-Commercial Seasonal Recreational (Cabins)	113.68	13.0%	168.86	14.5%
Farms and Timberland (Combined)	333.93	38.3%	470.00	40.2%
Commercial and Industrial	41.71	4.8%	44.86	3.8%
Miscellaneous*	25.57	2.9%	27.87	2.4%
TOTAL ESTIMATED MARKET VALUE	872.79	100.0%	1,168.49	100.0%

Todd County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	576.36	33.0%
Rental Housing	75.69	4.3%
Non-Commercial Seasonal Recreational (Cabins)	280.43	16.1%
Farms and Timberland (Combined)	723.76	41.5%
Commercial and Industrial	56.11	3.2%
Miscellaneous*	32.26	1.8%
TOTAL ESTIMATED MARKET VALUE	1,744.62	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

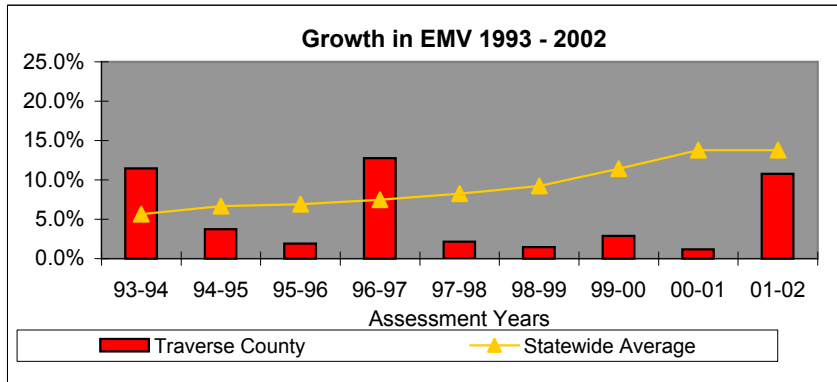
Todd County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	63.3	0	1
Timberland	0	0	0
Farms	91.8	26.8	78
Commercial and Industrial	98.3	19.8	12
Resorts	87	0	3
Residential (including cabins)	98.4	21.3	308

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# TRAVERSE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

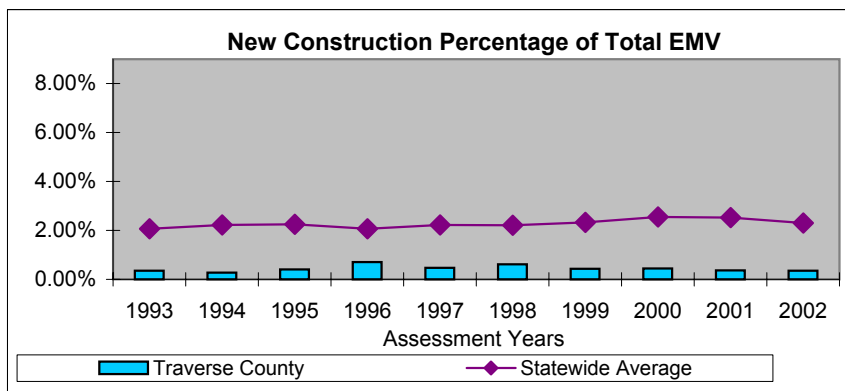
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Traverse County	11.5%	3.7%	1.9%	12.7%	2.2%	1.5%	2.9%	1.2%	10.8%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Traverse County	5.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Traverse County	0.36%	0.28%	0.41%	0.70%	0.47%	0.62%	0.43%	0.44%	0.36%	0.35%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Traverse County	0.44%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Traverse County	-0.01%	0.18%	0.72%	2.25%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# TRAVERSE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Traverse County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	25.19	8.9%	27.46	8.4%
Rental Housing	4.78	1.7%	5.13	1.6%
Non-Commercial Seasonal Recreational (Cabins)	2.75	1.0%	3.08	0.9%
Farms and Timberland (Combined)	236.84	84.0%	277.07	85.0%
Commercial and Industrial	5.52	2.0%	5.98	1.8%
Miscellaneous*	6.88	2.4%	7.27	2.2%
TOTAL ESTIMATED MARKET VALUE	281.95	100.0%	326.00	100.0%

Traverse County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	38.23	9.6%	37.47	8.4%
Rental Housing	7.43	1.9%	7.64	1.7%
Non-Commercial Seasonal Recreational (Cabins)	5.14	1.3%	6.32	1.4%
Farms and Timberland (Combined)	326.41	81.7%	362.15	80.9%
Commercial and Industrial	8.51	2.1%	8.64	1.9%
Miscellaneous*	13.87	3.5%	25.66	5.7%
TOTAL ESTIMATED MARKET VALUE	399.59	100.0%	447.88	100.0%

Traverse County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	37.94	7.0%
Rental Housing	7.99	1.5%
Non-Commercial Seasonal Recreational (Cabins)	9.95	1.8%
Farms and Timberland (Combined)	405.80	74.4%
Commercial and Industrial	9.28	1.7%
Miscellaneous*	74.64	13.7%
TOTAL ESTIMATED MARKET VALUE	545.58	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

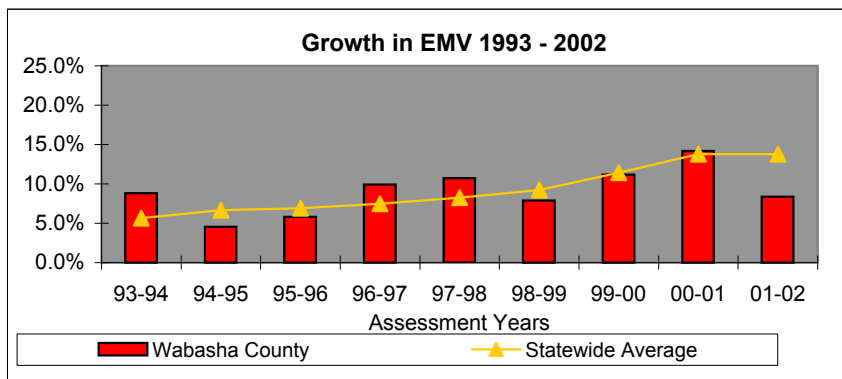
Traverse County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	94.2	11.8	38
Commercial and Industrial	122.6	0	1
Resorts	0	0	0
Residential (including cabins)	104.3	32.1	32

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WABASHA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

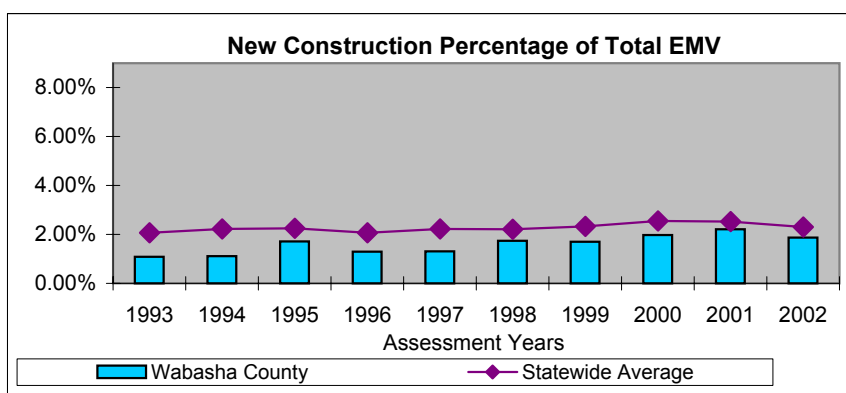
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Wabasha County	8.8%	4.6%	5.8%	9.9%	10.7%	7.9%	11.2%	14.2%	8.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Wabasha County	9.0%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Wabasha County	1.09%	1.12%	1.72%	1.30%	1.30%	1.74%	1.70%	1.98%	2.21%	1.87%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Wabasha County	1.60%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Wabasha County	0.78%	1.74%	6.50%	7.98%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# WABASHA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Wabasha County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	275.52	43.3%	329.90	45.6%
Rental Housing	32.35	5.1%	36.10	5.0%
Non-Commercial Seasonal Recreational (Cabins)	17.62	2.8%	20.38	2.8%
Farms and Timberland (Combined)	255.03	40.1%	275.85	38.2%
Commercial and Industrial	44.19	6.9%	48.54	6.7%
Miscellaneous*	11.48	1.8%	12.11	1.7%
TOTAL ESTIMATED MARKET VALUE	636.19	100.0%	722.88	100.0%

Wabasha County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	502.24	45.0%	623.73	45.2%
Rental Housing	56.70	5.1%	77.62	5.6%
Non-Commercial Seasonal Recreational (Cabins)	24.34	2.2%	29.79	2.2%
Farms and Timberland (Combined)	450.94	40.4%	553.00	40.1%
Commercial and Industrial	66.87	6.0%	78.22	5.7%
Miscellaneous*	16.17	1.4%	17.14	1.2%
TOTAL ESTIMATED MARKET VALUE	1,117.26	100.0%	1,379.49	100.0%

Wabasha County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	856.64	45.1%
Rental Housing	126.11	6.6%
Non-Commercial Seasonal Recreational (Cabins)	37.93	2.0%
Farms and Timberland (Combined)	761.06	40.1%
Commercial and Industrial	96.97	5.1%
Miscellaneous*	20.49	1.1%
TOTAL ESTIMATED MARKET VALUE	1,899.20	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

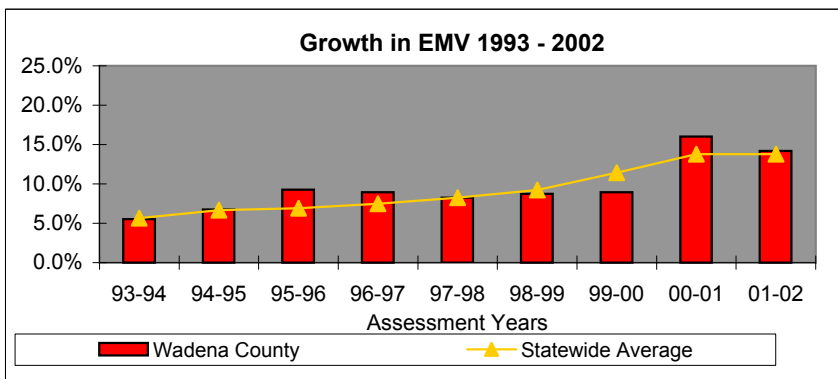
Wabasha County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	92.1	19.3	24
Commercial and Industrial	81	19.6	12
Resorts	0	0	0
Residential (including cabins)	93.1	16	256

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WADENA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

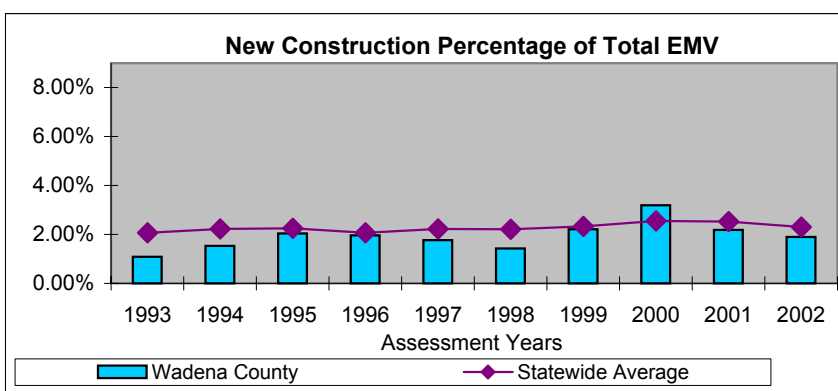
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Wadena County	5.5%	6.8%	9.3%	9.0%	8.3%	8.7%	8.9%	16.0%	14.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Wadena County	9.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Wadena County	1.09%	1.53%	2.04%	1.96%	1.77%	1.42%	2.21%	3.19%	2.18%	1.90%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Wadena County	1.93%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Wadena County	0.47%	2.15%	4.41%	10.58%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# WADENA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Wadena County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	98.75	40.6%	114.46	41.7%
Rental Housing	16.32	6.7%	18.33	6.7%
Non-Commercial Seasonal Recreational (Cabins)	8.10	3.3%	10.63	3.9%
Farms and Timberland (Combined)	76.09	31.2%	84.01	30.6%
Commercial and Industrial	23.92	9.8%	26.17	9.5%
Miscellaneous*	20.33	8.3%	20.73	7.6%
TOTAL ESTIMATED MARKET VALUE	243.51	100.0%	274.33	100.0%

Wadena County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	182.35	43.5%	225.68	40.6%
Rental Housing	28.55	6.8%	34.92	6.3%
Non-Commercial Seasonal Recreational (Cabins)	22.75	5.4%	36.37	6.5%
Farms and Timberland (Combined)	125.46	30.0%	192.60	34.7%
Commercial and Industrial	39.44	9.4%	44.05	7.9%
Miscellaneous*	20.33	4.9%	21.95	4.0%
TOTAL ESTIMATED MARKET VALUE	418.89	100.0%	555.57	100.0%

Wadena County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	311.93	38.1%
Rental Housing	42.03	5.1%
Non-Commercial Seasonal Recreational (Cabins)	64.54	7.9%
Farms and Timberland (Combined)	320.55	39.2%
Commercial and Industrial	57.70	7.1%
Miscellaneous*	21.52	2.6%
TOTAL ESTIMATED MARKET VALUE	818.26	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

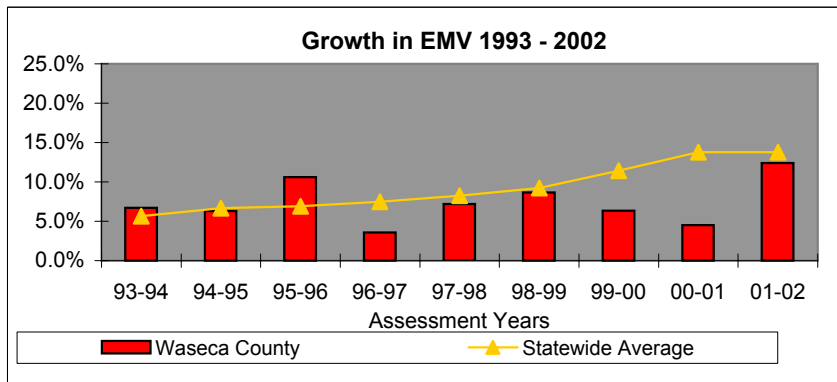
Wadena County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	73.2	0	1
Timberland	1453.7	0	1
Farms	99.7	29.1	24
Commercial and Industrial	98.8	33.6	9
Resorts	0	0	0
Residential (including cabins)	95.9	17.9	153

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WASECA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

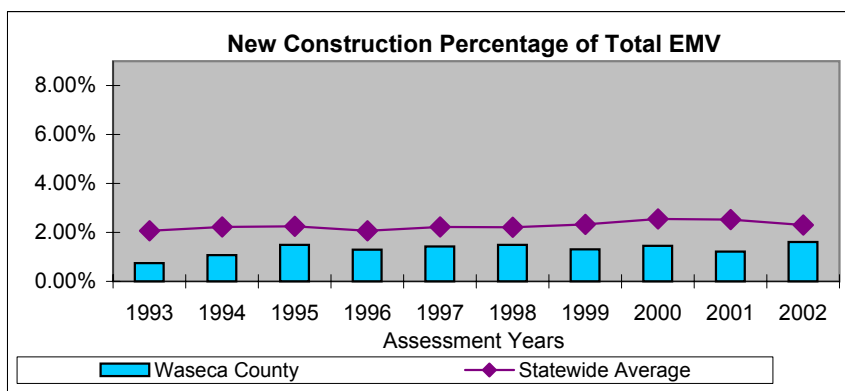
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Waseca County	6.7%	6.3%	10.6%	3.6%	7.2%	8.7%	6.3%	4.5%	12.4%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Waseca County	7.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Waseca County	0.75%	1.08%	1.49%	1.29%	1.42%	1.49%	1.31%	1.45%	1.22%	1.60%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Waseca County	1.31%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Waseca County	0.63%	2.17%	2.77%	5.04%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# WASECA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Waseca County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	224.01	33.9%	272.71	36.4%
Rental Housing	30.18	4.6%	33.67	4.5%
Non-Commercial Seasonal Recreational (Cabins)	2.25	0.3%	2.71	0.4%
Farms and Timberland (Combined)	345.29	52.2%	379.13	50.5%
Commercial and Industrial	45.61	6.9%	47.32	6.3%
Miscellaneous*	13.89	2.1%	14.53	1.9%
TOTAL ESTIMATED MARKET VALUE	661.23	100.0%	750.06	100.0%

Waseca County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	414.04	38.9%	476.87	38.1%
Rental Housing	41.18	3.9%	53.20	4.3%
Non-Commercial Seasonal Recreational (Cabins)	4.24	0.4%	5.67	0.5%
Farms and Timberland (Combined)	528.40	49.6%	612.86	49.0%
Commercial and Industrial	55.01	5.2%	66.33	5.3%
Miscellaneous*	21.53	2.0%	35.24	2.8%
TOTAL ESTIMATED MARKET VALUE	1,064.40	100.0%	1,250.16	100.0%

Waseca County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	611.21	38.7%
Rental Housing	67.32	4.3%
Non-Commercial Seasonal Recreational (Cabins)	8.53	0.5%
Farms and Timberland (Combined)	729.14	46.2%
Commercial and Industrial	83.95	5.3%
Miscellaneous*	79.64	5.0%
TOTAL ESTIMATED MARKET VALUE	1,579.78	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

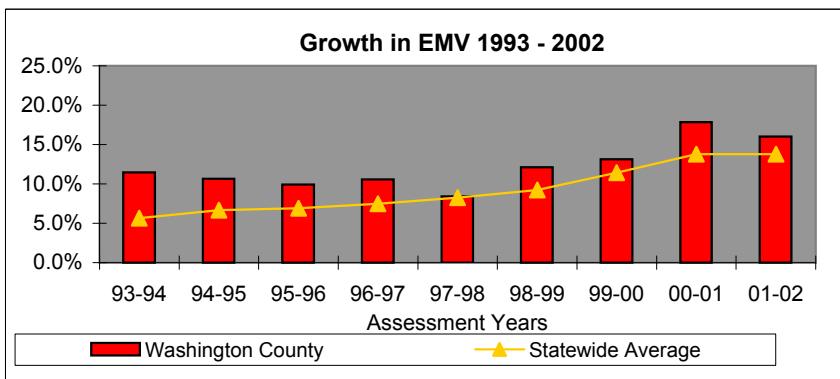
Waseca County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	71.8	0	1
Timberland	0	0	0
Farms	93.5	15.9	18
Commercial and Industrial	93.5	57.4	11
Resorts	0	0	0
Residential (including cabins)	94.9	11.7	264

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WASHINGTON COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

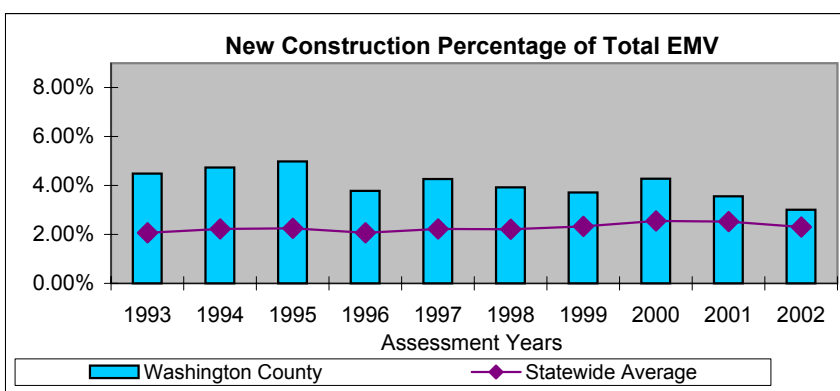
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Washington County	11.4%	10.6%	9.9%	10.6%	8.4%	12.1%	13.2%	17.8%	16.0%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Washington County	12.2%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Washington County	4.48%	4.73%	4.98%	3.79%	4.27%	3.92%	3.71%	4.27%	3.56%	3.00%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Washington County	4.07%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Washington County	0.12%	2.99%	4.33%	9.23%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# WASHINGTON COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Washington County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	4,640.10	73.9%	5,801.48	74.9%
Rental Housing	477.53	7.6%	537.93	6.9%
Non-Commercial Seasonal Recreational (Cabins)	53.54	0.9%	52.78	0.7%
Farms and Timberland (Combined)	292.38	4.7%	468.71	6.0%
Commercial and Industrial	610.42	9.7%	664.28	8.6%
Miscellaneous*	208.97	3.3%	222.64	2.9%
TOTAL ESTIMATED MARKET VALUE	6,282.94	100.0%	7,747.82	100.0%

Washington County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	9,726.10	75.1%	13,219.46	74.7%
Rental Housing	898.93	6.9%	1,328.51	7.5%
Non-Commercial Seasonal Recreational (Cabins)	68.82	0.5%	84.57	0.5%
Farms and Timberland (Combined)	690.87	5.3%	1,022.69	5.8%
Commercial and Industrial	1,290.33	10.0%	1,742.27	9.9%
Miscellaneous*	272.90	2.1%	287.93	1.6%
TOTAL ESTIMATED MARKET VALUE	12,947.95	100.0%	17,685.44	100.0%

Washington County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	20,287.30	73.9%
Rental Housing	2,394.50	8.7%
Non-Commercial Seasonal Recreational (Cabins)	115.33	0.4%
Farms and Timberland (Combined)	1,601.94	5.8%
Commercial and Industrial	2,736.89	10.0%
Miscellaneous*	308.71	1.1%
TOTAL ESTIMATED MARKET VALUE	27,444.65	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

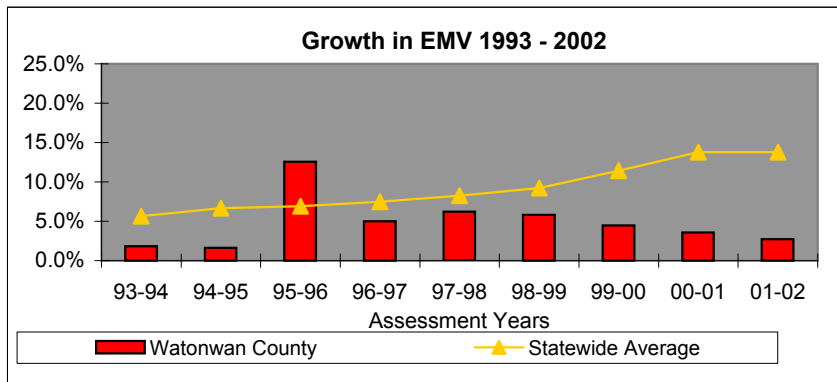
Washington County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	97.9	0	4
Timberland	0	0	0
Farms	84.2	0	4
Commercial and Industrial	99.3	19.4	24
Resorts	0	0	0
Residential (including cabins)	96.1	7.7	3,431

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WATONWAN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

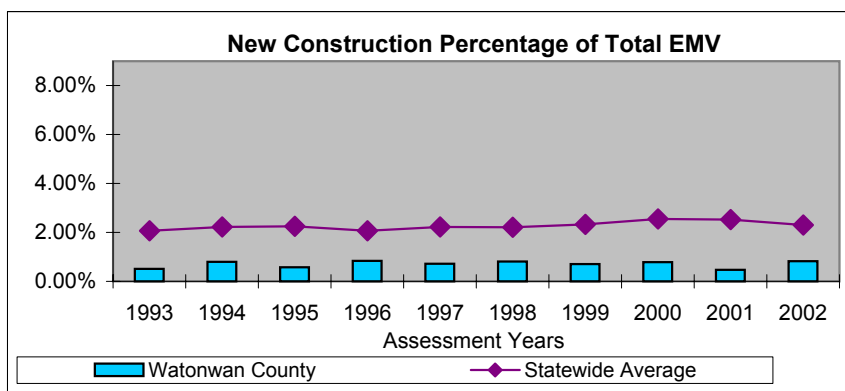
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Watonwan County	1.8%	1.6%	12.6%	5.0%	6.2%	5.8%	4.5%	3.6%	2.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Watonwan County	4.8%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Watonwan County	0.51%	0.80%	0.58%	0.83%	0.73%	0.81%	0.71%	0.78%	0.47%	0.83%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Watonwan County	0.70%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Watonwan County	1.87%	0.69%	2.74%	2.67%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# WATONWAN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Watonwan County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	88.89	18.6%	93.86	19.0%
Rental Housing	14.19	3.0%	14.05	2.8%
Non-Commercial Seasonal Recreational (Cabins)	1.47	0.3%	1.40	0.3%
Farms and Timberland (Combined)	331.66	69.5%	343.51	69.5%
Commercial and Industrial	33.78	7.1%	33.02	6.7%
Miscellaneous*	7.49	1.6%	8.33	1.7%
TOTAL ESTIMATED MARKET VALUE	477.48	100.0%	494.18	100.0%

Watonwan County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	156.19	22.8%	177.68	24.3%
Rental Housing	18.54	2.7%	20.92	2.9%
Non-Commercial Seasonal Recreational (Cabins)	1.43	0.2%	2.24	0.3%
Farms and Timberland (Combined)	462.36	67.4%	482.87	66.2%
Commercial and Industrial	36.86	5.4%	35.17	4.8%
Miscellaneous*	10.37	1.5%	10.90	1.5%
TOTAL ESTIMATED MARKET VALUE	685.75	100.0%	729.79	100.0%

Watonwan County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	228.14	27.9%
Rental Housing	27.32	3.3%
Non-Commercial Seasonal Recreational (Cabins)	3.73	0.5%
Farms and Timberland (Combined)	512.62	62.7%
Commercial and Industrial	34.37	4.2%
Miscellaneous*	12.04	1.5%
TOTAL ESTIMATED MARKET VALUE	818.23	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

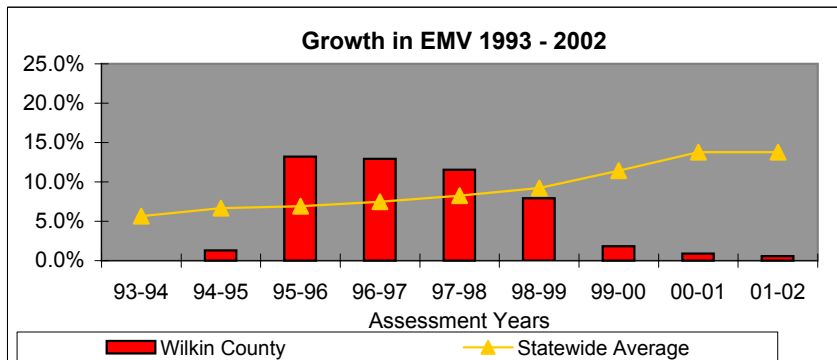
Watonwan County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	98.4	14.9	22
Commercial and Industrial	89.2	0	3
Resorts	0	0	0
Residential (including cabins)	97.4	24.1	150

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WILKIN COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

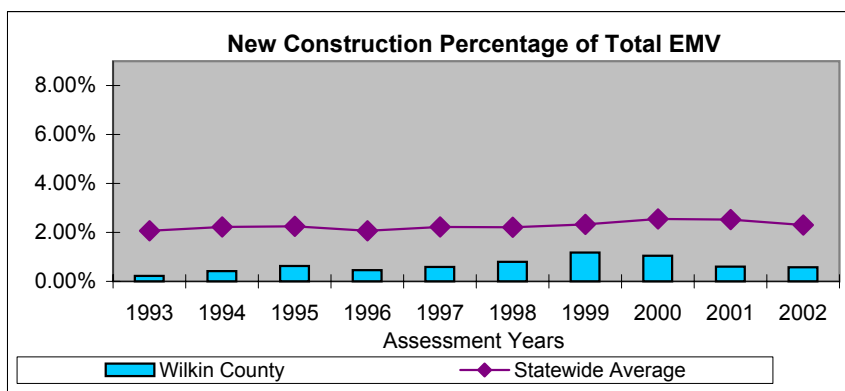
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Wilkin County	-1.0%	1.3%	13.2%	12.9%	11.5%	7.9%	1.8%	0.9%	0.6%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Wilkin County	5.3%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Wilkin County	0.23%	0.42%	0.63%	0.45%	0.59%	0.80%	1.17%	1.05%	0.61%	0.57%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Wilkin County	0.65%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Wilkin County	1.61%	0.01%	2.70%	0.72%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# WILKIN COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Wilkin County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	56.73	14.1%	61.37	15.3%
Rental Housing	6.10	1.5%	6.50	1.6%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	320.92	80.0%	315.18	78.4%
Commercial and Industrial	8.94	2.2%	9.73	2.4%
Miscellaneous*	8.57	2.1%	9.42	2.3%
TOTAL ESTIMATED MARKET VALUE	401.26	100.0%	402.20	100.0%

Wilkin County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	99.86	15.8%	107.09	16.8%
Rental Housing	13.77	2.2%	14.78	2.3%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	488.02	77.5%	486.66	76.1%
Commercial and Industrial	17.43	2.8%	19.03	3.0%
Miscellaneous*	10.98	1.7%	11.54	1.8%
TOTAL ESTIMATED MARKET VALUE	630.06	100.0%	639.09	100.0%

Wilkin County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	123.50	18.6%
Rental Housing	16.78	2.5%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%
Farms and Timberland (Combined)	487.55	73.5%
Commercial and Industrial	23.15	3.5%
Miscellaneous*	12.21	1.8%
TOTAL ESTIMATED MARKET VALUE	663.19	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

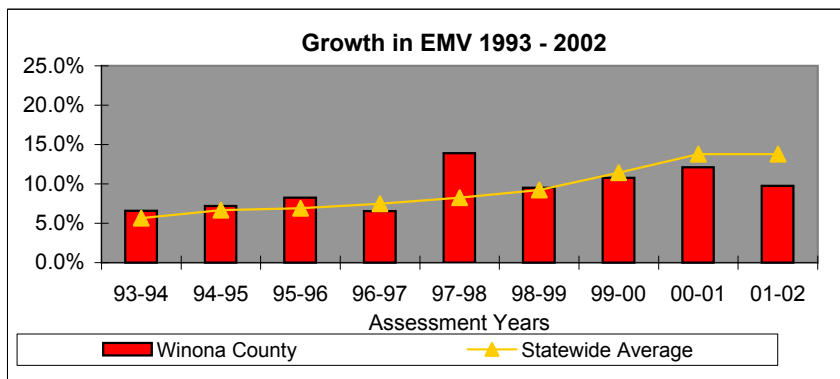
Wilkin County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	0	0	0
Timberland	0	0	0
Farms	92.9	14.5	23
Commercial and Industrial	79.1	0	4
Resorts	0	0	0
Residential (including cabins)	97.9	14.4	62

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WINONA COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

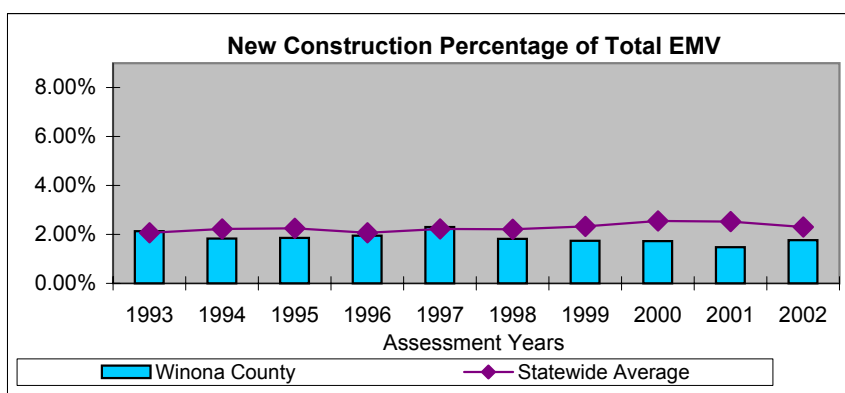
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Winona County	6.6%	7.2%	8.2%	6.5%	13.9%	9.5%	10.8%	12.1%	9.7%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Winona County	9.4%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Winona County	2.13%	1.83%	1.86%	1.95%	2.30%	1.81%	1.74%	1.73%	1.48%	1.76%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Winona County	1.86%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Winona County	0.90%	0.86%	8.02%	9.54%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# WINONA COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Winona County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	634.71	53.7%	751.35	55.6%
Rental Housing	102.98	8.7%	112.79	8.3%
Non-Commercial Seasonal Recreational (Cabins)	4.58	0.4%	5.33	0.4%
Farms and Timberland (Combined)	255.64	21.6%	287.10	21.2%
Commercial and Industrial	163.05	13.8%	170.13	12.6%
Miscellaneous*	21.98	1.9%	24.87	1.8%
TOTAL ESTIMATED MARKET VALUE	1,182.93	100.0%	1,351.57	100.0%

Winona County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	1,144.76	53.2%	1,429.99	54.1%
Rental Housing	176.36	8.2%	213.11	8.1%
Non-Commercial Seasonal Recreational (Cabins)	11.49	0.5%	14.59	0.6%
Farms and Timberland (Combined)	545.45	25.3%	656.54	24.8%
Commercial and Industrial	244.68	11.4%	295.80	11.2%
Miscellaneous*	30.97	1.4%	33.67	1.3%
TOTAL ESTIMATED MARKET VALUE	2,153.70	100.0%	2,643.70	100.0%

Winona County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	1,919.74	53.3%
Rental Housing	290.12	8.1%
Non-Commercial Seasonal Recreational (Cabins)	22.09	0.6%
Farms and Timberland (Combined)	944.09	26.2%
Commercial and Industrial	384.88	10.7%
Miscellaneous*	39.10	1.1%
TOTAL ESTIMATED MARKET VALUE	3,600.02	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

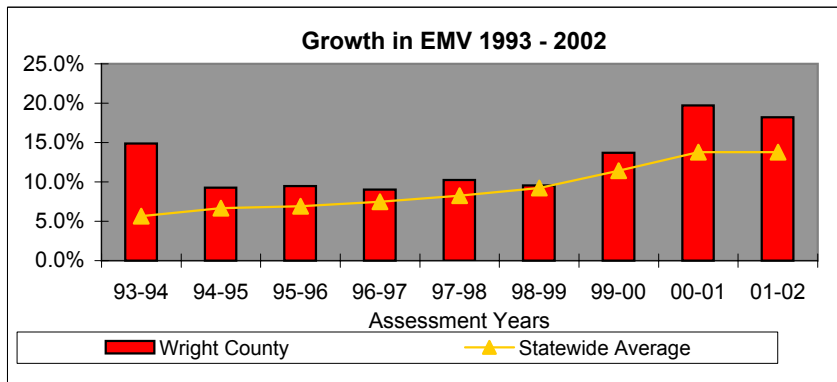
Winona County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	84.5	9.9	12
Timberland	0	0	0
Farms	99.3	11.1	21
Commercial and Industrial	80.5	22.1	13
Resorts	0	0	0
Residential (including cabins)	96.9	11.8	552

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# WRIGHT COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

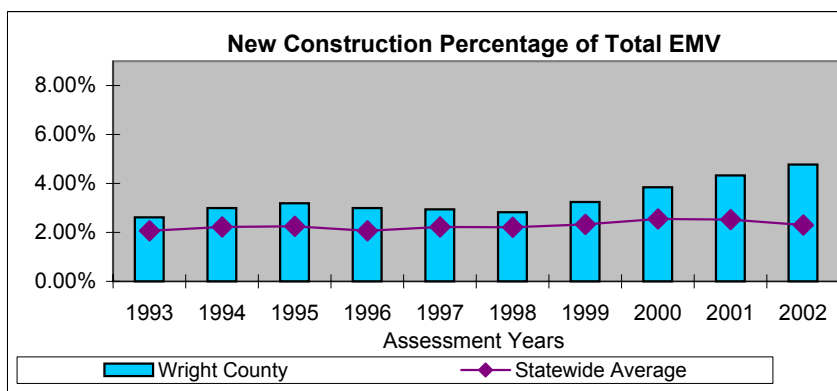
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Wright County	14.9%	9.3%	9.5%	9.0%	10.2%	9.6%	13.7%	19.7%	18.2%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Wright County	12.6%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Wright County	2.61%	3.00%	3.19%	3.00%	2.94%	2.83%	3.24%	3.84%	4.33%	4.78%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Wright County	3.38%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Wright County	0.22%	6.38%	9.25%	13.56%
Statewide Average	0.41%	1.57%	4.63%	9.49%



# WRIGHT COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Wright County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	1,221.49	48.3%	1,573.76	49.4%
Rental Housing	164.38	6.5%	197.90	6.2%
Non-Commercial Seasonal Recreational (Cabins)	126.20	5.0%	144.30	4.5%
Farms and Timberland (Combined)	465.37	18.4%	690.57	21.7%
Commercial and Industrial	195.32	7.7%	217.88	6.8%
Miscellaneous*	354.41	14.0%	363.35	11.4%
TOTAL ESTIMATED MARKET VALUE	2,527.17	100.0%	3,187.75	100.0%

Wright County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	2,807.80	54.0%	4,074.47	55.5%
Rental Housing	335.38	6.5%	546.71	7.4%
Non-Commercial Seasonal Recreational (Cabins)	213.79	4.1%	284.77	3.9%
Farms and Timberland (Combined)	1,115.78	21.5%	1,542.91	21.0%
Commercial and Industrial	347.27	6.7%	499.84	6.8%
Miscellaneous*	378.98	7.3%	391.35	5.3%
TOTAL ESTIMATED MARKET VALUE	5,198.99	100.0%	7,340.05	100.0%

Wright County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	6,777.00	56.5%
Rental Housing	1,125.63	9.4%
Non-Commercial Seasonal Recreational (Cabins)	422.77	3.5%
Farms and Timberland (Combined)	2,427.28	20.3%
Commercial and Industrial	835.45	7.0%
Miscellaneous*	396.42	3.3%
TOTAL ESTIMATED MARKET VALUE	11,984.55	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

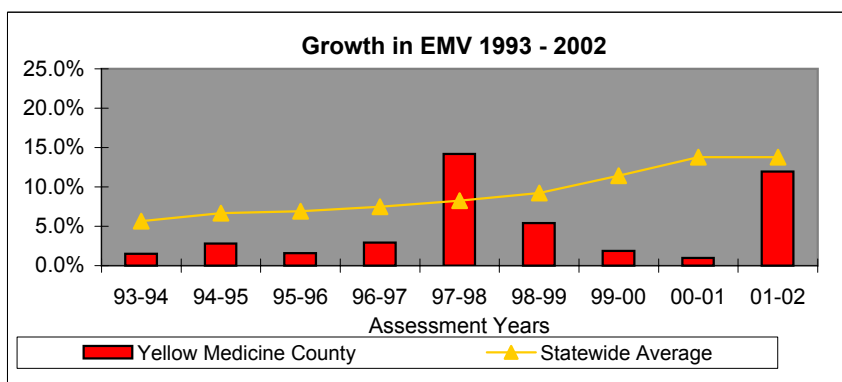
Wright County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	90.5	14	7
Timberland	0	0	0
Farms	89.5	26.9	42
Commercial and Industrial	92.9	24.9	11
Resorts	0	0	0
Residential (including cabins)	97.3	10.1	1,396

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

# YELLOW MEDICINE COUNTY

## Growth of Estimated Market Value - Assessment Years 1993 - 2002

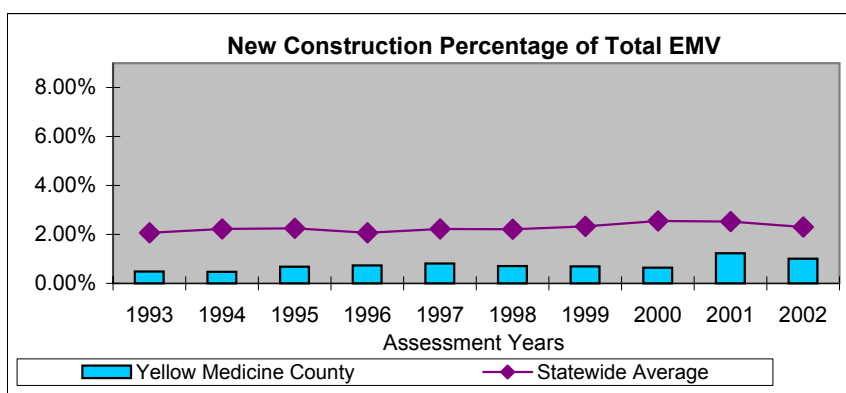
	PERCENT CHANGE PER YEAR IN ESTIMATED MARKET VALUE								
	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Yellow Medicine County	1.5%	2.8%	1.6%	2.9%	14.2%	5.4%	1.9%	1.0%	11.9%
Statewide Average	5.6%	6.7%	6.9%	7.5%	8.3%	9.2%	11.4%	13.8%	13.8%



Compounded Average (per year)	
Yellow Medicine County	4.7%
Statewide Average	9.2%

## New Construction Percentage of Total EMV - Assessment Years 1993 to 2002

	NEW CONSTRUCTION AS A PERCENTAGE OF TOTAL EMV									
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Yellow Medicine County	0.48%	0.47%	0.68%	0.73%	0.81%	0.71%	0.70%	0.64%	1.22%	1.01%
Statewide Average	2.07%	2.22%	2.25%	2.07%	2.23%	2.21%	2.33%	2.55%	2.53%	2.30%



Overall Average	
Yellow Medicine County	0.75%
Statewide Average	2.28%

## Exclusion from EMV to TMV (as a percentage)

	Assessment Year			
	1993	1995	2000	2002
Yellow Medicine County	0.11%	0.75%	2.47%	4.17%
Statewide Average	0.41%	1.57%	4.63%	9.49%

# YELLOW MEDICINE COUNTY

## Total Estimated Market Value by Property Type and Assessment Year (in millions of dollars)

Yellow Medicine County MAJOR PROPERTY TYPE	1993	Percent of Total	1995	Percent of Total
Residential Homestead	76.69	14.5%	91.56	16.6%
Rental Housing	13.23	2.5%	13.23	2.4%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.00	0.0%
Farms and Timberland (Combined)	408.97	77.5%	416.57	75.6%
Commercial and Industrial	19.68	3.7%	19.51	3.5%
Miscellaneous*	9.44	1.8%	10.14	1.8%
TOTAL ESTIMATED MARKET VALUE	528.01	100.0%	551.02	100.0%

Yellow Medicine County MAJOR PROPERTY TYPE	2000	Percent of Total	2002	Percent of Total
Residential Homestead	128.88	18.2%	149.95	18.8%
Rental Housing	17.88	2.5%	22.43	2.8%
Non-Commercial Seasonal Recreational (Cabins)	0.00	0.0%	0.13	0.0%
Farms and Timberland (Combined)	520.26	73.6%	581.38	72.8%
Commercial and Industrial	26.58	3.8%	30.86	3.9%
Miscellaneous*	12.82	1.8%	13.51	1.7%
TOTAL ESTIMATED MARKET VALUE	706.42	100.0%	798.26	100.0%

Yellow Medicine County MAJOR PROPERTY TYPE	(Projected) 2005	Percent of Total
Residential Homestead	191.27	20.7%
Rental Housing	30.00	3.3%
Non-Commercial Seasonal Recreational (Cabins)	0.13	0.0%
Farms and Timberland (Combined)	649.23	70.4%
Commercial and Industrial	37.58	4.1%
Miscellaneous*	13.93	1.5%
TOTAL ESTIMATED MARKET VALUE	922.14	100.0%

\* Miscellaneous includes the following property types: public utilities, railroad, resorts, mineral, personal property, and all other property.

## 2002 Assessment Indicators by Property Type: Adjusted Median Ratios, Coefficients of Dispersion, and Number of Sales

Yellow Medicine County Property Type	Adjusted Ratio	COD	Number of Sales
Apartments	65.2	0	1
Timberland	0	0	0
Farms	92.4	10.4	42
Commercial and Industrial	92.9	0	4
Resorts	0	0	0
Residential (including cabins)	96.5	16.7	99

Note: If less than 6 sales, then a COD is not calculated. If 0 sales, then a ratio is not calculated.

**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Aitkin		No Changes		
Anoka		No Changes		
Becker		No Changes		
Beltrami		No Changes		
Benton	<b>Townships of:</b> Gilmanton	Agricultural Land Only		-5
	Graham	Agricultural Land Only	+10	
	Mayhew Lake	Agricultural Land Only	+10	
Big Stone		No Changes		
Blue Earth	<b>City of:</b> Mankato	Apartment Land and Structures		-5
	<b>Townships of:</b> McPherson	Residential Land and Structures	+10	
	South Bend	Residential Land Only	+15	
Brown		No Changes		

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Carlton	<b>City of:</b> Kettle River	Residential Structures Only	+5	
		Seasonal Recreational Residential Structures Only	+5	
	<b>Townships of:</b> Atkinson	Residential Structures Only	+10	
		Seasonal Recreational Residential Structures Only	+10	
	Automba	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only	+20	
		Timber Land Only	+20	
	Blackhoof	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Eagle	Residential Structures Only	+5	
		On Properties with Total EMV of \$70,000 Or More		
		Residential Structures Only	+20	
		On Properties with Total EMV Less than \$70,000		
		Residential Land Only	+10	
		On Eagle Lake Only		
		Seasonal Recreational Residential Structures Only	+5	
		On Properties with Total EMV of \$70,000 Or More		
		Seasonal Recreational Residential Structures Only	+20	
		On Properties with Total EMV Less than \$70,000		
		Seasonal Recreational Residential Land Only	+10	
		On Eagle Lake Only		
	Mahtowa	Residential Structures Only	+15	
		Seasonal Recreational Residential Structures Only	+15	
	Moose Lake	Residential Structures Only	+5	
		Seasonal Recreational Residential Structures Only	+5	
	Thomson	Residential Structures Only	+5	
		Seasonal Recreational Residential Structures Only	+5	
Carver		No Changes		

# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Cass		No Changes		
Chippewa		No Changes		
Chisago	<b>Countywide</b>	Commercial Land and Structures	+10	
		Industrial Land and Structures	+10	
Clay		No Changes		
Clearwater	<b>Countywide</b>	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only	+5	
		Timber Land Only	+5	
	<b>City of:</b> Shevlin	Residential Land Only	+5	
	<b>Townships of:</b> Copley	Residential Structures Only	+5	
		Seasonal Recreational Residential Structures Only	+5	
	Nora	Residential Land and Structures	+5	
		Seasonal Recreational Residential Structures Only	+5	
	Sinclair	Residential Land and Structures	+5	
		Seasonal Recreational Residential Structures Only	+5	
Cook		No Changes		
Cottonwood		No Changes		

**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Crow Wing	<b>City of:</b> Nisswa	Commercial Land and Structures	+5	
	<b>Townships of:</b> Crow Wing	Residential Structures Only	+5	
		Seasonal Recreational Residential Structures Only	+5	
	Fort Ripley	Residential Land Only	+10	
		Residential Structures Only	+5	
		Seasonal Recreational Residential Land Only	+10	
		Seasonal Recreational Residential Structures Only	+5	
	Garrison	Residential Land Only	+20	
		Lakeshore Only		
		Seasonal Recreational Residential Land Only Lakeshore Only	+20	
	Lake Edward	Commercial Land and Structures	+10	
	Long Lake	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
Dakota		No Changes		
Dodge	<b>Townships of:</b> Canisteo	Residential Land and Structures	+5	
	Claremont	Residential Land and Structures	+10	
Douglas		No Changes		

**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Faribault	<b>Cities of:</b>			
	Easton	Residential Land and Structures	+10	
	Kiester	Residential Structures Only		-5
	Minnesota Lake	Residential Land and Structures	+10	
	Winnebago	Commercial Land and Structures	+10	
		Industrial Land and Structures	+10	
	<b>Townships of:</b>			
	Delavan	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Emerald	Agricultural Land Only	+10	
	Verona	Residential Land and Structures		-10
		Seasonal Recreational Residential Land and Structures		-10
Fillmore	<b>Township of:</b> Chatfield	Residential Structures Only	+10	
Freeborn		No Changes		
Goodhue		No Changes		
Grant	<b>City of:</b> Barrett	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	



**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

			<u>State Board Change</u>	
<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>Percent Increase</u>	<u>Percent Decrease</u>
Hennepin	<b>City of:</b> Excelsior	Residential Structures Only On County Property Type Codes: R - Residential Off Water DJ - Disabled Joint RL - Residential On Water		-5
		Seasonal Recreational Residential Structures Only On County Property Type Codes: R - Residential Off Water DJ - Disabled Joint RL - Residential On Water		-5
Houston		No Changes		
Hubbard		No Changes		
Isanti		No Changes		
Itasca	<b>Cities of:</b> Bigfork	Agricultural Land Only	+5	
	Cohasset	Agricultural Land Only	+5	
	Effie	Agricultural Land Only	+5	
	Nashwauk	Residential Land Only		-15
		Seasonal Recreational Residential Land Only		-15
	Warba	Agricultural Land Only	+15	
	<b>Townships of:</b> Arbo	Agricultural Land Only	+15	
	Balsam	Agricultural Land Only	+5	
	Bearville	Agricultural Land Only	+5	
	Bigfork	Agricultural Land Only	+5	
	Blackberry	Agricultural Land Only	+5	
	Bowstring	Agricultural Land Only	+15	

**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Itasca	<b>Townships of (Cont')</b>			
	Carpenter	Agricultural Land Only	+5	
	Deer River	Agricultural Land Only	+15	
	Feeley	Agricultural Land Only	+15	
	Goodland	Agricultural Land Only	+15	
	Grattan	Agricultural Land Only	+5	
	Greenway	Agricultural Land Only	+15	
	Harris	Agricultural Land Only	+5	
	Iron Range	Agricultural Land Only	+5	
	Kinghurst	Agricultural Land Only	+5	
	Lake Jessie	Agricultural Land Only	+15	
	Liberty	Agricultural Land Only	+5	
	Marcell	Agricultural Land Only	+15	
	Max	Agricultural Land Only	+5	
	Moose Park	Agricultural Land Only	+5	
	Morse	Agricultural Land Only	+15	
	Nore	Agricultural Land Only	+5	
	Oteneagen	Agricultural Land Only	+15	
	Pomroy	Agricultural Land Only	+5	
	Sago	Agricultural Land Only	+15	
	Sand Lake	Agricultural Land Only	+5	
	Spang	Agricultural Land Only	+15	
	Splithand	Agricultural Land Only	+15	
	Third River	Agricultural Land Only	+5	

**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Itasca	<b>Townships of: (Cont.)</b>			
	Trout Lake	Agricultural Land Only	+5	
	Unorganized 54-27	Agricultural Land Only	+5	
	Unorganized 55-23	Agricultural Land Only	+5	
	Unorganized 55-27	Agricultural Land Only	+15	
	Unorganized 56-26	Agricultural Land Only	+5	
	Unorganized 56-27	Agricultural Land Only	+15	
	Unorganized 58-22	Agricultural Land Only	+5	
	Unorganized 58-26	Agricultural Land Only	+15	
	Unorganized 58-27	Agricultural Land Only	+5	
	Unorganized 59-23	Agricultural Land Only	+5	
	Unorganized 60-25	Agricultural Land Only	+5	
	Unorganized 61-25	Agricultural Land Only	+5	
	Unorganized 62-25	Agricultural Land Only	+5	
	Unorganized 62-26	Agricultural Land Only	+5	
	Unorganized 62-27	Agricultural Land Only	+5	
	Unorganized 143-25	Agricultural Land Only	+15	
	Unorganized 145-26	Agricultural Land Only	+5	
	Unorganized 146-26	Agricultural Land Only	+5	
	Wawina	Agricultural Land Only	+5	
	Wildwood	Agricultural Land Only	+15	
	Wirt	Agricultural Land Only	+5	
Jackson		No Changes		

# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Kanabec		No Changes		
Kandiyohi		No Changes		
Kittson	<b>Cities of:</b>			
	Donaldson	Agricultural Land Only	+5	
	Hallock	Agricultural Land Only	+5	
	Kennedy	Agricultural Land Only	+5	
	St. Vincent	Agricultural Land Only	+5	
		Residential Land and Structures	+5	
	<b>Townships of:</b>			
	Arveson	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Clow	Agricultural Land Only	+5	
	Davis	Agricultural Land Only	+5	
	Deerwood	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Granville	Agricultural Land Only	+5	
	Hallock	Agricultural Land Only	+5	
	Hampden	Agricultural Land Only	+5	
	Hill	Agricultural Land Only	+5	
	Jupiter	Agricultural Land Only	+5	
	North Red River	Agricultural Land Only	+5	
	St. Vincent	Agricultural Land Only	+5	
	Skane	Agricultural Land Only	+5	
	South Red River	Agricultural Land Only	+5	
	Spring Brook	Agricultural Land Only	+5	
	Svea	Agricultural Land Only	+5	

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Kittson	<b>Townships of: (Cont.)</b>			
	Teien	Agricultural Land Only	+5	
	Tegner	Agricultural Land Only	+5	
	Thompson	Agricultural Land Only	+5	
Koochiching	<b>Countywide</b>	Agricultural Land and Structures	+20	
	<b>Countywide:</b> Excluding Cities of International Falls and Little Fork	Seasonal Recreational Residential Land and Structures	+20	
	<b>Cities of:</b> Big Falls	Timber Land Only	+25	
	International Falls	Residential Land and Structures	+15	
		Seasonal Recreational Residential Land and Structures	+15	
	Little Fork	Residential Structures Only		-5
		Seasonal Recreational Residential Structures Only		-5
	<b>Townships of:</b> Unorganized 0094	Timber Land Only	+25	
	Unorganized 0095	Timber Land Only	+5	
	Unorganized 0096	Timber Land Only	+10	
	Unorganized 0097	Timber Land Only	+25	
	Unorganized 0098	Timber Land Only	+25	
Lac Qui Parle		No Changes		
Lake	<b>Township of:</b> Silver Creek	Residential Structures Only		-5
		Located in Township 5310, excluding plat 5353		
		Seasonal Recreational Residential Structures Only		-5
		Located in Township 5310, excluding plat 5353		

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Lake of the Woods	<b>Countywide:</b>	Agricultural Land Only	+5	
	Excluding Townships of Boone, Keil, Rapid River, Rulien, Swiftwater, Unorganized 58-30, and Victory			
	<b>Townships of:</b>			
	Angle	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Baudette	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Chilgren	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Gudrid	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Lakewood	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Wabanica	Residential Land and Structures	+20	
		Seasonal Recreational Residential Land and Structures	+20	
	Wheeler	Residential Land and Structures	+20	
		Seasonal Recreational Residential Land and Structures	+20	
LeSueur		No Changes		
Lincoln		No Changes		

# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Lyon	<b>Township of:</b> Sodus	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
Mahanomen	<b>Townships of:</b> Island Lake	Residential Structures Only	+15	
		Seasonal Recreational Residential Structures Only	+15	
	Oakland	Residential Structures Only	+15	
		Seasonal Recreational Residential Structures Only	+15	
Marshall	<b>Cities of:</b> Holt	Residential Land and Structures	+10	
		Oslo	+5	
Martin	<b>Township of:</b> Galena	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
McLeod	<b>City of:</b> Hutchinson	Apartment Land and Structures	+10	
		Plato	+10	
		Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	<b>Township of:</b> Bergen	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Collins	Residential Land and Structures	+10	
		Lakeshore Only	+10	
	Hassan Valley	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Winsted	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	

# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Meeker	<b>City of:</b> Eden Valley	Residential Land Only	+40	
	<b>Townships of:</b> Dassel	Residential Land Only	+10	
		Seasonal Recreational Residential Land Only	+10	
	Forest Prairie	Residential Land and Structures On Clear Lake Only	+15	
		Seasonal Recreational Residential Land and Structures On Clear Lake Only	+15	
Mille Lacs		No Changes		
Morrison		No Changes		
Mower	<b>Cities of:</b> Austin	Commercial Land Only	+20	
		Located in the East Area Bounded on the North by 8th Ave NE, on the West by 10th Street NE, on the East by Eastside Lake, and on the South by Oakland Ave SE		
		Located in the South East Area Lying East and South of the Intersection of 8th Ave SE and 4th Street SE		
	Brownsdale	Commercial Land and Structures	+10	
	Dexter	Residential Land and Structures	+10	
	<b>Townships of:</b> Grand Meadow	Residential Land and Structures	+10	
	Racine	Residential Land and Structures	+10	
	Sargeant	Residential Land and Structures	+10	
	Waltham	Residential Land and Structures	+10	
Murray		No Changes		



**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Nicollet	<b>City of:</b> North Mankato	Commercial Land and Structures	+5	
		Industrial Land and Structures	+5	
Nobles		No Changes		
Norman	<b>City of:</b> Perley	Residential Land and Structures	+10	
	<b>Townships of:</b> Flom	Residential Structures Only	+15	
		Hendrum	+15	
	Home Lake	Residential Structures Only	+15	
	Mary	Residential Structures Only	+15	
Olmsted	<b>Countywide:</b> Excluding Township of Viola	Agricultural Land Only	+5	
	<b>City of:</b> Stewartville	Commercial Land and Structures	+10	
		Industrial Land and Structures	+10	
	<b>Townships of:</b> Rochester	Residential Land and Structures	+15	
	Viola	Agricultural Land Only	+10	

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Otter Tail	<b>City of:</b> Fergus Falls	Commercial Land Only	+10	
	Excluding: the Original Plat Blocks 9, 11, 12, 13, 14, 20 and 21 and Amended Plat to the City of Fergus Falls, Reserve Block 66			
Pennington	<b>Townships of:</b> Norden	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Rocksbury	Residential Land and Structures	+5	
	River Falls	Residential Land and Structures	+10	
	Smiley	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
Pine	<b>Townships of:</b> Bruno	Residential Land and Structures		-10
		Seasonal Recreational Residential Land and Structures		-10
	Finlayson	Residential Land and Structures		-5
		Seasonal Recreational Residential Land and Structures		-5
	Kettle River	Residential Land Only		-5
		Seasonal Recreational Residential Land Only		-5
	Munch	Residential Land and Structures		-5
		Seasonal Recreational Residential Land and Structures		-5
Pipestone		No Changes		

# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Polk	<b>Cities of:</b> Lengby	Residential Land and Structures	+10	
	Winger	Residential Land and Structures		-10
	<b>Township of:</b> Esther	Residential Land and Structures	+10	
Pope	<b>Cities of:</b> Cyrus	Residential Land and Structures		-10
	Glenwood	Commercial Structures Only	+10	
		Industrial Structures Only	+10	
Ramsey		No Changes		
Red Lake	<b>Countywide</b>	Agricultural Land Only	+10	
	<b>Cities of:</b> Oklee	Residential Land and Structures	+10	
	Plummer	Residential Land and Structures	+5	
Redwood		No Changes		
Renville	<b>Township of:</b> Preston Lake	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
Rice		No Changes		
Rock		No Changes		

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Roseau	<b>Townships of:</b> Falun	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Grimstad	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Ross	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
	Stokes	Residential Land and Structures	+5	
St. Louis	<b>Cities of:</b> Hibbing	Agricultural Land Only	+20	
		Commercial Structures Only	+15	
		Excluding Parcels on Attached List		
		Seasonal Recreational Residential Land Only	+20	
		On Properties Over 35 Acres		
		Timber Land Only	+20	
	Virginia	Residential Structures Only	+5	
		Excluding Plats 10, 130 and 170		
	<b>Townships of:</b> Alborn	Agricultural Land Only	+15	
		Seasonal Recreational Residential Land Only	+15	
		On Properties Over 35 Acres		
		Timber Land Only	+15	
	Ault	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only	+5	
		On Properties Over 35 Acres		
		Timber Land Only	+5	
	Bassett	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only	+5	
		On Properties Over 35 Acres		
		Timber Land Only	+5	
	Biwabik	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only	+5	
		On Properties Over 35 Acres		
		Timber Land Only	+5	

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
St. Louis	<b>Townships of: (Cont.)</b> Breitung	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Brevator	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	
	Colvin	Agricultural Land Only	+20	
		Residential Structures Only	+10	
		Seasonal Recreational Residential Structures Only	+10	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Cotton	Agricultural Land Only	+10	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+10	
		Timber Land Only	+10	
	Duluth	Agricultural Land Only	+10	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+10	
		Timber Land Only	+10	
	Ellsburg	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Elmer	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Embarrass	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Fairbanks	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
St. Louis	<b>Townships of: (Cont.)</b> French	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Halden	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Industrial	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Kabetogama	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Kelsey	Agricultural Land Only	+10	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+10	
		Timber Land Only	+10	
	Kugler	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Leiding	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Meadowlands	Residential Land and Structures	+10	
		Seasonal Recreational Residential Land and Structures	+10	
	Midway	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	New Independence	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
St. Louis	<b>Townships of: (Cont.)</b> Northland	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Pike	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Prairie Lake	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Sandy	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Stoney Brook	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Unorganized 1 - Rural SW Excluding Unorganized 750	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Unorganized 2 - Three Lakes	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Unorganized 3 – Island Lakes	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	
	Unorganized 4 - Whiteface Excluding Unorganized 620	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	

# APPENDIX I.

## 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
St. Louis	<b>Townships of: (Cont.)</b> Unorganized 5 - Central Lakes	Agricultural Land Only	+10	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+10	
		Timber Land Only	+10	
	Unorganized 13NE Excluding Unorganized 654, Unorganized 655, Unorganized 685, and Unorganized 686	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Unorganized 13NE 654	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	
	Unorganized 655	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	
	Unorganized 685	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	
	Unorganized 686	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	
		Timber Land Only	+5	
	Van Buren	Agricultural Land Only	+10	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+10	
		Timber Land Only	+10	
	Waasa	Agricultural Land Only	+20	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+20	
		Timber Land Only	+20	
	Wuori	Agricultural Land Only	+5	
		Seasonal Recreational Residential Land Only On Properties Over 35 Acres	+5	



# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
Scott	Countywide	Timber Land Only	+5	
		Agricultural EMV Land Only	+5	
		Agricultural Green Acre Value Land Only	+5	
Sherburne		No Changes		
Sibley	City of: New Auburn	Residential Land and Structures	+5	
Stearns		No Changes		
Steele	City of: Owatonna	Commercial Land and Structures Excluding Parcels on Attached List	+15	
Stevens		No Changes		
Swift	Countywide: Excluding Cities of Appleton and Benson	Residential Land and Structures	+5	
		Seasonal Recreational Residential Land and Structures	+5	
Todd		No Changes		
Traverse		No Changes		
Wabasha	Township of: Gillford	Residential Land Only	+5	
Wadena		No Changes		
Waseca		No Changes		
Washington	Township of: May	Residential Land Only	+5	

# APPENDIX I. 2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS

<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>State Board Change</u>	
			<u>Percent Increase</u>	<u>Percent Decrease</u>
		Seasonal Recreational Residential Land Only	+5	
Watonwan	<b>Township of:</b> Long Lake	Residential Land and Structures Lakeshore Only	+10	
		Seasonal Recreational Residential Land and Structures Lakeshore Only	+10	
Wilkin		No Changes		
Winona		No Changes		
Wright	<b>Cities of:</b> Albertville	Agricultural EMV Land Only	+5	
	Annandale	Agricultural EMV Land Only	+5	
	Buffalo	Agricultural EMV Land Only	+5	
	Clearwater	Agricultural EMV Land Only	+5	
	Cokato	Agricultural EMV Land Only	+5	
	Dayton	Agricultural EMV Land Only	+5	
	Delano	Agricultural EMV Land Only	+5	
	Hanover	Agricultural EMV Land Only	+5	
	Howard Lake	Agricultural EMV Land Only	+5	
	Maple Lake	Agricultural EMV Land Only	+5	
	Monticello	Agricultural EMV Land Only	+5	
	Montrose	Agricultural EMV Land Only	+5	
	Otsego	Agricultural EMV Land Only	+5	

**APPENDIX I.**  
**2002 SUMMARY OF STATE BOARD OF EQUALIZATION ORDERS**

			<u>State Board Change</u>	
<u>County</u>	<u>Assessment District</u>	<u>Type of Property</u>	<u>Percent Increase</u>	<u>Percent Decrease</u>
Wright	<b>Cities of: (Cont.)</b>			
	Rockford	Agricultural EMV Land Only	+5	
	St. Michael	Agricultural EMV Land Only	+5	
	South Haven	Agricultural EMV Land Only	+5	
	Waverly	Agricultural EMV Land Only	+5	
	<b>Townships of:</b>			
	Albion	Residential Land Only	+5	
		Seasonal Recreational Residential Land Only	+5	
	Buffalo	Residential Land Only	+10	
		Seasonal Recreational Residential Land Only	+10	
<hr/>				
Yellow Medicine		No Changes		

## APPENDIX II. GLOSSARY

**Estimated Market Value (EMV)** The estimated market value is the assessor's estimate of what a property would sell for on the open market with a typically motivated buyer and seller without special financial terms. This is the most probable price, in terms of money, that a property would bring in an open and competitive market. The EMV for a property is finalized on each assessment date, which is January 2.

**Certificate of Real Estate Value (CRV)** A certificate of real estate value must be filed with the county auditor whenever real property is sold or conveyed in Minnesota. Information reported on the CRV includes the sales price, the value of any personal property, if any, included in the sale, and the financial terms of the sale. The CRV is eventually filed with the Property Tax Division of the Department of Revenue.

**Coefficient of Dispersion (COD)** The coefficient of dispersion is a measurement of variability (the spread or dispersion) and provides a simple numerical value to describe the distribution of sales ratios in relationship to the median ratio of a group of properties sold. The COD is also known as the "index of assessment inequality" and is the percentage by which the various sales ratios differ, on average, from the median ratio.

**Limited Market Value (LMV)** The limited market value is the market value of a property after statutory limits are imposed on the value of the property. The law surrounding the LMV is meant to limit how much the value of a property may increase from year to year.

**Median Ratio** The median ratio is a measure of central tendency. It is the sales ratio that is the midpoint of all ratios. Half of the ratios fall above this point and the other half fall below this point. The median ratio is used for the State Board of Equalization and the Minnesota Tax Court studies after all final adjustments.

**Sales Ratio** A sales ratio is the ratio comparing the market value of a property with the actual sales price of the property. The market value is determined by the county assessor and reported annually to the Department of Revenue. The actual sales price is reported on Certificates of Real Estate Value (CRV).

**State Board of Equalization** The State Board of Equalization consists of the Commissioner of Revenue, who has the power to review sales ratios for counties and make adjustments in order to bring estimated values within the accepted range of 90% to 105%.

**State Board Order** A state board order is issued by the State Board of Equalization to adjust the market values of certain property within certain jurisdictions.

**Taxable Market Value (TMV)** The taxable market value is the value that a property is actually taxed on after all limits, deferrals and exclusions are calculated. It may or may not be the same as the property's estimated market value or limited market value.

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