

CARVER COUNTY BOARD OF APPEAL AND EQUALIZATION

June 10th, 2025

The County Board of Appeal and Equalization met this day as required by law. Present were Board members: Tom Workman, Chair, Tim Lynch, Vice Chair, John P. Fahey, Lisa Anderson and Crystal Campos, County Auditor.

Absent: Matt Udermann

Tim Lynch moved, Lisa Anderson seconded, to adopt Robert's Rules of Order for the County Board of Appeal and Equalization. Motion carried unanimously.

Ryan Johnson, County Assessor, administered the County Board of Equalization - Oath, to Board members & County Auditor.

Johnson provided an overview of the 2025 assessments, explaining that the assessed values were determined based on qualified sales occurring between October 1, 2023, and September 30, 2024. He also outlined the primary functions of the assessor's office and the mechanics of property taxation. Inspections take place on a five-year cycle, with new construction assessed annually.

For the 2025 residential valuation, there was an average increase of 4%, bringing Carver County's median home value to \$439,500, a 6% rise.

Johnson highlighted changes across property types, noting increases of 4% in residential, 6.5% in industrial, 5.8% in agricultural, and 0.3% in apartment properties. Meanwhile, commercial property values saw a 2.6% decline.

Carver County's total taxable market value grew from \$22.5 billion to \$23.9 billion, with the overall market value reaching \$26.1 billion.

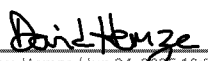
Inquiries related to the 2025 assessments totaled 320, down from 395 the previous year. Most inquiries came from larger districts—Carver, Chaska, Chanhassen, Victoria, and Waconia—primarily concerning residential parcels, followed by agricultural land and commercial/industrial properties.

Discussion about the differences between the Green Acre and Ag Preserve programs. Green Acres reduces the taxable market value of properties, so owners pay a lower tax amount. When a property is sold or no longer qualifies, a 3-year payback is required. Ag Preserve calculates taxes based on agricultural value, but value can be influenced by restrictions placed on the property while in the program. The property is enrolled in the program for a minimum of 8 years. Property owners also receive an Ag preserve credit.

State scrutiny of assessments remains stringent, and the State Board of Equalization issued no orders or watch items for 2025. The Carver County Assessor's Office received commendation for its work. Johnson also addressed assessor staffing requirements and staff retention efforts.

Lisa Anderson moved, Crystal Campos seconded, to adjourn the County Board Appeal and Equalization meeting at 9:46 a.m. Motion carried unanimously.

Attest:


Dave Hemze (Jun 24, 2025 10:29 CDT)

County Administrator


Tom Workman (Jun 24, 2025 11:25 CDT)

Board Chair