

CARVER COUNTY BOARD OF APPEAL AND EQUALIZATION

June 16, 2026

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, Matt Udermann, Lisa Anderson and Crystal Campos, County Auditor.

Tim Lynch moved, John P. Fahey 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 presented on the 2026 Carver County assessment and explained it is based on sales from October 2024 through September 2025, with the Department of Revenue applying additional market trend adjustments. Most of the assessed value changes reflect 2025 inspection and permit activity.

Residential property values rose about 4%, with slight increases in median and average home prices, though high mortgage rates continue to limit sales. Around 6,000 more parcels now qualify for the homestead market value exclusion. Commercial values were flat after two years of growth, despite several new or planned retail and service projects. Industrial property remained strong, up about 3.8% with significant new construction and high demand. Multifamily values increased 6%, supported by over 1,000 new units in development. Agricultural values fell about 3.2%, though Green Acres values rose slightly, and ag land continues to be converted for development.

Assessment quality stayed strong with no State Board corrections and mid-90% ratios. Taxable market value rose from \$23.9 to \$25.2 billion, while new construction dipped to \$524 million. The office handled 615 appeals, mostly residential and is staffed by a mix of senior, commercial, and residential appraisers, trainees, and administrative support.

Tom Desautel, 3681 Cavallo Pass, Chaska, moved to the city in 2019 after previously living in Minnetonka. He reports a 63% increase in value, with taxes rising from \$7,000 to \$20,000. He reviewed 2018–2023 sales over \$700,000 in his neighborhood and others and is seeking a reduction based on comparable properties.

Tom Cooper, Carver County appraiser reviewed the assessment, outlining how permits, property features, market conditions, sales data, and inspections contributed to the valuation. The home sold for \$868,440 in 2019. Adjustments also reflect lake and golf course access, which are assessed differently. The concluded market value assessment for 2027 is \$1,470,000.

Pam Undestad of 11980 Salem Ave., NYA, presented an overview photo of her property and raised concerns about its agricultural classification. She believes all portions should qualify as Ag land because she owns them, though the property is currently split into three parcels with two PIDs. She noted recent maintenance to the roof and siding and expressed the view that the County should apply a uniform 3% increase to all homes. Pam stated that her 2027 value of \$470,000 should be reduced to \$430,000.

Jessica Pike, Senior Appraiser reviewed the Undestad assessment, noting multiple conversations with Pam and the opportunity for an interior review, which was not completed. She explained the agricultural classification rules, affirmed the assessed value at \$481,400, and recommended reclassifying the under-10-acre parcel as residential. Jessica also discussed potential parcel combination options and advised Pam to seek additional information regarding tax implications.

Tom Workman moved, Tim Lynch seconded to keep the assessment at \$481,400 and delay the classification from Ag to Residential on the Pam Undestad property. Motion carried unanimously.

Tom Workman moved, and Matt Udermann seconded, to set the assessed value of the DeSautel property at \$1,200,000. After discussion, the Commissioners agreed to modify the amount. Tom Workman moved, Matt Udermann seconded, to set the assessed value at \$1,300,000. Motion carried unanimously.

Matt Udermann moved, Tim Lynch seconded, to adjourn the County Board Appeal and Equalization meeting at 11:07 a.m. Motion carried unanimously.


Dave Hemze (Jul 7, 2026 09:37:39 CDT)
Dave Hemze, County Administrator


Tom Workman (Jul 7, 2026 20:26:41 CDT)
Tom Workman, Board Chair