

**2013  
ANNUAL ASSESSOR'S REPORT  
STEARNS COUNTY**

**Stearns County Assessor's Office  
Administration Center, Room 37  
705 Courthouse Square  
St. Cloud, Minnesota**

**June 7, 2013**

*Assessor's Office*

Administration Center RM 37 • 705 Courthouse Square • St. Cloud, MN 56303  
320-656-3680 • FAX 320-656-3977

June 7, 2013

Stearns County Board of Commissioners  
Administration Center, Room 121  
705 Courthouse Square  
St. Cloud, MN 56303

RE: 2013 Annual Assessor's Report

Dear Commissioners:

The 2013 Annual Assessor's Report provides the details many people seek from the assessor. It is a compilation of information that has been prepared by the staff of the Stearns County Assessor's Office as a reference guide. It includes some department information, property tax facts and figures, property assessment sales ratio data, property assessment market value/market condition reports, and a summary of current appeals at the local and state levels.

This synopsis demonstrates how the department is meeting its obligation to produce both fair and equitable assessments on all properties within the county. It gives specifics on the assessment sales ratio study by property type and offers measurements depicting the level and uniformity of assessments. It also serves as a resource to evaluate assessment quality in regards to the legal and budgetary parameters that influence the assessor's work.

I hope you find this review of the annual property assessment to be helpful. Since this report is not copyrighted, you may use it as necessary in promoting a better understanding of property assessments and taxation among taxpayers as well as developing future plans and budgets for the county.

If you have any questions or a need for clarification, please feel free to visit or call this office.

Sincerely,



Gary Grossinger, SAMA  
County Assessor  
Stearns County

GG/gg

## FOREWORD

*The 2013 Annual Assessor's Report is divided into six sections. Section I contains the department's mission statement, the property taxpayers' bill of rights, a list of employees engaged in the administration of the county's mass appraisal program, as well as parcel counts by property type and taxing districts. Section II is a review of property tax information as it relates to tax classification rates, local tax rates, the determination of tax capacity values, and the calculation of taxes. It also includes the reasons for property tax changes and a listing of the top one hundred taxpayers. Section III has property assessment sales ratio information on three combined classes of property and two major property categories within the county. It also shows residential sales ratios by selected ranges and the mean sale prices of residential/cabins over the last five years. Section IV consists of property assessment market value and market condition information. It provides several summaries detailing new construction, foreclosures, market values by property type and district, and a history of market value/tax capacity value breakdowns. Section V includes a register of assessment appeals at the local and state levels. Section VI is a bibliography, referencing several resources used in the assemblage of this report.*

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