

City of Luverne Assessment 2026 Payable 2027 Summary

Estimated 2026 market values for all classes are based upon sales occurring between October 1, 2024 and September 30, 2025 for purposes of establishing property values on assessment date of January 2, 2026 for taxes payable in 2027. Estimated market value is targeted to fall within 90 to 105 percent of the sale price for all classes of property as per Department of Revenue Policy.

Overall Value Totals Comparing 2025 to New 2026 Values

Total Estimated Market Value is calculated without Exempt or Personal Property Value included.

	2022	2023	2024	2025	2026	% Change
Ag/Rural	1,599,100	1,795,800	1,866,600	1,611,100	1,826,700	13.38%
Residential	299,135,100	340,734,000	373,459,300	405,389,900	423,229,600	4.40%
Apartments	11,382,200	14,830,000	14,797,900	20,120,800	20,328,300	1.03%
Mobile Home Park	129,300	129,300	129,300	129,300	129,300	0%
Commercial	48,275,100	55,792,800	56,610,800	56,333,300	59,970,900	6.45%
Industrial	25,010,600	38,034,600	55,555,300	55,555,300	56,045,500	0.88%
Total Estimated Market Value	385,531,400	451,316,500	502,419,200	539,139,700	561,530,300	4.15%

	2022	2023	2024	2025	2026
Total Land	24,346,300	34,013,400	33,821,700	37,686,000	40,597,100
Total Building	361,185,100	417,303,100	468,597,500	501,453,700	520,933,200
Total Estimated Market Value	385,531,400	451,316,500	502,419,200	539,139,700	561,530,300

New Improvement Values

	2022	2023	2024	2025	2026
Ag/Rural	0	0	0	0	0
Residential	1,892,200	3,274,700	1,623,500	4,421,200	5,153,600
Apartments	0	3,158,800	0	0	32,000
Mobile Home Park	0	0	0	0	0
Commercial	683,800	680,300	1,472,600	794,900	675,500
Industrial	0	13,856,800	17,243,700	0	0
Total New Improvement Value	2,576,000	20,970,600	20,339,800	5,216,100	5,861,100

Tax Capacity Values

	SPRING 2023	SPRING 2024	SPRING 2025	SPRING 2026
Ag/Rural	17,080	17,691	15,407	17,460
Residential	3,098,443	3,325,866	3,649,738	3,830,882
Apartments	165,877	145,977	212,514	215,107
Mobile Home Park	1,616	1,616	1,616	1,616
Commercial	1,000,258	1,020,062	1,015,436	1,080,020
Industrial	748,385	1,097,394	1,098,013	1,106,857
Personal Property	53,397	4,649	4,649	4,584
Exempt	0	0	0	0
Total Tax Capacity Value	5,080,732	5,613,255	5,997,373	6,256,526

FARM LAND SALES

2026 VALUATION NOTICES, SALE PERIOD FROM 10/2024 TO 9/2025

SALE DATE	BUYER	SELLER	PARCEL NUMBER	TIME ADJ SALE PRICE (DOR)	EST. MARKET VALUE	2025	2025	2026	2026	DEEDED ACRES	TILLABLE ACRES	PASTURE	WASTE	RIM	BLD SITE	ROAD	CER	% TILLABLE	TIME ADJ	2026 EMV
						SALES RATIO	EST. MARKET VALUE	SALES RATIO	EST. MARKET VALUE										DEEDED \$ /ACRE	DEEDED \$ /ACRE
3/14/2025	TALSMA, GREG & TANYA	FEY, NORMAN & ETHELYN	01-0021-100M	\$ 1,984,215	\$ 1,679,100	84.62%	\$ 1,757,200	88.56%	165.19	85.26	57.06	6.02	-	11.17	5.68	66.89	51.61%	\$ 12,012	\$ 10,637	
3/10/2025	TOP FAMILY ACRES LLC	VANDER ZIEL, HAROLD TRUST	01-0090-000	\$ 1,080,000	\$ 1,033,200	95.67%	\$ 950,300	87.99%	80.08	74.68	3.28	1.12	-	-	1.00	73.73	93.26%	\$ 13,487	\$ 11,867	
3/10/2025	NYKAMP, THEA	VANDER ZIEL, HAROLD TRUST	01-0090-100	\$ 1,226,304	\$ 1,058,700	86.33%	\$ 1,171,600	95.54%	80.07	77.09	-	-	-	-	2.98	86.66	96.28%	\$ 15,315	\$ 14,632	
4/21/2025	JDF FARMS LLC	KLARENBEEK, BRAD ET AL	02-0002-200	\$ 854,000	\$ 995,500	116.57%	\$ 876,000	102.58%	68.32	66.55	-	-	-	-	1.77	85.77	97.41%	\$ 12,500	\$ 12,822	
4/21/2025	JOEL HARTZ LLC	KLARENBEEK, BRAD ET AL	02-0002-300	\$ 854,750	\$ 1,078,700	126.20%	\$ 949,300	111.06%	68.38	64.08	-	-	-	-	4.30	92.64	93.71%	\$ 12,500	\$ 13,883	
3/21/2025	HUP, DAVID& TERESA	LEENDERTS, ARLEN & LOIS	03-0064-100M	\$ 425,000	\$ 120,300	28.31%	\$ 135,400	31.86%	87.42	-	-	8.03	78.89	0.50	-	59.87	-	\$ 4,862	\$ 1,549	
10/15/2024	TOFTELAND, DEAN & JENNIFER	HUP, STEVEN & DAVID	03-0080-100	\$ 2,164,800	\$ 1,980,000	91.46%	\$ 1,980,000	91.46%	120.00	117.00	-	-	-	-	3.00	93.61	97.50%	\$ 18,040	\$ 16,500	
11/12/2024	FICK, ARDEN & MORRIS	SELKEN, LINDA	03-0126-000M	\$ 3,932,545	\$ 3,610,800	91.82%	\$ 3,611,100	91.83%	212.57	206.99	0.33	-	-	-	5.25	96.46	97.37%	\$ 18,500	\$ 16,988	
9/30/2025	ROOS, ANTHONY & HEIDI	DOVERSPIKE, BERNICE ET AL	04-0127-100	\$ 258,786	\$ 111,000	42.89%	\$ 132,000	51.01%	46.89	-	40.31	6.22	-	-	0.36	72.33	-	\$ 5,519	\$ 2,815	
9/30/2025	BERGMAN, BRIAN & BRAD	DOVERSPIKE, BERNICE ET AL	04-0127-200M	\$ 874,564	\$ 1,265,200	144.67%	\$ 1,235,000	141.21%	101.60	92.56	6.44	-	-	-	2.60	86.78	91.10%	\$ 8,608	\$ 12,156	
1/30/2025	KNOBLOCH, NATE & ASHLEY	KRUGER, GENE ET AL	05-0093-000	\$ 1,335,802	\$ 1,282,200	95.99%	\$ 1,282,200	95.99%	80.00	78.00	-	1.00	-	-	1.00	95.67	97.50%	\$ 16,698	\$ 16,028	
1/30/2025	NW IOWA FEEDERS LLP	SLETTEN, JANE	05-0093-200	\$ 1,206,322	\$ 1,159,700	96.14%	\$ 1,144,800	94.90%	71.75	69.79	-	-	-	-	1.96	95.54	97.27%	\$ 16,813	\$ 15,955	
1/2/2025	ARENDS MANAGEMENT LLC	GOEMBEL, GARY	07-0149-000	\$ 1,164,872	\$ 1,313,900	112.79%	\$ 1,274,500	109.41%	80.00	76.90	-	0.10	-	-	3.00	95.95	96.13%	\$ 14,561	\$ 15,931	
5/23/2025	SANDAGER, MICHAEL & NANCY	OPHEIM, CHARLES	08-0092-000M	\$ 1,967,356	\$ 1,835,500	93.30%	\$ 1,835,500	93.30%	113.72	99.47	-	1.85	-	7.14	5.26	97.47	87.47%	\$ 17,300	\$ 16,141	
8/6/2025	HEMME, JOHN & DEONE	WENTWORTH, CATHY & GARY	10-0133-000	\$ 500,000	\$ 506,100	101.22%	\$ 579,900	115.98%	160.00	41.50	113.45	-	-	-	5.05	53.96	25.94%	\$ 3,125	\$ 3,624	
11/15/2024	HOFF, CHAD & DARCY	HEMME, DUANE & KEVIN	10-0169-000	\$ 1,225,304	\$ 978,800	79.88%	\$ 1,047,600	85.50%	80.00	71.20	-	5.25	-	-	3.55	95.38	89.00%	\$ 15,316	\$ 13,095	
2/6/2025	KOCH, PAUL & KAREN TRUST	SAKRY, DUANE ET AL	10-0227-100M	\$ 1,247,880	\$ 1,022,600	81.95%	\$ 1,095,600	87.80%	103.99	96.27	4.39	-	-	-	3.33	78.54	92.58%	\$ 12,000	\$ 10,536	
1/7/2025	FIGEN, ERIC & BRITTANY	KENNEDY, RICHARD	11-0012-000	\$ 2,235,585	\$ 2,083,700	93.21%	\$ 1,855,500	83.00%	159.40	147.54	-	6.84	-	-	5.02	93.91	92.56%	\$ 14,025	\$ 11,641	
11/7/2024	HAAK, LOREN & GINA	EDMUNDSON, LONA TRUST	11-0108-100	\$ 722,040	\$ 879,800	121.85%	\$ 797,900	110.51%	65.59	62.50	-	-	-	-	3.09	95.69	95.29%	\$ 11,008	\$ 12,165	
11/7/2024	HAAK, GARY & THELMA	EDMUNDSON, LONA TRUST	11-0108-200	\$ 722,040	\$ 874,100	121.06%	\$ 802,200	111.10%	65.59	61.55	2.54	-	-	-	1.50	96.57	93.84%	\$ 11,008	\$ 12,231	
12/6/2024	BENSON, TIM & JO ELLEN	PEUNING, PAUL & ALISON	11-0224-000	\$ 1,531,166	\$ 2,223,000	145.18%	\$ 1,916,400	125.16%	166.68	157.54	-	5.30	-	-	3.84	90.92	94.52%	\$ 9,186	\$ 11,497	

TOTALS 21 \$ 27,513,331 \$ 27,091,900 98.47% \$ 26,430,000 96.06%

2026 STATISTICS

	INITIAL RATIO	FINAL RATIO
NUMBER OF SALES	21	21
AGGREGATE RATIO	98.5%	96.1%
MEAN RATIO	97.7	95.5
MEDIAN RATIO	95.67	94.90
PRICE-RELATED DIFFERENTIAL	99.19	99.43
AVERAGE ABSOLUTE DEVIATION	19.42	15.54
COEFFICIENT OF DISPERSION	20.30	16.37
VARIANCE	379.40	274.67
STANDARD DEVIATION	19.48	16.57
COEFFICIENT OF VARIATION	19.94	17.35

SALES	INITIAL RATIO		FINAL RATIO		SALE VALUE OF AVG DEEDED \$ /ACRE	2026 EMV OF AVG DEEDED \$ /ACRE	DIFFERENCE
	MEAN RATIO	MEDIAN RATIO	MEAN RATIO	MEDIAN RATIO			
BATTLE PLAIN	3	88.87	86.33	90.70	\$ 13,605	\$ 12,379	\$ (1,226)
BEAVER CREEK	2	121.38	121.38	106.82	\$ 12,500	\$ 13,352	\$ 852
CLINTON	3	70.53	91.46	71.72	\$ 13,801	\$ 11,679	\$ (2,122)
DENVER	2	93.78	93.78	96.11	\$ 7,063	\$ 7,485	\$ 422
KANARANZI	2	96.06	96.06	95.44	\$ 16,755	\$ 15,991	\$ (764)
LUVERNE	0	-	-	-	-	-	-
MAGNOLIA	1	112.79	112.79	109.41	\$ 14,561	\$ 15,931	\$ 1,370
MARTIN	1	93.30	93.30	93.30	\$ 17,300	\$ 16,141	\$ (1,159)
MOUND	0	-	-	-	-	-	-
ROSE DELL	3	87.68	81.95	96.42	\$ 10,147	\$ 9,085	\$ (1,062)
SPRINGWATER	4	120.32	121.45	107.44	\$ 11,307	\$ 11,883	\$ 576
VIENNA	0	-	-	-	-	-	-

CITY OF LUVERNE SALES

2026 VALUATION NOTICES, SALE PERIOD FROM 10/2024 TO 9/2025

SALE DATE	BUYER	SELLER	PARCEL NUMBER	2025		2025		2026		HOUSE YEAR	AREA	GARAGE	STORY HEIGHT	HOUSE GRADE	GARAGE GRADE
				TIME ADJ SALE	EST. MARKET	SALES RATIO	EST. MARKET	SALES RATIO							
				PRICE (DOR)	VALUE	VALUE	VALUE	VALUE							
1/2/2025	KADHIM, ALI ADIL	ADAMS, SCOTT & PEGGY	20-0907-000	\$76,185	\$ 52,500	68.91%	\$ 55,400	72.72%	1948	915	DET	1/B	4.0	5.0	
11/22/2024	B-L HENRICHS LLC	GEOMBEL, SONJA	20-1556-000	\$42,542	\$ 41,600	97.79%	\$ 46,000	108.13%	1888	940	DET	1.5/B	4.0	4.0	
10/7/2024	RODAS, ANAN CECILIA CHICAS	AILTS, CRYSTAL ET AL	20-1291-000	\$69,436	\$ 68,900	99.23%	\$ 76,000	109.45%	1900	729	DET	1.75/B	4.5	4.0	
7/3/2025	VELDHUIZEN, BARBARA	BUSS, ALICIA ET AL	20-1301-000M	\$66,740	\$ 35,800	53.64%	\$ 37,100	55.59%	1950	1320	-	1/O	4.5	-	
11/18/2024	CRUZ, JUAN JOSE & MARIA	LAWERENCE, VALERIE	20-0721-000	\$95,721	\$ 107,600	112.41%	\$ 109,800	114.71%	1910	1102	DET	1.5/B	5.0	5.0	
4/2/2025	ELBERS, SEAN	KRACHT, DELURT	20-0866-000	\$88,435	\$ 86,200	97.47%	\$ 90,700	102.56%	1920	696	DET	1/B	5.0	5.0	
3/18/2025	GULBRANDSON/KOOB	DRENTH, LYNDON & NANCY	20-0081-000	\$174,515	\$ 183,200	104.98%	\$ 189,700	108.70%	1955	896	ATT	1.5/B	5.5	6.0	
11/4/2024	T&H INVESTMENTS LLC	FICK, NORBERT	20-0089-000	\$134,009	\$ 120,700	90.07%	\$ 127,300	94.99%	1950	720	DET	1.25/B	5.5	5.5	
8/25/2025	FICK, ALLEN & CHRISTINE	TIESZEN, PAMELA	20-0110-000	\$175,316	\$ 141,400	80.65%	\$ 145,700	83.11%	1953	832	DET	1/B	5.5	5.5	
6/9/2025	BUCHOLZ, CAROLEE	EKKHOFF, TYLER	20-0132-000	\$159,850	\$ 142,400	89.08%	\$ 148,000	92.59%	1950	1160	DET	1/B	5.5	5.0	
8/5/2025	SHULER, TESSA	OBRITSCH/ANDERSON	20-0838-000	\$132,893	\$ 131,300	98.80%	\$ 140,500	105.72%	1890	854	DET	1.75/B	5.5	5.5	
6/23/2025	MYHRE, COLLEEN	PICK, LEON TRUST	20-1456-000	\$190,789	\$ 162,300	85.07%	\$ 170,400	89.31%	1916	936	DET	2/B	5.5	5.5	
1/13/2025	WORTHINGTON BOUNCE LLC	VANDENBERG, MERLE	20-1558-000	\$163,407	\$ 120,100	73.50%	\$ 124,600	76.25%	1964	936	-	SPLIT	5.5	-	
7/7/2025	GAUQUIE, ERIN	OXSNESS, JOHN & SHARON	20-0248-000M	\$241,289	\$ 231,800	96.07%	\$ 239,700	99.34%	1930	1192	DET	1.5/B	6.0	5.5	
12/19/2024	JOSE, JARED	CLAUSSEN, BRANDON & MADISON	20-0302-000	\$174,717	\$ 164,200	93.98%	\$ 167,800	96.04%	1949	780	DET	1/B	6.0	5.5	
8/25/2025	THIEL, CYNTHIA	JACOBSEN, PAMELA	20-0349-000	\$234,096	\$ 190,500	81.38%	\$ 197,000	84.15%	1948	925	DET	1.25/O	6.0	6.0	
6/9/2025	VANDYKEN, LEVI	HAUGEN, BERYL	20-0376-000	\$187,695	\$ 171,300	91.27%	\$ 177,400	94.52%	1948	866	ATT	1.25/B	6.0	6.0	
4/25/2025	HUISKES, PAUL	WASSENAAR, MARLENE	20-0451-000	\$197,678	\$ 158,500	80.18%	\$ 163,900	82.91%	1959	1040	ATT	1/B	6.0	6.0	
11/21/2024	VAJRT, KAITLEYN & THOMAS	DEVRIES, SHARON TRUST	20-0456-000	\$220,540	\$ 189,700	86.02%	\$ 194,800	88.33%	1962	1059	ATT	1/B	6.0	6.0	
5/27/2025	MANDA, THOMAS & KIMBERLY	DEKKER, STEPHEN & RACHAEL TRU	20-0550-000	\$403,874	\$ 298,600	73.93%	\$ 309,400	76.61%	1900	1151	DET	2/B	6.0	6.0	
4/23/2025	LIBENGOOD, ZACHARY & ANNY	SIEBERT, DARRELL & ELEANOR	20-0700-000	\$306,921	\$ 308,400	100.48%	\$ 321,400	104.72%	1950	1809	DET	1.5/B	6.0	6.0	
12/23/2024	PAPIK, JANINE	SAWTELLE, THOMAS & SHEILA	20-0747-000	\$148,245	\$ 174,300	117.58%	\$ 188,600	127.22%	1916	996	-	2/B	6.0	-	
12/10/2024	KADHIM, AHMED	HARTSHORN, MARIA	20-0779-000	\$224,485	\$ 217,300	96.80%	\$ 222,600	99.16%	1956	1356	TUCK	SPLT	6.0	6.0	
6/4/2025	BARTHOLOMAUS, JENNIFER	ELGERSMAN, ALEX	20-0933-000	\$199,970	\$ 205,400	102.72%	\$ 211,800	105.92%	1942	778	ATT	1.5/B	6.0	6.0	
8/14/2025	MCCARVEL, LOGAN & TARA	FENNEMA, MICAH & MEGAN	20-0996-000	\$278,053	\$ 231,500	83.26%	\$ 243,000	87.39%	1895	1596	DET	2/B	6.0	6.0	
5/15/2025	GONZALEZ, INGRID	DYK/MOUW	20-1226-000	\$183,240	\$ 170,300	92.94%	\$ 176,400	96.27%	1965	1204	ATT	1/O	6.0	6.0	
8/1/2025	TINKLENBERG, MIRANDA & CALEB	KURTZ, ADAM	20-1343-000	\$158,449	\$ 115,300	72.77%	\$ 122,600	77.38%	1954	936	DET	1/B	6.0	6.0	
8/20/2025	TIESZEN, PAMELA	SKJEIE, RUTH	20-1432-000	\$166,116	\$ 139,800	84.16%	\$ 144,100	86.75%	1956	768	ATT	1/B	6.0	6.0	
3/10/2025	MARDIS, NICKOLAS	GRUIS, TYLER & INGRID	20-1473-000	\$199,496	\$ 176,500	88.47%	\$ 181,500	90.98%	1955	1074	DET	1/B	6.0	6.0	
4/22/2025	VER STEEG, BRADLEY	FACILE, TYSON & MONICA	20-1479-000	\$254,901	\$ 159,700	62.65%	\$ 164,800	64.65%	1965	960	ATT	1/B	6.0	6.0	
3/26/2025	FERRELL, GABRIELLE	DEN HERDER, COLBY & MAKENNA	20-1745-000	\$260,727	\$ 247,900	95.08%	\$ 256,800	98.49%	1911	1099	DET	2/B	6.0	6.0	
7/31/2025	WEINKAUF, BRADY	NOELL, RACHAL & CHERIE	20-1755-000	\$248,990	\$ 246,200	98.88%	\$ 254,100	102.05%	1966	1612	TUCK	1/B	6.0	5.5	
5/15/2025	BERGHORST, STEVEN & SARAH	BONNEMA, CORRINE TRUST	20-0098-000M	\$559,354	\$ 460,700	82.36%	\$ 473,600	84.67%	1890	1801	ATT	2/B	6.5	6.5	
1/20/2025	SWANSON, HARLIE	THOMPSON, NATHAN	20-0209-000	\$268,726	\$ 205,600	76.51%	\$ 210,300	78.26%	1950	902	ATT	1/B	6.5	6.5	
5/20/2025	ORTIZ/CHANTHALANGSY	JOHNSON, DONNA	20-0277-000	\$237,125	\$ 215,300	90.80%	\$ 220,800	93.12%	1972	1040	ATT	1/B	6.5	6.5	
2/10/2025	DAVIS, JONATHAN & EMILY	PERKINS, AARON & KELLY	20-0384-000	\$267,651	\$ 287,800	107.53%	\$ 299,200	111.79%	1910	1661	DET	1.5/B	6.5	5.5	
12/2/2024	LARREYNAGA, ANGEL	HAWES, RANDY & ELIZABETH	20-0394-000	\$238,250	\$ 205,700	86.34%	\$ 214,600	90.07%	1963	114	ATT	1/B	6.5	6.0	
5/13/2025	DEBEER MEDICAL TRUST	OVERGAARD, MABEL TRUST	20-0415-000	\$310,752	\$ 283,200	91.13%	\$ 289,100	93.03%	1968	1484	ATT	1/B	6.5	6.5	
6/9/2025	ELGERSMA, ALEX & MEGHAN	DIRKS, MICHAEL & DENICE	20-0442-000	\$352,702	\$ 271,200	76.89%	\$ 279,600	79.27%	1959	1638	ATT	1/B	6.5	6.0	
9/9/2025	PETERSON, STEVEN & COLETTE	REESE, ADAM & CRYSTAL	20-0525-000	\$325,582	\$ 260,600	80.04%	\$ 267,200	82.07%	1975	1328	ATT	1/B	6.5	6.5	
6/25/2025	HANSON/MCNEIL & BIEVER	GOEMBEL, TRISHA	20-0565-000	\$319,597	\$ 232,300	72.69%	\$ 238,600	74.66%	1961	1232	ATT	1/B	6.5	6.0	
7/25/2025	SOL, BETHANY	BUCKLAND, NATHANIEL & MELISSA	20-0830-000	\$274,936	\$ 247,500	90.02%	\$ 261,100	94.97%	1938	1032	DET	1.5/B	6.5	6.5	
2/20/2025	GYBERG/FICK	GRAPHENTEEN, ANTHONY	20-0833-000	\$266,601	\$ 245,100	91.94%	\$ 251,300	94.26%	1948	1084	DET/ATT	1.25/B	6.5	6.0	
1/17/2025	GROEN, BONNIE	HARNACK, ERIC & WHITNEY	20-1429-000	\$295,187	\$ 222,200	75.27%	\$ 228,500	77.41%	1955	1332	ATT	1/B	6.5	6.0	
8/21/2025	WENNINGER, CADE & GRACIE	HONKEN, OLTMAN & CLEONE	20-1847-000	\$362,900	\$ 340,500	93.83%	\$ 348,000	95.89%	1984	1688	ATT	1/B	6.5	6.5	

5/29/2025	ST CLAIR, ANNETTE	VAN ENGELENHOVEN, DUANE & D	20-0435-000	\$326,290	\$ 265,400	81.34%	\$ 271,800	83.30%	1963	1168	ATT/DET	1/B	7.0	6.5
11/4/2024	SELOF, MATTHEW & NICOLE	HAMM, DALLAS & JESSICA	20-0455-000	\$335,288	\$ 300,200	89.53%	\$ 306,100	91.29%	1962	1386	ATT	1/B	7.0	7.0
4/14/2025	FACILE, TYSON & MONICA	HERMAN, KELLIE & JOEL	20-0727-000	\$436,972	\$ 392,400	89.80%	\$ 409,200	93.64%	1956	1229	ATT	2/B	7.0	6.5
6/3/2025	MCCARTHY, LEATTEA & GALEN	PETERSON, EARL & MONA	20-1544-100	\$242,353	\$ 255,700	105.51%	\$ 261,100	107.74%	1994	1191	ATT	1/B	7.0	6.5
8/14/2025	SASKER, RANDY & LISA	LUETHJE, KEITH & BETTY	20-2053-000	\$328,143	\$ 310,900	94.75%	\$ 322,700	98.34%	2008	1428	ATT	1/O	7.0	6.5
4/28/2025	WICK, ROBERT & LYNN	SCHROEDER, RYAN	20-2242-200	\$304,320	\$ 252,700	83.04%	\$ 257,000	84.45%	2017	1066	ATT	1/O	7.0	7.0
6/10/2025	MAY, JOSEPH & REBEKAH	ELBERS, EDWIN	20-1240-000	\$293,918	\$ 305,600	103.97%	\$ 311,600	106.02%	1973	1296	ATT	1/B	7.5	7.0
11/4/2024	HAMM, DALLAS & JESSICA	HERMAN, CLARICE	20-1803-000	\$545,075	\$ 520,300	95.45%	\$ 531,100	97.44%	1993	2403	ATT	1/B	7.5	6.5
11/22/2024	HOLMAN-NEYENS TRUST	SWYTER, PATIRCK & ANGELA	20-1992-000	\$506,255	\$ 467,300	92.31%	\$ 479,800	94.77%	2010	1620	ATT	1/B	7.5	7.0
3/5/2025	RUST, JAMES & GAIL	CRAGOE, COLLEEN	20-2016-000	\$378,290	\$ 331,100	87.53%	\$ 341,600	90.30%	1997	1380	ATT	1/B	7.5	6.5
4/11/2025	DECKER, MARA & WYATT	HESS, ANDREW & HEATHER	20-2027-000	\$263,487	\$ 310,300	117.77%	\$ 316,600	120.16%	2007	1262	ATT	1/B	7.5	6.5
6/9/2025	ROOT, MARY	ANDERSON, CHAD & WENDY	20-2058-000	\$391,788	\$ 329,900	84.20%	\$ 335,600	85.66%	2008	1218	ATT	1/O	7.5	6.5
4/7/2025	JOHNSON, DONNA	LAABS, DAROLD & HELEN	20-2072-100	\$296,517	\$ 327,900	110.58%	\$ 334,900	112.94%	2018	1368	ATT	1/O	7.5	6.5
10/17/2024	HERMAN, CLARICE	CLEVERINGA CONSTRUCTION LLC	20-1700-000	\$373,889	\$ 357,100	95.51%	\$ 367,000	98.16%	2022	1480	ATT	1/O	8.0	7.5
6/26/2025	STEENSMA, MARK & MANDA	ROBERTS, DAVID & WANDA	20-1950-000	\$589,589	\$ 540,400	91.66%	\$ 552,900	93.78%	2018	1801	ATT	1/B	8.0	7.5
3/26/2025	DEN HERDER, COLBY & MAKENNA	GLAMMEIER ENTERPRISES LLC	20-1988-000	\$357,912	\$ 306,000	85.50%	\$ 311,800	87.12%	2023	1083	ATT	1/B	8.0	7.5
4/14/2025	HERMAN, KELLIE & JOEL	HENSLEY, JAMES & SANDRA	20-2067-000	\$582,630	\$ 501,800	86.13%	\$ 513,600	88.15%	2009	1818	ATT	1/B	8.0	8.0
8/26/2025	BOOMGAARDEN/HERTLER	GUST, TIMOTHY & KARIS	20-2092-000	\$541,794	\$ 454,600	83.91%	\$ 463,900	85.62%	1998	1732	ATT	1/B	8.0	7.5
10/14/2024	HERONIMUS, PAUL & LISA	BOHR, DANIEL	20-2156-000	\$614,246	\$ 590,800	96.18%	\$ 607,000	98.82%	2020	1904	ATT	1/B	8.5	7.5
10/31/2024	KARELS, MONICA	109 LUVERNE LLC	20-1696-217	\$72,641	\$ 43,600	60.02%	\$ 65,500	90.17%		808	DET	1/O	5.0	CONDO
1/15/2025	IHLAN, MARK	109 LUVERNE LLC	20-1696-337	\$63,149	\$ 44,900	71.10%	\$ 65,700	104.04%		834	DET	1/O	5.0	CONDO

TOTALS 66 \$ 17,647,439 \$ 15,789,300 89.5% \$ 16,276,100 92.2%

AVERAGE SALE PRICE \$= \$267,385

2026 STATISTICS

	INITIAL RATIO	FINAL RATIO
NUMBER OF SALES	66	66
AGGREGATE RATIO	89.5%	92.2%
MEAN RATIO	87.0	90.1
MEDIAN RATIO	89.91	93.38
PRICE-RELATED DIFFERENTIAL	97.21	97.65
AVERAGE ABSOLUTE DEVIATION	8.81	8.79
COEFFICIENT OF DISPERSION	9.80	9.41
VARIANCE	58.73	54.81
STANDARD DEVIATION	7.66	7.40
COEFFICIENT OF VARIATION	8.81	8.22

	SALES	INITIAL RATIO		FINAL RATIO	
		MEAN RATIO	MEDIAN RATIO	MEAN RATIO	MEDIAN RATIO
GRADE 4.5	4	79.89%	83.35%	86.47%	90.42%
GRADE 5.0	2	104.94%	104.94%	108.63%	108.63%
GRADE 5.5	7	88.88%	89.08%	92.95%	92.59%
GRADE 6.0	19	89.40%	91.27%	92.78%	94.52%
GRADE 6.5	13	85.80%	86.34%	88.42%	90.07%
GRADE 7.0	6	90.66%	89.67%	93.13%	92.47%
GRADE 7.5	7	98.83%	95.45%	101.04%	97.44%
GRADE 8.0	5	88.54%	86.13%	90.57%	88.15%
GRADE 8.5	1	96.18%	96.18%	98.82%	98.82%
CITY CENTRE	2	65.56%	65.56%	97.10%	97.10%

2026/2027 Rock County Changes to Value

AGRICULTURAL LAND CHANGES

ROSE DELL +7%	DENVER NO CHANGE	BATTLE PLAIN +7%
SPRINGWATER -32%	MOUND NO CHANGE	VIENNA NO CHANGE
BEAVER CREEK -12%	LUVERNE NO CHANGE	MAGNOLIA -3%
MARTIN NO CHANGE	CLINTON NO CHANGE	KANARANZI NO CHANGE

TILLABLE VALUE CHANGES

BATTLE PLAIN	+7%
BEAVER CREEK	-12%
CLINTON	NO CHANGE
DENVER	NO CHANGE
KANARANZI	NO CHANGE
LUVERNE	NO CHANGE
MAGNOLIA	-3%
MARTIN	NO CHANGE
MOUND	NO CHANGE
ROSE DELL	+7%
SPRINGWATER	-32%
VIENNA	NO CHANGE

PASTURE VALUE CHANGES: 20% INCREASE FOR THE ENTIRE COUNTY

RIM VALUE CHANGES: INCREASE FROM \$1,100 PER ACRE TO \$1,300 PER ACRE FOR THE ENTIRE COUNTY

GRAVEL SITE CHANGES: ALL ACRES ARE NOW \$4,000 PER ACRE

QUARRY SITE CHANGES: ALL ACRES ARE NOW \$6,000 PER ACRE

RESIDENTIAL BUILDING CHANGES

TOWNSHIP
 BEAVER CREEK +4%
 HARDWICK +4%
 HILLS
 KENNETH
 MAGNOLIA
 STEEN
 LUVERNE



- 1) INCREASED THE BASE RATE TABLE BY 3% FOR THE ENTIRE COUNTY.
- 2) UPDATED THE DEPRECIATION TABLE SO HOMES DIDN'T DEPRECIATE AS QUICKLY AS BEFORE. OLDER HOMES WERE FALLING BEHIND AND NEEDED TO CATCH BACK UP TO THE MARKET. NEWER HOMES WERE NOT AFFECTED MUCH BY THIS UPDATE.

ALL COMMERCIAL/INDUSTRIAL SALES

2026 VALUATION NOTICES, SALE PERIOD FROM 10/2024 TO 9/2025

SALE DATE	BUYER	SELLER	PARCEL NUMBER	TIME ADJ SALE PRICE (DOR)	2025	2025	2026	2026	TOTAL BUILDING AREA	USE CODE	PROPERTY DESCRIPTION	TIME ADJ SALE/SF	FINAL EMV/SF
					EST. MARKET VALUE	SALES RATIO	EST. MARKET VALUE	SALES RATIO					
COMMERCIAL SALES													
3/27/2025	GRAPHENTEEN, KRISTEL	CRAGOE, COLLEEN	20-1153-000	\$ 86,191	\$ 72,100	83.7%	\$ 83,100	96.4%	1290	620	GENERAL OFFICE BUILDING - 1 TO 2 STORIES	\$ 66.81	\$ 64.42
12/30/2024	ELLENCY LLC	SERIE, DANIEL & CHRISTAL	20-1592-000	\$ 100,000	\$ 83,900	83.9%	\$ 104,000	104.0%	2225	620	GENERAL OFFICE BUILDING - 1 TO 2 STORIES	\$ 44.94	\$ 46.74
10/31/2024	HENRICH, BRUCE & CODY	BAUMGARD, ROSALIA	20-1611-000	\$ 83,408	\$ 51,400	61.6%	\$ 77,800	93.3%	1800	750	VACANT BUILDING - USE NOT SPECIFIED	\$ 46.34	\$ 43.22
11/12/2024	WORTHINGTON BOUNCE LLC	DEITERING, KAREN	20-1631-000	\$ 45,000	\$ 31,500	70.0%	\$ 41,300	91.8%	260	750	VACANT BUILDING - USE NOT SPECIFIED	\$ 173.08	\$ 158.85
4/15/2025	WHIRLED PEAS	VARGAS, AMELIA	20-1649-000M	\$ 140,000	\$ 86,800	62.0%	\$ 120,100	85.8%	1800	750	VACANT BUILDING - USE NOT SPECIFIED	\$ 77.78	\$ 66.72
5/21/2025	KINGS CUSTOM TRAILERS LLC	MSBD PARTNERSHIP	20-1938-200M	\$ 220,000	\$ 173,500	78.9%	\$ 217,600	98.9%	844	915	STOCKYARD - OFFICE BUILDING	\$ 260.66	\$ 257.82
TOTALS				6	\$ 674,599	\$ 499,200	74.0%	\$ 643,900	95.4%				

INDUSTRIAL SALES													
2/14/2025	MINI MAX STORAGE LLC	PBM LAND MANAGEMENT LLC	16-0049-000	\$ 45,000	\$ 42,600	94.7%	\$ 47,600	105.8%	1500	730	STORAGE LOCKERS - MINI STORAGE	\$ 30.00	\$ 31.73
6/27/2025	GRAPHENTEEN & WEBER	KEPHART, RANDY	20-0628-000M	\$ 62,000	\$ 30,700	49.5%	\$ 45,500	73.4%	5840	500	WAREHOUSE	\$ 10.62	\$ 7.79
TOTALS				2	\$ 107,000	\$ 73,300	68.5%	\$ 93,100	87.0%				

AVERAGE SALE PRICE \$= \$97,700

2026 STATISTICS	INITIAL COMMERCIAL RATIO	FINAL COMMERCIAL RATIO	INITIAL INDUSTRIAL RATIO	FINAL INDUSTRIAL RATIO
	NUMBER OF SALES	6	6	2
AGGREGATE RATIO	74.0%	95.4%	68.5%	87.0%
MEAN RATIO	73.3	95.0	72.1	89.6
MEDIAN RATIO	74.43	94.85	72.09	89.58
PRICE-RELATED DIFFERENTIAL	99.11	99.56	105.24	102.96
AVERAGE ABSOLUTE DEVIATION	11.80	8.46	22.58	1.04
COEFFICIENT OF DISPERSION	15.85	8.92	31.31	1.16

SALES	INITIAL RATIO		FINAL RATIO	
	MEAN RATIO	MEDIAN RATIO	MEAN RATIO	MEDIAN RATIO
COMMERCIAL				
CITY OF LUVERNE	6	73.34	74.43	95.03
INDUSTRIAL				
CITY OF JASPER	1	94.67	94.67	105.78
CITY OF LUVERNE	1	49.52	49.52	73.39

CITY OF LUVERNE COMMERCIAL CHANGES

DOWNTOWN CITY OF LUVERNE: INCREASE OF \$6.00 PER SQUARE FOOT

COMMERCIAL/INDUSTRIAL LAND VALUES: INCREASED 50%

PARCEL NUMBER

DATE: 1/2/2026

OWNER: _____
 PROPERTY ADDRESS: _____
 TYPE OF PROPERTY: DOWNTOWN CITY OF LUVERNE

LOT SIZE:

YEAR BUILT	STRUCTURES:	L	W	H	AREA	GROSS RATE	DESCRIPTION	ESTIMATED MARKET VALUE
BUILDING TYPE 1: CONDITION LOW								
	OFFICE/BANK - 3 STORY				SF	\$87.00		\$0
	OFFICE/BANK - 2 STORY				SF	\$65.25		\$0
	OFFICE/BANK - 1 STORY				SF	\$43.50		\$0
	RETAIL - 3 STORY				SF	\$47.00		\$0
	RETAIL - 2 STORY				SF	\$35.25		\$0
	RETAIL - 1 STORY				SF	\$23.50		\$0
	WAREHOUSE - OVER BASEMENT				SF	\$17.00		\$0
	WAREHOUSE - OVER NO BASEMENT				SF	\$13.50		\$0
BUILDING TYPE 2: CONDITION AVERAGE								
	OFFICE/BANK - 3 STORY				SF	\$92.00		\$0
	OFFICE/BANK - 2 STORY				SF	\$69.00		\$0
	OFFICE/BANK - 1 STORY				SF	\$46.00		\$0
	RETAIL - 3 STORY				SF	\$52.00		\$0
	RETAIL - 2 STORY				SF	\$39.00		\$0
	RETAIL - 1 STORY				SF	\$26.00		\$0
BUILDING TYPE 3: CONDITION HIGH								
	OFFICE/BANK - 3 STORY				SF	\$97.00		\$0
	OFFICE/BANK - 2 STORY				SF	\$72.75		\$0
	OFFICE/BANK - 1 STORY				SF	\$48.50		\$0
	RETAIL - 3 STORY				SF	\$57.00		\$0
	RETAIL - 2 STORY				SF	\$42.75		\$0
	RETAIL - 1 STORY				SF	\$28.50		\$0
BUILDING EXTRAS								
	GARAGE				SF	\$29.25		\$0
	UTILITY SHED				SF	\$6.00		\$0
	BASEMENT FINISH				SF	\$15.00		\$0
	CANOPY				SF	\$20.00		\$0
	STORAGE CONTAINER				SF	\$6.25		\$0
	CONCRETE				SF	\$6.00		\$0
	BLACK TOP				SF	\$4.50		\$0
RESIDENTIAL BUILDINGS								
	1 STORY - CONDITION LOW				SF	\$15.00		\$0
	1 STORY - CONDITION AVERAGE				SF	\$21.50		\$0
	1 STORY - CONDITION HIGH				SF	\$28.00		\$0
	1 STORY - CONDITION EXCELLENT				SF	\$34.50		\$0
	2 STORY - CONDITION LOW				SF	\$30.00		\$0
	2 STORY - CONDITION AVERAGE				SF	\$43.00		\$0
	2 STORY - CONDITION HIGH				SF	\$56.00		\$0
	2 STORY - CONDITION EXCELLENT				SF	\$69.00		\$0
	3 STORY - CONDITION LOW				SF	\$60.00		\$0
	3 STORY - CONDITION AVERAGE				SF	\$86.00		\$0
	3 STORY - CONDITION HIGH				SF	\$112.00		\$0
	3 STORY - CONDITION EXCELLENT				SF	\$138.00		\$0
	WAREHOUSE - OVER BASEMENT				SF	\$17.00		\$0
	WAREHOUSE - OVER NO BASEMENT				SF	\$13.50		\$0
TOTAL ABOVE GROUND BUILDING SIZE					0	SF		

TOTAL GROSS EMV: \$0

NEW CONSTRUCTION VALUE:

ESTIMATED MARKET VALUE - COMMERCIAL BUILDINGS:							\$0
ESTIMATED MARKET VALUE - COMMERCIAL LAND:	LOT SIZE:	0.00	x	\$ 3.50	x	100.00%	= \$0
RECORD 1 - TOTAL ESTIMATED MARKET VALUE:							COMMERCIAL \$0

ESTIMATED MARKET VALUE - RESIDENTIAL BUILDINGS:							\$0
ESTIMATED MARKET VALUE - RESIDENTIAL LAND:	LOT SIZE:	0.00	x	\$ 3.50	x	0.00%	= \$0
RECORD 2 - TOTAL ESTIMATED MARKET VALUE:							RESIDENTIAL \$0

TOWNSHIP/CITY	2022/2023 PARCEL COUNT/VALUE		2023/2024 PARCEL COUNT/VALUE		2024/2025 PARCEL COUNT/VALUE		2025/2026 PARCEL COUNT/VALUE		2026/2027 PARCEL COUNT/VALUE	
	PARCEL COUNT	TOTAL VALUE PER	PARCEL COUNT	TOTAL VALUE PER	PARCEL COUNT	TOTAL VALUE PER	PARCEL COUNT	TOTAL VALUE PER	PARCEL COUNT	TOTAL VALUE PER
		JURISDICTION		JURISDICTION		JURISDICTION		JURISDICTION		JURISDICTION
BATTLE PLAIN	281	\$ 193,912,600	281	\$ 240,892,300	283	\$ 268,176,200	287	\$ 270,919,000	292	\$ 288,357,800
BEAVER CREEK	495	\$ 301,461,200	497	\$ 373,427,300	497	\$ 415,835,900	499	\$ 420,316,500	498	\$ 381,854,100
CLINTON	416	\$ 258,256,900	419	\$ 315,262,700	421	\$ 345,903,100	424	\$ 346,043,400	432	\$ 348,482,300
DENVER	258	\$ 179,598,400	260	\$ 223,131,100	260	\$ 249,757,300	263	\$ 252,001,700	264	\$ 248,704,000
KANARANZI	363	\$ 253,750,200	363	\$ 316,501,000	365	\$ 341,875,800	367	\$ 342,729,000	370	\$ 344,367,900
LUVERNE	487	\$ 249,247,500	489	\$ 304,351,300	495	\$ 333,390,700	519	\$ 354,010,900	520	\$ 357,488,000
MAGNOLIA	333	\$ 265,460,500	332	\$ 328,253,500	333	\$ 362,185,900	339	\$ 365,714,200	342	\$ 358,731,400
MARTIN	533	\$ 377,153,000	538	\$ 468,022,400	545	\$ 513,610,200	548	\$ 516,609,700	546	\$ 518,786,800
MOUND	343	\$ 190,790,400	343	\$ 235,762,600	345	\$ 257,439,200	345	\$ 271,391,100	346	\$ 272,795,900
ROSE DELL	364	\$ 238,527,100	363	\$ 295,884,800	363	\$ 325,965,900	368	\$ 332,099,500	368	\$ 354,728,300
SPRINGWATER	392	\$ 294,722,900	397	\$ 472,770,300	402	\$ 520,733,100	404	\$ 520,255,300	404	\$ 373,178,600
VIENNA	277	\$ 159,053,200	281	\$ 196,402,700	284	\$ 215,670,000	284	\$ 218,932,100	285	\$ 222,190,600
BEAVER CREEK CITY	188	\$ 22,044,300	189	\$ 25,048,900	188	\$ 26,113,800	189	\$ 36,290,800	186	\$ 42,685,700
HARDWICK CITY	159	\$ 15,906,600	159	\$ 18,386,800	164	\$ 19,572,600	164	\$ 21,363,800	164	\$ 22,707,800
HILLS CITY	402	\$ 43,816,300	403	\$ 49,119,500	404	\$ 49,225,700	406	\$ 69,312,900	405	\$ 71,761,600
JASPER CITY	69	\$ 5,867,600	69	\$ 6,446,900	69	\$ 6,914,600	69	\$ 8,559,100	69	\$ 8,368,900
KENNETH CITY	75	\$ 7,207,800	75	\$ 8,646,600	75	\$ 9,912,400	74	\$ 9,952,500	74	\$ 10,032,000
MAGNOLIA CITY	140	\$ 11,098,800	140	\$ 12,920,100	140	\$ 13,900,700	140	\$ 14,920,500	139	\$ 15,062,000
STEEN CITY	135	\$ 9,533,500	137	\$ 10,579,100	138	\$ 11,236,100	138	\$ 17,020,400	137	\$ 17,414,700
LUVERNE CITY	2445	\$ 385,199,900	2451	\$ 451,316,500	2472	\$ 502,419,200	2465	\$ 671,581,900	2472	\$ 693,669,300
TOTAL COUNTY	8155	\$ 3,462,608,700	8186	\$ 4,353,126,400	8243	\$ 4,789,838,400	8292	\$ 5,060,024,300	8313	\$ 4,951,367,700

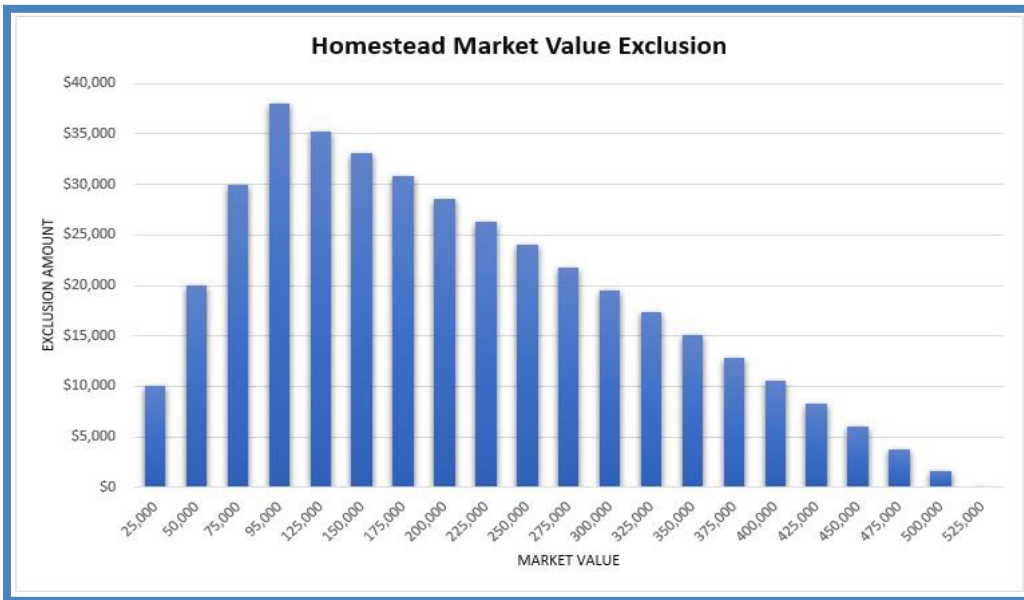
Explanation of Agricultural Homestead Payable 2027

House, Garage and First Acre of Value:

HG-1stA Value is taxed separately from the Agricultural Value of your homestead. This value on your house parcel is taxed like all other Residential Parcels in the County.

The House, Garage and First Acre are the value used to produce the **Homestead Exclusion Value**. This Exclusion will only be listed on a parcel with a home that is occupied by the owner or a relative.

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2025	2026
1	Estimated Market Value:	935,400	976,600
	Homestead Exclusion:	28,676	27,101
	Other exclusions/deferrals:		
	Taxable Market Value:	906,724	949,499
	Property Class:	AGRI HSTD	AGRI HSTD



For homesteads valued at \$95,000 or less, the exclusion is 40% of the market value, creating a maximum exclusion of \$38,000. For a homestead valued between \$95,000 and \$517,200, the exclusion is \$38,000 minus nine percent of the valuation over \$95,000. For a homestead valued at \$517,200 or more, there is no valuation exclusion.

As property value increases, exclusion value decreases.

Agricultural Value:

Agricultural Value of your homestead is all based on Total Market Value of your parcels. The first \$3,840,000 in value is taxed at a 0.50% rate, whereas the value after the \$3,840,000 is taxed at a 1.00% rate.

See Example Below:

Parcel #	Description	Value	Tax Rate	
1	House, Garage and 1 st Acre Value	\$350,000	1.00%	↑ All the Ag value under the Teir Limit.
1	Remaining Agricultural Value	\$800,000	0.50%	
2	Next Parcel UNDER Ag Limit	\$1,000,000	0.50%	
3	Next Parcel UNDER Ag Limit	\$1,300,000	0.50%	
4	Part of Parcel UNDER Ag Limit	\$740,000	0.50%	→ \$3,840,000 Ag Teir Limit
4	Part of Parcel OVER Ag Limit	\$700,000	1.00%	
5	Next Parcel OVER Ag Limit	\$2,300,000	1.00%	↓ All the Ag value over the Teir Limit.
6	Next Parcel OVER Ag Limit	\$1,900,000	1.00%	
7	Next Parcel OVER Ag Limit	\$600,000	1.00%	




Agricultural Market Value Credit:

Market Value Credit is calculated using only the Agricultural Value that qualifies UNDER the Ag Homestead Teir Limit.

The first \$260,000 of value **EXCLUDING** the House, Garage and First Acre of Value will produce a \$490.00 Credit on your taxes.

See Example Below:

Step		PROPOSED TAX	
2	Property Taxes before credits:		2,237.42
	School building bond credit:		217.42
	Agricultural market value credit:	490.00	
	Other credits:		.00
	Property Taxes after credits:		1,530.00

Parcel #	Description	Value	Tax Rate	
1	House, Garage and 1 st Acre Value	\$350,000	1.00%	 All the Ag value under the Teir Limit.
1	Remaining Agricultural Value	\$800,000	0.50%	
2	Next Parcel UNDER Ag Limit	\$1,000,000	0.50%	
3	Next Parcel UNDER Ag Limit	\$1,300,000	0.50%	
4	Part of Parcel UNDER Ag Limit	\$740,000	0.50%	 \$3,840,000 Ag Teir Limit
4	Part of Parcel OVER Ag Limit	\$700,000	1.00%	
5	Next Parcel OVER Ag Limit	\$2,300,000	1.00%	 All the Ag value over the Teir Limit.
6	Next Parcel OVER Ag Limit	\$1,900,000	1.00%	
7	Next Parcel OVER Ag Limit	\$600,000	1.00%	

In this case the First Parcel's **Remaining Agricultural Value** is over \$260,000 in value, so the entire \$490.00 Credit will be applied to the first parcel's taxes.

If the first parcel does not reach the \$260,000 in value, the second parcel would then get a portion of the \$490.00 Credit applied to the taxes. There would be two parcels with the **Agricultural Market Value Credit**, this amount should add up to be \$490.00, as long as both parcels are over the \$260,000 value.