

2026 Valuation Notices and Property Value Changes for Houston County

Residents of Houston County can expect to receive their 2026 property valuation notices beginning in early April. These notices will arrive alongside your 2025 tax statement, in a separate color, as an additional page. It's important to review these notices carefully, as this is the time to check for any discrepancies or changes in your property's valuation.

Keep in mind, questions about the 2025 tax amounts or any tax changes should have been addressed last fall. The 2026 valuation statements will also indicate any class and homestead changes, as well as the time and date of the local board of appeals meeting for your city or township. If there is no local meeting scheduled, the statement will note "Open Book," which means your appeal process will occur at the County Board of Appeals meeting in June. The assessor's office is always your best resource for any valuation questions.

Understanding the Valuation Process

Minnesota law requires assessors to value properties based on sales from the previous year. The sales study for 2026 values was based on sales between October 1, 2023, and September 30, 2024. This is a key period to keep in mind when reviewing your valuation statement. For the upcoming year, the housing market in Houston County has largely stabilized, and if the trend continues through the next sales period (October 1, 2024, to September 30, 2025), it may impact the 2027 valuation notices.

Additionally, Minnesota law mandates that assessors apply a "time trend" to account for any changes in sale prices since the time of the sale. The state determines the rate at which property values have increased over the course of the sales study and applies that rate to each sale, adjusting it to January 2 of the year for which the values are being set. For 2026, the Houston County Assessor's Office successfully appealed the state's 19% time trend, believing it did not reflect the current market conditions. The state agreed, resulting in a significantly lower increase in property values for the county.

2026 Value Changes in Houston County

Countywide Increases:

- Steel Utility Buildings: \$2.15/sqft
- Basement Finish: \$3.00/sqft
- Fireplace: \$300 to \$900 (depending on style)
- Garage Finish: 5%
- Average Bathroom: \$1,600/bathroom
- Two-Story Houses: 8%
- Garage Doors: \$3,800 (previously \$500)
- Electric only Sites +5,000/ Site

Additional Increases by Township & City:

- La Crescent Township: 5%
- Union Township: +10%
- Black Hammer Township: +10%
- Caledonia Township: +10%
- Houston Township: +15%
- Crooked Creek Township: +5%
- Hokah Township: +20% (excluding certain neighborhoods)
- Brownsville City +15%
- Marina Dr +15%
- La Crescent City + 13%
- Eitzen City + 15%
- Shore Acres + 15%
- Horse Track +5%
- Horse Track Twin Homes +5%
- La Crescent 2 Story Condos +10%
- Wildwood Townhouses + 10%
- Wilmington Township +5%
- Yucatan Township +15%
- Green Acres Addition +20%
- Sunset Addition +10%

Decreases in Value:

- Fox Chase Addition: -10%
- Fox Shadows Addition: -10%
- Wagners Addition: -10%
- Brookwood Addition -10%
- River Terr Addition -10%
- Money Creek Township: -10%
- Valley High Addition: -5%
- Money Creek Twp -10%
- Mound Prairie Twp -15% (not Valley High)
- Valley High Addition -5%
- Unfinished Basements -5%
- Ag Site Acres -1000/acre

Land Value Changes:

- Tillable Land (100 CER rating): \$10,300/acre (up from \$10,000)
- Woods: \$5,700/acre (up from \$4,200)
- Pasture: \$3,600/acre (up from \$3,000)
- Eitzen City Lot +\$65/Front Foot
- Green Acres Addition + \$50/Front Foot
- La Crescent City Residential Land Along Hwy 6, +13%
- Shore Acres Site +\$5,000/Site

Quintile Review Process

The Assessor's Office conducts a "Quintile" review each year, reappraising 20% of properties across the county. This ensures that individual property characteristics are considered, beyond the mass valuation based on sales studies. Homeowners can assist by providing accurate information during the Quintile review process, which is essential for an accurate property value assessment.

This year, the following areas will undergo Quintile reviews starting in May:

- Spring Grove Township
- Spring Grove City
- Caledonia City
- Black Hammer Township
- One-third of La Crescent City

When an assessor visits your property, they will ask about your home and any outbuildings. If allowed, they may also inspect the interior. Homeowners are encouraged to cooperate with these reviews, as failing to do so may result in inaccurate assumptions about your property's value.

Conclusion

It is essential for property owners to carefully review their 2026 valuation notices and participate in the Quintile review process. Providing accurate property information ensures that your property is valued fairly and accurately, and that you are not overpaying or underpaying your taxes. If you have any questions about your valuation, the Assessor's Office is the best place to start.

Look out for the Yellow Call Back Cards if you are part of the Quintile review areas this summer. We also offer an online option to respond to questions for your convenience.