

## 2022 Value Increases – for 2023 Taxes Payable

March 15, 2022

Last year brought a huge increase in sales prices to Houston County, which will result in value increases this year. Here is some information on these value increases and what I am doing a little differently this year, to distribute the increases as fairly as possible.

To start off, our county will be getting a 20% increase across the board, on buildings. As with last year, this percentage will vary slightly, per parcel, depending on the value of land on the parcel compared to the value of buildings. However, everyone will see the 20% increase on buildings.

The value of tillable land will increase 15%, countywide. This amounts to a \$790/acre increase to our land with an average (70 CER) rating. Our top rated (100 CER) tillable land will be seeing an increase from \$7,500/acre to \$8,625/acre. Tillable will increase by the corresponding percentage for its CER rating.

Utilizing a percentage increase will help to equalize the value increases on land, and not put a higher burden on lower value properties.

For example:

Property A has tillable land valued at \$3,200/acre

Property B has tillable land valued at \$8,000/acre

If the county had imposed a straight \$800/acre increase:

Property A's value would have increased to \$4,000/acre—a 25% increase

Property B's value would have increased to \$8,800/acre—a 10% increase

*Using a percentage increase distributes the value increase more fairly.*

The value of woods land will increase from \$2,900/acre to \$3,300/acre.

Waste land value will be lowered from \$2,900/acre to \$2,000/acre.

**[Click here](#) to view a map of the 2022 average value increases and land values by type.**

## For Land Owners Enrolled in the Green Acres and Rural Preserve Programs:

*We will be implementing a Green Acres deferral on tillable land for the first time. This will also be implemented using a percentage/CER formula. This will have the same affect in equalizing the taxable amount of tillable land, based on value.*

Tillable land in the Green Acres Program will receive a 13% deferral on the CER value. Woods land in the Rural Preserve Program will receive a \$1,300/acre deferral.

Please contact the Houston County Assessor's Office if you have any questions: (507) 725-5801

## 2022 Local Board of Appeals and Equalization Schedule

| City/Township          | Location                               | Time         | Date      |
|------------------------|--|--------------|-----------|
| <b>TOWNSHIPS</b>       |  |              |           |
| Blackhammer Township   | n/a                                    | n/a          | n/a       |
| Brownsville Township   | Brownsville Community Center           | 6:30         | 5/10/2022 |
| Caledonia Township     | n/a                                    | n/a          | n/a       |
| Crooked Creek Township | Crooked Creek Townhall                 | 7:00 PM      | 4/26/2022 |
| Hokah Township         | Hokah Fire Hall                        | 6:30 PM      | 4/26/2022 |
| Houston Township       | Houston Town Hall                      | 7:00 PM      | 4/27/2022 |
| Jefferson Township     | n/a                                    | n/a          | n/a       |
| La Crescent Township   | n/a                                    | n/a          | n/a       |
| Mayville Township      | Houston County Courthouse<br>Room #219 | 10:00 AM     | 4/26/2022 |
| Money Creek Township   | Money Creek Town Hall                  | 5:30 PM      | 5/5/2022  |
| Mound Prairie Township | n/a                                    | n/a          | n/a       |
| Sheldon Township       | Sheldon Town Hall                      | 5:00-7:00 PM | 4/28/2022 |
| Spring Grove Township  | n/a                                    | n/a          | n/a       |
| Union Township         | n/a                                    | n/a          | n/a       |
| Wilmington Township    | n/a                                    | n/a          | n/a       |
| Winnebago Township     | Eitzen Fire Station                    | 7:00 PM      | 4/26/2022 |
| Yucatan Township       | Yucatan Town Hall Shop                 | 6:00 PM      | 4/25/2022 |
| <b>CITIES</b>          |  |              |           |
| Brownsville City       | Council Room @ the Community Center    | 6:00 PM      | 5/4/2022  |
| Caledonia City         | Council Chambers, Caledonia City Hall  | 6:00 PM      | 4/25/2022 |
| Eitzen City            | Eitzen City Hall                       | 6:00 PM      | 4/26/2022 |
| Hokah City             | Hokah Fire Station                     | 6:00 PM      | 5/4/2022  |
| Houston City           | Houston City Hall                      | 5:30 PM      | 5/9/2022  |
| La Crescent City       | La Crescent Community Building         | 5:30 PM      | 4/25/2022 |
| Spring Grove City      | n/a                                    | n/a          | n/a       |

## **2022 County Board of Appeals and Equalization Meeting**

Houston County Historic Courthouse—Commissioner's Room

June 14, 2022 @ 6:00 pm

**IMPORTANT: You must attend your Local Board of Appeals and Equalization Meeting before you attend the County Board of Appeals and Equalization Meeting.**

Please call the Assessor's Office to schedule your appeal: (507) 725-5801