



SHERBURNE COUNTY ASSESSOR
Michelle Moen, S.A.M.A.

Sherburne County Assessor's Office
13880 Business Center Drive NW
Suite 100
Elk River, MN 55330
(763) 765-4900
1-800-438-0577

2022 Assessment – Market Trends County-wide

Residential/Seasonal Improved

Sherburne County Residential/Season Ratio prior to market changes – 76.57% - 1,544 Sales total
*This includes a time adjustment of 16.33% off water and 20.99% on water

County Ratio for Residential/Seasonal improved properties after all market increases - **93.3%**
This is the data reported to the State in the spring

Increased 18-25% on Residential/Seasonal depending on jurisdiction

*Time Adjustment is used to keep all sales current with the market
EX: If a property sold in January 2021 – we need to adjust that sale to bring the sale to current market conditions. That same sale in theory would sell for more if sold in September of 2021.

Sherburne County – Median Sale Price – Residential/Seasonal **\$345,100**

Sherburne County – Median EMV – Residential/Seasonal **\$325,100**

Commercial/Industrial

Commercial Ratio – prior to market changes – 82.35% - 14 Sales
Industrial Ratio – prior to market changes – 80.49% - 3 Sales

Commercial Ratio – after market changes - **92.4%** - 14 Sales
Industrial Ratio – after market changes – **90.4%** - 3 Sales

***Increased Industrial, Warehouse, Mini-Storage and offices County-wide average 10%**

Apartments

Ratio prior to market changes – 76.55% - 4 Sales
Ratio after market changes – 90.00 – 4 Sales
14% average market increase on Apartments

Agriculture

Agriculture Ratio – prior to market changes – 65.5% - 16 Sales
This includes a time adjustment of 13.84% - have not seen a time trend in years for Agriculture
Agriculture ratio- after market changes - **92.9%** - this is reported to the State in the spring
Average market increase - 28%
Green Acres Tillable – no change Non-Tillable increased \$200 per acre
*This value set by the State