



**CITY OF BALDWIN
LOCAL BOARD OF APPEAL AND EQUALIZATION**

APRIL 16TH, 2026

The Local Board of Appeal and Equalization for the City of Baldwin will meet on April 16th, 2026 at 3:00 p.m. at Baldwin City Hall, 30239 128th Street NW, Baldwin, MN. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact the City of Baldwin's Assessor, Jake Stenzel, at 763-308-5049 or email Jake at assessorjake@gmail.com to discuss your concerns. If you disagree with the valuation or classification after discussing with Jake Stenzel, you may appear before the Local Board of Appeal and Equalization. The Board will review your assessments and may make corrections as needed. Generally, you must appeal to the local board before appealing to the County Board of Appeal and Equalization.

Present – Mayor Jay Swanson, City Council; Scott Case, and Alan Walker

Absent – Tom Rush and Jeff Holm

Also Present – City of Baldwin Assessor; Jake Stenzel

Present from Sherburne County Assessor's Office – Michelle Moen and Kristina Botzek

Call to Order – The April 16th, 2026 Local Board of Appeals and Equalization was called to order by Mayor Jay Swanson at 3:00 p.m.

Pledge of Allegiance – All presented recited the Pledge of Allegiance.

Annual Local Board of Review & Equalization –

Sales from October 1, 2024 to September 30, 2025 were used to determine the estimated market values for the 2026 assessment. Countywide there were 14 good sales of parcels over 34.5 acres. The median ratio of these sales was 81.3%.

Agricultural Values increased by 15%. The ending ratio after these changes is 95%. The 2026 methodology utilizes agricultural sales within a region to develop a tillable and non-tillable value to be used for Green Acres in that area. Our Green Acres Region includes the Counties of Anoka, Chisago, Isanti and Sherburne. The Department of Revenue issued a memo which indicated that the average per acre value for tillable land was to be \$4,900 (up \$300 from 2025) and the average for non-tillable was to be \$3,100 (up \$100 per acre from 2025).

Residential statistics is 23 new homes in 2025 along with 73 miscellaneous permits such as decks, basement finish, additions and roofs. There were 96 total sales last year with a median sale price for 2025 of \$421,500.00 and a median market value of

\$410,100.00. New construction is valued at \$9,460,900 for 2026 and total City estimated market value is \$1,254,049,500.

Stenzel stated there were 96 sales last year for Baldwin with about 1170 sales County wide. Stenzel indicated that 760 homes were assessed last year (20% of the city).

Swanson asked for clarification on new construction homes.

Michelle Moen from Sherburne County Assessor's office stated that \$9.4 million in new construction includes residential and commercial properties in 2025.

Kathie Kelley – PID# 01-00487-0235, 10244 302nd Ave. NW: Kathie stated she moved into the property in 2021 and the property taxes went up 12%. She stated in 2022 the property went up 54%. She spoken with Jake to discuss the percentages and property comparisons. Kathie stated she has a split-level home and that the comparable houses are \$20,000 to \$40,000 less than hers. There are similar homes around her property that are lower in property value that have pole barns.

Jake stated looking at the surrounding properties, this assessment could be a little high.

City Assessor, Jake Stenzel will be assessing the property this week. If the resident is not in agreement with Jake Stenzel's assessment, they would then need to go to the County Local Board of Appeals in June of 2026. **Case/Walker unanimous to approve** no change to the valuation at this meeting.

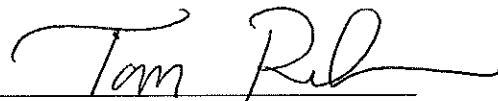
Stenzel stated that split-level homes in Baldwin are now estimating to be at least \$325,000. This property is a walkout, while the neighbors have lookout basements.

Swanson asked if a basement is considered to be finished if it is only sheetrock. Stenzel stated that sheetrock basements have some value.

Adjourn – Case/Walker unanimous to adjourn at 3:30 p.m.



Submitted By: (s/) Kayla Nielsen
Deputy Clerk
City of Baldwin



Approved By: (s/) Tom Rush
Acting Mayor
City of Baldwin

Date

5/6/26

Attendees: Kathie Kelley