AGENDA
LOCAL BOARD OF APPEALS
6:00 PM MEEKER & STEARNS COUNTY BOARD OF APPEALS
@ 6:30 P.M. EDEN VALLEY CITY COUNCIL
April 1, 2026

Call to Order/Pledge of Allegiance

City Council Meeting

1. Approve Agenda

Local Board of Appeals:
Stearns County
Meeker County

2. Consent Agenda*
   a) Approve Council Minutes of March 4 and March 18, 2026
   b) Temporary 1-4 day On Sale liquor license Eden Valley Fire Relief Association June 26 – 27, 2025
   c) LG220 Application for Exempt Permit for Assumption Church for Raffle October 30, 2026 at 4641 State St N, Eden Valley.

3. On-sale and Sunday Liquor license application 2Forks, Inc 153 Stearns Ave

4. Lg214 PREMISES Permit Application Watkins Lion Club at Rusty Spur 106 Stearns Ave W

5. Approve road closures Application
   a) April 2 – school distracted driving
   b) Beer Gardens – Valley Daze
   c) Parade-Valley Daze
   d) Saturday Bike Rally – Valley Daze

6. Approval of March Bills $180,726.38

7. Departments:
   a) Clerk/Treasurer
      i. Quarterly report
      ii. Cash Investment Monthly Report
   b) Public Works
      i. Flow Meter Quote $3,991.67 (E520-49450-540 $20,000)
      ii. Well #2 Pump $16,974.50 plus labor (E510-49420-400 budget 30,000)
   c) Police
      i. March Stats
   d) Other

8. Upcoming:
   Council Meeting/ Workshop – April 15th 7 pm (City Audit report)
   Waterboard Meeting – April 24th 4:00 pm
   EDA – April 27, 2026
   Council Meeting May 1, 2024

9. Adjourn.

*Items highlighted in yellow are additions to the agenda

*** NOTE: Items listed in the Consent Agenda are acted upon without discussion, and all are approved with a single motion. When the Mayor calls for a motion on the Consent Agenda anyone present may ask to have an item removed from this list for discussion later in the agenda.**

COUNTY OF STEARNS

PROPERTY SERVICES DIVISION

Property Assessment Services

Service Center Rm 2500 • 3301 County Road 138 • Waite Park, MN 56387

320-656-3680 • Fax: 320-229-7032 • stearnscountymn.gov

To: Eden Valley City
From: Kathy Korte & Mitch Determan
Date: 4/1/2026
Re: 2026 Assessment Report

Below are the average market value changes for properties in the City of Eden Valley for the 2026 assessment pay 2027. There were 6 qualified sales from October 1, 2024 through September 30, 2025. The sales indicated a time adjusted median ratio of 96.1%. The sales are arrayed by sale price order, from lowest to highest.

* **Residential**	**+ 0% to + 5%**
* **Agricultural - Market**	**+ 5% to + 7%**
* **Agricultural - Green Acre**	**+ 5% to + 7%**
* **Apartments**	**+ 5% to + 10%**
* **Commercial/Industrial**	**+ 5% to + 10%**
* **Storage Units**	**+ 4% to + 5%**

Please keep in mind that these are only averages. Some properties may have changed more or less than the average depending on the characteristics of the property, if it was viewed/updated during the assessment cycle, and if new construction was added to the parcel.

Property owners can now view sales throughout the county by visiting: stearns-county-gis-stearns.hub.arcgis.com, then click on “Property Sale Prices” map.

If you have any questions or concerns we can be reached at Mitchell.Determan@stearnscountymn.gov 320-656-3686 or Kathryn.Korte@stearnscountymn.gov 320-656-3688.

PROPERTY RECORD CARD

STEARNS COUNTY, MN

****FUTURE YEARS EXIST**** **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30642.0000	RP	291 STEARNS AVE E	201 0002 SINGLE FAMILY		Card: 1 of 1

OWNER INFORMATION

LOUIS SOBALVARRO
291 STEARNS AVE E
EDEN VALLEY MN 55329

HMST1-Full Homestead

PARCEL INFORMATION

ANBHD: **WTR IND:**
MNBHD: 00005010 EDEN VALLEY C RE **WTR#:**
CLUSTER: **QUINTILE:**
GROUP: **AG VAL MD:**

PHOTO 1



PARCEL MAP



LEGAL DESCRIPTIONS

PLAT NUMBER: 50001 SD: 0463
PLAT NAME: Aud Subd # 01
DEED AC:
BLOCK: LOT: 016

Sec	Twp	Range
35	122	31

VALUE SUMMARY

Year	PayYr	Class	Rec #	EMV Land	EMV Bldg	EMV Total
2026	2027	201-1a/1b/4bb Residential Sing	1	21,600	194,100	215,700
2025	2026	201-1a/1b/4bb Residential Sing	1	20,600	195,600	216,200
2024	2025	201-1a/1b/4bb Residential Sing	1	19,600	173,800	193,400
2023	2024	201-1a/1b/4bb Residential Sing	1	18,700	165,900	184,600
2022	2023	201-1a/1b/4bb Residential Sing	1	18,700	152,300	171,000
2021	2022	201-1a/1b/4bb Residential Sing	1	17,000	128,700	145,700

ENTRANCES

DATE	INFO	CODE	ACT	APID
10/26/2021			CN	MD
08/21/2020			CN	MD
09/22/2015			CN	MD

GROUPING

GROUP #: 860918
PRIMARY ID: 50.30642.0000
 # OF PARCELS: 2

FLAGS

CHECKBACK:
CHECKBACK APP:
GA EXISTS:
RP EXISTS:

PERMIT INFORMATION

STATUS	DATE	PERMIT#	TYPE	AMOUNT	DESCRIPTION

SALES HISTORY

eCRV#	CRV#	DATE	INSTR	I/V	VALID	VALIDITY REASON	SALE PRICE	ADJ SALE PR	GRANTOR
		01/06/25	WD	I	00	QUALIFIED	220,000	220,000	CHRISTOPHER W ROMANOSKI
1210449		01/25/21	WD	I	NA	NOT APPLICABLE	185,000	178,952	BENSON PATRICIA
403527	MITCH	08/28/15	WD	I	NA	NOT APPLICABLE	112,000	108,000	MARTIN JORDAN S
140727	63874	04/23/13	WD	I	NA	NOT APPLICABLE	115,000	115,000	STENGER,ROBERT J & REBECC/
		04/19/13	WD				115,000	115,000	STENGER ROBERT J
		08/14/09	WD				81,000	81,000	WELLS FARGO BANK NA

LAND INFORMATION

LL	REC	CLASS	DESCRIPTION	TYPE	UNITS	ACRES	FF	DEPTH	SF	RATE	VALUE
1	1		003458-Res Site $24200	U	1	.202		176	8,800	25,410.00	21,600

WHO: Rlahr

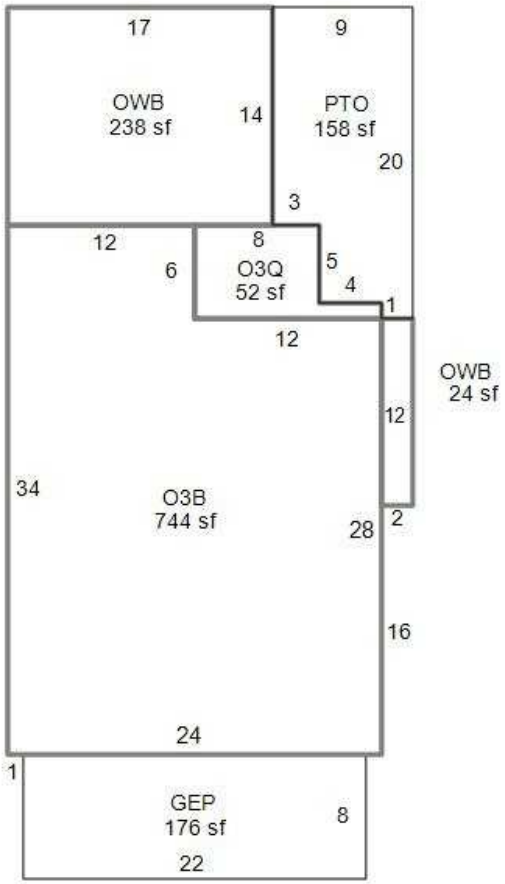
DATE PRINTED: 03/18/2026

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30642.0000	RP	291 STEARNS AVE E	201 0002 SINGLE FAMILY		Card: 1 of 1

DWELLING CHARACTERISTICS

RECNR	1		TOTAL ROOMS	
CLASS			BED ROOMS	4
VAL MD			FAMILY ROOMS	
STYLE	1-Real Property		FULL BATHS	1
ARCH	09-Story And 3/4		3/4 BATHS	
QUAL/NQUAL	55-Below Ave		HALF BATHS	1
CDU/NCDU	AV-Average	AV-Average	ADDN'L FIXT	0
EX WL	01-Aluminum		TOTAL FIXT	6
EX WL2		%		
RCVR	06-Asphalt Shingle		AYB	1918
RSTR	03-Gable/Hip		EYB	1976
HEAT	05-Hot Water		EFF AGE	
AIR	12-Ductless Ac		C&D	
FRAME	02-Wood Frame		FCTR	
SUBSTR	08-Rubble			
BSMT			TOTAL ADJRCNLD	180,800
ATTIC	1-Full		TOTAL NC	
FUNCT			% COMPL	
ECON				
APHYS				
DEPR OVR				



OTHER FEATURES

#	DESCRIPTION	QUANTITY	VALUE	W	L	AREA	VALUE
1							
2			FIN BSMT FAIR:				
3			FIN BSMT LIVING AREA:				
4							

CONDO/COOP INFORMATION

COMPLEX #	LEVEL	PARCEL TIEBACK	
UNIT #	VIEW	CODE:	
TYPE		COM INT LAND %:	
		COM INT BLDG %:	

OTHER BUILDINGS & YARD ITEMS

L	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	UNITS	G	MODS	C	F	FN	EC	RCNLD
1	1		000568-D5.5<1000#	50/50	30	30	900	8	1	C		A				11,000
2	1		002100-Lwcs<300#	75/75			208		1	C		A				2,300

DWELLING/ADDITION INFORMATION

L	CLS	LOWER	FIRST	UPPER	AREA	AYB/EYB	QUAL	CDU
0			O3B		744	1918/1976		
1			O3Q		52	1918/1976		
2			OWB		262	1918/1976		
3			GEP		176	1918/1976		
4			PTO		158	1918/1976		

ABGRDLA: 2,957 HEATED AREA: 1,655 FOOTPRINT: 744

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30642.0000	RP	291 STEARNS AVE E	201 0002 SINGLE FAMILY		Card: 1 of 1

OTHER BUILDINGS & YARD ITEMS

Card	Lline	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	CF	Mod1	Mod2	Mod3	Mod4	UNITS	G	C	F	FN	EC	RCNLD
1	1	1		000568-D5.5<1000#	50/50	30	30	900	8	7,200					1	C	A				11,000
1	2	1		002100-Lwcs<300#	75/75			208							1	C	A				2,300

PROPERTY RECORD CARD

STEARNS COUNTY, MN

****FUTURE YEARS EXIST**** **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30752.0012	RP	521 ELK AVE	201 0002 SINGLE FAMILY		Card: 1 of 1

OWNER INFORMATION

KATHRYN VANDERPLAATS
521 ELK AVE
EDEN VALLEY MN 55329

HMST1-Full Homestead

PARCEL INFORMATION

ANBHD: **WTR IND:**
MNBHD: 00005011 EDEN VALLEY C P/ **WTR#:**
CLUSTER: **QUINTILE:**
GROUP: **AG VAL MD:**

PHOTO 1



PARCEL MAP



LEGAL DESCRIPTIONS

PLAT NUMBER: 50009 SD: 0463
PLAT NAME: Sunny Meadows
DEED AC:
BLOCK: 001 LOT: 013

Sec	Twp	Range
35	122	31

VALUE SUMMARY

Year	PayYr	Class	Rec #	EMV Land	EMV Bldg	EMV Total
2026	2027	201-1a/1b/4bb Residential Sing	1	28,900	187,800	216,700
2025	2026	201-1a/1b/4bb Residential Sing	1	27,500	188,000	215,500
2024	2025	201-1a/1b/4bb Residential Sing	1	27,500	178,100	205,600
2023	2024	201-1a/1b/4bb Residential Sing	1	26,400	165,200	191,600
2022	2023	201-1a/1b/4bb Residential Sing	1	26,400	150,200	176,600
2021	2022	201-1a/1b/4bb Residential Sing	1	24,000	131,900	155,900

ENTRANCES

DATE	INFO	CODE	ACT	APID
05/01/2024			CN	MD
05/10/2019			CN	MD
01/20/2016			CN	MD

GROUPING

GROUP #:
PRIMARY ID:
 # OF PARCELS:

FLAGS

CHECKBACK:
CHECKBACK APP:
GA EXISTS:
RP EXISTS:

PERMIT INFORMATION

STATUS	DATE	PERMIT#	TYPE	AMOUNT	DESCRIPTION

SALES HISTORY

eCRV#	CRV#	DATE	INSTR	I/V	VALID	VALIDITY REASON	SALE PRICE	ADJ SALE PR	GRANTOR
		05/12/25	WD	I	00	QUALIFIED	225,000	225,000	COLTON RICHTER
1329983		10/12/21	UD	I	NA	NOT APPLICABLE	185,000	175,500	BETH A LAHR REV TRUST
		05/07/14	QC				500	500	LAHR BETH A
190493	57753	10/18/10	WD	I	21	BANK/HUD SALE	80,150	80,150	FEDERAL HOME LOAN MORTGA
		01/22/10	AR						US BANK NA
		01/21/10	SC				132,682	132,682	OLETZKE ROGER

LAND INFORMATION

LL	REC	CLASS	DESCRIPTION	TYPE	UNITS	ACRES	FF	DEPTH	SF	RATE	VALUE
1	1		003450-Res Site $27500	U	1					28,880.00	28,900

WHO: Rlahr

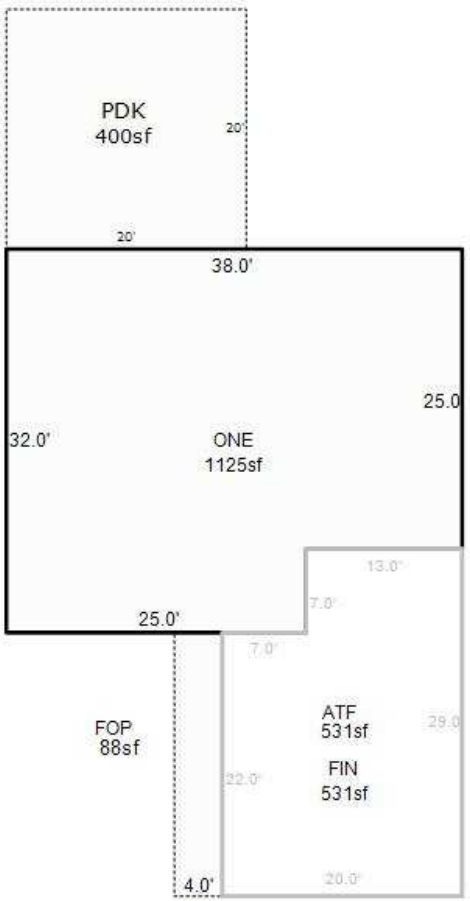
DATE PRINTED: 03/18/2026

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30752.0012	RP	521 ELK AVE	201 0002 SINGLE FAMILY		Card: 1 of 1

DWELLING CHARACTERISTICS

RECNR	1		TOTAL ROOMS	
CLASS			BED ROOMS	3
VAL MD			FAMILY ROOMS	
STYLE	1-Real Property		FULL BATHS	1
ARCH	01-Rambler		3/4 BATHS	1
QUAL/NQUAL	67-Ave Plus		HALF BATHS	0
CDU/NCDU	AV-Average	AV-Average	ADDN'L FIXT	0
EX WL	34-Vinyl		TOTAL FIXT	7
EX WL2		%		
RCVR	06-Asphalt Shingle		AYB	2006
RSTR	03-Gable/Hip		EYB	2006
HEAT	13-Dual Source		EFF AGE	
AIR	03-Central		C&D	
FRAME	02-Wood Frame		FCTR	
SUBSTR	01-Block			
BSMT			TOTAL ADJRCNLD	186,800
ATTIC	1-Full		TOTAL NC	
FUNCT			% COMPL	
ECON				
APHYS				
DEPR OVR				



OTHER FEATURES

#	DESCRIPTION	QUANTITY	VALUE		W	L	AREA	VALUE
1				FIN BSMT FAIR:				
2				FIN BSMT LIVING AREA:				
3								
4								

CONDO/COOP INFORMATION

COMPLEX #	LEVEL	PARCEL TIEBACK	
UNIT #	VIEW	CODE:	
TYPE		COM INT LAND %:	
		COM INT BLDG %:	

OTHER BUILDINGS & YARD ITEMS

L	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	UNITS	G	MODS	C	F	FN	EC	RCNLD
1	1		000410-Shed - $12 Av	13/13	8	10	80	6	1	C		A				1,000

DWELLING/ADDITION INFORMATION

L	CLS	LOWER	FIRST	UPPER	AREA	AYB/EYB	QUAL	CDU
0			ONE		1,125	2006/2006		
1			ATF		531	2006/2006		
2			FOP		88	2006/2006		
3			PDK		400	2006/2006		
4			FIN		531	2006/2006		

ABGRDLA: 2,250 HEATED AREA: 1,125 FOOTPRINT: 1,125

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30752.0012	RP	521 ELK AVE	201 0002 SINGLE FAMILY		Card: 1 of 1

OTHER BUILDINGS & YARD ITEMS

Card	Lline	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	CF	Mod1	Mod2	Mod3	Mod4	UNITS	G	C	F	FN	EC	RCNLD
1	1	1		000410-Shed - $12 Average	13/13	8	10	80	6	480					1	C	A				1,000

PROPERTY RECORD CARD

STEARNS COUNTY, MN

****FUTURE YEARS EXIST**** **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30751.0000	RP	831 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

OWNER INFORMATION

DAVID TUMA
831 STATE ST N
EDEN VALLEY MN 55329

LEGAL DESCRIPTIONS

PLAT NUMBER: 50006 SD: 0463
PLAT NAME: Smith & Sias Add
DEED AC:
BLOCK: LOT: 006

Sec	Twp	Range
34	122	31

VALUE SUMMARY

Year	PayYr	Class	Rec #	EMV Land	EMV Bldg	EMV Total
2026	2027	201-1a/1b/4bb Residential Sing	1	35,600	217,000	252,600
2025	2026	201-1a/1b/4bb Residential Sing	1	33,900	223,200	257,100
2024	2025	201-1a/1b/4bb Residential Sing	1	32,300	189,000	221,300
2023	2024	201-1a/1b/4bb Residential Sing	1	30,800	184,700	215,500
2022	2023	201-1a/1b/4bb Residential Sing	1	30,800	158,500	189,300
2021	2022	201-1a/1b/4bb Residential Sing	1	28,000	140,900	168,900

PARCEL INFORMATION

ANBHD: **WTR IND:**
MNBHD: 00005010 EDEN VALLEY C RE **WTR#:**
CLUSTER: **QUINTILE:**
GROUP: **AG VAL MD:**

ENTRANCES

DATE	INFO	CODE	ACT	APID
05/19/2022			CN	MD
06/26/2017			CN	MD
05/17/2012			CN	AIR

GROUPING

GROUP #:
PRIMARY ID:
 # OF PARCELS:

FLAGS

CHECKBACK:
CHECKBACK APP:
GA EXISTS:
RP EXISTS:

PHOTO 1



PARCEL MAP



PERMIT INFORMATION

STATUS	DATE	PERMIT#	TYPE	AMOUNT	DESCRIPTION

SALES HISTORY

eCRV#	CRV#	DATE	INSTR	I/V	VALID	VALIDITY REASON	SALE PRICE	ADJ SALE PR	GRANTOR
		06/26/25	WD	I	00	QUALIFIED	245,000	245,000	GRAHAM & CASANDRA L HOESE
1108366		06/24/20	WD	I	NA	NOT APPLICABLE	175,000	175,000	ARNOLD STACI
670858		06/12/17	WD	I	07	PHYSICAL CHANGI	135,000	132,500	KRAMER ROSS
625694	25676	03/15/02	WD	I	NA	NOT APPLICABLE	96,700	92,400	BRUTGER,CRAIG
		01/01/02	CN						
		01/01/98	CN						

LAND INFORMATION

LL	REC	CLASS	DESCRIPTION	TYPE	UNITS	ACRES	FF	DEPTH	SF	RATE	VALUE
1	1		003458-Res Site $24200	U	1	.8701		379	37,900	25,410.00	35,600

WHO: Rlahr

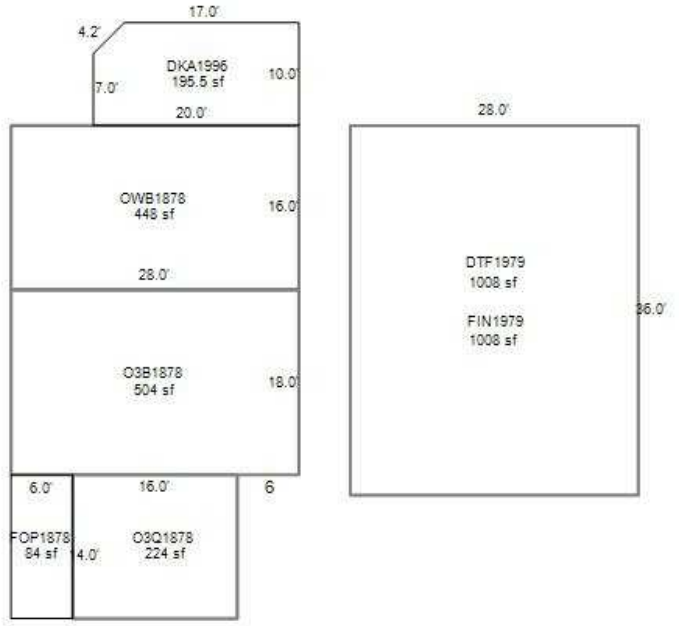
DATE PRINTED: 03/18/2026

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30751.0000	RP	831 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

DWELLING CHARACTERISTICS

RECNR	1		TOTAL ROOMS	
CLASS			BED ROOMS	3
VAL MD			FAMILY ROOMS	
STYLE	1-Real Property		FULL BATHS	2
ARCH	09-Story And 3/4		3/4 BATHS	
QUAL/NQUAL	55-Below Ave		HALF BATHS	0
CDU/NCDU	AV-Average	AV-Average	ADDN'L FIXT	0
EX WL	34-Vinyl		TOTAL FIXT	8
EX WL2		%		
RCVR	06-Asphalt Shingle		AYB	1878
RSTR	03-Gable/Hip		EYB	1973
HEAT	03-Forced Air		EFF AGE	
AIR	03-Central		C&D	
FRAME	02-Wood Frame		FCTR	
SUBSTR	08-Rubble			
BSMT			TOTAL ADJRCNLD	209,000
ATTIC	1-Full		TOTAL NC	
FUNCT			% COMPL	
ECON				
APHYS				
DEPR OVR				



OTHER FEATURES

#	DESCRIPTION	QUANTITY	VALUE	W	L	AREA	VALUE
1							
2							
3							
4							

FIN BSMT FAIR:
FIN BSMT LIVING AREA:

CONDO/COOP INFORMATION

COMPLEX #
UNIT #
TYPE
LEVEL
VIEW
PARCEL TIEBACK
CODE:
COM INT LAND %:
COM INT BLDG %:

OTHER BUILDINGS & YARD ITEMS

L	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	UNITS	G	MODS	C	F	FN	EC	RCNLD
1	1		000410-Shed - $12 Av	70/70	36	26	936	8	1	C		A				8,000

DWELLING/ADDITION INFORMATION

L	CLS	LOWER	FIRST	UPPER	AREA	AYB/EYB	QUAL	CDU
0			O3B		504	1878/1973		
1			O3Q		224	1878/1973		
2			OWB		448	1878/1973		
3			DTF		1,008	1878/1973		
4			FOP		84	1878/1973		
5			DKA		196	1878/1973		
6			FIN		1,008	1878/1973		

ABGRDLA: 2,604 HEATED AREA: 1,722 FOOTPRINT: 504

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30751.0000	RP	831 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

OTHER BUILDINGS & YARD ITEMS

Card	Lline	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	CF	Mod1	Mod2	Mod3	Mod4	UNITS	G	C	F	FN	EC	RCNLD
1	1	1		000410-Shed - $12 Average	70/70	36	26	936	8	7,488					1	C	A				8,000

PROPERTY RECORD CARD

STEARNS COUNTY, MN

****FUTURE YEARS EXIST**** **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30752.0023	RP	520 ELK AVE	201 0002 SINGLE FAMILY		Card: 1 of 1

OWNER INFORMATION

KAREN K HINKEMEYER
520 ELK AVE
EDEN VALLEY MN 55329

HMST1-Full Homestead

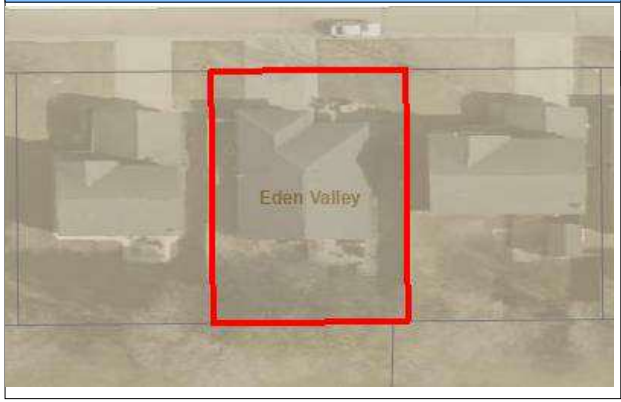
PARCEL INFORMATION

ANBHD: **WTR IND:**
MNBHD: 00005011 EDEN VALLEY C PA **WTR#:**
CLUSTER: **QUINTILE:**
GROUP: **AG VAL MD:**

PHOTO 1



PARCEL MAP



LEGAL DESCRIPTIONS

PLAT NUMBER: 50009 SD: 0463
PLAT NAME: Sunny Meadows
DEED AC:
BLOCK: 002 LOT: 005

Sec	Twp	Range
35	122	31

VALUE SUMMARY

Year	PayYr	Class	Rec #	EMV Land	EMV Bldg	EMV Total
2026	2027	201-1a/1b/4bb Residential Sing	1	28,900	215,900	244,800
2025	2026	201-1a/1b/4bb Residential Sing	1	27,500	215,100	242,600
2024	2025	201-1a/1b/4bb Residential Sing	1	27,500	196,400	223,900
2023	2024	201-1a/1b/4bb Residential Sing	1	26,400	181,300	207,700
2022	2023	201-1a/1b/4bb Residential Sing	1	26,400	165,400	191,800
2021	2022	201-1a/1b/4bb Residential Sing	1	24,000	146,100	170,100

ENTRANCES

DATE	INFO	CODE	ACT	APID
05/01/2024			CN	MD
05/10/2019			CN	MD
05/19/2017			CN	MD

GROUPING

GROUP #:
PRIMARY ID:
 # OF PARCELS:

FLAGS

CHECKBACK:
CHECKBACK APP:
GA EXISTS:
RP EXISTS:

PERMIT INFORMATION

STATUS	DATE	PERMIT#	TYPE	AMOUNT	DESCRIPTION

SALES HISTORY

eCRV#	CRV#	DATE	INSTR	I/V	VALID	VALIDITY REASON	SALE PRICE	ADJ SALE PR	GRANTOR
		08/22/25	WD	I	00	QUALIFIED	246,000	246,000	JASON D RASMUSSEN
		12/15/20	WD				85,600	85,600	RASMUSSEN JASON D
1191731		12/04/20	WD	I	02	RELATIVE SALE OI	85,600	85,600	RASMUSSEN,LOWELL C. & KRIS
51982	62347	09/19/12	CD	I	02	RELATIVE SALE OI	85,600	85,600	RASMUSSEN LOWELL G
	61960	08/01/12	WD	I	NA	NOT APPLICABLE	107,000	105,000	AHO NORTHWEST LLC
		03/29/12	QC				500	500	THIELEN GERALD F & JUDITH I

LAND INFORMATION

LL	REC	CLASS	DESCRIPTION	TYPE	UNITS	ACRES	FF	DEPTH	SF	RATE	VALUE
1	1		003450-Res Site $27500	U	1					28,880.00	28,900

WHO: Rlahr

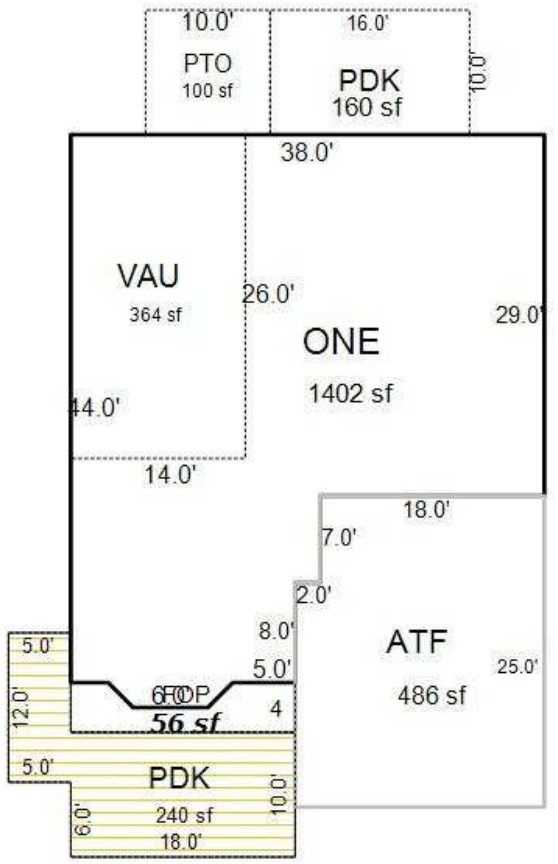
DATE PRINTED: 03/18/2026

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30752.0023	RP	520 ELK AVE	201 0002 SINGLE FAMILY		Card: 1 of 1

DWELLING CHARACTERISTICS

RECNR	1		TOTAL ROOMS	
CLASS			BED ROOMS	3
VAL MD			FAMILY ROOMS	
STYLE	1-Real Property		FULL BATHS	1
ARCH	01-Rambler		3/4 BATHS	1
QUAL/NQUAL	65-Average		HALF BATHS	0
CDU/NCDU	AV-Average	AV-Average	ADDN'L FIXT	0
EX WL	34-Vinyl		TOTAL FIXT	7
EX WL2		%		
RCVR	06-Asphalt Shingle		AYB	2004
RSTR	03-Gable/Hip		EYB	2005
HEAT	13-Dual Source		EFF AGE	
AIR	03-Central		C&D	
FRAME	02-Wood Frame		FCTR	
SUBSTR	04-Poured			
BSMT			TOTAL ADJRCNLD	207,000
ATTIC	1-Full		TOTAL NC	
FUNCT			% COMPL	
ECON				
APHYS				
DEPR OVR				



OTHER FEATURES

#	DESCRIPTION	QUANTITY	VALUE		W	L	AREA	VALUE
1				FIN BSMT FAIR:				
2				FIN BSMT LIVING AREA:				
3								
4								

CONDO/COOP INFORMATION

COMPLEX #	LEVEL	PARCEL TIEBACK	
UNIT #	VIEW	CODE:	
TYPE		COM INT LAND %:	
		COM INT BLDG %:	

OTHER BUILDINGS & YARD ITEMS

L	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	UNITS	G	MODS	C	F	FN	EC	RCNLD
1	1		000405-Shed - $6.5 L	00/00	8	10	80		1	C		A				500
2	1		000204-Vinyl Semi Pri	17/17			220		1	C		A				8,400

DWELLING/ADDITION INFORMATION

L	CLS	LOWER	FIRST	UPPER	AREA	AYB/EYB	QUAL	CDU
0			ONE		1,402	2004/2005		
1			ATF		486	2004/2005		
2			FOP		56	2004/2005		
3			PDK		400	2004/2005		
4			VAU		364	2004/2005		
5			PTO		100	2004/2005		

ABGRDLA: 2,804 HEATED AREA: 1,402 FOOTPRINT: 1,402

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30752.0023	RP	520 ELK AVE	201 0002 SINGLE FAMILY		Card: 1 of 1

OTHER BUILDINGS & YARD ITEMS

Card	Lline	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	CF	Mod1	Mod2	Mod3	Mod4	UNITS	G	C	F	FN	EC	RCNLD
1	1	1		000405-Shed - $6.5 Low Cost	00/00	8	10	80							1	C	A				500
1	2	1		000204-Vinyl Semi Pri-6'	17/17			220							1	C	A				8,400

PROPERTY RECORD CARD

STEARNS COUNTY, MN

****FUTURE YEARS EXIST**** **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30744.0000	RP	769 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

OWNER INFORMATION

SETH ZEHR
769 STATE ST N
EDEN VALLEY MN 55329

HMST1-Full Homestead

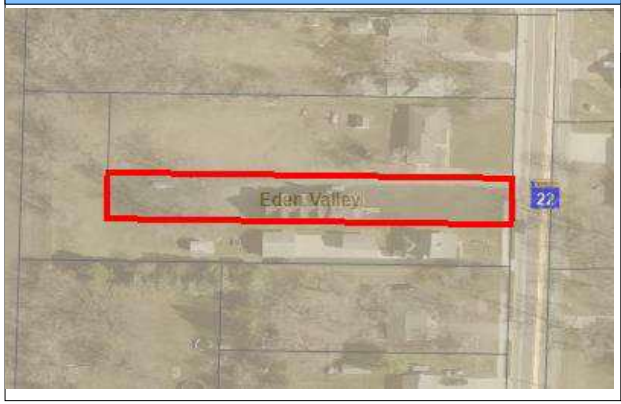
PARCEL INFORMATION

ANBHD: **WTR IND:**
MNBHD: 00005010 EDEN VALLEY C RE **WTR#:**
CLUSTER: **QUINTILE:**
GROUP: **AG VAL MD:**

PHOTO 1



PARCEL MAP



LEGAL DESCRIPTIONS

PLAT NUMBER: 50006 SD: 0463
PLAT NAME: Smith & Sias Add
DEED AC:
BLOCK: LOT: 00C

Sec	Twp	Range
34	122	31

VALUE SUMMARY

Year	PayYr	Class	Rec #	EMV Land	EMV Bldg	EMV Total
2026	2027	201-1a/1b/4bb Residential Sing	1	26,700	248,600	275,300
2025	2026	201-1a/1b/4bb Residential Sing	1	25,400	244,000	269,400
2024	2025	201-1a/1b/4bb Residential Sing	1	24,300	229,700	254,000
2023	2024	201-1a/1b/4bb Residential Sing	1	23,100	221,900	245,000
2022	2023	201-1a/1b/4bb Residential Sing	1	23,100	195,600	218,700
2021	2022	201-1a/1b/4bb Residential Sing	1	21,000	174,800	195,800

ENTRANCES

DATE	INFO	CODE	ACT	APID
05/19/2022			CN	MD
05/09/2019			CN	MD
09/16/2014			CN	RL

GROUPING

GROUP #:
PRIMARY ID:
 # OF PARCELS:

FLAGS

CHECKBACK:
CHECKBACK APP:
GA EXISTS:
RP EXISTS:

PERMIT INFORMATION

STATUS	DATE	PERMIT#	TYPE	AMOUNT	DESCRIPTION

SALES HISTORY

eCRV#	CRV#	DATE	INSTR	I/V	VALID	VALIDITY REASON	SALE PRICE	ADJ SALE PR	GRANTOR
		04/16/25	WD	I	00	QUALIFIED	275,000	275,000	JASON & AMBER MOSER
95131	54306	05/29/09	WD	I	15	FORECLOSURE/SH	93,000	93,000	FEDERAL NATIONAL MORTGAGE
		01/01/09	CN						
		01/01/08	CN						
17826	45784	07/07/06	WD	I	07	PHYSICAL CHANGI	190,000	180,000	PELTIER,KEITH
		01/01/06	CN						

LAND INFORMATION

LL	REC	CLASS	DESCRIPTION	TYPE	UNITS	ACRES	FF	DEPTH	SF	RATE	VALUE
1	1		003458-Res Site $24200	U	1	.4293		340	18,700	25,410.00	26,700

WHO: Rlahr

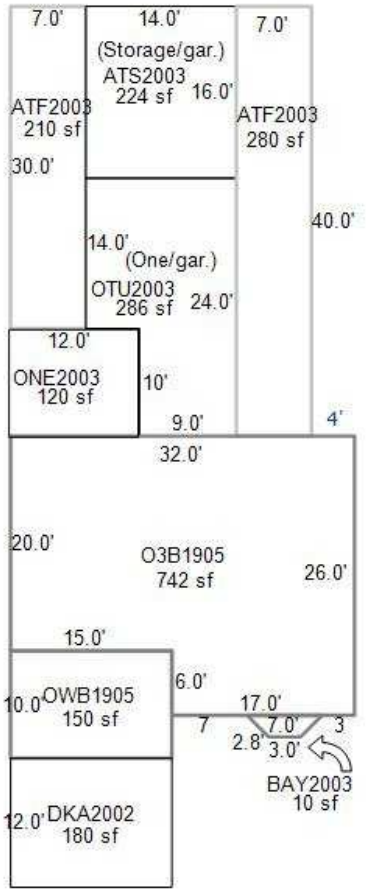
DATE PRINTED: 03/18/2026

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30744.0000	RP	769 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

DWELLING CHARACTERISTICS

RECNR	1		TOTAL ROOMS	
CLASS			BED ROOMS	5
VAL MD			FAMILY ROOMS	
STYLE	1-Real Property		FULL BATHS	3
ARCH	09-Story And 3/4		3/4 BATHS	
QUAL/NQUAL	60-Average -		HALF BATHS	0
CDU/NCDU	AV-Average	AV-Average	ADDN'L FIXT	0
EX WL	34-Vinyl		TOTAL FIXT	12
EX WL2		%		
RCVR	06-Asphalt Shingle		AYB	1905
RSTR	03-Gable/Hip		EYB	1978
HEAT	03-Forced Air		EFF AGE	
AIR	03-Central		C&D	
FRAME	02-Wood Frame		FCTR	
SUBSTR	01-Block			
BSMT			TOTAL ADJRCNLD	221,800
ATTIC	1-Full		TOTAL NC	
FUNCT			% COMPL	
ECON	5			
APHYS				
DEPR OVR				



OTHER FEATURES

#	DESCRIPTION	QUANTITY	VALUE		W	L	AREA	VALUE
1				FIN BSMT FAIR:				
2				FIN BSMT LIVING AREA:				
3								
4								

CONDO/COOP INFORMATION

COMPLEX #	LEVEL	PARCEL TIEBACK	
UNIT #	VIEW	CODE:	
TYPE		COM INT LAND %:	
		COM INT BLDG %:	

OTHER BUILDINGS & YARD ITEMS

L	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	UNITS	G	MODS	C	F	FN	EC	RCNLD
1	1		001950-Ave<600#	01/01			669		1	C		A				13,300
2	1		002730-Gas Firepl. G	01/01			1		1	C		A				8,800
4	1		002540-Firepl Ave >7	90/90			1		1	C		A				4,700

DWELLING/ADDITION INFORMATION

L	CLS	LOWER	FIRST	UPPER	AREA	AYB/EYB	QUAL	CDU
0			O3B		742	1905/1978		
1			OTU		286	1905/1978		
2			OWB		150	1905/1978		
3			ONE		120	1905/1978		
4			BAY		10	1905/1978		
5			ATS		224	1905/1978		
6			ATF		210	1905/1978		
7			DKA		180	1905/1978		
8			ATF		280	1905/1978		

ABGRDLA: 3,154 HEATED AREA: 1,855 FOOTPRINT: 742

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30744.0000	RP	769 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

OTHER BUILDINGS & YARD ITEMS

Card	Lline	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	CF	Mod1	Mod2	Mod3	Mod4	UNITS	G	C	F	FN	EC	RCNLD
1	1	1		001950-Ave<600#	01/01			669							1	C	A				13,300
1	2	1		002730-Gas Firepl. Good	01/01			1							1	C	A				8,800
1	4	1		002540-Firepl Ave >76	90/90			1							1	C	A				4,700

PROPERTY RECORD CARD

STEARNS COUNTY, MN

****FUTURE YEARS EXIST**** **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30749.0000	RP	871 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

OWNER INFORMATION

MICHAEL E KURTH
871 STATE ST N
EDEN VALLEY MN 55329

HMST1-Full Homestead

PARCEL INFORMATION

ANBHD: **WTR IND:**
MNBHD: 00005010 EDEN VALLEY C RE **WTR#:**
CLUSTER: **QUINTILE:**
GROUP: **AG VAL MD:**

PHOTO 1



PARCEL MAP



LEGAL DESCRIPTIONS

PLAT NUMBER: 50006 SD: 0463
PLAT NAME: Smith & Sias Add
DEED AC:
BLOCK: LOT: 004

Sec	Twp	Range
34	122	31

VALUE SUMMARY

Year	PayYr	Class	Rec #	EMV Land	EMV Bldg	EMV Total
2026	2027	201-1a/1b/4bb Residential Sing	1	48,300	239,200	287,500
2025	2026	201-1a/1b/4bb Residential Sing	1	46,000	248,700	294,700
2024	2025	201-1a/1b/4bb Residential Sing	1	43,900	214,500	258,400
2023	2024	201-1a/1b/4bb Residential Sing	1	41,800	208,600	250,400
2022	2023	201-1a/1b/4bb Residential Sing	1	41,800	182,000	223,800
2021	2022	201-1a/1b/4bb Residential Sing	1	38,000	152,900	190,900

ENTRANCES

DATE	INFO	CODE	ACT	APID
05/03/2022			CN	MD
01/12/2022			CN	MD
05/09/2019			CN	MD

GROUPING

GROUP #:
PRIMARY ID:
 # OF PARCELS:

FLAGS

CHECKBACK:
CHECKBACK APP:
GA EXISTS:
RP EXISTS:

PERMIT INFORMATION

STATUS	DATE	PERMIT#	TYPE	AMOUNT	DESCRIPTION

SALES HISTORY

eCRV#	CRV#	DATE	INSTR	I/V	VALID	VALIDITY REASON	SALE PRICE	ADJ SALE PR	GRANTOR
		08/06/25	WD	I	00	QUALIFIED	320,000	320,000	DANIEL J & DIANE C THIELEN
		01/01/98	CN						

LAND INFORMATION

LL	REC	CLASS	DESCRIPTION	TYPE	UNITS	ACRES	FF	DEPTH	SF	RATE	VALUE
1	1		003458-Res Site $24200	U	1	.8701		379	37,900	25,410.00	48,300

WHO: Rlahr

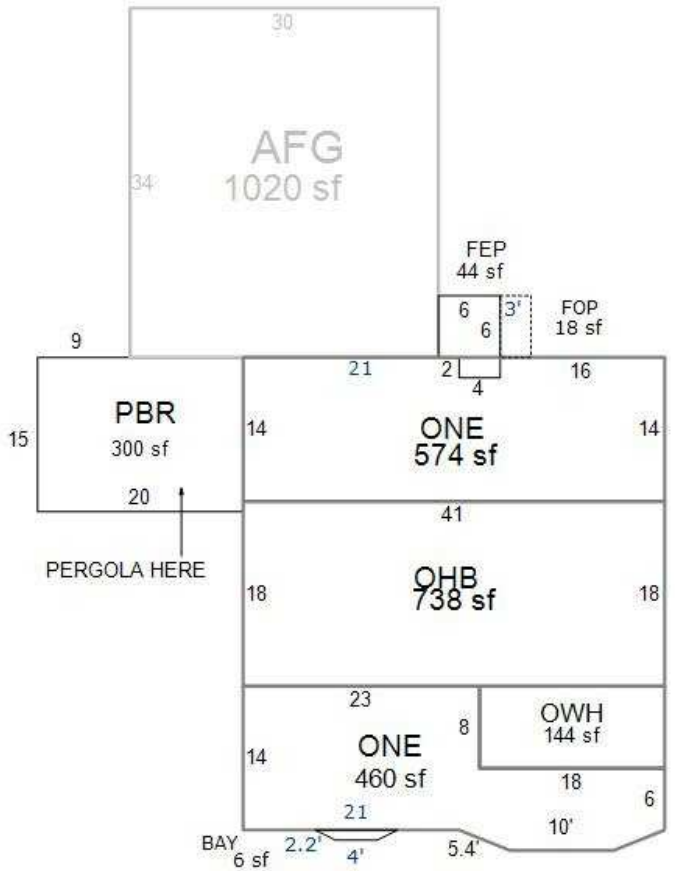
DATE PRINTED: 03/18/2026

PROPERTY RECORD CARD | **STEARNS COUNTY, MN** | ****FUTURE YEARS EXIST**** | **2026 PAY 2027**

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30749.0000	RP	871 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

DWELLING CHARACTERISTICS

RECNR	1	TOTAL ROOMS	
CLASS		BED ROOMS	4
VAL MD		FAMILY ROOMS	
STYLE	1-Real Property	FULL BATHS	1
ARCH	08-Story And 1/2	3/4 BATHS	1
QUAL/NQUAL	60-Average -	HALF BATHS	0
CDU/NCDU	AV-Average AV-Average	ADDN'L FIXT	0
EX WL	34-Vinyl %	TOTAL FIXT	7
EX WL2		AYB	1898
RCVR	06-Asphalt Shingle	EYB	1970
RSTR	03-Gable/Hip	EFF AGE	
HEAT	05-Hot Water	C&D	
AIR	12-Ductless Ac	FCTR	
FRAME	02-Wood Frame		
SUBSTR	08-Rubble		
BSMT		TOTAL ADJRCNLD	227,500
ATTIC	1-Full	TOTAL NC	
FUNCT		% COMPL	
ECON			
APHYS			
DEPR OVR			



OTHER FEATURES

#	DESCRIPTION	QUANTITY	VALUE		W	L	AREA	VALUE
1				FIN BSMT FAIR:				
2				FIN BSMT LIVING AREA:				
3								
4								

CONDO/COOP INFORMATION

COMPLEX #	LEVEL	PARCEL TIEBACK	
UNIT #	VIEW	CODE:	
TYPE		COM INT LAND %:	
		COM INT BLDG %:	

OTHER BUILDINGS & YARD ITEMS

L	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	UNITS	G	MODS	C	F	FN	EC	RCNLD
1	1		002742-Elec Firepl Av	99/99			1		1	C		A				3,700
2	1		001020-Pergola Aver	18/18	10	14	140		1	C		A				2,200
3	1		000415-Shed - $19 G	21/21	11	24	264		1	C		A				5,800

DWELLING/ADDITION INFORMATION

L	CLS	LOWER	FIRST	UPPER	AREA	AYB/EYB	QUAL	CDU
0			OHB		738	1898/1970		
1			OWH		144	1898/1970		
2			ONE		1,034	1898/1970		
3			BAY		6	1898/1970		
4			FEP		44	1898/1970		
5			AFG		1,020	1898/1970		
6			FOP		18	1898/1970		
7			PBR		300	1898/1970		

ABGRDLA: 3,464 HEATED AREA: 2,357 FOOTPRINT: 738

PARCEL IDENTIFICATION	ROLL	PROPERTY (SITUS) ADDRESS	PRIMARY CLASS / LUC / DESCRIPTION	MULTI	CARD
50.30749.0000	RP	871 STATE ST N	201 0002 SINGLE FAMILY		Card: 1 of 1

OTHER BUILDINGS & YARD ITEMS

Card	Lline	RECNR	CLASS	CODE	AYB/EYB	W	L	AREA	H	CF	Mod1	Mod2	Mod3	Mod4	UNITS	G	C	F	FN	EC	RCNLD
1	1	1		002742-Elec Firepl Average	99/99			1							1	C	A				3,700
1	2	1		001020-Pergola Average	18/18	10	14	140							1	C	A				2,200
1	3	1		000415-Shed - $19 Good	21/21	11	24	264							1	C	A				5,800

2026 Assessment Changes

#	JURISDICTION	ALL BLDGS	RES LAND	Notes
1	ACTON			
2	CEDAR MILLS	25%	25%	
3	COLLINWOOD	(12%) Off Water 12% On Water	(12%) Off Water 12% On Water	No Site Change Includes Washington
4	COSMOS			
5	DANIELSON			
6	DARWIN	15% ON WATER	15% ON WATER	
7	DASSEL	20% ON WATER	20% ON WATER	
8	ELLSWORTH	(20%) OFF WATER		
9	FOREST CITY			
10	FOREST PRAIRIE	(5%) OFF WATER		
11	GREENLEAF			
12	HARVEY			
13	KINGSTON	Addn1 5%	Big Swan & Francis 7%	
14	LITCHFIELD			
15	MANANNAH	5%	5%	
16	SWEDE GROVE			
17	UNION GROVE			
20	CEDAR MILLS CITY			
21	COSMOS CITY	(30%) Bldgs		
22	DARWIN CITY			
23	DASSEL CITY			
24	EDEN VALLEY			
25	GROVE CITY	5%	5%	
26	KINGSTON CITY			Site Value to $55,000
27	LITCHFIELD CITY			CAPWOOD 5TH Base Lot 2 (10%)
28	WATKINS			

County APARTMENTS 25% Bldg

COMM/INDUST 25% Land & Bldgs City of LFD & Dassel City, 25% Land Only Remainder

No Changes on Lake Washington (Darwin, Dassel, Ellsworth)

EDEN VALLEY RESIDENTIAL 5 YEAR SALES 10/01/2020-9/30/2025

ECRV #	CRV #	PARCEL #	MUL	DATE	DEEDED ACRES	TILL ACRES	TYPE	CODE	REJECT CODE	BUYER	SELLER	SALE PRICE	PERSONAL PROPERTY	SELLER POINTS	EMV	RATIO
1195956	34905	24-0172-000		Dec-20	0	0	1	N	0	HEURUNG/PATRICK	HILTNER/JOSHUA	$ 139,925	$ -	$ 5,075	$ 121,700	86.98
1215560	34951	24-0153-000		Feb-21	0	0	1	N	0	THIELEN/JEREMY J	WOODS/DONOVAN	$ 129,500	$ -	$ -	$ 116,900	90.27
1255289	35126	24-0150-000		May-21	0	0	1	N	0	MILLER/JUSTIN & BR	RUHLAND/JACK D	$ 192,000	$ 3,000	$ -	$ 130,500	67.97
1340163	35480	24-0235-000	M	Nov-21	0.35	0	1	N	0	ATHEY/BRADLEY & HE	LUDWIG/LEOMA & BRI	$ 291,000	$ -	$ 8,900	$ 281,300	96.67
1373391	35657	24-0117-000		Jan-22	0	0	1	N	0	MASTERS/MITCHELL/&	LUDWIG/JULIE M	$ 141,850	$ 3,150	$ -	$ 67,400	47.51
1383131	35681	24-0141-000		Feb-22	0	0	1	N	0	SKORNICKA/JESSI R	FINGER/WESLEY & BO	$ 123,190	$ -	$ 3,810	$ 127,400	103.42
1384224	35690	24-0190-000		Mar-22	0	0	1	N	0	FEMRITE/SAM R & KA	BLOMKER/WILLIS R	$ 100,000	$ -	$ -	$ 112,600	112.6
1389110	35722	24-0219-000		Mar-22	0	0	1	N	0	MEYER/CODY M	SHEETS/JANICE MARI	$ 166,400	$ -	$ -	$ 125,200	75.24
1406272	35791	24-0266-000		May-22	0	0	1	N	0	STENGER/ROBERT & R	SCHMITT/STEVEN P	$ 299,000	$ -	$ -	$ 224,800	75.18
1418219	35836	24-0222-000		May-22	0	0	1	N	0	LEYVA CARDENAS/NAR	JUNKER/ERNEST & CH	$ 230,250	$ -	$ -	$ 133,900	58.15
1418120	35840	24-0247-000		May-22	0	0	1	N	0	HARRISON/MICHAEL	KRAFT REVOC TRUST	$ 231,959	$ 5,200	$ 7,841	$ 249,800	107.69
1471599	36112	24-0142-000		Sep-22	0	0	1	N	0	BECK/RYCAN	LOCH/DOUGLAS & KAT	$ 167,000	$ 1,000	$ 5,000	$ 134,500	80.54
1486401	36161	24-0163-000	M	Nov-22	0	0	1	N	0	APEL/RYAN C	ARNOLD/BRENT A ET	$ 143,000	$ -	$ 6,000	$ 143,000	100
1492696	36192	24-0120-000		Dec-22	0	0	1	N	0	VANDERBEEK/DANIEL	FA ASSETS INC	$ 66,500	$ 1,500	$ -	$ 86,600	130.23
1531418	36395	24-0239-000		Jun-23	0	0	1	N	0	JORGENSEN/JEREMY W	VAHLSING/MARILYS	$ 261,900	$ -	$ 8,100	$ 316,400	120.81
1541696	36398	24-0207-000		Jun-23	0	0	1	N	0	JK HOMES LLC	TRUST OF RICHARD J	$ 160,000	$ -	$ -	$ 209,100	130.69
1566782	36504	24-0047-000		Aug-23	0.22	0	1	N	0	FISCHHABER/ANNE M	BOTTELBERGHE/LOUIS	$ 239,100	$ 2,900	$ -	$ 175,600	73.44
1645334	37014	24-0236-003		May-24	0	0	1	N	0	PERSON/SCOTT G & B	HOXMEIER/RONALD	$ 317,250	$ 2,750	$ -	$ 343,600	108.31
1690685	37064	24-0177-000		Sep-24	0	0	1	N	0	MUELLER/WYATT A J/	MAUSEHUND/KATHY ET	$ 193,000	$ -	$ 7,000	$ 151,700	78.6
1693346	37086	24-0254-000		Sep-24	0	0	1	N	0	KUECHLE/ZACHARY	2IMONS/GLEN & LISA	$ 216,000	$ 4,000	$ -	$ 189,700	87.82
1680055	37093	24-0245-000		Aug-24	0	0	1	N	0	MAXSON/COREY R	MIDDENDORF/ZACHARY	$ 247,500	$ -	$ -	$ 205,000	82.83
1697508	37094	24-0128-000		Sep-24	0	0	1	N	0	LOECKEN/TIMOTHY &	SCHMITZ/NICHOLAS &	$ 144,000	$ 1,500	$ 4,500	$ 122,700	85.21
1701189	37117	24-0041-000		Oct-24	0.32	0	1	N	0	SCHMITZ/NICHOLAS D	KASKINEN/DUSTIN	$ 235,000	$ -	$ -	$ 217,300	92.47
1702255	37124	24-0009-000		Oct-24	0.33	0	1	N	0	LEVINSKI/HUNTER D	KANTOLA/ROBERT	$ 194,900	$ -	$ -	$ 203,200	104.26
1703953	37129	24-0004-000		Oct-24	0	0	1	N	0	WORDEN/JAKOB	YOUNG/DANIEL	$ 168,000	$ 2,000	$ -	$ 205,100	122.08
1771648	37477	24-0104-000		Jun-25	0	0	1	N	0	ANDERSON/ JESSALYN	THEIS/SCHRAMEL ETA	$ 139,000	$ -	$ -	$ 155,700	112.01
1807467	37644	24-0069-000		Sep-25	0	0	1	N	0	TRATTLES/DARIN & K	MOELLER/JOSHUA	$ 111,832	$ 300	$ 3,468	$ 64,300	57.5

2026
UNPLATTED Rural Residential Land Schedule

TOWNSHIPS:			ACTON	CEDAR MILLS	COLLINWOOD	COSMOS	DANIELSON	DARWIN	DASSEL	ELLSWORTH	FOREST CITY
Type											
Land Calc	CAMA	Acres	<----------Dollars Per Acre---------->								
Bldgs	Acre 1	1st	$53,100	$69,300	$72,200	$44,100	$57,800	$55,900	$67,600	$67,100	$61,600
Bldg1	No Utility	1st	*$31,900*	*$34,900*	*$45,900*	*$26,500*	*$34,600*	*$35,300*	*$42,800*	*$42,400*	*$24,600*
Res1	Acre 2	2-3	$8,500	$11,100	$11,400	$7,000	$9,300	$8,800	$11,300	$10,600	$10,800
ResLK1	***ResLK1***	***2-3***	*$9,800*	*$12,800*	*$14,700*	*$11,300*	*$10,600*	*$11,300*	*$12,900*	*$13,000*	*$11,300*
Res2	Acre 3	4-10	$6,800	$8,800	$6,800	$5,600	$7,400	$6,200	$7,100	$7,100	$6,800
ResLK2	***ResLK2***	***4-10***	*$7,900*	*$10,400*	*$10,100*	*$6,500*	*$8,600*	*$7,800*	*$8,900*	*$8,900*	*$7,800*
Res3	Acre 4	>10	$4,100	$5,400	$4,100	$3,800	$4,500	$3,800	$4,100	$4,300	$4,500
Res4	Acre 5	>10	$1,500	$2,000	$1,500	$1,400	$1,600	$1,400	$1,500	$1,600	$1,500

TOWNSHIPS:			FOREST PRAIRIE	GREENLEAF	HARVEY	KINGSTON	LITCHFIELD	MANANNAH	SWEDE GROVE	UNION GROVE
Type										
Land Calc	CAMA	Acres	<----------Dollars Per Acre---------->							
Bldgs	Acre 1	1st	$58,800	$66,500	$51,500	$67,600	$64,700	$54,000	$51,500	$58,800
Bldg1	No Utility	1st	*$35,300*	*$42,000*	*$29,100*	*$41,000*	*$46,200*	*$30,600*	*$29,000*	*$33,200*
Res1	Acre 2	2-3	$10,300	$10,500	$7,800	$10,000	$9,200	$8,200	$7,800	$8,900
ResLK1	***ResLK1***	***2-3***	*$11,800*	*$13,500*	*$10,000*	*$11,300*	*$11,900*	*$10,500*	*$10,000*	*$11,400*
Res2	Acre 3	4-10	$6,200	$7,400	$6,200	$7,100	$6,500	$6,500	$6,200	$7,100
ResLK2	***ResLK2***	***4-10***	*$7,800*	*$9,300*	*$7,800*	*$7,800*	*$8,100*	*$8,200*	*$7,800*	*$8,900*
Res3	Acre 4	>10	$4,300	$4,500	$3,800	$4,900	$4,000	$4,000	$3,800	$4,300
Res4	Acre 5	>10	$1,500	$1,600	$1,400	$2,500	1400	$1,500	$1,400	$1,600

CITIES:			CEDAR MILLS CITY	COSMOS CITY	DARWIN CITY	DASSEL CITY	EDEN VALLEY	GROVE CITY	KINGSTON CITY	WATKINS
Type										
Land Calc	CAMA	Acres	<----------Dollars Per Acre---------->							
Bldgs	Acre 1	1st	$35,300	$42,000	$52,400	$64,400	$44,700	$33,600	$55,000	$50,800
Bldg1	No Utility	1st	*$17,700*	*$21,000*	*$32,200*	*$38,600*	*$23,800*	*$16,800*	*$23,400*	*$30,500*
Res1	Acre 2	2-3	$7,000	$8,000	$9,100	$9,600	$8,100	$6,900	$7,000	$9,200
ResLK1	***ResLK1***	***2-3***	*$11,300*	*$9,100*	*$11,900*	*$12,400*	*$10,500*	*$7,300*	*$9,100*	*$11,900*
Res2	Acre 3	4-10	$5,600	$7,400	$6,500	$6,800	$6,500	$5,900	$4,900	$6,500
ResLK2	***ResLK2***	***4-10***	*$6,700*	*$8,600*	*$8,100*	*$8,500*	*$8,100*	*$6,900*	*$6,300*	*$8,100*
Res3	Acre 4	>10	$3,800	$4,500	$4,000	$4,100	$4,000	$3,600	$3,400	$4,000
Res4	Acre 5	>10	NA	NA	$1,400	$1,500	$1,400	NA	$1,200	$1,400

MEEKER COUNTY

2026 PAYABLE 2027 AG LAND VALUES

UNION GROVE

TILL A	$ 8,100	
TILL B	$ 7,200	
TILL C	$ 6,000	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$ 58,800	

MANANNAH

TILL A	$9,800	$ 10,300
TILL B	$8,900	$ 9,300
TILL C	$8,000	$ 8,400
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$51,500	$ 54,000

5% Tillable

FOREST PRAIRIE

TILL A	$8,900	
TILL B	$7,900	
TILL C	$6,900	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$58,800	

KINGSTON

	(S-53)	
TILL A (S)	$10,700	
TILL A	$10,200	
TILL B (S)	$9,600	
TILL B	$9,200	
TILL C (S)	$7,600	
TILL C	$6,900	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$67,600	

SWEDE GROVE

TILL A	$ 8,900	
TILL B	$ 8,100	
TILL C	$ 6,300	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$ 51,500	

HARVEY

TILL A	$8,500	
TILL B	$7,700	
TILL C	$6,200	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$51,500	

FOREST CITY

TILL A	$10,600	
TILL B	$9,600	
TILL C	$7,700	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$61,600	

ACTON

TILL A	$ 9,100	
TILL B	$ 8,500	
TILL C	$ 6,200	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$ 53,100	

LITCHFIELD

TILL A	$7,600	
TILL B	$6,800	
TILL C	$5,700	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$64,700	

DARWIN

TILL A	$8,800	$ 9,700
TILL B	$8,000	$ 8,800
TILL C	$6,600	$ 7,300
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$55,900	

10% Tillable

DASSEL

TILL A	$10,700	
TILL B	$9,600	
TILL C	$7,600	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$67,600	

DANIELSON

TILL A	$ 13,600	
TILL B	$ 12,500	
TILL C	$ 8,900	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$ 57,800	

GREENLEAF

TILL A	$9,900	
TILL B	$8,900	
TILL C	$7,000	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$66,500	

ELLSWORTH

TILL A	$8,800	
TILL B	$8,000	
TILL C	$6,400	
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$67,100	

COLLINWOOD

TILL A	$8,900	$ 10,600
TILL B	$7,600	$ 9,100
TILL C	$6,100	$ 7,300
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$72,200	

20% Tillable

COSMOS

TILL A	$ 12,700	$ 12,100
TILL B	$ 11,400	$ 10,800
TILL C	$ 8,500	$ 8,100
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$ 44,100	

(5%) Tillable

CEDAR MILLS

TILL A	$11,700	$ 12,900
TILL B	$10,400	$ 11,400
TILL C	$7,800	$ 8,600
PAST	A $3,500	B $2,800
WOODS	A $4,500	B $3,300
WASTE	$ 1,800	
1st ACRE	$55,400	$ 69,300

10% Tillable

AGRICULTURAL BUILDING SITES

1ST ACRE $35,300-$72,200

RESIDENTIAL BUILDING SITES

1ST ACRE $35,300-$72,200

CPI (CROP PRODUCTIVITY INDEX)

A 100-88 B 87-79 C 78-45

RIM $1,700 RIM2 $1,000

RIMC $1,000

PASTA	$2,800	$3,500
PASTB	$2,200	$2,800
WOODSA	$3,600	$4,500
WOODSB	$2,600	$3,300
WASTE	$1,500	$1,800

25% RVL

MEEKER COUNTY COMMERCIAL/INDUSTRIAL 5 YEAR SALES 10/01/2020-09/30/2025

ECRV #	CRV #	PARCEL #	MUL	DATE	DEEDED ACRES	TILL ACRES	TYPE	CODE	REJECT CODE	BUYER	SELLER	SALE PRICE	PERSONAL PROPERTY	SELLER POINTS	EMV	RATIO
1768240	37461	01-0334-001		Jun-25	5	0	6	N	0	LAKELAND MEDIA LLC	HEADWATERS MEDIA L	$ 35,000	$ -	$ -	$ 34,900	99.71
1627918	36826	03-0059-001		Mar-24	2.18	0	6	N	0	THE TWIN MINK LLC	HAMMAR/MARK & SUSA	$ 172,000	$ -	$ -	$ 83,500	48.55
1771738	37478	07-0440-000		Jun-25	1	0	6	N	0	RDM LLC	MCDONALD/GRANT & J	$ 315,000	$ 10,000	$ -	$ 56,500	17.94
1259568	35136	09-0412-000		May-21	0.47	0	6	N	0	HUGGETT/MICHAEL	RASUMUSSEN/DOUG &	$ 55,000	$ -	$ -	$ 37,600	68.36
1271356	35190	14-0007-000		Jun-21	2.28	0	7	N	0	INDUSTRIAL CONDOS	MODERN QUILTERS	$ 315,000	$ -	$ -	$ 261,400	82.98
1384538	35692	14-0132-004		Mar-22	1.71	0	7	N	0	CENTRAL COUNTIES C	ERICK BERSCHEID TR	$ 485,000	$ -	$ -	$ 165,400	34.1
1387068	35709	21-0019-000		Mar-22	0	0	7	N	0	CAIRL/DANIEL	L&M RENTALS	$ 62,500	$ -	$ -	$ 45,300	72.48
1650567	36905	21-0140-000		May-24	0	0	6	N	0	BLOCK 16 LLC	MINNICK/MARK A & D	$ 60,000	$ -	$ -	$ 19,800	33
1764776	37465	21-0341-000		May-25	0	0	6	N	0	AJJ BENT LLC	MARTIN/SUZANNE & G	$ 60,000	$ -	$ -	$ 24,600	41
1160659	34717	23-0111-000		Oct-20	0	0	6	N	0	ATLANTIC PROPERTIE	HEDIN/ROBERT D & J	$ 45,000	$ -	$ -	$ 47,500	105.56
1163768	34729	23-0032-001		Oct-20	0	0	6	N	0	BOERBOOM/MARTIN M	PENN RENTAL LLC	$ 97,800	$ 200	$ -	$ 128,900	131.8
1234459	35028	23-0130-000		Apr-21	0	0	6	N	0	ALMAN/JEREMY	RAUSCHENDORFER/RON	$ 150,000	$ -	$ -	$ 153,400	102.27
1238088	35037	23-0098-000		Apr-21	0	0	6	N	0	JARMAN/WILLIAM F &	AK PROPERTY GROUP	$ 89,000	$ -	$ -	$ 81,700	91.8
1242257	35076	23-0096-000		Apr-21	0	0	6	N	0	METZLER/STEVEN	STONELAKE/SAMUEL &	$ 80,000	$ -	$ -	$ 58,200	72.75
1261189	35142	23-0114-000		Jun-21	0	0	6	N	0	LAKEWINDPROPERTIES	GILLMAN/BRIAN & DA	$ 80,000	$ -	$ -	$ 37,800	47.25
1262251	35156	23-0081-000		Jun-21	0	0	6	N	0	BEKKALA/WESLEY H &	BOXELDERPROPERTIES	$ 185,900	$ 600	$ -	$ 164,500	88.49
1326713	35433	23-0410-000		Sep-21	0	0	7	N	0	BEKKALA/WESLEY & M	SCHMANDT/JEFFREY W	$ 100,000	$ -	$ -	$ 73,300	73.3
1419421	35844	23-0277-000	M	May-22	0.83	0	7	N	0	JLG INVESTMENT PRO	JLP HOLDINGS LLC	$ 120,000	$ -	$ -	$ 106,600	88.83
1448694	35971	23-0112-000		Aug-22	0	0	6	N	0	OLSON/KEVIN P	THIRSTY'S TAVERN,L	$ 100,000	$ -	$ -	$ 87,600	87.6
1462063	36066	23-0093-000		Aug-22	0	0	6	N	0	CHESAPEAKE BAY PRO	ATLANTIC PROPERTIE	$ 240,000	$ -	$ -	$ 118,200	49.25
1527569	36345	23-0113-000		May-23	0	0	6	N	0	SERVIN/TIM	WARD/DANIEL	$ 97,500	$ -	$ -	$ 37,300	38.26
1589956	36622	23-0256-000	M	Oct-23	0	0	6	N	0	35 BLUE PROPERTY G	NET PROPERTIES LLC	$ 200,000	$ -	$ -	$ 156,300	78.15
1624844	36690	23-0121-000		Nov-23	0	0	6	N	0	LEWIS/SAMUEL D & C	IG HOLDINGS LLC	$ 139,000	$ -	$ -	$ 82,300	59.21
1608150	36706	23-0103-000		Dec-23	0	0	6	N	0	DIGIENI AWUJO HOLD	C & M RYAN PROPERT	$ 225,000	$ -	$ -	$ 202,200	89.87
1633903	36844	23-0119-000		Mar-24	0	0	6	N	0	JLP HOLDINGS LLC	TRUST/METZLER/STVE	$ 215,000	$ -	$ -	$ 171,800	79.91
1755340	37399	23-0103-000		Apr-25	0	0	6	N	0	LESSARD CAPITAL LL	DIGIENI AWUJO HOLD	$ 285,000	$ -	$ -	$ 228,400	80.14
1220803	34967	24-0109-000		Feb-21	0	0	6	N	0	HENNEK BUSINESS HO	EV SCHL BUS LINE	$ 73,600	$ -	$ -	$ 73,200	99.46
1255372	35130	24-0055-000		May-21	0	0	6	N	0	GONZALEZ/MIGUEL	FINK/AMANDA S	$ 30,000	$ -	$ -	$ 29,900	99.67
1262357	35148	24-0286-000		Jun-21	0	0	7	N	0	DAWNHAVEN PROPERTI	DITTMAN/LOREN	$ 275,000	$ -	$ -	$ 111,300	40.47
435798	35919	24-0241-000		Jun-22	0	0	7	N	0	EDEN VALLEY PROPER	LGS HOLDINGS, LLC	$ 1,150,000	$ -	$ -	$ 564,400	49.08
1469759	36075	24-0016-000		Sep-22	0.58	0	6	N	0	EDEN VALLEY MOTEL	AAH PROPERTIES LLC	$ 250,000	$ 65,000	$ -	$ 217,400	86.96
1550183	36426	24-0026-000		Jun-23	0.58	0	6	N	0	R AND J ESTATES LL	RUHLAND/RANDALL L	$ 80,000	$ -	$ -	$ 77,600	97
1302021	35305	25-0041-000		Aug-21	0	0	6	N	0	AK HAAG, LLC	CARLSON/CHARLES W	$ 32,500	$ -	$ -	$ 12,300	37.85
1159435	34708	27-1559-000		Oct-20	0	0	6	N	0	SETTERGREN/ERIC &	RATHKE/DONALD A &	$ 95,000	$ -	$ -	$ 110,300	116.11
1205604	34915	27-0810-000		Jan-21	0	0	6	N	0	WOOD/SAMUEL D	MALINSKI/MICHAEL&C	$ 91,180	$ -	$ 2,820	$ 56,400	61.86
1359780	35570	27-0845-000		Dec-21	0	0	6	N	0	SCHILLING/GREGG R	BLUE STEM FARMS, L	$ 70,000	$ -	$ -	$ 68,600	98
1381019	35675	27-0754-000		Feb-22	0	0	6	N	0	JDN PROPERTY LLC	PATRICIA SMITH EST	$ 80,000	$ -	$ -	$ 49,700	62.13
1393106	35739	27-0719-000		Mar-22	0	0	6	N	0	JSI-32 INC	EVENSON/THOMAS D &	$ 60,000	$ -	$ -	$ 52,300	87.17
1439266	35933	27-1680-000		Jul-22	0	0	7	N	0	SCHILLING/GREGG	GLENWOOD STATE BAN	$ 180,000	$ -	$ -	$ 118,400	65.78
1443461	35960	27-0720-000		Jul-22	0	0	6	N	0	JSI-32 INC	BERLEY ENTERPRISES	$ 51,000	$ -	$ -	$ 49,000	96.08
1469564	36077	27-0003-002		Sep-22	0	0	6	N	0	LITCHFIELD RE HOLD	ARDE PROPERTIES LL	$ 485,000	$ -	$ -	$ 289,900	59.77
1483516	36151	27-0070-000		Oct-22	0	0	6	N	0	SIMMS PROPERTIES L	THE AMBLE GROUP PR	$ 450,000	$ -	$ -	$ 287,100	63.8
1488763	36174	27-0043-000		Nov-22	0	0	6	N	0	SPARBOE FARMS INC	HICKS/JOANN E	$ 522,450	$ 7,500	$ -	$ 276,000	52.83
1488755	36175	27-0044-000		Nov-22	0	0	6	N	0	SPARBOE FARMS INC	HDM TRUCKING LLC	$ 692,550	$ 7,500	$ -	$ 589,100	85.06
1541092	36389	27-0753-000		Jun-23	0	0	6	N	0	JDN PROPERTY LLC	GERVAIS/PAUL ET AL	$ 45,100	$ -	$ -	$ 45,100	100
1546703	36414	27-0472-000		Jun-23	0	0	6	N	0	FOREST PRAIRIE HOL	JJ HOLDINGS LLC	$ 227,500	$ -	$ -	$ 168,300	73.98
1546968	36415	27-0736-000		Jun-23	0	0	6	N	0	SLEEPING DRAGON HO	CRAM/GWEN	$ 69,700	$ 300	$ -	$ 42,400	60.83
1616247	36743	27-0728-000		Jan-24	0	0	6	N	0	STROUT INNOVATIONS	JSI-32 INC	$ 149,850	$ -	$ -	$ 59,300	39.57
1638700	36861	27-1581-002		Apr-24	0.92	0	7	N	0	DREAM REAL ESTATE	MAGOON PROPERTIES	$ 175,000	$ 9,000	$ -	$ 227,900	130.23
1655566	36924	27-0532-000		Jun-24	0	0	6	N	0	KSD LLC	P&MB HOLDINGS LLC	$ 390,000	$ -	$ -	$ 206,700	53
1697787	37097	27-0003-008		Oct-24	0	0	7	N	0	LITCHFIELD STORAGE	OLSON/EDWIN REV TR	$ 465,000	$ -	$ -	$ 103,900	22.34

1733314	37288	27-2392-000	M	Jan-25	0	0	6	N	0	LITCHFIELD STORAGE	R & D FAMILY PARTN	$ 500,000	$ -	$ -	$ 320,000	64
1746807	37345	27-1583-000		Apr-25	0	0	6	N	0	GOLDEN ANGLE PROP	ANDERSON/JAMES W/A	$ 105,000	$ 10,000	$ -	$ 73,600	70.1
1777688	37496	27-0460-000		Jun-25	0	0	6	N	0	FOREST PRAIRIE HOL	CATTARIN/PATRICK &	$ 221,125	$ 3,875	$ -	$ 154,500	69.87
1777651	37498	27-0775-000		Jun-25	0	0	6	N	0	KARGAS ACQUISITION	PRIEVE/ADAM O	$ 352,000	$ 8,000	$ -	$ 154,300	43.84
1194020	34858	28-4000-000		Dec-20	0	0	6	N	0	FORM-A-FEED, INC.	AGVENTURE PROPERTI	$ 160,000	$ -	$ -	$ 95,100	59.44
1220805	34968	28-0038-000		Feb-21	0	0	7	N	0	HENNEK BUSINESS HO	DOCKENDOR/R&M&J&S	$ 39,900	$ -	$ -	$ 39,900	100
1228032	35000	28-4000-000		Mar-21	0	0	7	N	0	A&H DONNAY TRUCKIN	FORM-A-FEED INC	$ 160,000	$ -	$ -	$ 95,100	59.44
1643342	36883	28-0071-000	M	Apr-24	0	0	6	N	0	KUE PROPERTIES LLC	KNUTSON/NANCY C DR	$ 220,000	$ -	$ -	$ 188,400	85.64
1711702	37180	28-0085-000		Nov-24	0	0	6	N	0	74 BIRCH LLC	DRONTLE PROPERTIES	$ 68,000	$ -	$ -	$ 60,700	89.26

2026 PAYABLE 2027 COMMERCIAL LAND VALUES - ACRES

	Darwin Twp, Kingston Twp, Dassel Twp, Dassel City, Litchfield Twp, Litchfield City	All Other Townships
Comm1 (1st acre)	**$ 48,000**	**$ 42,000**
Comm2 (2nd acre)	**$ 30,000**	**$ 24,000**
Comm3 (3rd acre)	**$ 21,000**	**$ 18,000**
Comm4 (4th acre)	**$ 9,000**	**$ 9,000**
Comm5 (5th acre)	**$ 7,300**	**$ 7,300**
Comm6 (6th acre)	**$ 5,800**	**$ 5,800**
Compar (comm'l truck parking)	**$ 5,800**	**$ 5,800**

All Jurisdictions

Gravel (active) -	**$7,000/ac**
Gravia (inactive)	**$2400/ac**
Gravdp (depleted)	**$1800/ac**

Commercial site on Residential sites use Comm. 3 for the 1st acre.

Solar & Cell Tower Sites

1 acre Comm2
1 acre Comm3
Remaining acres Comm

MEEKER COUNTY APARTMENT 5 YEAR SALES 10/1/2020-09/30/2025

ECRV #	CRV #	PARCEL #	MUL	DATE	DEEDED ACRES	TILL ACRES	TYPE	CODE	REJECT CODE	BUYER	SELLER	SALE PRICE	PERSONAL PROPERTY	SELLER POINTS	EMV	RATIO
1490425	36181	21-0345-000		Nov-22	0	0	2	N	0	ANZ INC	CEDAR CREST OF COS	$ 361,007	$ -	$ -	$ 324,200	89.8
1608551	36718	21-0024-000		Dec-23	0	0	2	N	0	TKRE LLC	CHERRYWOOD APTS LL	$ 500,000	$ -	$ -	$ 394,100	78.82
1180613	34802	23-0230-000		Nov-20	0	0	2	N	0	35 BLUE PROPERTY G	SCANCO, LLC	$ 500,000	$ -	$ -	$ 451,500	90.3
1243720	35062	23-0250-000		Apr-21	0	0	2	N	0	35 BLUE PROPERTY G	SCANCO LLC	$ 470,000	$ 10,000	$ -	$ 398,500	84.79
1784860	37539	23-0823-000	M	Jul-25	13.3	0	2	N	0	HAASE/DERRICK	HED/RANDY & MARILY	$ 1,800,000	$ -	$ -	$ 690,400	38.36
1804113	37633	24-0181-000		Sep-25	0	0	2	N	0	SCHILLING/GREG	EDEN VALLEY HOUSIN	$ 440,000	$ -	$ -	$ 411,900	93.61
1389231	35721	25-0223-000	M	Mar-22	0.97	0	2	N	0	GC COMPANIES LLC	PAUTZKE/DALE R & S	$ 535,850	$ 4,150	$ -	$ 471,800	88.05
1181532	34807	27-2383-000	M	Nov-20	0	0	2	N	0	DREAM REAL ESTATE	QUAIL INVESTMENTS	$ 1,150,000	$ -	$ -	$ 884,100	76.88
1196323	34938	27-1184-000		Dec-20	0	0	2	N	0	GC COMPANIES LLC	PARK VILLAGE LITCH	$ 540,600	$ 19,400	$ -	$ 552,600	102.22
1214717	34946	27-1306-000		Jan-21	0	0	2	N	0	DRAGONLAND PROPERT	AMSTRONGLITCHFIELD	$ 215,000	$ -	$ -	$ 210,200	97.77
1246924	35177	27-1413-000		May-21	0	0	2	N	0	AMBRODAY/AUTUMN	NELSON/TYLER	$ 200,000	$ -	$ -	$ 109,300	54.65
1550234	36445	27-0099-001	M	Jul-23	0	0	2	N	0	PROCAI PROPERTIES	LAKE RIPLEY PROPER	$ 1,750,000	$ -	$ -	$ 807,200	46.13
1628242	36814	27-1413-000		Mar-24	0	0	2	N	0	BAST/JOSH	AMBRODAY/AUTUMN &	$ 195,020	$ -	$ 3,980	$ 135,100	69.27
1762116	37434	27-0376-000	M	May-25	0	0	2	N	0	SCHILLING/GREGG	CREAKSIDE LITCHFIE	$ 3,094,300	$ 105,700	$ -	$ 1,796,400	58.06
1813020	37665	27-0686-000		Sep-25	0	0	2	N	0	STRAND COMPANIES L	JORGENSON/ROGER G	$ 254,000	$ -	$ -	$ 248,500	97.83
1707858	37155	28-0092-000	M	Oct-24	0	0	2	N	0	LOFF PROPERTIES LL	LOFF PROPERTIES LL	$ 137,500	$ 7,500	$ -	$ 84,300	61.31

City of Eden Valley
City Council Minutes - Regular Meeting
March 4, 2026
7:00 p.m.

With due call and notice thereof, the March 4, 2026 Regular Council Meeting of the City of Eden Valley was held in the Civic Center meeting room.

Council Present: Mayor Bengtson, Councilors: Huschle, Kleven, Fischhaber, Schueller
Also present: Cindy Anderson, City Clerk; Brandon Stenger, Public Works Director; Evan Borscheid, Police; Kent Louwagie, City Engineer; Sue Odenthal, Nancy McNab

The Regular meeting was called to order by Mayor Bengtson at 7:00 p.m.

PUBLIC FORUM:
Sue Odenthal stated she had a question for the Council regarding the letter stated he signed on behalf of himself and the city and sent it to the state officials. She asked What is the policy or procedure for an elected official to communicate externally or who speaks or does something on behalf of the city? She stated that the letter was available in December, but the Mayor had not brought it to the Council until the February meeting, after he had signed the letter. She made it very clear that she was not addressing the content of the letter but rather the procedure that had occurred. The Mayor stated that he does what he feels is in the best interest of the city and felt this was something that he saw as really impacting our small rural community. Mayor stated he may have overstepped his boundaries a little bit, but he truly did it in the best interest of the city and he would not do it any differently in the future. The Mayor stated that as the public relations head he would not be able to say "on behalf of" or "welcome to the city" to a new business owner. She stated that welcoming a new business or resident is a universal statement. She asked again, is there a procedure in place? Odenthal thanked them for their time and asked that they consider having a policy or procedure for handling these types of situations.

1. Approve Agenda: Mayor Bengtson asked if there were any corrections or additions to the agenda.

A motion to approve the agenda was made by Huschle, seconded by Schueller; and carried unanimously.

2. Consent Agenda
   a) Approval of February 4, 11 and February 25 Special meeting, February 25 Emergency meeting, Council Minutes
   b) Resolution 2026-03 February Donations
   c) Approve LG 220 Application for exempt permit for the Eden Valley Fire Relief Association for valley daze bingo and raffle for June 26-28, 2026

A motion to approve the consent agenda was made by Bengtson, seconded by Fischhaber, and carried unanimously.

3. Approval of February Bills $130,446.25

A motion to approve the January bills of $130,446.25 was made by Kleven, seconded by Huschle, and carried unanimously.

4. SW Project: Kent Louwagie, City Engineer, Bolton & Menk
   a. Resolution 2026-07 Application to the Clean Water Revolving fund for the SW Improvement Project Collection System

A motion to approve the Resolution 2026-07 Application to the Clean Water Revolving fund for the SW Improvement Project Collection System was made by Huschle, seconded by Fischhaber, and carried unanimously.

   b. Resolution 2026-08 Application to the Drinking Water Revolving fund for the SW Improvement Project Collection System

A motion to approve the Resolution 2026-08 Application to the Drinking Water Revolving fund for the SW Improvement Project Collection System was made by Kleven, seconded by Schueller, and carried unanimously.

Louwagie reported they he has scheduled a meeting with the staff for next week and will be working through the design.

5. Boards & Commission Reports:
   Planning Commission:
   a. Request for lot split 24-029000 and request to combine A with 24-0256000

   Resolution 2026-09 Approval of lot split and lot combination for parcels 24-029000 and 24-0256000

A motion to approve the Resolution 2026-09 Approval of lot split and lot combination for parcels 24-029000 and 24-0256000 as recommended by Planning Commission was made by Huschle, seconded by Fischhaber, and carried unanimously.

   b. Request for Homebased Business at 638 State St N for sale of garden and woodworking projects.

A motion to approve the request for a homebased business at 638 State St N to sell garden and woodworking projects as recommended by the Planning Commission with one addition: owner must monitor parking on street to avoid congestion was made by Kleven, seconded by Huschle, and carried unanimously.

6. Department reports:
   a. Clerk/Treasurer: Clerk Anderson
      i. February financials – Anderson reported that as of February 28 the total cash and investments is $4,860,705.35
      ii. Amend August 6, 2025 Mintues – Anderson requested adding 8.A.b. omitted from original minutes:
         - Transfer funds from 4-M to RBC financial: Council discussed interest rates and the best place for city funds. Anderson recommended $150,000.00 Motion made by Schueller to transfer $150,000.00 from 4-M to RBC Financial, seconded by Bengtson. Motion Carried.

A motion was made by Bengtson to approve amending the August 6, 2025 minutes as presented, seconded by Kleven, and carried unanimously.

   b. Public Works – Brandon Stenger requested approval on some work that must be completed
      i. Sunny Meadows Update: Stenger reported that the Inselman's are now hooked back up to water and sewer. The hole is filled in, and the owner and Public Works will watch the hole for any settling.
      ii. Flow meter quote from Calibrations and Controls for $2,491.87.
      Stenger reported this must be replaced to keep all things working smoothly. The funds would come from the current expense budget 520-49450-540, which has $20,000 budgeted.

A motion was made by Huschle to approve purchase of flowmeter as presented, seconded by Bengtson, and carried unanimously.

   c. Police: Evan Borscheid, Borscheid reviewed the monthly report

   d. Other: Fischhaber reported that she had attended the Greater MN Parks & Trails at the Capital. She reported that she obtained very useful information which she will bring to the trails committee.

7. Upcoming Meetings:
   a. March 18th – Council Workshop
   b. March 24-27 City Hall Closed – staff at conference
   c. April 1 – Council meeting and Local Board of Appeal – Note time 6 pm.

As there was no further business, the meeting was adjourned at 7:50 pm.

Attest: _____ Brent Bengtson, Mayor

_____
Cindy Anderson, Clerk/Treasurer

City of Eden Valley
City Council Minutes - Regular Meeting
March 18, 2026
7:00 p.m.

With due call and notice thereof, the March 18, 2026 Regular Council Meeting of the City of Eden Valley was held in the Civic Center meeting room.

Council Present: Mayor Bengtson, Councilors: Huschle, Kleven, Fischhaber,
Council Absent: Schueller

Also present: Cindy Anderson, City Clerk; Janelle Kendall, Stearns County Attorney; Heather Husted; Shawn Reinke; Taylor BC; Nick Rothstein.

The Regular meeting was called to order by Mayor Bengtson at 7:00 p.m.

PUBLIC FORUM: Heather Husted stated she had a complaint to make about a situation involving her son. She stated that he son has been harassed by an adult male, he has been messaging her minor child. She also stated that she did not feel the Chief managed her concerns well. Anderson stated that if she wanted to make a complaint about an employee she would need to put that in writing and get that to City Hall to be given to appropriate person to handle. Mayor Bengtson then stated that, if possible Janelle Kendall may be able to address this with her. Kendal stated she would meet with them after she had finished her presentation.

1. Approve Agenda: Mayor Bengtson asked if there were any corrections or additions to the agenda.
A motion to approve the agenda was made by Huschle, seconded by Fischhaber; and motion carried.

2. Stearns County Attorney Janelle Kendall
   Kendal gave the 2025-year end report. She stated that in the diversion program there were 0 Eden Valley residents involved. She also reported that there were a total of 6 adult and juvenile prosecutions involving Eden Valley persons.
   She explained that the number of drug and gun prosecutions was down significantly since the legalization of marijuana. Law enforcement is no longer able to search a vehicle when they smell or see smoke from marijuana. She did report that work is being done to come up with effective testing methods for marijuana.

3. Letter on behalf of Glory Days to Schoenecker Foundation
   Mayor Bengtson reported that he had been asked if the city would join the School and the Glory Days committee in signing the letter to the Schoenecker Foundation. This is a request for a donation to the school stadium.
   Council agreed that the City would want to support this endeavor.

A motion to approve the Mayor signing the grant request to the Schoenecker Foundation on behalf of the city, was made by Bengtson, seconded by Huschle, and motion carried..

4. Contingency plan for the Clerk Treasurer position
   Bengtson reported that we are not any closer to finding someone to fill this position.
   Anderson stated that she would move her retirement date to June 30, however she may go to a 4-day work week in May and June.
   Anderson also discussed with the Council the possibility of changing the Job to a Clerk/development position. She stated that if the focus for the Council is on growth and development they really need someone who has the time to work on such matters. She also presented the idea of changing the deputy clerk's job to a Finance/Treasurer utility billing clerk.
   Council stated they liked the idea and would like to discuss this further. They would like to see budget numbers, and job descriptions for each position. This will be brought to the April 15 workshop.

5. Central Community Transit (CCT) Joint Powers Board Member – Anderson stated that Eden Valley has had someone on the board for some time and that the Council should look to having someone take over from the Clerk. Anderson stated, with council permission, she would stay on the Board for the remainder of 2026. Council thanked her for agreeing to do this.

6. Upcoming Meetings:
   a. Council Meeting and Local Board of Appeals April 1 6:00 PM
   b. Council Meeting: April 18th – Audit
   c. Waterboard Meeting April 23 3:30 pm
   d. EDA April 27 6:30 pm

7. Other
   a. Council Huschle asked about the façade grant program and what is eligible, Bengtson explained that labor is not included in the grant funds.
   b. Council Huschle asked if non-residents or non-business owners can address the council. Anderson explained that the forum is a public forum, not only for residents.

As there was no further business, the meeting was adjourned at 8:04 pm

_____
Attest: Brent Bengtson, Mayor

_____
Cindy Anderson, Clerk/Treasurer

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

APPLICATION AND PERMIT FOR A 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE

Name of organization	Date of organization	Tax exempt number
EDEN VALLEY FIRE RELIEF ASSOCIATION		3352279

Organization Address (No PO Boxes)	City	State	Zip Code
450 SMITH ST	EDEN VALLEY	Minnesota	55329

Name of person making application	Business phone	Home phone
Perry Kuechle		

Date(s) of event: JUNE 26-27

Type of organization ☐ Microdistillery ☐ Small Brewer ☐ Club ☐ Charitable ☐ Religious ☒ Other non-profit

Organization officer's name	City	State	Zip Code
Perry Kuechle	EDEN VALLEY	Minnesota	55329
		Minnesota	
		Minnesota	

Location where permit will be used. If an outdoor area, describe.
Corner of Cossairt Ave W and Main St. Close off Cossairt Ave W from alley to Main St.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

EDEN VALLEY
City or County approving the license

Date Approved

$20.00
Fee Amount

JUNE 26-27
Permit Date

Event in conjunction with a community festival ☒ Yes ☐ No

canderson@edenvalleymn.city
City or County E-mail Address

1072
Current population of city

Cynthia A Anderson
Please Print Name of City Clerk or County Official

Cynthia A Anderson
Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. *E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US*

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than $50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be $1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **$100**; otherwise the fee is **$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Assumption Church - Eden Valley

Previous Gambling Permit Number: X-92101-25-020

Minnesota Tax ID Number, if any: 8342938

Federal Employer ID Number (FEIN), if any: 41-0695528

Mailing Address: PO Box 262

City: Eden Valley State: MN Zip: 55329 County: Stearns

Name of Chief Executive Officer (CEO): Father Donald Wagner

CEO Daytime Phone: 320-453-2788 CEO Email: assumptionev@meltel.net

(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): assumptionguildpresident@gmail.com

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☑ Religious ☐ Veterans ☐ Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☑ **A current calendar year Certificate of Good Standing**

Don't have a copy? Obtain this certificate from:

MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103

Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767

☐ **IRS income tax exemption (501(c)) letter in your organization's name**

Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

☐ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**

If your organization falls under a parent organization, attach copies of both of the following:

1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Assumption Church - Eden Valley

Physical Address (do not use P.O. box): 464 State Street North, Eden Valley, MN 55329

Check one:

☑ City: Eden Valley Zip: 55329 County: Stearns

☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): October 30, 2026

Check each type of gambling activity that your organization will conduct:

☐ Bingo ☐ Paddlewheels ☐ Pull-Tabs ☐ Tipboards ☑ Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to ***www.mn.gov/gcb*** and click on ***Distributors*** under the ***List of Licensees*** tab, or call 651-539-1900.

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division (AGED)
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
Telephone 651-201-7507 Fax 651-297-5259 TTY 651-282-6555

Certification of an On Sale Liquor License, 3.2% Liquor license, or Sunday Liquor License

Cities and Counties: You are required by law to complete and sign this form to certify the issuance of the following liquor license types: 1) City issued on sale intoxicating and Sunday liquor licenses
2) City and County issued 3.2% on and off sale malt liquor licenses

Name of City or County Issuing Liquor License Eden Valley License Period From: 5-1-26 To: 12-31-26

Circle One: (New License) License Transfer _____ (former licensee name) Suspension Revocation Cancel _____ (Give dates)

License type: (check all that apply) ☒ On Sale Intoxicating ☒ Sunday Liquor ☐ 3.2% On sale ☐ 3.2% Off Sale

Fee(s): On Sale License fee: $ 1400.00 Sunday License fee: $ 100.00 3.2% On Sale fee: $ _____ 3.2% Off Sale fee: $ _____

Licensee Name: 2 Forks Inc. (corporation, partnership, LLC, or Individual) DOB 9/24/86 Social Security # [redacted]

Business Trade Name 2 Forks ~~Tavern~~ Tavern Business Address 153 Stearns Ave E. Eden Valley

Zip Code 55329 County Stearns Business Phone 7633233120 Home Phone _____

Home Address 22805 145th St NE City Hawick MN 56273 – mailing Address also.

Licensee's Federal Tax ID # _____ (To apply call IRS 800-829-4933) Licensee's MN Tax ID# 1748419

If above named licensee is a corporation, partnership, or LLC, complete the following for each partner/officer:

Partner/Officer Name (First Middle Last)	DOB	Social Security #	Home Address
Tiffany K Farrier	9.24.86	[redacted]	22805 145th St NE Hawick MN 56273
Benjamin L. Farrier	2.2.83	[redacted]	Same

Intoxicating liquor licensees must attach a certificate of Liquor Liability Insurance to this form. The insurance certificate must contain all of the following:

1) Show the exact licensee name (corporation, partnership, LLC, etc) and business address as shown on the license.
2) Cover completely the license period set by the local city or county licensing authority as shown on the license.

☐ Yes ☒ No During the past year has a summons been issued to the licensee under the Civil Liquor Liability Law?

Workers Compensation Insurance is also required by all licensees: Please complete the following:

Workers Compensation Insurance Company Name: _____ Policy # _____

I Certify that this license(s) has been approved in an official meeting by the governing body of the city or county.

City Clerk or County Auditor Signature _____ (title) Date _____

ON SALE INTOXICATING LIQUOR LICENSEES ONLY, must also purchase a $20 Retailer Buyers Card. To obtain the application for the Buyers Card, please call 651-201-7507, or visit our website at https://dps.mn.gov/divisions/age/Pages/default.aspx

LG214 Premises Permit Application

Annual Fee $150 (NON-REFUNDABLE)

REQUIRED ATTACHMENTS TO LG214

1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity.**
2. $150 annual premises permit fee, for each permit (non-refundable). Make check payable to "**State of Minnesota.**"

Mail the application and required attachments to:
Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions? Call 651-539-1900 and ask for Licensing.

ORGANIZATION INFORMATION

Organization Name: Watkins Lions Club License Number: 016008

Chief Executive Officer (CEO) Jeff Hilgesen Daytime Phone: 320-248-0881

Gambling Manager: Jeremy Kraft Daytime Phone: 320-260-6460

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: The Rusty Spur

List any previous names for this location:

Andy's

Street address where premises is located: 106 Stearns Ave W.
(Do not use a P.O. box number or mailing address.)

City: Eden Valley **OR** Township: County: Stearns Zip Code: 55329

Does your organization own the building where the gambling will be conducted?

☐ Yes ☒ No **If no,** attach LG215 Lease for Lawful Gambling Activity.

A lease is not required if only a raffle will be conducted.

Is any other organization conducting gambling at this site? ☒ Yes ☐ No ☐ Don't know

Note: Bar bingo can only be conducted at a site where another form of lawful gambling is being conducted by the applying organization or another permitted organization. Electronic games can only be conducted at a site where paper pull-tabs are played.

Has your organization previously conducted gambling at this site? ☐ Yes ☒ No ☐ Don't know

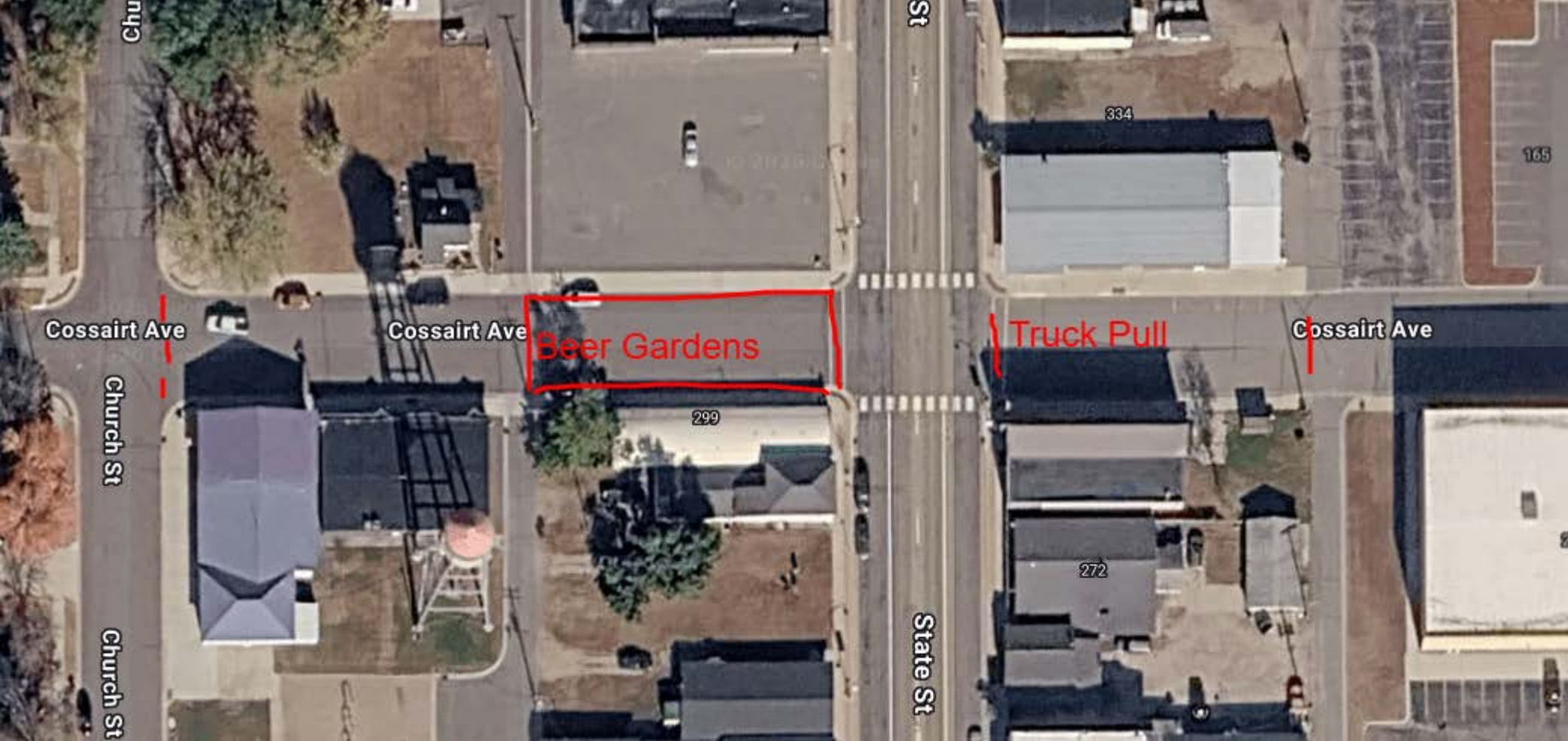
GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA

Bank Name: Citizens Bank of Watkins Bank Account Number: 0511527901

Bank Street Address: 170 Meeker Ave N City: Watkins State: **MN** Zip Code: 55389

ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
		MN	
		MN	
		MN	


Church St
Cossairt Ave
Cossairt Ave
Beer Gardens
299
Church St
Church St
State St
334
165
Truck Pull
Cossairt Ave
272
State St

City of Eden Valley

ROAD CLOSURE APPLICATION

DATE OF APPLICATION	3/20/26

APPLICANT INFORMATION

ORGANIZATION NAME	Eden Valley - Watkins HS
CONTACT NAME	Dave Schneider
PHONE	320-453-2900 Ext. 1141
EMAIL ADDRESS	dschneider@evw.k12.mn.us

EVENT INFORMATION

DATE OF EVENT	4/2/26
TIME OF EVENT	9:00 Am - 12:00 pm
PURPOSE OF EVENT	Preventative Education on distracted driving
WILL THERE BE MUSIC?	No.
	IF BAND PROOF OF INSURANCE IS REQUIRED
WILL ALCOHOL BE SERVED?	No. *IF YES, OWNER MUST ADHERE TO STATE ALCOHOL LAWS REGARDING SALES AND AGE CONSUMPTION*

ITEMS INCLUDE WITH APPLICATION

Attached ***MAP***

N/A ***LIST OF PROPERTY OWNERS AND SIGNATURES***

N/A ***COPY OF FLYER OR NOTIFICATION TO PROPERTY OWNERS***

N/A ***COPY OF LIABILITY INSURANCE FOR BAND if applicable***

* I hereby agree to comply with all City of Eden Valley ordinances and or regulations pertaining to the execution of this permit.

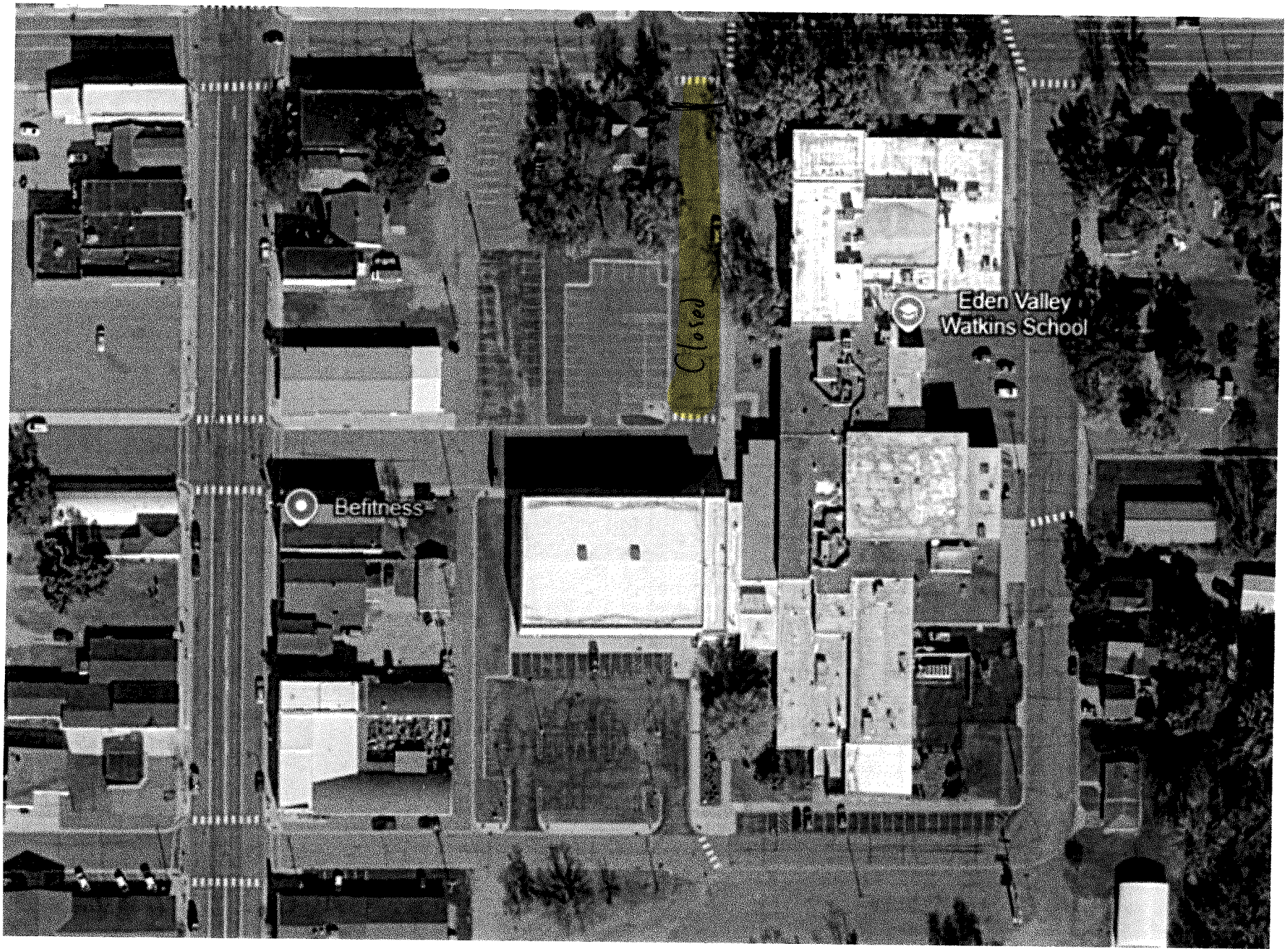
Dave Schneider — **Print Name (Owner)**

Signature

CITY USE ONLY

Request Approved _____ Request Denied _____

Police Notified _____ Fire/Rescue Notified _____


Closed
Eden Valley
Watkins School
Befitness


150th St
34
34
Vails Lake Rd
Vails Lake
9
150th St
22
9
State St N
Coleman Ave
Elk Ave
Bell St
9
Meeker Stearns St
Stearns Ave W
Stearns Ave E
Stearns Ave E
Stearns Ave E
Meeker Stearn
Park St
Church St
Eden Valley
617th Ave
55
State St S
55
Church St S
Brooks St S
Park Ave E
Loggeals St
Douglas Dr
State St
617th Ave


ALL DAY SATURDAY
BMX Bike Show
Beer Garden
Kiddie Pool
Crafter's Showcase
24-0071000
24-0070000
24-0068000
24-0069000
24-0060000
24-0061000
24-0063000
24-0059000
24-0058000
24-0057000
24-0055000
24-0056000
24-0050000
24-0052000
24-0051000
24-0053000
24-0054000
COSSAIRT AV E
BROOKS ST N
24-0090000
24-0083000
24-0084000
24-0085001
24-0086000
24-0087000
24-0088000
24-0085000
24-0089000
CHURCH ST N
STATE ST N
24-0098000
24-0097000
24-0096000
24-0094000
24-0095000
24-0093000
CENTRAL AV E
SEC-2
24-0049000

check	vendor	date	amount	Comments
5499-5510	PAYROLL	03/11/26	$11,515.29	PR 02/3/26-03/11/26
5511e	INTERNAL REVENUE SERVICE	03/11/26	$3,059.08	PR 02/3/26-03/11/26
5512e	PERA	03/11/26	$2,620.39	PR 02/3/26-03/11/26
5513e	MN REVENUE	03/11/26	$625.66	PR 02/3/26-03/11/26
5514e	JOHN HANCOCK INSURANCE	03/11/26	$80.00	PR 02/3/26-03/11/26
5515e	MN UI FUND	03/17/26	$99.65	DG, LH will be reimbursed april
5516-5523	PAYROLL	03/25/26	$10,750.37	PR 03/09/26-03/22/26
5524e	INTERNAL REVENUE SERVICE	03/25/26	$3,099.96	PR 03/09/26-03/22/26
5525e	PERA	03/25/26	$2,609.63	PR 03/09/26-03/22/26
5526e	MN REVENUE	03/25/26	$628.77	PR 03/09/26-03/22/26
5527e	JOHN HANCOCK INSURANCE	03/25/26	$80.00	PR 03/09/26-03/22/26
5528e	CENTER POINT ENERGY	03/30/26	$2,895.26	01/08/26-02/06/26
5529e	CINTAS	03/30/26	$177.52	Feb 2026 Uniforms
5530e	DELTA DENTAL OF MN	03/30/26	$374.03	Billing Period: March 2026
5531e	LEAP (WEX SYSTEM)	03/30/26	$3,449.00	March 2026
5532e	MEDICA INSURANCE - MHC	03/30/26	$6,830.86	March 2026
5533e	MEEKER COOPERATIVE	03/30/26	$720.50	01/31/26-02/28/26
5534e	VESTIS	03/30/26	$67.47	Mats - Feb 2026
5535e	WEST CENTRAL SANITATION	03/30/26	$153.28	Service Period: Feb
5536e	WEX HEALTH, INC.	03/30/26	$15.75	Billing Period: Feb 206
16831	ARVIG	03/04/26	$1,127.82	PHONE INTERNET
16832	BERGANKDV, LTD.	03/04/26	$15,000.00	2025 Audit
16833	BOLTON & MENK. INC	03/04/26	$78,751.50	General - Property Line behind City Shop
16834	BOUND TREE MEDICAL	03/04/26	$437.17	Rescue Supplies
16835	COMDATA	03/04/26	$1,213.76	CARWASHES
16836	GREATAMERICA FINANCIAL SVCS	03/04/26	$235.54	Copier: 01/16/26-02/15/26
16837	LANDSCAPING PLUS LLC	03/04/26	$360.00	Snow Removal - 02/01, 02/19
16838	LMCIT	03/04/26	$1,089.00	WC
16839	MN DEPARTMENT OF HEALTH	03/04/26	$1,662.00	Qtrly Connection Fee
16840	PAYNESVILLE PRESS	03/04/26	$31.68	Notice of Public Hearing
16841	JUDY THIELEN	03/04/26	$600.00	monthly comm center
16842	UTILITY CONSULTANTS, INC.	03/04/26	$79.93	Sewer Supplies
16843	WEST CENTRAL TECHNOLOGY	03/04/26	$480.45	email, back up 365 monthly
16844	XCEL ENERGY	03/04/26	$1,332.07	268 CHURCH ST N
16845	EDEN VALLEY LUMBER CO	03/12/26	$39.94	Gloves
16846	ELECTRIC PUMP	03/12/26	$5,017.98	Sunny Meadows Lift
16847	GALLS LLC	03/12/26	$80.81	RS - Shirts and patches
16848	HAWKINS INC	03/12/26	$2,108.00	Water Plant - Rate Valve
16849	JACK'S OF EDEN VALLEY INC	03/12/26	$536.45	Feb 2026 Charges
16850	JACK'S OIL DISTRIBUTING INC	03/12/26	$94.46	Feb 2026 Charges
16851	JOHNSON JET-LINE	03/12/26	$7,735.97	Sunny Meadows Jetting 02.16-02.27
16852	KIMBALL PARTS CITY	03/12/26	$21.47	Shop Supplies
16853	MAXBAT, INC.	03/12/26	$595.00	Bats
16854	MPCA -	03/12/26	$1,450.00	Annual WWTP Fee
16855	Ryan Rothstein	03/12/26	$250.00	Rental Inspect - 281 St St N - 2 Units - Passed

16856	SCHU'S PUMPING SERVICE	03/12/26	$2,800.00	Clear Manholes - SM 02.21-02.26
16857	THIELEN EXCAVATING LLC	03/12/26	$3,650.00	Snow Removal - 02.01, 02.02, 02.19
16858	THUNDER VALLEY	03/12/26	$35.00	Blower Tire Repair
16859	WATKINS HARDWARE	03/12/26	$5.58	Couplers
16860	XCEL ENERGY	03/12/26	$2,112.37	STREET LIGHTS
16861	CENTRACARE HEALTH SYSTEM	03/18/26	$722.00	EMR Refresher 19
16862	CITY OF WATKINS	03/18/26	$100.00	2026 SRWD Waterfest contribution
16863	HAWKINS INC	03/18/26	$10.00	CHLOR CYLINDERS
16864	LINCOLN NATIONAL LIFE INS	03/18/26	$378.95	Life Ins - CA, SG
401828	CITY UTILITIES	03/04/26	$729.01	Feb 2026 Water Usage
			$180,726.38	

QUARTERLY (1) REPORT 2026

GENERAL FUND	REVENUE					GENERAL FUND	EXPENSE			
	YTD BUDGET	YTD ACTUAL	% OF YTD				2026 BUDGET	YTD ACTUAL	
REVENUE						**EXPENSE**				
GENERAL	$957,246.00	$18,250.00	1.91%		100-41000	GENERAL GOVERNMENT	$57,444.00	$13,682.64	23.82%
					100-41100	COUNCIL	$19,388.00	$3,560.00	18.36%
					100-41200	MAYOR	$6,711.00	$773.00	11.52%
ELECTIONS	0	0	0.00%		100-41300	ELECTIONS	$11,778.00	$985.00	8.36%
CLERK TREAS	$500.00	$363.50	72.70%		100-41400-C	CLERK TREASURER	$116,152.00	$25,477.00	21.93%
PLANNING	$1,000.00	$550.00	55.00%		100-41800	PLANNING & ZONING	$17,908.00	$1,157.00	6.46%
BLDG CITY/CIVIC		8	0.00%		100-41900	BLDG CITY/CIVIC	$38,151.00	$6,696.00	17.55%
LIBRARY	$3,410.00	$840.27	24.64%		100-41910	LIBRARY	$5,101.00	$1,652.00	32.39%
Comm Center	$300.00	$725.00	241.67%		100-41920	COMMUNITY CENTER	$18,533.00	$3,274.00	17.67%
PWORKS	$1,000.00	$0.00	0.00%		100-41950	BLDG PUBLIC WORKS	$69,578.00	$11,960.00	17.19%
POLICE	$25,500.00	$2,246.68	8.81%		100-42100	POLICE	$319,135.00	$37,669.00	11.80%
FIRE	$141,000.00	$15,834.85	11.23%		100-42200	FIRE	$166,986.00	$17,432.00	10.44%
RESCUE	0	$13,000.00			100-42300	RESCUE	$66,531.00	$14,325.00	21.53%
Bldg Rental OFH	$6,600.00	$2,200.00	33.33%		100-42400	CIVIL DEFENSE	$2,201.00	$474.00	21.54%
RENTAL	$6,220.00	$0.00	0.00%		100-42820	RENTAL PROPERTY	$8,767.00	$1,336.00	15.24%
STREETS	$8,000.00	$1,208.78	15.11%		100-43100	STREETS & ALLEYS	$161,965.00	$230,231.00	142.15%
STORM WATER	$20,000.00	$3,056.66	15.28%		100-43150	STORM WATER	$22,330.00	$735.93	3.30%
SNOW REMOVAL	$2,000.00	$6,350.00	317.50%		100-43200	SNOW REMOVAL	$34,876.00	$17,608.00	50.49%
					100-43500	STREET & ALLEY EQUIP	$24,488.00	$1,539.00	6.28%
WASTE COLLEC	0	0			100-44200	WASTE COLLECTION	$0.00	$0.00	0.00%
PARKS	$3,000.00	$0.00	0.00%		100-45100	PARKS	$67,115.00	$5,314.00	7.92%
Total Revenue	$1,175,776.00	$64,633.74	5.50%				**$1,235,138.00**	**$395,880.57**	**32.05%**

QUARTERLY (1) REPORT 2026

WATER/SEWER REVENUE					WATER/SEWER EXPENSE				
	BUDGET	YTD ACTUAL					BUDGET	YTD ACTUAL	
510 Water	$326,500.00	$77,268.33	23.67%		510-49400	Water	$353,067.00	$64,447.00	18.25%
510 Treatment	$263,000.00	$64,520.14	24.53%		510-49420	Treatment	$271,230.00	$23,388.00	8.62%
520 Sewer	$317,200.00	$77,339.08	24.38%		520-49450	Sewer	$380,805.00	$56,991.00	14.97%
	$906,700.00	**$219,127.55**	**24.17%**				**$1,005,102.00**	**$144,826.00**	**14.41%**

CITY OF EDEN VALLEY
CASH & INVESTMENT BALANCES
MARCH
2026

FUND	BALANCE
100 GENERAL FUND	$1,331,835.92
PETTY CASH 300.00	$300.00
	$0.00
220 BUSINESS INCENTIVES	$272,298.39
225 DTED HOUSING REHAB	$16,821.07
230 HEALTHY COMMUNITIES	$0.00
240 TAX INCREMENT DISTRICT #3	$0.00
245 TAX INCREMENT DISTRICT #4-2A	$102,495.08
265 PARK DEDICATION	$109,843.70
271 HENFLING TRUST FUND	$0.00
280 TAX INCREMENT DISTRICT #5-1	$56,742.42
290 HAWKS ATHLETIC FIELD IMPROVEMENTS	-$4,137.45
295 LIONS PARK	$0.00
310 2003 STREET & UTILITY IMPROVEMENTS	$0.00
320 now 360 2012 IMPROVEMENT	
330 2007 G.O. BROOKS ST IMPROVEMENT	$0.00
340 2018 IMPROV PROJECT	-$11,173.39
360 2021 improv & refunding bond	$194,195.52
370 2021 STREET PROJ DEBT SERV	$20,750.18
410 CAPITAL IMPROVEMENT FUND	$58,864.10
411 AUTO METER READ PROJECT	$0.00
412 2021 Improv Project	$242,649.50
418 2018 ST & UTILITY PROJECT	$0.00
421 POLICE EQUIPMENT	$17,098.78
430 HWY 22 PROJECT	$0.00
431 STREETS & PARKS EQUIPMENT	$199,015.31
432 STORMWATER MAINTENANCE	$60,556.15
451 FRIEDERICHS PARK PROJECT	$0.00
470 FIRE TRUCK EQUIPMENT (FIRE HALL)	$108,404.21
475 FIRE & RESCUE EQUIPMENT	$198,280.21
	$0.00
510 WATER	$641,848.08
510 WATER TREATMENT	$868,577.13
520 SEWER	$361,856.47
	$0.00
TOTAL CASH & INVESTMENTS	$4,847,121.38

Estimate

 # EST-211110

Calibrations and Controls
Calibrations and Controls, Inc.
1124 50th St NE
Buffalo Minnesota 55313
U.S.A

Bill To

Eden Valley MN WWTP City of
171 Cossairt Ave W
Eden Valley Minnesota 55329

Estimate Date : March 26, 2026

Expiry Date : April 26, 2026

Reference# : Replace Irrigation Flow Meter - 4049

#	Item	Qty	Rate	Amount
1	McCrometer Water Specialities Propeller Meter METER AND PROPELLOR ONLY - NO SENSOR BODY MODEL MLT1 150 psi REPLACEMENT METER HEAD ASSEMBLY TOTALIZER AND CURRENT FLOW INDICATOR SEALED METER MECHANISM - MAGNETIC DRIVE SEALED TOTALIZER SIZES 3" thru 72"	1.00	3,863.75	3,863.75
2	Nuts and Bolt sets for 6" Zinc	2.00	42.98	85.96
3	6" Flange 6 RR 1/8" FF 150# Gasket	2.00	20.98	41.96

Total **$3,991.67**

Terms & Conditions

Payment Terms: Net 30 days from the date of invoice.
Credit Card Payments: Subject to a 4% processing fee.
Purchase Orders: A written purchase order must be provided and approved before any work is initiated.
Exclusions: Quoted pricing does not include shipping, tariffs, taxes, or other related fees unless otherwise stated.
Supplier Quality System Surveys: Completion of supplier quality or compliance surveys is subject to an additional charge.
Custom Payment Portals: Processing payments through customer-specific portals will incur an additional handling fee.

THEIN WELL
PO BOX 778 · 11355 HWY 71 NE · SPICER, MN 56288
102 DUNDAS RD · MONTICELLO, MN 55362
CLARA CITY, MN 56222 · VERMILLION, SD 57069
www.theinwell.com
1-800-450-8000

WELLS ~ PUMPS
SALES ~ SERVICE

Since 1893

March 20, 2026

Brandon Stenger
City of Eden Valley
PO Box 25
Eden Valley, MN 55329

Dear Brandon,

Below is an estimate to replace your current VHS Water-Lube Turbine pumping system with a submersible style pumping system.

ITEM	UNIT	EST. QTY.	UNIT PRICE	EST. TOTAL
Grundfos Submersible Pump (match Well 4)	EA	1	6196	$ 6,196.00
Submersible Motor 20hp (match Well 4)	EA	1	5785	$ 5,785.00
Submersible Cable	FT	45	17.5	$ 787.50
Drop Pipe	FT	42	55.5	$ 2,331.00
Discharge Head Modifications	LS	1	1575	$ 1,575.00
Misc. Supplies (splice kit, pipe wrap, caulk, etc.)	LS	1	300	$ 300.00
Estimated Total				**$ 16,974.50**

*Invoice will reflect actual time and materials used. Estimate does not include removal or installation of pump.

Lead time on pump = 2 weeks.

Estimate valid 30 days.

To proceed, or if you have any questions, please feel free to contact me at (320)796-2111, or via email zack@theinwell.com.

Best Regards,

Zack Thein
Thein Well Company

EDEN VALLEY POLICE DEPARTMENT

PO Box 25 • Eden Valley, Minnesota 55329
Phone 320-453-5452 • Fax 320-453-5871
chiefborscheid@edenvalleymn.city

"Community and Police Working Together"

Eden Valley Calls for March, 2026

Traffic Stop: 12
Civil: 5
Parking: 2
Harassment: 1
Medical: 4
Juvenile Trouble: 2
Found Person: 1
Animal: 3
Juvenile Trouble: 1
Driving Complaint: 2
Suspicious: 4
Info: 3
Public Assist: 1

Total Calls for Service: 41

Cites: 2

Outside Agency: 2

February History
2021 – 38
2022 – 48
2023 – 79
2024 – 120
2025 – 112