Meeting Minutes: State Board of Assessors

Date: 09/22/2026
Minutes prepared by: Nicole Halling; Board Administrator
Location: St. Michael City Hall; St. Michael, MN

Attendance

- Emily Anderson; MN Department of Revenue
- Jessi Glancey; Public Member
- Pat Grengs; Northland Appraisals
- Jane Grossinger; Township Assessor
- Ryan Johnson; Carver County Assessor
- David Parsons; City of Marshall City Assessor
- Mike Reed; Public Member
- Mark Vagts; MN Department of Revenue

Pat Chapman was unable to attend.

Convene at 8:30am

- The agenda for the September 22, 2026, meeting was reviewed. Ryan Johnson motioned to approve the agenda. Mark Vagts seconded the motion. The motion carried.
- The minutes of the July 14, 2026, meeting were reviewed. Emily Anderson motioned to approve the minutes. Mark Vagts seconded the motion. The motion carried.

Updates

Form Report

Since July 1, 2026, the start of fiscal year 2027, 22 reports have been submitted, 12 reports were approved, 4 reports are being graded, and 7 of these assessors have received their AMA.

Current License Totals

- CMA: 151
- Temporary IQ: 2
- CMA IQ: 82
- AMA: 250
- SAMA: 308
- Trainee: 62

Commissioner's Forum at Fall Conference

DOR did not request CEHs for the commissioner's forum because there was not one hour or more of content; in general, these forums are considered informational and not necessarily educational.

Department of Revenue Complaint Summary

No action is required by the board.

MAAO Conference Content Committee

The next committee meeting will be October 1-2, 2026, in Baxter, MN.

MAAO Curriculum & Assessor Standards Committee

The committee completed review of LEAD course materials.

MAAO Executive Board

The board held a joint meeting August 17-18 with the Legislative Committee. Discussion items included legislative concerns (including Ag classification simplification), MAAO website improvements, sexual harassment policy review, and fall conference. 2027 courses were reviewed and a 10% cost increase for courses was discussed. Per DOR, ALP will now be offered once per year. The next meeting will be on September 13, 2026, in Duluth, MN.

Discussion

4-Year Real Estate Degree

The board reviewed the 4-year real estate degree policy, which was last updated in 2011. Since then, there have been many changes to assessor education and 4-year real estate degrees. Jessi Glancey made a motion to amend the policy as follows:

> *A 4-year real estate degree is equivalent to Residential Appraisal Principles~~,~~ and Residential Appraisal Procedures~~, and a residential narrative~~.*

Jane Grossinger seconded the motion. The motion passed unanimously.

Licensure Course Standards

When submitting licensure course approval requests, sponsoring organizations should take care to identify the Assessor Standards that best fit the course content. For example, a course that is requested as equivalent to Basic Appraisal Principles should have strands identified from Standard 1: Appraisal Theory.

Board Members Statute

The board discussed interpretation of MS 270.41, specifically appraiser and township assessor member language in Subdivision 2 (Members).

> *(3) …one of whom shall be a township assessor*

Previously, consideration was only given to assessors who worked exclusively as local assessors. The board agreed that language allows for the consideration of candidates who do local assessing and also hold a position in a city or county assessor's office, provided they are not the appointed city or county assessor. This interpretation of statute will help broaden the candidate pool slightly, though there is still concern since fewer than 15 individuals are currently eligible.

> *(4) one from the private appraisal field holding a professional appraisal designation*

Historically, the appraiser member has held an MAI professional designation. However, because fewer private-sector appraisers now hold that designation and the Appraiser Qualifications Board recognizes only trainee, state-licensed, certified residential, and certified general credentials, the board agreed it is acceptable for an appraiser member's "professional designation" to be certified residential or certified general. Though, candidates with an MAI will be given preference.

Approved Continuing Education Hours Requests

Course	Sponsoring Organization	Date/Location	CEHs	Standards Identified
Valuation Bias and Fair Housing Laws and Regulations	Appraisal Institute	Online	7	1.P.1-3
Special Agricultural Homesteads	DOR – PACE	October 8 and 15, 2026 Online	4	2.A.1-4, 2.B.1-4
Course 332 - Modeling Concepts	IAAO	Online	33	1.K.1, 1.P.1-3, 4.A.2, 4.D.1-3, 4.E.1-7, 4.G.1, 4.H.1-3
Course 333 - Residential Model Building	IAAO	Online	33	4.A.1-2, 4.A.5, 4.D.1-3, 4.E.5-7, 4.H.1-3
Course 334 - Application of Mass Appraisal to Non-Residential Properties	IAAO	Online	33	1.A.1-5,1.B.1-2, 1.C.1-2,1.E.1-2, 1.G.1-3, 1.K.1-6, 1.L.1-5, 1.M.1-2
Course 402 - Tax Policy	IAAO	Online	33	2.H.3, 4.B.1-2, 4.H.1-3, 5.C.1-5
Course 500 – Assessment of Personal Property	IAAO	Online	33	1.B.1-2, 1.E.1-2, 1.J.1, 1.L.1
2026 MAAO Fall Conference	MAAO	September 13-16, 2026 Duluth, MN	8	3.A.1-2, 3.C.1-4, 3.D.1-3, 3.F.1, 3.F.4, 5.A.6, 5.B.1-2, 5.C.1-2, 5.C.4
Introduction to Farmland and Agricultural Appraisal	McKissock	Online	7	1.A.1-3, 1.C.1-2, 1.D.1-5, 1.E.1-2, 1.F.1-2, 1.G.1-3, 1.J.1-4, 1.K.1-5, 1.L.1-5, 1.O.1, 2.B.1-4, 2.D.1

Approved Licensure Course Requests

Course/Licensure Requirement	Sponsoring Organization	Date/Location	CEHs	Proposed Standards
LEAD 1: Leading Yourself and Others *(Management & Leadership)*	MAAO	October 5-6, 2026 St. Cloud, MN	15	1.F.1-2, 1.J.4, 1.P.1-3, 2.C.2, 2.D.3-4, 2.F.4, 2.F.6-7, 2.H.1, 2.I.1-2, 2.J.2, 3.B.1, 4.G.1, 4.H.1-3, 5.A.3-6, 5.B.1-3, 5.C.1-3
LEAD 2: Leading the Work and the Organization *(Management & Leadership)*	MAAO	October 7-8, 2026 St. Cloud, MN	15	1.F.1-2, 1.J.4, 1.K.6, 1.L.5, 2.C.1-2, 2.F.1-9, 2.H.1, 2.H.3, 2.I.1-2, 2.J.1-3, 2.M.1-5, 3.E.2-3, 3.F.3-4, 4.H.1-3, 5.A.1-2, 5.A.4-6, 5.B.1-3, 5.C.1-2

Approved Applications for Certified Minnesota Assessor

- **Jacey Christopherson,** Cass County
- **Jack Glenzinski,** Hennepin County
- **Zachariah Haskins,** Hubbard County
- **Jason Jepsen,** Cottonwood County
- **Abby McCarvel,** Nobles County
- **Nicholas Nordmark,** Otter Tail County
- **Jessica Rieland,** Itasca County
- **Jarret Sexton,** Carver County
- **Eugene Siddell,** Itasca County
- **Marko Stojmenovic,** City of Minneapolis

Approved Applications for Certified Minnesota Assessor Income Qualified

- **Heather Becker,** Crow Wing County
- **John Larkie,** Winona County
- **Amanda Nelson,** Clay County
- **Sara Stubfors,** Goodhue County

Approved Applications for Accredited Minnesota Assessor

- **Nate Brusven,** Lyon County
- **Elizabeth Fruth,** City of St. Cloud
- **Brenda Green,** Washington County
- **Nathan Kirchner,** Dakota County
- **Jodi Krusemark,** Stevens County
- **Vicki Mandt,** Grant County
- **Ryan Robinson,** Hennepin County
- **Kathleen Wall,** Lincoln County
- **Nathan Wildermuth,** Cottonwood County
- **Eric Wuotila,** Chisago County

Senior Accredited Minnesota Assessor Applications

- Jane Grossinger made a motion to award the Senior Accredited Minnesota Assessor license to the following individual:
  Joseph Hile, Goodhue County
  Mike Reed seconded the motion. The motion carried with none opposed.
  Mark Vagts is the Property Tax Compliance Officer for Goodhue County, so he recused himself from participating in this interview.
- Mike Reed made a motion to award the Senior Accredited Minnesota Assessor license to the following individual:
  Bradin Wyffels, Lyon County
  Pat Grengs seconded the motion. The motion carried with none opposed.
- Ryan Johnson made a motion to award the Senior Accredited Minnesota Assessor license to the following individual:
  James Ryan, City of Minneapolis
  Mark Vagts seconded the motion. The motion carried with none opposed.
- Mike Reed made a motion to award the Senior Accredited Minnesota Assessor license to the following individual:
  James Wise, City of Eden Prairie
  Ryan Johnson seconded the motion. The motion carried with none opposed.

Next Meeting

Regular Board Meeting

- Date: 11/17/2026
- Time: 8:30am
- Location: St. Michael City Hall; St. Michael, MN

Special Board Meeting

- Date: 10/14/2026
- Time: 8:30am
- Location: St. Michael City Hall; St. Michael, MN

Expenses

Emily Anderson made a motion to pay the expenses for this meeting. Jane Grossinger seconded the motion. The motion carried.

Adjourn

Ryan Johnson made a motion to adjourn the meeting. Emily Anderson seconded the motion. The motion carried.