



Dakota County Assessing Services

Authorization For A Contract Renewal With CycloMedia Technology, Inc.

January 20, 2026

Assessor Inspection Requirements



- Minn. Stat. § 273.08, Assessor Duties, mandates that *"The assessor shall actually view and determine the market value"* of each property at least every five years
- The International Association of Assessing Officers (IAAO) standard 3.3.5, Alternative to Periodic On-Site Inspections (recognized by MN Department Of Revenue):
 - in certain cases when assessors have reliable and current real estate data, the effort of *'actually viewing'* real estate can be accomplished digitally with current technologies.

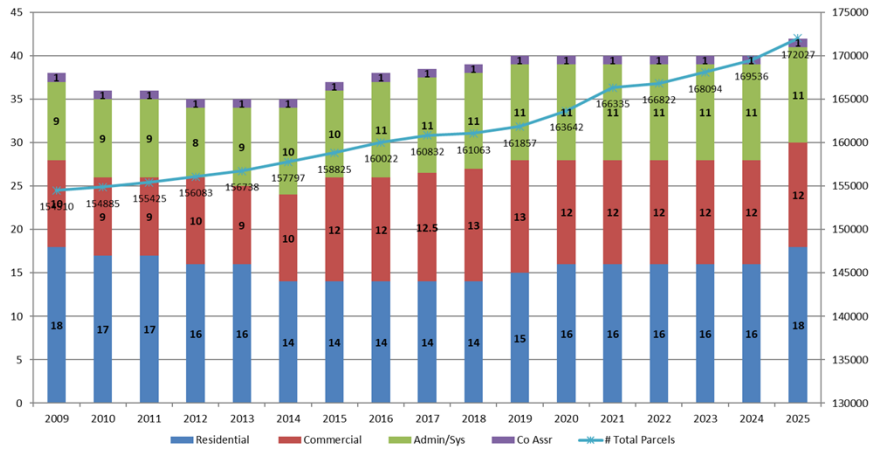
Provided that:

- Initial full physical on-site inspections are completed in a timely manner, and
- An effective building permit system in place.

Assessing Services Historic FTE Counts



Dakota County Assessing Services Historic FTE by Org Chart with Parcel Growth



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Assessing Services Parcel Counts

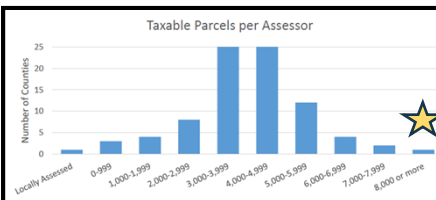


MN Department of Revenue Property Tax Services Report (Feb 21, 2025)

Minnesota Department of Revenue Dakota County Property Tax Services – 2024 Report

Results

Measure	Taxable Parcels Only
Dakota County total parcels	161,389
Parcels in Dakota County average	161,389
Number of assessors primarily dedicated to appraisal activities	20
Dakota County average parcels per assessor	8,069
State median parcels per assessor	4,107
Lowest county average parcels per assessor	867
Highest county average parcels per assessor	8,069



Metro Counties	Taxable Parcels per Assessor (DOR)
Anoka	6,155
Carver	4,386
Hennepin	3,587
Ramsey	4,600
Scott	6,392
Washington	5,587
Metro Median	5,094
Dakota	8,069

2024 staff level

2025 staff level (2 FTE's added)

Would need 4 FTE's to meet Anoka

Would need 10 FTE's to meet median

7,336

6,207

5,043

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CycloMedia Meets Standards



- CycloMedia is an industry leader in high-resolution, 360° street-level imagery that meets IAAO standards for Mass Appraisal purposes.
- IAAO standard requires:
 - Current, high-resolution imagery (sub-inch pixel quality)
 - Updates at least every 5 years
 - Ability to verify exterior characteristics and condition
- In 2016, Dakota County became the first county in Minnesota to implement street-level imagery technology to meet statutory inspection requirements.

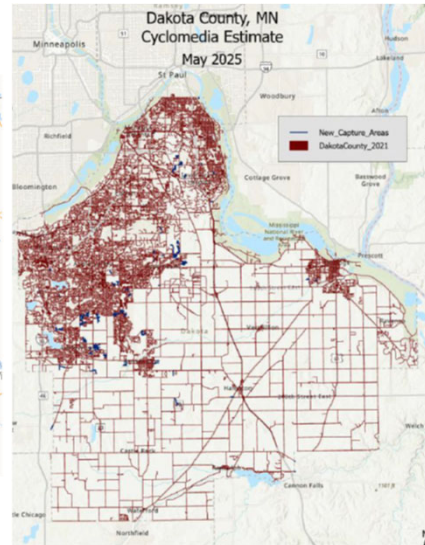
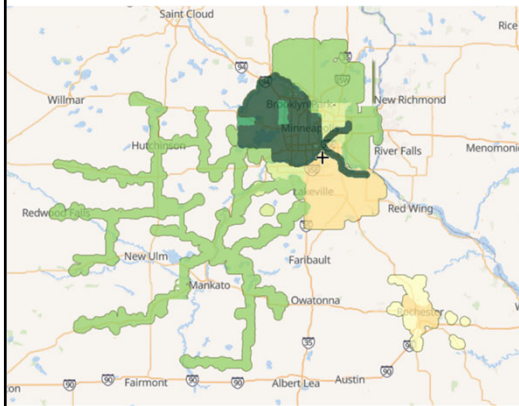
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CycloMedia Recording system

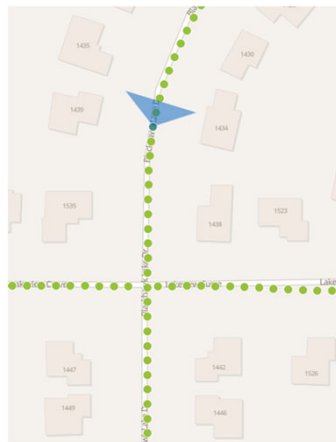


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CycloMedia Capture Areas, Metro and Dakota



CycloMedia Collection Points





Authorization For A Contract Renewal With CycloMedia

- The Assessing Services 2026 budget includes funding for updated street-level Imagery.
- Staff recommends authorizing a five-year contract renew with CycloMedia Technology, Inc. for spring 2026 leaf-off image capture and delivery.