



Local Board of Appeal & Equalization Meeting

Monday, May 5, 2025

***Mayor Rafferty, Councilmembers Cavegn, Lyden, Ruhland and Stoesz
Interim City Administrator: Dave Pecchia***

5:30 PM | Council Chambers (Not televised)

1. Call Board of Review to Order
2. Roll Call
3. Setting the Agenda: Addition or Deletion of Agenda Items
4. Anoka County Assessors Report, Alex Guggenberger, Anoka County Assessor
 - a. Overview of the Board of Review Process and Procedures
 - b. Property Tax Process and Recap of Current Assessment
5. Local Board of Appeal and Equalization Hearing
6. Recess or Adjourn the Meeting
 - If time is needed for the Assessor to research a property value/view a property, the meeting may be recessed to a future date.

Local Board of Appeal and Equalization

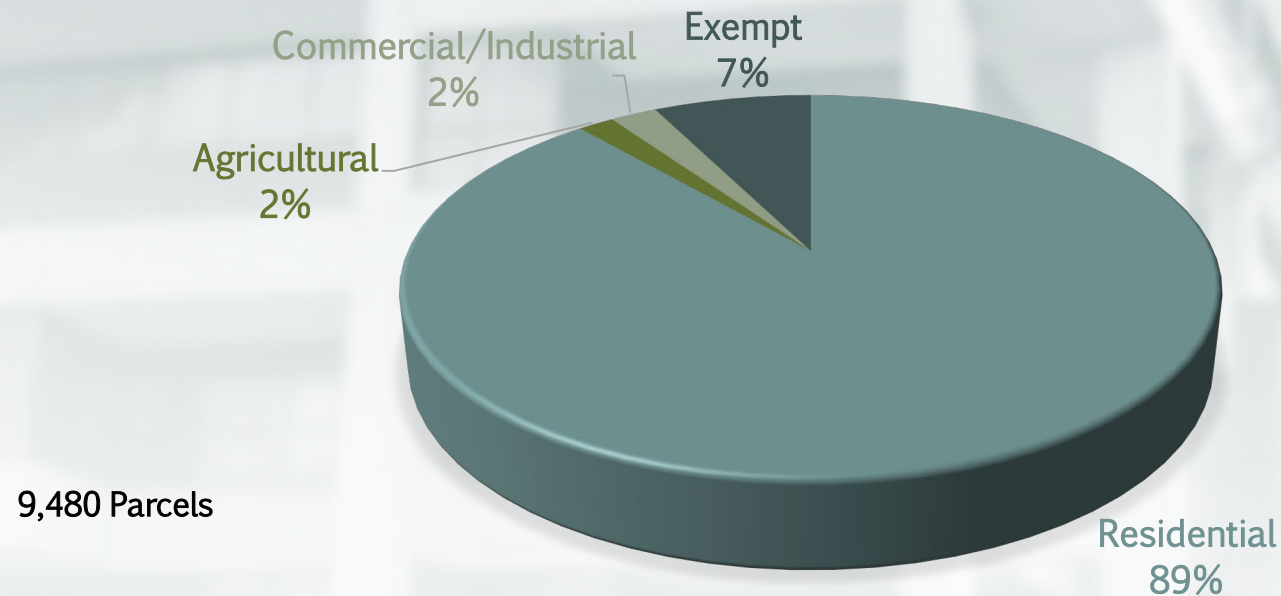
Anoka County
Government Center and Courthouse



Lino Lakes Assessment Staff

Name	Position	License	Responsibility
Alex Guggenberger	County Assessor	SAMA	Countywide
Ted Anderson & Brandon Hodge	Senior Appraisers	AMA	Commercial/Industrial/Apartment/Exempt
Shawn Halligan	Residential Appraiser	AMA	Residential 1-3 Units

Lino Lakes Property Breakdown

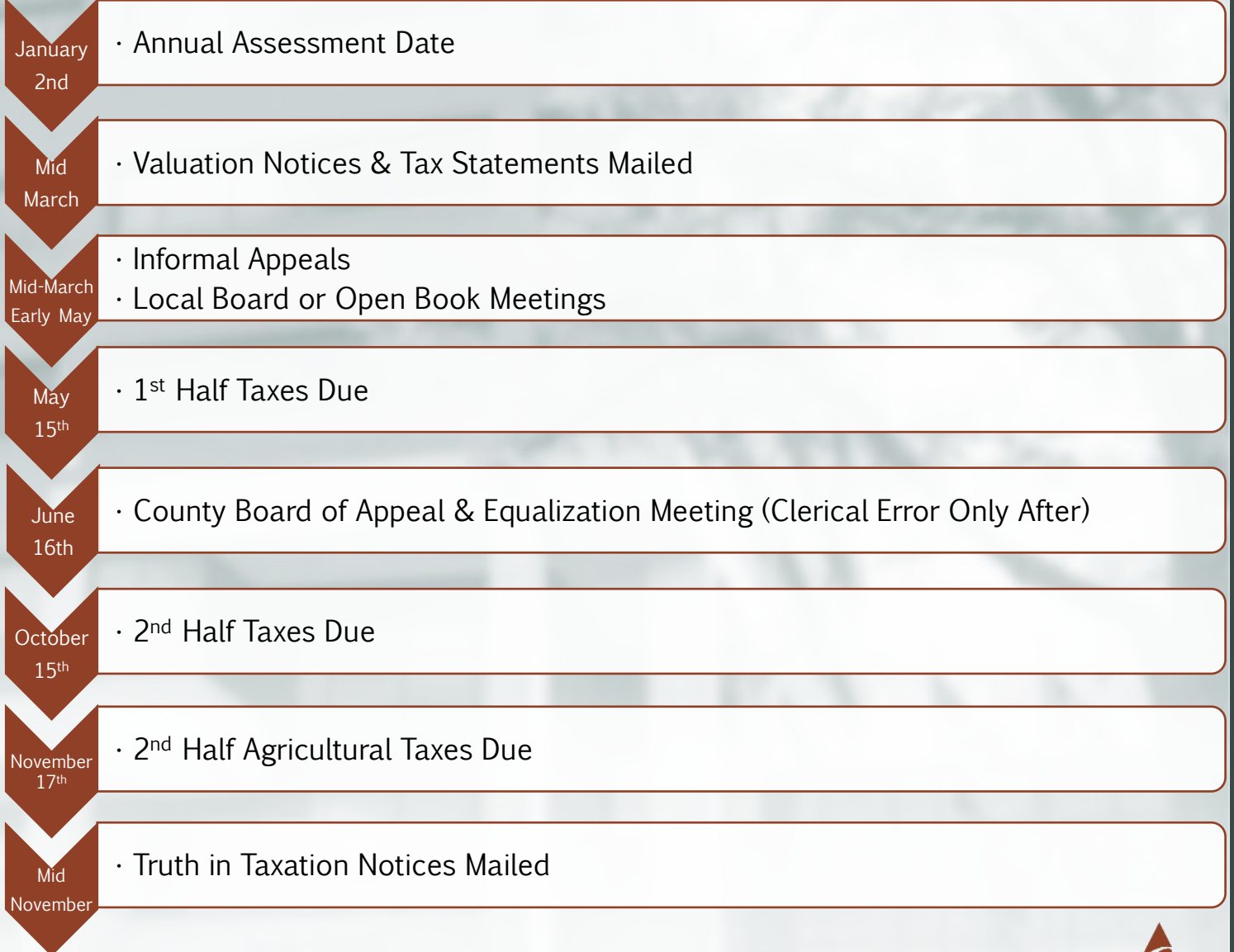


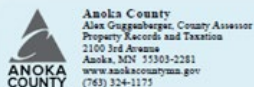
In Minnesota it is the duty of the Assessor to value and classify property. This is done annually as of the assessment date of **January 2nd**.

All aspects of the assessment, including but not limited to the assessment date, sales period for each assessment and property tax classification are dictated by state statute and under the oversight of the Minnesota Department of Revenue.

The Assessment & Taxation Calendar represents an annual timeline.

Assessment & Taxation Timeline





Taxpayer(s):

8771102011 184134*****AUTOS-DHOT 86005
ANDERSON JAMES E & K J
22701 E WACONIA CIR NE
BETHEL MN 55005-9605

Property ID Number: 04-33-23-11-0011

Property Description: CHEYENNE LOT 15 BLK 1 EX RD; SUBJ TO EASE OF REC

22701 E WACONIA CIR NE, EAST BETHEL, MN 55005
TCA: 31015
Owner(s): ANDERSON JAMES E & K J

Valuation Notice 2026
2025 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

Step 1	Valuation and Classification Notice		
	Class:	RES HSTD	See Details Below.
	Estimated Market Value:	352,600	
	Homestead Exclusion:	14,816	
	Taxable Market Value:	337,784	
Step 2	Proposed Taxes Notice		
	2025 Tax 2026 Proposed Change:	Coming November 2025	
Step 3	Property Tax Statement		
	1st Half Taxes:	Coming March 2026	
	2nd Half Taxes:		
	Total Taxes Due in 2026:		

The time to appeal or question your
CLASSIFICATION or VALUATION is NOW!

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2025
(2024 Assessment)

Taxes Payable in 2026
(2025 Assessment)

The assessor has determined your property's classification(s) to be:

☐ If this box is checked, your
classification has changed
from last year's assessment.

RES HSTD

RES HSTD

The assessor has determined your property's market value to be:

Estimated Market Value (EMV) \$323,500 \$352,600

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral

Rural Preserve Value Deferral

Open Space Value Deferral

Platted Vacant Land Exclusion

Exclusion for Veterans with Disabilities

Mold Damage Exclusion

Homestead Market Value Exclusion

\$17,435 \$14,816

Taxable Market Value (TMV) \$306,065 \$337,784

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and
property class are correct, it is not
necessary to contact your assessor
or attend any listed meetings.

If you have concerns about the
information on this notice, please
contact your assessor. If your
questions or concerns are not
resolved, more formal appeal
options are available.

Please read the back of this
notice for important information
about the formal appeal process.

Property information is available for
viewing Monday - Friday, 8:00 a.m.
- 4:30 p.m. at the Anoka County
Government Center, Room 119
Public Research Area, 2100 3rd
Ave., Anoka, or online at
www.anokacountymn.gov.

The following meetings are available to discuss or appeal your value and classification:

1-763-324

Local Board of Appeal and Equalization/Open Book

April 28, 2025 5:30pm -
East Bethel - Updates at City website
2241 221st Ave. NE, East Bethel, MN 55011
To discuss value please call
763-324-1125

County Board of Appeal and Equalization

June 16, 2025 6:00pm -
Anoka County Government Center
2100 3rd Avenue, Anoka, MN 55303 Room #705
Appointments are encouraged
To Schedule an appointment please call - 763-324-1175

24 877



Each spring Anoka County sends out a property tax bill (based on the prior year assessment) along with the Notice of Valuation and Classification.



The notices include the Assessors estimate of market value along with the property classification(s) or use(s) as of January 2nd each year.



Property Owners are encouraged to call the assessor regarding questions or concerns on their Value Notice.



Owners located in a City or Townships having a Local Board of Appeal and Equalization (LBAE) **MUST** appeal there first if you wish to appeal at the County Board of Appeal and Equalization (CBAE).



If property owners are still not satisfied with the outcome of the appeal methods above, they can appeal directly to **Minnesota Tax Court**. Tax Court Petitions may be filed any time after the Valuation Notice is received and before April 30th of the year taxes are payable.



2025 ASSESSMENT

Two (2) sales ratio studies are used in establishing market values.

21-month study

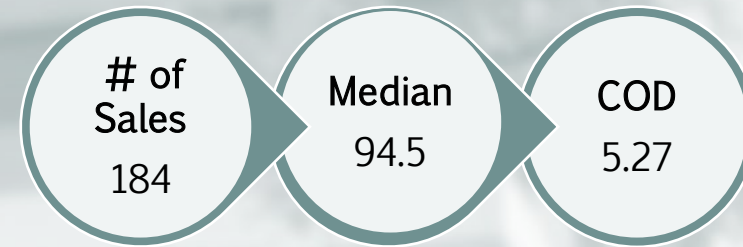
January 1, 2023
to September 30, 2024

Sales Ratio + Trend Region
(Lino Lakes & Centerville)

12-month study

October 1, 2023
to September 30, 2024

Sales Ratio

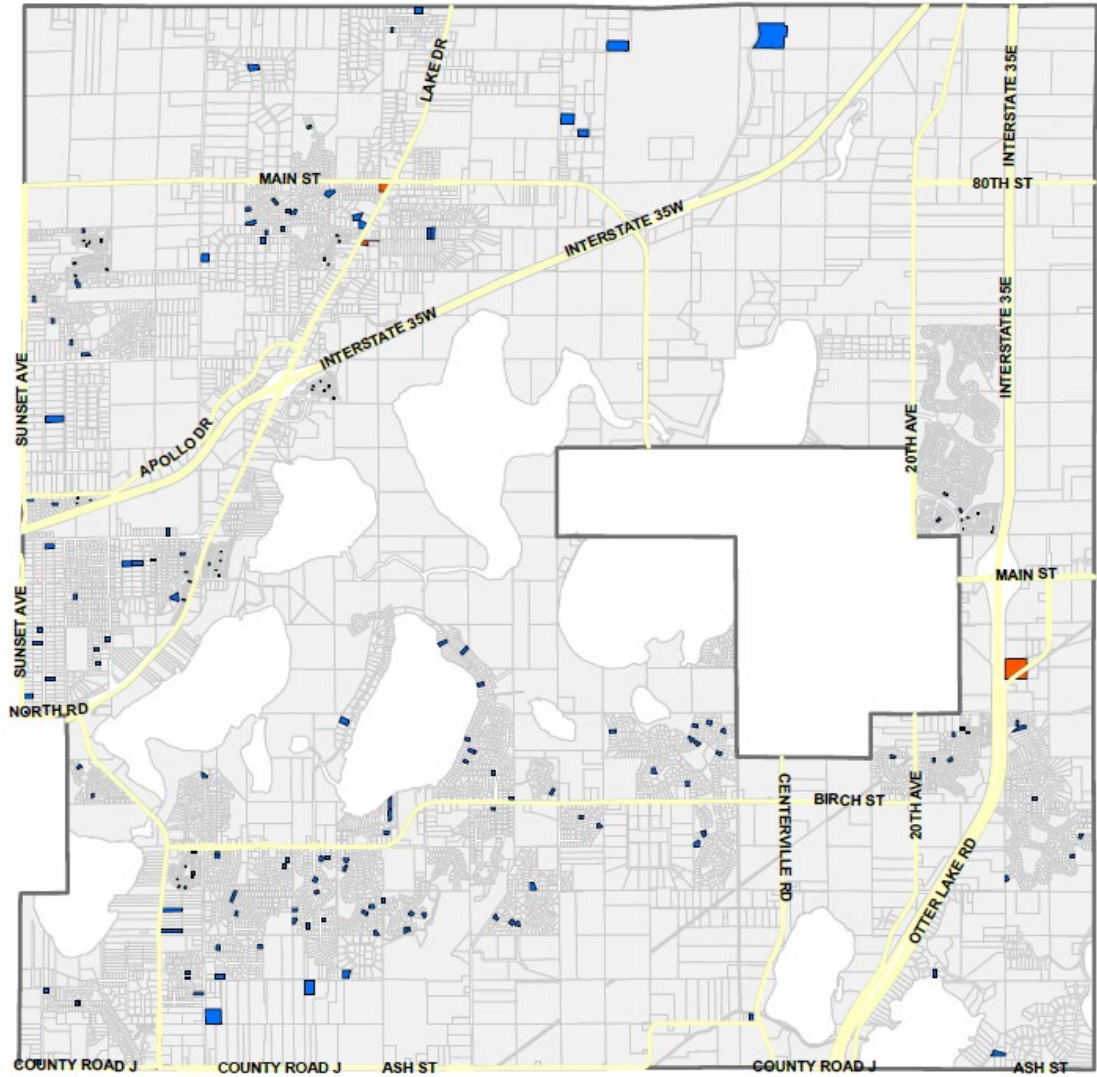


Metric	2023 Res Sales	2024 Res Sales
Sales	196	184
Median Sale Price	398,200	416,500
Median Assessed Value	388,400	409,200

Sales Map – 12 Month Study



Lino Lakes Qualified Sales



	Commercial/Industrial
	Residential



Median Sale Price vs Estimated Market Value



Market Value Change

The table below illustrates how values have changed from 2024 to 2025 by property type and how Lino Lakes compares to Countywide figures.

Lino Lakes

Property Type	2024 EMV	2025 EMV	% Change (YOY)	% Increase Due to NC
Residential	\$3,200,866,300	\$3,395,669,100	6.09%	1.64%
Agricultural	\$65,459,500	\$67,270,500	2.77%	0.17%
Apartment	\$81,866,000	\$84,963,000	3.78%	7.88%
Comm/Ind	\$325,111,500	\$316,042,500	-2.79%	2.92%
Total EMV	\$3,678,360,600	\$3,869,737,800	5.20%	1.85%

Countywide

Property Type	2024 EMV	2025 EMV	% Change (YOY)	% Increase Due to NC
Residential	\$43,148,103,400	\$45,080,836,300	4.48%	1.03%
Agricultural	\$677,181,900	\$721,989,200	6.62%	0.19%
Apartment	\$3,417,426,500	\$3,110,756,200	-8.97%	1.64%
Comm/Ind	\$7,583,352,700	\$7,470,049,700	-1.49%	1.05%
Total EMV	\$55,089,145,500	\$56,683,342,400	2.89%	1.07%

ANY
QUESTIONS?

