



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

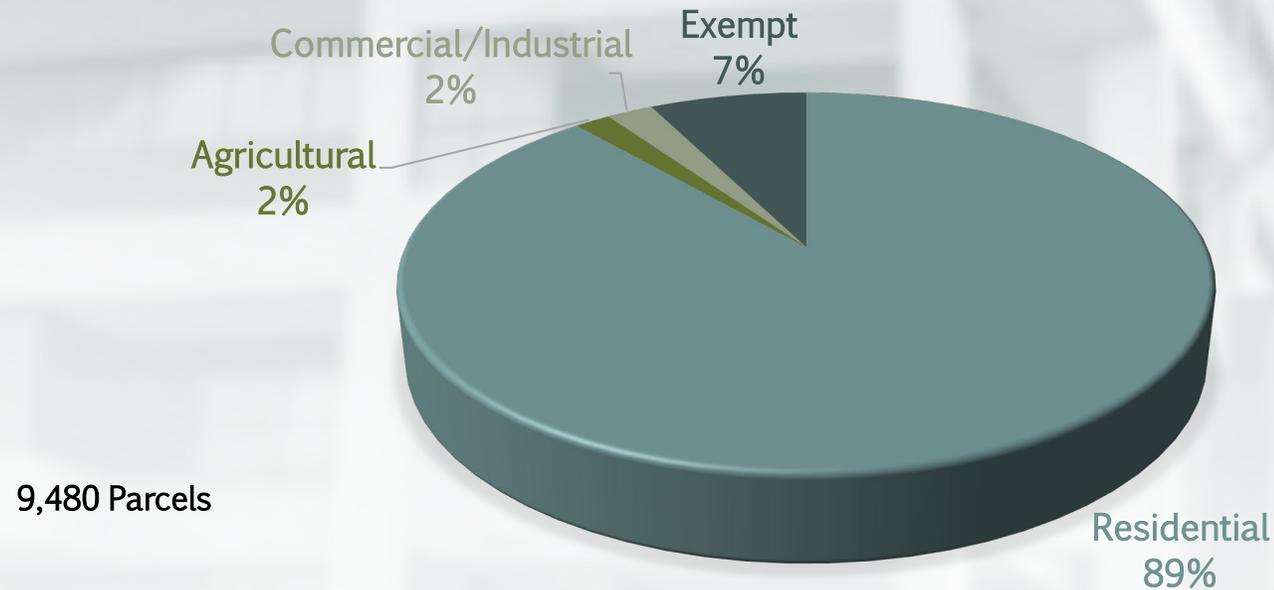


Anoka
County

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

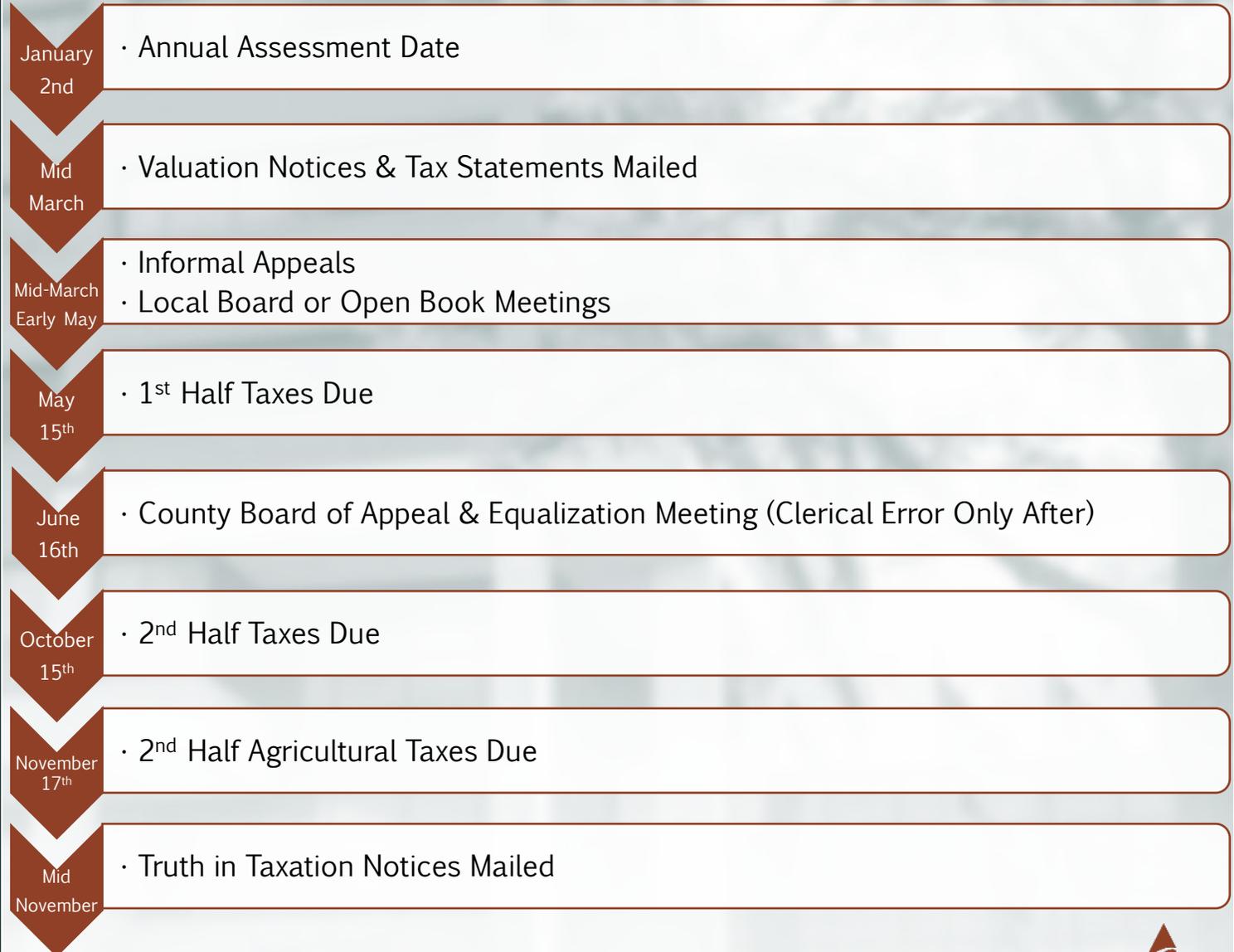


Assessment & Taxation Timeline

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.





Anoka County
 Alex Graggsberg, County Assessor
 Property Records and Taxation
 2100 3rd Avenue
 Anoka, MN 55303-2281
 www.anokacountymn.gov
 (763) 324-1175

Valuation Notice 2026
 2025 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

Step	Valuation and Classification Notice
1	Class: RES HSTD Estimated Market Value: 352,600 See Details Homestead Exclusion: 14,816 Below. 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: 2nd Half Taxes: Total Taxes Due in 2026:	Coming March 2026

Taxpayer(s):

877***0211 184***AUTOS-DIGIT 86005
 ANDERSON JAMES E & K J
 22701 E WACONIA CIR NE
 BETHEL MN 55005-9606

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, 37015

Owner(s): ANDERSON JAMES E & K J

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:		
<input type="checkbox"/> 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:

- 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



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).

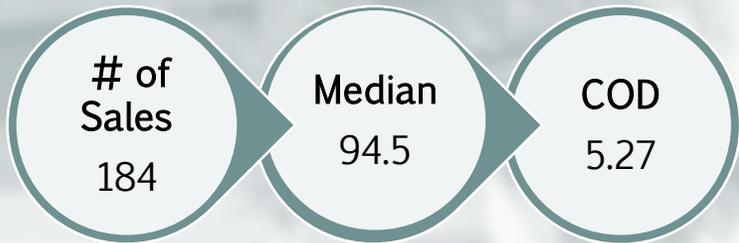


If property owners are still not satisfied with the outcome of the appeal methods above, they can appeal directly to **Minnesota Tax Court**. Tax Court Petitions may be filed any time after the Valuation Notice is received and before April 30th of the year taxes are payable.



2025 ASSESSMENT

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

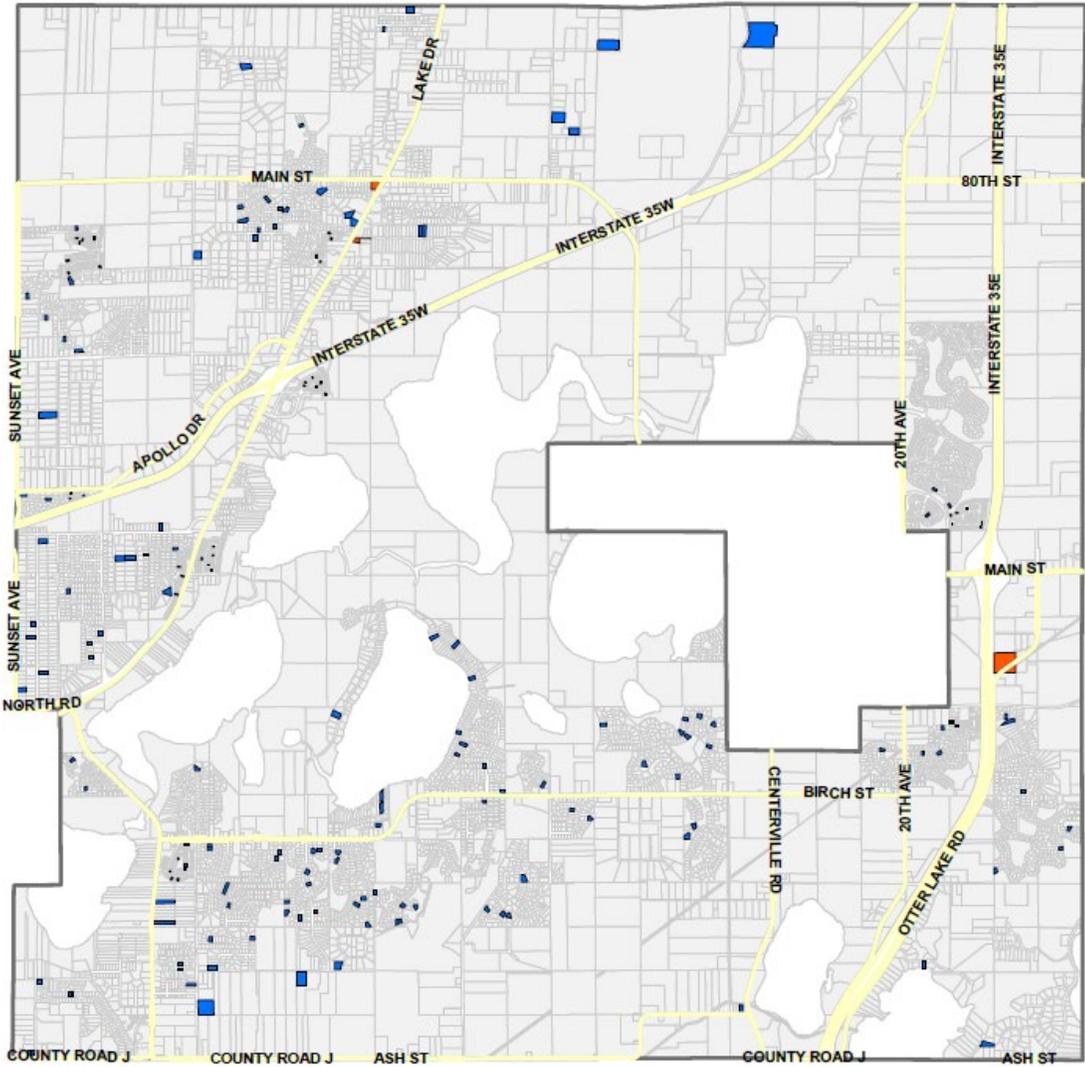


Metric	2023 Res Sales	2024 Res Sales
Sales	196	184
Median Sale Price	398,200	416,500
Median Assessed Value	388,400	409,200

Sales Map - 12 Month Study



Lino Lakes Qualified Sales



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?

