



Anoka County
MINNESOTA

ASSESSMENT NOTICE

According to our records, you own property in Anoka County, MN. In the coming weeks, appraisers from the Anoka County Assessor's Office will be visiting properties in your area as we work to complete our annual review as required by Minnesota Statute.



TIMELINES FOR REVIEW

CALENDAR YEAR OF REVIEW	ASSESSMENT YEAR (PAYABLE TAX YEAR)	PROPERTY TYPES TO BE REVIEWED
May – Sept. 2023	2024 Assessment (Payable in 2025)	All Vacant Land, Residential (1-3 Unit), Commercial, Industrial, Apartment, & Manufactured Home Parks not reviewed in the last five years.

KEY DATES

OCT.
2023

Assessment personnel begin reviewing parcels with new construction or new improvements.

NOV.
2023

Proposed Property Tax Notices (Truth in Taxation) are mailed. The 2023 Assessed Value, along with proposed levy rates are used to generate this **ESTIMATE** of payable tax in 2024.

DEC.
2023

Property review and new construction work wraps up, and 2024 Assessment is being finalized.

MARCH
2024

Value Notice and Tax Statements mailed to owners. The value notice will indicate the 2024 Assessed Value for taxes payable in 2025. To appeal, please follow the instructions listed on the notice or contact our office with any questions.



FREQUENTLY ASKED QUESTIONS

Q: Does my parcel being reviewed mean my property value will go up?

A: The goal of this review is to ensure the most accurate data is being used by our mass appraisal system to generate the most accurate estimate of market value. Bottom line is most parcels will see marginal changes; however, some may see slightly larger than average increases or decreases.



FREQUENTLY ASKED QUESTIONS CONTINUED

Q: Does the property review mean my payable taxes will go up significantly?

A: While property reviews directly influence a property estimate of value, the direct impact on payable taxes is less predictable. The two factors influencing payable taxes are value and tax rates. Values are the assessor's responsibility and tax rates are established by City, County, and School District boards as part of the budgeting process.

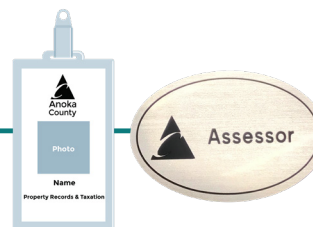
Q: How can I verify I'm talking to an Anoka County Assessor?

A: Anoka County staff drive marked Anoka County vehicles that display a unit number on the front quarter-panel. Staff also wear Anoka County apparel, and carry county-issued photo identification that will always be displayed. Telephone numbers can also be provided if property owners wish to verify employment status.

County
Vehicle



County
Badge



Q: What does a property inspection look like?

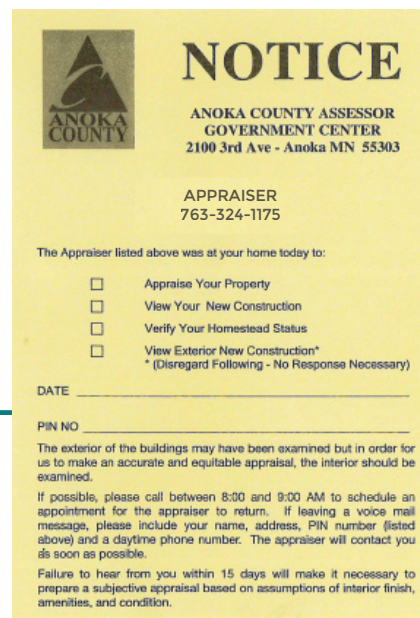
A: Inspections will start with a knock on the door to announce our arrival to the property. If there is no response to the door knock, a yellow assessment notice will be left on the door. Assessment staff will then proceed with an exterior inspection that involves a walk around the exterior of the property. In many cases, exterior measurements will need to be verified to ensure we have the correct square footage.

Once the exterior inspection is completed, staff will take a front-facing photo of the property. Please note; we do not take photos when garages are open, or people are present in the photos.

Q: I don't want the assessor on my property, what do I do?

A: You have every right to deny access to assessment staff. If you wish to deny staff access to your parcel, please notify us in writing at:
RS-Proptax-Assessor@co.anoka.mn.us

Assessment
Notice



NOTICE
ANOKA COUNTY ASSESSOR
GOVERNMENT CENTER
2100 3rd Ave - Anoka MN 55303

APPRAISER
763-324-1175

The Appraiser listed above was at your home today to:

- ☐ Appraise Your Property
- ☐ View Your New Construction
- ☐ Verify Your Homestead Status
- ☐ View Exterior New Construction*
* (Disregard Following - No Response Necessary)

DATE _____

PIN NO _____

The exterior of the buildings may have been examined but in order for us to make an accurate and equitable appraisal, the interior should be examined.

If possible, please call between 8:00 and 9:00 AM to schedule an appointment for the appraiser to return. If leaving a voice mail message, please include your name, address, PIN number (listed above) and a daytime phone number. The appraiser will contact you as soon as possible.

Failure to hear from you within 15 days will make it necessary to prepare a subjective appraisal based on assumptions of interior finish, amenities, and condition.

We will remove your parcel from our review list and make market-based assumptions of the quality and condition based on the best available data. Please note denying access or inspection will limit your value appeal options should you disagree with the assessed value.

Anoka County Assessor's Office

Government Center | 2100 3rd Ave., Ste 119 | Anoka, MN 55303
763 - 323 - 5400 | email: RS-Proptax-Assessor@co.anoka.mn.us