

**City of East Bethel
Board of Appeals & Equalization Agenda
LBAE Meeting – City Hall
Date: April 28, 2025 at 5:30 p.m.**



This City Council meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

Item

- 1.0 Call to Order**
- 2.0 Adopt Agenda**
- 3.0 Assessor's Report (p. 2-10)**
- 4.0 Board of Equalization Hearing (p. 11)**
- 5.0 Property Approvals**
- 6.0 Adjourn**

Local Board of Appeal and Equalization

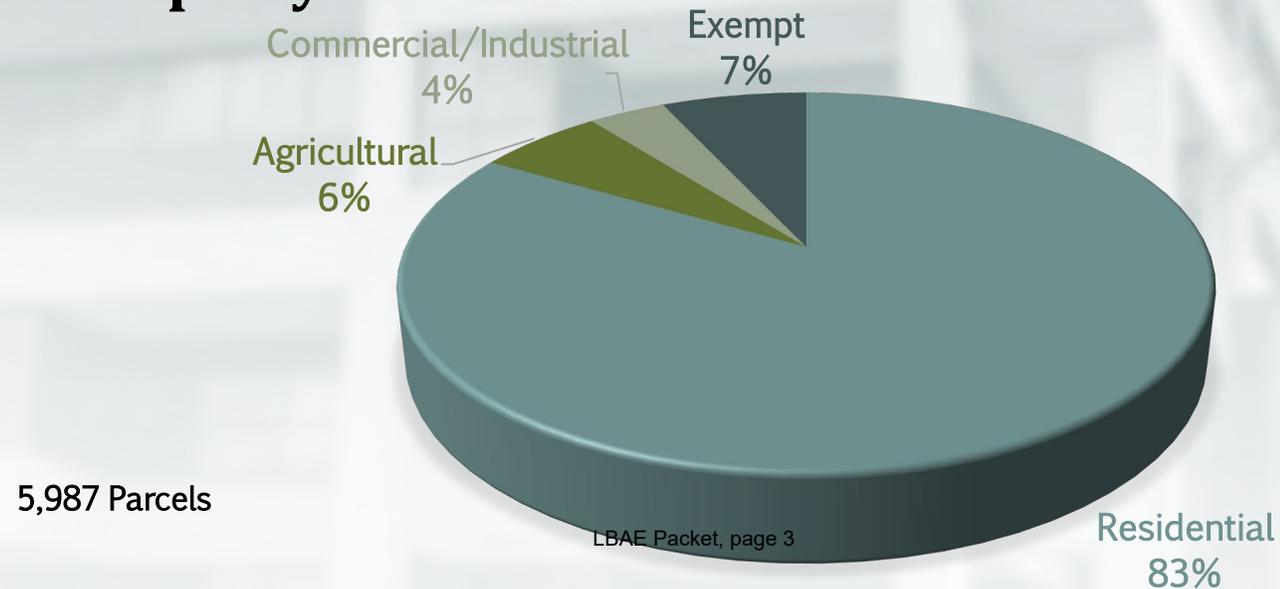
Anoka County
Government Center and Courthouse



East Bethel Assessment Staff

Name	Position	License	Responsibility
Alex Guggenberger	County Assessor	SAMA	Countywide
Diana Stellmach	Senior Manager, Appraisers	SAMA	Countywide
Ted Anderson	Senior Appraiser	AMA	Commercial/Industrial/Apartment/Exempt
Jason Dagostino	Residential Supervisor	AMA	Residential 1-3 Units

East Bethel Property Breakdown



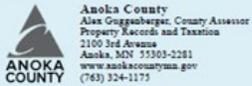
Assessment & Taxation Timeline

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 Homestead Exclusion: 14,816 Taxable Market Value: 337,784 See Details Below.
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 184734*****AUTOS-DIGIT 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, 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

25 877



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.



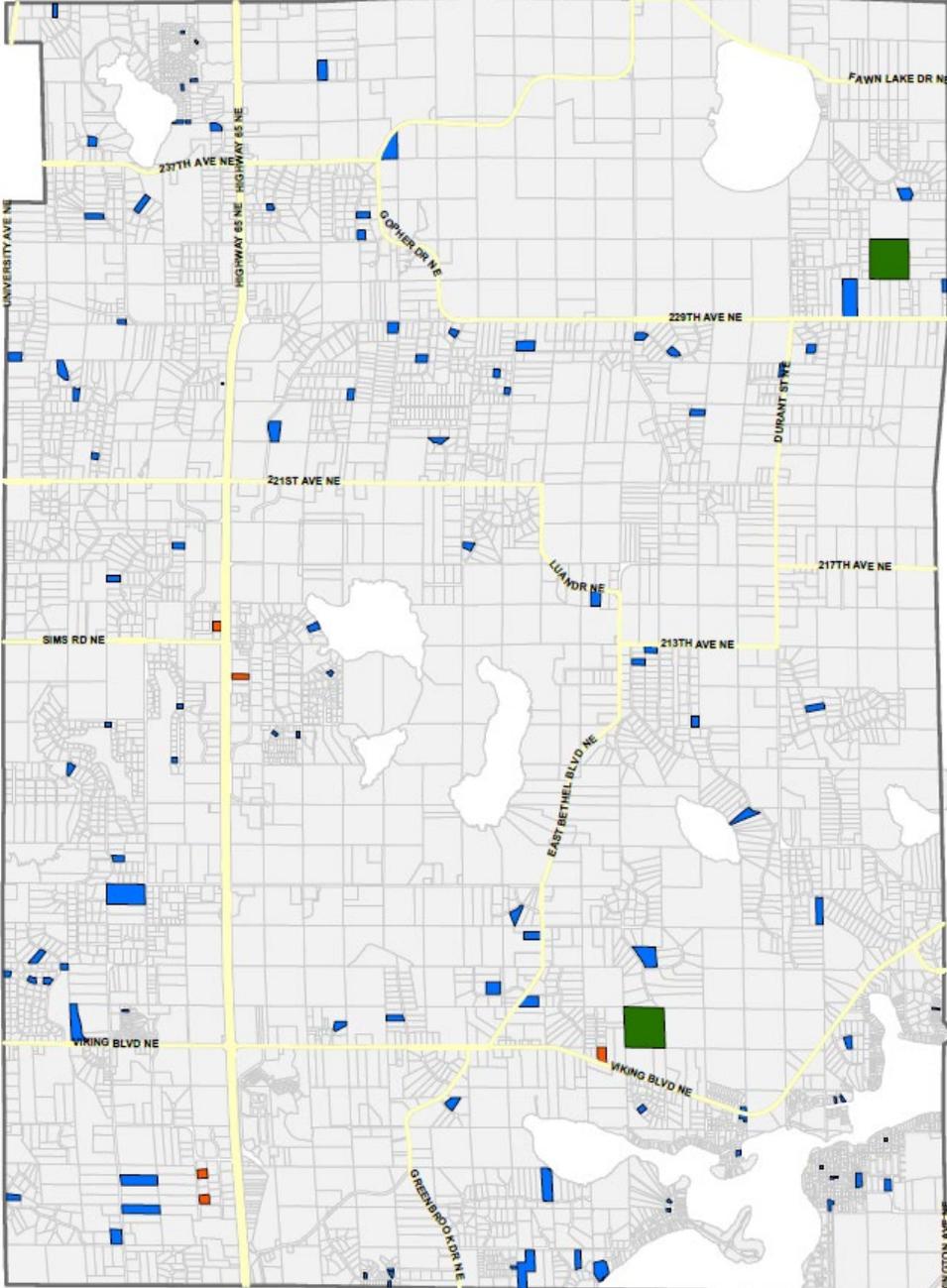
2025 ASSESSMENT

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



Metric	2023 Res Sales	2024 Res Sales
Sales	85	103
Median Sale Price	393,600	407,900
Median Assessed Value	341,400	383,000

Sales Map - 12 Month Study



East Bethel Qualified Sales

Agricultural/Rural	Residential
Commercial/Industrial	



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 East Bethel compares to Countywide figures.

East Bethel

Property Type	2024 EMV	2025 EMV	% Change (YOY)	% Increase Due to NC
Residential	\$1,604,638,100	\$1,741,596,000	8.54%	0.57%
Agricultural	\$68,213,200	\$73,206,000	7.32%	0.36%
Apartments	\$36,634,400	\$43,543,800	18.86%	21.08%
Comm/Ind	\$126,968,800	\$126,654,000	-0.25%	0.01%
Total EMV	\$1,859,172,800	\$2,009,973,800	8.11%	0.96%

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%



**City of East Bethel
Board of Appeals & Equalization Meeting
Agenda Item Information**



Date: April 28, 2025

Agenda Item Number: Item 4.0

Agenda Item: Board of Review and Adjustment Hearing

Background Information:

Annually, the City Council, sitting as the Local Board of Appeal and Equalization, is required to hear resident concerns regarding assessed valuations for properties in the City. The meeting has been set for April 28, 2025 at 5:30 PM.

The purpose of this hearing is to determine whether taxable property in the City has been properly valued and classified by the assessor for the 2025 assessment for taxes payable in 2026 and to provide a means for property owners with concerns to request an adjustment to their valuation or tax classification.

Property owners who believe that the value or classification are not correct, were encouraged to contact the City Assessor to discuss their concerns prior to the meeting. If the property owner did not resolve their issues after discussion with the Assessor, they may appear before the Local Board of Appeals and Equalization to show cause for making an assessment correction. The Board shall review the valuation, classification, or both if necessary, and shall make corrections as justified. In most cases, an appearance before the Local Board of Appeals and Equalization is required by Statute, before an appeal can be taken to the County Board of Appeals and Equalization.

The Board may recess this convened meeting and reconvene later should more time be required to accommodate those that wish to request a consideration of their valuation. The requirements include:

- If the meeting is recessed, the LBAE must reconvene and adjourn the meeting within 20 days of the initial convening date.
- The LBAE must adjourn no later than May 31.

To date no owners have indicated that they will appeal their property valuations or classifications.

Fiscal Impact:

To be Determined

Recommendation(s):

Staff recommends that the City Council, acting as the Board of Review and Adjustment, conduct the hearing as required by statute and at the conclusion of the presentation of each petitioner, either uphold or adjust the valuation based on materials presented by the petitioner and the City Assessor.

City Council Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____