LOCAL BOARD OF APPEAL AND EQUALIZATION AGENDA

Tuesday, April 22, 2025
7:00 p.m.
City Hall
Council Chambers

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1. Call to Order

2. Appoint Secretary

3. Pledge of Allegiance

4. Roll Call

5. Adopt Agenda

6. 2025 Local Board of Appeal and Equalization Presentation

7. Hear Appeals from Property Owners (Taken in Order as Registered)

8. Consider Appeals Received by Letter

9. Staff Recommendations

10. Consider a reconvene date for the Local Board of Appeal and Equalization (if necessary)
    - Tuesday, May 6, 2025 at 6:30 (prior to the regular City Council meeting)
    - Or select an alternative date if necessary due to the number of appeals

11. Sign Board of Appeal and Equalization Certification Form

12. Recess (if reconvene meeting is necessary)
    OR
    Adjourn (if reconvene meeting is not necessary)

Local Board of Appeal & Equalization **6.**

Meeting Date: 04/22/2025

Subject: 2025 Local Board of Appeal and Equalization Presentation

From: Rich Gruber, City Assessor

Information

INTRODUCTION

The 2025 Coon Rapids Local Board of Appeal and Equalization is scheduled for Tuesday, April 22, 2025 at 7:00PM.

DISCUSSION

Attached for your review are the following items:

- Agenda
- 2025 Annual Assessment Summary Report
- Assessor's 2025 Board of Appeal and Equalization Presentation

The above information should help explain the valuation process. Please feel free to call with questions.

Property owners who would like to have the Board reconsider the value of their property may do so in order of registration. The Local Board of Appeal and Equalization has the power to increase the value being contested, reduce the value being contested or keep the value being contested the same. City staff and the board must complete its work within 20 days.

RECOMMENDATION

Staff recommends the Local Board of Appeal and Equalization reconvene if there are a significant number of walk-in appeals which have not been reviewed by staff prior to the meeting.

Attachments

2025 Annual Assessment Report

2025 Powerpoint BOAE



City of Coon Rapids

2025 ASSESSMENT SUMMARY

March 17, 2025



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COON RAPIDS
Minnesota

2025 ASSESSMENT SUMMARY

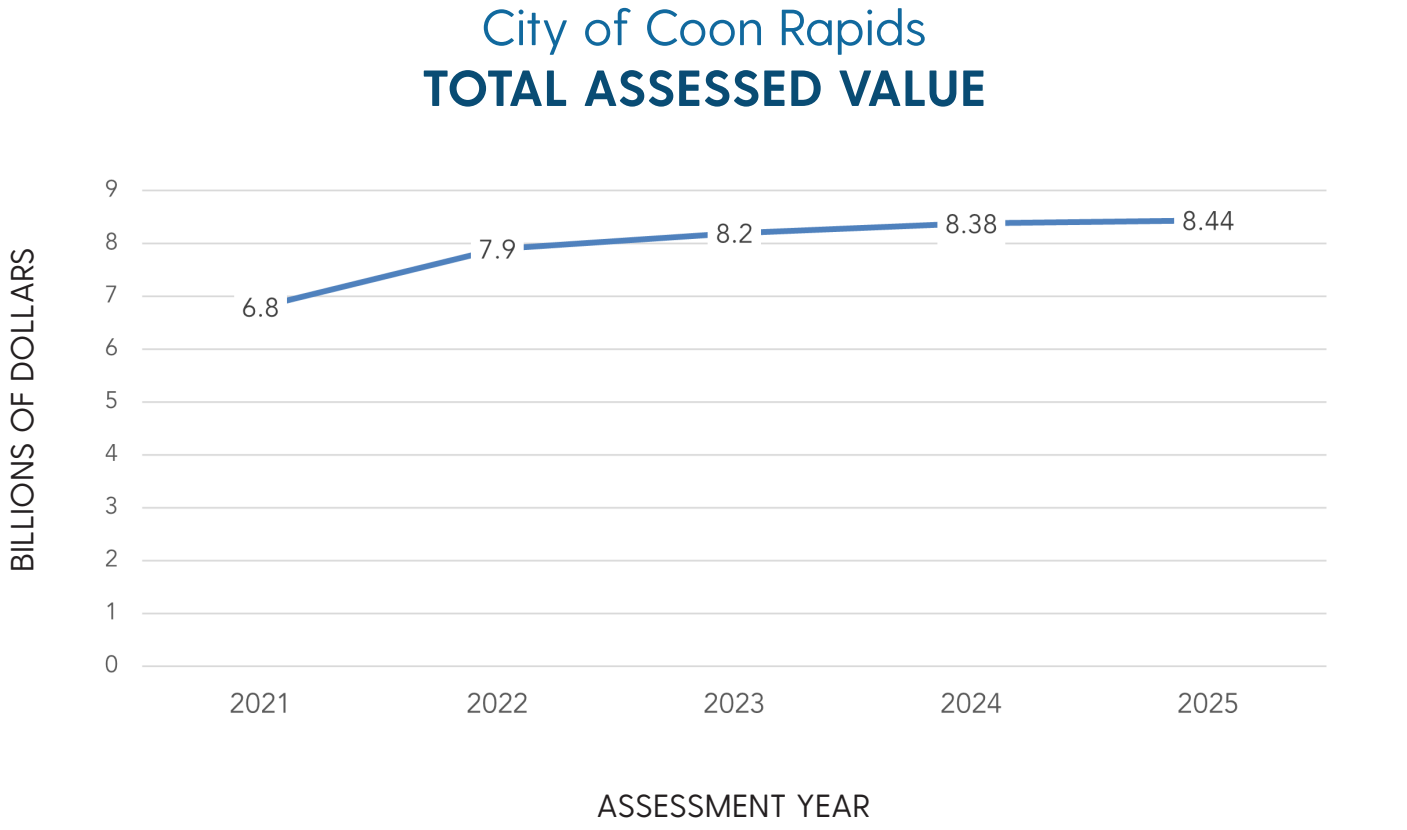
The 2025 assessment for the City of Coon Rapids has been completed in accordance with state statute and Anoka County guidelines.

The assessing department staff reviewed 4,328 properties during our quintile review process for the 2025 assessment. The appraisal staff also reviewed 1,152 building permits for homes that had improvements or remodeling projects during the past year.

There were 1,502 residential sales in the 2025 assessment study period. The volume of sales within the residential real estate market in the City of Coon Rapids remained stable when compared to the previous year's assessment study period sales volume of 1,483 sales. Residential sales data in the current study period indicated that market values were leveling off overall in the city.

The 2025 assessment for the City of Coon Rapids is based on 22,551 parcels. The city has a total estimated market value of 8.44 billion dollars for the 2025 assessment.

The total estimated market value of the City of Coon Rapids increased by 0.45 percent from the prior year's total assessed value of 8.38 billion dollars. The chart below illustrates the total market value of the City of Coon Rapids between the years of 2021 and 2025.



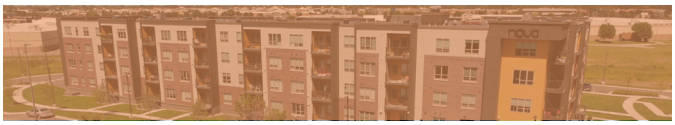
2025 PERCENT OF TOTAL VALUE BY PROPERTY TYPE

Residential properties within the city make up 76% of the city's assessed valuation. Commercial and industrial properties account for 16% of the total assessed value of the city. Apartments account for 8% of the assessed value for the City of Coon Rapids.

The chart below depicts the percentage of total value associated with each property type within the city.



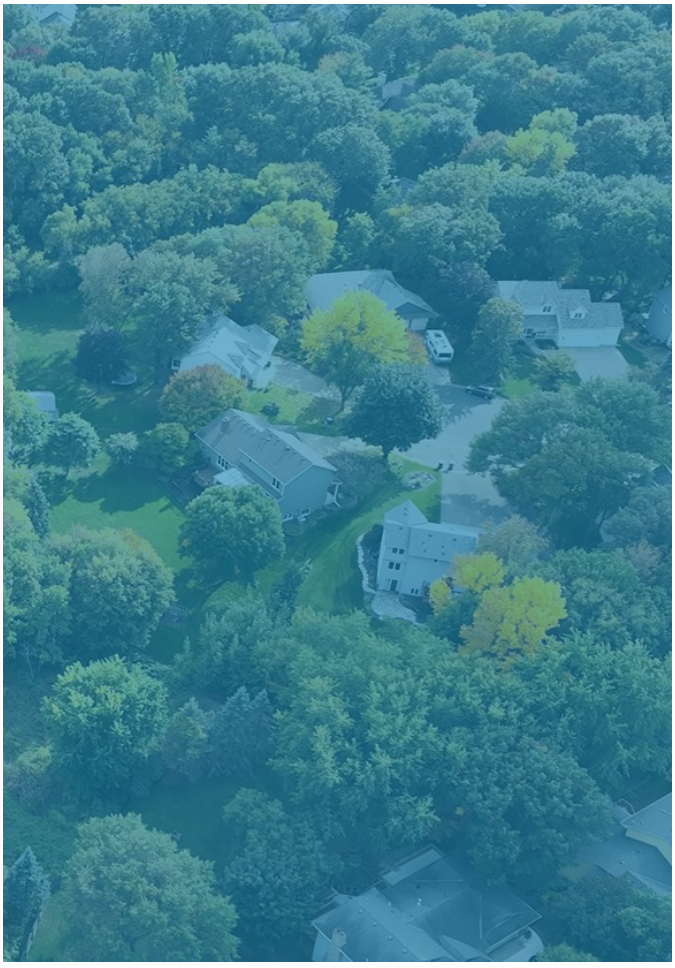
5% INDUSTRIAL



8% APARTMENTS



11% COMMERCIAL



76% RESIDENTIAL

2025 VALUE CHANGES BY PROPERTY TYPE

Residential properties had small increases this year, except for duplexes which saw a 5.09% increase. Single family homes within the city experienced an increase of 1.68%. Townhomes and condominiums experienced an average value change of 2.14% and 1.26% respectively. Duplexes experienced the largest average increases of 5.09%, while waterfront properties experienced an increase of 2.17%.

Property Type	Estimated Market Value Change %
Single Family	1.68%
Twinhomes	2.64%
Townhomes	2.14%
Condominiums	1.26%
Waterfront	2.17%
Duplexes	5.09%
Commercial	0.71%
Industrial	-0.06%
Apartments	-10.75%

Assessed values for commercial and industrial properties remained flat within the city for the 2025 assessment. Commercial properties increased 0.71% while industrial properties decreased 0.06%. Apartment values saw the biggest change with a decline of 10.75%.

The chart depicts the total aggregate change in estimated market value as a percentage for each property type. Specific properties may have experienced increases or decreases in estimated market value that are not necessarily representative of the aggregate value change for that property type.

Each property within the city is valued based on its specific features and location.

2025 STRATIFICATION BY ASSESSED VALUE

Residential properties of all types and most price points remained relatively flat this year. The largest increases were in the higher valued properties of $400k or more.

The chart depicts the average percentage change in residential assessed values based on value ranges.

Assessed Value	Average % Change
$750K+	2.08%
$500K-$750K	2.71%
$400K-$500K	2.34%
$300K-$400K	1.79%
$250K-$300K	1.61%
$200K-$250K	1.71%
$150K-$200K	0.88%

ASSESSMENT AND VALUATION TIMELINE

2025 Market Value for Taxes Payable 2026



20% of properties reviewed in the spring and summer of 2024



Sales Study
Oct. 2023-Sept. 2024

Estimated Market Value
Set Jan. 2, 2025



Tax Statement & Value Notices
Sent Mar. 2025



Value Notice Questions?
Call the City Assessor's Office at (763) 767-6446.



Coon Rapids Local Board of Appeal
Apr. 22, 2025 at 7 p.m.



Anoka County Board of Appeal
June 16, 2025 at 6 p.m.



Proposed Tax Statements
Mailed mid Nov. 2025



Tax Court
Must file by Apr. 30, 2026

Available appeal options if property owners are not satisfied with the decision at the 2025 Local Board of Appeal and Equalization:

OPTION 1 Anoka County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office at 763-324-1175 to get on the agenda or for more information.

It should be noted that to appear at the County Board of Appeal and Equalization, you must have appeared before the Local Board of Appeal and Equalization.

Anoka County Board of Appeal
Monday, June 16, 2025 @ 6 P.M.

Anoka County Government Center
County Boardroom – Room 705
2100 3rd Avenue
Anoka, MN 55303

OPTION 2 Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30th of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation or classification.

For information on the Minnesota Tax Court:

Phone: 651-539-3260 or for MN Relay, call 1-800-627-3529
On the web: mn.gov/tax-court

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April 22, 2025

LOCAL BOARD OF APPEAL & EQUALIZATION

2025 Local Board of Appeal & Equalization

STAFF INTRODUCTIONS

City Assessor: Rich Gruber

Appraisers: Brent Reid
Leah Wedan
Andrew Smith

Assessment Clerk: Heidi Cederstrand

2025 Local Board of Appeal & Equalization

OVERVIEW

- The Mayor and City Councilmembers serve as the Local Board of Appeal and Equalization
- The board is required to have at least one voting member who has completed a Department of Revenue training course within the last four years.
- Mayor Jerry Koch and Councilmembers: Pat Carlson, Brian Armstrong, and Peter Butler have completed the training course within the last four years.

2025 Local Board of Appeal & Equalization

DUTIES OF THE BOARD

- If a property owner thinks their parcel is overvalued or undervalued, the board shall review the 2025 estimated market value and correct it as appears just.
- If a property owner thinks their parcel is incorrectly classified, the board shall review the 2025 classification and correct it as appears just.
- If property has been omitted, the board shall place it on the assessment roll at its market value.

2025 Local Board of Appeal & Equalization

HOW MARKET VALUES ARE DETERMINED

- The 2025 assessed values are determined utilizing sales that took place between October 1, 2023 through September 30, 2024.
- Only qualified sales are utilized to determine assessed values.
- Qualified sales do not include distressed sales such as foreclosures, sales between relatives, estate sales, etc.

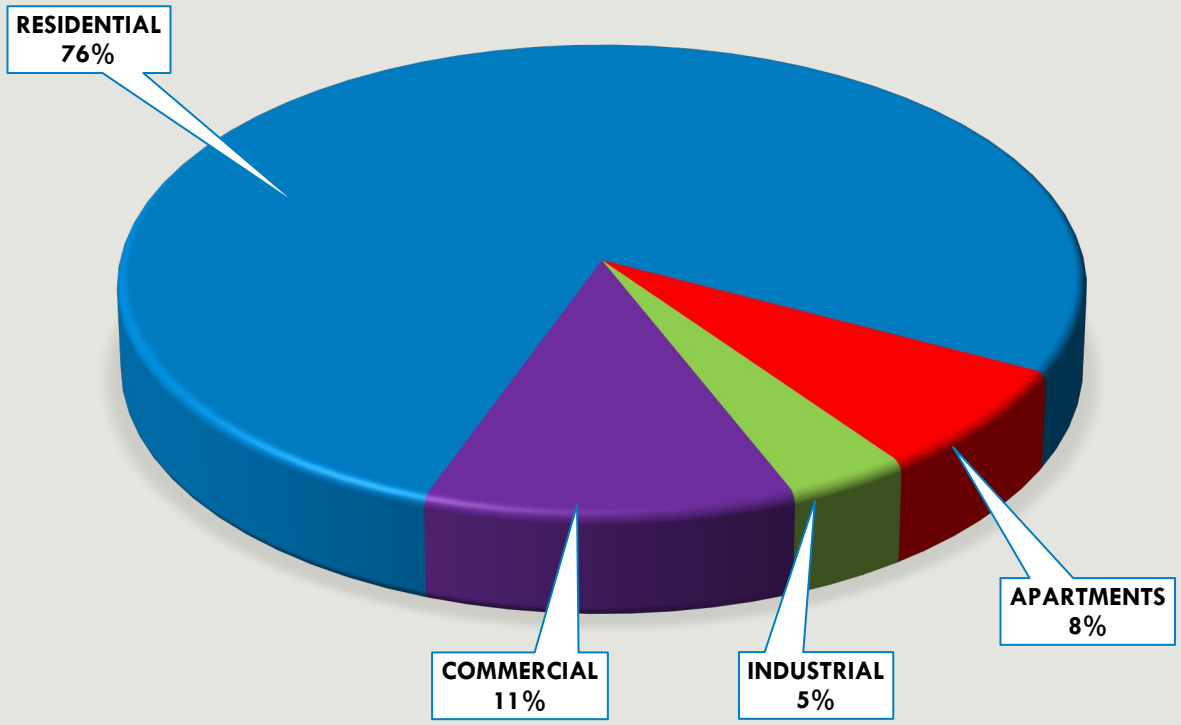
DEFINITION OF MARKET VALUE

Minnesota Statutes, Section 272.03, subdivision 8:

"Market value means the usual selling price at the place where the property to which the term is applied shall be at the time of assessment…The price obtained at a forced sale shall not be considered."

2025 Local Board of Appeal & Equalization

2025 TOTAL ASSESSED VALUE: $8,444,407,900



2025 Local Board of Appeal & Equalization

MARKET VALUE CHANGE % BY PROPERTY TYPE

Property Type	Market Value Change Percentage
Single Family	1.68%
Twinhomes	2.64%
Townhomes	2.14%
Condos	1.26%
Waterfront	2.17%
Duplexes	5.09%
Commercial	0.71%
Industrial	-0.06%
Apartments	-10.75%

2025 Local Board of Appeal & Equalization

STRATIFICATION BY ASSESSED VALUE

Assessed Value	Average % Change
750k plus	2.08%
500k – 750k	2.71%
400k – 500k	2.34%
300k – 400k	1.79%
250k – 300k	1.61%
200k – 250k	1.71%
150k – 200k	0.88%

2025 Local Board of Appeal & Equalization

COUNTY BOARD OF APPEAL

- If the Local Board of Appeal and Equalization does not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization.
- The meeting will take place on Monday, June 16, 2025 @ 6:00 P.M.
- Please contact the county assessor's office at 763-324-1175 to get on the agenda or for more information.

2025 Local Board of Appeal & Equalization

Hear appeals from property owners

Coon Rapids Minnesota

Community strength... for generations



April 22, 2025

LOCAL BOARD OF APPEAL & EQUALIZATION