



# Anoka County

PROPERTY RECORDS & TAXATION DIVISION

Respectful, Innovative, Fiscally Responsible

6/12/2023

## Presbyterian Homes Apartments Project Estimate

Assessor's Office  
ANOKA COUNTY

Government Center ▲ 2100 Third Avenue ▲ Anoka, MN 55303-2281  
Fax: 763-324-1140 ▲ [www.anokacounty.us/prop-records-tax](http://www.anokacounty.us/prop-records-tax)

**Affirmative Action / Equal Opportunity Employer**

June 12, 2023

Jason Aarsvold  
Senior Municipal Advisor  
Ehlers Public Finance Advisors  
3060 Centre Pointe Dr.  
Roseville, MN 55113

RE: Presbyterian Homes project estimate

Based on the preliminary information that you sent to our office, I am providing herein an estimate of both market value and tax amount for this project.

<u>Estimated Market Value</u>	<u>Estimated Tax</u>
Land \$5,378,300	\$1,292,366
Building \$98,993,300	
Total \$104,371,600	
Estimated TIF Base Value \$5,378,300	

Please be advised that since final building plans and specifications are not available at this time, the above value is based on preliminary information only and consequently are only estimates. Because of this, several assumptions have been made which may differ from the actual in place construction. Also, since by law all real property is revalued annually on January 2, the value is subject to change from year to year.

When calculating the tax estimate herein, I used the current statutory tax rates, fiscal disparities ratio, and area wide tax rate and local tax rate. These are all subject to change every year. This estimate does not include any solid waste fees or special assessments levied by any unit of government.

If you should have any further questions, please feel free to contact me at 763-324-1127

Sincerely,



Diana Stellmach  
Deputy Assessor | Anoka County Assessor's Office | 2100 Third Avenue, Anoka MN 55303  
Phone 763.324.1106 | Email [Diana.Stellmach@co.anoka.mn.us](mailto:Diana.Stellmach@co.anoka.mn.us)

Cc: Sean Sullivan, Ramsey Economic Development Manager



Product Type	Unit Count
Senior Housing (62+ independent living)	160
Park Homes (62+ twin homes)	20
Multi-Family Housing (All Age)	280
Community Park Features (hardscape and natural trails, 4 pickleball courts)	0
<b>Total</b>	<b>460 Units</b>

## Product Type & Representative Imagery

### Senior Apartments (62+ Independent Living)



### Multi-Family Housing



### Park Homes (Single Story Twin Homes)



### Community Park Features & Trails



