



Anoka County

PROPERTY RECORDS & TAXATION DIVISION

Respectful, Innovative, Fiscally Responsible

6/30/2025

Zero Zone Refrigeration 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

Affirmative Action / Equal Opportunity Employer

June 30, 2025

Sean Sullivan
Economic Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Zero Zone Refrigeration
6151 – 140th Avenue NW
Ramsey, MN
PID(s) – 35.32.25.21.0031, 35.32.25.21.0012, 35.32.25.21.0032

Based on the preliminary information that you sent to our office, I am providing a 2025 estimated market value (EMV) of the existing property and the 2025 EMV of the property assuming 100% completion of the addition and site improvements. I have also provided the 2025 real estate tax amount on the existing property and the estimated 2025 tax amount assuming 100% completion of the addition and site improvements.

2025 EMV of Existing Property

Land \$2,068,800
Building \$5,398,400
Total \$7,467,300
Estimated 2025 RE Taxes (rounded): \$213,282

2025 EMV with Addition and Site Improvements

Land \$2,068,800
Building 10,620,900
Total \$12,689,700
Estimated 2025 RE Taxes (rounded): \$363,602

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, I used the current (2025) 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 763-324-1128

Sincerely,



Ryan Kirby
Deputy Assessor | Anoka County Assessor's Office | 2100 Third Avenue, Anoka MN 55303
Phone: 763.324.1128 | Email: Ryan.Kirby@anokacountymn.gov

Aerial view of existing facility at 6151 140th Ave NW and surrounding streets

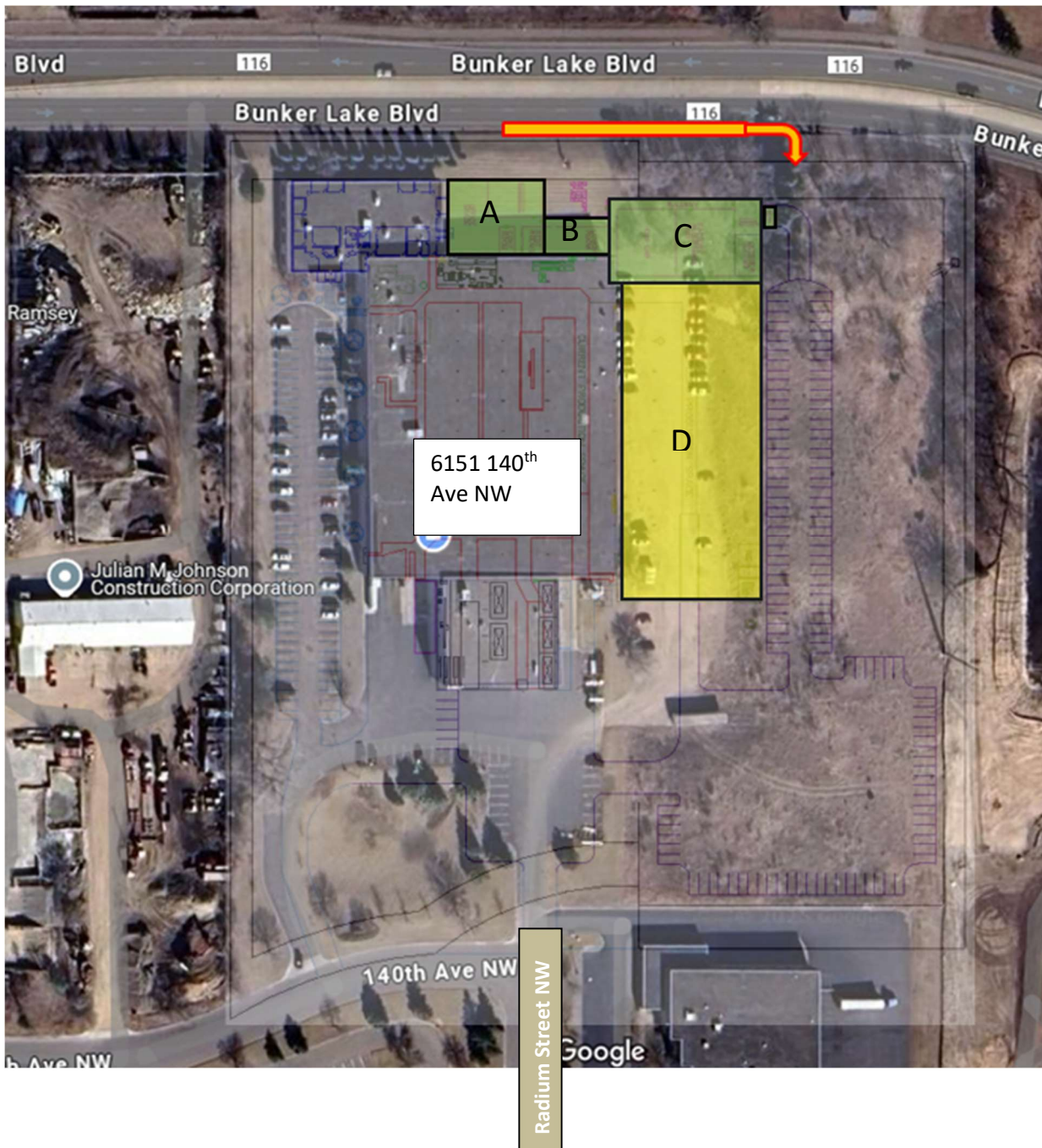
Requested Bunker Lake access estimation in orange

Expansion planning in green and yellow highlight

A: 5,950 sq ft – 16 ft height B: 2,450 sq ft – 16 ft height

C: 7,550 sq ft – 25 ft height D: 40,000 sq ft – 25 ft height

Estimation of parking is superimposed from layout drawing on east side of property



BUNKER LAKE BLVD NW

E BLVD NW

