

# Effect on Taxpayers of Proposed 2026 Preliminary Levy (Home Values Provided from Anoka County)

TAX CAPACITY BASED ONLY LEVY - NOT MV REFERENDUMS - ANOKA SCHOOL DISTRICT

Market Value Exclusion is now up to \$517,200

**2026 Proposed: Levy Increase of \$1,426,222 (6.50%)**

2025 House Market Value	2025 House Tax Value After Mkt Value Excl	2025 Increase 46.214% Tax Cap	2025 49.349% City Portion of Taxes	2026 House Market Value	2026 House Tax Value After Mkt Value Excl	2026 Increase 46.158% Tax Cap	2026 49.319% City Portion of Taxes	City Portion Tax Increase Over 2025	House Tax Market Value Increase	City Portion Tax % Increase
\$ 191,300	\$ 161,967	\$ 1,517	\$ 749	\$ 197,300	\$ 168,507	\$ 1,577	\$ 778	\$ 29	4.04%	3.89%
\$ 254,600	\$ 230,964	\$ 2,163	\$ 1,068	\$ 258,500	\$ 235,215	\$ 2,201	\$ 1,086	\$ 19	1.84%	1.79%
\$ 262,900	\$ 240,011	\$ 2,248	\$ 1,109	\$ 264,800	\$ 242,082	\$ 2,266	\$ 1,117	\$ 8	0.86%	0.75%
\$ 311,100	\$ 292,549	\$ 2,739	\$ 1,352	\$ 317,800	\$ 299,852	\$ 2,807	\$ 1,384	\$ 33	2.50%	2.41%
\$ 317,600	\$ 299,634	\$ 2,806	\$ 1,385	\$ 319,200	\$ 301,378	\$ 2,821	\$ 1,391	\$ 7	0.58%	0.48%
\$ 309,300	\$ 290,587	\$ 2,721	\$ 1,343	\$ 326,100	\$ 308,899	\$ 2,891	\$ 1,426	\$ 83	6.30%	6.17%
\$ 333,000	\$ 316,420	\$ 2,963	\$ 1,462	\$ 340,200	\$ 324,268	\$ 3,035	\$ 1,497	\$ 35	2.48%	2.37%
\$ 347,000	\$ 331,680	\$ 3,106	\$ 1,533	\$ 354,300	\$ 339,637	\$ 3,178	\$ 1,568	\$ 35	2.40%	2.26%
\$ 339,200	\$ 323,178	\$ 3,027	\$ 1,494	\$ 359,200	\$ 344,978	\$ 3,229	\$ 1,592	\$ 98	6.75%	6.55%
\$ 373,700	\$ 360,783	\$ 3,379	\$ 1,667	\$ 371,500	\$ 358,385	\$ 3,354	\$ 1,654	\$ (12)	-0.66%	-0.72%
\$ 380,400	\$ 368,086	\$ 3,447	\$ 1,701	\$ 397,100	\$ 386,289	\$ 3,615	\$ 1,783	\$ 82	4.95%	4.82%
\$ 399,700	\$ 389,123	\$ 3,644	\$ 1,798	\$ 403,500	\$ 393,265	\$ 3,681	\$ 1,815	\$ 18	1.06%	1.01%
\$ 405,000	\$ 394,900	\$ 3,698	\$ 1,825	\$ 424,800	\$ 416,482	\$ 3,898	\$ 1,922	\$ 98	5.47%	5.34%
\$ 420,400	\$ 411,686	\$ 3,855	\$ 1,903	\$ 433,800	\$ 426,292	\$ 3,990	\$ 1,968	\$ 65	3.55%	3.42%
\$ 411,200	\$ 401,658	\$ 3,762	\$ 1,856	\$ 434,100	\$ 426,619	\$ 3,993	\$ 1,969	\$ 113	6.21%	6.07%
\$ 421,800	\$ 413,212	\$ 3,869	\$ 1,910	\$ 438,900	\$ 431,851	\$ 4,042	\$ 1,994	\$ 84	4.51%	4.40%
\$ 423,200	\$ 414,738	\$ 3,884	\$ 1,916	\$ 440,300	\$ 433,377	\$ 4,056	\$ 2,000	\$ 85	4.49%	4.44%
\$ 491,000	\$ 488,640	\$ 4,576	\$ 2,258	\$ 453,700	\$ 447,983	\$ 4,193	\$ 2,068	\$ (190)	-8.32%	-8.42%
\$ 511,000	\$ 510,440	\$ 4,805	\$ 2,371	\$ 530,500	\$ 530,500	\$ 5,036	\$ 2,484	\$ 113	3.93%	4.75%
\$ 535,000	\$ 535,000	\$ 5,093	\$ 2,513	\$ 531,700	\$ 531,700	\$ 5,050	\$ 2,491	\$ (22)	-0.62%	-0.89%
\$ 535,800	\$ 535,800	\$ 5,102	\$ 2,518	\$ 570,200	\$ 570,200	\$ 5,501	\$ 2,713	\$ 195	6.42%	7.76%
\$ 561,300	\$ 561,300	\$ 5,400	\$ 2,665	\$ 571,400	\$ 571,400	\$ 5,515	\$ 2,720	\$ 55	1.80%	2.08%
\$ 568,100	\$ 568,100	\$ 5,479	\$ 2,704	\$ 591,000	\$ 591,000	\$ 5,745	\$ 2,833	\$ 129	4.03%	4.78%
\$ 586,700	\$ 586,700	\$ 5,697	\$ 2,812	\$ 597,800	\$ 597,800	\$ 5,824	\$ 2,872	\$ 61	1.89%	2.16%
\$ 576,600	\$ 576,600	\$ 5,579	\$ 2,753	\$ 625,900	\$ 625,900	\$ 6,153	\$ 3,034	\$ 282	8.55%	10.24%
\$ 683,200	\$ 683,200	\$ 6,827	\$ 3,369	\$ 714,600	\$ 714,600	\$ 7,191	\$ 3,546	\$ 177	4.60%	5.26%

\* Median Est Market Value home was \$347,000 for pay 2025 and \$354,300 for pay 2026

## Effect on Comm/Ind Taxpayers of Proposed 2026 Preliminary Levy (Comm/Ind Values Provided from Anoka County)

TAX CAPACITY BASED ONLY LEVY - NOT MV REFERENDUMS - ANOKA SCHOOL DISTRICT

FD ratio Adjusted for 2026 Held constant with 2025 rates. 2026 rate unknown( .380237)

**2026 Proposed: Levy Increase of \$1,426,222 (6.50%)**

	2025 Commercial Value	2025 Tax Capacity Based Only)	2025 49.349%City Portion of Taxes @	2026 Commercial Value	2026 Tax Capacity Based Only)	2026 49.319%City Portion of Taxes @	City Portion Tax Increase over 2025	Commercial Value Increase	City Portion Tax % Increase
Former Waltec	\$ 1,277,900	\$ 14,322	\$ 7,068	\$ 1,268,700	\$ 14,283	\$ 7,044	\$ (24)	-0.72%	-0.34%
Sunfish BP	\$ 4,053,200	\$ 46,368	\$ 22,882	\$ 4,050,600	\$ 46,555	\$ 22,960	\$ 78	-0.06%	0.34%
Ace	\$ 5,342,700	\$ 61,258	\$ 30,230	\$ 5,271,600	\$ 60,720	\$ 29,946	\$ (284)	-1.33%	-0.94%
Global Glove	\$ 6,006,000	\$ 68,918	\$ 34,010	\$ 5,298,600	\$ 61,034	\$ 30,101	\$ (3,909)	-11.78%	-11.49%
Vision Ease	\$ 11,830,400	\$ 136,171	\$ 67,199	\$ 10,985,500	\$ 127,006	\$ 62,638	\$ (4,562)	-7.14%	-6.79%
Connexus	\$ 11,500,000	\$ 132,356	\$ 65,316	\$ 11,300,000	\$ 130,655	\$ 64,438	\$ (879)	-1.74%	-1.35%
Life Fitness*	\$ 18,222,300	\$ 209,977	\$ 103,622	\$ 19,000,000	\$ 219,981	\$ 108,492	\$ 4,870	4.27%	4.70%

\*Value was appealed and won in 2025-Value decreased from \$24,198,900 to \$18,222,300

@ - does not include fiscal disparities