

Local Board of Appeal and Equalization

Anoka County
Government Center and Courthouse

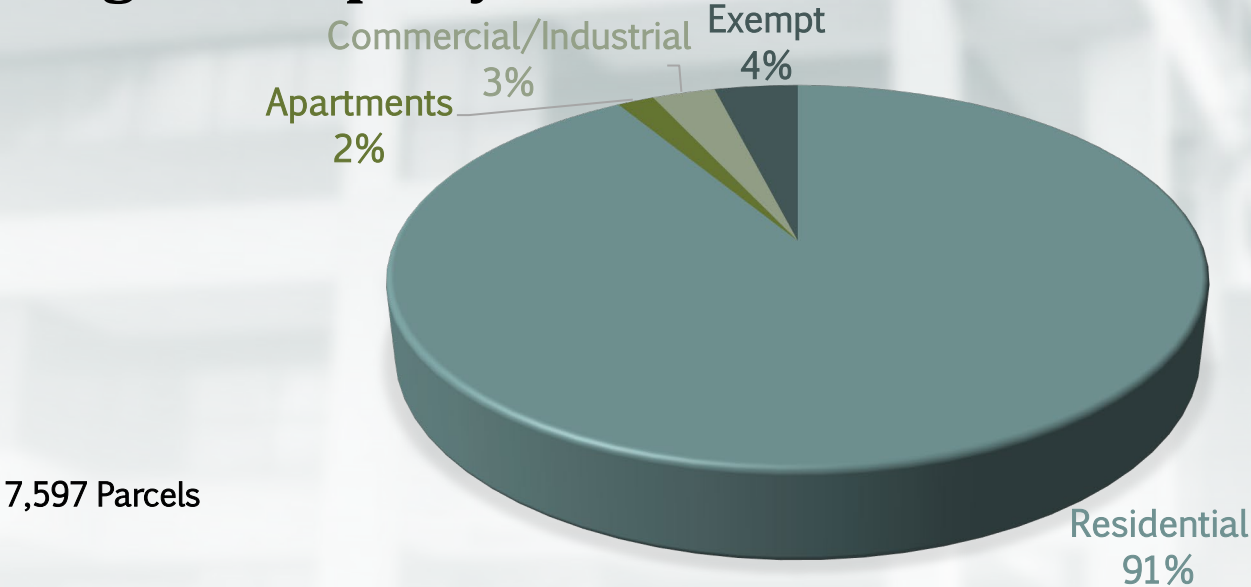


Anoka
County

Columbia Heights Assessment Staff

Name	Position	License	Responsibility
Alex Guggenberger	County Assessor	SAMA	Countywide
Diana Stellmach	Senior Manager, Appraisers	SAMA	Countywide
Brandon Hodge	Senior Appraiser	AMA	Commercial/Industrial/Apartment/Exempt
Shane Gurek	Residential Appraiser	CMA	Residential 1-3 Units

Columbia Heights Property Breakdown

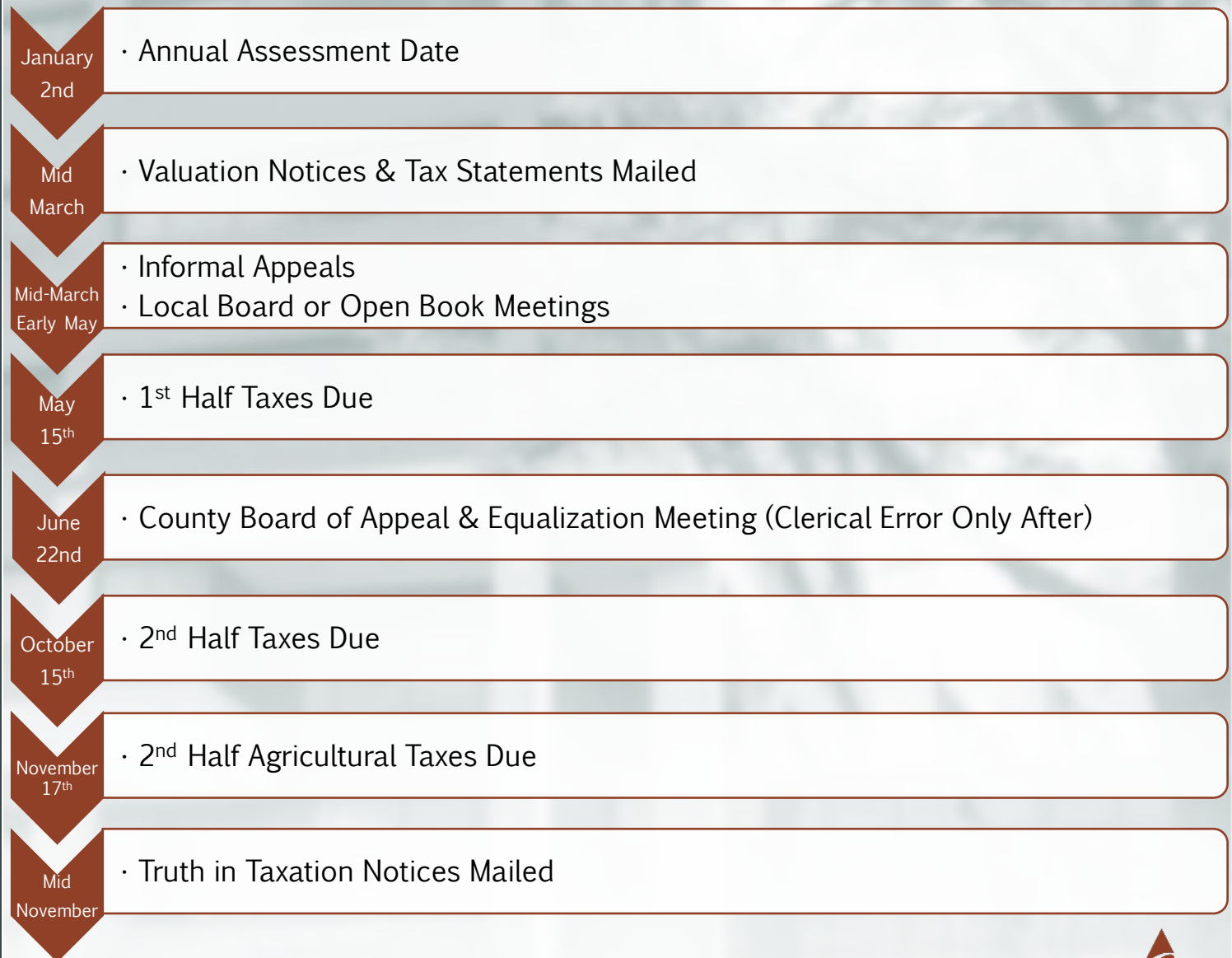



Assessment & Taxation Timeline

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 Guggenberger, County Assessor
Property Records and Taxation
2100 3rd Avenue
Anoka, MN 55303
(763) 324-1175
www.anokacountymn.gov

VALUATION NOTICE

2026 Values for Taxes Payable in 2027

Property tax notices are delivered on the following schedule:

Step	Valuation and Classification Notice	See Details Below.
1	Class: RES HSTD Estimated Market Value: \$205,400 Homestead Exclusion: \$28,064 Taxable Market Value: \$177,336	
2	Proposed Taxes Notice 2027 Proposed Tax: Coming November 2026	
3	Property Tax Statement 1 st Half Taxes: Coming March 2027 2 nd Half Taxes: Total Taxes Due in 2027:	

The time to appeal or question your CLASSIFICATION or VALUATION is NOW!

It will be too late when proposed taxes are sent.

Property ID Number:

Taxpayer(s):

Property Description:

Owner(s):

Property Address: 4140 JEFFERSON ST NE, COLUMBIA HEIGHTS MN 55421-0000

Your Property's Classification(s) and Values	
Taxes Payable In 2026 (2025 Assessment)	Taxes Payable In 2027 (2026 Assessment)
The assessor has determined your property's classification(s) to be:	
RES HSTD	RES HSTD
<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.	
The assessor has estimated your property's market value to be:	
Estimated Market Value (EMV) \$206,000	\$205,400
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 \$28,010	\$28,064
Taxable Market Value (TMV) \$177,990	\$177,336
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:

<p>Local Board of Appeal and Equalization/Open Book</p> <p>April 27, 2026 6:00pm -</p> <p>Columbia Heights - Updates at City web</p> <p>3989 Central Ave. NE, Columbia Heights, MN 55421</p> <p>To discuss value please call 763-324-1181</p>	<p>County Board of Appeal and Equalization Meeting</p> <p>June 22, 2026 6:00pm -</p> <p>Anoka County Government Center</p> <p>2100 3rd Avenue, Anoka, MN 55303 Room #705</p> <p>Appointments are encouraged</p> <p>To schedule an appointment please call - 763-324-1175</p>
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Print Date: 04/16/26



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.



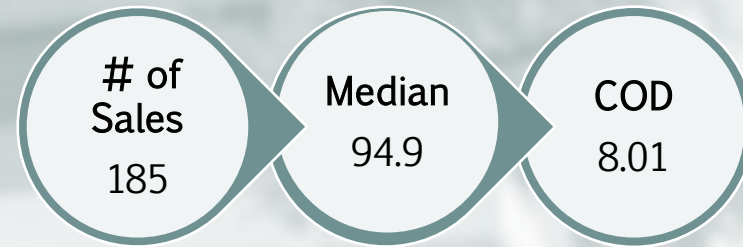
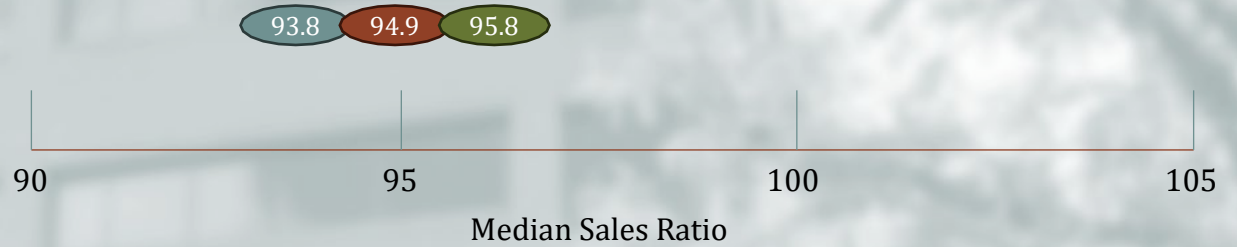
Owners located in a City or Townships having a Local Board of Appeal and Equalization (LBAE) **MUST** appeal there first if you wish to appeal at the County Board of Appeal and Equalization (CBAE).



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.

2026 ASSESSMENT

Two sales ratio studies are used in establishing market values.



Metric	2024 Res Sales	2025 Res Sales
Sales	228	185
Median Sale Price	303,200	299,600
Median Assessed Value	278,700	281,200

RESIDENTIAL SALES TOOL



An interactive sales map for property owners to search residential sales.

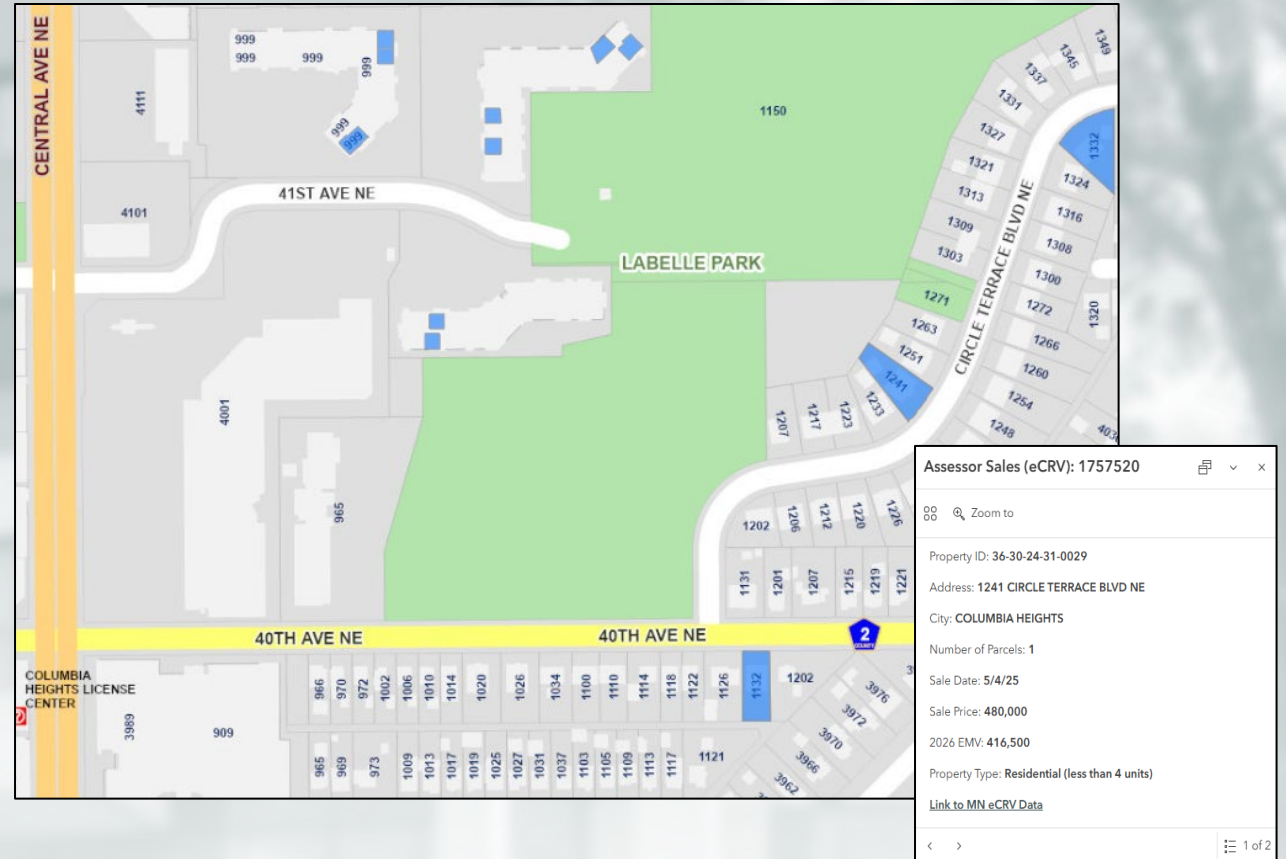


Accessible through Anoka County's Public Website

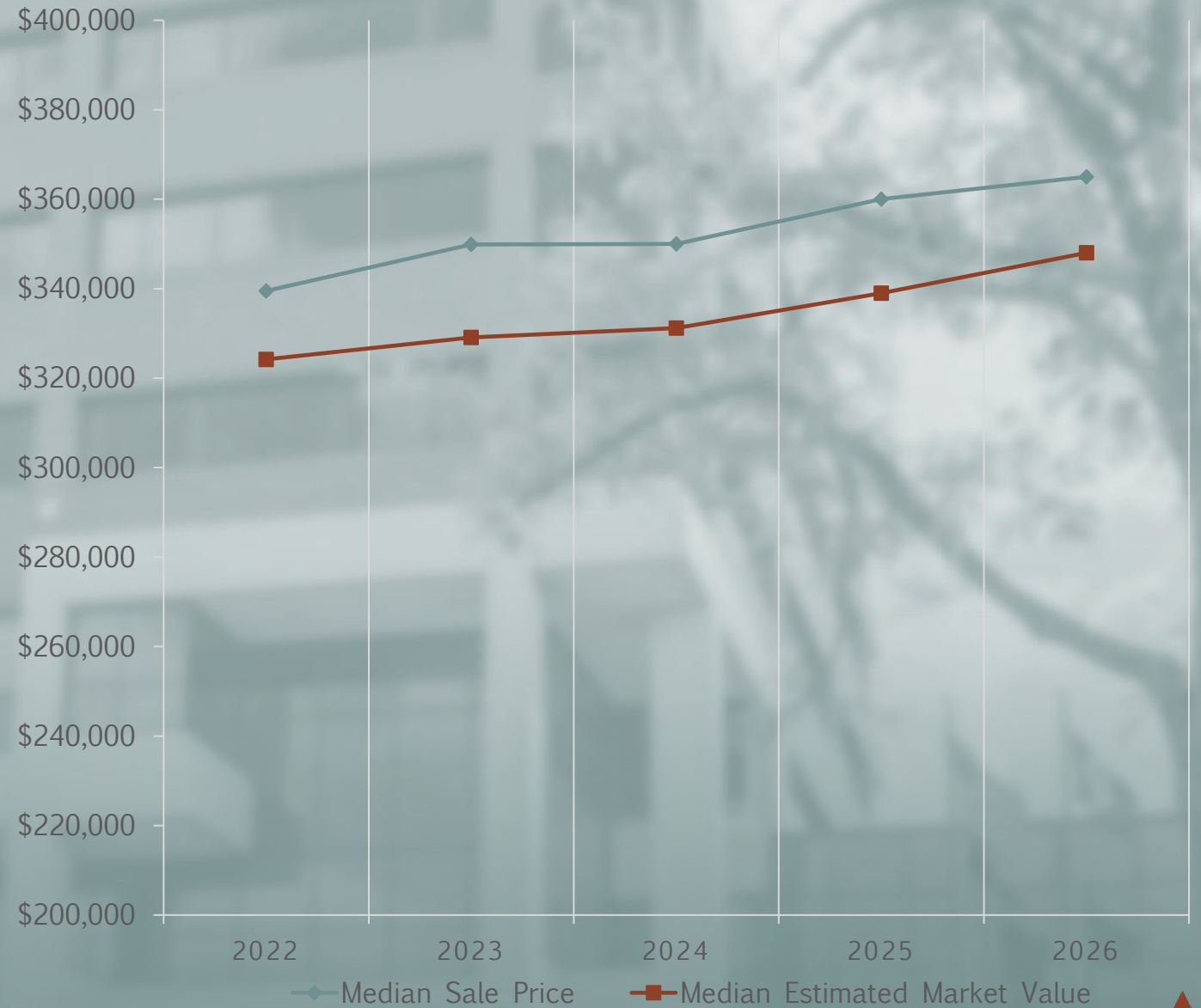


Sales shown reflect all qualified sales from October 1st, 2024 through September 30th, 2025

Residential Sales - Interactive Map



Median Sale Price vs Estimated Market Value



Market Value Change

The table below illustrates how values have changed from 2025 to 2026 by property type and how Columbia Heights compares to Countywide figures.

Columbia Heights

Property Type	2025 EMV	2026 EMV	% Change (YOY)	% Increase Due to NC
Residential	\$1,859,387,500	\$1,870,624,900	0.60%	0.22%
Apartment	\$278,951,700	\$288,609,100	3.46%	0.00%
Comm/Ind	\$153,105,500	\$151,256,500	-1.21%	1.26%
Total EMV	\$2,291,444,700	\$2,310,490,500	0.83%	0.26%

Countywide

Property Type	2025 EMV	2026 EMV	% Change (YOY)	% Increase Due to NC
Residential	\$45,080,836,300	\$46,686,207,300	3.56%	0.92%
Agricultural	\$721,989,200	\$747,141,600	3.48%	0.17%
Apartment	\$3,110,756,200	\$3,320,221,600	6.73%	2.53%
Comm/Ind	\$7,470,049,700	\$7,646,097,600	2.36%	1.43%
Total EMV	\$56,683,342,400	\$58,705,960,600	3.57%	1.06%

ANY
QUESTIONS?

