



2024 ASSESSMENT UPDATE

PRESENTED TO THE CITY OF ST. FRANCIS

ERIK SKOGQUIST, MARY WELLS, CHRIS LARSON

FEBRUARY 20, 2024

- INTRODUCTION

- City Primary Contact: Erik Skogquist, Sr. Accredited MN Assessor
- Commercial/Industrial/Apartment Assessor: Erik Skogquist
- City Residential Assessor: Chris Larson, Accredited MN Assessor
- Newsletters, Memo's, Backup Assessor: Mary Wells, Sr. Accredited MN Assessor

ASSESSMENT AND VALUATION TIMELINE

2024 Market Value for Taxes Payable 2025

**20% of properties reviewed in
Spring & Summer 2023**



**Sales Study
October 2022 - September 2023**



**Estimated Market Value
Set January 2, 2024**



**Tax Statement & Valuation Notices
Sent March 2024**



**Value or Classification Questions?
Call City Assessor's Office 763-412-1966
Or attend Open Book Meetings
May 7th 1:00-7:00 or May 8th 8:00-4:30**



**Anoka County Board of Appeal
June 17, 2024 at 6:00 pm**

HOW ESTIMATED MARKET VALUES (EMV) FOR TAX ALLOCATION PURPOSES ARE DETERMINED

- The 2024 values are determined using qualified sales that took place between October 1, 2022 through September 30, 2023
- 130 residential sales, of those 77 were qualified. 5 CIA, 1 qualified
- Ratios are calculated by dividing the prior year EMV's by the adjusted sale prices and the median ratio is determined
- Current values are adjusted to meet the Dept. of Revenue criteria of median ratio between 90%-105%

PRELIMINARY ASSESSMENT SUMMARY

- Overall Estimated Market Value of Real Estate in Saint Francis is \$1,064,778,600 up 6.7%
- Residential: Most neighborhoods had minimal changes. Notable exceptions: Townhomes up 7%, Large acreage rural up 11%
- Apartments 0%, Commercial 2%, Industrial 13%
- Similar to other cities in Anoka County

CHART OF CITYWIDE VALUES OVER TIME

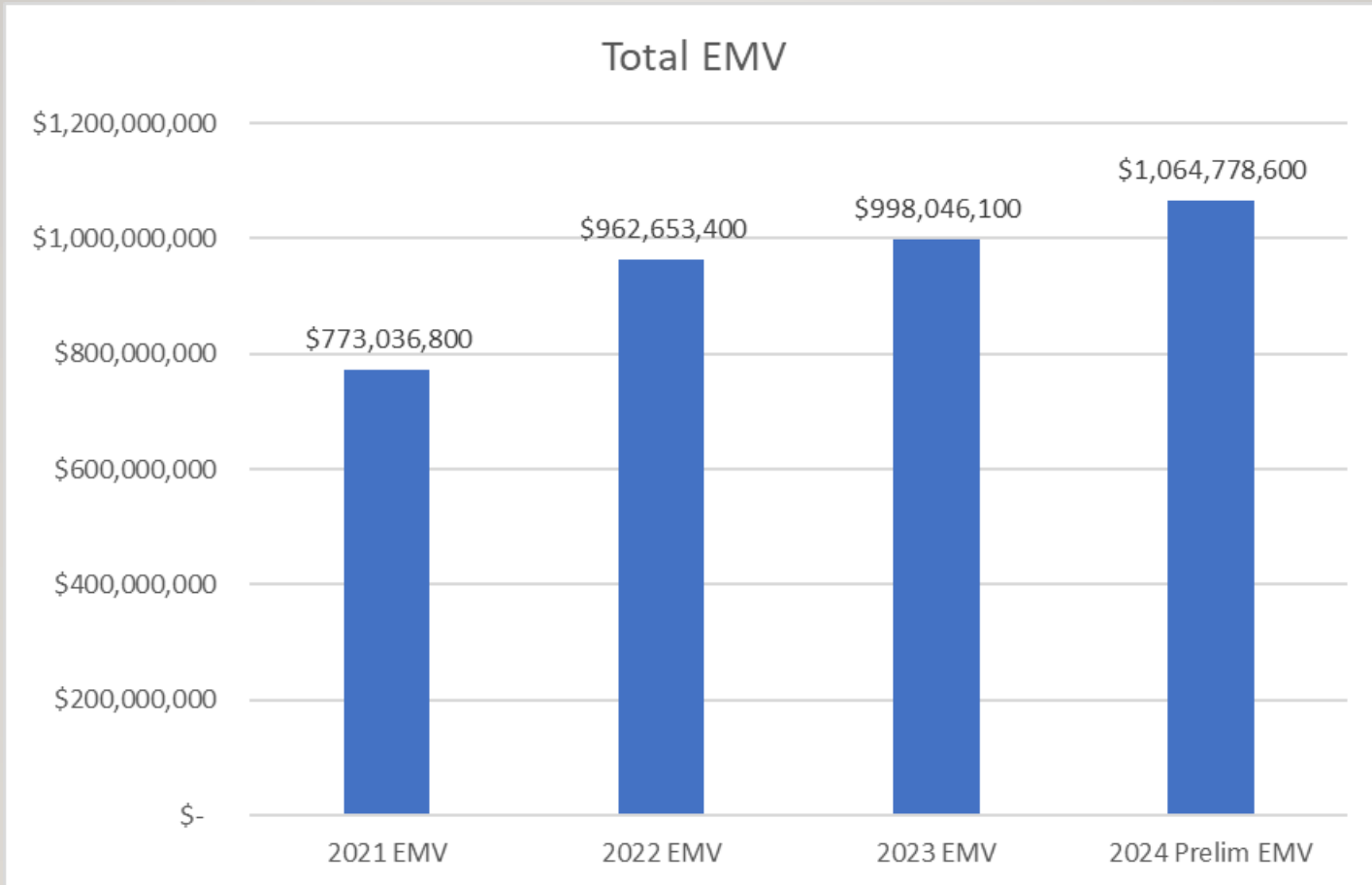


TABLE OF VALUE CHANGES BY PROPERTY TYPE

Property Type	Total Estimated Market Value Change 2023 to 2024
Single Family Non Waterfront	0%
Single Family Waterfront	-1%
Townhomes	7%
Commercial	2%
Industrial	13%
Apartments	0%

CONTACT INFORMATION

- Statements arrive late March
- If property owners have questions or would like to appeal:
 - Call Erik @ 763-412-1966 ext 0 or email: mnaessorerik@gmail.com
 - In person appeals: Tuesday, May 7th 1:00 – 7:00 PM and
Wednesday, May 8th 8:00 AM - 4:30 PM at Anoka County Courthouse

QUESTIONS?