A large, semi-transparent watermark of the Anoka County logo is centered in the background. The logo consists of a large, light purple triangle pointing downwards, with a stylized white wave or mountain shape inside it. Below the triangle, the words "ANOKA COUNTY" are written in a light purple, serif font, stacked in two lines.

Anoka County
Property Records and
Taxation

including
Examiner of Titles

Annual Report

2018

Table of Contents

	<u>Page</u>
Introduction by Division Manager	4
Mission Statement	5

	<u>Page</u>		<u>Page</u>
<u>Divisional and Administrative</u>	7	Values and Tax Rates by Jurisdiction	45
Organizational Chart	8	Largest Taxpayers	47
Divisional Workflow and Business Processes	9	Fiscal Disparities	48
Budget Summary		Property Tax Adjustments Processed	49
Divisional	10	Courtesy Letters	49
Property Tax Accounting, Research and Administration	11	Tax Payments Received	50
Property Assessment	12	Business Cycle	51
Property Records and Public Service	13		
Elections and Voter Registration	14	<u>Property Records and Public Service/Vital Statistics</u>	53
Examiner of Titles	15	General Duties	54
Business Cycle-Budget and Capital Improvement Plan	16	Recorded Documents by Type	55
Employee Relations, Recognition and Employee Training	17	Electronically Recorded Documents	56
Continuous Improvement Initiative	20	Recorded Document Counts	57
Customer Service Phone Center	21	Birth/Death Transactions	58
STARLite	22	Births/Deaths	59
Delinquency and Forfeiture	23	Marriage Applications and Certificates	60
Business Cycle-Delinquency and Forfeiture	24	Marriages- Popular Months	60
		Notary Public Registrations	61
<u>Property Assessment</u>	25	Ministerial Credential Filings	61
General Duties	26	Business Cycle-Property Records and Public Service and	
Parcel Counts	27	Vital Statistics	62
Market Value	30		
Estimated Market Value	31	<u>Elections</u>	63
New Construction Value	32	General Duties	64
Market Value Distribution	33	Statistics	65
State Assessment Uniformity-Sales Ratio	34	Business Cycle	66
Tax Court Petitions	35		
Certificates of Real Estate Value, Disaster Abatements, Building		<u>Examiner of Titles</u>	67
Permits and Parcels Enrolled in Special Use Programs	36	General Duties	68
Business Cycle	38	Torrens Case Filings	68
		Torrens Case Activities	69
<u>Property Tax Accounting and Research</u>	39	Possessory Title Registration	70
General Duties	40	Examiner's Directives	70
Five-Year Valuation History	41	Document Approval	71
Property Tax Levy History	42		
Values by Classification for Tax Purposes	43		

Introduction by Division Manager

The Anoka County Division of Property Records and Taxation is pleased to present our eleventh Annual Report, including data on the services that we provide and trends in valuation, taxes and real estate recordings that impact Anoka County.

As we continue to review our services for enhancement opportunities, there are a few areas to highlight.

Anoka County voters experienced, for the first time, the ease of utilizing an electronic poll book system for election day check-in for the 2018 elections. More about this project can be found on page 64.

In the past two years, we have been working with Tyler Technologies to implement new computer software that integrates the activities of the assessment, tax and recording areas within our division. We have invested significant staff time in the review and analysis of converted data, software development and system configuration and eagerly anticipate switching to our new software by the end of 2019.

Along with the above projects, our daily work continued to meet our performance measurement goals as follows:

- A median assessment ratio between 90% and 105% (94.4%)
- Turn-around time for the recording, indexing and returning of real estate documents of 10 days or less 90% of the time (100%)

I would like to thank the County Board for the opportunity to enhance our services and our staff for their continuing efforts to ensure the we are providing exceptional value to our taxpayers.

Jonell M. Sawyer, Division Manager

Mission Statement

Our mission is to embrace innovation to provide exceptional property tax, records and election services.



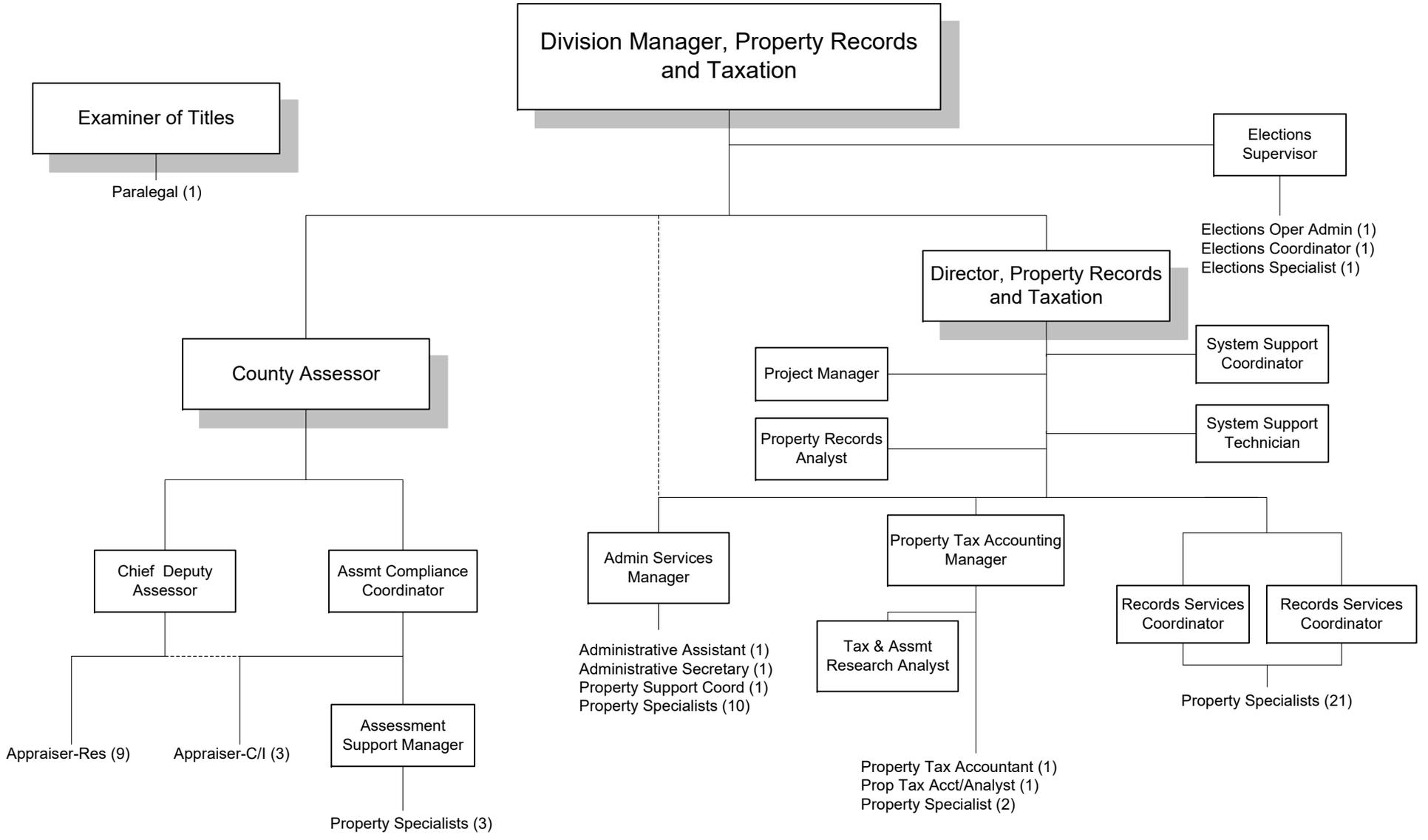
Divisional and Administrative

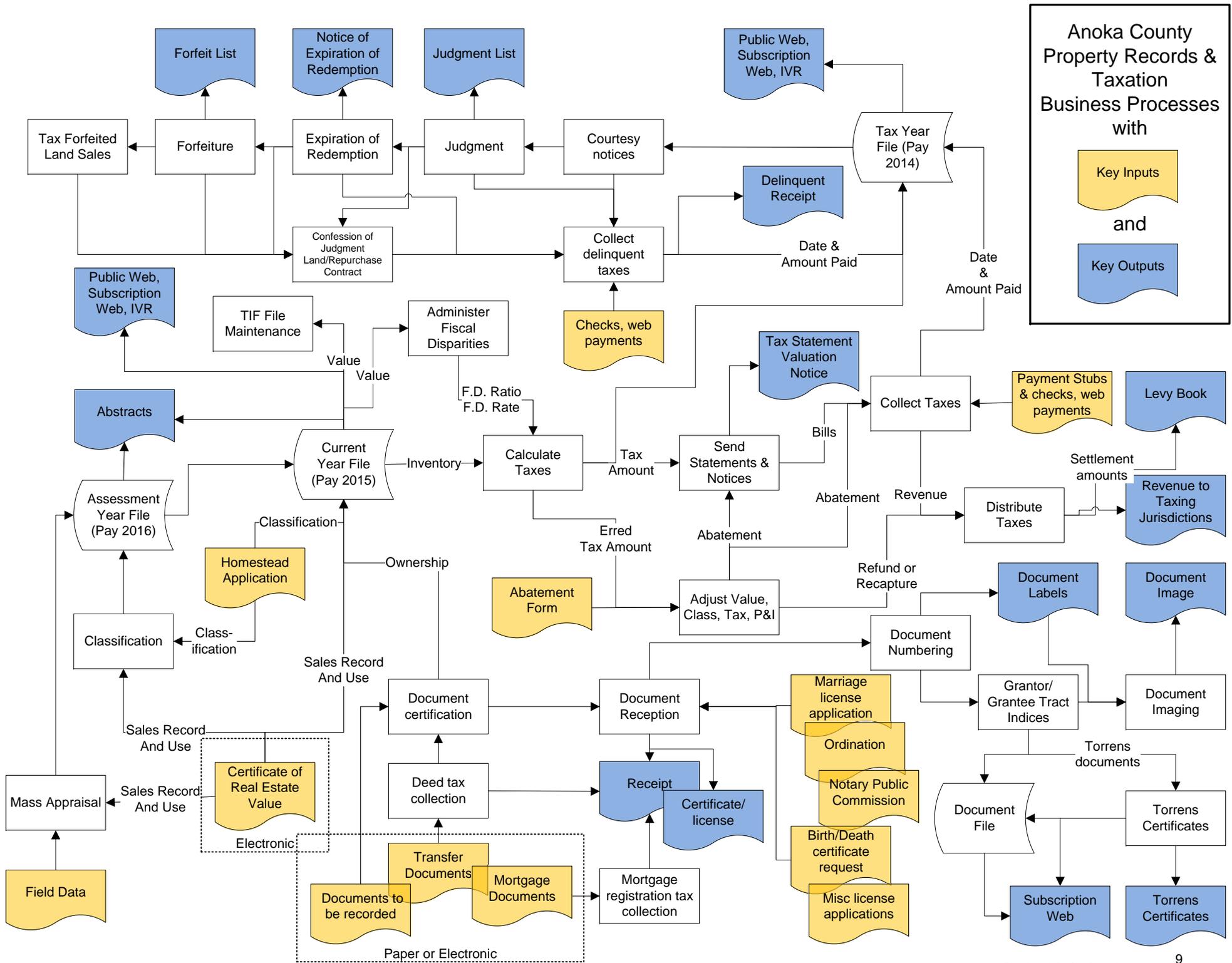
The Division of Property Records and Taxation operates in a 'One Stop' service delivery environment for those functions related to property assessment, taxation and records information access and service needs. In order to assist customers and support this concept, we provide a Public Service Counter, Customer Service Phone Center and Public Research Area. Information is also made available via our public web site and STARLite subscription service.

The administrative functions within the division are centralized and include: payroll, contract maintenance, purchasing functions, work orders, the management of budgets, accounts receivable and payable, department policies, and employee relation functions and compliance. Other major duties in the administration area include managing projects and information technology resources, and coordinating Continuous Improvement/LEAN Initiatives.

The area is also responsible for the real property delinquent tax process which includes delinquency initiation, publication of delinquent tax parcels, filing judgment on delinquent parcels and the Expiration of Redemption (forfeiture). It also includes keeping an inventory of forfeit properties; maintenance of these properties; and administering sales to governmental subdivisions and auctions to the general public.

DIVISION OF PROPERTY RECORDS AND TAXATION







Property Records and Taxation: Divisional Budget Summary



	2014 actual	2015 actual	2016 actual	2017 actual	2018 actual
<u>Revenues</u>					
Taxes	\$320,129	\$446,076	\$478,063	\$478,063	\$501,858
Licenses	\$3,108	\$2,682	\$2,803	\$2,665	\$2,675
Charges for Service	\$3,481,007	\$3,772,695	\$3,818,817	\$3,857,255	\$3,476,187
Intergovernmental	\$3,529	\$0	\$0	\$0	\$237,826
Miscellaneous	\$1,440,024	\$497,354	\$451,143	\$586,881	\$418,997
Other Financial Sources	-\$2,922	-\$2,900	-\$2,745	-\$1,780	-\$1,510
Total Revenues	\$5,244,875	\$4,715,907	\$4,748,080	\$4,923,084	\$4,636,033
<u>Expenditures</u>					
Salary & Benefits	\$5,810,854	\$5,831,305	\$5,718,650	\$5,683,410	\$5,830,099
Departmental Expenses	\$1,072,630	\$1,128,269	\$1,299,931	\$1,177,486	\$1,905,347
Operating Expenses	\$492,054	\$476,852	\$476,525	\$441,546	\$503,417
Contracts & Fees	\$140,723	\$135,602	\$45,861	\$43,490	\$39,663
Capital Outlay	\$123,014	\$125,951	\$46,077	\$21,805	\$55,551
Other Financing Uses	\$44,948	\$702,456	\$604,139	\$643,333	\$559,787
Total Expenditures	\$7,684,223	\$8,400,435	\$8,191,183	\$8,011,069	\$8,893,864
Number of Full-Time Equivalent Employees:	82.50	82.50	83.50	78.50	78.50



Property Tax Accounting, Research and Administration: Department Budget Summary



	2014 actual	2015 actual	2016 actual	2017 actual	2018 actual
<u>Revenues</u>					
Taxes	\$0	\$0	\$0	\$0	\$0
Charges for Service	\$257,839	\$249,780	\$243,378	\$251,600	\$228,152
Intergovernmental	\$3,529	\$0	\$0	\$0	\$0
Miscellaneous	\$1,016,317	\$2,238	\$2,916	\$3,655	\$4,634
Total Revenues	\$1,277,685	\$252,018	\$246,294	\$255,254	\$232,786
<u>Expenditures</u>					
Salary & Benefits	\$2,185,773	\$2,074,034	\$2,167,748	\$2,201,540	\$2,267,601
Departmental Expenses	\$266,629	\$279,153	\$284,317	\$284,644	\$296,861
Operating Expenses	\$179,624	\$174,902	\$168,897	\$163,415	\$181,641
Contracts & Fees	\$516	\$666	\$1,503	\$1,512	\$2,708
Capital Outlay	\$0	\$0	\$0	\$0	\$8,207
Other Financing Uses	-\$134,060	-\$214,725	-\$232,756	-\$252,463	-\$236,689
Total Expenditures	\$2,498,482	\$2,314,030	\$2,389,708	\$2,398,648	\$2,520,329
Number of Full-Time Equivalent Employees:	28.50	29.50	29.50	29.50	29.50



Property Assessment: Department Budget Summary



	2014 actual	2015 actual	2016 actual	2017 actual	2018 actual
<u>Revenues</u>					
Taxes	\$0	\$0	\$0	\$0	\$0
Charges for Service	\$1,127,667	\$1,134,111	\$1,141,008	\$1,152,208	\$996,514
Intergovernmental	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$26	\$9,234	\$7,931	\$3,133	\$8,882
Other Financial Sources	0	\$0	\$0	\$44	\$0
Total Revenues	\$1,127,693	\$1,143,345	\$1,148,939	\$1,155,385	\$1,005,396
<u>Expenditures</u>					
Salary & Benefits	\$1,614,609	\$1,594,123	\$1,571,806	\$1,575,743	\$1,527,614
Departmental Expenses	\$242,782	\$256,575	\$257,021	\$277,405	\$285,804
Operating Expenses	\$101,503	\$99,642	\$94,222	\$91,663	\$98,216
Contracts & Fees	\$200	\$207	\$379	\$71	\$5,145
Capital Outlay	\$0	\$45,514	\$40,640	\$21,805	\$24,175
Other Financing Uses	\$1,578	\$1,710	\$1,433	\$1,310	\$28,110
Total Expenditures	\$1,960,672	\$1,997,770	\$1,965,501	\$1,967,997	\$1,969,063
Number of Full-Time Equivalent Employees:					
	23.00	23.00	23.00	20.00	20.00



Property Records and Public Service: Department Budget Summary



	2014 actual	2015 actual	2016 actual	2017 actual	2018 actual
<u>Revenues</u>					
Taxes	\$320,129	\$446,076	\$478,063	\$478,063	\$501,858
Licenses & Permits	\$3,108	\$2,682	\$2,803	\$2,665	\$2,675
Charges for Service	\$1,485,201	\$1,726,081	\$1,751,319	\$1,791,883	\$1,625,603
Miscellaneous	\$290,937	\$263,198	\$297,643	\$260,566	\$264,208
Other Financial Sources	-\$2,922	-\$2,900	-\$2,745	-\$1,825	-\$1,510
Total Revenues	\$2,096,453	\$2,435,137	\$2,527,082	\$2,531,352	\$2,392,835
<u>Expenditures</u>					
Salary & Benefits	\$1,410,064	\$1,467,247	\$1,356,510	\$1,307,355	\$1,359,499
Departmental Expenses	\$348,002	\$361,136	\$368,318	\$369,310	\$360,984
Operating Expenses	\$150,865	\$151,230	\$132,701	\$131,743	\$137,760
Contracts & Fees	\$116	\$390	\$0	\$77	\$11,205
Capital Outlay	\$0	\$0	\$0	\$0	\$23,169
Other Financing Uses	\$177,430	\$252,749	\$201,131	\$263,468	\$173,971
Total Expenditures	\$2,086,477	\$2,232,752	\$2,058,660	\$2,071,954	\$2,066,588
Number of Full-Time Equivalent Employees:	25.00	24.00	24.00	23.00	23.00



Examiner of Titles: Department Budget Summary



	2014 actual	2015 actual	2016 actual	2017 actual	2018 actual
<u>Revenues</u>					
Charges for Service	\$50,000	\$50,000	\$30,000	\$30,000	\$30,000
Total Revenues	\$50,000	\$50,000	\$30,000	\$30,000	\$30,000
<u>Expenditures</u>					
Salary & Benefits	\$213,640	\$218,854	\$217,013	\$240,707	\$253,874
Departmental Expenses	\$441	\$195	\$1,106	\$815	\$1,115
Operating Expenses	\$3,655	\$3,973	\$4,578	\$4,586	\$5,301
Contracts & Fees	\$45,025	\$43,836	\$30,625	\$24,414	\$20,388
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Other Financing Uses	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$262,761	\$266,857	\$253,321	\$270,521	\$280,677
Number of Full-Time Equivalent Employees:	2.00	2.00	2.00	2.00	2.00



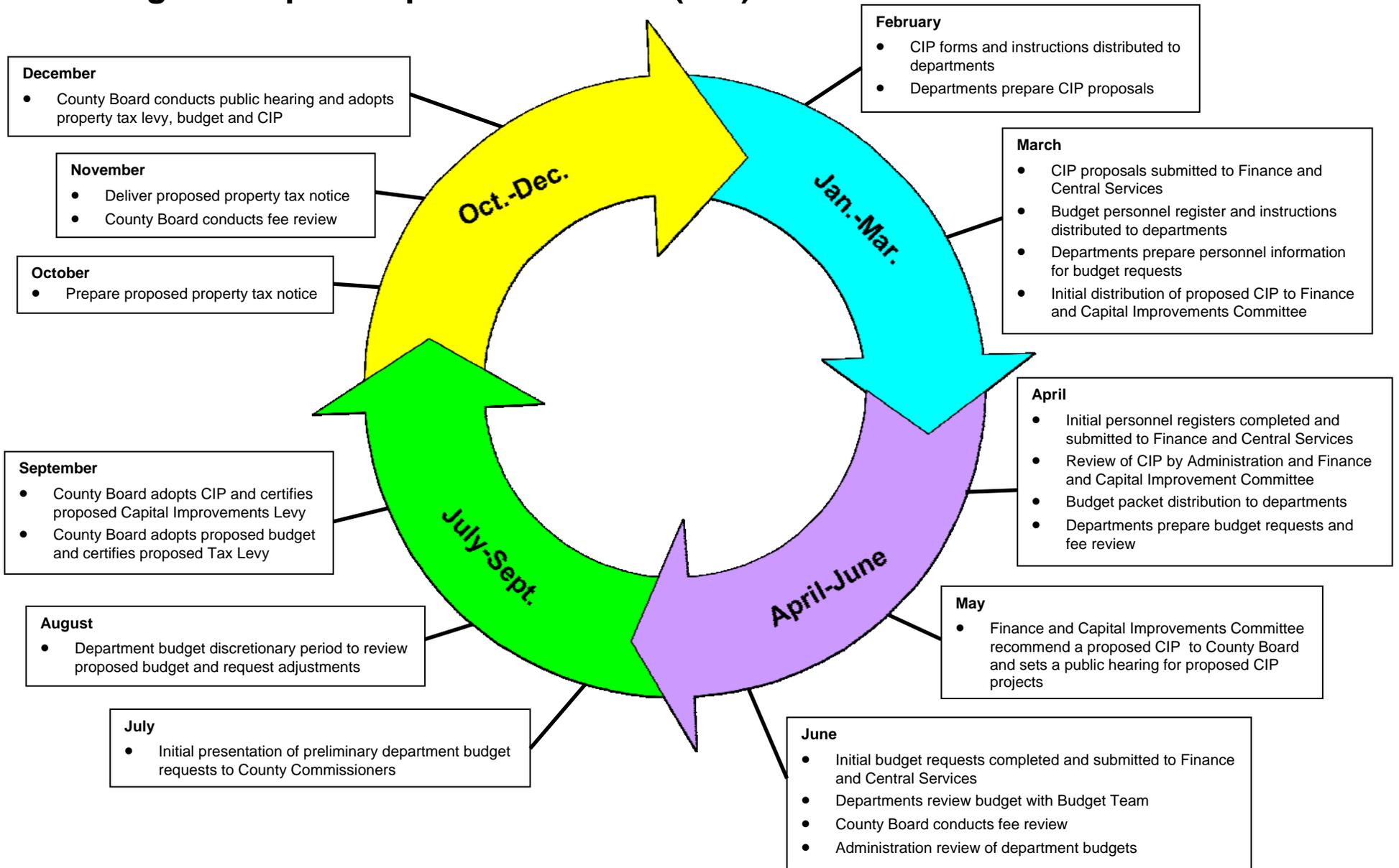
Elections: Department Budget Summary



	2014 actual	2015 actual	2016 actual	2017 actual	2018 actual
<u>Revenues</u>					
51 Taxes	\$0	\$0	\$0	\$0	\$0
52 Licenses & Permits	\$0	\$0	\$0	\$0	\$0
53 Charges for Service	\$0	\$0	\$0	\$0	\$0
55 Intergovernmental	\$0	\$0	\$0	\$0	\$237,826
56 Miscellaneous	\$97,241	\$221,684	\$142,653	\$277,058	\$136,583
59 Other Financial Sources	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$97,241	\$221,684	\$142,653	\$277,058	\$374,409
<u>Expenditures</u>					
60 Salary & Benefits	\$291,948	\$298,628	\$330,574	\$358,065	\$346,511
61 Departmental Expenses	\$198,239	\$231,210	\$389,170	\$245,312	\$901,698
62 Operating Expenses	\$56,407	\$47,105	\$76,127	\$50,139	\$80,500
63 Contracts & Fees	\$8	\$530	\$10	\$0	\$218
65 Capital Outlay	\$0	\$0	\$0	\$0	\$0
69 Other Financing Uses	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$546,602	\$577,473	\$795,881	\$653,516	\$1,328,926
Number of Full-Time Equivalent Employees:	4.00	4.00	4.00	4.00	4.00

NOTE: Revenues are a combination of: 1) revenue received for administration of LGU elections by contract 2) reimbursements for expenditures made pursuant to those contracts 3) fees paid to the county by LGUs under the voting equipment JPA #2013-0362 and 4) grant award funds from the State of Minnesota for the purchase of electronic rosters under contract #C0006472; Departmental expenses in 2018 include \$573,365 for the purchase of electronic rosters.

Budget & Capital Improvement Plan (CIP)



Employee Relations, Recognition, and Employee Training

2018 Personnel Passages (Comings and Goings)

Comings

Brian Kruesi, Property Specialist I
Correan Hanover, Property Specialist I
Christian Huskey, Appraiser
Dawne Sulesky, Property Specialist I
Jake Stenzel, Appraiser
Jen Schwab, Property Specialist I
Lacy Koehler, Property Specialist I
Lisa Schultz, Property Specialist II
Shanon Tait, Property Specialist I
Tina Kroschel, Property Specialist I

Goings

Correan Hanover, Property Specialist (1 week)
Dawne Sulesky, Property Specialist I (5 months)
Jack Purkis, Appraiser (5 years)
Kathi Dodge, Property Specialist 1 (22 years)
Katie Klecker, Property Specialist I (2 years)
Ken Jagusch, Appraiser (17 years)
Leah Wedan, Property Specialist I (1 year)
Pam Omdahl, Appraiser (16 years)

2018 Years of Service Awards

Congratulations to the following Property Records and Taxation employees that received their 2018 Years of Service Award:

5 Years

Kelsey Jorissen
Marcia Earnest
Shawn Halligan
Emily Carr
Annette Schmitt
Patti Menard
Jack Purkis

10 Years

Dan Eischens
Amy Smith

20 Years

Larysa Matzek
Julie Brustad
Hilary Dischinger
Jodi Dischinger

30 Years

Rebecca Hanson

Employee Relations, Recognition, and Employee Training

Training Update

We continue to focus our efforts on in-house training to enhance customer service and leadership skills. Paul Linnell completed the Integrity in Leadership training with Jeff Thompson.

We have also committed to continuous improvements to current processes/procedures in order to reduce waste and inefficiencies in our day-to-day work.

Property Specialist Development Plan Update

We have several staff members working towards advancing in the Property Specialist Development Plan.

Our broadband development plan includes 39 Property Specialists (Level I, II & III).

Property Records & Taxation has:

- 18 Property Specialists in Level I
- 16 Property Specialists in Level II
- 5 Property Specialists in Level III

Since the program started we have had:

- 8 Property Specialists move from Level I to Level II
- 2 Property Specialist move from Level II to Level III

Several of our Property Specialists have completed the Minnesota Department of Revenue Assessment Laws and Procedures course. Those that took the course in 2018 were Jeanne Washburn, Norah Johnson, Annette Schmitt, Linda King, Karen Johansen, Serena Henjum and Katie Klecker.

Employee Relations, Recognition, and Employee Training

Assessor Licensure Updates

An appraiser must obtain a Certified Minnesota Assessor (CMA) license within two years of being hired. While they are working towards their CMA license, they may work only under the supervision of a licensed assessor. When they obtain their CMA license, they may classify any type of property however, they can only appraise non-commercial property, i.e., agricultural, residential, seasonal recreational (cabins) and vacant land.

There is an additional designation relating to the CMA license which is a Certified Minnesota Assessor-Income Qualified (CMA-IQ) license. Those who obtain this level of licensure may perform all of the duties a CMA can perform as well as income-producing property (commercial property).

Due to recent legislative changes, the State Board of Assessors requires appraisal staff to be an Accredited Minnesota Assessor (AMA) by year 2022 or five years from the date they were first licensed as a CMA. An AMA designation allows appraisal staff to perform all duties required in the classification and appraisal of real and personal property for property tax purposes.

A Senior Accredited Minnesota Assessor (SAMA) license is needed if you hold a contract with a city or township that requires a SAMA license. At this time, Anoka County does not have any jurisdictions that require a SAMA level of licensure. A SAMA designation allows appraisers to perform all duties required in the classification and appraisal of real and personal property for property tax purposes.

Those staff that have attained a CMA license or higher in 2018:

- CMA - Tedman Anderson, Theodore Anderson, Hilary Dischinger, Benjamin Hamill and James Hughes

Property Tax Calculation Training

Minnesota law requires each county to have an individual certified in property tax calculation. Certifications last for four years.

Those staff that received the certification in 2018 were Hilary Dischinger, Michelle Eason, Jane Gough, Peggy Nordrum, and Daniel Parke.

Continuous Improvement Initiative 2018 Projects

New Integrated Property Assessment, Tax, Land and Vital Records System

In 2018 our new system development is in full swing. Many facets of the project have started including data conversion, new Integrated Voice Response (IVR) system, improved web site, enhancements to the software, etc. Our anticipated Go Live date is August 2019.

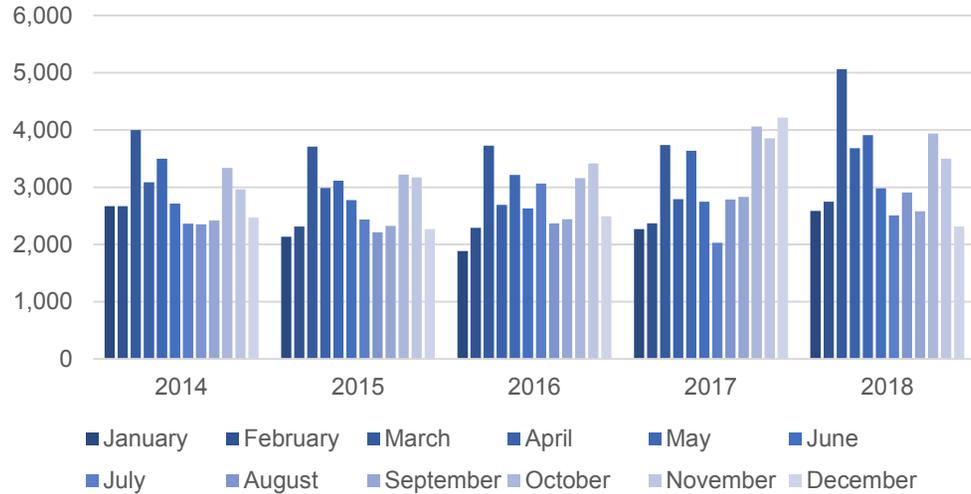
Process Review – Seg/Merge

The combining of or dividing of property is called a seg merge. The review of the processes within this review continues into 2018. Improvements to processes have been implemented along the way as we identified them. A large part of a new user manual has been developed to improve turnaround time for the customer and to eliminate mistakes. This review continues into 2019.

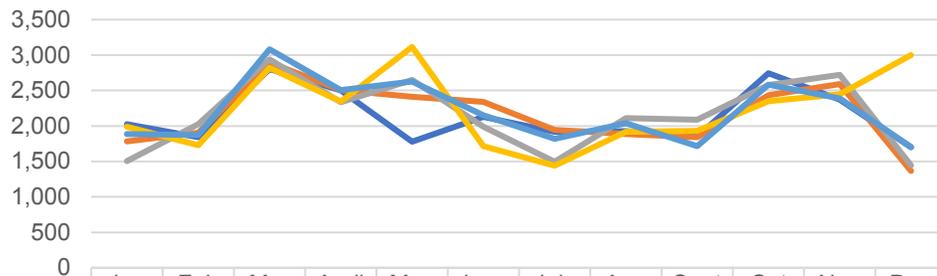
Customer Service Phone Center

The IVR (Interactive Voice Response) Calls report is the total count of all calls coming into the divisional main customer service phone line (763)323-5400. The IVR can answer questions such as current year tax data, property details and other general information including tax due dates, filing fees and homesteading details.

Interactive Voice Response (IVR) Calls



Calls Answered by Property Specialists



	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2014	2,024	1,841	2,802	2,503	1,780	2,130	1,919	1,924	1,849	2,744	2,369	1,700
2015	1,782	1,902	2,895	2,507	2,413	2,340	1,944	1,887	1,843	2,432	2,590	1,365
2016	1,506	2,026	2,939	2,335	2,647	1,988	1,493	2,111	2,089	2,577	2,721	1,445
2017	1,991	1,730	2,819	2,342	3,114	1,714	1,440	1,918	1,929	2,346	2,445	2,999
2018	1,887	1,874	3,081	2,507	2,628	2,149	1,818	2,040	1,716	2,581	2,388	1,702

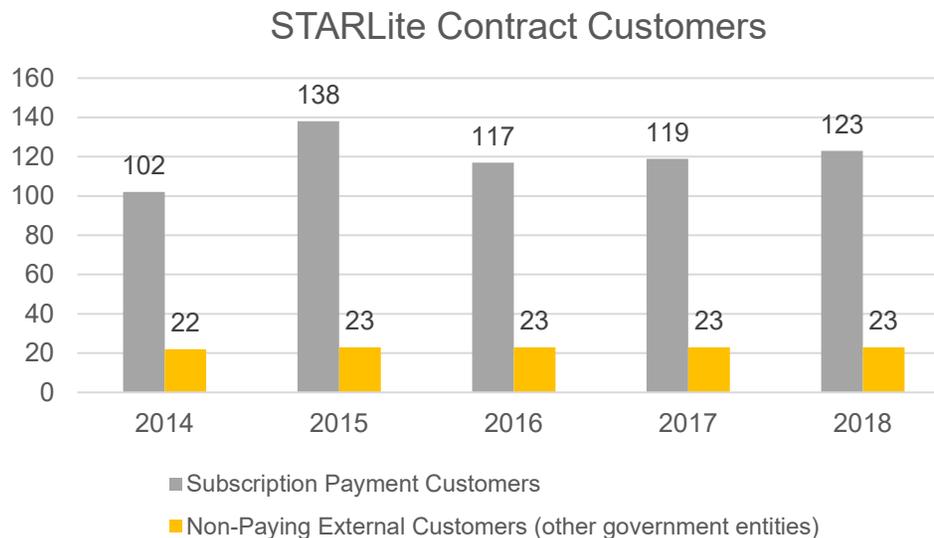
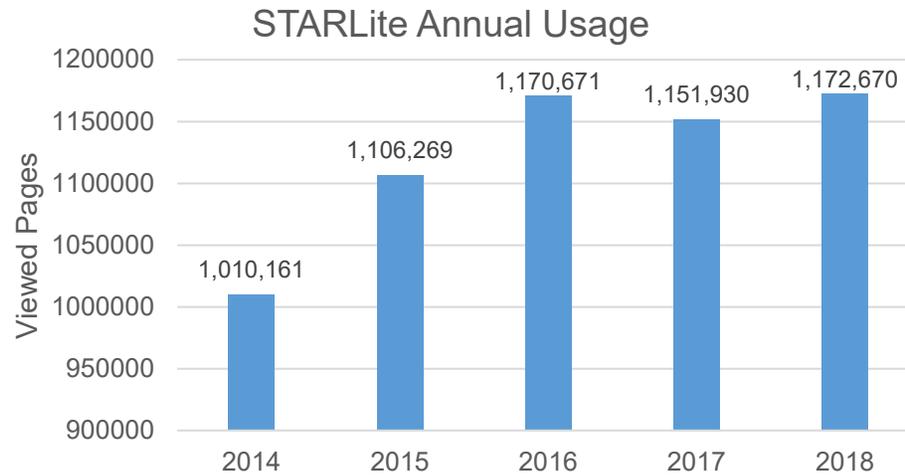
The adjacent graph shows the total number of calls that have been transferred out of the IVR and answered by our Customer Service Phone Center Property Specialists. These calls are usually more complex and cannot be handled by the IVR.

There was a significant increase in calls in December 2017 due to questions regarding property tax prepayments.

STARLite

STARLite was developed as a way for customers to view public information without giving access to private information. This system can be accessed through the Property Records and Taxation Public Access Area using county supplied computers at no cost to the customer.

The STARLite system can also be accessed from the internet from any location. This is very useful for some customers who need to view documents on an on-going basis, i.e., title companies. A contract must be entered into with the county that includes a monthly fee together with a per transaction fee.



Delinquency and Forfeiture

Judgment Parcels: A tax judgment is entered by the administrator of the district court 20 days after the second publication of the notice of delinquent taxes. Each year on the second Monday in May, each parcel of real property against which a tax judgment has been entered and remains unsatisfied for unpaid taxes of the preceding year is “bid in for the state”. This means the state obtains a future vested interest in each parcel of property subject only to the rights of redemption.

Confession of Judgment (COJ): A Confession of Judgment may be offered as an alternative method of paying off the total delinquent tax amount on an eligible parcel of real property. The property owner and/or taxpayer accepts the validity of the total delinquent tax amount due on the parcel. The property owner and/or taxpayer agrees to pay the single total sum under either a five-year or a ten-year installment plan. They also agree to pay each year’s current tax on the parcel of real property before it becomes delinquent. Statutory revision in 2014 mandated a drop in the interest rate charged on COJs, from 10% to the greater of 5% or 2% above prime, beginning with contracts initiated after January 1, 2015. There are approximately 215 COJ contracts being administered. New contracts can be initiated throughout the year, but the majority are opened in the first and second quarters. The last quarter of the year is focused on collection efforts for past due contract payments.

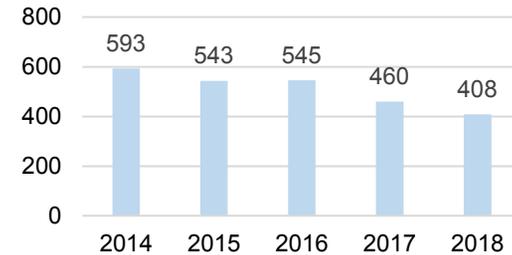
Parcels Forfeited: Failure to pay the delinquent tax amount on a parcel of real property before the period of redemption expires results in the property automatically forfeiting to the state in trust for the local taxing districts. The 2014 MN Legislature shortened the time period real estate property taxes may remain unpaid before the property will become tax forfeit. Unpaid property taxes for 2013 became delinquent January 1, 2014 and subject to tax judgment the second Monday in May 2014. These delinquent parcels will be the first ones subject to the three-year period of redemption. There are approximately 319 tax-forfeit parcels under management by Anoka County. The majority of these parcels are small, unbuildable, or under water and of little interest to potential buyers.

Public and Private Land Sale Statistics: There were no sales in 2018. The last sales were held on July 18, 2017.

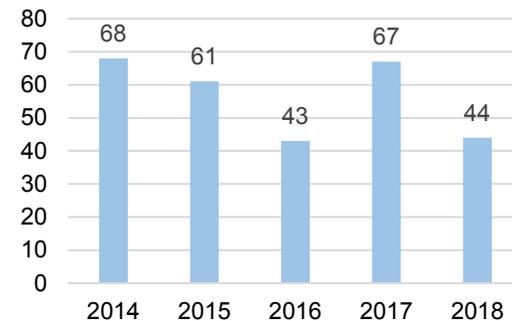
2017 Public Land Sale: The public land sale offered 36 parcels for sale. Of those 36 parcels, 30 parcels sold at the sale for a total of \$1,263,555.23.

2017 Private Land Sale: The private land sale offered 40 parcels for sale. Of those 40 parcels, 22 parcels were sold at the sale for a total of \$18,269.50.

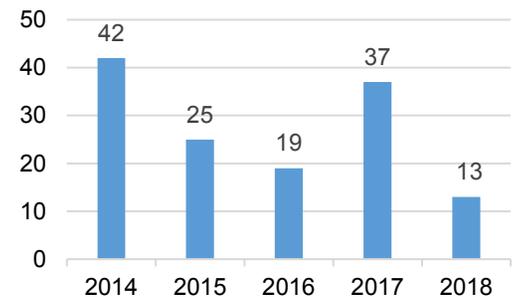
Judgment Parcels



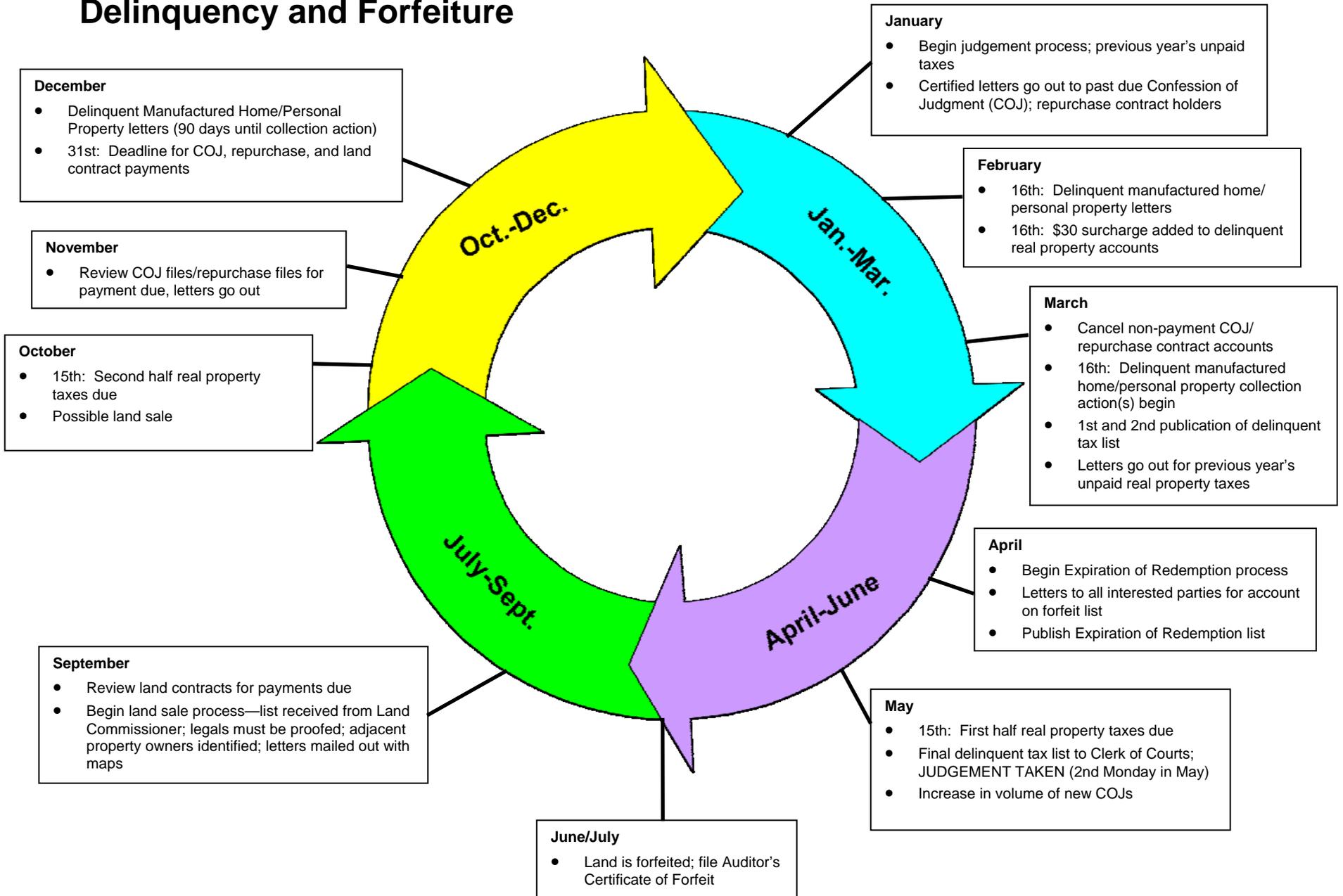
New COJs



Parcels Forfeited



Delinquency and Forfeiture



Property Assessment

GENERAL DUTIES

The Assessor's Department consists of two sections, Appraisal and Administrative Support. These two sections collect, analyze and record all the data necessary to produce the annual property assessment, as well as administer all the local and state-wide programs for homestead, green acres and veterans exclusion, etc.

The information compiled by the department is an indispensable resource for government and community use. The department is responsible for producing and maintaining the appraisal data, valuation and classification record for each individual parcel of land in Anoka County. Each year the department produces the assessment which includes an estimate of market value and the classification for each parcel as of January 2nd. This annual assessment serves as the basis for property tax calculation in the following year.

As part of the general duties, the department physically viewed, inspected, and appraised over 12,640 residential and agricultural properties, and 577 commercial/industrial, apartment, and manufactured home park parcels in the 10 jurisdictions currently under contract with the Anoka County Assessor's Department.

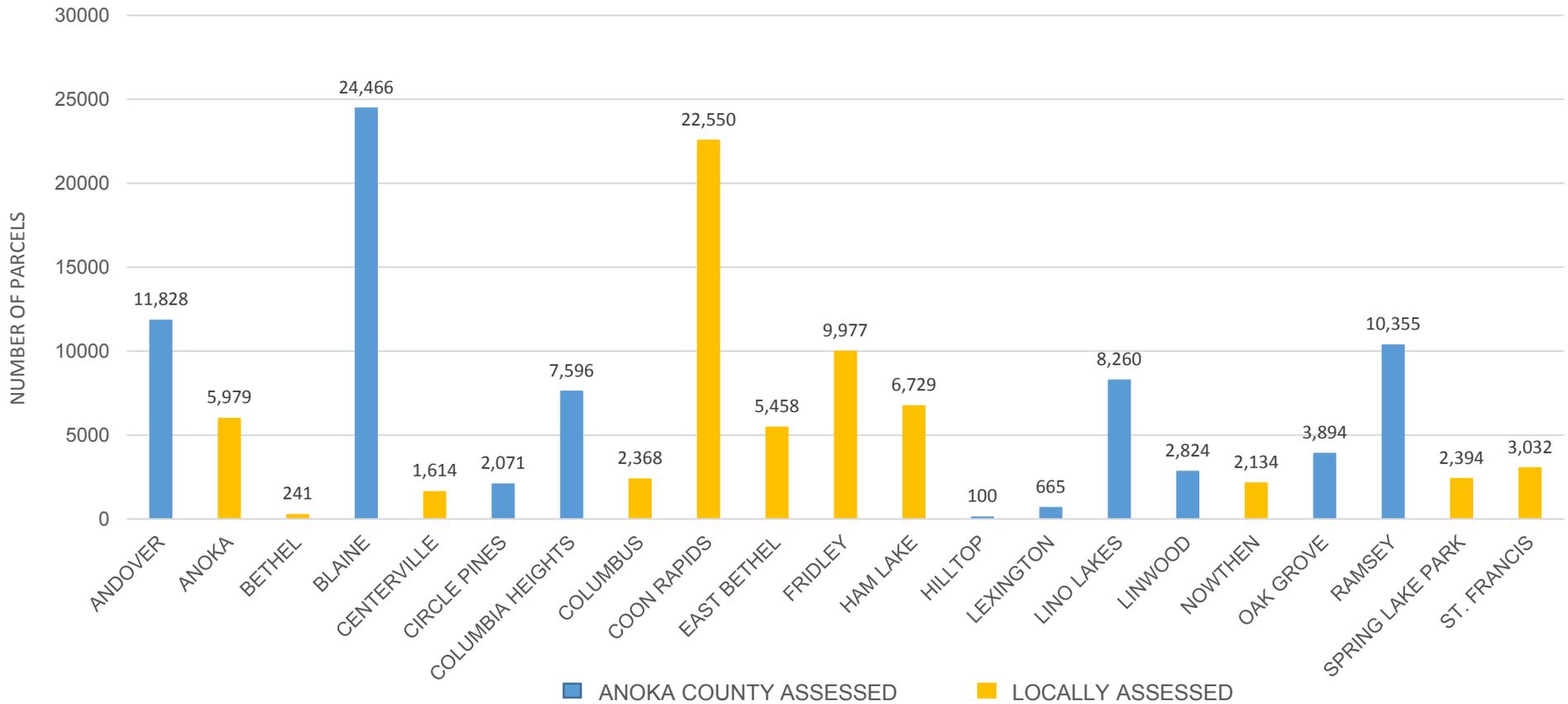
As part of this department's ongoing efforts to improve assessment quality, the department tracks and analyzes all real estate transactions that occur within the county. This analysis is the cornerstone for the annual mass appraisal process and involved the review of 7,801 sales consisting of 7,499 residential sales, 203 commercial and industrial sales, and 25 apartment sales. The analysis and subsequent changes to the assessment is what the Minnesota Department of Revenue uses to determine whether state statute requirements have been met.

Calendar year 2018 involved continued progress towards transitioning to our new Computerized Mass Appraisal System (CAMA) known as iasWorld. iasWorld will allow the assessors office to streamline work processes while increasing the accuracy of our data which will lead to higher quality assessments.

Parcel Counts

Anoka County is comprised of 20 cities and 1 township. As of December 31, 2018 there were 136,159 parcels in Anoka County. The County Assessor is responsible for oversight of the entire county assessment. Anoka County is under contract to perform annual assessments for 10 of the 21 jurisdictions and the other 11 jurisdictions are assessed by local assessors. The graph below shows the total parcel count by city and on the following page are the parcel counts for county assessed vs. locally assessed properties, broken down by city and property type.

PARCEL COUNT DISTRIBUTION BY CITY

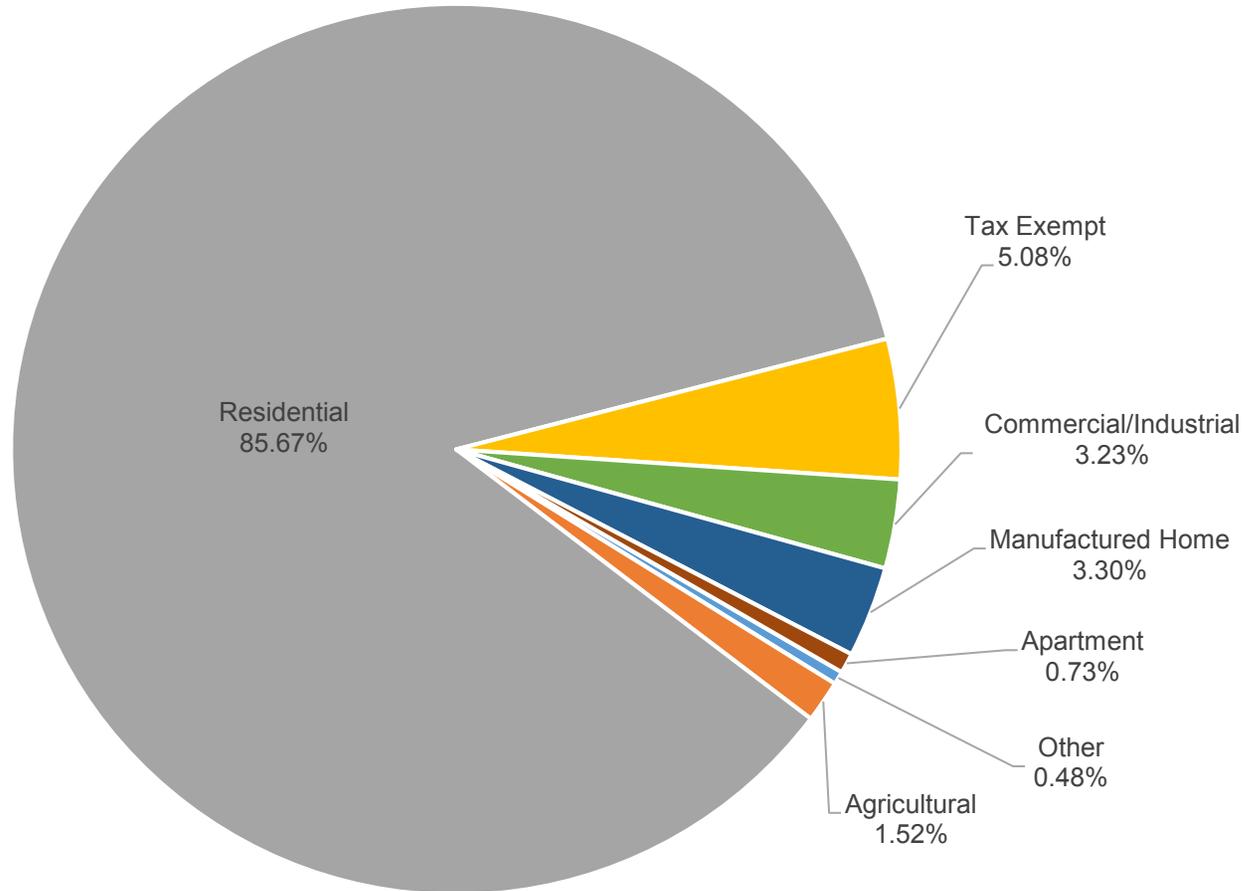


Parcel Counts

County Assessed Parcel Counts														
City	Agricultural Improved	Agricultural Vacant	Residential Improved	Residential Vacant	Manufactured Home	Apartment Improved	Apartment Vacant	Commercial Industrial Improved	Commercial Industrial Vacant	Tax Exempt	Personal Property	Railroad	Utility	Total Parcel Count by City
Andover	56	129	10,511	472	0	21	1	109	19	493	5	0	7	11,823
Blaine	15	23	21,278	1,131	2,232	61	7	737	167	726	310	0	11	26,698
Circle Pines	0	0	1,872	54	0	15	0	4	3	119	2	0	54	2,123
Columbia Heights	0	0	6,851	83	0	125	4	206	28	294	4	0	0	7,595
Hilltop	0	0	30	0	263	32	2	12	9	13	4	0	0	365
Lexington	0	0	534	19	96	16	2	41	11	41	6	0	0	766
Lino Lakes	61	120	6,681	496	91	8	1	138	57	683	7	0	8	8,351
Linwood	49	129	2,011	396	90	2	0	6	1	218	2	0	3	2,907
Oak Grove	69	183	3,038	267	0	0	0	28	15	294	5	1	0	3,900
Ramsey	31	61	8,825	545	66	21	2	233	97	529	5	0	4	10,419
Totals	281	645	61,631	3,463	2,838	301	19	1,514	407	3,410	350	1	87	74,947
LOCALLY ASSESSED PARCEL COUNTS														
City	Agricultural Improved	Agricultural Vacant	Residential Improved	Residential Vacant	Manufactured Home	Apartment Improved	Apartment Vacant	Commercial Industrial Improved	Commercial Industrial Vacant	Tax Exempt	Personal Property	Railroad	Utility	Total Parcel Count by City
Anoka	0	1	4,717	105	0	162	9	341	82	542	14	0	0	5,973
Bethel	1	3	178	12	0	1	1	17	6	22	3	0	0	244
Centerville	2	6	1,348	68	0	3	0	42	21	122	5	0	0	1,617
Columbus	66	126	1,540	169	0	0	0	59	20	386	11	0	1	2,378
Coon Rapids	3	8	20,293	394	230	226	5	479	153	952	117	0	19	22,879
East Bethel	72	193	4,077	516	342	10	2	108	72	401	3	0	2	5,798
Fridley	0	0	8,477	175	410	181	10	395	103	617	14	2	4	10,388
Ham Lake	68	152	5,307	575	265	11	1	216	76	312	4	0	3	6,990
Nowthen	147	295	1,432	157	0	0	0	31	11	60	4	0	3	2,140
Spring Lake Park	0	0	1,979	29	103	48	1	181	58	92	5	0	1	2,497
St Francis	43	157	2,350	199	308	16	1	63	38	160	7	0	1	3,343
Totals	359	784	49,348	2,200	1,658	642	29	1,869	602	3,506	180	2	33	61,212
TOTAL PARCEL COUNTS														
County	Agricultural Improved	Agricultural Vacant	Residential Improved	Residential Vacant	Manufactured Home	Apartment Improved	Apartment Vacant	Commercial Industrial Improved	Commercial Industrial Vacant	Tax Exempt	Personal Property	Railroad	Utility	Total Parcel Count
Grand Totals	640	1,429	110,979	5,663	4,496	943	48	3,383	1,009	6,916	530	3	120	136,159

Parcel Counts

PARCEL COUNT DISTRIBUTION BY PROPERTY TYPE

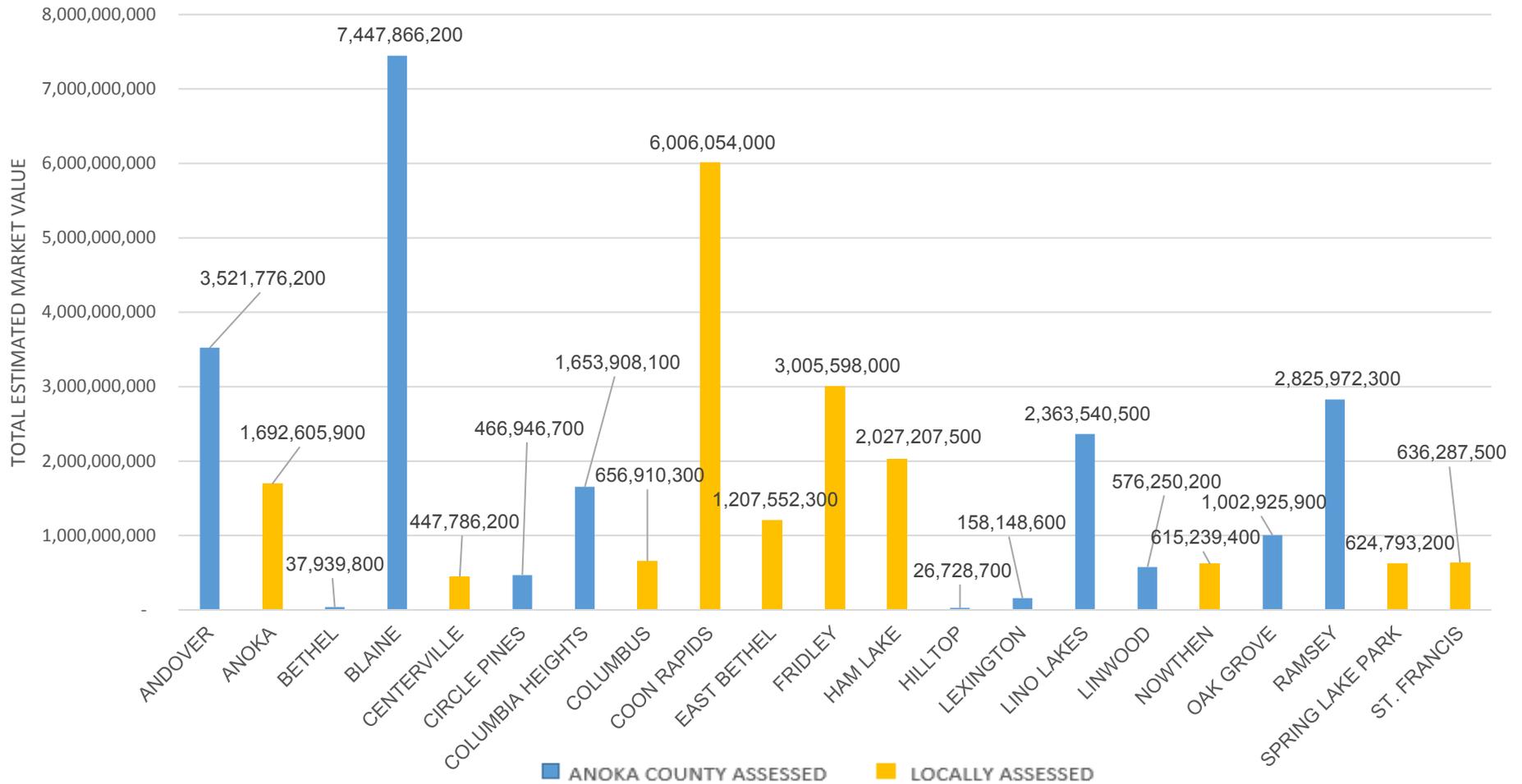


*OTHER INCLUDES PERSONAL PROPERTY, RAILROAD, & UTILITY PROPERTY

Market Value

Work on Anoka County's 2019 assessment was conducted during 2018 and the assessment was finalized in February of 2019. The overall assessment increased by approximately 8.38%. The graph below shows the total estimated market value by city including any new construction value added during 2018. The tables on the following pages breakdown Estimated Market Values (EMV) by city and property type along with New Construction Values (NCV) by city and property type.

TOTAL ESTIMATED MARKET VALUE BY CITY



Estimated Market Value

COUNTY ASSESSED ESTIMATED MARKET VALUE (EMV)								
City	Agricultural	Residential	Non-Commercial Seas Rec Res	Apartment	Manufactured Home Parks	Commercial	Industrial	Total EMV by City*
Andover	\$47,683,200	\$3,298,112,200	\$0	\$39,403,200	\$0	\$125,894,100	\$10,683,500	\$3,521,776,200
Blaine	\$24,117,400	\$5,980,867,200	\$0	\$233,075,000	\$69,930,300	\$711,520,800	\$428,355,600	\$7,447,866,300
Circle Pines	\$0	\$429,489,100	\$0	\$20,958,200	\$0	\$14,548,300	\$1,951,100	\$466,946,700
Columbia Heights	\$0	\$1,364,963,400	\$0	\$182,733,400	\$0	\$91,646,600	\$14,564,700	\$1,653,908,100
Hilltop	\$0	\$3,784,800	\$0	\$5,752,700	\$7,229,400	\$9,961,800	\$0	\$26,728,700
Lexington	\$0	\$118,992,600	\$0	\$15,175,700	\$3,503,500	\$19,645,100	\$831,700	\$158,148,600
Lino Lakes	\$53,279,600	\$2,103,201,000	\$83,600	\$22,726,000	\$3,029,700	\$101,281,400	\$79,939,200	\$2,363,540,500
Linwood	\$22,470,700	\$539,178,800	\$9,801,100	\$0	\$2,550,300	\$2,249,300	\$0	\$576,250,200
Oak Grove	\$45,789,400	\$934,216,700	\$3,151,900	\$0	\$0	\$15,204,200	\$4,563,700	\$1,002,925,900
Ramsey	\$24,195,800	\$2,380,322,000	\$0	\$99,404,000	\$1,578,000	\$133,197,600	\$187,274,900	\$2,825,972,300
Totals	\$217,536,100	\$17,153,127,800	\$13,036,600	\$619,228,200	\$87,821,200	\$1,225,149,200	\$728,164,400	\$20,044,063,500

LOCALLY ASSESSED ESTIMATED MARKET VALUE (EMV)								
City	Agricultural	Residential	Non-Commercial Seas Rec Res	Apartment	Manufactured Home Parks	Commercial	Industrial	Total EMV by City*
Anoka	\$363,800	\$1,082,848,500	\$0	\$278,134,600	\$0	\$146,192,900	\$184,745,600	\$1,692,285,400
Bethel	\$458,900	\$33,089,900	\$0	\$167,900	\$0	\$1,674,000	\$2,549,100	\$37,939,800
Centerville	\$3,016,100	\$413,488,700	\$0	\$1,279,800	\$0	\$11,576,700	\$18,420,600	\$447,781,900
Columbus	\$51,073,000	\$523,228,300	\$2,460,600	\$0	\$0	\$77,401,900	\$2,746,500	\$656,910,300
Coon Rapids	\$3,260,000	\$4,603,687,600	\$478,300	\$436,390,100	\$7,680,100	\$722,949,000	\$231,608,900	\$6,006,054,000
East Bethel	\$43,906,300	\$1,088,749,600	\$6,601,000	\$1,161,200	\$7,986,000	\$50,850,300	\$7,646,100	\$1,206,900,500
Fridley	\$0	\$1,745,309,100	\$0	\$324,030,600	\$13,912,400	\$313,635,900	\$608,710,000	\$3,005,598,000
Ham Lake	\$47,435,900	\$1,808,158,100	\$2,258,700	\$10,443,400	\$9,187,600	\$72,833,800	\$76,082,100	\$2,027,207,500
Nowthen	\$96,401,500	\$499,214,400	\$128,000	\$0	\$0	\$8,364,300	\$11,131,200	\$615,239,400
Spring Lake Park	\$0	\$438,776,400	\$0	\$83,434,500	\$3,210,100	\$60,806,400	\$38,565,800	\$624,793,200
St Francis	\$37,546,200	\$535,013,600	\$0	\$15,881,000	\$12,704,800	\$25,353,600	\$9,783,700	\$636,282,900
Totals	\$283,461,700	\$12,771,564,200	\$11,926,600	\$1,150,923,100	\$54,681,000	\$1,491,638,800	\$1,191,989,600	\$16,956,992,900

TOTAL ANOKA COUNTY ESTIMATED MARKET VALUE (EMV)								
County	Agricultural	Residential	Non-Commercial Seas Rec Res	Apartments	Manufactured Home Parks	Commercial	Industrial	Total EMV*
Grand Totals	\$500,997,800	\$29,924,692,000	\$24,963,200	\$1,770,151,300	\$142,502,200	\$2,716,788,000	\$1,920,154,000	\$37,001,673,600

*TOTAL VALUE NUMBERS DO NOT INCLUDE STATE ASSESSED PARCEL VALUE, BED & BREAKFAST VALUES, OR COMMERCIAL SEASONAL REC VALUES

New Construction Value

COUNTY ASSESSED NEW CONSTRUCTION VALUE (NCV)								
City	Agricultural	Residential	Non-Commercial Seas Rec Res	Apartment	Manufactured Home Parks	Commercial	Industrial	Total NCV by City*
Andover	\$368,100	\$28,306,800	\$0	\$0	\$0	\$3,213,100	\$0	\$31,888,000
Blaine	\$3,800	\$101,480,200	\$0	\$10,657,700	\$0	\$19,109,100	\$4,630,900	\$135,881,700
Circle Pines	\$0	\$812,200	\$0	\$0	\$0	\$755,900	\$0	\$1,568,100
Columbia Heights	\$0	\$3,218,200	\$0	\$27,648,500	\$0	\$2,800		\$30,869,500
Hilltop	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lexington	\$0	\$196,100	\$0	\$2,625,000	\$0	\$485,600	\$0	\$3,306,700
Lino Lakes	\$110,400	\$44,003,100	\$0	\$0	\$0	\$25,000		\$44,138,500
Linwood	\$42,600	\$4,219,300	\$45,400	\$0	\$0	\$0	\$0	\$4,307,300
Oak Grove	\$31,500	\$13,576,900		\$0	\$0	\$0	\$0	\$13,608,400
Ramsey	\$43,400	\$44,321,500	\$0	\$5,918,500	\$0	\$1,832,000	\$7,684,900	\$59,800,300
Totals	\$599,800	\$240,134,300	\$45,400	\$46,849,700	\$0	\$25,423,500	\$12,315,800	\$325,368,500

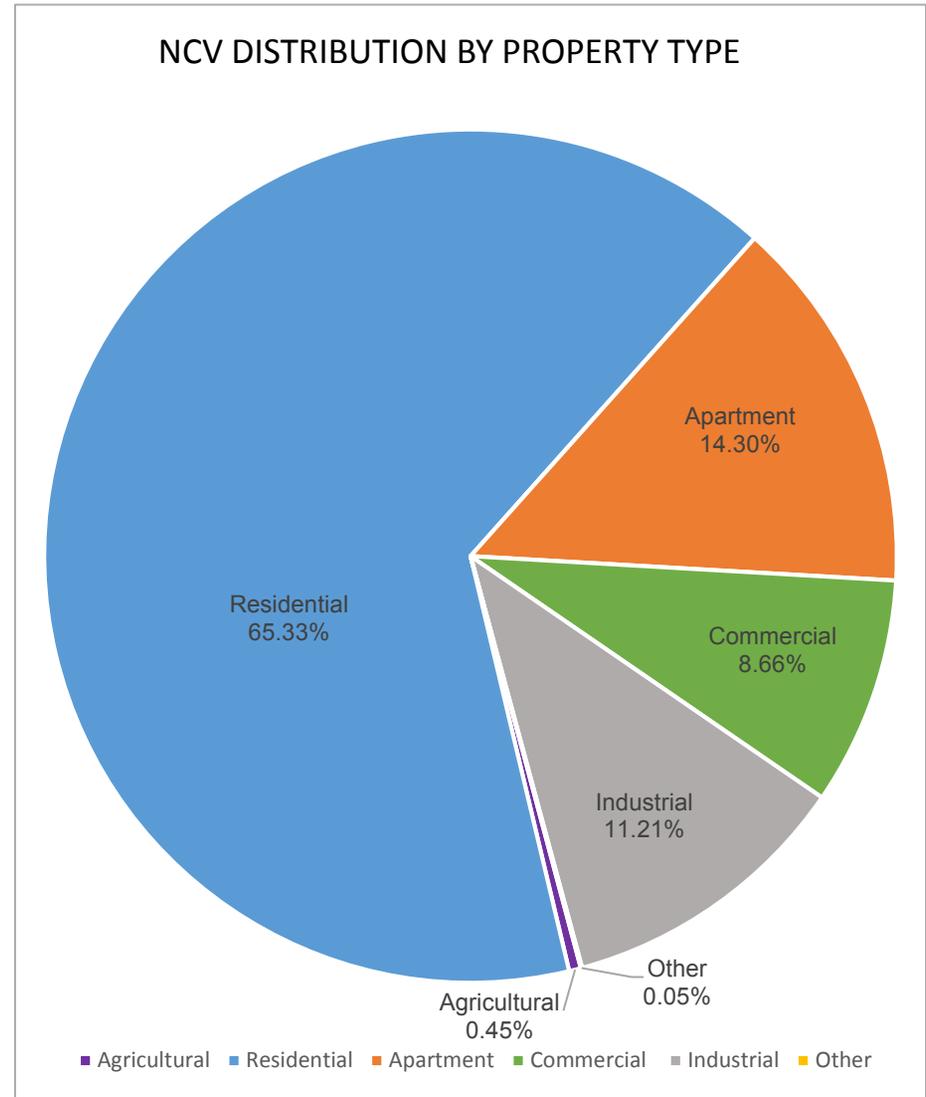
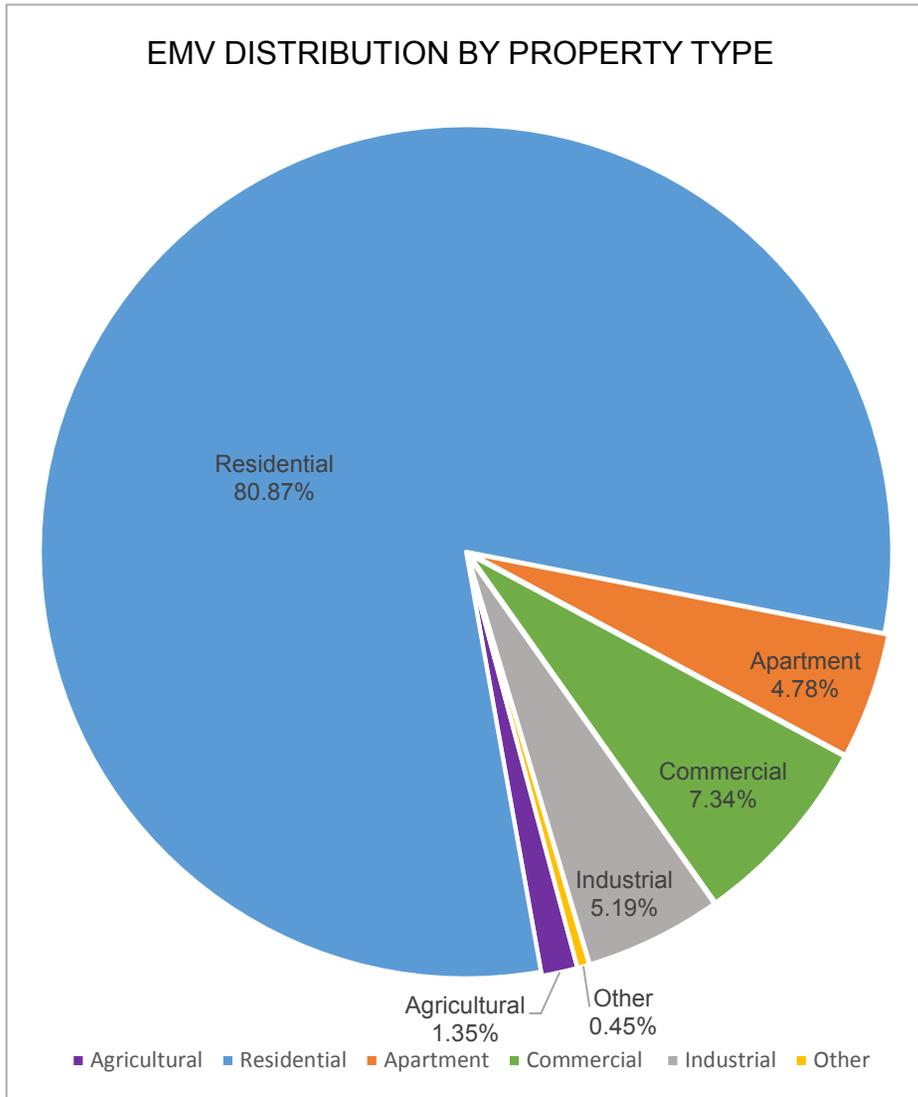
LOCALLY ASSESSED NEW CONSTRUCTION VALUE (NCV)								
City	Agricultural	Residential	Non-Commercial Seas Rec Res	Apartment	Manufactured Home Parks	Commercial	Industrial	Total NCV by City*
Anoka	\$0	\$11,746,600	\$0	\$838,900	\$0	\$307,100	\$0	\$12,892,600
Bethel	\$0	\$529,600	\$0	\$0	\$0	\$31,600		\$561,200
Centerville	\$0	\$1,307,500	\$0	\$0	\$0	\$84,900	\$2,633,300	\$4,025,700
Columbus	\$444,900	\$9,426,100	\$0	\$0	\$0	\$1,459,500	\$176,800	\$11,507,300
Coon Rapids	\$0	\$20,213,700	\$0	\$2,322,900	\$0	\$10,158,900	\$1,889,400	\$34,584,900
East Bethel	\$174,800	\$12,972,900	\$0	\$252,000	\$0	\$1,318,800	\$1,160,800	\$15,879,300
Fridley	\$0	\$2,592,700	\$0	\$6,335,500	\$20,000	\$1,418,700	\$38,422,100	\$48,789,000
Ham Lake	\$21,600	\$25,934,900	\$0	\$0	\$0	\$2,635,900	\$311,000	\$28,903,400
Nowthen	\$961,200	\$4,067,300	\$0	\$0	\$0	\$113,700	\$613,400	\$5,755,600
Spring Lake Park	\$0	\$1,279,200	\$0	\$18,190,700	\$0	\$2,310,400	\$1,099,700	\$22,880,000
St Francis	\$151,500	\$11,421,100	\$0	\$0	\$191,800	\$22,900	\$0	\$11,787,300
Totals	\$1,754,000	\$101,491,600	\$0	\$27,940,000	\$211,800	\$19,862,400	\$46,306,500	\$197,566,300

TOTAL ANOKA COUNTY NEW CONSTRUCTION VALUE (NCV)								
County	Agricultural	Residential	Non-Commercial Seas Rec Res	Apartments	Manufactured Home Parks	Commercial	Industrial	Total NCV*
Grand Totals	\$2,353,800	\$341,625,900	\$45,400	\$74,789,700	\$211,800	\$45,285,900	\$58,622,300	\$522,934,800

*TOTAL VALUE NUMBERS DO NOT INCLUDE STATE ASSESSED PARCEL VALUE, BED & BREAKFAST VALUES, OR COMMERCIAL SEASONAL REC VALUES

Market Value

The graphs below show the value distribution by property type for both Estimated Market Value (EMV) and New Construction Values (NCV).



State Assessment Uniformity - Sales Ratio

The quality and uniformity of an assessment is measured using three different statistical measures. The sales ratio analysis is the primary measure of assessment quality. State statute requires that the median assessment ratio be between 90% and 105%. The sales ratio is calculated by dividing the assessed value by the sales price and multiplying by 100 for each qualified sale. The median sales ratio is determined by arraying all of the qualified sales ratios and determining the middle or midpoint value. The second measure is the coefficient of dispersion and it measures the average variance above or below the median sales ratio. The third and final measure of assessment quality is the price related differential (PRD). The PRD is an indicator as to whether the assessment is progressive or regressive in nature and is required to be between 98 and 103. The table below illustrates a five-year history of the sales ratio statistics for residential properties in Anoka County.

Residential Single Family Sales Ratio History 2015-2019															
Assessment Year	2015			2016			2017			2018			2019		
Municipality	#	Median	COD	#	Median	COD	#	Median	COD	#	Median	COD	#	Median	COD
Andover	310	92.74	6.27	437	93.36	8.25	448	94.07	5.41	483	94.48	5.91	440	94.02	5.46
Anoka	138	91.76	7.14	172	93.54	6.38	183	94.57	5.43	246	94.65	6.74	212	94.17	5.90
Bethel	5	97.20	8.23	4	94.38	9.44	7	94.69	3.45	6	95.64	5.46	7	91.77	9.86
Blaine	699	93.00	6.14	922	93.48	6.99	1129	94.50	5.65	1072	94.38	6.01	1026	94.56	5.62
Centerville	42	93.30	6.40	64	93.00	5.46	56	94.36	4.94	64	94.68	8.58	52	94.53	4.48
Circle Pines	51	92.99	5.84	74	93.48	7.65	86	94.69	7.22	81	94.22	5.95	84	94.35	5.61
Columbia Heights	219	91.69	9.41	237	93.71	7.57	313	93.53	7.99	278	94.22	8.78	318	94.89	10.35
Columbus	23	93.07	10.27	31	94.86	7.14	32	94.62	6.07	54	94.82	7.23	34	94.17	9.20
Coon Rapids	476	93.05	6.05	663	93.57	5.71	960	94.34	5.41	909	94.39	5.41	927	94.21	5.12
East Bethel	111	93.28	8.83	135	93.45	8.11	149	94.35	8.12	141	94.06	11.99	150	94.69	8.16
Fridley	211	93.09	7.01	274	93.59	7.20	307	94.49	6.41	351	94.36	7.92	350	94.52	5.95
Ham Lake	131	93.21	8.27	154	94.15	7.44	144	94.96	7.03	162	94.36	7.68	139	93.03	7.20
Hilltop	---	---	---	1	112.62	N/A	0	---	---	1	86.45	0.00	2	85.31	0.94
Lexington	10	92.90	9.89	20	94.00	6.31	20	94.01	9.61	18	93.52	7.65	16	94.15	7.40
Lino Lakes	184	93.04	6.86	225	93.03	5.56	274	94.39	6.34	252	94.33	6.12	227	94.31	5.40
Linwood	36	91.27	6.38	62	92.73	10.99	57	93.97	7.44	77	94.67	10.73	52	94.14	8.20
	33	93.06	10.90	41	93.46	10.98	47	94.53	8.18	38	94.38	7.79	25	95.69	7.28
Oak Grove	69	92.66	10.08	106	93.77	8.38	90	94.44	9.60	107	94.38	7.61	71	94.5	7.00
Ramsey	262	93.33	6.17	370	93.81	5.79	413	95.26	5.52	443	94.66	5.36	415	94.64	6.52
Spring Lake Park	47	93.09	6.80	70	93.55	8.13	67	96.64	6.98	87	94.06	7.35	105	94.57	6.23
St. Francis	86	93.09	7.66	127	93.61	8.41	125	94.93	6.99	175	94.24	9.21	124	95.36	4.81
County Total	3143	93.22	7.46	4189	93.54	7.07	4,907	94.49	6.15	5,045	94.44	6.67	4,776	94.4	6.03
Price Related Differential		101			101			101			101			101	

Tax Court Petitions

Property owners can bring their case to court if they disagree with the assessed value or classification. They can represent themselves as ProSe or hire an attorney to represent them. All of the Tax Court petitions filed in Anoka County are processed through the County Assessor's Department. Anoka County is only responsible for the petitions filed in cities/towns that are currently under contract with Anoka County. Anoka County does lend assistance to the local jurisdictions when needed or asked. In 2018, there were a total of 187 Tax Court petitions filed on properties in Anoka County of which Anoka County is directly responsible for 80.

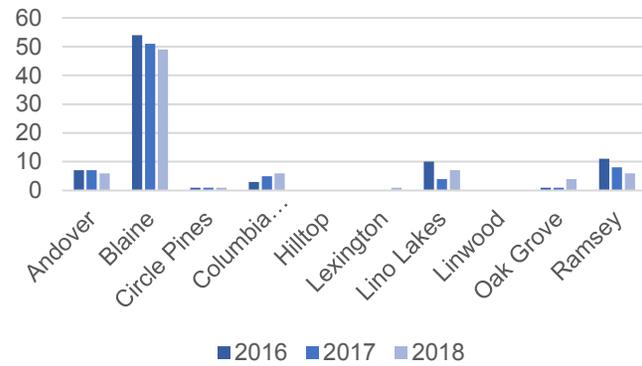
Often times a property owner will file petitions on the same property for multiple assessment years. Anoka County is currently working on petitions for assessment years 2017 and 2018 as well as future years. During calendar year 2018, the County Assessor's Department, in conjunction with the City of Coon Rapids and the County Attorney's Office successfully defended the estimated market value of one petition and received a very favorable outcome.

COUNTY ASSESSED TAX COURT PETITIONS				
City	2016	2017	2018	3 Year Total By City
Andover	7	7	6	20
Blaine	54	51	49	154
Circle Pines	1	1	1	3
Columbia Heights	3	5	6	14
Hilltop	0	0	0	0
Lexington	0	0	1	1
Lino Lakes	10	4	7	21
Linwood	0	0	0	0
Oak Grove	1	1	4	6
Ramsey	11	8	6	25
Totals	87	77	80	244

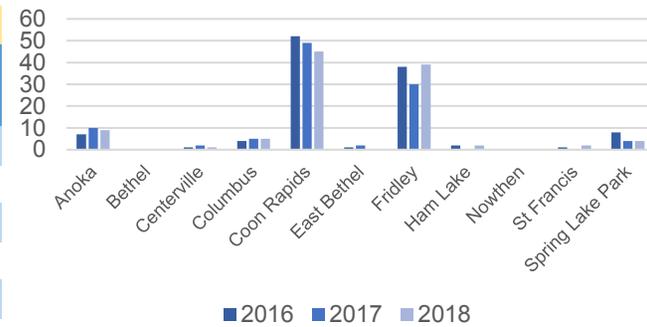
LOCALLY ASSESSED TAX COURT PETITIONS				
City	2016	2017	2018	3 Year Total By City
Anoka	7	10	9	26
Bethel	0	0	0	0
Centerville	1	2	1	4
Columbus	4	5	5	14
Coon Rapids	52	49	45	146
East Bethel	1	2	0	3
Fridley	38	30	39	107
Ham Lake	2	0	2	4
Nowthen	0	0	0	0
St Francis	1	0	2	3
Spring Lake Park	8	4	4	16
Totals	114	102	107	323

TOTAL ANOKA COUNTY TAX COURT PETITIONS				
County	2016	2017	2018	3 Year County Total
Totals	201	179	187	567

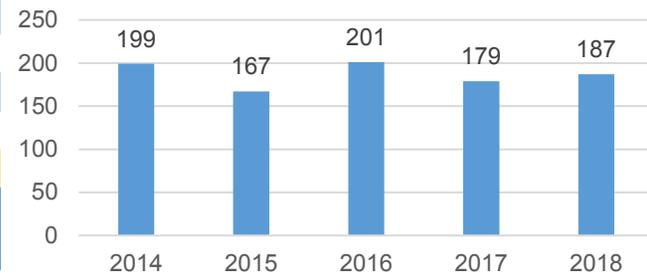
County Assessed Tax Court Petitions



Locally Assessed Tax Court Petitions



Total Tax Petitions by Year

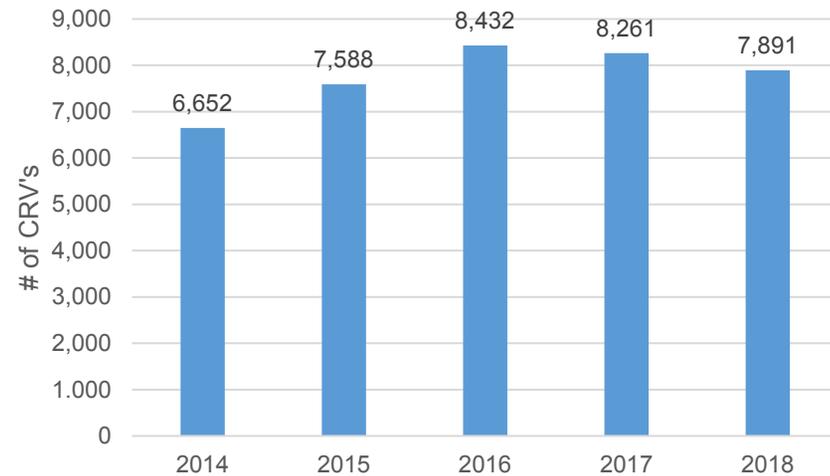


Certificates of Real Estate Value, Disaster Abatements, Building Permits and Parcels Enrolled in Special Use Programs

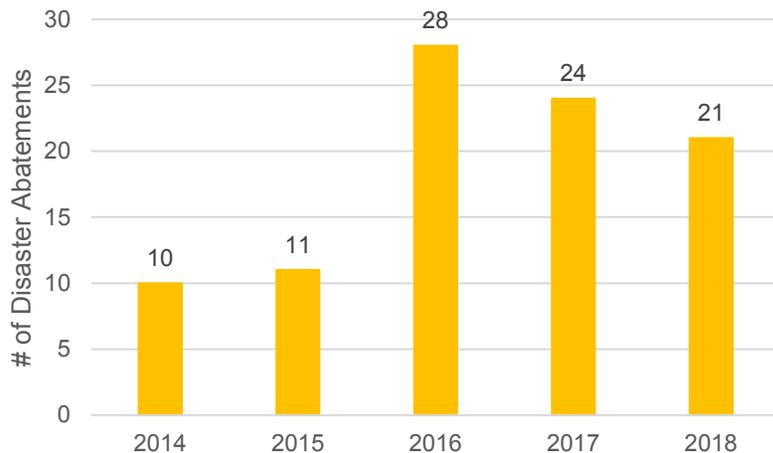
The Assessor's Department deals with many types of documents each year. The four most common are Certificates of Real Estate Value (CRV's), Disaster Abatements, Building Permits, and Special Use Program applications.

A CRV must be filed whenever any real estate is sold for a consideration in excess of \$1,000. This is a form that states the sale price as well as the conditions of the sale, such as down payment, financing, and personal property included in the sale price, just to name a few.

Certificates of Real Estate Value



Disaster Abatements

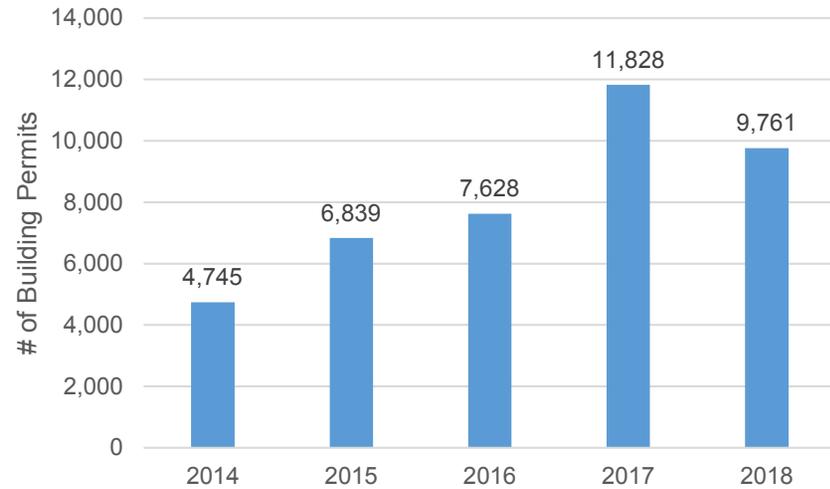


Disaster abatements are processed when there has been unintentional or accidental destruction of a property or destruction by arson or vandalism by someone other than the owner. The owner must apply for the abatement in writing and the structure must have been destroyed 50% or more. The abatement allows for a tax refund, prorated for the months that the structure is uninhabitable.

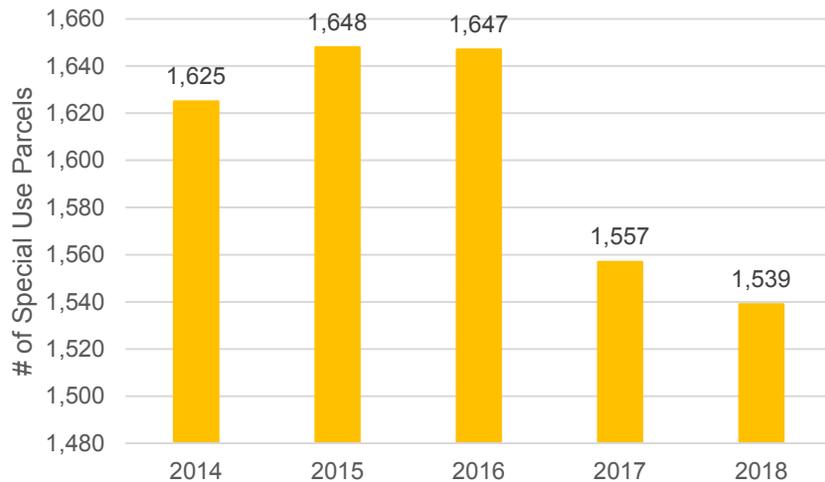
Certificates of Real Estate Value, Disaster Abatements, Building Permits and Parcels Enrolled in Special Use Programs

Building Permits list the type and value of new improvements made to a property and trigger a review and/or inspection by the Assessor. Permit data for locally assessed jurisdictions is not included.

Building Permits

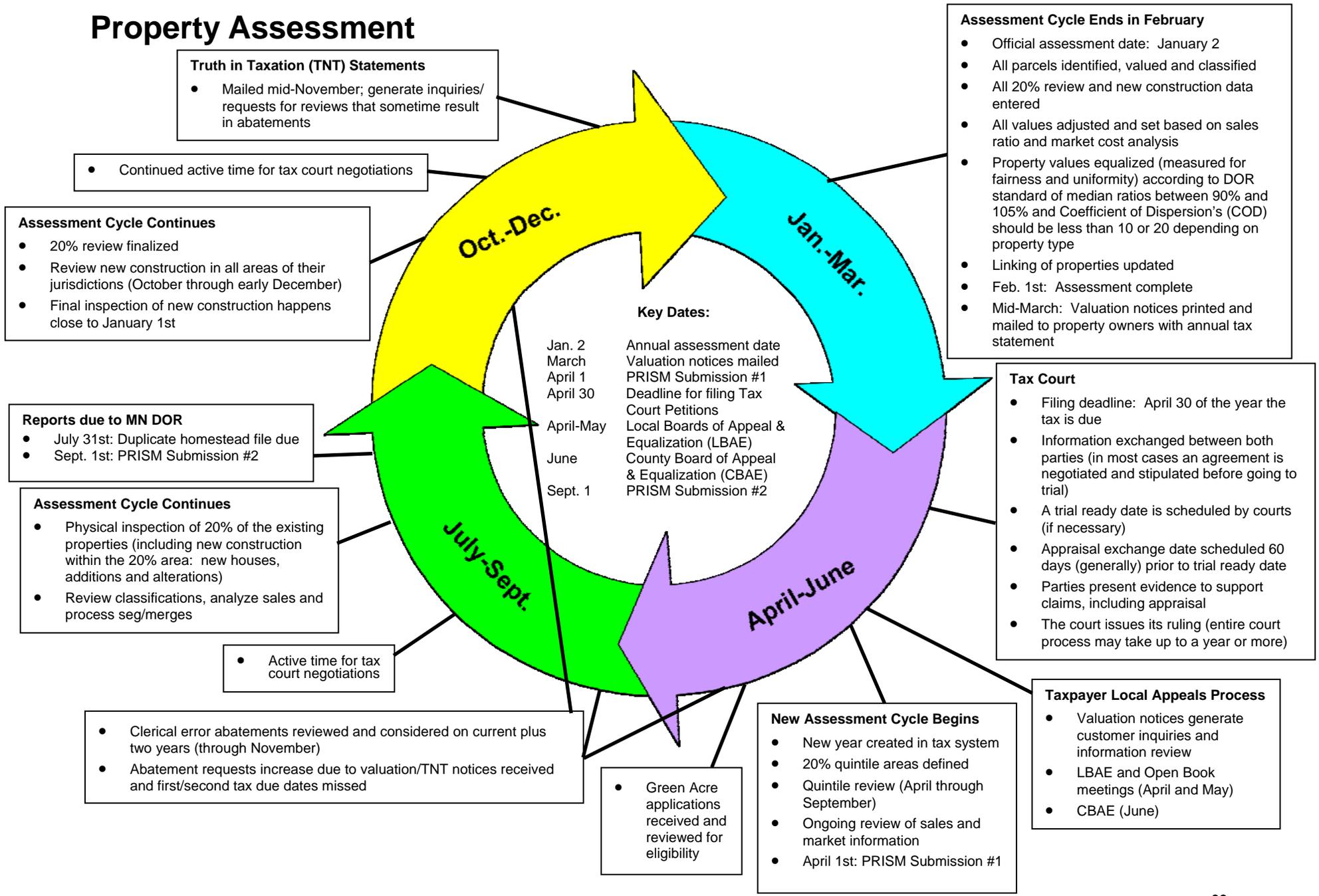


Special Use Parcels



There are four different types of Special Use Programs; Green Acres, Agricultural Preserve, Rural Preserve and Open Space. While each of these programs is slightly different, the main goal of each is to provide tax relief to properties experiencing non-agricultural pressures that increase the estimated market value. As a result, parcels enrolled in these programs receive an estimated market value based on the properties' highest and best use and a use value that is used to calculate the taxes.

Property Assessment



Property Tax Accounting and Research

General Duties

The Property Tax Accounting and Research area is responsible for the administration of the property taxation process for Anoka County.

The area calculates the taxable value for each parcel of property, determines the tax base for each taxing district (twenty cities and one township, nine school districts and fifteen special taxing districts) and maintains special assessment records for the taxing districts. Tax rates are calculated by using the levy requests submitted by the taxing districts and the tax base for each district, adjusted for tax increment financing and fiscal disparities. Taxes and credits are calculated for each parcel and the proposed "truth in taxation" notices and final tax statements are mailed.

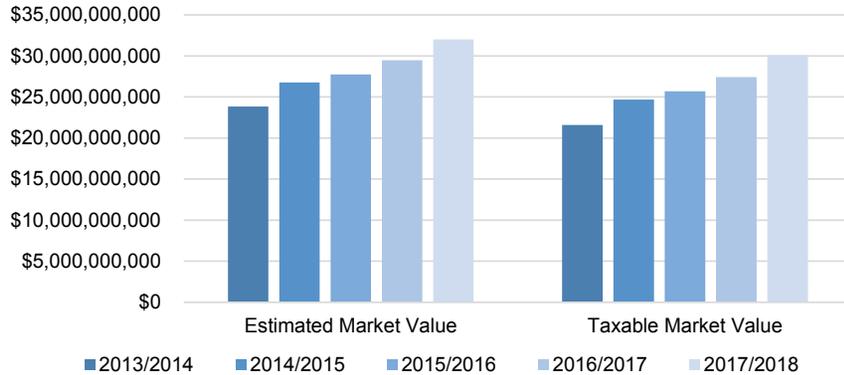
After taxes have been collected, funds are distributed to the various taxing districts within the county. The area also updates the tax records for changes due to abatements, tax court stipulations and adjustments along with the accounting and reconciliation of property tax and recording revenues.

The Property Tax Accounting and Research area serves as the source of taxation information to other counties, municipalities, local government officials, auditors, financial advisors and the general public. The area provides audit reports, bonding certificates and numerous other reports for state agencies such as PRISM (Property Record Information System of Minnesota), levy reports, state tax reports, bonded debt report and school tax reports.

Five-Year Valuation History

<u>Levy Year/Payable Year</u>	<u>2013/2014</u>	<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>
Estimated Market Value	\$23,852,062,600	\$26,788,899,100	\$27,762,109,400	\$29,464,250,000	\$32,030,143,600
Taxable Market Value	\$21,583,951,833	\$24,689,831,722	\$25,685,050,471	\$27,414,116,939	\$30,098,714,813

Market Value History



ESTIMATED MARKET VALUE: The valuation of property starts with appraisers estimating the market value, which means the most probable selling price obtained in an arm's length transaction.

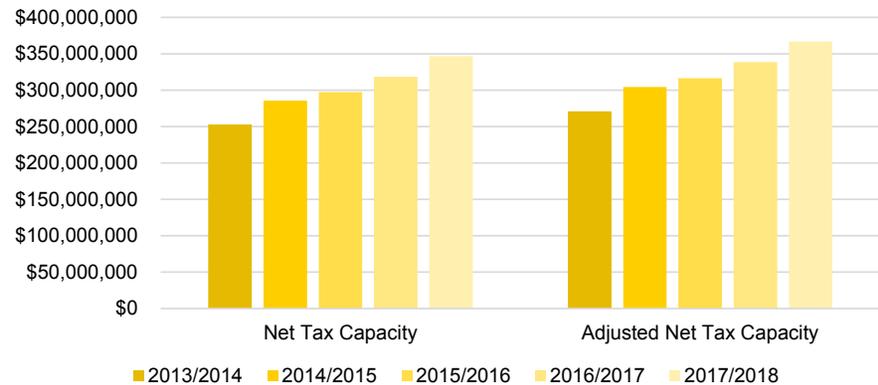
TAXABLE MARKET VALUE: The estimated market value adjusted for exemptions, exclusions and value deferrals. The value that becomes the basis for determining tax bases.

<u>Levy Year/Payable Year</u>	<u>2013/2014</u>	<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>
Net Tax Capacity	\$253,041,420	\$285,531,892	\$297,329,628	\$318,464,478	\$346,497,705
Adjusted Net Tax Capacity	\$270,881,340	\$304,499,149	\$316,505,881	\$338,381,787	\$366,666,711

NET TAX CAPACITY: The result of multiplying the taxable market value of a property by its class rate.

ADJUSTED NET TAX CAPACITY: The result of the net tax capacity less deductions for tax increment captured value and an adjustment for the net result of fiscal disparities contribution and distribution value.

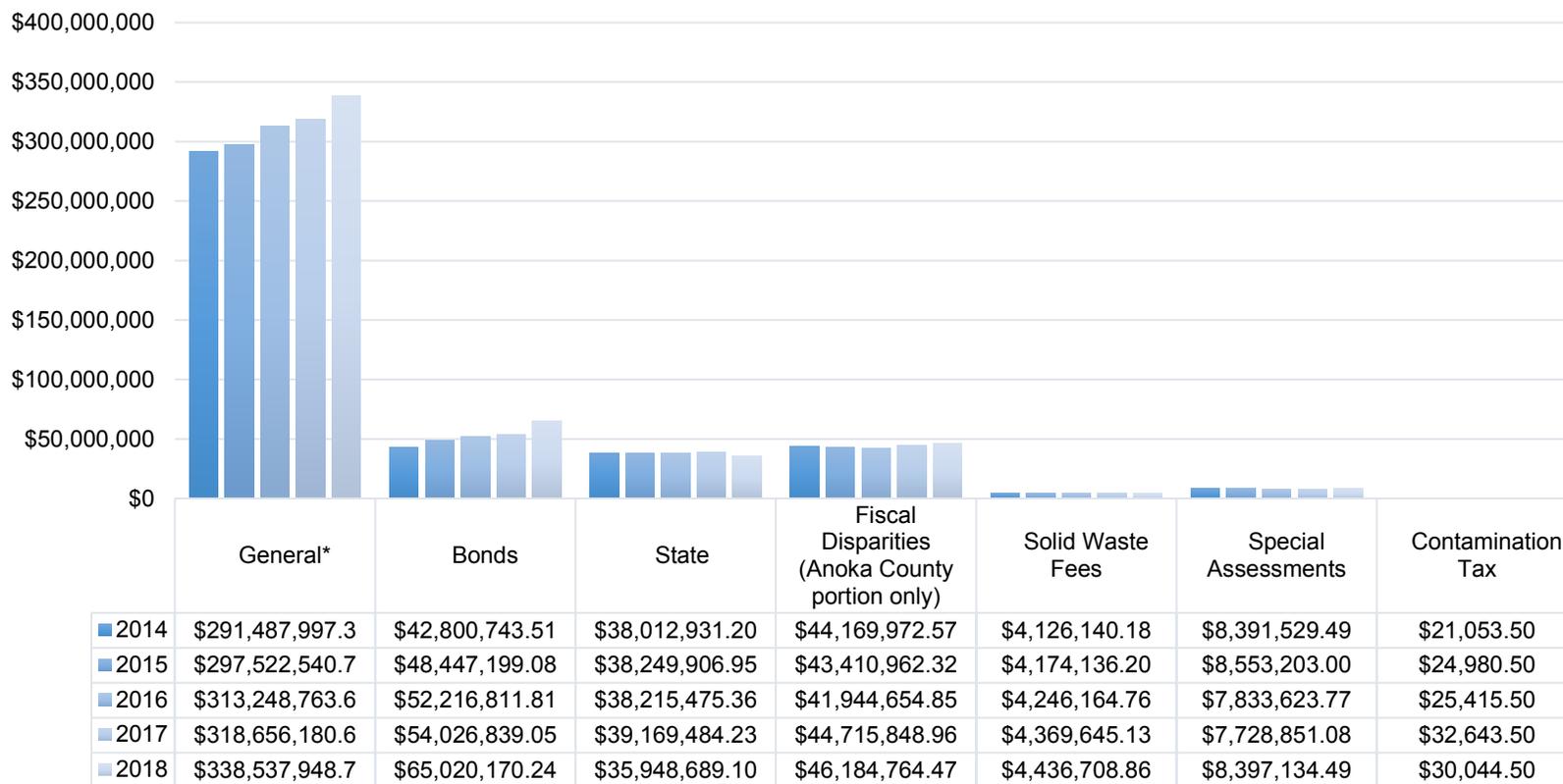
Tax Capacity History



Property Tax Levy History

Property Tax Levied Total	2014	2015	2016	2017	2018
	\$ 429,010,367.80	\$ 440,382,928.84	\$ 457,730,909.69	\$ 468,699,492.60	\$ 498,555,460.38

Property Tax Levy History



*Note: General includes County, City, Schools and Special Taxing Districts

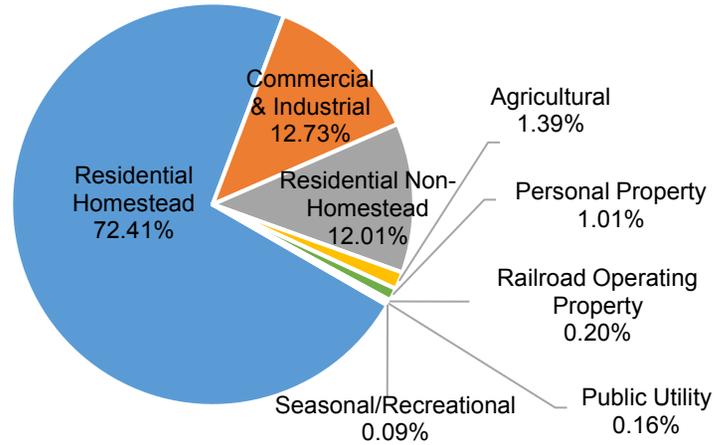
Values by Classification for Tax Year 2018

	Estimated Market Value	Taxable Market Value	Net Tax Capacity	% of Tax Base
Residential Homestead	23,194,052,550	21,388,566,241	214,116,966	61.79%
Agricultural	444,841,100	340,507,442	2,892,108	0.83%
Commercial & Industrial :				
Commercial & Industrial	4,078,120,800	4,076,233,400	79,029,942	22.81%
Public Utility	51,665,600	51,665,600	1,028,110	0.30%
Railroad Operating Property	62,670,900	62,670,900	1,250,591	0.36%
Residential Non-Homestead	3,846,500,850	3,826,779,430	41,622,081	12.01%
Seasonal/Recreational	28,894,300	28,894,300	303,566	0.09%
Total Real Estate	31,706,746,100	29,775,317,313	340,243,364	
Total Personal Property	323,397,500	323,397,500	6,254,341	1.81%
Total Real & Personal Property	<u>32,030,143,600</u>	<u>30,098,714,813</u>	<u>346,497,705</u>	<u>100.00%</u>
Total Market-based Referendum Value		31,393,017,600		
Manufactured Homes		62,960,778	627,879	

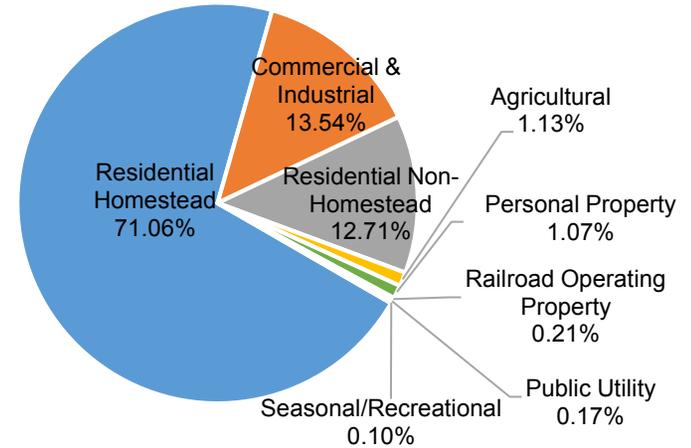
Adjustments to Tax Base:		
Subtract:	Captured tax capacity of tax increment district	6,175,282
	Fiscal Disparity Contribution Value	31,830,707
	Subtotal: Local Tax Rate Determination Value	308,491,716
Add:	Fiscal Disparity Distribution Value	58,174,995
	Total Adjusted Taxable Net Tax Capacity	366,666,711

Values by Classification for Tax Purposes

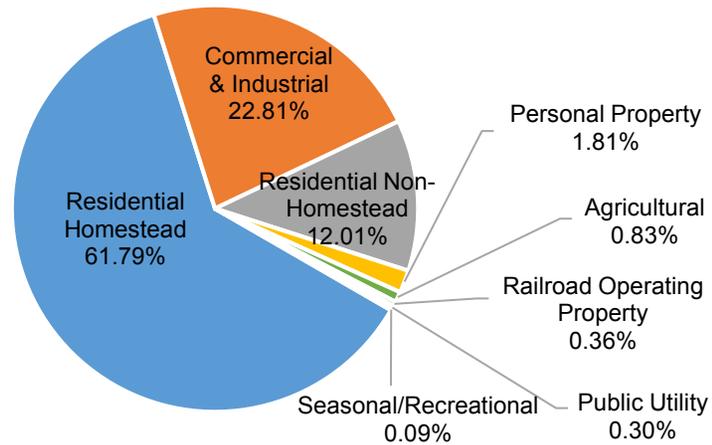
2018 Estimated Market Value



2018 Taxable Market Value



2018 Net Tax Capacity



Values and Tax Rates by Jurisdiction

Payable 2018	Estimated Market Value	Taxable Market Value	Referendum Market Value	Total Tax Capacity	Local Taxable Value	Tax Capacity Rate	Market Value Rate
ANOKA COUNTY	32,030,143,600	30,098,714,813	31,393,017,600	346,497,705	308,491,716	35.820%	
CITIES							
Andover	3,116,175,500	2,959,411,470	3,063,440,200	31,287,043	30,007,904	34.628%	0.00617%
Andover Lower Rum River W	1,088,530,600	1,028,910,886	1,062,858,300	10,703,023	10,406,966	0.325%	
Anoka	1,477,729,000	1,390,397,777	1,459,678,400	17,285,851	14,437,294	37.792%	
Bethel	32,761,500	29,281,687	32,112,700	340,997	302,696	60.518%	
Blaine	6,465,732,500	6,134,293,316	6,398,640,000	72,517,562	64,562,002	35.989%	
Centerville	382,308,100	359,660,843	376,652,200	3,837,996	3,651,701	64.138%	
Circle Pines	408,277,700	374,646,983	405,139,400	3,922,514	3,635,435	55.993%	
Columbia Heights	1,335,438,300	1,214,262,225	1,324,053,200	13,354,586	12,066,529	67.645%	
Columbus	549,716,100	517,096,676	504,040,200	5,872,290	5,307,238	51.706%	
Columbus Sunrise WS	188,853,100	179,742,353	179,737,800	1,843,312	1,815,911	0.523%	
Coon Rapids	5,262,928,300	4,880,970,077	5,207,044,800	58,746,505	51,259,594	42.368%	
East Bethel	1,075,588,900	1,003,702,494	1,030,605,900	10,495,805	10,061,043	44.510%	0.01247%
Fridley	2,557,662,900	2,411,702,930	2,539,994,800	32,761,164	25,021,347	47.907%	0.01450%
Ham Lake	1,755,089,400	1,678,977,261	1,709,976,800	18,120,238	17,090,630	25.007%	
Hilltop	24,877,800	24,115,069	24,710,000	360,504	298,610	96.001%	
Lexington	126,902,800	116,755,646	125,379,300	1,379,018	1,237,376	68.696%	
Lino Lakes	2,062,069,400	1,959,826,108	2,005,396,500	21,289,294	19,652,215	42.826%	
Nowthen	522,013,000	488,639,513	465,073,700	4,986,207	4,831,271	27.151%	
Oak Grove	890,847,200	837,886,313	848,833,900	8,617,758	8,397,268	22.549%	
Ramsey	2,460,843,300	2,318,198,356	2,416,460,700	26,075,064	22,953,761	41.730%	
St. Francis	532,886,000	485,221,962	501,714,000	5,202,315	4,935,858	53.997%	
Spring Lake Park	492,384,900	452,632,105	486,297,000	5,377,066	4,863,694	54.191%	
TOWNSHIPS							
Linwood	497,911,000	461,036,002	467,773,900	4,667,928	4,606,439	29.179%	
Linwood Sunrise WS	497,911,000	461,036,002	467,773,900	4,667,928	4,606,439	0.482%	

Values and Tax Rates by Jurisdiction

Payable 2018	Estimated Market Value	Taxable Market Value	Referendum Market Value	Total Tax Capacity	Local Taxable Value	Tax Capacity Rate	Market Value Rate
SCHOOLS							
11 Anoka-Hennepin	16,990,411,400	15,957,006,850	16,739,696,400	182,086,194	205,415,989	18.392%	0.25862%
12 Centennial	3,179,804,400	3,010,650,223	3,136,397,900	34,205,881	30,760,155	34.970%	0.15137%
13 Columbia Heights	1,938,044,500	1,783,588,243	1,924,865,000	21,624,916	16,989,866	27.900%	0.15423%
14 Fridley	1,264,639,300	1,180,418,012	1,251,730,100	14,354,893	12,380,800	51.066%	0.16923%
15 St Francis	2,740,871,500	2,553,274,084	2,607,037,500	26,628,251	27,780,801	26.962%	0.09735%
16 Spring Lake Park	3,506,094,500	3,350,970,953	3,483,396,300	43,080,007	36,113,303	39.617%	0.15858%
624 White Bear Lake	233,228,700	226,924,897	218,859,400	2,489,680	2,332,309	23.685%	0.22280%
728 Elk River	465,259,800	436,022,711	428,112,600	4,563,407	4,357,143	36.137%	0.19422%
831 Forest Lake	1,711,789,500	1,599,858,840	1,602,922,400	17,464,476	16,188,298	26.231%	0.11395%
SPECIAL TAXING DISTRICTS							
Metropolitan Council	32,030,143,600	30,098,714,813	31,393,017,600	346,497,705	308,491,716	0.841%	
Metropolitan Mosquito	32,030,143,600	30,098,714,813	31,393,017,600	346,497,705	308,491,716	0.453%	
Metropolitan Transit District	23,606,871,100	22,154,558,111	23,273,486,500	262,779,414	228,268,867	1.362%	
Anoka City HRA	1,477,729,000	1,390,397,777	1,459,678,400	17,285,851	14,437,294	1.413%	
Blaine HRA	6,465,732,500	6,134,293,316	6,398,640,000	72,517,562	64,562,002	0.854%	
Columbia Heights HRA	1,335,438,300	1,214,262,225	0	13,354,586	12,066,529	1.366%	
Columbus EDA	549,716,100	517,096,676	504,040,200	5,872,290	5,307,238	1.594%	
Coon Rapids HRA	5,262,928,300	4,880,970,077	5,207,044,800	58,746,505	51,259,594	1.133%	
East Bethel EDA	1,075,588,900	1,003,702,494	1,030,605,900	10,495,805	10,061,043	0.814%	
East Bethel HRA	1,075,588,900	1,003,702,494	1,030,605,900	10,495,805	10,061,043	0.438%	
Fridley HRA	2,557,662,900	2,411,702,930	2,539,994,800	32,761,164	25,021,347	1.624%	
Mississippi WMO	2,140,831,400	1,983,052,207	2,122,517,800	25,024,525	19,099,940	1.339%	
Coon Creek Watershed	15,034,541,100	14,147,729,727	14,858,105,100	164,047,975	146,981,997	1.388%	
Rice Creek Watershed	5,941,068,600	5,605,963,643	5,809,569,500	65,705,117	58,258,414	1.778%	
Anoka County RR Authority	32,030,143,600	30,098,714,813	31,393,017,600	346,497,705	308,491,716	0.738%	
Anoka County HRA	9,603,979,400	8,983,763,658	9,283,077,600	98,191,967	90,410,461	1.508%	

Note: The "Local Taxable Value" is the value used in the determination of the local tax rate (adjusted for tax increment and fiscal disparities contribution)

WS = Watershed

HRA = Housing & Redevelopment Authority

RR = Regional Railroad

EDA = Economic Development Authority

Largest Taxpayers

The following is a list of Anoka County's property taxpayers that paid the largest tax amounts for taxes payable 2018:

	<u>Estimated Market Value</u>	<u>Net Tax Capacity</u>	<u>% of County</u>	<u>Property Classification</u>
MEDTRONIC INC	114,664,600	2,290,292	0.66%	Manufacturing
MINNEGASCO INC	109,523,100	2,187,426	0.63%	Utility
CONNEXUS ENERGY	88,401,200	1,763,125	0.51%	Utility
NORTHERN STATES POWER CO	83,945,900	1,676,077	0.48%	Utility
GLIMCHER REALTY TRUST	61,658,400	1,232,418	0.36%	Mall
BURLINGTON NORTHERN	59,980,600	1,197,806	0.35%	Industrial
BRE DDR RIVERDALE VILLAGE OUTER RING LLC	58,324,000	1,165,730	0.34%	Retail
BRE DDR RIVERDALE VILLAGE INNER RING LLC	47,284,400	943,729	0.27%	Retail
TARGET CORPORATION	46,875,700	933,664	0.27%	Retail
MENARD INC	36,926,400	733,792	0.21%	Retail
ALLINA HEALTH SYSTEM	207,211,000	713,283	0.21%	Commercial
WAL-MART REAL ESTATE BUSINESS TRUST	34,981,800	697,386	0.20%	Retail
CUMMINS POWER GENERATION	33,960,900	678,468	0.20%	Industrial
BLAINE ASSOCIATES LLC	31,611,700	631,484	0.18%	Commercial
RIVERDALE 2005 LLC	29,903,700	597,324	0.17%	Retail
GREAT RIVER ENERGY	28,584,100	566,863	0.16%	Utility
DAYTON-HUDSON CORP	27,020,400	538,908	0.16%	Retail
FEDERAL CARTRIDGE CORP	22,479,100	448,832	0.13%	Industrial
HOME DEPOT USA INC	22,549,900	447,998	0.13%	Retail
INLAND VILLAGE TEN LLC	21,339,500	426,040	0.12%	Commercial
RESIDENCE AT THE COR APARTMENTS LLC	32,951,900	417,292	0.12%	Apartment
STERLING GEORGETOWN LLC	33,063,100	413,290	0.12%	Apartment
INLAND RIVERDALE COMMONS LLC	20,636,200	411,224	0.12%	Commercial
INFINITE CAMPUS PROPERTIES LLC	20,533,800	409,926	0.12%	Commercial
BLAINE PARTNERS LLC	31,222,200	390,278	0.11%	Apartment

Note: "% of County" is percentage of total county tax capacity of 346,497,705

Fiscal Disparities: Taxes With and Without

Impact of Fiscal Disparities on a \$200,000* residential homestead property for taxes payable 2018:

Taxes With Fiscal Disparities

Taxes Without Fiscal Disparities

District:***	Taxes With Fiscal Disparities					Taxes Without Fiscal Disparities					Difference/ Impact of FD
	**Tax Capacity (TC) Based Rate	TC Tax	Market Based (MB) Rate	MB Tax	Total TC & MB Tax	*Tax Capacity (TC) Based Rate	TC Tax	Market Based (MB) Rate	MB Tax	Total TC & MB Tax	
County	35.820%	716.40		0.00	716.40	38.306%	766.12		0.00	766.12	(49.72)
City/Township:											
Andover	34.628%	692.56	0.00617%	12.34	704.90	39.073%	781.46	0.00617%	12.34	793.80	(88.90)
Anoka	37.792%	755.84		0.00	755.84	41.246%	824.92		0.00	824.92	(69.08)
Bethel	60.518%	1210.36		0.00	1,210.36	72.849%	1456.98		0.00	1,456.98	(246.62)
Blaine	35.989%	719.78	0.00000%	0.00	719.78	36.627%	732.54	0.00000%	0.00	732.54	(12.76)
Centerville	64.138%	1282.76		0.00	1,282.76	71.800%	1436.00		0.00	1,436.00	(153.24)
Circle Pines	55.993%	1119.86		0.00	1,119.86	68.014%	1360.28		0.00	1,360.28	(240.42)
Columbia Heights	67.645%	1352.90		0.00	1,352.90	89.382%	1787.64		0.00	1,787.64	(434.74)
Columbus	51.706%	1034.12		0.00	1,034.12	50.243%	1004.86		0.00	1,004.86	29.26
Coon Rapids	42.368%	847.36		0.00	847.36	45.955%	919.10		0.00	919.10	(71.74)
East Bethel	44.510%	890.20	0.01247%	24.94	915.14	51.328%	1026.56	0.01247%	24.94	1,051.50	(136.36)
Fridley	47.907%	958.14	0.01450%	29.00	987.14	47.199%	943.98	0.01450%	29.00	972.98	14.16
Ham Lake	25.007%	500.14		0.00	500.14	26.481%	529.62		0.00	529.62	(29.48)
Hilltop	96.001%	1920.02		0.00	1,920.02	170.122%	3402.44		0.00	3,402.44	(1,482.42)
Lexington	68.696%	1373.92		0.00	1,373.92	83.541%	1670.82		0.00	1,670.82	(296.90)
Lino Lakes	42.826%	856.52		0.00	856.52	46.851%	937.02		0.00	937.02	(80.50)
Linwood	29.661%	593.22		0.00	593.22	34.213%	684.26		0.00	684.26	(91.04)
Nowthen	27.151%	543.02		0.00	543.02	29.307%	586.14		0.00	586.14	(43.12)
Oak Grove	22.549%	450.98		0.00	450.98	25.428%	508.56		0.00	508.56	(57.58)
Ramsey	41.730%	834.60		0.00	834.60	45.321%	906.42		0.00	906.42	(71.82)
St. Francis	53.997%	1079.94		0.00	1,079.94	66.931%	1338.62		0.00	1,338.62	(258.68)
Spring Lake Park	54.191%	1083.82		0.00	1,083.82	59.354%	1187.08		0.00	1,187.08	(103.26)
School District:											
11	18.392%	367.84	0.25862%	517.24	885.08	20.405%	408.10	0.30047%	600.94	1,009.04	(123.96)
12	34.970%	699.40	0.15137%	302.74	1,002.14	36.281%	725.62	0.18027%	360.54	1,086.16	(84.02)
13	27.900%	558.00	0.15423%	308.46	866.46	33.071%	661.42	0.20104%	402.08	1,063.50	(197.04)
14	51.066%	1021.32	0.16923%	338.46	1,359.78	56.069%	1121.38	0.21162%	423.24	1,544.62	(184.84)
15	26.962%	539.24	0.09735%	194.70	733.94	30.978%	619.56	0.11560%	231.20	850.76	(116.82)
16	39.617%	792.34	0.15850%	317.00	1,109.34	38.582%	771.64	0.18273%	365.46	1,137.10	(27.76)
624	23.685%	473.70	0.22280%	445.60	919.30	23.633%	472.67	0.24829%	496.57	969.24	(49.94)
728	36.137%	722.74	0.19422%	388.44	1,111.18	34.960%	699.21	0.19914%	398.28	1,097.49	13.69
831	26.231%	524.62	0.11395%	227.90	752.52	27.838%	556.76	0.12761%	255.22	811.99	(59.47)

* Does not adjust for Homestead Market Value Exclusion

**Rates are without city watersheds

***Only represents districts where Anoka County is Home Auditor

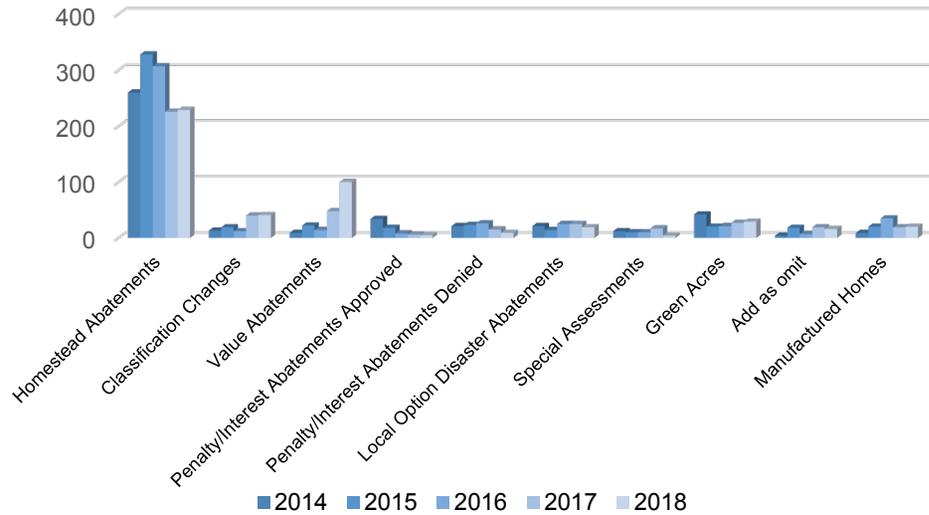
Does not include special taxing districts (HRA, Regional Rail, Hospital Districts, Watersheds, Public Safety Radio, and Metropolitan Agencies)

TC = Tax Capacity
MB = Market Based

Property Tax Adjustments

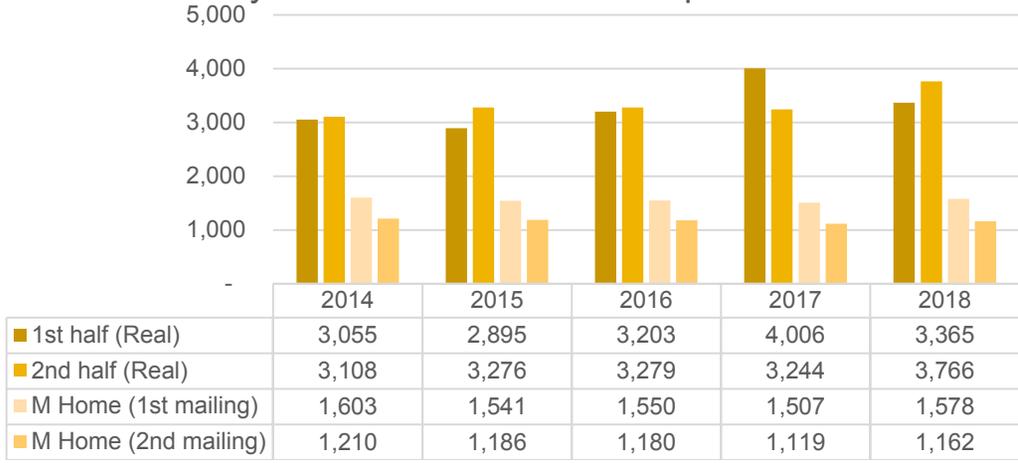
A wide variety of property tax adjustments are processed annually. This includes abatements for homestead, local option disasters, penalty and interest, value and classification. Adjustments also include the payback of deferred tax, payback of deferred special assessments, and property previously omitted from tax. Homestead abatements account for 65% of all tax adjustments.

Adjustments Processed



Courtesy Letters

Courtesy Letters Mailed For Delinquent Accounts



Courtesy letters are mailed out to taxpayers when they have missed the deadline to pay their property taxes in a timely manner. The letter includes the new amount of tax including penalty and a new due date.

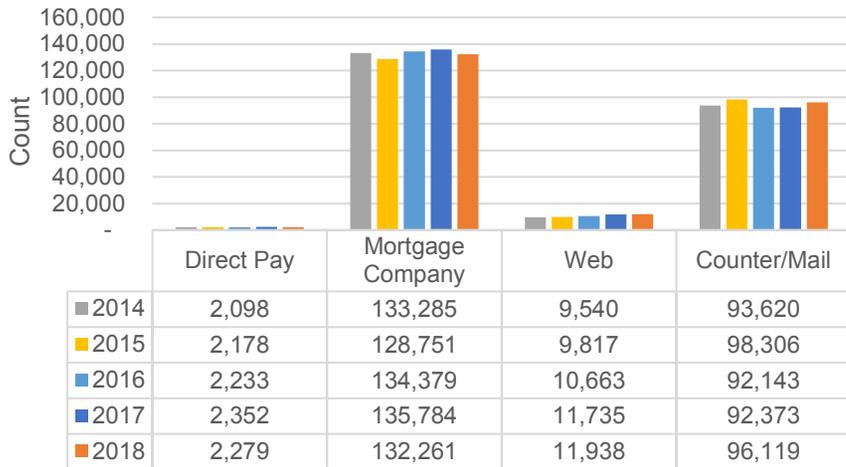
Tax Payments Received

Property tax payments are accepted in various ways. Payments may be made in person at the Customer Service counter in the Government Center in Anoka or at any License Center in the County. Other payment options include: automatic direct payment plan, online credit card or echeck and electronic payments from mortgage companies with escrow accounts.

Property Tax Statements Mailed

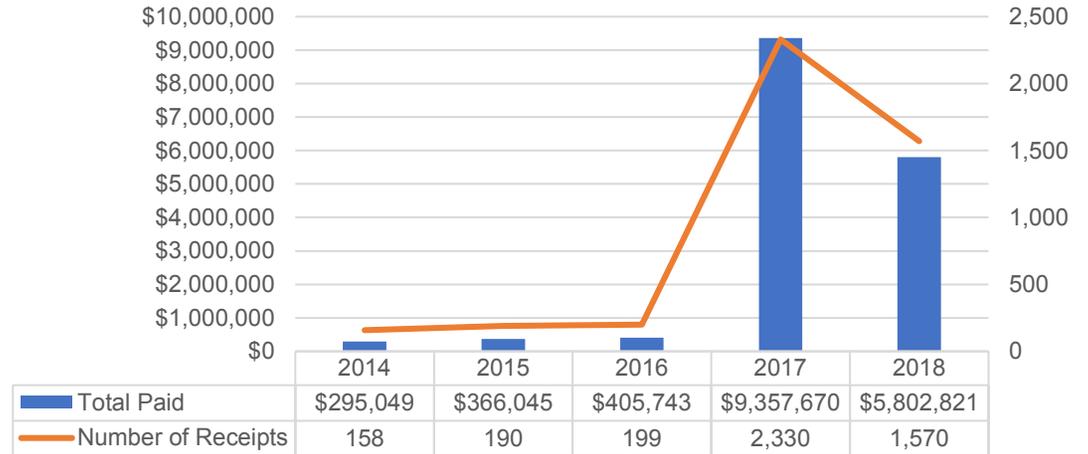
	2014	2015	2016	2017	2018
Real Property	122,818	124,028	124,574	125,298	126,234
Personal Property	721	720	730	762	786
Manufactured Homes	4,313	4,351	4,396	4,396	4,442

Payment Counts By Payment Method



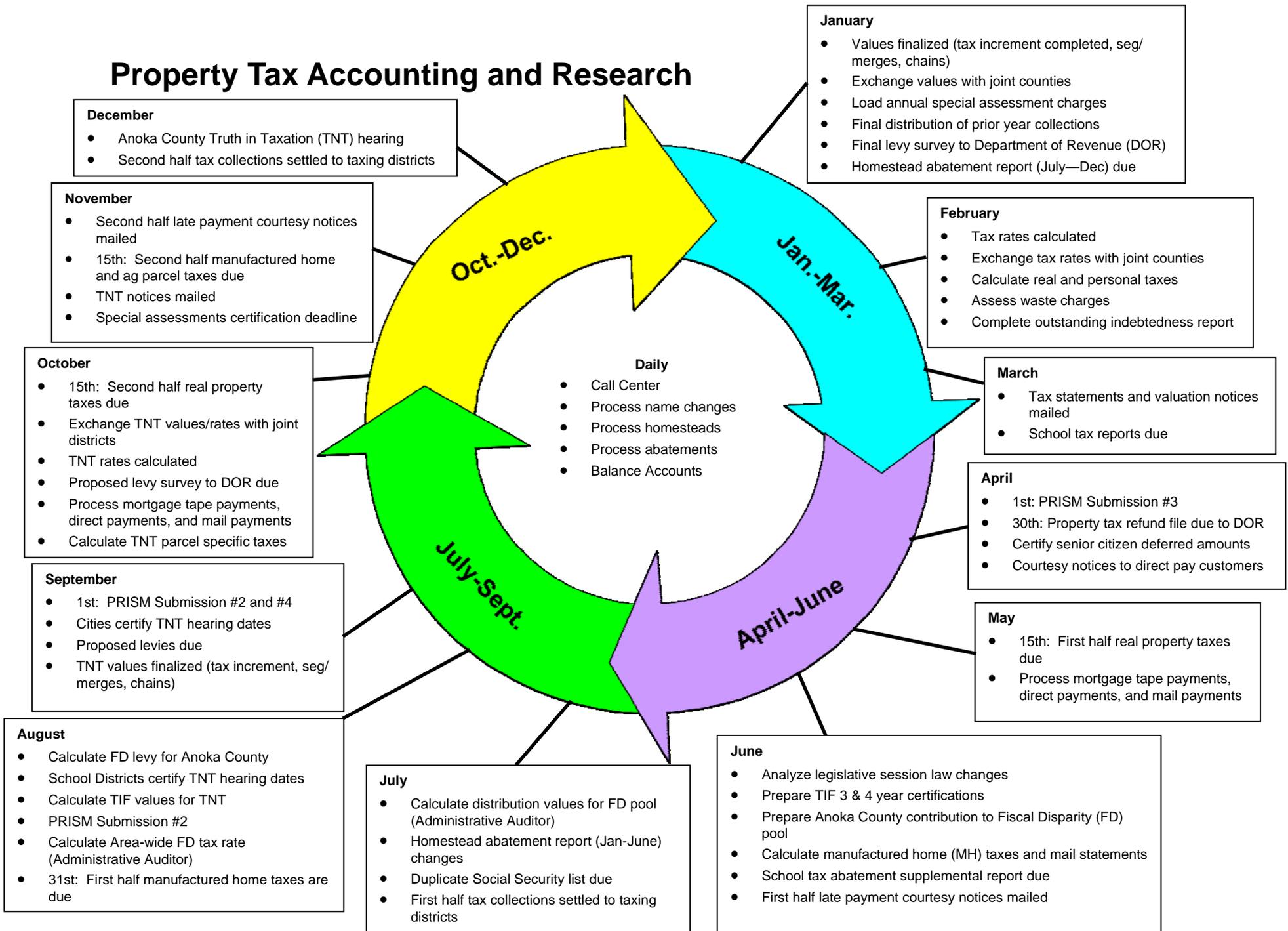
*The majority of web payments are made by Echeck versus credit/debit card.

Property Tax Prepayments



**Property tax prepayments increased significantly at the end of 2017 due to potential new legislation in 2018.

Property Tax Accounting and Research



Property Records and Public Service

General Duties

The Property Records and Public Service area staff performs maintenance of the real property computerized tract index for over 133,000 real estate parcels and examines over 400 types of real estate documents for compliance with recording and taxation statutes. Documents are reviewed, accepted or rejected based on state statute. Appropriate funds (recording fees, State Deed Tax and Mortgage Registration Taxes, well certificate fees, etc.) are receipted into the divisional cashing system. Recorded documents are scanned, indexed, verified and archived to film for historical purposes. All original documents are returned to the submitter.

The area is responsible for issuing new parcel identification numbers, writing new legal descriptions and combining eligible parcels for tax purposes. Plat acceptance duties are performed in conjunction with the Surveyor's office. Parcels in the county are designated as abstract or torrens property.

ABSTRACT – property which has not been brought into the registered (Torrens) land system is abstract property. Ownership of this type of property is determined by examining the documents maintained in the office of the County Recorder for the county where the property is located.

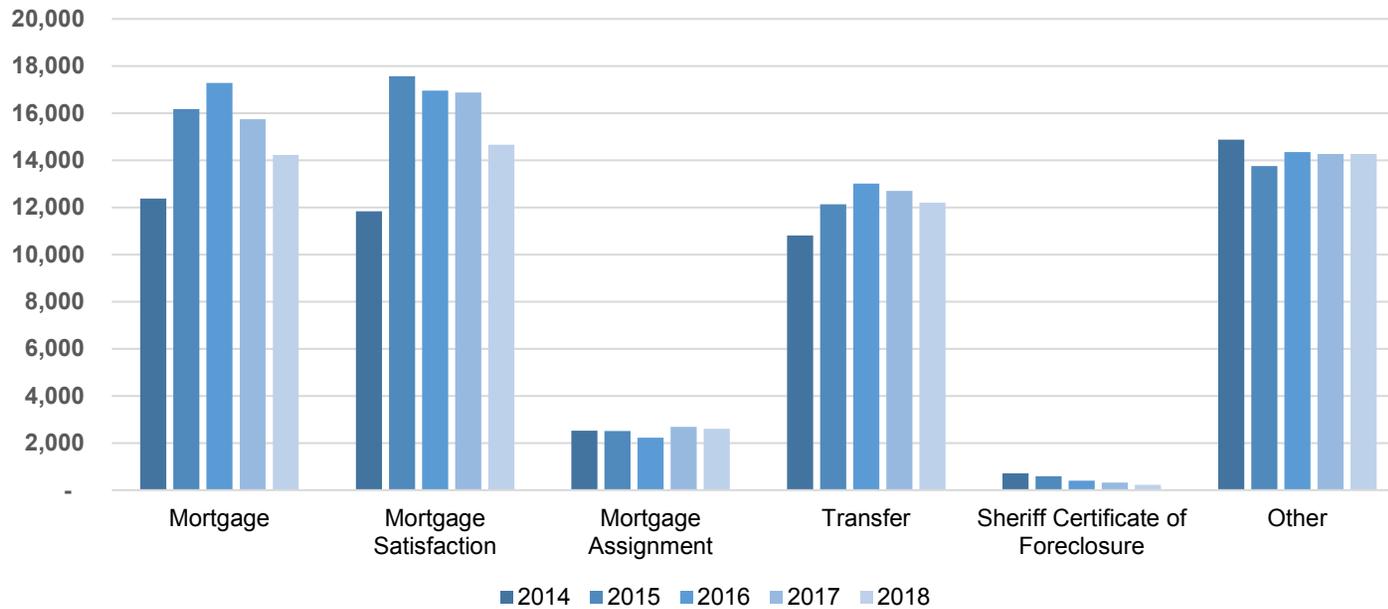
TORRENS – refers to a system of registration of land titles by District Court Order resulting in the creation of a Certificate of Title. Subsequent transactions affecting the property are noted upon the certificate. The Certificate of Title is conclusive as to the state of title.

The area also staffs the public service counter and the public research room. Customers receive assistance with recording documents, tax payment processing, document research, homestead applications, abatement requests and general information concerning the responsibilities of the Division. Vital Statistics are also handled at the public service counter. The staff assists customers with Birth and Death records, Marriage applications and certificates, Notary Public services, Ordination recording and the issuance of Auctioneer, Precious Metal Dealer, Gambling and Liquor licenses.

Recorded Documents

Total recorded documents were at their lowest volume in 20 years in 2014. The subsequent couple of years saw not unexpected small increases, but that has again given way to a decrease in volume in 2017 and 2018. Mortgages and mortgage satisfaction filings account for the changes in the volumes.

Recorded Documents by Type

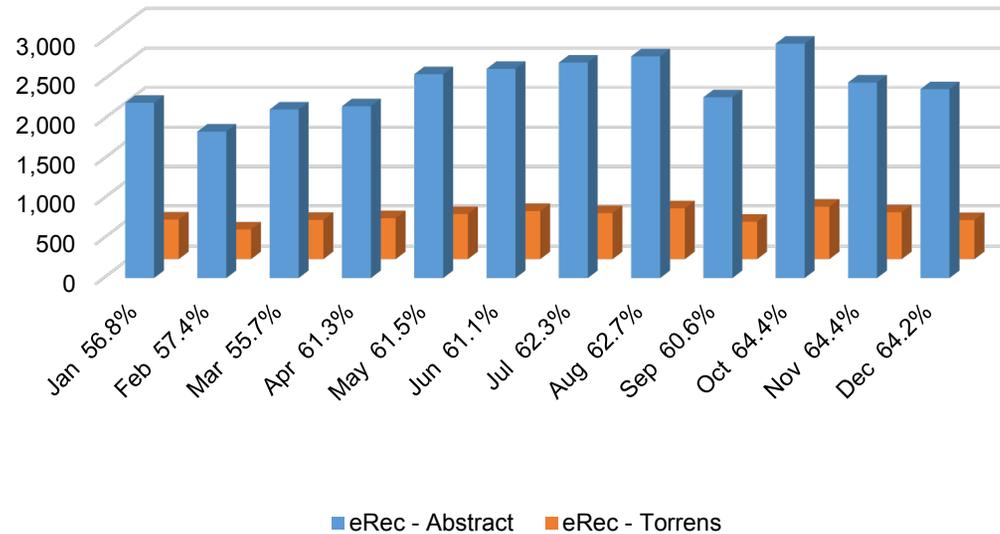


	2014	2015	2016	2017	2018
Mortgage	12,376	16,174	17,284	15,744	14,227
Mortgage Satisfaction	11,832	17,564	16,960	16,870	14,661
Mortgage Assignment	2,520	2,511	2,229	2,684	2,610
Transfer	10,811	12,135	13,016	12,695	12,206
Sheriff Certificate of Foreclosure	712	589	399	326	231
Other	14,882	13,756	14,343	14,271	14,267
Total	53,133	62,729	64,231	62,590	58,202

Electronically Recorded Documents

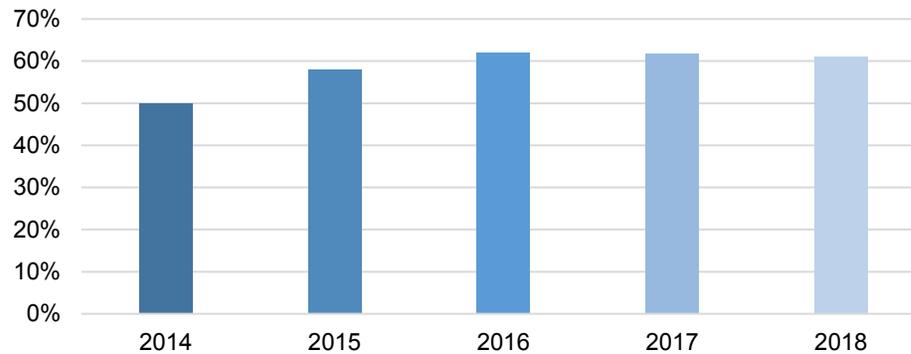
Currently, Anoka County electronically accepts all document types authorized by the Property Records Industry Association (PRIA), with the exception of those to be filed in both the Abstract and Torrens departments, and those needing approval from the Examiner of Titles. These exceptions will be accommodated in the new integrated system beginning in 2019. Electronically submitted documents now account for 65% of all documents filed, an increase of 7% from the end of 2015. This is consistent with recordings in other metro-area counties. Electronic processing of documents takes approximately 50% less time than it takes to process paper documents.

2018 Monthly Electronically Recorded Documents



**Percent is total of documents recorded for the month

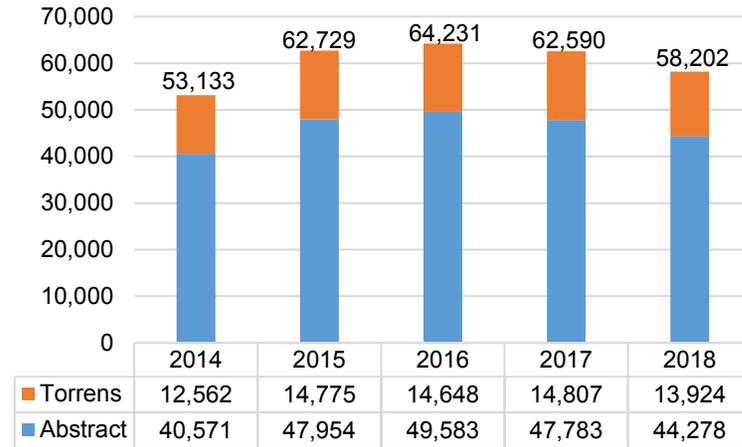
eRec/Total Recorded Documents



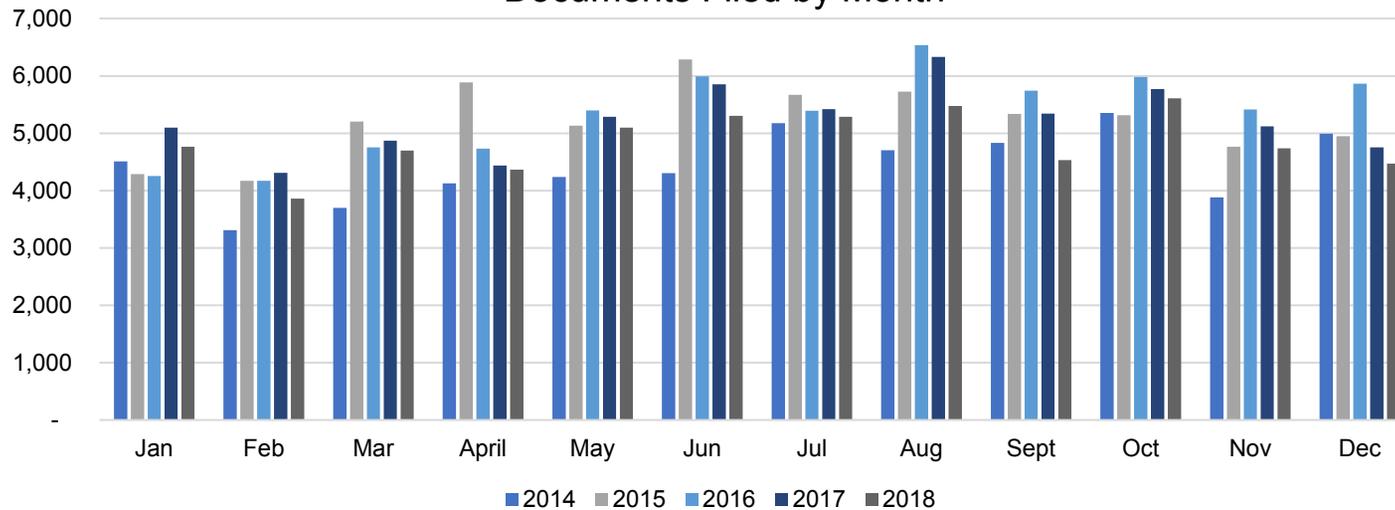
Recorded Document Counts

Anoka County has remained in compliance with MN Statute 357.182, Subd. 3 which mandates that counties record and return 90% of all paper documents to submitters in 10 days or less (instruments recorded electronically must be returned no later than five business days after receipt by the county in a recordable format). Both abstract and torrens departments met or exceeded 90% compliance for all 12 months in 2018.

Recorded Documents By Year



Documents Filed by Month

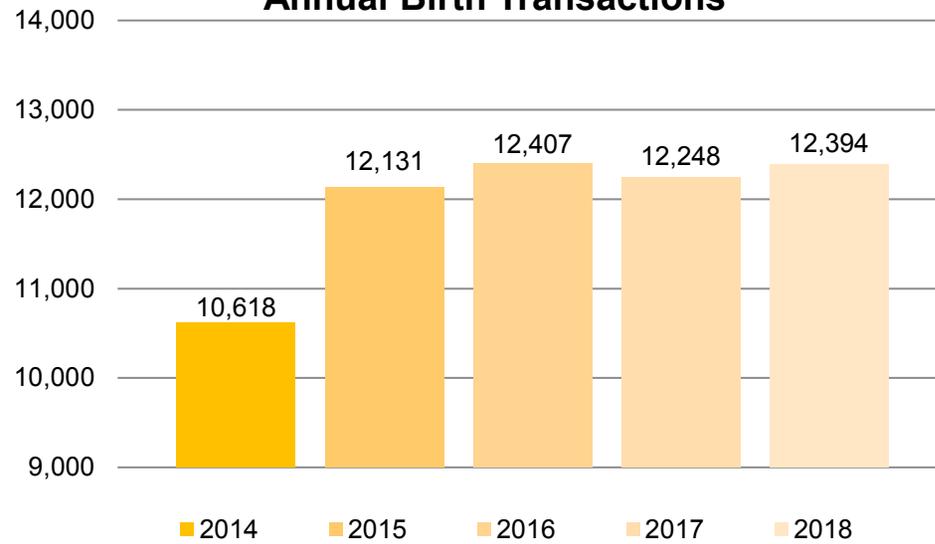


Birth/Death Transactions

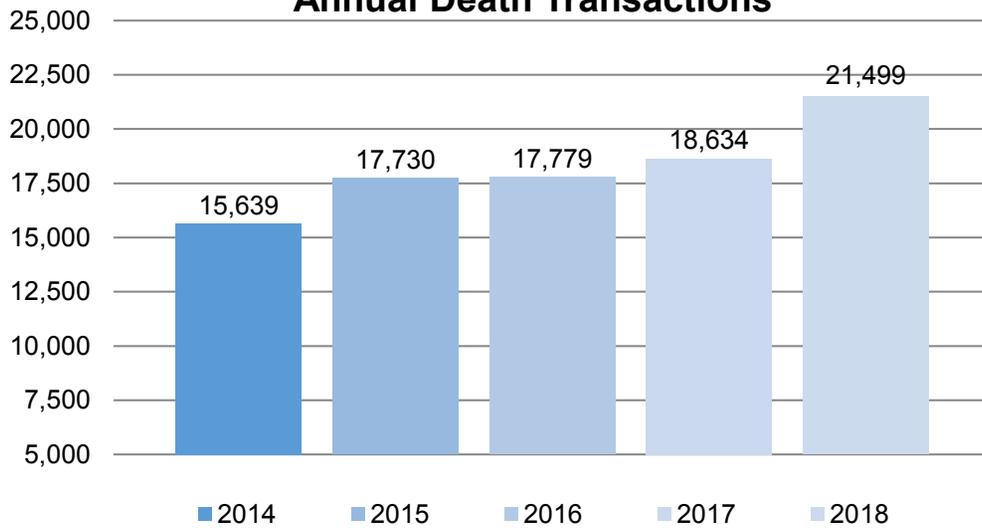
Anoka County births have averaged 6% of the State total births for the past five years. The Vitals office has issued 14% of the State birth records for those same five years. The increased transactions in 2015 is a reflection of services added at Ramsey and Blaine License Centers.

These statistics include all sources issuing vital records within Anoka County.

Annual Birth Transactions



Annual Death Transactions



The majority of death records are issued through Funeral Homes. Funeral Homes can order from any County Vitals office in the State. Anoka County deaths have averaged 5% of the State total deaths for the past five years. The Vitals office has issued 6% of the State death records for those same five years.

Birth/Deaths

State and County comparison for births and deaths over the past five years including a breakdown by gender.

Year	State/County	Number of Births	Male	Female	Number of Deaths	Male	Female
2018*	State of MN	66,412	33,846	32,566	44,744	22,282	22,462
	Anoka	4,229	2,219	2,010	2,213	1,138	1,075
2017	State of MN	67,557	34,516	33,040	44,296	22,201	22,095
	Anoka	4,205	2,100	2,105	2,231	1,149	1,082
2016	State of MN	69,746	35,628	34,118	43,050	21,627	21,423
	Anoka	4,359	2,253	2,106	2,104	1,103	1,001
2015	State of MN	69,834	35,932	33,902	42,652	20,996	21,656
	Anoka	4,305	2,195	2,110	2,037	992	1,045
2014	State of MN	69,916	35,530	34,385	41,270	20,367	20,903
	Anoka	4,178	2,086	2,092	1,925	993	932

* 2018 data is preliminary

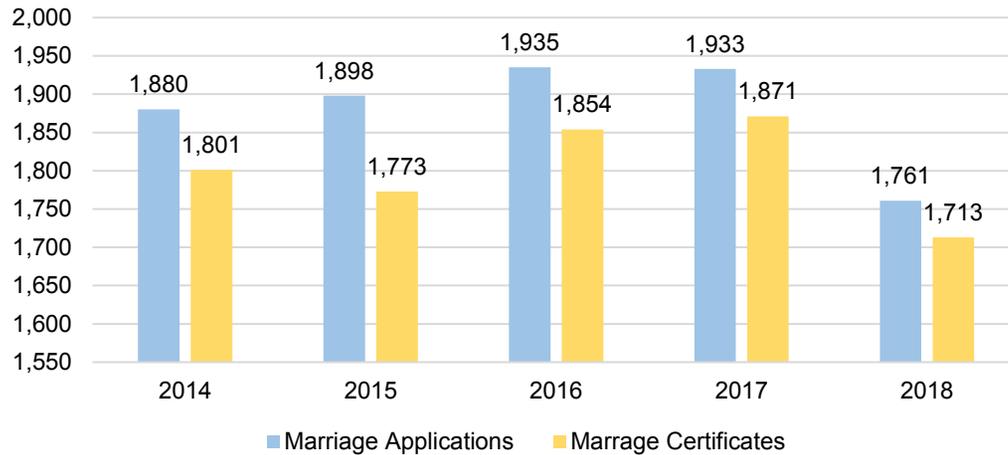
Information provided by the MN Department of Health. Totals include unknown gender.

Marriage: Applications, Certificates, and Popular Months

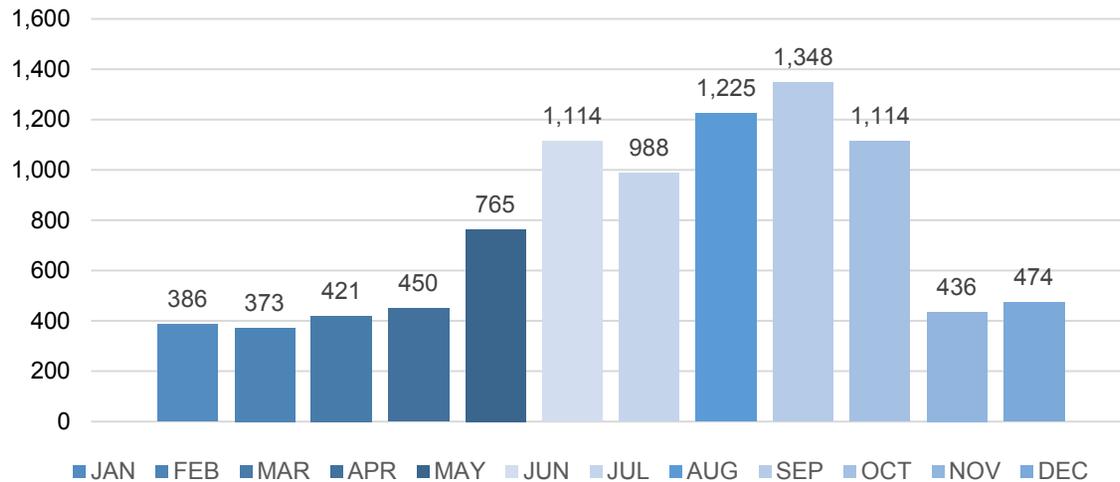
Marriage Applications: when a couple applies for a marriage license.

Marriage Certificates: when a couple has married and records their certificate.

Annual Marriage Applications and Certificates



Marriages Popular Months Last Five Years

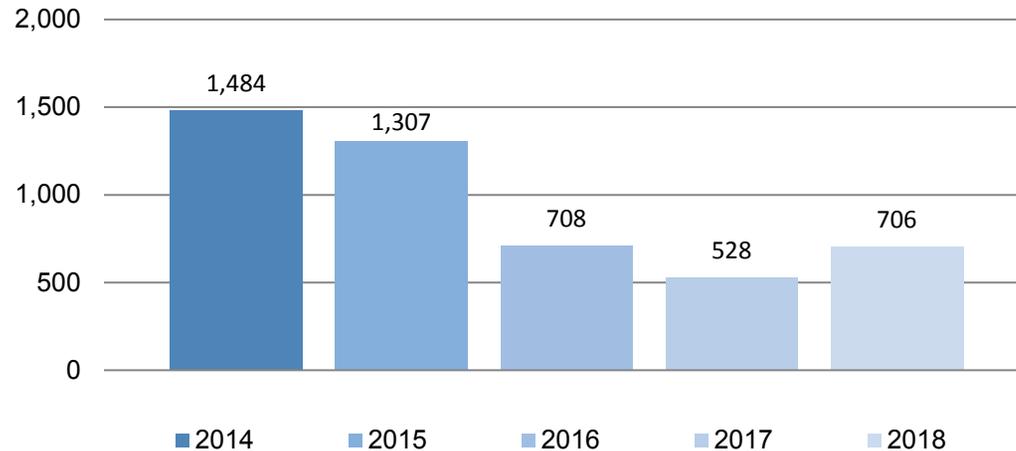


The most popular months for marriages are September, August, and October/June.

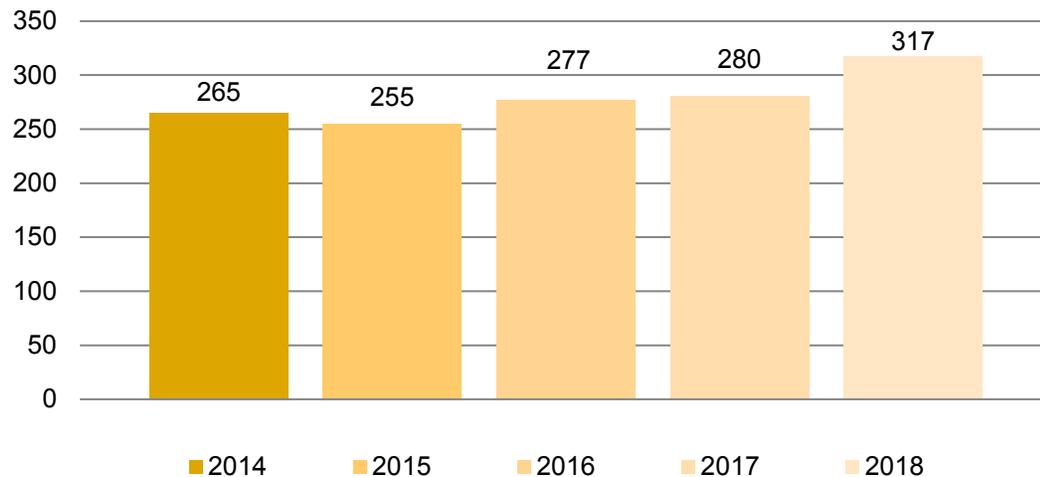
Notary Public Registrations

The volume of Notary Public registrations continues to vary year to year as shown in the chart. Commissions are renewed every five years, with the larger renewal years being 2015, and projected for 2020. The Office of the Secretary of State changed the process for renewals so applications can be accepted prior to the renewal year. We saw the results of that change in 2014 with more Notary renewals than 2015 (the renewal year).

Annual Notary Public Registrations

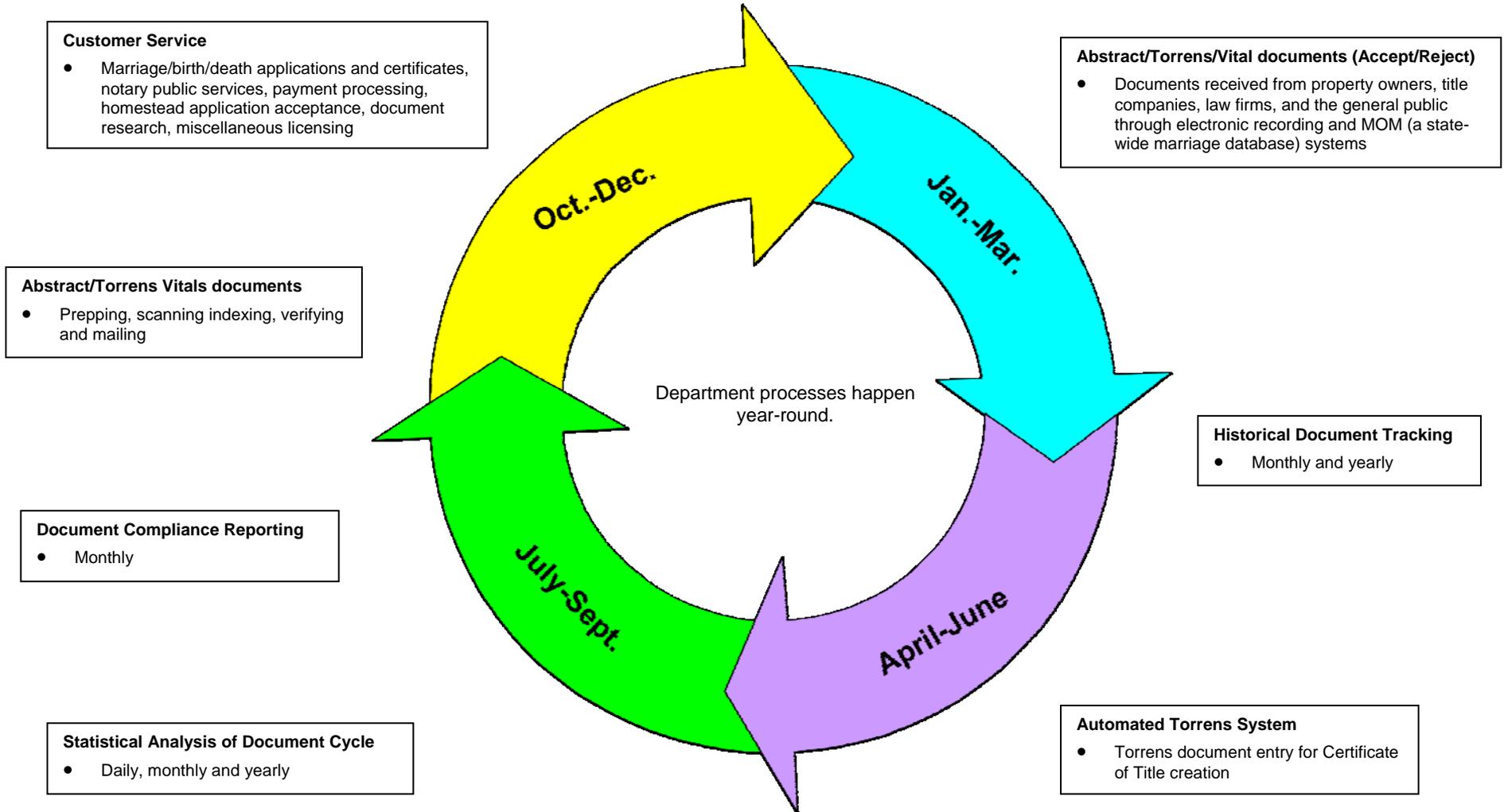


Annual Ministerial Credential Filings



Ministerial Credentials (also known as Ordination certificates) are for persons performing marriages in Minnesota. They must be filed in a Minnesota county prior to performing a marriage.

Property Records and Public Service/Vital Statistics



Elections and Voter Registration

General Duties

Anoka County, located within Minnesota's seven-county metropolitan area, is the fourth most populous county in the state. It is comprised of 21 municipalities and nine school districts with 128 voting precincts serving approximately 212,000 registered voters. In addition to statewide elections held in even years, several jurisdictions in Anoka County hold odd year local elections and schedule special elections as needed.

The Anoka County Office of Elections & Voter Registration provides voter registration and election administration services for all elections held within the county. Duties include maintenance of voter registration records, voting equipment system management, ballot preparation, absentee voting administration, election results reporting, campaign finance reporting, candidate filings, and providing election related information to the public. The office works closely with other jurisdictions that share election responsibilities and is also responsible for training and certifying the 1,500 precinct election workers that serve in voting precincts across the county. The office also administers elections on behalf of local jurisdictions per contract.

Electronic Poll Books

In 2018, Anoka County implemented a secure electronic poll book system to check-in and register voters on Election Day. The poll books were purchased by Anoka County, with capital costs offset by a state grant award that covered approximately 40% of the purchase price. The product used in Anoka County is the Poll Pad, developed by KNOWiNK.

With poll books, electronic rosters are loaded onto iPads, replacing the paper check-in process. The new system resulted in several benefits for voters, election judges, and election administrators in 2018:

- Voters used the first available poll book to check-in instead of a specific line designated by their last name. Average check-in times were less than 10 seconds.
- Election judge errors were significantly reduced, leading to a more accurate check-in and registration process.
- After the election, Anoka County was able to directly upload Election Day vote history and registration data into the state system. Months of manual data entry was replaced by a more accurate and efficient process that was completed in a fraction of the time.

Statistics

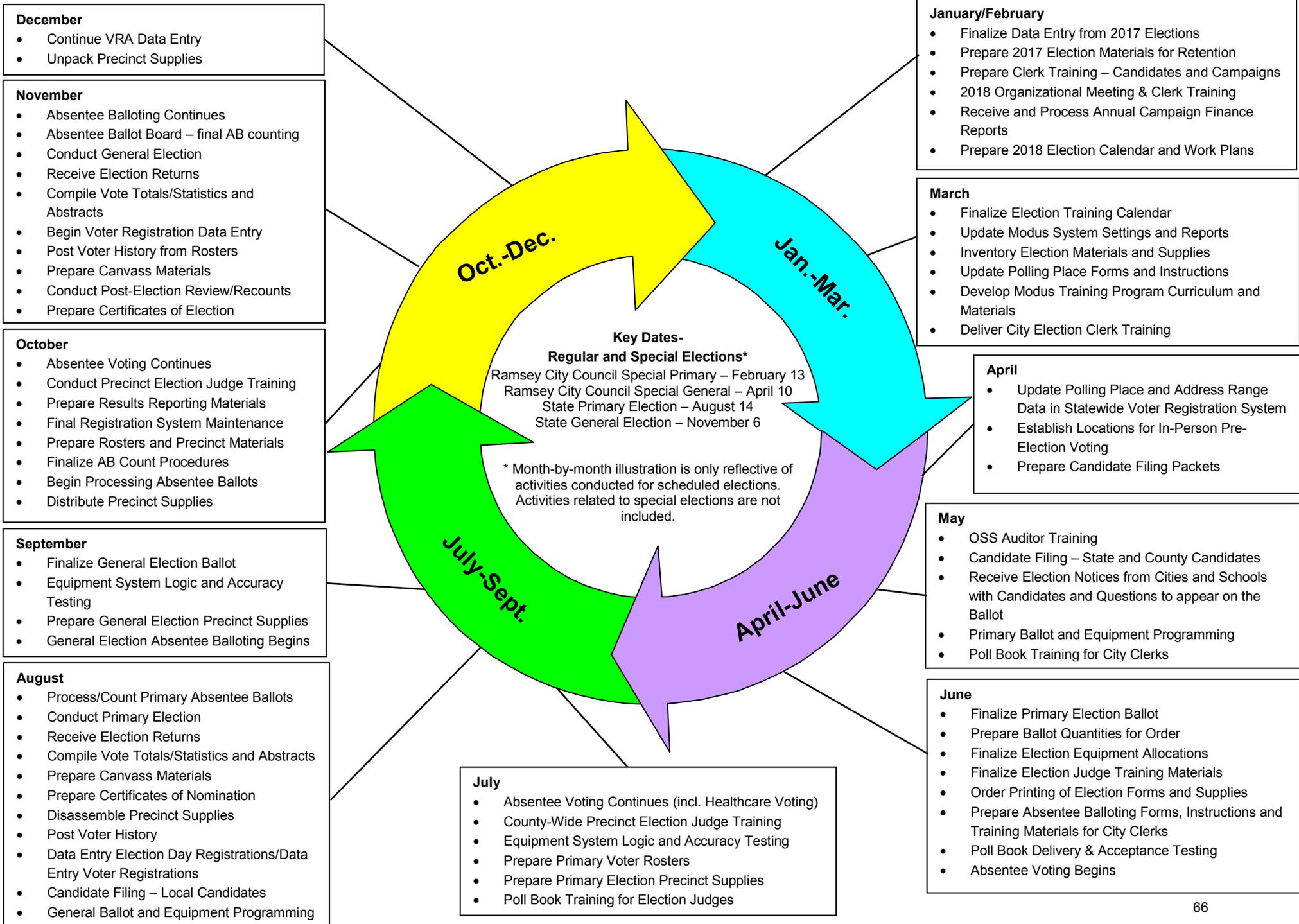
Voter turnout for any election has a direct correlation to voter interest in the races, candidates and issues. Voter registration, voter turnout, and the number of absentee ballots cast are typically highest for a presidential election. In addition to the elections shown below, a special election was held in the City of Ramsey in 2018. Data on special elections is available by request.

Voting statistics for the most recent four-year cycle are shown below:

Election Year and Type	Voters Registered Prior to Election Day	Election Day Registrants	In Person Voters	Absentee Voters	Total Voters	Percent Voter Turnout
2015 Local - City and School	124,048*	407	11,218	468	11,756	9%
2016 State - Presidential	207,039	22,277	149,103	37,967	187,070	90%
2017 Local - City and School	228,180*	1,217	36,662	3,244	39,906	17%
2018 State - Governor	210,826	12,057	126,652	33,846	160,498	76%

* Voter registration statistics in even years represent all voters registered in the county. Statistics for odd years show the number of registered voters residing only in those districts holding elections in the odd year (*note - this includes voters in Anoka-Hennepin ISD #11 residing in Hennepin County*).

Elections and Voter Registration



Examiner of Titles

General Duties

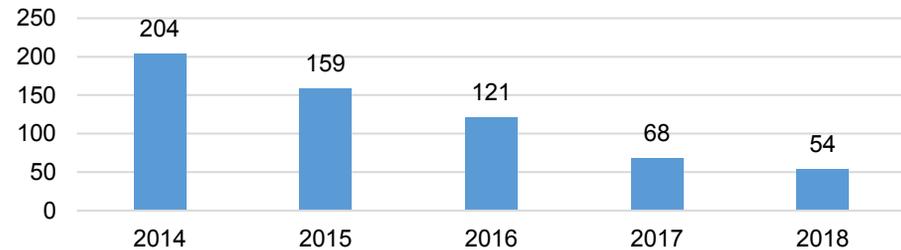
The Office of the Examiner of Titles consists of two full time employees; Dulcie Brand, the Examiner and Tracy Ekberg, Paralegal. Richard S. Little is an appointed Deputy Examiner on a contract basis. He works approximately 4 to 12 hours a month.

Torrens Case Filings

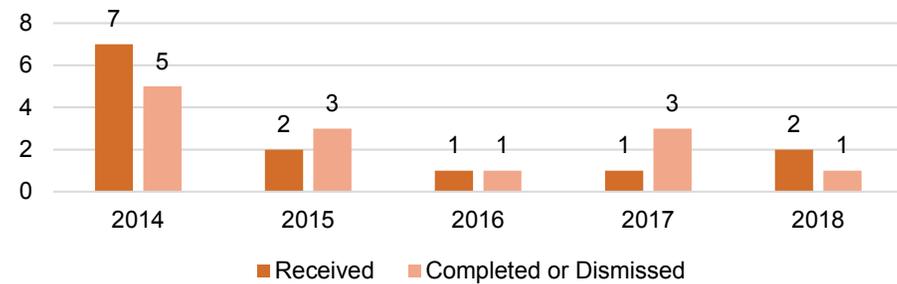
There are two types of Torrens cases: initial registration and proceeding subsequent to initial registration. Two of the cases filed in 2018 were initial registration actions. There were a total of 54 Torrens cases filed in 2018. That is a decrease of 21% from filings in 2017. This is directly related to the declining number of mortgage foreclosures.

The owner after foreclosure by advertisement is required to bring a proceeding subsequent to transfer title into his/her/its name. The action requires review of the foreclosure process to determine whether it was completed as statutorily required and is legally sufficient to transfer title. In 2018, no cases were referred to district court to be heard on the civil calendar as contested matters. All cases heard were disposed of by default hearings in front of the Examiner.

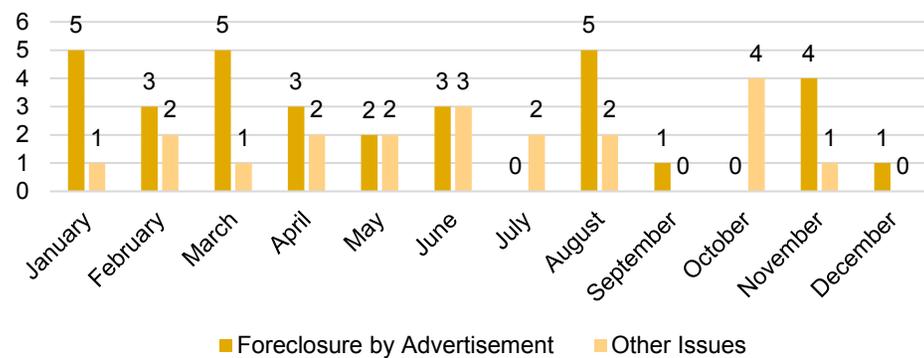
Total Torrens Case Filings by Year



Initial Registrations by Year



Proceedings Subsequent Cases by Type



Torrens Case Activities

The following table summarizes the various activities conducted by the Examiner in Torrens court actions which occur after the title to the property has been registered. The Proceedings Subsequent to Initial Registration process begins with an attorney filing the Petition seeking a change to the Certificate of Title covering specific lands. Next, the Examiner's Report is drafted, signed by the Examiner, filed with the court and served upon the attorney. The attorney then files an Order to Show Cause (OSC) which schedules the hearing for the case. The OSC is signed by the Examiner recommending it to the court; it is then signed in chambers by a Judge of the District Court. Once the Judge signs the OSC, it is served upon the attorney and is used for notification to all interested parties and can be served personally, by mail or via publication as set out in the OSC. Before the hearing, the attorney will file evidence as required by the Examiner's Report along with a proposed Order. After the hearing, if no objections were raised, the Examiner will sign the Order recommending it to the court; it is then signed in chambers by a Judge of the District Court. If objections arise, then the matter is handled by a judge in the district court as a regular contested civil case. Once signed by the Judge, the Order is served upon the attorney. The attorney is then required to obtain a certified copy of the Order and record it with the Registrar of Titles. The Order requires specific action to be taken by the Registrar of Titles regarding a specific Certificate of Title. The numbers of OSC Signed and Final Orders Signed do not include proposed orders that were not recommended for entry.

2018	<u>New Files Opened</u>	<u>Examiner's Reports</u>	<u>Orders to Show Cause Signed</u>	<u>Hearings</u>	<u>Final Orders</u>	<u>Files Closed</u>
January	6	6	6	4	3	3
February	5	9	5	4	4	5
March	6	6	9	8	10	10
April	5	0	4	7	4	4
May	4	5	5	5	4	3
June	6	5	6	8	9	10
July	2	2	3	4	5	5
August	7	12	7	2	1	1
September	1	3	6	3	2	2
October	4	4	2	5	7	7
November	5	4	3	5	5	4
December	1	3	3	3	3	4
Total	52	59	59	58	57	58

Possessory Title Registration

Pursuant to Minn. Stat. Chapter 508A and Anoka County Board Resolution No. 96-76 (May 14, 1996), an owner of abstract land can register the title by an administrative procedure. This enables the abstract land owner to get a registered title and the benefits of registered land in less time and at a lower cost than by registration through a court proceeding. However, this can only be used for titles which are marketable. This is not a Judicial proceeding with power to cure title defects. To begin the registration, an Application for Certificate of Possessory Title (CPT) is recorded with the County Recorder. The applicant submits the abstract to the Examiner of Titles. After analyzing the abstract and other title evidence, the Examiner issues a report on the condition of the title. Assuming the applicant has good title; notices are mailed to all parties who have an interest in the land. If there is no objection, the Examiner will direct the Registrar of Titles to issue a CPT to the applicant.

The owner may sell, mortgage and otherwise deal with the land in the same manner as an owner of other registered land. If the fee title is conveyed, a CPT will be issued to the new owner. After five years, the CPT converts to a regular Certificate of Title. When this occurs, the registered owner will have the same assurance of ownership as owners of land registered in a court proceeding, except for one small difference: the Certificates of Title will always state that the land is subject to any rights of persons in possession and to rights which would be disclosed by a survey. There were two possessory title applications filed in 2018.

Examiner's Directives

Another function of the Office of the Examiner of Titles is to issue directives to the Registrar of Titles. The Examiner of Titles is authorized by Minn. Stat. § 508.71, subd. 3 to issue directives to the Registrar to amend and cancel memorials or to correct the names or designations of parties on certificates of title. A court order or examiner's directive is required under Minn. Stat. § 508.351, subd. 1 for the filing of a condominium plat and declaration, and any amendment thereof. Other types of directives relate to mortgage foreclosure by action (Minn. Stat. § 508.58), street vacation and condemnation (Minn. Stat. § 508.73) and titles after tax forfeiture (Minn. Stat. § 508.67). Some requests for directives are denied because the relief sought is not justified or because relief should be granted through a registrar's correction under Minn. Stat. § 508.71, subd. 1a or through a proceeding subsequent.

2018	<u>Number of</u>	<u>Number of</u>	<u>Number of</u>
	<u>Directives</u>	<u>Directives</u>	<u>Directives</u>
	<u>Requested</u>	<u>Issued</u>	<u>Denied</u>
January	13	9	1
February	13	6	1
March	8	12	0
April	13	9	3
May	15	15	3
June	18	14	4
July	12	8	2
August	17	15	2
September	13	13	2
October	8	5	1
November	11	6	1
December	4	3	0
Total	145	115	20

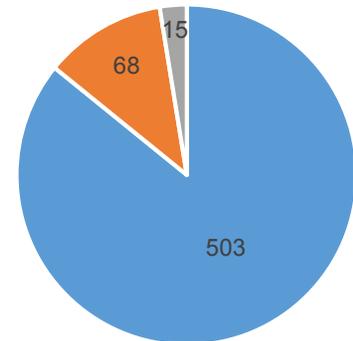
Document Approval

Common examples of documents reviewed by the Examiner of Titles are documents executed by an attorney-in-fact, certificates of redemption, money judgments, and corrective documents. By statute, the Examiner of Titles is required to certify as to the legal sufficiency of the documents presented for recording pursuant to a judgment and decree (Minn. Stat. § 508.59), and also in probate, conservatorship, or guardianship matters (Minn. Stat. § 508.69). The Examiner of Titles is required by statute to certify that trust instruments are executed in accordance with a power conferred in the trust (Minn. Stat. § 508.62).

The table below shows some of the more common document types that are reviewed by the Examiner each month.

2018	<u>Probate</u>	<u>Trusts</u>	<u>Judgment and Decree</u>	<u>Power of Attorney</u>	<u>Registrar Advice</u>	<u>Document After Mortgage Foreclosure</u>	<u>Other</u>	<u>Monthly Total</u>
January	5	8	6	6	9	4	6	44
February	5	10	4	7	10	1	10	47
March	8	10	6	4	10	7	13	58
April	6	8	6	7	7	2	4	40
May	4	8	6	7	11	6	5	47
June	6	11	8	7	8	2	5	47
July	9	14	2	6	14	7	6	58
August	6	6	6	2	14	2	3	39
September	8	15	8	5	9	0	3	48
October	6	9	8	5	12	4	8	52
November	0	11	9	11	13	6	9	59
December	3	11	7	5	9	7	5	47
Total	66	121	76	72	126	48	77	586

Documents Received for Review



- Document Packages Approved
- Document Packages Rejected
- No Examiner approval needed

Acting as legal advisor often results in review of documents submitted for recording that are not in the statutorily mandatory review categories. The adjacent graph shows the total number of documents received by the Examiner for review, how many were approved or rejected and documents reviewed by the Examiner, but no approval was necessary.