

Frequently Asked Questions:

Q – Where and when is the assessment hearing?

The assessment hearing will occur at the Circle Pines City Council meeting on Wednesday, October 14, 2015, at 7:00 p.m. The meeting is located at Circle Pines City Hall Council Chambers, 200 Civic Heights Circle, Circle Pines, MN.

Q – What is the amount of my assessment?

The assessment rate has been set by the City Council in accordance with the current assessment policy. The Assessment rate for the mill and overlay improvement to your street is proposed to be \$1,425 per single-family residential lot and \$1,425 per unit in a multiple-dwelling building. A multiple dwelling building consists of two or more dwelling units per building.

Commercial properties are proposed to be assessed on a front-foot basis at a rate of \$22.27 per foot multiplied by the property frontage along the improved roadway.

Q – Can I prepay my assessment?

The assessment can be prepaid in full up to 30 days after the assessment hearing on October 14, 2015, without any interest charges. Prepayment can be made at City Hall.

Q – What will happen if I do not prepay my assessment?

If prepayment is not chosen, the assessment will be added to your property taxes over a 5-year period at an interest rate of 3.47%. The estimated annual tax bill for this assessment is \$317.

Q – Can I appeal my assessment?

Property owners may appeal an assessment by filing a signed written objection with the City Clerk either prior to or at the assessment hearing. The property owner will then be allowed to appeal the assessment to the Anoka County District Court. Specific information for the appeal of an assessment is included with the mailed public hearing notice.

Q – Can I defer my assessment?

The City Council has provided for the deferment of special assessments for individuals 65 years of age or older or those who have a permanent disability or who are on active service in the Minnesota National Guard. To qualify, those groups of individuals would have to meet income guidelines. Applications are available at city hall