



Minneapolis Assessor's Office
 Patrick Todd, SAMA - City Assessor
 309 Second Ave. S., Room 100
 Minneapolis, MN 55401-2234
www.minneapolismn.gov/assessor/

Date

Property ID Number: 00-000-00-00-0000

Property Location: 123 Maple St

Owner Name

Mailing Address #1

Mailing Address #2

VALUATION NOTICE

2015 Values for Taxes Payable in

2016

Property tax notices are delivered on the following schedule:

Step 1 Valuation and Classification Notice
 Class: Residential Homestead
 Estimated Market Value: \$\$\$
 Homestead Exclusion: \$\$\$
 Taxable Market Value: \$\$\$
See Details Below

Step 2 Proposed Taxes Notice
 2016 Proposed Tax: **Coming November 2015**

Step 3 Property Tax Statement
 1st Half Taxes:
 2nd Half Taxes: **Coming March 2016**
 Total Taxes Due in 2016:

The time to appeal or question your **CLASSIFICATION** or **VALUATION** is **NOW!**
It will be too late when Proposed Tax Notices are sent.

Your Property's Classification(s) and Values

	Taxes Payable in 2015 (2014 Assessment)	Taxes Payable in 2016 (2015 Assessment)	
Estimated Market Value:	\$	\$	New Improvements included in your 2015 Estimated Market Value are:
This Old House Exclusion:	\$	\$	
Disabled Veterans Exclusion:	\$	\$	\$
Referendum Market Value:	\$	\$	
Homestead Market Value Exclusion:	\$	\$	
Taxable Market Value:	\$	\$	

The assessor has determined your property's classification(s) to be:

Property Classification:	Prior Homestead Data	Current Homestead Data
	Prior Prop Type	Current Prop Type
	Prior Prop Type	Current Prop Type

If this box is checked, your classification has changed from last year's assessment.

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting.

If the property information is not correct, you disagree with the value(s), or you have other questions about this notice, **please contact the assessor first to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the **formal appeal process.**

Appealing the Value or Classification of Your Property

Informal Appeal Options - Contact Your Assessor

If you have questions or disagree with the 2015 classification or estimated market value for your property, please contact your assessor's office first to discuss your concerns. Often your issues can be resolved at this level.

Valuation Questions: **Your Assessor's Phone #**
 Homestead Questions: **(612) 673-3000**

The following informal meeting is available to discuss your value and classification with the Assessor's office staff:

Wednesday, March 18, 2015, 4:30 - 7:00 PM
 Assessor's office - 309 Second Ave. S, Rm 101, Minneapolis
Free parking behind the building.

Attention: If you want help translating this information or hard of hearing, call 612-673-3000 (or TTY 612-673-2157)

Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu **612-673-2800**

Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama **612-673-2700**

Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac **612-673-3500**



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TEMP - RETURN SERVICE REQUESTED

**IMPORTANT: Property Tax Information
Value Notice for 2015**

Owner Name

Mailing Address #1

Mailing Address #2

Appealing the Value or Classification of Your Property

Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

Option 1 - The Boards of Appeal and Equalization

You may appear before the Board of Appeal and Equalization in person, through a letter, or through a representative authorized by you.

You must present your case to the Minneapolis Board of Appeal and Equalization BEFORE appealing to the Hennepin County Board of Appeal and Equalization. The meeting times and locations are below.

Step 1 - Minneapolis Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Minneapolis Board of Appeal and Equalization. The Board will meet beginning April 27, 2015. The City Clerk's Office provides applications at Room 304, Minneapolis City Hall, Minneapolis, MN 55401 or by phone at: 612 673-3358.

If you wish to make an appeal for four or more parcels before the Minneapolis Board, an application is required by Friday, March 20th, 2015.

If you wish to make an appeal for one to three parcels before the Minneapolis Board, an application is required by Friday, March 27th, 2015.

Step 2 - Hennepin County Board of Appeal and Equalization

If the Minneapolis Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the Hennepin County Board of Appeal and Equalization. **To appear before the Hennepin County Board of Appeal and Equalization, you must have first appealed to the Minneapolis Board of Appeal and Equalization.**

The Hennepin County Board of Appeal and Equalization begins on June 15, 2015, at Hennepin County Government Center, 300 S. Sixth St., Minneapolis, MN 55487.

Phone: 612 348-7050 for an application.

If you wish to make an appeal before the County Board of Appeal and Equalization, an application is REQUIRED no later than Wednesday, May 20, 2015.

Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax court for your valuation and classification.

For more information, contact the:

Minnesota Tax Court

Phone: 651 296-2806 or 1 800 627-3529

Website: www.taxcourt.state.mn.us

Definitions

Estimated Market Value

This value is what the assessor estimates your property would likely sell for on the open market. State law (M.S. 273.11 Subd. 1) requires assessors to value property at 100 percent of market value.

Value of New Improvements

This is the assessor's estimate of the value of the new or previously unassessed improvements you have made to your property.

Disabled Veterans Homestead Market Value Exclusion - (M.S. 273.13, Subd. 34)

Qualifying disabled veterans may be eligible for a market value exclusion on their homestead property.

(Minimum 70% disability is required.)

"This Old House" Exclusion

(M.S. 273.11, Subd. 16)

This program expired with the 2003 assessment. However, a property may still be receiving the value exclusion under this program until 2016.

Qualifying properties with improvements that increased the market value by \$5,000 or more were eligible to have some of the value deferred for a maximum of 10 years. After this time, the deferred value is phased in.

Referendum Market Value

This value is subject to referenda levies which are applied prior to any homestead market value exclusion.

Homestead Market Value Exclusion

This applies to residential homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out and becomes zero for properties at \$413,800 or more.

Taxable Market Value - (M.S. 273.121)

This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions and deferrals. Your 2015 value, the state class rates and budgets of your local government will determine how much you will pay in 2016.