



Assessor's Office
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027
(952) 563-8722
www.BloomingtonMN.gov

VALUATION NOTICE

2016 Values for taxes payable in

2017

Property tax notices are delivered on the following schedule:

Step	Valuation and Classification Notice	See Page 2 for details
1	Class Estimated Market Value \$ Homestead Exclusion \$ Taxable Market Value \$	
2	Proposed Taxes Notice 2016 Tax 2017 Proposed Change	Coming November 2016
3	Property Tax Statement Taxes Due May 16, 2017 Taxes Due October 17, 2017 Total Taxes Due in 2017	Coming March 2017

Property ID number [11-111-11-11-1111](#)
 This will show as a 13 digit Identification Number

Site Address [The Site Address for the property will appear here](#)

Owner(s) [Your Mailing Name and Address will appear here](#)

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

It will be too late when proposed taxes are sent.

Your property's classification(s) and values

The assessor has determined your property's classification(s) to be: [This is determined by how your property is used Commercial, Residential etc. and Homestead or Non](#)

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

Taxes payable in 2016 (2015 assessment)	Taxes payable in 2017 (2016 assessment)
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Estimated Market Value (EMV)

Several factors can reduce the amount of value that is subject to tax.

Platted Vacant Land Exclusion:

This Old House Exclusion:

Disabled Veterans Exclusion:

Homestead Market Value Exclusion: _____

Taxable Market Value (TMV):

[See Page 2 for Definitions](#)

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value \$

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

How to respond

If you believe your valuation and property class are correct, it is not necessary to contact the Bloomington Assessor's Office or attend any listed meeting.

Do you feel the property information is not correct? Do you disagree with the values? Do you have other questions about this notice?

Please contact the Bloomington Assessor's Office [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.

City of Bloomington Assessor's Office

Residential:	952-563-8724	FAX:	952-563-4741
Commercial, Industrial and Apartment:	952-563-8722 ext. 4	TTY:	952-563-8740
Homestead:	952-563-8722 ext. 1	E-Mail:	assessing@BloomingtonMN.gov

Local Board of Appeal and Equalization

[This is the date and time for the City of Bloomington's Local Board of Appeal Meeting. You can object to the value or classification by attending the Local Board Meeting. You may also appeal by having a representative at the meeting or appeal by letter. You must attend the Local Board in order to attend the County Board of Appeal.](#)

County Board of Appeal and Equalization

[If the Local Board of Appeal did not resolve your concern, you can bring your case to the County Board of Appeal. You must submit an application in advance to get on the agenda. To make an appointment contact Hennepin County at 612-348-7050.](#)

Appealing the value or classification of your property

Informal appeal – Contact your assessor

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

Some jurisdictions choose to hold open book meetings to allow property owners to discuss their concerns with the assessor. If this is an option available to you, the meeting time(s) and location(s) will be indicated on the other side of this notice.

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 Board of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you. The meeting times and locations are on the other side of this notice. You must have presented your case to the Local Board of Appeal and Equalization BEFORE going to the County Board of Appeal and Equalization.

- **Step 1 – Local Board of Appeal and Equalization**
If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. Please contact your assessor's office for more information. If your city or township no longer has a Local Board of Appeal and Equalization (as indicated on the other side of this notice) you may appeal directly to the County Board of Appeal and Equalization.
- **Step 2 – County Board of Appeal and Equalization**
If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. You must call in advance to get on the agenda. Please contact the county assessor's office to get on the agenda or for more information.

Option 2: Minnesota Tax Court

Small Claims Division – You may take your case directly to the Small Claims Division of Tax Court if:

- The assessor's estimated market value of your property is less than \$300,000; or
- The entire parcel is classified as a residential homestead (1a or 1b) and the parcel contains no more than one dwelling unit; or
- The entire property is classified as an agricultural homestead (2a or 1b); or
- You are appealing the denial of a current year application for homestead classification of your property.

Regular Division – Regardless of your property type or the nature of your claim, you always have the option to file directly with the Regular Division of Tax Court.

You have until April 30, 2016, to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your 2015 valuation and classification.

For more information, contact:

Minnesota Tax Court
25 Reverend Dr. Martin Luther King, Jr. Blvd, Room 245, St Paul MN 55115
Phone: 651-296-2806
website: www.taxcourt.state.mn.us

Definitions

Disabled Veterans

Market Value Exclusion – Qualifying veterans may be eligible for a valuation exclusion on their homestead property.

Estimated Market Value – This value is what the assessor estimates your property would likely sell for on the open market.

Green Acres – Applies to productive agricultural property that is facing increasing values due to development pressures not related to the agricultural value of the land. The assessor arrives at this lower value by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn, or no longer qualifies for the program.

Homestead Market Value Exclusion – Applies to residential homesteads and to the house, garage, and one acre of land on agricultural 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 for properties valued at \$413,800 or more.

Plat Deferment – For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phase-in over time. If construction begins or the lot is sold before expiration of phase-in period, the lot will be assessed at full market value in the next assessment.

Taxable Market Value – This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions and deferrals. Your 2014 value, along with the class rate and the budgets of your local government, will determine how much you will pay in taxes in 2015.

This Old House Exclusion – This program expired with the 2003 assessment. However, property may still be receiving the value exclusion under this program. It applied only to homestead property 45 years of age or older and valued at less than \$400,000. Improvements that increased the estimated 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.

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