



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

VALUATION NOTICE

20XX Values for taxes payable in

20XX

Property tax notices are delivered on the following schedule:

Property ID number
 XX XXX XX XX XXXX

Site Address
 The site address for the property will appear here

Owner(s)
 Owner name and mailing address will appear here

Step	Valuation and Classification Notice	
1	Class Estimated Market Value \$ Homestead Exclusion \$ Taxable Market Value \$	<i>See details in shaded area below</i>
2	Proposed Tax Notice 20XX Tax 20XX Proposed Change	Coming November 20XX
3	Property Tax Statement Taxes Due May 15, 20XX Taxes Due October 16, 20XX Total Taxes Due in 20XX	Coming March 20XX

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, ie:
Commercial vs. Residential, Homestead vs. Non-Homestead

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

	Taxes payable in 20XX (20XX assessment)	Taxes payable in 20XX (20XX assessment)
Estimated Market Value (EMV):	\$	\$
<i>Several factors can reduce the amount of value that is subject to tax.</i>		
Platted Vacant Land Exclusion:		See page 2 for definitions
This Old House Exclusion:	\$	\$
Disabled Veterans Exclusion:	\$	\$
Homestead Market Value Exclusion:	\$	\$
Taxable Market Value (TMV):	\$	\$

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

New Improvement Value is added for any improvements that were made. \$

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

If you wish to make an appeal before the local board, an application is requested no later than Thursday, March XX, 20XX.

Local Board convenes at 6:00 p.m. on Wednesday, April XX, 20XX
 Council Chambers, Civic Plaza
 1800 W. Old Shakopee Rd, Bloomington MN 55431

County Board of Appeal and Equalization

You must have presented your case to the Local Board of Appeal and Equalization BEFORE going to the County Board of Appeal and Equalization. The deadline for filing appeals will be Wednesday, May XX, 20XX.

County Board convenes on Monday, June XX, 20XX
 Hennepin County Government Center
 300 South 6th Street, Minneapolis MN 55487
 Appointments can be made by calling 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 20XX, 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, 20XX, to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your 20XX 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: 651-539-3260
website: www.mn.gov/tax-court/

Definitions

Disabled Veterans Market Value Exclusion – Qualifying veterans may be eligible for 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 phased in over time. If construction begins or the lot is sold before expiration of the 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 20XX value, along with the class rate and the budgets of your local government, will determine how much you will pay in taxes in 20XX.

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.