



SCOTT COUNTY
 200 4th Avenue West
 Shakopee, MN 55379-1220
 FAX (952) 496-8135
 www.co.scott.mn.us

Notice of Valuation and Classification

For Taxes Payable in 2010

-This is not a bill-

This notification is your market value and classification of your property for assessment year 2009. The taxes you will pay in 2010 will be based on this valuation and classification.

TAXPAYER NAME AND ADDRESS:

Taxpayer(s) Names

Address Line 1

Address Line 2

City, State, Zip

Property Id#: 123456789 (9 digit Property Identification Number)

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, if you disagree with the values, or if you have other questions about this notice, **please contact your 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.

You must have appealed to the Local Board of Appeal meeting first in order to appear before the County Board of Appeal. To appear at the County Board of Appeal you must call the Assessor by June 1, 2009 to get on the agenda.

Property Information (legal description and/or property address)

Lot/Block & Subdivision or Sec/Twp/Range

Property Address: (if applicable)

Property Classification

Assessment Yr 2008
for taxes payable 2009

Assessment Yr 2009
for taxes payable 2010

The date here lets the taxpayer know the classification (Res, Ag, Commercial/Industrial, Homestead, etc) to the current payable year and the next payable year.

Property Valuation

Assessment Yr 2008
for taxes payable 2009

Assessment Yr 2009
for taxes payable 2010

Estimated Market Value:

Value of New Improvements:

Green Acres Value:

Rural Preserve Value:

See page 2 for explanations

Plat Deferment:

JOBZ Exclusion:

This Old House Exclusion:

Dis. Vets Market Value:

Taxable Market Value: This value will be used to determine your property taxes

Local Board of Appeal/Open Book meeting

This is the date and time of your City's/Township's Open Book or Local Board of Appeal. You can object to the value or classification by attending the Open Book or Local Board of Appeal. You may also appeal by having a representative at the meeting or appeal by letter. You must attend the Local Board if your City/Township has one in order to attend the County Board of Appeal.

County Board of Appeal and Equalization

If the Local Board of Appeal or Open Book 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.

Contact the Taxation department for more information (952) 496-8115

Please read the back of this notice for important appeal information.

Appealing the value or classification of your property

Informal appeal options – Contact your assessor

If you have questions or disagree with the classification or estimated market value for your property for 2009, **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 Boards 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 appealing 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 Auditor's office to get on the agenda or for more information. **You must call by June 1, 2009 to get on the agenda.**

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, 2010, to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your 2009 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

Notice Concerning Property Classification – Changes made during the 2008 Legislative Session may have affected the classification of your property, although this may not result in a change in tax rates or homestead benefits. For additional information concerning property's classification, contact your county assessor's office or the Department of Revenue website at www.taxes.state.mn.us.

Definitions

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

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. **These improvements are not eligible for limited market value.**

Limited Market Value – Because this provision resulted in unfair tax shifts and did not necessarily keep property taxes from increasing, limited market value was not renewed after its expiration following the 2008 assessment.

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.

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 if the lot is sold before expiration of phase-in period, the lot will be assessed at full market value in the next assessment.

JOBZ - Qualifying businesses within a Job Opportunity Business Zone may be eligible for a partial property tax exclusion.

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

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.

Taxable Market Value – This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions, and deferrals. Your 2009 value, along with the class rate and the budgets of your local government, will determine how much you will pay in taxes in 2010.