

## Appealing Your Property Assessment

Scott County - Property and Taxation Services

Valuation notices are mailed each year in March. When you receive this document it is important that you review the estimated market value and classification. If you disagree with the value or classification you have the right to appeal. Each appeal level becomes increasingly more formal, and usually requires additional information or documentation; we strongly encourage you to exercise each in order.



## Step 1: Informal Appeal

Most appeals are resolved at this level after property characteristics are reviewed and information is shared between the property owner and the county appraiser.

Contact the appraiser listed on your notice of valuation. This person is best equipped to answer your questions and assist you through the informal appeal process.

### Limited time to appeal informally!

If you have a concern it's important that you start this process as soon as possible after receiving your notice. If revisions are warranted the appraiser can make the changes and provide a "revised" valuation notice, but only up until a certain date (depending on jurisdiction).

The blue colored notice contains the most current property valuation and classification for January 2, 2018, impacting taxes payable in 2019.

## Step 2: Local Board of Appeal OR Open Book Meeting

Check the bottom left corner of your notice to determine

If located in an **Open Book** area, the meeting is scheduled for May 2, 2018, from 2:00 p.m. to 7:00 p.m. This meeting is held in the Taxation Department at the Scott County Government Center at 200 4<sup>th</sup> Ave West, Shakopee MN, 55379. It's another option to appeal informally with the assessor's office.



A Local Board of Appeal and Equalization (LBAE) is a more formal appeal hearing. The township board members will review any information you provide that supports your appeal, the assessor makes recommendations only, and the Board decides the appeal outcome. If your jurisdiction holds a LBAE the specific date will be listed you must appeal there first in order to be eligible to appeal at the County Appeal hearing in step 3.



Scott  RESIDENTIAL APPLICATION FOR THE SCOTT COUNTY SPECIAL BOARD OF APPEAL AND EQUALIZATION JUNE 14, 2017	
If appealing more than one-tra parcely our next submit an application for each parcel, unless the versions parcels cover a highle economic purpose. [Stample: if the appeal involves two parcels and one-parcel contains a commercial building, and the other parcel contains the parking lot sensing the commercial building, then only one application is required. Nowweer, both parcels must be listed on the application).	
PROPERTY ID:	
PROPERTY ADDRESS:	
MAILING ADDRESS:	
DAYTIME PHONE #:	
PROPERTY TYPE:	Single Family Duplex Townhome Condo Apartment Vacant Land Farm Other
OWNERSHIP DATA:	New Purchase
	New improvements in past 2 years
CONDITION OF THE PR	S Value of New Improvements  Very Poor Poor Average  Good Excellent

# Appeal applications are available upon scheduling of your appeal appointment.

## Step 3: County Board of Appeal and Equalization

If you were unable to resolve your concerns informally, or at your LBAE meeting, you may be eligible to appeal to the Special County Board of Appeal. The County Board has appointed a special board of real estate agents, private appraisers, and others who are familiar with the local market to hear these appeals.

### By Appointment Only!

Follow the instructions on your valuation notice to schedule an appointment by May 19, 2018.

## Option 4: MN Tax Court - https://mn.gov/tax-court/

Information is available online to assist you with understanding the most formal process available, an appeal to the Minnesota Tax Court. Appeals must be filed by April 30 of the year the taxes are due.



#### Additional Information and Resources

- County sale data is available online through the Minnesota Department of Revenue's website at https://www.mndor.state.mn.us/ecrv\_search/
- When appraising 57,000 parcels each year utilizing mass appraisal methods it is expected that some estimated values could be higher or lower than the actual market value. The appeals processes provide an important opportunity to review the results of the mass appraisal.

County staff has historically found the following to be helpful in reviewing valuations:

- A recent appraisal or market analysis that can be provided to county staff for review.
- Verification of information about your property, such as its dimensions, age, and condition of its structures.
- o A review of sales data to see what similar properties in your area are selling for.

A County staff appraiser is available to discuss your concerns and provide additional information with regard to your recent property assessment. Please call the number listed on your valuation notice to start the discussion.