



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.

VALUATION NOTICE 2019
2018 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:
 Step 1 Valuation and Classification Notice
 Step 2 Proposed Taxes Notice
 Step 3 Property Tax Statement

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

| | Taxes Payable in 2018 (2017 Assessment) | Taxes Payable in 2019 (2018 Assessment) |
|------------------------------|---|---|
| Estimated Market Value: | \$242,000 | \$226,500 |
| Homestead Exclusion: | | \$11,500 |
| Estimated Market Value: | \$242,000 | \$238,000 |
| Homestead Exclusion: | \$16,400 | \$11,500 |
| Taxable Market Value: | \$227,500 | \$227,000 |

How to Respond
 If you disagree with 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, or you have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Only 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.

How to discuss or appeal your value and classification:
 Local Board of Appeal and Equalization/Open Book Meeting: 2:00 PM - 7:00 PM, May 2, 2018
 SHAKOPEE OPEN BOOK MEETING: Scott County Government Center, Property and Taxation Services, 200 4th Ave West, Shakopee, MN 55379

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 4th 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.**



