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 SWIFT COUNTY ASSESSOR
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2020 Values for Taxes Payable in 2021

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice

Step 1	Classification:	RES NON-HSTD
	Estimated Market Value:	22,400
	Homestead Exclusion:	
	Taxable Market Value:	22,400

3071

ALEXIA NOMPELI
 3743 LYNDAL AVE NORTH
 MINNEAPOLIS, MN 55412

Step 2	Proposed Taxes Notice	
	2021 Proposed Tax:	Coming November 2020

Step 3	Property Tax Statement	
	1st Half Taxes:	
	2nd Half Taxes:	Coming in March 2021
	Total Taxes Due in 2021:	

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

It will be too late when proposed taxes are sent

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If the property information is not correct, you disagree with the values, or 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.

Property Information (legal description and/or property address).		
SECT-11 TWP-120 RANG-38 BEGIN 10FT E OF SE CORNER BLK 1 POWELLS ADDITION TO MURDOCK THEN RUN E LINE PARALLEL WITH RR & CROSSING SECTION LINE 29-0133-001 MURDOCK CITY 700 MAIN AVE		
Property Classification	Assessment Year 2019	Assessment Year 2020
(For Taxes Payable in 2020)		(For Taxes Payable in 2021)
RES NON-HSTD		RES NON-HSTD
If this box is checked, your classification has changed from last year's assessment. <input type="checkbox"/>		
Property Classification	Assessment Year 2019	Assessment Year 2020
(For Taxes Payable in 2020)		(For Taxes Payable in 2021)
Estimated Market Value(EMV)	22,400	22,400
Wetland/Native Prairie Deferral		
Green Acres Value Deferral		
Rural Preserve Value Deferral		
Platted Vacant Land Exclusion		
This Old House Exclusion		
Disabled Veterans Exclusion		
Homestead Market Value Exclusion		
Taxable Market Value(TMV)	22,400	22,400
The following values(if any) are reflected in your estimated and taxable values.		
JOBZ Value Exempted		0
New Improvement Value		

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book	County Board of Appeal and Equalization Meeting
MONDAY; APRIL 13, 2020 AT 5:00 TO 5:30 PM CITY HALL	TUESDAY; JUNE 16, 2020 AT 7:00 PM SWIFT COUNTY COURTHOUSE

COUNTY BOARD BY APPOINTMENT ONLY, NOTIFY THE ASSESSOR'S OFFICE (320-842-5891) PRIOR TO JUNE 5 TO SET AN APPT

Appealing the Value or Classification of Your Property

Informal Appeal Options – Contact your Assessor

If you have questions or concerns, the assessor can help explain the details of your property's valuation and classification. 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. Please contact the county auditor's office to get on the agenda or for more information.

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 (Oct 1 for manufactured homes assessed as personal property) of the year in which are payable to file an appeal with the small Claims Division or the Regular Division of Tax Court for your valuation and classification.

For more information, contact the Minnesota Tax Court:

Phone: 651-539-3260 or for MN relay call 1-800-627-3529

On the web: www.mn.gov/tax-court

Definitions

Exclusion for Veterans With Disabilities – Veterans with qualifying disabilities 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 class 2a agricultural property that is facing increasing values due to pressures not related to the agricultural value of the land. This value is determined 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 for 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.

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

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 the phase-in period, the lot will be assessed at full market value in the next assessment.

Rural Preserve - Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.

Taxable Market Value - This is the value that your property taxes are actually based on, after all reductions.