



Scott County
200 4th Avenue West
Shakopee, MN 55379
www.scottcountymn.gov

45984***51***4.422**5/16*
JOHN E & MARY A MURPHY
27431 MERIDIAN AVE
BELLE PLAINE MN 56011-8232

Property ID Number: 010290100
Property Description: 40.00 Acres
SubdivisionName MURPHYS ESTATES Lot
O-L Block 00D SubdivisionCd 01029
Section 31 Township 113 Range 024
Property Address: 27431 MERIDIAN AVE
BELLE PLAINE MN

VALUATION NOTICE

2016 Values for Taxes Payable in

2017

Property tax notices are delivered on the following schedule:

Step 1 Valuation and Classification Notice
Primary Class: Ag Hstd
Estimated Market Value: \$624,700
Homestead Exclusion: \$3,900
Taxable Market Value: \$620,800

See Details Below.

Step 2 Proposed Taxes Notice
Notice of Proposed Taxes Coming November 2016

Step 3 Property Tax Statement
Property Tax Statement for taxes payable in 2017
Coming March 2017

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

It will be too late when proposed taxes are sent.

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 to get on the agenda.

Your Property's Classification(s) and Values

Taxes Payable in 2016
(2015 Assessment)

Taxes Payable in 2017
(2016 Assessment)

The assessor has determined your property's classification(s) to be:

Ag Hstd
HST Rur Vac Land

Ag Hstd
HST Rur Vac Land

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

The classification(s) of your property affect the rate at which your value is taxed.

The assessor has estimated your property's market value to be:

Estimated Market Value:

\$630,100

\$624,700

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral
Rural Preserve Value Deferral
Open Space Value Deferral
Platted Vacant Land Deferral
JOBZ Value Exempted
This Old House Exclusion
Disabled Veterans Exclusion
Mold Damage Exclusion
Homestead Market Value Exclusion

\$3,700

\$3,900

Taxable Market Value:

\$626,400

\$620,800

This Parcel is currently enrolled in one or more of the following programs:

New improvements included in 2016 Estimated Market Value: **\$0**

Property Information is available between 8:00 AM and 4:30 PM Monday through Friday in the Property and Taxation Services Department or anytime at www.scottcountymn.gov.
IF QUESTIONS, CONTACT YOUR RESIDENTIAL ASSESSOR KATELYN FEDORKO AT (952)496-8770

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

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

Local Board of Appeal and Equalization/Open Book

7:00 PM April 14, 2016
Belle Plaine Township
Belle Plaine Township Garage
25130 Hickory Blvd
Belle Plaine, MN

County Board of Appeal and Equalization Meeting

June 15 2016 BY APPOINTMENT ONLY
200 4th Ave W
Shakopee MN 55379
To schedule a REQUIRED Appt,
call 952-496-8972 by May 20 2016

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

