

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

2017

2016 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice			See Details Below.
Step 1	Primary Class:	Ag Hstd	
	Estimated Market Value:	\$624,700	
	Homestead Exclusion:	\$3,900	
	Taxable Market Value:	\$620,800	
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)
<i>The assessor has determined your property's classification(s) to be:</i>	Ag Hstd HST Rur Vac Land	Ag Hstd HST Rur Vac Land
<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment. <i>The classification(s) of your property affect the rate at which your value is taxed.</i>		
<i>The assessor has estimated your property's market value to be:</i>		
Estimated Market Value:	\$630,100	\$624,700
<i>Several factors can reduce the amount that is subject to tax:</i>		
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
<i>This Parcel is currently enrolled in one or more of the following programs:</i>		
<i>New improvements included in 2016 Estimated Market Value:</i>	\$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

