



**Minneapolis Assessor's Office**  
 309 Second Ave S, Room 100  
 Minneapolis, MN 55401-2344  
[www.minneapolismn.gov/assessor](http://www.minneapolismn.gov/assessor)

**VALUATION NOTICE**

2017 Values for Taxes Payable in

**2018**

Property tax notices are delivered on the following schedule:

**Property ID Number:** 17 029 24 42 0004  
**Property Location:** 2601 Golden Valley RD  
 01011799  
 THOMAS AVENUE APARTMENTS LLC  
 8362 TAMARACK VIL #1119-301  
 WOODBURY MN 55125

- Step 1 Valuation and Classification Notice**  
 Class: Apartment Non-Homestead  
 Estimated Market Value: 535,500 *See Details Below*  
 Homestead Exclusion: 0  
 Taxable Market Value: 535,500
- Step 2 Proposed Taxes Notice**  
 2018 Proposed Tax: *Coming November 2017*
- Step 3 Property Tax Statement**  
 1st Half Taxes: —  
 2nd Half Taxes: — *Coming March 2018*  
 Total Taxes Due in 2018:

**The time to appeal or question your CLASSIFICATION or VALUATION is NOW!**  
*It will be too late when Proposed Tax Notices are sent.*

**Your Property's Classification(s) and Values**

	Taxes Payable in 2017 (2016 Assessment)	Taxes Payable in 2018 (2017 Assessment)
<i>The assessor has determined your property's market value to be:</i>		
<b>Estimated Market Value:</b>	\$ 504,500	\$ 535,500
<i>Several factors can reduce the amount that is subject to tax:</i>		
Disabled Veterans Exclusion:	\$ 0	\$ 0
Homestead Market Value Exclusion:	\$ 0	\$ 0
<b>Taxable Market Value:</b>	<b>\$ 504,500</b>	<b>\$ 535,500</b>

*The following values (if any) are reflected in your estimated and taxable market values:*

New Improvement Value: \$ 0

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

<b>Property Classification:</b>	Non-Homestead	Non-Homestead
	Apartment	Apartment

**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.*

**How to Respond**

If you believe your valuation and property class are correct, it is not necessary to contact the assessor's office.

If the property information is not correct, you disagree with the values, or you have other questions about this notice, **please contact the assessor's office 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 call: (612) 673-2398**

**Please read the back of this notice for important information about the formal appeal process.**

**Appealing the Value or Classification of Your Property**

**Informal Appeal Options**

If you have questions or disagree with the 2017 classification or estimated market value for your property, **please contact the assessor's office first at the phone number below to discuss your concerns.** Often your issues can be resolved at this level.

**Valuation Questions: (612) 673-2398**  
**Homestead Questions: (612) 673-3000**

**Attention:** If you want help translating this information or are hard of hearing, call 612-673-3000 (or TTY 612-673-2157)  
**Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800  
**Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700  
**Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500



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 THOMAS AVENUE APARTMENTS LLC  
 8362 TAMARACK VIL #1119-301  
 WOODBURY MN 55125



**IMPORTANT: 2017 Valuation Notice**

**Appealing the Value or Classification of Your Property**

**Formal Appeal Options**

If your questions or concerns are not resolved after meeting with your deputy 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.

**You must present your case to the Minneapolis Board of Appeal and Equalization BEFORE appealing to the Hennepin County Board of Appeal and Equalization. The meeting times and locations are below.**

**Step 1 - Minneapolis Board of Appeal and Equalization**

If you believe your value or classification is incorrect, you may bring your case to the Minneapolis Board of Appeal and Equalization.

**The Board will meet beginning April 12, 2017, and will hear board cases on April 26, 2017.**

**For applications:**

**In person:** Assessor's Office, 309 2nd Ave S, Room 100, Minneapolis, MN 55401

By phone: 612-673-3000

Online: [www.minneapolismn.gov/assessor](http://www.minneapolismn.gov/assessor).

**Application(s) must be returned by Friday, March 24, 2017, if you wish to appeal before the board.**

**Step 2 - Hennepin County Board of Appeal and Equalization**

If the Minneapolis Board of Appeal and Equalization does not resolve your concerns, you may bring your case to the Hennepin County Board of Appeal and Equalization. **To appear before the Hennepin County Board of Appeal and Equalization, you must have first appealed to the Minneapolis Board of Appeal and Equalization.**

The Hennepin County Board of Appeal and Equalization begins on June 12, 2017, at Hennepin County Government Center, 300 S. Sixth St., Minneapolis, MN 55487.

**For applications call 612-348-7050**

**If you wish to make an appeal before the County Board of Appeal and Equalization, an application is REQUIRED no later than Friday, May 17, 2017.**

**Definitions**

**Disabled Veterans Homestead Market Value Exclusion - (M.S. 273.13, Subd. 34)**

Qualifying disabled veterans may be eligible for a market value exclusion on their homestead property. *(Minimum 70% disability is required.)*

**Estimated Market Value**

This value is what the assessor estimates your property would likely sell for on the open market. State law (M.S. 273.11 Subd. 1) requires assessors to value property at 100 percent of market value.

**Homestead Market Value Exclusion**

This applies to residential 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 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.

**Taxable Market Value - (M.S. 273.121)**

This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions and deferrals. Your 2017 value, the state class rates and budgets of your local government will determine how much you will pay in 2018.

**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 of the year in which taxes 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

**Website:** [www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us)

**For more information on property tax relief programs visit:**  
[www.revenue.state.mn.us/propertytax](http://www.revenue.state.mn.us/propertytax)