

RAMSEY COUNTY
Property Records & Revenue

Assessor's Office

90 Plato Blvd. West, Saint Paul, MN 55107
651-266-2131 • www.ramseycounty.us/propertyvalue

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GILBERT L MANCHESKI
2494 HARVESTER AVE E
MAPLEWOOD MN 55119-3842



Valuation Notice
2017 values for taxes payable in **2018**

Property tax notices are delivered on the following schedule:

Valuation and classification notice		
Step 1	Class: Res Hstd Estimated Market Value: \$150,500 Homestead Exclusion: \$23,700 Taxable Market Value: \$126,800	See Details Below.
Step 2	Proposed Tax Notice 2018 proposed tax: <i>Coming November 2017</i>	
Step 3	Property Tax Statement 1st half taxes: 2nd half taxes: <i>Coming March 2018</i>	

Property ID: 252922310030

Description: Block 8 Lot 1 03060 BARTELMY A
CRES,SECOND ADDITION SUBJ TO E
SMT AND SUBJ TO HARVESTER AVE;
VAC ST ACCRUING & LOT 1 BLK 8

Property Address:

2494 HARVESTER AVE E
MAPLEWOOD

**The time to appeal or question
your classification or
valuation is now!**
It will be too late when proposed
taxes are sent.
*See details on meetings and
appeal options below.*

Your Property's Classification(s) and Values

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

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

**Taxes Payable in 2017
(2016 Assessment)**
Res Hstd

**Taxes Payable in 2018
(2017 Assessment)**
Res Hstd

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

Estimated Market Value:	\$141,100	\$150,500
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Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2017 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	24,500	23,700	
Taxable Market Value:	\$116,600	\$126,800	

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, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 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. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

Property Records and Revenue
90 Plato Blvd. West
Saint Paul, MN 55107
April 4, 2017 10 a.m. to 7 p.m.
April 5, 2017 8:30 a.m. to 4 p.m.

County Board of Appeal & Equalization – BY APPOINTMENT ONLY

Property Records and Revenue
90 Plato Blvd. West
Saint Paul, MN 55107
June 14 and adjourns on or before June 27, 2017
9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 5, 2017



Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2017. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit www.ramseycounty.us/propertyvalue

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