

RAMSEY COUNTY County Assessor's Office

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

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LOYAL MOOSE PAYNE LODGE 963
1946 ENGLISH ST
MAPLEWOOD MN 55109-4302



Valuation Notice **2020**

2019 values for taxes payable in

Property tax notices are delivered on the following schedule:

Valuation and classification notice		
Step 1	Class: Comm/Ind	
	Estimated Market Value: \$751,200	See Details Below.
	Homestead Exclusion: \$0	

Step 2	Proposed Tax Notice	
	2020 proposed tax: Coming November 2019	

Step 3	Property Tax Statement	
	1st half taxes:	
	2nd half taxes: Coming March 2020	

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.

Property ID: 152922230051

Description: Block 2 Lot 1 SubdivisionCd 03
123 S
ubdivisionName GLADSTONE, RAMSEY CO., MINN. VAC RIDGE ST ACC

Property Address:
1946 ENGLISH ST N
MAPLEWOOD

Your Property's Classification(s) and Values

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

<input type="checkbox"/> If this box is checked your classification has changed from last year's assessment.	Taxes Payable in 2019 (2018 Assessment)	Taxes Payable in 2020 (2019 Assessment)
	Non Profit Org	Comm/Ind

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

Estimated Market Value:	\$751,200	\$751,200
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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 2019 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$751,200	\$751,200	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to 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
Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
April 2, 2019 10 a.m. - 7 p.m.
April 3, 2019 8:30 a.m. - 4 p.m.

County Board of Appeal and Equalization – BY APPOINTMENT ONLY
Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
June 17 and adjourns on or before June 28, 2019
9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 3, 2019.

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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 2019. We do not mail a separate notice prior to these inspections.

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

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



Appealing the value or classification of your property

Do you have questions or disagree with the classification or estimated market value for your property for 2019?

Informal appeal options

Call the assessor's office first

651-266-2131

Issues can often be resolved at this level.

Open Book public meeting


Attend an Open Book public meeting to discuss your concerns with the assessor. The meeting times and location are indicated on the front of this statement. Please bring any documentation supporting your claim of overvaluation or erroneous classification with you to the meeting. An interior review of your property will be required prior to any value adjustment. Based on the documentation you bring and our personal review of your property, we may be able to adjust the valuation or classification of your property without further appeals.

Formal appeal options

If your questions or concerns are not resolved after meeting with your assessor, you have the following options:

County Board of Appeal and Equalization

You may request a formal review by the county assessor by completing a County Board of Appeal and Equalization form, which can be obtained from our office.

 **Appeal forms must be postmarked by May 3, 2019.**

Your appeal application will be reviewed and an interior inspection will be scheduled. You will be notified by mail of the assessor's findings.


If you disagree with the assessor's findings, you may appear before the County Board of Appeal and Equalization in person, through a letter, or through an authorized representative. You must call 651-266-2131 in advance to be scheduled on the board's agenda. All appearances are by appointment only.


The 2019 County Board of Appeal and Equalization will meet at the Plato building at 90 Plato Blvd. West, Saint Paul, MN 55107.

The board will convene June 17, 2019 and adjourn on or before June 28, 2019. The meeting times will be either: 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m.

Minnesota Tax Court

You have the option to file directly with either the Small Claims Division or Regular Division of Tax Court.

 **You have until April 30, 2019, to file an appeal with the Minnesota Tax Court for the 2018 payable 2019 valuation.**

 **An appeal of the 2019 payable 2020 valuation must be filed on or before April 30, 2020.**

For more information:

 Minnesota Tax Court
25 Rev. Dr. Martin Luther King Jr. Blvd.,
Room 245
Saint Paul, MN 55155-1605

 651-539-3260

 mn.gov/tax-court

Definitions

Property classification: The statutory classification that has been assigned to your property based upon your use of the property.

Estimated market value: The assessor's estimate of the value for which your property would likely sell on the open market as of Jan. 2 of the assessment year.

Green acres value: 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.

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.

Homestead market value exclusion: Applies to residential homesteads and to the house, garage and one acre of land on 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.

Taxable market value: This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions and deferrals. Your 2019 value, along with the class rate and the budgets of your local governments, determines how much tax you will pay in 2020.

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

Disabled veterans homestead market value exclusion: Qualifying disabled veterans may be eligible for a valuation exclusion on their homestead property. Homestead questions? Call 651-266-2040.