

Now is the time to provide feedback on proposed levies

Your local units of government have proposed the amount they will need for 2021.

You are invited to attend meetings and express your opinion regarding the 2021 budgets and 2021 proposed property taxes for the county, your city (if population greater than 500), school district and metropolitan special taxing district. School boards will discuss 2020 budgets. Meeting dates and locations are listed on the other side.

Some circumstances could change the proposed amounts:

Upcoming referenda

Legal judgments

Natural disasters

Voter approved levy limit increases

Special assessments

Property tax notices: Steps 1, 2 and 3

Each year property tax payers receive three notices that provide information on the valuation of the property, proposed tax amounts, meetings about proposed levies and budgets, and the amount of taxes due.

Step 1: Valuation and classification notice

Step 1 The first notice, a valuation notice, is sent in March each year. It shows the property classification and the market value that taxes will be assessed at. Properties can be classified in a variety of ways, but the most common are residential and commercial. The market value of your property is determined by the assessor and is based on the classification and market conditions.

This is the time when you can appeal or question how your property is classified or valued. The valuation notice includes details about the appeal process.

Step 2: Proposed levies and taxes

Step 2 The second notice you will receive is for proposed tax amounts for the following year (this notice is also called a Truth-in-Taxation notice). Sent in November, it shows the proposed tax levies for the county, city, school district and other taxing authorities, such as a watershed district. This statement also shows the amount you will owe, based on your property valuation and classification, if the proposed levies and budgets are passed.

This statement includes the meeting dates where you can provide input on the proposed levies for the county, your municipality, your school district, and other taxing authorities. These meetings must occur after November 24. Once the budgets and tax levies are approved, your property tax is finalized. This amount may be different from the amount in the proposed tax statement.

Step 3: Tax statement

Step 3 The final notice you receive is your tax statement. It shows your property tax value, the amount of taxes due, and when they are due. It also includes payment coupons which can be used when making your tax payment. This statement is mailed in March before the first half of your property tax is due in May (the second half is due in October).

When you receive this notice, you will also want to check with the Minnesota Department of Revenue to see if you qualify for a property tax refund.