



Wright County Assessor's Office  
 Government Center  
 3650 Braddock Ave NE, Ste 1700  
 Buffalo, MN 55313-3666  
 www.co.wright.mn.us  
 Phone: (763) 682-7367

# VALUATION NOTICE

# 2023

## 2022 Values for Taxes Payable in

Property tax notices are delivered on the following schedule:

- Step 1 Valuation and Classification Notice **See Details Below.**  
 Class: RES NON-H  
 Estimated Market Value: \$202,800  
 Homestead Exclusion:  
 Taxable Market Value: \$202,800
- Step 2 Proposed Taxes Notice  
 2023 Proposed Tax: Coming November 2022
- Step 3 Property Tax Statement  
 1st Half Taxes:  
 2nd Half Taxes: Coming March 2023  
 Total Taxes Due in 2023:

00051835

**TAXPAYER(S):**

CTW GROUP INCORPORATED  
 4820 MINNETONKA BLVD FL 3  
 SAINT LOUIS PARK MN 55416-2263



**Property ID Number:** 103-010-063040

**Property Description:**  
 Sect-30 Twp-120 Range-025 ORIGINAL PLAT BUFFALO Lot-004  
 Block-063  
 203 2ND AVE NE BUFFALO MN 55313

**The time to appeal or question your CLASSIFICATION or VALUATION is NOW!**

It will be too late when proposed taxes are sent.

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

<b>Taxes Payable in 2022 (2021 Assessment)</b>	<b>Taxes Payable in 2023 (2022 Assessment)</b>
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The assessor has determined your property classification(s) to be:  
RES NON-H

RES NON-H

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

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

<b>Estimated Market Value (EMV)</b>	<b>\$192,900</b>	<b>\$202,800</b>
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Several factors can reduce the amount that is subject to tax:

- Green Acres Value Deferral
- Rural Preserve Value Deferral
- Platted Vacant Land Exclusion
- Disabled Veterans Exclusion
- Homestead Market Value Exclusion

<b>Taxable Market Value (TMV)</b>	<b>\$192,900</b>	<b>\$202,800</b>
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The following values (if any) are reflected in your estimated and taxable market values:

Referendum Market Value	\$192,900	\$202,800
New Improvement Value		

## 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 meetings.

If the property information is not correct, you disagree with the values, or 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  
 OPEN BOOK MEETING DATE: 4/14/22 TIME: 3PM TO 7PM  
 ASSESSORS OFFICE #1700  
 ASSESSORS OFFICE HOURS M-F 8:00 AM - 4:30 PM  
 (763) 682-7367

County Board of Appeal and Equalization Meeting  
 6/13/2022 WRIGHT CTY GOVT CTR  
 BY APPT ONLY - APPTS MUST BE  
 SCHEDULED BY 6/6/22

