



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

00046735

TAXPAYER(S):
MORRIS EXCAVATING INC
425 COKATO ST W
COKATO MN 55321-4632



Property ID Number: 105-500-284433

Property Description:
Sect-28 Twp-119 Range-028 UNPLATTED LAND COKATO
COM2RDS W OF SE COR OF SE1/4OF SE1/4TH N 198FT TH
425 COKATO ST W COKATO MN 55321

VALUATION NOTICE

2022 Values for Taxes Payable in

2023

Property tax notices are delivered on the following schedule:

Step 1	Valuation and Classification Notice Class: COMM Estimated Market Value: \$234,200 Homestead Exclusion: Taxable Market Value: \$234,200	See Details Below.
Step 2	Proposed Taxes Notice 2023 Proposed Tax:	Coming November 2022
Step 3	Property Tax Statement 1st Half Taxes: 2nd Half Taxes: Total Taxes Due in 2023:	Coming March 2023

**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

**Taxes Payable in 2022
(2021 Assessment)**

**Taxes Payable in 2023
(2022 Assessment)**

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

COMM

COMM

☐ 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:

Estimated Market Value (EMV) \$224,700

\$234,200

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

Taxable Market Value (TMV) \$224,700

\$234,200

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

Referendum Market Value \$224,700

\$234,200

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

County Board of Appeal and Equalization Meeting

OPEN BOOK MEETING DATE: 4/14/22 TIME: 3PM TO 7PM
ASSESSORS OFFICE #1700

6/13/2022 WRIGHT CTY GOVT CTR
BY APPT ONLY - APPTS MUST BE
SCHEDULED BY 6/6/22

ASSESSORS OFFICE HOURS M-F 8:00 AM - 4:30 PM
(763) 682-7367



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