



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 HMSTD
 Estimated Market Value: \$365,700
 Homestead Exclusion: \$4,300
 Taxable Market Value: \$361,400
- 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:

TAXPAYER(S):
 NANCY MCCOURT &
 KATHRYN J TOMPKINS ETAL
 4488 LANDMARK DR NE
 SAINT MICHAEL MN 55376-2208

00028676



Property ID Number: 114-344-001040

Property Description:
 Sect-12 Twp-120 Range-024 TOWN CENTER N OF ST MICHAEL
 Lot-004 Block-001
 4488 LANDMARK DR NE ST MICHAEL MN 55376

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

RES HMSTD

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)	\$85,000	\$365,700
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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	\$29,600	\$4,300
Taxable Market Value (TMV)	\$55,400	\$361,400

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

Referendum Market Value	\$85,000	\$365,700
New Improvement Value		\$246,700

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

APRIL 26, 2022 6:00 PM ST MICHAEL CITY HALL
 CALL NUMBER BELOW

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



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