



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

**TAXPAYER(S):**  
CHARLIE KERN &  
RACHAEL KERN ETAL  
24481 MERIDIAN AVE  
BELLE PLAINE MN 56011-4414

00005873



**Property ID Number:** 206-091-000160

**Property Description:**  
Sect-02 Twp-121 Range-027 WARNER'S SUGAR LAKE SHORE LTS  
Lot-016  
11420 HOYER AVE NW ANNANDALE MN 55302

## VALUATION NOTICE

**2022 Values for Taxes Payable in**

# 2023

Property tax notices are delivered on the following schedule:

|        |                                                                                                                                                         |                      |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Step 1 | Valuation and Classification Notice<br>Class: RES NH 4B<br>Estimated Market Value: \$494,000<br>Homestead Exclusion:<br>Taxable Market Value: \$494,000 | See Details Below.   |
| Step 2 | Proposed Taxes Notice<br>2023 Proposed Tax:                                                                                                             | Coming November 2022 |
| Step 3 | Property Tax Statement<br>1st Half Taxes:<br>2nd Half Taxes:<br>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:

RES NH 4B

RES NH 4B

☐ 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)** \$417,000

\$494,000

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)** \$417,000

\$494,000

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

Referendum Market Value \$417,000  
New Improvement Value \$13,700

\$494,000

## 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

APRIL 12, 2022 3:00 PM CORINNA TOWNSHIP HALL  
CALL NUMBER BELOW

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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