



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):

22299*45**G50**0.8295**3/6*****AUTO5-DIGIT 55307
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 W175FT TO POB TH N75FT
TH W173.5FT TH N90FT TH W47FT TH S22RDS TO N BDY OF HWY12R

Property Address: 425 COKATO ST W, COKATO MN 55321

2-1-24_V1

VALUATION NOTICE

2024 Values for taxes payable in

2025

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice			See Details Below.
Step	Class:		
1	COMMERL PREF		
	Estimated Market Value:	\$307,900	
	Homestead Exclusion:	\$0	
	Taxable Market Value:	\$307,900	
Proposed Taxes Notice			
Step	2025 Proposed Tax:		
2			Coming November 2024
Property Tax Statement			
Step	1st Half Taxes:		
3	2nd Half Taxes:		Coming March 2025
	Total Taxes Due In 2025:		

**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 2024
(2023 Assessment)**

**Taxes Payable in 2025
(2024 Assessment)**

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

COMMERL PREF

COMMERL PREF

☐ 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)	\$290,400	\$307,900
Several factors can reduce the amount that is subject to tax:		
Green Acres Value Deferral	\$0	\$0
Rural Preserve Value Deferral	\$0	\$0
Platted Vacant Land Exclusion	\$0	\$0
Disabled Veterans Exclusion	\$0	\$0
Homestead Market Value Exclusion	\$0	\$0
Mold Damage Exclusion	\$0	\$0
Taxable Market Value (TMV)	\$290,400	\$307,900

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

Referendum Market Value	\$290,400	\$307,900
New Improvement Value	\$0	\$0

The classification(s) of your property affect the rate at which your value is taxed.

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 8, 2024 - April 30, 2024
WRIGHT COUNTY ASSESSOR'S OFFICE
3650 BRADDOCK AVE NE STE 1700 BUFFALO, MN 55313
OFFICE HOURS M-F 8 AM-4:30 PM
FOR MORE INFORMATION CALL 763-682-7367

County Board of Appeal and Equalization Meeting

June 17, 2024 4:00pm -
WRIGHT COUNTY BOARD ROOM
BY APPOINTMENT ONLY
APPOINTMENTS MUST BE SCHEDULED BY 06/10/2024
PRIOR APPEAL TO LOCAL BOARD REQUIRED



Appealing the Value or Classification of Your Property

Informal Appeal Options - Contact Your Assessor

If you have questions or concerns, the assessor can help explain the details of your property's valuation and classification. Contact information for your assessor's office is on the other side of this notice.

Some jurisdictions choose to hold open book meetings to allow property owners to discuss their concerns with the assessor. If this is an option available to you, the meeting time(s) and location(s) will be indicated on the other side of this notice.

Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

Option 1 - The Boards of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you. The meeting times and locations are on the other side of this notice. **You must have presented your case to the Local Board of Appeal and Equalization BEFORE appealing to the County Board of Appeal and Equalization.**

Step 1- Local Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. Please contact your assessor's office for more information. If your city or township does not have a Local Board of Appeal and Equalization (as indicated on the other side of this notice) you may appeal directly to the County Board of Appeal and Equalization.

Step 2- County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office to get on the agenda or for more information.

Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 (October 1 for manufactured homes assessed as personal property) of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation and classification.

For more information, contact the Minnesota Tax Court:

Phone: 651-539-3260 or for MN Relay call 1-800-627-3529

On the web: www.mn.gov/tax-court

Definitions

Exclusion for Veterans With Disabilities - Veterans with qualifying disabilities may be eligible for a valuation exclusion on their homestead property.

Estimated Market Value - This value is what the assessor estimates what your property would likely sell for on the open market.

Green Acres - Applies to class 2a agricultural property that is facing increasing values due to pressures not related to the agricultural value of the land. This value is determined by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn, or no longer qualifies for the program.

Homestead Market Value Exclusion - *The maximum exclusion amount has increased for assessment year 2024 and beyond.* Applies to residential homesteads and to the house, garage, and one acre of land for agricultural homesteads. The exclusion is a maximum of \$38,000 at \$95,000 of market value, and then decreases by nine percent for value over \$95,000. The exclusion phases out for properties valued at \$517,200 or more.

New Improvements - This is the assessor's estimate of the value of new or previously unassessed improvements that have been made to your property within the past five years.

Plat Deferment - For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phased in over time. If construction begins, or if the lot is sold before expiration of the phase-in period, the lot will be assessed at full market value in the next assessment.

Rural Preserve - Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.

Taxable Market Value - This is the value that your property taxes are actually based on, after all reductions.