



ASSESSING SERVICES
 1590 Highway 55 • Hastings, MN 55033-2372
 651-438-4200
 www.dakotacounty.us
 Email: assessing.services@co.dakota.mn.us

VALUATION NOTICE **2026**
 2025 Values for Taxes Payable In

Property tax notices are delivered on the following schedule:

- Step 1 Valuation and Classification Notice
 Class: RESIDENTIAL HOMESTEAD
 Estimated Market Value: \$291,800
 Homestead Exclusion: \$20,288
 Taxable Market Value: \$271,512
- Step 2 Proposed Taxes Notice *Coming November 2025*
- Step 3 Property Tax Statement *Coming March 2026*

Property Description:

Property ID Number:
 Property Address:

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 2025 (2024 Assessment) Taxes Payable in 2026 (2025 Assessment)

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

RESIDENTIAL HOMESTEAD RESIDENTIAL HOMESTEAD

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

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

Estimated Market Value (EMV) \$279,000 \$291,800

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
Exclusion For Veterans with Disabilities	\$0	\$0
Homestead Market Value Exclusion	\$21,440	\$20,288
Taxable Market Value (TMV)	\$257,560	\$271,512

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

New Improvement Value \$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 you have concerns about the information on this notice, **please contact your assessor.** 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 appeal options are available:

Open Book Informal Appeal Option
Review Period - March 11, 2025 to May 1, 2025

Complete a Property Inquiry and Appeal Form using the Dakota County QR code, OR at www.dakotacounty.us and search Appeal Form and complete the form, OR

Email: assessing.services@co.dakota.mn.us, OR

Call: 651-438-4200 Monday through Friday 8:00am-4:30pm



Formal Appeal Option
Special County Board of Appeal and Equalization Meeting

June 9, 2025 at the Dakota County Western Service Center
 14955 Galaxie Avenue, Apple Valley, MN 55124

Call: 651-438-4200 by May 1, 2025 for an appointment.

Don't wait to appeal or question your **CLASSIFICATION or VALUATION.**

The County Board of Appeal and Equalization Meeting occurs in early June of the valuation year (see specific date above). It is important you contact Assessing Services prior to the County Board of Appeal and Equalization Meeting if you wish to appeal your value or classification to ensure all appeal options are available to you.



Use the Dakota County QR code or visit www.dakotacounty.us to find property, value, tax and sales information. Contact information is listed above if you still have questions or concerns.

To receive your valuation notices and tax statements through email, visit www.dakotacounty.us and search *electronic notices*.

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.

Formal Appeal Options

County Board of Appeal and Equalization

If your questions or concerns are not resolved after meeting with your assessor, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office for an appointment or for more information.

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 you 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 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 - 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.