

# Appealing Property Value and Classification

If you disagree with the assessed value or classification of your property, you may appeal.

You will need information from the Notice of Valuation and Classification that you receive each spring from your county. It includes:

- [Estimated market value](#) for current and prior years
- Taxable market value
- Classification of the property
- Assessor's contact information
- Dates, times, and location of the local and county board meetings

Counties complete valuation and classification appeals.

## Before You Appeal

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Before you appeal, make sure to:

- Verify your property information, such as its dimensions, age, and condition of any structures.
- Review property records to determine the market values of similar properties in your neighborhood.
- Review sales data to compare similar properties in your area.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior) ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

**Note:** The assessor is not responsible for the dollar amount you pay in property tax. Tax rates are determined by your local taxing authorities, including city, county, school districts. You may not appeal your taxes.

## Appealing

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You may appeal to your Local or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court. More detailed instructions are on your Notice of Valuation and Classification.

## What You Can Appeal

You can appeal your property's estimated market value or classification if you believe the property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

## Supporting Material

Any evidence and supporting documentation about your property's value and classification should be provided, such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that support your appeal

## Appealing to the Boards of Appeal of Equalization

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards, you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer any questions.

For more information, contact your county assessor.

## Appealing to Minnesota Tax Court

You must file your appeal by **April 30** of the year the tax becomes payable.

Visit the [Minnesota Tax Court website](#) to get more information, forms and instructions.

### Local Board of Appeal and Equalization

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The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level. For more information regarding dates and times the Local Board of Appeal and Equalization meets, please contact your county assessor.

## County Board of Appeal and Equalization

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The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the [Minnesota Tax Court](#).

## Questions?

If you have additional property-specific questions, contact your [county assessor](#).

For information on how property taxes are calculated, visit [Understanding Property Tax](#).

## Contact Info

### EMAIL

[Contact form](#)

### PHONE [\[+\]](#)

651-556-6091

Property Tax Refunds

651-296-3781

### HOURS [\[+\]](#)

### ADDRESS [\[+\]](#)

## Last Updated

May 19, 2021