

Why do I pay property taxes?

How is my property tax determined?

What should I do if I feel that my property tax is too high?

Where can I get property tax information?

Why do I pay property taxes?

Your property taxes are used in funding local services. Services such as police, fire, park and recreational facilities, social services, court system and education are paid for by your property taxes. The money you pay for property taxes is used for services at different levels of government, your property tax is divided among the county, school district and city. A small amount goes to fund other taxing districts such as Metropolitan Council.

How is my property tax determined?

First, the assessor must determine a fair market value for your property. Minnesota Statute 272.03 defines "Market Value" as "the usual selling price...at the time of assessment." Minnesota state law also requires the assessor to physically review property at least once every five years. Establishing a fair and equitable market value will make sure you are paying your fair share of the total property tax burden.

Second, Minnesota state law determines how the total tax will be distributed among various types of property in the states, such as residential, commercial and industrial property. Property tax laws are subject to change by Minnesota state legislation, therefore, the tax burden may shift to different types of property from year to year.

Finally, the actual dollar amount that you pay in property tax is determined by the amount of money needed to fund the local services described above.

The actual calculation of your property tax is a little more complicated. Changes in city's property tax base, special property classifications, state mandates, credits, and other statutory requirements may affect the actual dollar amount of property tax you pay.

What should I do if I feel that my property tax is too high?

You may discuss your concerns with your elected officials. You may contact a member of the school board, a county commissioner, your city council members, your state representative or your state senator. You may also attend one or more of the budget hearings (*also known as truth in taxation hearings*) that are held each year in November and December. Information about these meetings can be found on your proposed property tax statement.

The assessing department can answer questions regarding the market value or classification of your property. If the market value and the property classification are correct, the assessor has no control over the amount of property tax that is levied against your property.

Where can I get property tax information?

Current year property tax information is available from Hennepin County. You may contact Hennepin County Taxpayer Services at (612) 348-3011, or visit their website at www.co.hennepin.mn.us.

Assessing personnel are available to help answer your questions Monday to Friday from 8:00am to 4:30pm. Our contact information is listed below.