

The Property Assessment Appeals Process

What are my options if I disagree with my property tax assessment?

Review the Value Notice that you receive during the first quarter of every year. If you do not agree with the property's valuation or classification you have several methods of appeal available to you. The methods of appeal are summarized in the flowchart below.

Discuss your concerns with the City of Minneapolis Assessor's Staff

- Review the methods and calculations used to determine your property value.
- Review the property's characteristics and any changes during the past year.
- Review the sales in your area and local market trends.
- Discuss options and further steps with the Assessor's staff.
- If you and the Assessor's staff still do not agree, continue below.

APPEAL DIRECTLY TO TAX COURT

THREE LEVELS OF REVIEW TO SETTLE AN APPEAL

[\(link:#mntax\)](#)

Appeal to the City of Minneapolis Board of Appeal and Equalization

- The Board meets in April or May, call the Minneapolis City Clerk's office for an application and appointment.
- Appeal in person, by letter or designated representative.
- If you still do not feel your concerns are addressed you may next appeal to the Hennepin County Board of Equalization.
- Discuss options and further steps with the Assessor's staff.
- If you and the Assessor's staff still do not agree, continue below.

Appeal to the Hennepin County Board of Appeal and Equalization

- You must have first appealed to the Minneapolis Board of Appeal.
- The Hennepin County Board meets in June, call the Hennepin County Taxpayers Services at (612) 348-3011 for an application and appointment.
- Appeal in person, by letter or designated representative.
- If you still do not feel your concerns are addressed you may next appeal at the Minnesota Tax Court.

Appeal in the Minnesota Tax Court

- Appeals may be made until April 30 of the year when the taxes are payable.
- The Tax Court Clerk can be contacted at (651) 296-2806. They will mail a packet of information about Tax Court and the forms needed for filing. There is a fee for filing.
- Please refer to Section 8610.0010 of the Minnesota Administrative Rules, subpart D, which addresses the requirement of "Representation" before the tax court in a regular division appeal.

Regular Division

- Can be used for any property type
- Must be used for property assessed over \$300,000
- Attorney is recommended
- Decisions can be appealed to the Supreme Court

Small Claims Division

- All Homestead property provided there is one dwelling unit per parcel per petition
- Non-homestead property values under \$300,000
- Attorney not necessary
- Decisions are final