

TnT FAQ

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Why did my value go down and my taxes go up?

- Values change according to market conditions.
- Total values of the taxing district (city/school/county) affect your taxes.
- Legislative changes ie market value credit was eliminated and a market value exclusion was established.
 - **State money is no longer reducing total taxes.** By eliminating the homestead credit the state is saving \$260 million per year and this amount is now being paid by local property tax payers.
 - **The reduction in taxable value increases tax rates.** With the total taxable value being reduced by the exclusion, collecting the same total amount of property tax as the prior year requires a higher rate.
 - **The reduction in taxable property value shifts the relative burdens of who pays.** With homestead values reduced, other property types (and homes with higher values) pay a larger share of the tax.
 - **The exclusion provides less benefit to most properties than the credit.** The new homestead exclusion may not be enough to offset the increases in tax rates and the elimination of the credit, especially in areas that have lower total property tax rates like Washington County.

My neighbors tax only went up by x%, mine went up by x%?

- Your family/friend might not live in your same city/school boundary; their rates of taxation are all different.
- The new market value exclusion is determined based upon your estimated value, your exclusion and your neighbor's exclusion can be different.

The newspaper said taxes would go up/down by %?

- The newspaper article is reflective of the average home in their jurisdiction.
- Each parcels value is determined independently, the average is calculated on totals.

What is included on the line that says “Other Special Taxing Districts” or “Metro Special Taxing Districts”?

- “Other Special Taxing districts” include authorities such as: Community Development Authority, Economic Development Authority, water districts, sewer districts, and lake improvement districts.
- “Metro Special Taxing Districts” include authorities: Mosquito Control, Metropolitan Transit, and the Metropolitan Council.

My value notice does not match my proposed property tax notice

- Is your property Residential Homestead and under 413,800?
 - If yes there was a change to the taxable market value due to the new market value exclusion.

My value went down too far and I feel it was worth more

- The proposed tax notice shows your Taxable Market Value, your value notice from last spring shows your Estimated Market Value
 - If you think your Estimated Market Value it is too low contact a Scott County appraiser

Are special assessments included/how much is my special assessment?

- Special assessments are not included on the TnT notices.
- The cities and townships will be certifying the assessments in November; you can call us late December to find out what your special assessment will be.

How come my property is listed as non-homestead?

- Did you apply for homestead before October 25th? You had to fill out the application and send it directly to us, no one else can complete this application for you.
- If you own and occupy your property by December 1 and apply by December 15 you can apply by going to www.co.scott.mn.us Property, GIS, and Land > Property Tax > Residential Homestead, the applications can be found on the right hand side or the bottom of the page, the application must be received by the county by December 15.

Can I come to the Scott county Budget meeting to discuss my tax?

- The county meeting held on Dec 1st is strictly to discuss the county budget; they will not entertain any questions on your specific property regarding tax amounts, value, or classification. If you would like to hear and/or comment on how the county is spending your tax dollars we welcome your attendance.
- There is information included with your notice on how the county is spending your tax dollars.

How do I appeal my property tax? What should I bring to the meeting to appeal my property tax?

- There is no avenue to appeal a tax amount. In December you have the opportunity to hear and comment on local spending decisions.

Can you explain the change in the homestead program?

- The 2011 Legislature repealed the Homestead Market Value Credit, (the homestead credit), and replaced it with a new Homestead Market Value Exclusion. The last year of the credit is for property taxes paid in 2011 and the exclusion begins for property taxes payable in 2012.
- The homestead benefits include:
 - Potential value exclusion (under 413,800) for determining your taxable market value
 - Eligibility to apply for the state property tax refund. The legislature changed the property tax refund as well so if in the past you did not qualify for this refund you may qualify now, please go to www.taxes.state.mn.us click on Individual Taxpayers and then under Forms and Instructions select Property Tax Refund, this is not a county program and we cannot answer questions pertaining to this program or refund.

Do you know why the legislature changed the homestead law?

- State money is no longer reducing your property taxes. By eliminating the credit, the state saves \$260 million dollars per year. In Scott County this mean a total of almost \$6 million in credits that were paid by the state to all the local governments will now be paid by property owners.

Does the TnT notice include the School Districts Referendum?

- No, those were first voted on November 8th, your final tax statement will include any approved referendum dollars.