



Property Records & Taxpayer Services

14949 62nd Street North PO Box 6
Stillwater, MN 55082-0006
(651) 430-6175

VALUATION NOTICE		2017
2016	Values for Taxes Payable in	

Property ID #: 29.028.21.11.0013

Property Address:

Taxpayer: BIELENBERG GARDENS RETAIL LLC
VICE PRES OF RETAIL DEV
C/O UNITED PROPERTIES INV LLC
3600 AMERICAN BLVD W STE 750
BLOOMINGTON MN 55431-4514

Municipality: CITY OF WOODBURY

Tax Description: Lot C BIELENBERG GARDENS

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice			
Step 1	Primary Class:	Comm/Ind	See Details Below
	Estimated Market Value:	2,262,300	
	Homestead Exclusion:		
	Taxable Market Value:	2,262,300	
Step 2 Proposed Taxes Notice			
2	Coming November 2016		
Step 3 Property Tax Statement			
3	Coming March 2017		

The time to appeal or question your **CLASSIFICATION or VALUATION is NOW!**
It will be too late when proposed taxes are sent

Property Classification	Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)
<i>The assessor has determined your property's classification(s) to be:</i>		
	Comm/Ind	Comm/Ind
<i>The classification(s) of your property affect the rate at which your value is taxed.</i>		
<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.		

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 the property information is not correct, you disagree with the values, or have other questions about this notice, **please contact your assessor first to discuss any questions or concerns.** Often your issues can be resolved at this level. 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.

Property Valuation	Taxes Payable in 2016 (2015 Assessment)	Taxes Payable in 2017 (2016 Assessment)
<i>The assessor has estimated your property's market value to be:</i>		
Estimated Market Value (EMV)	2,036,100	2,262,300
<i>Several factors can reduce the amount that is subject to tax:</i>		
Green Acres Value Deferral		
Rural Preserve Value Deferral		
Open Space Deferral		
Platted Vacant Land Deferral		
This Old House Exclusion		
Disabled Veterans Exclusion		
Mold Damage Exclusion		
Homestead Market Value Exclusion		
Taxable Market Value (TMV)	2,036,100	2,262,300

Open Book Meeting(s)

April 7, 2016 5:00-7:00 p.m. Cottage Grove City Hall 12800 Ravine Parkway S	April 13, 2016 5:00-7:00 p.m. Oakdale City Hall 1584 Hadley Ave N	April 21, 2016 5:00-7:00 p.m. Woodbury City Hall 8301 Valley Creek Rd	April 27, 2016 2:00-7:00 p.m. Washington Co. Gov't Ctr 14949 62nd St N
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County Board of Appeal and Equalization

5:00 PM, TUESDAY, JUNE 14, 2016, GOV'T CENTER STILLWATER - CALL 651-430-6175 **BY MAY 18, 2016** FOR AN APPOINTMENT

Property information is available on the county website or at our office during normal business hours. Call 651-430-6175 for more information.