



WHAT'S WITH THE GREEN PAPER?

The green paper is your valuation notice and lets you know your **estimated market value**, or the Assessor's determination of the likely price your property would sell for in an open, competitive market.

Minnesota Statute 273.11 states that "all property shall be valued at its market value". Achieving 100% of market value on each property is impossible. The State Board of Equalization requires the overall assessment level to be between **90 and 105% of the market value**.

DETERMINING THE 2026 ESTIMATED MARKET VALUE

WHEN THIS HAPPENS

Summer/Fall/Winter 2025

Collect data on properties

An appraiser visits your property at least once every five years to make sure the assessment data is correct (i.e., square footage, story height, condition, basement finish etc.) or annually to track completion of building permits. Correct data helps us compare similar properties.



Sales that occurred between Oct 1, 2024—Sept 30, 2025 are used to set 2026 values

The Assessor reviews property sales from the local area to get a good idea of what the market is doing and figure out what similar properties will sell for. Your estimated market value is not based on individual sales, but rather considers many sales to get the "most likely" price.



Jan 2, 2026 assessment date for taxes payable in 2027

Assessors use the mass appraisal technique to value all properties based on the sale transactions of comparable properties in the area. This technique aids the Assessor's Office in determining your estimated market value as of the assessment date each year.



FAMILIAR TUNES...

"Nothing's Changed."

Your value may change, even though you haven't changed your property. Supply & demand largely influences the market. If demand increases, the cost to buy increases, and the market value increases.

"My Value Went Up, Will My Taxes, too?"

Not necessarily. Many factors influence your property taxes. Check the chart on the right.

"They're Trying to Get More Taxes Out of Me!"

There is a misconception that values are increased to increase revenue. This is not true. Whatever is budgeted by taxing entities will be collected regardless of what the values do.

FACTORS IMPACTING YOUR PROPERTY TAX



PROPERTY TAXES...EASY AS PIE!

SIZE OF PIE

Assume the pie represents the budget of all jurisdictions (County, City/Township, school district, etc.) that impact your property. The size of the pie is the total taxes to be collected. If the entire pie gets bigger, that means the total tax dollars needed has increased.



NUMBER OF SLICES

The total number of slices in the pie represents the total number of properties, where each property is its own slice. Your slice represents the portion that you pay.



SIZE OF SLICES



The size of a slice represents the property value. Higher valued properties have a larger slice of pie and can expect to pay a higher portion of the overall tax.

The Property Valuation Notice (green paper) helps you understand the size of your slice. The Truth in Taxation Notice, mailed in November, explains how much that slice will cost in relation to the whole pie.

WHAT SHOULD I DO IF I THINK MY PROPERTY VALUE IS TOO HIGH?

1

Do your research. Review your property's Appraisal Summary, found on the Wilkin County Website, wilkincounty.gov (click County GIS > Tax Parcel Viewer > search for your property). Review sales from October 1, 2024 through September 30, 2025. Sales can be found on the right-hand side of the Wilkin County Assessor's webpage, wilkincounty.gov/assessor.

2

As a property owner in Wilkin County, you have the right to **appeal your estimated market value or classification**. To appeal, call the Wilkin County Assessor's Office at 218-643-7162. The Assessor's Office will schedule a time to review the interior and exterior of your property.

3

If you still disagree with your value or classification, call the Wilkin County Assessor's Office to schedule an appointment for your Local Board of Appeal and Equalization or Open Book Meeting.

- **Local Board of Appeal Meetings:** Akron Township, City of Breckenridge
- **Open Book Meeting:** All other Townships and Cities

4

If you still disagree with your value or classification after appealing at the local level, call the Wilkin County Assessor's Office to schedule an appointment for the **County Board of Appeal and Equalization Meeting**. Please note, an appeal cannot be made to the County Board of Appeal and Equalization unless the appeal was first heard by the Local Board of Appeal.

NOTES OF INTEREST

Dates and times of Board of Appeal and Equalization Meetings are found on your valuation notice... the green paper!

The Board of Appeal and Equalization meetings cannot take action on your taxes payable in 2025.



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