

## Impact of Value

The examples below are based on a fictional town consisting of four residential nonhomestead houses that are not subject to any deferrals, exclusions, or reductions. The small tax base is used to illustrate how value changes may affect taxes for each house. As the tax base becomes larger, value changes will not affect taxes as dramatically as the examples shown. Even if a value change results in a smaller tax bill for one property owner and an increased burden to be shared by all property in the jurisdiction, any value change will ultimately affect all taxpayers in the jurisdiction. If this example included homesteaded properties, valuation changes would also impact the homestead market value exclusion for those properties.

Here, we show how valuation can impact taxes when classification remains constant. As with classification, correctly valuing a property ensures that the property owner will be paying their fair share of property taxes.

### Example 1

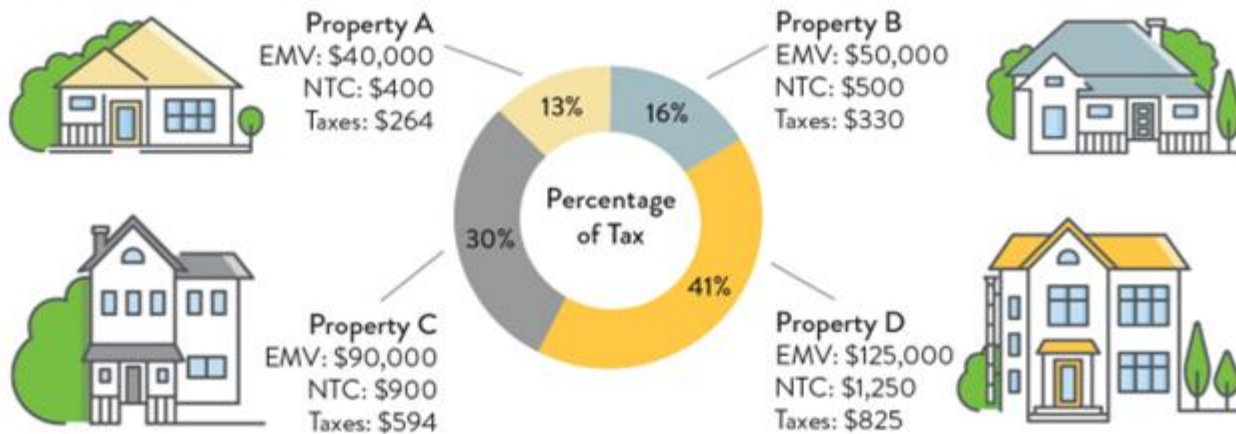
Total EMV = \$305,000

Class Rate = 1%

Township Levy = \$2,000

Tax Rate = 66%

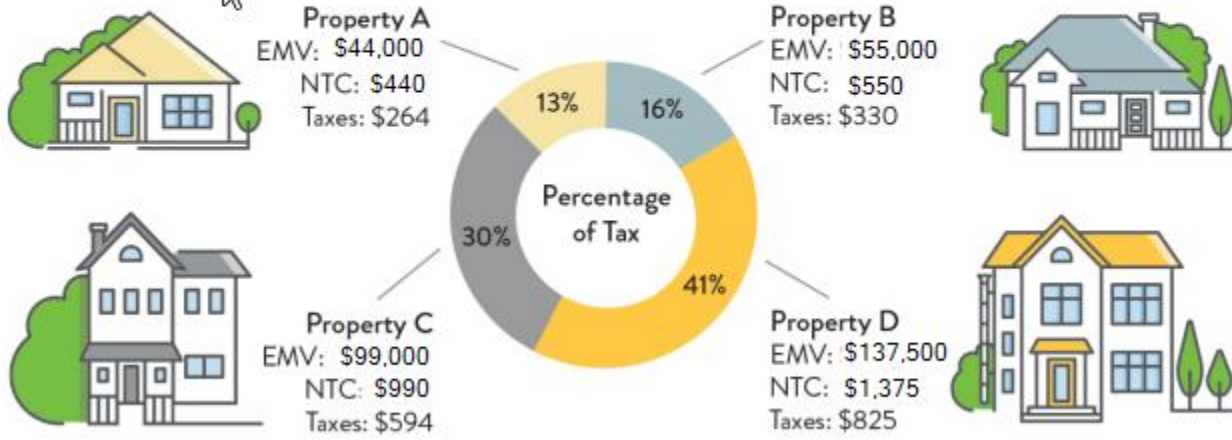
The values and corresponding share of the tax burden for the four properties before the meeting of the Local Board of Appeal and Equalization.



**Example 1-1 Showing a 10% value increase to each property. Notice no change to tax amounts.**

Total EMV = \$335,500      Class Rate = 1%      Township Levy = \$2,000      Tax Rate = 60%

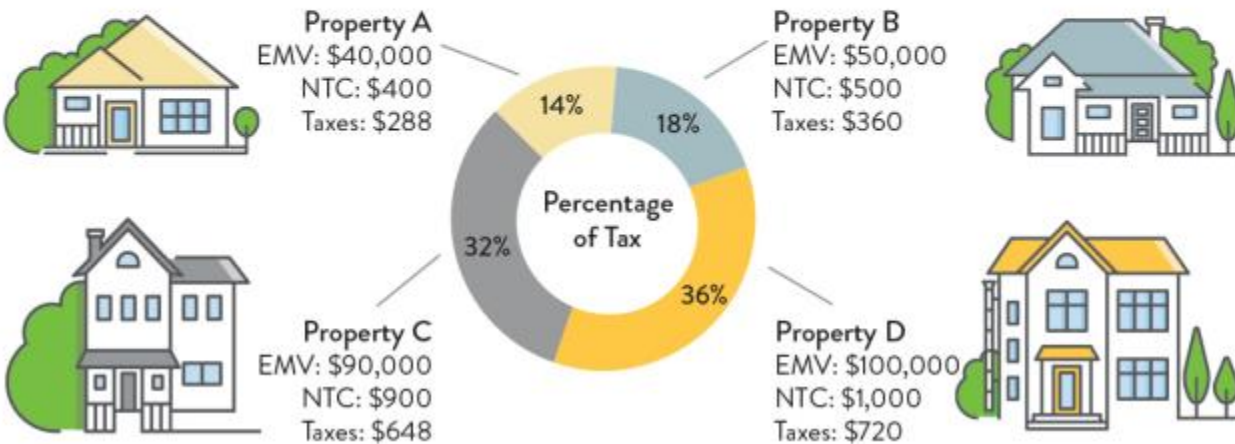
The values and corresponding share of the tax burden for the four properties before the meeting of the Local Board of Appeal and Equalization.



**Example 2**

Total EMV = \$280,000      Class Rate = 1%      Township Levy = \$2,000      Tax Rate = 72%

The owner of Property D appealed the value of his property. He did not provide any evidence as to why his value should be reduced. The board reduced his value by \$25,000. The example shows how the change affects the share of the tax burden for the four properties.



### Example 3

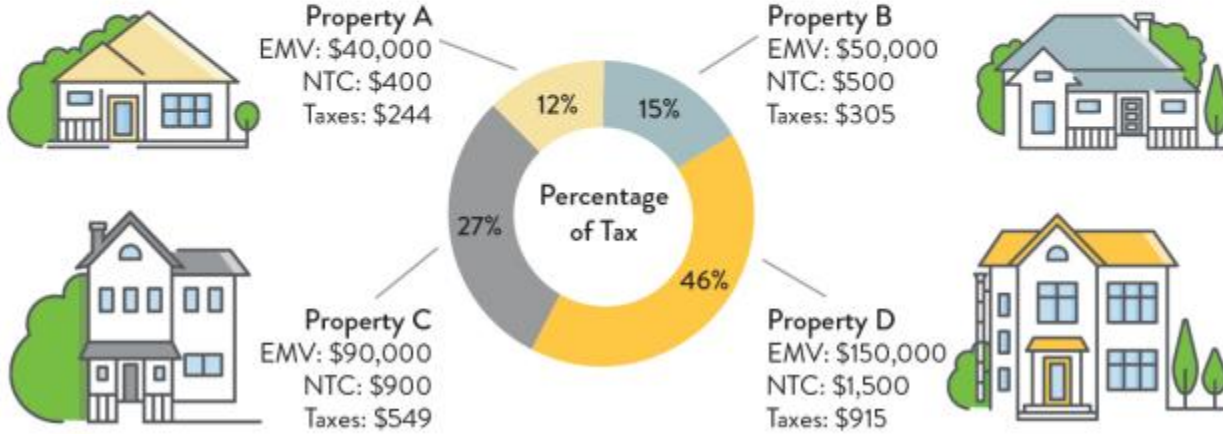
Total EMV = \$330,000

Class Rate = 1%

Township Levy = \$2,000

Tax Rate = 61%

The owner of Property D appealed the value of his property. He did not provide any evidence as to why his value should be reduced. The board raised his value by \$25,000. The example shows how the change affects the share of the tax burden for the four properties.



Reference: Minnesota Department of Revenue

[https://www.revenue.state.mn.us/sites/default/files/2026-02/property-tax-calculation-workbook-payable-2026-new\\_1.pdf](https://www.revenue.state.mn.us/sites/default/files/2026-02/property-tax-calculation-workbook-payable-2026-new_1.pdf)