



Minnesota Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Minnesota lets you appeal. Use this checklist to file correctly and on time.

Minnesota at a glance

Appeal deadline	Local Board of Appeal and Equalization (April 1 – May 31) first; Tax Court petition by April 30
Effective tax rate	1% (about \$3,357/yr on a \$329,300 home)
Assessment basis	100% of estimated market value
Appeals heard by	County Board of Appeal and Equalization !' Minnesota Tax Court !' Court of Appeals

April 30 is the MINNESOTA TAX COURT petition deadline (\$278.01), not a county board date. The Local Board of Appeal and Equalization sits between April 1 and May 31 and is a prerequisite — going to the county board without it will not work. The County Board of Appeal and Equalization convenes after the second Friday in June and no action it takes after June 30 is valid (\$274.14). Start with your assessor, then the local board. Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive notice of valuation (March 31)
- ☐ Contact your assessor, then appear before the LOCAL Board of Appeal and Equalization (April 1 – May 31) — this is a prerequisite
- ☐ Appeal to the County Board of Appeal and Equalization (convenes after the second Friday in June; no action valid after June 30)
- ☐ Or petition the Minnesota Tax Court by April 30
- ☐ Further appeal to the Minnesota Supreme Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Homestead Market Value Exclusion: excludes up to \$38,000 of market value (2024 law)
- **Senior / other relief:** Senior Citizens Property Tax Deferral for 65+ with income under \$96,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.