

HENNEPIN COUNTY

MINNESOTA

Memo

To: City Clerks

From: Joshua Hoogland, SAMA, Hennepin County Assessor 

Date: 2/14/2025

[Hennepin County 2025 Open Book Meetings](#)

Open book meetings are an important aspect of transparency in the assessment of real property. We find it important to share the steps we have taken to provide excellent customer service to the taxpayers of Hennepin County.

[Open Book meetings](#)

The Hennepin County Assessor's office will host 5 in person locations throughout the county and a virtual meeting session for taxpayers to discuss their assessments. Taxpayers located in a city that has an open book can attend any of the meetings, depending on what works best for them.

The available meeting dates, times and locations will be provided to taxpayers when they receive their property's valuation notice mailed in the coming weeks. The valuation notice will be accompanied by an insert providing additional information and instructions to assist taxpayers with understanding each of their appeal options. If a taxpayer would like to take part in the virtual meeting, they will need access to a computer or smart phone, call in advance to schedule a meeting time, then a Microsoft Teams meeting link will be provided for the appropriate date and time. Appraisers in our office will provide flexibility and additional date and time options to taxpayers to conduct the virtual, face-to-face meeting how and when they would prefer. Below are the locations, dates, and times of the meetings this year.



Location	Date	Time
Richfield City Hall	April 14th	4 pm-7 pm
Plymouth City Hall	April 16th	8 am - 7 pm
Rogers Community Center	April 17th	4 pm-7 pm
Virtual	April 22nd	8 am-7 pm
Mound Centennial Building	April 23rd	4 pm-7 pm
Crystal Community Center	April 24th	8 am-7 pm

It is important to note that taxpayers may call their assessor at any time after receiving their valuation notice up until the County Board of Appeal and Equalization (CBAE) deadline for appointments on May 21, 2025. Each valuation notice mailed includes a phone number that will put taxpayers in touch with the appropriate appraiser or assessor for their jurisdiction. Often, the taxpayers' questions are answered or concerns resolved during the phone conversation.

We request your help in circulating communication of these meetings to ensure awareness. This may include updates on the city's website, social media, mailings, newspaper advertisements, electronic list serves, etc.

[Hennepin County Assessor value review process](#)

Appraisers in our office will continue to answer value calls from taxpayers and respond quickly to questions and concerns. We will conduct in person valuation and classification reviews and collaborate with property owners to assist in the review process by asking them to provide documentation related to their property, such as, inspection reports and appraisals. We will also use all tools available to us including, aerial imagery, GIS technology, street view photography, sales listing information, new construction permit information, etc.

Thank you for your consideration and collaboration.

Contact

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Enc: Valuation notice insert

How to appeal your value and classification

If the property information on your valuation notice is not correct, you disagree with the values, or have other questions about this notice, you may appeal.

Start with your assessor

Often issues can be resolved by reaching out directly to your assessor. Their number is listed on the valuation notice.

Do you still have concerns? Attend a local meeting

If your issues weren't resolved by talking to your assessor, you can either attend a local board of appeal and equalization meeting or continue having an "open book" conversation with assessing staff. Each city chooses which meeting format they prefer (the front of your valuation notice will tell you which option your city has chosen).

Local board of appeal and equalization meetings

Property owners may appear in front of the local board of appeal and equalization to dispute their valuation or classification. The date and time of the meeting is located on your valuation notice.

Open book meetings

During an open book meeting, property owners can address questions about their property valuation and classification directly with assessing staff. If your city has opted for an open book meeting, the in-person meeting will be held at one of five locations. Choose the location that best fits your schedule.

Monday, April 14, 4 to 7 p.m. — Richfield City Hall, 6700 Portland Ave S, Richfield, MN

Wednesday, April 16, 8 a.m. to 7 p.m. — Plymouth City Hall, 3400 Plymouth Blvd, Plymouth, MN

Thursday, April 17, 4 to 7 p.m. — Rogers Community Room, 21201 Memorial Dr, Rogers, MN

Wednesday, April 23, 4 to 7 p.m. — Mound Centennial Building, 5341 Maywood Rd, Mound, MN

Thursday, April 24, 8 a.m. to 7 p.m. — Crystal Community Center, 4800 Douglas Dr N, Crystal, MN

If you prefer a virtual meeting, please call the number on the valuation notice to schedule a virtual appointment with an appraiser in advance of the following meeting date:

Tuesday, April 22, 8 a.m. to 7 p.m.

If you still need help, attend the county meeting

If after attending your local meeting you are still not satisfied, you can attend the county board of appeal and equalization meeting. If your city offers a local board of appeal and equalization meeting, you must attend that meeting before attending the county board of appeal and equalization. This requirement does not apply if your city holds an open book meeting.

Questions

Please call the number on the front of your valuation notice.

Hennepin County Assessor's Office
300 S. Sixth Street, MC 213, Minneapolis

hennepin.us/assessment

