

2015 Shoreview Property Tax Dollar

For every property tax dollar you pay:

On average, 77 cents of each dollar goes to your county, school district, and other taxing jurisdictions, and

23 cents goes to Shoreview



Shoreview's 23-cent share is allocated as follows in 2015:

- 7 cents Public Safety
- 5 cents Capital replacements
- 5 cents Parks/Recr. (combined)
- 2 cents General Government
- 2 cents Debt Service
- 2 cents Public Works & all other



Public Safety – Police, fire, animal control and emergency services

Capital – Replacement costs for all general assets: streets, buildings, equipment, fire trucks, trails, park facilities, mechanical systems, computer systems, and warning sirens

Parks/Recreation – Park and recreation administration, park maintenance and support for playground and senior programs

General Government – Administration, city council, newsletter, human resources, elections, accounting, information systems and legal

Debt Service – Payment of bonds issued for past projects

Public Works – Engineering, street maintenance, trail management and forestry

Community Development – Planning, code enforcement, building inspection and economic development

Capital replacement costs make up the second highest share of the City's property tax because of Shoreview's approach to financing infrastructure replacement (such as streets). Many cities utilize special assessments to recover all or a significant portion of the cost of street and utility replacements. In Shoreview, considerable effort is put into planning for infrastructure replacement. The City identifies the resources (taxes and utility fees) that are necessary to support upcoming capital replacement costs well in advance, so resources are available when needed.

Although one might think that this practice would result in higher taxes for Shoreview, it has actually helped the City keep a stable and competitive tax rate. When comparing the City portion of the property tax bill to 28 other metro-area cities similar to Shoreview in size, Shoreview ranks 6th lowest.

More information about benchmark comparisons is available in the *Community Benchmarks* booklet titled *How Does Shoreview Compare?* (available at city hall or on the City's website)

Shoreview Budget and Property Tax Levy

The Shoreview City Council will hold a public hearing on its budget and on the amount of property taxes it is proposing to collect to pay for the cost of services the city will provide in 2015. Budget and tax levy information is available on the City's website, at city hall, or by request.

All Shoreview City residents are invited to attend the Council's public hearing to express their opinions on the budget and proposed amount of 2015 property taxes.

The hearing will be held on:

**Monday, December 1, at 7:00 p.m.
Shoreview City Hall Council Chambers
4600 Victoria Street North, Shoreview, MN 55126
651-490-4600**

Written comments may also be submitted to: City of Shoreview, Finance Director's Office, 4600 Victoria Street North, Shoreview, MN 55126

Programs that may Reduce Your Property Taxes

Refunds/Deferrals Available

1. Some homeowners will qualify for a **Special Property Tax Refund**. To qualify for the special refund, all of the following must be true:

- You have owned and lived in the same home on both Jan. 2, 2014, and Jan. 2, 2015.
- The net property tax on your homestead increased by more than 12 percent from 2014 to 2015.
- The increase was at least \$100 and wasn't due to improvements you made to the property.

There is **no limit on household income** for the special refund. You may qualify even if you don't qualify for the regular refund. The maximum special refund is \$1,000.

2. Homeowners, with household income under \$107,150, can apply for a **Regular Property Tax Refund**. Higher income limits apply if you have dependents or if you are a senior or disabled.

3. Senior Citizens may qualify to defer a portion of their homestead property taxes to a later time.

For details on these Property Tax Refund and deferral opportunities, go to: www.revenue.state.mn.us Or call (651) 296-3781

Market Value Exclusion on Homestead Property of Disabled Veterans

If you are a disabled veteran with a 70-100% disability, you may be eligible for a market value exclusion. This exclusion will reduce property taxes for the homesteads of qualifying disabled veterans. Application qualifications and deadline apply.

Homestead Applications Due By December 15, 2014

You must contact your County Assessor to file a homestead application if one of the following applies:

- You are a new owner.
- You have changed your marital status.
- You have changed your name.
- You have changed residence or mailing address.
- You have added or removed an owner.

If you sell, move, or for any reason no longer qualify for the homestead classification, you are required to notify the County Assessor within 30 days of the change in homestead status.

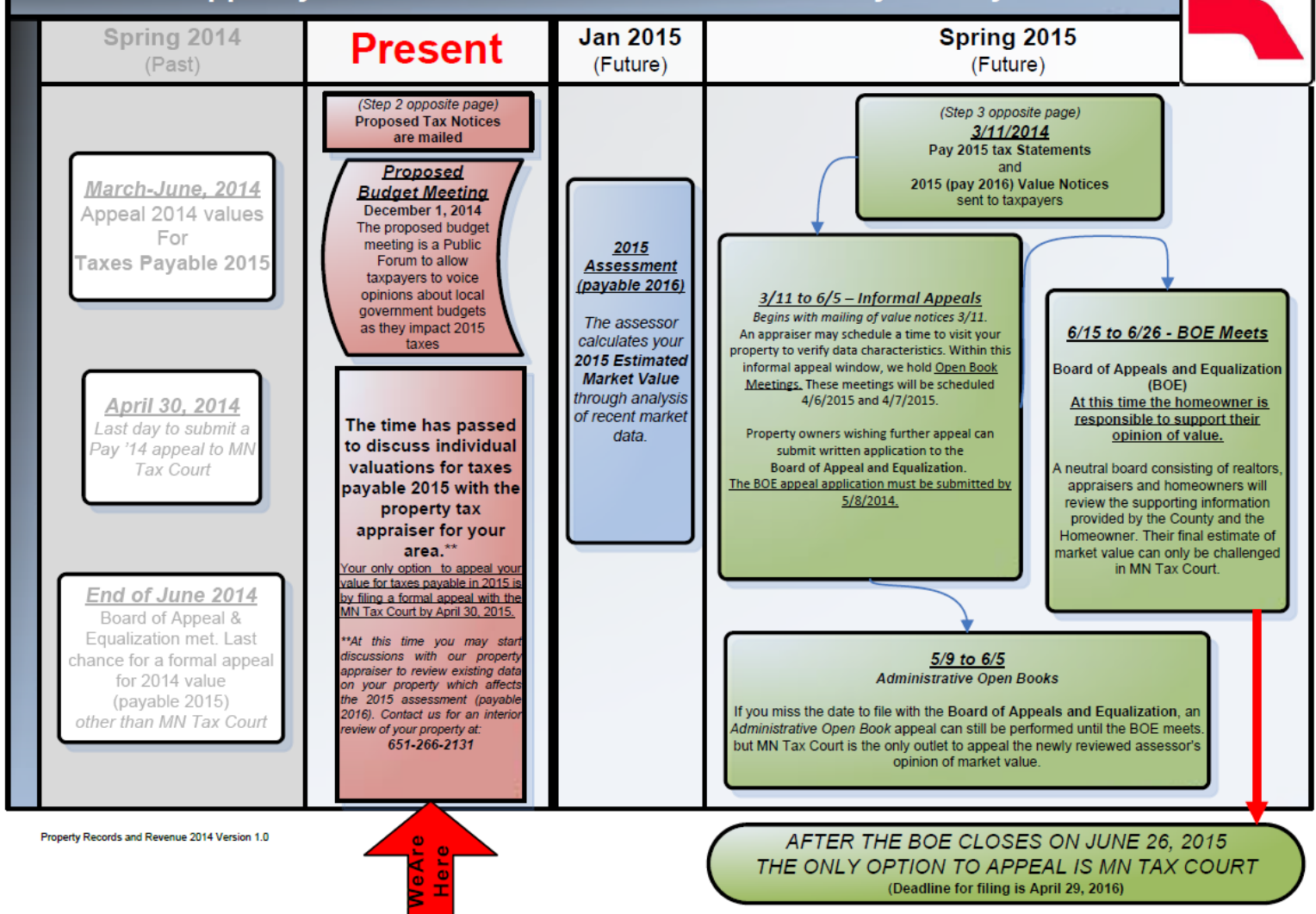
Special Homestead Classification (1B) for Persons who are Blind or Permanently and Totally Disabled – If you own and occupy a home and are 100% disabled or legally blind, you may qualify for this program. This is in addition to the benefit provided to regular homesteads and will reduce your property taxes. Application qualifications and deadlines apply.

For information on any of these topics, go to: www.co.ramsey.mn.us/prr or call, 651-266-2040, or Email: AskHomesteads@co.ramsey.mn.us

Supplemental Agricultural Homestead Credit

Agricultural homesteads may have received a supplemental agricultural homestead credit in October 2014. This credit was a reduction in property taxes payable in 2014. *Minnesota Laws 2014, Chapter 308, Article 1, Section 14*

Process to Appeal your Estimated Market Value in Ramsey County



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Property Tax Refund

Last Updated: 11/20/2014

Homeowner's Homestead Credit Refund

Attention Homeowners

Property Tax refunds for homeowners are on a different schedule this year due to tax law changes, including a law that increased refunds for qualifying homeowners and renters.

If you are affected by these changes, we'll send you a letter after we process your Homestead Credit Refund return. This letter will explain how we adjusted your return and list any changes we made to your refund. You will get your refund within 30 days of the date on the letter.

If you owe any Minnesota taxes, government debts, or criminal fines, we may apply your refund to the amount you owe. We'll send you a separate notice if that happens.

Minnesota has two property tax refund programs for homeowners:

The **regular** Homeowner's Homestead Credit Refund is based on your household income and the property taxes paid on your principal place of residence.

The **special** Homeowner's Homestead Credit Refund is based on the increase of your property tax over the previous year.

You may qualify for either or both of these refunds, depending on your income and the size of your property tax bill. The information below will help you determine if you qualify and how to claim a refund. For more information, [see Eligibility Requirements for the Homestead Credit Refund \(for Homeowners\) and Renter's Property Tax Refund](#).

Regular Homeowner's Homestead Credit Refund

The regular refund is for people who owned and lived in their home on Jan. 2, 2014 (or Jan. 2, 2013, for the 2012 filing). The home must be classified as your homestead.

Special Homeowner's Homestead Credit Refund

To qualify for the special refund, all of the following must be true:

You have owned and lived in the same home on both Jan. 2, 2013, and Jan. 2, 2014.

The net property tax on your homestead increased by more than 12 percent from 2013 to 2014.

The increase was at least \$100 and wasn't due to improvements you made to the property.

There is no limit on household income for the special refund. You may qualify even if you don't qualify for the regular refund. The maximum special refund is \$1,000.

Note: If you use part of your home for a business, be sure to read "Special Situations" on page 11 of the [Minnesota Homestead Credit Refund \(for Homeowners\) and Renter's Property Tax Refund instructions](#).

How to File

Electronically: File your Homestead Credit Refund [online for free!](#)

You may download and complete [Form M1PR, Homestead Credit Refund \(for Homeowners\) and Renter's Property Tax Refund](#). If needed, you can find the forms at many libraries after Jan. 1, or ask us to mail the forms to you by calling 651-296-4444 or 1-800-657-367.

Note: You're no longer required to include your property tax statement when mailing a paper return. Property tax information will be provided by your county.

Statement of Property Taxes Payable

You should receive a property tax statement from your county in March or April 2013. (If you own a mobile home, you should receive a statement in mid-July.) Do not use the Notice of Proposed Taxes that was sent in November 2013.

Your property tax statement will say if your property is classified as a homestead. If it isn't, you must apply for homestead status with your county assessor's office. You have until Dec. 15, 2013 to apply. Get a signed statement saying that your application has been approved and include it with your Form M1PR.

Homestead Property / Homestead Status

Only homestead property qualifies for the Homestead Credit Refund. Your homestead is your primary, legal residence. A person can have only one homestead. Homestead property is taxed at a lower rate than non-homestead property.

Relative Homestead

"Relative homestead" is a property tax classification that allows a homeowner to retain homestead status on his or her property if it's occupied by a relative. However, relative homestead property does not qualify for a Homestead Credit Refund.

Life Estate

Elderly homeowners may transfer their property to a relative or friend but continue to occupy the property under a "life estate." The occupants retain an ownership interest in the home and will qualify for the Homestead Credit Refund, provided they meet the regular qualifications, regardless of who pays the property taxes.

Delinquent Property Taxes

Delinquent property taxes must be paid before you can apply for a refund. If you pay the taxes (or make arrangements to pay them) by Aug. 15, 2014, you may still be able to apply. You'll need to get a receipt or a signed Confession of Judgment statement from your county auditor's or treasurer's office and include it with your Form M1PR.

Special Homeowner Situations

You may qualify for a Property Tax Refund if you were: a part-year resident; married, separated or divorced during the year; co-owner of a home; a mobile home owner; or if you rented out or used part of your home for a business.

For information on how to file in these situations, see "Homeowners—Special Instructions" in the [Homestead Credit Refund \(for Homeowners\) and Renter's Property Tax Refund booklet](#).