



WRIGHT COUNTY
MINNESOTA

2026 ASSESSMENT OVERVIEW

MINNESOTA PROPERTY TAX SYSTEM



Minnesota Legislature

1.

Legislation is passed guiding the Minnesota property tax system.



2.

Oversight and guidance is provided to MN Assessors.



3.

Minnesota Property Tax Assessors



Value and Classify Property
Administer state property tax programs.

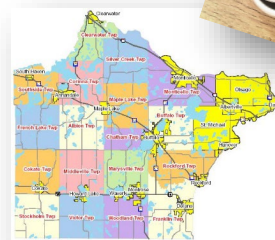
These factors determine the portion of property tax the property owner will pay.

4.

Local Taxing Authorities (County/City/Township/School District/LIDs)

Set Budgets

These determine how large or small the property tax levy will be.



5.



Taxpayer Services

Calculate Tax Rates

Ensure the levied amount is collected from taxable property within each taxing district.

WHAT IS THE ROLE OF THE ASSESSOR?

TO VALUE AND CLASSIFY PROPERTY

Property Value:

Based on market data including sale prices, cost to construct and income produced.

Property Classification:

Based on the current use of the property.

(This may or may not match the current zoning of the property.)

The combination of property value and classification determines the **Tax Capacity** for each property. Tax capacity combined with local tax rates determine the portion of property taxes each property owner will pay.

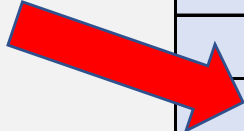
It is the responsibility of the Assessor to accurately value and classify property to ensure that the tax capacity is fair and equitable across all property types and jurisdictions within the County and in accordance with state statute.

The Minnesota Department of Revenue directs and regulates the work done by Minnesota Assessors.

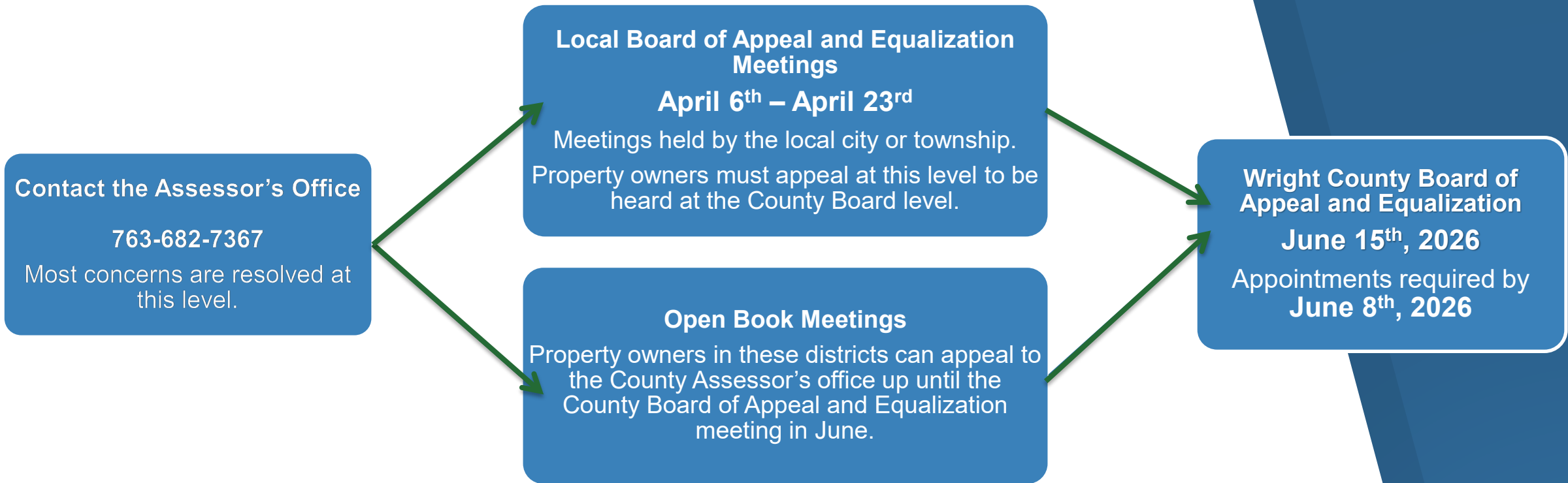
The State Board of Assessors oversees the education, training and licensure of Minnesota Assessors.

Property Taxation Timeline: 2026 Assessment / 2027 Payable Year

2024 2025	10/1/2024	Sales study period for the 2026 Assessment. Sales are verified, analyzed, and compared to the 2025 Assessed Values.	Assessor	
	thru			
	9/30/2025			
2026	January 2nd, 2026	Assessment Date		
	March	Valuation Notices Mailed		
	April - May	Appeals: Local Boards of Appeal and Equalization and Open Book		
	June	County Board of Appeal and Equalization		
	June	State Board of Equalization		
	June	Develop Preliminary Budgets at Local, County and School District Levels for 2027		Local Taxing Authorities
	July			
	August			
	September	Truth in Taxation Levy Certifications	Taxpayer Services	
	November	Truth in Taxation Notifications Mailed		
December	Final Budget Hearings; Final Levy Certifications			
2027	January	Tax Rates are calculated		
	March	Property Tax Statements Mailed		
	May 15th, 2027	1st Half Taxes Due		
	October 15th, 2027	2nd Half Taxes Due - excluding Agricultural property		
	November 15th, 2027	2nd Half Taxes Due on Agricultural property		



PROPERTY OWNER APPEAL OPTIONS



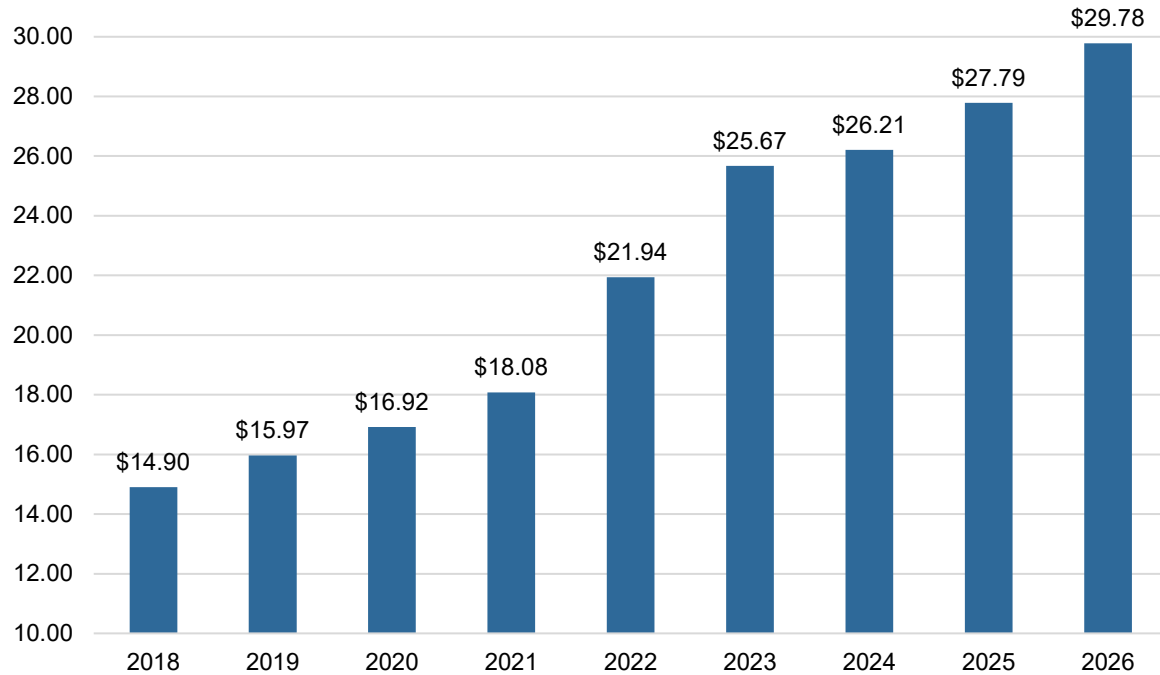
Minnesota Tax Court
Deadline to file: April 30th of the year in which the property taxes are payable.
Property Owners do not have to appeal at any other level prior to filing in Tax Court.

2026 ASSESSMENT SUMMARY

2026 Market Value Increase: 7.17% including new construction on taxable property types.

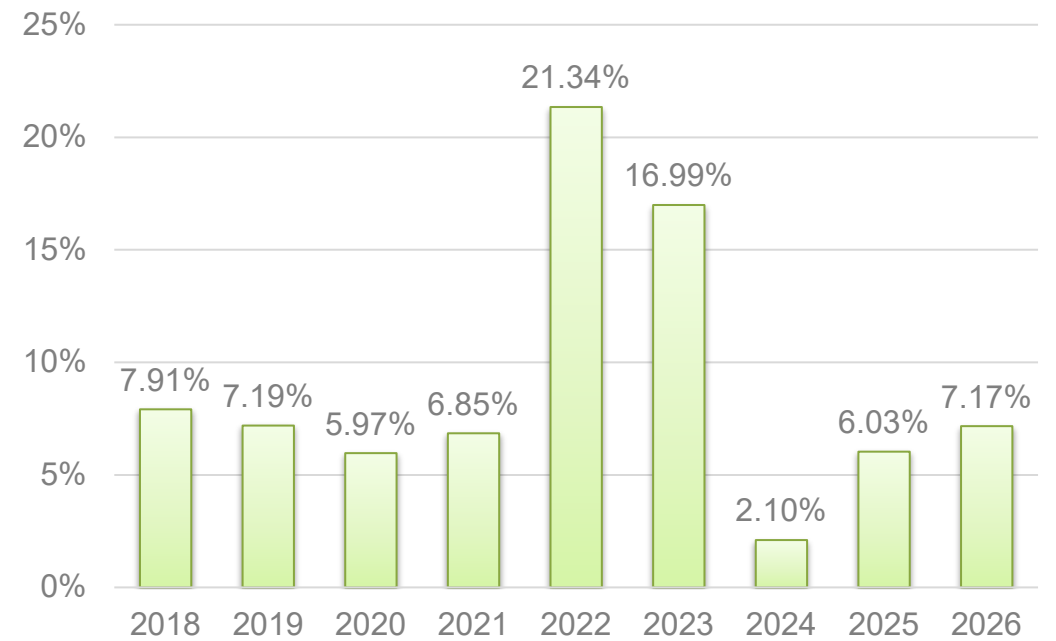
** The current assessment meets or exceeds standards for uniform assessment in all jurisdictions as established by the International Association of Assessment Officers and the Minnesota Department of Revenue.*

County EMV (in billions)



* Values from MN DOR PRISM Report which excludes: exempt, personal property, and state assessed values.

Total % Change (YoY)



VALUE BY JURISDICTION (HIGH TO LOW)

YEAR OVER YEAR SPRING MINI COMPARISONS

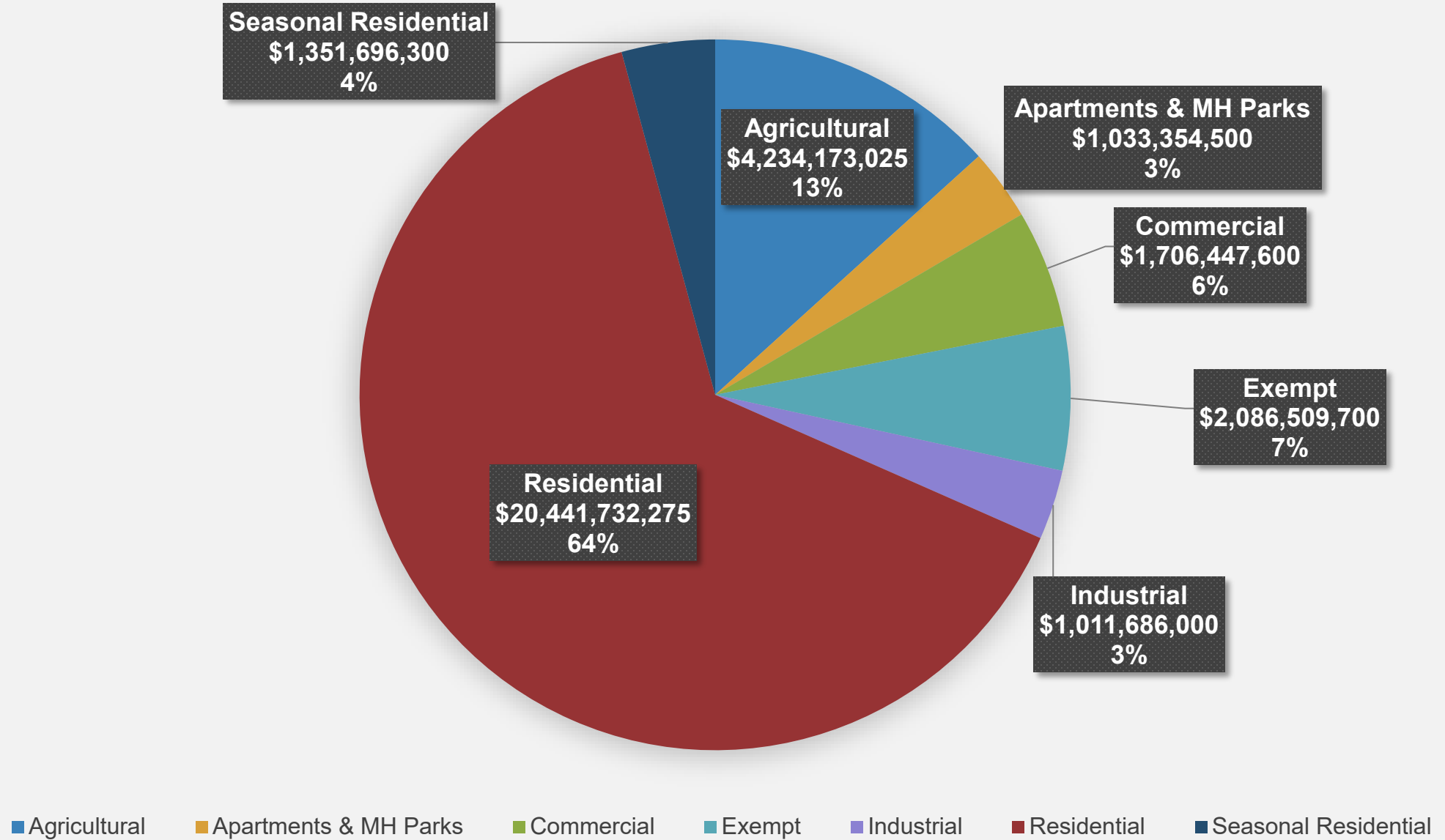
Jurisdiction	Asmt 2026	Asmt 2025	Difference	% Change
Otsego	\$ 4,221,493,000	\$ 3,992,153,100	\$ 229,339,900	5.74%
St. Michael	\$ 3,887,058,200	\$ 3,641,665,900	\$ 245,392,300	6.74%
Buffalo	\$ 2,400,664,200	\$ 2,301,715,800	\$ 98,948,400	4.30%
Monticello	\$ 2,245,798,000	\$ 2,132,870,000	\$ 112,928,000	5.29%
Delano	\$ 1,342,310,200	\$ 1,243,394,400	\$ 98,915,800	7.96%
Albertville	\$ 1,300,044,700	\$ 1,255,621,800	\$ 44,422,900	3.54%
Corinna	\$ 1,253,131,500	\$ 1,166,042,700	\$ 87,088,800	7.47%
Southside	\$ 907,638,100	\$ 842,357,500	\$ 65,280,600	7.75%
Franklin	\$ 883,325,300	\$ 824,134,600	\$ 59,190,700	7.18%
Rockford TWP	\$ 844,682,200	\$ 801,868,400	\$ 42,813,800	5.34%
Monticello TWP	\$ 743,037,400	\$ 676,418,100	\$ 66,619,300	9.85%
Maple Lake TWP	\$ 721,456,200	\$ 656,647,700	\$ 64,808,500	9.87%
Silver Creek	\$ 703,940,900	\$ 647,118,500	\$ 56,822,400	8.78%
Hanover	\$ 631,432,200	\$ 583,483,200	\$ 47,949,000	8.22%
French Lake	\$ 530,663,400	\$ 473,195,500	\$ 57,467,900	12.14%
Rockford	\$ 527,646,900	\$ 517,502,800	\$ 10,144,100	1.96%
Buffalo TWP	\$ 522,191,100	\$ 490,327,000	\$ 31,864,100	6.50%
Annandale	\$ 490,823,800	\$ 445,464,400	\$ 45,359,400	10.18%
Marysville	\$ 456,404,600	\$ 398,257,700	\$ 58,146,900	14.60%
Montrose	\$ 433,598,400	\$ 406,639,400	\$ 26,959,000	6.63%
Albion	\$ 429,904,500	\$ 380,097,700	\$ 49,806,800	13.10%
Clearwater TWP	\$ 413,475,500	\$ 393,733,200	\$ 19,742,300	5.01%
Stockholm	\$ 402,693,700	\$ 323,803,100	\$ 78,890,600	24.36%
Woodland	\$ 393,869,700	\$ 358,418,900	\$ 35,450,800	9.89%
Cokato TWP	\$ 390,714,700	\$ 336,145,800	\$ 54,568,900	16.23%
Middleville	\$ 381,021,300	\$ 327,379,200	\$ 53,642,100	16.39%
Victor	\$ 374,519,900	\$ 336,170,800	\$ 38,349,100	11.41%
Chatham	\$ 354,547,100	\$ 334,955,000	\$ 19,592,100	5.85%
Waverly	\$ 340,295,800	\$ 321,083,900	\$ 19,211,900	5.98%
Cokato	\$ 319,223,900	\$ 298,361,000	\$ 20,862,900	6.99%
Clearwater	\$ 299,529,600	\$ 287,466,600	\$ 12,063,000	4.20%
Maple Lake	\$ 298,659,800	\$ 284,923,600	\$ 13,736,200	4.82%
Howard Lake	\$ 298,320,400	\$ 289,999,900	\$ 8,320,500	2.87%
South Haven	\$ 24,258,300	\$ 22,454,000	\$ 1,804,300	8.04%
Dayton	\$ 10,715,200	\$ 10,529,100	\$ 186,100	1.77%
Total	\$ 29,779,089,700	\$ 27,802,400,300	\$ 1,976,689,400	7.11%

2026 ASSESSMENT SUMMARY

Sales Ratio Study Period:
October 1st, 2024 – September 30th, 2025

Wright County Valuation Change		
Property Type	Gross Change (including New Construction)	Net Change (excluding New Construction)
Residential	+ 5.55%	+ 3.35%
Seasonal Residential	+ 9.95%	+ 8.80%
Agricultural / Rural	+ 12.88%	+ 12.62%
Commercial	+ 8.13%	+ 6.54%
Industrial	+ 13.38%	+ 10.73%
Apartments	+ 4.61%	+ 3.02%
Manufactured Home Parks	+ 28.04%	+ 28.04%
Total Valuation	+ 7.17%	+ 5.32%

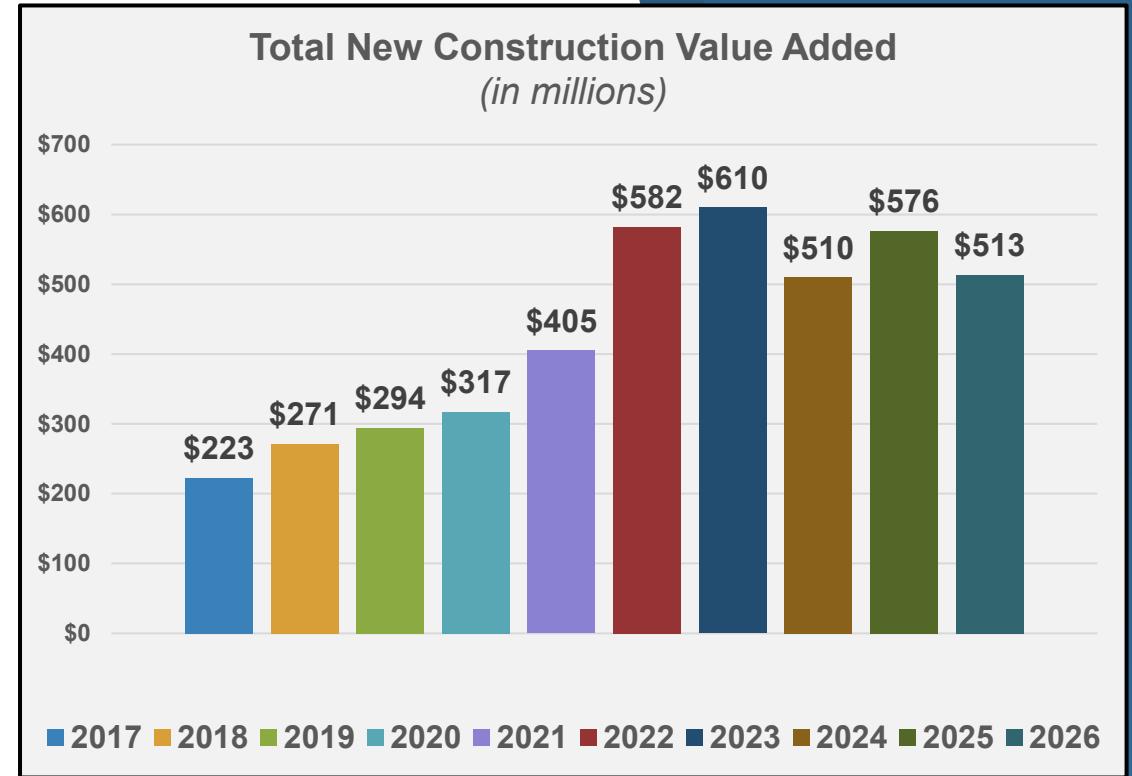
2026 Assessment EMV Breakdown by Property Type



2026 ASSESSMENT SUMMARY

Wright County Growth

Calendar Year	Plats	New Parcels	Total Parcel Count	New Homes
2025	50	1,090	73,492	1,081
2024	40	847	72,481	1,043
2023	46	712	71,652	1,031
2022	53	1,370	71,063	1,120
2021	66	1,982	69,807	1,413
2020	53	643	67,990	1,223
2019	50	821		863
2018	43	797		913



WHERE ARE THEY BUILDING THE HOMES?

District	City/Twp	2025 Built Homes
114	ST MICHAEL	296
118	OTSEGO	280
107	DELANO	127
108	HANOVER	84
155	MONTICELLO	56
103	BUFFALO	54
102	ANDANDALE	32
112	MONTROSE	31
116	WAVERLY	19
217	SOUTHSIDE	12
210	MAPLE LAKE TWP	9
216	SILVER CREEK	8
105	COKATO	7
206	CORINNA	7
109	HOWARD LAKE	6
213	MONTICELLO TWP	5
101	ALBERTVILLE	4
104	CLEARWATER	4
201	ALBION	4
202	BUFFALO TWP	4
205	COKATO TWP	4
208	FRANKLIN	4
209	FRENCH LAKE	4
215	ROCKFORD TWP	4
211	MARYSVILLE	3
113	ROCKFORD	2
203	CHATHAM	2
204	CLEARWATER	2
212	MIDDLEVILLE	2
219	VICTOR	2
220	WOODLAND	2
218	STOCKHOLM	1
106	DAYTON	0
110	MAPLE LAKE	0
115	SOUTH HAVEN	0
	County Total	1081

LOCAL BOARDS OF APPEAL AND EQUALIZATION

The Fine Print:

Purpose of the Local Board:

Review the 2026 Assessment for property taxes due and payable in 2027
Sales Study Period October 1st, 2024 – September 30th, 2025

Review data provided by Property Owner's and the Assessor to determine if a change to value or classification is warranted.

Prior to making a change, a physical inspection of the property should be conducted by the Assessor to ensure the property data is accurate. If access is denied, an adjustment can not be made by the LBAE.

Changes to the value or classification of an individual parcel can be made based on the factual information provided during the meeting and in accordance with MN Property Tax statutes.

Relevant Statutes:

A quorum must be present with at least one "Training Certified" member as described under MN Statutes, section 274.014

MN State law requires the assessor to value property at full market value. MN Statutes, section 273.11

The assessor's estimate of market value is prima facie valid correct. The burden of proof is on the property owner to prove that the assessor's value is in error. MN Statutes, section 271.06

LOCAL BOARDS OF APPEAL AND EQUALIZATION

The Fine Print:

Making Changes at the Local Board:

The Local Board shall consider all appeals and the factual evidence provided. They may then choose to do one of the following:

1. Vote to change the property value or classification based on factual evidence provided by the property owner.
2. Vote “No Change” on the property. The property owner retains the ability to appeal at the County Board of Appeal and Equalization or file in Tax Court.
3. Recess the meeting to a later date if a decision can't be made.

Remember that changes made should be justified by facts as they have the effect of shifting the tax burden onto other property owners in the district.

PROPERTY OWNER RESOURCES

Wright County Assessor's Office 763-682-7367

<https://www.co.wright.mn.us/134/Assessor>

3650 Braddock Ave NE, Suite 1700
Buffalo, MN 55313

Minnesota Department of Revenue

Property Tax Information: <https://www.revenue.state.mn.us/property-tax-information>

Understanding Property Tax: <https://www.revenue.state.mn.us/understanding-property-tax>

Estimated Market Value: <https://www.revenue.state.mn.us/estimated-market-value>

Board of Appeal and Equalization Handbook

https://www.revenue.state.mn.us/sites/default/files/2021-12/baetraining_handbook%20122021.pdf

Property Tax Refund

<https://www.revenue.state.mn.us/property-tax-refund>

Wright County Taxpayer Services 763-682-7578

<https://www.co.wright.mn.us/170/Finance-Taxpayer-Services>

3650 Braddock Ave NE, Suite 1400
Buffalo, MN 55313

The screenshot shows the eNoticesOnline.com website. At the top, there is a navigation bar with the logo, a help icon, and links for Register and Log In. Below the navigation bar, a welcome message reads "Welcome to eNoticesOnline.com". A central text block states: "eNoticesOnline.com gives you so many ways to save while reducing your paper footprint and going green. It's quick, it's easy, and it's FREE to go paperless on your next notice." To the left and right of this text are cartoon characters of a man and a woman. Between them are four tree icons with corresponding text: "Save Steps - You simply get an email any time a new notice becomes available on your account.", "Save Stamps - Save the cost of postage and declutter your mailbox.", "Save Time - View your notices from anywhere from your phone, tablet, or computer.", and "Save Trees - Receive your notices digitally to reduce paper consumption." Below this, there are two columns: "Create a new account" and "Already have an account?". Under "Create a new account" is a button labeled "Create New Account". Under "Already have an account?" is a button labeled "Log In".

Property Owners can sign up to receive notices electronically.

Valuation Notices
Truth in Taxation Notices
Tax Statements

Currently over 2,600 parcels are signed up for this free service.