



## Contact Us:

[www.claycountymn.gov](http://www.claycountymn.gov)

Assessor

(218) 299-5017

Auditor-Treasurer

(218) 299-5006 (Aud.)

(218) 299-5011 (Treas.)

GIS

(218) 299-5003

Planning

(218) 299-5005

Recorder

(218) 299-5031

Septic Inspection

(218) 299-5004

3510 12<sup>th</sup> Ave South

PO Box 280

Moorhead, MN 56560

City of Moorhead

# Clay County Land Records

April 2024

## Observed Holidays – County Offices Closed

*County offices will be closed on the following dates:*

- May 27, 2024
- June 19, 2024
- July 4, 2024

## Pre-Recording Review of Splits

*Submit documents ahead of closing for timely recording of splits*

The splitting of a tax parcel can be a complicated process. To ensure speedy recording and creation of the tax parcel(s), documentation of the tax parcel changes can be submitted to the county ahead of recording for review.

To begin, complete the online [Pre-Recording Review Form](#) on the county website.

Please include:

- Estimated closing date
- Upload Certificate(s) of Survey
- Upload Subdivision Approval
- Drafts of documents if available

The county offices will review the information and correspond with the submitter to be prepared for recording.

[www.ci.moorhead.mn.us](http://www.ci.moorhead.mn.us)  
[www.moorheadproperty.org](http://www.moorheadproperty.org)

City Assessor

(218) 299-5258

City GIS

(218) 299-5125

City Planning

(218) 299-5370

City Special Assessments

General Inquires

(218) 299-5427

Payments

(218) 299-5320

Important Dates:

**May 15, 2024**

*First half of all property taxes due*

**October 15, 2024**

*2nd Half Non - Agricultural  
Property Taxes Due*

Important Links:

e-CRV

<https://www.revenue.state.mn.us/electronic-certificate-real-estate-value-ecrv>

Well Certificates

<https://www.health.state.mn.us/communities/environment/water/wells/online.html>

## Legislative Change: Homestead Market Value Exclusion

The homestead market value exclusion was created in 2011 to replace a state-paid homestead market value credit. Effective for assessment year 2024 and thereafter, the exclusion amount and value threshold increased.

**For taxes payable in 2024:** the maximum exclusion amount is \$30,400 for properties valued at \$76,000, with no exclusion for properties valued over \$413,800.

**For taxes payable in 2025:** the maximum exclusion amount was increased to \$38,000 for properties valued at \$95,000, with no exclusion for properties valued over \$517,200.

### How the Exclusion Works

The exclusion reduces the taxable market value of qualifying homestead properties. By decreasing the taxable market value, net property taxes are also decreased.

### How the Exclusion is Calculated for Taxes Payable in 2025 and Beyond

For homesteads valued at \$95,000 or less, the exclusion is 40% of the market value, creating a maximum exclusion of \$38,000. The exclusion is reduced as property values increase and phases out for homesteads valued at \$517,200 or more.

### **Example 1: A residential homestead with an estimated market value of \$280,000**

Since this property has a value over \$95,000 we need to determine the amount of value over \$95,000. Next, we multiply that amount by 9% to determine the reduction from the maximum of \$38,000. This example has an exclusion amount of \$21,350.

Homestead Market Value Exclusion Calculation:

1. Initial/Maximum Exclusion:  $\$95,000 \times 40\% = \$38,000$
2. Value over \$95,000:  $\$280,000 - \$95,000 = \$185,000$
3. Benefit Reduction Amount:  $\$185,000 \times 9\% = \$16,650$
4. Final Exclusion Amount:  $\$38,000 - \$16,650 = \$21,350$
5. Taxable Market Value:  $\$280,000 - \$21,350 = \$258,650$

As you can see, this reduces the property's taxable value from \$280,000 to \$258,650.

## Clay County Townships

*Clay County has 30 townships*

Often Clay County landowners need to reach their township official for various matters. There is a new [webpage](#) dedicated to the townships located within Clay County.

This [webpage](#) includes contact e-mails and links to recorded township road maps.

