



**CARVER COUNTY  
PROPERTY TAX DEPARTMENT**  
600 East 4th Street, P.O. Box 69  
Chaska, MN 55318  
(952) 361-1910 • www.carvercountymn.gov

**Taxpayer(s):**

21129\*40\*\*G50\*\*1.0215\*\*3/8\*\*\*\*\*AUTOMIXED AADC 990  
IH2 PROPERTY ILLINOIS LP  
C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201-4657

**Property Information**

PIN Number: 25.8420070  
Property Address: 2135 LAKE LUCY RD  
CHANHASSEN MN 55317-6705

**Abbreviated Description (not a full description):**

Section 03 Township 116 Range 023 SubdivisionName WOODRIDGE  
HEIGHTS 2ND ADDITION Lot 007 Block 001 SubdivisionCd 25842

**PROPOSED TAXES 2024**

THIS IS NOT A BILL - DO NOT PAY

**VALUES AND CLASSIFICATION**

Taxes Payable Year	2023	2024
Estimated Market Value	639,000	664,300
Homestead Exclusion	0	0
Taxable Market Value	639,000	664,300
Property Classification	Res Non-Hstd	Res Non-Hstd

**Step 1**

**PROPOSED TAX**

Property Taxes Before Credits	7,162.00
School Building Bond Credit	0.00
Agricultural Market Value Credit	0.00
Other Credits	0.00
Taxes Payable Year	\$7,162.00

**Step 2**

**The time to provide feedback on  
PROPOSED LEVIES is NOW**

It is too late to appeal your value without going to Tax Court.

**Step 3**

**PROPERTY TAX STATEMENT  
To be mailed by the end of March 2024**

**Proposed Property Taxes and Meetings by Jurisdiction for Your Property**

Contact Information	Actual 2023	Proposed 2024	Meeting Information
CARVER COUNTY 602 4TH ST E CHASKA MN 55318 (952) 361-1500 WWW.CARVERCOUNTYMN.GOV	1,978.22	2,122.17	NOVEMBER 28, 2023 6:00 PM CARVER COUNTY GOVERNMENT CENTER BOARD ROOM 602 4TH ST E CHASKA MN 55318
CITY OF CHANHASSEN PO BOX 147 CHANHASSEN MN 55317 (952) 227-1149 WWW.CHANHASSENMN.GOV	1,360.77	1,475.01	DECEMBER 11, 2023 7:00 PM CITY OF CHANHASSEN CITY HALL - COUNCIL CHAMBERS 7700 MARKET BLVD CHANHASSEN MN 55317
SD 0276 MINNETONKA SCHOOL DISTRICT 0276 5621 COUNTY ROAD 101 MINNETONKA MN 55345 (952) 401-5024 WWW.MINNETONKASCHOOLS.ORG	YOUR SCHOOL DISTRICT WAS SCHEDULED TO HOLD A REFERENDUM AT THE NOVEMBER GENERAL ELECTION. IF THE REFERENDUM WAS APPROVED BY THE VOTERS, THE SCHOOL DISTRICT'S VOTER APPROVED PROPERTY TAX FOR 2024 MAY BE HIGHER THAN THE PROPOSED AMOUNT SHOWN ON THIS NOTICE.		DECEMBER 7, 2023 7:00 PM SCHOOL DISTRICT 276 SERVICE CENTER - COMMUNITY ROOM 5621 COUNTY ROAD 101 MINNETONKA MN 55345
VOTER APPROVED LEVIES	1,907.81	1,933.66	
OTHER LOCAL LEVIES	1,246.95	1,262.60	
METRO SPECIAL TAXING DISTRICTS METRO COUNCIL 390 ROBERT ST N SAINT PAUL MN 55101-1805 (651) 602-1738 WWW.METROCOUNCIL.ORG	127.50	139.22	DECEMBER 13, 2023 6:00 PM METROPOLITAN SPECIAL TAXING DIST COUNCIL CHAMBERS 390 ROBERT ST N ST. PAUL MN 55101
OTHER SPECIAL TAXING DISTRICTS	210.21	229.34	NO MEETING REQUIRED
<b>TOTAL EXCLUDING SPECIAL ASSESSMENTS</b>	<b>\$ 6,831.46</b>	<b>\$ 7,162.00</b>	<b>PERCENT OF CHANGE 4.8%</b>



# What Else Should You Know?

Your local units of government have proposed the amounts they will need to levy in 2024.

The following circumstances could change these amounts:

- Upcoming referenda
- Legal judgments
- Natural disasters
- Voter-approved levy limit increases, or
- Special assessments

Your county commissioners, school board, city council (if your property is located in a city with a population over 500), and metropolitan special taxing district will soon be holding meetings to discuss the 2024 budgets and proposed 2024 property taxes. (The school board will discuss the 2023 budget.) You are invited to attend these meetings to express your opinion.

## Supplemental Budget Information - Proposed 2024 Taxes

### How Can You Learn More?

The time to provide feedback on proposed levies is now.

You are invited to attend budget meetings to express your opinion.

Levy information is provided by the county, city, and school district. It compares two years for those jurisdictions. For more information, contact the county, city, or school district directly or visit their websites.

Levy amounts impact the taxes owed for your property. Additional factors that may impact your property tax amount include changes to taxable market value, improvements made to the property, and changes in special programs, such as the homestead market value exclusion.

### Levy Information

Taxing Authority	2023 Actual	2024 Proposed	Percent Change
ISD 0108	5,839,750	6,062,287	3.81%
ISD 0110	19,106,538	19,315,126	1.09%
ISD 0111	7,791,536	7,797,359	0.07%
ISD 0112	60,081,666	61,751,052	2.78%
ISD 0276	62,613,793	65,877,698	5.21%
ISD 0424	2,066,919	2,160,505	4.53%
ISD 0716	5,239,217	5,453,650	4.09%
ISD 2687	5,007,287	5,217,530	4.20%
ISD 2859	4,475,886	4,642,112	3.71%
City of Carver	3,851,980	4,381,674	13.75%
City of Chanhassen	13,463,000	14,455,000	7.37%
City of Chaska	15,019,839	17,941,393	19.45%
City of Cologne	1,711,064	1,822,954	6.54%
City of Hamburg	563,828	699,136	24.00%
City of Mayer	1,505,591	1,351,441	-10.24%
City of New Germany	468,806	470,019	0.26%
City of Norwood Young America	3,374,882	3,681,320	9.08%
City of Victoria	7,370,428	8,262,035	12.10%
City of Waconia	10,223,090	11,644,556	13.90%
City of Watertown	2,934,666	3,163,203	7.79%
Carver County	65,643,855	70,143,855	6.86%

To learn more about Carver County, please visit our website at [www.carvercountymn.gov](http://www.carvercountymn.gov).

To sign up for electronic tax notices, go to [eNoticesOnline.com](http://eNoticesOnline.com) and enter the authorization code from this notice.