



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

Taxpayer(s):

21061*40**G50**1.0215**5/8*****AUTOMIXED AADC 990
HPA BORROWER 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606-6995

Property Information

PIN Number: 50.7250150
Property Address: 255 MORNING DR
MAYER MN 55360

Abbreviated Description (not a full description):

Section 01 Township 116 Range 026 SubdivisionName SUNSET
MEADOWS Lot 001 Block 008 SubdivisionCd 50725

PROPOSED TAXES 2024

THIS IS NOT A BILL - DO NOT PAY

VALUES AND CLASSIFICATION

**Step
1**

Taxes Payable Year	2023	2024
Estimated Market Value	301,800	289,300
Homestead Exclusion	0	0
Taxable Market Value	301,800	289,300
Property Classification	Res Non-Hstd	Res Non-Hstd

PROPOSED TAX

**Step
2**

Property Taxes Before Credits	3,192.00
School Building Bond Credit	0.00
Agricultural Market Value Credit	0.00
Other Credits	0.00
Taxes Payable Year	\$3,192.00

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	886.46	870.89	NOVEMBER 28, 2023 6:00 PM CARVER COUNTY GOVERNMENT CENTER BOARD ROOM 602 4TH ST E CHASKA MN 55318
CITY OF MAYER 413 BLUEJAY AVE MAYER MN 55360 (952) 657-1502 WWW.CITYOFMAYER.COM	1,337.69	1,123.16	DECEMBER 11, 2023 6:30 PM CITY OF MAYER COMMUNITY CENTER-COUNCIL ROOM 413 BLUEJAY AVE MAYER MN 55360
SD 0111 WATERTOWN-MAYER SCHOOL DISTRICT 0111 1001 HIGHWAY 25 NW WATERTOWN MN 55388 (952) 955-0480 WWW.WM.K12.MN.US			DECEMBER 18, 2023 6:30 PM SCHOOL DISTRICT 0111 WATERTOWN CITY HALL 309 LEWIS AVE S WATERTOWN MN 55388
	VOTER APPROVED LEVIES 806.03 OTHER LOCAL LEVIES 400.78	735.50 370.95	
METRO SPECIAL TAXING DISTRICTS METRO COUNCIL 390 ROBERT ST N SAINT PAUL MN 55101-1805 (651) 602-1738 WWW.METROCOUNCIL.ORG	25.83	28.25	DECEMBER 13, 2023 6:00 PM METROPOLITAN SPECIAL TAXING DIST COUNCIL CHAMBERS 390 ROBERT ST N ST. PAUL MN 55101
OTHER SPECIAL TAXING DISTRICTS	64.21	63.25	NO MEETING REQUIRED
TOTAL EXCLUDING SPECIAL ASSESSMENTS	\$ 3,521.00	\$ 3,192.00	PERCENT OF CHANGE -9.3%



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.

To sign up for electronic tax notices, go to eNoticesOnline.com and enter the authorization code from this notice.