



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

Taxpayer(s):

4058*8**G50**0.6375**1/4*****AUTO**5-DIGIT 55317
LTF REAL ESTATE COMPANY INC
ATTN: STEVE KERZMAN
2902 CORPORATE PL
CHANHASSEN MN 55317-4560



Property Information

PIN Number: 25.0780010
Property Address: 2970 WATER TOWER PL
CHANHASSEN MN 55317

Abbreviated Description (not a full description):

Section 16 Township 116 Range 023 SubdivisionName ARBORETUM
BUSINESS PARK 5TH AD Lot 001 Block 001 SubdivisionCd 25078

PROPOSED TAXES 2025

THIS IS NOT A BILL - DO NOT PAY

VALUES AND CLASSIFICATION

| Taxes Payable Year | 2024 | 2025 |
|-------------------------|----------|-----------|
| Estimated Market Value | 473,700 | 2,619,700 |
| Homestead Exclusion | 0 | 0 |
| Taxable Market Value | 473,700 | 2,619,700 |
| Property Classification | Comm/Ind | Comm/Ind |

Step 1

PROPOSED TAX

| | |
|----------------------------------|--------------------|
| Property Taxes Before Credits | 70,406.00 |
| School Building Bond Credit | 0.00 |
| Agricultural Market Value Credit | 0.00 |
| Other Credits | 0.00 |
| Taxes Payable Year | \$70,406.00 |

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 2025**

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

| Contact Information | Actual 2024 | Proposed 2025 | Meeting Information |
|---|---------------------|---------------------|---|
| CARVER COUNTY 602 4TH ST E CHASKA MN 55318 (952) 361-1500 WWW.CARVERCOUNTYMN.GOV | 1,653.92 | 10,267.88 | NOVEMBER 26, 2024 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 | 1,148.19 | 7,140.99 | DECEMBER 9, 2024 7:00 PM CITY OF CHANHASSEN CITY HALL - COUNCIL CHAMBERS 7700 MARKET BLVD CHANHASSEN MN 55317 |
| STATE GENERAL TAX | 1,896.49 | 14,324.26 | NO MEETING REQUIRED |
| SD 0112 EASTERN CARVER CNTY SCHOOL DISTRICT 0112 11 PEAVEY RD CHASKA MN 55318 (952) 556-6261 WWW.DISTRICT112.ORG | | | DECEMBER 9, 2024 6:30 PM SCHOOL DISTRICT 0112 DISTRICT EDUCATION CENTER 11 PEAVEY RD CHASKA MN 55318 |
| VOTER APPROVED LEVIES | 1,459.50 | 7,557.07 | |
| OTHER LOCAL LEVIES | 925.57 | 5,922.05 | |
| METRO SPECIAL TAXING DISTRICTS METRO COUNCIL 390 ROBERT ST N SAINT PAUL MN 55101 (651) 602-1738 WWW.METROCOUNCIL.ORG | 108.49 | 596.29 | DECEMBER 11, 2024 6:00 PM METROPOLITAN SPECIAL TAXING DIST COUNCIL CHAMBERS 390 ROBERT ST N ST. PAUL MN 55101 |
| OTHER SPECIAL TAXING DISTRICTS | 178.65 | 1,084.76 | NO MEETING REQUIRED |
| FISCAL DISPARITY TAX | 3,992.19 | 23,512.70 | NO MEETING REQUIRED |
| TOTAL EXCLUDING SPECIAL ASSESSMENTS | \$ 11,363.00 | \$ 70,406.00 | PERCENT OF CHANGE 519.6% |



What Else Should You Know?

Your local units of government have proposed the amounts they will need to levy in 2025.

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 2025 budgets and proposed 2025 property taxes. (The school board will discuss the 2024 budget.) You are invited to attend these meetings to express your opinion.

Supplemental Budget Information - Proposed 2025 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 | 2024 Actual | 2025 Proposed | Percent Change |
|-------------------------------|-------------|---------------|----------------|
| ISD 0108 | 6,062,287 | 6,161,693 | 1.64% |
| ISD 0110 | 19,315,126 | 19,830,613 | 2.67% |
| ISD 0111 | 7,797,359 | 7,848,387 | 0.65% |
| ISD 0112 | 61,751,052 | 63,545,726 | 2.91% |
| ISD 0276 | 65,877,698 | 70,163,615 | 6.51% |
| ISD 0424 | 2,160,505 | 2,078,923 | -3.78% |
| ISD 0716 | 5,453,650 | 5,355,219 | -1.80% |
| ISD 2687 | 6,038,540 | 6,222,984 | 3.05% |
| ISD 2859 | 4,607,813 | 4,775,436 | 3.64% |
| City of Carver | 4,381,674 | 4,900,625 | 11.84% |
| City of Chanhassen | 14,455,000 | 15,450,000 | 6.88% |
| City of Chaska | 17,941,393 | 20,806,116 | 15.97% |
| City of Cologne | 1,822,954 | 2,062,954 | 13.17% |
| City of Hamburg | 575,105 | 632,615 | 10.00% |
| City of Mayer | 1,348,276 | 1,319,879 | -2.11% |
| City of New Germany | 454,996 | 434,802 | -4.44% |
| City of Norwood Young America | 3,681,320 | 4,030,752 | 9.49% |
| City of Victoria | 8,032,892 | 9,034,327 | 12.47% |
| City of Waconia | 11,644,556 | 13,012,694 | 11.75% |
| City of Watertown | 3,133,203 | 3,425,956 | 9.34% |
| Carver County | 70,143,855 | 76,383,855 | 8.90% |

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.