



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

**Taxpayer(s):**

29935\*59\*\*G50\*\*0.4455\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 55347  
BENJAMIN SMOTHERS  
1601 PATRIOT LN  
WACONIA MN 55387-4507



**Property Information**

PIN Number: 75.2760050  
Property Address: 1601 PATRIOT LN  
WACONIA MN 55387-4507

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

Section 27 Township 116 Range 025 SubdivisionName FRONTERRA  
6TH ADDITION Lot 005 Block 001 SubdivisionCd 75276

**PROPOSED TAXES 2025**

THIS IS NOT A BILL - DO NOT PAY

**VALUES AND CLASSIFICATION**

| Taxes Payable Year      | 2024         | 2025         |
|-------------------------|--------------|--------------|
| Estimated Market Value  | 234,700      | 244,900      |
| Homestead Exclusion     | 0            | 0            |
| Taxable Market Value    | 234,700      | 244,900      |
| Property Classification | Res Non-Hstd | Res Non-Hstd |

**Step 1**

**PROPOSED TAX**

|                                  |            |
|----------------------------------|------------|
| Property Taxes Before Credits    | 3,062.00   |
| School Building Bond Credit      | 0.00       |
| Agricultural Market Value Credit | 0.00       |
| Other Credits                    | 0.00       |
| Taxes Payable Year               | \$3,062.00 |

**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<br>602 4TH ST E<br>CHASKA MN 55318<br>(952) 361-1500<br>WWW.CARVERCOUNTYMN.GOV  | 708.01             | 769.96             | NOVEMBER 26, 2024 6:00 PM<br>CARVER COUNTY<br>GOVERNMENT CENTER BOARD ROOM<br>602 4TH ST E<br>CHASKA MN 55318             |
| CITY OF WACONIA<br>201 VINE ST S<br>WACONIA MN 55387<br>(952) 442-2184<br>WWW.WACONIA.ORG   | 1,050.94           | 1,166.26           | DECEMBER 2, 2024 6:00 PM<br>CITY OF WACONIA<br>CITY HALL - COUNCIL CHAMBERS<br>201 VINE ST S<br>WACONIA MN 55387          |
| SD 0110 WACONIA<br>SCHOOL DISTRICT 0110<br>512 INDUSTRIAL BLVD<br>WACONIA MN 55387<br>(952) 442-0600<br>WWW.ISD110.ORG              |                    |                    | DECEMBER 9, 2024 7:00 PM<br>SCHOOL DISTRICT 0110<br>DISTRICT OFFICE CONF RM A<br>512 INDUSTRIAL BLVD<br>WACONIA MN 55387  |
| VOTER APPROVED LEVIES   | 631.89             | 622.62             |   |
| OTHER LOCAL LEVIES  | 377.62             | 427.85             |   |
| METRO SPECIAL TAXING DISTRICTS<br>METRO COUNCIL<br>390 ROBERT ST N<br>SAINT PAUL MN 55101<br>(651) 602-1738<br>WWW.METROCOUNCIL.ORG | 23.01              | 20.65              | DECEMBER 11, 2024 6:00 PM<br>METROPOLITAN SPECIAL TAXING DIST<br>COUNCIL CHAMBERS<br>390 ROBERT ST N<br>ST. PAUL MN 55101 |
| OTHER SPECIAL TAXING DISTRICTS  | 51.53              | 54.66              | NO MEETING REQUIRED   |
| <b>TOTAL EXCLUDING SPECIAL ASSESSMENTS</b>  | <b>\$ 2,843.00</b> | <b>\$ 3,062.00</b> | <b>PERCENT OF CHANGE 7.7%</b>   |



# 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](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.**