



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

Taxpayer(s):

37347*76**G50**0.4455**1/2*****AUTO**ALL FOR AADC 553
HIGHWAY 5 PROPERTIES LLC
C/O CARIBOU COFFEE CO, INC
3900 LAKE BREEZE AVE
BROOKLYN CENTER MN 55429-3839



Property Information

PIN Number: 75.5100010
Property Address: 77 HIGHWAY 5 W
WACONIA MN 55387-1859

Abbreviated Description (not a full description):

Section 24 Township 116 Range 025 SubdivisionName WACONIA MILL
Lot 001 Block 001 SubdivisionCd 75510

PROPOSED TAXES 2025

THIS IS NOT A BILL - DO NOT PAY

VALUES AND CLASSIFICATION

Taxes Payable Year	2024	2025
Estimated Market Value	927,900	969,100
Homestead Exclusion	0	0
Taxable Market Value	927,900	969,100
Property Classification	Comm/Ind	Comm/Ind

Step 1

PROPOSED TAX

Property Taxes Before Credits	27,558.00
School Building Bond Credit	0.00
Agricultural Market Value Credit	0.00
Other Credits	0.00
Taxes Payable Year	\$27,558.00

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	3,514.87	3,692.48	NOVEMBER 26, 2024 6:00 PM CARVER COUNTY GOVERNMENT CENTER BOARD ROOM 602 4TH ST E CHASKA MN 55318
CITY OF WACONIA 201 VINE ST S WACONIA MN 55387 (952) 442-2184 WWW.WACONIA.ORG	5,212.15	5,594.58	DECEMBER 2, 2024 6:00 PM CITY OF WACONIA CITY HALL - COUNCIL CHAMBERS 201 VINE ST S WACONIA MN 55387
STATE GENERAL TAX	4,557.56	4,750.78	NO MEETING REQUIRED
SD 0110 WACONIA SCHOOL DISTRICT 0110 512 INDUSTRIAL BLVD WACONIA MN 55387 (952) 442-0600 WWW.ISD110.ORG			DECEMBER 9, 2024 7:00 PM SCHOOL DISTRICT 0110 DISTRICT OFFICE CONF RM A 512 INDUSTRIAL BLVD WACONIA MN 55387
VOTER APPROVED LEVIES	2,871.83	2,752.57	
OTHER LOCAL LEVIES	1,679.69	1,877.90	
METRO SPECIAL TAXING DISTRICTS METRO COUNCIL 390 ROBERT ST N SAINT PAUL MN 55101 (651) 602-1738 WWW.METROCOUNCIL.ORG	114.10	99.04	DECEMBER 11, 2024 6:00 PM METROPOLITAN SPECIAL TAXING DIST COUNCIL CHAMBERS 390 ROBERT ST N ST. PAUL MN 55101
OTHER SPECIAL TAXING DISTRICTS	255.56	262.20	NO MEETING REQUIRED
FISCAL DISPARITY TAX	7,588.24	8,528.45	NO MEETING REQUIRED
TOTAL EXCLUDING SPECIAL ASSESSMENTS	\$ 25,794.00	\$ 27,558.00	PERCENT OF CHANGE 6.8%



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.