



**Carver County
Property Tax Department**
600 East 4th Street, P.O. Box 69
Chaska, MN 55318-0069
(952) 361-1910 • www.co.carver.mn.us

For the following visit our website at www.co.carver.mn.us
 • Pay your taxes online
 • Sign up for our Tax Payment Reminder
 • Print additional copies of your Tax Statement

Property ID #: 75.5100010

Taxpayer: HIGHWAY 5 PROPERTIES LLC
 C/O CARIBOU COFFEE CO, INC
 3900 LAKE BREEZE AVE
 BROOKLYN CTR MN 55429-3839



02001316



2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2021	2022
Step 1	Estimated Market Value:	627,300	603,600
	Homestead Exclusion:		
	Taxable Market Value:	627,300	603,600
	New Improvements/ Expired Exclusions:		
Property Classification:		Comm/Ind	Comm/Ind
PROPOSED TAX			
Step 2	\$18,858.00		
PROPERTY TAX STATEMENT			
Step 3	First half taxes due:	5/16/2022	9,470.00
	Second half taxes due:	10/17/2022	9,470.00
	Total Taxes Due in 2022:		18,940.00

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REFUNDS?**

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Bill#: 1369030
Property Address:
 77 HIGHWAY 5 W
 WACONIA MN 55387-1859

Property Description:
 Acres 0.72
 Section 24 Township 116 Range 025
 WACONIA MILL Lot 001 Block 001

Line 13 Special Assessment Detail:
 HAZ & SOLID WASTE FEE COMM 132.00

 Principal: 132.00
 Interest:

Tax Detail for Your Property:

Taxes Payable Year:		2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.				
Tax and Credits	3. Property taxes before credits	20,000.00	18,808.00	
	4. Credits that reduce property taxes	A. Agricultural market value credits B. Other Credits		
	5. Property taxes after credits	20,000.00	18,808.00	
Property Tax by Jurisdiction	6. County	A. CARVER COUNTY 2,572.45 2,368.92 B. CO RAIL AUTHORITY 7.36 7.61		
	7. City or Town	CITY OF WACONIA 3,427.72 3,199.20		
	8. State General Tax	3,704.29 3,564.31		
	9. School District	SD 0110 WACONIA		
		A. Voter Approved Levies 2,498.64 2,307.38 B. Other Local Levies 1,433.67 1,295.95		
	10. Special Taxing Districts	A. Metro Council 46.67 44.16 B. Metro Mosquito Control 28.39 25.29 C. Carver County CDA 123.65 113.32 D. Watershed 65.02 59.57 E. Fiscal 6,092.14 5,822.29		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments	20,000.00	18,808.00	
	13. Special Assessments	Interest: Principal: 132.00	132.00	132.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		20,132.00	18,940.00

2nd HALF PAYMENT STUB - PAYABLE 2022

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.
Property ID#: 75.5100010

To pay online go to www.co.carver.mn.us
 The online payment feature is available for a current year tax payment.
 Delinquent payments cannot be paid online.

TO AVOID PENALTY PAY ON OR BEFORE: 10/17/2022

SECOND 1/2 TAX AMOUNT DUE: 9,470.00

Bill #: 1369030

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Make checks payable to and remit to:

**Carver County
 P.O. Box 69
 Chaska, MN 55318-0069**



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Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored. Manufactured Home taxes of \$50.00 or less and Real Estate taxes of \$100.00 or less must be paid in full. If you pay your taxes late, you will be charged a penalty. See back for details.

1st HALF PAYMENT STUB - PAYABLE 2022

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.
Property ID#: 75.5100010

To pay online go to www.co.carver.mn.us
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TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2022

FULL TAX AMOUNT: 18,940.00
FIRST 1/2 TAX AMOUNT DUE: 9,470.00

Bill #: 1369030

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DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT

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DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT