



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

For the following visit our website at [www.co.carver.mn.us](http://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 #: 75.5240300



Taxpayer: HPA BORROWER 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO IL 60606-6995

# 2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Taxes Payable Year:		2021	2022
Step <b>1</b>	Estimated Market Value:	316,700	330,300
	Homestead Exclusion:		
	Taxable Market Value:	316,700	330,300
	New Improvements/ Expired Exclusions:		
	Property Classification:	Res Non-Hstd	Res Non-Hstd
Step <b>2</b>	<b>PROPOSED TAX</b> \$4,584.00		
Step <b>3</b>	<b>PROPERTY TAX STATEMENT</b>		
	First half taxes due:	5/16/2022	2,312.00
	Second half taxes due:	10/17/2022	2,312.00
	Total Taxes Due in 2022:		4,624.00

**\$\$\$  
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#: 1385988  
Property Address:  
1654 ST GEORGE ST  
WACONIA MN 55387-4549

Property Description:  
Section 26 Township 116 Range 025  
WATERFORD Lot 002 Block 005

<b>Line 13 Special Assessment Detail:</b>	
HAZ & SOLID WASTE FEE RES/AG	33.00
Principal:	33.00
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	4,469.00	4,591.00	
	4. Credits that reduce property taxes	A. Agricultural market value credits B. Other Credits		
	<b>5. Property taxes after credits</b>	<u>4,469.00</u>	<u>4,591.00</u>	
Property Tax by Jurisdiction	6. County	A. CARVER COUNTY 1,095.83 1,128.54 B. CO RAIL AUTHORITY 3.14 3.63		
	7. City or Town	CITY OF WACONIA 1,461.22 1,524.62		
	8. State General Tax			
	9. School District	SD 0110 WACONIA		
		A. Voter Approved Levies 1,132.96 1,157.01 B. Other Local Levies 663.43 661.72		
	10. Special Taxing Districts	A. Metro Council 19.89 21.04 B. Metro Mosquito Control 12.10 12.05 C. Carver County CDA 52.71 54.00 D. Watershed 27.72 28.39		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments	<u>4,469.00</u>	<u>4,591.00</u>	
	13. Special Assessments	Interest:	Principal: 33.00	33.00 33.00
	<b>14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>			<b>4,502.00 4,624.00</b>

## 2<sup>nd</sup> HALF PAYMENT STUB - PAYABLE 2022

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.  
Property ID#: 75.5240300

To pay online go to [www.co.carver.mn.us](http://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: 2,312.00**



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Make checks payable to and remit to:

**Carver County  
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Chaska, MN 55318-0069**



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.

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DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT

## 1<sup>st</sup> HALF PAYMENT STUB - PAYABLE 2022

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.  
Property ID#: 75.5240300

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Delinquent payments cannot be paid online.

**TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2022**

**FULL TAX AMOUNT: 4,624.00**  
**FIRST 1/2 TAX AMOUNT DUE: 2,312.00**

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DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT