		_					
Carver County Property Tax Depar	rtment		2023 PROPERT	Y TAX STA	TEMENT		
600 East 4 th Street, P.O. Bo Chaska, MN 55318-0069				AND CLASSIFICAT			
(952) 361-1910 • <u>www.co.c</u>	carver.mn.us		Taxes Payable Year: Estimated Market Value:	2022 109,500	2023 366,800		
For the following wight our websit			Homestead Exclusion:	27,400	4,200		
For the following visit our websit • Pay your taxes online • Sign up for our Tax Pa		Step	Taxable Market Value: New Improvements/	82,100 15,000	362,600 224,700		
Sign up for our tax Pa Print additional copies	* · · · · · · · · · · · · · · · · · · ·	_ ''	Expired Exclusions: Property Classification:	Res Hstd	Res Hstd		
Property ID #: 20.2800550					Roo Hold		
Taxpayer: 31332*145**G50**1.0655**1/4****** LINDA KAY RANSTROM	***AUTO5-DIGIT 55315		s	Sent in March 2022			
JAMES LEE RANSTROM 1243 OAK TREE CT		Step	Proposed Tax:	ROPOSED TAX	4 04 9 00		
CARVER MN 55315-4416		2	Sei	nt in November 2022	4,218.00		
կովիկոսեսիկիսիորիի	կեկկեկինությունը	Step	PROPER First half taxes due:	05/15/2023	NT 2,133.00		
		3	Second half taxes due: Total Taxes Due in 2023:	10/16/2023	2,133.00 4,266.00		
<u> </u>	Tax Detail for Your Property				4,200.00		
\$\$\$	Taxes Payable Year:			2022	2023		
REFUNDS?		-	e eligible for a property tax refund. e delinquent taxes and are not elig	jible.	4,233.00		
You may be eligible for one or more refunds to reduce your	2. Use these amount	s on Form M1PR to see if you	are eligible for a special refund.	1,207.00			
property tax. Read the back of this statement to find out how to apply.	3. Property taxes be 4. Credits that reduce	ce property taxes A. Agricu B. Other	ltural market value credits Credits	1,207.00	4,233.00		
Bill #: 1477273	5. Property taxes a	fter credits A. Carve	r County	1,207.00 280.25	4,233.00		
Property Address:	7. City or Town		il Authority	0.90 397.35	3.20 1,357.34		
1243 OAK TREE CT CARVER MN 55315	8. State General Ta	x	× .	397.35	1,357.34		
Property Description:	9. School District		nty Approved Levies Local Levies	324.87 174.92	1,044.19 658.46		
Block 005 Lot 004 OAK TREE	A xe Long 10. Special Taxing Di			5.23	19.71		
	Jurisc	C. Carve	Mosquito Control r County CDA	3.00 13.42	11.33 50.62		
		D. Water	shed	7.06	26.52		
Line 13 Special Assessment Detail: HAZ & SOLID WASTE FEE RES/AG 33.00		approved referenda levies before special assessments ents Interest:	Principal: 33.00	1,207.00	4,233.00		
	14. TOTAL PROPER	TY TAX AND SPECIAL ASS	SESSMENTS	1,240.00	4,266.00		
Principal: 33.00							
1-25-23_v3	Please	e fold on perforation BEFORE	tearing				
2 nd HALF PAYMEN	T STUB - PAYABL		online go to www.co.carver.m				
PLEASE INDICATE YOUR ADDR ON REVERSE SIDE OF THIS PA			ne payment feature is available for a ent payments cannot be paid online.	current year tax payment.			
Property ID #: 20.2800550		TO AVOID PI	ENALTY PAY ON OR BEF	ORE: 10/16/2023	↑		
OUR RECORDS INDICATE THAT Y BY ESCROW COMPANY NATIONA		SECOND 1/2 TAX	AMOUNT DUE:		2,133.00 🛓 👷		
CUST #46586					2,133.00 WITH YOUR SECOND HALF PAYMENT IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		
		Mal	ke checks payable to ar	nd remit to:	OUR S		
Bill #: 1477273			տիսվորիութությ				
Taxpayer: LINDA KAY RANSTROM			CARVER COUNT P.O. BOX 69	Y	ND HA		
JAMES LEE RANSTROM 1243 OAK TREE CT			CHASKA, MN 553	18-0069	JRN TI LF PAY		
CARVER MN 55315-4416					TIS ST MENT		
05 2023 20280	0550 00021330	Postdate No recei taxes of	celed check is proof of payment. Pleass d checks are not held. Only official U.S. ot sent unless requested and is void unl \$50.00 or less and Real Estate taxes of y your taxes late, you will be charged a	Postmark determines paymen il check is honored. Manufactu \$100.00 or less must be paid i	ired Home		
	Please	e fold on perforation BEFORE	tearing				
1 st HALF PAYMENT	STUB - PAYABLE		online go to www.co.carver.m				
PLEASE INDICATE YOUR ADDR ON REVERSE SIDE OF THIS PA			ent payments cannot be paid online.	current year tax payment.	31332 1/2		
Property ID #: 20.280055		TO AVOID PI	ENALTY PAY ON OR BEF	ORE: 05/15/2023	♦		
BY ESCROW COMPANY NATIONAL CITY MORTGAGE CO &		FULL TAX AMOUN	NT:		4,266.00		
CUST #46586		FIRST 1/2 TAX AM	OUNT DUE:		2,133.00		
Bill #: 1477273	I			ad remit to:	/OUR		
		Mal	<pre>ke checks payable to ar</pre>				
LINDA KAY RANSTROM JAMES LEE RANSTROM		CARVER COUNTY					
1243 OAK TREE CT CARVER MN 55315-4416			P.O. BOX 69		: PA		
			CHACKA MN 552	18_0060	2 4		
			CHASKA, MN 553	318-0069	2,133.00 WITH YOUR FIRST HALF PAYMENT		

_

Your canceled 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.

\$\$\$ REFUNDS

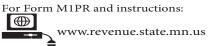
You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

Senior Citizen PROPERTY TAX DEFERRAL

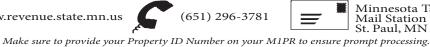
If you owned and occupied this property as your homestead on January 2, 2023, you *may* qualify for one or both of the following homestead credit refunds:

Property Tax Refund - If your taxes exceed certain income-based thresholds, <u>and</u> your total household income is less than \$128,280.
 Special Property Tax Refund - If you also owned and occupied this property as your homestead on January 2, 2022 and both of the following are true:

• The net property tax on your homestead increased by more than 12% from 2022 to 2023. • The increase was at least \$100, not due to improvements on the property.







Minnesota Tax Forms Mail Station 1421 St. Paul, MN 55146-1421

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property

- Ine Senior Citizen Deterral Program provides a <u>Iow-interest Ioan</u> to senior citizens having dimcuity paying proprataxes. This is not a tax forgiveness program, however, this program:
 Limits the maximum amount of property tax paid to 3% of total household income, and
 Ensures the amount of tax paid remains the same as long as you participate in this program. To be eligible, you must file an application by November 1, 2023, as well as:
 Be at least 65 years old,
 Have a household income of \$60,000 or less, and

 - 3. Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

If you are interested in information regarding special tax programs, please contact the following offices: **For blind, disabled, or paraplegic** classification contact the Assessor's Office at (952) 361-1960. For Veterans Exclusion of value, contact Veterans Services at (952) 442-2323

Penalty for Late Payment of Property Tax If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you will pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown. To avoid a penalty, envelopes must be postmarked by the due date to be considered paid on time. First half tax payments must be paid in full with penalty (if applicable) prior to applying money toward second half payment. If you are unsure of how penalty is calculated, the amount due, or want to discuss delinquent tax, please contact us at (952) 361-1910.

	2023			2024							
Property Type:	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 17	Nov 1	Nov 16	Dec 1	Jan 2
Homesteads and Seasonal Rec. 1st half 2nd half Both Unpaid	2%	4% - -	5% - -	6% - -	7% - -	8% - -	8% 2% 5%	8% 4% 6%	- -	8% 5% 6.5%	10% 7% 8.5%
Agricultural Homesteads 1st half 2nd half Both Unpaid	2%	4% - -	5% - -	6% - -	7% - -	8% - -	8% - -	8% - -	8% 2% 5%	8% 4% 6%	10% 6% 8%
Nonhomesteads 1st half 2nd half Both Unpaid	4%	8% - -	9% - -	10%	11%	12%	12% 4% 8%	12% 8% 10%	- - -	12% 9% 10.5%	14% 11% 12.5%
Agricultural Nonhomesteads 1st half 2nd half Both Unpaid	4%	8% - -	9% - -	10%	11%	12%	12%	12%	12% 4% 8%	12% 8% 10%	14% 10% 12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes 1st half 2nd half	-	-	-	-	8%	8% -	8% -	8% -	8% 8%	8% 8%	8% 8%
5-23_v3 Please fold on perforation BEFORE tearing				9							

Personal Property Located on Leased Government-owned Land:

Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2023.

Note to manufactured homeowners:

The title to your manufactured homeowners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

ADDRESS CORRECTION

	IMPORTANT ADDITIONAL NOTES:
NEW ADDRESS:	On the property described hereon, check your statements to see that all your property is included. (We are not responsible for any omitted parcels.)
	We do not mail second half statements.
NAME	Payment: We are prohibited from holding post-dated checks. Payments are processed on date received. Payment must be in U.S. dollars, by money order or draft from a U.S. bank or branch. Draft must have bank's coded transit number along bottom edge. Payment not meeting these requirements cannot be accepted since substantial collection fees will be charged by the banks involved.
CITY ZIP CODE ZIP CODE THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT	M.S. 276.017 SUBD. 3. Proof of timely payment. The postmark or registration mark of the United States Postal Service qualifies as proof of timely mailing. Mailing, or the time of mailing, may also be established by a delivery service's records or other available evidence. The postmark of a private postage meter or an electronic stamp purchased online may not be used as proof of a timely mailing made under this section.
Please fold on perfora	ation BEFORE tearing
ADDRESS CORRECTION	31332 1/2
	IMPORTANT ADDITIONAL NOTES:
NEW ADDRESS:	On the property described hereon, check your statements to see that all your property is included. (We are not responsible for any omitted parcels.)
	We do not mail second half statements.
NAME	Payment: We are prohibited from holding post-dated checks. Payments are processed on date received. Payment must be in U.S. dollars, by money order or draft from a U.S. bank or branch. Draft must have bank's coded transit number along bottom edge. Payment not meeting these requirements cannot be accepted since substantial collection fees will be charged by the banks involved.
CITY ZIP CODE	M.S. 276.017 SUBD. 3. Proof of timely payment. The postmark or registration mark of the United States Postal Service qualifies as proof of timely mailing. Mailing, or the time of mailing, may also be established by a delivery service's records or other available evidence. The postmark of a private postage meter or an electronic stamp purchased online may not be used as proof of a timely mailing made under this section.
THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT	