



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

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

Property ID #: **75.5100010**

Taxpayer:

39339*154**G50**1.0655**1/4*****AUTOALL FOR AADC 553
 HIGHWAY 5 PROPERTIES LLC
 C/O CARIBOU COFFEE CO, INC
 3900 LAKE BREEZE AVE
 BROOKLYN CENTER MN 55429-3839



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REFUNDS?

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

Bill #: 1540760

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:		2023	2024	
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	17,098.00	25,794.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits			
	B. Other Credits			
5.	Property taxes after credits	17,098.00	25,794.00	
Property Tax By Jurisdiction	6. County			
		A. Carver County	2,167.76	3,504.26
		B. Co Rail Authority	6.53	10.61
	7. City or Town	CITY OF WACONIA	3,057.90	5,212.15
	8. State General Tax		3,067.96	4,557.56
	9. School District	SD 0110 WACONIA		
		A. Voter Approved Levies	1,973.74	2,871.83
		B. Other Local Levies	1,066.71	1,679.69
	10. Special Taxing Districts			
		A. Metro Council	40.25	75.54
	B. Metro Mosquito Control	23.14	38.56	
	C. Carver County CDA	103.36	168.70	
	D. Watershed	54.16	86.86	
	E. Fiscal	5,536.49	7,588.24	
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments	17,098.00	25,794.00	
	13. Special Assessments			
	Interest:			
	Principal: 132.00	132.00	132.00	
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	17,230.00	25,926.00	

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2nd HALF PAYMENT STUB - PAYABLE 2024

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

To pay online go to www.carvercountymn.gov
 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: 10/15/2024

SECOND 1/2 TAX AMOUNT DUE: 12,963.00

Bill #: 1540760

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

Make checks payable to and remit to:

CARVER COUNTY
 P.O. BOX 69
 CHASKA, MN 55318-0069

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.

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1st HALF PAYMENT STUB - PAYABLE 2024

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

To pay online go to www.carvercountymn.gov
 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: 05/15/2024

FULL TAX AMOUNT: 25,926.00
FIRST 1/2 TAX AMOUNT DUE: 12,963.00

Bill #: 1540760

Taxpayer:
HIGHWAY 5 PROPERTIES LLC
C/O CARIBOU COFFEE CO, INC
3900 LAKE BREEZE AVE
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↑ DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT



↑ DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT

\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2024 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2024, you **may** qualify for one or both of the following refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$135,410.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2023 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12% from 2023 to 2024.
 - The increase was at least \$100, not due to improvements on the property.

If you need Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



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

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

SENIOR CITIZEN PROPERTY TAX DEFERRAL

The Senior Citizen Deferral Program provides a **low-interest loan** to senior citizens having difficulty paying property taxes. 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
- Endures 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, 2024**, as well as:

- Be at least 65 years old,
- Have a household income of \$96,000 or less, and
- Have lived in your home for at least 5 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.

Property Type:	2024											2025
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2	
Homesteads and Seasonal Rec.												
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%	
2nd Half	-	-	-	-	-	-	2%	4%	-	5%	7%	
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%	
Agricultural Homesteads												
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%	
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%	
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%	
Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%	
2nd Half	-	-	-	-	-	-	4%	8%	-	9%	11%	
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%	
Agricultural Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%	
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%	
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%	
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
Manufactured Homes												
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%	
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%	

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, 2024.

Note to 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.

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ADDRESS CORRECTION

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

IMPORTANT ADDITIONAL NOTES:

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.

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.

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.

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ADDRESS CORRECTION

39339 1/2

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

IMPORTANT ADDITIONAL NOTES:

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.

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.

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