



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

For the following visit our website at [www.carvercountymn.gov](http://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:**

39560\*155\*\*G50\*\*1.0655\*\*1/4\*\*\*\*\*AUTO\*\*ALL FOR AADC 553  
 HIGHWAY 5 PROPERTIES LLC  
 C/O CARIBOU COFFEE CO, INC  
 3900 LAKE BREEZE AVE  
 BROOKLYN CENTER MN 55429-3839



**\$\$\$**

**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 #: 1628329

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

Abbreviated Description (not a full 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 140.00

Principal: 140.00  
Interest:

**Tax Detail for Your Property**

Taxes Payable Year:		2024	2025	
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	25,794.00	27,604.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credits			
	B. Other Credits			
5.	<b>Property taxes after credits</b>	<b>25,794.00</b>	<b>27,604.00</b>	
Property Tax By Jurisdiction	6. County			
		A. Carver County	3,504.26	3,618.14
		B. Co Rail Authority	10.61	10.95
	7. City or Town	CITY OF WACONIA	5,212.15	5,635.34
	8. State General Tax		4,557.56	4,727.35
	9. School District	SD 0110 WACONIA		
		A. Voter Approved Levies	2,871.83	2,770.54
		B. Other Local Levies	1,679.69	1,890.14
	10. Special Taxing Districts			
		A. Metro Council	75.54	62.95
	B. Metro Mosquito Control	38.56	36.50	
	C. Carver County CDA	168.70	173.08	
	D. Watershed	86.86	88.62	
	E. Fiscal	7,588.24	8,590.39	
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments	25,794.00	27,604.00	
	13. Special Assessments			
	Interest:			
	Principal: 140.00	132.00	140.00	
	<b>14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>25,926.00</b>	<b>27,744.00</b>	

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**2nd HALF PAYMENT STUB - PAYABLE 2025**

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.

Property ID #: **75.5100010**

To pay online go to [www.carvercountymn.gov](http://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: 10/15/2025**

**SECOND 1/2 TAX AMOUNT DUE: 13,872.00**

Bill #: 1628329

**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 2025**

PLEASE INDICATE YOUR ADDRESS CORRECTION ON REVERSE SIDE OF THIS PAYMENT STUB.

Property ID #: **75.5100010**

To pay online go to [www.carvercountymn.gov](http://www.carvercountymn.gov)

The online payment feature is available for a current year tax payment. Delinquent payments cannot be paid online.

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**TO AVOID PENALTY PAY ON OR BEFORE: 05/15/2025**

**FULL TAX AMOUNT: 27,744.00**

**FIRST 1/2 TAX AMOUNT DUE: 13,872.00**

Bill #: 1628329

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

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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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↑  
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 2025 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2025, 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 \$139,320.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2024 and **both** of the following are true:
  - The net property tax on your homestead increased by more than 12% from 2024 to 2025.
  - 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 Citizens' Property Tax Deferral

The Senior Citizens' 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, 2025**, 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](http://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.

SENIOR CITIZENS'  
PROPERTY TAX  
DEFERRAL

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:	2025											2026
	May 16	June 1	July 1	Aug 1	Sep 1	Sep 3	Oct 1	Oct 16	Nov 1	Nov 18	Dec 1	Jan 2
<b>Homesteads and Cabins</b>												
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%
<b>Agricultural Homesteads</b>												
1st Half	2%	4%	5%	6%	7%	-	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	-	5%	6%	8%
<b>Non-Homesteads</b>												
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%
<b>Agricultural Nonhomesteads</b>												
1st Half	4%	8%	9%	10%	11%	-	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	-	8%	10%	12%
<b>Personal Property</b>	8%	8%	8%	8%	8%	-	8%	8%	8%	8%	8%	8%
<b>Manufactured Homes</b>												
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, 2025.

## 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

39560 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.)**

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