Carver County		2025 PROPERTY TAX STATEMENT						
Property Tax Depar 600 East 4th Street, P.O. E				ID CLASSIFICATION				
Chaska, MN 55318-0069				Taxes Payable Year:	2024	2025		
(952) 361-1910 • <u>www.car</u>	vercountymn.gov			Estimated Market Value:	430,700	421,300		
For the following visit our websi	to at www.canvercountymp.gov		Char	Homestead Exclusion:	400 700	404 000		
 Pay your taxes online 			Step	Taxable Market Value: New Improvements/	430,700	421,300		
 Sign up for our Tax Pa Print additional copies 			1	Expired Exclusions:				
Property ID #: 75.5170370				Property Classification:	Res Non-Hstd	Res Non-Hstd		
Taxpayer:								
22614*85**G50**1.39**7/10******** IH3 PROPERTY BORROWER				Sei	nt in March 2024			
C/O RYAN LLC, INVITATION H PO BOX 4900			Step	PRO Proposed Tax:	DPOSED TAX	5,268.00		
SCOTTSDALE AZ 85261-4900			2	Sent	in November 2024	5,208.00		
			Step		Y TAX STATEMENT	0.000.00		
			3	First half taxes due: Second half taxes due:	05/15/2025 10/15/2025	2,662.00 2,662.00		
				Total Taxes Due in 2025:		5,324.00		
222	Tax Detail for Your Property Taxes Payable Year:	y			2024	2025		
$\psi\psi\psi$		on Form M1PR to se	e if you are	eligible for a property tax refund.		2023		
REFUNDS?	File by August 15	i. If this box is checke	ed, you owe	delinquent taxes and are not eligib	le.			
You may be eligible for one or more refunds to reduce your			see if you a	re eligible for a special refund.				
property tax. Read the back of this	3. Property taxes b 4. Credits that redu	efore credits uce property taxes	A. Agricult	ural market value credits	5,219.00	5,289.00		
statement to find out how to apply.	Creat		B. Other C					
Bill #: 1630236	5. Property taxes 6. County	after credits	A. Carver	County	5,219.00	5,289.00 1,302.37		
Property Address:			B. Co Rail		3.92	3.95		
1641 WOODLAWN CIR WACONIA MN 55387-1243	 7. City or Town 8. State General Tage 	CITY OF WACC	JNIA		1,928.61	2,029.54		
	9. School District	SD 0110 WACC		pproved Levies	1,159.59	1,080.62		
Abbreviated Description (not a full description):	В			ocal Levies	693.00	742.44		
Acres: 0.36 Section 15 Township 116 Range 025 WILLOWBROOKE Lot 001 Block 003	A xe L to special Taxing D 10. Special Taxing D	Districts	A. Metro C	Council	27.95	22.68		
	rrisd			losquito Control County CDA	14.27 62.42	13.15 62.33		
			D. Waters		32.14	31.92		
Line 13 Special Assessment Detail:								
HAZ & SOLID WASTE FEE RES/AG 35.00	11. Non-school vote							
	12. Total property ta		sessments		5,219.00	5,289.00		
	13. Special Assessr	nents Interest:		Principal: 35.00	33.00	35.00		
	14. TOTAL PROPE	RTY TAX AND SPE		ESSMENTS	5,252.00	5,324.00		
Principal: 35.00								
Interest:	Plea	se fold on perforatio		tearing				
Interest: 2-7-25_v3		se fold on perforatio						
2-7-25_v3 2 nd HALF PAYMEN	T STUB - PAYABL		To pay o	online go to <u>www.carvercountyn</u> e payment feature is available for a cu				
Interest: 2-7-25_v3	STUB - PAYABL RESS CORRECTION	E 2025	To pay o The online Delinquer	online go to <u>www.carvercountyn</u> e payment feature is available for a cu tt payments cannot be paid online.	rrent year tax payment.			
2-7-25_v3 2 nd HALF PAYMEN [®] PLEASE INDICATE YOUR ADDR	STUB - PAYABL RESS CORRECTION AYMENT STUB.	E 2025	To pay o The online Delinquer	online go to <u>www.carvercountyn</u> e payment feature is available for a cu	rrent year tax payment.	↑		
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2-7-25_v3 2nd HALF PAYMEN PLEASE INDICATE YOUR ADDP ON REVERSE SIDE OF THIS PA	STUB - PAYABL RESS CORRECTION AYMENT STUB.	E 2025 to a	To pay o The onlin Delinquer	online go to <u>www.carvercountyn</u> e payment feature is available for a cu it payments cannot be paid online. NALTY PAY ON OR BEFOI	rrent year tax payment. RE: 10/15/2025 2,6 0	62.00		
2-7-25_v3 2nd HALF PAYMEN PLEASE INDICATE YOUR ADDP ON REVERSE SIDE OF THIS PA	STUB - PAYABL RESS CORRECTION AYMENT STUB.	E 2025 to a	To pay o The onlin Delinquer	online go to <u>www.carvercountyn</u> e payment feature is available for a cu at payments cannot be paid online. NALTY PAY ON OR BEFOR MOUNT DUE: e checks payable to and	rrent year tax payment. RE: 10/15/2025 2,60 remit to:	62.00 DETACH HERE AN WITH YOUR SECO		
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01 2025 755170370 000266200 8

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

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:

- 1. 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

your 2025 Property Taxes.

If you need Form M1PR and instructions: (651) 296-3781 www.revenue.state.mn.us

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: 1 Be at least 65 years old,
- **PROPERTY TAX** DEFERRAL

SENIOR CITIZENS

- Have a household income of \$96,000 or less, and 2. 3
 - 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.

						2025						2026
Design (T and	May	June	July	Aug	Sep	Sep	Oct	Oct	Nov	Nov	Dec	Jan
Property Type:	16	1	1	1	1	3	1	16	1	18	1	2
Homesteads and Cabins												
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	2%	4%	5%	6%	7%	-	8%	8%	8%	8%	8%	10%
1st Half	-	-	-	-	-	-	-	-	-	2%	4%	6%
2nd Half	-	-	-	-	-	-	-	-	-	5%	6%	8%
Both Unpaid										3/0	0/0	0/0
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												
Nonhomesteads	4%	8%	9%	10%	11%	-	12%	12%	12%	12%	12%	14%
1st Half	-	-	-	-	-	-	-	-	-	4%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	-	8%	10%	12%
Both Unpaid										•/*	1070	1270
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 Mav15, 2025.

Minnesota Tax Forms

Note to manufactured homeowners:

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

2-7-25 v3

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 perf	oration BEFORE tearing				
ADDRESS CORRECTION	22614 4/5				
	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.)				
NAME	We do not mail second half statements.				
STREET ADDRESS	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 STATE 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				
THE STUD MUST ACCOMPANY FIRST HALF DAVADAT	online may not be used as proof of a timely mailing made under this section.				

Please fold on perforation BEFORE tearing

IMPORTANT A DRITIONAL MOTEC

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT