



Property Records and
Taxpayer Services
(651) 430-6175
www.co.washington.mn.us

14949 62nd Street North
PO Box 200
Stillwater, MN 55082-0200

Property ID: 07.028.20.44.0009 Bill #: 2538168

Taxpayer:

95433*331**G50**0.67**1/4*****AUTOALL FOR AADC 550
MICHAEL D & CYNTHIA GARR
5 SUNFISH LN
SUNFISH LAKE MN 55118-4722



TAX STATEMENT 2023

2022 Values for Taxes Payable in

VALUES AND CLASSIFICATION

Taxes Payable Year:		2022	2023
Step 1	Estimated Market Value:	1,358,400	1,630,200
	Homestead Exclusion:		
	Taxable Market Value:	1,358,400	1,630,200
	New Improvements:		
	Property Classification:	Res Non-Hstd	Res Non-Hstd
<i>Sent in March 2022</i>			
Step 2	PROPOSED TAX		
	<i>Did not include special assessments or referenda approved by the voters at the November election</i>		\$16,408.00
<i>Sent in November 2022</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due	May 15	\$8,233.00
	Second half taxes due	October 15	\$8,233.00
	Total Taxes Due in 2023:		\$16,466.00



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.

Property Address:
1775 MAJESTIC PINES TRL
AFTON MN 55001

Property Description:
KAYE HILL FARM Lot 5 Block 1

Line 13 Special Assessment Detail:
COUNTY ENVIRONMENTAL CHARGE PHE DEPT 3.00

Tax Detail for Your Property:		2022	2023	
Taxes Payable Year:				
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.			\$0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund. <input type="checkbox"/>		\$0.00		
Tax and Credits	3. Property taxes before credits	\$15,941.00	\$16,463.00	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$0.00	\$0.00	
	B. Other Credits	\$0.00	\$0.00	
5. Property taxes after credits		\$15,941.00	\$16,463.00	
Property Tax by Jurisdiction	6. WASHINGTON COUNTY			
		A. County General	\$4,331.54	\$4,519.57
		B. County Regional Rail Authority	\$23.40	\$23.32
	7. CITY OF AFTON		\$5,034.70	\$5,185.82
	8. State General Tax		\$0.00	\$0.00
	9. ISD 834 STILLWATER		\$3,439.51	\$3,461.41
		A. Voter approved levies	\$2,122.21	\$2,289.81
		B. Other Local Levies	\$99.15	\$102.79
		C. Metropolitan Council	\$56.78	\$59.11
		D. Metropolitan Mosquito Control	\$589.42	\$569.44
		E. Valley Branch Watershed	\$202.41	\$209.14
	D. County CDA			
	11. Non-school voter approved referenda levies	\$41.88	\$42.59	
	12. Total property tax before special assessments	\$15,941.00	\$16,463.00	
	13. Special assessments	\$3.00	\$3.00	
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$15,944.00	\$16,466.00	

Principal: 3.00
Interest: 0.00

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PAYABLE 2023 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: October 15

Property ID: 07.028.20.44.0009 Bill #: 2538168



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Detach at perforation & mail this stub with your 2nd half payment in the enclosed envelope

****ESCROW NOTE**** Your taxes have been sent to escrow agent RESIDENTIAL CREDIT SOLUTIONS. If you do not escrow your taxes, please pay the amount indicated in the box.

No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks.

MAKE CHECKS PAYABLE TO:

Res Non-Hstd
SECOND HALF TAX AMT

\$8,233.00

CHECK CASH

WASHINGTON COUNTY
P.O. BOX 200
STILLWATER MN 55082-0200

0702820440009 2 00000000823300 3

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PAYABLE 2023 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: May 15

Property ID: 07.028.20.44.0009 Bill #: 2538168



Taxpayer:
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SUNFISH LAKE MN 55118-4722

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MAKE CHECKS PAYABLE TO:

Res Non-Hstd
FIRST HALF TAX AMT

\$8,233.00

CHECK CASH

WASHINGTON COUNTY
P.O. BOX 200
STILLWATER MN 55082-0200

0702820440009 1 00000000823300 5



\$\$\$ REFUNDS

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

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, and 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.

For 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.

Property Type:	2023											2024
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 17	Nov 1	Nov 16	Dec 1	Jan 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												
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%	
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%	
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%	
Nonhomesteads												
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												
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%	

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 must pay. The table shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

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 home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

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
- 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
- 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.

Available online, all the time! Access our Washington County website at www.co.washington.mn.us to:

- Select the **Property Taxes** tab to pay your property taxes online or to access your property tax information. You may pay your property taxes by either credit card or electronic check.
- Select the **NOTIFY ME** tab to subscribe to receive an email payment reminder each May and October.

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THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

Pay on or before the due date to avoid penalty

Please note:

- Be certain this statement covers your property. Washington County is not responsible when taxes are paid on the wrong property.
- Do not send post dated checks. Checks cannot be held for any reason. They will be processed when received.
- Mailed payments must be postmarked on or before the due date.
- Visa, MasterCard, Discover and eChecks are available as payment methods online at www.co.washington.mn.us

This is the only statement mailed to you. If you refinance or discontinue paying your taxes with your mortgage payments, **it is your responsibility** to contact our office to determine any taxes remaining due.

2-8-23_v3

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THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

Pay on or before the due date to avoid penalty

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- Mailed payments must be postmarked on or before the due date.
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