



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 #: 2861371

Taxpayer:

55070*185**G50**0.67**1/4*****AUTO5-DIGIT 55119
MICHAEL D & CYNTHIA GARR
4060 GERSHWIN AVE N
OAKDALE MN 55128-2831



TAX STATEMENT		2024	
2023		Values for Taxes Payable in	
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	1,630,200	1,882,300
	Homestead Exclusion:		
	Taxable Market Value:	1,630,200	1,882,300
	New Improvements:		
	Property Classification:	Res Non-Hstd	Res Non-Hstd
<i>Sent in March 2023</i>			
Step 2	PROPOSED TAX		
	<i>Did not include special assessments or referenda approved by the voters at the November election</i>		\$17,858.00
<i>Sent in November 2023</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due	May 15	\$9,391.00
	Second half taxes due	October 15	\$9,391.00
	Total Taxes Due in 2024:		\$18,782.00

**\$\$\$
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:		2023	2024	
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.			\$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	\$16,463.00	\$18,779.00	
	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		\$16,463.00	\$18,779.00	
Property Tax by Jurisdiction	6. WASHINGTON COUNTY			
		A. County General	\$4,519.57	\$4,899.34
		B. County Regional Rail Authority	\$23.32	\$24.35
	7. CITY OF AFTON			
			\$5,185.82	\$5,242.87
	8. State General Tax		\$0.00	\$0.00
	9. ISD 834 STILLWATER			
		A. Voter approved levies	\$3,461.41	\$4,777.10
		B. Other Local Levies	\$2,289.81	\$2,790.84
		A. Metropolitan Council	\$102.79	\$131.47
		B. Metropolitan Mosquito Control	\$59.11	\$67.04
	10. Special Taxing Districts			
	C. Valley Branch Watershed	\$569.44	\$573.77	
	D. County CDA	\$209.14	\$228.03	
	11. Non-school voter approved referenda levies	\$42.59	\$44.19	
	12. Total property tax before special assessments	\$16,463.00	\$18,779.00	
	13. Special assessments	\$3.00	\$3.00	
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$16,466.00	\$18,782.00	

Principal: 3.00
Interest: 0.00

2-1-24_v1

Please fold on perforation BEFORE tearing

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

PAYABLE 2024 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: **October 15**

Property ID: 07.028.20.44.0009 Bill #: 2861371



Taxpayer:
MICHAEL D & CYNTHIA GARR
4060 GERSHWIN AVE N
OAKDALE MN 55128-2831

****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.

Res Non-Hstd
SECOND HALF TAX AMT

\$9,391.00

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

MAKE CHECKS PAYABLE TO:

CHECK CASH

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

0702820440009 2 00000000939100 8

Please fold on perforation BEFORE tearing

Detach at perforation & mail this stub with your 1st half payment in the enclosed envelope

PAYABLE 2024 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: **May 15**

Property ID: 07.028.20.44.0009 Bill #: 2861371



Taxpayer:
MICHAEL D & CYNTHIA GARR
4060 GERSHWIN AVE N
OAKDALE MN 55128-2831

****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.

Res Non-Hstd
FIRST HALF TAX AMT

\$9,391.00

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

MAKE CHECKS PAYABLE TO:

CHECK CASH

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

0702820440009 1 00000000939100 0



\$\$\$ 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 homestead credit 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.

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:	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 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, 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.

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, 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.

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.

Please fold on perforation BEFORE tearing

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.

2-1-24_v1

Please fold on perforation BEFORE tearing

THIS STUB MUST ACCOMPANY FIRST 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.