



**ISANTI COUNTY AUDITOR-TREASURER**  
 555 18TH AVE SW  
 CAMBRIDGE, MN 55008  
 PHONE: (763) 689-1644  
 WWW.CO.ISANTI.MN.US

Owner Name: **TWO COWS LLC**

**TAXPAYER(S):**

6508\*26\*\*G50\*\*0.43\*\*1/2\*\*\*\*\*AUTO5-DIGIT 55025  
 BCMX LLC  
 17252 LYONS ST NE  
 FOREST LAKE MN 55025-8853



Property ID Number: **13.024.1000**

**Property Description:**

Acres: 40.00  
 Section 24 Township 036 Range 025  
 NW/4 OF NE/4

Situs Address: 5044 349TH AVE NW CAMBRIDGE MN 55008

Property Tax Statement			
2022		Values for Taxes Payable in	
2023			
Values and Classification			
Taxes Payable Year:		2022	2023
Step 1	Estimated Market Value:	133,800	407,400
	Homestead Exclusion:	0	0
	Taxable Market Value:	133,800	407,400
	New Improvements:	0	168,400
Property Classification:		Seasonal Comm	Res Non-Hstd Seasonal Comm
Sent in March 2022			
Step 2	Proposed Tax:		\$4,330
Sent in November 2022			
Step 3	First Half Taxes	Due 05/15/2023	\$2,156
	Second Half Taxes	Due 10/16/2023	\$2,156
	Total Taxes Due in 2023:		

2-23-23\_v1



**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.

**Tax Detail for Your Property:**

Taxes Payable Year:	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00	
<b>Property Tax and Credits</b>		
3. Property taxes before credits	1,832.00	4,312.00
4. Credits that reduce your property taxes:		
A. Agricultural market value credit	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	1,832.00	4,312.00
<b>Property Tax by Jurisdiction</b>		
6. County:	799.87	2,056.89
Lake Improvement	0.00	0.00
7. City or Town: TOWN OF WYANETT	168.93	466.13
8. State General Tax	218.17	145.39
9. School District	322.49	838.87
A. Voter Approved Levies		
B. Other Local Levies	320.23	798.76
SD 0911 CAMBRIDGE-ISANTI		

Taxes Payable Year:	2022	2023
<b>10. Special Taxing Districts</b>		
Special Taxing Districts	2.31	5.96
Tax Increment Financing	0.00	0.00
	0.00	0.00
	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	1,832.00	4,312.00
<b>Special Assessments</b>		
13. Special assessments		
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,832.00	4,312.00

**PAYABLE 2023 2<sup>nd</sup> HALF PAYMENT STUB**

TO AVOID PENALTY PAY ON OR BEFORE **10/16/2023**

Property ID: 13.024.1000

**Taxpayer:**

BCMX LLC  
 17252 LYONS ST NE  
 FOREST LAKE MN 55025-8853

Payments can also be made online <http://mn-isanti.manatron.com>

<b>SECOND 1/2 TAX AMOUNT DUE</b>	<b>2,156.00</b>
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**PENALTY: 0.00 TOTAL: 2,156.00**

MAKE CHECKS PAYABLE TO:  
**ISANTI COUNTY AUDITOR-TREASURER**  
 555 18TH AVE SW  
 CAMBRIDGE, MN 55008

No receipt unless requested. Your cancelled check is your receipt.  
 This receipt is void if check is not honored.

**PAYABLE 2023 1<sup>st</sup> HALF PAYMENT STUB**

TO AVOID PENALTY PAY ON OR BEFORE **05/15/2023**

Property ID: 13.024.1000

**Taxpayer:**

BCMX LLC  
 17252 LYONS ST NE  
 FOREST LAKE MN 55025-8853

Payments can also be made online <http://mn-isanti.manatron.com>

<b>FULL TAX AMOUNT</b>	<b>4,312.00</b>
<b>FIRST 1/2 TAX AMOUNT DUE</b>	<b>2,156.00</b>

**PENALTY: 0.00 TOTAL: 2,156.00**

MAKE CHECKS PAYABLE TO:  
**ISANTI COUNTY AUDITOR-TREASURER**  
 555 18TH AVE SW  
 CAMBRIDGE, MN 55008

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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 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 percent from 2022 to 2023, and
  - 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](http://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

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 learn more and find an 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.

## 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 below 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 home owners:

The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of the transfer are paid.

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	
<b>Homestead 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 Non-Homesteads</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%	

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### ADDRESS CORRECTION:

#### New Address:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PROPERTY ID NO. \_\_\_\_\_

**THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT**

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.  
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

### ADDRESS CORRECTION:

#### New Address:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PROPERTY ID NO. \_\_\_\_\_

**THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT**

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.  
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.