



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):

451*1**G50**0.43**1/2*****AUTO5-DIGIT 55025
 BCMX LLC
 5044 349TH AVE NW
 CAMBRIDGE MN 55008-5300



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 2024			
2023 Values for Taxes Payable in			
Values and Classification			
Taxes Payable Year:		2023	2024
Step 1	Estimated Market Value:	407,400	447,800
	Homestead Exclusion:	0	0
	Taxable Market Value:	407,400	447,800
	New Improvements:	168,400	0
	Property Classification:	Res Non-Hstd Seasonal Comm	Res Non-Hstd Seasonal Comm
Sent in March 2023			
Step 2	Proposed Tax:		\$4,504
Sent in November 2023			
Step 3	First Half Taxes	Due 05/15/2024	\$2,253
	Second Half Taxes	Due 10/15/2024	\$2,253
	Total Taxes Due in 2024:		

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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:	2023	2024
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	
Property Tax and Credits		
3. Property taxes before credits	4,312.00	4,506.00
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	4,312.00	4,506.00
Property Tax by Jurisdiction		
6. County:	2,056.89	2,023.37
Lake Improvement	0.00	0.00
7. City or Town: TOWN OF WYANETT	466.13	505.64
8. State General Tax	145.39	143.11
9. School District	838.87	893.38
A. Voter Approved Levies		
B. Other Local Levies	798.76	934.56
SD 0911 CAMBRIDGE-ISANTI		

Taxes Payable Year:	2023	2024
Special Taxing Districts		
Special Taxing Districts	5.96	5.94
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	4,312.00	4,506.00
Special Assessments		
13. Special assessments		
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,312.00	4,506.00

PAYABLE 2024 2nd HALF PAYMENT STUB
 TO AVOID PENALTY PAY ON OR BEFORE 10/15/2024
 Property ID: 13.024.1000

Please fold on perforation BEFORE tearing. PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION. If your address has changed please check this box and show the change on the back of this stub.

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

SECOND 1/2 TAX AMOUNT DUE	2,253.00
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PENALTY: 0.00 TOTAL: 2,253.00

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.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2024 1st HALF PAYMENT STUB
 TO AVOID PENALTY PAY ON OR BEFORE 05/15/2024
 Property ID: 13.024.1000

Please fold on perforation BEFORE tearing. PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION. If your address has changed please check this box and show the change on the back of this stub.

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

FULL TAX AMOUNT	4,506.00
FIRST 1/2 TAX AMOUNT DUE	2,253.00

PENALTY: 0.00 TOTAL: 2,253.00

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.

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 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 percent from 2023 to 2024, 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



(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, 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 learn more and find an 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.

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, 2024.

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:	2024											2025
	May 16	June 1	July 1	Aug 1	Sep 1	Sep 4	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2
Homestead 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%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%	8%
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 Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	-	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%	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%

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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. _____

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