



Finance & Property Services Division
 555 18th Avenue SW
 Cambridge, MN 55008
 (763) 689-1644
 www.co.isanti.mn.us

Property ID: 13.024.1000

Taxpayer(s):

781*3**G50**1.242**5/6*****AUTO5-DIGIT 55025
 BCMX LLC
 5044 349TH AVE NW
 CAMBRIDGE MN 55008-5300

Bill #: 2139545

Owner Name: TWO COWS LLC

\$\$\$

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.

Situs Address:

5044 349TH AVE NW
 CAMBRIDGE MN 55008

Property Description:

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

TAX STATEMENT		2025	
2024 Values for Taxes Payable in		VALUES AND CLASSIFICATION	
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	447,800	454,100
	Homestead Exclusion:	0	0
	Taxable Market Value:	447,800	454,100
	New Improvements:	0	0
	Property Classification:	Res Non-Hstd Seasonal Comm	Res Non-Hstd Seasonal Comm
<i>Sent in March 2024</i>			
Step 2	PROPOSED TAX		
	Proposed Tax:		\$4,566
<i>Sent in November 2024</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$2,282.00
	Second half taxes due 10/15/2025		\$2,282.00
	Total Taxes Due in 2025:		\$4,564.00

Tax Detail for Your Property:		2024	2025
Taxes Payable Year:		2024	2025
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. <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	
Tax and Credits	3. Property taxes before credits	\$4,506.00	\$4,564.00
	4. Credits that reduce property taxes	\$0.00	\$0.00
A. Agricultural and rural land credits		\$0.00	\$0.00
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$4,506.00	\$4,564.00
Property Tax by Jurisdiction	6. ISANTI COUNTY	\$2,023.37	\$2,027.26
	A. County	\$0.00	\$0.00
	B. Lake Improvement	\$505.64	\$572.03
	7. TOWN OF WYANETT	\$143.11	\$134.63
	8. State General Tax	\$934.56	\$927.75
	9. SD 0911 CAMBRIDGE-ISANTI	\$893.38	\$896.39
	A. Other local levies	\$5.94	\$5.94
	B. Voter approved levies	\$0.00	\$0.00
	Special Taxing Districts		
	Tax Increment Financing		
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$4,506.00	\$4,564.00
13. Special assessments	\$0.00	\$0.00	
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$4,506.00	\$4,564.00

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PAYABLE 2025 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 10/15/2025

Property ID: 13.024.1000

Bill #: 2139545

Taxpayer:
 BCMX LLC
 5044 349TH AVE NW
 CAMBRIDGE MN 55008

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

Seasonal Comm Res Non-Hstd

SECOND HALF TAX AMT

\$2,282.00

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

MAKE CHECKS PAYABLE TO:

CHECK

CASH

ISANTI COUNTY AUDITOR-TREASURER
 555 18TH AVE SW
 CAMBRIDGE MN 55008-9386

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PAYABLE 2025 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 05/15/2025

Property ID: 13.024.1000

Bill #: 2139545

Taxpayer:
 BCMX LLC
 5044 349TH AVE NW
 CAMBRIDGE MN 55008

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

Seasonal Comm Res Non-Hstd

FIRST HALF TAX AMT

\$2,282.00

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

MAKE CHECKS PAYABLE TO:

CHECK

CASH

ISANTI COUNTY AUDITOR-TREASURER
 555 18TH AVE SW
 CAMBRIDGE MN 55008-9386



\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2025 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2025, 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 \$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.

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:	2025											2026
	May 16	June 1	July 1	Aug 1	Sep 1	Sep 3	Oct 1	Oct 16	Nov 1	Nov 18	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, 2025.

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, 2025**, 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.

Payments are accepted online, all the time! Access the Isanti County online payment option at <https://mn-isanti.manatron.com/> to:

- Pay your property taxes online by either credit card or electronic check.
- Access a PDF of your tax statement, payment history, etc.

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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. Isanti 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 <https://mn-isanti.manatron.com/>

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.

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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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