



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

Property ID: 13.029.1100

Taxpayer(s):

16892*73**G50**1.002**1/4*****AUTO5-DIGIT 55336
ALLISON COOPER
8450 HIGHWAY 95 NW
PRINCETON MN 55371-4904



Bill #: 2139718

Owner Name: COOPER ALLISON

Escrow Company: CHASE HOME FINANCE LLC

TAX STATEMENT			2025
2024 Values for Taxes Payable in			2025
VALUES AND CLASSIFICATION			2024
Taxes Payable Year:			2025
Step 1	Estimated Market Value:	366,100	361,800
	Homestead Exclusion:	8,600	18,300
	Taxable Market Value:	357,500	343,500
	New Improvements:	0	0
	Property Classification:	Res Hstd NH Rur Vac Land	Res Hstd NH Rur Vac Land
			<i>Sent in March 2024</i>
Step 2	PROPOSED TAX		
	Proposed Tax:	\$2,958	
			<i>Sent in November 2024</i>
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025	\$1,491.00	
	Second half taxes due 10/15/2025	\$1,491.00	
	Total Taxes Due in 2025:	\$2,982.00	

**\$\$\$
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.

Situs Address:
8450 HIGHWAY 95 NW
PRINCETON MN 55371

Property Description:
Acres: 24.00
E 24 RDS OF E/2 OF NW/4
Section 29 Township 036 Range 025
Line 13 Special Assessment Detail:
D-C2-2025 16.29

Tax Detail for Your Property: 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 type="checkbox"/>	\$2,633.75	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,720.74	
3. Property taxes before credits		\$3,095.90	\$3,017.43
4. Credits that reduce property taxes		\$49.90	\$51.72
		\$0.00	\$0.00
5. Property taxes after credits		\$3,046.00	\$2,965.71
6. ISANTI COUNTY	A. County	\$1,615.40	\$1,533.66
	B. Lake Improvement	\$0.00	\$0.00
7. TOWN OF WYANETT		\$403.67	\$432.71
8. State General Tax		\$0.00	\$0.00
9. SD 0477 PRINCETON	A. Other local levies	\$618.88	\$638.17
	B. Voter approved levies	\$403.31	\$356.67
10. Special Taxing Districts	Special Taxing Districts	\$4.74	\$4.50
	Tax Increment Financing	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$3,046.00	\$2,965.71
13. Special assessments		\$0.00	\$16.29
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,046.00	\$2,982.00

Principal: 16.29
Interest: 0.00

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PAYABLE 2025 2nd HALF PAYMENT STUB

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

Property ID: 13.029.1100

Bill #: 2139718

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

NH Rur Vac Land Res Hstd

SECOND HALF TAX AMT

\$1,491.00

Taxpayer:
ALLISON COOPER
8450 HIGHWAY 95 NW
PRINCETON MN 55371

****ESCROW NOTE**** Your taxes have been sent to escrow agent CHASE HOME FINANCE LLC. 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:

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: 13.029.1100

Bill #: 2139718

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

NH Rur Vac Land Res Hstd

FIRST HALF TAX AMT

\$1,491.00

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ALLISON COOPER
8450 HIGHWAY 95 NW
PRINCETON MN 55371

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\$\$\$ 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%	

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.mantron.com/> to:

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

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. 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.mantron.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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