



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

\$\$\$
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

Principal: 16.29
Interest: 0.00

TAX STATEMENT			2025
2024		Values for Taxes Payable in	
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2024	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
Sent in March 2024			
Step 2	PROPOSED TAX		
	Proposed Tax:		\$2,958
Sent in November 2024			
PROPERTY TAX STATEMENT			
Step 3	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

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		
Tax and Credits	3. Property taxes before credits	\$3,095.90	\$3,017.43	
	4. Credits that reduce property taxes			
	A. Agricultural and rural land credits	\$49.90	\$51.72	
	B. Other Credits	\$0.00	\$0.00	
	5. Property taxes after credits	\$3,046.00	\$2,965.71	
Property Tax by Jurisdiction	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	

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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

Taxpayer:
ALLISON COOPER
8450 HIGHWAY 95 NW
PRINCETON MN 55371

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

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:

NH Rur Vac Land Res Hstd

SECOND HALF TAX AMT

\$1,491.00

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

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\$1,491.00

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.mantrtron.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.

3-7-25_v4

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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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