

Mower County

201 1st Street NE Ste 7

Austin, MN 55912

507-437-9456

www.co.mower.mn.us

PIN: 34.460.0100

AIN:

BILL NUMBER: 1035229

LENDER: WATERSTONE BANK SSB

OWNER NAME: BLUE WOLF CAPITAL LLC

TAXPAYER(S):

BLUE WOLF CAPITAL LLC

8113 VIOLA RD NE

EYOTA MN 55934

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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

PROPERTY ADDRESS

501 1ST ST NW

AUSTIN, MN 55912

DESCRIPTION

SubdivisionName MORGANS Block 002

SubdivisionCd 34460

S55FT LOTS 9 & 10

Line 13 Detail

S-RECYCLE2025170.00

Principal170.00

Interest0.00

TAX STATEMENT			2025
2024 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		20242025
	Estimated Market Value:		430,100430,100
	Homestead Exclusion:		00
	Taxable Market Value:		430,100430,100
	New Improvements:		
Step 2	Property Classification:		Comm/IndComm/Ind
	Sent in March 2024		
Step 3	PROPOSED TAX		
	Sent in November 2024		11,088.00
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$5,652.00
	Second half taxes due 10/15/2025		\$5,652.00
	Total taxes due in 2025		\$11,304.00

	Tax Detail for Your Property:			
	Taxes Payable Year:		2024	2025
Tax and Credits	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"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
	3. Property taxes before credits		\$10,560.00	\$11,134.00
	4. Credits that reduce property taxes	A. Agricultural and rural land credits	\$0.00	\$0.00
		B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits		\$10,560.00	\$11,134.00
Property Tax by Jurisdiction	6. MOWER COUNTY	A. County	\$2,633.56	\$2,806.20
	7. AUSTIN CITY		\$3,607.67	\$3,943.99
	8. State General Tax		\$1,641.05	\$1,616.57
	9. SCHOOL DISTRICT 492	A. Voter Approved Levies	\$776.44	\$787.96
		B. Other Local Levies	\$1,710.91	\$1,787.16
	10. Special Taxing Districts	A. CITY HOUSING	\$124.25	\$126.37
		B. CEDAR RIVER WATERSHED	\$66.12	\$65.75
		C. COUNTY HRA	\$0.00	\$0.00
		D. TURTLE CREEK WATERSHED	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$10,560.00	\$11,134.00
	13. Special assessments		\$170.00	\$170.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$10,730.00	\$11,304.00	
Tax Amount Paid			\$11,304.00	

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2nd Half Payment Stub - Payable 2025

Detach and return this stub with your 2nd half payment.

To avoid penalty, pay on or before October 15, 2025.

PIN: 34.460.0100

AIN:

BILL NUMBER: 1035229

TAXPAYER(S): BLUE WOLF CAPITAL LLC

8113 VIOLA RD NE

EYOTA MN 55934

Paid By

Total Property Tax for 2025

2nd Half Tax Amount

Penalty, Interest, Fee Amount

Amount Paid

2nd Half Total Amount Due

Balance Good Through

\$11,304.00

\$5,652.00

\$0.00

\$5,652.00

\$0.00

10/15/2025

Comm/Ind

MAKE CHECKS PAYABLE TO:

Mower County

201 1st Street NE Ste 7

Austin, MN 55912

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

1

1st Half Payment Stub - Payable 2025

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2025.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2025.

PIN: 34.460.0100

AIN:

BILL NUMBER: 1035229

TAXPAYER(S): BLUE WOLF CAPITAL LLC

8113 VIOLA RD NE

EYOTA MN 55934

Paid By

Total Property Tax for 2025

1st Half Tax Amount

Penalty, Interest, Fee Amount

Amount Paid

1st Half Total Amount Due

Balance Good Through

\$11,304.00

\$5,652.00

\$0.00

\$5,652.00

\$0.00

09/18/2025

Comm/Ind

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