

Mower County

201 1st Street NE Ste 7

Austin, MN 55912

507-437-9456

www.co.mower.mn.us

PIN: 34.105.0180

AIN:

BILL NUMBER: 1031851

LENDER:

OWNER NAME: SKYEVIN PROPERTIES LLC

TAXPAYER(S):

SKYEVIN PROPERTIES LLC

19026 160TH ST

VERNDALE MN 56481

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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

810 6TH ST NW

AUSTIN, MN 55912

DESCRIPTION

SubdivisionName BROWNS Block 002

SubdivisionCd 34105

W12FT N1/2 LOT 7, & N1/2 LOTS 8 & 9

Line 13 Detail

S-RECYCLE202568.00

Principal68.00

Interest0.00

TAX STATEMENT			2025
2024 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		20242025
	Estimated Market Value:		105,800117,800
	Homestead Exclusion:		00
	Taxable Market Value:		105,800117,800
	New Improvements:		
Step 2	Property Classification:		Res Non-HstdRes Non-Hstd
	Sent in March 2024		
Step 3	PROPOSED TAX		
			1,542.00
	Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$808.00
	Second half taxes due 10/15/2025		\$808.00
	Total taxes due in 2025		\$1,616.00

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		\$1,306.00	\$1,548.00
	4. Credits that reduce property taxes	A. Agricultural and rural land credits	\$0.00	\$0.00
		B. Other credits	\$0.00	\$0.00
Property Tax by Jurisdiction	5. Property taxes after credits		\$1,306.00	\$1,548.00
	6. MOWER COUNTY	A. County	\$354.31	\$419.97
	7. AUSTIN CITY		\$486.11	\$591.70
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 492	A. Voter Approved Levies	\$146.51	\$167.69
		B. Other Local Levies	\$293.42	\$339.81
	10. Special Taxing Districts	A. CITY HOUSING	\$16.74	\$18.96
		B. CEDAR RIVER WATERSHED	\$8.91	\$9.87
		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		\$1,306.00	\$1,548.00
	13. Special assessments		\$68.00	\$68.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,374.00	\$1,616.00
	Tax Amount Paid			\$0.00

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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: 34.105.0180

AIN:

BILL NUMBER: 1031851

TAXPAYER(S): SKYEVIN PROPERTIES LLC

19026 160TH ST

VERNDALE MN 56481

Paid By

Total Property Tax for 2025	\$1,616.00
2nd Half Tax Amount	\$808.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$808.00
Balance Good Through	10/15/2025
	Res Non-Hstd

MAKE CHECKS PAYABLE TO:

Mower County

201 1st Street NE Ste 7

Austin, MN 55912

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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: 34.105.0180

AIN:

BILL NUMBER: 1031851

TAXPAYER(S): SKYEVIN PROPERTIES LLC

19026 160TH ST

VERNDALE MN 56481

Paid By

Total Property Tax for 2025	\$1,616.00
1st Half Tax Amount	\$808.00
Penalty, Interest, Fee Amount	\$88.88
Amount Paid	\$0.00
1st Half Total Amount Due	\$896.88
Balance Good Through	09/18/2025
	Res Non-Hstd

MAKE CHECKS PAYABLE TO:

Mower County

201 1st Street NE Ste 7

Austin, MN 55912

\$\$\$ 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 refunds:

1. **Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$139,320.
2. **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 percent from 2024 to 2025.
 - The increase was at least \$100, not due to improvements on the property.

On the web:
www.revenue.state.mn.us

By phone:
(651)296-3781

By mail:
Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number (PIN) on your M1PR to ensure prompt processing.

Senior Citizens' Property Tax Deferral Program

The Senior Citizens' Property Tax 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:

1. Be at least 65 years old,
2. Have a household income of \$96,000 or less, and
3. 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.

Property Type:	2025											2026
	May 16	June 1	July 1	Aug 1	Sept 1	Sept 3	Oct 1	Oct 16	Nov 1	Nov 18	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%
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%

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,

Note to manufactured home owners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of the transfer.

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT