



RANDY R. SCHREIFELS
 Stearns County Auditor-Treasurer
 Administration Center Rm. 136 PO Box 728
 St. Cloud, MN 56302-0728
 Phone #: 320-656-3870
 Website: https://stearnscountymn.gov/

Pin Number: 36.23834.0000

Parties of Interest: ADOLPH WOCKEN FAMILY TRUST

ADOLPH WOCKEN FAMILY TRUST
 3458 RICHMOND AVE
 SHOREVIEW MN 55126-8035

00049578



Property Tax Statement 2021

VALUES AND CLASSIFICATION *Sent in March 2020*

Step 1 Taxes Payable Year:	2020	2021
Estimated Market Value:	\$1,136,600	\$1,277,800
Homestead Exclusion:		
Taxable Market Value:	\$1,136,600	\$1,277,800
New Improvements/Expired Exclusions:		
Property Classification:	Ag Non-Hstd NH Rur Vac Land Seasonal	Ag Non-Hstd NH Rur Vac Land Seasonal

Step 2 PROPOSED TAX *Sent in November 2020*

Proposed Tax:	\$11,696.00
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Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 17, 2021:	\$5,848.00
Second-half Taxes November 15, 2021:	\$5,848.00
Total Taxes Due in 2021:	\$11,696.00

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.

2021 Property Tax Statement

Pin Number:
36.23834.0000

Property Address:
16163 COUNTY ROAD 49
COLD SPRING MN 56320

Property Description:
(Not to be used for Legal Purposes)
275.24 A W2NE4 & E2NW4 & GOVT LOTS 1 & 2 LESS PART OF LOT 1 N OF RIVER LESS 2.14A OF LOT 1 TO ROGER WOCKEN & N2SW4 LESS 6.65A FOR HWY & LESS 9.60A TO P WOCKEN Section 27 Township 123 Range 030

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2020	2021
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	\$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. Your property taxes before credits	\$11,515.67	\$12,565.96
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$667.67	\$869.96
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$10,848.00	\$11,696.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$5,729.02	\$6,210.69
	7. City/Township WAKEFIELD TWP	\$2,279.71	\$2,777.50
	8. State General Tax	\$258.98	\$99.34
	9. School District ISD 0750 ROCORI		
	A. Voter approved levies	\$907.83	\$875.24
	B. Other local levies	\$1,495.67	\$1,563.30
	10. Special Taxing Districts		
	HRA	\$38.46	\$42.04
	Watershed	\$131.07	\$122.93
	Regional Rail Authority	\$7.26	\$4.96
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$10,848.00	\$11,696.00	
13. Special Assessments on Your Property See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$10,848.00	\$11,696.00
Tax Amount Paid		\$0.00	\$0.00



Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2021



To avoid penalty, pay on or before November 15, 2021

Total Property Tax for 2021	\$11,696.00
2nd Half Tax Amount	\$5,848.00
Penalty	_____
2nd Half Total Amount Due	_____

PIN: 36.23834.0000

BILL NUMBER: 3406369

Paid By _____

TAXPAYER: ADOLPH WOCKEN FAMILY TRUST
 3458 RICHMOND AVE
 SHOREVIEW MN 55126-8035

MAKE CHECKS PAYABLE TO:

Randy R. Schreifels
 Stearns County Auditor-Treasurer
 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.



Detach this stub and return with your first half payment.
1st Half Payment Stub - Payable 2021



To avoid penalty, pay on or before May 17, 2021
 If your tax is \$100.00 or less pay the entire tax by May 17, 2021

Total Property Tax for 2021	\$11,696.00
1st Half Tax Amount	\$5,848.00
Penalty	_____
1st Half Total Amount Due	_____

PIN: 36.23834.0000

BILL NUMBER: 3406369

Paid By _____

TAXPAYER: ADOLPH WOCKEN FAMILY TRUST
 3458 RICHMOND AVE
 SHOREVIEW MN 55126-8035

MAKE CHECKS PAYABLE TO:

Randy R. Schreifels
 Stearns County Auditor-Treasurer
 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.

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\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2021 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2021, 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 \$116,180.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2020 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12 percent from 2020 to 2021.
 - 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.

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:	2021										2022
	May 18	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 16	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%

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 17, 2021.

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, 2021**, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and 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.

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT