



HEATHER OLSON
WADENA COUNTY AUDITOR/TREASURER
 415 JEFFERSON STREET SOUTH SUITE 225
 WADENA MN 56482
 218-631-7621
 WWW.CO.WADENA.MN.US



2021
PROPERTY TAX STATEMENT

PRCL# 12-034-2030 RCPT# 3388 TC 226 236

		Values and Classification		
		Taxes Payable Year	2020	2021
Step 1	Estimated Market Value:	22,600	23,600	
	Homestead Exclusion:			
	Taxable Market Value:	22,600	23,600	
New Improve/Expired Excls:				
Property Class:		RUVC NON-HSTI RUVC NON-HSTI		
Sent in March 2020				
Step 2	Proposed Tax			
* Does Not Include Special Assessments				258.00
Sent in November 2020				
Step 3	Property Tax Statement			
First half Taxes:				129.00
Second half Taxes:				129.00
Total Taxes Due in 2021				258.00

SHELL RIVER
Property ID Number: 12-034-2030
Property Description: SECT-34 TWP-138 RANG-34
 40.00 AC - SE1/4 NW1/4

HLRBO HOLDINGS LLC 8902-T
 ATTN: GREG SCHUBERT
 100 SOUTH FIFTH ST ACRES 40.00
 SUITE 1900
 MINNEAPOLIS MN 55402

\$\$\$ 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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
 - Use these amounts on Form M1PR to see if you are eligible for a special refund
- Property Tax and Credits**
- Property taxes before credits
 - A. Agricultural and rural land tax credits
 - B. Other credits to reduce your property tax
 - Property taxes after credits**
- Property Tax by Jurisdiction**
- County
 - City or Town
 - State General Tax
 - School District: 821
 - Voter approved levies
 - Other local levies
 - Special Taxing Districts:
 - REGION 5 REG DEV COMM
 -
 -
 -
 - Non-school voter approved referenda levies
 - Total property tax before special assessments
- Special Assessments on Your Property**
-
 -
 -
 -
 -
14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**

Taxes Payable Year:	2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00	
3. Property taxes before credits	274.60	291.94
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax	22.60	33.94
5. Property taxes after credits	252.00	258.00
6. County	181.02	191.24
7. City or Town	31.91	35.25
8. State General Tax00	.00
9. School District: 821 <ol style="list-style-type: none"> Voter approved levies Other local levies 	12.76	11.13
10. Special Taxing Districts: <ol style="list-style-type: none"> REGION 5 REG DEV COMM 	26.01	20.07
11. Non-school voter approved referenda levies30	.31
12. Total property tax before special assessments	252.00	258.00
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	252.00	258.00

2nd Half 2021 Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: WADENA COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

1st Half 2021 Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: WADENA COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 12-034-2030 RCPT# 3388
 RUVC NON-HSTD

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AMOUNT DUE		AMOUNT DUE	TOTAL TAX
OCTOBER 15, 2021	2ND HALF TAX	129.00	258.00
	PENALTY		129.00
	TOTAL		

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS
 MUST BE PAID IN FULL.

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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% 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 Seasonal Rec.	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%	6%
	Both Unpaid	-	-	-	-	-	-	-	5%	6%	6%	8%
Nonhomesteads	1st half	4%	8%	9%	10%	11%	12%	12%	-	12%	14%	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%	10%
	Both Unpaid	-	-	-	-	-	-	-	8%	10%	10%	12%
Personal Property	8%	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.

IMPORTANT ADDITIONAL NOTES:

- TAXPAYERS ARE RESPONSIBLE FOR PAYMENT OF TAX AND THIS IS NOT AFFECTED BY FAILURE TO PROVIDE A STATEMENT FOR A PARCEL.
- WE DO NOT MAIL SECOND HALF STATEMENTS.
- PAYMENT - WE ARE PROHIBITED FROM ACCEPTING POST-DATED CHECKS. PAYMENT MUST BE IN U.S. DOLLARS BY MONEY ORDER, OR DRAFT FROM A U.S. BANK OR BRANCH. DRAFT MUST HAVE BANK'S CODED TRANSIT NUMBER ALONG BOTTOM EDGE.
- POSTMARK DETERMINES MAIL PAYMENT DATE. Laws 1996, Chapter 471, Article 3, Section 22, enacted as M.S. 276.017 PROVIDE THAT A UNITED STATES POSTAL SERVICE POSTMARK QUALIFIES AS PROOF OF TIMELY MAILING; HOWEVER POSTMARK OF A PRIVATE POSTAGE METER MACHINE DOES NOT QUALIFY AS PROOF OF TIMELY MAILING.

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 keyword "deferral" into the search box, or call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.