

VICKI DOEHLING
DOUGLAS COUNTY AUDITOR - TREASURER
821 CEDAR STREET
ALEXANDRIA, MN 56308
320-762-3077
www.co.douglas.mn.us

2023

PROPERTY TAX STATEMENT

PRCL# 21-0256-550 RCPT# 7330
ESC# 530 ESCROW-AMER NATL BAN
TC 539 568

HUDSON TWP

Values and Classification		
Taxes Payable Year	2022	2023
Step 1	Estimated Market Value:	53.900 56.800
	Homestead Exclusion:	
	Taxable Market Value:	53,900 56,800
	New Improve/Expired Excls:	
	Property Class:	RUVV NON-HSTI RUVV NON-HSTI
	Sent in March 2022	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	400.00
	Sent in November 2022	
Step 3	Property Tax Statement	
	First half Taxes:	198.00
	Second half Taxes:	198.00
	Total Taxes Due in 2023	396.00

Property ID Number: 21-0256-550
Property Description: SECT-17 TWP-127 RANG-37
37.40 AC IRREG TRACT, BEING A PT OF
THE SW4NE4 & NW4SE4. AC 37.40 (50'

DOUGLAS D SCHLANGEN 70636-T
15569 FINNEGAN LANE NE
OSAKIS MN 56360 ACRES 37.40

\$\$\$
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 taxes before credits
- A. Agricultural and rural land tax credits
- B. Other credits to reduce your property tax
- Property taxes after credits
- County
- City or Town
- State General Tax
- School District: 206 A. Voter approved levies
- B. Other local levies
- Special Taxing Districts: A. HRA
- B.
- C.
- D.
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special Assessments on Your Property
- A.
- B.
- C.
- D.
- E.
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year:	2022	2023
		.00
		.00
Property Tax and Credits	443.47	435.37
	.00	.00
	37.47	39.37
	406.00	396.00
Property Tax by Jurisdiction	240.43	233.01
	98.17	93.53
	.00	.00
	21.80	14.70
	36.21	46.26
	9.39	8.50
	406.00	396.00
Special Assessments on Your Property		
	406.00	396.00

2nd Half 2023 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: DOUGLAS COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2023 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: DOUGLAS COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 21-0256-550 RCPT# 7330
RUVV NON-HSTD ESC# 530
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AMOUNT DUE		AMOUNT DUE	TOTAL TAX
OCTOBER 16, 2023	2ND HALF TAX	198.00	396.00
	PENALTY		198.00
	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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CHECK CASH
LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB

CHECK CASH
LIST ADDRESS CORRECTIONS ON THE BACK OF TAX STUB

\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2023 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2023, 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 \$128,280.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2022 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12% from 2022 to 2023.
 - 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:	2023											2024
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 17	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%	
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, 2023.

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.
- M.S. 276.017 SUBD. 3. **PROOF OF TIMELY PAYMENT.** THE POSTMARK OR REGISTRATION MARK OF THE UNITED STATES POSTAL SERVICE QUALIFIES AS PROOF OF TIMELY MAILING. MAILING, OR THE TIME OF MAILING, MAY ALSO BE ESTABLISHED BY A DELIVERY SERVICE'S RECORDS OR OTHER AVAILABLE EVIDENCE. THE POSTMARK OF A PRIVATE POSTAGE METER OR AN ELECTRONIC STAMP PURCHASED ONLINE MAY NOT BE USED AS PROOF OF A TIMELY MAILING MADE UNDER THIS SECTION.

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 you participate in this program.

To be eligible, you must file an application by **November 1, 2023**, 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.

ADDRESS CORRECTION

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

ADDRESS CORRECTION

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT