



NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

2025

PROPERTY TAX
STATEMENT

PRCL# 13-0096-500
TC

RCPT# 4174
5.814 6.345

Property ID Number: 13-0096-500

28192-T

H VIRGIL RICHTER
521 10TH ST
BREWSTER MN 56119

ACRES 80.00

Property Description: SECT-14 TWP-102 RANG-39

Property Address: 38547 240TH ST

1. 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**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits

3. Property taxes before credits

4. A. Agricultural market value credits to reduce your property tax
B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

6. County

7. City of Town

8. State General Tax

9. School District 2907 A. Voter approved levies
B. Other local levies

10. Special Taxing Districts A. SWRDC
B. HERON LAKE
C.
D.

11. Non-school voter approved referenda levies

12. Total property tax before assessments

Special Assessments on Your Property

13. A. 88888 RECYCLING ASMT
B. 2001C JUDICIAL DITCH #1
C.
D.
E.

Principal 188.00

Interest

Total 188.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Values and Classification		
Taxable Payable Year		
		2024 2025
Step 1	Estimated Market Value:	1,040,000 1,164,800
	Homestead Exclusion:	22,192 31,502
	Taxable Market Value:	1,017,808 1,133,298
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD
Sent in March 2024		
Step 2	Proposed Tax (Not including specials)	
	* Does Not Include Special Assessments Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	1,681.00
	Second half Taxes:	1,681.00
	Total Taxes Due in 2025	3,362.00

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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.

Taxable Payable Year		2024 2025
<input type="checkbox"/>		1,484.37
1,578.02		
4,151.29		4,576.64
490.00		490.00
795.29		912.64
2,866.00		3,174.00
1,214.58		1,452.52
176.27		257.93
.00		.00
963.48		951.99
474.46		467.64
4.93		5.80
32.28		38.12
2,866.00		3,174.00
18.00		18.00
170.00		170.00
3,054.00		3,362.00

2 2ND HALF PAY STUB 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0096-500 RCPT# 4174
AGRI HSTD

AMOUNT DUE NOVEMBER 17, 2025	2ND HALF TAX 1,681.00 PENALTY TOTAL
YOUR CANCELED CHECK IS YOUR RECEIPT.	

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1 1ST HALF PAY STUB 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0096-500 RCPT# 4174
AGRI HSTD

AMOUNT DUE MAY 15, 2025	TOTAL TAX 3,362.00 1ST HALF TAX 1,681.00 PENALTY TOTAL
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 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 homestead credit refunds:

1. **The 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% from 2024 to 2025, and
 - 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:		2025											2026
		May 16	June 1	July 1	Aug 1	Sep 1	Sep 4	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 15, 2025.

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.

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 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.

Credit and Debit Card payment options are now available online at www.co.nobles.mn.us. Select "**Online Property Tax Parcel Search**" from the Popular Links listed. The fees charged for this service are listed on the web page. Nobles County also offers a direct payment plan. Enrollment forms are available online under the Auditor-Treasurer Office.

Address Correction

Name _____

Street Address _____

City _____

State _____ Zip Code _____

This stub must accompany first half payment

Credit and Debit Card payment options are now available online at www.co.nobles.mn.us. Select "**Online Property Tax Parcel Search**" from the Popular Links listed. The fees charged for this service are listed on the web page. Nobles County also offers a direct payment plan. Enrollment forms are available online under the Auditor-Treasurer Office.

Address Correction

Name _____

Street Address _____

City _____

State _____ Zip Code _____

This stub must accompany second half payment