



PIPESTONE COUNTY TREASURER
 AMANDA BAARSON SANDY
 416 S. HIAWATHA AVE.
 PIPESTONE, MN 56164
 507-825-1130
 WWW.PIPESTONE-COUNTY.COM

2025

PROPERTY TAX STATEMENT

ELMER TOWNSHIP

PRCL# 05-012-0400 RCPT# 1422
 TC 14,872 14,289

Property ID Number: 05-012-0400
 Property Address:
 Property Description: SECT-12 TWP-105 RANG-45
 80.00 AC N1/2 SE1/4 E15

J EVAN & SHEA JOHNSON
 5301 DOMINICK DR
 MINNETONKA MN 55343

14844-T
 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	2024 2025
Step 1	Estimated Market Value:	1,067,600	1,026,800
	Homestead Exclusion:		
	Taxable Market Value:	1,067,600	1,026,800
	New Improve/Expired Excls:		
Step 2	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
	Sent in March 2024	EXEMPT	EXEMPT
Step 3	Proposed Tax		10,056.00
	* Does Not Include Special Assessments		
		Property Tax Statement	
		First half Taxes:	5,033.00
		Second half Taxes:	5,033.00
		Total Taxes Due in 2025	10,066.00

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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.

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**

Taxes Payable Year: 2024 2025

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 and rural land tax credits
 B. Other credits to reduce your property tax
5. Property taxes after credits

.00

Property Tax by Jurisdiction
 6. County
 7. City or Town
 8. State General Tax
 9. School District: 581 A. Voter approved levies
 B. Other local levies
 10. Special Taxing Districts: A. REGION 8 SOUTHWEST RDC
 B.
 C.
 D.
 11. Non-school voter approved referenda levies
 12. Total property tax before special assessments

9,082.00 10,607.82

Special Assessments on Your Property
 13. A.
 B.
 C.
 D.
 E.
 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

.00

2nd Half 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 Pay Stub MAKE CHECKS PAYABLE TO: PIPESTONE COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 Pay Stub MAKE CHECKS PAYABLE TO: PIPESTONE COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

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AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 17, 2025	2ND HALF TAX 5,033.00	MAY 15, 2025	10,066.00
	PENALTY		1ST HALF TAX 5,033.00
	TOTAL		PENALTY
			TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED 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 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:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$139,320.
- 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.
 - 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 3	Oct 1	Oct 16	Nov 1	Nov 18	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%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%	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 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 CITIZENS' PROPERTY TAX DEFERRAL

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:

- Be at least 65 years old,
- Have a household income of \$96,000 or less, and
- 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 information mailed to you.

Date: _____

Date: _____

Parcel ID: _____

Parcel ID: _____

Owner Name: _____

Owner Name: _____

ADDRESS CORRECTION

ADDRESS CORRECTION

NEW ADDRESS:

NEW ADDRESS:

NAME _____

NAME _____

STREET ADDRESS _____

STREET ADDRESS _____

CITY _____

CITY _____

STATE _____ ZIP CODE _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT