



Wright County Taxpayer Services  
3650 Braddock Ave NE Ste 1400  
Buffalo, MN 55313-3673  
www.co.wright.mn.us  
(763) 682-7574 or (763) 682-7577

Property ID#: RP103-010-063040

Taxpayer ID#: 307187

18495\*68\*\*G50\*\*0.8255\*\*1/2\*\*\*\*\*AUTO5-DIGIT 55313  
MATTHEW R KERANEN &  
LIISA P KERANEN  
203 2ND AVE NE  
BUFFALO MN 55313-1614



# TAX STATEMENT

## 2022 Values for Taxes Payable in 2023

VALUES & CLASSIFICATION		Sent in March 2022	
Taxes Payable Year:	2022	2023	
Estimated Market Value:	192,900	202,800	
Homestead Exclusion:			
Taxable Market Value:	192,900	202,800	
New Improvements:			
Property Classification:	RES NON HSTD	RES NON HSTD	

  

PROPOSED TAX		Sent in November 2022	
Proposed Tax:		2,662.00	

  

PROPERTY TAX STATEMENT			
First-half Taxes:		1,328.00	
Second-half Taxes:		1,328.00	
Total Taxes Due in 2023:		2,656.00	

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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.

2-28-23 v4

### 2023 Property Tax Statement

**Property Address:**  
203 2ND AVE NE, BUFFALO MN 55313

**Property Description:**  
SECT-30 TWP-120 RANGE-025  
ORIGINAL PLAT BUFFALO LOT-004  
BLOC K-063

**Special Assessment Breakdown:**

Taxes Payable Year	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
3. Your property taxes before credits	2,844.00	2,656.00
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits		
B. Other credits		
<b>5. Property taxes after credits</b>	<b>2,844.00</b>	<b>2,656.00</b>
6. County	844.75	766.78
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (CITY OF BUFFALO)	1,061.61	1,025.38
8. State General Tax		
9. School District (0877)		
A. Voter approved levies	446.79	389.22
B. Other local levies	457.48	439.66
10. Special Taxing Districts		
A. Other Special Taxing Districts	33.37	34.96
B. Tax Increment		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>2,844.00</b>	<b>2,656.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>2,844.00</b>	<b>2,656.00</b>

PLEASE FOLD ON PERFORATION BEFORE TEARING

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

### PAYABLE 2023 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 10/16/2023

Property ID Number: RP103-010-063040

Bill Number:

ID Number: 307187

OUR RECORDS INDICATE THAT YOUR TAXES ARE BEING PAID BY ESCROW COMPANY: FLAGSTAR BANK

If your address has changed please check this box and show the change on the back of this stub.

**MAKE CHECKS PAYABLE & MAIL TO:**

Wright County Taxpayer Services  
3650 Braddock Ave NE Ste 1400  
Buffalo, MN 55313-3673

Total Property Tax for 2023 \$2,656.00

2nd Half Tax Amount \$1,328.00

Penalty

2nd Half Total Amount Due \$1,328.00

MATTHEW R KERANEN &  
LIISA P KERANEN  
203 2ND AVE NE  
BUFFALO MN 55313

No Receipt Unless Requested. Your canceled check is your receipt. This Receipt is void if check is not honored.

PLEASE FOLD ON PERFORATION BEFORE TEARING

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### PAYABLE 2023 1ST HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 05/15/2023

Property ID Number: RP103-010-063040

Bill Number:

ID Number: 307187

OUR RECORDS INDICATE THAT YOUR TAXES ARE BEING PAID BY ESCROW COMPANY: FLAGSTAR BANK

If your address has changed please check this box and show the change on the back of this stub.

**MAKE CHECKS PAYABLE & MAIL TO:**

Wright County Taxpayer Services  
3650 Braddock Ave NE Ste 1400  
Buffalo, MN 55313-3673

Total Property Tax for 2023 \$2,656.00

1st Half Tax Amount \$1,328.00

Penalty

1st Half Tax Amount Due \$1,328.00

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BUFFALO MN 55313

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# \$\$\$ 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](http://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.*

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
<b>Homesteads and Cabins</b>											
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%
<b>Agricultural Homesteads</b>											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
<b>Nonhomesteads</b>											
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%
<b>Agricultural Nonhomesteads</b>											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
<b>Personal Property</b>	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
<b>Manufactured Homes</b>											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

### 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 shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

### 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.

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## SENIOR CITIZEN PROPERTY TAX DEFERRAL

### Senior Citizens Property Tax Deferral:

The Senior Citizen Deferral Program was established to help senior citizens having difficulty paying property taxes. This deferral program allows senior citizens to leverage the equity in their home, providing two primary advantages:

- It limits the annual out-of-pocket payment for property taxes to 3 percent of total household income, and
- It provides predictability. The amount you pay will not change for as long as you participate in this program.

To be eligible, you must be 1) at least 65 years old, 2) with a household income of \$60,000 or less, and 3) have lived in your home for at least 15 years. While in this program, you will only have to pay taxes equal to 3 percent of your net income, with the remaining tax paid by a low interest loan by the State of Minnesota. This is not a tax forgiveness program - the unpaid tax along with accumulated interest will become a lien on the property for future satisfaction, such as upon a sale or disposition of the estate. To receive a fact sheet and application, please call: (651) 556-4803.

### IMPORTANT ADDITIONAL NOTES:

- TAXPAYERS ARE RESPONSIBLE FOR PAYMENT OF TAX AND THIS IS NOT AFFECTED BY THE FAILURE TO PROVIDE A STATEMENT FOR A PARCEL OR THE COMPLETION OF ESCROW WITH YOUR MORTGAGE COMPANY.
- WE DO NOT MAIL SECOND HALF STATEMENTS.
- PAYMENT - WE ARE PROHIBITED FROM ACCEPTING POST-DATED CHECKS. CHECKS WILL BE DEPOSITED WHEN RECEIVED.
- 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.

### Address Correction

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

New Address:

Name \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Property I.D. NO. \_\_\_\_\_

*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:

Name \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Property I.D. NO. \_\_\_\_\_

*This stub must accompany first half payment*