



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#: RP109-050-002040 Taxpayer ID#: 313524

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ELIZABETH PEARSON &
JOSEPH HUSSMAN
429 TERNING WAY
HOWARD LAKE MN 55349



\$\$\$
REFUNDS?

TAX STATEMENT		
2024 Values for Taxes Payable in 2025		
VALUES & CLASSIFICATION <i>Sent in March 2024</i>		
Step 1	Taxes Payable Year:	2024 2025
	Estimated Market Value:	32,200 326,300
	Homestead Exclusion:	12,880 17,183
	Taxable Market Value:	19,320 309,117
	New Improvements:	284,100
	Property Classification:	RES HSTD RES HSTD
PROPOSED TAX <i>Sent in November 2024</i>		
Step 2	Proposed Tax:	4,470.00
PROPERTY TAX STATEMENT		
Step 3	First-half Taxes:	2,216.00
	Second-half Taxes:	2,216.00
	Total Taxes Due in 2025:	4,432.00

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.

2-26-25_v2

2025

Property Tax Statement

Property Address:

429 TERNING WAY, HOWARD LAKE MN 55349

Property Description:

SECT-02 TWP-118 RANGE-027
TERNING TRAILS PLAT 2 LOT-004
BLOC K-002

Special Assessment Breakdown:

Taxes Payable Year		2024	2025
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.		☐	4,432.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		276.00	
3. Your property taxes before credits		276.00	4,432.00
4. Credits that reduce your property taxes			
A. Agricultural and rural land credits		0.00	0.00
B. Other credits		0.00	0.00
5. Property taxes after credits		276.00	4,432.00
6. County		64.92	1,098.90
LAKE IMPROVEMENT		0.00	0.00
7. City or Town (CITY OF HOWARD LAKE)		111.80	2,033.02
8. State General Tax		0.00	0.00
9. School District (2687)			
A. Voter approved levies		56.90	785.92
B. Other local levies		42.38	514.16
10. Special Taxing Districts			
A. Other Special Taxing Districts		0.00	0.00
B. Tax Increment		0.00	0.00
11. Non-school voter approved referenda levies		0.00	0.00
12. Total property tax before special assessments		276.00	4,432.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		276.00	4,432.00

PLEASE FOLD ON PERFORATION BEFORE TEARING

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

PAYABLE 2025 2ND HALF PAYMENT STUB
TO AVOID PENALTY PAY ON OR BEFORE: 10/15/2025

Property ID Number: RP109-050-002040

ID Number: 313524

OUR RECORDS INDICATE YOUR TAXES ARE BEING PAID BY YOUR ESCROW COMPANY: US BANCORP SERVICE PROVIDERS

☐ 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 2025 \$4,432.00

2nd Half Tax Amount \$2,216.00

Penalty _____

2nd Half Total Amount Due _____

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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 2025 1ST HALF PAYMENT STUB
TO AVOID PENALTY PAY ON OR BEFORE: 05/15/2025

Property ID Number: RP109-050-002040

ID Number: 313524

OUR RECORDS INDICATE YOUR TAXES ARE BEING PAID BY YOUR ESCROW COMPANY: US BANCORP SERVICE PROVIDERS

☐ 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 2025 \$4,432.00

1st Half Tax Amount \$2,216.00

Penalty _____

1st Half Tax Amount Due _____

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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. **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.

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.

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%
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%

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, 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.

SENIOR CITIZEN
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 the information mailed to you.

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

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