



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

Property ID#: RP114-085-002130

Taxpayer ID#: 313823

39265\*114\*\*G50\*\*0.4935\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 55336  
 IAN COAKLEY  
 3545 KALENDA AVE NE  
 SAINT MICHAEL MN 55376-9155



# TAX STATEMENT

## 2025 Values for Taxes Payable in 2026

VALUES & CLASSIFICATION		Sent in March 2025	
Taxes Payable Year:	2025	2026	
Estimated Market Value:	314,100	331,500	
Homestead Exclusion:	18,281	16,715	
Taxable Market Value:	295,819	314,785	
New Improvements:			
Property Classification:	RES HSTD	RES HSTD	

  

PROPOSED TAX		Sent in November 2025	
Step 2	Proposed Tax:		3,506.00

  

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		1,874.00
	Second-half Taxes:		1,874.00
	Total Taxes Due in 2026:		3,748.00

**\$\$\$**  
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.

3-10-26\_v1

## 2026 Property Tax Statement

**Property Address:**  
 3545 KALENDA AVE NE, ST MICHAEL  
 MN 55376

**Property Description:**  
 SECT-14 TWP-120 RANGE-024  
 REGAL CREEK LOT-013 BLOCK-002

**Special Assessment Breakdown:**

Taxes Payable Year	2025	2026
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. <b>If this box is checked, you owe delinquent taxes and are not eligible.</b> <input type="checkbox"/>		3,748.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	3,426.00	
3. Your property taxes before credits	3,426.00	3,748.00
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	0.00	0.00
B. Other credits	0.00	0.00
<b>5. Property taxes after credits</b>	<b>3,426.00</b>	<b>3,748.00</b>
6. County	1,052.44	1,106.90
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (CITY OF ST MICHAEL)	793.36	825.08
8. State General Tax	0.00	0.00
9. School District (0885)		
A. Voter approved levies	871.40	1,112.32
B. Other local levies	695.76	691.02
10. Special Taxing Districts		
A. Other Special Taxing Districts	13.04	12.68
B. Tax Increment	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
<b>12. Total property tax before special assessments</b>	<b>3,426.00</b>	<b>3,748.00</b>
<b>13. Special Assessments on Your Property</b>		
See Left for Breakdown of Special Assessments		
Special Assessment Totals	0.00	0.00
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>3,426.00</b>	<b>3,748.00</b>

PLEASE FOLD ON PERFORATION BEFORE TEARING

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

### PAYABLE 2026 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 10/15/2026

Property ID Number: RP114-085-002130



ID Number: 313823

OUR RECORDS INDICATE YOUR TAXES ARE BEING PAID BY YOUR ESCROW COMPANY: FREEDOM MORTGAGE

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 2026 \$3,748.00

2nd Half Tax Amount \$1,874.00

Penalty \_\_\_\_\_

2nd Half Total Amount Due \_\_\_\_\_

IAN COAKLEY  
 3545 KALENDA AVE NE  
 SAINT MICHAEL MN 55376-9155

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 2026 1ST HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 05/15/2026

Property ID Number: RP114-085-002130



ID Number: 313823

OUR RECORDS INDICATE YOUR TAXES ARE BEING PAID BY YOUR ESCROW COMPANY: FREEDOM MORTGAGE

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 2026 \$3,748.00

1st Half Tax Amount \$1,874.00

Penalty \_\_\_\_\_

1st Half Tax Amount Due \_\_\_\_\_

IAN COAKLEY  
 3545 KALENDA AVE NE  
 SAINT MICHAEL MN 55376-9155

39265 1/1



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# \$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2026 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2026, 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 \$142,490.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2025 and **both** of the following are true:
  - The net property tax on your homestead increased by more than 12% from 2025 to 2026.
  - 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:	2026											2027
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 17	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%	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, 2026.

### 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, 2026, 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](http://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*

3-10-26\_v1

### 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*