



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#: RP209-000-053200

Taxpayer ID#: 314309

50131*146**G50**0.8255**1/2*****AUTO**5-DIGIT 55398
 SPENCER ALBERS &
 PAUL ROTELLA
 5311 QUIRING AVE NW
 ANNANDALE MN 55302



TAX STATEMENT

2025 Values for Taxes Payable in 2026

VALUES & CLASSIFICATION		Sent in March 2025	
Taxes Payable Year:	2025	2026	
Estimated Market Value:	630,200	624,400	
Homestead Exclusion:	4,853	3,539	
Taxable Market Value:	625,347	620,861	
New Improvements:			
Property Classification:	RES HSTD RVL NHSTD	RES HSTD RVL NHSTD	

PROPOSED TAX		Sent in November 2025	
Step 2	Proposed Tax:		3,856.00

PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		2,095.00
	Second-half Taxes:		2,095.00
	Total Taxes Due in 2026:		4,190.00

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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.

3-10-26_v1

2026

Property Tax Statement

Property Address:
5311 QUIRING AVE NW, ANNANDALE MN 55302

Property Description:
SECT-05 TWP-120 RANGE-028
UNPLATTED LAND FRENCH LK TWP
GOV L T4

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. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		3,420.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	3,176.00	
3. Your property taxes before credits	4,153.86	4,249.74
4. Credits that reduce your property taxes		
A. Agricultural and rural land credits	73.86	59.74
B. Other credits	0.00	0.00
5. Property taxes after credits	4,080.00	4,190.00
6. County	2,222.86	2,185.10
LAKE IMPROVEMENT	0.00	0.00
7. City or Town (TOWN OF FRENCH LAKE)	688.30	642.84
8. State General Tax	0.00	0.00
9. School District (0876)		
A. Voter approved levies	361.60	682.96
B. Other local levies	807.24	679.10
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	4,080.00	4,190.00
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	4,080.00	4,190.00

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: RP209-000-053200



ID Number: 314309

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 \$4,190.00

2nd Half Tax Amount \$2,095.00

Penalty _____

2nd Half Total Amount Due _____

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 5311 QUIRING AVE NW
 ANNANDALE MN 55302

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

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

PAYABLE 2026 1ST HALF PAYMENT STUB

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

Property ID Number: RP209-000-053200



ID Number: 314309

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 \$4,190.00

1st Half Tax Amount \$2,095.00

Penalty _____

1st Half Tax Amount Due _____

SPENCER ALBERS &
 PAUL ROTELLA
 5311 QUIRING AVE NW
 ANNANDALE MN 55302

50131 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



(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%	
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 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