



Robert J Hiivala  
WRIGHT COUNTY AUDITOR/TREASURER  
10 SECOND STREET N.W. ROOM 230  
BUFFALO, MN 55313-1194  
763-682-7572 or 763-682-7584  
www.co.wright.mn.us

Property ID#: R103-017-002050

Taxpayer ID Number: 15343  
JAMES S & SHARON OPHEIM  
305 3RD ST NW  
BUFFALO MN 55313

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.

TAX STATEMENT

2019 Values for Taxes Payable in

2020

VALUES & CLASSIFICATION			Sent in March 2019	
Taxes Payable Year:		2019	2020	
Step 1	Estimated Market Value:	195,300	207,100	
	Homestead Exclusion:	19,700	18,600	
	Taxable Market Value:	175,600	188,500	
	New Improvements:			
	Expired Exclusions:			
	Property Classification:	RES HMSTD	RES HMSTD	
PROPOSED TAX			Sent in November 2019	
Step 2	Proposed Tax:		2,736.00	
PROPERTY TAX STATEMENT				
Step 3	First-half Taxes:		1,488.00	
	Second-half Taxes:		1,488.00	
	Total Taxes Due in 2020:		2,976.00	

2020

Property Tax Statement

Property Address:  
305 3RD ST NW  
BUFFALO MN 55313

Property Description:  
Sect-30 Twp-120 Range-025 BUSHNELL'S  
2ND ADDN Lot-005 Block-00B LTS 5 & 6 BLK B

Special Assessment Breakdown:

Taxes Payable Year		2019	2020
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"/>	2,976.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		2,606.00	
Tax and Credits	3. Your property taxes before credits	2,606.00	2,976.00
	4. Credits that reduce your property taxes		
	A. Agricultural and rural land credits		
Property Tax Jurisdiction	5. Property taxes after credits	2,606.00	2,976.00
	6. County	777.61	837.65
	7. City or Town (CITY OF BUFFALO )	1,004.41	1,052.04
Property Tax Jurisdiction	8. State General Tax		
	9. School District (0877 )		
	A. Voter approved levies	279.10	503.86
Property Tax Jurisdiction	B. Other local levies	514.55	549.82
	10. Special Taxing Districts		
	A. BUFF HRA	30.33	32.63
Property Tax Jurisdiction	B.		
	C.		
	D.		
Property Tax Jurisdiction	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	2,606.00	2,976.00
	13. Special Assessments on Your Property		
Property Tax Jurisdiction	See Left for Breakdown of Special Assessments		
	Special Assessment Totals		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,606.00	2,976.00

PAYABLE 2020 2ND HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: OCTOBER 15, 2020

Property ID Number: R 103-017-002050  
Bill Number: 2740  
ID Number: 15343

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305 3RD ST NW  
BUFFALO MN 55313

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

Total Property Tax for 2020 \$2,976.00  
2nd Half Tax Amount \$1,488.00  
Penalty \_\_\_\_\_  
2nd Half Total Amount Due \_\_\_\_\_

MAKE CHECKS PAYABLE & MAIL TO:  
Robert J Hiivala  
Wright County Auditor/Treasurer  
10 Second Street N.W., Room 230  
Buffalo, MN 55313-1194

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

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

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE

PAYABLE 2020 1ST HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15, 2020

Property ID Number: R 103-017-002050  
Bill Number: 2740  
ID Number: 15343

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305 3RD ST NW  
BUFFALO MN 55313

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

Total Property Tax for 2020 \$2,976.00  
1st Half Tax Amount \$1,488.00  
Penalty \_\_\_\_\_  
1st Half Tax Amount Due \_\_\_\_\_

MAKE CHECKS PAYABLE & MAIL TO:  
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DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE