



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#: R202-000-244303

Taxpayer ID Number: 208905  
 RICHARD A & SUSAN H KRAMER  
 2040 FENNING AVE NE  
 BUFFALO MN 55313

TAX STATEMENT			2017
2016 Values for Taxes Payable in			
VALUES & CLASSIFICATION			Sent in March 2016
<b>Taxes Payable Year:</b>			<b>2016</b> <b>2017</b>
Step 1	Estimated Market Value:	353,200	362,800
	Improvements Excluded:		
	Homestead Exclusion:	5,100	4,200
	Taxable Market Value:	348,100	358,600
	New Improvements/ Expired Exclusions*:		
Property Classification:		RES HMSTD	RES HMSTD
PROPOSED TAX			Sent in November 2016
Step 2	Proposed Tax:		3,850.00
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes:		1,927.00
	Second-half Taxes:		1,927.00
	Total Taxes Due in 2017:		3,854.00

REFUNDS? **\$\$\$** You may be eligible for one or even two refunds to reduce your property tax.

**2017 Property Tax Statement**

**Property Address:**  
 2040 FENNING AVE NE  
 BUFFALO MN 55313

**Property Description:**  
 Sect-24 Twp-120 Range-025 UNPLATTED  
 LAND BUFFALO TWP 5.01 AC TH PT OF  
 SE1/4 COM AT SE COR TH ALG S LN OF  
 SE1/4 ON AN ASM BRG OF N89D32'28"W  
 1854.64FT TO ACT POB TH N14D21"W  
 659.67 FT TO CTRLN OF CSAH HWY35 AS

**Special Assessment Breakdown:**

Taxes Payable Year	2016	2017
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		3,854.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	3,850.00	
<b>Tax and Credits</b>		
3. Your property taxes before credits	3,850.00	3,854.00
4. Credits that reduce your property taxes A. Agricultural market value credit B. Other credits		
<b>5. Property taxes after credits</b>	<b>3,850.00</b>	<b>3,854.00</b>
<b>Property Tax Jurisdiction</b>		
6. County	1,390.62	1,420.49
7. City or Town (TOWN OF BUFFALO )	813.82	807.57
8. State General Tax		
9. School District (0877 ) A. Voter approved levies B. Other local levies	637.98 1,007.58	641.61 984.33
10. Special Taxing Districts A. B. C. D.		
11. Non-school voter approved referenda levies		
<b>12. Total property tax before special assessments</b>	<b>3,850.00</b>	<b>3,854.00</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>3,850.00</b>	<b>3,854.00</b>

**PAYABLE 2017 2ND HALF PAYMENT STUB**

TO AVOID PENALTY PAY ON OR BEFORE: **OCTOBER 15, 2017**

Property ID Number: R 202-000-244303  
 Bill Number: 24696  
 ID Number: 208905  
 MP# R202-000-244303

**\*\*DO NOT PAY\*\***  
 YOUR TAXES HAVE  
 BEEN SENT TO YOUR  
 ESCROW AGENT  
 CHASE

RICHARD A & SUSAN H KRAMER  
 2040 FENNING AVE NE  
 BUFFALO MN 55313

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

Total Property Tax for 2017	\$3,854.00
<b>2nd Half Tax Amount</b>	<b>\$1,927.00</b>
Penalty	_____
<b>2nd Half Total Amount Due</b>	_____

**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 2017 1ST HALF PAYMENT STUB**

TO AVOID PENALTY PAY ON OR BEFORE: **MAY 15, 2017**

Property ID Number: R 202-000-244303  
 Bill Number: 24696  
 ID Number: 208905  
 MP# R202-000-244303

**\*\*DO NOT PAY\*\***  
 YOUR TAXES HAVE  
 BEEN SENT TO YOUR  
 ESCROW AGENT  
 CHASE

RICHARD A & SUSAN H KRAMER  
 2040 FENNING AVE NE  
 BUFFALO MN 55313

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Total Property Tax for 2017	\$3,854.00
<b>1st Half Tax Amount</b>	<b>\$1,927.00</b>
Penalty	_____
<b>1st Half Tax Amount Due</b>	_____

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