

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501
218-846-7311
www.co.becker.mn.us

PIN: 21.0107.002
BILL NUMBER: 496527
LENDER: CU MORTGAGE SERVICES INC
OWNER NAME: WINCZEWSKI BRIAN

TAXPAYER(S):

BRIAN WINCZEWSKI & JENNIFER GRESETH
25232 COUNTY HIGHWAY 48
OSAGE MN 56570

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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

PROPERTY ADDRESS
25232 CO HWY 48
OSAGE, MN 56570

DESCRIPTION
Acres: 5.10 Section 17 Township 140
Range 036
E1/2 NW1/4 SE1/4 SE1/4 & NE1/4 SE1/4

Line 13 Detail
S-1024 SOLID W 60.00
Principal 60.00
Interest 0.00

TAX STATEMENT			2024
2023 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		2023 2024
	Estimated Market Value:		607,700 644,200
	Homestead Exclusion:		0 0
	Taxable Market Value:		607,700 644,200
	New Improvements:		341,300
Step 2	Property Classification:		Frac. Res Hstd Frac. Res Non-Hstd
			Frac. Res Non-Hstd Frac. Res Non-Hstd
Step 3	PROPOSED TAX		
			4,222.00
	PROPERTY TAX STATEMENT		
First half taxes due 05/15/2024			\$2,152.00
Second half taxes due 10/15/2024			\$2,152.00
Total taxes due in 2024			\$4,304.00

Tax Detail for Your Property:				
Taxes Payable Year:		2023	2024	
Tax and Credits	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"/>	\$4,244.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$4,402.00	\$4,244.00	
	3. Property taxes before credits	\$4,402.00	\$4,244.00	
	4. Credits that reduce property taxes	A.Agricultural and rural land credits \$0.00	\$0.00	
		B.Other credits \$0.00	\$0.00	
Property Tax by Jurisdiction	5. Property taxes after credits	\$4,402.00	\$4,244.00	
	6. BECKER COUNTY	A. County	\$2,034.22	\$1,962.39
	7. OSAGE		\$747.85	\$703.10
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 0309	A. Voter approved levies \$792.09		\$745.13
		B. Other local levies \$817.62		\$821.41
	10. Special Taxing Districts	A. BC EDA \$10.22		\$11.97
		B. Others \$0.00		\$0.00
		C. TIF \$0.00		\$0.00
	11. Non-school voter approved referenda levies	\$0.00		\$0.00
	12. Total property tax before special assessments	\$4,402.00	\$4,244.00	
	13. Special assessments	\$60.00	\$60.00	
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$4,462.00	\$4,304.00	
		Tax Amount Paid	\$0.00	

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2nd Half Payment Stub - Payable 2024

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2024.

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AIN:
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Paid By _____

Total Property Tax for 2024	\$4,304.00
2nd Half Tax Amount	\$2,152.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$2,152.00
Balance Good Through	10/15/2024
Frac. Res Hstd Frac. Res Non-Hstd	

MAKE CHECKS PAYABLE TO:

Becker County
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The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

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1st Half Payment Stub - Payable 2024

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2024.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2024.

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Paid By _____

Total Property Tax for 2024	\$4,304.00
1st Half Tax Amount	\$2,152.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$2,152.00
Balance Good Through	05/15/2024
Frac. Res Hstd Frac. Res Non-Hstd	

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