

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

PIN: 17.1303.000  
BILL NUMBER: 617725  
LENDER:  
OWNER NAME:

COSSETTE PROPERTIES LLC

AIN:

TAXPAYER(S):

COSSETTE PROPERTIES LLC  
PO BOX 272  
AUDUBON MN 56511

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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

14768 TRADEWINDS RD  
AUDUBON, MN 56511

DESCRIPTION

Section 07 Township 138 Range 042  
SubdivisionName TRADE WINDS  
BEACH SubdivisionCd 17067

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

| TAX STATEMENT                    |                                  |  | 2025              |
|----------------------------------|----------------------------------|--|-------------------|
| 2024 Values for taxes payable in |                                  |  |                   |
| Step 1                           | VALUES AND CLASSIFICATION        |  |                   |
|                                  | Taxes Payable Year:              |  | 2024 2025         |
|                                  | Estimated Market Value:          |  | 501,400 493,100   |
|                                  | Homestead Exclusion:             |  | 0 0               |
|                                  | Taxable Market Value:            |  | 501,400 493,100   |
|                                  | New Improvements:                |  |                   |
| Step 2                           | Property Classification:         |  | Seasonal Seasonal |
|                                  | Sent in March 2024               |  |                   |
| Step 3                           | PROPOSED TAX                     |  |                   |
|                                  |                                  |  | 2,688.00          |
|                                  | Sent in November 2024            |  |                   |
| Step 3                           | PROPERTY TAX STATEMENT           |  |                   |
|                                  | First half taxes due 05/15/2025  |  | \$1,359.00        |
|                                  | Second half taxes due 10/15/2025 |  | \$1,359.00        |
|                                  | Total taxes due in 2025          |  | \$2,718.00        |

| Tax Detail for Your Property: |   |  |            |            |
|-------------------------------|---|--|------------|------------|
| Taxes Payable Year:           |   | 2024   | 2025       |            |
| 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"/>                     | \$0.00     |            |
|                               | 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.  | \$0.00                                       | \$0.00     |            |
|                               | 3. Property taxes before credits  | \$2,880.00                                   | \$2,658.00 |            |
|                               | 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   | \$2,880.00                                   | \$2,658.00 |            |
|                               | 6. BECKER COUNTY  | A. County                                    | \$1,447.63 | \$1,372.61 |
|                               | 7. LAKE EUNICE  |  | \$296.09   | \$274.36   |
|                               | 8. State General Tax  |  | \$485.48   | \$447.80   |
|                               | 9. SCHOOL DISTRICT 2889   | A. Voter approved levies                     | \$425.40   | \$353.25   |
|                               |   | B. Other local levies                        | \$166.33   | \$154.95   |
|                               |   | A. BC EDA                                    | \$8.83     | \$11.94    |
|                               |   | B. Others                                    | \$50.24    | \$43.09    |
|                               |   | C. TIF                                       | \$0.00     | \$0.00     |
|                               | 10. Special Taxing Districts  |  | \$0.00     | \$0.00     |
|                               | 11. Non-school voter approved referenda levies  |  | \$0.00     | \$0.00     |
|                               | 12. Total property tax before special assessments   | \$2,880.00                                   | \$2,658.00 |            |
|                               | 13. Special assessments   | \$60.00                                      | \$60.00    |            |
|                               | 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS   | \$2,940.00                                   | \$2,718.00 |            |
|                               | Tax Amount Paid   |  | \$0.00     |            |

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2nd Half Payment Stub - Payable 2025

Detach and return this stub with your 2nd half payment.  
To avoid penalty, pay on or before October 15, 2025.

PIN: 17.1303.000  
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AUDUBON MN 56511

Paid By \_\_\_\_\_

|                               |                     |
|-------------------------------|---------------------|
| Total Property Tax for 2025   | \$2,718.00          |
| 2nd Half Tax Amount           | \$1,359.00          |
| Penalty, Interest, Fee Amount | \$0.00              |
| Amount Paid                   | \$0.00              |
| 2nd Half Total Amount Due     | \$1,359.00          |
| Balance Good Through          | 10/15/2025 Seasonal |

MAKE CHECKS PAYABLE TO:

Becker County  
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915 Lake Avenue  
Detroit Lakes, MN 56501

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1st Half Payment Stub - Payable 2025

Detach and return this stub with your 1st half payment.  
To avoid penalty, pay on or before May 15, 2025.  
If your tax is \$100.00 or less, pay the entire tax by May 15, 2025.

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Paid By \_\_\_\_\_

|                               |                     |
|-------------------------------|---------------------|
| Total Property Tax for 2025   | \$2,718.00          |
| 1st Half Tax Amount           | \$1,359.00          |
| Penalty, Interest, Fee Amount | \$0.00              |
| Amount Paid                   | \$0.00              |
| 1st Half Total Amount Due     | \$1,359.00          |
| Balance Good Through          | 05/15/2025 Seasonal |

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