

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: 633255
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			2025
2024 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		2024 2025
	Estimated Market Value:		644,200 722,800
	Homestead Exclusion:		0 0
	Taxable Market Value:		644,200 722,800
	New Improvements:		
Step 2	Property Classification:		Frac. Res Hstd Frac. Res Non-Hstd Frac. Res Hstd Frac. Res Non-Hstd
	Sent in March 2024		
Step 3	PROPOSED TAX		
	Sent in November 2024 4,508.00		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2025		\$2,285.00
	Second half taxes due 10/15/2025		\$2,285.00
	Total taxes due in 2025		\$4,570.00

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.		☐	\$4,510.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$4,244.00	
	3. Property taxes before credits		\$4,244.00	\$4,510.00
	4. Credits that reduce property taxes	A.Agricultural and rural land credits	\$0.00	\$0.00
		B.Other credits	\$0.00	\$0.00
	5. Property taxes after credits		\$4,244.00	\$4,510.00
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,962.39	\$2,167.66
	7. OSAGE		\$703.10	\$773.38
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 0309	A. Voter approved levies	\$745.13	\$343.77
		B. Other local levies	\$821.41	\$1,206.34
	10. Special Taxing Districts	A. BC EDA	\$11.97	\$18.85
		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		\$4,244.00	\$4,510.00
	13. Special assessments		\$60.00	\$60.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$4,304.00	\$4,570.00
Tax Amount Paid			\$0.00	

2

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: 21.0107.002
AIN:
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Paid By _____

Total Property Tax for 2025	\$4,570.00
2nd Half Tax Amount	\$2,285.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$2,285.00
Balance Good Through	10/15/2025
Frac. Res Non-Hstd Frac. Res 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.

1

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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25232 COUNTY HIGHWAY 48
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Paid By _____

Total Property Tax for 2025	\$4,570.00
1st Half Tax Amount	\$2,285.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$2,285.00
Balance Good Through	05/15/2025
Frac. Res Non-Hstd Frac. Res Hstd	

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