



SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 496-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Property ID#: 081710040
Owner Name: CSB HOLDING LLC

Taxpayers:

30491*113**G50**1.0655**1/4*****AUTO5-DIGIT 55024
CSB HOLDING LLC
17849 FLUSHING HILLS CT
LAKEVILLE MN 55044-4723



\$\$\$

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:

24877 MESENBRINK WAY, LAKEVILLE MN 55044

Property Description:

FIELD STONE INDUSTRIAL PARK LOT 001
BLOCK 002

Line 13 Special Assessment Detail:
HHW 132.00

Tax Detail for Property:

Taxes Payable Year:		2024	2025
Tax & Credits	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"/>		\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
	3. Property taxes before credits	\$32,414.00	\$33,094.00
	4. Credits that reduce your property taxes: A. Agricultural and Rural Land Credits B. Other Credits	\$0.00 \$0.00	\$0.00 \$0.00
Property Tax by Jurisdiction	5. Property taxes after credits	\$32,414.00	\$33,094.00
	6. County: Regional Rail Auth	\$4,640.86 \$0.00	\$4,709.98 \$22.88
	7. City or Town: TOWN OF NEW MARKET	\$1,739.64	\$1,660.12
	8. State General Tax	\$6,858.32	\$6,908.38
	9. School District ISD 194 LAKEVILLE		
	A. Voter Approved Levies	\$3,495.96	\$3,674.48
	B. Other Local Levies	\$5,403.90	\$4,842.74
	10. Special Taxing Districts		
	A. Metropolitan Special Taxing Districts	\$168.02	\$145.58
	B. Other Special Taxing Districts	\$304.58	\$316.90
	C. TIF	\$0.00	\$0.00
	D. Fiscal Disparity	\$9,802.72	\$10,812.94
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$32,414.00	\$33,094.00
	13. Special assessments	\$132.00	\$132.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$32,546.00	\$33,226.00

Tax Statement			2025
2024	Values for Taxes Payable in		
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2024	2025
Step 1	Estimated Market Value:	1,320,600	1,347,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	1,320,600	1,347,000
	New Improvements:	890,000	0
	Property Classification:	COMM/IND	COMM/IND
Sent in March 2024			
Step 2	PROPOSED TAX NOTICE		
	Did not include special assessments		\$33,112.00
Sent in November 2024			
Step 3	PROPERTY TAX STATEMENT		
	First Half Taxes:	Due: 05/15/2025	\$16,613.00
	Second Half Taxes	Due: 10/15/2025	\$16,613.00
	Total Taxes Due in 2025:		\$33,226.00



2-5-25_v2

PAYABLE 2025 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 10/15/2025

Property ID: 081710040



081710040

SECOND 1/2 TAX AMOUNT DUE: \$16,613.00

0081710040 2024 2 000000001661300 3

Taxpayer: CSB HOLDING LLC
17849 FLUSHING HILLS CT
LAKEVILLE MN 55044

MAKE CHECKS PAYABLE TO: SCOTT COUNTY
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐
Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

PAYABLE 2025 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2025

Property ID: 081710040



081710040

FULL TAX AMOUNT: \$33,226.00
FIRST 1/2 TAX AMOUNT DUE: \$16,613.00

0081710040 2024 1 000000001661300 2

Taxpayer: CSB HOLDING LLC
17849 FLUSHING HILLS CT
LAKEVILLE MN 55044

MAKE CHECKS PAYABLE TO: SCOTT COUNTY
Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

If your address has changed please check this box and show the change on the back of this stub. ☐
Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

30491 1/2

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.



\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2025 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2025, you **may** qualify for one or both of the following homestead credit refunds:

- The Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$139,320.
- The Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2024 and both of the following are true:
 - The net property tax on your homestead increased by more than 12 percent from 2024 to 2025.
 - The increase was at least \$100, not due to improvements on the property.

If you need Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Senior Citizen Property Tax Deferral

The Senior Citizens' Property Tax Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by November 1, 2025, as well as:

- Be at least 65 years old,
- Have a household income of \$96,000 or less, and
- Have lived in your home for at least 5 years.

To learn more and find an application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2025.

Note to manufactured home owners:
The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

Property Type:	2025											2026
	May 16	June 1	July 1	Aug 1	Sep 1	Sep 3	Oct 1	Oct 16	Nov 1	Nov 18	Dec 1	Jan 2
Homestead and Cabins												
1st Half	2%	4%	5%	6%	7%	-	8%	8%	8%	-	8%	10%
2nd Half	-	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads												
1st Half	2%	4%	5%	6%	7%	-	8%	8%	8%	8%	8%	10%
2nd Half	-	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	-	5%	6%	8%
Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	-	12%	12%	12%	-	12%	14%
2nd Half	-	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Non-Homesteads												
1st Half	4%	8%	9%	10%	11%	-	12%	12%	12%	12%	12%	14%
2nd Half	-	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	-	8%	8%	8%	8%	8%	8%
Manufactured Homes												
1st half	-	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	-	8%	8%	8%

Please fold on perforation BEFORE tearing

2-5-25_v1

ADDRESS CORRECTION - New Address:

NAME _____
STREET ADDRESS _____

CITY _____
STATE _____ ZIP CODE _____
PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

Please fold on perforation BEFORE tearing

ADDRESS CORRECTION - New Address:

NAME _____
STREET ADDRESS _____

CITY _____
STATE _____ ZIP CODE _____
PROPERTY ID NO. _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

DO NOT STAPLE YOUR CHECK TO THE PAYSTUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.