

Nicollet County
501 S Minnesota Avenue
St Peter, MN 56082
507-934-7806
www.co.nicollet.mn.us

PIN: 19.412.3860 AIN: 1421206015
BILL NUMBER: 8154
LENDER:
OWNER NAME: PIONEER CREEK CAPITAL LLC

TAXPAYER(S):

C/O PETER TANIS
PIONEER CREEK CAPITAL LLC
1400 MADISON AVE SUITE 311
MANKATO MN 56001

TAX STATEMENT			2025
2024 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		2024 2025
	Estimated Market Value:		422,300 422,300
	Homestead Exclusion:		0 0
	Taxable Market Value:		422,300 422,300
Step 2	New Improvements:		
	Property Classification:		Apartment Apartment Comm/Ind Comm/Ind
	Sent in March 2024		
Step 3	PROPOSED TAX		
			Sent in November 2024 9,080.00
	PROPERTY TAX STATEMENT		
First half taxes due 05/15/2025			\$4,595.00
Second half taxes due 10/15/2025			\$4,595.00
Total taxes due in 2025			\$9,190.00

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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

216 S MINNESOTA AVE
ST PETER, MN 56082

DESCRIPTION

Block 177 1/2 Lot S 2/3 OF LOT 6
SubdivisionCd 19412 SubdivisionName
AMENDED PLAT

Line 13 Detail

SWASTE25 94.50
Principal 94.50
Interest 0.00

Tax Detail for Your Property:					2024	2025	
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 checked="" 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				\$8,413.00	\$9,095.50	
	4. Credits that reduce property taxes						
Property Tax by Jurisdiction	A.Agricultural and rural land credits				\$0.00	\$0.00	
	B.Other credits				\$0.00	\$0.00	
	5. Property taxes after credits				\$8,413.00	\$9,095.50	
	6. NICOLLET COUNTY				A. County	\$2,706.32	\$2,607.72
	7. CITY OF ST PETER					\$2,886.65	\$3,062.02
	8. State General Tax					\$357.97	\$352.63
	9. ISD 0508						
	A. VOTER APPROVED LEVIES				\$1,403.02	\$1,632.45	
	B. OTHER LOCAL LEVIES				\$1,038.23	\$1,433.04	
	10. Special Taxing Districts						
	A. CO HRA				\$12.18	\$0.00	
	B. REGION NINE				\$8.63	\$7.64	
	C. TAX INCREMENT				\$0.00	\$0.00	
	D. CWAR				\$0.00	\$0.00	
	11. Non-school voter approved referenda levies				\$0.00	\$0.00	
12. Total property tax before special assessments				\$8,413.00	\$9,095.50		
13. Special assessments				\$245.00	\$94.50		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS				\$8,658.00	\$9,190.00		
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.

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Paid By _____

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Total Property Tax for 2025 \$9,190.00
2nd Half Tax Amount \$4,595.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$4,595.00
Balance Good Through 10/15/2025
Apartment Comm/Ind

MAKE CHECKS PAYABLE TO:

Nicollet County
501 S Minnesota Avenue
St Peter, MN 56082

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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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MANKATO MN 56001

Total Property Tax for 2025 \$9,190.00
1st Half Tax Amount \$4,595.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$4,595.00
Balance Good Through 05/15/2025
Apartment Comm/Ind

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