

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

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

AIN: 1421206015

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

	VALUES AND CLASSIFICATION		
	2024	2025	
	Taxes Payable Year:		
	Estimated Market Value:	422,300	422,300
	Homestead Exclusion:	0	0
	Taxable Market Value:	422,300	422,300
	New Improvements:		
	Property Classification:	Apartment Comm/Ind	Apartment Comm/Ind
		Sent in March 2024	
Step 1	PROPOSED TAX		
		Sent in November 2024	
Step 2	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 5
 SubdivisionCd 19412 SubdivisionName
 AMENDED PLAT

Line 13 Detail
 SWASTE25 94.50
 Principal 94.50
 Interest 0.00

Tax Detail for Your Property:			
Taxes Payable Year:		2024	2025
	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
Tax and Credits	3. Property taxes before credits	\$8,413.00	\$9,095.50
	4. Credits that reduce property taxes	A. Agricultural and rural land credits \$0.00 B. Other credits \$0.00	\$0.00 \$0.00
	5. Property taxes after credits	\$8,413.00	\$9,095.50
Property Tax by Jurisdiction	6. NICOLLET COUNTY 7. CITY OF ST PETER 8. State General Tax 9. ISD 0508	A. County \$2,706.32 \$2,886.65 \$357.97 A. VOTER APPROVED LEVIES B. OTHER LOCAL LEVIES A. CO HRA B. REGION NINE C. TAX INCREMENT D. CWAR 11. Non-school voter approved referenda levies 12. Total property tax before special assessments	\$2,607.72 \$3,062.02 \$352.63 \$1,403.02 \$1,038.23 \$1,632.45 \$1,433.04 \$12.18 \$8.63 \$0.00 \$0.00 \$0.00 \$0.00 \$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 _____

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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Paid By _____

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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