



Blue Earth County
Property and Environmental Resources
410 S 5th St., 2nd floor,
PO Box 3567
Mankato, MN 56002-3567

OWNER(S): THOMAS JODEEN

Property Information
PIN: R09.12.05.179.024

Property Address:
400 W SHEPARD ST
LAKE CRYSTAL MN 56055

Property Description:
Acres: 0.30 THOMAS 2ND ADD 001 001 00

THOMAS JODEEN
PO BOX 1322
LAKE CRYSTAL, MN 56055-1322

5499/30/1

PROPOSED TAXES 2025

THIS IS NOT A BILL. DO NOT PAY.

Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year	2024	2025
	Estimated Market Value	\$302,400	\$285,300
	Homestead Exclusion	\$10,000	\$20,900
	Other exclusions/deferrals	\$0	\$0
	Taxable Market Value	\$292,400	\$264,400
	Property Classification	RES HSTD	RES HSTD
Step 2	PROPOSED TAX		
	Property Taxes before credits		\$3,448.00
	School building bond credit		\$0.00
	Agricultural market value credit		\$0.00
	Other credits		\$0.00
	Property Taxes after credits		\$3,448.00
Step 3	PROPERTY TAX STATEMENT		
Coming in March 2025			
The time to provide feedback on PROPOSED LEVIES IS NOW It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2024	Proposed 2025	Percent Change
STATE OF MINNESOTA	No public meeting	\$0.00	\$0.00	
BLUE EARTH COUNTY PO BOX 168 MANKATO, MN 56002 PHONE: 507-304-4251 WWW.BLUEEARTHCOUNTYMN.GOV	HISTORIC COURTHOUSE BOARDROOM 204 SOUTH 5TH ST MANKATO MN DECEMBER 3, 2024 6:00 PM	\$1,006.27	\$942.38	
CITY OF LAKE CRYSTAL PO BOX 86 LAKE CRYSTAL, MN 56055 PHONE: 507-726-2538 WWW.LAKECRYSTALMN.ORG	LAKE CRYSTAL CITY HALL COMMUNITY ROOM 100 E ROBINSON ST LAKE CRYSTAL DECEMBER 9, 2024 7:30 PM	\$1,829.97	\$1,766.90	
LAKE CRYSTAL SCHOOL DIST #2071 PO BOX 160 LAKE CRYSTAL, MN 56055 PHONE: 507-726-2323 WWW.ISD2071.K12.MN.US	SECONDARY SCHOOL MEDIA CENTER 607 KNIGHTS LN LAKE CRYSTAL DECEMBER 2, 2024 6:00 PM	Your school district was scheduled to hold a referendum at the November General Election. If the referendum was approved by the voters, the school district's voter approved property tax for 2025 may be higher than the proposed amount shown on this notice. Voter Approved Levies \$400.17 \$345.66 Other Levies \$425.60 \$389.56		
Special Taxing Districts		\$3.99	\$3.50	
Tax Increment Tax	No public meeting	\$0.00	\$0.00	
TOTAL Excluding any special assessments		\$3,666.00	\$3,448.00	-5.95%

IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM.