

Q: What Are Special Assessments?

A: As part of your annual property taxes, you may be paying special assessments. Special assessments are one of the ways a local government may collect money to pay for local improvements. A special assessment is a charge imposed on real property to help pay for a local improvement project that benefits the property. It is not based on the value of the property, rather it is based on how much the property benefits from the improvement and the cost of doing the project.

Cities, townships, and the county can levy special assessments for improvements and projects, for example:

- Streets and roads, curbs and gutters
- Storm sewers
- Street lights
- Parks
- Sidewalks
- Ditches in rural areas
- Recycling and water management

Special assessments can also be levied to collect for utility bills that are not paid or for other expenses owed to the city, township, or county.

Q: When will I receive my tax statement?

A: You will receive your tax statement once a year. By law, all tax statements must be mailed by March 31. Mobile home tax statements must be mailed by July 15. We do not mail second half statements. Taxpayers are responsible for the payment of their property taxes, and this is not affected by a failure of the county to provide a statement for a parcel.

Q: What is a Truth in Taxation (TNT) notice?

A: The Truth-In-Taxation notice (TNT), also called the Proposed Tax Notice, is mailed to property owners during November each year. This notice indicates the anticipated property tax you will pay the following year if your local jurisdictions approve the budget amounts they are considering. Property owners are invited to attend meetings held by their local jurisdictions to express their opinions on local budgets.

Q: Can I make a partial payment on my current year taxes?

A: The Le Sueur County Auditor/Treasurer's Office accepts payments of more or less than the exact amount of a tax installment due for the current year. If the accepted payment is less than the amount due, it is applied first to the penalty accrued for the year that the payment is made.

Q: Do you accept postmark date?

A: Yes. Your mailed tax payment must be postmarked by the due date for it to be considered paid on time. Note: if your payment is mailed late in the day on the due date, after regular post office hours, the postmark will be for the next day and you will be responsible for the penalty.

Q: Can the amount of my property tax due on my tax statement be different than the amount on my proposed tax notice?

A: Yes, for the following reasons: the proposed tax notice does not include special assessments, referendums passed could result in increasing the tax amounts, property owners who occupy their property by December 1 can file for homestead classification for the following year.

Q: I just purchased a piece of property, who is responsible for the taxes?

A: In a typical real estate transaction, taxes are prorated and the buyer is given credit for the seller portion. Please check your closing statement or contact the realtor or attorney who handled the transaction for you. Any delinquent taxes must be paid at closing but the current taxes do not have to be. To avoid any penalty the taxes must be paid May 15th and October 15th. Please contact the County Auditor/Treasurer's Office at 507-357-2251 for status of the taxes.

Q: What should I do if I receive a tax statement on a home I recently sold?

A: Please forward it on to the new owners, as they will need to pay real estate taxes.

Q: I thought my mortgage company paid my taxes?

A: If your mortgage company is to pay the taxes, they will contact us and you will see on your statement an escrow number on the top and on the stubs. Do not send your statement to the mortgage company; they are informed of your taxes by file or printout.

Q: Why did I get a statement if I escrow my taxes?

A: Tax Statements are mailed to the property owners. Your escrow company receives your tax information from our office. You need your tax statement for tax filing purposes and property tax refunds if applicable.

Q: How do I change my address for my tax statement?

A: On the back side of your payment stubs, you may give us the new address. Also, you may call our office or drop us a line. Phone: 507-357-2251. Mail to: Le Sueur County Auditor/Treasurer, 88 S Park Ave., Le Center MN 56057.

Q: What do I need to do when I sell my Mobile Home?

A: Property taxes on any mobile home need to be paid before the title can be transferred. If your mobile home still has a title, you are responsible for transferring it. You may still be liable for the property taxes if the title isn't transferred.