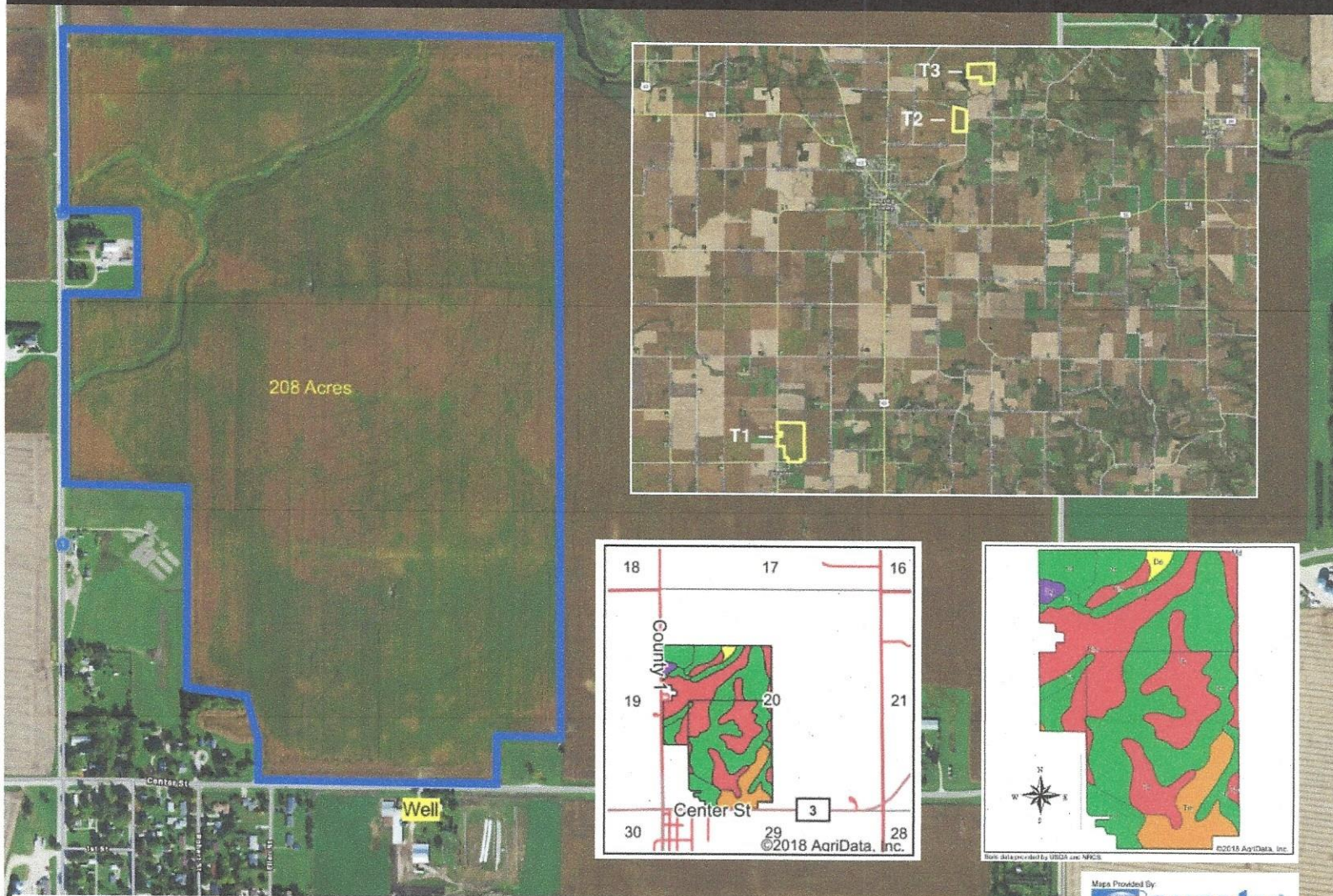


**Tract 1 (T1)** - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.  
Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.  
Buyer to be given easement to access well



Area Symbol: MN045, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Oats	Soybeans	*n NCCPI Soybeans
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	69.05	33.4%		Ile	94	5.7	202	82	56	82
Rm	Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes	47.05	22.7%		Vle	28	4.1				27
Tp	Mantorville and Wykoff sandy loams, 2 to 6 percent slopes	31.45	15.2%		IVe	49	3	105	53	29	41
Kd	Kenyon silt loam, 0 to 1 percent slopes	20.21	9.8%		I	99	6	213	85	59	93
Tm	Mantorville and Wykoff loams, 2 to 6 percent slopes	19.03	9.2%		Ile	79	5.1	170	81	47	65
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	10.84	5.2%		Ile	94	6	202	90	56	86
Fn	Floyd and Clyde silty clay loams, overwash, 0 to 3 percent slopes	5.12	2.5%		Ilw	92	4.9	198	81	55	77
De	Dakota loam, 0 to 1 percent slopes	2.19	1.1%		Ils	69	5.5	148	82	41	54
Dg	Dickinson fine sandy loam, 0 to 6 percent slopes	1.89	0.9%		Ille	60	4.8	129	77	36	45
Weighted Average						70.6	4.9	138.1	59.5	38.3	*n 62.2

\*n: The aggregation method is "Weighted Average using Major components" \*c Using Capabilities Class Dominant Condition Aggregation Method.  
Soils data provided by USDA and NRCS



**Tract 1 (T1) - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.**  
**Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.**  
**Buyer to be given easement to access well**

Minnesota U.S. Department of Agriculture FARM: 9600  
 Fillmore Farm Service Agency Prepared: 10/2/18 9:03 AM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019  
 Page: 5 of 8  
 DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 30508 Description: E2W2SW4 20 BLOOMFIELD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
35.75	34.08	34.08	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	34.08	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	22.1		119	0.0		
SOYBEANS	11.9		25	0.0		
Total Base Acres:	34.0					

Owners: THE DANIEL B MILLER REVOCABLE LIVING TRUST

Other Producers: None

Tract Number: 30509 Description: E2SW4 W2W2SE4 20 Bloomfield

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.71	79.71	79.71	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	79.71	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	52.2		137	0.0		
SOYBEANS	27.51		25	0.0		

Minnesota U.S. Department of Agriculture FARM: 9600  
 Fillmore Farm Service Agency Prepared: 10/2/18 9:03 AM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019  
 Page: 2 of 8  
 DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1789 Description: A9 S2NW4 PTW2W2SW4 20 BLOOMFIELD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
91.19	91.19	91.19	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	91.19	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	49.8		124	0.0		
SOYBEANS	40.4		32	0.0		
Total Base Acres:	90.2					

Owners: THE DANIEL B MILLER REVOCABLE LIVING TRUST

Other Producers: None

**Tract 1 (T1) - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.**  
**Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.**  
**Buyer to be given easement to access well**

# CERTIFICATE OF SURVEY

PART OF THE S1/2 NW1/4 & PART OF THE SW1/4  
 OF SEC. 20, T102N, R13W, FILLMORE CO., MN

## 208.60 ACRES

TOTAL AREA SOLD AT AUCTION

SURVEY REQUESTED  
 BY  
 DAN MILLER  
 SPRING VALLEY, MN

NOTE:  
 SEE ATTACHED  
 LOCAL DESCRIPTIONS  
 OF RECORD

NOTE: ALL BEARINGS ARE  
 BASED ON FILLMORE CO.  
 NAD 83 HARN (1986 ADJ.)

SCALE: 1" = 200'

- DENOTES 1/2" CAPPED  
IRON PIPE SET
- DENOTES IRON FOUND
- ✕ DENOTES FENCE POST SET
- (D) DENOTES DESCRIBED DIST.
- (M) DENOTES MEASURED DIST.

DETAIL "A"  
 NO SCALE

0.21 ACRES

NE 1/4 NW1/4  
 20-102-13

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT  
 SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JEROME R. SCHWARTZ

LICENSE NO. 128012 DATE: 12-2-18 SHEET 1 OF 3

0.21 ACRES

WELL & WATERLINE  
 ACCESS EASE.

SEE DETAIL "A" NE 1/4 NW1/4  
 20-102-13

2.21 ACRES

CEMETERY

SE COR. SW1/4  
 SEC. 20, T102N,  
 R13W, FILLMORE  
 CO., MN  
 FD. C.I.M.

80.00 ACRES

PARCEL OF RECORD

35.08 ACRES

PARCEL OF RECORD

3.50 ACRES

BUILDING SITE  
 PARCEL OF RECORD

S1/2 NW1/4  
 20-102-13

E1/2 NW1/4 SW1/4  
 20-102-13

E1/2 SW1/4  
 20-102-13

SW1/4  
 20-102-13

ORIGINAL TOWN  
 PLAT  
 OSTRANDER, MN

CENTER  
 IRRIGATION  
 PIVOT

CENTER  
 IRRIGATION  
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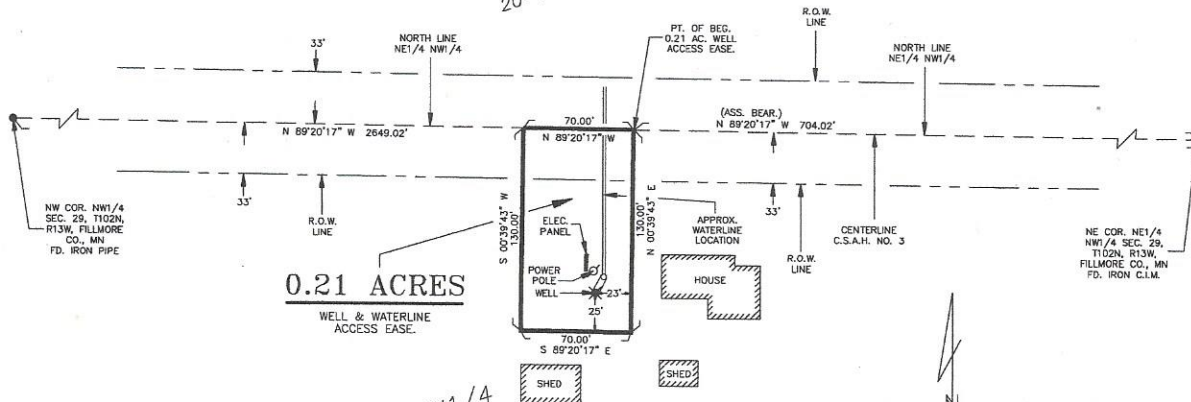
**Tract 1 (T1) - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.**  
Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.  
Buyer to be given easement to access well

# CERTIFICATE OF SURVEY

PART OF THE NE1/4 NW1/4 OF SEC. 29,  
T102N, R13W, FILLMORE CO., MN

SURVEY REQUESTED  
BY  
DAN MILLER  
SPRING VALLEY, MN

SW1/4  
20-102-13



0.21 ACRES

NE1/4 NW1/4  
29-102-13

NOTE:  
SEE ATTACHED  
EASEMENT DESCRIPTION

NOTE: ALL BEARINGS ARE  
BASED ON FILLMORE COUNTY  
NAD 83 HARN (1996 ADJ.).

SCALE: 1" = 50'

○ DENOTES 1/2" CAPPED  
IRON PIPE SET  
● DENOTES IRON FOUND

## CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JEROME R. SCHWARZ LICENSE NO. 13810 DATE: 12-3-18 SHEET 1 OF 2

## EASEMENT DESCRIPTION - Well and Waterline Ease.

An easement for the repair and maintenance of an above and below ground well, waterline and electric service over and across that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 29, Township 102 North, Range 13 West, Fillmore County, Minnesota, described as follows: Commencing at the Northeast Corner of said NE 1/4 NW 1/4; thence North 89 degrees 20 minutes 17 seconds West (assumed bearing) along the North line of said NE 1/2 NW 1/4, 704.02 feet to the point of beginning of the tract of land to be herein described; thence continuing North 89 degrees 20 minutes 17 seconds West along said North line, 70.00 feet; thence South 00 degrees 39 degrees 43 seconds West at right-angles to said North line, 130.00 feet; thence South 89 degrees 20 minutes 17 seconds East parallel with said North line, 70.00 feet; thence North 00 degrees 39 minutes 43 seconds East at right-angles to said North line, 130.00 feet to the point of beginning and containing 0.21 acres, more or less.



**Tract 1 (T1) - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.**  
Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.  
Buyer to be given easement to access well



#### EASEMENT DESCRIPTION - Well and Waterline Ease.

An easement for the repair and maintenance of an above and below ground well, waterline and electric service over and across that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 29, Township 102 North, Range 13 West, Fillmore County, Minnesota, described as follows: Commencing at the Northeast Corner of said NE 1/4 NW 1/4; thence North 89 degrees 20 minutes 17 seconds West (assumed bearing) along the North line of said NE 1/2 NW 1/4, 704.02 feet to the point of beginning of the tract of land to be herein described; thence continuing North 89 degrees 20 minutes 17 seconds West along said North line, 70.00 feet; thence South 00 degrees 39 degrees 43 seconds West at right-angles to said North line, 130.00 feet; thence South 89 degrees 20 minutes 17 seconds East parallel with said North line, 70.00 feet; thence North 00 degrees 39 minutes 43 seconds East at right-angles to said North line, 130.00 feet to the point of beginning and containing 0.21 acres, more or less.



**Tract 1 (T1)** - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.  
Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.  
Buyer to be given easement to access well



2 - 2015 Reinke Electrogator 6 5/8" Pivots



I-Pad and Cell Phone Controlled



North Pivot 1400' - South Pivot 750'



473 Gallons/Minute - 7" Water/Year



Well = 16" Diameter x 452' Deep



Approx. \$14 per acre electric cost.

Seller has advised Gehling Auction Co. LLC & Land Resource Management & Realty Inc. he is currently negotiating a lease agreement with Verizon Wireless to install a communications tower on the the property for 5 to 25+ years. Proposed terms: \$2,000 initial payment (to be paid to buyer) and \$6,000. per year (increases by 10% every five years). The seller says the lease is not yet signed but it appears likely to proceed.



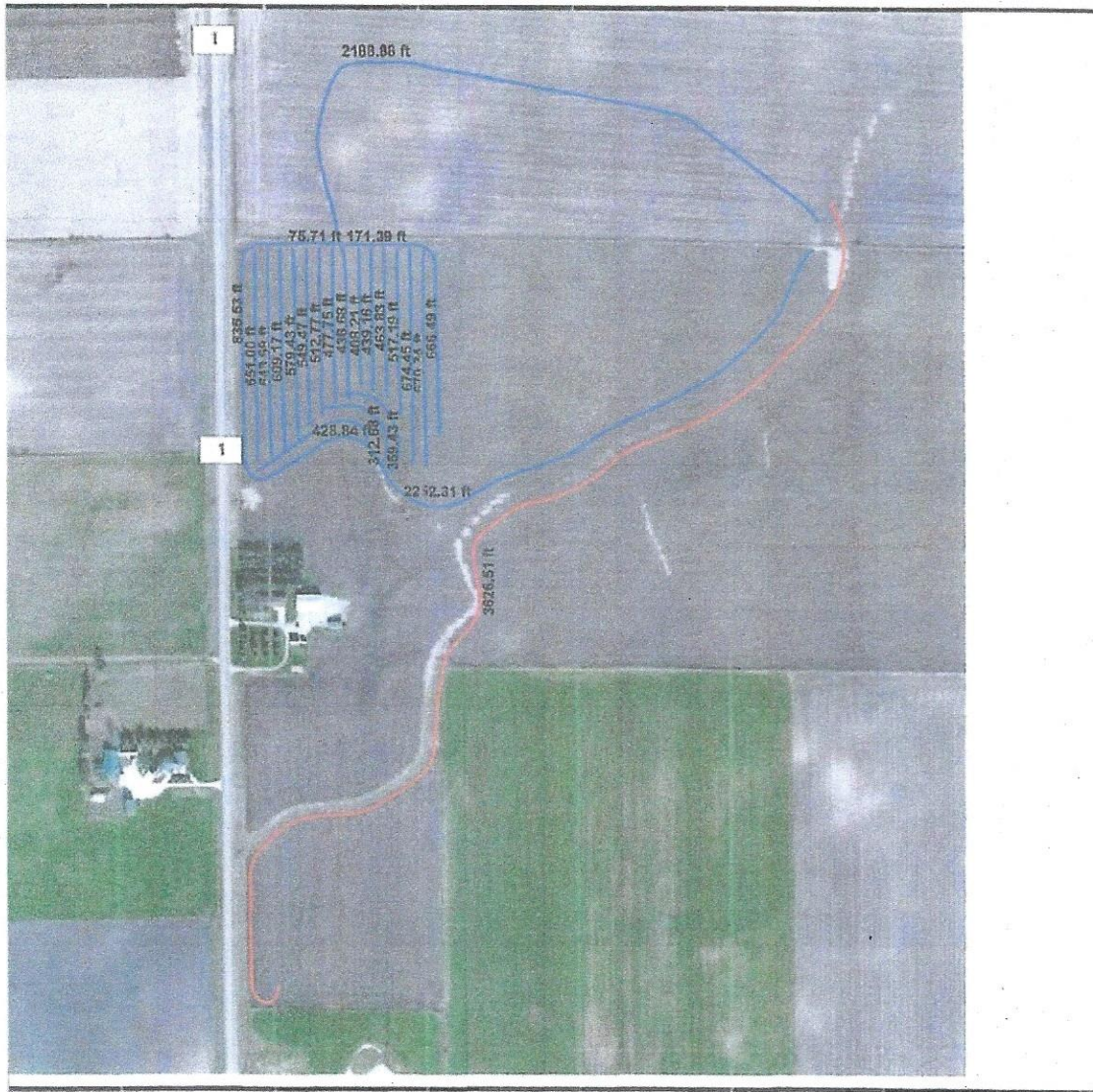
**Tract 1 (T1)** - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.  
Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.  
Buyer to be given easement to access well

W 1/2 Sec 20 Bloomfield  
Date

*Rudd/Pauls*

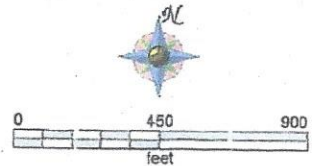
12/5/2015 15132.35 ft  
12/28/2015 3626.51 ft

*Ryan + Tim  
Koch*



Client: Miller, Dan  
Farm: W 1/2 Sec 20 Bloomfield  
Field: W 1/2 Sec 20 Bloomfield  
Name: Dan Miller  
Date: 12/30/2015  
\$14,500

*Rudd/Pauls Farm*





**Tract 1 (T1) - Fillmore County - 208 Total Acres - Approx. 204.98 Tillable Acres.**  
**Includes 2 Pivot Irrigation System and Well. Well located on adjacent property.**  
**Buyer to be given easement to access well**



Property ID#: R 34.0145.000

Taxpayer(s):  
11658\*\*0511\*12 102\*\*2448\*\*\*\*\*SNGLP  
DANIEL B MILLER REVOC LIV TR  
23717 151ST AVE  
SPRING VALLEY MN 55975-3037

Property Address:  
Property Description: Sect-20 Twp-102 Range-213 S16 E12 SW1/4 SW1/4  
EXC. 3.50 AC IN SW CORNER, S E 33 FT OF BLKS 1 & 2, ORIGINAL PLAT

Tax Statement		2018
2017 Values for Taxes Payable in		
Step	Values and Classification	
1	Taxes Payable Year:	2017 2018
	Estimated Market Value:	\$0 \$103,800
	Improvements Excluded:	\$0 \$0
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$0 \$103,800
	New Improvements:	\$0 \$0
	Expired Exclusions:	\$0 \$0
	Property Classification:	AG HMSTD
Sent in March 2017		
2	Proposed Tax	
2018 Proposed Property Tax: \$1,850.00		
Sent in November 2017		
3	1st Half Taxes:	\$882.00
	2nd Half Taxes:	\$882.00
	Total Taxes Due in 2018:	\$1,764.00

\$\$\$ 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.

**Tax Detail for Your Property:**

Taxes Payable Year:		2017	2018
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.			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$0.00	\$1,764.00
4. Credits that reduce your property taxes:			
A. Agricultural market value credit		\$0.00	\$0.00
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$0.00	\$1,764.00
Property Tax by Jurisdiction			
6. County FILLMORE COUNTY		\$0.00	\$348.39
7. City or town OSTRANDER CITY		\$0.00	\$1,225.71
8. State General Tax		\$0.00	\$0.00
9. School District 0459		\$0.00	\$20.78
10. Special Taxing Districts			
A. Voter approved levies		\$0.00	\$69.14
B. Other local levies		\$0.00	\$0.00
C.		\$0.00	\$0.00
D.		\$0.00	\$0.00
11. Non-school voter approved referendum levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$0.00	\$1,764.00
Special Assessments on Your Property			
13. Special assessments		PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$0.00	\$1,764.00



Property ID#: R 33.0140.040

Taxpayer(s):  
11658\*\*0511\*12 102\*\*2448\*\*\*\*\*SNGLP  
DANIEL B MILLER REVOC LIV TR  
23717 151ST AVE  
SPRING VALLEY MN 55975-3037

Property Address:  
Property Description: Sect-20 Twp-102 Range-213 S23 T3 AG W 654 74 FT OF E1/2 NW1/4 SW1/4 & W1/2 NW1/4 SW1/4 EXC. S 242 FT TO CITY & EXC. N 41 FT OF W 336 FT OF NW SW

**Tax Detail for Your Property:**

Taxes Payable Year:		2017	2018
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.			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$1,334.00	\$1,124.39
4. Credits that reduce your property taxes:			
A. Agricultural market value credit		\$0.00	\$100.39
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$1,334.00	\$1,024.00
Property Tax by Jurisdiction			
6. County FILLMORE COUNTY		\$709.01	\$603.32
7. City or town BLOOMFIELD TOWNSHIP		\$195.82	\$159.08
8. State General Tax		\$0.00	\$0.00
9. School District 2137		\$302.54	\$150.59
10. Special Taxing Districts			
A. Voter approved levies		\$126.53	\$111.01
B. Other local levies		\$0.00	\$0.00
C.		\$0.00	\$0.00
D.		\$0.00	\$0.00
11. Non-school voter approved referendum levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$1,334.00	\$1,024.00
Special Assessments on Your Property			
13. Special assessments		PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,334.00	\$1,024.00

\$\$\$ 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 ID#: R 33.0139.010

Taxpayer(s):  
11658\*\*0511\*12 102\*\*2048\*\*\*\*\*SNGLP  
DANIEL B MILLER REVOC LIV TR  
23717 151ST AVE  
SPRING VALLEY MN 55975-3037

Property Address:  
Property Description: Sect-23 Twp-102 Range-013 S12 NW1/4 EXCEPT  
S 359 25' OF W 305 25' OF SW1/4 NW1/4

Tax Statement		2018
2017 Values for Taxes Payable in		
Step	Values and Classification	
1	Taxes Payable Year:	2017 2018
	Estimated Market Value:	\$444,500 \$446,100
	Improvements Excluded:	\$0 \$0
	Homestead Exclusion:	\$0 \$0
	Taxable Market Value:	\$444,500 \$446,100
	New Improvements:	\$0 \$0
	Expired Exclusions:	\$0 \$0
	Property Classification:	AG HMSTD AG HMSTD
Sent in March 2017		
2	Proposed Tax	
2018 Proposed Property Tax: \$2,644.00		
Sent in November 2017		
3	1st Half Taxes:	\$1,352.00
	2nd Half Taxes:	\$1,352.00
	Total Taxes Due in 2018:	\$2,704.00

\$\$\$ 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.

**Tax Detail for Your Property:**

Taxes Payable Year:		2017	2018
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.			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$2,702.00	\$2,704.00
4. Credits that reduce your property taxes:			
A. Agricultural market value credit		\$0.00	\$0.00
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$2,702.00	\$2,704.00
Property Tax by Jurisdiction			
6. County FILLMORE COUNTY		\$1,470.56	\$1,494.27
7. City or town BLOOMFIELD TOWNSHIP		\$406.36	\$393.59
8. State General Tax		\$0.00	\$0.00
9. School District 0499		\$291.11	\$99.22
10. Special Taxing Districts			
A. Voter approved levies		\$333.97	\$726.92
B. Other local levies		\$0.00	\$0.00
C.		\$0.00	\$0.00
D.		\$0.00	\$0.00
11. Non-school voter approved referendum levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$2,702.00	\$2,704.00
Special Assessments on Your Property			
13. Special assessments		PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,702.00	\$2,704.00



Property ID#: R 33.0140.020

Taxpayer(s):  
11658\*\*0511\*12 102\*\*1848\*\*\*\*\*SNGLP  
DANIEL B MILLER REVOC LIV TR  
23717 151ST AVE  
SPRING VALLEY MN 55975-3037

Property Address:  
Property Description: Sect-20 Twp-102 Range-013 S12 NW1/4 EXC  
2.88 AC CEM IN SE CORNER, & E 1352 35 FT OF N1/2 SW1/4

**Tax Detail for Your Property:**

Taxes Payable Year:		2017	2018
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.			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Property Tax and Credits			
3. Property taxes before credits		\$2,088.00	\$2,478.55
4. Credits that reduce your property taxes:			
A. Agricultural market value credit		\$0.00	\$220.55
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$2,088.00	\$2,258.00
Property Tax by Jurisdiction			
6. County FILLMORE COUNTY		\$1,109.37	\$1,325.82
7. City or town BLOOMFIELD TOWNSHIP		\$306.62	\$449.45
8. State General Tax		\$0.00	\$0.00
9. School District 2137		\$473.72	\$330.82
10. Special Taxing Districts			
A. Voter approved levies		\$188.29	\$443.88
B. Other local levies		\$0.00	\$0.00
C.		\$0.00	\$0.00
D.		\$0.00	\$0.00
11. Non-school voter approved referendum levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$2,088.00	\$2,258.00
Special Assessments on Your Property			
13. Special assessments		PRINCIPAL: \$0.00	INT: \$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,088.00	\$2,258.00

\$\$\$ 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.