

RENVILLE CO. AUDITOR - TREASURER
500 EAST DEPUE - STE. 202
OLIVIA, MN 56277-3005
(320) 523-2071
WWW.RENVILLECOUNTYMN.GOV

2026

PROPERTY TAX
STATEMENT

PRCL# 03-00880-00 RCPT# 814
TC 8,841 8,222

BIRCH COOLEY TWP

Property ID Number: 03-00880-00
Property Description: SECT-35 TWP-113 RANG-34
Property Address:

ACRES 80.00

MARCIA MURPHEY

12326-T

		Values and Classification			
		Taxes Payable Year:		2025	2026
Step 1	Estimated Market Value:			884,100	822,200
	Homestead Exclusion:				
	Taxable Market Value:			884,100	822,200
	New Improve/Expired Excls:				
	Property Class:			AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2025					
Step 2	Proposed Tax				
	* Does Not Include Special Assessments				
Sent in November 2025					3,842.00
Step 3	Property Tax Statement				
	First half Taxes:				2,040.00
	Second half Taxes:				2,040.00
	Total Taxes Due in 2026:				4,080.00

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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.

Other Owner(s):

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Taxes Payable Year:		
	2025	2026
		.00
		.00
Property Tax and Credits	3,826.02	4,625.99
3. Property taxes before credits		
4. A. Agricultural and rural land credits	.00	.00
B. Other credits to reduce your property tax	365.50	781.47
5. Property taxes after credits	3,460.52	3,844.52
Property Tax by Jurisdiction	2,454.26	2,643.01
6. County		
7. City or Town	507.65	496.20
8. State general tax	.00	.00
9. School District 2754		
A. Voter approved levies	117.78	290.36
B. Other local levies	323.90	359.04
10. Special taxing districts		
A. MID MN REG. DEVL.	14.23	13.98
B. RENVILLE COUNTY HRA	42.70	41.93
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	3,460.52	3,844.52
Special Assessments on Your Property		235.48
13. A. 95200 CD 131		
B. 95201 CD 131	235.48	
PRIN 235.48 C.		
INT D.		
TOT 235.48 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,696.00	4,080.00

2nd Half Pay Stub 2026

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: RENVILLE COUNTY TREASURER

NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR
RECEIPT. RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK.

PRCL# 03-00880-00 RCPT# 814

AGRI NON-HSTD

1st Half Pay Stub 2026

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: RENVILLE COUNTY TREASURER

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL. IF YOU PAY YOUR TAXES
LATE, YOU WILL BE CHARGED A PENALTY.

PRCL# 03-00880-00 RCPT# 814

AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 16, 2026	2ND HALF TAX	MAY 15, 2026	1ST HALF TAX
	2,040.00		2,040.00
	PENALTY		PENALTY
2026	TOTAL	2026	TOTAL

MARCIA MURPHEY

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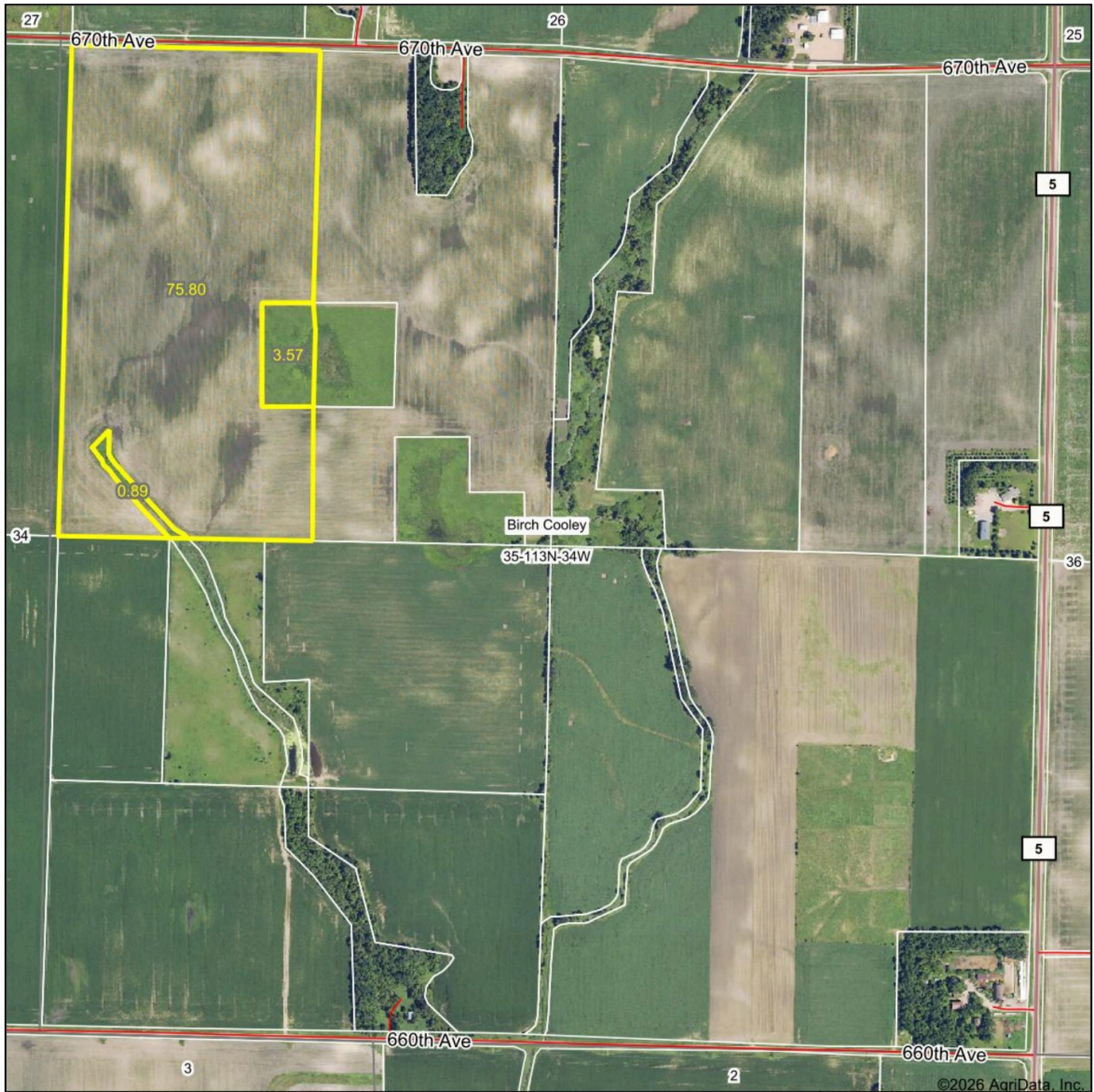
MAIL TO: RENVILLE COUNTY AUDITOR-TREASURER
500 EAST DEPUE - STE. 202 • OLIVIA, MN 56277-3005

☐ CASH
☐ CHECK

MAIL TO: RENVILLE COUNTY AUDITOR-TREASURER
500 EAST DEPUE - STE. 202 • OLIVIA, MN 56277-3005

☐ CASH
☐ CHECK

Aerial Map



Maps Provided By:



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Boundary Center: 44° 33' 9.32, -94° 54' 39.65

35-113N-34W
Renville County
Minnesota

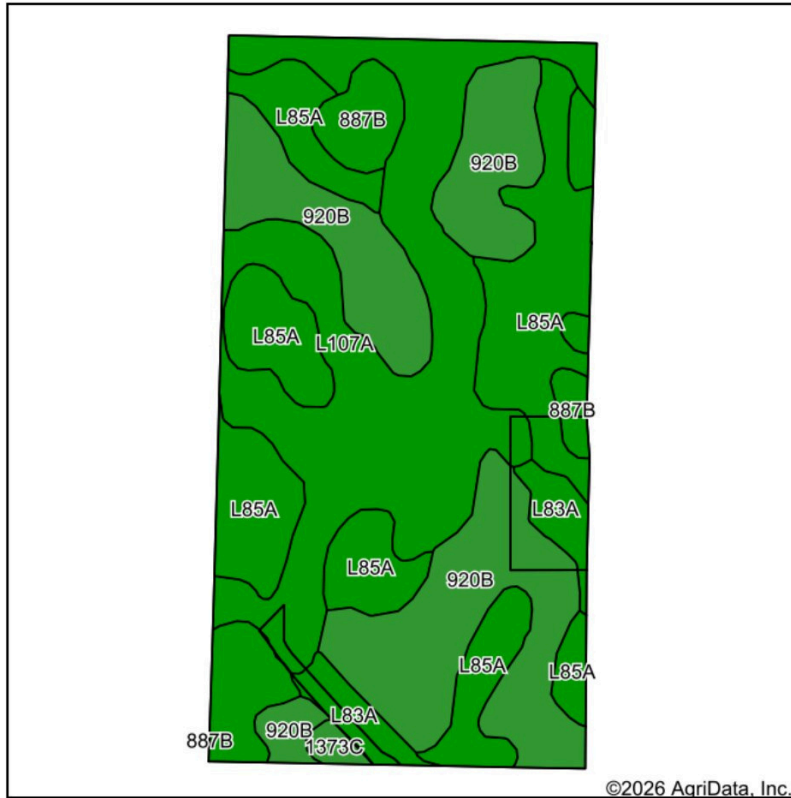
0ft 828ft 1657ft



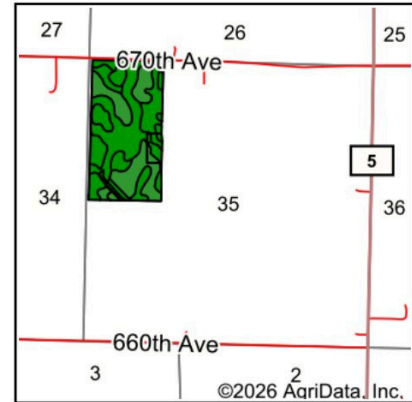
6/30/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Renville**
 Location: **35-113N-34W**
 Township: **Birch Cooley**
 Acres: **80.26**
 Date: **6/30/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN129, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L85A	Nicollet clay loam, 1 to 3 percent slopes	24.98	31.0%		> 6.5ft.	Iw	99	81
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	24.61	30.7%		> 6.5ft.	IIw	91	81
920B	Clarion-Storden-Hawick complex, 2 to 6 percent slopes	23.33	29.1%		> 6.5ft.	Ile	72	64
L83A	Webster clay loam, 0 to 2 percent slopes	3.95	4.9%		> 6.5ft.	IIw	93	83
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.85	3.6%		> 6.5ft.	Ile	92	82
1373C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	0.54	0.7%		> 6.5ft.	IIIe	73	64
Weighted Average						1.70	88	*n 76.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.