



CARVER COUNTY Land Records & Vitals Department

Government Center - Administration Building
600 East 4th Street, Chaska, MN 55318-2102
Phone (952) 361-1930 Fax (952) 361-1931

Application to Combine Real Estate Parcels

Per MN Statute 272.46 the county auditor, upon written application of any person, shall for property tax purposes only, combine legal descriptions of contiguous parcels to which the applicant (s) hold title.

In order to be combined, the following requirements must be met:

- Receipt of completed Application to Combine Real Estate Parcels form by owner or designated representative
- **Modified parcel legal descriptions must also be recorded in Deed form** with an added notation *this deed is intended to combine the legal descriptions for taxing purposes* in the County Recorder’s office to allow for the tracking of the combined parcel legal descriptions for future title searches and for tracking compliance with zoning ordinances.
- Based upon deeds of record, parcels must be of the same (identical) ownership
- Parcels must be contiguous
- Parcels must be located in same unique taxing districts (TAG)
- Current year and delinquent taxes must be paid on each parcel
- If parcels are in a Tax Increment Financing District (TIF), they must be located in the same TIF district
- If special assessments are not paid on all parcels, the city/township would need to recertify the special assessments for the new parcel

CAUTION
Parcels that have been combined cannot be subdivided again without local municipality approval.
If located in a township, Carver County Land Management Office must also approve the subdivision.

Combined property tax will be reflected on next year’s tax statement

Owner (Applicant) Name: _____

Address: _____

Phone Number: _____

Parcels #'s to be combined: _____

Signature: _____

Date: _____

Please email or mail signed application to Land Records Department as listed above.
Applications must be received by Dec. 31st to be considered for the following tax year.

For Office Use Only: _____ Approved _____ Denied By: _____
Reason Denied: