



**Department of  
Property Records and  
Taxpayer Services**

**County Board Workshop  
on  
Taxes Payable in 2009**

**April 7, 2009**

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# Taxes Payable in 2009

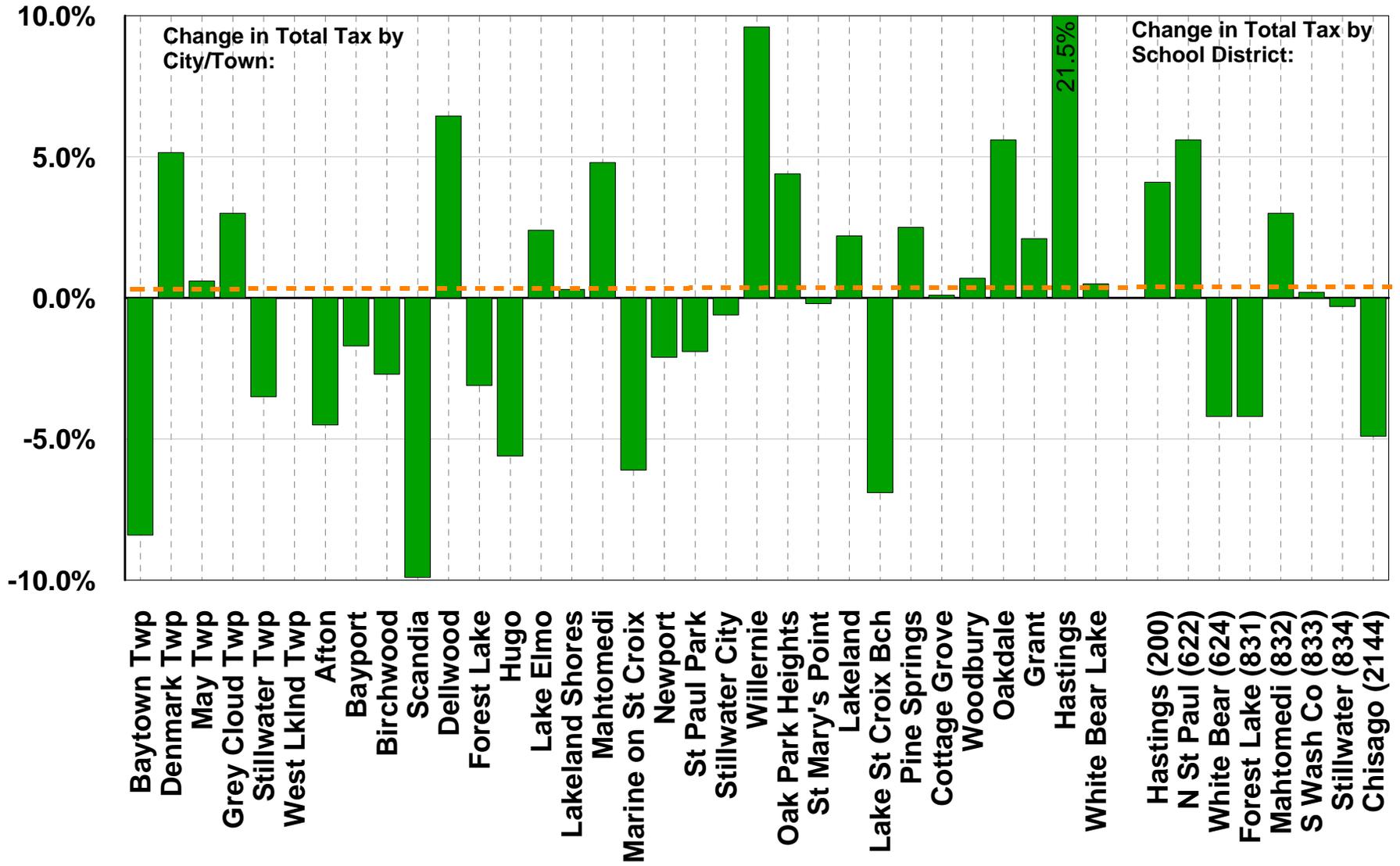
- Property Tax Statements and Valuation Notices have been mailed. 97,609 Tax Statements and 97,290 Valuation Notices were mailed.
- Tax Statements and Valuation Notices will be available on the county website.
- The total amount billed of **\$346.4 million** is an increase of 5.1% over 2008. The 2008 amount of \$329.7 million was a 7.2% increase over the \$307.5 million billed in 2007.
- The final 2009 amount billed is a \$3.2 million reduction from the proposed 2009 amount of \$349.6 million.

## What are taxpayers seeing on their tax statements?

- **All Parcels**
  - Median Value Change – 1% reduction
  - Median Total Tax Increase – 1%
- **Residential Homestead Parcels**
  - Median Value Change – 1% reduction
  - Median Total Tax Increase – 0.4%
  - Median County Tax Increase – 0.4%

# Residential Homestead Median Percentage Change in Total Tax

Countywide Median = 0.4%



# Counts of Pay 2009 Residential Homestead Tax Statements by Range of Percentage of Increase/Decrease in Total Tax

Taxing District	SD	Median Pay 2009 Taxable Market Value	Median Change in Taxable Market Value	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Tax Increase/Decrease														Total
						Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase		

**By Township/City & School District Combination:**

0002	Baytown Twp	834	466,400	-9.6%	(\$270)	-8.4%	54	81	207	93	33	6	5	4	0	0	2	1	1	487	
0004	Denmark Twp	200		5.0%	\$160	5.1%	0	3	6	10	4	7	26	156	114	24	42	27	5	424	
		833		6.3%	\$224	8.5%	0	0	0	0	0	1	0	0	1	4	3	0	0	9	
		834		7.2%	\$190	7.7%	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
		Total	436,700	5.0%	\$161	5.2%	0	3	6	10	4	8	26	156	115	29	45	27	5	434	
0009	May Twp	831		-0.6%	(\$78)	-2.8%	2	7	2	4	74	12	9	3	3	2	6	0	0	124	
		834		-0.5%	\$26	0.8%	7	13	11	23	25	102	265	57	43	24	35	58	28	691	
		Total	427,000	-0.5%	\$20	0.6%	9	20	13	27	99	114	274	60	46	26	41	58	28	815	
0011	Grey Cloud Twp	833	291,100	1.9%	\$78	3.0%	1	3	2	1	3	17	28	24	24	1	3	3	1	111	
0014	Stillwater Twp	834	410,600	-5.4%	(\$113)	-3.5%	3	26	14	80	351	139	72	16	9	5	7	6	4	732	
0017	West Lakeland Twp	834	446,600	-0.9%	\$0	0.0%	8	13	20	16	37	497	471	44	20	13	12	3	1	1,155	
0100	Afton	200		-9.4%	(\$348)	-7.8%	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
		833		-7.1%	(\$196)	-4.9%	1	1	1	9	13	1	0	0	0	0	0	0	1	0	27
		834		-6.5%	(\$144)	-4.5%	15	42	59	196	267	56	65	26	19	7	17	13	15	797	
		Total	403,600	-6.5%	(\$148)	-4.5%	16	43	61	205	280	57	65	26	19	7	17	14	15	825	
0200	Bayport	834	204,600	-2.5%	(\$32)	-1.7%	23	30	17	29	80	222	66	49	32	12	8	10	1	579	
0300	Birchwood	624	341,400	-2.6%	(\$85)	-2.7%	5	11	7	17	129	34	18	17	8	8	8	55	5	322	
0400	Scandia	831		-11.5%	(\$270)	-10.7%	101	465	186	60	43	31	20	13	8	10	18	37	14	1,006	
		2144		-12.1%	(\$136)	-4.9%	2	10	6	65	76	10	3	2	1	2	1	0	1	179	
		Total	297,400	-11.6%	(\$246)	-9.9%	103	475	192	125	119	41	23	15	9	12	19	37	15	1,185	
0500	Dellwood	832	598,100	3.4%	\$267	6.5%	0	5	5	13	29	32	32	38	31	32	36	51	38	342	
0600	Forest Lake	831	250,800	-2.9%	(\$66)	-3.1%	228	518	292	733	918	995	359	182	178	125	171	323	33	5,055	
0700	Hugo	624		-3.0%	(\$104)	-5.1%	154	316	439	532	506	687	59	34	24	25	53	51	1	2,881	
		831		-5.4%	(\$248)	-8.6%	32	31	187	52	8	3	0	2	1	2	2	0	1	321	
		832		-4.3%	(\$128)	-3.1%	2	6	2	32	55	27	57	3	0	1	1	0	1	187	
		834		-5.6%	(\$222)	-6.1%	2	9	13	99	24	8	0	0	0	0	1	3	0	159	
		Total	239,700	-4.0%	(\$116)	-5.6%	190	362	641	715	593	725	116	39	25	28	57	54	3	3,548	
0800	Lake Elmo	622		0.6%	\$228	6.9%	9	5	4	19	26	43	45	47	42	28	72	42	71	453	
		832		-1.0%	\$39	1.3%	6	7	6	10	7	21	10	14	16	6	11	6	0	120	
		834		1.0%	\$32	1.2%	38	99	108	119	152	141	147	109	109	95	99	185	39	1,440	
		Total	385,700	0.8%	\$70	2.4%	53	111	118	148	185	205	202	170	167	129	182	233	110	2,013	

# Counts of Pay 2009 Residential Homestead Tax Statements by Range of Percentage of Increase/Decrease in Total Tax

Taxing District	SD	Median Pay 2009 Taxable Market Value	Median Change in Taxable Market Value	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Tax Increase/Decrease															Total
						Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase			
0900 Lakeland Shores	834	326,800	-4.0%	\$8	0.3%	1	2	0	0	1	36	49	0	1	1	2	4	11	108		
1000 Mahtomedi	832	298,100	1.8%	\$130	4.8%	39	57	100	133	176	228	247	181	182	140	234	237	327	2,281		
1100 Marine on St Croix	834	345,000	-4.9%	(\$218)	-6.1%	5	33	18	113	49	15	8	3	1	0	5	2	0	252		
1200 Newport	833	196,200	-0.7%	(\$47)	-2.1%	87	35	22	27	184	290	63	55	52	34	32	20	4	905		
1300 St Paul Park	833	181,000	-3.0%	(\$34)	-1.9%	112	57	26	36	214	665	178	66	73	20	25	20	12	1,504		
1500 Stillwater City	834	248,500	-0.7%	(\$15)	-0.6%	261	264	216	272	454	1,688	659	517	378	203	185	129	28	5,254		
1600 Willernie	832	167,600	0.5%	\$150	9.6%	3	0	0	0	4	4	4	6	11	52	42	29	8	163		
1700 Oak Park Heights	834	213,300	0.7%	\$99	4.4%	6	12	6	18	34	32	160	291	311	98	48	17	7	1,040		
1800 St Mary's Point	834	284,200	-1.4%	(\$4)	-0.2%	0	6	0	2	3	59	29	10	5	2	4	4	3	127		
1900 Lakeland	834	242,100	-1.5%	\$46	2.2%	4	9	5	7	4	65	254	175	41	17	23	15	7	626		
2000 Lake St Croix Beach	834	194,000	-2.7%	(\$128)	-6.9%	35	5	64	224	48	7	5	4	4	1	2	1	0	400		
2100 Pine Springs	622		-0.6%	\$132	7.8%	0	0	0	1	0	0	0	0	1	1	1	0	0	4		
	832		-0.6%	\$74	2.5%	0	0	1	3	2	3	64	27	5	14	2	3	5	129		
	Total	422,500	-0.6%	\$74	2.5%	0	0	1	4	2	3	64	27	6	15	3	3	5	133		
2200 Cottage Grove	200		-1.1%	(\$53)	-1.6%	2	2	0	0	12	94	3	1	0	0	0	0	0	114		
	833		-0.8%	\$2	0.1%	88	371	259	344	1,217	2,508	2,510	1,438	264	236	317	198	12	9,762		
	Total	220,300	-0.8%	\$2	0.1%	90	373	259	344	1,229	2,602	2,513	1,439	264	236	317	198	12	9,876		
2500 Woodbury	622		-0.8%	\$125	5.4%	5	2	1	17	38	70	219	329	435	103	159	76	4	1,458		
	833		-0.8%	\$18	0.8%	76	192	260	719	843	2,925	5,876	1,202	722	350	288	163	6	13,622		
	834		-1.4%	(\$8)	-0.4%	7	10	44	80	195	710	690	96	27	4	16	6	3	1,888		
	Total	277,100	-0.8%	\$16	0.7%	88	204	305	816	1,076	3,705	6,785	1,627	1,184	457	463	245	13	16,968		
2600 Oakdale	622	223,000	-0.8%	\$110	5.6%	40	23	33	45	83	122	435	2,548	3,750	498	354	159	246	8,336		
2700 Grant	832		-0.5%	\$108	2.6%	2	10	13	15	23	26	241	157	56	34	42	34	24	677		
	834		-0.6%	\$14	0.4%	1	12	24	28	19	111	215	47	37	9	22	18	7	550		
	Total	454,400	-0.5%	\$68	2.1%	3	22	37	43	42	137	456	204	93	43	64	52	31	1,227		
7500 Hastings	200	122,500	15.0%	\$206	21.5%	0	0	0	0	0	0	0	0	0	0	0	0	1	1		
9400 White Bear Lake	832	230,600	-0.7%	\$10	0.5%	1	0	0	0	1	14	70	2	2	1	0	0	0	91		
<b>County Total</b>		<b>252,100</b>	<b>-1.2%</b>	<b>\$10</b>	<b>0.4%</b>	<b>1,468</b>	<b>2,803</b>	<b>2,687</b>	<b>4,296</b>	<b>6,464</b>	<b>12,764</b>	<b>13,736</b>	<b>7,995</b>	<b>7,041</b>	<b>2,245</b>	<b>2,411</b>	<b>2,010</b>	<b>975</b>	<b>66,895</b>		

# Counts of Pay 2009 Residential Homestead Tax Statements by Range of Percentage of Increase/Decrease in Total Tax

Taxing District	SD	Median Pay 2009 Taxable Market Value	Median Change in Taxable Market Value	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Tax Increase/Decrease													Total
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**By School District:**

0200 Hastings	410,900	4.2%	\$140	4.1%	2	5	7	10	16	101	29	157	114	24	42	27	6	540
0622 N St Paul/Oakdale/Mpwd	226,200	-0.8%	\$112	5.6%	54	30	38	82	147	235	699	2,924	4,228	630	586	277	321	10,251
0624 White Bear Lake	231,600	-3.0%	(\$98)	-4.2%	159	327	446	549	635	721	77	51	32	33	61	106	6	3,203
0831 Forest Lake	264,300	-3.9%	(\$88)	-4.2%	363	1,021	667	849	1,043	1,041	388	200	190	139	197	360	48	6,506
0832 Mahtomedi	355,100	0.0%	\$108	3.0%	53	85	127	206	297	355	725	428	303	280	368	360	403	3,990
0833 South Washington Co	236,800	-0.8%	\$6	0.2%	365	659	570	1,136	2,474	6,407	8,655	2,785	1,136	645	668	405	35	25,940
0834 Stillwater	299,400	-1.2%	(\$9)	-0.3%	470	666	826	1,399	1,776	3,894	3,160	1,448	1,037	492	488	475	155	16,286
2144 Chisago Lakes	296,200	-12.1%	(\$136)	-4.9%	2	10	6	65	76	10	3	2	1	2	1	0	1	179
<b>County Total</b>	<b>252,100</b>	<b>-1.2%</b>	<b>\$10</b>	<b>0.4%</b>	<b>1,468</b>	<b>2,803</b>	<b>2,687</b>	<b>4,296</b>	<b>6,464</b>	<b>12,764</b>	<b>13,736</b>	<b>7,995</b>	<b>7,041</b>	<b>2,245</b>	<b>2,411</b>	<b>2,010</b>	<b>975</b>	<b>66,895</b>

Percent of Total:    2.2%    4.2%    4.0%    6.4%    9.7%    19.1%    20.5%    12.0%    10.5%    3.4%    3.6%    3.0%    1.5%    100.0%

**Note:**

- Excludes parcels with new construction
- Excludes parcels with classification changes
- Only includes the main parcel with the house if a homestead consists of multiple parcels

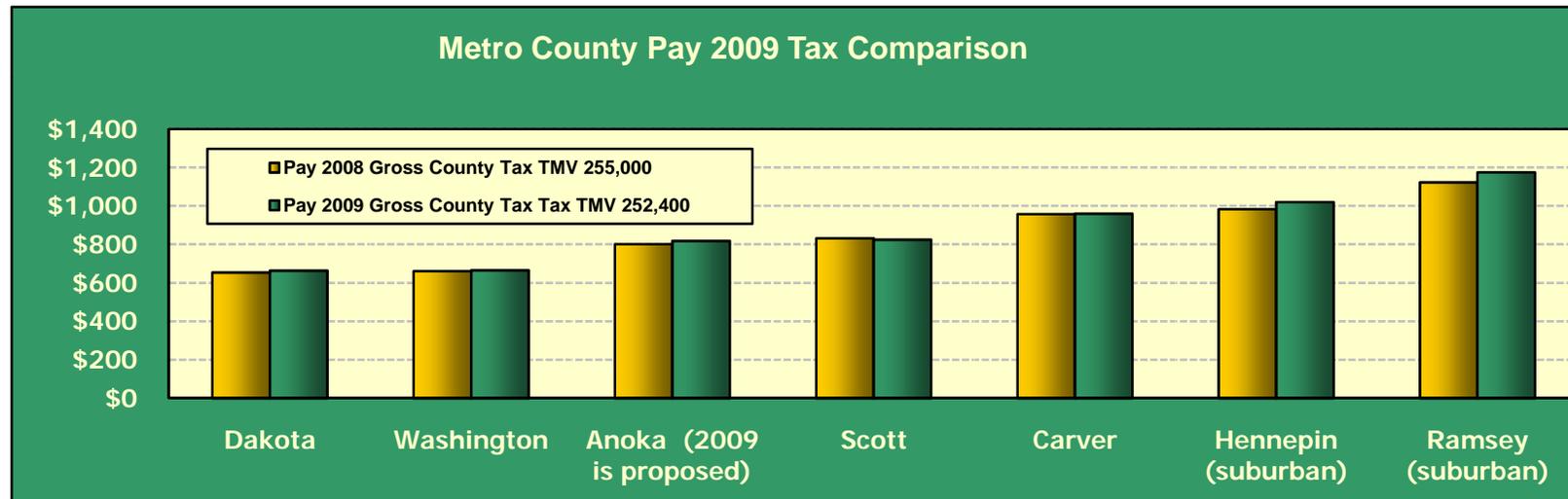
# Counts of Pay 2009 Residential Homestead Tax Statements by Range of Percentage of Increase/Decrease in County Tax

City/Town	Median Change in Taxable Market Value	Median Change in County Tax	Parcel Counts by Range of Increase/Decrease in County Tax														Total	Total No Increase	Total Increase
			Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase				
0002 Baytown Twp	-9.6%	-9.4%	66	129	218	34	22	7	5	2	0	1	1	1	1	487	476	11	
0004 Denmark Twp	5.0%	7.6%	0	3	2	4	10	6	7	40	139	115	50	43	15	434	25	409	
0009 May Twp	-0.5%	1.1%	9	14	15	22	29	62	378	66	57	27	40	58	38	815	151	664	
0011 Grey Cloud Island Twp	1.9%	3.8%	1	3	0	3	3	8	31	18	29	7	4	3	1	111	18	93	
0014 Stillwater Twp	-5.4%	-4.4%	5	31	18	189	312	80	59	12	5	5	7	6	3	732	635	97	
0017 West Lakeland Twp	-0.9%	0.6%	8	12	21	12	32	246	712	48	30	16	12	4	2	1,155	331	824	
0100 Afton	-6.5%	-5.7%	26	57	88	343	126	47	53	22	14	7	17	14	11	825	687	138	
0200 Bayport	-2.5%	-1.3%	23	30	17	23	68	217	81	46	36	14	13	7	4	579	378	201	
0300 Birchwood	-2.6%	-1.2%	5	10	5	8	29	133	22	13	17	4	14	46	16	322	190	132	
0400 Scandia	-11.6%	-11.7%	123	726	90	54	37	33	21	12	9	9	20	33	18	1,185	1,063	122	
0500 Dellwood	3.4%	5.7%	1	5	8	17	35	29	36	35	34	21	35	59	27	342	95	247	
0600 Forest Lake	-2.9%	-1.8%	179	367	366	450	898	1,064	610	198	161	193	171	282	116	5,055	3,324	1,731	
0700 Hugo	-4.0%	-3.5%	144	339	120	639	811	611	611	65	27	24	55	45	57	3,548	2,664	884	
0800 Lake Elmo	0.8%	2.7%	48	87	125	157	177	216	189	176	161	152	188	185	152	2,013	810	1,203	
0900 Lakeland Shores	-4.0%	-2.9%	3	0	0	2	61	23	0	2	0	0	5	10	2	108	89	19	
1000 Mahtomedi	1.8%	4.0%	42	104	100	148	193	229	233	173	172	123	231	272	261	2,281	816	1,465	
1100 Marine on St Croix	-4.9%	-4.1%	2	24	14	27	112	44	11	7	3	1	3	3	1	252	223	29	
1200 Newport	-0.7%	0.6%	65	39	20	19	26	174	293	64	50	51	56	40	8	905	343	562	
1300 St Paul Park	-3.0%	-1.9%	151	61	23	33	210	628	139	60	82	22	31	24	40	1,504	1,106	398	
1500 Stillwater City	-0.7%	0.9%	203	267	186	219	388	794	1,423	520	468	319	263	146	58	5,254	2,057	3,197	
1600 Willernie	0.5%	4.1%	3	0	5	3	6	6	32	34	24	16	28	4	2	163	23	140	
1700 Oak Park Heights	0.7%	2.9%	9	14	12	35	20	55	358	262	179	48	26	17	5	1,040	145	895	
1800 St Mary's Point	-1.4%	0.1%	0	6	0	2	3	52	35	9	6	2	3	6	3	127	63	64	
1900 Lakeland	-1.5%	0.2%	6	12	7	4	38	221	220	53	16	15	19	13	2	626	288	338	
2000 Lake St Croix Beach	-2.7%	-2.3%	20	15	2	5	124	165	45	7	4	5	4	3	1	400	331	69	
2100 Pine Springs	-0.6%	1.0%	0	2	0	4	1	15	78	6	14	5	2	3	3	133	22	111	
2200 Cottage Grove	-0.8%	0.7%	87	369	230	285	895	2,332	2,676	1,146	996	244	350	234	32	9,876	4,198	5,678	
2500 Woodbury	-0.8%	0.7%	96	235	340	898	1,119	3,776	7,158	1,338	1,013	388	398	181	28	16,968	6,464	10,504	
2600 Oakdale	-0.8%	1.0%	56	71	82	92	346	1,511	4,720	647	260	133	161	107	150	8,336	2,158	6,178	
2700 Grant	-0.5%	1.1%	3	32	31	47	40	115	594	104	80	46	58	55	22	1,227	268	959	
7500 Hastings	15.0%	25.7%	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	
9400 White Bear Lake	-0.7%	1.0%	1	0	0	0	1	8	74	3	2	2	0	0	0	91	10	81	
<b>County Total</b>	<b>-1.2%</b>	<b>0.4%</b>	<b>1,385</b>	<b>3,064</b>	<b>2,145</b>	<b>3,778</b>	<b>6,172</b>	<b>12,907</b>	<b>20,904</b>	<b>5,188</b>	<b>4,088</b>	<b>2,015</b>	<b>2,265</b>	<b>1,904</b>	<b>1,080</b>	<b>66,895</b>	<b>29,451</b>	<b>37,444</b>	
Percent of Total:			2%	5%	3%	6%	9%	19%	31%	8%	6%	3%	3%	3%	2%	100%	44%	56%	

- Note:
- Excludes parcels with new construction
  - Excludes parcels with classification changes
  - Only includes the main parcel with the house if a homestead consists of multiple parcels

# Metro County Tax Comparison

County:	Tax Capacity Rate			Referendum Tax Rate			Gross County Tax		
	2008	2009	% chg	2008	2009	% chg	2008	2009	% chg
	based on Taxable Market Value:						255,000	252,400	-1.0%
Dakota	25.184%	25.821%	2.5%	0.00471%	0.00471%	0.0%	\$654	\$664	1.4%
Washington	25.936%	26.371%	1.7%	0.00000%	0.00000%		\$661	\$666	0.6%
Anoka (2009 is proposed)	31.453%	32.417%	3.1%	0.00000%	0.00000%		\$802	\$818	2.0%
Scott	32.646%	32.684%	0.1%	0.00000%	0.00000%		\$832	\$825	-0.9%
Carver	37.563%	38.033%	1.3%	0.00000%	0.00000%		\$958	\$960	0.2%
Hennepin (suburban)	38.571%	40.413%	4.8%	0.00000%	0.00000%		\$984	\$1,020	3.7%
Ramsey (suburban)	44.023%	46.546%	5.7%	0.00000%	0.00000%		\$1,123	\$1,175	4.7%



# Washington County Taxable Property Values

## 5 Year Comparison

TYPE OF VALUE	Payable 2006	% Chg	Payable 2007	% Chg	Payable 2008	% Chg	Payable 2009	% Chg	Preliminary 2010	% Chg	5 year summary
<b>ESTIMATED MARKET VALUE</b>	25,346,304,600	10.2%	28,223,870,000	11.4%	29,491,836,700	4.5%	29,934,798,500	1.5%	28,580,078,500	-4.5%	12.8%
<i>Subtract:</i> "This Old House" Deferral	(11,533,300)	-7.6%	(10,346,500)	-10.3%	(9,138,000)	-11.7%	(7,830,700)	-14.3%	(6,819,300)	-12.9%	-40.9%
Veteran's Exclusion							(44,047,200)	NA	(42,321,000)	-3.9%	NA
Plat Deferral	(105,183,300)	-28.1%	(111,523,200)	6.0%	(102,774,300)	-7.8%	(79,171,300)	-23.0%	(25,771,400)	-67.4%	-75.5%
Limited MV* & "Green Acres"	(1,338,546,400)	-24.0%	(1,373,086,700)	2.6%	(1,143,085,100)	-16.8%	(946,167,600)	-17.2%	(566,662,400)	-40.1%	-57.7%
<b>TAXABLE MARKET VALUE</b>	<b>23,891,041,600</b>	<b>13.3%</b>	<b>26,728,913,600</b>	<b>11.9%</b>	<b>28,236,839,300</b>	<b>5.6%</b>	<b>28,857,581,700</b>	<b>2.2%</b>	<b>27,938,504,400</b>	<b>-3.2%</b>	<b>16.9%</b>
New Construction-House/Garage	618,302,800	30.2%	736,688,300	19.1%	569,793,400	-22.7%	345,390,600	-39.4%	221,964,700	-35.7%	-64.1%
New Construction-Other	96,769,900	22.3%	163,643,200	69.1%	182,664,000	11.6%	120,703,000	-33.9%	49,151,600	-59.3%	-49.2%
Total New Construction	715,072,700	29.1%	900,331,500	25.9%	752,457,400	-16.4%	466,093,600	-38.1%	271,116,300	-41.8%	-62.1%
% Increase due to new construction		3.4%		3.8%		2.8%		1.7%		0.9%	
% increase due to inflation/other		9.9%		8.1%		2.8%		0.5%		-4.1%	
<b>REFERENDA MARKET VALUE</b>	23,393,842,851	13.2%	26,197,859,451	12.0%	27,646,777,425	5.5%	28,203,529,375	2.0%	27,208,852,200	-3.5%	16.3%
<b>TOTAL NET TAX CAPACITY</b>	265,026,228	12.4%	299,186,499	12.9%	318,217,739	6.4%	327,455,283	2.9%			
<i>Subtract:</i> Tax Increment Financing	(6,966,706)	3.7%	(8,087,473)	16.1%	(8,006,997)	-1.0%	(8,509,906)	6.3%			
Powerline	(10,283)	0.1%	(10,588)	3.0%	(9,649)	-8.9%	(9,057)	-6.1%			
Fiscal Disparity Contribution	(16,688,128)	9.9%	(17,107,443)	2.5%	(21,174,041)	23.8%	(23,763,200)	12.2%			
<b>LOCAL TAXABLE VALUE</b>	<b>241,361,111</b>	<b>12.9%</b>	<b>273,980,995</b>	<b>13.5%</b>	<b>289,027,052</b>	<b>5.5%</b>	<b>295,173,120</b>	<b>2.1%</b>			
<i>Add:</i> Fiscal Disparity Distribution	19,830,358	7.1%	22,437,047	13.1%	26,115,570	16.4%	30,239,771	15.8%			
<b>TOTAL TAXABLE VALUE</b>	<b>261,191,469</b>	<b>12.4%</b>	<b>296,418,042</b>	<b>13.5%</b>	<b>315,142,622</b>	<b>6.3%</b>	<b>325,412,891</b>	<b>3.3%</b>			
Net Gain from Fiscal Disparities	3,142,230	-5.7%	5,329,604	69.6%	4,941,529	-7.3%	6,476,571	31.1%			
% of Total Taxable Value	1.2%		1.8%		1.6%		2.0%				
County Tax Rate (with Library)	26.968%	-5.7%	25.673%	-4.8%	25.936%	1.0%	26.371%	1.7%			

- NOTE:
- The last year that Limited Market Value applied is 2009.
  - The "Local Taxable Value" is the value used in the determination of the local tax rate.
  - The "Total Taxable Value" is the County's total tax base, which factors in the portion of the levy that is funded by the fiscal disparity pool.
  - Pay 2010 values are very preliminary. They are prior to Boards of Appeal and Equalization, and includes state determined utility values from the prior year.

# Washington County

## Preliminary Pay 2010 Values of Taxable Property

**Note: these values are very preliminary and reflect the values as mailed on Valuation Notices in March, 2009  
They are prior to Boards of Appeal and Equalization and include state-determined utility values from the prior year**

Municipality	Final Pay 2009			Preliminary Pay 2010			Change from 2009 to Preliminary 2010			2010 EMV Change Due to		2010 TMV Change Due to	
	Estimated Market Value	Taxable Market Value	New Construction	Estimated Market Value	Taxable Market Value	New Construction	EMV	TMV	NC	NC	Other	NC	Other
0002 Baytown	338,970,800	321,239,300	4,875,400	327,638,700	320,411,900	2,719,800	-3%	0%	-44%	1%	-4%	1%	-1%
0004 Denmark	459,381,400	372,921,000	6,946,100	430,703,100	368,139,500	1,530,600	-6%	-1%	-78%	0%	-7%	0%	-2%
0009 May	759,237,100	654,374,400	6,061,400	696,336,100	635,860,900	3,775,400	-8%	-3%	-38%	0%	-9%	1%	-3%
0011 Grey Cloud Island	45,606,800	45,431,400	126,500	43,668,200	43,627,800	47,800	-4%	-4%	-62%	0%	-4%	0%	-4%
0014 Stillwater Twp	458,525,100	426,117,400	907,500	437,557,200	415,549,400	749,200	-5%	-2%	-17%	0%	-5%	0%	-3%
0017 West Lakeland	658,435,700	646,210,400	5,179,200	650,447,500	637,376,800	6,535,900	-1%	-1%	26%	1%	-2%	1%	-2%
0100 Afton	629,980,500	569,213,000	6,424,200	600,010,800	564,764,300	4,224,600	-5%	-1%	-34%	1%	-5%	1%	-2%
0200 Bayport	265,124,600	263,809,000	4,761,700	256,465,300	255,890,000	3,280,600	-3%	-3%	-31%	1%	-5%	1%	-4%
0300 Birchwood	170,802,700	165,229,500	82,600	159,809,500	159,372,100	478,100	-6%	-4%	479%	0%	-7%	0%	-4%
0400 Scandia	687,586,300	616,575,200	3,430,800	681,041,600	635,033,200	2,448,200	-1%	3%	-29%	0%	-1%	0%	3%
0500 Dellwood	372,750,000	355,672,300	1,582,600	376,393,700	375,650,000	3,141,400	1%	6%	98%	1%	0%	1%	5%
0600 Forest Lake	2,293,085,000	2,193,130,200	33,143,700	2,138,557,700	2,089,622,800	11,377,200	-7%	-5%	-66%	0%	-7%	1%	-5%
0700 Hugo	1,567,781,100	1,462,418,800	50,279,600	1,499,374,700	1,418,014,300	40,581,600	-4%	-3%	-19%	3%	-7%	3%	-6%
0800 Lake Elmo	1,301,693,000	1,208,072,300	26,154,400	1,242,050,800	1,204,621,400	15,786,500	-5%	0%	-40%	1%	-6%	1%	-2%
0900 Lakeland Shores	68,344,900	66,114,200	151,300	64,129,200	63,952,400	173,700	-6%	-3%	15%	0%	-6%	0%	-4%
1000 Mahtomedi	1,075,952,300	1,048,181,300	21,138,700	1,033,161,500	1,030,829,400	6,885,800	-4%	-2%	-67%	1%	-5%	1%	-2%
1100 Marine on St Croix	162,666,700	159,383,000	981,900	156,854,200	156,771,800	486,400	-4%	-2%	-50%	0%	-4%	0%	-2%
1200 Newport	349,281,700	345,505,300	3,092,500	330,502,300	328,628,700	1,537,500	-5%	-5%	-50%	0%	-6%	0%	-5%
1300 St Paul Park	393,381,800	384,425,100	4,080,500	379,058,000	370,565,500	3,642,000	-4%	-4%	-11%	1%	-5%	1%	-5%
1400 Landfall	7,310,000	7,310,000	0	7,752,200	7,752,200	0	6%	6%		0%	6%	0%	6%
1500 Stillwater City	2,152,848,700	2,131,296,700	12,862,100	2,078,720,000	2,071,224,000	16,109,900	-3%	-3%	25%	1%	-4%	1%	-4%
1600 Willernie	44,468,800	44,236,300	302,800	42,473,000	42,280,500	49,400	-4%	-4%	-84%	0%	-5%	0%	-5%
1700 Oak Park Heights	725,117,700	718,753,400	11,020,700	714,345,300	709,356,700	4,398,600	-1%	-1%	-60%	1%	-2%	1%	-2%
1800 St Mary's Point	82,511,600	80,991,000	127,000	78,457,400	78,446,200	54,800	-5%	-3%	-57%	0%	-5%	0%	-3%
1900 Lakeland	240,923,900	239,131,900	312,300	230,789,400	230,101,700	1,704,300	-4%	-4%	446%	1%	-5%	1%	-4%
2000 Lake St Croix Beach	109,289,200	108,773,800	783,900	99,932,400	99,698,400	453,900	-9%	-8%	-42%	0%	-9%	0%	-9%
2100 Pine Springs	60,177,100	59,867,700	286,700	57,829,400	57,715,600	646,500	-4%	-4%	125%	1%	-5%	1%	-5%
2200 Cottage Grove	3,160,056,600	3,058,237,500	49,030,300	3,009,854,900	2,934,390,300	34,123,300	-5%	-4%	-30%	1%	-6%	1%	-5%
2500 Woodbury	7,729,307,100	7,604,027,500	183,247,600	7,395,367,900	7,309,122,600	89,502,900	-4%	-4%	-51%	1%	-5%	1%	-5%
2600 Oakdale	2,639,411,200	2,625,856,100	24,203,500	2,507,739,700	2,498,677,300	10,804,800	-5%	-5%	-55%	0%	-5%	0%	-5%
2700 Grant	887,123,900	837,589,400	4,516,100	809,003,400	781,153,300	3,865,600	-9%	-7%	-14%	0%	-9%	0%	-7%
7500 Hastings	1,956,700	1,928,800	0	1,930,600	1,930,600	0	-1%	0%		0%	-1%	0%	0%
9400 White Bear Lake	35,708,500	35,558,500	0	42,122,800	41,972,800	0	18%	18%		0%	18%	0%	18%
<b>County Total</b>	<b>29,934,798,500</b>	<b>28,857,581,700</b>	<b>466,093,600</b>	<b>28,580,078,500</b>	<b>27,938,504,400</b>	<b>271,116,300</b>	<b>-5%</b>	<b>-3%</b>	<b>-42%</b>	<b>1%</b>	<b>-5%</b>	<b>1%</b>	<b>-4%</b>

## Counts of Assessment Year 2009/Payable Year 2010 Value Notices by Range of Percentage of Increase/Decrease in Taxable Market Value Residential Homestead Parcels

City/Township	Median 2008/ Pay 2009 Parcel TMV	Median 2009/ Pay 2010 Parcel TMV	Median % Chg in Parcel TMV	Parcel Counts by range of Increase/Decrease in Taxable Market Value													# with Decrease/No Chg	# with Increase
				Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.1%-2.5% Decrease	No Change 0%	0.1%-2.5% Increase	2.6%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	Over 15% Increase	Total		
0002 Baytown	477,200	458,400	-4.5%	2	6	11	177	223	81	3	5	5	2	3	7	525	503	22
0004 Denmark	437,100	394,900	-10.4%	81	174	118	60	9	13	1	3	10	5	2	2	478	456	22
0009 May	430,300	385,300	-13.2%	164	466	41	21	29	16	3	26	21	16	42	42	887	740	147
0011 Grey Cloud Island	291,850	282,700	-5.0%	-	1	9	46	39	12	1	4	-	-	-	-	112	108	4
0014 Stillwater Township	411,300	395,600	-5.1%	2	6	59	316	299	64	6	10	9	1	-	4	776	752	24
0017 West Lakeland	451,050	431,450	-4.1%	6	16	17	384	494	214	1	44	18	4	6	6	1,210	1,132	78
0100 Afton	402,450	387,400	-4.7%	8	17	53	330	318	113	7	27	17	3	11	10	914	846	68
0200 Bayport	205,700	197,000	-5.8%	12	43	124	154	124	65	-	30	25	4	6	5	592	522	70
0300 Birchwood	340,750	313,300	-7.8%	2	36	134	77	16	10	-	8	29	7	1	-	320	275	45
0400 Scandia	299,100	303,100	0.0%	3	2	5	10	130	458	34	416	135	20	13	28	1,254	642	612
0500 Dellwood	599,650	562,600	-5.1%	3	4	39	130	69	17	-	17	16	12	7	42	356	262	94
0600 Forest Lake	252,400	231,700	-9.1%	71	1,833	1,591	825	461	183	19	56	44	20	15	7	5,125	4,983	142
0700 Hugo	236,000	219,800	-10.3%	61	2,090	993	433	164	72	4	37	70	50	14	55	4,043	3,817	226
0800 Lake Elmo	391,200	371,750	-4.9%	10	58	247	678	582	297	8	96	70	27	29	22	2,124	1,880	244
0900 Lakeland Shores	337,700	305,200	-6.6%	5	18	22	25	14	7	-	7	9	2	2	-	111	91	20
1000 Mahtomedi	297,700	287,200	-4.8%	14	106	278	667	715	269	7	77	102	48	58	28	2,369	2,056	313
1100 Marine on St Croix	357,400	345,200	-3.9%	1	3	6	61	116	50	5	20	4	1	-	-	267	242	25
1200 Newport	196,300	180,100	-8.5%	49	233	296	199	70	31	4	9	13	4	4	4	916	882	34
1300 St Paul Park	181,600	167,000	-8.6%	71	315	560	395	148	19	2	8	6	4	3	2	1,533	1,510	23
1500 Stillwater City	249,700	240,600	-4.9%	61	119	658	1,760	1,962	616	30	107	57	11	16	39	5,436	5,206	230
1600 Willernie	169,650	156,850	-6.7%	2	5	53	63	30	8	-	3	3	-	1	-	168	161	7
1700 Oak Park Heights	215,350	199,750	-7.5%	10	54	456	411	105	18	8	2	2	-	-	-	1,066	1,062	4
1800 St Mary's Point	297,750	282,800	-6.4%	2	19	31	31	13	10	-	11	8	1	3	3	132	106	26
1900 Lakeland	242,500	231,100	-5.7%	17	87	107	140	118	67	3	37	41	9	6	3	635	539	96
2000 Lake St Croix Beach	195,200	178,800	-9.3%	43	126	97	48	44	27	2	9	10	1	3	1	411	387	24
2100 Pine Springs	425,200	399,400	-5.5%	-	-	15	63	38	12	-	4	2	1	-	-	135	128	7
2200 Cottage Grove	221,250	209,300	-6.5%	293	839	2,217	3,969	1,937	484	25	155	171	32	39	37	10,198	9,764	434
2500 Woodbury	280,300	266,300	-6.9%	138	2,370	4,325	7,053	2,924	577	80	304	243	57	51	78	18,200	17,467	733
2600 Oakdale	223,650	209,500	-7.7%	280	1,329	2,628	3,057	539	212	37	123	95	30	29	9	8,368	8,082	286
2700 Grant	458,550	412,350	-9.9%	19	600	504	120	23	9	3	7	7	4	5	11	1,312	1,278	34
7500 Hastings	122,500	129,600	5.8%	-	-	-	-	-	-	-	-	1	-	-	-	1	-	1
9400 White Bear Lake	230,600	219,400	-5.4%	1	-	2	53	28	5	-	1	1	-	-	-	91	89	2
County Total	254,300	240,000	-6.9%	1,431	10,975	15,696	21,756	11,781	4,036	293	1,663	1,244	376	369	445	70,065	65,968	4,097

Value attributable to new construction was subtracted before determining the percentage increase in value.  
Only includes the main parcel with the house if a homestead consists of multiple parcels.