

# WASHINGTON COUNTY ESTIMATED PAY 2018 VALUES

**Note: these values are only an ESTIMATE of Pay 2018, they are not final and will change.  
They should not be used to try to calculate the exact tax rate that will be used in "Truth in Taxation" calculations.**

Tax Authority	Final Pay 2017									Estimated Pay 2018									
	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	
0002	Baytown	9,587,700	389,848,200	368,450,900	379,714,600	4,026,652	46	0	38,197	3,988,409	8,484,200	404,464,600	384,336,400	395,256,200	4,206,125	48	0	45,644	4,160,433
0004	Denmark	3,412,300	403,728,200	282,679,600	372,200,500	3,762,359	1,995	0	184,006	3,576,358	3,148,800	412,340,200	292,888,900	375,107,500	3,812,310	2,078	0	186,174	3,624,058
0009	May	2,234,900	643,916,700	512,174,500	597,685,600	6,230,036	0	0	157,394	6,072,642	3,864,900	681,763,000	549,156,300	634,739,300	6,641,467	0	0	167,820	6,473,647
0011	Grey Cloud Island	175,100	45,500,900	41,631,600	44,023,600	476,525	0	0	22,375	454,150	370,200	46,141,400	42,269,500	44,690,700	485,947	0	0	22,776	463,171
0014	Stillwater Twp	3,861,800	371,911,000	321,918,700	347,019,500	3,513,685	0	0	24,510	3,489,175	2,443,900	400,119,600	350,024,000	375,384,100	3,826,864	0	0	25,429	3,801,435
0017	West Lakeland	6,941,500	669,954,400	644,421,100	659,829,100	6,896,926	0	0	111,527	6,785,399	6,160,500	672,080,600	646,308,800	660,804,900	6,917,336	0	0	115,970	6,801,366
0100	Afton	7,212,200	628,481,400	540,849,900	602,024,200	6,420,112	0	0	251,672	6,168,440	5,164,400	655,588,600	567,087,800	626,121,100	6,689,315	0	0	250,570	6,438,745
0200	Bayport	1,299,900	256,217,800	250,269,200	239,606,800	2,835,481	0	50,602	233,682	2,551,197	5,261,000	281,520,100	279,074,200	269,748,400	3,170,143	0	67,825	240,428	2,861,890
0300	Birchwood	395,900	133,401,700	130,558,700	129,487,900	1,346,634	0	0	0	1,346,634	1,107,500	140,424,300	137,488,900	136,844,800	1,427,634	0	0	0	1,427,634
0400	Scandia	4,424,600	622,612,400	518,122,300	590,055,800	6,023,919	148	0	159,748	5,864,023	7,761,200	642,439,900	538,193,000	607,952,500	6,226,982	154	0	135,827	6,091,001
0500	Dellwood	4,937,500	335,414,000	325,469,900	332,558,000	3,786,256	0	0	96,917	3,689,339	2,903,000	344,581,700	334,371,200	341,850,600	3,899,761	0	0	98,487	3,801,274
0600	Forest Lake	23,670,900	1,958,151,900	1,884,424,000	1,854,093,700	21,001,075	132	154,646	1,792,337	19,053,960	16,494,500	2,126,473,000	2,045,330,000	2,022,278,900	22,872,911	138	174,698	1,767,494	20,930,581
0700	Hugo	29,629,300	1,592,305,900	1,483,936,300	1,476,142,300	16,023,202	236	81,927	1,002,387	14,938,652	37,267,700	1,751,103,900	1,643,771,800	1,642,123,500	17,818,979	246	86,497	1,022,402	16,709,834
0800	Lake Elmo	41,882,500	1,377,844,600	1,285,225,800	1,316,618,700	14,813,258	65	0	879,651	13,933,542	69,879,600	1,523,094,600	1,417,192,300	1,453,450,200	16,403,975	68	0	1,021,347	15,382,560
0900	Lakeland Shores	1,062,400	55,806,700	55,364,100	54,234,500	596,845	0	0	14,930	581,915	41,500	55,679,000	55,227,000	54,132,100	595,638	0	0	14,964	580,674
1000	Mahtomedi	9,016,700	1,017,529,600	1,010,370,100	991,054,300	10,693,239	0	0	430,101	10,263,138	4,713,700	1,098,947,200	1,090,381,800	1,076,643,700	11,605,282	0	0	426,947	11,178,335
1100	Marine on St Croix	374,900	127,103,700	120,734,500	124,273,800	1,335,440	0	0	51,568	1,283,872	468,500	141,052,200	134,159,900	138,877,100	1,497,136	0	0	50,064	1,447,072
1200	Newport	879,600	317,531,300	309,499,000	297,806,400	3,885,754	0	0	605,053	3,280,701	1,472,100	349,126,200	340,623,800	330,914,400	4,279,747	0	0	633,658	3,646,089
1300	St Paul Park	1,567,600	372,703,800	366,724,200	335,314,500	3,898,923	0	0	399,663	3,499,260	1,947,600	392,304,600	386,358,700	356,274,400	4,142,631	0	0	407,377	3,735,254
1400	Landfall	0	6,854,200	6,854,200	6,854,200	133,415	0	59,000	47,936	26,479	0	6,914,400	6,914,400	6,914,400	134,622	0	58,979	48,396	27,247
1500	Stillwater City	10,788,600	2,137,240,800	2,118,682,600	2,050,939,500	23,379,271	0	1,314,328	2,075,948	19,988,995	15,730,500	2,306,390,500	2,281,755,100	2,224,827,600	25,329,983	0	1,430,284	2,193,243	21,706,456
1600	Willernie	664,000	39,584,400	39,567,300	35,827,300	403,218	0	0	34,467	368,751	37,000	41,435,500	41,421,800	37,751,800	423,951	0	0	35,134	388,817
1700	Oak Park Heights	3,079,400	759,114,400	751,544,700	739,385,400	11,507,925	60	217,872	2,485,407	8,804,586	6,138,900	790,928,600	787,555,400	771,593,000	12,117,032	62	229,810	2,570,167	9,316,993
1800	St Mary's Point	506,700	72,537,600	69,983,400	70,842,600	767,638	0	0	0	767,638	681,500	78,767,500	75,606,300	77,314,500	839,077	0	0	0	839,077
1900	Lakeland	314,300	215,054,700	210,876,100	204,588,000	2,231,262	0	20,781	91,278	2,119,203	640,300	228,770,400	224,182,200	219,064,000	2,388,139	0	27,203	92,460	2,268,476
2000	Lake St Croix Beach	217,400	102,643,100	101,372,800	95,009,000	972,954	0	0	14,067	958,887	122,400	103,377,800	101,910,300	95,672,000	980,610	0	0	13,947	966,663
2100	Pine Springs	368,000	52,011,400	52,001,600	51,205,200	525,060	0	0	7,174	517,886	86,100	58,693,300	58,693,300	58,326,200	597,104	0	0	7,433	589,671
2200	Cottage Grove	31,131,200	3,124,680,400	2,973,737,400	2,889,152,300	32,006,632	0	755,351	2,170,038	29,081,243	41,239,800	3,354,687,700	3,203,052,600	3,126,460,100	34,666,247	0	790,369	2,295,893	31,579,985
2500	Woodbury	145,074,300	8,218,287,100	8,027,552,500	7,868,553,600	91,100,533	0	103,375	7,944,059	83,053,099	164,791,100	8,844,774,900	8,634,134,900	8,503,712,700	98,523,649	0	109,858	8,689,214	89,724,577
2600	Oakdale	13,280,300	2,441,396,500	2,396,985,700	2,274,440,600	27,071,477	0	820,007	3,353,013	22,898,457	11,320,200	2,619,292,200	2,563,235,000	2,460,495,100	29,183,181	0	1,006,187	2,575,632	25,601,362
2700	Grant	4,968,000	807,533,100	738,965,400	778,210,000	8,194,152	226	0	177,261	8,016,665	5,567,200	829,242,400	760,139,200	799,216,400	8,434,381	235	0	187,602	8,246,544
7500	Hastings	0	2,973,000	2,949,200	2,973,000	51,205	0	0	17,168	34,037	0	3,069,300	3,045,500	3,069,300	52,822	0	0	17,895	34,927
9400	White Bear Lake	11,900	41,937,500	41,698,900	40,277,500	497,237	0	0	48,251	448,986	10,700	50,402,900	50,161,100	48,720,900	603,596	0	0	48,420	555,176
Grand Total		362,971,400	29,341,812,400	27,985,596,200	27,852,002,000	316,408,300	2,908	3,577,889	24,921,785	287,905,718	425,320,500	31,435,992,100	30,026,051,400	29,976,332,400	340,794,577	3,029	3,981,710	25,408,814	311,401,024

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		New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR
0200	Hastings	3,492,000	440,236,300	320,233,000	406,381,900	4,177,085	1,995	0	217,907	3,957,183	3,085,100	449,446,700	330,942,100	410,174,000	4,232,683	2,078	0	221,215	4,009,390
0622	N St Paul/Mpwd/Oakd	38,399,300	3,599,603,700	3,538,956,100	3,398,016,500	43,274,815	0	879,007	6,816,334	35,579,474	56,833,400	3,900,795,500	3,831,608,800	3,712,619,800	47,309,139	0	1,065,166	6,537,115	39,706,858
0624	White Bear Lake	26,822,200	1,323,045,900	1,283,396,400	1,230,163,100	13,576,521	0	81,927	910,575	12,584,019	36,997,500	1,465,185,600	1,427,040,000	1,381,088,600	15,204,309	0	86,497	930,563	14,187,249
0831	Forest Lake	29,281,300	2,785,566,500	2,548,730,500	2,624,262,700	28,896,427	395	154,646	2,067,526	26,673,860	25,489,200	2,989,883,400	2,745,254,000	2,825,715,100	31,139,587	412	174,698	2,021,706	28,942,771
0832	Mahtomedi	18,531,700	2,140,751,000	2,076,242,300	2,085,503,900	22,596,904	220	0	705,658	21,891,026	10,416,100	2,262,980,500	2,196,583,000	2,212,187,000	23,991,371	230	0	706,244	23,284,897
0833	South Washington Co	135,416,600	9,994,349,000	9,652,063,700	9,426,024,300	104,634,472	0	858,726	6,595,331	97,180,415	162,326,500	10,742,185,600	10,381,354,700	10,187,156,500	113,097,737	0	900,227	7,009,100	105,188,410
0834	Stillwater	110,607,300	8,965,315,000	8,487,566,000	8,593,767,900	98,368,508	270	1,603,583	7,588,432	89,176,223	129,304,600	9,530,021,900	9,032,368,900	9,157,367,400	104,912,692	280	1,755,122	7,966,366	95,190,924
2144	Chisago Lakes	421,000	92,945,000	78,408,200	87,881,700	883,568	28	0	20,022	863,518	868,100	95,492,900	80,899,900	90,024,000	907,059	29	0	16,505	890,525
Grand Total		362,971,400	29,341,812,400	27,985,596,200	27,852,002,000	316,408,300	2,908	3,577,889	24,921,785	287,905,718	425,320,500	31,435,992,100	30,026,051,400	29,976,332,400	340,794,577	3,029	3,981,710	25,408,814	311,401,024
0	None	16,913,600	2,778,423,900	2,730,398,900	2,659,020,000	32,143,891	106	1,454,653	3,353,505	27,335,627	24,224,400	2,922,059,900	2,874,800,200	2,816,975,500	34,044,591	110	1,587,731	3,443,081	29,013,669
10	Carnelian Marine	10,152,300	1,555,433,000	1,305,276,000	1,463,953,500	15,095,572	0	0	300,349	14,795,223	12,358,500	1,646,053,500	1,394,779,300	1,553,606,400	16,087,462	0	0	295,990	15,791,472
14	South Washington	168,097,400	10,903,137,600	10,448,423,700	10,325,918,200	116,712,548	1,995	858,726	9,250,472	106,601,355	222,301,000	11,887,720,300	11,412,965,400	11,317,764,900	128,112,792	2,078	900,227	9,823,248	117,387,239
34	Ramsey-Washington N	31,561,500	2,847,038,800	2,813,455,300	2,672,838,900	33,577,746	0	649,630	4,640,383	28,287,733	19,359,800	3,043,676,400	3,003,975,100	2,877,619,100	35,963,321	0	827,349	4,502,558	30,633,414
38	Rice Creek	54,788,300	3,865,497,900	3,694,283,300	3,663,749,400	39,800,383	134	131,245	1,866,440	37,802,564	57,557,800	4,229,290,300	4,057,721,700	4,036,807,400	43,885,516	139	141,021	1,913,884	41,830,472
54	Valley Branch	54,427,400	4,218,753,400	3,965,529,700	4,023,524,000	44,373,939	130	229,377	2,478,391	41,666,041	66,175,400	4,367,237,600	4,093,784,900	4,162,558,600	45,971,367	136	237,817	2,327,930	43,405,484
69	Brown's Creek	12,326,400	1,731,023,600	1,645,537,900	1,667,661,300	19,075,417	263	148,930	1,653,032	17,273,192	15,060,300	1,848,024,900	1,763,701,800	1,784,688,500	20,524,529	274	167,391	1,785,359	18,571,505
71	Comfort Lake-Forest L	14,704,500	1,442,504,200	1,382,691,400	1,375,336,700	15,628,804	280	105,328	1,379,213	14,143,983	8,283,300	1,491,929,200	1,424,323,000	1,426,312,000	16,204,999	292	120,174	1,316,764	14,767,769
Grand Total		362,971,400	29,341,812,400	27,985,596,200	27,852,002,000	316,408,300	2,908	3,577,889	24,921,785	287,905,718	425,320,500	31,435,992,100	30,026,051,400	29,976,332,400	340,794,577	3,029	3,981,710	25,408,814	311,401,024

## WASHINGTON COUNTY ESTIMATED PAY 2018 VALUES

Tax Authority		2018 EMV Change Due to		Change from 2017 to Estimated 2018								
				New Construc- tion	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power- line	TIF	FD Contri- bution	Taxable for LTR
		New Const	Other									
0002	Baytown	2%	2%	-12%	4%	4%	4%	4%	4%	0%	19%	4%
0004	Denmark	1%	1%	-8%	2%	4%	1%	1%	4%	0%	1%	1%
0009	May	1%	5%	73%	6%	7%	6%	7%	0%	0%	7%	7%
0011	Grey Cloud Island	1%	1%	111%	1%	2%	2%	2%	0%	0%	2%	2%
0014	Stillwater Twp	1%	7%	-37%	8%	9%	8%	9%	0%	0%	4%	9%
0017	West Lakeland	1%	-1%	-11%	0%	0%	0%	0%	0%	0%	4%	0%
0100	Afton	1%	3%	-28%	4%	5%	4%	4%	0%	0%	0%	4%
0200	Bayport	2%	8%	305%	10%	12%	13%	12%	0%	34%	3%	12%
0300	Birchwood	1%	4%	180%	5%	5%	6%	6%	0%	0%	0%	6%
0400	Scandia	1%	2%	75%	3%	4%	3%	3%	4%	0%	-15%	4%
0500	Dellwood	1%	2%	-41%	3%	3%	3%	3%	0%	0%	2%	3%
0600	Forest Lake	1%	8%	-30%	9%	9%	9%	9%	5%	13%	-1%	10%
0700	Hugo	2%	8%	26%	10%	11%	11%	11%	4%	6%	2%	12%
0800	Lake Elmo	5%	5%	67%	11%	10%	10%	11%	5%	0%	16%	10%
0900	Lakeland Shores	0%	0%	-96%	0%	0%	0%	0%	0%	0%	0%	0%
1000	Mahtomedi	0%	8%	-48%	8%	8%	9%	9%	0%	0%	-1%	9%
1100	Marine on St Croix	0%	11%	25%	11%	11%	12%	12%	0%	0%	-3%	13%
1200	Newport	0%	9%	67%	10%	10%	11%	10%	0%	0%	5%	11%
1300	St Paul Park	1%	5%	24%	5%	5%	6%	6%	0%	0%	2%	7%
1400	Landfall	0%	1%	0%	1%	1%	1%	1%	0%	0%	1%	3%
1500	Stillwater City	1%	7%	46%	8%	8%	8%	8%	0%	9%	6%	9%
1600	Willernie	0%	5%	-94%	5%	5%	5%	5%	0%	0%	2%	5%
1700	Oak Park Heights	1%	3%	99%	4%	5%	4%	5%	3%	5%	3%	6%
1800	St Mary's Point	1%	8%	34%	9%	8%	9%	9%	0%	0%	0%	9%
1900	Lakeland	0%	6%	104%	6%	6%	7%	7%	0%	31%	1%	7%
2000	Lake St Croix Beach	0%	1%	-44%	1%	1%	1%	1%	0%	0%	-1%	1%
2100	Pine Springs	0%	13%	-77%	13%	13%	14%	14%	0%	0%	4%	14%
2200	Cottage Grove	1%	6%	32%	7%	8%	8%	8%	0%	5%	6%	9%
2500	Woodbury	2%	6%	14%	8%	8%	8%	8%	0%	6%	9%	8%
2600	Oakdale	0%	7%	-15%	7%	7%	8%	8%	0%	23%	-23%	12%
2700	Grant	1%	2%	12%	3%	3%	3%	3%	4%	0%	6%	3%
7500	Hastings	0%	3%	0%	3%	3%	3%	3%	0%	0%	4%	3%
9400	White Bear Lake	0%	20%	-10%	20%	20%	21%	21%	0%	0%	0%	24%
Grand Total		1%	6%	17%	7%	7%	8%	8%	4%	11%	2%	8%

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0200	Hastings	1%	1%	-12%	2%	3%	1%	1%	4%	0%	2%	1%
0622	N St Paul/Mpwd/Oakd	2%	7%	48%	8%	8%	9%	9%	0%	21%	-4%	12%
0624	White Bear Lake	3%	8%	38%	11%	11%	12%	12%	0%	6%	2%	13%
0831	Forest Lake	1%	6%	-13%	7%	8%	8%	8%	4%	13%	-2%	9%
0832	Mahtomedi	0%	5%	-44%	6%	6%	6%	6%	5%	0%	0%	6%
0833	South Washington Co	2%	6%	20%	7%	8%	8%	8%	0%	5%	6%	8%
0834	Stillwater	1%	5%	17%	6%	6%	7%	7%	4%	9%	5%	7%
2144	Chisago Lakes	1%	2%	106%	3%	3%	2%	3%	4%	0%	-18%	3%
Grand Total		1%	6%	17%	7%	7%	8%	8%	4%	11%	2%	8%
0	None	1%	4%	43%	5%	5%	6%	6%	4%	9%	3%	6%
10	Carnelian Marine	1%	5%	22%	6%	7%	6%	7%	0%	0%	-1%	7%
14	South Washington	2%	7%	32%	9%	9%	10%	10%	4%	5%	6%	10%
34	Ramsey-Washington M	1%	6%	-39%	7%	7%	8%	7%	0%	27%	-3%	8%
38	Rice Creek	1%	8%	5%	9%	10%	10%	10%	4%	7%	3%	11%
54	Valley Branch	2%	2%	22%	4%	3%	3%	4%	5%	4%	-6%	4%
69	Brown's Creek	1%	6%	22%	7%	7%	7%	8%	4%	12%	8%	8%
71	Comfort Lake-Forest L	1%	3%	-44%	3%	3%	4%	4%	4%	14%	-5%	4%
Grand Total		1%	6%	17%	7%	7%	8%	8%	4%	11%	2%	8%