

WASHINGTON COUNTY
****ESTIMATED** Proposed 2011 Taxable Values**

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 Final proposed values will be available in late September

Municipality (A)	Final Pay 2010				ESTIMATED Proposed Pay 2011					ESTIMATED Proposed 2011 Change from Pay 2010									
	Estimated Market Value (B)	Taxable Market Value (C)	Total Tax Capacity (D)	Value for Local Tax Rate (E)	New Construction (F)	Estimated Market Value (G)	Taxable Market Value (H)	Total Tax Capacity (I)	Value for Local Tax Rate (J)	Estimated Market Value		Taxable Market Value		Total Tax Capacity		Value for Local Tax Rate			
										\$ Chg (G) - (B) (K)	% Chg (K)/(B) (L)	due to NC (F)/(B) (M)	due to inflation (K-F)/(B) (N)	\$ Chg (H) - (C) (O)	% Chg (O)/(C) (P)	\$ Chg (I) - (D) (Q)	% Chg (Q)/(D) (R)	\$ Chg (J) - (E) (S)	% Chg (S)/(E) (T)
2 Baytown	324,467,400	316,394,600	3,360,525	3,336,031	1,724,000	294,187,800	287,703,500	3,039,810	3,011,941	(30,279,600)	-9%	1%	-10%	(28,691,100)	-9%	(320,715)	-10%	(324,090)	-10%
4 Denmark	428,048,800	366,415,200	3,839,654	3,657,991	851,300	388,368,600	330,808,900	3,430,097	3,240,731	(39,680,200)	-9%	0%	-9%	(35,606,300)	-10%	(409,557)	-11%	(417,260)	-11%
9 May	694,617,000	633,272,500	6,569,620	6,483,797	2,440,400	708,698,600	648,572,300	6,741,666	6,649,277	14,081,600	2%	0%	2%	15,299,800	2%	172,046	3%	165,480	3%
11 Grey Cloud Island	43,577,300	43,536,900	469,179	453,998	161,600	42,612,700	42,427,300	468,724	451,842	(964,600)	-2%	0%	-3%	(1,109,600)	-3%	(455)	-0%	(2,156)	-0%
14 Stillwater Twp	436,924,900	413,854,100	4,208,911	4,183,291	872,200	411,273,000	388,404,000	3,946,728	3,918,565	(25,651,900)	-6%	0%	-6%	(25,450,100)	-6%	(262,183)	-6%	(264,726)	-6%
17 West Lakeland	649,385,900	636,294,300	6,639,506	6,549,225	4,834,800	593,711,500	583,657,500	6,065,533	5,959,169	(55,674,400)	-9%	1%	-9%	(52,636,800)	-8%	(573,973)	-9%	(590,056)	-9%
100 Afton	596,806,400	563,310,600	6,003,820	5,780,349	3,790,600	573,008,400	543,951,600	5,793,145	5,580,969	(23,798,000)	-4%	1%	-5%	(19,359,000)	-3%	(210,675)	-4%	(199,380)	-3%
200 Bayport	253,907,100	253,331,800	3,054,816	2,610,953	1,785,500	242,728,300	242,205,300	2,940,248	2,550,270	(11,178,800)	-4%	1%	-5%	(11,126,500)	-4%	(114,568)	-4%	(60,683)	-2%
300 Birchwood	159,671,400	159,234,000	1,688,616	1,688,616	649,500	140,382,800	139,721,500	1,480,045	1,480,045	(19,288,600)	-12%	0%	-12%	(19,512,500)	-12%	(208,571)	-12%	(208,571)	-12%
400 Scandia	678,238,600	630,676,500	6,465,388	6,326,411	1,745,000	593,723,000	563,664,000	5,776,396	5,655,117	(84,515,600)	-12%	0%	-13%	(67,012,500)	-11%	(688,992)	-11%	(671,294)	-11%
500 Dellwood	374,894,900	373,931,400	4,312,934	4,196,387	1,610,000	334,355,100	333,180,500	3,824,901	3,707,489	(40,539,800)	-11%	0%	-11%	(40,750,900)	-11%	(488,033)	-11%	(488,898)	-12%
600 Forest Lake	2,121,003,900	2,067,612,700	23,593,899	20,235,618	7,373,900	1,944,448,700	1,902,941,200	21,777,489	18,555,316	(176,555,200)	-8%	0%	-9%	(164,671,500)	-8%	(1,816,410)	-8%	(1,680,302)	-8%
700 Hugo	1,485,921,700	1,411,069,200	15,389,404	13,891,937	32,319,200	1,361,114,700	1,304,213,900	14,291,124	12,626,395	(124,807,000)	-8%	2%	-11%	(106,855,300)	-8%	(1,098,280)	-7%	(1,265,542)	-9%
800 Lake Elmo	1,238,395,100	1,201,213,400	13,596,722	12,580,838	8,591,000	1,174,235,700	1,142,896,200	12,903,233	12,000,058	(64,159,400)	-5%	1%	-6%	(58,317,200)	-5%	(693,489)	-5%	(580,780)	-5%
900 Lakeland Shores	63,833,200	63,656,400	708,332	693,044	39,600	61,884,400	61,697,700	688,830	673,563	(1,948,800)	-3%	0%	-3%	(1,958,700)	-3%	(19,502)	-3%	(19,481)	-3%
1000 Mahtomedi	1,030,531,200	1,028,133,100	11,162,042	10,594,686	2,847,600	969,411,100	966,965,800	10,519,142	9,950,741	(61,120,100)	-6%	0%	-6%	(61,167,300)	-6%	(642,900)	-6%	(643,945)	-6%
1100 Marine on St Croix	156,684,500	156,397,700	1,671,834	1,634,096	298,200	146,290,600	145,884,100	1,554,417	1,516,735	(10,393,900)	-7%	0%	-7%	(10,513,600)	-7%	(117,417)	-7%	(117,361)	-7%
1200 Newport	329,622,000	327,734,400	4,139,933	3,196,738	615,500	306,165,500	304,343,600	3,883,487	2,938,550	(23,456,500)	-7%	0%	-7%	(23,390,800)	-7%	(256,446)	-6%	(258,188)	-8%
1300 St Paul Park	367,236,900	358,430,500	4,011,963	3,224,615	593,500	341,476,200	332,787,500	3,756,312	2,956,029	(25,760,700)	-7%	0%	-7%	(25,643,000)	-7%	(255,651)	-6%	(268,586)	-8%
1400 Landfall	7,748,300	7,748,300	150,020	31,007	0	7,450,400	7,450,400	144,085	29,756	(297,900)	-4%	0%	-4%	(297,900)	-4%	(5,935)	-4%	(1,251)	-4%
1500 Stillwater City	2,071,120,000	2,063,490,800	23,715,529	18,247,535	9,434,500	1,951,589,800	1,946,417,300	22,442,806	17,095,522	(119,530,200)	-6%	0%	-6%	(117,073,500)	-6%	(1,272,723)	-5%	(1,152,013)	-6%
1600 Willernie	42,402,900	42,210,400	466,111	433,010	182,500	39,415,300	39,226,000	434,737	400,838	(2,987,600)	-7%	0%	-7%	(2,984,400)	-7%	(31,374)	-7%	(32,172)	-7%
1700 Oak Park Heights	687,580,700	682,742,100	10,572,874	8,080,763	2,223,500	674,430,600	670,170,100	10,429,662	8,312,200	(13,150,100)	-2%	0%	-2%	(12,572,000)	-2%	(143,212)	-1%	231,437	3%
1800 St Mary's Point	77,773,200	77,762,000	844,541	844,541	13,000	75,076,200	75,076,200	816,105	816,105	(2,697,000)	-3%	0%	-3%	(2,685,800)	-3%	(28,436)	-3%	(28,436)	-3%
1900 Lakeland	230,423,000	229,585,300	2,496,182	2,405,132	2,713,900	227,235,200	226,449,700	2,478,903	2,352,597	(3,187,800)	-1%	1%	-3%	(3,135,600)	-1%	(17,279)	-1%	(52,535)	-2%
2000 Lake St Croix Beach	99,749,100	99,515,100	1,018,368	1,000,959	142,800	100,262,000	99,837,100	1,022,514	1,007,864	512,900	1%	0%	0%	322,000	0%	4,146	0%	6,905	1%
2100 Pine Springs	57,684,400	57,570,600	585,725	582,716	221,500	54,052,900	53,951,200	551,698	548,486	(3,631,500)	-6%	0%	-7%	(3,619,400)	-6%	(34,027)	-6%	(34,230)	-6%
2200 Cottage Grove	3,002,515,300	2,924,191,800	32,289,993	28,727,814	23,071,400	2,756,885,800	2,696,027,900	29,780,495	26,678,583	(245,629,500)	-8%	1%	-9%	(228,163,900)	-8%	(2,509,498)	-8%	(2,049,231)	-7%
2500 Woodbury	7,347,942,800	7,255,959,800	84,582,487	75,634,318	80,098,700	6,774,452,600	6,679,333,700	77,536,681	68,817,370	(573,490,200)	-8%	1%	-9%	(576,626,100)	-8%	(7,045,806)	-8%	(6,816,948)	-9%
2600 Oakdale	2,502,377,000	2,492,417,500	29,947,473	25,570,699	9,373,000	2,338,539,700	2,329,872,700	28,129,077	23,806,474	(163,837,300)	-7%	0%	-7%	(162,544,800)	-7%	(1,818,396)	-6%	(1,764,225)	-7%
2700 Grant	805,149,500	778,383,000	8,187,643	8,018,395	1,885,100	799,009,000	770,827,400	8,103,510	7,926,447	(6,140,500)	-1%	0%	-1%	(7,555,600)	-1%	(84,133)	-1%	(91,948)	-1%
7500 Hastings	1,975,300	1,975,300	35,634	23,268	0	2,315,700	2,315,700	40,761	28,387	340,400	17%	0%	17%	340,400	17%	5,127	14%	5,119	22%
9400 White Bear Lake	42,117,900	41,890,400	517,994	468,918	0	37,071,000	36,859,800	458,450	410,794	(5,046,900)	-12%	0%	-12%	(5,030,600)	-12%	(59,544)	-11%	(58,124)	-12%
County Total	28,410,327,600	27,759,941,700	316,297,672	281,387,696	202,503,300	26,465,862,900	25,899,841,600	295,250,811	261,654,225	(1,944,464,700)	-7%	1%	-8%	(1,860,100,100)	-7%	(21,046,861)	-7%	(19,733,471)	-7%

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	Estimated Market Value	Taxable Market Value	Total Tax Capacity	Value for Local Tax Rate	New Construction	Estimated Market Value	Taxable Market Value	Total Tax Capacity	Value for Local Tax Rate	Estimated Market Value				Taxable Market Value		Total Tax Capacity		Value for Local Tax Rate	
										\$ Chg	% Chg	due to NC	due to inflation	\$ Chg	% Chg	\$ Chg	% Chg	\$ Chg	% Chg
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(G) - (B)	(K)/(B)	(F)/(B)	(K-F)/(B)	(H) - (C)	(O)/(C)	(I) - (D)	(Q)/(D)	(J) - (E)	(S)/(E)
										(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)	(T)

Notes on estimated values:

Columns B - E show selected actual Pay 2010 values

Columns F - J show estimated Pay 2011 values:

- Column F Market Value of New Construction
- Column G Total Estimated Market Value (includes new construction)
- Column H Total Taxable Market Value
- Column I Total Tax Capacity
- Column J Local Taxable Value, which is the value used when calculating the local tax rate (reflects adjustments for TIF, powerlines, and Fiscal Disparity Contribution)

For informational purposes, columns K - T show some comparisons between 2010 and estimated 2011. The column headings are self-explanatory, but following is additional information on columns L-N:

- Column L Shows the percentage change in estimated market value from 2010 to 2011
- Column M Shows the percentage change in estimated market value from 2010 to 2011 that is due to new construction
- Column N Shows the percentage change in estimated market value from 2010 to 2011 that is due to inflationary or other increases on existing property