

WASHINGTON COUNTY
****ESTIMATED** Proposed 2009 Taxable Values**

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Final proposed values will be available in early October

Municipality (A)	Final Pay 2008				ESTIMATED Proposed Pay 2009					ESTIMATED Proposed 2009 Change from Pay 2008									
	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	364,280,300	343,329,300	3,694,633	3,672,818	4,932,500	338,721,600	322,641,400	3,419,300	3,396,037	(25,558,700)	-7%	1%	-8%	(20,687,900)	-6%	(275,333)	-7%	(276,781)	-8%
4 Denmark	421,427,000	336,798,000	3,593,384	3,469,498	6,940,600	459,063,700	372,671,100	3,945,800	3,783,226	37,636,700	9%	2%	7%	35,873,100	11%	352,416	10%	313,728	9%
9 May	764,778,700	627,560,100	6,478,903	6,404,059	6,056,600	758,640,800	654,585,900	6,702,100	6,622,088	(6,137,900)	-1%	1%	-2%	27,025,800	4%	223,197	3%	218,029	3%
11 Grey Cloud Island	45,595,700	44,850,200	480,840	467,299	126,400	45,698,500	45,486,400	483,500	468,139	102,800	0%	0%	-0%	636,200	1%	2,660	1%	840	0%
14 Stillwater Twp	479,565,400	439,574,400	4,498,069	4,472,047	906,800	458,165,000	426,082,500	4,313,600	4,287,978	(21,400,400)	-4%	0%	-5%	(13,491,900)	-3%	(184,469)	-4%	(184,069)	-4%
17 West Lakeland	656,179,500	643,930,500	6,716,517	6,631,757	5,175,100	657,919,300	645,987,400	6,677,700	6,590,395	1,739,800	0%	1%	-1%	2,056,900	0%	(38,817)	-1%	(41,362)	-1%
100 Afton	650,347,000	576,749,500	6,198,468	5,996,477	6,424,200	629,485,900	569,422,600	6,051,000	5,822,944	(20,861,100)	-3%	1%	-4%	(7,326,900)	-1%	(147,468)	-2%	(173,533)	-3%
200 Bayport	265,503,800	258,142,800	3,119,805	2,699,104	4,758,000	264,946,900	264,021,400	3,159,200	2,713,523	(556,900)	-0%	2%	-2%	5,878,600	2%	39,395	1%	14,419	1%
300 Birchwood	177,644,400	159,400,700	1,667,002	1,667,002	82,500	170,668,600	165,399,500	1,731,600	1,731,600	(6,975,800)	-4%	0%	-4%	5,998,800	4%	64,598	4%	64,598	4%
400 Scandia	723,129,300	642,618,900	6,609,372	6,490,158	3,428,100	688,244,200	617,053,900	6,290,600	6,159,302	(34,885,100)	-5%	0%	-5%	(25,565,000)	-4%	(318,772)	-5%	(330,856)	-5%
500 Dellwood	334,735,600	330,186,700	3,737,908	3,649,288	1,581,400	372,457,400	355,393,100	4,029,800	3,941,289	37,721,800	11%	0%	11%	25,206,400	8%	291,892	8%	292,001	8%
600 Forest Lake	2,346,079,000	2,167,397,000	24,458,931	21,283,771	33,117,700	2,292,694,000	2,200,240,300	24,730,500	21,519,672	(53,385,000)	-2%	1%	-4%	32,843,300	2%	271,569	1%	235,901	1%
700 Hugo	1,568,574,700	1,436,386,500	15,471,073	14,161,910	50,280,100	1,567,198,000	1,465,001,600	15,637,400	14,246,366	(1,376,700)	-0%	3%	-3%	28,615,100	2%	166,327	1%	84,456	1%
800 Lake Elmo	1,196,047,100	1,146,659,500	12,953,783	12,026,689	26,133,900	1,302,183,200	1,209,247,900	13,590,600	12,655,206	106,136,100	9%	2%	7%	62,588,400	5%	636,817	5%	628,517	5%
900 Lakeland Shores	66,145,700	63,461,300	696,732	682,983	151,200	68,291,200	66,261,700	728,800	714,990	2,145,500	3%	0%	3%	2,800,400	4%	32,068	5%	32,007	5%
1000 Mahtomedi	1,013,406,400	994,033,200	10,681,353	10,221,840	21,122,100	1,075,935,300	1,049,473,300	11,250,000	10,746,390	62,528,900	6%	2%	4%	55,440,100	6%	568,647	5%	524,550	5%
1100 Marine on St Croix	168,890,600	161,216,300	1,726,750	1,690,086	981,100	162,539,000	159,257,900	1,689,900	1,652,954	(6,351,600)	-4%	1%	-4%	(1,958,400)	-1%	(36,850)	-2%	(37,132)	-2%
1200 Newport	338,878,400	334,001,400	4,090,071	3,281,405	3,090,100	349,141,800	345,834,400	4,277,800	3,418,925	10,263,400	3%	1%	2%	11,833,000	4%	187,729	5%	137,520	4%
1300 St Paul Park	398,346,800	387,820,600	4,216,881	3,452,756	4,077,300	393,606,300	386,037,400	4,192,800	3,405,178	(4,740,500)	-1%	1%	-2%	(1,783,200)	-0%	(24,081)	-1%	(47,578)	-1%
1400 Landfall	6,536,700	6,536,700	126,229	21,617	0	7,304,300	7,304,300	139,500	26,511	767,600	12%	0%	12%	767,600	12%	13,271	11%	4,894	23%
1500 Stillwater City	2,152,996,700	2,122,221,200	24,248,977	18,823,104	12,852,000	2,151,156,100	2,131,622,600	24,132,200	18,523,633	(1,840,600)	-0%	1%	-1%	9,401,400	0%	(116,777)	-0%	(299,471)	-2%
1600 Willernie	44,093,000	43,598,200	479,429	454,963	302,600	44,433,900	44,201,600	480,500	447,000	340,900	1%	1%	0%	603,400	1%	1,071	0%	(7,963)	-2%
1700 Oak Park Heights	675,234,300	673,570,600	10,250,765	8,742,105	11,012,000	724,666,600	721,964,000	11,054,900	8,877,222	49,432,300	7%	2%	6%	48,393,400	7%	804,135	8%	135,117	2%
1800 St Mary's Point	83,327,200	78,533,600	850,746	850,746	126,900	82,446,800	80,927,400	872,600	872,600	(880,400)	-1%	0%	-1%	2,393,800	3%	21,854	3%	21,854	3%
1900 Lakeland	242,888,800	237,258,600	2,565,771	2,475,048	312,100	240,939,600	239,446,900	2,574,100	2,484,199	(1,949,200)	-1%	0%	-1%	2,188,300	1%	8,329	0%	9,151	0%
2000 Lake St Croix Beach	111,781,200	110,385,100	1,131,385	1,115,155	783,300	109,203,400	108,849,100	1,105,900	1,088,518	(2,577,800)	-2%	1%	-3%	(1,536,000)	-1%	(25,485)	-2%	(26,637)	-2%
2100 Pine Springs	59,995,800	59,322,600	602,692	598,868	286,500	60,129,900	59,820,700	601,600	598,276	134,100	0%	0%	-0%	498,100	1%	(1,092)	-0%	(592)	-0%
2200 Cottage Grove	3,091,610,400	2,986,391,700	32,460,884	29,764,369	49,710,200	3,157,755,900	3,065,719,000	33,406,500	30,167,899	66,145,500	2%	2%	1%	79,327,300	3%	945,616	3%	403,530	1%
2500 Woodbury	7,534,374,700	7,393,125,700	85,321,529	78,389,358	183,103,700	7,724,766,000	7,609,778,800	87,563,400	79,384,172	190,391,300	3%	2%	0%	216,653,100	3%	2,241,871	3%	994,814	1%
2600 Oakdale	2,582,226,000	2,574,370,300	29,986,418	26,441,811	26,311,100	2,642,330,500	2,635,411,400	30,929,400	27,204,788	60,104,500	2%	1%	1%	61,041,100	2%	942,982	3%	762,977	3%
2700 Grant	889,285,100	819,541,700	8,626,476	8,503,671	4,512,600	886,138,200	837,238,200	8,769,700	8,621,513	(3,146,900)	-0%	1%	-1%	17,696,500	2%	143,224	2%	117,842	1%
7500 Hastings	1,966,900	1,902,000	34,531	22,376	0	1,963,900	1,936,000	34,900	22,688	(3,000)	-0%	0%	-0%	34,000	2%	369	1%	312	1%
9400 White Bear Lake	35,964,500	35,964,400	441,432	402,914	0	35,680,500	35,680,500	432,800	382,422	(284,000)	-1%	0%	-1%	(283,900)	-1%	(8,632)	-2%	(20,492)	-5%
County Total	29,491,836,700	28,236,839,300	318,217,739	289,027,052	468,678,700	29,924,516,300	28,900,000,200	325,000,000	292,577,643	432,679,600	1%	2%	-0%	663,160,900	2%	6,782,261	2%	3,550,591	1%

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Notes on estimated values:

Columns B - E show selected actual Pay 2008 values

Columns F - J show estimated Pay 2009 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 2008 and estimated 2009. 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 2008 to 2009
- Column M Shows the percentage change in estimated market value from 2008 to 2009 that is due to new construction
- Column N Shows the percentage change in estimated market value from 2008 to 2009 that is due to inflationary or other increases on existing property