

# WASHINGTON COUNTY ESTIMATED PAY 2015 VALUES

**Note: these values are only an ESTIMATE of Pay 2015, 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 2014								Estimated Pay 2015									
		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	5,743,100	291,090,700	276,176,700	283,840,900	2,973,996	0	0	31,971	2,942,025	12,246,100	346,378,400	327,034,800	337,937,600	3,557,466	0	0	34,192	3,523,274
0004	Denmark	2,065,300	360,980,300	249,966,600	328,489,500	3,342,623	0	0	180,788	3,161,835	1,133,000	386,683,300	259,789,700	348,274,800	3,514,580	0	0	180,817	3,333,763
0009	May	3,451,600	568,521,200	453,975,300	524,538,500	5,423,815	0	0	121,040	5,302,775	2,613,500	652,588,500	522,701,600	607,076,300	6,301,242	0	0	134,231	6,167,011
0011	Grey Cloud Island	20,800	39,593,900	36,093,100	37,823,100	414,466	0	0	22,181	392,285	19,200	43,970,000	40,301,100	42,494,500	461,346	0	0	22,744	438,602
0014	Stillwater Twp	765,700	361,452,800	316,762,500	336,440,300	3,402,182	0	0	34,058	3,368,124	2,412,700	431,119,700	376,070,900	403,741,000	4,094,119	0	0	35,978	4,058,141
0017	West Lakeland	6,920,100	568,447,400	546,954,600	555,400,200	5,772,733	0	0	107,198	5,665,535	4,954,400	639,996,600	614,608,400	628,388,900	6,548,455	0	0	108,721	6,439,734
0100	Afton	3,921,200	540,099,900	467,252,300	518,368,200	5,516,571	0	0	242,965	5,273,606	7,034,900	612,497,300	524,642,400	587,137,100	6,228,860	0	0	245,261	5,983,599
0200	Bayport	3,013,100	226,832,600	225,477,700	213,755,700	2,609,729	0	159,016	274,921	2,175,792	9,405,500	237,262,900	235,502,700	224,564,100	2,670,731	0	147,524	273,688	2,249,519
0300	Birchwood	164,200	120,831,900	117,728,300	115,968,100	1,207,968	0	0	0	1,207,968	101,200	118,984,600	116,110,300	114,429,900	1,180,907	0	0	0	1,180,907
0400	Scandia	1,608,400	540,314,200	447,598,000	506,397,300	5,173,329	1,717	0	137,108	5,034,564	2,949,300	639,683,800	533,612,400	607,505,300	6,210,099	1,562	0	143,265	6,065,272
0500	Dellwood	227,900	293,576,600	281,797,600	289,989,000	3,287,475	0	0	95,529	3,191,946	1,778,000	291,286,300	280,075,900	287,835,900	3,254,249	0	0	95,764	3,158,485
0600	Forest Lake	12,063,900	1,719,925,200	1,648,615,300	1,604,411,300	18,493,584	1,971	733,687	1,843,975	15,913,951	19,791,100	1,836,338,700	1,763,271,500	1,729,768,900	19,710,579	1,894	705,249	1,799,226	17,204,210
0700	Hugo	24,780,100	1,344,215,300	1,246,152,200	1,221,142,200	13,396,249	3,722	81,927	954,963	12,355,637	21,365,700	1,555,087,600	1,449,256,600	1,442,351,300	15,644,229	3,455	81,927	968,869	14,589,978
0800	Lake Elmo	15,422,600	1,082,340,100	1,019,367,700	1,046,031,000	11,743,375	666	0	928,699	10,814,010	23,088,700	1,219,536,600	1,139,771,200	1,184,690,000	13,184,410	660	0	785,142	12,398,608
0900	Lakeland Shores	124,600	49,986,100	49,613,200	48,259,600	529,239	0	0	16,905	512,334	304,600	54,473,700	54,048,500	52,868,700	580,646	0	0	14,814	565,832
1000	Mahtomedi	8,281,500	883,377,800	877,447,300	849,508,700	9,233,037	0	83,864	425,336	8,723,837	8,695,300	934,598,100	928,603,000	905,519,700	9,762,976	0	83,864	421,441	9,257,671
1100	Marine on St Croix	9,600	118,365,500	112,654,700	115,368,700	1,235,688	0	0	47,925	1,187,763	859,900	128,774,600	122,798,000	126,204,000	1,353,826	0	0	48,931	1,304,895
1200	Newport	1,273,500	283,433,900	275,865,200	261,587,400	3,482,211	0	0	586,835	2,895,376	429,300	290,196,400	282,421,600	268,890,100	3,567,885	0	0	603,428	2,964,457
1300	St Paul Park	1,333,600	311,657,800	300,489,600	265,934,400	3,072,715	0	0	304,274	2,768,441	1,641,500	352,772,100	340,991,100	310,404,900	3,506,723	0	0	300,318	3,206,405
1400	Landfall	0	7,419,600	7,419,600	7,419,600	144,906	0	66,337	53,463	25,106	0	6,872,900	6,872,900	6,872,900	133,785	0	63,308	43,636	26,841
1500	Stillwater City	10,713,200	1,774,367,400	1,758,884,000	1,670,262,500	19,432,956	0	1,204,018	2,080,246	16,148,692	14,306,900	2,003,265,100	1,984,396,500	1,912,185,600	21,841,563	0	1,259,638	2,037,844	18,544,081
1600	Willernie	60,200	35,811,200	35,675,200	31,646,800	360,755	0	0	34,685	326,070	0	40,455,800	40,353,700	36,637,300	411,009	0	0	34,699	376,310
1700	Oak Park Heights	2,874,900	666,399,400	662,326,200	640,880,100	10,261,262	0	126,677	2,467,230	7,667,355	7,392,000	713,854,700	709,324,500	691,259,900	10,836,264	0	185,870	2,214,198	8,436,196
1800	St Mary's Point	683,800	62,618,000	58,979,400	60,262,200	649,524	0	0	0	649,524	202,800	70,110,000	65,987,100	67,954,900	736,307	0	0	0	736,307
1900	Lakeland	775,300	201,192,300	196,968,200	189,797,500	2,078,696	0	26,236	95,683	1,956,777	768,100	211,241,300	206,925,900	200,457,900	2,185,091	0	20,633	76,818	2,087,640
2000	Lake St Croix Beach	210,500	82,167,900	80,998,700	72,894,900	751,304	0	0	15,839	735,465	638,500	92,934,300	91,436,000	84,425,200	868,435	0	0	15,212	853,223
2100	Pine Springs	193,900	50,728,100	50,678,900	49,801,900	510,890	0	0	6,652	504,238	0	55,095,400	55,066,000	54,523,200	558,122	0	0	6,963	551,159
2200	Cottage Grove	19,317,600	2,649,105,400	2,512,979,300	2,396,493,700	26,706,774	0	675,251	2,040,883	23,990,640	20,805,600	2,938,421,500	2,793,016,700	2,702,223,600	29,777,371	0	661,084	2,016,933	27,099,354
2500	Woodbury	104,081,800	6,675,106,200	6,508,195,700	6,292,668,500	73,346,693	0	174,802	6,981,506	66,190,385	156,759,200	7,713,334,700	7,520,358,200	7,360,832,600	84,584,437	0	83,228	7,153,074	77,348,135
2600	Oakdale	4,650,400	2,148,517,200	2,118,869,900	1,960,930,900	24,118,863	0	521,027	3,278,757	20,319,079	6,122,300	2,336,447,500	2,287,484,300	2,163,288,900	26,007,948	0	535,966	3,353,625	22,118,357
2700	Grant	2,581,200	673,468,800	616,322,300	643,716,200	6,735,152	2,878	0	170,817	6,561,457	4,673,900	775,076,100	706,577,400	744,711,600	7,803,794	2,658	0	175,452	7,625,684
7500	Hastings	19,600	2,833,800	2,810,000	2,809,800	48,257	0	0	16,418	31,839	0	2,842,300	2,818,500	2,842,300	48,553	0	0	16,840	31,713
9400	White Bear Lake	6,600	35,994,800	35,801,800	33,976,000	432,874	0	0	49,719	383,155	0	37,983,000	37,766,300	36,129,000	452,695	0	0	49,738	402,957
Grand Total		237,359,800	24,770,773,300	23,596,897,100	23,176,814,700	265,889,891	10,954	3,852,842	23,648,569	238,377,526	332,493,200	27,770,163,800	26,419,995,700	26,274,427,900	297,578,702	10,229	3,828,291	23,411,862	270,328,320

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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	1,721,900	394,591,000	283,440,700	358,803,500	3,707,510	0	0	211,260	3,496,250	1,146,100	420,306,500	294,789,400	379,794,600	3,896,021	0	0	211,280	3,684,741
0622	N St Paul/Mpwd/Oak	7,352,900	3,099,272,100	3,052,133,000	2,876,825,900	37,267,027	0	587,364	6,220,110	30,459,553	13,544,600	3,391,168,700	3,321,074,000	3,187,979,100	40,513,788	0	599,274	6,380,689	33,533,825
0624	White Bear Lake	22,932,000	1,110,813,600	1,076,911,400	1,011,433,900	11,320,793	0	81,927	867,162	10,371,704	19,753,200	1,275,260,000	1,238,452,600	1,185,526,300	13,079,313	0	81,927	883,258	12,114,128
0831	Forest Lake	14,119,400	2,444,679,800	2,226,417,000	2,271,139,400	25,331,144	5,788	733,687	2,083,125	22,508,544	23,061,200	2,678,132,000	2,441,246,800	2,515,326,400	27,756,669	5,425	705,249	2,047,358	24,998,637
0832	Mahtomedi	12,320,200	1,847,102,200	1,788,663,200	1,781,601,200	19,337,887	3,282	83,864	699,823	18,550,918	16,511,500	1,984,221,600	1,919,480,100	1,924,482,100	20,774,931	3,075	83,864	695,587	19,992,405
0833	South Washington Co	95,578,900	8,277,820,800	7,978,967,600	7,659,726,000	85,589,994	0	850,053	6,110,679	78,629,262	137,696,700	9,436,943,800	9,095,956,000	8,858,798,900	97,836,742	0	744,312	6,110,395	90,982,035
0834	Stillwater	83,292,900	7,516,471,300	7,122,885,600	7,142,314,500	82,581,048	1,480	1,515,947	7,438,018	73,625,603	120,508,100	8,489,514,300	8,028,961,400	8,132,869,200	92,819,156	1,361	1,613,665	7,065,590	84,138,540
2144	Chisago Lakes	41,600	80,022,500	67,478,600	74,970,300	754,488	404	0	18,392	735,692	271,800	94,616,900	80,035,400	89,651,300	902,082	368	0	17,705	884,009
Grand Total		237,359,800	24,770,773,300	23,596,897,100	23,176,814,700	265,889,891	10,954	3,852,842	23,648,569	238,377,526	332,493,200	27,770,163,800	26,419,995,700	26,274,427,900	297,578,702	10,229	3,828,291	23,411,862	270,328,320
0	None	14,775,500	2,391,741,000	2,353,582,700	2,259,687,400	27,720,186	0	1,368,744	3,321,422	23,030,020	32,175,100	2,640,352,200	2,596,933,900	2,521,320,200	30,455,080	0	1,458,979	3,154,101	25,842,000
10	Carnelian Marine	12,562,900	1,360,609,500	1,142,059,400	1,270,719,100	13,065,102	0	0	259,160	12,805,942	18,071,400	1,594,445,600	1,341,041,700	1,500,575,500	15,466,726	0	0	277,772	15,188,954
14	South Washington	107,133,400	8,974,162,500	8,559,958,800	8,348,343,500	94,702,812	0	758,479	8,105,430	85,838,903	160,737,700	10,217,301,200	9,745,967,800	9,628,668,200	108,043,591	0	744,312	8,286,536	99,012,743
34	Ramsey-Washington	7,400,300	2,424,503,500	2,394,047,400	2,229,240,400	28,478,597	0	490,399	4,255,135	23,733,063	10,268,700	2,674,663,700	2,642,449,800	2,497,670,700	31,230,796	0	395,796	4,326,008	26,508,992
38	Rice Creek	40,362,400	3,335,109,200	3,172,386,800	3,109,582,000	33,986,657	2,626	437,341	1,804,129	31,742,561	46,853,300	3,663,839,000	3,491,497,500	3,456,971,000	37,464,028	2,485	472,320	1,811,319	35,177,904
54	Valley Branch	42,682,300	3,582,171,200	3,395,170,800	3,400,556,300	38,125,538	1,697	188,539	2,749,406	35,185,896	49,255,400	3,997,754,000	3,760,660,900	3,820,716,200	42,293,901	1,621	203,478	2,584,891	39,503,911
69	Brown's Creek	6,745,100	1,451,552,200	1,380,321,200	1,378,481,500	16,102,572	3,439	147,203	1,710,015	14,241,915	11,084,900	1,640,549,200	1,556,717,700	1,572,577,900	18,015,081	3,161	154,686	1,585,297	16,271,937
71	Comfort Lake-Forest	5,697,900	1,250,924,200	1,199,370,000	1,180,204,500	13,708,427	3,192	462,137	1,443,872	11,799,226	4,046,700	1,341,258,900	1,284,726,400	1,275,928,200	14,609,499	2,962	398,720	1,385,938	12,821,879
Grand Total		237,359,800	24,770,773,300	23,596,897,100	23,176,814,700	265,889,891	10,954	3,852,842	23,648,569	238,377,526	332,493,200	27,770,163,800	26,419,995,700	26,274,427,900	297,578,702	10,229	3,828,291	23,411,862	270,328,320

## WASHINGTON COUNTY ESTIMATED PAY 2015 VALUES

Tax Authority		2015 EMV Change Due to		Change from 2014 to Preliminary 2015								
				New Const	Other	New Construc- tion	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power- line	TIF
0002	Baytown	4%	15%	113%	19%	18%	19%	20%	0%	0%	7%	20%
0004	Denmark	0%	7%	-45%	7%	4%	6%	5%	0%	0%	0%	5%
0009	May	0%	14%	-24%	15%	15%	16%	16%	0%	0%	11%	16%
0011	Grey Cloud Island	0%	11%	-8%	11%	12%	12%	11%	0%	0%	3%	12%
0014	Stillwater Twp	1%	19%	215%	19%	19%	20%	20%	0%	0%	6%	20%
0017	West Lakeland	1%	12%	-28%	13%	12%	13%	13%	0%	0%	1%	14%
0100	Afton	1%	12%	79%	13%	12%	13%	13%	0%	0%	1%	13%
0200	Bayport	4%	0%	212%	5%	4%	5%	2%	0%	-7%	0%	3%
0300	Birchwood	0%	-2%	-38%	-2%	-1%	-1%	-2%	0%	0%	0%	-2%
0400	Scandia	1%	18%	83%	18%	19%	20%	20%	-9%	0%	4%	20%
0500	Dellwood	1%	-1%	680%	-1%	-1%	-1%	-1%	0%	0%	0%	-1%
0600	Forest Lake	1%	6%	64%	7%	7%	8%	7%	-4%	-4%	-2%	8%
0700	Hugo	2%	14%	-14%	16%	16%	18%	17%	-7%	0%	1%	18%
0800	Lake Elmo	2%	11%	50%	13%	12%	13%	12%	-1%	0%	-15%	15%
0900	Lakeland Shores	1%	8%	144%	9%	9%	10%	10%	0%	0%	-12%	10%
1000	Mahtomedi	1%	5%	5%	6%	6%	7%	6%	0%	0%	-1%	6%
1100	Marine on St Croix	1%	8%	8857%	9%	9%	9%	10%	0%	0%	2%	10%
1200	Newport	0%	2%	-66%	2%	2%	3%	2%	0%	0%	3%	2%
1300	St Paul Park	1%	13%	23%	13%	13%	17%	14%	0%	0%	-1%	16%
1400	Landfall	0%	-7%	0%	-7%	-7%	-7%	-8%	0%	-5%	-18%	7%
1500	Stillwater City	1%	12%	34%	13%	13%	14%	12%	0%	5%	-2%	15%
1600	Willernie	0%	13%	-100%	13%	13%	16%	14%	0%	0%	0%	15%
1700	Oak Park Heights	1%	6%	157%	7%	7%	8%	6%	0%	47%	-10%	10%
1800	St Mary's Point	0%	12%	-70%	12%	12%	13%	13%	0%	0%	0%	13%
1900	Lakeland	0%	5%	-1%	5%	5%	6%	5%	0%	-21%	-20%	7%
2000	Lake St Croix Beach	1%	12%	203%	13%	13%	16%	16%	0%	0%	-4%	16%
2100	Pine Springs	0%	9%	-100%	9%	9%	9%	9%	0%	0%	5%	9%
2200	Cottage Grove	1%	10%	8%	11%	11%	13%	11%	0%	-2%	-1%	13%
2500	Woodbury	2%	13%	51%	16%	16%	17%	15%	0%	-52%	2%	17%
2600	Oakdale	0%	8%	32%	9%	8%	10%	8%	0%	3%	2%	9%
2700	Grant	1%	14%	81%	15%	15%	16%	16%	-8%	0%	3%	16%
7500	Hastings	0%	0%	-100%	0%	0%	1%	1%	0%	0%	3%	0%
9400	White Bear Lake	0%	6%	-100%	6%	5%	6%	5%	0%	0%	0%	5%
Grand Total		1%	11%	40%	12%	12%	13%	12%	-7%	-1%	-1%	13%

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0200	Hastings	0%	6%	-33%	7%	4%	6%	5%	0%	0%	0%	5%
0622	N St Paul/Mpwd/Oakd	0%	9%	84%	9%	9%	11%	9%	0%	2%	3%	10%
0624	White Bear Lake	2%	13%	-14%	15%	15%	17%	16%	0%	0%	2%	17%
0831	Forest Lake	1%	9%	63%	10%	10%	11%	10%	-6%	-4%	-2%	11%
0832	Mahtomedi	1%	7%	34%	7%	7%	8%	7%	-6%	0%	-1%	8%
0833	South Washington Co	2%	12%	44%	14%	14%	16%	14%	0%	-12%	0%	16%
0834	Stillwater	2%	11%	45%	13%	13%	14%	12%	-8%	6%	-5%	14%
2144	Chisago Lakes	0%	18%	553%	18%	19%	20%	20%	-9%	0%	-4%	20%
Grand Total		1%	11%	40%	12%	12%	13%	12%	-7%	-1%	-1%	13%
0	None	1%	9%	118%	10%	10%	12%	10%	0%	7%	-5%	12%
10	Carnelian Marine	1%	16%	44%	17%	17%	18%	18%	0%	0%	7%	19%
14	South Washington	2%	12%	50%	14%	14%	15%	14%	0%	-2%	2%	15%
34	Ramsey-Washington t	0%	10%	39%	10%	10%	12%	10%	0%	-19%	2%	12%
38	Rice Creek	1%	8%	16%	10%	10%	11%	10%	-5%	8%	0%	11%
54	Valley Branch	1%	10%	15%	12%	11%	12%	11%	-4%	8%	-6%	12%
69	Brown's Creek	1%	12%	64%	13%	13%	14%	12%	-8%	5%	-7%	14%
71	Comfort Lake-Forest L	0%	7%	-29%	7%	7%	8%	7%	-7%	-14%	-4%	9%
Grand Total		1%	11%	40%	12%	12%	13%	12%	-7%	-1%	-1%	13%