



Department of Property Records and Taxpayer Services

Pay 2025 TIF District Value and Tax Certifications

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**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF COTTAGE GROVE
CITY ADMINISTRATOR
12800 RAVINE PKWY S
COTTAGE GROVE MN 55016

TIF District	0089-0 Cottage Grove		
State Description	TIF DIST 1-16 (89)		
Category	Primary		
Type	Econ Development		
Start Year	2017	TIF Plan Date	1/6/2016
End Year	2026	Certification Request Date	6/6/2016
Base Value Year	2015	Certification Date	7/11/2016
Base Rate Year	2016	Knockdown Rule Date	2/1/2021
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2026

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	75,174
Original Net Tax Capacity	4,698
Net Tax Capacity Change	70,476
Fiscal Disparity Deduction	24,629
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	45,847
Retained as a % of Current Net Tax Capacity	60.988%
Total Captured Tax Increment Tax	\$44,951.56
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$44,951.56
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$44,951.56
Projected State Auditor .36% Admin Fee	(\$161.83)
Projected Net to District	\$44,789.73





**PROPERTY RECORDS &
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March 31, 2025

CITY OF COTTAGE GROVE
CITY ADMINISTRATOR
12800 RAVINE PKWY S
COTTAGE GROVE MN 55016

TIF District	0090-0 Cottage Grove		
State Description	TIF DIST 1-17 (90)		
Category	Primary		
Type	Housing		
Start Year	2017	TIF Plan Date	4/6/2016
End Year	2042	Certification Request Date	6/6/2016
Base Value Year	2015	Certification Date	7/11/2016
Base Rate Year	2016	Knockdown Rule Date	2/1/2021
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2042

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	107,674
Original Net Tax Capacity	1,668
Net Tax Capacity Change	106,006
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	106,006
Retained as a % of Current Net Tax Capacity	98.451%
Total Captured Tax Increment Tax	\$103,935.11
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$103,935.11
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$103,935.11
Projected State Auditor .36% Admin Fee	(\$374.17)
Projected Net to District	\$103,560.94





**PROPERTY RECORDS &
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March 31, 2025

CITY OF COTTAGE GROVE
CITY ADMINISTRATOR
12800 RAVINE PKWY S
COTTAGE GROVE MN 55016

TIF District	0099-0 COTTAGE GROVE TIF 1-19		
State Description	TIF DIST 1-19 (99)		
Category	Primary		
Type	Econ Development		
Start Year	2020	TIF Plan Date	1/16/2019
End Year	2029	Certification Request Date	6/24/2019
Base Value Year	2018	Certification Date	6/25/2019
Base Rate Year	2019	Knockdown Rule Date	2/1/2024
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2029

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	788,944
Original Net Tax Capacity	239,550
Net Tax Capacity Change	549,394
Fiscal Disparity Deduction	191,994
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	357,400
Retained as a % of Current Net Tax Capacity	45.301%
Total Captured Tax Increment Tax	\$350,420.62
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$350,420.62
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$350,420.62
Projected State Auditor .36% Admin Fee	(\$1,261.51)
Projected Net to District	\$349,159.11





**PROPERTY RECORDS &
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March 31, 2025

CITY OF COTTAGE GROVE
CITY ADMINISTRATOR
12800 RAVINE PKWY S
COTTAGE GROVE MN 55016

TIF District	0101-0 COTTAGE GROVE TIF 1-20		
State Description	TIF DIST 1-20 (101)		
Category	Primary		
Type	Econ Development		
Start Year	2023	TIF Plan Date	12/15/2021
End Year	2032	Certification Request Date	6/7/2022
Base Value Year	2021	Certification Date	8/18/2022
Base Rate Year	2022	Knockdown Rule Date	2/1/2027
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2031

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	1,337,608
Original Net Tax Capacity	22,760
Net Tax Capacity Change	1,314,848
Fiscal Disparity Deduction	459,494
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	855,354
Retained as a % of Current Net Tax Capacity	63.947%
Total Captured Tax Increment Tax	\$838,650.98
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$838,650.98
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$838,650.98
Projected State Auditor .36% Admin Fee	(\$3,019.14)
Projected Net to District	\$835,631.84





**PROPERTY RECORDS &
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March 31, 2025

WASHINGTON CO CDA
ADMINISTRATOR
7645 CURRELL BLVD
WOODBURY MN 55125

TIF District	0075-0 County HRA 2-1		
State Description	TIF DIST 2-1(75)WHISPERING OAK		
Category	Primary		
Type	Redevelopment		
Start Year	2007	TIF Plan Date	6/14/2005
End Year	2032	Certification Request Date	9/12/2005
Base Value Year	2005	Certification Date	6/2/2006
Base Rate Year	2006	Knockdown Rule Date	2/1/2011
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2034

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	238,972
Original Net Tax Capacity	<u>12,393</u>
Net Tax Capacity Change	226,579
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	<u>2</u>
Retained Captured Tax Capacity	226,581
Retained as a % of Current Net Tax Capacity	94.814%
Total Captured Tax Increment Tax	\$233,195.54
Less Excess Tax Increment due to increase in tax rate	<u>\$39,578.26</u>
Tax Increment District Gross Tax	\$193,617.28
TIF District School Building Bond Ag Credit	<u>\$0.00</u>
Tax Increment District Net Tax	\$193,617.28
Projected State Auditor .36% Admin Fee	<u>(\$697.02)</u>
Projected Net to District	\$192,920.26





**PROPERTY RECORDS &
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Joanne Helm, Deputy Director

March 31, 2025

WASHINGTON CO CDA
ADMINISTRATOR
7645 CURRELL BLVD
WOODBURY MN 55125

TIF District	0091-0 TIF DIST 2-2 RED ROCK CROSSING		
State Description	TIF DIST 2-2 (91) RED ROCK CROSSING		
Category	Primary		
Type	Redevelopment		
Start Year	2020	TIF Plan Date	11/1/2016
End Year	2045	Certification Request Date	12/21/2016
Base Value Year	2016	Certification Date	3/22/2017
Base Rate Year	2017	Knockdown Rule Date	2/1/2022
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2045

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	45,550
Original Net Tax Capacity	<u>11,622</u>
Net Tax Capacity Change	33,928
Fiscal Disparity Deduction	1,028
Tax Capacity Adjustment (rounding)	<u>0</u>
Retained Captured Tax Capacity	32,900
 Retained as a % of Current Net Tax Capacity	 72.228%
 Total Captured Tax Increment Tax	 \$37,521.22
Less Excess Tax Increment due to increase in tax rate	<u>\$0.00</u>
Tax Increment District Gross Tax	\$37,521.22
TIF District School Building Bond Ag Credit	<u>\$0.00</u>
Tax Increment District Net Tax	\$37,521.22
Projected State Auditor .36% Admin Fee	<u>(\$135.08)</u>
Projected Net to District	\$37,386.14





**PROPERTY RECORDS &
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March 31, 2025

CITY OF FOREST LAKE
CITY ADMINISTRATOR
1408 LAKE ST S
FOREST LAKE MN 55025

TIF District	0084-0 Forest Lake 2		
State Description	TIF DIST 2 (84)		
Category	Primary		
Type	Redevelopment		
Start Year	2015	TIF Plan Date	10/28/2013
End Year	2041	Certification Request Date	12/27/2013
Base Value Year	2013	Certification Date	5/30/2014
Base Rate Year	2014	Knockdown Rule Date	2/1/2019
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2041

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	214,014
Original Net Tax Capacity	<u>10,921</u>
Net Tax Capacity Change	203,093
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	<u>0</u>
Retained Captured Tax Capacity	203,093
Retained as a % of Current Net Tax Capacity	94.897%
Total Captured Tax Increment Tax	\$197,221.67
Less Excess Tax Increment due to increase in tax rate	<u>\$0.00</u>
Tax Increment District Gross Tax	\$197,221.67
TIF District School Building Bond Ag Credit	<u>\$0.00</u>
Tax Increment District Net Tax	\$197,221.67
Projected State Auditor .36% Admin Fee	<u>(\$710.00)</u>
Projected Net to District	\$196,511.67





**PROPERTY RECORDS &
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March 31, 2025

CITY OF FOREST LAKE
CITY ADMINISTRATOR
1408 LAKE ST S
FOREST LAKE MN 55025

TIF District	0087-0 Forest Lake 2		
State Description	TIF DIST 2 (87)		
Category	Primary		
Type	Redevelopment		
Start Year	2015	TIF Plan Date	6/23/2014
End Year	2041	Certification Request Date	6/30/2014
Base Value Year	2013	Certification Date	6/30/2014
Base Rate Year	2014	Knockdown Rule Date	2/1/2019
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2041

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	33,932
Original Net Tax Capacity	<u>10,168</u>
Net Tax Capacity Change	23,764
Fiscal Disparity Deduction	9,127
Tax Capacity Adjustment (rounding)	<u>(1)</u>
Retained Captured Tax Capacity	14,636
Retained as a % of Current Net Tax Capacity	43.136%
Total Captured Tax Increment Tax	\$13,733.00
Less Excess Tax Increment due to increase in tax rate	<u>\$0.00</u>
Tax Increment District Gross Tax	\$13,733.00
TIF District School Building Bond Ag Credit	<u>\$0.00</u>
Tax Increment District Net Tax	\$13,733.00
Projected State Auditor .36% Admin Fee	<u>(\$49.44)</u>
Projected Net to District	\$13,683.56





**PROPERTY RECORDS &
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March 31, 2025

CITY OF FOREST LAKE
CITY ADMINISTRATOR
1408 LAKE ST S
FOREST LAKE MN 55025

TIF District	0092-0 Forest Lake		
State Description	TIF DIST 2 (92)		
Category	Primary		
Type	Redevelopment		
Start Year	2018	TIF Plan Date	4/10/2017
End Year	2044	Certification Request Date	6/27/2017
Base Value Year	2016	Certification Date	7/20/2017
Base Rate Year	2017	Knockdown Rule Date	2/1/2022
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2044

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	315,587
Original Net Tax Capacity	8,566
Net Tax Capacity Change	307,021
Fiscal Disparity Deduction	8,979
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	298,042
Retained as a % of Current Net Tax Capacity	94.441%
Total Captured Tax Increment Tax	\$289,425.17
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$289,425.17
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$289,425.17
Projected State Auditor .36% Admin Fee	(\$1,041.93)
Projected Net to District	\$288,383.24





**PROPERTY RECORDS &
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March 31, 2025

CITY OF LAKELAND
CITY ADMINISTRATOR
1190 ST CROIX TRL S
LAKELAND MN 55043

TIF District	0077-0 Lakeland 1-1		
State Description	TIF DIST 1-1 (77)		
Category	Primary		
Type	Redevelopment		
Start Year	2009	TIF Plan Date	11/20/2007
End Year	2036	Certification Request Date	12/14/2007
Base Value Year	2007	Certification Date	5/14/2008
Base Rate Year	2008	Knockdown Rule Date	2/1/2015
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2036

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	90,470
Original Net Tax Capacity	35,220
Net Tax Capacity Change	55,250
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	55,250
Retained as a % of Current Net Tax Capacity	61.070%
Total Captured Tax Increment Tax	\$44,857.32
Less Excess Tax Increment due to increase in tax rate	\$1,632.72
Tax Increment District Gross Tax	\$43,224.60
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$43,224.60
Projected State Auditor .36% Admin Fee	(\$155.61)
Projected Net to District	\$43,068.99





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF LAKELAND
CITY ADMINISTRATOR
1190 ST CROIX TRL S
LAKELAND MN 55043

TIF District	0082-0 Lakeland 1-2		
State Description	TIF DIST 1-2 (82)		
Category	Primary		
Type	Redevelopment		
Start Year	2013	TIF Plan Date	11/18/2011
End Year	2038	Certification Request Date	2/8/2012
Base Value Year	2011	Certification Date	2/21/2012
Base Rate Year	2012	Knockdown Rule Date	2/1/2017
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2038

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	5,336
Original Net Tax Capacity	2,652
Net Tax Capacity Change	2,684
Fiscal Disparity Deduction	938
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	1,746
Retained as a % of Current Net Tax Capacity	32.721%
Total Captured Tax Increment Tax	\$1,417.48
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$1,417.48
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$1,417.48
Projected State Auditor .36% Admin Fee	(\$5.10)
Projected Net to District	\$1,412.37





**PROPERTY RECORDS &
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Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF MAHTOMEDI
CITY ADMINISTRATOR
600 STILLWATER RD
MAHTOMEDI MN 55115

TIF District	0102-0 MAHTOMEDI 8		
State Description	TIF DIST 8 (102)		
Category	Primary		
Type	Housing		
Start Year	2024	TIF Plan Date	11/16/2021
End Year	2049	Certification Request Date	9/9/2022
Base Value Year	2022	Certification Date	9/21/2022
Base Rate Year	2023	Knockdown Rule Date	2/1/2027
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2049

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	159,762
Original Net Tax Capacity	10,583
Net Tax Capacity Change	149,179
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	149,179
Retained as a % of Current Net Tax Capacity	93.376%
Total Captured Tax Increment Tax	\$128,209.66
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$128,209.66
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$128,209.66
Projected State Auditor .36% Admin Fee	(\$461.55)
Projected Net to District	\$127,748.11





**PROPERTY RECORDS &
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Joanne Helm, Deputy Director

March 31, 2025

CITY OF OAK PARK HEIGHTS
CITY ADMINISTRATOR
14168 OAK PARK BLVD
OAK PARK HEIGHTS MN 55082

TIF District	0081-0 Oak Park Heights 1-1		
State Description	TIF DIST 1-1 (81) ASSISTED LIVING		
Category	Primary		
Type	Renewal or Renovation		
Start Year	2012	TIF Plan Date	6/9/2009
End Year	2027	Certification Request Date	2/18/2011
Base Value Year	2010	Certification Date	3/21/2011
Base Rate Year	2011	Knockdown Rule Date	2/1/2016
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2027

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	298,535
Original Net Tax Capacity	4,431
Net Tax Capacity Change	294,104
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	1
Retained Captured Tax Capacity	294,105
Retained as a % of Current Net Tax Capacity	98.516%
Total Captured Tax Increment Tax	\$308,650.82
Less Excess Tax Increment due to increase in tax rate	\$17,111.18
Tax Increment District Gross Tax	\$291,539.64
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$291,539.64
Projected State Auditor .36% Admin Fee	(\$1,049.54)
Projected Net to District	\$290,490.10





**PROPERTY RECORDS &
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Joanne Helm, Deputy Director

March 31, 2025

CITY OF OAK PARK HEIGHTS
CITY ADMINISTRATOR
14168 OAK PARK BLVD
OAK PARK HEIGHTS MN 55082

TIF District	0095-0 OAK PARK HEIGHTS 1-2		
State Description	TIF DIST 1-2 (95)		
Category	Primary		
Type	Renewal or Renovation		
Start Year	2019	TIF Plan Date	11/12/2014
End Year	2034	Certification Request Date	9/16/2017
Base Value Year	2017	Certification Date	10/9/2017
Base Rate Year	2018	Knockdown Rule Date	2/1/2022
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2034

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	0
Original Net Tax Capacity	0
Net Tax Capacity Change	0
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	0
Retained as a % of Current Net Tax Capacity	0.000%
Total Captured Tax Increment Tax	\$0.00
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$0.00
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$0.00
Projected State Auditor .36% Admin Fee	\$0.00
Projected Net to District	\$0.00





**PROPERTY RECORDS &
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Joanne Helm, Deputy Director

March 31, 2025

CITY OF OAKDALE
FINANCE DIRECTOR
1584 HADLEY AVE N
OAKDALE MN 55128

TIF District	0025-0 Oakdale 6		
State Description	TIF DIST 6 (25) BERGEN PLAZA		
Category	Primary		
Type	Redevelopment		
Start Year	1990	TIF Plan Date	10/25/1988
End Year	2040	Certification Request Date	2/3/1989
Base Value Year	1988	Certification Date	3/14/1989
Base Rate Year	1989	Knockdown Rule Date	N/A
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2040

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	601,016
Original Net Tax Capacity	53,181
Net Tax Capacity Change	547,835
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	1
Retained Captured Tax Capacity	547,836
Retained as a % of Current Net Tax Capacity	91.151%
Total Captured Tax Increment Tax	\$565,443.55
Less Excess Tax Increment due to increase in tax rate	\$29,141.76
Tax Increment District Gross Tax	\$536,301.79
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$536,301.79
Projected State Auditor .36% Admin Fee	(\$1,930.69)
Projected Net to District	\$534,371.10





**PROPERTY RECORDS &
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Joanne Helm, Deputy Director

March 31, 2025

CITY OF OAKDALE
FINANCE DIRECTOR
1584 HADLEY AVE N
OAKDALE MN 55128

TIF District	0080-0 Oakdale 2-11		
State Description	TIF DIST 2-11 (80) OAKDALE MALL REDEV		
Category	Primary		
Type	Redevelopment		
Start Year	2015	TIF Plan Date	1/25/2011
End Year	2040	Certification Request Date	2/18/2011
Base Value Year	2010	Certification Date	3/21/2011
Base Rate Year	2011	Knockdown Rule Date	2/1/2019
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2040

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	516,449
Original Net Tax Capacity	76,422
Net Tax Capacity Change	440,027
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	440,027
Retained as a % of Current Net Tax Capacity	85.202%
Total Captured Tax Increment Tax	\$454,171.78
Less Excess Tax Increment due to increase in tax rate	\$13,382.80
Tax Increment District Gross Tax	\$440,788.98
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$440,788.98
Projected State Auditor .36% Admin Fee	(\$1,586.84)
Projected Net to District	\$439,202.14





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March 31, 2025

CITY OF OAKDALE
FINANCE DIRECTOR
1584 HADLEY AVE N
OAKDALE MN 55128

TIF District	0096-0 OAKDALE 2-12		
State Description	TIF DIST 2-12 (96)		
Category	Primary		
Type	Redevelopment		
Start Year	2021	TIF Plan Date	9/26/2017
End Year	2046	Certification Request Date	11/27/2017
Base Value Year	2017	Certification Date	12/22/2017
Base Rate Year	2018	Knockdown Rule Date	2/1/2022
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2046

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	4,800
Original Net Tax Capacity	3,750
Net Tax Capacity Change	1,050
Fiscal Disparity Deduction	394
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	656
Retained as a % of Current Net Tax Capacity	13.667%
Total Captured Tax Increment Tax	\$678.19
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$678.19
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$678.19
Projected State Auditor .36% Admin Fee	(\$2.44)
Projected Net to District	\$675.75





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF ST PAUL PARK
FINANCE DIRECTOR
900 3RD ST
ST PAUL PARK MN 55071

TIF District	0104-0 ST PAUL PARK 3-1		
State Description	TIF DIST 3-1 (104)		
Category	Primary		
Type	Housing		
Start Year	2024	TIF Plan Date	12/16/2022
End Year	2049	Certification Request Date	6/15/2023
Base Value Year	2022	Certification Date	6/28/2023
Base Rate Year	2023	Knockdown Rule Date	2/1/2028
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2049

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	5,555
Original Net Tax Capacity	5,332
Net Tax Capacity Change	223
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	223
Retained as a % of Current Net Tax Capacity	4.014%
Total Captured Tax Increment Tax	\$228.43
Less Excess Tax Increment due to increase in tax rate	\$15.62
Tax Increment District Gross Tax	\$212.81
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$212.81
Projected State Auditor .36% Admin Fee	(\$0.77)
Projected Net to District	\$212.04





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0070-0 Stillwater 9		
State Description	TIF DIST 9 (70) CRV CRST VILLA		
Category	Primary		
Type	Housing		
Start Year	2004	TIF Plan Date	4/16/2002
End Year	2029	Certification Request Date	6/17/2002
Base Value Year	2001	Certification Date	7/24/2002
Base Rate Year	2002	Knockdown Rule Date	6/29/1905
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2029

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	67,047
Original Net Tax Capacity	1,029
Net Tax Capacity Change	66,018
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	66,018
Retained as a % of Current Net Tax Capacity	98.465%
Total Captured Tax Increment Tax	\$69,014.88
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$69,014.88
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$69,014.88
Projected State Auditor .36% Admin Fee	(\$248.45)
Projected Net to District	\$68,766.43





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0071-0 Stillwater 10		
State Description	TIF DIST 10 (71) HSG PROJ		
Category	Primary		
Type	Redevelopment		
Start Year	2004	TIF Plan Date	5/20/2003
End Year	2029	Certification Request Date	6/12/2003
Base Value Year	2002	Certification Date	7/23/2003
Base Rate Year	2003	Knockdown Rule Date	2008
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2029

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	2,412,469
Original Net Tax Capacity	152,932
Net Tax Capacity Change	2,259,537
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	(21)
Retained Captured Tax Capacity	2,259,516
Retained as a % of Current Net Tax Capacity	93.661%
Total Captured Tax Increment Tax	\$2,283,712.29
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$2,283,712.29
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$2,283,712.29
Projected State Auditor .36% Admin Fee	(\$8,221.36)
Projected Net to District	\$2,275,490.93





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0071-1 Stillwater 10		
State Description	TIF DIST 10 (71) HSG PROJ		
Category	Sub-District		
Type	Hazardous Substance		
Start Year	2004	TIF Plan Date	5/20/2003
End Year	2029	Certification Request Date	6/12/2003
Base Value Year	2002	Certification Date	7/23/2003
Base Rate Year	2003	Knockdown Rule Date	2008
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2029

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	0
Original Net Tax Capacity	1,476
Net Tax Capacity Change	1,476
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	1,476
Retained as a % of Current Net Tax Capacity	39.849%
Total Captured Tax Increment Tax	\$1,492.03
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$1,492.03
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$1,492.03
Projected State Auditor .36% Admin Fee	(\$5.37)
Projected Net to District	\$1,486.66





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0085-0 Stillwater 11		
State Description	TIF DIST 11 (85)		
Category	Primary		
Type	Redevelopment		
Start Year	2015	TIF Plan Date	6/3/2014
End Year	2041	Certification Request Date	6/6/2014
Base Value Year	2013	Certification Date	6/12/2014
Base Rate Year	2014	Knockdown Rule Date	2/1/2019
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2041

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	175,250
Original Net Tax Capacity	3,902
Net Tax Capacity Change	171,348
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	171,348
Retained as a % of Current Net Tax Capacity	97.773%
Total Captured Tax Increment Tax	\$173,188.97
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$173,188.97
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$173,188.97
Projected State Auditor .36% Admin Fee	(\$623.48)
Projected Net to District	\$172,565.49





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0093-0 Stillwater TIF 12		
State Description	TIF DIST 12 (93)		
Category	Primary		
Type	Redevelopment		
Start Year	2018	TIF Plan Date	6/20/2017
End Year	2043	Certification Request Date	6/27/2017
Base Value Year	2016	Certification Date	7/20/2017
Base Rate Year	2017	Knockdown Rule Date	2/1/2022
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2043

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	241,378
Original Net Tax Capacity	13,290
Net Tax Capacity Change	228,088
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	(1)
Retained Captured Tax Capacity	228,087
Retained as a % of Current Net Tax Capacity	94.494%
Total Captured Tax Increment Tax	\$230,536.92
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$230,536.92
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$230,536.92
Projected State Auditor .36% Admin Fee	(\$829.93)
Projected Net to District	\$229,706.99





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0094-0 Stillwater TIF 13		
State Description	TIF DIST 13 (94)		
Category	Primary		
Type	Redevelopment		
Start Year	2018	TIF Plan Date	6/20/2017
End Year	2043	Certification Request Date	6/27/2017
Base Value Year	2016	Certification Date	7/20/2017
Base Rate Year	2017	Knockdown Rule Date	2/1/2022
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2043

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	166,404
Original Net Tax Capacity	48,436
Net Tax Capacity Change	117,968
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	117,968
Retained as a % of Current Net Tax Capacity	70.893%
Total Captured Tax Increment Tax	\$119,234.15
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$119,234.15
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$119,234.15
Projected State Auditor .36% Admin Fee	(\$429.24)
Projected Net to District	\$118,804.91





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF STILLWATER
CITY ADMINISTRATOR
216 N 4TH ST
STILLWATER MN 55082

TIF District	0103-0 STILLWATER 14		
State Description	TIF DIST 14 (103)		
Category	Primary		
Type	Redevelopment		
Start Year	2024	TIF Plan Date	9/21/2021
End Year	2049	Certification Request Date	6/30/2022
Base Value Year	2021	Certification Date	1/4/2023
Base Rate Year	2022	Knockdown Rule Date	2/1/2027
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2049

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	233,248
Original Net Tax Capacity	20,095
Net Tax Capacity Change	213,153
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	213,153
Retained as a % of Current Net Tax Capacity	91.385%
Total Captured Tax Increment Tax	\$215,442.84
Less Excess Tax Increment due to increase in tax rate	\$1,013.81
Tax Increment District Gross Tax	\$214,429.03
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$214,429.03
Projected State Auditor .36% Admin Fee	(\$771.94)
Projected Net to District	\$213,657.09





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF WOODBURY
CITY ADMINISTRATOR
8301 VALLEY CREEK RD
WOODBURY MN 55125

TIF District	0064-0 Woodbury 1-13		
State Description	TIF DIST 13 (64) PRES HOMES/SR		
Category	Primary		
Type	Housing		
Start Year	2001	TIF Plan Date	4/28/1999
End Year	2031	Certification Request Date	7/26/1999
Base Value Year	1999	Certification Date	11/28/2000
Base Rate Year	2000	Knockdown Rule Date	2005
Fiscal Disparity B Election	No	Projected Decertification Date	12/31/2031

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	190,164
Original Net Tax Capacity	1,558
Net Tax Capacity Change	188,606
Fiscal Disparity Deduction	0
Tax Capacity Adjustment (rounding)	0
Retained Captured Tax Capacity	188,606
Retained as a % of Current Net Tax Capacity	99.181%
Total Captured Tax Increment Tax	\$173,424.86
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$173,424.86
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$173,424.86
Projected State Auditor .36% Admin Fee	(\$624.33)
Projected Net to District	\$172,800.53





**PROPERTY RECORDS &
TAXPAYER SERVICES**

Amy Stenftenagel, Director
Joanne Helm, Deputy Director

March 31, 2025

CITY OF WOODBURY
CITY ADMINISTRATOR
8301 VALLEY CREEK RD
WOODBURY MN 55125

TIF District	0100-0 WOODBURY TIF 1-15		
State Description	TIF DIST 1-15 (100)		
Category	Primary		
Type	Redevelopment		
Start Year	2022	TIF Plan Date	10/9/2019
End Year	2047	Certification Request Date	11/10/2020
Base Value Year	2020	Certification Date	1/8/2021
Base Rate Year	2021	Knockdown Rule Date	2/1/2025
Fiscal Disparity B Election	Yes	Projected Decertification Date	12/31/2047

Certification of Tax Increment Financing Net Tax capacities and Taxes for the District for Taxes payable in 2025:

Current Net Tax Capacity	174,898
Original Net Tax Capacity	94,670
Net Tax Capacity Change	80,228
Fiscal Disparity Deduction	30,273
Tax Capacity Adjustment (rounding)	(1)
Retained Captured Tax Capacity	49,954
Retained as a % of Current Net Tax Capacity	28.562%
Total Captured Tax Increment Tax	\$47,012.88
Less Excess Tax Increment due to increase in tax rate	\$0.00
Tax Increment District Gross Tax	\$47,012.88
TIF District School Building Bond Ag Credit	\$0.00
Tax Increment District Net Tax	\$47,012.88
Projected State Auditor .36% Admin Fee	(\$169.25)
Projected Net to District	\$46,843.63

