

## WASHINGTON COUNTY ESTIMATED PAY 2026 VALUES

**Note: these values are only an ESTIMATE of Pay 2026, 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 2025									Estimated Pay 2026								
		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	15,643,700	715,286,000	692,758,500	707,503,700	7,895,217	0	0	65,513	7,829,704	13,454,700	728,873,200	703,484,400	719,269,300	8,016,319	0	0	79,912	7,936,407
0004	Denmark	5,742,400	707,407,200	558,542,500	677,828,700	7,342,789	0	0	363,962	6,978,827	5,758,000	732,603,100	548,192,300	674,205,100	7,271,602	0	0	345,862	6,925,740
0009	May	5,548,400	1,015,574,300	841,232,100	974,159,900	10,473,986	0	0	232,231	10,241,755	8,163,600	1,078,820,500	914,578,600	1,037,779,500	11,280,814	0	0	258,575	11,022,239
0011	Grey Cloud Island	9,300	65,606,400	60,071,800	64,739,800	710,121	0	0	33,665	676,456	82,100	68,400,900	62,655,400	67,482,200	744,057	0	0	32,950	711,107
0014	Stillwater Twp	3,004,400	612,060,500	549,371,900	587,681,400	6,280,144	5	0	41,310	6,238,829	5,110,100	611,309,800	549,412,400	586,283,200	6,286,122	6	0	43,336	6,242,780
0017	West Lakeland	4,291,100	1,018,880,200	987,703,000	1,008,188,500	10,996,083	0	0	181,841	10,814,242	7,277,400	1,120,119,800	1,084,750,200	1,108,141,900	12,223,834	0	0	185,813	12,038,021
0100	Afton	10,899,300	984,856,600	876,890,100	955,871,300	10,581,518	0	0	359,494	10,222,024	13,016,600	1,062,080,500	937,292,300	1,024,775,800	11,409,844	0	0	420,273	10,989,571
0200	Bayport	3,000,300	496,426,200	493,671,300	485,884,700	5,588,870	0	0	378,084	5,210,786	1,479,700	523,632,600	520,888,000	513,750,500	5,926,604	0	0	386,568	5,540,036
0300	Birchwood	1,026,600	222,694,200	219,293,500	219,293,500	2,372,771	0	0	0	2,372,771	2,108,300	220,721,700	217,320,400	217,578,000	2,346,228	0	0	0	2,346,228
0400	Scandia	7,461,300	1,078,555,800	931,340,800	1,039,417,800	10,972,751	153	0	254,746	10,717,852	7,365,100	1,125,760,100	977,920,700	1,089,736,500	11,568,320	165	0	270,138	11,298,017
0500	Dellwood	3,628,700	520,000,100	508,201,100	516,353,800	6,068,435	0	0	143,971	5,924,464	2,185,200	489,145,300	477,713,900	485,408,100	5,688,414	0	0	151,999	5,536,415
0600	Forest Lake	24,335,900	3,618,030,300	3,476,292,800	3,515,119,700	39,673,728	142	515,772	2,800,127	36,357,687	33,390,500	3,640,026,600	3,497,242,500	3,536,777,800	39,973,146	153	512,349	2,662,537	36,798,107
0700	Hugo	49,528,200	3,078,362,000	2,936,206,900	2,955,143,000	32,272,299	238	0	1,739,838	30,532,223	68,807,800	3,237,968,300	3,098,011,600	3,120,526,600	34,039,924	258	0	1,759,403	32,280,263
0800	Lake Elmo	100,320,900	3,389,781,600	3,281,532,900	3,324,534,800	37,635,595	105	0	1,687,608	35,947,882	84,250,800	3,502,934,100	3,391,834,000	3,433,372,600	39,089,357	113	0	1,821,902	37,267,342
0900	Lakeland Shores	1,109,100	84,023,300	83,618,700	83,023,100	926,013	0	0	22,859	903,154	365,700	83,240,600	82,848,900	82,176,700	919,462	0	0	23,446	896,016
1000	Mahtomedi	22,401,400	1,627,991,700	1,599,690,100	1,604,922,500	17,538,299	0	149,179	675,761	16,713,359	14,456,900	1,661,339,000	1,632,686,400	1,640,304,300	17,939,174	0	205,479	674,215	17,059,480
1100	Marine on St Croix	1,671,900	212,896,600	204,304,800	210,974,000	2,315,708	0	0	75,730	2,239,978	1,108,400	225,388,000	216,727,200	223,840,700	2,469,629	0	0	78,964	2,390,665
1200	Newport	2,836,000	660,784,700	635,472,600	638,423,800	7,729,607	0	32,900	943,202	6,753,505	10,593,200	711,619,100	679,897,900	691,365,600	8,271,526	0	55,349	956,099	7,260,078
1300	St Paul Park	2,069,100	613,676,900	603,809,500	573,777,900	6,557,644	0	223	603,855	5,953,566	2,726,100	638,121,200	627,788,100	599,792,300	6,827,760	0	68	605,314	6,222,378
1400	Landfall	0	12,303,900	12,303,900	12,303,900	241,696	0	0	91,125	150,571	0	12,322,500	12,322,500	12,322,500	242,044	0	0	91,422	150,622
1500	Stillwater City	25,815,200	3,816,722,600	3,740,668,200	3,743,269,300	42,602,111	8	3,057,566	3,500,629	36,043,908	24,012,100	3,859,420,300	3,784,507,000	3,785,948,000	43,183,321	8	3,076,688	3,593,535	36,513,090
1600	Willernie	80,300	68,878,600	68,401,100	64,650,900	719,942	0	0	56,201	663,741	118,400	74,597,600	74,019,500	70,550,600	777,808	0	0	56,607	721,201
1700	Oak Park Heights	2,916,800	1,125,106,400	1,100,493,300	1,106,127,600	16,323,918	148	294,104	3,521,891	12,507,775	3,671,600	1,174,488,000	1,150,039,300	1,157,863,900	17,063,865	161	294,104	3,343,710	13,425,890
1800	St Mary's Point	544,100	121,569,800	116,899,500	119,900,600	1,329,676	0	0	0	1,329,676	135,400	114,892,600	110,424,000	112,917,000	1,254,505	0	0	0	1,254,505
1900	Lakeland	1,851,200	336,514,900	330,795,400	325,483,500	3,580,733	0	56,996	123,893	3,399,844	772,300	356,836,300	350,385,000	346,531,200	3,810,842	0	56,978	134,315	3,619,549
2000	Lake St Croix Beach	242,900	167,554,100	165,129,300	159,636,900	1,645,305	0	0	20,495	1,624,810	712,400	182,727,300	179,835,100	175,506,800	1,809,649	0	0	23,114	1,786,535
2100	Pine Springs	124,100	86,545,100	85,045,100	84,892,300	899,141	0	0	7,412	891,729	111,900	85,709,500	84,209,500	84,059,100	892,842	0	0	9,350	883,492
2200	Cottage Grove	175,296,900	6,369,508,200	6,137,012,000	6,120,695,600	68,560,468	0	1,364,606	4,895,734	62,300,128	168,170,700	6,764,223,100	6,509,961,500	6,507,597,500	72,930,034	0	1,381,229	5,215,593	66,333,212
2500	Woodbury	298,261,700	15,014,376,300	14,709,749,100	14,683,850,600	171,628,625	0	238,560	15,311,451	156,078,614	246,082,500	15,485,252,300	15,184,672,400	15,174,630,600	176,992,449	0	229,718	15,703,467	161,059,264
2600	Oakdale	112,145,500	4,226,593,500	4,081,696,700	4,060,974,100	47,029,380	0	1,215,101	5,089,712	40,724,567	149,945,600	4,392,167,500	4,232,874,500	4,227,249,100	48,737,384	0	1,129,134	5,242,242	42,366,008
2700	Grant	12,481,700	1,266,064,100	1,180,855,100	1,235,756,700	13,522,108	238	0	247,501	13,274,369	10,839,200	1,326,067,900	1,240,781,200	1,296,904,600	14,296,411	457	0	254,454	14,041,500
7500	Hastings	0	3,396,700	3,368,200	3,368,600	57,463	0	0	19,254	38,209	0	3,524,700	3,496,200	3,496,700	59,980	0	0	19,161	40,819
9400	White Bear Lake	267,000	56,649,200	56,349,200	55,076,700	663,089	0	0	62,119	600,970	0	56,977,700	56,677,700	55,386,300	669,229	0	0	59,706	609,523
<b>Grand Total</b>		<b>894,555,400</b>	<b>53,394,678,000</b>	<b>51,328,771,000</b>	<b>51,919,164,300</b>	<b>592,735,233</b>	<b>1,037</b>	<b>6,925,007</b>	<b>43,551,214</b>	<b>542,257,975</b>	<b>886,272,300</b>	<b>55,351,311,700</b>	<b>53,195,450,600</b>	<b>53,863,530,600</b>	<b>615,012,499</b>	<b>1,321</b>	<b>6,941,096</b>	<b>44,503,982</b>	<b>563,566,100</b>

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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	5,751,700	770,342,200	623,935,800	738,783,600	8,069,421	0	0	419,596	7,649,825	7,308,200	798,173,900	619,647,200	740,369,500	8,067,970	0	0	406,786	7,661,184
0622	N St Paul/Mpwd/Oakdale	121,637,100	6,409,770,100	6,240,647,000	6,214,649,500	77,605,876	0	1,215,101	11,526,418	64,864,357	195,152,000	6,627,244,600	6,440,516,200	6,430,575,000	80,058,711	0	1,129,134	11,924,989	67,004,588
0624	White Bear Lake	30,716,000	2,533,339,600	2,480,620,400	2,438,685,700	26,957,937	0	0	1,595,777	25,362,160	37,102,100	2,626,733,900	2,572,535,400	2,534,472,600	27,928,618	0	0	1,584,922	26,343,696
0831	Forest Lake	42,231,600	5,083,619,800	4,724,761,900	4,915,533,000	54,447,104	424	515,772	3,227,244	50,703,664	63,849,800	5,195,416,700	4,840,617,700	5,033,742,000	55,874,441	457	512,349	3,140,828	52,220,807
0832	Mahtomedi	40,683,600	3,423,256,500	3,323,097,800	3,369,919,900	37,287,693	240	149,179	1,050,709	36,087,565	31,815,100	3,484,065,700	3,382,501,800	3,431,300,400	38,013,631	459	205,479	1,072,967	36,734,726
0833	South Washington Co	379,476,600	18,804,985,100	18,286,837,000	18,218,293,300	203,427,077	0	1,636,289	12,489,608	189,301,180	368,956,100	19,643,969,600	19,100,959,900	19,069,662,500	212,733,971	0	1,666,364	12,966,387	198,101,220
0834	Stillwater	272,496,700	16,213,851,200	15,513,015,700	15,873,188,000	183,392,158	362	3,408,666	13,215,262	166,767,868	181,123,100	16,811,818,600	16,094,662,500	16,464,416,200	190,676,918	393	3,427,770	13,378,110	173,870,645
2144	Chisago Lakes	1,562,100	155,513,500	135,855,400	150,111,300	1,547,967	11	0	26,600	1,521,356	965,900	163,888,700	144,009,900	158,992,400	1,658,239	12	0	28,993	1,629,234
Grand Total		894,555,400	53,394,678,000	51,328,771,000	51,919,164,300	592,735,233	1,037	6,925,007	43,551,214	542,257,975	886,272,300	55,351,311,700	53,195,450,600	53,863,530,600	615,012,499	1,321	6,941,096	44,503,982	563,566,100
0	None	41,777,600	4,627,857,600	4,526,858,800	4,528,563,200	53,294,245	91	3,342,648	4,713,468	45,238,038	26,389,700	4,810,287,800	4,703,533,000	4,712,613,700	55,613,393	99	3,361,752	4,769,818	47,481,724
10	Carnelian Marine	15,248,500	2,544,030,600	2,208,201,900	2,455,980,600	26,331,691	72	0	493,331	25,838,288	18,722,600	2,639,997,700	2,315,301,200	2,553,890,700	27,558,060	78	0	529,232	27,028,750
14	South Washington	415,579,800	20,880,712,400	20,217,608,600	20,293,716,400	230,280,732	0	1,586,335	17,029,919	211,664,478	423,628,800	21,771,149,400	21,052,818,000	21,170,787,600	239,989,018	0	1,616,851	17,623,665	220,748,502
34	Ramsey-Washington Metro	36,751,500	4,726,659,600	4,601,818,000	4,553,842,900	56,550,408	0	1,038,474	8,062,710	47,449,224	63,498,900	4,858,002,300	4,708,406,300	4,685,821,800	57,805,392	0	952,454	8,279,903	48,573,035
38	Rice Creek	86,460,500	7,006,185,400	6,731,639,000	6,795,464,900	74,455,139	224	163,816	3,218,724	71,072,375	102,927,300	7,196,245,200	6,921,056,100	6,992,147,900	76,599,982	442	221,101	3,230,555	73,147,884
54	Valley Branch	263,546,000	8,146,674,800	7,799,983,700	7,953,694,300	90,361,282	174	226,581	5,232,862	84,901,665	205,686,700	8,535,896,400	8,172,633,000	8,331,608,500	94,971,504	187	226,193	5,464,874	89,280,250
69	Brown's Creek	17,958,900	2,967,567,700	2,846,215,100	2,907,613,000	33,815,392	295	66,018	2,872,757	30,876,322	27,363,600	3,023,821,600	2,903,941,300	2,963,491,600	34,546,725	320	66,018	2,790,456	31,689,931
71	Comfort Lake-Forest Lake	17,232,600	2,494,989,900	2,396,445,900	2,430,289,000	27,646,344	181	501,135	1,927,443	25,217,585	18,054,700	2,515,911,300	2,417,761,700	2,453,168,800	27,928,425	195	496,727	1,815,479	25,616,024
Grand Total		894,555,400	53,394,678,000	51,328,771,000	51,919,164,300	592,735,233	1,037	6,925,007	43,551,214	542,257,975	886,272,300	55,351,311,700	53,195,450,600	53,863,530,600	615,012,499	1,321	6,941,096	44,503,982	563,566,100

**WASHINGTON COUNTY  
ESTIMATED PAY 2026 VALUES**

Tax Authority		2026 EMV Change Due to		Change from 2025 to Estimated 2026								
		New Const	Other	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	FD Contribution	Taxable for LTR
0002	Baytown	2%	0%	-14%	2%	2%	2%	2%	0%	0%	22%	1.4%
0004	Denmark	1%	3%	0%	4%	-2%	-1%	-1%	0%	0%	-5%	-0.8%
0009	May	1%	5%	47%	6%	9%	7%	8%	0%	0%	11%	7.6%
0011	Grey Cloud Island	0%	4%	783%	4%	4%	4%	5%	0%	0%	-2%	5.1%
0014	Stillwater Twp	1%	-1%	70%	0%	0%	0%	0%	20%	0%	5%	0.1%
0017	West Lakeland	1%	9%	70%	10%	10%	10%	11%	0%	0%	2%	11.3%
0100	Afton	1%	7%	19%	8%	7%	7%	8%	0%	0%	17%	7.5%
0200	Bayport	0%	5%	-51%	5%	6%	6%	6%	0%	0%	2%	6.3%
0300	Birchwood	1%	-2%	105%	-1%	-1%	-1%	-1%	0%	0%	0%	-1.1%
0400	Scandia	1%	4%	-1%	4%	5%	5%	5%	8%	0%	6%	5.4%
0500	Dellwood	0%	-6%	-40%	-6%	-6%	-6%	-6%	0%	0%	6%	-6.5%
0600	Forest Lake	1%	0%	37%	1%	1%	1%	1%	8%	-1%	-5%	1.2%
0700	Hugo	2%	3%	39%	5%	6%	6%	5%	8%	0%	1%	5.7%
0800	Lake Elmo	2%	1%	-16%	3%	3%	3%	4%	8%	0%	8%	3.7%
0900	Lakeland Shores	0%	-1%	-67%	-1%	-1%	-1%	-1%	0%	0%	3%	-0.8%
1000	Mahtomedi	1%	1%	-35%	2%	2%	2%	2%	0%	38%	0%	2.1%
1100	Marine on St Croix	1%	5%	-34%	6%	6%	6%	7%	0%	0%	4%	6.7%
1200	Newport	2%	6%	274%	8%	7%	8%	7%	0%	68%	1%	7.5%
1300	St Paul Park	0%	4%	32%	4%	4%	5%	4%	0%	-70%	0%	4.5%
1400	Landfall	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%
1500	Stillwater City	1%	0%	-7%	1%	1%	1%	1%	0%	1%	3%	1.3%
1600	Willernie	0%	8%	47%	8%	8%	9%	8%	0%	0%	1%	8.7%
1700	Oak Park Heights	0%	4%	26%	4%	5%	5%	5%	9%	0%	-5%	7.3%
1800	St Mary's Point	0%	-6%	-75%	-5%	-6%	-6%	-6%	0%	0%	0%	-5.7%
1900	Lakeland	0%	6%	-58%	6%	6%	6%	6%	0%	0%	8%	6.5%
2000	Lake St Croix Beach	0%	9%	193%	9%	9%	10%	10%	0%	0%	13%	10.0%
2100	Pine Springs	0%	-1%	-10%	-1%	-1%	-1%	-1%	0%	0%	26%	-0.9%
2200	Cottage Grove	3%	4%	-4%	6%	6%	6%	6%	0%	1%	7%	6.5%
2500	Woodbury	2%	1%	-17%	3%	3%	3%	3%	0%	-4%	3%	3.2%
2600	Oakdale	4%	0%	34%	4%	4%	4%	4%	0%	-7%	3%	4.0%
2700	Grant	1%	4%	-13%	5%	5%	5%	6%	92%	0%	3%	5.8%
7500	Hastings	0%	4%	0%	4%	4%	4%	4%	0%	0%	0%	6.8%
9400	White Bear Lake	0%	1%	-100%	1%	1%	1%	1%	0%	0%	-4%	1.4%
Grand Total		2%	2%	-1%	4%	4%	4%	4%	27%	0%	2%	3.9%

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0200	Hastings	1%	3%	27%	4%	-1%	0%	0%	0%	0%	0%	-3%	0.1%
0622	N St Paul/Mpwd/Oakdale	3%	0%	60%	3%	3%	3%	3%	0%	-7%	3%	3.3%	
0624	White Bear Lake	1%	2%	21%	4%	4%	4%	4%	0%	0%	-1%	3.9%	
0831	Forest Lake	1%	1%	51%	2%	2%	2%	3%	8%	-1%	-3%	3.0%	
0832	Mahtomedi	1%	1%	-22%	2%	2%	2%	2%	91%	38%	2%	1.8%	
0833	South Washington Co	2%	2%	-3%	4%	4%	5%	5%	0%	2%	4%	4.6%	
0834	Stillwater	1%	3%	-34%	4%	4%	4%	4%	9%	1%	1%	4.3%	
2144	Chisago Lakes	1%	5%	-38%	5%	6%	6%	7%	9%	0%	9%	7.1%	
Grand Total		2%	2%	-1%	4%	4%	4%	4%	27%	0%	2%	3.9%	
0	None	1%	3%	-37%	4%	4%	4%	4%	9%	1%	1%	5.0%	
10	Carmelian Marine	1%	3%	23%	4%	5%	4%	5%	8%	0%	7%	4.6%	
14	South Washington	2%	2%	2%	4%	4%	4%	4%	0%	2%	3%	4.3%	
34	Ramsey-Washington Metro	1%	1%	73%	3%	2%	3%	2%	0%	-8%	3%	2.4%	
38	Rice Creek	1%	1%	19%	3%	3%	3%	3%	97%	35%	0%	2.9%	
54	Valley Branch	3%	2%	-22%	5%	5%	5%	5%	7%	0%	4%	5.2%	
69	Brown's Creek	1%	1%	52%	2%	2%	2%	2%	8%	0%	-3%	2.6%	
71	Comfort Lake-Forest Lake	1%	0%	5%	1%	1%	1%	1%	8%	-1%	-6%	1.6%	
Grand Total		2%	2%	-1%	4%	4%	4%	4%	27%	0%	2%	3.9%	