



Taxes Proposed in 2026

November 18, 2025

What are taxpayers seeing



What taxpayers are seeing

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What are taxpayers seeing



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Taxes Proposed in 2026

- 109,346 Truth in Taxation Notices were mailed mid-November
- The total amount billed of **\$728.3 million** is an increase of 5.7% over 2025
- The 2025 total of \$689.1 million was a 5.7% increase over the \$652.2 million billed in 2024

What are taxpayers seeing on their proposed notices?

	Residential Homestead Parcels	Apartment Parcels	Commercial Industrial Utility Parcels
Median Value	1.7% increase before homestead exclusion 1.8% increase after homestead exclusion	0.0%	0.0%
Total Tax	3.9%	1.5%	3.3%
County Tax	4.3%	-	-

ALL PARCELS

1.7% Value increase



3.7% Total Tax increase



Total Tax by Range of Change



3.7% All parcels



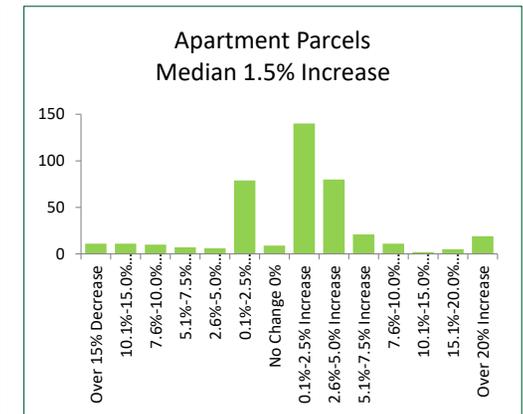
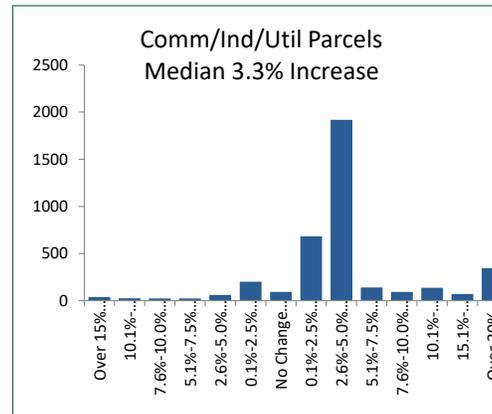
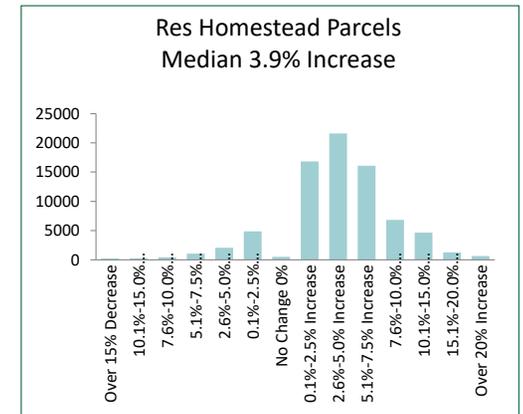
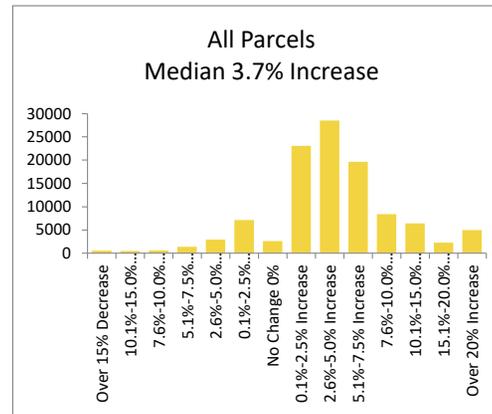
3.9% Residential Homestead parcels



3.3% Commercial Industrial Utility parcels



1.5% Apartment parcels



Residential Homestead



Counts of Proposed 2026 Tax Notices by range of % increase/decrease in TOTAL tax

SD	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	200	1,568,300	5.2%	\$349	2.9%	0	0	0	0	0	1	2	0	0	0	0	0	3	0	3
	833	608,700	6.2%	\$453	6.8%	0	0	0	0	0	0	2	30	7	0	0	0	39	0	39
	834	651,700	6.2%	\$283	4.8%	4	4	0	2	1	6	32	426	325	21	10	4	845	17	828
	Total	651,300	6.2%	\$287	4.9%	4	4	0	2	1	6	33	430	355	28	10	4	887	17	870
City of Bayport	834	390,500	1.7%	\$49	1.4%	2	1	0	6	131	123	143	30	31	19	97	157	753	263	490
City of Birchwood	624	435,400	0.3%	\$193	4.9%	2	0	2	0	11	31	27	87	131	2	1	1	298	46	252
City of Cottage Grove	200	500,200	4.2%	\$314	6.0%	1	0	0	0	1	3	9	28	31	4	22	6	106	5	101
	833	366,900	3.4%	\$301	6.4%	37	1	5	11	71	629	1,018	1,810	3,685	2,385	1,532	409	11,735	754	10,981
	Total	367,700	3.4%	\$301	6.4%	38	1	5	11	72	632	1,027	1,838	3,716	2,389	1,554	415	11,841	759	11,082
City of Dellwood	832	733,900	-8.4%	(\$583)	-5.6%	0	45	76	46	55	26	4	10	44	13	1	1	321	248	73
City of Forest Lake	831	390,600	0.2%	\$223	5.1%	14	3	6	40	74	235	500	1,709	2,193	431	202	17	5,445	372	5,073
City of Grant	832	689,300	3.9%	\$375	6.7%	0	0	1	0	3	0	16	113	317	133	89	11	686	4	682
	834	643,300	3.7%	\$168	3.9%	1	0	1	0	1	3	86	292	82	62	14	2	547	6	541
	Total	664,800	3.8%	\$317	5.7%	1	0	2	0	4	3	102	405	399	195	103	13	1,233	10	1,223
City of Hastings	200	379,700	0.7%	\$31	0.5%	0	0	0	0	0	2	0	0	0	0	0	0	2	0	2
City of Hugo	624	382,900	2.9%	\$155	3.7%	12	3	29	178	381	265	482	1,495	648	440	341	34	4,355	868	3,487
	831	482,500	3.4%	\$186	3.7%	0	19	0	1	0	0	33	247	56	101	22	2	498	20	478
	832	694,900	3.3%	\$327	4.4%	0	0	0	1	0	0	13	138	43	34	7	0	239	1	238
	834	583,800	3.3%	\$133	2.4%	0	0	0	0	0	2	94	63	3	1	0	2	167	2	165
	Total	413,200	3.1%	\$169	3.7%	12	22	29	180	381	267	622	1,943	750	576	370	38	5,259	891	4,368
City of Lake Elmo	622	559,100	0.0%	\$161	2.9%	5	0	2	41	20	23	161	383	82	34	43	0	796	91	705
	832	491,100	-5.6%	(\$157)	-3.3%	0	0	0	21	45	6	4	38	1	0	1	0	116	72	44
	834	593,800	-0.1%	\$57	1.3%	8	5	3	12	185	836	1,174	322	167	98	14	2	2,871	1,049	1,822
	Total	584,500	0.0%	\$83	1.5%	13	5	5	74	250	865	1,339	743	250	132	58	2	3,783	1,212	2,571
City of Lake St Croix Beach	834	337,500	9.4%	\$353	12.2%	2	1	0	0	0	1	1	21	11	59	216	71	398	4	394
City of Lakeland	834	355,800	6.1%	\$191	6.2%	2	1	0	0	0	6	4	71	432	60	18	2	600	9	591
City of Lakeland Shores	834	435,800	-2.4%	(\$361)	-9.5%	3	27	51	15	2	0	0	1	0	0	1	0	100	98	2
City of Landfall	622																		0	0
City of Mahtomedi	832	457,900	1.0%	\$245	4.8%	3	4	5	5	4	44	76	1,106	681	116	245	28	2,329	65	2,264
City of Marine on St Croix	834	539,700	5.0%	\$262	3.7%	0	0	0	0	2	11	51	114	29	21	4	0	250	13	237
City of Newport	833	326,900	8.2%	\$356	8.0%	3	1	0	0	1	16	40	169	255	203	266	59	1,036	21	1,015

Residential Homestead



Counts of Proposed 2026 Tax Notices by range of % increase/decrease in TOTAL tax

City of Oak Park Heights	834	360,600	6.9%	\$235	6.1%	3	0	0	3	72	9	126	136	363	132	104	35	21	1,004	87	917
City of Oakdale	622	346,300	0.8%	\$81	2.0%	11	10	20	122	77	687	3,693	2,147	954	229	38	8	20	8,016	927	7,089
City of Pine Springs	622	405,600	-0.5%	\$4	0.1%	0	0	0	0	0	1	3	0	0	0	0	0	0	4	1	3
	832	572,700	-0.8%	\$27	0.6%	0	0	0	2	1	30	85	3	0	0	1	0	0	122	33	89
	Total	568,500	-0.8%	\$27	0.6%	0	0	0	2	1	31	88	3	0	0	1	0	0	126	34	92
City of Scandia	831	502,900	5.2%	\$249	5.7%	22	38	19	4	13	129	66	148	333	160	89	13	15	1,049	225	824
	834	558,800	6.6%	\$257	5.3%	0	0	0	0	0	0	0	1	1	0	0	0	0	2	0	2
	2144	531,800	5.6%	\$255	6.0%	0	0	0	0	0	4	12	47	91	25	6	1	0	186	4	182
	Total	507,400	5.3%	\$251	5.8%	22	38	19	4	13	133	78	196	425	185	95	14	15	1,237	229	1,008
City of St Mary's Point	834	380,700	-10.0%	(\$316)	-9.2%	12	38	27	10	4	16	12	1	0	0	0	0	0	120	107	13
City of St Paul Park	833	292,600	3.3%	\$266	6.6%	2	6	12	34	6	9	16	550	199	54	446	138	43	1,515	69	1,446
City of Stillwater	834	415,600	1.0%	\$119	2.4%	9	4	12	176	144	883	1,695	2,165	472	94	10	9	18	5,691	1,228	4,463
City of White Bear Lake	832	354,600	0.0%	\$85	2.5%	0	0	0	0	0	1	44	47	0	0	0	0	0	92	1	91
City of Willernie	832	280,500	9.7%	\$319	10.7%	0	0	0	0	1	5	0	8	16	45	65	20	9	169	6	163
City of Woodbury	622	389,100	1.2%	\$172	3.7%	2	1	0	0	1	12	408	393	330	82	92	22	3	1,346	16	1,330
	833	469,500	1.0%	\$175	3.1%	38	16	22	62	39	626	5,015	6,241	3,303	1,106	190	24	72	16,754	803	15,951
	834	456,900	1.0%	\$93	2.0%	6	0	1	6	77	167	1,407	763	244	117	20	2	9	2,819	257	2,562
	Total	460,600	1.0%	\$161	3.1%	46	17	23	68	117	805	6,830	7,397	3,877	1,305	302	48	84	20,919	1,076	19,843
Town of Baytown	834	815,800	-1.7%	(\$188)	-2.7%	3	5	5	55	368	142	43	21	23	5	2	0	2	674	578	96
Town of Denmark	200	639,100	-4.5%	(\$242)	-4.6%	4	8	9	161	265	13	26	4	2	2	0	0	2	496	460	36
	833	556,300	-5.3%	(\$221)	-4.1%	0	0	0	1	8	0	0	0	0	0	0	0	0	9	9	0
	834	482,900	-5.5%	(\$201)	-5.0%	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0
	Total	635,000	-4.5%	(\$241)	-4.6%	4	8	9	162	274	13	26	4	2	2	0	0	2	506	470	36
Town of Grey Cloud Island	833	503,100	4.5%	\$547	9.5%	1	0	1	0	0	0	0	0	13	37	37	0	1	90	2	88
Town of May	831	554,400	14.8%	\$613	17.0%	0	0	0	0	0	0	1	6	2	4	28	73	17	131	0	131
	834	650,100	9.7%	\$425	8.9%	1	0	5	7	6	20	87	128	59	82	183	94	30	702	39	663
	Total	638,100	10.8%	\$497	10.4%	1	0	5	7	6	20	88	134	61	86	211	167	47	833	39	794
Town of Stillwater	834	635,600	-1.1%	(\$161)	-2.2%	6	25	118	48	81	223	9	26	25	9	22	14	2	608	501	107
Town of West Lakeland	834	704,100	10.1%	\$445	7.4%	3	16	0	3	40	21	76	99	367	399	169	14	7	1,214	83	1,131
County Total		420,900	1.7%	\$181	3.9%	222	282	432	1,073	2,192	5,264	16,795	21,611	16,074	6,826	4,647	1,276	655	77,349	9,465	67,884

Residential Homestead



Counts of Proposed 2026 Tax Notices by range of % increase/decrease in TOTAL tax

Taxing District	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase	
By School District:																					
SD 0200 Hastings	622,600	-4.2%	(\$227)	-4.2%	5	8	9	161	266	16	38	34	33	6	22	6	3	607	465	142	
SD 0622 Nsp/Mpwd/Oak	357,100	0.8%	\$91	2.4%	18	11	22	163	98	723	4,265	2,923	1,366	345	173	30	25	10,162	1,035	9,127	
SD 0624 White Bear Lake	389,300	2.8%	\$163	3.8%	14	3	31	178	392	296	509	1,582	779	442	342	35	50	4,653	914	3,739	
SD 0831 Forest Lake	422,000	0.5%	\$229	5.2%	36	60	25	45	87	364	600	2,110	2,584	696	341	105	70	7,123	617	6,506	
SD 0832 Mahtomedi	527,300	1.4%	\$263	4.9%	3	49	82	75	109	112	242	1,463	1,102	341	409	60	27	4,074	430	3,644	
SD 0833 South Washington	405,900	2.3%	\$235	4.7%	81	24	40	108	125	1,280	6,089	8,772	7,485	3,792	2,471	630	281	31,178	1,658	29,520	
SD 0834 Stillwater	504,900	1.6%	\$135	2.7%	65	127	223	343	1,115	2,469	5,040	4,680	2,634	1,179	883	409	199	19,366	4,342	15,024	
SD 2144 Chisago Lakes	531,800	5.6%	\$255	6.0%	0	0	0	0	0	4	12	47	91	25	6	1	0	186	4	182	
County Total	420,900	1.7%	\$181	3.9%	222	282	432	1,073	2,192	5,264	16,795	21,611	16,074	6,826	4,647	1,276	655	77,349	9,465	67,884	

- Note:
- Taxable Market Value is before reduction for Homestead Exclusion
 - Excludes parcels with new construction and classification changes
 - Only includes the main parcel with the house if a Homestead consists of multiple parcels

Commercial / Industrial / Utilities



Counts of Proposed 2026 Tax Notices by range of % increase/decrease in TOTAL tax

City/Township	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	631,700	0.0%	\$438	2.6%	0	0	0	0	1	0	0	31	0	0	2	1	4	39	1	38
City of Bayport	238,600	0.0%	\$88	2.3%	2	0	2	2	0	9	64	6	5	3	2	1	4	100	15	85
City of Birchwood	647,600	36.2%	\$5,018	41.4%	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1
City of Cottage Grove	302,400	0.0%	\$247	3.7%	2	2	1	3	10	6	9	290	5	2	5	7	36	378	24	354
City of Dellwood	292,500	0.0%	\$134	4.7%	0	0	0	0	0	1	0	21	1	0	0	0	2	25	1	24
City of Forest Lake	204,700	0.0%	\$222	4.5%	8	1	3	4	4	21	5	374	32	22	34	7	36	551	41	510
City of Grant	23,900	0.0%	\$4	1.1%	0	0	0	0	0	8	73	2	0	0	0	0	15	98	8	90
City of Hastings	322,600	1.8%	\$355	3.8%	0	0	0	0	0	0	3	0	1	1	0	0	1	6	0	6
City of Hugo	473,600	0.0%	\$340	2.7%	2	1	2	0	2	3	15	133	2	5	1	1	12	179	10	169
City of Lake Elmo	390,600	0.0%	\$438	3.1%	2	0	0	0	4	12	21	71	17	3	19	9	25	183	18	165
City of Lake St Croix Beach	335,400	0.0%	\$528	4.4%	0	0	0	0	0	0	0	6	0	0	2	1	0	9	0	9
City of Lakeland	258,400	0.0%	\$158	3.1%	0	0	1	1	1	4	0	13	1	1	3	0	6	31	7	24
City of Lakeland Shores	173,400	0.0%	(\$85)	-1.0%	1	0	0	0	0	4	0	0	0	0	1	0	0	6	5	1
City of Landfall	299,100	0.0%	\$431	5.0%	1	0	0	0	0	0	0	2	2	0	0	0	1	6	1	5
City of Mahtomedi	419,700	0.0%	\$512	4.0%	0	2	0	0	0	1	3	39	6	3	6	2	4	66	3	63
City of Marine on St Croix	170,600	0.0%	\$56	1.2%	0	0	0	0	0	0	11	0	0	0	0	0	1	12	0	12
City of Newport	71,000	0.0%	\$23	1.2%	1	0	3	1	0	6	140	5	2	1	4	1	4	168	11	157
City of Oak Park Heights	601,700	0.0%	\$152	0.8%	2	2	0	1	1	18	145	3	2	2	7	4	14	201	24	177
City of Oakdale	586,300	0.0%	\$570	3.2%	5	1	2	0	22	8	29	222	11	7	3	8	41	359	38	321
City of Pine Springs	271,100	-1.1%	\$163	2.3%	0	0	0	0	0	0	1	1	0	0	0	0	0	2	0	2
City of Scandia	113,800	0.0%	\$48	1.9%	1	0	0	0	0	3	44	5	0	0	3	0	5	61	4	57
City of St Mary's Point	98,200	7.4%	\$171	10.2%	0	0	0	0	0	0	0	1	0	0	0	1	0	2	0	2
City of St Paul Park	158,900	0.0%	\$99	3.7%	2	5	0	0	1	1	5	144	4	2	6	0	8	178	9	169
City of Stillwater	620,100	0.0%	\$749	3.2%	2	1	2	3	6	6	13	212	9	11	13	13	64	355	20	335
City of White Bear Lake	412,200	2.0%	\$1,470	5.0%	0	1	0	0	0	0	0	3	1	0	1	1	1	8	1	7
City of Willernie	173,300	0.0%	\$72	1.9%	0	0	0	0	0	0	27	1	0	1	0	0	1	30	0	30
City of Woodbury	1,784,600	0.0%	\$1,274	3.6%	8	8	7	7	11	15	33	315	35	24	23	10	37	533	56	477
Town of Baytown	52,200	0.0%	(\$4)	-0.6%	0	0	0	0	0	133	1	9	1	1	0	0	2	147	133	14
Town of Denmark	263,600	0.0%	\$22	0.3%	0	1	0	1	1	24	21	2	1	2	1	2	7	63	27	36
Town of Grey Cloud Island	89,000	0.0%	\$77	3.7%	0	0	0	0	0	2	1	6	0	1	0	0	2	12	2	10
Town of May	525,100	34.7%	\$2,959	36.3%	0	0	0	0	0	0	1	1	2	0	0	0	8	12	0	12
Town of Stillwater	1,321,000	6.4%	\$4,343	8.0%	0	0	0	0	0	0	2	0	0	0	1	0	1	4	0	4
Town of West Lakeland	268,400	0.0%	\$52	0.6%	0	0	0	0	0	5	16	0	0	1	0	1	1	24	5	19
County Total	333,900	0.0%	\$249	3.3%	39	25	23	23	64	290	683	1,918	140	93	137	70	344	3,849	464	3,385

Note: Excludes parcels with new construction and classification changes

Apartments

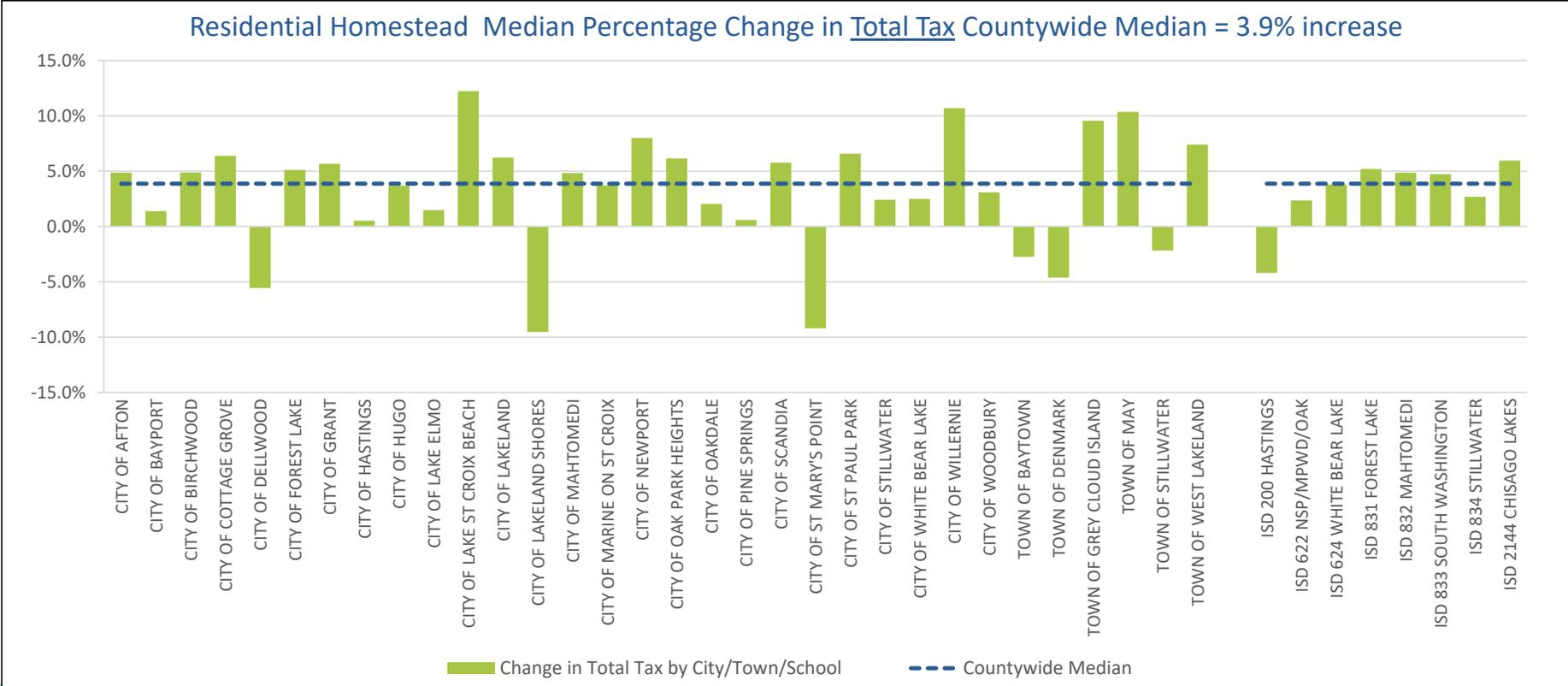


Counts of Proposed 2026 Tax Notices by range of % increase/decrease in TOTAL tax

City/Township	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	1,135,000	-0.2%	(\$184)	-1.4%	0	0	0	0	1	0	1	0	0	0	0	0	0	2	1	1
City of Bayport	495,400	0.0%	(\$16)	-0.3%	1	0	0	0	0	18	1	0	0	0	0	0	0	20	19	1
City of Birchwood																			0	0
City of Cottage Grove	8,383,900	0.0%	\$2,590	2.7%	0	0	1	0	0	0	2	13	1	0	0	0	2	19	1	18
City of Dellwood																			0	0
City of Forest Lake	2,670,400	0.0%	\$530	4.5%	8	1	1	4	0	0	1	26	11	6	0	3	1	62	14	48
City of Grant	1,530,000	0.9%	\$485	3.1%	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	1
City of Hastings																			0	0
City of Hugo	1,855,000	0.0%	\$116	0.3%	0	0	0	0	0	0	7	0	2	1	0	0	0	10	0	10
City of Lake Elmo	922,700	0.0%	\$332	1.7%	1	0	0	0	0	0	6	3	1	0	0	0	0	11	1	10
City of Lake St Croix Beach																			0	0
City of Lakeland	486,600	-0.4%	(\$46)	-0.8%	0	0	0	0	0	2	0	0	0	0	0	0	0	2	2	0
City of Lakeland Shores																			0	0
City of Landfall																			0	0
City of Mahtomedi	1,925,300	0.0%	\$359	3.7%	0	0	1	0	0	0	0	13	1	0	1	0	0	16	1	15
City of Marine on St Croix	246,600	0.0%	(\$61)	-1.7%	0	0	0	0	0	2	0	0	0	0	0	0	0	2	2	0
City of Newport	575,100	0.0%	(\$140)	-1.4%	0	8	0	1	0	32	0	0	1	0	0	0	1	43	41	2
City of Oak Park Heights	2,406,900	0.0%	(\$378)	-1.4%	0	0	1	0	0	21	2	0	0	0	0	0	0	24	22	2
City of Oakdale	840,000	0.0%	\$82	1.1%	1	1	1	0	2	2	34	0	2	0	0	0	6	49	7	42
City of Pine Springs																			0	0
City of Scandia																			0	0
City of St Mary's Point																			0	0
City of St Paul Park	525,300	0.0%	\$256	3.0%	0	0	0	0	0	0	2	21	0	0	0	0	0	23	0	23
City of Stillwater	619,300	0.0%	\$123	1.5%	0	1	2	0	0	1	47	0	0	0	0	0	2	53	4	49
City of White Bear Lake	14,446,100	1.0%	\$6,529	3.6%	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	1
City of Willernie	1,096,000	0.0%	(\$124)	-0.7%	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	0
City of Woodbury	6,995,900	0.0%	\$690	1.9%	0	0	3	2	2	8	37	1	2	4	1	2	7	69	15	54
Town of Baytown	769,700	0.0%	(\$60)	-0.8%	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	0
Town of Denmark	1,314,700	2.6%	\$393	3.4%	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	1
Town of Grey Cloud Island																			0	0
Town of May																			0	0
Town of Stillwater																			0	0
Town of West Lakeland	976,400	-0.8%	(\$481)	-4.6%	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0
County Total	1,080,000	0.0%	\$116	1.5%	11	11	10	7	6	88	140	80	21	11	2	5	19	411	133	278

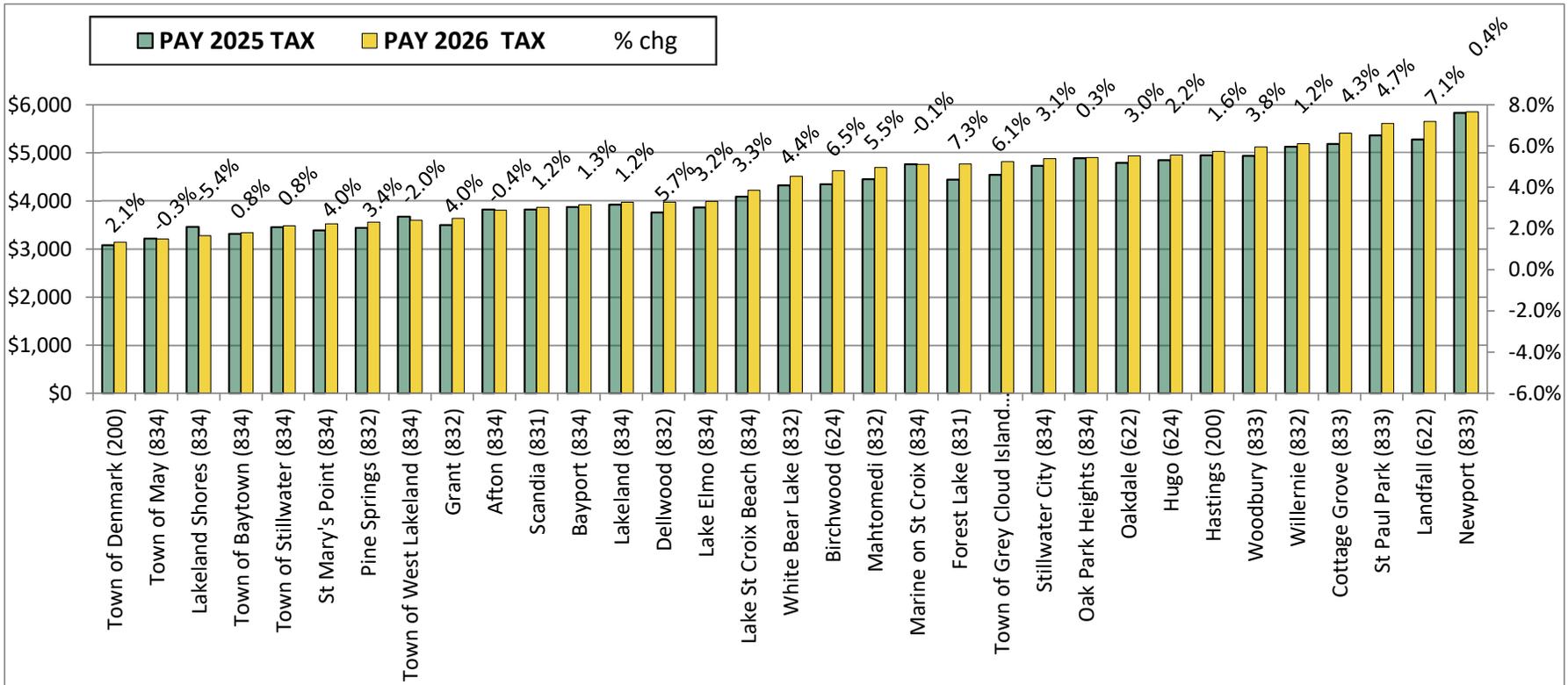
Note: Excludes parcels with new construction and classification changes

Residential Homestead Median Change in Total Tax



Total 2026 Net Tax on a Market Value of \$420,900

(Assuming an 1.7% Market Value increase from 2025)



Payable 2025 vs. Proposed 2026 Residential Homestead Taxes

(Assuming an 1.7% Market Value increase from 2025)

PART I – TOTAL NET TAX BY MUNICIPALITY (1 selected school district/watershed combination per municipality)

DISTRICT	SD/WS	Pay 2025 Tax Rate		Proposed Pay 2026 Tax Rate		PAY 2025 TAX					Proposed PAY 2026 TAX					PERCENTAGE CHANGE				
		Net		Net		Market Value:					Market Value:					Market Value:				
		Tax Capacity	Market Value	Tax Capacity	Market Value	196,700	295,000	413,900	491,600	590,000	200,000	300,000	420,900	500,000	600,000	200,000	300,000	420,900	500,000	600,000
Town of Baytown	834 54	66.152%	0.15467%	66.310%	0.14494%	1,415	2,275	3,317	3,997	4,964	1,426	2,294	3,343	4,030	5,014	0.8	0.8	0.8	0.8	1.0
Town of Denmark	200 14	55.100%	0.20549%	56.819%	0.19092%	1,329	2,121	3,080	3,706	4,587	1,356	2,166	3,146	3,786	4,697	2.0	2.1	2.1	2.2	2.4
Town of Grey Cloud Island	833 14	82.152%	0.29381%	87.389%	0.28850%	1,957	3,126	4,540	5,464	6,765	2,075	3,316	4,816	5,798	7,193	6.0	6.1	6.1	6.1	6.3
Town of May	834 10	63.719%	0.15467%	63.057%	0.14494%	1,374	2,209	3,218	3,878	4,815	1,371	2,203	3,209	3,868	4,811	-0.2	-0.3	-0.3	-0.3	-0.1
Town of Stillwater	834 10	69.606%	0.15467%	69.720%	0.14494%	1,473	2,370	3,456	4,166	5,176	1,485	2,390	3,484	4,200	5,227	0.8	0.8	0.8	0.8	1.0
Town of West Lakeland	834 54	74.999%	0.15467%	72.562%	0.14494%	1,563	2,519	3,675	4,430	5,506	1,534	2,469	3,601	4,341	5,405	-1.9	-2.0	-2.0	-2.0	-1.8
Afton	834 54	78.625%	0.15467%	77.568%	0.14494%	1,624	2,618	3,821	4,607	5,728	1,619	2,610	3,807	4,591	5,718	-0.3	-0.3	-0.4	-0.4	-0.2
Bayport	834	79.940%	0.15467%	80.432%	0.14494%	1,646	2,655	3,875	4,672	5,809	1,668	2,690	3,925	4,733	5,897	1.3	1.3	1.3	1.3	1.5
Birchwood	624 38	89.944%	0.17113%	94.534%	0.17412%	1,847	2,978	4,347	5,242	6,519	1,969	3,173	4,630	5,582	6,953	6.6	6.5	6.5	6.5	6.7
Cottage Grove	833 14	98.047%	0.29381%	101.744%	0.28850%	2,224	3,563	5,183	6,242	7,739	2,321	3,718	5,408	6,513	8,090	4.4	4.4	4.3	4.4	4.5
Dellwood	832 38	68.962%	0.23488%	71.845%	0.24128%	1,620	2,589	3,762	4,529	5,610	1,714	2,738	3,977	4,787	5,938	5.8	5.8	5.7	5.7	5.9
Forest Lake	831 71	97.109%	0.12429%	103.429%	0.11995%	1,875	3,037	4,443	5,363	6,681	2,013	3,260	4,768	5,755	7,184	7.3	7.3	7.3	7.3	7.5
Grant	832 38	62.476%	0.23488%	63.670%	0.24128%	1,511	2,411	3,500	4,212	5,212	1,574	2,509	3,640	4,380	5,427	4.2	4.1	4.0	4.0	4.1
Hastings	200 14	101.290%	0.20549%	102.527%	0.19092%	2,105	3,392	4,949	5,966	7,416	2,139	3,448	5,030	6,065	7,553	1.6	1.6	1.6	1.6	1.8
Hugo	624 38	102.241%	0.17113%	102.380%	0.17412%	2,053	3,316	4,845	5,844	7,272	2,103	3,393	4,953	5,973	7,443	2.4	2.3	2.2	2.2	2.4
Lake Elmo	834 54	79.767%	0.15467%	82.062%	0.14494%	1,644	2,650	3,868	4,663	5,798	1,696	2,736	3,993	4,815	5,999	3.2	3.2	3.2	3.2	3.5
Lake St Croix Beach	834	85.300%	0.15467%	87.692%	0.14494%	1,736	2,802	4,091	4,934	6,137	1,793	2,894	4,225	5,095	6,350	3.3	3.3	3.3	3.3	3.5
Lakeland	834	81.184%	0.15467%	81.579%	0.14494%	1,667	2,689	3,925	4,733	5,885	1,688	2,722	3,973	4,791	5,968	1.2	1.2	1.2	1.2	1.4
Lakeland Shores	834	69.772%	0.15467%	64.713%	0.14494%	1,476	2,375	3,463	4,174	5,186	1,399	2,249	3,278	3,950	4,914	-5.2	-5.3	-5.4	-5.4	-5.2
Landfall	622 34	114.950%	0.15123%	121.396%	0.15390%	2,227	3,607	5,277	6,368	7,933	2,389	3,866	5,652	6,820	8,511	7.2	7.2	7.1	7.1	7.3
Mahtomedi	832 38	85.944%	0.23488%	89.263%	0.24128%	1,905	3,056	4,449	5,360	6,650	2,013	3,227	4,695	5,655	7,027	5.6	5.6	5.5	5.5	5.7
Marine on St Croix	834 10	101.871%	0.15467%	100.661%	0.14494%	2,015	3,258	4,762	5,745	7,152	2,015	3,257	4,759	5,742	7,161	0.0	0.0	-0.1	-0.1	0.1
Newport	833 14	114.048%	0.29381%	112.527%	0.28850%	2,493	4,003	5,830	7,025	8,719	2,506	4,021	5,853	7,051	8,764	0.5	0.4	0.4	0.4	0.5
Oak Park Heights	834	104.946%	0.15467%	104.109%	0.14494%	2,066	3,342	4,886	5,895	7,341	2,074	3,354	4,901	5,913	7,376	0.4	0.4	0.3	0.3	0.5
Oakdale	622 54	102.917%	0.15123%	104.020%	0.15390%	2,025	3,276	4,790	5,779	7,196	2,091	3,378	4,935	5,954	7,425	3.2	3.1	3.0	3.0	3.2
Pine Springs	832 54	61.047%	0.23488%	61.722%	0.24128%	1,487	2,372	3,442	4,142	5,125	1,540	2,455	3,560	4,283	5,305	3.6	3.5	3.4	3.4	3.5
St Mary's Point	834	67.979%	0.15467%	70.768%	0.14494%	1,446	2,326	3,391	4,087	5,076	1,503	2,419	3,527	4,252	5,293	4.0	4.0	4.0	4.0	4.3
St Paul Park	833 14	102.483%	0.29381%	106.686%	0.28850%	2,299	3,685	5,363	6,459	8,011	2,406	3,857	5,612	6,760	8,399	4.7	4.7	4.7	4.7	4.8
Scandia	831 10	81.753%	0.12429%	81.588%	0.11995%	1,617	2,615	3,822	4,611	5,741	1,638	2,648	3,868	4,666	5,819	1.3	1.3	1.2	1.2	1.4
Stillwater City	834	101.075%	0.15467%	103.549%	0.14494%	2,001	3,236	4,730	5,706	7,103	2,065	3,338	4,878	5,886	7,341	3.2	3.2	3.1	3.1	3.4
White Bear Lake	832 38	82.805%	0.23488%	84.855%	0.24128%	1,852	2,970	4,322	5,206	6,458	1,937	3,103	4,513	5,436	6,751	4.6	4.5	4.4	4.4	4.5
Willernie	832 38	102.651%	0.23488%	101.231%	0.24128%	2,186	3,516	5,125	6,177	7,673	2,218	3,562	5,188	6,252	7,775	1.5	1.3	1.2	1.2	1.3
Woodbury	833 14	91.951%	0.29381%	94.847%	0.28850%	2,122	3,395	4,936	5,944	7,365	2,203	3,525	5,124	6,170	7,659	3.8	3.8	3.8	3.8	4.0



NOTES:

- The selected school district/combination is the one with the most residential value in the municipality for proposed taxes payable in 2026
- The percentage of change in this chart is based on a 1.7% increase in taxable market value from Pay 2025 to Proposed 2026
- The impact on individual parcels may vary depending on actual market value changes

Payable 2025 vs. 2026 Residential Homestead Taxes

(Assuming an 1.7% Market Value increase from 2025)

PART II – INDIVIDUAL TAXING DISTRICT PORTION OF NET TAX ONLY

DISTRICT	Pay 2025 Tax Rate		Proposed Pay 2026 Tax Rate		PAY 2025 TAX Market Value:					PROPOSED PAY 2026 TAX Market Value:					PERCENTAGE CHANGE Market Value:					
	Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	196,700	295,000	413,900	491,600	590,000	200,000	300,000	420,900	500,000	600,000	200,000	300,000	420,900	500,000	600,000	
County w/o Library	21.886%	0.00235%	22.430%	0.00228%	372	609	895	1,082	1,354	389	636	934	1,129	1,416	4.5	4.4	4.3	4.3	4.3	4.5
County w/ Library	23.846%	0.00235%	24.395%	0.00228%	405	663	975	1,178	1,474	423	691	1,015	1,227	1,538	4.4	4.3	4.2	4.2	4.2	4.3
Town of Baytown	13.225%		13.709%		222	364	535	647	810	235	384	565	683	857	5.8	5.7	5.6	5.6	5.6	5.8
Town of Denmark	12.102%		13.939%		203	333	490	592	741	239	391	575	695	871	17.6	17.4	17.3	17.3	17.3	17.5
Town of Grey Cloud Island	22.495%		26.859%		378	619	910	1,101	1,378	460	753	1,107	1,339	1,679	21.9	21.7	21.6	21.6	21.6	21.8
Town of May	10.583%		10.323%		178	291	428	518	648	177	289	425	514	645	-0.4	-0.5	-0.6	-0.6	-0.6	-0.5
Town of Stillwater	16.469%		16.985%		277	453	666	806	1,009	291	476	700	847	1,062	5.3	5.2	5.1	5.1	5.1	5.2
Town of West Lakeland	23.044%		20.844%		387	634	932	1,128	1,411	357	584	859	1,039	1,303	-7.7	-7.8	-7.8	-7.9	-7.9	-7.7
Afton	26.671%		25.850%		448	733	1,079	1,305	1,634	443	725	1,066	1,288	1,616	-1.1	-1.2	-1.3	-1.3	-1.3	-1.1
Bayport	31.541%		32.360%		530	867	1,276	1,543	1,932	555	907	1,334	1,613	2,023	4.7	4.6	4.5	4.5	4.5	4.7
Birchwood	26.051%		30.401%		437	716	1,054	1,275	1,596	521	852	1,253	1,515	1,900	19.1	19.0	18.9	18.9	18.9	19.1
Cottage Grove	37.199%		40.145%		625	1,023	1,505	1,820	2,278	688	1,126	1,655	2,001	2,509	10.2	10.0	9.9	9.9	9.9	10.1
Dellwood	16.558%		19.192%		278	455	670	810	1,014	329	538	791	957	1,200	18.3	18.2	18.1	18.1	18.1	18.3
Forest Lake	41.130%		45.751%		691	1,131	1,664	2,013	2,519	784	1,283	1,886	2,280	2,859	13.6	13.4	13.3	13.3	13.3	13.5
Grant	11.044%		11.900%		185	304	447	540	676	204	334	491	593	744	10.0	9.9	9.8	9.8	9.8	10.0
Hastings	59.080%		60.349%		992	1,625	2,390	2,891	3,619	1,034	1,692	2,488	3,008	3,772	4.3	4.2	4.1	4.0	4.0	4.2
Hugo	39.321%		39.130%		660	1,081	1,591	1,924	2,408	671	1,097	1,613	1,950	2,446	1.6	1.5	1.4	1.4	1.4	1.5
Lake Elmo	26.845%		29.466%		451	738	1,086	1,314	1,644	505	826	1,215	1,469	1,842	12.1	11.9	11.8	11.8	11.8	12.0
Lake St Croix Beach	35.912%		38.538%		603	988	1,453	1,757	2,200	661	1,081	1,589	1,921	2,409	9.6	9.4	9.3	9.3	9.3	9.5
Lakeland	31.796%		32.425%		534	874	1,286	1,556	1,948	556	909	1,337	1,616	2,027	4.1	4.0	3.9	3.9	3.9	4.1
Lakeland Shores	20.384%		15.559%		342	561	825	997	1,249	267	436	641	775	972	-22.1	-22.2	-22.2	-22.2	-22.2	-22.1
Landfall	53.131%		59.752%		892	1,461	2,150	2,600	3,254	1,024	1,675	2,463	2,978	3,735	14.8	14.7	14.6	14.6	14.6	14.8
Mahtomedi	33.540%		36.610%		563	922	1,357	1,641	2,054	628	1,027	1,509	1,825	2,288	11.4	11.3	11.2	11.2	11.2	11.4
Marine on St Croix	48.734%		47.927%		818	1,340	1,972	2,385	2,985	821	1,344	1,976	2,389	2,995	0.4	0.3	0.2	0.2	0.2	0.3
Newport	53.420%		51.113%		897	1,469	2,161	2,614	3,272	876	1,433	2,107	2,547	3,195	-2.3	-2.4	-2.5	-2.5	-2.5	-2.4
Oak Park Heights	54.587%		54.071%		917	1,501	2,209	2,671	3,343	927	1,516	2,229	2,695	3,379	1.1	1.0	0.9	0.9	0.9	1.1
Oakdale	41.396%		42.491%		695	1,138	1,675	2,026	2,535	728	1,191	1,751	2,118	2,656	4.8	4.7	4.6	4.6	4.6	4.7
Pine Springs	7.732%		8.076%		130	213	313	378	474	138	226	333	403	505	6.6	6.5	6.4	6.4	6.4	6.6
St Mary's Point	18.591%		21.614%		312	511	752	910	1,139	370	606	891	1,077	1,351	18.7	18.5	18.4	18.4	18.4	18.6
St Paul Park	41.855%		45.273%		703	1,151	1,693	2,048	2,564	776	1,269	1,866	2,256	2,830	10.4	10.3	10.2	10.2	10.2	10.4
Scandia	27.940%		27.397%		469	768	1,130	1,367	1,711	470	768	1,129	1,365	1,712	0.1	0.0	-0.1	-0.1	-0.1	0.1
Stillwater City	52.675%		55.477%		884	1,449	2,131	2,577	3,226	951	1,556	2,287	2,765	3,467	7.5	7.4	7.3	7.3	7.3	7.5
White Bear Lake	30.401%		32.202%		510	836	1,230	1,488	1,862	552	903	1,327	1,605	2,013	8.1	8.0	7.9	7.9	7.9	8.1
Willernie	50.247%		48.578%		844	1,382	2,033	2,459	3,078	833	1,362	2,002	2,421	3,036	-1.3	-1.4	-1.5	-1.5	-1.5	-1.3
Woodbury	31.163%	0.00000%	33.292%	0.00000%	523	857	1,261	1,525	1,909	571	934	1,372	1,659	2,081	9.1	8.9	8.8	8.8	8.8	9.0
SD 200 (Hastings)	16.315%	0.20313%	15.583%	0.18864%	673	1,048	1,501	1,797	2,198	644	1,003	1,436	1,720	2,106	-4.3	-4.3	-4.3	-4.3	-4.3	-4.2
SD 622 (N St Paul/Mpwd)	32.002%	0.14887%	31.527%	0.15162%	830	1,319	1,911	2,298	2,838	844	1,339	1,938	2,329	2,880	1.6	1.5	1.4	1.4	1.4	1.5
SD 624 (White Bear Lk)	35.285%	0.16877%	35.124%	0.17185%	924	1,468	2,126	2,556	3,157	946	1,500	2,171	2,610	3,226	2.3	2.2	2.1	2.1	2.1	2.2
SD 831 (Forest Lake)	24.084%	0.12193%	24.056%	0.11768%	644	1,022	1,479	1,778	2,195	648	1,028	1,487	1,787	2,210	0.5	0.5	0.5	0.5	0.5	0.7
SD 832 (Mahtomedi)	23.796%	0.23252%	23.644%	0.23900%	857	1,340	1,925	2,307	2,829	883	1,380	1,981	2,373	2,912	3.1	3.0	2.9	2.9	2.9	2.9
SD 833 (S Wash Co)	32.973%	0.29145%	33.233%	0.28623%	1,127	1,767	2,540	3,046	3,739	1,142	1,791	2,575	3,087	3,794	1.3	1.4	1.3	1.4	1.4	1.5
SD 834 (Stillwater)	23.407%	0.15231%	22.600%	0.14267%	693	1,093	1,577	1,894	2,332	673	1,062	1,532	1,840	2,268	-2.9	-2.9	-2.9	-2.9	-2.9	-2.7
SD 2144 (Chicago Lakes)	18.302%	0.10848%	17.565%	0.09755%	521	823	1,189	1,429	1,761	496	785	1,135	1,363	1,683	-4.7	-4.6	-4.6	-4.6	-4.6	-4.4

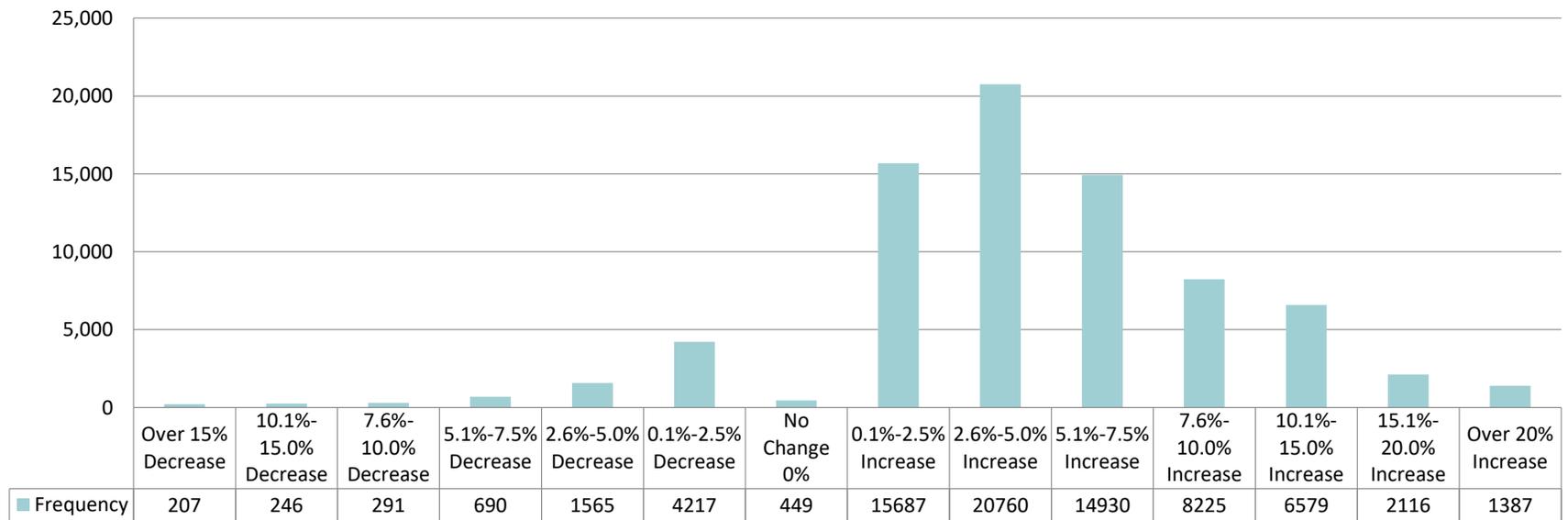


Counts by Range of % Change in County Portion of Tax

4.3%

Residential Homestead Parcels
Median increase

Res Homestead Parcels Median 4.3% Increase



Residential Homestead



Counts of Proposed 2026 Tax Notices by range of % increase/decrease in COUNTY portion of tax

City/Township	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in County Tax	Median % Change in County Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	651,300	6.2%	\$149	9.6%	2	3	3	0	0	2	3	10	43	494	303	10	14	887	10	877
City of Bayport	390,500	1.7%	\$36	4.5%	1	2	1	0	6	107	125	155	35	28	44	119	130	753	117	636
City of Birchwood	435,400	0.3%	\$21	2.5%	2	2	0	5	35	24	81	142	2	0	2	0	3	298	68	230
City of Cottage Grove	367,700	3.4%	\$56	6.3%	39	2	4	12	93	894	934	1,866	3,585	2,275	1,530	420	187	11,841	1,044	10,797
City of Dellwood	733,900	-8.4%	(\$191)	-7.2%	5	92	59	54	32	9	6	36	25	1	1	1	0	321	251	70
City of Forest Lake	390,600	0.2%	\$24	2.4%	15	8	31	87	160	609	1,953	1,957	389	108	101	11	16	5,445	910	4,535
City of Grant	664,800	3.8%	\$102	6.8%	1	0	1	1	3	1	17	160	601	228	195	16	9	1,233	7	1,226
City of Hastings	379,700	0.7%	\$30	3.3%	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	2
City of Hugo	413,200	3.1%	\$54	5.8%	11	9	16	68	226	329	265	954	1,761	651	775	115	79	5,259	659	4,600
City of Lake Elmo	584,500	0.0%	\$26	2.2%	13	5	12	93	156	554	1,663	681	313	176	66	4	47	3,783	833	2,950
City of Lake St Croix Beach	337,500	9.4%	\$92	13.4%	2	1	0	0	0	1	0	17	12	31	204	98	32	398	4	394
City of Lakeland	355,800	6.1%	\$72	9.4%	2	0	1	0	0	2	3	5	50	358	164	11	4	600	5	595
City of Lakeland Shores	435,800	-2.4%	(\$5)	-0.5%	1	1	1	1	2	61	27	2	2	0	1	0	1	100	67	33
City of Landfall																		0	0	0
City of Mahtomedi	457,900	1.0%	\$39	3.4%	3	5	6	3	29	48	553	1,157	176	189	134	15	11	2,329	94	2,235
City of Marine on St Croix	539,700	5.0%	\$107	8.1%	0	0	0	0	0	1	8	15	62	96	47	3	18	250	1	249
City of Newport	326,900	8.2%	\$88	12.3%	3	0	1	0	0	4	3	25	86	193	422	219	80	1,036	8	1,028
City of Oak Park Heights	360,600	6.9%	\$78	10.3%	3	0	0	0	1	43	36	49	119	195	422	83	53	1,004	47	957
City of Oakdale	346,300	0.8%	\$25	3.2%	11	4	23	31	128	385	2,251	2,875	1,517	645	114	10	22	8,016	582	7,434
City of Pine Springs	568,500	-0.8%	\$16	1.2%	0	0	0	2	1	16	100	5	1	0	1	0	0	126	19	107
City of Scandia	507,400	5.3%	\$97	8.7%	9	25	26	19	4	11	129	74	152	427	281	60	20	1,237	94	1,143
City of St Mary's Point	380,700	-10.0%	(\$91)	-9.3%	14	37	26	11	4	15	12	1	0	0	0	0	0	120	107	13
City of St Paul Park	292,600	3.3%	\$45	6.2%	2	9	24	23	2	9	217	361	197	60	431	133	47	1,515	69	1,446
City of Stillwater	415,600	1.0%	\$35	3.8%	9	3	5	70	223	495	1,069	2,251	1,066	240	35	9	216	5,691	805	4,886
City of White Bear Lake	354,600	0.0%	\$17	2.1%	0	0	0	0	1	0	82	9	0	0	0	0	0	92	1	91
City of Willernie	280,500	9.7%	\$79	14.1%	0	0	0	0	0	1	4	1	6	15	72	48	22	169	1	168
City of Woodbury	460,600	1.0%	\$38	3.5%	47	17	20	62	58	641	5,556	7,809	4,506	1,536	519	63	85	20,919	845	20,074
Town of Baytown	815,800	-1.7%	\$6	0.3%	2	5	1	2	55	195	306	47	19	27	11	2	2	674	260	414
Town of Denmark	635,000	-4.5%	(\$54)	-3.2%	3	6	5	28	287	138	5	26	3	1	2	0	2	506	467	39
Town of Grey Cloud Island	503,100	4.5%	\$97	7.6%	1	1	0	0	0	0	0	11	28	38	10	1	0	90	2	88
Town of May	638,100	10.8%	\$216	15.2%	0	1	0	2	5	7	7	25	110	116	130	217	213	833	15	818
Town of Stillwater	635,600	-1.1%	\$18	0.9%	5	7	15	111	52	62	243	13	16	28	22	20	14	608	252	356
Town of West Lakeland	704,100	10.1%	\$232	14.4%	1	1	10	5	2	2	29	19	48	69	540	428	60	1,214	21	1,193
County Total	420,900	1.7%	\$41	4.3%	207	246	291	690	1,565	4,666	15,687	20,760	14,930	8,225	6,579	2,116	1,387	77,349	7,665	69,684

Residential Homestead



Counts of Proposed 2026 Tax Notices by range of % increase/decrease in CITY/TOWN portion of tax

City/Township	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in City Tax	Median % Change in City Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	651,300	6.2%	\$66	3.9%	4	4	0	2	3	14	95	602	131	11	8	3	10	887	27	860
City of Bayport	390,500	1.7%	\$53	4.7%	1	1	1	0	6	96	125	156	43	21	51	113	139	753	105	648
City of Birchwood	435,400	0.3%	\$187	17.0%	2	0	0	0	0	0	2	0	3	22	60	202	7	298	2	296
City of Cottage Grove	367,700	3.4%	\$161	12.2%	37	1	0	2	4	52	69	456	999	1,202	6,204	1,839	976	11,841	96	11,745
City of Dellwood	733,900	-8.4%	\$97	5.2%	0	0	0	0	9	45	57	48	49	31	16	50	16	321	54	267
City of Forest Lake	390,600	0.2%	\$180	11.4%	13	1	1	1	7	39	57	124	343	641	3,774	329	115	5,445	62	5,383
City of Grant	664,800	3.8%	\$95	12.7%	1	0	0	0	1	1	3	1	17	77	846	248	38	1,233	3	1,230
City of Hastings	379,700	0.7%	\$68	3.0%	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	2
City of Hugo	413,200	3.1%	\$47	3.0%	12	23	69	235	313	276	1,173	1,632	725	406	299	29	67	5,259	928	4,331
City of Lake Elmo	584,500	0.0%	\$151	9.7%	8	4	1	3	3	33	90	189	539	1,623	940	274	76	3,783	52	3,731
City of Lake St Croix Beach	337,500	9.4%	\$194	19.1%	2	0	0	1	0	1	0	0	0	11	41	182	160	398	4	394
City of Lakeland	355,800	6.1%	\$92	9.1%	2	0	1	0	0	2	4	4	64	385	123	11	4	600	5	595
City of Lakeland Shores	435,800	-2.4%	(\$235)	-25.7%	98	1	0	0	1	0	0	0	0	0	0	0	0	100	100	0
City of Landfall																			0	0
City of Mahtomedi	457,900	1.0%	\$160	10.5%	1	2	1	3	5	6	4	37	59	809	1,059	284	59	2,329	18	2,311
City of Marine on St Croix	539,700	5.0%	\$117	4.0%	0	0	0	0	2	10	44	117	26	29	4	0	18	250	12	238
City of Newport	326,900	8.2%	\$85	5.2%	3	1	0	1	15	63	178	246	214	165	103	33	14	1,036	83	953
City of Oak Park Heights	360,600	6.9%	\$118	6.9%	3	0	0	2	65	16	79	122	315	208	131	38	25	1,004	86	918
City of Oakdale	346,300	0.8%	\$50	3.6%	10	3	14	30	137	301	1,465	3,377	1,757	721	168	11	22	8,016	495	7,521
City of Pine Springs	568,500	-0.8%	\$15	3.5%	0	0	0	0	2	1	20	98	4	0	0	1	0	126	3	123
City of Scandia	507,400	5.3%	\$57	4.3%	27	44	12	8	47	140	107	383	307	80	62	9	11	1,237	278	959
City of St Mary's Point	380,700	-10.0%	\$26	3.2%	1	1	5	3	8	12	23	23	11	2	18	13	0	120	30	90
City of St Paul Park	292,600	3.3%	\$159	12.3%	2	0	2	7	16	36	4	2	11	547	232	415	241	1,515	63	1,452
City of Stillwater	415,600	1.0%	\$143	6.8%	9	2	1	5	39	253	410	789	2,128	1,436	387	7	225	5,691	309	5,382
City of White Bear Lake	354,600	0.0%	\$57	5.9%	0	0	0	0	0	0	1	12	77	2	0	0	0	92	0	92
City of Willernie	280,500	9.7%	\$93	8.0%	0	0	0	1	5	0	9	20	42	40	38	7	7	169	6	163
City of Woodbury	460,600	1.0%	\$119	8.1%	43	4	11	19	22	86	94	798	6,221	7,379	5,588	496	158	20,919	185	20,734
Town of Baytown	815,800	-1.7%	\$17	1.6%	2	4	1	1	17	47	436	84	32	18	27	3	2	674	72	602
Town of Denmark	635,000	-4.5%	\$77	9.1%	1	0	0	1	2	3	5	5	69	285	99	30	6	506	7	499
Town of Grey Cloud Island	503,100	4.5%	\$282	25.7%	1	0	0	0	0	0	0	1	0	0	0	0	88	90	1	89
Town of May	638,100	10.8%	\$64	10.0%	1	2	3	7	8	23	105	124	62	82	227	149	40	833	44	789
Town of Stillwater	635,600	-1.1%	\$21	1.8%	5	5	11	81	73	50	191	91	8	29	28	18	18	608	225	383
Town of West Lakeland	704,100	10.1%	\$20	1.2%	19	11	36	43	79	201	497	232	68	12	10	3	3	1,214	389	825
County Total	420,900	1.7%	\$117	8.1%	308	114	170	456	889	1,807	5,347	9,775	14,324	16,274	20,543	4,797	2,545	77,349	3,744	73,605

- Note:
- Taxable Market Value is before reduction for Homestead Exclusion
 - Excludes parcels with new construction and classification changes
 - Only includes the main parcel with the house if a Homestead consists of multiple parcels

Residential Homestead



Counts of Proposed 2026 Tax Notices range of % increase/decrease in SCHOOL portion of tax

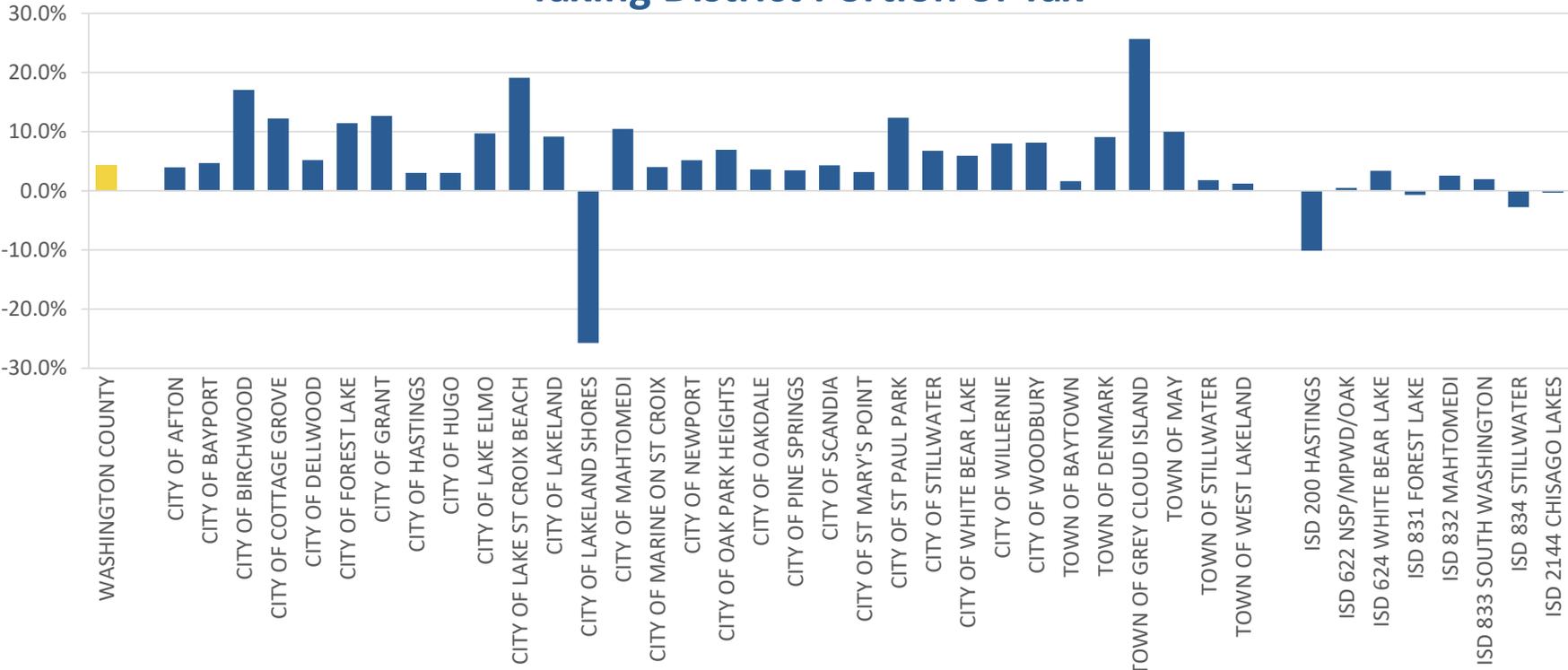
School District	Median Pay 2026 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in School Tax	Median % Change in School Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
ISD 0200 Hastings	622,600	-4.2%	(\$243)	-10.1%	14	294	154	25	48	35	7	8	17	2	2	0	1	607	570	37
ISD 0622 Nsp/Mpwd/Oak	357,100	0.8%	\$8	0.5%	18	19	70	168	358	3,735	3,137	1,780	648	96	104	5	24	10,162	4,368	5,794
ISD 0624 White Bear Lake	389,300	2.8%	\$60	3.4%	13	6	28	208	388	345	743	1,494	622	414	315	30	47	4,653	988	3,665
ISD 0831 Forest Lake	422,000	0.5%	(\$9)	-0.7%	41	97	126	267	648	3,189	1,330	499	520	159	118	79	50	7,123	4,368	2,755
ISD 0832 Mahtomedi	527,300	1.4%	\$56	2.6%	8	112	72	115	82	149	1,450	1,043	458	333	188	40	24	4,074	538	3,536
ISD 0833 South Washington	405,900	2.3%	\$53	2.0%	81	56	106	127	1,176	6,432	9,034	7,827	3,195	1,512	1,216	189	227	31,178	7,978	23,200
ISD 0834 Stillwater	504,900	1.6%	(\$45)	-2.8%	134	485	639	3,367	5,387	3,432	2,329	1,229	955	544	455	67	343	19,366	13,444	5,922
ISD 2144 Chisago Lakes	531,800	5.6%	(\$5)	-0.3%	0	0	0	6	15	91	62	8	3	0	1	0	0	186	112	74
County Total	420,900	1.7%	\$17	0.7%	309	1,069	1,195	4,283	8,102	17,408	18,092	13,888	6,418	3,060	2,399	410	716	77,349	32,366	44,983

Note:

- Taxable Market Value is before reduction for Homestead Exclusion
- Excludes parcels with new construction and classification changes
- Only includes the main parcel with the house if a Homestead consists of multiple parcels

Residential Homestead Median Change in

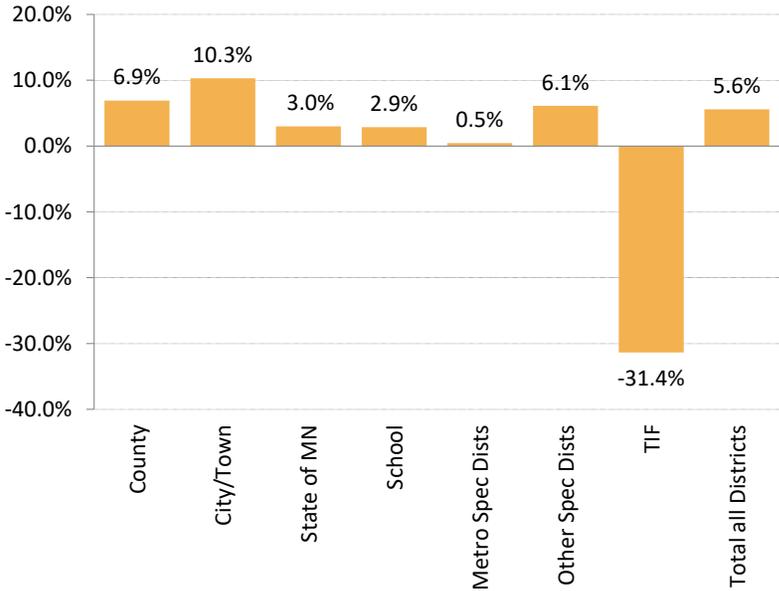
Taxing District Portion of Tax



Percentage of Change in Levy by Taxing District Type

Districts with double digit change in levy and/or median tax change from Pay 2025 to Pay 2026

Taxing District	Levy Change	Median Residential District Tax Change	Median Residential Total Tax Change
City of Birchwood	15.3%	17.0%	4.9%
City of Cottage Grove	15.0%	12.2%	6.4%
City of Forest Lake	12.0%	11.4%	5.1%
City of Grant	13.8%	12.7%	5.7%
City of Lake Elmo	14.0%	9.7%	1.5%
City of Lake St Croix Beach	17.8%	19.1%	12.2%
City of Lakeland Shores	-23.1%	-25.7%	-9.5%
City of Mahtomedi	10.5%	10.5%	4.8%
City of St Paul Park	13.9%	12.3%	6.6%
City of Stillwater	13.5%	6.8%	2.4%
City of Willernie	3.5%	8.0%	10.7%
City of Woodbury	10.8%	8.1%	3.1%
Town of Denmark	14.1%	9.1%	-4.6%
Town of Grey Cloud Island	26.0%	25.7%	9.5%
Town of May	5.2%	10.0%	10.4%



TIF district taxes decreased by -31.4%, primarily due to the decertification of a large TIF district in Stillwater. During the November election, two referendums were on the ballot: the ISD 622 proposal was not approved, while the ISD 832 referendum successfully passed.

Taxable Property Values – 5 year compare



TYPE OF VALUE	Payable 2022	% Chg	Payable 2023	% Chg	Payable 2024	% Chg	Payable 2025	% Chg	Proposed 2026	% Chg	5 year summary
ESTIMATED MARKET VALUE	39,873,578,200	5.0%	48,211,359,300	20.9%	53,535,429,900	11.0%	53,394,678,000	-0.3%	55,349,286,700	3.7%	38.8%
<i>Subtract:</i> This Old House Deferral	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%
Disabled Veteran's Exclusion	(176,614,900)	10.4%	(204,236,300)	15.6%	(235,078,000)	15.1%	(272,203,200)	15.8%	(294,127,800)	8.1%	66.5%
Green Acres	(284,354,600)	-9.6%	(358,058,600)	25.9%	(322,810,200)	-9.8%	(266,308,900)	-17.5%	(299,599,300)	12.5%	5.4%
Mold Damage	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%
Open Space	(223,500)	0.0%	(6,134,200)	2644.6%	(5,205,000)	-15.1%	(5,188,800)	-0.3%	(5,393,200)	3.9%	2313.1%
Plat Deferral	(86,445,100)	3.5%	(121,633,200)	40.7%	(115,353,400)	-5.2%	(55,471,200)	-51.9%	(67,890,500)	22.4%	-21.5%
Rural Preserve	(61,750,400)	-5.3%	(75,440,000)	22.2%	(72,950,400)	-3.3%	(68,256,600)	-6.4%	(70,476,400)	3.3%	14.1%
<i>Subtotal:</i> TMV before Homestead Exclusion	39,264,189,700	5.2%	47,445,857,000	20.8%	52,784,032,900	11.3%	52,727,249,300	-0.1%	54,611,799,500	3.6%	39.1%
Homestead Exclusion	(665,667,200)	-5.8%	(425,543,400)	-36.1%	(331,599,800)	-22.1%	(808,085,000)	143.7%	(750,389,200)	-7.1%	12.7%
TAXABLE MARKET VALUE	38,598,522,500	5.4%	47,020,313,600	21.8%	52,452,433,100	11.6%	51,919,164,300	-1.0%	53,861,410,300	3.7%	39.5%
New Construction-Residential	638,825,800	16.9%	922,752,900	44.4%	991,654,600	7.5%	763,391,100	-23.0%	786,755,100	3.1%	23.2%
New Construction-Other	64,592,100	-12.2%	58,296,700	-9.7%	128,968,600	121.2%	131,164,300	1.7%	99,517,200	-24.1%	54.1%
Total New Construction	703,417,900	13.4%	981,049,600	39.5%	1,120,623,200	14.2%	894,555,400	-20.2%	886,272,300	-0.9%	26.0%
<i>% Increase due to new construction</i>		1.9%		2.5%		2.4%		1.7%		1.7%	
<i>% Increase due to inflation/other</i>		3.4%		19.3%		9.2%		-2.7%		2.0%	
REFERENDA MARKET VALUE	38,369,090,200	5.3%	46,357,812,400	20.8%	51,581,766,800	11.3%	51,328,771,000	-0.5%	53,188,778,300	3.6%	38.6%
TOTAL NET TAX CAPACITY	439,273,380	5.5%	531,332,837	21.0%	599,318,933	12.8%	592,735,233	-1.1%	615,132,362	3.8%	40.0%
<i>Subtract:</i> Tax Increment Financing	(6,520,857)	9.3%	(6,459,909)	-0.9%	(8,557,380)	32.5%	(6,925,007)	-19.1%	(4,659,610)	-32.7%	-28.5%
Powerline	(1,125)	-61.3%	(962)	-14.5%	(899)	-6.5%	(1,037)	15.4%	(1,121)	8.1%	-0.4%
Fiscal Disparity Contribution	(33,679,610)	9.0%	(35,240,100)	4.6%	(36,834,055)	4.5%	(43,551,214)	18.2%	(44,553,362)	2.3%	32.3%
LOCAL TAXABLE VALUE	399,071,788	5.2%	489,631,866	22.7%	553,926,599	13.1%	542,257,975	-2.1%	565,918,269	4.4%	41.8%
<i>Add:</i> Fiscal Disparity Distribution	42,300,143	8.2%	42,393,200	0.2%	44,792,214	5.7%	49,325,669	10.1%	49,670,426	0.7%	17.4%
TOTAL TAXABLE VALUE	441,371,931	5.5%	532,025,066	20.5%	598,718,813	12.5%	591,583,644	-1.2%	615,588,695	4.1%	39.5%
Net Gain from Fiscal Disparities	8,620,533	5.1%	7,153,100	-17.0%	7,958,159	11.3%	5,774,455	-27.4%	5,117,064	-11.4%	-40.6%
% of Total Taxable Value	2.0%	-0.4%	1.3%	-31.2%	1.3%	-1.1%	1.0%	-26.6%	0.8%	-14.8%	-57.4%
County Tax Rate (with Library)	27.532%	0.4%	23.625%	-14.2%	21.991%	-6.9%	23.846%	8.4%	24.395%	2.3%	-11.4%
referendum rate - % of market value	0.00308%	-5.2%	0.00261%	-15.1%	0.00235%	-10.1%	0.00236%	0.5%	0.00228%	-3.5%	-26.0%

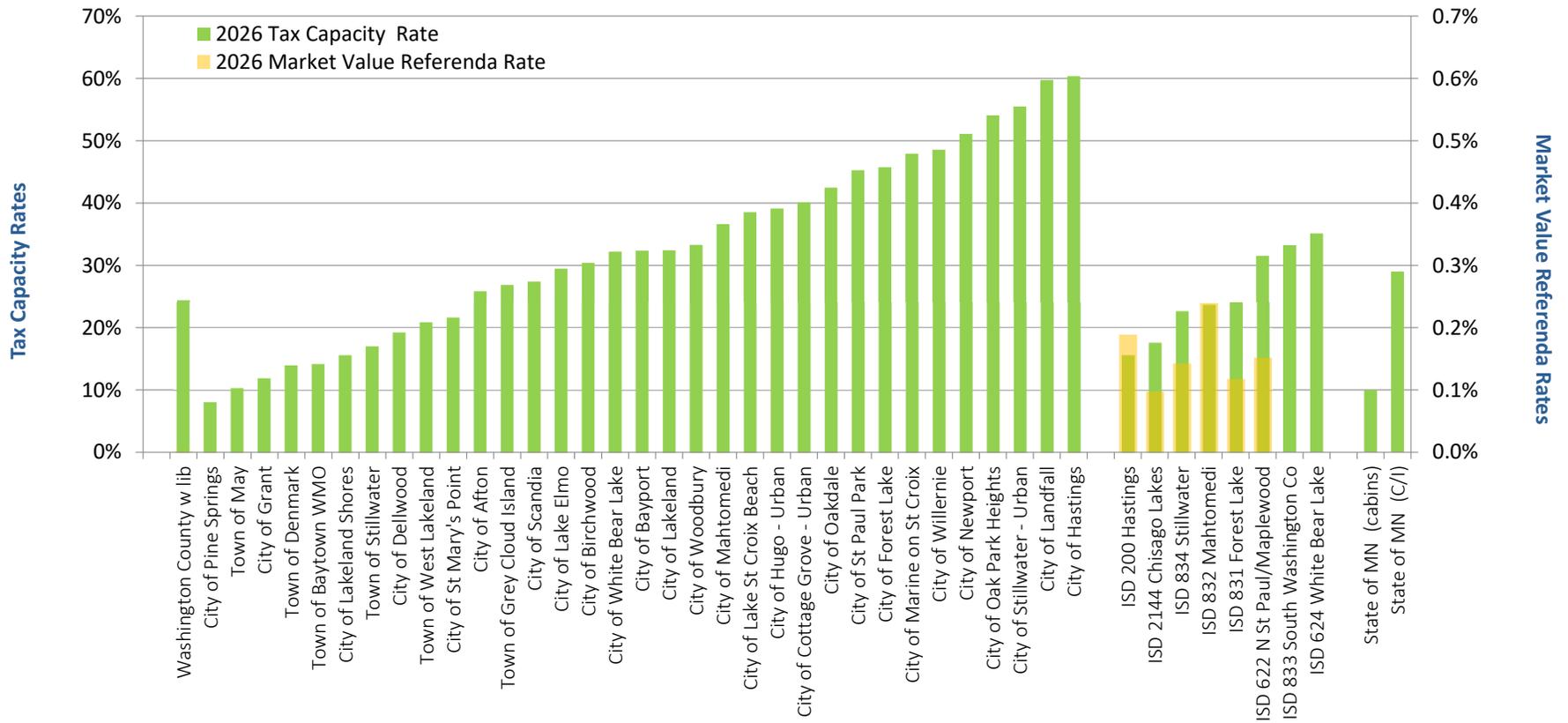
NOTE: - The "Local Taxable Value" is the value used in the determination of the local tax rate.
 - The "Total Taxable Value" is the County's total tax base, which factors in the portion of the levy that is funded by the fiscal disparity pool.

Pay 2025 vs. Proposed 2026 Tax Rates



Taxing District		2025 Rate	2026 Rate	% Chg	Taxing District		2025 Rate	2026 Rate	% Chg	
Towns:	Town of Baytown WMO	13.677%	14.158%	3.5%	County:	County without Library	21.886%	22.430%	2.5%	
	Town of Denmark	12.102%	13.939%	15.2%		County with Library	23.846%	24.395%	2.3%	
	Town of Grey Cloud Island	22.495%	26.859%	19.4%		MVR:	0.00236%	0.00228%	-3.5%	
	Town of May	10.583%	10.323%	-2.5%		County RRA	0.112%	0.107%	-4.4%	
	Town of Stillwater	16.469%	16.985%	3.1%	County CDA	1.120%	1.153%	2.9%		
	Town of West Lakeland	23.044%	20.844%	-9.5%	Schools:	ISD 200 Hastings	16.315%	15.583%	-4.5%	
Cities:	City of Afton	26.671%	25.850%	-3.1%		ISD 200 Hastings	MVR:	0.20313%	0.18864%	-7.1%
	City of Bayport	31.541%	32.360%	2.6%		ISD 622 N St Paul/Maplewood	32.002%	31.527%	-1.5%	
	City of Birchwood	26.051%	30.401%	16.7%		ISD 622 N St Paul/Maplewood	MVR:	0.14887%	0.15162%	1.8%
	City of Cottage Grove - Urban	37.199%	40.145%	7.9%		ISD 624 White Bear Lake	35.285%	35.124%	-0.5%	
	City of Dellwood	16.558%	19.192%	15.9%		ISD 624 White Bear Lake	MVR:	0.16877%	0.17185%	1.8%
	City of Forest Lake	41.130%	45.751%	11.2%		ISD 831 Forest Lake	24.084%	24.056%	-0.1%	
	City of Grant	11.044%	11.900%	7.8%		ISD 831 Forest Lake	MVR:	0.12193%	0.11768%	-3.5%
	City of Hastings	59.080%	60.349%	2.1%		ISD 832 Mahtomedi	23.796%	23.644%	-0.6%	
	City of Hugo - Urban	39.321%	39.130%	-0.5%		ISD 832 Mahtomedi	MVR:	0.23252%	0.23900%	2.8%
	City of Lake Elmo	26.845%	29.466%	9.8%	ISD 833 South Washington Co	32.973%	33.233%	0.8%		
	City of Lake St Croix Beach	35.912%	38.538%	7.3%	ISD 833 South Washington Co	MVR:	0.29145%	0.28623%	-1.8%	
	City of Lakeland	31.796%	32.425%	2.0%	ISD 834 Stillwater	23.407%	22.600%	-3.4%		
	City of Lakeland Shores	20.384%	15.559%	-23.7%	ISD 834 Stillwater	MVR:	0.15231%	0.14267%	-6.3%	
	City of Landfall	53.131%	59.752%	12.5%	ISD 2144 Chisago Lakes	18.302%	17.565%	-4.0%		
	City of Mahtomedi	33.540%	36.610%	9.2%	ISD 2144 Chisago Lakes	MVR:	0.10848%	0.09755%	-10.1%	
	City of Marine on St Croix	48.734%	47.927%	-1.7%	Other:	Brown's Creek WS	3.700%	3.719%	0.5%	
	City of Newport	53.420%	51.113%	-4.3%		Carnelian Marine WS	3.749%	3.581%	-4.5%	
	City of Oak Park Heights	54.587%	54.071%	-0.9%		Comfort Lake WS	4.941%	6.185%	25.2%	
	City of Oakdale	41.396%	42.491%	2.6%		R-W Metro WS	2.864%	2.678%	-6.5%	
	City of Pine Springs	7.732%	8.076%	4.5%		Rice Creek WS	1.655%	1.571%	-5.1%	
City of Scandia	27.940%	27.397%	-1.9%	South Washington WS		0.702%	0.743%	5.8%		
City of St Mary's Point	18.591%	21.614%	16.3%	Valley Branch WS		2.567%	2.563%	-0.1%		
City of St Paul Park	41.855%	45.273%	8.2%	City of Cottage Grove HRA		0.221%	0.185%			
City of Stillwater - Urban	52.675%	55.477%	5.3%	Hastings HRA		1.575%	1.510%	-4.1%		
City of White Bear Lake	30.401%	32.202%	5.9%	Woodbury HRA		0.160%	0.142%	-11.3%		
City of Willernie	50.247%	48.578%	-3.3%	Met Council		0.572%	0.576%	0.8%		
City of Woodbury	31.163%	33.292%	6.8%	Met Mosquito Control		0.331%	0.323%	-2.4%		
				Met Transit		0.972%	0.883%	-9.1%		
				State of MN (C/I)		28.857%	29.000%	0.5%		
				State of MN (cabins)	10.010%	10.000%	-0.1%			
				Fiscal Disparities (C/I)	123.888%	132.675%	7.1%			

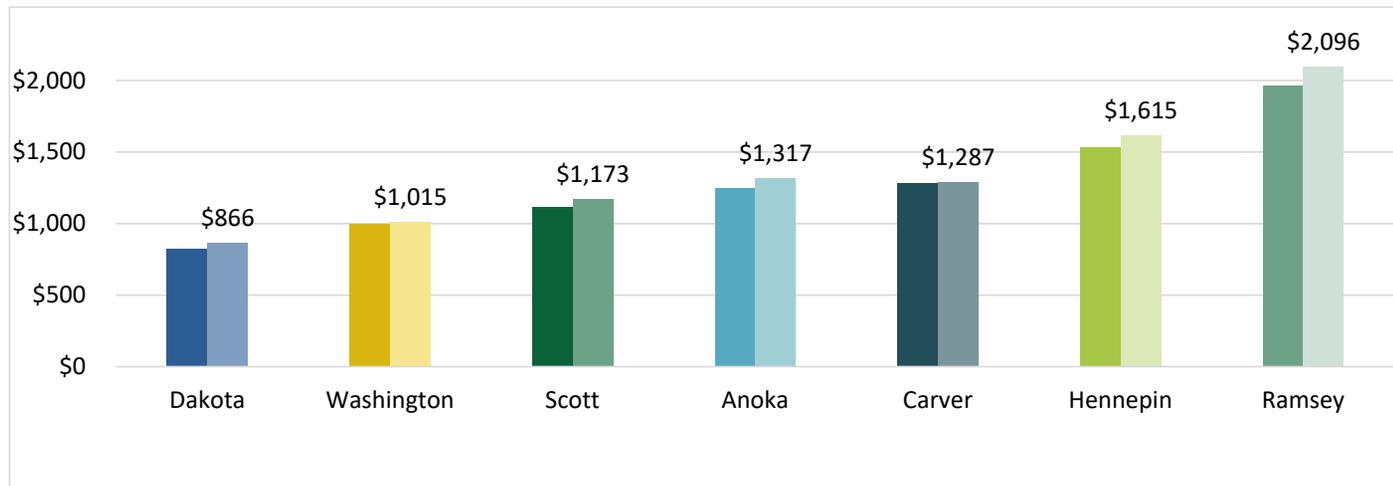
Pay 2026 Rates



Metro County Tax Comparison



	Tax Capacity Rate			Referendum Tax Rate			County Tax		
	2025	2026	% chg	2025	2026	% chg	2025	2026	% chg
County:	based on Estimated Market Value:						413,900	420,900	1.7%
Dakota	19.948%	21.008%	5.3%	0.00000%			\$826	\$866	4.9%
Washington	23.846%	24.395%	2.3%	0.00236%	0.00228%	-3.5%	\$997	\$1,015	1.8%
Scott	26.977%	28.458%	5.5%	0.00000%			\$1,117	\$1,173	5.1%
Anoka	30.245%	31.960%	5.7%	0.00000%			\$1,252	\$1,317	5.2%
Carver	30.934%	31.231%	1.0%	0.00000%			\$1,280	\$1,287	0.5%
Hennepin (suburban)	37.081%	39.190%	5.7%	0.00000%			\$1,535	\$1,615	5.3%
Ramsey (suburban)	47.476%	50.850%	7.1%	0.00000%			\$1,965	\$2,096	6.7%



Property Tax Refund Programs from the State of MN



Regular Property Tax Refund “Circuit Breaker”

- Based on income and property taxes due
- The 2026 limits are not available yet; for 2025 the total household income must have been less than \$139,320. The 2025 maximum refund was \$3,410
- Must own and occupy home on January 2, 2026



Special Property Tax Refund

- A homeowner may also be eligible for a special property tax refund
- This refund has no income limit, and the maximum refund is \$1,000
 - Homeowner must owned and occupied home on January 2, 2025 and January 2, 2026
 - The net property tax on homestead increased by more than 12% from 2025 to 2026
 - The increase was at least \$100



Form M1PR

- Available online at www.revenue.state.mn.us
- Call 651-296-3781
- File by August 15, 2026

Proposed 2026 Tax Maps



Map of Value Changes

(page 27)

This map shows the percentage change in market value (before reduction for homestead exclusion) from 2025 to proposed 2026 on Residential Homestead parcels.

Map of County Tax Changes

(page 28)

This map shows the percentage change in county tax from 2025 to proposed 2026 on Residential Homestead parcels.

Map of Total Tax Changes

(page 29, 30, 31)

These maps show the percentage change in total tax from 2025 to proposed 2026 on Residential Homestead, Commercial-Industrial and Apartment parcels.

Map of Effective Tax Rate

(page 32, 33)

This map shows the effective tax rate for proposed 2026 taxes on Residential Homestead and Commercial-Industrial parcels. Effective tax rate measures the percentage of market value that a taxpayer pays in property taxes. It is considered an accurate tool for comparison of tax burden across taxing jurisdictions.

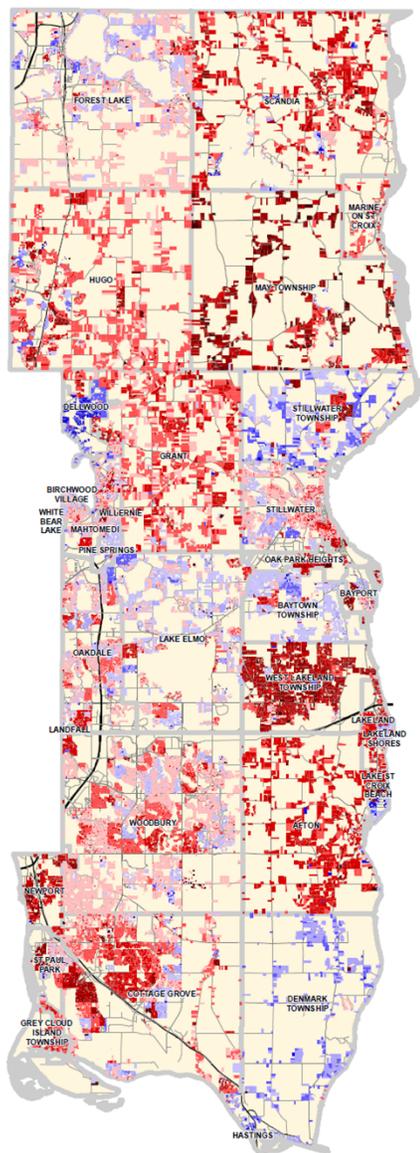
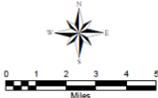
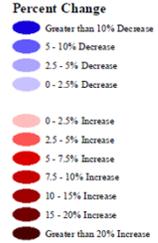
- Lower effective tax rates are shown in shades of green; the darker the color the lower the tax as a percentage of market value
- Higher effective tax rates are shown in shades of red; the darker the color the higher the tax as a percentage of market value

What is the difference? What do these maps show?

Percentage change does not tell the whole story. It can be helpful if you want to look at the impact on individual parcels or look at a single taxing district for multiple years. But percentage change is not always helpful if you want to compare taxes across jurisdictions. You could have two homes of the same value located in two different cities. One might have a tax increase and the other a tax decrease. But it's possible that the one with the increase actually has the lower tax.

Washington County

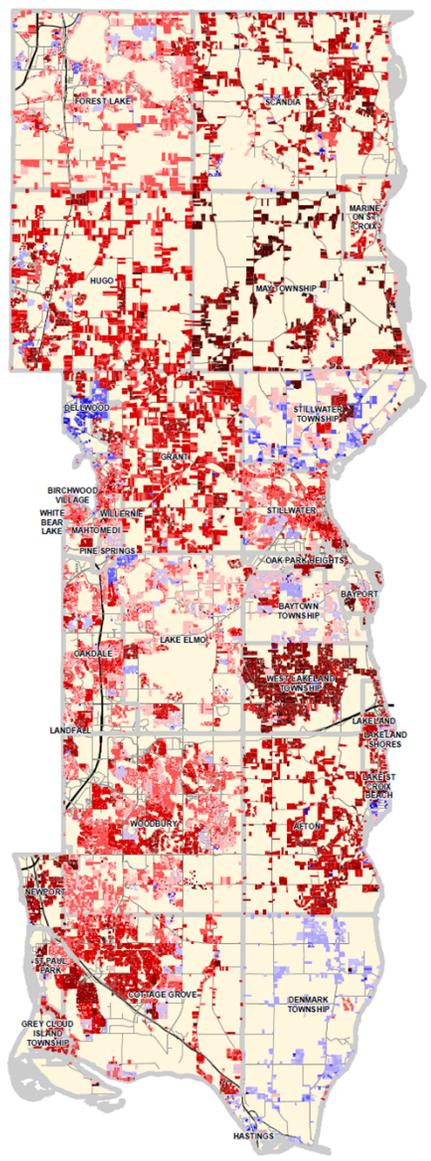
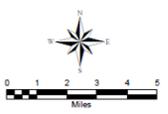
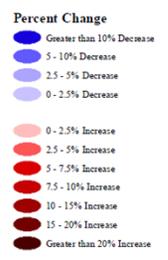
Taxable Market Value Change of Residential Homestead Properties from 2025 to Proposed 2026



11/7/2025
 Prepared by:
 The GIS Support Unit
 Washington County Office of Information Technology

Washington County

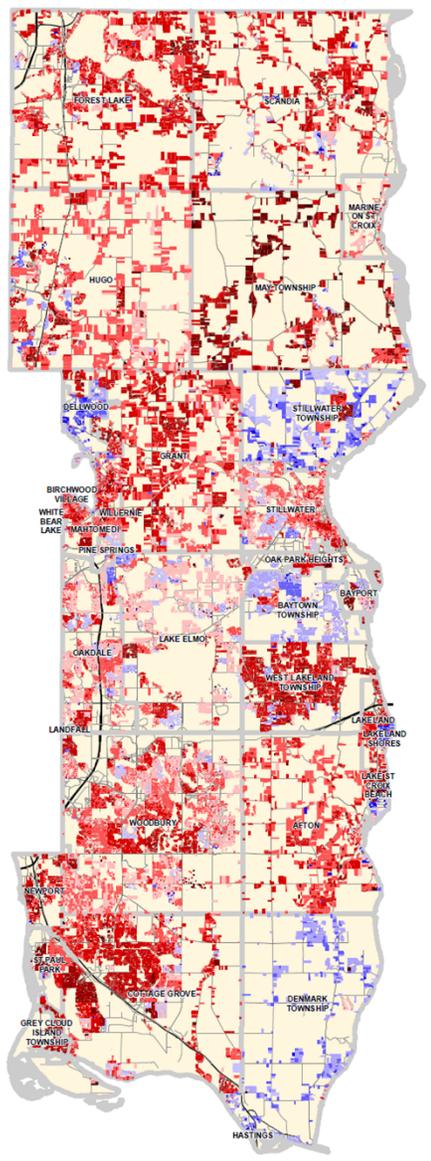
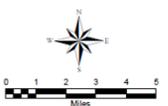
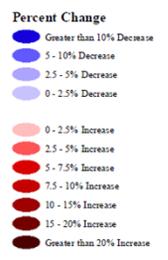
County Tax Portion Change of Residential Homestead Properties from pay 2025 to Proposed 2026



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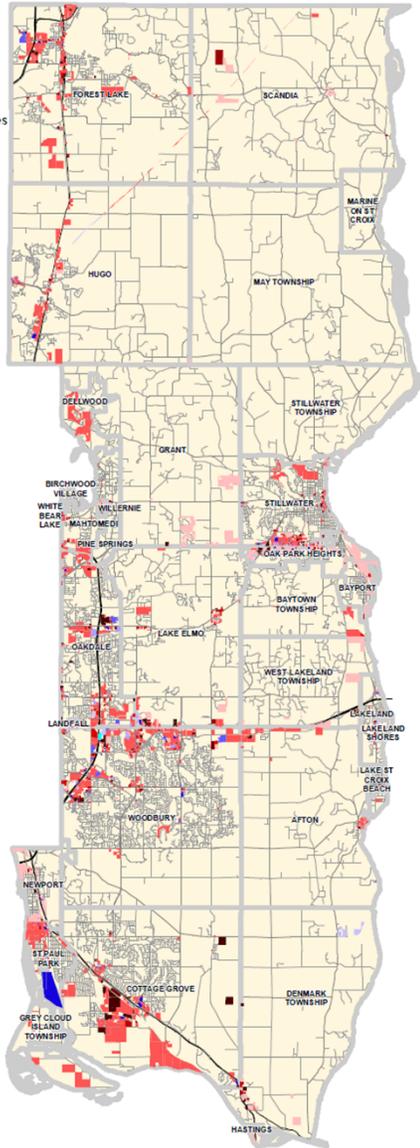
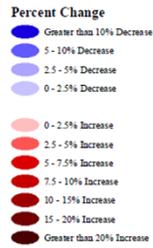
Property Tax Change of Residential Homestead Properties from pay 2025 to Proposed 2026



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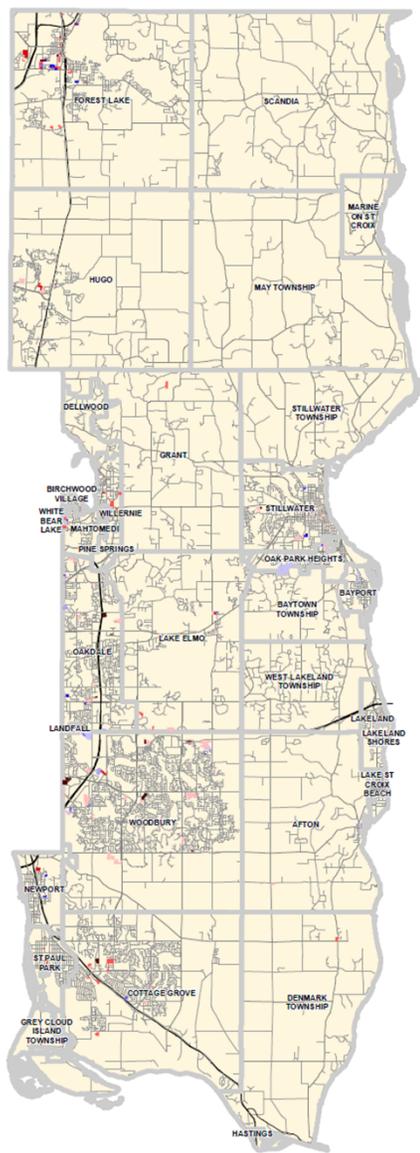
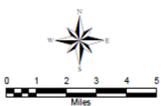
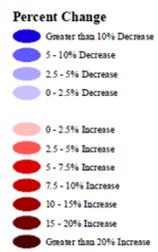
Property Tax Change of Commercial-Industrial-Utility Properties from pay 2025 to Proposed 2026



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Property Tax Change of Apartment Properties from pay 2025 to Proposed 2026

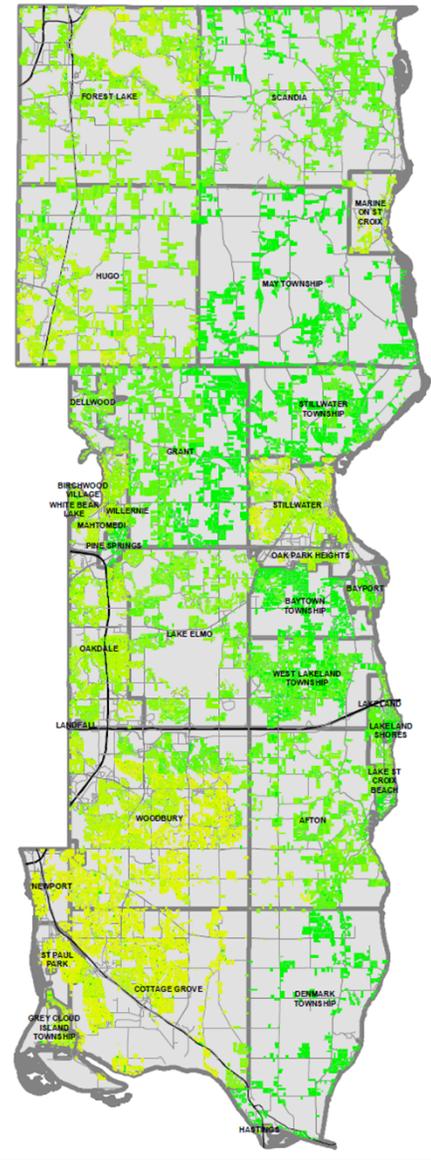


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Effective Tax Rate
Residential Homestead Properties
for Proposed 2026

- Effective Tax Rate
- Under 0.900%
 - 0.900 - 0.999%
 - 1.000 - 1.149%
 - 1.150 - 1.249%
 - 1.250 - 1.499%
 - 1.500 - 1.749%
 - 1.750 - 2.999%
 - 3.000 - 3.499%
 - 3.500 - 3.999%
 - Over 4.000%

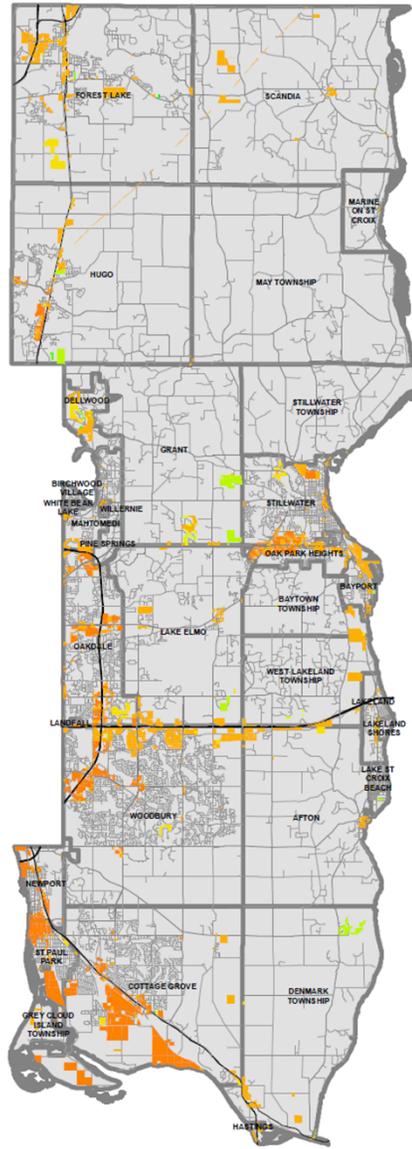
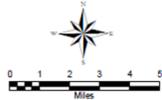


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Effective Tax Rate
Commercial - Industrial Properties
for Proposed 2026

- Effective Tax Rate
- Under 0.900%
 - 0.900 - 0.999%
 - 1.000 - 1.149%
 - 1.150 - 1.249%
 - 1.250 - 1.499%
 - 1.500 - 1.749%
 - 1.750 - 2.999%
 - 3.000 - 3.499%
 - 3.500 - 3.999%
 - Over 4.000%



11/7/2025
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Questions