

WASHINGTON COUNTY ESTIMATED PAY 2016 VALUES

**Note: these values are only an ESTIMATE of Pay 2016, 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 2015								Estimated Pay 2016									
		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	12,246,100	346,285,000	326,798,800	337,726,000	3,553,600	0	0	34,192	3,519,408	9,256,500	355,375,800	335,763,900	346,933,900	3,655,588	0	0	33,997	3,621,591
0004	Denmark	1,133,000	386,628,400	259,662,300	348,728,500	3,517,712	0	0	180,818	3,336,894	2,590,900	405,218,200	284,083,900	374,053,600	3,780,009	0	0	181,540	3,598,469
0009	May	2,918,000	652,593,000	522,728,100	607,066,000	6,293,902	0	0	134,235	6,159,667	2,437,200	648,836,600	519,286,400	602,609,700	6,260,874	0	0	137,370	6,123,504
0011	Grey Cloud Island	19,200	43,970,000	40,301,100	42,494,500	461,346	0	0	22,744	438,602	79,200	44,671,200	40,823,900	43,159,600	468,148	0	0	22,527	445,621
0014	Stillwater Twp	2,412,700	430,993,000	376,083,200	403,543,400	4,092,143	0	0	35,978	4,056,165	3,172,300	385,547,200	335,435,900	361,181,400	3,663,398	0	0	36,598	3,626,800
0017	West Lakeland	4,954,400	639,996,600	614,608,400	628,385,300	6,548,419	0	0	108,721	6,439,698	3,503,000	656,895,800	631,335,500	645,740,600	6,732,803	0	0	109,551	6,623,252
0100	Afton	7,034,900	612,072,300	524,334,600	586,363,700	6,224,403	0	0	245,261	5,979,142	5,864,000	630,577,900	542,627,600	604,768,100	6,432,133	0	0	250,185	6,181,948
0200	Bayport	9,405,500	237,262,900	235,397,400	224,327,900	2,667,949	0	147,524	273,688	2,246,737	4,738,400	254,462,600	252,900,600	243,040,000	2,856,510	0	148,865	73,213	2,634,432
0300	Birchwood	101,200	118,984,600	116,137,800	114,420,300	1,181,086	0	0	0	1,181,086	139,500	135,332,300	132,440,600	131,542,700	1,366,919	0	0	0	1,366,919
0400	Scandia	2,949,300	639,473,500	534,211,600	607,682,500	6,205,473	1,562	0	143,268	6,060,643	5,022,300	622,806,300	517,337,600	590,038,100	6,031,790	1,543	0	155,099	5,875,148
0500	Dellwood	1,778,000	291,286,300	280,075,900	288,034,700	3,254,951	0	0	95,764	3,159,187	808,400	306,153,100	297,005,800	303,160,200	3,427,908	0	0	95,893	3,332,015
0600	Forest Lake	19,791,100	1,835,713,900	1,761,977,200	1,728,267,700	19,690,075	1,894	705,082	1,799,224	17,183,875	23,265,800	1,886,121,800	1,811,269,800	1,779,738,100	20,215,818	1,948	58,449	1,804,135	18,351,286
0700	Hugo	21,365,700	1,554,927,700	1,449,202,600	1,444,058,600	15,658,095	3,455	81,927	968,877	14,603,836	13,544,900	1,532,547,500	1,423,743,400	1,416,871,600	15,379,228	3,462	81,927	1,001,949	14,291,890
0800	Lake Elmo	23,088,700	1,219,643,000	1,139,850,100	1,184,578,800	13,181,619	660	0	785,146	12,395,813	20,531,000	1,268,630,700	1,176,273,200	1,224,657,000	13,659,527	663	0	873,494	12,785,370
0900	Lakeland Shores	304,600	54,473,700	54,048,500	52,868,700	580,646	0	0	14,814	565,832	140,000	54,528,900	54,088,700	52,986,600	581,483	0	0	14,906	566,577
1000	Mahtomedi	8,695,300	934,599,500	928,604,400	905,400,200	9,762,425	0	83,864	421,441	9,257,120	6,294,800	1,021,188,200	1,013,787,700	995,648,100	10,721,549	0	88,608	372,075	10,260,866
1100	Marine on St Croix	859,900	128,774,900	122,798,300	126,103,600	1,352,457	0	0	48,931	1,303,526	254,200	135,374,400	129,711,600	133,135,800	1,429,634	0	0	49,437	1,380,197
1200	Newport	429,300	289,883,600	282,108,800	268,574,900	3,563,768	0	0	603,423	2,960,345	1,202,700	303,240,800	295,479,500	282,964,300	3,730,634	0	0	606,117	3,124,517
1300	St Paul Park	1,641,500	352,700,800	340,919,800	314,855,100	3,551,119	0	0	300,318	3,250,801	797,800	352,935,200	340,589,000	314,647,500	3,604,194	0	0	296,581	3,307,613
1400	Landfall	0	6,871,900	6,871,900	6,871,900	133,770	0	63,455	43,638	26,677	0	6,796,500	6,796,500	6,796,500	132,262	0	61,457	43,973	26,832
1500	Stillwater City	14,306,900	2,002,273,500	1,983,555,200	1,911,185,700	21,812,164	0	1,260,238	2,037,842	18,514,084	19,318,900	2,094,396,400	2,074,634,600	2,006,619,500	22,779,125	0	1,256,551	2,066,224	19,456,350
1600	Willernie	0	40,587,100	40,485,000	36,717,100	411,563	0	0	34,699	376,864	69,200	37,897,700	37,829,500	33,900,600	383,072	0	0	34,758	348,314
1700	Oak Park Heights	7,392,000	712,227,600	707,697,400	689,680,000	10,805,682	0	185,870	2,214,196	8,405,616	2,138,000	733,616,300	726,497,500	711,269,800	11,095,318	0	187,846	2,292,994	8,614,478
1800	St Mary's Point	202,800	70,110,000	65,987,100	67,918,700	736,149	0	0	0	736,149	39,100	70,448,500	67,524,800	68,308,500	739,450	0	0	0	739,450
1900	Lakeland	768,100	211,241,300	206,925,900	200,459,300	2,185,847	0	20,633	76,818	2,088,396	1,106,200	224,650,100	220,446,400	214,995,400	2,334,303	0	20,594	91,797	2,221,912
2000	Lake St Croix Beach	638,500	92,938,700	91,440,400	84,525,600	869,438	0	0	15,212	854,226	401,900	96,061,100	94,657,600	87,989,800	904,638	0	0	15,090	889,548
2100	Pine Springs	0	55,095,400	55,066,000	54,522,000	558,110	0	0	6,963	551,147	68,300	58,769,900	58,750,300	58,409,800	597,277	0	0	7,068	590,209
2200	Cottage Grove	20,780,900	2,941,607,300	2,796,700,300	2,705,975,400	29,842,872	0	646,581	2,016,933	27,179,358	25,867,400	3,027,619,600	2,877,992,800	2,791,241,300	30,783,963	0	703,802	2,080,246	27,999,915
2500	Woodbury	156,759,200	7,712,224,400	7,519,507,300	7,358,820,300	84,531,996	0	83,228	7,153,088	77,295,680	137,256,400	7,962,409,800	7,774,078,500	7,615,266,700	87,596,765	0	103,375	7,445,087	80,048,303
2600	Oakdale	6,122,300	2,335,853,900	2,286,867,500	2,162,439,300	25,992,600	0	565,082	3,353,639	22,073,879	9,449,500	2,388,055,800	2,333,063,500	2,218,762,100	26,528,479	0	645,374	3,373,986	22,509,119
2700	Grant	4,673,900	775,057,600	706,392,500	745,515,200	7,810,040	2,658	0	175,453	7,631,929	3,470,500	785,237,200	716,420,100	756,386,700	7,916,908	2,654	0	174,439	7,739,815
7500	Hastings	0	2,842,300	2,818,500	2,842,300	48,553	0	0	16,840	31,713	0	2,878,800	2,855,000	2,878,800	49,284	0	0	16,818	32,466
9400	White Bear Lake	0	37,983,000	37,766,300	36,129,000	452,695	0	0	49,738	402,957	0	41,379,700	41,141,100	39,709,700	491,349	0	0	48,371	442,978
Grand Total		332,773,000	27,767,176,700	26,417,930,200	26,277,082,200	297,532,667	10,229	3,843,484	23,411,902	270,267,052	302,828,300	28,530,661,900	27,166,672,800	27,059,412,100	306,330,340	10,270	3,356,848	23,805,518	279,157,704

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		New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR
0200	Hastings	1,146,100	420,251,600	294,812,000	380,382,700	3,900,651	0	0	211,122	3,689,529	2,653,100	440,273,900	320,339,500	406,864,100	4,179,372	0	0	213,515	3,965,857
0622	N St Paul/Mpwd/Oak	13,544,600	3,390,574,100	3,320,428,700	3,187,190,700	40,499,523	0	628,537	6,381,908	33,489,078	21,167,400	3,476,350,100	3,399,376,800	3,278,141,500	41,563,878	0	706,831	6,549,829	34,307,218
0624	White Bear Lake	19,753,200	1,275,100,100	1,238,426,100	1,186,834,300	13,090,674	0	81,927	883,215	12,125,532	11,389,100	1,272,526,200	1,232,872,700	1,180,433,200	13,038,650	0	81,927	911,625	12,045,098
0831	Forest Lake	23,061,200	2,677,296,900	2,440,551,700	2,513,927,200	27,730,509	5,425	705,082	2,047,955	24,972,047	30,116,400	2,712,198,800	2,473,676,300	2,548,525,100	28,098,837	5,476	58,449	2,066,986	25,967,926
0832	Mahtomedi	16,511,500	1,984,353,100	1,919,612,800	1,925,324,900	20,781,146	3,075	83,864	695,612	19,998,595	10,486,100	2,096,632,800	2,032,453,200	2,042,468,200	22,029,729	3,075	88,608	646,386	21,291,660
0833	South Washington Co	137,672,000	9,438,963,300	9,098,596,000	8,865,641,400	97,914,794	0	729,809	6,110,745	91,074,240	117,885,800	9,709,144,900	9,366,081,200	9,142,289,400	101,036,317	0	807,177	6,243,356	93,985,784
0834	Stillwater	120,812,600	8,486,020,700	8,025,467,500	8,128,153,900	92,714,466	1,361	1,614,265	7,063,639	84,035,201	109,050,000	8,731,626,300	8,264,754,400	8,374,006,000	95,513,381	1,357	1,613,856	7,155,247	86,742,921
2144	Chisago Lakes	271,800	94,616,900	80,035,400	89,627,100	900,904	368	0	17,706	882,830	80,400	91,908,900	77,118,700	86,684,600	870,176	362	0	18,574	851,240
Grand Total		332,773,000	27,767,176,700	26,417,930,200	26,277,082,200	297,532,667	10,229	3,843,484	23,411,902	270,267,052	302,828,300	28,530,661,900	27,166,672,800	27,059,412,100	306,330,340	10,270	3,356,848	23,805,518	279,157,704
0	None	32,175,100	2,639,390,500	2,595,790,700	2,520,036,700	30,435,763	0	1,459,810	3,159,488	25,816,465	16,971,900	2,711,817,500	2,669,728,600	2,598,776,100	31,323,312	0	1,465,250	3,055,045	26,803,017
10	Carnelian Marine	18,375,900	1,594,240,100	1,341,806,800	1,500,589,000	15,456,207	0	0	277,732	15,178,475	11,092,300	1,579,627,400	1,331,084,300	1,489,067,500	15,356,011	0	0	288,794	15,067,217
14	South Washington	160,713,000	10,218,374,200	9,747,834,300	9,634,563,600	108,094,073	0	729,809	8,281,713	99,082,551	161,849,400	10,572,228,700	10,108,875,800	10,001,027,900	112,400,754	0	807,177	8,688,638	102,904,939
34	Ramsey-Washington	10,268,700	2,674,632,600	2,642,286,700	2,497,334,500	31,225,626	0	425,059	4,328,263	26,472,304	13,890,100	2,734,092,000	2,700,796,100	2,560,466,900	31,946,531	0	512,635	4,365,251	27,068,645
38	Rice Creek	46,853,300	3,663,010,800	3,491,001,200	3,457,795,100	37,462,273	2,485	472,281	1,809,840	35,177,667	38,715,600	3,739,885,200	3,568,130,800	3,538,284,000	38,350,908	2,517	219,454	1,825,476	36,303,461
54	Valley Branch	49,255,400	3,997,629,200	3,760,627,000	3,819,943,700	42,285,586	1,621	203,478	2,589,144	39,491,343	34,832,000	4,101,979,500	3,844,269,000	3,916,651,800	43,297,357	1,623	194,196	2,591,876	40,509,662
69	Brown's Creek	11,084,900	1,638,464,200	1,554,548,900	1,571,238,800	17,971,933	3,161	154,455	1,578,298	16,236,019	18,901,900	1,696,055,300	1,609,479,900	1,629,281,700	18,542,098	3,156	148,606	1,595,499	16,794,837
71	Comfort Lake-Forest	4,046,700	1,341,435,100	1,284,034,600	1,275,580,800	14,601,206	2,962	398,592	1,387,424	12,812,228	6,575,100	1,394,976,300	1,334,308,300	1,325,856,200	15,113,369	2,974	9,530	1,394,939	13,705,926
Grand Total		332,773,000	27,767,176,700	26,417,930,200	26,277,082,200	297,532,667	10,229	3,843,484	23,411,902	270,267,052	302,828,300	28,530,661,900	27,166,672,800	27,059,412,100	306,330,340	10,270	3,356,848	23,805,518	279,157,704

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Tax Authority	2016 EMV Change Due to		Change from 2015 to Preliminary 2016									
	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	3%	0%	-24%	3%	3%	3%	3%	0%	0%	-1%	3%
0004	Denmark	1%	4%	129%	5%	9%	7%	7%	0%	0%	0%	8%
0009	May	0%	-1%	-16%	-1%	-1%	-1%	-1%	0%	0%	2%	-1%
0011	Grey Cloud Island	0%	1%	313%	2%	1%	2%	1%	0%	0%	-1%	2%
0014	Stillwater Twp	1%	-11%	31%	-11%	-11%	-10%	-10%	0%	0%	2%	-11%
0017	West Lakeland	1%	2%	-29%	3%	3%	3%	3%	0%	0%	1%	3%
0100	Afton	1%	2%	-17%	3%	3%	3%	3%	0%	0%	2%	3%
0200	Bayport	2%	5%	-50%	7%	7%	8%	7%	0%	1%	-73%	17%
0300	Birchwood	0%	14%	38%	14%	14%	15%	16%	0%	0%	0%	16%
0400	Scandia	1%	-3%	70%	-3%	-3%	-3%	-3%	-1%	0%	8%	-3%
0500	Dellwood	0%	5%	-55%	5%	6%	5%	5%	0%	0%	0%	5%
0600	Forest Lake	1%	1%	18%	3%	3%	3%	3%	3%	-92%	0%	7%
0700	Hugo	1%	-2%	-37%	-1%	-2%	-2%	-2%	0%	0%	3%	-2%
0800	Lake Elmo	2%	2%	-11%	4%	3%	3%	4%	0%	0%	11%	3%
0900	Lakeland Shores	0%	0%	-54%	0%	0%	0%	0%	0%	0%	1%	0%
1000	Mahtomedi	1%	9%	-28%	9%	9%	10%	10%	0%	6%	-12%	11%
1100	Marine on St Croix	0%	5%	-70%	5%	6%	6%	6%	0%	0%	1%	6%
1200	Newport	0%	4%	180%	5%	5%	5%	5%	0%	0%	0%	6%
1300	St Paul Park	0%	0%	-51%	0%	0%	0%	1%	0%	0%	-1%	2%
1400	Landfall	0%	-1%	0%	-1%	-1%	-1%	-1%	0%	-3%	1%	1%
1500	Stillwater City	1%	4%	35%	5%	5%	5%	4%	0%	0%	1%	5%
1600	Willernie	0%	-7%	0%	-7%	-7%	-8%	-7%	0%	0%	0%	-8%
1700	Oak Park Heights	0%	3%	-71%	3%	3%	3%	3%	0%	1%	4%	2%
1800	St Mary's Point	0%	0%	-81%	0%	2%	1%	0%	0%	0%	0%	0%
1900	Lakeland	1%	6%	44%	6%	7%	7%	7%	0%	0%	19%	6%
2000	Lake St Croix Beach	0%	3%	-37%	3%	4%	4%	4%	0%	0%	-1%	4%
2100	Pine Springs	0%	7%	0%	7%	7%	7%	7%	0%	0%	2%	7%
2200	Cottage Grove	1%	2%	24%	3%	3%	3%	3%	0%	9%	3%	3%
2500	Woodbury	2%	1%	-12%	3%	3%	3%	4%	0%	24%	4%	4%
2600	Oakdale	0%	2%	54%	2%	2%	3%	2%	0%	14%	1%	2%
2700	Grant	0%	1%	-26%	1%	1%	1%	1%	0%	0%	-1%	1%
7500	Hastings	0%	1%	0%	1%	1%	1%	2%	0%	0%	0%	2%
9400	White Bear Lake	0%	9%	0%	9%	9%	10%	9%	0%	0%	-3%	10%
Grand Total		1%	2%	-9%	3%	3%	3%	3%	0%	-13%	2%	3%

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		New Const	Other									
0200	Hastings	1%	4%	131%	5%	9%	7%	7%	0%	0%	1%	7%
0622	N St Paul/Mpwd/Oak	1%	2%	56%	3%	2%	3%	3%	0%	12%	3%	2%
0624	White Bear Lake	1%	-1%	-42%	0%	0%	-1%	0%	0%	0%	3%	-1%
0831	Forest Lake	1%	0%	31%	1%	1%	1%	1%	1%	-92%	1%	4%
0832	Mahtomedi	1%	5%	-36%	6%	6%	6%	6%	0%	6%	-7%	6%
0833	South Washington Co	1%	2%	-14%	3%	3%	3%	3%	0%	11%	2%	3%
0834	Stillwater	1%	2%	-10%	3%	3%	3%	3%	0%	0%	1%	3%
2144	Chisago Lakes	0%	-3%	-70%	-3%	-4%	-3%	-3%	-2%	0%	5%	-4%
Grand Total		1%	2%	-9%	3%	3%	3%	3%	0%	-13%	2%	3%
0	None	1%	2%	-47%	3%	3%	3%	3%	0%	0%	-3%	4%
10	Carnelian Marine	1%	-2%	-40%	-1%	-1%	-1%	-1%	0%	0%	4%	-1%
14	South Washington	2%	2%	1%	3%	4%	4%	4%	0%	11%	5%	4%
34	Ramsey-Washington I	1%	2%	35%	2%	2%	3%	2%	0%	21%	1%	2%
38	Rice Creek	1%	1%	-17%	2%	2%	2%	2%	1%	-54%	1%	3%
54	Valley Branch	1%	2%	-29%	3%	2%	3%	2%	0%	-5%	0%	3%
69	Brown's Creek	1%	2%	71%	4%	4%	4%	3%	0%	-4%	1%	3%
71	Comfort Lake-Forest I	0%	4%	62%	4%	4%	4%	4%	0%	-98%	1%	7%
Grand Total		1%	2%	-9%	3%	3%	3%	3%	0%	-13%	2%	3%