



**Department of
Property Records and
Taxpayer Services**

**County Board Workshop
on
Taxes Payable in 2016**

April 5, 2016

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Taxes Payable in 2016

- 98,808 Tax Statements were mailed March 18th
- The total amount billed of **422.5 million** is an increase of 5.9% over 2015. The 2015 total of \$399.1 million was a 3.4% increase over the \$385.8 million billed in 2014
- The final 2016 amount billed is a 3.1% increase over the proposed 2016 total of \$409.9 million that was billed in November. The increase is primarily due to questions approved by the voters in the Forest Lake and South Washington County School districts at the November general election

What are taxpayers seeing on their tax statements?

- **All Parcels**

Median Value change:	0.6% increase	
Median Total Tax change:	5.4% increase	<i>(proposed was 2.3%)</i>

- **Residential Homestead Parcels**

Median Value change:	1.0% increase in value before homestead exclusion	
	1.1% increase in value after homestead exclusion	
Median Total Tax change:	6.5% increase	<i>(proposed was 2.6%)</i>
Median County Tax change:	2.3% increase	<i>(same as proposed)</i>

- **Commercial/Industrial/Utility Parcels**

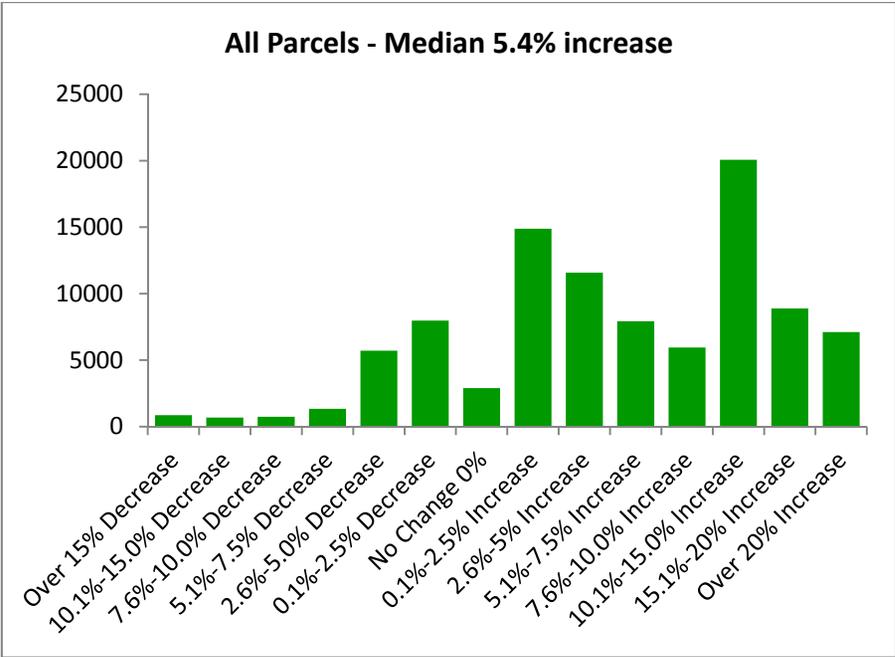
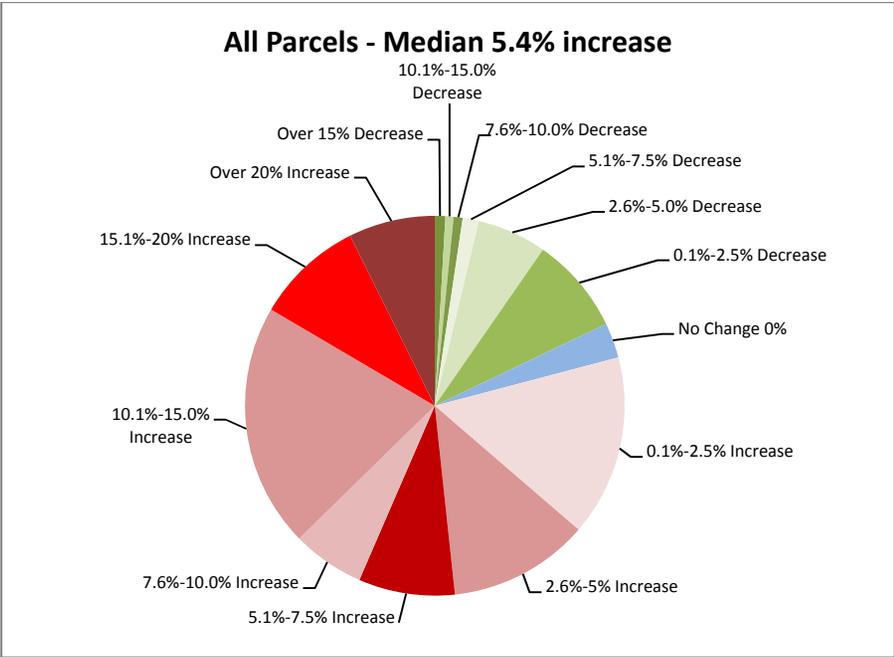
Median Value change:	0.0% no change	
Median Total Tax change:	2.5% reduction	<i>(proposed was 3.0%)</i>

- **Apartment Parcels**

Median Value change:	0.0% no change	
Median Total Tax change:	4.1% increase	<i>(proposed was 1.6%)</i>

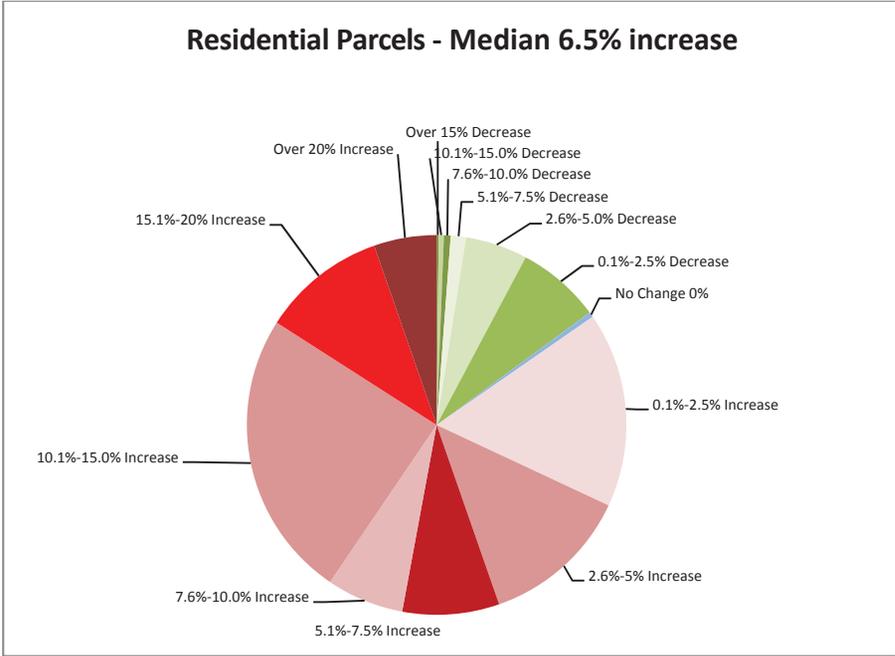
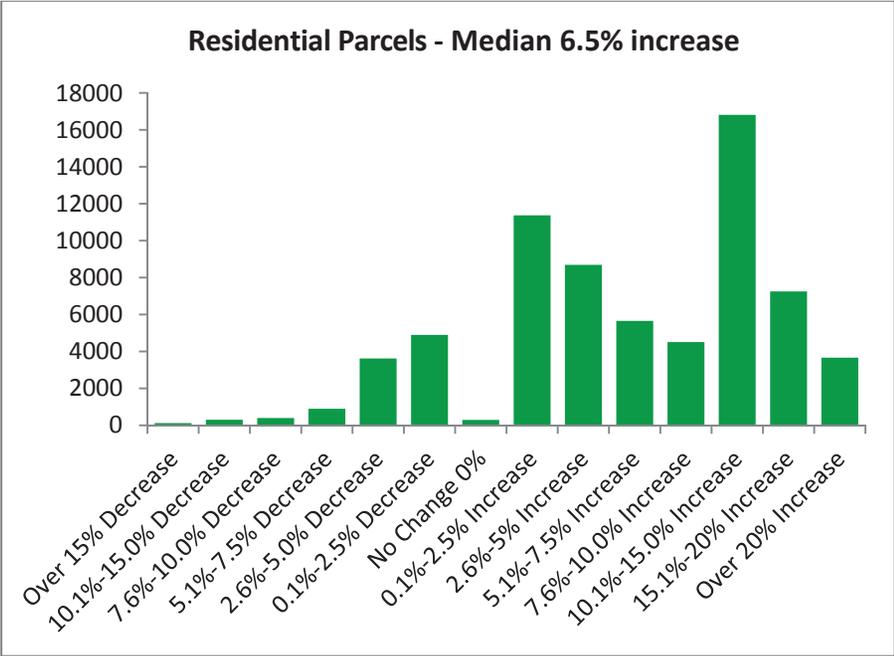
Property Taxes Payable in 2016

Counts by Range of Change in Total Tax



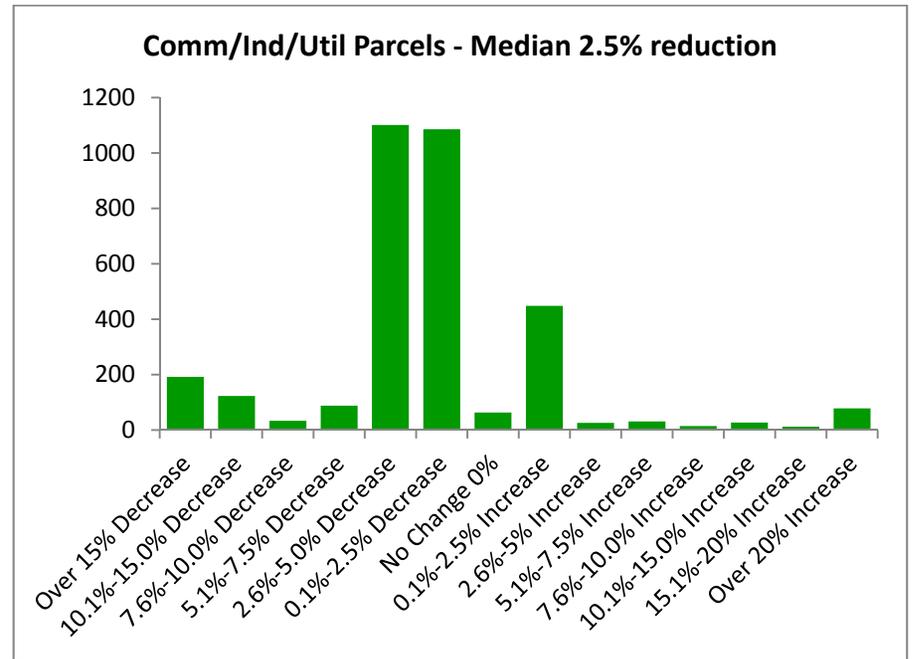
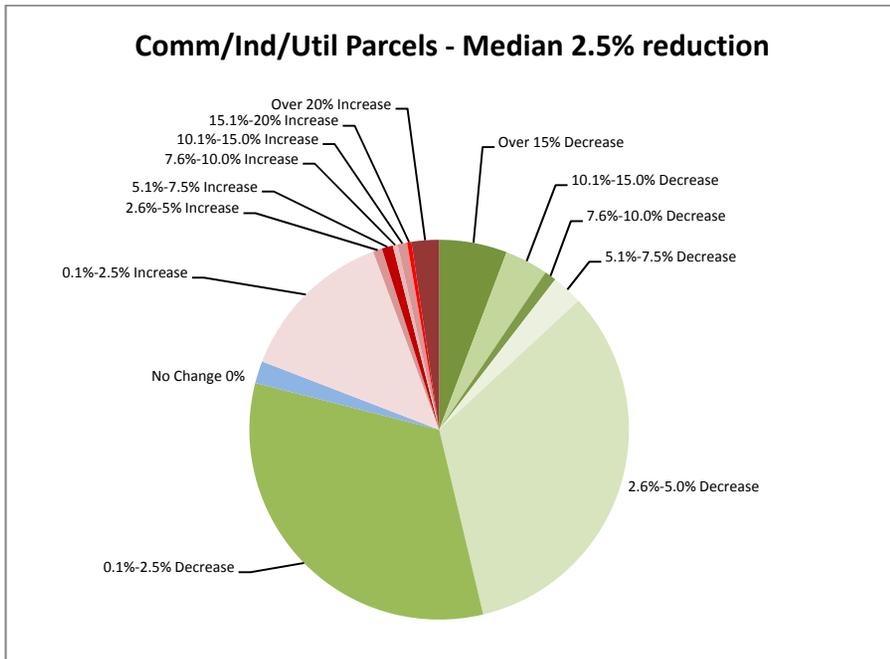
Property Taxes Payable in 2016

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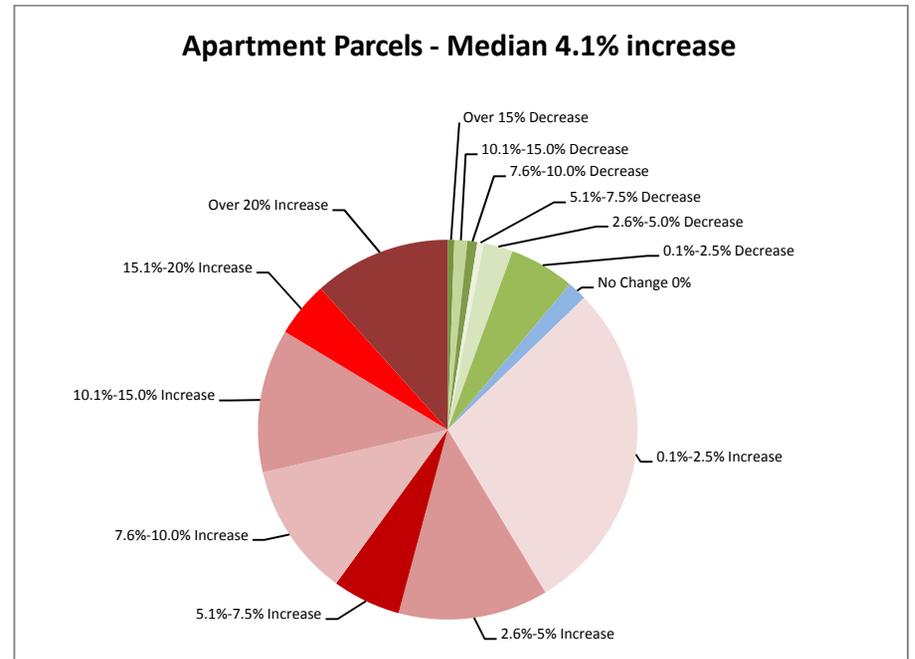
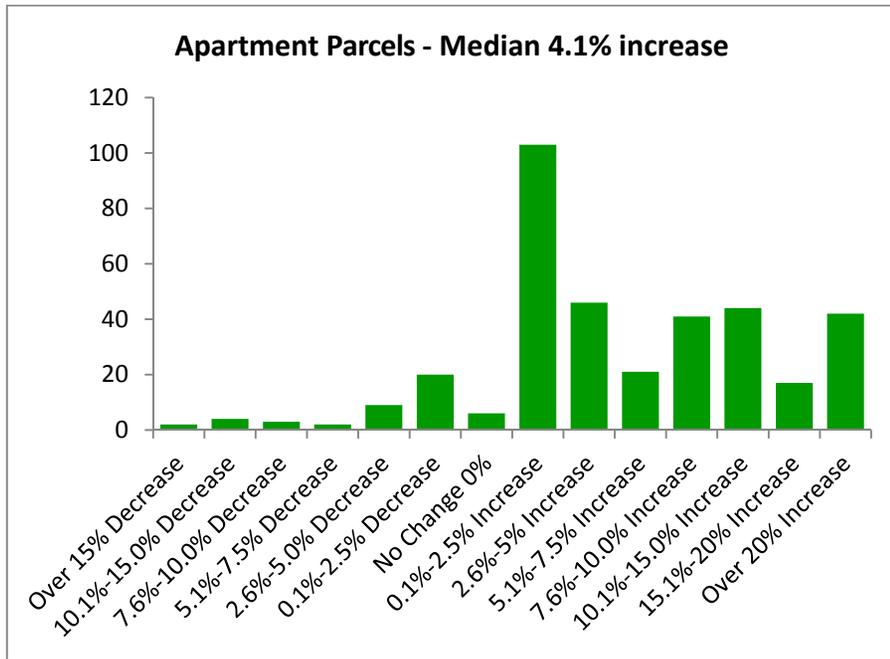
Property Taxes Payable in 2016

Counts by Range of Change in Total Tax



Property Taxes Payable in 2016

Counts by Range of Change in Total Tax



Counts of Pay 2016 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in **Total Tax**

Taxing District	SD	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
						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			

By City/Town and School District combination:

City of Afton	200	416,100	2.7%	\$252	5.8%									1					1	0	1
	833	368,600	3.7%	\$788	18.7%											1			32	0	32
	834	395,100	3.6%	\$204	5.6%	5	1	3	5	1	11	78	202	363	89	29	3	11	792	26	766
	Total	394,200	3.6%	\$208	5.7%	5	1	3	5	1	11	78	202	364	89	30	23	13	825	26	799
City of Bayport	834	189,300	7.2%	\$104	5.7%	1	8	1	6	3	38	74	144	191	95	32	5	22	620	57	563
City of Birchwood	624	288,000	14.3%	\$338	12.2%				2	1		7	9	15	35	160	33	37	299	3	296
City of Cottage Grove	200	284,900	2.4%	\$188	5.2%						1	4	45	34	4	19	1	1	109	1	108
	833	207,900	1.1%	\$371	14.5%	13	1	1		3	2	7	9	39	199	5,705	2,412	1,494	9,885	20	9,865
	Total	208,400	1.1%	\$370	14.5%	13	1	1		3	3	11	54	73	203	5,724	2,413	1,495	9,994	21	9,973
City of Dellwood	832	501,100	9.7%	\$315	7.4%		6	23	14		1	1	16	105	69	83	2	2	322	44	278
City of Forest Lake	831	212,800	-0.5%	\$100	4.4%	11	4	9	18	14	50	760	1,788	644	301	738	379	214	4,930	106	4,824
City of Grant	832	423,900	1.1%	(\$15)	-0.3%		1		12	142	234	161	36	9	5	37	35	2	674	389	285
	834	375,300	1.2%	\$72	2.1%				1	18	84	238	145	57	6	7		2	558	103	455
	Total	400,600	1.1%	\$36	1.0%		1		13	160	318	399	181	66	11	44	35	4	1,232	492	740
City of Hastings	200																		0	0	0
City of Hugo	624	206,600	-3.1%	(\$94)	-3.8%	11	143	261	511	2,053	496	50	12	6	6	1	6	4	3,560	3,475	85
	831	290,400	-2.7%	\$52	1.7%	1			1	3	37	198	63	17				2	322	42	280
	832	381,900	-2.0%	(\$178)	-3.9%		6	5	48	78	26	15	3	4		1		1	187	163	24
	834	342,100	-2.0%	(\$74)	-2.0%			1	11	46	70	20	6	5	3			1	163	128	35
	Total	222,500	-3.0%	(\$90)	-3.6%	12	149	267	571	2,180	629	283	84	32	9	2	6	8	4,232	3,808	424
City of Lake Elmo	622	370,200	0.6%	(\$13)	-0.4%	1	2	2	5	87	153	80	35	26	15	32	9	2	449	250	199
	832	335,500	-0.2%	(\$110)	-2.8%	2	1	4	13	47	30	8	7	5	1	1	1	1	121	97	24
	834	364,800	-0.1%	(\$24)	-0.8%	1	17	21	13	279	730	274	64	32	24	63	17	5	1,540	1,061	479
	Total	363,200	0.0%	(\$24)	-0.8%	4	20	27	31	413	913	362	106	63	40	96	27	8	2,110	1,408	702
City of Lake St Croix Beach	834	171,500	3.9%	\$52	2.9%	1				3	31	133	126	61	15	1		1	372	35	337
City of Lakeland	834	229,700	9.0%	\$224	9.5%				3	3	43	4	12	49	242	210	24	10	600	49	551
City of Lakeland Shores	834	277,300	3.1%	\$100	4.2%					1	3	23	45	25	5				102	4	98
City of Landfall	622																		0	0	0
City of Mahtomedi	832	295,000	9.2%	\$208	5.7%	5	2	2	5	10	96	403	456	682	293	280	48	32	2,314	120	2,194
City of Marine on St Croix	834	316,700	7.9%	\$358	10.1%		1	1		4	3	8	26	46	30	92	30	6	247	9	238
City of Newport	833	157,900	6.0%	\$317	12.7%	3				1	3	13	50	92	160	146	82	301	851	7	844
City of Oak Park Heights	834	206,600	0.4%	\$34	1.3%	3	13	1	1	10	275	374	221	42	18	25	15	5	1,003	303	700
City of Oakdale	622	200,700	1.6%	\$43	1.9%	13	8	8	22	102	998	3,266	1,680	939	282	357	85	225	7,985	1,151	6,834
City of Pine Springs	622	287,000	11.5%	\$275	12.8%									1		2	1		4	0	4
	832	404,400	6.9%	\$218	5.4%		1		1			11	38	63	7	8			129	2	127
	Total	404,300	6.9%	\$218	5.5%		1		1			11	38	64	7	10	1		133	2	131

Counts of Pay 2016 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in **Total Tax**

		Parcel Counts by Range of Increase/Decrease in Total Tax																			
Taxing District	SD	Median Pay 2016 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 Scandia	831	282,600	-4.4%	\$42	1.6%	8	7	6	12	29	117	543	217	33	12	8	2	2	996	179	817
	2144	290,900	-4.1%	(\$92)	-2.9%		1		15	84	70	7	4	2					183	170	13
	Total	284,000	-4.4%	\$34	1.3%	8	8	6	27	113	187	550	221	35	12	8	2	2	1,179	349	830
City of St Mary's Point	834	264,000	2.3%	\$65	2.7%		1			2	30	26	34	24	8				125	33	92
City of St Paul Park	833	159,300	-2.6%	\$204	8.4%	5	1	1		3	5	51	290	181	240	392	276	26	1,471	15	1,456
City of Stillwater	834	231,900	0.4%	\$66	2.3%	5	3	4	48	12	264	2,616	1,333	397	173	427	56	24	5,362	336	5,026
City of White Bear Lake	832	227,400	11.1%	\$232	9.9%								1	7	37	40	2	1	88	0	88
City of Willernie	832	140,400	-8.2%	(\$130)	-6.6%	1	18	31	74	26	4		1						155	154	1
	622	244,200	1.3%	\$39	1.7%				10	200	233	434	269	51	1	8	73	96	1,375	443	932
	833	285,000	0.6%	\$475	13.2%	12	37	5	5	14	59	51	122	328	1,715	7,502	3,521	1,081	14,452	132	14,320
City of Woodbury	834	284,200	1.2%	\$59	2.0%	8	6	4	13	84	327	966	433	368	143	30	11	25	2,418	442	1,976
	Total	280,400	0.7%	\$393	12.2%	20	43	9	28	298	619	1,451	824	747	1,859	7,540	3,605	1,202	18,245	1,017	17,228
	Town of Baytown	834	450,000	-0.8%	(\$32)	-1.0%	1	1		3	126	250	130	24	6	2	2		545	381	164
Town of Denmark	200	373,600	10.6%	\$332	11.7%							1	3	52	111	213	56	8	444	0	444
	833	313,600	13.6%	\$862	30.7%													9	9	0	9
	834	277,400	14.6%	\$310	15.0%										1				1	0	1
Total	371,800	10.7%	\$334	11.9%								1	3	52	111	214	56	17	454	0	454
Town of Grey Cloud Island	833	275,700	0.9%	\$458	14.7%									1	1	59	35	4	100	0	100
Town of May	831	308,900	-1.7%	\$118	5.0%	1				1		4	62	52	7	2	2		131	2	129
	834	371,000	-1.9%	(\$38)	-1.3%	4	9	3	18	128	382	56	27	46	17	3	2		695	544	151
	Total	358,200	-1.8%	(\$26)	-1.0%	5	9	3	18	129	382	60	89	98	24	5	4		826	546	280
Town of Stillwater	834	401,300	2.3%	\$180	4.9%					1	1	47	275	221	34	10	5	5	599	2	597
Town of West Lakeland	834	418,200	2.5%	\$156	4.7%	2			2	5	31	228	360	336	107	89	5	1	1,166	40	1,126
County Total		240,600	1.0%	\$178	6.5%	118	299	397	892	3,624	5,188	11,370	8,693	5,658	4,512	16,816	7,254	3,665	68,486	10,518	57,968
Percent of Total:						0%	0%	1%	1%	5%	8%	17%	13%	8%	7%	25%	11%	5%	100%	15%	85%

Counts of Pay 2016 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in **Total Tax**

Taxing District	SD	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
						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			

By School District:

ISD 0200 Hastings	355,900	9.3%	\$312	10.7%						1	5	48	87	115	232	57	9	554	1	553
ISD 0622 Nsp/Mpwd/Oak	205,700	1.5%	\$42	1.8%	14	10	10	37	389	1,384	3,780	1,984	1,017	298	399	168	323	9,813	1,844	7,969
ISD 0624 White Bear Lake	212,700	-3.0%	(\$88)	-3.7%	11	143	261	513	2,054	496	57	21	21	41	161	39	41	3,859	3,478	381
ISD 0831 Forest Lake	231,800	-1.0%	\$90	4.0%	21	11	15	31	47	204	1,505	2,130	746	320	748	383	218	6,379	329	6,050
ISD 0832 Mahtomedi	331,000	7.8%	\$182	4.6%	8	35	65	167	303	391	599	558	875	412	450	88	39	3,990	969	3,021
ISD 0833 South Washington	232,300	0.9%	\$393	13.9%	33	39	7	5	21	69	122	471	641	2,315	13,805	6,346	2,926	26,800	174	26,626
ISD 0834 Stillwater	289,600	1.1%	\$68	2.4%	31	60	39	124	726	2,573	5,295	3,477	2,269	1,011	1,021	173	109	16,908	3,553	13,355
ISD 2144 Chisago Lakes	290,900	-4.1%	(\$92)	-2.9%		1		15	84	70	7	4	2					183	170	13
County Total	240,600	1.0%	\$178	6.5%	118	299	397	892	3,624	5,188	11,370	8,693	5,658	4,512	16,816	7,254	3,665	68,486	10,518	57,968

Percent of Total: 0% 0% 1% 1% 5% 8% 17% 13% 8% 7% 25% 11% 5% 100% 15% 85%

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

Counts of Pay 2016 Tax Statements - **Commercial/Industrial** by Range of Percentage of Increase/Decrease in **Total Tax**

City/Township	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
					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			
City of Afton	365,900	0.0%	(\$326)	-2.8%					26	3								29	29	0
City of Bayport	102,700	0.0%	(\$544)	-13.9%	27	70	2	1		1						1	1	103	101	2
City of Birchwood																		0	0	0
City of Cottage Grove	497,100	0.0%	\$263	1.5%	2		2	1		14	195	4	2	2			2	224	19	205
City of Dellwood	65,500	0.0%	(\$80)	-4.6%					25	1								26	26	0
City of Forest Lake	170,900	0.0%	(\$121)	-1.6%	64	8	4	3	9	413	1	3	3	1	2	5	8	524	501	23
City of Grant	14,500	0.0%	(\$15)	-4.1%		1	1	2	74	1		1						80	79	1
City of Hastings	261,100	0.0%	(\$216)	-2.6%					2	1								3	3	0
City of Hugo	290,900	0.0%	(\$386)	-3.2%	10	1		3	127	21	1		1	1			165	162	3	
City of Lake Elmo	210,400	0.0%	(\$188)	-2.8%	12	1	1	3	135	8		1			1		162	160	2	
City of Lake St Croix Beach	195,000	0.0%	(\$210)	-3.6%					7	1								8	8	0
City of Lakeland	205,100	0.0%	(\$113)	-1.7%		1				29								30	30	0
City of Lakeland Shores	140,800	0.0%	(\$138)	-3.5%					5									5	5	0
City of Landfall	315,100	0.0%	(\$70)	-0.6%		1				4								5	5	0
City of Mahtomedi	261,800	0.0%	(\$550)	-6.2%	8	1	4	49		1			3		1	2	1	70	63	7
City of Marine on St Croix	121,700	0.0%	(\$116)	-3.3%					11				1					12	11	1
City of Newport	58,700	0.0%	(\$45)	-1.9%	15	2	1	3	2	156		1			3		1	184	179	5
City of Oak Park Heights	318,600	0.0%	(\$245)	-2.5%	9	9	2		18	142		1	2	2	2	2	5	194	180	14
City of Oakdale	407,300	0.0%	(\$613)	-3.2%	19	12	4	4	267	8	5	3	1				3	326	314	12
City of Pine Springs	100	0.0%	\$0	0.0%						1								1	1	0
City of Scandia	101,400	0.0%	(\$17)	-0.4%	1		1	2	1	56				1				62	61	1
City of St Mary's Point																		0	0	0
City of St Paul Park	96,200	0.0%	(\$12)	-0.8%	4	1	1			126	21						2	155	132	23
City of Stillwater	391,400	0.0%	(\$398)	-2.6%	16	9	6	5	166	122	1	2	1	2	1		4	335	324	11
City of White Bear Lake	162,200	0.0%	(\$866)	-4.7%	1	1			7									9	9	0
City of Willernie	82,100	0.0%	(\$26)	-1.0%			2		1	27					1			31	30	1
City of Woodbury	939,500	0.0%	\$43	0.9%	8	5	2	4	173	6	220	5	14	4	4	1	15	461	198	263
Town of Baytown	101,100	0.0%	(\$150)	-5.8%				8										8	8	0
Town of Denmark	316,700	0.0%	(\$390)	-4.1%					34									34	34	0
Town of Grey Cloud Island	10,900	0.0%	\$2	0.8%						1	3						1	5	1	4
Town of May	3,425,600	6.5%	\$5,349	2.8%						1			1					2	1	1
Town of Stillwater	105,900	0.0%	\$130	3.7%								3						3	0	3
Town of West Lakeland	355,000	0.0%	(\$403)	-3.7%					11	1								12	12	0
County Total	243,000	0.0%	(\$132)	-2.5%	196	123	33	88	1,101	1,145	447	24	29	13	15	11	43	3,268	2,686	582
Percent of Total:					6%	4%	1%	3%	34%	35%	14%	1%	1%	0%	0%	0%	1%	100%	82%	18%

Note:
- Excludes parcels with new construction and classification changes

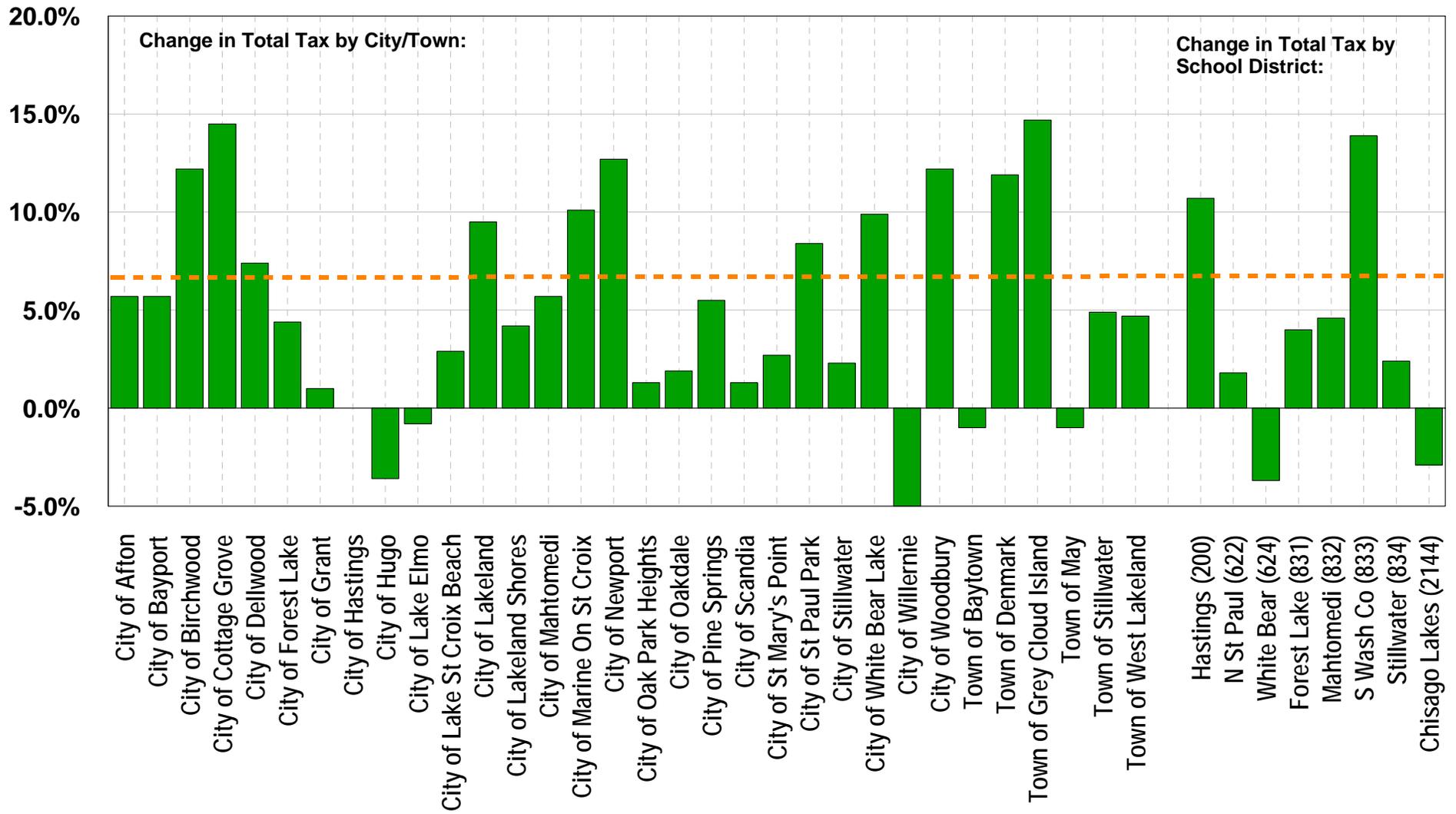
Counts of Pay 2016 Tax Statements - Apartments by Range of Percentage of Increase/Decrease in Total Tax

City/Township	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
					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			
City of Afton	1,042,100	0.0%	\$959	7.2%							1				1			2	0	2
City of Bayport	236,700	4.5%	\$21	1.3%			2		3	4	4	1			2		8	24	9	15
City of Birchwood																		0	0	0
City of Cottage Grove	4,345,500	5.4%	\$10,585	16.7%											5	4	3	12	0	12
City of Dellwood																		0	0	0
City of Forest Lake	631,500	3.1%	\$744	9.1%	1				3									56	4	52
City of Grant	949,800	0.0%	(\$114)	-0.9%						1								1	1	0
City of Hastings																		0	0	0
City of Hugo	474,000	19.6%	\$783	19.5%						2							2	4	2	2
City of Lake Elmo	252,600	0.0%	(\$21)	-0.8%						5								5	5	0
City of Lake St Croix Beach	298,800	0.0%	(\$78)	-1.9%					1									1	1	0
City of Lakeland	188,200	0.0%	(\$26)	-1.0%						2								2	2	0
City of Lakeland Shores																		0	0	0
City of Landfall																		0	0	0
City of Mahtomedi	2,615,200	3.7%	\$134	-0.3%				1	3	3	2		1	1	2		1	14	7	7
City of Marine on St Croix	97,200	0.0%	\$16	1.0%							2							2	0	2
City of Newport	310,100	0.0%	\$155	2.6%							10	28	2		1			41	0	41
City of Oak Park Heights	1,267,300	8.8%	\$1,904	9.5%							10	1		1	3	2	7	24	0	24
City of Oakdale	420,000	0.0%	\$14	0.2%						6	35	1		1	1	2		46	6	40
City of Pine Springs																		0	0	0
City of Scandia	410,600	-1.9%	\$265	4.9%								1						1	0	1
City of St Mary's Point																		0	0	0
City of St Paul Park	292,300	0.0%	\$447	9.2%									1	21	1			23	0	23
City of Stillwater	319,200	0.0%	\$78	1.8%		2	1	1		2	34	2	5	5	3	1	1	57	6	51
City of White Bear Lake	12,644,600	10.5%	\$13,468	8.2%										1				1	0	1
City of Willernie	636,300	0.0%	\$552	5.0%								1						1	0	1
City of Woodbury	4,078,100	2.1%	\$6,181	10.5%	1	2					3		2	7	14	3	6	38	3	35
Town of Baytown																		0	0	0
Town of Denmark	569,400	0.0%	\$4	0.1%							2							2	0	2
Town of Grey Cloud Island																		0	0	0
Town of May																		0	0	0
Town of Stillwater																		0	0	0
Town of West Lakeland																		0	0	0
County Total	368,200	0.0%	\$157	4.1%	2	4	3	2	9	26	103	46	21	41	44	17	39	357	46	311
Percent of Total:					1%	1%	1%	1%	3%	7%	29%	13%	6%	11%	12%	5%	11%	100%	13%	87%

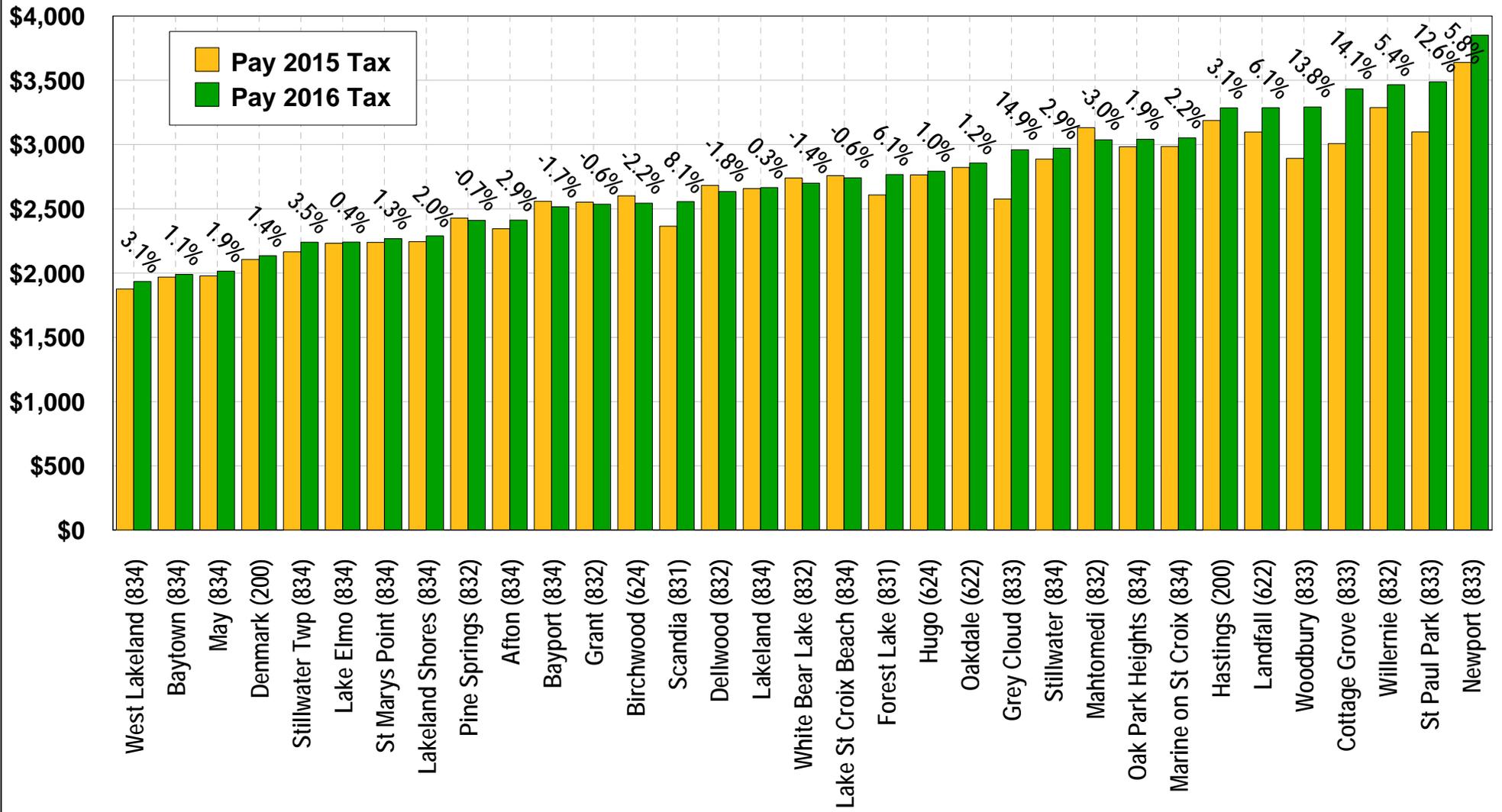
Note:
- Excludes parcels with new construction and classification changes

Residential Homestead Median Percentage Change in Total Tax

Countywide Median = 6.5% increase



Total 2016 Net Tax on a Market Value of 240,600 (Assuming a 1.0% Market Value increase from 2015)



PAYABLE 2015 vs. 2016 RESIDENTIAL HOMESTEAD TAXES

Assuming a 1.0% increase in Market Value

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

DISTRICT	SD/WS	PAY 2015 TAX RATE		PAY 2016 TAX RATE		PAY 2015 TAX					PAY 2016 TAX					PERCENTAGE CHANGE				
		Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	Market Value:					Market Value:					Market Value:				
						148,500	198,000	247,500	346,500	495,000	150,000	200,000	250,000	350,000	500,000	150,000	200,000	250,000	350,000	500,000
Afton	834 54	83.574%	0.20396%	84.742%	0.21007%	\$1,344	\$1,897	\$2,448	\$3,552	\$5,147	\$1,385	\$1,952	\$2,519	\$3,653	\$5,287	3.1	2.9	2.9	2.8	2.7
Bayport	834	93.222%	0.20396%	89.334%	0.21007%	1,465	2,069	2,672	3,880	5,624	1,443	2,035	2,627	3,811	5,517	-1.5	-1.6	-1.7	-1.8	-1.9
Birchwood	624 38	90.840%	0.24376%	87.453%	0.23926%	1,494	2,105	2,715	3,937	5,704	1,464	2,060	2,656	3,848	5,569	-2.0	-2.1	-2.2	-2.3	-2.4
Cottage Grove	833 14	112.328%	0.21397%	115.837%	0.34377%	1,718	2,430	3,142	4,565	6,619	1,979	2,782	3,585	5,191	7,511	15.2	14.5	14.1	13.7	13.5
Dellwood	832 38	88.903%	0.29631%	88.187%	0.27020%	1,548	2,175	2,800	4,053	5,868	1,519	2,134	2,750	3,982	5,760	-1.9	-1.9	-1.8	-1.8	-1.8
Forest Lake	831 71	102.527%	0.13751%	107.578%	0.14368%	1,481	2,103	2,724	3,966	5,756	1,575	2,232	2,890	4,207	6,097	6.3	6.1	6.1	6.1	5.9
Grant	832 38	83.014%	0.29631%	83.813%	0.27020%	1,474	2,070	2,663	3,853	5,576	1,464	2,055	2,647	3,832	5,542	-0.7	-0.7	-0.6	-0.5	-0.6
Hastings	200	115.782%	0.25711%	117.809%	0.26380%	1,825	2,577	3,328	4,832	7,004	1,884	2,658	3,431	4,979	7,209	3.2	3.1	3.1	3.0	2.9
Hugo	624 38	98.175%	0.24376%	98.510%	0.23926%	1,585	2,236	2,886	4,187	6,067	1,603	2,260	2,916	4,229	6,122	1.1	1.1	1.0	1.0	0.9
Lake Elmo	834 54	78.497%	0.20396%	77.159%	0.21007%	1,281	1,806	2,330	3,379	4,896	1,290	1,815	2,341	3,392	4,908	0.7	0.5	0.5	0.4	0.2
Lake St Croix Beach	834	102.175%	0.20396%	99.382%	0.21007%	1,576	2,229	2,881	4,185	6,068	1,570	2,217	2,863	4,157	6,019	-0.4	-0.5	-0.6	-0.7	-0.8
Lakeland	834	97.625%	0.20396%	96.059%	0.21007%	1,519	2,148	2,775	4,030	5,842	1,528	2,157	2,785	4,042	5,853	0.6	0.4	0.4	0.3	0.2
Lakeland Shores	834	79.105%	0.20396%	79.303%	0.21007%	1,289	1,817	2,344	3,400	4,926	1,317	1,854	2,391	3,465	5,015	2.2	2.0	2.0	1.9	1.8
Landfall	622 34	123.458%	0.14765%	131.065%	0.14058%	1,757	2,497	3,235	4,714	6,842	1,866	2,651	3,435	5,005	7,256	6.2	6.2	6.2	6.2	6.1
Mahtomedi	832 38	109.072%	0.29631%	106.088%	0.27020%	1,799	2,535	3,269	4,740	6,866	1,745	2,458	3,171	4,599	6,655	-3.0	-3.0	-3.0	-3.0	-3.1
Marine on St Croix	834 10	112.378%	0.20396%	113.203%	0.21007%	1,703	2,411	3,118	4,532	6,573	1,745	2,467	3,189	4,633	6,710	2.5	2.3	2.3	2.2	2.1
Newport	833	140.710%	0.21397%	134.358%	0.34377%	2,071	2,937	3,802	5,531	8,024	2,213	3,117	4,020	5,829	8,437	6.9	6.1	5.7	5.4	5.1
Oak Park Heights	834	112.297%	0.20396%	112.706%	0.21007%	1,702	2,410	3,116	4,530	6,569	1,738	2,458	3,177	4,615	6,685	2.1	2.0	2.0	1.9	1.8
Oakdale	622 54	111.064%	0.14765%	111.954%	0.14058%	1,603	2,276	2,947	4,293	6,229	1,625	2,305	2,985	4,347	6,301	1.4	1.3	1.3	1.3	1.2
Pine Springs	832 54	77.415%	0.29631%	78.235%	0.27020%	1,405	1,970	2,533	3,662	5,299	1,393	1,954	2,516	3,640	5,263	-0.9	-0.8	-0.7	-0.6	-0.7
St Marys Point	834	78.813%	0.20396%	78.351%	0.21007%	1,285	1,812	2,337	3,390	4,911	1,305	1,837	2,369	3,433	4,968	1.6	1.4	1.4	1.3	1.2
St Paul Park	833 14	116.413%	0.21397%	118.257%	0.34377%	1,769	2,503	3,237	4,704	6,821	2,010	2,826	3,642	5,275	7,632	13.6	12.9	12.5	12.1	11.9
Scandia	831 10	91.592%	0.13751%	98.227%	0.14368%	1,345	1,908	2,470	3,594	5,215	1,457	2,063	2,670	3,885	5,629	8.3	8.1	8.1	8.1	7.9
Stillwater	834	107.979%	0.20396%	109.653%	0.21007%	1,648	2,333	3,016	4,383	6,355	1,700	2,403	3,105	4,510	6,533	3.2	3.0	3.0	2.9	2.8
White Bear Lake	832 38	91.417%	0.29631%	91.121%	0.27020%	1,579	2,220	2,858	4,139	5,992	1,556	2,187	2,819	4,083	5,907	-1.5	-1.5	-1.4	-1.4	-1.4
Willernie	832 38	116.103%	0.29631%	125.122%	0.27020%	1,887	2,661	3,432	4,979	7,214	1,985	2,802	3,619	5,254	7,607	5.2	5.3	5.4	5.5	5.4
Woodbury	833 14	105.688%	0.22705%	108.273%	0.35594%	1,654	2,338	3,019	4,385	6,356	1,901	2,670	3,438	4,974	7,194	14.9	14.2	13.9	13.4	13.2
Baytown	834 54	66.676%	0.20396%	65.987%	0.21007%	1,134	1,595	2,055	2,977	4,310	1,148	1,613	2,078	3,007	4,349	1.2	1.1	1.1	1.0	0.9
Denmark	200	67.160%	0.25711%	66.686%	0.26380%	1,219	1,708	2,197	3,177	4,597	1,238	1,734	2,228	3,219	4,653	1.6	1.5	1.4	1.3	1.2
Grey Cloud	833	92.960%	0.21397%	94.806%	0.34377%	1,476	2,084	2,691	3,905	5,661	1,713	2,402	3,090	4,467	6,459	16.1	15.3	14.8	14.4	14.1
May	834 10	67.103%	0.20396%	67.096%	0.21007%	1,139	1,602	2,065	2,991	4,332	1,162	1,633	2,104	3,045	4,405	2.0	1.9	1.9	1.8	1.7
Stillwater Twp	834 10	75.494%	0.20396%	77.123%	0.21007%	1,244	1,752	2,260	3,277	4,747	1,289	1,814	2,340	3,390	4,906	3.6	3.5	3.5	3.4	3.3
West Lakeland	834 54	62.480%	0.20396%	63.552%	0.21007%	1,081	1,520	1,958	2,834	4,103	1,118	1,569	2,020	2,923	4,228	3.4	3.2	3.2	3.1	3.0

NOTES:

- The selected school district/watershed combination is the one with the most residential value in the municipality for taxes payable in 2016.
- The percentage change on this chart is based on a 1.0% increase in taxable market value from Pay 2015 to Pay 2016. The impact on individual parcels may vary depending on actual market value changes.

PAYABLE 2015 vs. 2016 RESIDENTIAL HOMESTEAD TAXES

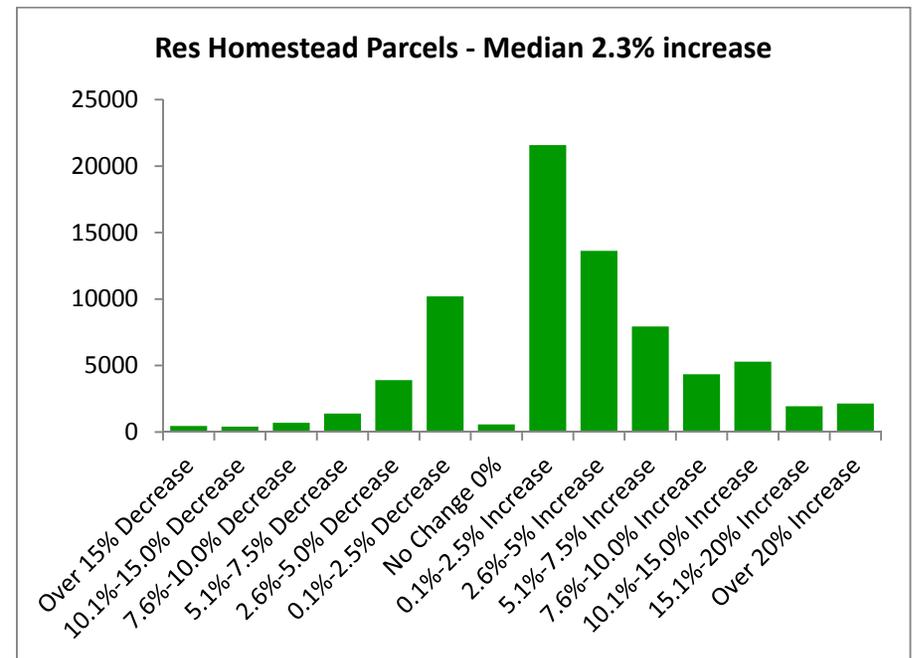
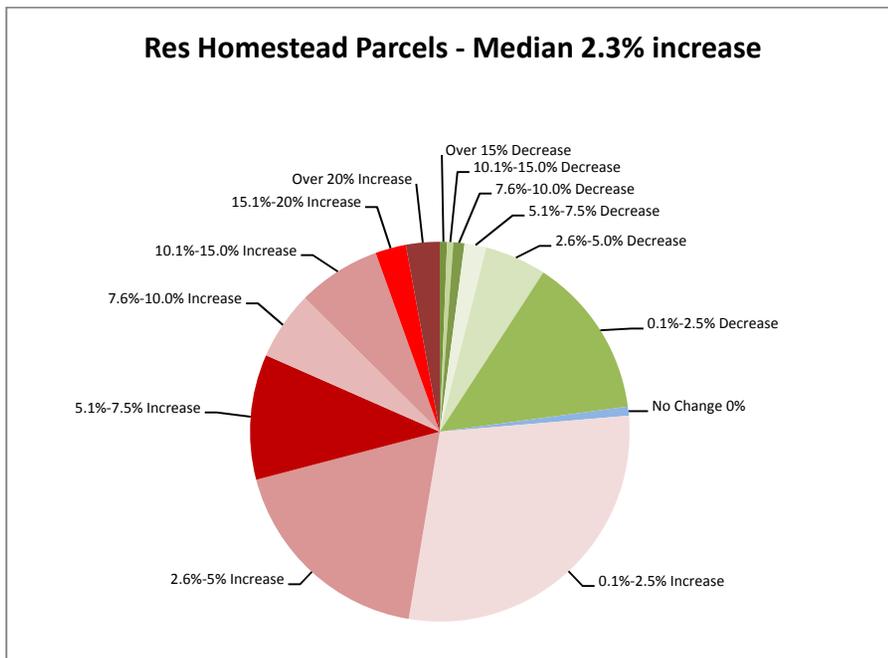
Assuming a 1.0% increase in Market Value

PART II - INDIVIDUAL TAXING DISTRICT PORTION OF NET TAX ONLY

DISTRICT	SD/WS	PAY 2015 TAX RATE		PAY 2016 TAX RATE		PAY 2015 TAX					PAY 2016 TAX					PERCENTAGE CHANGE				
		Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	Market Value:					Market Value:					Market Value:				
						148,500	198,000	247,500	346,500	495,000	150,000	200,000	250,000	350,000	500,000	150,000	200,000	250,000	350,000	500,000
County w/o Library		27.447%	0.00401%	27.811%	0.00390%	\$348	\$498	\$648	\$948	\$1,379	\$357	\$511	\$664	\$972	\$1,410	2.6	2.6	2.5	2.5	2.2
County w/Library		30.186%	0.00401%	30.564%	0.00390%	382	547	712	1,042	1,514	392	561	729	1,066	1,547	2.6	2.6	2.4	2.3	2.2
Afton		27.737%		29.373%		\$346	\$495	\$645	\$944	\$1,373	\$371	\$531	\$691	\$1,011	\$1,469	7.2	7.3	7.1	7.1	7.0
Bayport		40.468%		37.107%		504	723	941	1,378	2,003	469	671	873	1,278	1,855	-6.9	-7.2	-7.2	-7.3	-7.4
Birchwood		27.627%		23.893%		344	493	642	940	1,368	302	432	562	823	1,195	-12.2	-12.4	-12.5	-12.4	-12.6
Cottage Grove		41.591%		43.140%		518	743	967	1,416	2,059	545	780	1,015	1,485	2,157	5.2	5.0	5.0	4.9	4.8
Dellwood		17.853%		16.757%		222	319	415	608	884	212	303	394	577	838	-4.5	-5.0	-5.1	-5.1	-5.2
Forest Lake		42.839%		43.385%		534	765	996	1,458	2,121	548	784	1,021	1,494	2,169	2.6	2.5	2.5	2.5	2.3
Grant		13.321%		13.755%		166	238	310	453	659	174	249	324	474	688	4.8	4.6	4.5	4.6	4.4
Hastings		62.581%		63.577%		780	1,118	1,455	2,130	3,098	803	1,149	1,496	2,189	3,179	2.9	2.8	2.8	2.8	2.6
Hugo		36.318%		36.323%		453	649	844	1,236	1,798	459	657	855	1,251	1,816	1.3	1.2	1.3	1.2	1.0
Lake Elmo		23.798%		23.121%		297	425	553	810	1,178	292	418	544	796	1,156	-1.7	-1.6	-1.6	-1.7	-1.9
Lake St Croix Beach		48.039%		45.774%		599	858	1,117	1,635	2,378	578	828	1,077	1,576	2,289	-3.5	-3.5	-3.6	-3.6	-3.7
Lakeland		43.489%		42.451%		542	777	1,011	1,480	2,153	536	768	999	1,462	2,123	-1.1	-1.2	-1.2	-1.2	-1.4
Lakeland Shores		24.969%		25.696%		311	446	581	850	1,236	325	465	605	885	1,285	4.5	4.3	4.1	4.1	4.0
Landfall		48.731%		55.903%		607	870	1,133	1,659	2,412	706	1,011	1,315	1,925	2,795	16.3	16.2	16.1	16.0	15.9
Mahtomedi		38.022%		34.657%		474	679	884	1,294	1,882	438	627	815	1,193	1,733	-7.6	-7.7	-7.8	-7.8	-7.9
Marine on St Croix		55.427%		56.752%		691	990	1,289	1,887	2,744	717	1,026	1,335	1,954	2,838	3.8	3.6	3.6	3.6	3.4
Newport		69.973%		61.660%		872	1,250	1,627	2,382	3,464	779	1,115	1,451	2,123	3,083	-10.7	-10.8	-10.8	-10.9	-11.0
Oak Park Heights		56.804%		57.725%		708	1,015	1,321	1,934	2,812	729	1,044	1,358	1,987	2,886	3.0	2.9	2.8	2.7	2.6
Oakdale		39.131%		39.492%		488	699	910	1,332	1,937	499	714	929	1,360	1,975	2.3	2.1	2.1	2.1	2.0
Pine Springs		6.850%		7.235%		85	122	159	233	339	91	131	170	249	362	7.1	7.4	6.9	6.9	6.8
St Marys Point		24.677%		24.743%		307	441	574	840	1,222	313	447	582	852	1,237	2.0	1.4	1.4	1.4	1.2
St Paul Park		45.677%		45.560%		569	816	1,062	1,555	2,261	575	824	1,072	1,569	2,278	1.1	1.0	0.9	0.9	0.8
Scandia		34.619%		36.722%		431	618	805	1,178	1,714	464	664	864	1,264	1,836	7.7	7.4	7.3	7.3	7.1
Stillwater		55.225%		57.425%		688	986	1,284	1,880	2,734	725	1,038	1,351	1,977	2,871	5.4	5.3	5.2	5.2	5.0
White Bear Lake		20.368%		19.690%		254	364	474	693	1,008	249	356	463	678	985	-2.0	-2.2	-2.3	-2.2	-2.3
Willernie		45.054%		53.691%		561	805	1,047	1,534	2,230	678	971	1,263	1,849	2,685	20.9	20.6	20.6	20.5	20.4
Woodbury		34.657%	0.01308%	35.287%	0.01216%	451	645	838	1,225	1,781	464	662	860	1,258	1,825	2.9	2.6	2.6	2.7	2.5
Baytown		9.483%		9.245%		118	169	220	323	469	117	167	218	318	462	-0.8	-1.2	-0.9	-1.5	-1.5
Denmark		12.490%		11.236%		156	223	290	425	618	142	203	264	387	562	-9.0	-9.0	-9.0	-8.9	-9.1
Grey Cloud		23.581%		23.481%		294	421	548	803	1,167	297	425	553	808	1,174	1.0	1.0	0.9	0.6	0.6
May		10.151%		10.645%		126	181	236	346	502	134	192	250	367	532	6.3	6.1	5.9	6.1	6.0
Stillwater Twp		18.542%		20.672%		231	331	431	631	918	261	374	486	712	1,034	13.0	13.0	12.8	12.8	12.6
West Lakeland		6.643%		8.183%		83	119	154	226	329	103	148	193	282	409	24.1	24.4	25.3	24.8	24.3
SD 200 (Hastings)		20.965%	0.25310%	20.938%	0.25990%	\$637	\$875	\$1,113	\$1,591	\$2,291	\$654	\$899	\$1,143	\$1,631	\$2,347	2.7	2.7	2.7	2.5	2.4
SD 622 (N St Paul/Mpwd)		35.864%	0.14365%	35.569%	0.13668%	660	925	1,190	1,719	2,486	654	916	1,179	1,703	2,461	-0.9	-1.0	-0.9	-0.9	-1.0
SD 624 (White Bear Lk)		26.660%	0.23976%	26.236%	0.23536%	688	951	1,213	1,738	2,507	684	945	1,205	1,727	2,489	-0.6	-0.6	-0.7	-0.6	-0.7
SD 831 (Forest Lake)		21.146%	0.13351%	24.902%	0.13979%	461	642	822	1,183	1,708	525	730	935	1,346	1,944	13.9	13.7	13.7	13.8	13.8
SD 832 (Mahtomedi)		34.496%	0.29231%	34.107%	0.26630%	864	1,195	1,525	2,187	3,155	830	1,150	1,469	2,106	3,037	-3.9	-3.8	-3.7	-3.7	-3.7
SD 833 (S Wash Co)		35.675%	0.20996%	36.812%	0.33988%	757	1,053	1,349	1,942	2,805	975	1,346	1,716	2,457	3,540	28.8	27.8	27.2	26.5	26.2
SD 834 (Stillwater)		21.124%	0.19995%	19.849%	0.20618%	560	773	986	1,412	2,036	560	771	982	1,405	2,023	0.0	-0.3	-0.4	-0.5	-0.6
SD 2144 (Chisago Lakes)		26.764%	0.16727%	25.700%	0.16978%	581	809	1,036	1,491	2,153	580	805	1,029	1,479	2,134	-0.2	-0.5	-0.7	-0.8	-0.9

Property Taxes Payable in 2016

Counts by Range of Change in County Portion of Tax



Counts of Pay 2016 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in **County Portion of Tax**

City/Township	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in County Tax	Median % Change in County Tax	Parcel Counts by Range of Increase/Decrease in County Tax													Total	Total with No Increase	Total with Increase
					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			
City of Afton	394,200	3.6%	\$55	5.1%	5	1	4	4	2	15	104	266	311	80	28	3	2	825	31	794
City of Bayport	189,300	7.2%	\$45	10.4%	1		8		5	3	5	57	75	134	271	32	29	620	17	603
City of Birchwood	288,000	14.3%	\$131	17.9%					1	2		1	6	9	40	150	90	299	3	296
City of Cottage Grove	208,400	1.1%	\$15	2.6%	15	8	5	15	61	432	4,412	2,553	1,133	800	298	79	183	9,994	536	9,458
City of Dellwood	501,100	9.7%	\$133	12.2%			4	14	22	3	1	1	1	25	164	83	4	322	43	279
City of Forest Lake	212,800	-0.5%	\$4	0.6%	14	18	17	9	221	1,564	1,250	342	412	312	515	90	166	4,930	1,843	3,087
City of Grant	400,600	1.1%	\$29	2.4%			1	1	27	213	400	351	123	26	28	43	19	1,232	242	990
City of Hastings																		0	0	0
City of Hugo	222,500	-3.0%	(\$15)	-2.5%	11	90	260	301	1,418	1,799	248	51	22	12	6	4	10	4,232	3,879	353
City of Lake Elmo	363,200	0.0%	\$5	0.5%	3	16	20	14	126	620	805	203	92	49	101	43	18	2,110	799	1,311
City of Lake St Croix Beach	171,500	3.9%	\$27	6.1%	1					3	27	121	117	66	35	1	1	372	4	368
City of Lakeland	229,700	9.0%	\$72	12.0%					3	7	41	4	12	56	400	53	24	600	10	590
City of Lakeland Shores	277,300	3.1%	\$35	4.7%					1	1	23	35	35	5	2			102	2	100
City of Landfall																		0	0	0
City of Mahtomedi	295,000	9.2%	\$93	11.8%	3	2	1	1	2	5	7	62	304	401	1,042	334	150	2,314	14	2,300
City of Marine on St Croix	316,700	7.9%	\$84	10.4%		1	1		4	3	7	21	46	33	91	33	7	247	9	238
City of Newport	157,900	6.0%	\$39	8.7%	3		1	1	14	10	83	167	108	64	86	233	81	851	29	822
City of Oak Park Heights	206,600	0.4%	\$10	1.7%	3	14		1	10	233	361	247	66	23	9	31	5	1,003	261	742
City of Oakdale	200,700	1.6%	\$17	3.1%	13	6	7	13	51	463	2,726	2,073	1,276	520	446	119	272	7,985	553	7,432
City of Pine Springs	404,300	6.9%	\$98	8.6%		1			1			8	22	69	26	6		133	2	131
City of Scandia	284,000	-4.4%	(\$31)	-3.8%	15	20	36	167	685	204	27	14	2	5	2		2	1,179	1,127	52
City of St Mary's Point	264,000	2.3%	\$26	3.8%		1			1	17	29	30	29	14	4			125	19	106
City of St Paul Park	159,300	-2.6%	(\$10)	-1.8%	7	17	100	269	177	223	270	203	161	19	20	1	4	1,471	793	678
City of Stillwater	231,900	0.4%	\$10	1.7%	5	3	30	109	65	900	2,356	1,049	382	142	252	46	23	5,362	1,112	4,250
City of White Bear Lake	227,400	11.1%	\$86	14.9%										1	45	39	3	88	0	88
City of Willernie	140,400	-8.2%	(\$38)	-9.6%	7	58	65	22	2		1							155	154	1
City of Woodbury	280,400	0.7%	\$15	2.1%	65	74	57	205	760	2,781	6,213	4,039	2,332	843	573	134	169	18,245	3,942	14,303
Town of Baytown	450,000	-0.8%	\$3	0.3%	1		1		28	217	218	63	12	1	4			545	247	298
Town of Denmark	371,800	10.7%	\$123	13.2%								1	19	90	207	122	15	454	0	454
Town of Grey Cloud Island	275,700	0.9%	\$18	2.1%				1	1	2	57	34	1	3			1	100	4	96
Town of May	358,200	-1.8%	(\$9)	-0.9%	5	7	6	14	97	466	119	31	45	26	8	2		826	595	231
Town of Stillwater	401,300	2.3%	\$44	3.8%					1	13	104	360	92	13	9	3	4	599	14	585
Town of West Lakeland	418,200	2.5%	\$48	4.0%	2		1	2	6	86	280	389	245	82	67	5	1	1,166	97	1,069
County Total	240,600	1.0%	\$14	2.3%	179	337	625	1,163	3,792	10,285	20,174	12,776	7,481	3,923	4,779	1,689	1,283	68,486	16,381	52,105
Percent of Total:					0%	0%	1%	2%	6%	15%	29%	19%	11%	6%	7%	2%	2%	100%	24%	76%

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

Counts of Pay 2016 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in City/Town Portion of Tax

City/Township	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in City Tax	Median % Change in City Tax	Parcel Counts by Range of Increase/Decrease in City/Town Tax														Total	Total with No Increase	Total with Increase
					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				
City of Afton	394,200	3.6%	\$100	10.0%	3	2	1	3	3	2	3	19	116	266	372	30	5	825	14	811	
City of Bayport	189,300	7.2%	(\$0)	0.0%	9	8	4	56	72	165	189	69	18	4	6	17	3	620	314	306	
City of Birchwood	288,000	14.3%	\$6	0.8%	2	2	10	8	21	67	99	34	16	11	22	4	3	299	110	189	
City of Cottage Grove	208,400	1.1%	\$42	5.1%	15	3	5	5	17	62	429	4,270	2,650	1,069	1,103	129	237	9,994	107	9,887	
City of Dellwood	501,100	9.7%	\$24	4.0%	2	34	7	1	1	2	49	96	56	54	18		2	322	47	275	
City of Forest Lake	212,800	-0.5%	\$6	0.6%	14	16	20	8	218	1,536	1,272	341	407	276	562	90	170	4,930	1,812	3,118	
City of Grant	400,600	1.1%	\$23	4.5%				1	2	73	201	464	285	100	29	33	44	1,232	76	1,156	
City of Hastings																		0	0	0	
City of Hugo	222,500	-3.0%	(\$27)	-3.7%	12	178	244	563	2,309	742	113	28	15	12	2	6	8	4,232	4,048	184	
City of Lake Elmo	363,200	0.0%	(\$21)	-2.9%	10	35	18	289	838	531	135	66	51	55	63	15	4	2,110	1,721	389	
City of Lake St Croix Beach	171,500	3.9%	(\$1)	-0.1%	1			4	43	143	120	52	7	1		1		372	191	181	
City of Lakeland	229,700	9.0%	\$69	8.0%			2	1	19	30	9	20	153	247	93	19	7	600	52	548	
City of Lakeland Shores	277,300	3.1%	\$41	6.4%						2	3	23	50	19	5			102	2	100	
City of Landfall																		0	0	0	
City of Mahtomedi	295,000	9.2%	\$7	0.7%	7	6	8	86	398	464	682	303	173	99	56	21	11	2,314	969	1,345	
City of Marine on St Croix	316,700	7.9%	\$172	11.7%		1		1	1	3	6	11	32	45	91	44	12	247	6	241	
City of Newport	157,900	6.0%	(\$44)	-5.3%	20	136	172	103	53	49	102	154	48	10	2	1	1	851	533	318	
City of Oak Park Heights	206,600	0.4%	\$24	2.1%	3	14		1	6	181	360	279	90	23	9	32	5	1,003	205	798	
City of Oakdale	200,700	1.6%	\$19	2.8%	13	7	7	13	65	600	2,969	1,838	1,146	511	440	104	272	7,985	705	7,280	
City of Pine Springs	404,300	6.9%	\$34	13.4%				1			1			11	91	23	6	133	1	132	
City of Scandia	284,000	-4.4%	\$7	0.8%	8	9	6	16	44	269	635	144	24	13	7	2	2	1,179	352	827	
City of St Mary's Point	264,000	2.3%	\$17	2.8%		1			2	30	22	34	23	10	3			125	33	92	
City of St Paul Park	159,300	-2.6%	(\$24)	-3.1%	9	35	212	258	254	120	290	175	93	8	13		4	1,471	888	583	
City of Stillwater	231,900	0.4%	\$50	4.4%	5	3		49	7	29	794	2,327	1,121	407	302	156	162	5,362	93	5,269	
City of White Bear Lake	227,400	11.1%	\$36	9.6%								1	16	31	37	2	1	88	0	88	
City of Willernie	140,400	-8.2%	\$38	6.5%		1			2	4	12	28	55	44	8	1		155	7	148	
City of Woodbury	280,400	0.7%	\$21	2.4%	65	60	67	194	564	2,461	6,170	4,319	2,454	970	609	140	172	18,245	3,411	14,834	
Town of Baytown	450,000	-0.8%	(\$14)	-3.5%	1	1	3	120	251	135	24	6	2	2				545	511	34	
Town of Denmark	371,800	10.7%	\$2	0.6%			1	5	89	108	131	74	36	5	2	1	2	454	203	251	
Town of Grey Cloud Island	275,700	0.9%	\$3	0.5%				1	1	26	65	3	1	2		1		100	28	72	
Town of May	358,200	-1.8%	\$9	2.7%	4	4	4	5	8	62	291	314	40	31	57	4	2	826	87	739	
Town of Stillwater	401,300	2.3%	\$103	14.4%									1	8	397	173	20	599	0	599	
Town of West Lakeland	418,200	2.5%	\$70	26.5%	1	1									3	19	1,142	1,166	2	1,164	
County Total	240,600	1.0%	\$24	3.0%	204	557	791	1,792	5,288	7,896	15,176	15,492	9,179	4,344	4,402	1,068	2,297	68,486	16,528	51,958	
Percent of Total:					0%	1%	1%	3%	8%	12%	22%	23%	13%	6%	6%	2%	3%	100%	24%	76%	

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

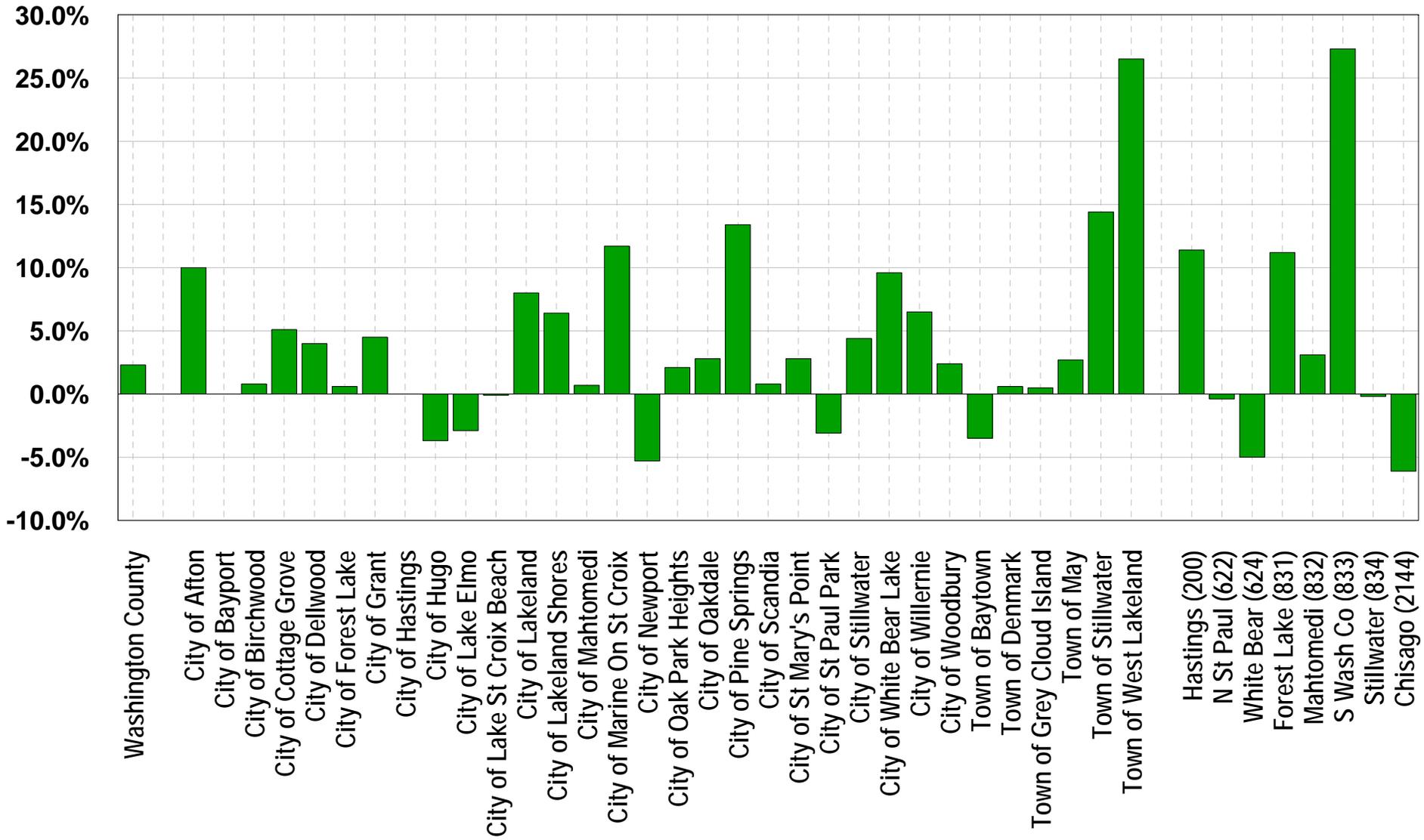
Counts of Pay 2016 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in **School Portion of Tax**

School District	Median Pay 2016 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in School Tax	Median % Change in School Tax	Parcel Counts by Range of Increase/Decrease in School Tax														Total	Total with No Increase	Total with Increase
					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				
ISD 0200 Hastings	355,900	9.3%	\$170	11.4%						1	16	56	35	112	241	84	9	554	1	553	
ISD 0622 Nsp/Mpwd/Oak	205,700	1.5%	(\$3)	-0.4%	16	14	22	190	1,053	4,075	2,167	1,113	283	276	246	169	189	9,813	5,370	4,443	
ISD 0624 White Bear Lake	212,700	-3.0%	(\$53)	-5.0%	11	261	355	1,163	1,607	124	18	19	14	21	165	55	46	3,859	3,521	338	
ISD 0831 Forest Lake	231,800	-1.0%	\$85	11.2%	14	7	2	4	10	18	54	101	574	1,303	2,660	658	974	6,379	55	6,324	
ISD 0832 Mahtomedi	331,000	7.8%	\$59	3.1%	53	148	118	284	341	342	566	779	702	324	270	37	26	3,990	1,286	2,704	
ISD 0833 South Washington	232,300	0.9%	\$339	27.3%	30		1		3	11	29	7	13	27	112	836	25,731	26,800	45	26,755	
ISD 0834 Stillwater	289,600	1.1%	(\$2)	-0.2%	41	71	95	326	2,311	6,168	3,788	1,836	989	773	360	80	70	16,908	9,012	7,896	
ISD 2144 Chisago Lakes	290,900	-4.1%	(\$77)	-6.1%		2	23	113	36	5	4							183	179	4	
County Total	240,600	1.0%	\$76	9.1%	165	503	616	2,080	5,361	10,744	6,642	3,911	2,610	2,836	4,054	1,919	27,045	68,486	19,469	49,017	
Percent of Total:					0%	1%	1%	3%	8%	16%	10%	6%	4%	4%	6%	3%	39%	100%	28%	72%	

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 Percentage Change in Taxing District Portion of Tax



Percentage Change in Levy from Pay 2015 to 2016 By Taxing District Type

Districts with a double digit change in levy and/or median tax change from 2015 to 2016:

<u>Taxing District</u>	<u>Levy Increase</u>	<u>District Median Tax Increase</u>
Afton	9.1%	10.0%
Landfall	42.2%	est. 15%
Marine on St Croix	7.6%	11.7%
Pine Springs	12.5%	13.4%
Stillwater Township *	-0.9%	14.4%
West Lakeland Township	25.0%	26.5%
Hastings ISD 200	8.5%	11.4%
Forest Lake ISD 831	15.2%	11.2%
South Washington Co ISD 833	24.3%	27.3%
South Washington Watershed	10.4%	10.1%
County Regional Rail Authority	17.6%	18.0%
County HRA	29.6%	30.8%

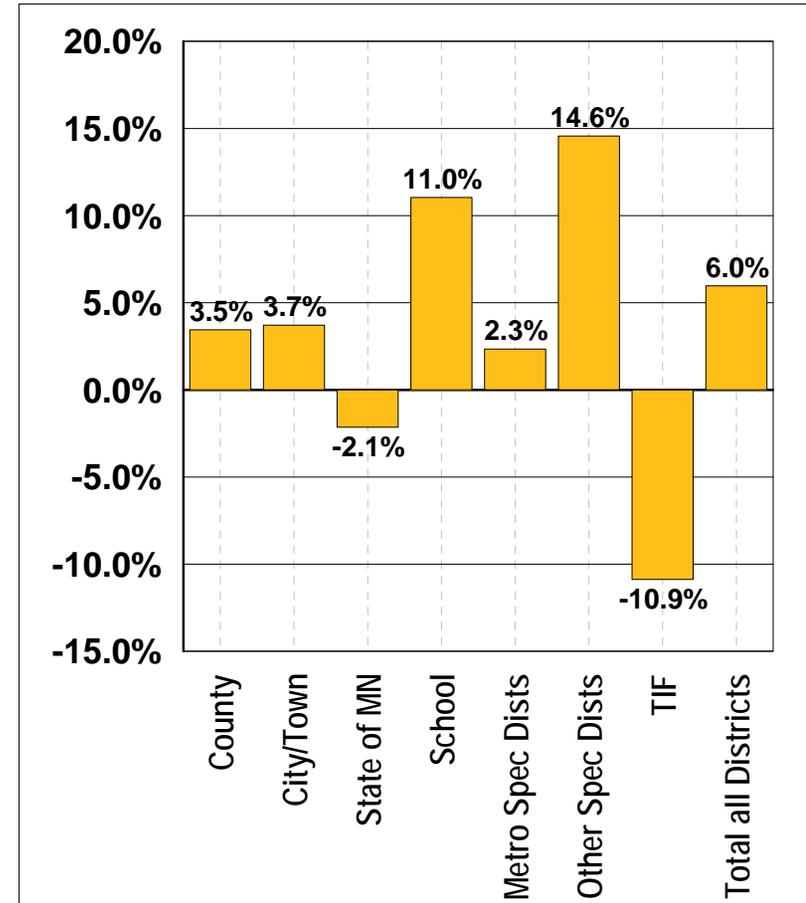
* Stillwater Township's levy was virtually unchanged from 2015 to 2016, but an annexation reduced its tax base value over 10%, resulting in a tax increase on property remaining in the township.

Significant Changes from Proposed 2016 to Final:

Lake Elmo	final levy 14.4% lower than proposed
Marine on St Croix	final levy 13.5% lower than proposed

Referenda were approved by the voters on November 3, 2015 in the Forest Lake ISD 831 and South Washington ISD 833 School Districts, so final levies and taxes in those districts are higher than the proposed taxes:

Forest Lake ISD 831	final levy 12.6% higher than proposed
South Washington Co ISD 833	final levy 20.7% higher than proposed



Where does each tax dollar go?



County
22.2¢

Cities/Towns
26.6¢

Schools
38.4¢

State
7.3¢

TIF
.9¢

Other
4.5¢

Fiscal
Disparities
0.1¢

Washington County Taxable Property Values

5 Year Comparison

TYPE OF VALUE	Payable 2013	% Chg	Payable 2014	% Chg	Payable 2015	% Chg	Payable 2016	% Chg	PRELIMINARY 2017	% Chg	5 year summary
ESTIMATED MARKET VALUE	24,082,876,500	-5.7%	24,770,773,300	2.9%	27,767,176,700	12.1%	28,527,184,300	2.7%	29,374,017,900	3.0%	22.0%
<i>Subtract:</i> "This Old House" Deferral	(3,764,000)	-23.2%	(2,504,000)	-33.5%	(1,499,700)	-40.1%	(781,400)	-47.9%	(246,500)	-68.5%	-93.5%
Veteran's Exclusion	(61,705,900)	1.8%	(64,661,300)	4.8%	(75,473,400)	16.7%	(84,872,200)	12.5%	(87,209,300)	2.8%	41.3%
Plat Deferral	(5,415,400)	-42.6%	(10,053,100)	85.6%	(21,387,900)	112.7%	(26,343,700)	23.2%	(55,657,200)	111.3%	927.8%
Mold Damage	(1,234,900)	NA	0	-100.0%	0	NA	0	NA	0	NA	-100.0%
Open Space	(1,329,400)	NA	(1,329,400)	-0.0%	(1,664,400)	25.2%	(1,782,200)	7.1%	(1,491,200)	-16.3%	12.2%
Rural Preserve	(3,914,200)	-21.2%	(56,446,800)	1342.1%	(64,385,200)	14.1%	(64,087,000)	-0.5%	(64,084,200)	-0.0%	1537.2%
Green Acres	(357,492,400)	-13.3%	(255,690,300)	-28.5%	(303,303,800)	18.6%	(304,773,100)	0.5%	(313,121,900)	2.7%	-12.4%
Subtotal - TMV before Homestead Exclusion	23,648,020,300	-5.6%	24,380,088,400	3.1%	27,299,462,300	12.0%	28,044,544,700	2.7%	28,852,207,600	2.9%	22.0%
Homestead Exclusion	(1,252,216,500)	8.7%	(1,203,273,700)	-3.9%	(1,022,380,100)	-15.0%	(997,590,400)	-2.4%	(970,357,200)	-2.7%	-22.5%
TAXABLE MARKET VALUE	22,395,803,800	-6.3%	23,176,814,700	3.5%	26,277,082,200	13.4%	27,046,954,300	2.9%	27,881,850,400	3.1%	24.5%
New Construction-Residential	159,731,900	-10.5%	203,558,600	27.4%	284,650,200	39.8%	255,073,300	-10.4%	274,252,700	7.5%	71.7%
New Construction-Other	41,407,000	9.3%	33,801,200	-18.4%	48,122,800	42.4%	48,175,400	0.1%	88,911,000	84.6%	114.7%
Total New Construction	201,138,900	-7.0%	237,359,800	18.0%	332,773,000	40.2%	303,248,700	-8.9%	363,163,700	19.8%	80.6%
<i>% Increase due to new construction</i>		0.8%		1.1%		1.4%		1.2%		1.3%	
<i>% increase due to inflation/other</i>		-7.2%		2.4%		11.9%		1.8%		1.7%	
REFERENDA MARKET VALUE	22,901,674,600	-5.8%	23,596,897,100	3.0%	26,417,930,200	12.0%	27,170,438,500	2.8%			
TOTAL NET TAX CAPACITY	258,453,768	-5.7%	265,889,891	2.9%	297,532,667	11.9%	306,206,580	2.9%			
<i>Subtract:</i> Tax Increment Financing	(5,344,628)	-1.9%	(3,852,842)	-27.9%	(3,843,484)	-0.2%	(3,326,235)	-13.5%			
Powerline	(10,721)	17.5%	(10,954)	2.2%	(10,229)	-6.6%	(8,210)	-19.7%			
Fiscal Disparity Contribution	(24,706,523)	-0.2%	(23,648,569)	-4.3%	(23,411,902)	-1.0%	(23,808,389)	1.7%			
LOCAL TAXABLE VALUE	228,391,896	-6.4%	238,377,526	4.4%	270,267,052	13.4%	279,063,746	3.3%			
<i>Add:</i> Fiscal Disparity Distribution	27,586,075	-9.0%	27,195,043	-1.4%	27,630,874	1.6%	28,371,353	2.7%			
TOTAL TAXABLE VALUE	255,977,971	-6.6%	265,572,569	3.7%	297,897,926	12.2%	307,435,099	3.2%			
Net Gain from Fiscal Disparities	2,879,552	-48.1%	3,546,474	23.2%	4,218,972	19.0%	4,562,964	8.2%			
% of Total Taxable Value	1.1%		1.3%		1.4%		1.5%				
County Tax Rate (with Library)	34.225%	7.2%	32.811%	-4.1%	30.186%	-8.0%	30.564%	1.3%			
referendum rate - % of market value	0.00191%	6.2%	0.00449%	134.3%	0.00401%	-10.7%	0.00390%	-2.8%			

NOTE:

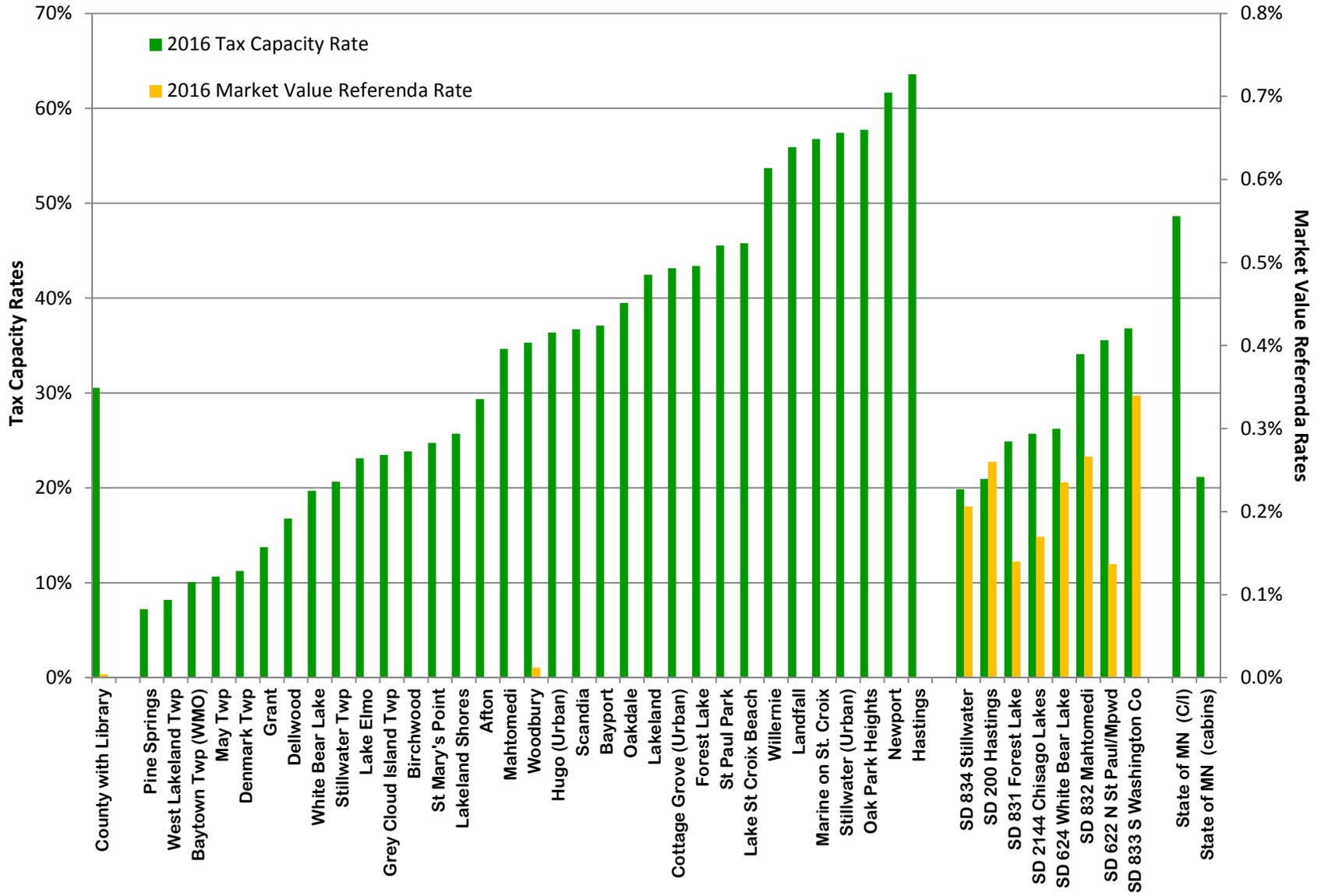
- The "Local Taxable Value" is the value used in the determination of the local tax rate.
- The "Total Taxable Value" is the County's total tax base, which factors in the portion of the levy that is funded by the fiscal disparity pool.
- Pay 2017 values are VERY PRELIMINARY. They are prior to Boards of Appeal and Equalization, and include state determined utility values from the prior year.

Pay 2015 vs. Pay 2016 Tax Rates

Taxing District	Pay 2015 Rate	Pay 2016 Rate	% chg
Towns: Baytown Twp (WMO)	10.352%	10.063%	-2.8%
Denmark Twp	12.490%	11.236%	-10.0%
Grey Cloud Island Twp	23.581%	23.481%	-0.4%
May Twp	10.151%	10.645%	4.9%
Stillwater Twp	18.542%	20.672%	11.5%
West Lakeland Twp	6.643%	8.183%	23.2%
Cities: Afton	27.737%	29.373%	5.9%
Bayport	40.468%	37.107%	-8.3%
Birchwood	27.627%	23.893%	-13.5%
Cottage Grove (Urban)	41.591%	43.140%	3.7%
Dellwood	17.853%	16.757%	-6.1%
Forest Lake	42.839%	43.385%	1.3%
Grant	13.321%	13.755%	3.3%
Hastings	62.581%	63.577%	1.6%
Hugo (Urban)	36.318%	36.323%	0.0%
Lake Elmo	23.798%	23.121%	-2.8%
Lake St Croix Beach	48.039%	45.774%	-4.7%
Lakeland	43.489%	42.451%	-2.4%
Lakeland Shores	24.969%	25.696%	2.9%
Landfall	48.731%	55.903%	14.7%
Mahtomedi	38.022%	34.657%	-8.8%
Marine on St. Croix	55.427%	56.752%	2.4%
Newport	69.973%	61.660%	-11.9%
Oak Park Heights	56.804%	57.725%	1.6%
Oakdale	39.131%	39.492%	0.9%
Pine Springs	6.850%	7.235%	5.6%
Scandia	34.619%	36.722%	6.1%
St Mary's Point	24.677%	24.743%	0.3%
St Paul Park	45.677%	45.560%	-0.3%
Stillwater (Urban)	55.225%	57.425%	4.0%
White Bear Lake	20.368%	19.690%	-3.3%
Willernie	45.054%	53.691%	19.2%
Woodbury	34.657%	35.287%	1.8%
Woodbury MVR:	0.01308%	0.01216%	-7.0%

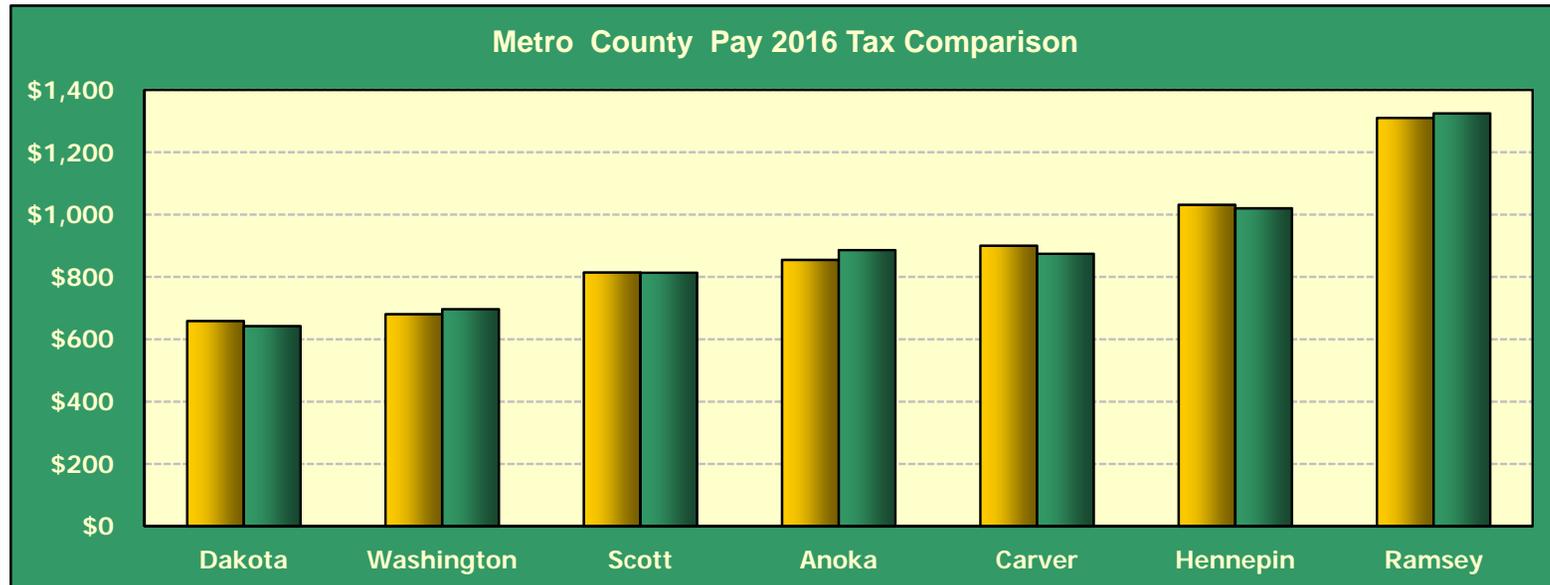
Taxing District	Pay 2015 Rate	Pay 2016 Rate	% Chg
County: County without Library	27.447%	27.811%	1.3%
County with Library	30.186%	30.564%	1.3%
County MVR:	0.00401%	0.00390%	-2.9%
County RRA	0.212%	0.247%	16.7%
County HRA	1.181%	1.529%	29.4%
Schools: SD 200 Hastings	20.965%	20.938%	-0.1%
SD 200 Hastings MVR:	0.25310%	0.25990%	2.7%
SD 622 N St Paul/Mpwd	35.864%	35.569%	-0.8%
SD 622 N St Paul/Mpwd MVR:	0.14365%	0.13668%	-4.8%
SD 624 White Bear Lake	26.660%	26.236%	-1.6%
SD 624 White Bear Lake MVR:	0.23976%	0.23536%	-1.8%
SD 831 Forest Lake	21.146%	24.902%	17.8%
SD 831 Forest Lake MVR:	0.13351%	0.13979%	4.7%
SD 832 Mahtomedi	34.496%	34.107%	-1.1%
SD 832 Mahtomedi MVR:	0.29231%	0.26630%	-8.9%
SD 833 S Washington Co	35.675%	36.812%	3.2%
SD 833 S Washington Co MVR:	0.20996%	0.33988%	61.9%
SD 834 Stillwater	21.124%	19.849%	-6.0%
SD 834 Stillwater MVR:	0.19995%	0.20618%	3.1%
SD 2144 Chisago Lakes	26.764%	25.700%	-4.0%
SD 2144 Chisago Lakes MVR:	0.16727%	0.16978%	1.5%
Other: Brown's Creek WS	4.769%	5.111%	7.2%
Carnelian Marine WS	2.815%	2.843%	1.0%
Comfort Lake WS	4.173%	4.159%	-0.3%
R-W Metro WS	4.494%	4.460%	-0.7%
Rice Creek WS	2.185%	2.192%	0.3%
South Washington WS	0.693%	0.753%	8.7%
Valley Branch WS	1.701%	1.761%	3.5%
Hastings HRA	1.379%	1.551%	12.5%
Woodbury HRA	0.295%	0.289%	-2.1%
Metropolitan Council	0.943%	0.932%	-1.2%
Met Council Transit	1.356%	1.373%	1.3%
Met Mosquito Control	0.490%	0.487%	-0.5%
State of MN (C/I)	50.840%	48.641%	-4.3%
State of MN (cabins)	21.703%	21.167%	-2.5%
Fiscal Disparities (C/I)	161.625%	150.262%	-7.0%

2016 Tax Rates



Metro County Tax Comparison

County:	Tax Capacity Rate			Referendum Tax Rate			County Tax			
	2015	2016	% chg	2015	2016	% chg	2015	2016	% chg	
							based on Estimated Market Value:	238,200	240,600	1.0%
Dakota	29.633%	28.570%	-3.6%	0.00000%	0.00000%		\$659	\$643	-2.5%	
Washington	30.186%	30.564%	1.3%	0.00401%	0.00390%	-2.7%	\$681	\$697	2.4%	
Scott	36.638%	36.174%	-1.3%	0.00000%	0.00000%		\$815	\$814	-0.1%	
Anoka	38.443%	39.398%	2.5%	0.00000%	0.00000%		\$855	\$886	3.7%	
Carver	40.488%	38.880%	-4.0%	0.00000%	0.00000%		\$900	\$875	-2.8%	
Hennepin (suburban)	46.398%	45.356%	-2.2%	0.00000%	0.00000%		\$1,032	\$1,021	-1.1%	
Ramsey (suburban)	58.922%	58.885%	-0.1%	0.00000%	0.00000%		\$1,310	\$1,325	1.1%	



Property Tax Refund Programs from the State of Minnesota

Regular Property Tax Refund “Circuit Breaker”

- Based on income and property tax due. 2015 total household income must be less than \$107,930. Maximum refund is \$2,640.
- Must have owned and occupied home on January 2, 2016.

Special Property Tax Refund

- For property owners whose taxes increased more than 12% and the increase is over \$100. The refund is 60% of the increase over 12%, to a maximum of \$1,000. No income requirements.
- Must have owned and occupied home on January 2, 2015 and January 2, 2016.

Form M1PR

- Available online at www.revenue.state.mn.us
- Call **651-296-3781**

2016 Tax maps

Map of Value Changes

(page 30)

This map shows the percentage change in market value (before reduction for homestead exclusion) from 2015 to 2016 on Residential Homestead parcels.

Map of County Tax Changes

(page 31)

This map shows the percentage change in county tax from 2015 to 2016 on Residential Homestead parcels.

Map of Total Tax Changes

(page 32, 33, 34)

These maps show the percentage change in total tax from 2015 to 2016 on Residential Homestead, Commercial-Industrial and Apartment parcels.

Map of Effective Tax Rate

(page 35, 36)

This map shows the effective tax rate for 2016 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.

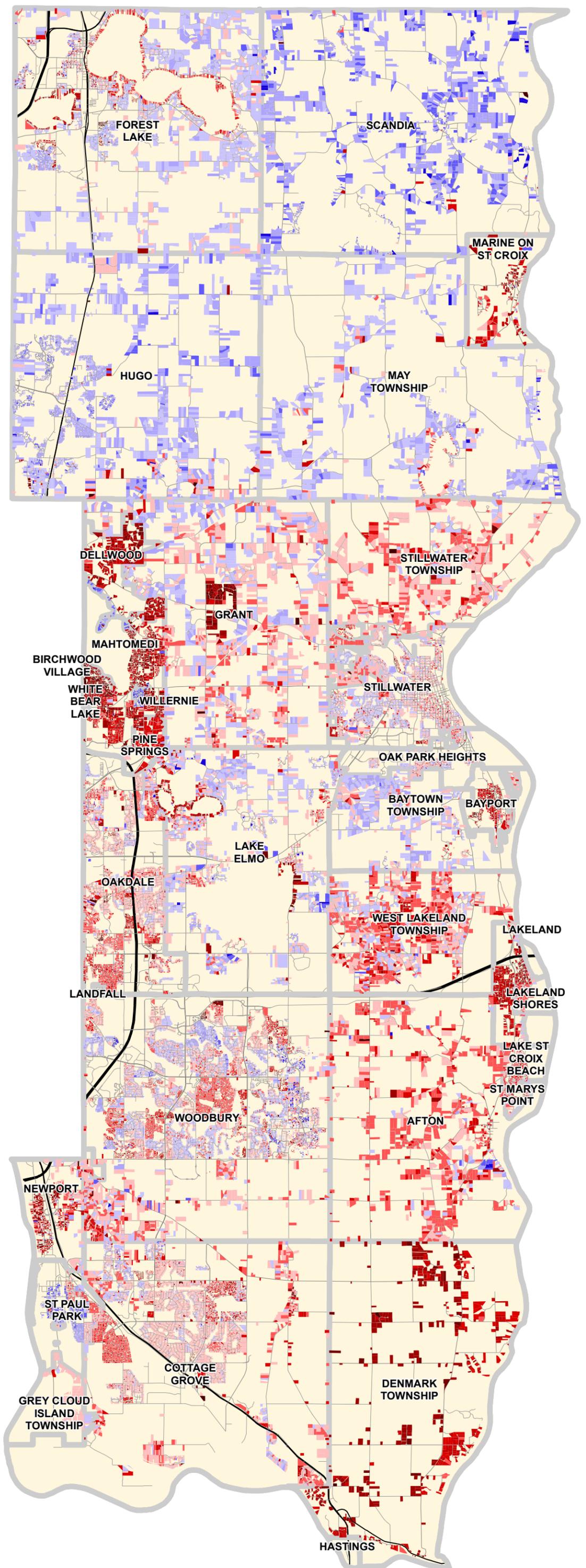
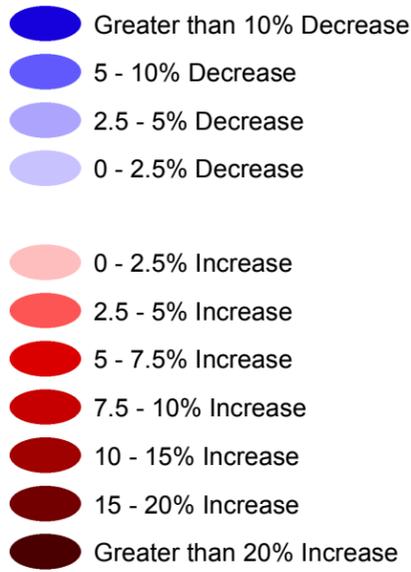
What is the difference? What do these maps show?

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 2015 to 2016

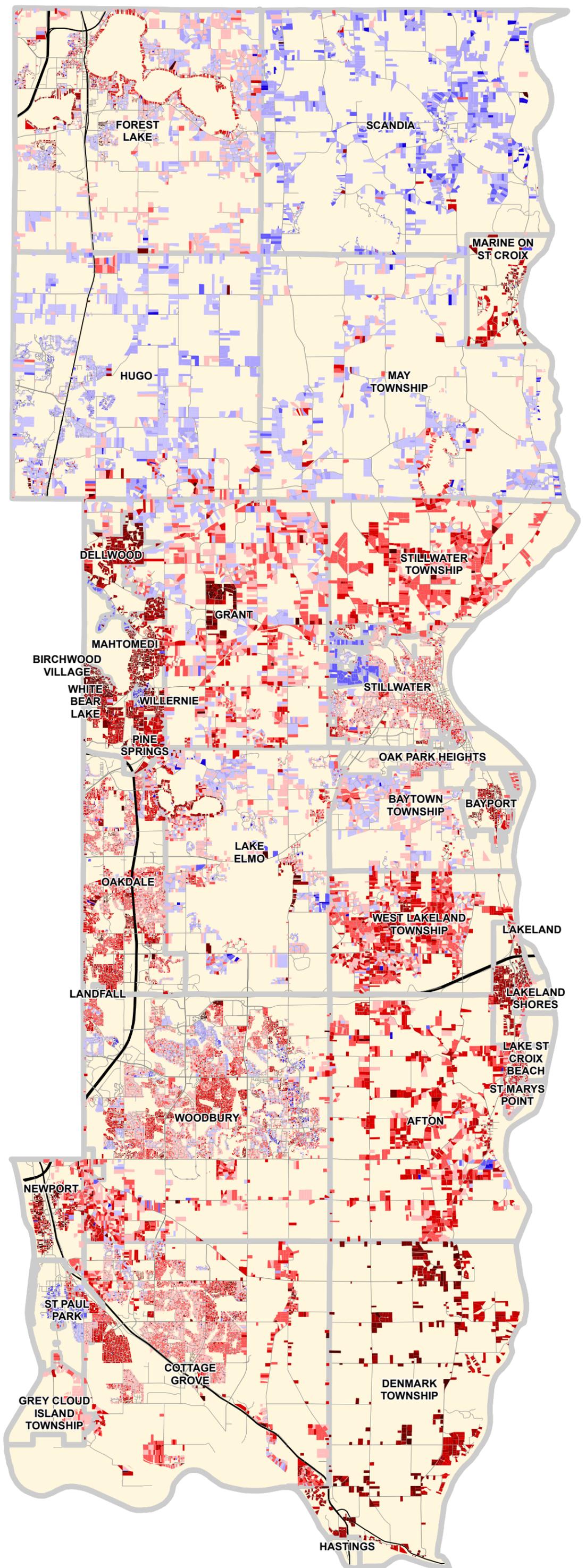
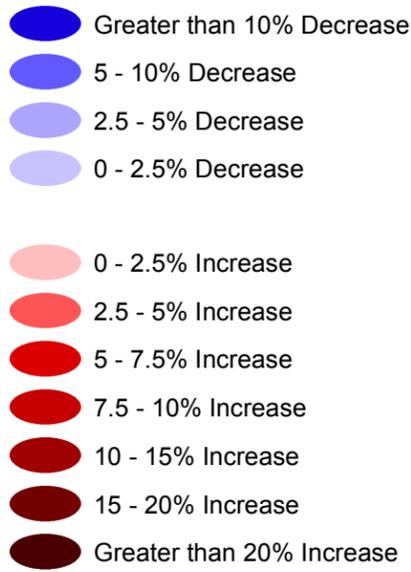
Percent Change



Washington County

County Tax Portion Change of Residential Homestead Properties from 2015 to 2016

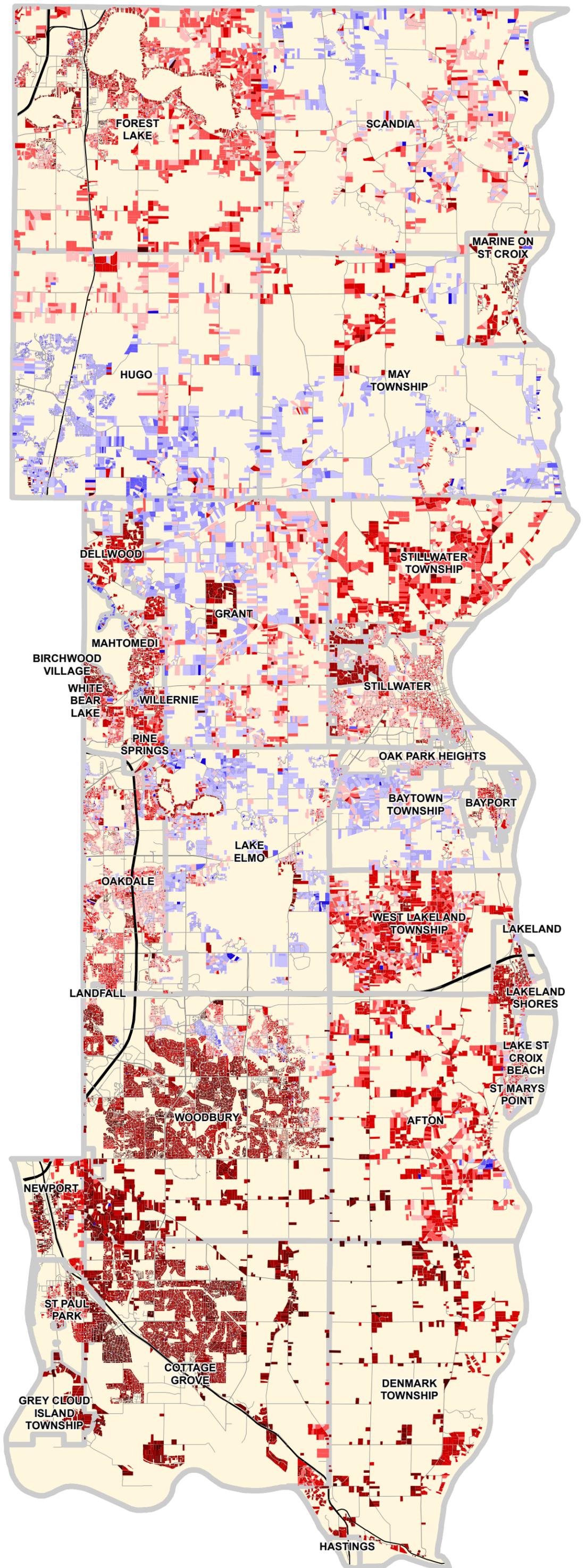
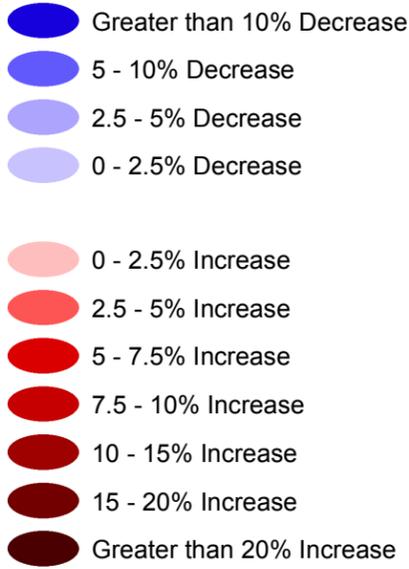
Percent Change



Washington County

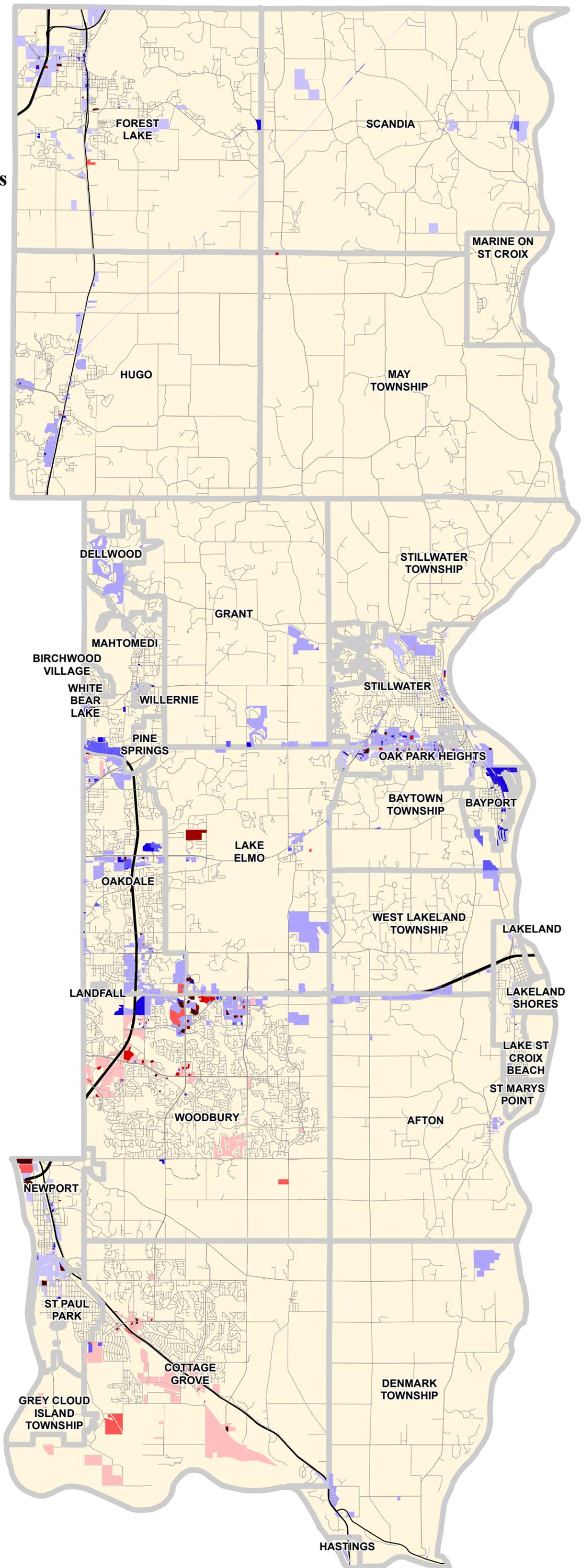
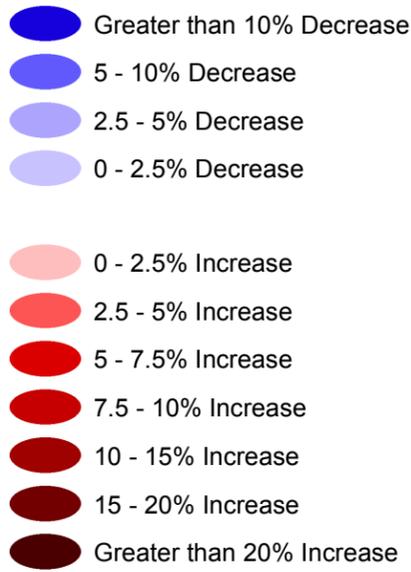
Property Tax Change of Residential Homestead Properties from 2015 to 2016

Percent Change



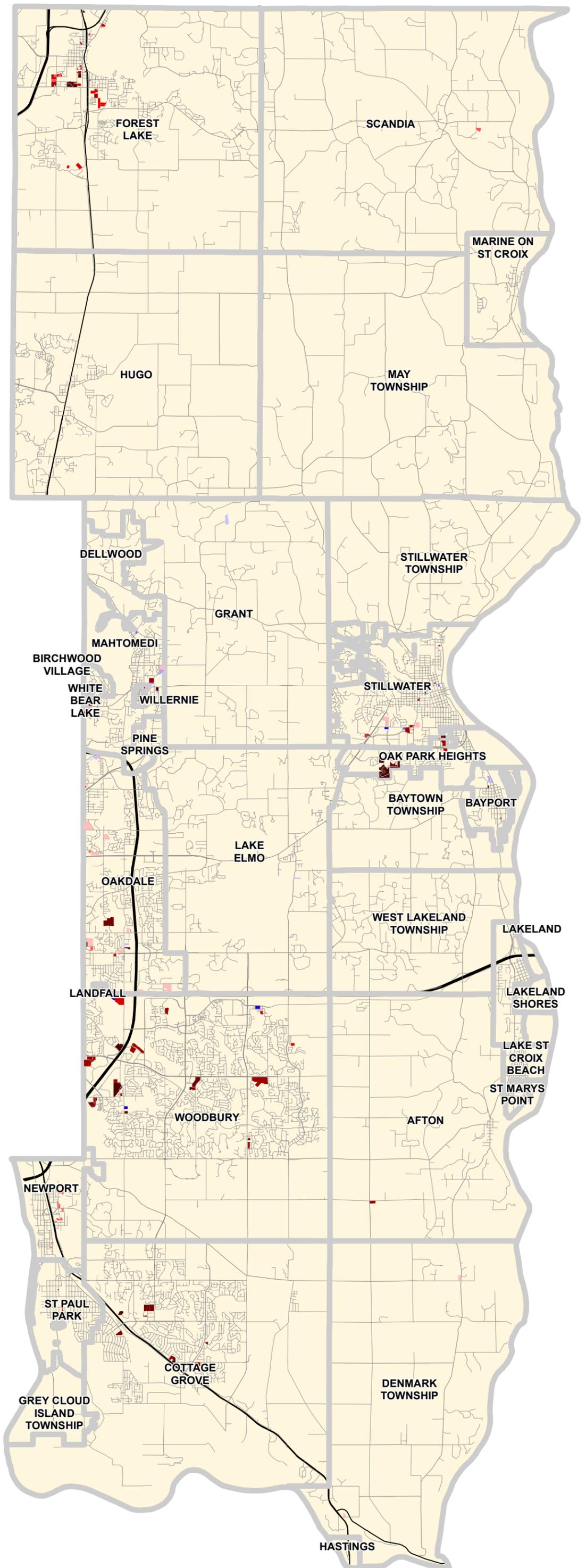
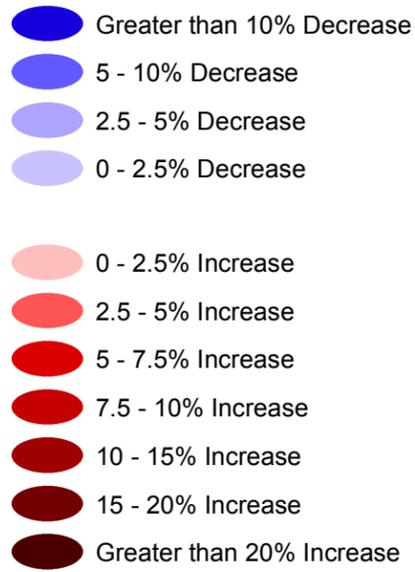
Property Tax Change of Commercial-Industrial-Utility Properties from 2015 to 2016

Percent Change



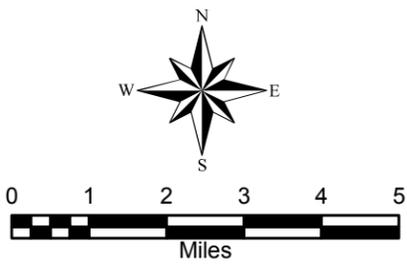
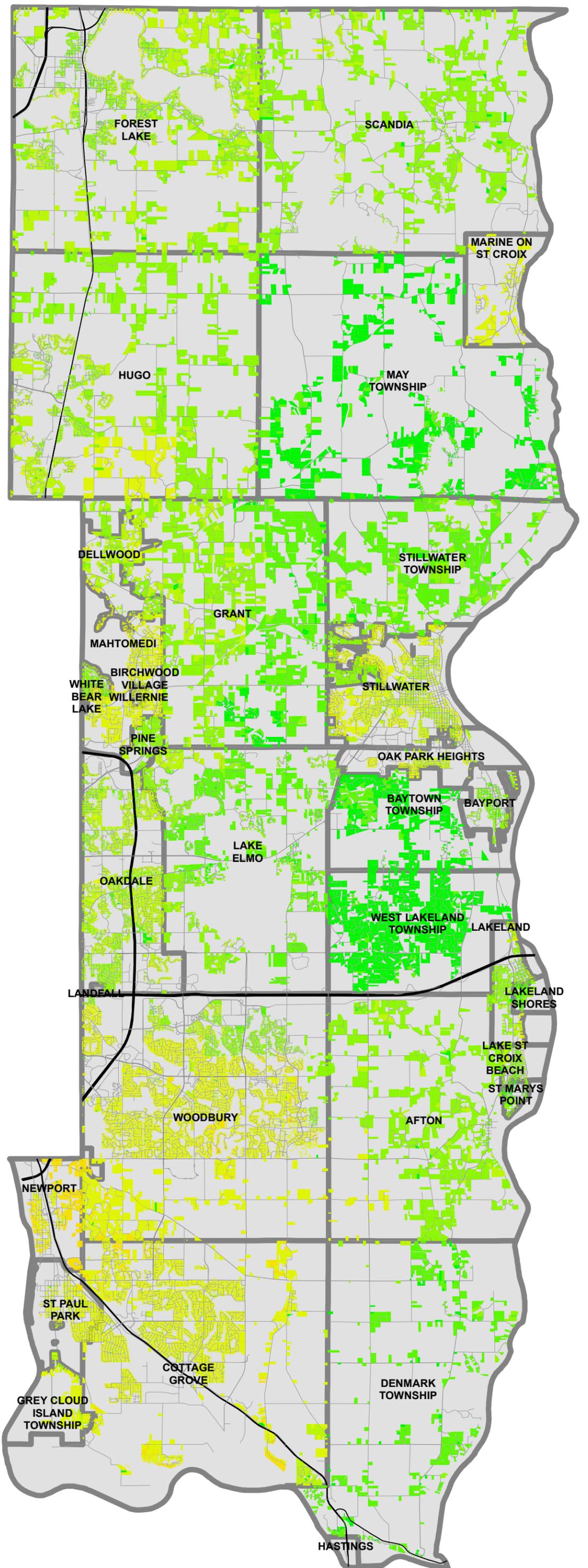
Property Tax Change of Apartment Properties from 2015 to Pay 2016

Percent Change



Washington County

Effective Tax Rate Residential Properties Pay 2016



Washington County

Effective Tax Rate Commercial - Industrial Properties Pay 2016

Effective Tax Rate

