



**Department of
Property Records and
Taxpayer Services**

**County Board Workshop
on
Taxes Payable in 2017**

April 4, 2017

Contents

What Taxpayers are seeing:

Summary	3
Graph of parcel counts by range of increase/decrease in Total Tax – All Parcels	4
Residential Homestead	5
Commercial	6
Apartment	7
Table of parcel counts by range of increase/decrease in Total Tax – Residential Homestead	8-10
Commercial	11
Apartment	12
Graph of median Residential Homestead percentage change in Total Tax	13
Graph of Total Net Tax on a Market Value of 245,000 (county median value)	14
Tax Comparison Chart Pay 2016 vs. Pay 2017 - Total Net Tax	15
Tax Comparison Chart - Individual Taxing District Portion of Net Tax	16
Graph of parcel counts by range of increase/decrease in County Tax – Residential Homestead	17
Table of parcel counts by range of increase/decrease in County Tax – Residential Homestead	18
Table of parcel counts by range of increase/decrease in City/Town Tax – Residential Homestead	19
Table of parcel counts by range of increase/decrease in School Tax – Residential Homestead	20
Graph of median Residential Homestead percentage change in Taxing District Portion of Tax	21

Levies:

Levy Increases by District Type	22
Distribution of taxes – where does each tax dollar go?	23

Values:

Market Value and Tax Capacity 2014–2017, Preliminary 2018	24
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Tax Rates:

Table of Pay 2016 vs. Pay 2017 tax rates	25
Graph of Pay 2017 tax rates for county/municipality/school	26
Pay 2016 vs. Pay 2017 Metro County Comparison	27
Property Tax Refund Information	28

Maps :

Will be provided at the Workshop

Taxes Payable in 2017

- 99,494 Tax Statements were mailed March 16th.
- The total amount billed of **\$431.5 million** is an increase of 2.1% over 2016. The 2016 total of \$422.5 million was a 5.9% increase over the \$399.1 million billed in 2015.
- The final 2017 amount billed is a 0.1% increase over the proposed 2017 total of \$430.9 million.

What are taxpayers seeing on their tax statements?

- **All Parcels**

- Median Value change: 0.5% increase
- Median Total Tax change: 0.3% reduction *(proposed was a 0.4% reduction)*

- **Residential Homestead Parcels**

- Median Value change: 1.1% increase in value before homestead exclusion
1.2% increase in value after homestead exclusion
- Median Total Tax change: 0.8% reduction *(proposed was a 0.9% reduction)*
- Median County Tax change: 0.8% increase *(same as proposed)*

- **Commercial/Industrial/Utility Parcels**

- Median Value change: 0.0% no change
- Median Total Tax change: 1.8% reduction *(proposed was a 1.5% reduction)*

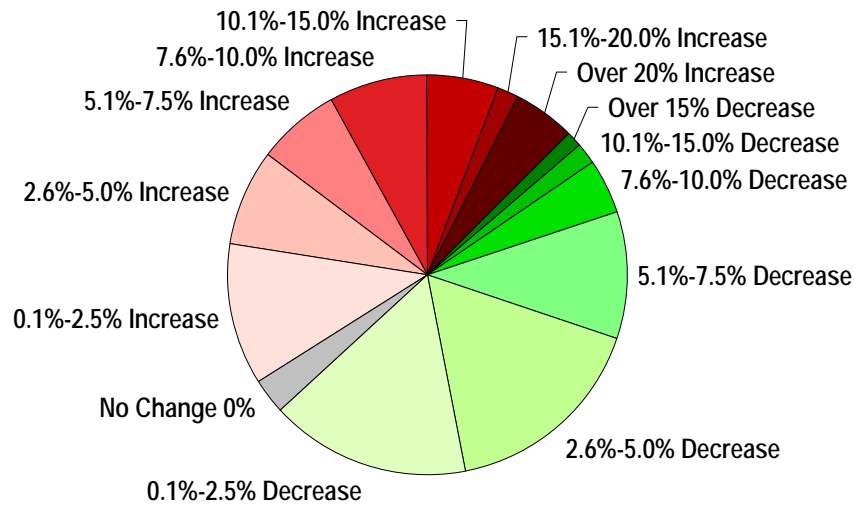
- **Apartment Parcels**

- Median Value change: 0.0% no change
- Median Total Tax change: 1.1% increase *(proposed was a 0.6% reduction)*

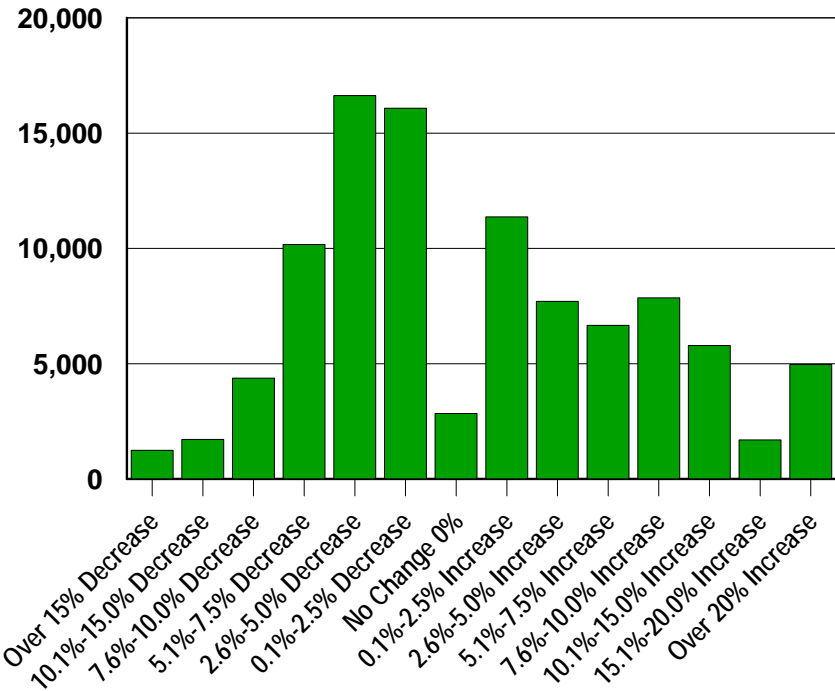
Taxes Payable in 2017

Counts by Range of Change in Total Tax

All Parcels - Median 0.3% Reduction



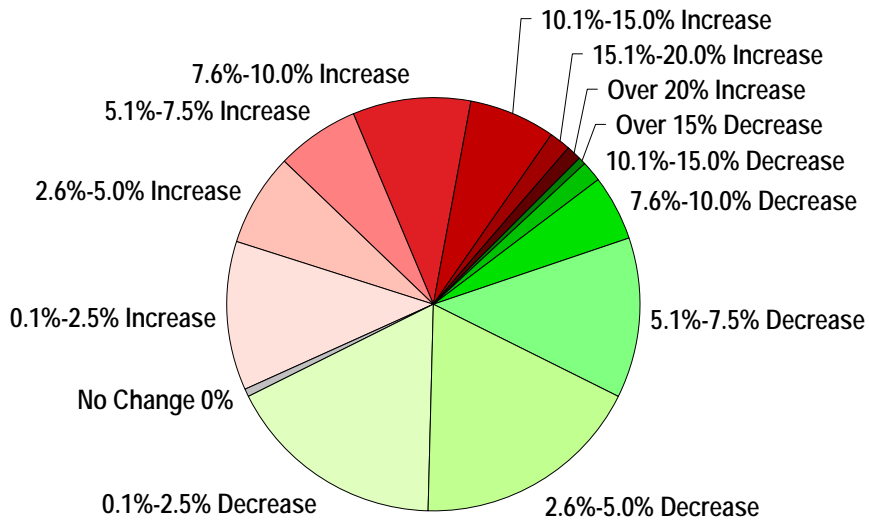
All Parcels - Median 0.3% Reduction



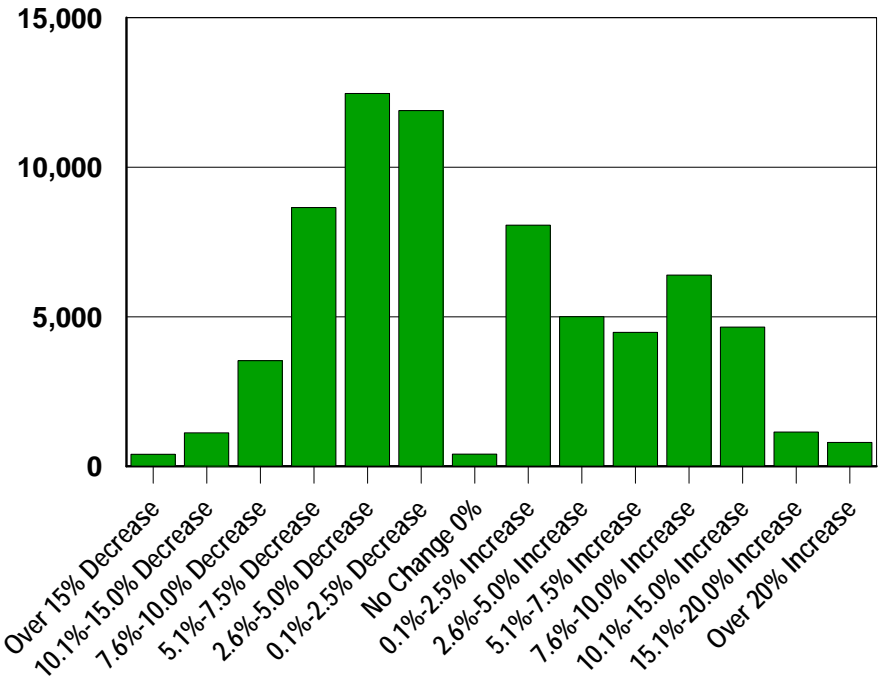
Taxes Payable in 2017

Counts by Range of Change in Total Tax

Res Hstd Parcels - Median 0.8% Reduction



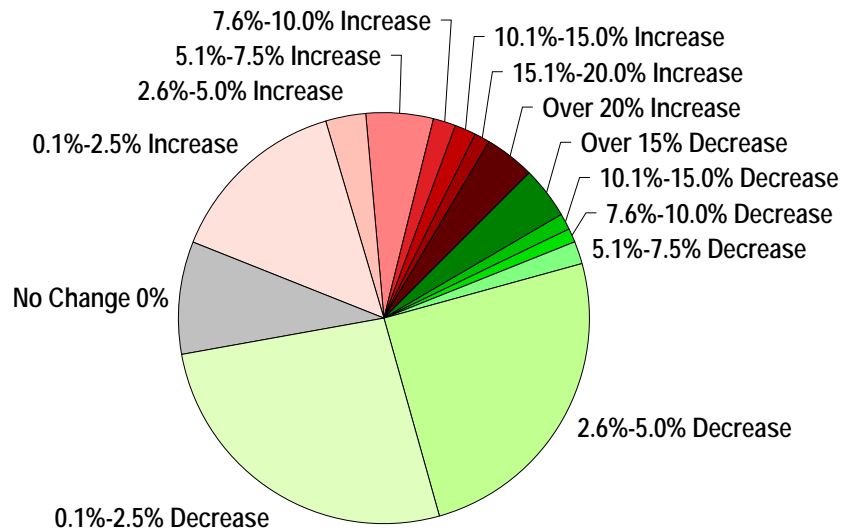
Res Hstd Parcels - Median 0.8% Reduction



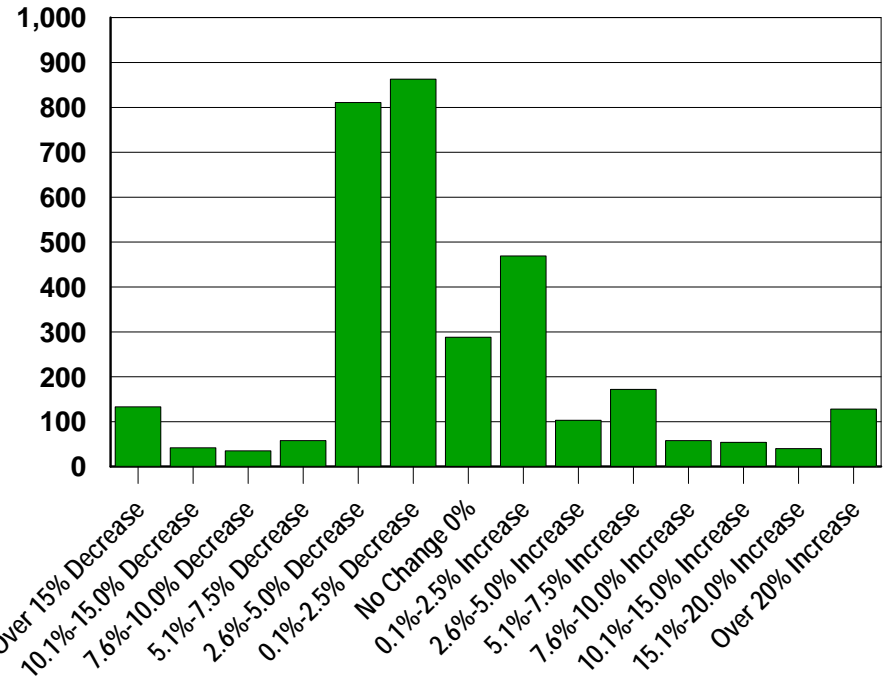
Taxes Payable in 2017

Counts by Range of Change in Total Tax

Commercial Parcels - Median 1.8% Reduction



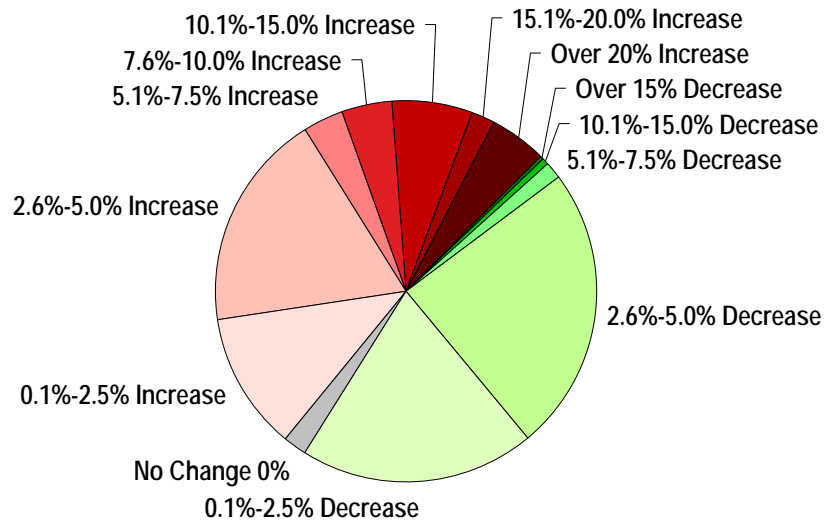
Commercial Parcels - Median 1.8% Reduction



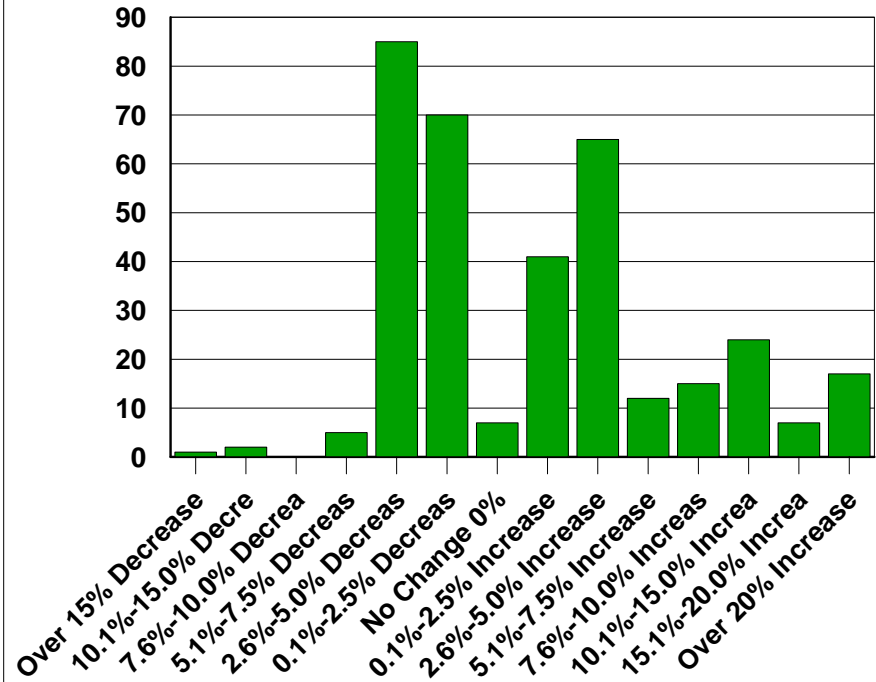
Taxes Payable in 2017

Counts by Range of Change in Total Tax

Apartment Parcels - Median 1.1% Increase



Apartment Parcels - Median 1.1% Increase



Counts of 2017 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in Total Tax

Taxing District	SD	Median Pay 2017 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																		0	0	0
	833	317,700	-8.1%	(\$474)	-10.4%	4	11	5	3	1	4								799	28	1
	834	392,100	-1.8%	\$6	0.1%	22	55	70	127	95	27	221	44	18	28	58	27	7	299	396	403
	Total	389,700	-2.1%	(\$23)	-0.4%	26	66	75	130	96	31	221	44	19	28	58	27	7	828	424	404
City of Bayport	834	182,900	-4.5%	(\$80)	-4.0%	2	15	2	170	191	216	32	2	1		2	1	1	635	596	39
City of Birchwood	624	280,200	-1.1%	(\$154)	-4.2%	1	44	16	54	150	33		1		2			2	303	298	5
City of Cottage Grove	200	293,800	2.3%	\$24	0.6%	1	1			3	38	40	12	8	3			1	107	43	64
	833	211,500	0.7%	(\$85)	-3.0%	127	96	342	1,860	3,080	1,798	1,172	658	614	66	28	19	65	9,925	7,303	2,622
	Total	212,000	0.7%	(\$85)	-3.0%	128	97	342	1,860	3,083	1,836	1,212	670	622	69	28	19	66	10,032	7,346	2,686
City of Dellwood	832	499,500	3.5%	\$34	0.6%	3	4	6	13	22	85	62	28	35	25	16	16	8	323	133	190
City of Forest Lake	831	223,500	3.2%	\$216	8.4%	16	39	34	72	155	148	176	134	1,062	1,566	1,156	307	138	5,003	464	4,539
City of Grant	832	433,200	3.4%	\$98	2.3%		20	47	77	68	18	143	235	25	14	16	7	7	677	230	447
	834	383,100	3.2%	\$80	2.7%	5	14	41	69	68	23	35	236	19	9	7	6	9	541	220	321
	Total	408,200	3.3%	\$88	2.5%	5	34	88	146	136	41	178	471	44	23	23	13	16	1,218	450	768
City of Hastings	200	321,400	-1.8%	(\$184)	-3.9%					1	0								1	1	0
City of Hugo	624	212,300	1.3%	(\$36)	-1.5%	15	53	77	240	648	1,566	323	346	55	103	134	2	16	3,578	2,599	979
	831	292,700	1.1%	\$174	5.7%	2		1	1	3	10	15	73	126	48	25	9	5	318	17	301
	832	384,500	0.9%	(\$16)	-0.3%	1			1	24	97	51	9		3				186	123	63
	834	348,300	1.0%	\$12	0.3%				3	3	58	88	6	5	2				165	64	101
	Total	229,500	1.2%	(\$28)	-1.1%	18	53	78	245	678	1,731	477	434	186	156	159	11	21	4,247	2,803	1,444
City of Lake Elmo	622	381,700	2.0%	\$184	4.9%		1		2	3	19	38	175	204	6	4		1	453	25	428
	832	346,300	2.2%	(\$58)	-1.5%		1	3	4	8	98	5		1					120	114	6
	834	375,700	2.1%	(\$48)	-1.6%	5	6	8	19	246	1,001	98	65	42	20	22	7	4	1,543	1,285	258
	Total	374,700	2.1%	(\$35)	-1.3%	5	8	11	25	257	1,118	141	240	246	27	26	7	5	2,116	1,424	692
City of Lake St Croix Beach	834	185,200	7.8%	\$176	10.0%	2	1			1	1	5	17	76	90	171	14	5	383	5	378
City of Lakeland	834	213,900	-7.2%	(\$192)	-7.6%	2	12	301	221	12	16	32	2	3		1		2	604	564	40
City of Lakeland Shores	834	278,000	0.7%	(\$22)	-0.9%					3	88	9						2	102	91	11
City of Landfall	622									0									0	0	0
City of Mahtomedi	832	288,100	-3.7%	(\$113)	-3.3%	16	14	24	109	1,407	289	150	124	66	20	99	1	6	2,325	1,859	466
City of Marine on St Croix	834	286,200	-9.4%	(\$281)	-8.2%	8	41	100	35	9	22	20	10	3					248	215	33
City of Newport	833	169,100	7.0%	\$98	4.1%	6	1			3	134	132	261	174	89	39	6	20	865	144	721
City of Oak Park Heights	834	211,700	2.7%	\$21	1.2%	10	40	86	84	58	161	131	194	22	47	26	54	82	995	439	556
City of Oakdale	622	207,300	3.0%	\$208	8.9%	12	9	60	55	79	277	212	287	794	3,615	1,941	488	217	8,046	492	7,554
City of Pine Springs	622	266,700	-16.4%	(\$326)	-11.2%	1	1		1		0								3	3	0
	832	354,500	-12.6%	(\$559)	-13.1%	31	88	5	2		1	1							128	127	1
	Total	353,700	-12.6%	(\$558)	-13.1%	32	89	5	3		1	1							131	130	1

Counts of 2017 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in Total Tax

Taxing District	SD	Median Pay 2017 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 Scandia	831	279,700	-1.3%	\$92	2.9%	3	3		6	10	41	322	437	108	24	24	9	8	995	63	932	
	2144	288,700	-0.3%	(\$34)	-0.9%	4	3	14	13	27	46	31	15	14	7	7	2		183	107	76	
	Total	280,600	-1.3%	\$84	2.8%	7	6	14	19	37	87	353	452	122	31	31	11	8	1,178	170	1,008	
City of St Mary's Point	834	278,700	2.7%	\$32	1.5%						15	81	22	1	1	1		2	123	15	108	
City of St Paul Park	833	167,200	4.7%	\$14	0.6%	7	1	4	4	37	542	326	181	270	58	11	1	24	1,466	595	871	
City of Stillwater	834	235,500	0.8%	\$10	0.3%	6	3	18	132	411	1,863	2,267	429	148	94	41	16	29	5,457	2,433	3,024	
City of White Bear Lake	832	232,300	2.5%	\$16	0.7%		1				16	69	1					1	88	17	71	
City of Willernie	832	147,300	2.7%	(\$22)	-1.1%	2	4	8	9	20	72	25	6	1	1	2		5	155	115	40	
City of Woodbury	622	247,100	2.1%	\$181	7.2%	2		4	37	32	68	86	267	214	284	255	102	7	1,358	143	1,215	
	833	285,900	-0.7%	(\$180)	-4.8%	51	477	1,957	4,309	4,382	2,082	639	285	172	35	71	14	91	14,565	13,258	1,307	
	834	294,900	0.4%	(\$16)	-0.6%	1	5	57	243	432	598	655	333	137	21	10	2	14	2,508	1,336	1,172	
Total	283,500	-0.5%	(\$140)	-4.1%	54	482	2,018	4,589	4,846	2,748	1,380	885	523	340	336	118	112	18,431	14,737	3,694		
Town of Baytown	834	479,200	6.8%	\$442	11.9%	1		1			2	1	5	1	80	438	19	9	557	4	553	
Town of Denmark	200	364,300	-4.4%	(\$218)	-6.9%	5	7	128	170	74	35	7	9	3	2	8	1	2	451	419	32	
	833	312,700	-5.3%	(\$360)	-10.0%		3	5			0								8	8	0	
	834	262,300	-5.4%	(\$160)	-6.7%				1		0								1	1	0	
Total	363,000	-4.4%	(\$220)	-6.9%	5	10	133	171	74	35	7	9	3	2	8	1	2	460	428	32		
Town of Grey Cloud Island	833	296,200	1.8%	(\$114)	-3.2%	1			4	72	24	2	2	1					106	101	5	
Town of May	831	290,400	-4.1%	\$40	1.6%	2		1		2	9	92	21	1				1	129	14	115	
	834	355,900	-4.1%	(\$141)	-4.6%	18	42	66	155	245	49	12	14	19	16	28	11	3	678	575	103	
	Total	341,400	-4.1%	(\$118)	-4.2%	20	42	67	155	247	58	104	35	20	16	28	11	4	807	589	218	
Town of Stillwater	834	378,500	-6.1%	(\$194)	-5.2%	5	1	18	307	240	12	5	7	3	2			1	601	583	18	
Town of West Lakeland	834	421,400	0.4%	(\$28)	-0.9%	3	3	22	42	143	601	251	50	32	14	12	5	4	1,182	814	368	
County Total		245,000	1.1%	(\$22)	-0.8%	403	1,120	3,531	8,654	12,468	12,303	8,062	5,003	4,478	6,394	4,655	1,146	799	69,016	38,479	30,537	
Percent of Total:						1%	2%	5%	13%	18%	18%	12%	7%	6%	9%	7%	2%	1%	100%	56%	44%	

Counts of 2017 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in Total Tax

Taxing District	SD	Median Pay 2017 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	348,800	-3.7%	(\$200)	-6.0%	6	8	128	170	78	73	47	21	11	5	8	1	3	559	463	96
ISD 0622 Nsp/Mpwd/Oak	211,400	2.9%	\$204	8.7%	15	11	64	95	114	364	336	729	1,212	3,905	2,200	590	225	9,860	663	9,197
ISD 0624 White Bear Lake	219,200	1.2%	(\$40)	-1.7%	16	97	93	294	798	1,599	323	347	55	103	136	2	18	3,881	2,897	984
ISD 0831 Forest Lake	240,400	2.6%	\$190	7.6%	23	42	36	79	170	208	605	665	1,297	1,638	1,205	325	152	6,445	558	5,887
ISD 0832 Mahtomedi	324,600	-2.7%	(\$87)	-2.7%	53	132	93	215	1,549	676	506	403	127	64	133	24	27	4,002	2,718	1,284
ISD 0833 South Washington	235,000	0.1%	(\$122)	-3.8%	196	589	2,313	6,180	7,575	4,584	2,271	1,387	1,232	248	149	40	200	26,964	21,437	5,527
ISD 0834 Stillwater	293,200	0.6%	(\$18)	-0.7%	90	238	790	1,608	2,157	4,753	3,943	1,436	530	424	817	162	174	17,122	9,636	7,486
ISD 2144 Chisago Lakes	288,700	-0.3%	(\$34)	-0.9%	4	3	14	13	27	46	31	15	14	7	7	2		183	107	76
County Total	245,000	1.1%	(\$22)	-0.8%	403	1,120	3,531	8,654	12,468	12,303	8,062	5,003	4,478	6,394	4,655	1,146	799	69,016	38,479	30,537

Percent of Total: 1% 2% 5% 13% 18% 18% 12% 7% 6% 9% 7% 2% 1% 100%

56% 44%

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 2017 Tax Statements - **Commercial/Industrial** by Range of Percentage of Increase/Decrease in **Total Tax**

City/Township	Median Pay 2017 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%	(\$30)	-1.0%		2			2	14	5	2			1		3	29	18	11
City of Bayport	112,000	0.0%	\$196	7.2%		1			1	6	3	3	65	9	5	4	3	100	8	92
City of Birchwood																		0	0	0
City of Cottage Grove	492,900	0.0%	(\$536)	-3.4%	11	4	5	6	155	14	11	5	4	2			9	226	195	31
City of Dellwood	65,500	0.0%	(\$45)	-2.9%	1	1			18	5							1	26	25	1
City of Forest Lake	157,000	0.0%	\$2	0.2%	35	9	2	6	3	199	200	6	23	7	9	11	9	519	254	265
City of Grant	14,300	0.0%	(\$10)	-2.8%					65	10	2						1	78	75	3
City of Hastings	806,400	-0.6%	(\$1,054)	-3.2%					2									2	2	0
City of Hugo	283,400	0.0%	(\$244)	-3.0%	3	3	2	2	110	26	2	1	3	1	1		4	158	146	12
City of Lake Elmo	201,200	0.0%	(\$354)	-5.0%	40	6	2	16	81	3	4	3	1	2	1		6	165	148	17
City of Lake St Croix Beach	195,000	0.0%	(\$118)	-2.0%						8								8	8	0
City of Lakeland	211,100	0.0%	(\$67)	-1.5%	1				2	19		1	3	1			1	30	22	8
City of Lakeland Shores	140,800	0.0%	(\$90)	-2.4%					1	4								5	5	0
City of Landfall	315,100	0.0%	\$42	0.5%							5							5	0	5
City of Mahtomedi	265,700	0.0%	\$10	0.1%	1		1	1	3	13	48		4		1	1		73	19	54
City of Marine on St Croix	107,400	0.0%	(\$2)	-0.1%		1					8	2						11	9	2
City of Newport	69,600	0.0%	(\$80)	-3.4%	6	1		1	140	7	2	3	3		2	2	4	171	155	16
City of Oak Park Heights	371,500	0.0%	(\$64)	-2.1%	6	5	5	3	9	108	6	15	7	3	7	2	17	193	136	57
City of Oakdale	418,900	0.0%	\$2	0.0%	9		2	5	4	181	76	7	20	3	4	4	18	333	201	132
City of Pine Springs	100	0.0%	\$0	0.0%						1								1	1	0
City of Scandia	98,000	0.0%	\$22	0.8%						11	38		1			1	2	53	11	42
City of St Mary's Point																		0	0	0
City of St Paul Park	106,800	0.0%	(\$43)	-2.2%	8	2	1	2	7	119	4	3	5	1	2	1	11	166	139	27
City of Stillwater	391,400	0.0%	(\$136)	-2.2%	8	1	8	11	8	211	11	25	10	15	7	5	9	329	247	82
City of White Bear Lake	162,200	0.0%	(\$131)	-2.5%					1	8								9	9	0
City of Willernie	84,400	0.0%	(\$64)	-3.7%	1				25		1			1			1	29	26	3
City of Woodbury	999,300	0.0%	(\$110)	-1.6%	1	6	6	3	155	151	48	28	20	13	13	8	24	476	322	154
Town of Baytown	101,100	0.0%	(\$24)	-0.9%						8								8	8	0
Town of Denmark	279,900	0.0%	(\$192)	-2.5%	1			1	6	16	1		1		1		2	29	24	5
Town of Grey Cloud Island	10,900	0.0%	(\$15)	-3.9%					3	1							1	5	4	1
Town of May	3,596,300	3.8%	\$7,189	5.7%								1	1					2	0	2
Town of Stillwater	125,500	0.0%	(\$290)	-8.1%	1		1						1					3	2	1
Town of West Lakeland	355,000	0.0%	(\$284)	-2.7%				1	10								1	12	11	1
County Total	243,500	0.0%	(\$24)	-1.8%	133	42	35	58	811	1,151	469	103	172	58	54	40	128	3,254	2,230	1,024
Percent of Total:					4%	1%	1%	2%	25%	35%	14%	3%	5%	2%	2%	1%	4%	100%	69%	31%

Note:
- Excludes parcels with new construction and classification changes

Counts of 2017 Tax Statements - Apartments by Range of Percentage of Increase/Decrease in Total Tax

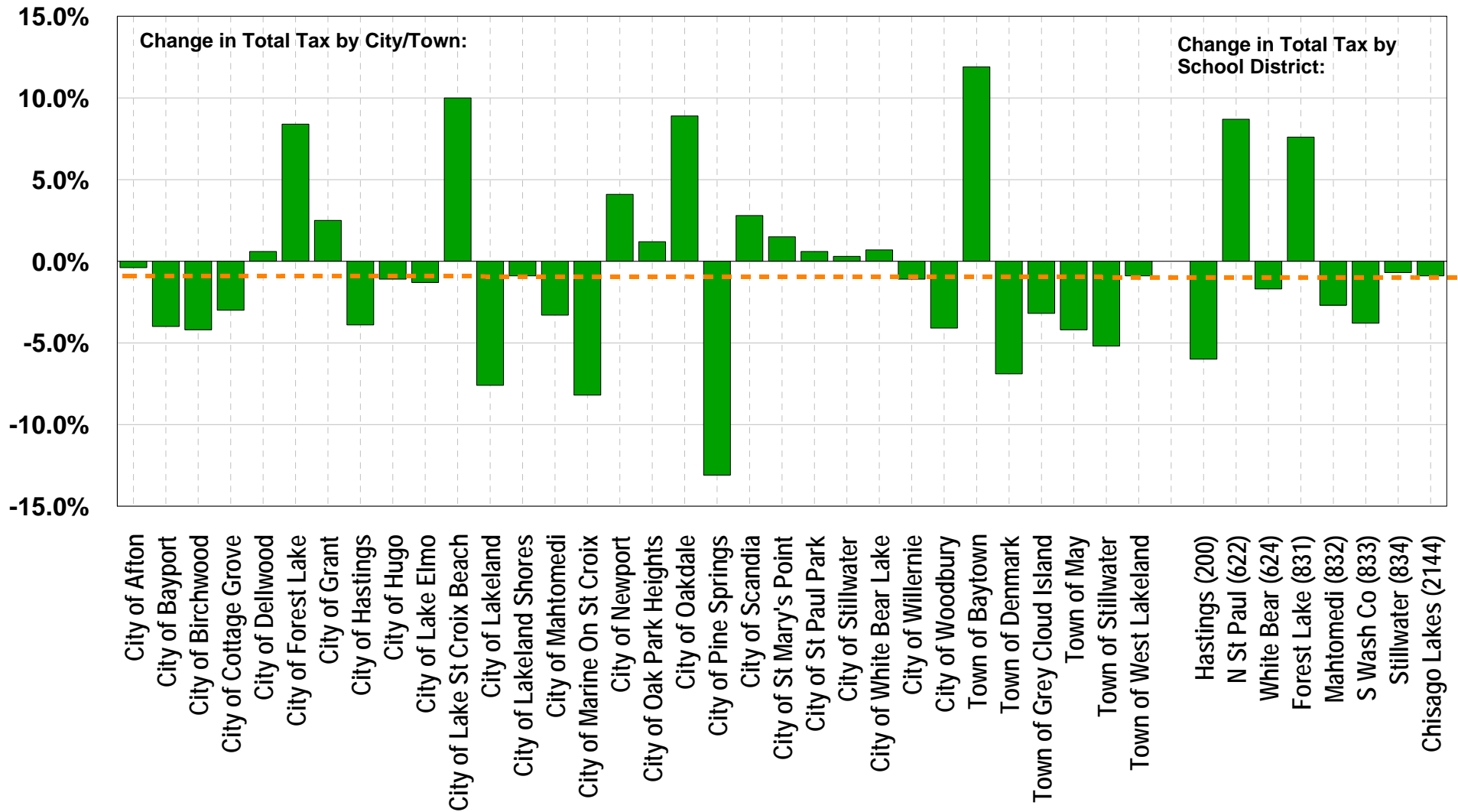
City/Township	Median Pay 2017 Taxable Market Value*	Median Change in Taxable Market Value	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
					Over 15% Decrease	10.1%-15.0% 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	1,105,900	0.0%	\$334	2.4%							1							1	0	1
City of Bayport	219,000	0.0%	\$46	1.6%						1	19							20	1	19
City of Birchwood																		0	0	0
City of Cottage Grove	4,345,500	0.0%	(\$2,255)	-3.5%					11		1							12	11	1
City of Dellwood																		0	0	0
City of Forest Lake	862,900	4.0%	\$1,232	8.5%	1	1				3								55	5	50
City of Grant	949,800	0.0%	(\$130)	-1.0%						1								1	1	0
City of Hastings																		0	0	0
City of Hugo	474,000	0.0%	(\$209)	-3.0%					3						1			4	3	1
City of Lake Elmo	198,500	0.0%	(\$24)	-3.9%					2						1			3	2	1
City of Lake St Croix Beach																		0	0	0
City of Lakeland	188,200	0.0%	\$27	1.0%							2							2	0	2
City of Lakeland Shores																		0	0	0
City of Landfall																		0	0	0
City of Mahtomedi	2,448,000	0.0%	\$286	1.2%							10	2	1		1		1	15	0	15
City of Marine on St Croix	97,200	0.0%	\$45	3.2%								2						2	0	2
City of Newport	310,100	0.0%	(\$172)	-3.9%				1	31		7							39	32	7
City of Oak Park Heights	1,697,400	0.0%	(\$106)	-1.8%						16					1		1	22	16	6
City of Oakdale	348,800	0.0%	\$190	3.5%						2								49	2	47
City of Pine Springs																		0	0	0
City of Scandia	415,300	1.1%	\$339	6.0%									1					1	0	1
City of St Mary's Point																		0	0	0
City of St Paul Park	292,300	0.0%	(\$242)	-4.5%				3	20									23	23	0
City of Stillwater	319,200	0.0%	(\$26)	-0.5%		1			3	48		3	1					56	52	4
City of White Bear Lake	12,644,600	0.0%	(\$3,460)	-1.9%						1								1	1	0
City of Willernie	636,300	0.0%	(\$506)	-4.3%					1									1	1	0
City of Woodbury	4,201,600	3.2%	\$1,818	4.5%				1	14	3	1	2	4	9		2	6	42	18	24
Town of Baytown																		0	0	0
Town of Denmark	569,400	0.0%	(\$130)	-2.1%						2								2	2	0
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	379,200	0.0%	\$8	1.1%	1	2	0	5	85	77	41	65	12	15	24	7	17	351	170	181

Percent of Total: 0% 1% 0% 1% 24% 22% 12% 19% 3% 4% 7% 2% 5% 100% 48% 52%

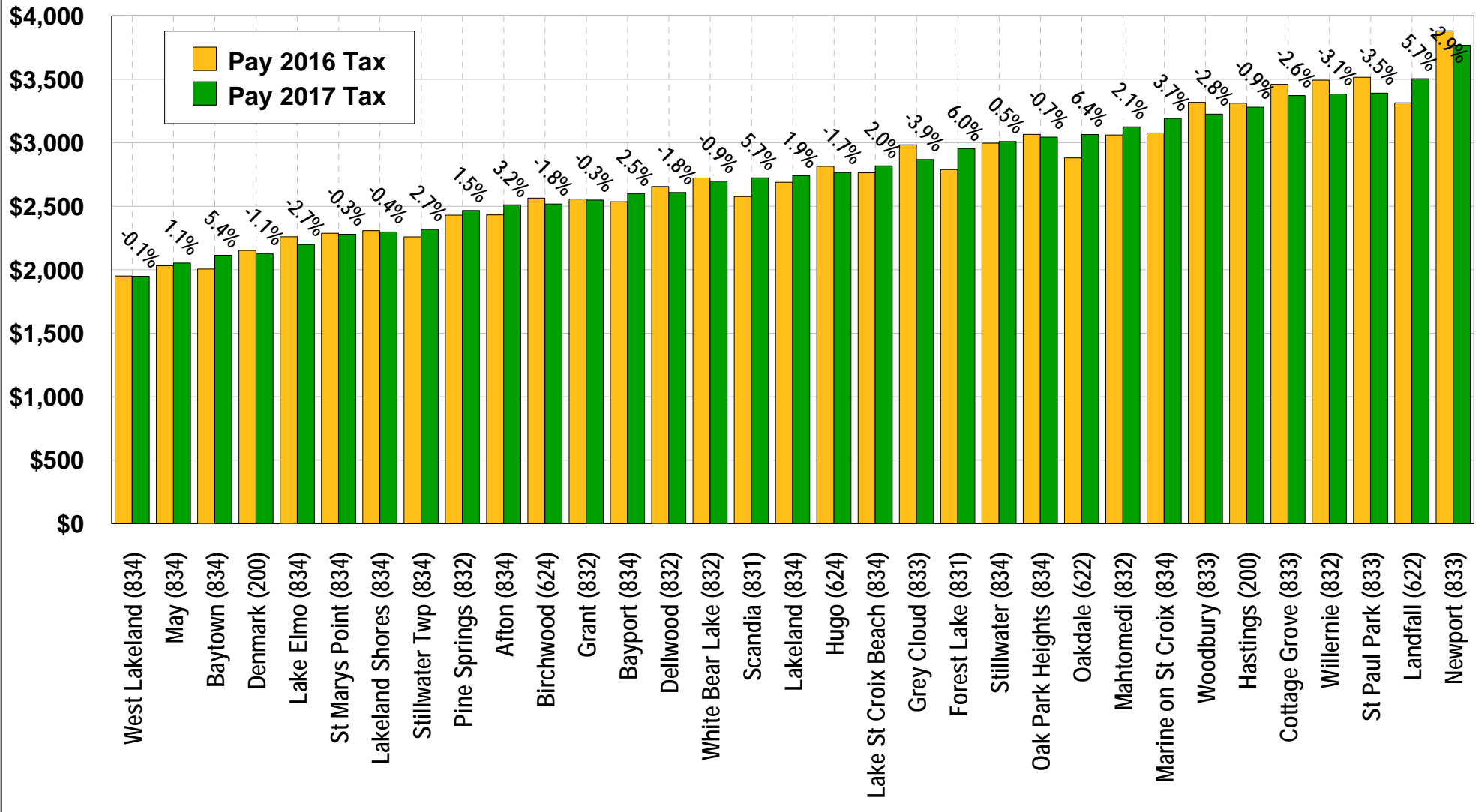
Note:
- Excludes parcels with new construction and classification changes

Residential Homestead Median Percentage Change in Total Tax

Countywide Median = 0.8% reduction



Total 2017 Net Tax on a Market Value of 245,000 (Assuming a 1.1% Market Value increase from 2016)



PAYABLE 2016 vs. 2017 RESIDENTIAL HOMESTEAD TAXES

Assuming a 1.1% increase in Market Value

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

DISTRICT	SD/WS	PAY 2016 TAX RATE		PAY 2017 TAX RATE		PAY 2016 TAX					PAY 2017 TAX					PERCENTAGE CHANGE					
		Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	Market Value:					Market Value:					Market Value:					
						148,400	197,800	247,300	346,200	494,600	150,000	200,000	250,000	350,000	500,000	150,000	200,000	250,000	350,000	500,000	
Afton	834 54	84.742%	0.21007%	88.062%	0.19883%	\$1,367	\$1,928	\$2,489	\$3,609	\$5,230	\$1,410	\$1,990	\$2,569	\$3,728	\$5,397	3.1	3.2	3.2	3.3	3.3	3.2
Bayport	834	89.334%	0.21007%	91.937%	0.19883%	1,424	2,010	2,595	3,765	5,457	1,459	2,060	2,660	3,861	5,591	2.5	2.5	2.5	2.5	2.5	2.5
Birchwood	624 38	87.453%	0.23926%	84.659%	0.23374%	1,444	2,033	2,624	3,802	5,508	1,420	1,998	2,576	3,733	5,402	-1.7	-1.7	-1.8	-1.8	-1.9	-1.9
Cottage Grove	833 14	115.837%	0.34377%	112.952%	0.31659%	1,952	2,747	3,541	5,130	7,429	1,902	2,675	3,449	4,997	7,231	-2.6	-2.6	-2.6	-2.6	-2.7	-2.7
Dellwood	832 38	88.187%	0.27020%	86.075%	0.25756%	1,499	2,107	2,717	3,934	5,698	1,473	2,071	2,669	3,865	5,592	-1.7	-1.7	-1.8	-1.8	-1.9	-1.9
Forest Lake	831 71	107.578%	0.14368%	114.490%	0.13243%	1,552	2,203	2,854	4,156	6,032	1,645	2,335	3,025	4,406	6,387	6.0	6.0	6.0	6.0	5.9	5.9
Grant	832 38	83.813%	0.27020%	83.456%	0.25756%	1,444	2,029	2,615	3,785	5,481	1,440	2,024	2,608	3,774	5,461	-0.3	-0.2	-0.3	-0.3	-0.4	-0.4
Hastings	200	117.809%	0.26380%	115.994%	0.25091%	1,858	2,624	3,389	4,920	7,132	1,841	2,599	3,356	4,872	7,055	-0.9	-1.0	-1.0	-1.0	-1.1	-1.1
Hugo	624 38	98.510%	0.23926%	95.410%	0.23374%	1,581	2,230	2,880	4,178	6,055	1,556	2,192	2,829	4,103	5,939	-1.6	-1.7	-1.8	-1.8	-1.9	-1.9
Lake Elmo	834 54	77.159%	0.21007%	74.492%	0.19883%	1,273	1,793	2,312	3,351	4,855	1,239	1,745	2,250	3,261	4,719	-2.7	-2.7	-2.7	-2.7	-2.8	-2.8
Lake St Croix Beach	834	99.382%	0.21007%	101.495%	0.19883%	1,549	2,189	2,829	4,107	5,954	1,580	2,233	2,885	4,190	6,069	2.0	2.0	2.0	2.0	1.9	1.9
Lakeland	834	96.059%	0.21007%	98.089%	0.19883%	1,508	2,130	2,751	3,994	5,790	1,537	2,171	2,805	4,073	5,898	1.9	1.9	2.0	2.0	1.9	1.9
Lakeland Shores	834	79.303%	0.21007%	78.825%	0.19883%	1,299	1,831	2,362	3,424	4,961	1,294	1,823	2,352	3,410	4,935	-0.4	-0.4	-0.4	-0.4	-0.5	-0.5
Landfall	622 34	131.065%	0.14058%	129.091%	0.21968%	1,841	2,616	3,393	4,945	7,177	1,960	2,773	3,587	5,214	7,553	6.5	6.0	5.7	5.4	5.2	5.2
Mahtomedi	832 38	106.088%	0.27020%	108.553%	0.25756%	1,722	2,427	3,132	4,543	6,583	1,757	2,478	3,198	4,638	6,716	2.0	2.1	2.1	2.1	2.1	2.0
Marine on St Croix	834 10	113.203%	0.21007%	117.705%	0.19883%	1,721	2,436	3,150	4,577	6,638	1,785	2,526	3,267	4,749	6,879	3.7	3.7	3.7	3.7	3.8	3.6
Newport	833	134.358%	0.34377%	130.244%	0.31659%	2,183	3,077	3,971	5,760	8,345	2,120	2,988	3,856	5,592	8,095	-2.9	-2.9	-2.9	-2.9	-3.0	-3.0
Oak Park Heights	834	112.706%	0.21007%	111.326%	0.19883%	1,715	2,427	3,138	4,560	6,613	1,704	2,411	3,116	4,529	6,560	-0.6	-0.7	-0.7	-0.7	-0.8	-0.8
Oakdale	622 54	111.954%	0.14058%	109.983%	0.21968%	1,603	2,275	2,949	4,295	6,232	1,719	2,427	3,137	4,556	6,597	7.2	6.7	6.4	6.1	5.9	5.9
Pine Springs	832 54	78.235%	0.27020%	79.882%	0.25756%	1,375	1,930	2,485	3,596	5,205	1,395	1,959	2,524	3,651	5,282	1.5	1.5	1.6	1.5	1.5	1.5
St Marys Point	834	78.351%	0.21007%	78.039%	0.19883%	1,287	1,814	2,340	3,392	4,914	1,284	1,809	2,333	3,383	4,896	-0.2	-0.3	-0.3	-0.3	-0.4	-0.4
St Paul Park	833 14	118.257%	0.34377%	113.859%	0.31659%	1,982	2,790	3,597	5,212	7,549	1,913	2,692	3,470	5,028	7,276	-3.5	-3.5	-3.5	-3.5	-3.6	-3.6
Scandia	831 10	98.227%	0.14368%	104.442%	0.13243%	1,436	2,036	2,637	3,838	5,569	1,518	2,153	2,789	4,060	5,884	5.7	5.7	5.8	5.8	5.7	5.7
Stillwater	834	109.653%	0.21007%	109.849%	0.19883%	1,677	2,372	3,067	4,456	6,462	1,685	2,384	3,082	4,478	6,486	0.5	0.5	0.5	0.5	0.4	0.4
White Bear Lake	832 38	91.121%	0.27020%	89.942%	0.25756%	1,535	2,160	2,785	4,034	5,843	1,522	2,141	2,760	3,998	5,785	-0.8	-0.9	-0.9	-0.9	-1.0	-1.0
Willernie	832 38	125.122%	0.27020%	119.780%	0.25756%	1,959	2,766	3,575	5,190	7,525	1,899	2,681	3,462	5,025	7,277	-3.1	-3.1	-3.2	-3.2	-3.3	-3.3
Woodbury	833 14	108.273%	0.35594%	105.338%	0.32846%	1,876	2,636	3,395	4,914	7,115	1,823	2,562	3,300	4,777	6,909	-2.8	-2.8	-2.8	-2.8	-2.9	-2.9
Baytown	834 54	65.987%	0.21007%	70.795%	0.19883%	1,134	1,593	2,053	2,971	4,303	1,192	1,678	2,163	3,133	4,534	5.1	5.3	5.4	5.5	5.4	5.4
Denmark	200	66.686%	0.26380%	65.893%	0.25091%	1,221	1,712	2,201	3,181	4,603	1,208	1,693	2,177	3,147	4,550	-1.1	-1.1	-1.1	-1.1	-1.2	-1.2
Grey Cloud	833	94.806%	0.34377%	91.088%	0.31659%	1,690	2,371	3,052	4,414	6,389	1,625	2,280	2,934	4,244	6,137	-3.8	-3.8	-3.9	-3.9	-3.9	-3.9
May	834 10	67.096%	0.21007%	68.134%	0.19883%	1,147	1,613	2,079	3,009	4,358	1,159	1,630	2,100	3,042	4,401	1.0	1.1	1.0	1.1	1.1	1.0
Stillwater Twp	834 10	77.123%	0.21007%	79.700%	0.19883%	1,272	1,792	2,312	3,350	4,853	1,305	1,839	2,372	3,440	4,979	2.6	2.6	2.6	2.7	2.6	2.6
West Lakeland	834 54	63.552%	0.21007%	63.633%	0.19883%	1,103	1,550	1,996	2,888	4,182	1,102	1,548	1,994	2,887	4,176	-0.1	-0.1	-0.1	-0.0	-0.1	-0.1

NOTES:

- The selected school district/watershed combination is the one with the most residential value in the municipality for taxes payable in 2017.
- The percentage change on this chart is based on a 1.1% increase in taxable market value from Pay 2016 to Pay 2017. The impact on individual parcels may vary depending on actual market value changes.

PAYABLE 2016 vs. 2017 RESIDENTIAL HOMESTEAD TAXES

Assuming a 1.1% increase in Market Value

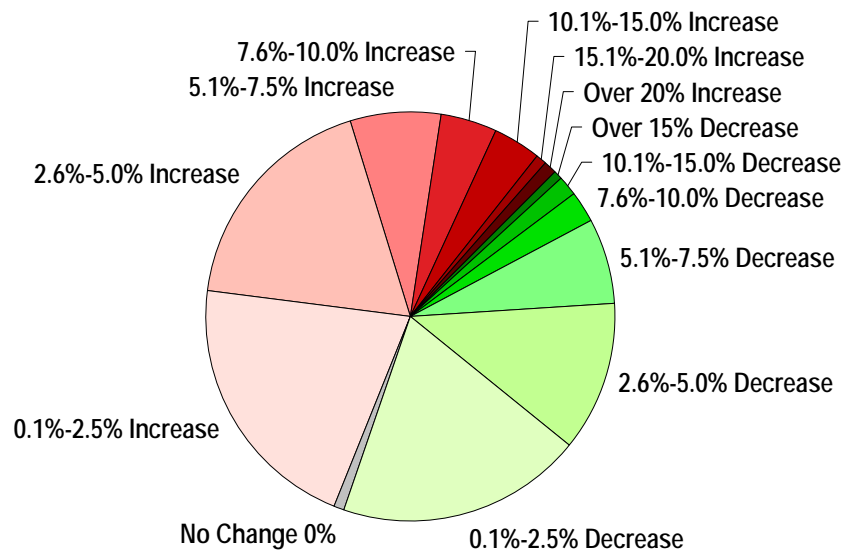
PART II - INDIVIDUAL TAXING DISTRICT PORTION OF NET TAX ONLY

DISTRICT	SD/WS	PAY 2016 TAX RATE		PAY 2017 TAX RATE		PAY 2016 TAX					PAY 2017 TAX					PERCENTAGE CHANGE				
		Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	Market Value:					Market Value:					Market Value:				
						148,400	197,800	247,300	346,200	494,600	150,000	200,000	250,000	350,000	500,000	150,000	200,000	250,000	350,000	500,000
County w/o Library		27.811%	0.00390%	27.792%	0.00378%	\$352	\$504	\$656	\$959	\$1,395	\$357	\$510	\$663	\$970	\$1,409	1.4	1.2	1.1	1.1	1.0
County w/Library		30.564%	0.00390%	30.448%	0.00378%	387	553	720	1,052	1,531	391	558	725	1,061	1,541	1.0	0.9	0.7	0.9	0.7
Afton		29.373%		32.300%		\$366	\$524	\$682	\$999	\$1,453	\$408	\$584	\$760	\$1,112	\$1,615	11.5	11.5	11.4	11.3	11.1
Bayport		37.107%		39.410%		462	662	862	1,262	1,835	498	713	927	1,357	1,971	7.8	7.7	7.5	7.5	7.4
Birchwood		23.893%		24.302%		297	426	555	813	1,182	307	439	572	837	1,215	3.4	3.1	3.1	3.0	2.8
Cottage Grove		43.140%		43.012%		537	770	1,002	1,467	2,134	543	778	1,012	1,481	2,151	1.1	1.0	1.0	1.0	0.8
Dellwood		16.757%		15.102%		209	299	389	570	829	191	273	355	520	755	-8.6	-8.7	-8.7	-8.8	-8.9
Forest Lake		43.385%		43.473%		540	774	1,008	1,476	2,146	549	786	1,023	1,497	2,174	1.7	1.6	1.5	1.4	1.3
Grant		13.755%		13.789%		171	245	320	468	680	174	249	324	475	689	1.8	1.6	1.3	1.5	1.3
Hastings		63.577%		62.518%		792	1,134	1,477	2,162	3,145	790	1,130	1,471	2,152	3,126	-0.3	-0.4	-0.4	-0.5	-0.6
Hugo		36.323%		36.360%		452	648	844	1,235	1,797	459	657	856	1,252	1,818	1.5	1.4	1.4	1.4	1.2
Lake Elmo		23.121%		20.018%		288	412	537	786	1,144	253	362	471	689	1,001	-12.2	-12.1	-12.3	-12.3	-12.5
Lake St Croix Beach		45.774%		47.619%		570	817	1,063	1,557	2,264	601	861	1,120	1,640	2,381	5.4	5.4	5.4	5.3	5.2
Lakeland		42.451%		44.213%		529	757	986	1,444	2,100	558	799	1,040	1,522	2,211	5.5	5.5	5.5	5.4	5.3
Lakeland Shores		25.696%		24.949%		320	458	597	874	1,271	315	451	587	859	1,247	-1.6	-1.5	-1.7	-1.7	-1.9
Landfall		55.903%		56.649%		696	997	1,299	1,901	2,765	715	1,024	1,333	1,950	2,832	2.7	2.7	2.6	2.6	2.4
Mahtomedi		34.657%		37.580%		431	618	805	1,179	1,714	475	679	884	1,294	1,879	10.2	9.9	9.8	9.8	9.6
Marine on St Croix		56.752%		60.678%		707	1,012	1,318	1,930	2,807	766	1,097	1,428	2,089	3,034	8.3	8.4	8.3	8.2	8.1
Newport		61.660%		60.304%		768	1,100	1,432	2,097	3,050	762	1,090	1,419	2,076	3,015	-0.8	-0.9	-0.9	-1.0	-1.1
Oak Park Heights		57.725%		56.143%		719	1,030	1,341	1,963	2,855	709	1,015	1,321	1,933	2,807	-1.4	-1.5	-1.5	-1.5	-1.7
Oakdale		39.492%		39.721%		492	705	917	1,343	1,953	502	718	935	1,368	1,986	2.0	1.8	2.0	1.9	1.7
Pine Springs		7.235%		9.110%		90	129	168	246	358	115	165	214	314	455	27.8	27.9	27.4	27.6	27.1
St Marys Point		24.743%		24.163%		308	441	575	842	1,224	305	437	569	832	1,208	-1.0	-0.9	-1.0	-1.2	-1.3
St Paul Park		45.560%		43.919%		567	813	1,058	1,549	2,253	555	794	1,033	1,512	2,196	-2.1	-2.3	-2.4	-2.4	-2.5
Scandia		36.722%		36.594%		457	655	853	1,249	1,816	462	662	861	1,260	1,830	1.1	1.1	0.9	0.9	0.8
Stillwater		57.425%		57.322%		715	1,024	1,334	1,953	2,840	724	1,036	1,349	1,974	2,866	1.3	1.2	1.1	1.1	0.9
White Bear Lake		19.690%		18.969%		245	351	457	670	974	240	343	446	653	948	-2.0	-2.3	-2.4	-2.5	-2.7
Willernie		53.691%		48.807%		668	958	1,247	1,826	2,656	616	882	1,148	1,680	2,440	-7.8	-7.9	-7.9	-8.0	-8.1
Woodbury		35.287%	0.01216%	35.122%	0.01187%	457	654	850	1,242	1,805	462	659	856	1,251	1,815	1.1	0.8	0.7	0.7	0.6
Baytown		9.245%		13.726%		115	165	215	314	457	173	248	323	473	686	50.4	50.3	50.2	50.6	50.1
Denmark		11.236%		11.264%		140	200	261	382	556	142	204	265	388	563	1.4	2.0	1.5	1.6	1.3
Grey Cloud		23.481%		22.455%		292	419	545	799	1,161	284	406	528	773	1,123	-2.7	-3.1	-3.1	-3.3	-3.3
May		10.645%		11.108%		133	190	247	362	527	140	201	261	382	555	5.3	5.8	5.7	5.5	5.3
Stillwater Twp		20.672%		22.674%		257	369	480	703	1,022	286	410	534	781	1,134	11.3	11.1	11.3	11.1	11.0
West Lakeland		8.183%		7.870%		102	146	190	278	405	99	142	185	271	394	-2.9	-2.7	-2.6	-2.5	-2.7
SD 200 (Hastings)		20.938%	0.25990%	20.305%	0.24713%	\$647	\$888	\$1,129	\$1,612	\$2,321	\$627	\$861	\$1,096	\$1,564	\$2,251	-3.1	-3.0	-2.9	-3.0	-3.0
SD 622 (N St Paul/Mpwd)		35.569%	0.13668%	33.582%	0.21590%	646	905	1,164	1,683	2,435	748	1,039	1,330	1,912	2,758	15.8	14.8	14.3	13.6	13.3
SD 624 (White Bear Lk)		26.236%	0.23536%	23.476%	0.22996%	676	934	1,191	1,707	2,462	642	884	1,127	1,613	2,324	-5.0	-5.4	-5.4	-5.5	-5.6
SD 831 (Forest Lake)		24.902%	0.13979%	31.213%	0.12865%	517	720	924	1,331	1,923	587	821	1,056	1,525	2,204	13.5	14.0	14.3	14.6	14.6
SD 832 (Mahtomedi)		34.107%	0.26630%	34.093%	0.25378%	820	1,135	1,451	2,082	3,004	812	1,124	1,436	2,062	2,974	-1.0	-1.0	-1.0	-1.0	-1.0
SD 833 (S Wash Co)		36.812%	0.33988%	34.309%	0.31281%	962	1,329	1,696	2,429	3,502	902	1,246	1,589	2,276	3,279	-6.2	-6.2	-6.3	-6.3	-6.4
SD 834 (Stillwater)		19.849%	0.20618%	20.390%	0.19504%	553	762	971	1,389	2,002	551	759	968	1,385	1,995	-0.4	-0.4	-0.3	-0.3	-0.3
SD 2144 (Chisago Lakes)		25.700%	0.16978%	24.323%	0.17256%	572	794	1,017	1,462	2,111	566	785	1,003	1,441	2,079	-1.0	-1.1	-1.4	-1.4	-1.5

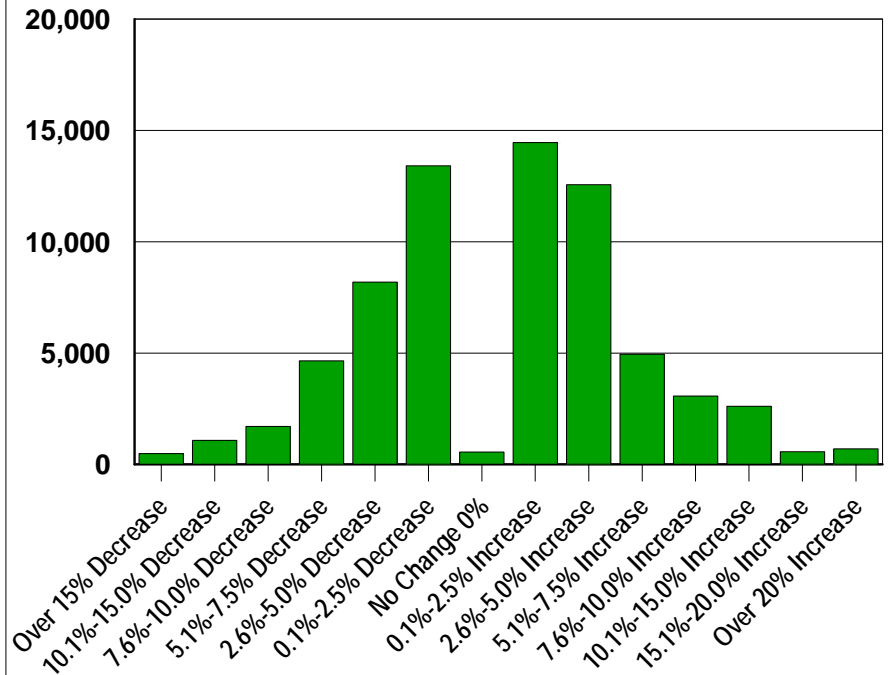
Taxes Payable in 2017

Counts by Range of Change in County Tax

Res Hstd Parcels - Median 0.8% Increase



Res Hstd Parcels - Median 0.8% Increase



Counts of 2017 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in County Portion of Tax

City/Township	Median Pay 2017 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	389,700	-2.1%	(\$59)	-2.8%	40	112	130	108	29	223	47	18	28	26	57	5	5	828	642	186
City of Bayport	182,900	-4.5%	(\$27)	-5.4%	15	3	30	297	186	84	3	2		3		12	635	615	20	
City of Birchwood	280,200	-1.1%	(\$18)	-1.7%	1	12	36	14	54	146	34	1	1			2	303	263	40	
City of Cottage Grove	212,000	0.7%	\$3	0.4%	114	72	26	246	1,139	2,960	1,975	1,620	600	860	312	23	85	10,032	4,557	5,475
City of Dellwood	499,500	3.5%	\$51	3.4%	1	3	4	6	14	20	78	66	28	30	42	15	16	323	48	275
City of Forest Lake	223,500	3.2%	\$23	3.3%	54	47	187	113	174	188	1,064	1,574	724	436	306	50	86	5,003	763	4,240
City of Grant	408,200	3.3%	\$35	3.2%	5	27	71	138	145	59	47	550	91	25	26	16	18	1,218	445	773
City of Hastings	321,400	-1.8%	(\$20)	-2.0%						1								1	1	0
City of Hugo	229,500	1.2%	\$7	1.0%	17	53	12	110	274	779	1,852	411	328	134	172	86	19	4,247	1,245	3,002
City of Lake Elmo	374,700	2.1%	\$21	2.3%	3	7	5	12	36	93	1,102	650	73	48	55	20	12	2,116	156	1,960
City of Lake St Croix Beach	185,200	7.8%	\$41	9.2%	2	1		1		4	11	29	87	110	123	10	5	383	8	375
City of Lakeland	213,900	-7.2%	(\$58)	-8.8%	3	85	388	70	6	42	3	4			1		2	604	594	10
City of Lakeland Shores	278,000	0.7%	\$2	0.3%						42	58						2	102	42	60
City of Landfall																		0	0	0
City of Mahtomedi	288,100	-3.7%	(\$36)	-4.6%	18	25	32	579	1,105	206	116	86	45	15	92	1	5	2,325	1,965	360
City of Marine on St Croix	286,200	-9.4%	(\$87)	-11.0%	14	142	29	13	19	21	8	2						248	238	10
City of Newport	169,100	7.0%	\$39	8.5%	4	2	1				24	162	140	225	235	42	30	865	7	858
City of Oak Park Heights	211,700	2.7%	\$10	2.9%	10	18	55	102	69	110	119	172	114	27	54	29	116	995	364	631
City of Oakdale	207,300	3.0%	\$18	3.3%	55	121	62	311	196	383	1,380	3,521	1,136	315	358	142	66	8,046	1,128	6,918
City of Pine Springs	353,700	-12.6%	(\$175)	-14.0%	46	80	2	1		1	1							131	130	1
City of Scandia	280,600	-1.3%	(\$15)	-1.8%	8	9	24	37	310	538	142	39	29	16	16	4	6	1,178	926	252
City of St Mary's Point	278,700	2.7%	\$21	2.7%							55	58	6		2		2	123	0	123
City of St Paul Park	167,200	4.7%	\$24	5.5%	6	2			4	7	59	550	275	194	324	16	29	1,466	19	1,447
City of Stillwater	235,500	0.8%	\$5	0.9%	7	2	19	118	335	1,555	2,415	650	162	95	57	18	24	5,457	2,036	3,421
City of White Bear Lake	232,300	2.5%	\$16	2.5%		1				1	45	39	1				1	88	2	86
City of Willernie	147,300	2.7%	\$12	3.2%		4	1	3	10	10	36	62	16	4	2	1	6	155	28	127
City of Woodbury	283,500	-0.5%	(\$7)	-1.0%	29	188	270	1,529	3,624	5,913	3,284	2,058	764	272	297	67	136	18,431	11,553	6,878
Town of Baytown	479,200	6.8%	\$91	7.0%	1	1		1	2	5	1	67	244	193	33	4	5	557	10	547
Town of Denmark	363,000	-4.4%	(\$56)	-5.3%	5	2	29	221	89	60	24	8	7	3	7	3	2	460	406	54
Town of Grey Cloud Island	296,200	1.8%	\$13	1.6%		1				4	81	14	3	2	1			106	5	101
Town of May	341,400	-4.1%	(\$50)	-5.0%	23	45	86	237	272	42	13	13	18	15	28	11	4	807	705	102
Town of Stillwater	378,500	-6.1%	(\$83)	-7.1%	5	13	192	342	30	4	6	6	2				1	601	586	15
Town of West Lakeland	421,400	0.4%	(\$0)	0.0%	2	2	15	43	70	472	371	135	25	24	12	7	4	1,182	604	578
County Total	245,000	1.1%	\$6	0.8%	488	1,080	1,706	4,652	8,192	13,973	14,454	12,567	4,947	3,069	2,615	572	701	69,016	30,091	38,925
Percent of Total:					1%	2%	2%	7%	12%	20%	21%	18%	7%	4%	4%	1%	1%	100%	44%	56%

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 2017 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in City/Town Portion of Tax

City/Township	Median Pay 2017 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	389,700	-2.1%	\$74	7.3%	5	11	15	21	47	83	142	67	27	204	79	45	82	828	182	646
City of Bayport	182,900	-4.5%	\$4	0.6%	1	14		3	7	252	145	173	22	2	1	2	13	635	277	358
City of Birchwood	280,200	-1.1%	\$2	0.3%	1	1	17	34	13	74	137	21		1		2	2	303	140	163
City of Cottage Grove	212,000	0.7%	\$5	0.6%	113	73	25	231	1,060	2,943	2,002	1,675	617	828	356	23	86	10,032	4,445	5,587
City of Dellwood	499,500	3.5%	(\$45)	-6.5%	11	36	63	81	29	38	27	11	6	9	7	3	2	323	258	65
City of Forest Lake	223,500	3.2%	\$38	4.0%	50	45	142	129	169	186	615	1,759	879	436	440	64	89	5,003	721	4,282
City of Grant	408,200	3.3%	\$19	3.9%	5	16	62	116	150	87	27	470	187	33	25	17	23	1,218	436	782
City of Hastings	321,400	-1.8%	(\$72)	-3.4%						1								1	1	0
City of Hugo	229,500	1.2%	\$11	1.5%	17	48	8	86	194	671	1,815	614	340	169	175	90	20	4,247	1,024	3,223
City of Lake Elmo	374,700	2.1%	(\$90)	-11.4%	74	1,709	168	69	46	18	15	8	3	1	2	1	2	2,116	2,084	32
City of Lake St Croix Beach	185,200	7.8%	\$93	14.1%	2	1				1	1	3	13	36	190	121	15	383	4	379
City of Lakeland	213,900	-7.2%	(\$42)	-4.7%	2	1	8	212	296	28	9	39	2	4			2	604	547	57
City of Lakeland Shores	278,000	0.7%	(\$14)	-2.1%					41	59							2	102	100	2
City of Landfall																		0	0	0
City of Mahtomedi	288,100	-3.7%	\$40	3.9%	8	4	6	7	13	24	216	1,377	206	134	196	38	96	2,325	62	2,263
City of Marine on St Croix	286,200	-9.4%	(\$63)	-4.4%	4	9	17	76	63	19	12	25	13	8	2			248	188	60
City of Newport	169,100	7.0%	\$57	6.6%	5	2				5	153	115	242	166	131	21	25	865	12	853
City of Oak Park Heights	211,700	2.7%	\$4	0.5%	11	61	103	71	99	134	172	120	29	41	23	51	80	995	479	516
City of Oakdale	207,300	3.0%	\$30	4.3%	40	133	40	223	227	340	542	3,553	1,649	586	493	150	70	8,046	1,003	7,043
City of Pine Springs	353,700	-12.6%	\$26	8.7%		1				2	5	13	26	38	42	2	2	131	3	128
City of Scandia	280,600	-1.3%	(\$17)	-1.8%	8	9	23	35	292	558	143	39	27	18	16	4	6	1,178	925	253
City of St Mary's Point	278,700	2.7%	\$3	0.7%						35	72	12		1	1		2	123	35	88
City of St Paul Park	167,200	4.7%	\$14	2.1%	7	1	1	4	9	139	600	244	180	203	47	6	25	1,466	161	1,305
City of Stillwater	235,500	0.8%	\$11	0.8%	7	1	19	116	324	1,561	2,396	568	180	116	116	23	30	5,457	2,028	3,429
City of White Bear Lake	232,300	2.5%	(\$3)	-0.8%		1			3	68	15						1	88	72	16
City of Willernie	147,300	2.7%	(\$35)	-5.9%	6	14	16	70	34	6	2		1		1	2	3	155	146	9
City of Woodbury	283,500	-0.5%	(\$9)	-1.1%	29	204	256	1,666	3,722	5,893	3,227	1,950	754	235	294	74	127	18,431	11,770	6,661
Town of Baytown	479,200	6.8%	\$240	57.8%						0				1			556	557	0	557
Town of Denmark	363,000	-4.4%	(\$18)	-4.6%	4	1	11	167	142	71	31	8	8	4	7	4	2	460	396	64
Town of Grey Cloud Island	296,200	1.8%	(\$15)	-2.4%	1			2	39	56	4	3	1					106	98	8
Town of May	341,400	-4.1%	(\$1)	-0.5%	14	16	17	46	80	323	183	28	11	13	33	26	17	807	496	311
Town of Stillwater	378,500	-6.1%	\$20	2.3%	4		1		1	27	305	227	18	3	10	4	1	601	33	568
Town of West Lakeland	421,400	0.4%	(\$11)	-3.4%	3	26	42	144	589	260	52	33	13	7	9		4	1,182	1,064	118
County Total	245,000	1.1%	\$9	1.1%	432	2,438	1,060	3,609	7,690	13,961	13,065	13,155	5,454	3,297	2,696	774	1,385	69,016	29,190	39,826
Percent of Total:					1%	4%	2%	5%	11%	20%	19%	19%	8%	5%	4%	1%	2%	100%	42%	58%

Note:
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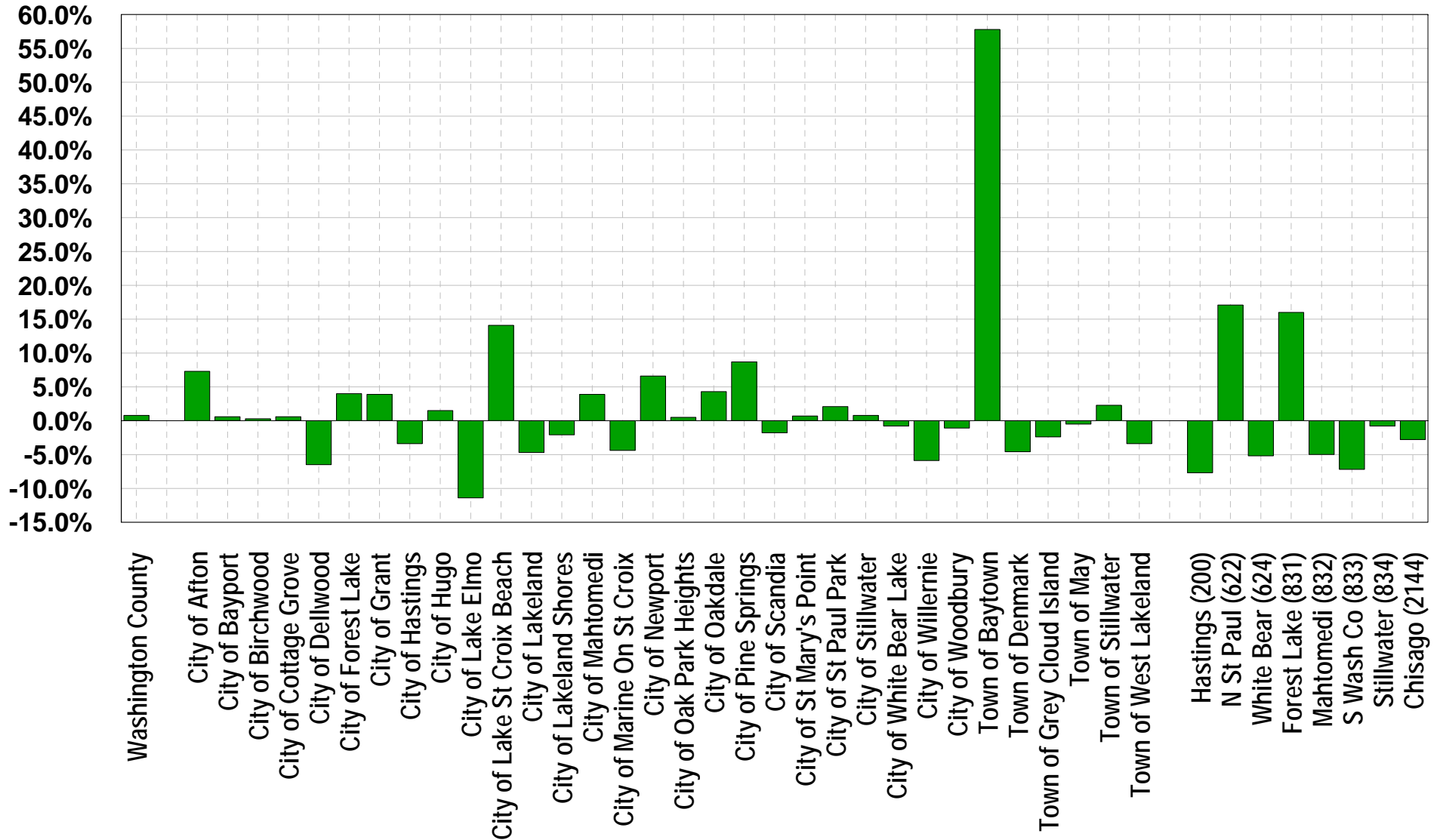
Counts of 2017 Tax Statements - Residential Homestead by Range of Percentage of Increase/Decrease in School Portion of Tax

School District	Median Pay 2017 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	348,800	-3.7%	(\$126)	-7.7%	7	47	232	83	78	64	21	10	5	6	3		3	559	511	48
ISD 0622 Nsp/Mpwd/Oak	211,400	2.9%	\$159	17.1%	13		1	3	1	18	96	93	218	456	1,286	5,545	2,130	9,860	36	9,824
ISD 0624 White Bear Lake	219,200	1.2%	(\$52)	-5.2%	68	154	484	1,435	942	383	149	93	146	8	1	1	17	3,881	3,466	415
ISD 0831 Forest Lake	240,400	2.6%	\$137	16.0%	10	4	11	13	28	33	19	220	166	436	1,458	2,878	1,169	6,445	99	6,346
ISD 0832 Mahtomedi	324,600	-2.7%	(\$76)	-5.0%	86	132	197	1,569	360	456	694	214	66	99	80	23	26	4,002	2,800	1,202
ISD 0833 South Washington	235,000	0.1%	(\$112)	-7.2%	422	3,760	8,110	6,355	4,120	1,779	1,496	513	95	56	70	62	126	26,964	24,546	2,418
ISD 0834 Stillwater	293,200	0.6%	(\$9)	-0.8%	125	558	1,328	1,531	2,111	4,730	3,825	1,305	786	342	221	110	150	17,122	10,383	6,739
ISD 2144 Chisago Lakes	288,700	-0.3%	(\$32)	-2.8%	4	9	16	22	45	38	19	12	9	6	2	1		183	134	49
County Total	245,000	1.1%	(\$31)	-2.5%	735	4,664	10,379	11,011	7,685	7,501	6,319	2,460	1,491	1,409	3,121	8,620	3,621	69,016	41,975	27,041
Percent of Total:					1%	7%	15%	16%	11%	11%	9%	4%	2%	2%	5%	12%	5%	100%	61%	39%

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 2016 to Pay 2017 By Taxing District Type

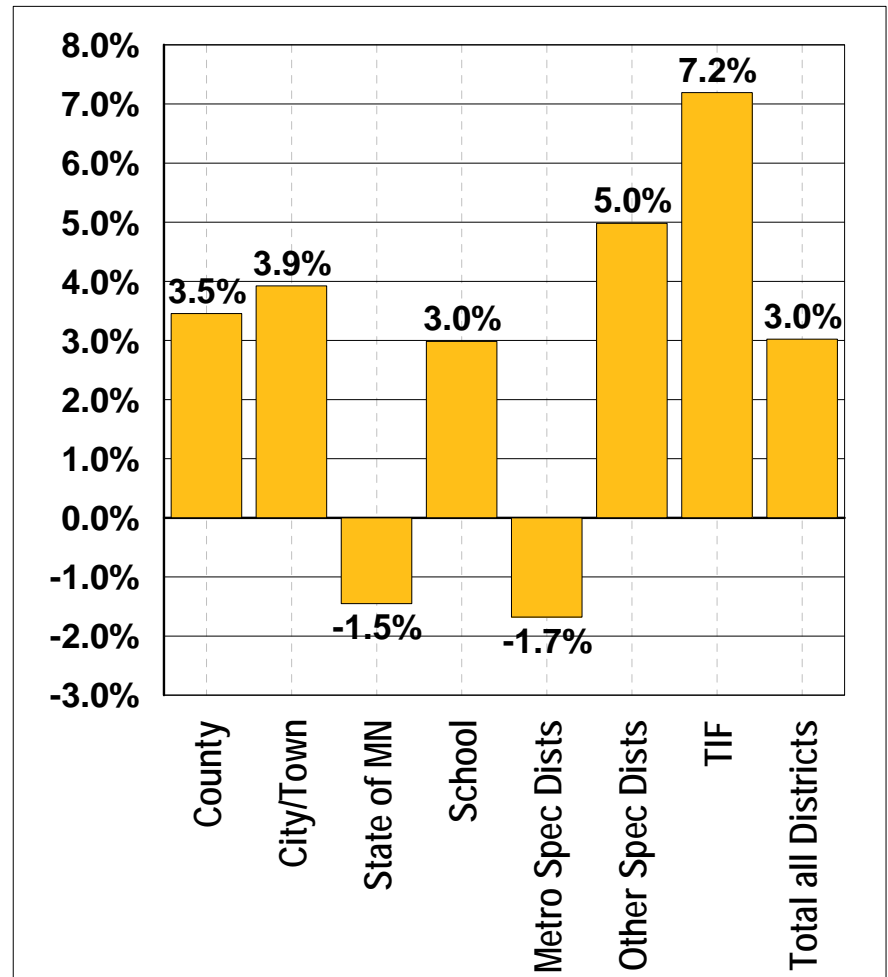
Districts with double digit change in levy and/or median tax change from 2016 to 2017:

	Levy Increase	District Median Tax Increase
Landfall	29.1%	
Lake St Croix Beach	10.0%	14.1%
Pine Springs	11.1%	8.7%
Baytown	60.7%	57.8%
ISD 622 N St Paul/Mpwd/Oakdale	14.7%	17.1%
ISD 831 Forest Lake	18.1%	16.0%
South Washington Watershed	15.7%	
Valley Branch Watershed	10.0%	
Comfort Lake-Forest Lake Watershed	23.8%	

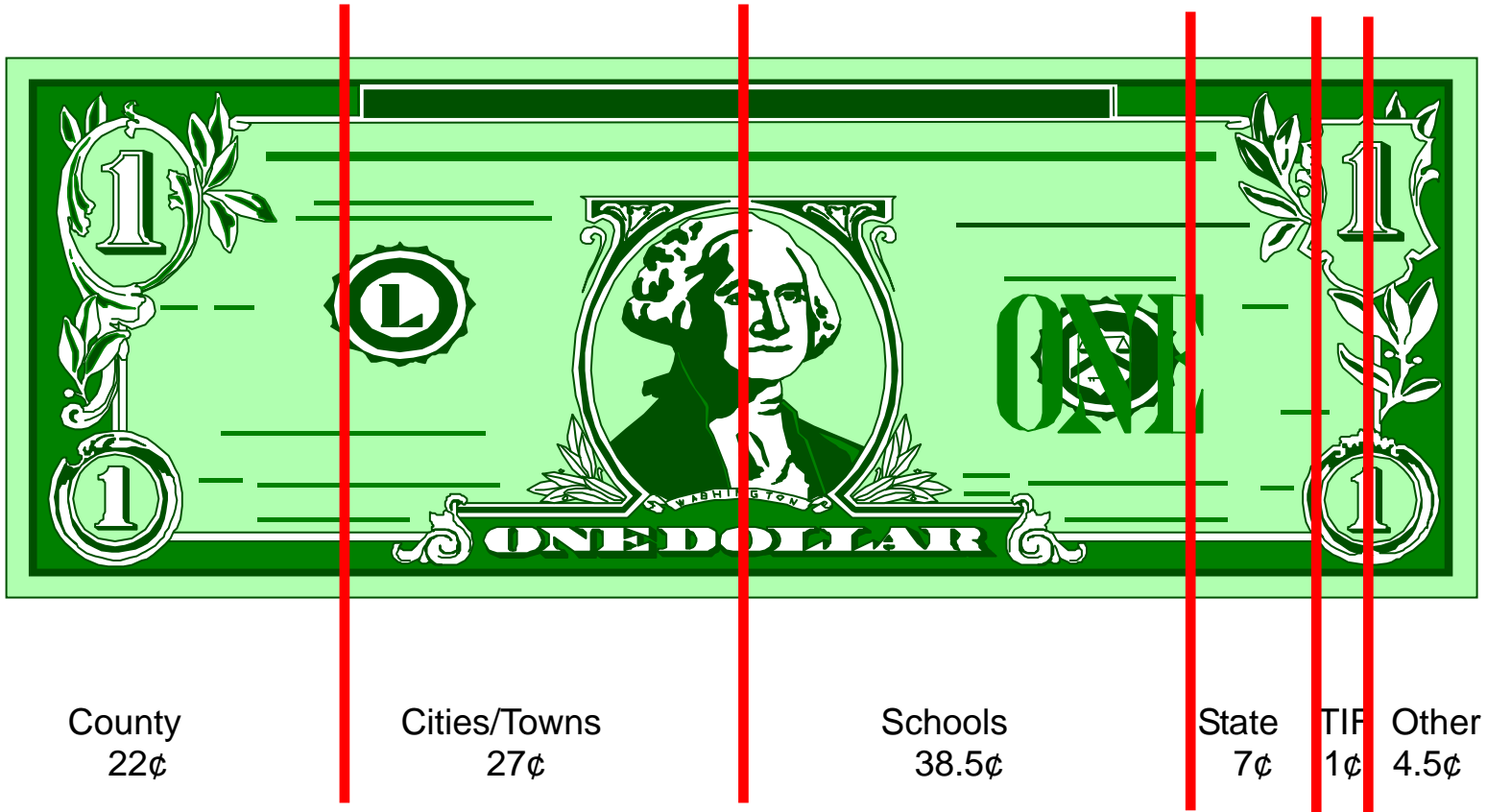
Significant Levy Changes from Proposed 2017 to Final:

Birchwood proposed a levy increase of 27.4%; the city reduced their final levy for an increase of 0.3%

Voters in ISD 622 North St. Paul/Maplewood/Oakdale approved a levy increase at the November 8 general election. This resulted in a 15% increase in school taxes over proposed in that district.



Where does each tax dollar go?



Washington County Taxable Property Values

5 Year Comparison

TYPE OF VALUE	Payable 2014	% Chg	Payable 2015	% Chg	Payable 2016	% Chg	Payable 2017	% Chg	PRELIMINARY 2018	% Chg	5 year summary
ESTIMATED MARKET VALUE	24,770,773,300	2.9%	27,767,176,700	12.1%	28,527,184,300	2.7%	29,341,812,400	2.9%	31,416,178,500	7.1%	26.8%
<i>Subtract:</i> "This Old House" Deferral	(2,504,000)	-33.5%	(1,499,700)	-40.1%	(781,400)	-47.9%	(246,500)	-68.5%	0	-100.0%	-100.0%
Veteran's Exclusion	(64,661,300)	4.8%	(75,473,400)	16.7%	(84,872,200)	12.5%	(89,191,400)	5.1%	(93,169,000)	4.5%	44.1%
Plat Deferral	(10,053,100)	85.6%	(21,387,900)	112.7%	(26,343,700)	23.2%	(54,577,400)	107.2%	(44,632,700)	-18.2%	344.0%
Open Space	(1,329,400)	0.0%	(1,664,400)	25.2%	(1,782,200)	7.1%	(1,491,200)	-16.3%	(1,460,000)	-2.1%	9.8%
Rural Preserve	(56,446,800)	1342.1%	(64,385,200)	14.1%	(64,087,000)	-0.5%	(63,415,900)	-1.0%	(65,638,100)	3.5%	16.3%
Green Acres	(255,690,300)	-28.5%	(303,303,800)	18.6%	(304,773,100)	0.5%	(289,739,800)	-4.9%	(351,296,600)	21.2%	37.4%
Subtotal - TMV before Homestead Exclusion	24,380,088,400	3.1%	27,299,462,300	12.0%	28,044,544,700	2.7%	28,843,150,200	2.8%	30,859,982,100	7.0%	26.6%
Homestead Exclusion	(1,203,273,700)	-3.9%	(1,022,380,100)	-15.0%	(997,590,400)	-2.4%	(991,148,200)	-0.6%	(896,604,300)	-9.5%	-25.5%
TAXABLE MARKET VALUE	23,176,814,700	3.5%	26,277,082,200	13.4%	27,046,954,300	2.9%	27,852,002,000	3.0%	29,963,377,800	7.6%	29.3%
New Construction-Residential	203,558,600	27.4%	284,650,200	39.8%	255,073,300	-10.4%	273,133,300	7.1%	332,328,400	21.7%	63.3%
New Construction-Other	33,801,200	-18.4%	48,122,800	42.4%	48,175,400	0.1%	89,888,500	86.6%	94,336,600	4.9%	179.1%
Total New Construction	237,359,800	18.0%	332,773,000	40.2%	303,248,700	-8.9%	363,021,800	19.7%	426,665,000	17.5%	79.8%
% Increase due to new construction		1.1%		1.4%		1.2%		1.3%			
% increase due to inflation/other		2.4%		11.9%		1.8%		1.6%			
REFERENDA MARKET VALUE	23,596,897,100	3.0%	26,417,930,200	12.0%	27,170,438,500	2.8%	27,985,596,200	3.0%			
TOTAL NET TAX CAPACITY	265,889,891	2.9%	297,532,667	11.9%	306,206,580	2.9%	316,408,300	3.3%			
<i>Subtract:</i> Tax Increment Financing	(3,852,842)	-27.9%	(3,843,484)	-0.2%	(3,326,235)	-13.5%	(3,577,889)	7.6%			
Powerline	(10,954)	2.2%	(10,229)	-6.6%	(8,210)	-19.7%	(2,908)	-64.6%			
Fiscal Disparity Contribution	(23,648,569)	-4.3%	(23,411,902)	-1.0%	(23,808,389)	1.7%	(24,921,785)	4.7%			
LOCAL TAXABLE VALUE	238,377,526	4.4%	270,267,052	13.4%	279,063,746	3.3%	287,905,718	3.2%			
<i>Add:</i> Fiscal Disparity Distribution	27,195,043	-1.4%	27,630,874	1.6%	28,371,353	2.7%	30,946,820	9.1%			
TOTAL TAXABLE VALUE	265,572,569	3.7%	297,897,926	12.2%	307,435,099	3.2%	318,852,538	3.7%			
Net Gain from Fiscal Disparities	3,546,474	23.2%	4,218,972	19.0%	4,562,964	8.2%	6,025,035	32.0%			
% of Total Taxable Value	1.3%		1.4%		1.5%		1.9%				
County Tax Rate (with Library)	32.811%	-4.1%	30.186%	-8.0%	30.564%	1.3%	30.448%	-0.4%			
referendum rate - % of market value	0.00449%	134.3%	0.00401%	-10.7%	0.00390%	-2.8%	0.00378%	-2.9%			

NOTE:

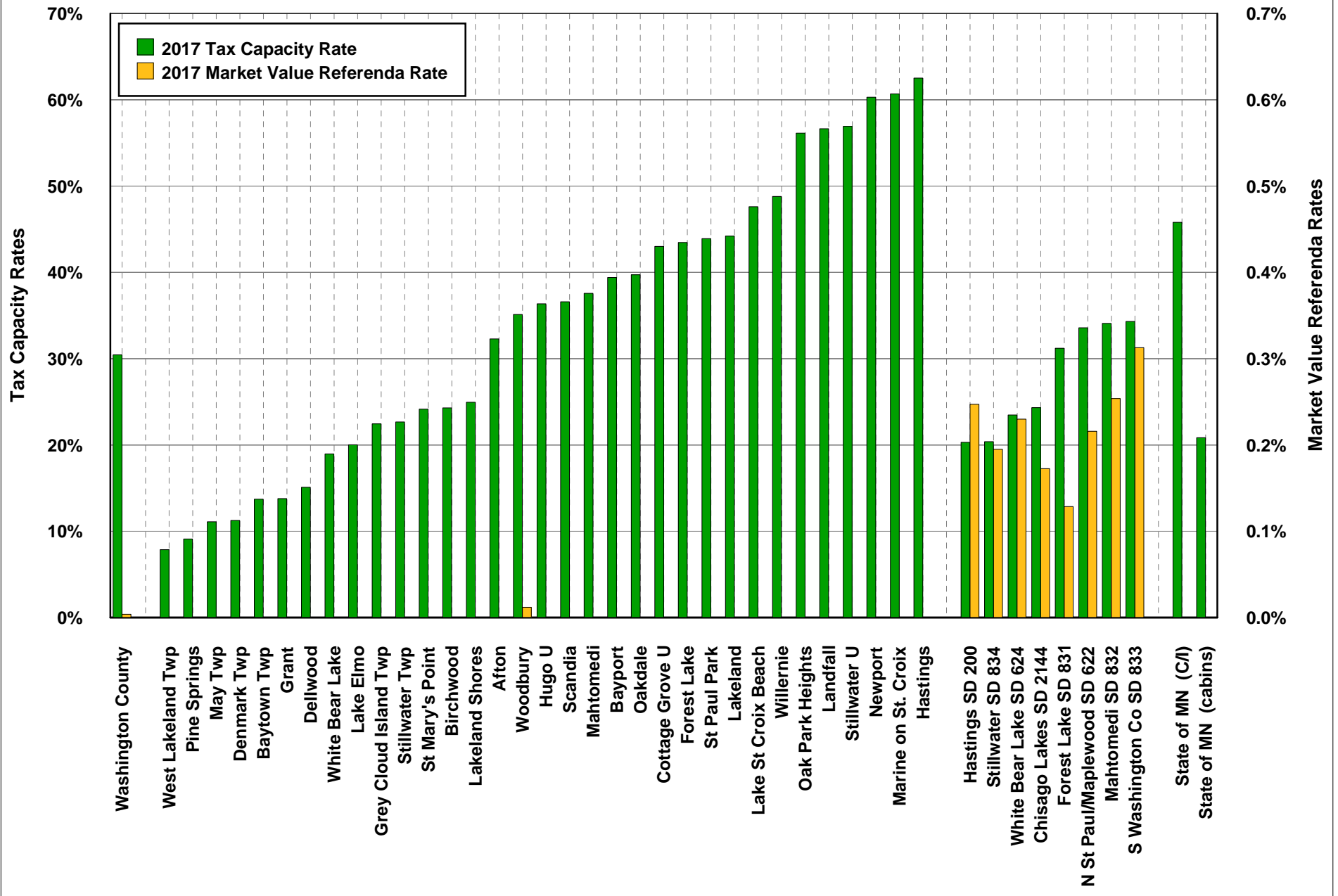
- The "Local Taxable Value" is the value used in the determination of the local tax rate.
- The "Total Taxable Value" is the County's total tax base, which factors in the portion of the levy that is funded by the fiscal disparity pool.
- Pay 2018 values are VERY PRELIMINARY. They are as mailed on value notices are are prior to Boards of Appeal and Equalization, and include prior year state determined utility values.

Pay 2016 vs. Pay 2017 Tax Rates

Taxing District		Pay 2016 Rate	Pay 2017 Rate	% Chg
Towns:	Baytown Twp (WMO)	10.063%	14.540%	44.5%
	Denmark Twp	11.236%	11.264%	0.3%
	Grey Cloud Island Twp	23.481%	22.455%	-4.4%
	May Twp	10.645%	11.108%	4.3%
	Stillwater Twp	20.672%	22.674%	9.7%
	West Lakeland Twp	8.183%	7.870%	-3.8%
Cities:	Afton	29.373%	32.300%	10.0%
	Bayport	37.107%	39.410%	6.2%
	Birchwood	23.893%	24.302%	1.7%
	Cottage Grove (Urban)	43.140%	43.012%	-0.3%
	Dellwood	16.757%	15.102%	-9.9%
	Forest Lake	43.385%	43.473%	0.2%
	Grant	13.755%	13.789%	0.3%
	Hastings	63.577%	62.518%	-1.7%
	Hugo (Urban)	36.323%	36.360%	0.1%
	Lake Elmo	23.121%	20.018%	-13.4%
	Lake St Croix Beach	45.774%	47.619%	4.0%
	Lakeland	42.451%	44.213%	4.2%
	Lakeland Shores	25.696%	24.949%	-2.9%
	Landfall	55.903%	56.649%	1.3%
	Mahtomedi	34.657%	37.580%	8.4%
	Marine on St. Croix	56.752%	60.678%	6.9%
	Newport	61.660%	60.304%	-2.2%
	Oak Park Heights	57.725%	56.143%	-2.7%
	Oakdale	39.492%	39.721%	0.6%
	Pine Springs	7.235%	9.110%	25.9%
	Scandia	36.722%	36.594%	-0.3%
	St Mary's Point	24.743%	24.163%	-2.3%
	St Paul Park	45.560%	43.919%	-3.6%
	Stillwater (Urban)	57.425%	57.322%	-0.2%
	White Bear Lake	19.690%	18.969%	-3.7%
	Willernie	53.691%	48.807%	-9.1%
	Woodbury	35.287%	35.122%	-0.5%
	Woodbury MVR:	0.01216%	0.01187%	-2.4%

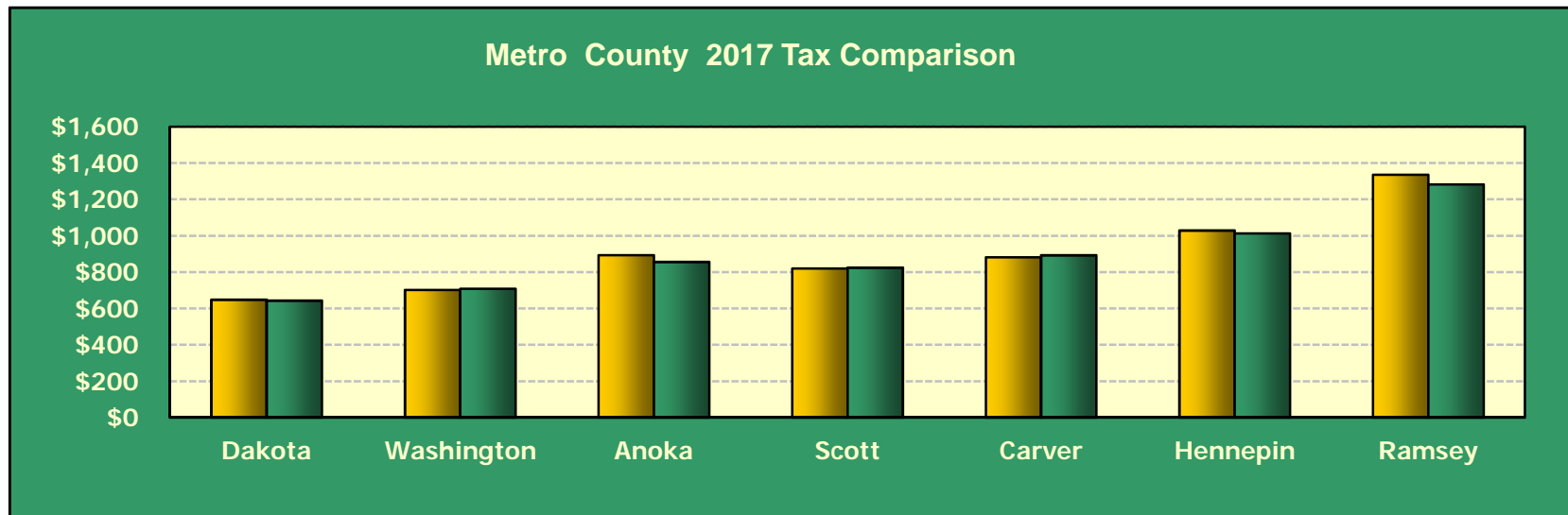
Taxing District		Pay 2016 Rate	Pay 2017 Rate	% Chg
County:	County without Library	27.811%	27.792%	-0.1%
	County with Library	30.564%	30.448%	-0.4%
	County MVR:	0.00390%	0.00378%	-2.9%
	County RRA	0.247%	0.243%	-1.7%
	County CDA	1.529%	1.475%	-3.5%
Schools:	SD 200 Hastings	20.938%	20.305%	-3.0%
	SD 200 Hastings MVR:	0.260%	0.247%	-4.9%
	SD 622 N St Paul/Mpwd	35.569%	33.582%	-5.6%
	SD 622 N St Paul/Mpwd MVR:	0.137%	0.216%	58.0%
	SD 624 White Bear Lake	26.236%	23.476%	-10.5%
	SD 624 White Bear Lake MVR:	0.235%	0.230%	-2.3%
	SD 831 Forest Lake	24.902%	31.213%	25.3%
	SD 831 Forest Lake MVR:	0.140%	0.129%	-8.0%
	SD 832 Mahtomedi	34.107%	34.093%	0.0%
	SD 832 Mahtomedi MVR:	0.266%	0.254%	-4.7%
	SD 833 S Washington Co	36.812%	34.309%	-6.8%
	SD 833 S Washington Co MVR:	0.340%	0.313%	-8.0%
	SD 834 Stillwater	19.849%	20.390%	2.7%
	SD 834 Stillwater MVR:	0.206%	0.195%	-5.4%
	SD 2144 Chisago Lakes	25.700%	24.323%	-5.4%
	SD 2144 Chisago Lakes MVR:	0.170%	0.173%	1.6%
Other:	Brown's Creek WS	5.111%	5.275%	3.2%
	Carnelian Marine WS	2.843%	3.150%	10.8%
	Comfort Lake WS	4.159%	5.012%	20.5%
	R-W Metro WS	4.460%	4.067%	-8.8%
	Rice Creek WS	2.192%	2.088%	-4.7%
	South Washington WS	0.753%	0.839%	11.4%
	Valley Branch WS	1.761%	1.887%	7.1%
	Hastings HRA	1.551%	1.500%	-3.3%
	Woodbury HRA	0.289%	0.276%	-4.3%
	Metropolitan Council	0.932%	0.858%	-8.0%
	Met Council Transit	1.373%	1.307%	-4.8%
	Met Mosquito Control	0.487%	0.463%	-5.1%
	State of MN (C/I)	48.641%	45.802%	-5.8%
	State of MN (cabins)	21.167%	20.845%	-1.5%
	Fiscal Disparities (C/I)	150.262%	150.049%	-0.1%

Pay 2017 Tax Rates



Metro County Tax Comparison

County:	Tax Capacity Rate			Referendum Tax Rate			County Tax		
	2016	2017	% chg	2016	2017	% chg	2016	2017	% chg
							242,300	245,000	1.1%
				based on Estimated Market Value:					
Dakota	28.570%	28.004%	-2.0%	0.00000%	0.00000%		\$648	\$644	-0.7%
Washington	30.564%	30.448%	-0.4%	0.00390%	0.00378%	-3.0%	\$703	\$709	0.9%
Anoka	39.398%	37.273%	-5.4%	0.00000%	0.00000%		\$894	\$857	-4.2%
Scott	36.174%	35.896%	-0.8%	0.00000%	0.00000%		\$821	\$825	0.5%
Carver	38.880%	38.851%	-0.1%	0.00000%	0.00000%		\$882	\$893	1.2%
Hennepin (suburban)	45.356%	44.087%	-2.8%	0.00000%	0.00000%		\$1,029	\$1,013	-1.6%
Ramsey (suburban)	58.885%	55.850%	-5.2%	0.00000%	0.00000%		\$1,336	\$1,283	-3.9%



Property Tax Refund Programs from the State of Minnesota

Regular Property Tax Refund “Circuit Breaker”

- Based on income and property tax due. 2016 total household income must be less than \$108,660. Maximum refund is \$2,660
- Must have owned and occupied home on January 2, 2017

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, 2016 and January 2, 2017

Form M1PR

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