

## WASHINGTON COUNTY ESTIMATED PAY 2021 VALUES

Note: these values are only an **ESTIMATE** of Pay 2021, they are not final and will change.  
They should not be used to try to calculate the exact tax rate that will be used in "Truth in Taxation" calculations.

Tax Authority	Final Pay 2020									Estimated Pay 2021									
	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	
0002	Baytown	9,606,200	442,859,000	422,655,600	434,026,000	4,625,652	44	0	43,507	4,582,101	7,603,200	468,566,000	448,617,300	460,597,700	4,953,192	49	0	49,476	4,903,667
0004	Denmark	5,477,700	457,083,300	336,987,200	421,933,500	4,371,864	1,950	0	190,172	4,179,742	5,955,000	485,690,800	366,854,400	453,573,200	4,761,753	2,179	0	221,953	4,537,621
0009	May	5,552,500	758,325,600	615,550,400	706,113,000	7,404,668	0	0	174,335	7,230,333	3,534,700	789,169,400	644,389,100	737,721,300	7,874,569	0	0	124,764	7,749,805
0011	Grey Cloud Island	219,700	47,484,100	43,213,300	46,513,700	504,129	0	0	24,029	480,100	43,700	49,868,400	45,564,700	48,984,600	536,365	0	0	25,492	510,873
0014	Stillwater Twp	5,635,300	458,842,500	407,551,500	435,150,600	4,490,534	0	0	24,823	4,465,711	4,672,000	461,837,100	411,172,300	437,967,600	4,552,748	0	0	25,794	4,526,954
0017	West Lakeland	3,126,200	737,844,600	711,355,900	726,327,700	7,647,316	0	0	119,202	7,528,114	4,084,600	746,663,500	721,378,800	736,299,300	7,773,728	0	0	127,219	7,646,509
0100	Afton	7,485,200	741,719,500	651,279,500	715,486,000	7,710,660	0	0	281,010	7,429,650	4,808,500	746,162,200	656,461,400	719,039,500	7,773,051	0	0	285,992	7,487,059
0200	Bayport	13,915,200	349,235,900	344,207,700	336,820,900	3,866,940	0	102,900	246,065	3,517,975	5,391,100	366,161,600	361,396,300	354,480,700	4,107,777	0	106,528	263,197	3,738,052
0300	Birchwood	431,500	167,707,100	165,113,700	165,379,600	1,740,395	0	0	0	1,740,395	58,600	168,277,700	165,587,100	165,773,200	1,752,982	0	0	0	1,752,982
0400	Scandia	7,221,100	759,307,800	647,423,700	725,592,600	7,460,384	143	0	163,047	7,297,194	6,365,700	800,547,000	686,635,900	768,119,900	7,988,810	159	0	164,943	7,823,708
0500	Dellwood	2,246,000	352,339,400	345,290,400	351,204,100	4,025,352	0	0	110,902	3,914,450	2,299,400	381,987,600	374,919,700	381,127,400	4,380,775	0	0	126,040	4,254,735
0600	Forest Lake	44,859,800	2,422,420,000	2,340,822,600	2,330,489,500	26,173,346	128	434,752	1,927,598	23,810,868	41,513,500	2,513,050,800	2,430,457,800	2,422,106,000	27,314,334	143	461,147	1,945,134	24,907,910
0700	Hugo	43,249,900	2,024,423,400	1,914,349,100	1,915,856,300	20,727,704	228	14,620	1,144,727	19,568,129	36,121,600	2,135,524,300	2,024,564,400	2,029,999,800	22,156,356	254	31,234	1,181,227	20,943,641
0800	Lake Elmo	118,618,100	1,971,943,700	1,870,724,200	1,901,067,300	21,253,284	64	0	1,231,494	20,021,726	84,998,300	2,079,313,500	1,981,295,500	2,017,148,500	22,494,149	70	0	1,232,568	21,261,511
0900	Lakeland Shores	959,800	63,462,700	62,909,900	62,199,900	683,986	0	0	15,503	668,483	275,000	64,234,800	63,669,600	63,002,300	696,266	0	0	15,748	680,518
1000	Mahtomedi	14,574,000	1,197,551,200	1,187,905,400	1,178,725,000	12,705,486	0	0	462,328	12,243,158	4,163,300	1,261,289,900	1,251,164,500	1,244,841,500	13,474,229	0	0	468,302	13,005,927
1100	Marine on St Croix	606,500	157,648,700	150,138,800	155,793,200	1,676,415	0	0	64,010	1,612,405	586,600	159,180,800	151,971,100	157,245,000	1,741,868	0	0	60,779	1,681,089
1200	Newport	9,089,900	399,136,100	385,423,000	378,595,600	4,732,077	0	45,379	560,073	4,126,625	27,173,000	465,833,400	445,447,500	439,833,800	5,529,884	0	49,501	663,768	4,816,615
1300	St Paul Park	1,851,300	455,883,900	448,917,800	423,225,700	4,768,651	0	0	394,383	4,374,268	1,808,600	483,795,000	476,849,300	452,346,600	5,193,003	0	0	394,495	4,798,508
1400	Landfall	0	10,226,100	10,226,100	10,226,100	200,791	0	0	64,103	136,688	0	10,406,900	10,406,900	10,406,900	204,407	0	0	75,323	129,084
1500	Stillwater City	38,431,500	2,660,693,000	2,622,918,800	2,591,152,900	29,396,208	0	2,128,815	2,447,887	24,819,506	37,019,300	2,761,515,100	2,723,181,500	2,696,550,400	30,771,900	0	2,267,760	2,551,144	25,952,996
1600	Willernie	582,800	53,760,900	53,460,900	50,538,200	556,132	0	0	37,048	519,084	121,800	55,316,900	55,016,900	52,192,700	574,566	0	0	38,454	536,112
1700	Oak Park Heights	864,700	875,657,900	871,045,600	859,249,400	13,065,176	58	269,438	2,829,486	9,966,194	17,484,700	936,985,800	932,101,400	921,330,100	14,128,303	64	276,281	2,797,601	11,054,357
1800	St Mary's Point	287,300	81,208,000	77,847,000	79,636,600	865,422	0	0	0	865,422	567,200	82,423,900	79,080,600	80,861,700	881,222	0	0	0	881,222
1900	Lakeland	297,400	258,065,600	254,004,000	249,742,600	2,712,983	0	28,972	102,068	2,581,943	1,905,600	272,386,700	268,064,600	264,459,800	2,874,798	0	32,728	101,944	2,740,126
2000	Lake St Croix Beach	912,500	127,226,400	125,708,100	120,931,000	1,237,487	0	0	15,481	1,222,006	520,300	132,947,700	131,080,000	126,825,500	1,298,823	0	0	16,269	1,282,554
2100	Pine Springs	324,800	60,794,900	60,344,900	60,022,900	615,676	0	0	8,357	607,319	442,300	61,387,800	60,937,800	60,622,300	623,344	0	0	8,176	615,168
2200	Cottage Grove	82,541,400	3,904,177,500	3,734,833,900	3,691,869,400	40,582,798	0	1,272,728	2,628,010	36,682,060	89,206,100	4,215,492,500	4,031,566,300	4,005,552,400	44,239,565	0	1,463,781	2,722,102	40,053,682
2500	Woodbury	223,935,900	10,233,775,300	10,010,977,050	9,917,514,400	115,261,162	0	157,140	10,346,716	104,757,306	220,927,200	10,807,698,700	10,560,845,700	10,501,425,300	122,315,967	0	160,481	11,058,756	111,096,730
2600	Oakdale	12,478,900	3,005,368,600	2,949,277,500	2,868,048,600	33,595,227	0	1,208,265	3,575,253	28,811,709	4,329,300	3,116,159,800	3,058,922,500	2,984,228,000	35,160,963	0	1,234,501	3,880,470	30,045,992
2700	Grant	6,433,900	937,441,500	866,725,600	909,475,800	9,657,024	217	0	200,105	9,456,702	6,171,800	933,346,200	863,715,700	905,286,200	9,634,403	244	0	191,920	9,442,239
7500	Hastings	49,800	3,032,200	3,008,400	3,032,200	48,985	0	0	17,309	31,676	0	3,286,700	3,262,900	3,286,700	56,991	0	0	16,526	40,465
9400	White Bear Lake	56,600	46,201,100	45,929,000	44,738,200	546,544	0	0	50,229	496,315	39,300	46,925,100	46,645,300	45,521,300	553,188	0	0	50,372	502,816
Grand Total		661,923,400	36,222,847,500	34,738,126,550	34,866,678,500	394,910,458	2,832	5,663,009	29,499,260	359,745,357	620,191,300	38,063,433,600	36,533,224,800	36,748,757,200	418,374,279	3,162	6,083,942	30,885,948	381,401,227

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		New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	Fiscal Disparity Contribution	Taxable for LTR
0200	Hastings	5,780,000	499,191,800	380,307,400	462,424,900	4,848,731	1,950	0	230,994	4,615,787	6,210,500	529,201,700	412,365,400	495,663,300	5,261,914	2,179	0	259,344	5,000,391
0622	N St Paul/Mpwd/Oak	71,595,800	4,551,280,300	4,475,702,400	4,382,649,300	55,383,414	0	1,208,265	8,443,078	45,732,071	31,956,200	4,753,088,500	4,680,859,000	4,596,013,400	58,374,389	0	1,234,501	8,991,198	48,148,690
0624	White Bear Lake	41,567,100	1,724,681,000	1,684,955,700	1,644,050,100	18,002,037	0	14,620	1,050,395	16,937,022	29,716,400	1,813,390,300	1,774,279,200	1,736,075,300	19,189,594	0	31,234	1,087,184	18,071,176
0831	Forest Lake	52,257,000	3,415,683,400	3,160,449,500	3,261,335,500	35,766,686	382	434,752	2,205,527	33,126,025	49,113,800	3,558,922,600	3,299,024,200	3,406,871,900	37,589,465	426	461,147	2,201,566	34,926,326
0832	Mahtomedi	22,910,700	2,464,854,700	2,400,602,400	2,421,189,400	26,303,225	212	0	768,851	25,534,162	16,518,400	2,568,707,100	2,504,150,900	2,526,502,400	27,540,760	238	0	791,714	26,748,808
0833	South Washington Co	268,057,200	12,461,139,100	12,067,393,650	11,935,959,800	132,113,094	0	1,475,247	7,927,755	122,710,092	298,983,200	13,284,572,800	12,859,090,900	12,765,627,600	141,955,141	0	1,673,763	8,486,688	131,794,690
0834	Stillwater	198,795,900	10,995,684,100	10,474,238,500	10,654,486,900	121,439,231	261	2,530,125	8,853,224	110,055,621	186,133,400	11,440,011,000	10,903,718,300	11,111,959,000	127,348,591	289	2,683,297	9,052,436	115,612,569
2144	Chisago Lakes	959,700	110,333,100	94,477,000	104,582,600	1,054,040	27	0	19,436	1,034,577	1,559,400	115,539,600	99,736,900	110,044,300	1,114,425	30	0	15,818	1,098,577
Grand Total		661,923,400	36,222,847,500	34,738,126,550	34,866,678,500	394,910,458	2,832	5,663,009	29,499,260	359,745,357	620,191,300	38,063,433,600	36,533,224,800	36,748,757,200	418,374,279	3,162	6,083,942	30,885,948	381,401,227
0	None	42,331,000	3,348,428,800	3,296,920,400	3,256,763,900	38,855,942	102	2,328,784	3,799,785	32,727,271	33,669,200	3,499,434,100	3,447,528,000	3,412,688,600	41,105,581	113	2,461,471	3,922,525	34,721,472
10	Carnelian Marine	16,343,400	1,879,165,600	1,611,440,200	1,784,706,900	18,578,780	0	0	338,163	18,240,617	12,540,000	1,938,981,600	1,668,134,500	1,845,739,700	19,450,723	0	0	273,307	19,177,416
14	South Washington	340,731,800	13,806,554,400	13,297,814,150	13,267,966,300	149,773,622	1,950	1,475,247	11,446,683	136,849,742	316,584,400	14,723,796,800	14,188,554,300	14,198,563,000	160,858,920	2,179	1,673,763	12,088,955	147,094,023
34	Ramsey-Washington	13,017,600	3,503,442,300	3,457,686,800	3,355,761,700	41,789,361	0	925,756	5,594,678	35,268,927	24,321,500	3,648,679,300	3,602,208,100	3,507,203,000	44,009,951	0	942,752	6,059,775	37,007,424
38	Rice Creek	74,390,100	4,806,341,000	4,627,501,600	4,624,032,300	50,183,061	129	75,394	2,137,400	47,970,138	66,169,600	5,034,813,600	4,854,038,800	4,858,261,700	53,028,039	144	105,172	2,200,295	50,722,428
54	Valley Branch	115,302,500	5,115,883,600	4,845,923,400	4,930,402,900	54,306,948	126	282,509	2,830,813	51,193,500	104,043,600	5,323,803,900	5,042,111,600	5,143,543,000	56,733,650	141	291,749	2,984,165	53,457,595
69	Brown's Creek	26,407,300	2,074,127,200	1,980,245,500	2,016,076,400	23,058,220	254	201,341	1,937,334	20,919,291	40,313,400	2,138,496,500	2,044,345,200	2,084,151,000	23,952,002	283	221,826	1,917,541	21,812,352
71	Comfort Lake-Forest	33,399,700	1,688,904,600	1,620,594,500	1,630,968,100	18,364,524	271	373,978	1,414,404	16,575,871	22,549,600	1,755,427,800	1,686,304,300	1,698,607,200	19,235,413	302	387,209	1,439,385	17,408,517
Grand Total		661,923,400	36,222,847,500	34,738,126,550	34,866,678,500	394,910,458	2,832	5,663,009	29,499,260	359,745,357	620,191,300	38,063,433,600	36,533,224,800	36,748,757,200	418,374,279	3,162	6,083,942	30,885,948	381,401,227

## WASHINGTON COUNTY ESTIMATED PAY 2021 VALUES

Tax Authority	2021 EMV Change Due to		Change from 2020 to Estimated 2021									
	New Const	Other	New Construction	Estimated Market Value	Referendum Market Value	Taxable Market Value	Tax Capacity	Power-line	TIF	FD Contribution	Taxable for LTR	
0002	Baytown	2%	4%	-21%	6%	6%	6%	7%	11%	0%	14%	7%
0004	Denmark	1%	5%	9%	6%	9%	7%	9%	12%	0%	17%	9%
0009	May	0%	4%	-36%	4%	5%	4%	6%	0%	0%	-28%	7%
0011	Grey Cloud Island	0%	5%	-80%	5%	5%	5%	6%	0%	0%	6%	6%
0014	Stillwater Twp	1%	0%	-17%	1%	1%	1%	1%	0%	0%	4%	1%
0017	West Lakeland	1%	1%	31%	1%	1%	1%	2%	0%	0%	7%	2%
0100	Afton	1%	0%	-36%	1%	1%	0%	1%	0%	0%	2%	1%
0200	Bayport	2%	3%	-61%	5%	5%	5%	6%	0%	4%	7%	6%
0300	Birchwood	0%	0%	-86%	0%	0%	0%	1%	0%	0%	0%	1%
0400	Scandia	1%	5%	-12%	5%	6%	6%	7%	11%	0%	1%	7%
0500	Dellwood	1%	8%	2%	8%	9%	9%	9%	0%	0%	14%	9%
0600	Forest Lake	2%	2%	-7%	4%	4%	4%	4%	12%	6%	1%	5%
0700	Hugo	2%	4%	-16%	5%	6%	6%	7%	11%	114%	3%	7%
0800	Lake Elmo	4%	1%	-28%	5%	6%	6%	6%	9%	0%	0%	6%
0900	Lakeland Shores	0%	1%	-71%	1%	1%	1%	2%	0%	0%	2%	2%
1000	Mahtomedi	0%	5%	-71%	5%	5%	6%	6%	0%	0%	1%	6%
1100	Marine on St Croix	0%	1%	-3%	1%	1%	1%	4%	0%	0%	-5%	4%
1200	Newport	7%	10%	199%	17%	16%	16%	17%	0%	9%	19%	17%
1300	St Paul Park	0%	6%	-2%	6%	6%	7%	9%	0%	0%	0%	10%
1400	Landfall	0%	2%	0%	2%	2%	2%	2%	0%	0%	18%	-6%
1500	Stillwater City	1%	2%	-4%	4%	4%	4%	5%	0%	7%	4%	5%
1600	Willernie	0%	3%	-79%	3%	3%	3%	3%	0%	0%	4%	3%
1700	Oak Park Heights	2%	5%	1922%	7%	7%	7%	8%	10%	3%	-1%	11%
1800	St Mary's Point	1%	1%	97%	1%	2%	2%	2%	0%	0%	0%	2%
1900	Lakeland	1%	5%	541%	6%	6%	6%	6%	0%	13%	0%	6%
2000	Lake St Croix Beach	0%	4%	-43%	4%	4%	5%	5%	0%	0%	5%	5%
2100	Pine Springs	1%	0%	36%	1%	1%	1%	1%	0%	0%	-2%	1%
2200	Cottage Grove	2%	6%	8%	8%	8%	8%	9%	0%	15%	4%	9%
2500	Woodbury	2%	3%	-1%	6%	5%	6%	6%	0%	2%	7%	6%
2600	Oakdale	0%	4%	-65%	4%	4%	4%	5%	0%	2%	9%	4%
2700	Grant	1%	-1%	-4%	0%	0%	0%	0%	12%	0%	-4%	0%
7500	Hastings	0%	8%	-100%	8%	8%	8%	16%	0%	0%	-5%	28%
9400	White Bear Lake	0%	1%	-31%	2%	2%	2%	1%	0%	0%	0%	1%
Grand Total		2%	3%	-6%	5%	5%	5%	6%	12%	7%	5%	6%

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0200	Hastings	1%	5%	7%	6%	8%	7%	9%	12%	0%	12%	8%
0622	N St Paul/Mpwd/Oakd	1%	4%	-55%	4%	5%	5%	5%	0%	2%	6%	5%
0624	White Bear Lake	2%	3%	-29%	5%	5%	6%	7%	0%	114%	4%	7%
0831	Forest Lake	1%	3%	-6%	4%	4%	4%	5%	12%	6%	0%	5%
0832	Mahtomedi	1%	4%	-28%	4%	4%	4%	5%	12%	0%	3%	5%
0833	South Washington Co	2%	4%	12%	7%	7%	7%	7%	0%	13%	7%	7%
0834	Stillwater	2%	2%	-6%	4%	4%	4%	5%	11%	6%	2%	5%
2144	Chisago Lakes	1%	3%	62%	5%	6%	5%	6%	11%	0%	-19%	6%
Grand Total		2%	3%	-6%	5%	5%	5%	6%	12%	7%	5%	6%
0	None	1%	4%	-20%	5%	5%	5%	6%	11%	6%	3%	6%
10	Carnelian Marine	1%	3%	-23%	3%	4%	3%	5%	0%	0%	-19%	5%
14	South Washington	2%	4%	-7%	7%	7%	7%	7%	12%	13%	6%	7%
34	Ramsey-Washington	1%	3%	87%	4%	4%	5%	5%	0%	2%	8%	5%
38	Rice Creek	1%	3%	-11%	5%	5%	5%	6%	12%	39%	3%	6%
54	Valley Branch	2%	2%	-10%	4%	4%	4%	4%	12%	3%	5%	4%
69	Brown's Creek	2%	1%	53%	3%	3%	3%	4%	11%	10%	-1%	4%
71	Comfort Lake-Forest	1%	3%	-32%	4%	4%	4%	5%	11%	4%	2%	5%
Grand Total		2%	3%	-6%	5%	5%	5%	6%	12%	7%	5%	6%