

WASHINGTON COUNTY
Value and Tax Capacity of Taxable Property
Values Assessed in 2021 for Taxes Payable in 2022 - Proposed 10/14/2021

Tax Authority	New Improvements	Estimated Market Value			Value Exclusions and Deferrals							Taxable Market Value			Referendum Market Value	Tax Capacity			Deductions			Taxable for Local Tax Rate	Fiscal Disparity Distribution	Adjusted Tax Capacity
		Real Estate	Personal Property	Total	Green Acres	Rural Preserve	Open Space	Plat Deferral	Disabled Vets	Mold Exclusion	Homestead Exclusion	Real Estate	Personal Property	Total		Real Estate	Personal Property	Total	TIF	Power-line	FD Contribution			
CITY/TOWN																								
0100 CITY OF AFTON	5,979,000	757,062,600	5,080,400	762,143,000	16,633,500	3,079,400	0	363,700	2,400,000	0	2,061,400	732,524,600	5,080,400	737,605,000	672,961,200	7,862,295	97,583	7,959,878	0	0	302,150	7,657,728	255,846	7,913,574
0200 CITY OF BAYPORT	12,514,600	389,046,900	1,466,500	390,513,400	0	0	0	0	2,182,500	0	6,976,000	379,888,400	1,466,500	381,354,900	387,894,400	4,336,979	29,321	4,366,300	109,782	0	292,350	3,964,168	843,675	4,807,843
0300 CITY OF BIRCHWOOD	638,700	170,804,600	424,900	171,229,500	0	0	0	0	600,000	0	1,707,100	168,497,500	424,900	168,922,400	168,528,300	1,777,607	8,498	1,786,105	0	0	0	1,786,105	0	1,786,105
2200 CITY OF COTTAGE GROVE	129,644,300	4,408,819,100	35,748,100	4,444,567,200	24,638,800	3,248,100	0	25,657,700	34,190,900	0	123,839,100	4,197,244,500	35,748,100	4,232,992,600	4,258,610,300	46,227,697	701,239	46,928,936	1,714,129	0	3,080,148	42,134,659	7,337,218	49,471,877
0500 CITY OF DELLWOOD	1,831,200	390,279,800	870,200	391,150,000	468,800	33,700	0	0	600,000	0	32,500	389,144,800	870,200	390,015,000	383,782,900	4,467,881	17,404	4,485,285	0	0	127,050	4,358,235	66,777	4,425,012
0600 CITY OF FOREST LAKE	36,704,400	2,625,799,600	17,349,000	2,643,148,600	10,983,100	2,946,000	0	1,055,000	16,504,400	0	58,581,400	2,535,729,700	17,349,000	2,553,078,700	2,554,911,200	28,563,628	329,420	28,893,048	485,538	168	2,066,331	26,341,011	3,688,916	30,029,927
2700 CITY OF GRANT	10,855,200	954,565,300	8,666,600	963,231,900	16,973,200	4,185,900	0	182,400	2,400,000	0	1,253,500	929,570,300	8,666,600	938,236,900	895,967,400	9,837,668	172,832	10,010,500	0	277	214,137	9,796,086	366,085	10,162,171
7500 CITY OF HASTINGS	0	3,038,500	0	3,038,500	0	0	0	0	0	0	0	3,038,500	0	3,038,500	3,014,700	51,949	0	51,949	0	0	17,130	34,819	634	35,453
0700 CITY OF HUGO	50,529,900	2,268,306,400	14,515,300	2,282,821,700	28,345,000	4,698,600	0	11,170,100	11,416,600	0	46,482,900	2,166,193,200	14,515,300	2,180,708,500	2,168,270,400	23,480,432	284,009	23,764,441	0	279	1,373,920	22,390,242	2,390,806	24,781,048
0800 CITY OF LAKE ELMO	117,519,000	2,280,594,200	16,065,000	2,296,659,200	24,464,000	4,052,400	223,500	15,686,500	8,438,200	0	8,221,900	2,219,507,700	16,065,000	2,235,572,700	2,202,683,700	24,516,273	319,550	24,835,823	0	135	1,269,469	23,566,219	1,245,446	24,811,665
2000 CITY OF LAKE ST CROIX BEACH	511,100	137,415,800	186,200	137,602,000	0	0	0	0	624,400	0	5,173,100	131,618,300	186,200	131,804,500	135,705,600	1,344,085	3,724	1,347,809	0	0	17,255	1,330,554	171,304	1,501,858
1900 CITY OF LAKELAND	2,125,100	283,030,800	359,800	283,390,600	5,000	0	0	0	1,653,200	0	5,709,800	275,662,800	359,800	276,022,600	278,884,900	2,985,632	7,196	2,992,828	39,333	0	106,155	2,847,340	247,123	3,094,463
0900 CITY OF LAKELAND SHORES	0	66,259,300	39,900	66,299,200	0	0	0	0	580,500	0	586,600	65,092,200	39,900	65,132,100	65,718,700	719,159	798	719,957	0	0	19,330	700,627	30,930	731,557
1400 CITY OF LANDFALL	0	10,278,000	269,500	10,547,500	0	0	0	0	0	0	0	10,278,000	269,500	10,547,500	10,547,500	201,650	5,390	207,040	0	0	75,993	131,047	1,146,471	1,277,518
1000 CITY OF MAHTOMEDI	10,666,200	1,239,785,700	4,379,900	1,244,165,600	0	269,300	0	30,200	3,423,100	0	14,127,900	1,221,935,200	4,379,900	1,226,315,100	1,234,066,600	13,203,202	87,098	13,290,300	0	0	524,471	12,765,829	1,044,006	13,809,835
1100 CITY OF MARINE ON ST CROIX	275,300	151,811,200	584,400	152,395,600	0	0	0	0	450,000	0	1,490,400	149,870,800	584,400	150,455,200	145,496,200	1,608,738	11,688	1,620,426	0	0	76,745	1,543,681	64,398	1,608,079
1200 CITY OF NEWPORT	36,539,600	503,407,300	4,654,800	508,062,100	689,900	450,500	0	4,686,700	2,738,400	0	13,909,000	480,932,800	4,654,800	485,587,600	491,155,700	5,929,796	93,096	6,022,892	50,699	0	743,911	5,228,282	664,598	5,892,880
1700 CITY OF OAK PARK HEIGHTS	9,101,000	977,720,700	3,735,100	981,455,800	0	0	0	0	1,350,000	0	13,487,900	962,882,800	3,735,100	966,617,900	973,428,000	14,709,679	74,202	14,783,881	361,199	173	2,989,623	11,432,886	618,917	12,051,803
2600 CITY OF OAKDALE	9,246,500	3,184,823,800	16,027,900	3,200,851,700	744,700	0	0	0	15,120,700	0	111,984,600	3,056,973,800	16,027,900	3,073,001,700	3,153,003,300	35,957,256	314,688	36,271,944	1,247,727	0	4,138,698	30,885,519	5,548,520	36,434,039
2100 CITY OF PINE SPRINGS	413,800	62,530,900	1,211,700	63,742,600	0	0	0	0	450,000	0	242,300	61,838,600	1,211,700	63,050,300	63,292,600	623,705	23,484	647,189	0	0	8,603	638,586	56,150	694,736
0400 CITY OF SCANDIA	4,052,400	808,465,400	7,371,300	815,836,700	13,994,700	6,509,100	0	25,300	4,275,000	0	7,395,200	776,266,100	7,371,300	783,637,400	699,475,900	7,994,146	145,926	8,140,072	0	177	210,928	7,928,967	432,384	8,361,351
1800 CITY OF ST MARY'S POINT	269,300	90,907,600	88,800	90,996,400	0	0	0	0	272,200	0	1,014,000	89,621,400	88,800	89,710,200	87,430,400	977,143	1,776	978,919	0	0	0	978,919	0	978,919
1300 CITY OF ST PAUL PARK	1,364,700	482,558,200	3,544,100	486,102,300	470,600	1,127,800	0	0	4,324,100	0	25,332,200	451,303,500	3,544,100	454,847,600	478,874,200	5,104,445	68,882	5,173,327	0	0	436,679	4,736,648	1,443,399	6,180,047
1500 CITY OF STILLWATER	23,962,900	2,920,227,400	9,523,800	2,929,751,200	826,600	706,500	0	142,700	8,936,800	0	47,089,300	2,862,525,500	9,523,800	2,872,049,300	2,902,247,800	32,673,423	188,619	32,862,042	2,342,046	0	2,763,601	27,756,395	3,020,666	30,777,061
9400 CITY OF WHITE BEAR LAKE	32,600	47,763,800	140,800	47,904,600	0	0	0	0	293,100	0	1,057,800	46,412,900	140,800	46,553,700	47,611,500	563,286	2,816	566,102	0	0	48,457	517,645	71,535	589,180
1600 CITY OF WILLERNIE	738,200	59,116,800	270,000	59,386,800	0	0	0	0	450,000	0	2,648,900	56,017,900	270,000	56,287,900	58,936,800	613,722	5,400	619,122	0	0	39,602	579,520	111,507	691,027
2500 CITY OF WOODBURY	213,165,100	11,360,214,200	48,023,200	11,408,237,400	77,274,900	9,900,500	0	32,862,900	33,800,700	0	144,009,800	11,062,385,000	48,003,600	11,110,388,600	11,171,612,400	128,738,808	948,517	129,687,325	172,631	0	12,025,328	117,489,366	10,235,127	127,724,493
0002 TOWN OF BAYTOWN	6,681,500	475,817,200	11,145,900	486,963,100	3,049,100	909,400	0	0	1,650,000	0	875,600	469,333,100	11,145,900	480,479,000	467,317,000	4,981,522	172,546	5,154,068	0	0	55,166	5,098,902	167,022	5,265,924
0004 TOWN OF DENMARK	6,933,800	501,233,900	5,322,800	506,556,700	18,284,400	7,019,700	0	211,000	2,250,000	0	1,504,900	471,963,900	5,322,800	477,286,700	387,789,900	4,939,500	105,248	5,044,748	0	0	249,155	4,795,593	153,540	4,949,133
0011 TOWN OF GREY CLOUD ISLAND	73,200	50,254,900	623,900	50,878,800	0	121,600	0	0	150,000	0	542,800	49,440,500	623,900	50,064,400	46,567,100	533,073	11,805	544,878	0	0	29,771	515,107	39,178	554,285
0009 TOWN OF MAY	3,625,000	788,245,500	4,424,600	792,670,100	35,483,600	10,111,800	0	15,300	1,950,000	0	2,599,500	738,085,300	4,424,600	742,509,900	647,140,700	7,774,995	88,492	7,863,487	0	0	201,051	7,662,436	203,186	7,865,622
0014 TOWN OF STILLWATER	2,250,900	472,426,300	1,966,300	474,392,600	15,931,500	4,142,000	0	219,600	1,350,000	0	521,900	450,261,300	1,966,300	452,227,600	425,562,200	4,662,670	39,326	4,701,996	0	0	39,303	4,662,693	166,229	4,828,922
0017 TOWN OF WEST LAKELAND	5,299,000	779,643,500	3,795,700	783,439,200	4,974,200	825,500	0	215,000	2,400,000	0	1,242,500	769,986,300	3,795,700	773,782,000	758,197,700	8,123,283	74,999	8,198,282	0	0	137,093	8,061,189	468,550	8,529,739
Total CITY/TOWN	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
COUNTY																								
82 WASHINGTON COUNTY	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
Total COUNTY	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
COUNTY REGIONAL RAIL																								
519 WASHINGTON COUNTY RRA	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,										

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Tax Authority	New Improvements	Estimated Market Value			Value Exclusions and Deferrals							Taxable Market Value			Referendum Market Value	Tax Capacity			Deductions			Taxable for Local Tax Rate	Fiscal Disparity Distribution	Adjusted Tax Capacity
		Real Estate	Personal Property	Total	Green Acres	Rural Preserve	Open Space	Plat Deferral	Disabled Vets	Mold Exclusion	Homestead Exclusion	Real Estate	Personal Property	Total		Real Estate	Personal Property	Total	TIF	Power-line	FD Contribution			
METROPOLITAN COUNCIL																								
505 METRO COUNCIL	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
Total METROPOLITAN COUNCIL	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
METROPOLITAN MOSQUITO																								
507 METRO MOSQUITO	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
Total METROPOLITAN MOSQUITO	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
METROPOLITAN TRANSIT DISTRICT																								
509 METRO TRANSIT DIST	610,764,300	31,589,588,200	174,850,400	31,764,438,600	143,610,500	23,644,200	223,500	80,121,700	135,052,900	0	574,123,300	30,632,831,700	174,830,800	30,807,662,500	31,008,504,200	353,190,559	3,390,170	356,580,729	6,483,751	476	30,685,480	319,411,022	37,309,950	356,720,972
Total METROPOLITAN TRANSIT DISTRICT	610,764,300	31,589,588,200	174,850,400	31,764,438,600	143,610,500	23,644,200	223,500	80,121,700	135,052,900	0	574,123,300	30,632,831,700	174,830,800	30,807,662,500	31,008,504,200	353,190,559	3,390,170	356,580,729	6,483,751	476	30,685,480	319,411,022	37,309,950	356,720,972
SCHOOL																								
0200 ISD 200 HASTINGS	7,396,900	545,997,700	5,858,800	551,856,500	18,286,300	7,484,700	0	292,100	2,550,000	0	2,080,100	515,304,500	5,858,800	521,163,300	435,352,200	5,456,143	115,968	5,572,111	0	0	295,178	5,276,933	247,353	5,524,286
2144 ISD 2144 CHISAGO LAKES	375,900	116,768,900	933,700	117,702,600	3,171,500	832,500	0	0	150,000	0	1,060,100	111,554,800	933,700	112,488,500	101,876,800	1,124,787	18,674	1,143,461	0	13	24,258	1,119,190	63,630	1,182,820
0622 ISD 622 NSP/MPWD/OAK	74,264,500	4,972,869,300	21,682,900	4,994,552,200	2,714,900	0	0	1,120,300	18,930,600	0	128,806,200	4,821,297,300	21,682,900	4,842,980,200	4,930,756,600	61,386,741	424,538	61,811,279	1,247,727	0	9,834,767	50,728,785	7,483,286	58,212,071
0624 ISD 624 WHITE BEAR LAKE	32,631,900	1,910,880,400	8,112,900	1,918,993,300	12,113,100	1,116,900	0	6,967,500	10,666,600	0	45,005,600	1,835,010,700	8,112,900	1,843,123,600	1,877,494,300	20,175,187	156,721	20,331,908	0	0	1,253,949	19,077,959	1,845,350	20,923,309
0831 ISD 831 FOREST LAKE	54,074,500	3,704,956,400	28,312,400	3,733,268,800	40,742,400	14,330,000	0	5,004,300	22,129,400	0	67,984,300	3,554,766,000	28,312,400	3,583,078,400	3,464,722,800	39,085,792	546,428	39,632,220	485,538	496	2,419,858	36,726,328	4,335,380	41,061,708
0832 ISD 832 MAHTOMEDI	27,768,100	2,585,521,100	13,949,200	2,599,470,300	12,825,700	2,707,500	0	491,200	5,966,200	0	19,216,500	2,544,314,000	13,949,200	2,558,263,200	2,535,803,400	27,623,229	277,734	27,900,963	0	279	842,182	27,058,502	1,852,611	28,911,113
0833 ISD 833 SOUTH WASHINGTON	312,640,400	13,859,561,400	83,715,900	13,943,277,300	94,167,600	13,191,700	0	48,077,800	68,021,200	0	275,063,100	13,361,059,600	83,696,300	13,444,755,900	13,537,343,900	147,813,939	1,649,975	149,463,914	1,937,459	0	9,175,682	138,350,773	17,604,313	155,955,086
0834 ISD 834 STILLWATER	194,391,300	12,005,700,000	65,310,600	12,071,010,600	110,214,100	24,674,500	223,500	30,570,900	38,810,800	0	112,485,900	11,688,720,300	65,310,600	11,754,030,900	11,543,337,200	133,419,509	1,245,534	134,665,043	2,852,360	421	9,833,729	121,978,533	8,868,220	130,846,753
Total SCHOOL	703,543,500	39,702,255,200	227,876,400	39,930,131,600	294,235,600	64,337,800	223,500	92,524,100	167,224,800	0	651,701,800	38,432,027,200	227,856,800	38,659,884,000	38,426,687,200	436,085,327	4,435,572	440,520,899	6,523,084	1,209	33,679,603	400,317,003	42,300,143	442,617,146
WATERSHED																								
069 WS BROWN'S CREEK	24,860,800	2,263,452,600	12,950,200	2,276,402,800	17,231,700	5,648,500	0	142,700	8,258,800	0	18,058,000	2,214,112,900	12,950,200	2,227,063,100	2,194,462,200	25,661,258	258,504	25,919,762	228,714	384	2,274,527	23,416,137	1,792,477	25,208,614
010 WS CARNELIAN MARINE ST CROIX	7,711,700	1,958,629,900	9,316,700	1,967,946,600	54,024,900	18,603,400	0	260,200	6,975,000	0	10,126,400	1,868,640,000	9,316,700	1,877,956,700	1,696,312,600	19,537,930	185,584	19,723,514	0	86	427,488	19,295,940	801,195	20,097,135
071 WS COMFORT LAKE-FOREST LAKE	17,454,300	1,825,455,200	11,989,800	1,837,445,000	8,643,100	3,162,900	0	65,100	10,568,400	0	33,730,000	1,769,285,700	11,989,800	1,781,275,500	1,764,600,900	19,906,561	237,499	20,144,060	398,348	210	1,474,205	18,271,297	2,353,886	20,625,183
034 WS RAMSEY WASHINGTON METRO	17,309,100	3,788,740,800	17,122,200	3,805,863,000	10,340,600	2,870,900	0	42,200	12,313,000	0	111,055,000	3,652,119,100	17,122,200	3,669,241,300	3,758,174,700	45,951,985	340,084	46,292,069	963,768	0	6,680,246	38,648,055	5,395,332	44,043,387
038 WS RICE CREEK	86,000,000	5,207,182,300	29,904,500	5,237,086,800	41,001,900	6,033,400	0	12,190,200	23,206,600	0	91,871,400	5,032,878,800	29,904,500	5,062,783,300	5,050,000,800	54,723,872	575,280	55,299,152	87,190	216	2,461,935	52,749,811	5,034,283	57,784,094
014 WS SOUTH WASHINGTON	383,710,300	15,431,357,100	89,136,600	15,520,493,700	100,151,100	17,312,900	0	55,848,400	74,138,100	0	260,863,500	14,923,062,700	89,117,000	15,012,179,700	15,002,117,700	168,456,727	1,752,681	170,209,408	1,927,859	0	13,152,612	155,128,937	18,483,283	173,612,220
054 WS VALLEY BRANCH	131,087,900	5,589,868,500	40,928,700	5,630,797,200	57,893,200	9,545,300	223,500	23,876,600	21,298,500	0	65,322,200	5,411,709,200	40,928,700	5,452,637,900	5,360,884,800	59,452,705	758,002	60,210,707	293,559	208	3,222,665	56,694,275	4,884,248	61,578,523
Total WATERSHED	668,134,100	36,064,686,400	211,348,700	36,276,035,100	289,286,500	63,177,300	223,500	92,425,400	156,758,400	0	591,026,500	34,871,808,400	211,329,100	35,083,137,500	34,826,553,700	393,691,038	4,107,634	397,798,672	3,899,438	1,104	29,693,678	364,204,452	38,744,704	402,949,156