

Description of Line Items on the 2016 Property Tax Statement

Values.....	<p>Values for taxes payable in 2016 were sent to you in the spring of 2015:</p> <p>Estimated Market Value - This value is what the assessor estimates your property would likely sell for on the open market. For properties with Green Acres, Open Space, Rural Preserves this would be the "high" value. This value is before exclusions for "This Old House" or homesteads for disabled veterans.</p> <p>Improvements Excluded – The excluded value of "This Old House" improvements made to the property.</p> <p>Homestead Exclusion – In 2012, the homestead benefit was converted to a market value exclusion. This applies to residential homesteads and to the house, garage, and one acre of land on agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.</p> <p>Taxable Market Value - This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions, and deferrals. Note that the taxable market value for homesteads reflects the homestead value exclusion.</p> <p>New Improvements/Expired Exclusions – The value of new improvements plus the value of "This Old House" expired exclusions.</p>
Property Classification.....	<p>Use of the property. Frequently used abbreviations: Dis=Disabled, Hstd=Homestead, Rel=Relative Homestead, Frac=Fractional homestead, NH=NonHomestead</p>
Tax Amounts:	
1 – 2. M-1PR amount.....	<p>Line 1 is the qualifying tax amount for property tax refund. Line 2 is the prior year qualifying amount. The qualifying amount is limited to 10 acres on a residential homestead, or the house/garage/site portion of an agricultural homestead.</p> <p>Relative homesteads do not qualify for property tax refund.</p>
3. Tax before credits.....	Gross tax before reduction by credits.
4. Credits.....	<p>Line 4A is agricultural market value credit.</p> <p>Line 4B other credits include Agricultural Preserve Credit on parcels enrolled in the agricultural preserve program, and Powerline Credit.</p>
5. Tax after credits.....	Net tax after reduction for credits.
6. County Tax.....	<p>Line 6A is the tax amount for Washington County.</p> <p>The tax for County Library and Library debt is excluded in Stillwater and Bayport. The tax for County Library is also excluded in Lake Elmo, but parcels in Lake Elmo do pay for Library Debt existing prior to 2011.</p> <p>Line 6A does not include the levy for the Land and Water Legacy Program. That is included on Line 11.</p> <p>Line 6B is the tax amount for the Washington County Regional Rail Authority.</p>
7. City/Town Tax.....	<p>City/Town portion of tax.</p> <p>It excludes the City of Woodbury levy approved by the voters. Those referenda levies are included on Line 11.</p>
8. State General Tax.....	<p>The State General Tax is a statewide property tax levied by the State of Minnesota starting in 2002 on commercial, industrial and seasonal properties. These taxes are paid to the State of Minnesota and go to the State General Fund with a portion used to fund school related expenditures. The following link has more information:</p> <p>http://www.revenue.state.mn.us/propertytax/factsheets/factsheet_08.pdf</p>
9. School Tax.....	<p>School district tax amount.</p> <p><u>Line 9A includes school voter approved levies. Levy questions in 831 Forest Lake & 833 South Washington</u> were approved by the voters at the November 3, 2015 general election. The tax amounts on the proposed tax notices mailed in November did not include those levies, so the voter approved tax may be higher than the proposed tax in those districts.</p> <p>Line 9B includes other local levies.</p>
10a. Metro Special..... Taxing Districts Tax	<p>Includes tax amounts for Metropolitan Council and Metropolitan Mosquito Control on all parcels.</p> <p>Includes Metropolitan Transit District only in town of Baytown and cities of Bayport, Birchwood, Cottage Grove, Dellwood, Forest Lake, Lake Elmo, Landfall, Mahtomedi, Newport, Oak Park Heights, Oakdale, Pine Springs, St Paul Park, Stillwater, White Bear Lake, Willernie, Woodbury.</p>

- 10b. Other Special Taxing Districts Tax..... Includes tax for Washington County HRA on all parcels.
Includes Woodbury HRA, Hastings HRA, Watershed Districts on parcels located in those districts.
- 10c. Fiscal Disparity Tax.... Fiscal Disparities is a tax base sharing program within the 7 county metro area. 40% of the increase in commercial/industrial value in each city/town since 1971 is contributed into a metro-wide pool. The pooled values are then redistributed back to each city/town on a formula based on market value per capita.
- What does this mean for commercial/industrial/public utility property? A percentage of the value of each commercial/industrial/utility parcel is taxed at the fiscal disparity tax rate, which is an area-wide tax rate that is uniform across the 7 county metro area. The portion of the tax at the area wide rate is reported as "fiscal disparity tax". The remainder of the value of the parcel is taxed at the local tax rate for the city/town the property is located in, and is reported on the county/city/school/special district lines. Fiscal disparity tax is not an additional tax, it is the portion that is taxed at a different rate.
- The percentage of value that is taxed at the fiscal disparity tax rate varies from city to city, and changes each year. Several areas are experiencing an increase in the percentage of value taxed at the fiscal disparity tax rate, and a reduction in the percentage of value taxed at the local tax rate. The fiscal disparity tax rate is higher than all of the local tax rates in Washington County, so with a reduction in the value taxed at the lower rate, and an increase the value taxed at the higher rate, the net effect of that shift is a tax increase.
- The following links have more information on the fiscal disparities program:
<http://www.house.leg.state.mn.us/hrd/pubs/ss/ssfdis.pdf>
<http://www.house.leg.state.mn.us/hrd/pubs/fiscaldis.pdf>
- 10d. Tax Increment Tax..... Tax Increment Financing (TIF) is a development tool used by tax authorities, usually cities, to finance the costs of certain developments that the authority has determined would not have occurred without the use of public assistance.
- Tax increment takes a portion of the property tax that would otherwise go to the county/city/school/special districts and instead sends it to the Tax Increment district to fund project development costs. That is the amount that is shown on the Tax Increment Tax line. Districts can last for up to 25 years. When the district terminates, the Tax Increment Tax line will go down to \$0 and the additional taxes that had been diverted to the tax increment district will then go back to the county/city/school/special taxing districts.
- Tax Increment is not an additional tax. It does not change the Total Tax. Tax Increment affects what line the tax amount is reported on (Tax Increment line vs. county/city/school/special district). The total tax on a parcel in a Tax Increment District is the same as the total tax on a parcel with the same value and classification that is not in a Tax Increment District. The following link has more information on Tax Increment Financing:
<http://www.house.leg.state.mn.us/hrd/issinfo/tifmain.htm?src=21>
11. Non-school voter approved referenda levies Line 11 includes levies approved by the voters for all jurisdictions except schools.
This includes the county levy for the Land and Water Legacy Program. The referendum passed in November 2006. For more information, on the county website click on "Info for Residents" then click on Land and Water Legacy Program under the Environment category.
Line 11 also includes a referendum levy in the City of Woodbury.
12. Total tax before assessments..... Total of Line 6 – Line 11.
Same as Line 5.
13. Special Assessments... Special assessments added to the property tax bill. Individual detail on up to 8 assessments is provided, any more than that are included as a lump sum.
For multiple year assessments a breakdown of principal and interest is provided.
Contamination taxes are also included on Line 13.
14. Total Property Tax and special assessments..... Line 12 + Line 13.