

ASSESSMENT REPORT 2024

This report includes specific information regarding the 2024 assessment, as well as general information about both the appeals and assessment processes.

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INTRODUCTION

The Washington County Assessor Division has prepared this 2024 Assessment Report for use by the County Board, City Councils, Town Boards, residents, and staff. This report includes specific information regarding the 2024 assessment, as well as general information about both the appeals and assessment process.

Minnesota statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of the January 2nd assessment date.

The estimated market values established through the 2024 assessment are based upon actual real estate market trends of Washington County properties from **October 1, 2022, through September 30, 2023**. From these trends, our mass appraisal system is used to determine individual property values. Detailed discussion of the sales analysis can be found in the “Sales Analysis” section of this report.

The summaries breaking down the adjustments made in each community, by property use, can be found in the “Past and Current Year Adjustments/Parcel Count” section of this report.

Property owners who have questions or concerns regarding the estimated market value that has been established for their property are encouraged to contact the property appraiser responsible for their area. In most cases, an interior inspection of the property will be necessary. For detailed discussion regarding the appeals period, please refer to the section of this report titled “Other Assessment Related Information.”

Lisa Young, S.A.M.A.
Washington County Assessor

SALES ANALYSIS SECTION

Sales Analysis

The assessment function is governed by Minnesota State statute. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of the assessment date of January 2nd of each year. Assessors are historians and measure the market based on sales which have occurred previous to the assessment date. Assessors do not create the value or predict what the market will do; rather, the assessor's job is to follow the patterns set by the real estate market.

Information on the sales of real estate is of paramount importance to the assessors in a market-based property tax system. Sales information is required to be submitted electronically using the program developed by the Minnesota Department of Revenue. This program is known as the Electronic Certificate of Real Estate Value (eCRV). The Department of Revenue requires all County Assessors to utilize a specified time period for sales analysis. This time period of 12 months is from October 1st through September 30th preceding the assessment date. Sales within this time period will be used to determine the changes in assessed value that may be needed in each community for the impending assessment.

For example, the sales that occurred between **October 1, 2022, and September 30, 2023,** are used to establish the **January 2, 2024,** assessed values.

The assessor's office is charged with setting estimated market values for tax purposes at actual market value. The relationship between sales prices to estimated market value is called the sales ratio. The target median ratio range is set by the assessor's office for all Washington County communities (for all classes of property); the range established for the 2024 assessment is **93%-96%**. We make every effort to make certain that each municipality in Washington County falls within this range. In this way, we ensure an equitable distribution of the property tax burden for all Washington County taxpayers.

Sales Statistics Defined

In addition to the median ratio, we have the ability to measure other statistics to test the accuracy of the assessment. Some of these are also used at the state level. The primary statistics used are:

Median Ratio

This is a measure of central tendency. The median of a sample is the value for which one-half (50%) of the observations (when stratified) will lie above that value and one-half will lie below that value. The median is not susceptible to extreme observations referred to as outliers. We use this ratio, much like the mean, not only to measure our assessment level, but also to analyze property values by municipality, type of dwelling and value range. These

studies enable us to track market trends in neighborhoods, popular housing types and classes of property.

Arithmetic Mean Ratio

The mean is the average ratio. Unlike the median, the mean is influenced by outliers. We use this ratio not only to measure our assessment level, but also to analyze property values by municipality, type of dwelling and value range. These studies enable us to track market trends in neighborhoods, popular housing types and classes of property.

Within the county, we strive to achieve a ratio within the **93%-96%** range for the median and mean. This allows us a margin to account for a fluctuating market and still maintain ratios within state mandated guidelines.

Coefficient of Dispersion (COD)

The COD is used to measure the accuracy of the assessment. The COD indicates the spread of the ratios from the mean or median ratio. The goal of a good assessment is a COD of **10 to 20**. A COD under 10 is considered excellent and anything over 20 will result in an assessment review by the Department of Revenue.

Price-Related Differential (PRD)

The PRD is used to measure value related inequities in the assessment, referred to as regressivity or progressivity. Appraised values are regressive if high value properties are under appraised relative to low value properties and progressive if high value properties are over appraised relative to the low value properties. The PRD is found by taking the mean (average) ratio of the sample and dividing it by the weighted (aggregate) mean ratio. The acceptable range is **.98 to 1.03**.

Arm's-Length Transactions

The Department of Revenue requires all County Assessors to utilize a specified time period in their sales analysis. This time period is 12 months from October 1st through September 30th, preceding the assessment date. Sales within this time period will be used to determine the changes in the prior years assessed value in each community for the impending assessment.

The sales that occur within this October 1st through September 30th time period, each year, are closely scrutinized by the appraisers within the Assessor Division. Evidence suggesting a forced sale, foreclosure, a sale to a relative, or anything other than an arm's-length transaction requires the sales to be disqualified from the sales study. This is important, because the real estate sales information constitutes the statistical basis for determining the annual adjustments that are made to the valuation models.

An arm's-length transaction is any transaction in which buyers and sellers of a product act independently and have no relationship to each other. The concept of an arm's-length transaction is to ensure that both parties in the deal are acting in their own self-interest and are not subject to any pressure or duress from the other party. The following graphs and charts show the number of arm's-length transactions that occurred within each sales period.

Sales Period	10/1/18- 9/30/19	10/1/19- 9/30/20	10/1/20- 9/30/21	10/1/21- 9/30/22	10/1/22- 9/30/23
	ay2020	ay2021	ay2022	ay2023	ay2024
Apartment	12	10	10	6	5
Commercial	51	49	61	59	44
Residential	4,103	4,004	4,341	3,810	2,938
Single Family	2,873	2,719	2,996	2,621	1,981
Townhome/Condo	1,230	1,285	1,345	1,189	957
TOTAL	4,166	4,063	4,412	3,875	2,987

Residential/SRR (Seasonal Rec) sales count ay2020-ay2024

Sales Period	10/1/18- 9/30/19	10/1/19- 9/30/20	10/1/20- 9/30/21	10/1/21- 9/30/22	10/1/22- 9/30/23	Difference from Previous Year
	ay2020	ay2021	ay2022	ay2023	ay2024	
Afton	39	36	34	24	20	-4
Bayport	42	31	50	42	33	-9
Baytown	23	23	20	33	18	-15
Birchwood	20	12	12	16	4	-12
Cottage Grove	577	527	585	513	455	-58
Dellwood	12	12	18	14	13	-1
Denmark	8	15	10	11	7	-4
Forest Lake	268	267	290	300	212	-88
Grant	50	45	51	37	27	-10
Grey Cloud	5	4	3	2	2	0
Hastings	0	0	0	0	0	0
Hugo	337	323	316	315	219	-96
Lake Elmo	162	166	172	135	114	-21
Lake St. Croix	13	17	12	16	6	-10
Lakeland	19	22	25	23	17	-6
Lakeland Shores	6	1	3	3	2	-1
Landfall	0	0	0	0	0	0
Mahtomedi	116	113	117	100	67	-33
Marine	17	15	14	9	5	-4
May	30	36	30	32	15	-17
Newport	46	43	48	55	32	-23
Oak Park Hgts	53	69	55	46	41	-5
Oakdale	439	391	404	388	333	-55
Pine Springs	4	5	4	5	1	-4
St. Mary's Point	2	6	5	7	1	-6
St. Paul Park	72	62	84	77	47	-30
Scandia	45	52	69	30	39	9
Stillwater	343	344	363	308	200	-108
Stillwater Twp	17	14	22	25	14	-11
West Lakeland	38	41	44	39	20	-19
White Bear Lake	1	2	4	1	3	2
Willernie	6	13	12	13	5	-8
Woodbury	1,293	1,297	1,465	1,191	966	-225
COUNTY	4,103	4,004	4,341	3,810	2,938	-872

Residential Lender-Mediated Sales

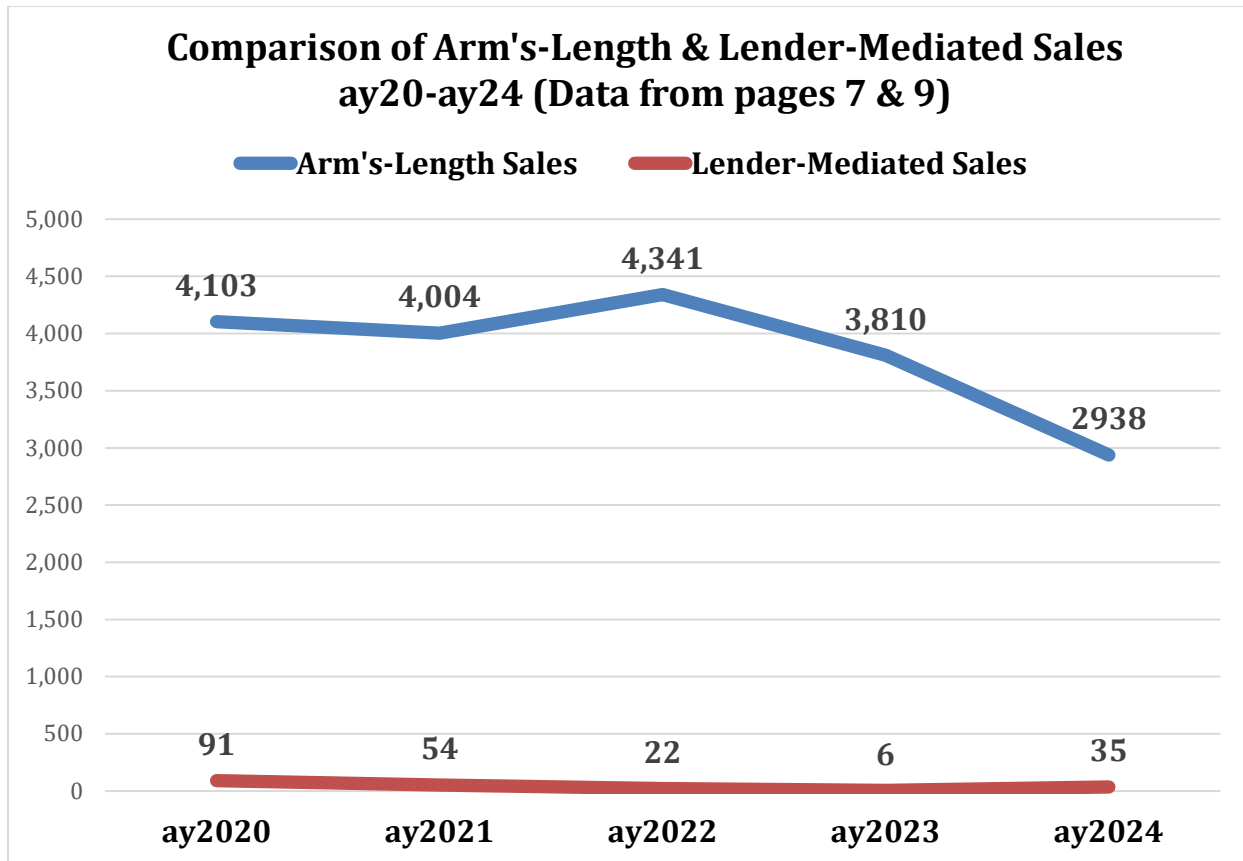
Foreclosures

Properties in which the financial institution has repossessed the home from the owner due to non-payment of mortgage obligations.

Short Sales

Unique arrangements where the financial institution and in-default homeowner work together in an attempt to sell the home before it is foreclosed upon.

In both situations, lenders are highly motivated “sellers”, which can result in discounted asking prices as they attempt to move the assets quickly from the balance sheets. Lender mediated sales are *not* used in the sales study.



Residential Lender Mediated sales count ay2020-ay2024

Sales Period	10/1/18- 9/30/19	10/1/19- 9/30/20	10/1/20- 9/30/21	10/1/21- 9/30/22	10/1/22- 9/30/23
	ay2020	ay2021	ay2022	ay2023	ay2024
Afton	3	0	0	0	3
Bayport	1	2	1	0	0
Baytown	0	0	0	0	0
Birchwood	0	0	0	0	0
Cottage Grove	18	9	2	1	2
Dellwood	0	0	0	0	0
Denmark	0	0	0	0	1
Forest Lake	8	5	1	2	2
Grant	3	3	2	0	1
Grey Cloud	2	0	0	0	0
Hastings	0	0	0	0	0
Hugo	4	2	2	1	0
Lake Elmo	2	2	0	0	0
Lake St. Croix	1	0	1	0	0
Lakeland	1	0	0	0	3
Lakeland Shores	0	0	0	0	0
Landfall	0	0	0	0	0
Mahtomedi	3	2	0	0	4
Marine	0	0	0	0	1
May	1	1	0	0	1
Newport	4	2	0	0	0
Oak Park Hgts	0	0	0	0	0
Oakdale	9	8	6	0	4
Pine Springs	0	0	0	0	0
St. Mary's Point	0	0	0	0	0
St. Paul Park	8	3	2	0	4
Scandia	1	0	1	0	0
Stillwater	7	2	0	2	2
Stillwater Twp	0	1	1	0	0
West Lakeland	0	0	0	0	1
White Bear Lake	0	0	0	0	0
Willernie	0	0	0	0	0
Woodbury	15	12	3	0	6
COUNTY	91	54	22	6	35

County Sales Statistics by Classification

The statistics listed for each use (classification) below are measured after the annual adjustments are applied to each classification of each property.

Apartment Sales Statistics (After Annual Adjustments)

Sales Period	10/1/18- 9/30/19	10/1/19- 9/30/20	10/1/20- 9/30/21	10/1/21- 9/30/22	10/1/22- 9/30/23
	ay2020	ay2021	ay2022	ay2023	ay2024
Number of Sales	12	10	10	6	5
Median	94.3%	94.9%	94.5%	94.7%	97.6%
Mean	96.3%	103.0%	92.0%	95.2%	98.2%
COD	6.1	5.7	2.6	2.9	4.2

Commercial/Industrial Sales Statistics (After Annual Adjustments)

Sales Period	10/1/18- 9/30/19	10/1/19- 9/30/20	10/1/20- 9/30/21	10/1/21- 9/30/22	10/1/22- 9/30/23
	ay2020	ay2021	ay2022	ay2023	ay2024
Number of Sales	51	49	61	59	44
Median	95.7%	95.5%	99.5%	93.9%	94.4%
Mean	99.4%	93.8%	101.9%	94.4%	97.5%
COD	10.0	8.3	7.4	7.5	8.7

Residential Sales Statistics (After Annual Adjustments)

Sales Period	10/1/18- 9/30/19	10/1/19- 9/30/20	10/1/20- 9/30/21	10/1/21- 9/30/22	10/1/22- 9/30/23
	ay2020	ay2021	ay2022	ay2023	ay2024
Number of Sales	4,103	4,004	4,341	3,810	2,938
Median	95.2%	93.6%	93.8%	93.3%	94.7%
Mean	95.7%	94.1%	94.2%	94.4%	95.1%
COD	6.1	5.8	8.0	7.2	6.1

Residential Sales Statistics

The sales statistics (Number of Sales, Low Sale Price, and High Sale Price) are based on data collected from sales that occurred between **October 1, 2022, and September 30, 2023**.

The remaining statistics are measured after the percent of change factor (local effort) is applied to the going-in ratio (previous year assessed value/sale price) in each community for the 2024 assessment. If there are 30 sales or less in a community, the median is the only statistic deemed reliable.

	# of Sales	Median	COD	PRD	Low Sale (no trend applied)	High Sale (no trend applied)
Afton	20	95.5%	.	.	\$ 311,000	\$ 2,250,000
Bayport	33	95.6%	7.43	0.998	\$ 165,000	\$ 750,000
Baytown	18	95.0%	.	.	\$ 325,000	\$ 1,700,000
Birchwood	4	91.5%	.	.	\$ 470,000	\$ 485,000
Cottage Grove	455	95.2%	7.37	1.009	\$ 144,800	\$ 775,000
Dellwood	13	95.6%	.	.	\$ 562,000	\$ 1,090,000
Denmark	7	94.6%	.	.	\$ 514,777	\$ 825,000
Forest Lake	212	95.0%	7.88	1.001	\$ 180,000	\$ 1,940,000
Grant	27	95.6%	.	.	\$ 270,000	\$ 1,750,000
Grey Cloud	2	95.2%	.	.	\$ 515,000	\$ 540,000
Hastings	0	0.0%	.	.	\$ -	\$ -
Hugo	219	95.4%	6.71	1.010	\$ 190,000	\$ 1,000,000
Lake Elmo	114	95.6%	6.86	1.014	\$ 232,800	\$ 1,775,000
Lake St. Croix	6	95.3%	.	.	\$ 282,000	\$ 701,000
Lakeland	17	95.8%	.	.	\$ 213,400	\$ 1,062,500
Lakeland Shores	2	82.7%	.	.	\$ 472,315	\$ 588,600
Landfall	0	0.0%	.	.	\$ -	\$ -
Mahtomedi	67	95.1%	7.35	1.017	\$ 275,000	\$ 1,150,000
Marine	5	95.0%	.	.	\$ 299,500	\$ 725,000
May	15	95.6%	.	.	\$ 308,000	\$ 1,800,000
Newport	32	95.6%	7.48	1.008	\$ 194,000	\$ 552,000
Oak Park Hgts	41	95.0%	8.08	1.001	\$ 120,000	\$ 595,000
Oakdale	333	95.6%	7.20	1.005	\$ 120,000	\$ 665,000
Pine Springs	1	94.9%	.	.	\$ 619,900	\$ 619,900
St. Mary's Point	1	95.2%	.	.	\$ 380,000	\$ 380,000
St. Paul Park	47	95.7%	7.05	1.006	\$ 155,200	\$ 385,206
Scandia	39	94.8%	13.41	0.986	\$ 350,000	\$ 1,469,941
Stillwater	200	95.0%	10.03	1.016	\$ 185,000	\$ 1,500,000
Stillwater Twp	14	94.5%	.	.	\$ 497,500	\$ 1,300,000
West Lakeland	20	95.6%	.	.	\$ 540,000	\$ 1,650,000
White Bear Lake	3	95.6%	.	.	\$ 306,000	\$ 362,800
Willernie	5	96.3%	.	.	\$ 148,410	\$ 365,795
Woodbury	966	95.0%	6.17	1.005	\$ 129,990	\$ 1,180,000
COUNTY	2,938	95.2%	7.63	1.009	\$ 120,000	\$ 2,250,000

Historic Average Sale Prices: Single Family & Townhome/Condo

	ay2020	ay2021	ay2022	ay2023	ay2024
Afton	\$ 576,600	\$ 604,345	\$ 722,300	\$ 724,500	\$ 809,500
Bayport	\$ 355,800	\$ 350,999	\$ 361,000	\$ 436,400	\$ 424,400
Baytown	\$ 657,000	\$ 687,415	\$ 754,000	\$ 894,000	\$ 1,031,300
Birchwood	\$ 566,800	\$ 384,548	\$ 494,800	\$ 438,800	\$ 476,300
Cottage Grove	\$ 282,100	\$ 303,060	\$ 344,300	\$ 371,500	\$ 388,300
Dellwood	\$ 1,215,100	\$ 969,333	\$ 1,100,000	\$ 1,226,900	\$ 849,700
Denmark	\$ 466,100	\$ 875,786	\$ 697,300	\$ 751,800	\$ 727,800
Forest Lake	\$ 312,200	\$ 294,563	\$ 375,900	\$ 383,600	\$ 431,200
Grant	\$ 634,900	\$ 673,901	\$ 672,700	\$ 754,200	\$ 773,500
Grey Cloud	\$ 370,800	\$ 561,717	\$ 564,700	\$ 272,500	\$ 527,500
Hastings	\$ -	\$ -	\$ -	\$ -	\$ -
Hugo	\$ 277,300	\$ 300,311	\$ 449,900	\$ 392,000	\$ 403,800
Lake Elmo	\$ 480,600	\$ 537,760	\$ 619,000	\$ 657,300	\$ 659,600
Lake St. Croix	\$ 248,500	\$ 266,870	\$ 354,800	\$ 411,700	\$ 419,700
Lakeland	\$ 334,900	\$ 414,202	\$ 571,200	\$ 538,700	\$ 416,800
Lakeland Shores	\$ 356,400	\$ 1,625,000	\$ 1,004,700	\$ 502,300	\$ 530,500
Landfall	\$ -	\$ -	\$ -	\$ -	\$ -
Mahtomedi	\$ 421,400	\$ 409,456	\$ 527,900	\$ 471,400	\$ 496,800
Marine	\$ 366,000	\$ 422,754	\$ 572,400	\$ 386,100	\$ 553,400
May	\$ 587,800	\$ 597,749	\$ 691,800	\$ 754,800	\$ 800,300
Newport	\$ 257,500	\$ 294,723	\$ 304,500	\$ 357,800	\$ 354,400
Oak Park Hgts	\$ 244,500	\$ 247,558	\$ 284,700	\$ 337,300	\$ 343,300
Oakdale	\$ 240,200	\$ 260,361	\$ 288,000	\$ 320,500	\$ 329,200
Pine Springs	\$ 434,100	\$ 408,850	\$ 663,700	\$ 648,000	\$ 619,900
St. Mary's Point	\$ 954,900	\$ 968,883	\$ 544,000	\$ 429,300	\$ 380,000
St. Paul Park	\$ 230,400	\$ 234,443	\$ 267,000	\$ 286,400	\$ 296,500
Scandia	\$ 376,200	\$ 448,700	\$ 499,100	\$ 578,800	\$ 648,100
Stillwater	\$ 343,900	\$ 352,427	\$ 413,300	\$ 462,700	\$ 446,100
Stillwater Twp	\$ 542,500	\$ 570,652	\$ 802,900	\$ 696,800	\$ 811,300
West Lakeland	\$ 547,700	\$ 585,678	\$ 695,200	\$ 841,900	\$ 776,600
White Bear Lake	\$ 279,000	\$ 263,268	\$ 390,600	\$ 345,000	\$ 342,100
Willernie	\$ 210,000	\$ 273,820	\$ 277,800	\$ 326,500	\$ 249,200
Woodbury	\$ 346,500	\$ 357,373	\$ 411,600	\$ 441,000	\$ 458,800
COUNTY AVERAGE	\$ 337,000	\$ 355,283	\$ 410,300	\$ 437,500	\$ 447,900

PAST & CURRENT YEAR ADJUSTMENTS/PARCEL COUNT SECTION

Agricultural Class Summary: Current Year Adjustments

	ay2024 New Construction	Number of Parcels	ay2024 Agricultural Value	ay2023 Agricultural Value	ay2024 % Growth
Afton	\$ 1,143,700	171	\$ 157,416,700	\$ 167,565,000	-6.7%
Bayport	\$ -	0	\$ -	\$ -	0.0%
Baytown	\$ 40,500	43	\$ 30,290,700	\$ 29,248,400	3.4%
Birchwood	\$ -	0	\$ -	\$ -	0.0%
Cottage Grove	\$ -	149	\$ 132,532,100	\$ 133,825,200	-1.0%
Dellwood	\$ -	5	\$ 5,292,900	\$ 5,351,200	-1.1%
Denmark	\$ 7,500	331	\$ 196,500,300	\$ 193,144,500	1.7%
Forest Lake	\$ 337,900	149	\$ 75,388,800	\$ 75,785,900	-1.0%
Grant	\$ 23,000	141	\$ 114,583,400	\$ 116,959,500	-2.1%
Grey Cloud	\$ -	10	\$ 5,231,100	\$ 5,136,600	1.8%
Hastings	\$ -	0	\$ 28,500	\$ 28,500	0.0%
Hugo	\$ 97,000	262	\$ 149,994,700	\$ 157,228,400	-4.7%
Lake Elmo	\$ 19,300	118	\$ 103,874,800	\$ 105,321,600	-1.4%
Lake St. Croix	\$ -	0	\$ -	\$ -	0.0%
Lakeland	\$ -	4	\$ 1,952,400	\$ 1,866,700	4.6%
Lakeland Shores	\$ -	0	\$ -	\$ -	0.0%
Landfall	\$ -	0	\$ -	\$ -	0.0%
Mahtomedi	\$ -	2	\$ 262,000	\$ 449,500	-41.7%
Marine	\$ -	9	\$ 5,808,700	\$ 5,645,000	2.9%
May	\$ 1,236,700	302	\$ 209,403,100	\$ 208,602,700	-0.2%
Newport	\$ -	3	\$ 8,016,800	\$ 8,030,200	-0.2%
Oak Park Hgts	\$ -	0	\$ -	\$ -	0.0%
Oakdale	\$ -	4	\$ 6,926,500	\$ 8,823,000	-21.5%
Pine Springs	\$ -	0	\$ -	\$ -	0.0%
St. Mary's Point	\$ -	0	\$ -	\$ -	0.0%
St. Paul Park	\$ 229,300	58	\$ 4,759,300	\$ 4,541,200	-0.2%
Scandia	\$ 1,539,600	311	\$ 141,434,400	\$ 138,235,700	1.2%
Stillwater	\$ -	4	\$ 3,680,900	\$ 3,680,600	0.0%
Stillwater Twp	\$ -	110	\$ 83,784,700	\$ 81,703,500	2.5%
West Lakeland	\$ -	44	\$ 32,957,500	\$ 32,799,600	0.5%
White Bear Lake	\$ -	0	\$ -	\$ -	0.0%
Willernie	\$ -	0	\$ -	\$ -	0.0%
Woodbury	\$ -	90	\$ 138,878,800	\$ 166,210,700	-16.4%
COUNTY	\$ 4,674,500	2,320	\$ 1,608,999,100	\$ 1,650,183,200	-2.8%

Agricultural Class: Past & Current Year Adjustments

	ay2020	ay2021	ay2022	ay2023	ay2024	5-Year Change
Afton	6.7%	3.2%	21.6%	28.3%	-6.7%	53.2%
Bayport	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Baytown	14.4%	5.7%	15.3%	19.3%	3.4%	58.1%
Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cottage Grove	0.1%	-3.0%	18.6%	5.0%	-1.0%	19.7%
Dellwood	2.7%	16.8%	39.6%	42.7%	-1.1%	100.7%
Denmark	6.4%	3.0%	26.9%	12.9%	1.7%	51.0%
Forest Lake	2.1%	3.0%	26.6%	4.1%	-1.0%	34.8%
Grant	4.1%	3.6%	29.1%	10.9%	-2.1%	45.6%
Grey Cloud	1.0%	0.1%	25.9%	1.7%	1.8%	30.5%
Hastings	0.0%	0.0%	19.7%	0.0%	0.0%	19.7%
Hugo	6.3%	1.9%	22.6%	13.4%	-4.7%	39.5%
Lake Elmo	5.8%	-5.4%	28.1%	9.4%	-1.4%	36.6%
Lake St. Croix	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lakeland	-12.3%	0.0%	15.2%	7.8%	4.6%	15.3%
Lakeland Shores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Landfall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mahtomedi	0.0%	-22.9%	25.0%	16.1%	-41.7%	-23.5%
Marine	13.3%	7.2%	36.5%	3.4%	2.9%	63.2%
May	8.4%	4.2%	29.0%	14.3%	-0.2%	55.7%
Newport	0.2%	2.1%	20.9%	22.0%	-0.2%	45.1%
Oak Park Hgts	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Oakdale	0.4%	-60.8%	15.3%	8.8%	-21.5%	-57.7%
Pine Springs	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St. Mary's Point	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St. Paul Park	0.1%	3.8%	26.4%	19.6%	-0.2%	49.6%
Scandia	5.4%	1.4%	30.0%	5.5%	1.2%	43.6%
Stillwater	10.7%	-78.8%	16.4%	7.4%	0.0%	-44.4%
Stillwater Twp	5.1%	-0.4%	23.1%	19.3%	2.5%	49.6%
West Lakeland	2.9%	0.2%	18.9%	5.5%	0.5%	28.0%
White Bear Lake	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Willernie	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Woodbury	13.1%	-11.4%	13.6%	-4.1%	-16.4%	-5.3%
COUNTY	6.3%	-2.0%	23.7%	10.6%	-2.8%	35.9%

Agricultural Class: Parcel Counts

	ay2020 # Parcels	ay2021 # Parcels	ay2022 # Parcels	ay2023 # Parcels	ay2024 # Parcels	+/-
Afton	170	172	173	169	171	2
Bayport	0	0	0	0	0	0
Baytown	50	50	46	44	43	-1
Birchwood	0	0	0	0	0	0
Cottage Grove	170	165	160	158	149	-9
Dellwood	6	6	5	5	5	0
Denmark	339	338	333	333	331	-2
Forest Lake	148	150	153	152	149	-3
Grant	142	143	144	142	141	-1
Grey Cloud	10	10	10	10	10	0
Hastings	1	1	1	1	0	-1
Hugo	258	265	264	264	262	-2
Lake Elmo	117	122	118	118	118	0
Lake St. Croix	0	0	0	0	0	0
Lakeland	4	4	4	4	4	0
Lakeland Shores	0	0	0	0	0	0
Landfall	0	0	0	0	0	0
Mahtomedi	2	2	2	2	2	0
Marine	9	9	9	9	9	0
May	312	311	312	311	302	-9
Newport	3	3	3	3	3	0
Oak Park Hgts	0	0	0	0	0	0
Oakdale	4	4	4	4	4	0
Pine Springs	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0
St. Paul Park	57	57	58	63	58	-5
Scandia	327	327	323	313	311	-2
Stillwater	5	4	4	4	4	0
Stillwater Twp	108	108	109	110	110	0
West Lakeland	46	47	46	45	44	-1
White Bear Lake	0	0	0	0	0	0
Willernie	0	0	0	0	0	0
Woodbury	103	102	97	90	90	0
COUNTY	2,391	2,400	2,378	2,354	2,320	-34

Apartment Class Summary: Current Year Adjustments

	ay2024 New Construction	Number of Parcels	ay2024 Apartment Value	ay2023 Apartment Value	ay2024 % Growth
Afton	\$ -	2	\$ 2,275,300	\$ 2,210,500	2.9%
Bayport	\$ -	22	\$ 27,129,200	\$ 26,719,500	1.5%
Baytown	\$ -	1	\$ 769,700	\$ 769,700	0.0%
Birchwood	\$ -	0	\$ -	\$ -	0.0%
Cottage Grove	\$ 17,802,600	46	\$ 248,676,700	\$ 228,847,100	0.9%
Dellwood	\$ -	0	\$ -	\$ -	0.0%
Denmark	\$ -	1	\$ 1,280,900	\$ 1,324,100	-3.3%
Forest Lake	\$ 7,335,600	75	\$ 315,845,100	\$ 309,491,300	-0.3%
Grant	\$ -	1	\$ 1,561,800	\$ 1,474,200	5.9%
Grey Cloud	\$ -	0	\$ -	\$ -	0.0%
Hastings	\$ -	0	\$ -	\$ -	0.0%
Hugo	\$ -	11	\$ 56,788,400	\$ 56,788,400	0.0%
Lake Elmo	\$ 2,700	12	\$ 125,353,700	\$ 124,107,300	1.0%
Lake St. Croix	\$ -	1	\$ 627,900	\$ 618,000	1.6%
Lakeland	\$ -	2	\$ 977,000	\$ 929,000	5.2%
Lakeland Shores	\$ -	0	\$ -	\$ -	0.0%
Landfall	\$ -	0	\$ -	\$ -	0.0%
Mahtomedi	\$ 13,427,500	19	\$ 94,713,600	\$ 82,038,900	-0.9%
Marine	\$ -	2	\$ 493,100	\$ 493,100	0.0%
May	\$ -	0	\$ -	\$ -	0.0%
Newport	\$ -	44	\$ 84,309,200	\$ 76,037,000	10.9%
Oak Park Hgts	\$ -	33	\$ 177,880,800	\$ 178,729,100	-0.5%
Oakdale	\$ 83,656,500	65	\$ 461,028,400	\$ 378,694,000	-0.3%
Pine Springs	\$ -	0	\$ -	\$ -	0.0%
St. Mary's Point	\$ -	0	\$ -	\$ -	0.0%
St. Paul Park	\$ -	31	\$ 9,318,200	\$ 9,318,200	0.0%
Scandia	\$ -	2	\$ -	\$ -	0.0%
Stillwater	\$ 13,156,300	81	\$ 201,873,100	\$ 189,318,000	-0.3%
Stillwater Twp	\$ -	0	\$ -	\$ -	0.0%
West Lakeland	\$ -	1	\$ 984,700	\$ 935,600	5.2%
White Bear Lake	\$ -	1	\$ 14,296,300	\$ 14,296,300	0.0%
Willernie	\$ -	1	\$ 1,096,000	\$ 1,096,000	0.0%
Woodbury	\$ 69,531,900	76	\$ 1,214,512,800	\$ 1,145,301,200	0.0%
COUNTY	\$ 204,913,100	530	\$ 3,041,791,900	\$ 2,829,536,500	0.3%

Apartment Class: Past & Current Year Adjustments

	ay2020	ay2021	ay2022	ay2023	ay2024	5-Year Change
Afton	15.9%	17.5%	1.8%	17.3%	2.9%	55.4%
Bayport	8.1%	6.0%	17.0%	7.5%	1.5%	40.2%
Baytown	0.0%	0.0%	8.8%	3.3%	0.0%	12.1%
Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cottage Grove	3.7%	2.8%	31.6%	3.5%	0.9%	42.6%
Dellwood	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Denmark	1.7%	-24.8%	10.1%	16.4%	-3.3%	0.0%
Forest Lake	4.9%	2.5%	18.3%	14.1%	-0.3%	39.5%
Grant	0.0%	4.6%	4.6%	23.7%	5.9%	38.8%
Grey Cloud	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hastings	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hugo	2.1%	13.1%	17.6%	6.9%	0.0%	39.7%
Lake Elmo	15.8%	52.1%	9.7%	6.4%	1.0%	85.0%
Lake St. Croix	16.7%	30.7%	27.5%	12.0%	1.6%	88.5%
Lakeland	7.8%	25.4%	15.1%	4.6%	5.2%	58.1%
Lakeland Shores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Landfall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mahtomedi	-10.7%	2.1%	12.9%	9.4%	-0.9%	12.9%
Marine	1.1%	7.8%	15.2%	2.3%	0.0%	26.4%
May	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Newport	12.2%	1.8%	15.3%	18.8%	10.9%	59.0%
Oak Park Hgts	3.0%	2.6%	16.0%	3.2%	-0.5%	24.3%
Oakdale	7.0%	4.1%	28.6%	14.7%	-0.3%	54.0%
Pine Springs	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St. Mary's Point	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St. Paul Park	6.4%	3.2%	22.7%	0.1%	0.0%	32.5%
Scandia	5.7%	3.3%	16.7%	0.0%	0.0%	25.7%
Stillwater	12.7%	4.8%	27.0%	8.3%	-0.3%	52.4%
Stillwater Twp	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
West Lakeland	100.0%	4.0%	13.4%	16.4%	5.2%	139.1%
White Bear Lake	-34.5%	1.7%	10.6%	-8.9%	0.0%	-31.1%
Willernie	5.9%	1.5%	11.6%	-3.4%	0.0%	15.7%
Woodbury	5.3%	7.6%	16.1%	2.6%	0.0%	31.5%
COUNTY	4.7%	5.5%	19.4%	6.6%	0.3%	36.5%

Apartment Class: Parcel Counts

	ay2020 # Parcels	ay2021 # Parcels	ay2022 # Parcels	ay2023 # Parcels	ay2024 # Parcels	+/-
Afton	2	2	2	2	2	0
Bayport	22	22	22	22	22	0
Baytown	1	1	1	1	1	0
Birchwood	0	0	0	0	0	0
Cottage Grove	39	41	44	45	46	1
Dellwood	0	0	0	0	0	0
Denmark	2	1	1	1	1	0
Forest Lake	71	71	73	74	75	1
Grant	1	1	2	1	1	0
Grey Cloud	0	0	0	0	0	0
Hastings	0	0	0	0	0	0
Hugo	6	9	11	11	11	0
Lake Elmo	7	10	10	10	12	2
Lake St. Croix	1	1	1	1	1	0
Lakeland	2	2	2	2	2	0
Lakeland Shores	0	0	0	0	0	0
Landfall	0	0	0	0	0	0
Mahtomedi	17	17	17	19	19	0
Marine	2	2	2	2	2	0
May	0	0	0	0	0	0
Newport	42	42	42	42	44	2
Oak Park Hgts	35	33	33	33	33	0
Oakdale	51	51	56	57	65	8
Pine Springs	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0
St. Paul Park	31	31	31	31	31	0
Scandia	3	3	3	2	2	0
Stillwater	79	79	80	81	81	0
Stillwater Twp	0	0	0	0	0	0
West Lakeland	1	1	1	1	1	0
White Bear Lake	1	1	1	1	1	0
Willernie	1	1	1	1	1	0
Woodbury	66	75	81	79	76	-3
COUNTY	483	497	517	519	530	11

Commercial/Industrial Class Summary: Current Year Adjustments

	ay2024 New Construction	Number of Parcels	ay2024 Comm/Ind Value	ay2023 Comm/Ind Value	ay2024 % Growth
Afton	\$ 3,144,200	39	\$ 48,278,900	\$ 43,153,100	4.6%
Bayport	\$ -	101	\$ 52,197,000	\$ 51,810,900	0.7%
Baytown	\$ -	12	\$ 4,049,300	\$ 3,531,400	14.7%
Birchwood	\$ -	0	\$ -	\$ -	0.0%
Cottage Grove	\$ 50,242,700	569	\$ 655,107,600	\$ 596,332,800	1.4%
Dellwood	\$ -	26	\$ 20,023,900	\$ 19,853,400	0.9%
Denmark	\$ 972,500	65	\$ 42,260,200	\$ 41,485,000	-0.5%
Forest Lake	\$ 5,065,900	540	\$ 371,208,100	\$ 364,501,300	0.5%
Grant	\$ -	93	\$ 25,811,400	\$ 25,797,100	0.1%
Grey Cloud	\$ -	22	\$ 3,843,400	\$ 3,923,000	-2.0%
Hastings	\$ -	5	\$ 2,019,500	\$ 2,019,500	0.0%
Hugo	\$ 400,700	202	\$ 220,797,000	\$ 220,809,600	-0.2%
Lake Elmo	\$ 11,457,100	209	\$ 244,340,400	\$ 227,097,900	2.5%
Lake St. Croix	\$ -	9	\$ 3,023,300	\$ 2,856,500	5.8%
Lakeland	\$ -	38	\$ 17,436,300	\$ 17,275,500	0.9%
Lakeland Shores	\$ -	9	\$ 3,200,500	\$ 3,158,900	1.3%
Landfall	\$ -	7	\$ 11,790,700	\$ 11,790,700	0.0%
Mahtomedi	\$ -	68	\$ 80,242,300	\$ 79,456,300	1.0%
Marine	\$ -	16	\$ 4,035,900	\$ 4,024,200	0.3%
May	\$ -	8	\$ 3,428,200	\$ 3,286,600	4.3%
Newport	\$ -	201	\$ 105,119,300	\$ 103,533,200	1.5%
Oak Park Hgts	\$ 2,320,200	215	\$ 285,590,900	\$ 286,441,600	-1.1%
Oakdale	\$ 10,464,100	394	\$ 680,654,600	\$ 668,992,200	0.2%
Pine Springs	\$ -	0	\$ -	\$ -	0.0%
St. Mary's Point	\$ -	0	\$ 100,000	\$ 100,000	0.0%
St. Paul Park	\$ 115,000	202	\$ 70,292,000	\$ 70,624,100	-0.6%
Scandia	\$ 35,100	72	\$ 21,549,500	\$ 21,482,700	0.1%
Stillwater	\$ 2,833,400	390	\$ 469,188,800	\$ 465,884,300	0.1%
Stillwater Twp	\$ -	6	\$ 1,954,000	\$ 1,923,700	1.6%
West Lakeland	\$ -	34	\$ 20,680,300	\$ 19,921,700	3.8%
White Bear Lake	\$ 197,800	9	\$ 8,611,700	\$ 8,199,200	2.6%
Willernie	\$ -	33	\$ 7,982,600	\$ 7,945,500	0.5%
Woodbury	\$ 44,343,300	571	\$ 1,999,351,000	\$ 1,954,606,000	0.0%
COUNTY	\$ 131,592,000	4,165	\$ 5,484,168,600	\$ 5,331,817,900	0.4%

Commercial/Industrial Class: Past & Current Year Adjustments

	ay2020	ay2021	ay2022	ay2023	ay2024	5-Year Change
Afton	7.0%	4.4%	14.4%	15.9%	4.6%	46.3%
Bayport	8.5%	4.4%	-0.7%	19.7%	0.7%	32.6%
Baytown	1.1%	5.8%	6.0%	31.1%	14.7%	58.7%
Birchwood	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cottage Grove	8.9%	7.1%	5.1%	27.1%	1.4%	49.6%
Dellwood	-0.4%	10.0%	18.3%	15.6%	0.9%	44.4%
Denmark	9.5%	11.3%	5.0%	22.3%	-0.5%	47.6%
Forest Lake	3.5%	8.8%	1.0%	21.4%	0.5%	35.2%
Grant	7.3%	6.4%	-3.2%	16.4%	0.1%	26.8%
Grey Cloud	15.8%	-1.5%	9.7%	8.8%	-2.0%	30.8%
Hastings	-4.7%	10.0%	0.0%	9.9%	0.0%	15.2%
Hugo	11.8%	5.9%	5.4%	21.6%	-0.2%	44.4%
Lake Elmo	0.8%	7.7%	3.7%	20.0%	2.5%	34.8%
Lake St. Croix	6.0%	9.8%	2.7%	21.9%	5.8%	46.2%
Lakeland	0.7%	4.5%	0.1%	14.6%	0.9%	20.8%
Lakeland Shores	-9.2%	13.3%	-0.2%	12.5%	1.3%	17.7%
Landfall	0.0%	10.0%	0.0%	22.8%	0.0%	32.8%
Mahtomedi	10.2%	5.2%	5.9%	22.4%	1.0%	44.8%
Marine	32.4%	-19.0%	-0.5%	13.5%	0.3%	26.7%
May	-0.3%	7.1%	10.6%	4.2%	4.3%	25.9%
Newport	7.3%	5.3%	4.1%	23.2%	1.5%	41.5%
Oak Park Hgts	2.8%	9.5%	1.7%	16.1%	-1.1%	28.9%
Oakdale	6.8%	8.1%	3.0%	17.7%	0.2%	35.9%
Pine Springs	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St. Mary's Point	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
St. Paul Park	7.9%	24.4%	22.0%	41.6%	-0.6%	95.2%
Scandia	7.7%	8.7%	6.9%	16.6%	0.1%	40.0%
Stillwater	6.2%	9.1%	1.2%	18.5%	0.1%	35.1%
Stillwater Twp	-31.4%	9.3%	7.0%	1.3%	1.6%	-12.3%
West Lakeland	8.7%	8.2%	6.8%	23.8%	3.8%	51.3%
White Bear Lake	-5.0%	10.0%	-0.1%	21.2%	2.6%	28.8%
Willernie	1.9%	8.3%	2.3%	24.7%	0.5%	37.7%
Woodbury	5.3%	9.0%	1.8%	18.2%	0.0%	34.3%
COUNTY	5.9%	8.4%	2.9%	19.8%	0.4%	37.4%

Commercial/Industrial Class: Parcel Counts

	ay2020 # Parcels	ay2021 # Parcels	ay2022 # Parcels	ay2023 # Parcels	ay2024 # Parcels	+/-
Afton	37	36	39	38	39	1
Bayport	107	107	107	107	101	-6
Baytown	10	10	10	12	12	0
Birchwood	0	0	0	0	0	0
Cottage Grove	503	567	567	568	569	1
Dellwood	28	28	28	26	26	0
Denmark	66	66	65	65	65	0
Forest Lake	549	546	546	544	540	-4
Grant	94	95	93	93	93	0
Grey Cloud	24	21	22	22	22	0
Hastings	5	5	5	5	5	0
Hugo	191	194	195	205	202	-3
Lake Elmo	201	201	201	204	209	5
Lake St. Croix	9	9	9	9	9	0
Lakeland	38	38	38	38	38	0
Lakeland Shores	9	9	9	9	9	0
Landfall	7	7	7	7	7	0
Mahtomedi	77	78	77	68	68	0
Marine	17	17	16	16	16	0
May	8	8	8	8	8	0
Newport	205	197	197	197	201	4
Oak Park Hgts	220	220	220	215	215	0
Oakdale	394	398	393	398	394	-4
Pine Springs	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0
St. Paul Park	200	201	200	201	202	1
Scandia	77	77	75	72	72	0
Stillwater	408	400	394	391	390	-1
Stillwater Twp	5	6	6	6	6	0
West Lakeland	34	34	33	33	34	1
White Bear Lake	9	9	9	9	9	0
Willernie	33	33	33	33	33	0
Woodbury	577	575	574	577	571	-6
COUNTY	4,142	4,192	4,176	4,176	4,165	-11

Residential/SRR Class Summary: Current Year Adjustments

	ay2024 New Construction	Number of Parcels	ay2024 Res/SRR Value	ay2023 Res/SRR Value	ay2024 % Growth
Afton	\$ 7,137,000	1256	\$ 769,965,700	\$ 874,681,400	-12.8%
Bayport	\$ 3,000,300	1,019	\$ 411,135,200	\$ 424,082,700	-3.8%
Baytown	\$ 15,603,200	874	\$ 664,916,200	\$ 648,147,300	0.2%
Birchwood	\$ 1,026,600	414	\$ 222,218,800	\$ 215,940,600	2.4%
Cottage Grove	\$ 107,295,900	14,439	\$ 5,275,593,600	\$ 5,353,334,600	-3.5%
Dellwood	\$ 3,628,700	506	\$ 492,858,900	\$ 505,694,800	-3.3%
Denmark	\$ 4,762,400	747	\$ 461,377,800	\$ 457,499,900	-0.2%
Forest Lake	\$ 11,596,500	7,403	\$ 2,844,470,700	\$ 2,772,545,700	2.2%
Grant	\$ 13,208,500	1,752	\$ 1,115,421,300	\$ 1,144,845,600	-3.7%
Grey Cloud	\$ 9,300	151	\$ 56,078,600	\$ 54,833,000	2.3%
Hastings	\$ -	4	\$ 785,500	\$ 787,100	-0.2%
Hugo	\$ 47,941,400	6,618	\$ 2,632,532,300	\$ 2,691,773,000	-4.0%
Lake Elmo	\$ 89,831,600	4,947	\$ 2,901,434,900	\$ 2,776,187,900	1.3%
Lake St. Croix	\$ 242,900	714	\$ 163,701,300	\$ 176,260,900	-7.3%
Lakeland	\$ 1,851,200	786	\$ 314,606,800	\$ 330,505,000	-5.4%
Lakeland Shores	\$ 1,109,100	144	\$ 80,787,700	\$ 78,128,500	2.0%
Landfall	\$ -	1	\$ 213,200	\$ 213,200	0.0%
Mahtomedi	\$ 8,973,900	3,015	\$ 1,446,348,500	\$ 1,420,683,100	1.2%
Marine	\$ 1,671,900	510	\$ 196,085,500	\$ 184,060,500	5.6%
May	\$ 4,270,100	1,429	\$ 779,075,100	\$ 844,997,100	-8.3%
Newport	\$ 2,836,000	1,414	\$ 437,933,800	\$ 468,126,300	-7.1%
Oak Park Hgts	\$ 596,600	1,553	\$ 431,906,100	\$ 427,245,300	1.0%
Oakdale	\$ 20,789,300	9,749	\$ 3,088,329,900	\$ 3,118,296,800	-1.6%
Pine Springs	\$ 124,100	164	\$ 85,138,900	\$ 82,384,200	3.2%
St. Mary's Point	\$ 544,100	299	\$ 121,385,900	\$ 123,031,200	-1.8%
St. Paul Park	\$ 1,727,700	1,983	\$ 513,570,200	\$ 513,077,200	-0.2%
Scandia	\$ 5,897,600	2,206	\$ 901,782,600	\$ 911,057,200	-1.7%
Stillwater	\$ 9,825,600	7,503	\$ 3,137,689,700	\$ 3,177,988,100	-1.6%
Stillwater Twp	\$ 3,012,500	812	\$ 522,030,100	\$ 516,603,800	0.5%
West Lakeland	\$ 4,291,100	1,446	\$ 960,863,500	\$ 1,024,386,400	-6.6%
White Bear Lake	\$ 69,200	99	\$ 34,319,800	\$ 33,698,900	1.6%
Willernie	\$ 80,300	311	\$ 59,528,400	\$ 59,187,200	0.4%
Woodbury	\$ 183,852,100	26,357	\$ 11,670,966,600	\$ 11,867,710,300	-3.2%
COUNTY	\$ 556,806,700	100,625	\$ 42,795,053,100	\$ 43,277,994,800	-2.4%

Residential/SRR Class: Past & Current Year Adjustments

	ay2020	ay2021	ay2022	ay2023	ay2024	5-Year Change
Afton	-1.5%	1.6%	19.1%	14.0%	-12.8%	20.3%
Bayport	1.9%	4.3%	15.6%	11.1%	-3.8%	29.2%
Baytown	3.0%	3.2%	18.1%	18.4%	0.2%	42.9%
Birchwood	0.4%	1.5%	26.0%	-0.8%	2.4%	29.5%
Cottage Grove	5.4%	2.6%	22.2%	9.9%	-3.5%	36.6%
Dellwood	8.1%	1.8%	22.5%	8.5%	-3.3%	37.6%
Denmark	4.2%	2.7%	25.4%	5.4%	-0.2%	37.5%
Forest Lake	1.2%	3.6%	27.1%	4.7%	2.2%	38.8%
Grant	-2.0%	1.9%	21.6%	8.1%	-3.7%	25.9%
Grey Cloud	4.0%	3.1%	27.2%	0.8%	2.3%	37.3%
Hastings	5.5%	1.2%	19.8%	3.7%	-0.2%	30.1%
Hugo	2.8%	4.8%	21.0%	7.0%	-4.0%	31.6%
Lake Elmo	0.6%	5.4%	22.1%	3.6%	1.3%	33.0%
Lake St. Croix	4.2%	3.1%	17.3%	10.1%	-7.3%	27.5%
Lakeland	4.8%	3.6%	17.1%	5.2%	-5.4%	25.4%
Lakeland Shores	0.6%	3.2%	17.3%	4.8%	2.0%	27.9%
Landfall	0.0%	12.1%	3.7%	23.8%	0.0%	39.6%
Mahtomedi	4.8%	-2.6%	25.2%	1.5%	1.2%	30.1%
Marine	-3.5%	-1.6%	32.8%	-2.6%	5.6%	30.6%
May	0.3%	0.0%	23.8%	7.8%	-8.3%	23.6%
Newport	9.5%	2.4%	20.9%	9.0%	-7.1%	34.8%
Oak Park Hgts	2.5%	2.7%	20.0%	5.3%	1.0%	31.5%
Oakdale	2.3%	2.6%	18.1%	8.6%	-1.6%	29.9%
Pine Springs	0.0%	3.5%	25.5%	4.4%	3.2%	36.7%
St. Mary's Point	0.5%	11.4%	20.2%	10.8%	-1.8%	41.1%
St. Paul Park	3.2%	1.3%	20.0%	4.2%	-0.2%	28.5%
Scandia	2.7%	1.7%	24.6%	4.6%	-1.7%	31.9%
Stillwater	1.3%	5.6%	18.7%	9.3%	-1.6%	33.3%
Stillwater Twp	-1.9%	3.6%	20.6%	1.0%	0.5%	23.7%
West Lakeland	0.3%	4.5%	19.5%	13.8%	-6.6%	31.5%
White Bear Lake	2.5%	2.0%	24.8%	0.3%	1.6%	31.3%
Willernie	2.7%	6.1%	17.6%	-4.5%	0.4%	22.3%
Woodbury	2.7%	3.4%	18.6%	9.3%	-3.2%	30.7%
COUNTY	2.4%	3.2%	20.7%	7.9%	-2.4%	31.8%

Residential/SRR Class: Parcel Counts

	ay2020 # Parcels	ay2021 # Parcels	ay2022 # Parcels	ay2023 # Parcels	ay2024 # Parcels	+/-
Afton	1,276	1,275	1,266	1,255	1,256	1
Bayport	1,030	1,030	1,026	1,023	1,019	-4
Baytown	805	805	856	872	874	2
Birchwood	414	414	413	415	414	-1
Cottage Grove	12,607	13,078	13,875	14,177	14,439	262
Dellwood	513	513	509	506	506	0
Denmark	740	737	742	744	747	3
Forest Lake	7,369	7,369	7,386	7,381	7,403	22
Grant	1,757	1,752	1,753	1,755	1,752	-3
Grey Cloud	148	152	151	151	151	0
Hastings	3	3	3	4	4	0
Hugo	6,132	6,286	6,425	6,468	6,618	150
Lake Elmo	4,410	4,579	4,872	4,902	4,947	45
Lake St. Croix	717	717	714	714	714	0
Lakeland	791	791	788	787	786	-1
Lakeland Shores	144	144	144	144	144	0
Landfall	1	1	1	1	1	0
Mahtomedi	3,003	3,003	3,010	3,011	3,015	4
Marine	523	518	510	511	510	-1
May	1,434	1,430	1,429	1,427	1,429	2
Newport	1,388	1,424	1,424	1,421	1,414	-7
Oak Park Hgts	1,558	1,564	1,558	1,557	1,553	-4
Oakdale	9,527	9,524	9,633	9,690	9,749	59
Pine Springs	164	164	164	164	164	0
St. Mary's Point	312	305	307	301	299	-2
St. Paul Park	1,992	1,990	1,991	1,982	1,983	1
Scandia	2,220	2,211	2,205	2,198	2,206	8
Stillwater	7,477	7,487	7,502	7,504	7,503	-1
Stillwater Twp	815	814	812	811	812	1
West Lakeland	1,435	1,437	1,438	1,442	1,446	4
White Bear Lake	99	99	99	99	99	0
Willernie	313	312	311	311	311	0
Woodbury	24,500	24,981	25,270	26,136	26,357	221
COUNTY	95,617	96,909	98,587	99,864	100,625	761

Total Taxable Class Summary: Current Year Adjustments

	ay2024 New Construction	Number of Parcels	ay2024 Total Value	ay2023 Total Value	ay2024 % Growth
Afton	\$ 11,424,900	1,468	\$ 977,936,600	\$ 1,087,610,000	-11.1%
Bayport	\$ 3,000,300	1,142	\$ 490,461,400	\$ 502,613,100	-3.0%
Baytown	\$ 15,643,700	930	\$ 700,025,900	\$ 681,696,800	0.4%
Birchwood	\$ 1,026,600	414	\$ 222,218,800	\$ 215,940,600	2.4%
Cottage Grove	\$ 175,341,200	15,203	\$ 6,311,910,000	\$ 6,312,339,700	-2.8%
Dellwood	\$ 3,628,700	537	\$ 518,175,700	\$ 530,899,400	-3.1%
Denmark	\$ 5,742,400	1,144	\$ 701,419,200	\$ 693,453,500	0.3%
Forest Lake	\$ 24,335,900	8,167	\$ 3,606,912,700	\$ 3,522,324,200	1.7%
Grant	\$ 13,231,500	1,987	\$ 1,257,377,900	\$ 1,289,076,400	-3.5%
Grey Cloud	\$ 9,300	183	\$ 65,153,100	\$ 63,892,600	2.0%
Hastings	\$ -	9	\$ 2,833,500	\$ 2,835,100	-0.1%
Hugo	\$ 48,439,100	7,093	\$ 3,060,112,400	\$ 3,126,599,400	-3.7%
Lake Elmo	\$ 101,310,700	5,286	\$ 3,375,003,800	\$ 3,232,714,700	1.3%
Lake St. Croix	\$ 242,900	724	\$ 167,352,500	\$ 179,735,400	-7.0%
Lakeland	\$ 1,851,200	830	\$ 334,972,500	\$ 350,576,200	-5.0%
Lakeland Shores	\$ 1,109,100	153	\$ 83,988,200	\$ 81,287,400	2.0%
Landfall	\$ -	8	\$ 12,003,900	\$ 12,003,900	0.0%
Mahtomedi	\$ 22,401,400	3,104	\$ 1,621,566,400	\$ 1,582,627,800	1.0%
Marine	\$ 1,671,900	537	\$ 206,423,200	\$ 194,222,800	5.4%
May	\$ 5,506,800	1,739	\$ 991,906,400	\$ 1,056,886,400	-6.7%
Newport	\$ 2,836,000	1,662	\$ 635,379,100	\$ 655,726,700	-3.5%
Oak Park Hgts	\$ 2,916,800	1,801	\$ 895,377,800	\$ 892,416,000	0.0%
Oakdale	\$ 114,909,900	10,212	\$ 4,236,939,400	\$ 4,174,806,000	-1.3%
Pine Springs	\$ 124,100	164	\$ 85,138,900	\$ 82,384,200	3.2%
St. Mary's Point	\$ 544,100	299	\$ 121,485,900	\$ 123,131,200	-1.8%
St. Paul Park	\$ 2,072,000	2,274	\$ 597,939,700	\$ 597,560,700	-0.3%
Scandia	\$ 7,472,300	2,591	\$ 1,064,766,500	\$ 1,070,775,600	-1.3%
Stillwater	\$ 25,815,300	7,978	\$ 3,812,432,500	\$ 3,836,871,000	-1.3%
Stillwater Twp	\$ 3,012,500	928	\$ 607,768,800	\$ 600,231,000	0.8%
West Lakeland	\$ 4,291,100	1,525	\$ 1,015,486,000	\$ 1,078,043,300	-6.2%
White Bear Lake	\$ 267,000	109	\$ 57,227,800	\$ 56,194,400	1.4%
Willernie	\$ 80,300	345	\$ 68,607,000	\$ 68,228,700	0.4%
Woodbury	\$ 297,727,300	27,094	\$ 15,023,709,200	\$ 15,133,828,200	-2.7%
COUNTY	\$ 897,986,300	107,640	\$ 52,930,012,700	\$ 53,089,532,400	-2.0%

Total Taxable Class: Past & Current Year Adjustments

	ay2020	ay2021	ay2022	ay2023	ay2024	5-Year Change
Afton	0.0%	2.0%	19.3%	16.1%	-11.1%	26.3%
Bayport	3.0%	4.4%	13.9%	11.8%	-3.0%	30.0%
Baytown	3.5%	3.3%	17.9%	18.5%	0.4%	43.6%
Birchwood	0.4%	1.5%	26.0%	-0.8%	2.4%	29.5%
Cottage Grove	5.4%	2.8%	20.9%	10.9%	-2.8%	37.2%
Dellwood	7.7%	2.3%	22.5%	9.0%	-3.1%	38.4%
Denmark	5.2%	3.2%	24.5%	8.4%	0.3%	41.5%
Forest Lake	1.7%	4.0%	23.4%	7.0%	1.7%	37.9%
Grant	-1.3%	2.2%	21.7%	8.5%	-3.5%	27.6%
Grey Cloud	4.4%	2.5%	26.0%	1.3%	2.0%	36.2%
Hastings	-2.2%	7.6%	5.2%	8.0%	-0.1%	18.5%
Hugo	3.6%	4.8%	19.8%	8.3%	-3.7%	32.8%
Lake Elmo	1.0%	5.4%	20.8%	4.9%	1.3%	33.3%
Lake St. Croix	4.2%	3.3%	17.1%	10.5%	-7.0%	28.1%
Lakeland	4.5%	3.7%	16.2%	5.7%	-5.0%	25.1%
Lakeland Shores	0.3%	3.6%	16.6%	5.1%	2.0%	27.5%
Landfall	0.0%	10.0%	0.1%	22.8%	0.0%	32.9%
Mahtomedi	4.2%	-2.0%	23.7%	2.8%	1.0%	29.6%
Marine	-2.3%	-1.9%	32.0%	-2.1%	5.4%	31.2%
May	1.8%	0.8%	24.7%	9.0%	-6.7%	29.7%
Newport	9.2%	2.9%	17.3%	12.3%	-3.5%	38.1%
Oak Park Hgts	2.7%	4.8%	13.3%	8.1%	0.0%	28.8%
Oakdale	3.4%	3.2%	16.3%	10.4%	-1.3%	32.0%
Pine Springs	0.0%	3.5%	25.5%	4.4%	3.2%	36.7%
St. Mary's Point	0.5%	11.3%	20.2%	10.8%	-1.8%	41.1%
St. Paul Park	3.7%	3.6%	20.3%	7.8%	-0.3%	35.2%
Scandia	3.2%	1.8%	24.9%	4.9%	-1.3%	33.6%
Stillwater	2.4%	5.6%	16.7%	10.3%	-1.3%	33.6%
Stillwater Twp	-1.1%	3.0%	20.8%	3.1%	0.8%	26.6%
West Lakeland	0.6%	4.4%	19.3%	13.7%	-6.2%	31.7%
White Bear Lake	-13.2%	2.9%	17.1%	0.2%	1.4%	8.5%
Willernie	2.6%	6.2%	15.9%	-1.8%	0.4%	23.4%
Woodbury	3.4%	4.2%	16.0%	9.7%	-2.7%	30.5%
COUNTY	3.0%	3.6%	18.9%	9.0%	-2.0%	32.6%

Total Taxable Class: Parcel Counts

	ay2020 # Parcels	ay2021 # Parcels	ay2022 # Parcels	ay2023 # Parcels	ay2024 # Parcels	+/-
Afton	1,485	1,485	1,480	1,464	1,468	4
Bayport	1,159	1,159	1,155	1,152	1,142	-10
Baytown	866	866	913	929	930	1
Birchwood	414	414	413	415	414	-1
Cottage Grove	13,319	13,851	14,646	14,948	15,203	255
Dellwood	547	547	542	537	537	0
Denmark	1,147	1,142	1,141	1,143	1,144	1
Forest Lake	8,137	8,136	8,158	8,151	8,167	16
Grant	1,994	1,991	1,992	1,991	1,987	-4
Grey Cloud	182	183	183	183	183	0
Hastings	9	9	9	10	9	-1
Hugo	6,587	6,754	6,895	6,948	7,093	145
Lake Elmo	4,735	4,912	5,201	5,234	5,286	52
Lake St. Croix	727	727	724	724	724	0
Lakeland	835	835	832	831	830	-1
Lakeland Shores	153	153	153	153	153	0
Landfall	8	8	8	8	8	0
Mahtomedi	3,099	3,100	3,106	3,100	3,104	4
Marine	551	546	537	538	537	-1
May	1,754	1,749	1,749	1,746	1,739	-7
Newport	1,638	1,666	1,666	1,663	1,662	-1
Oak Park Hgts	1,813	1,817	1,811	1,805	1,801	-4
Oakdale	9,976	9,977	10,086	10,149	10,212	63
Pine Springs	164	164	164	164	164	0
St. Mary's Point	312	305	307	301	299	-2
St. Paul Park	2,287	2,286	2,280	2,277	2,274	-3
Scandia	2,639	2,633	2,606	2,585	2,591	6
Stillwater	7,969	7,970	7,980	7,980	7,978	-2
Stillwater Twp	928	928	927	927	928	1
West Lakeland	1,516	1,519	1,518	1,521	1,525	4
White Bear Lake	109	109	109	109	109	0
Willernie	347	346	345	345	345	0
Woodbury	25,246	25,733	26,022	26,882	27,094	212
COUNTY	102,652	104,020	105,658	106,913	107,640	727

Residential/SRR Class: Current Year Value Changes

This table lists a breakdown of the number of value changes by percent change the residential and seasonal recreational properties in each community received for the 2024 assessment. The percent change groupings are listed across the top row of the table. For the 2024 assessment 30.55% are receiving a valuation notice indicating an increase in their property value.

	Over 15% Decrease	10.1% - 15% Decrease	5.1% - 10% Decrease	.1% to 5% Decrease	No Change	.1% to 5% Increase	5.1% - 10% Increase	10.1% - 15% Increase	Over 15% Increase	Total	Total Decrease & No Change	Total Increase
Afton	189	560	275	86	99	21	7	2	17	1,256	1,209	47
Bayport	4	198	75	291	85	307	41	5	13	1,019	653	366
Baytown	6	5	13	188	85	517	22	7	31	874	297	577
Birchwood	2	-	1	21	45	236	87	9	13	414	69	345
Cottage Grove	273	378	4,467	6,162	280	1,932	358	50	539	14,439	11,560	2,879
Dellwood	8	28	147	209	45	53	9	3	4	506	437	69
Denmark	5	1	21	61	91	499	54	1	14	747	179	568
Forest Lake	61	7	84	1,324	498	3,747	1,350	138	194	7,403	1,974	5,429
Grant	13	42	397	976	180	87	14	10	33	1,752	1,608	144
Grey Cloud	-	1	-	16	27	90	9	3	5	151	44	107
Hastings	-	-	-	2	2	-	-	-	-	4	4	-
Hugo	55	171	2,418	3,203	178	282	31	6	274	6,618	6,025	593
Lake Elmo	6	49	179	1,405	241	2,032	579	55	401	4,947	1,880	3,067
Lake St. Croix	30	99	282	69	200	10	4	-	20	714	680	34
Lakeland	17	212	327	104	61	40	14	2	13	790	721	69
Lakeland Shores	-	-	5	21	21	88	7	-	2	144	47	97
Landfall	-	-	-	-	1	-	-	-	-	1	1	-
Mahtomedi	8	7	37	854	245	1,605	194	18	47	3,015	1,151	1,864
Marine	28	5	8	46	120	111	79	46	67	510	207	303
May	126	131	595	221	229	99	12	5	11	1,429	1,302	127
Newport	58	293	517	314	102	66	35	6	23	1,414	1,284	130
Oak Park Hgts	9	1	51	530	74	321	244	93	230	1,553	665	888
Oakdale	8	49	1,412	4,758	344	2,220	644	75	239	9,749	6,571	3,178
Pine Springs	1	-	-	5	19	113	24	2	-	164	25	139
St. Mary's Point	-	3	20	90	120	52	4	2	8	299	233	66
St. Paul Park	5	18	88	861	212	660	105	12	22	1,983	1,184	799
Scandia	65	49	169	504	437	747	160	32	43	2,206	1,224	982
Stillwater	123	53	576	3,867	427	2,069	164	50	174	7,503	5,046	2,457
Stillwater Twp	1	2	22	171	73	472	48	7	16	812	269	543
West Lakeland	29	139	915	279	45	21	3	2	13	1,446	1,407	39
White Bear Lake	-	-	-	9	2	83	4	1	-	99	11	88
Willernie	4	5	19	64	63	114	13	9	20	311	155	156
Woodbury	234	574	6,421	14,178	328	3,165	402	33	979	26,314	21,735	4,579
COUNTY	1,368	3,080	19,541	40,889	4,979	21,859	4,721	684	3,465	100,586	69,857	30,729
	1.36%	3.06%	19.43%	40.65%	4.95%	21.73%	4.69%	0.68%	3.44%	100.00%	69.45%	30.55%

MARKET VALUE SECTION

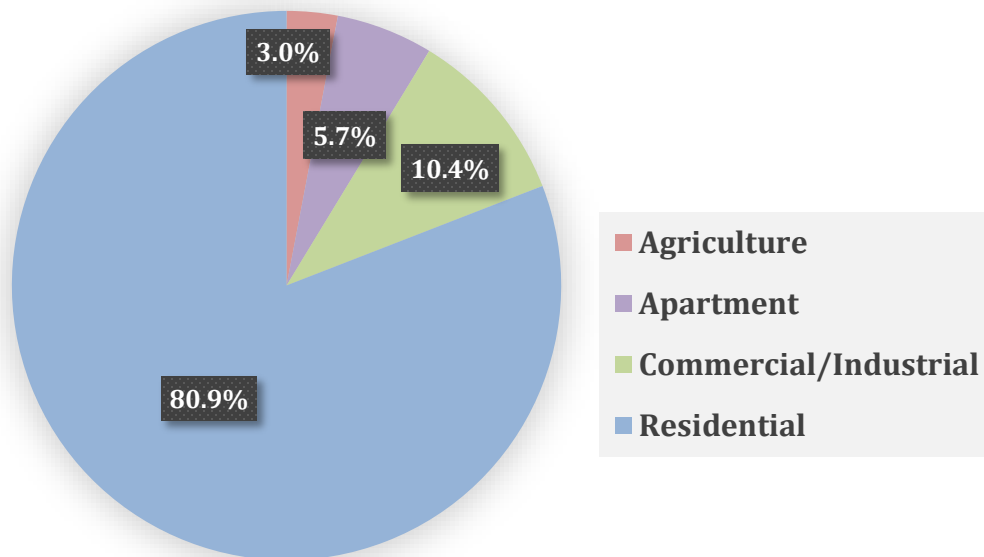
Distribution of Market Value by Classification

With new construction included the pattern of change in the county's total value and classification value distribution can be seen in the following list of past assessment year data.

Estimated Market Value (EMV) by Classification & Percentage of Total

EMV (includes new construction)	ay2020	ay2021	ay2022	ay2023	ay2024
Total EMV	\$37,326,145,800	\$39,314,872,800	\$47,713,887,100	\$53,051,928,400	\$52,930,012,700
Agriculture EMV	\$ 1,315,056,100	\$ 1,271,577,600	\$ 1,578,317,900	\$ 1,650,874,300	\$ 1,608,999,100
Agriculture % of Total	3.5%	3.2%	3.3%	3.1%	3.0%
Apartment EMV	\$ 1,743,006,000	\$ 1,939,119,200	\$ 2,492,341,700	\$ 2,840,263,100	\$ 3,041,791,900
Apartment % of Total	4.7%	4.9%	5.2%	5.4%	5.7%
Commercial/Industrial EMV	\$ 3,884,295,400	\$ 4,214,432,800	\$ 4,395,244,900	\$ 5,374,873,700	\$ 5,484,168,600
Comm/Industrial % of Total	10.4%	10.7%	9.2%	10.1%	10.4%
Residential/SRR EMV	\$30,383,788,300	\$31,889,743,200	\$39,247,982,600	\$43,185,917,300	\$42,795,053,100
Residential/SRR % of Total	81.4%	81.1%	82.3%	81.4%	80.9%

2024 EMV Distributuion by Classification



Median Values

Historical Median Residential Improved Value: Residential/SRR
(Combined Single Family and Townhome/Condo with improvement value ≥ \$25,000)

	Median ay2020	% Change	Median ay2021	% Change	Median ay2022	% Change	Median ay2023	% Change	Median ay2024	% Change
Afton	\$ 484,600	-2.5%	\$ 489,100	-1.6%	\$ 597,000	22.1%	\$ 697,800	16.9%	\$ 617,600	-11.5%
Bayport	\$ 267,200	1.6%	\$ 288,200	9.6%	\$ 336,400	16.7%	\$ 375,100	11.5%	\$ 377,400	0.6%
Baytown	\$ 573,700	6.1%	\$ 589,500	9.0%	\$ 691,900	17.4%	\$ 837,200	21.0%	\$ 841,000	0.5%
Birchwood	\$ 346,100	-3.5%	\$ 354,800	-1.0%	\$ 435,400	22.7%	\$ 416,700	-4.3%	\$ 437,400	5.0%
Cottage Grove	\$ 266,900	5.2%	\$ 270,700	6.7%	\$ 328,600	21.4%	\$ 365,200	11.1%	\$ 354,500	-2.9%
Dellwood	\$ 637,600	15.3%	\$ 688,100	24.4%	\$ 804,900	17.0%	\$ 895,600	11.3%	\$ 854,200	-4.6%
Denmark	\$ 456,500	3.8%	\$ 467,400	6.3%	\$ 612,100	31.0%	\$ 655,500	7.1%	\$ 669,000	2.1%
Forest Lake	\$ 274,500	1.4%	\$ 281,400	4.0%	\$ 361,000	28.3%	\$ 371,500	2.9%	\$ 383,600	3.3%
Grant	\$ 487,000	-4.1%	\$ 503,400	-0.9%	\$ 618,400	22.8%	\$ 676,700	9.4%	\$ 654,000	-3.4%
Grey Cloud	\$ 359,000	4.3%	\$ 371,400	7.9%	\$ 480,500	29.4%	\$ 478,600	-0.4%	\$ 488,700	2.1%
Hastings										
Hugo	\$ 290,000	4.1%	\$ 309,800	11.2%	\$ 379,300	22.4%	\$ 408,700	7.8%	\$ 389,400	-4.7%
Lake Elmo	\$ 434,800	1.0%	\$ 458,700	6.5%	\$ 553,800	20.7%	\$ 585,700	5.8%	\$ 581,700	-0.7%
Lake St. Croix	\$ 242,400	5.0%	\$ 250,000	8.3%	\$ 293,700	17.5%	\$ 325,700	10.9%	\$ 300,000	-7.9%
Lakeland	\$ 283,800	5.5%	\$ 297,000	10.4%	\$ 349,000	17.5%	\$ 370,500	6.2%	\$ 337,200	-9.0%
Lakeland Shores	\$ 343,900	0.9%	\$ 358,500	5.1%	\$ 418,300	16.7%	\$ 444,400	6.2%	\$ 451,400	1.6%
Landfall										
Mahtomedi	\$ 360,100	5.0%	\$ 351,200	2.5%	\$ 435,800	24.1%	\$ 444,100	1.9%	\$ 450,900	1.5%
Marine	\$ 373,300	-3.5%	\$ 379,900	-1.8%	\$ 499,600	31.5%	\$ 477,300	-4.5%	\$ 529,000	10.8%
May	\$ 458,800	0.9%	\$ 452,100	-0.5%	\$ 567,200	25.5%	\$ 621,700	9.6%	\$ 578,600	-6.9%
Newport	\$ 226,600	4.9%	\$ 229,600	6.2%	\$ 285,700	24.4%	\$ 325,500	13.9%	\$ 305,100	-6.3%
Oak Park Hgts	\$ 240,300	1.5%	\$ 251,000	6.0%	\$ 294,600	17.4%	\$ 322,400	9.4%	\$ 321,900	-0.2%
Oakdale	\$ 259,000	2.5%	\$ 264,300	4.5%	\$ 315,000	19.2%	\$ 343,300	9.0%	\$ 337,800	-1.6%
Pine Springs	\$ 412,300	0.0%	\$ 429,200	4.1%	\$ 538,900	25.6%	\$ 563,400	4.5%	\$ 582,400	3.4%
St. Mary's Point	\$ 318,400	0.2%	\$ 335,000	5.4%	\$ 402,900	20.3%	\$ 446,500	10.8%	\$ 446,000	-0.1%
St. Paul Park	\$ 220,200	4.3%	\$ 221,600	5.0%	\$ 266,600	20.3%	\$ 277,600	4.1%	\$ 279,500	0.7%
Scandia	\$ 376,500	3.0%	\$ 375,500	2.7%	\$ 476,800	27.0%	\$ 495,600	3.9%	\$ 497,600	0.4%
Stillwater	\$ 294,700	1.9%	\$ 313,400	8.3%	\$ 373,800	19.3%	\$ 409,500	9.6%	\$ 409,400	0.0%
Stillwater Twp	\$ 487,200	-3.7%	\$ 499,700	-1.2%	\$ 612,400	22.6%	\$ 630,500	3.0%	\$ 644,800	2.3%
West Lakeland	\$ 479,500	0.7%	\$ 503,300	5.7%	\$ 606,500	20.5%	\$ 695,900	14.7%	\$ 648,300	-6.8%
White Bear Lake	\$ 269,500	1.9%	\$ 276,500	4.6%	\$ 345,500	25.0%	\$ 345,800	0.1%	\$ 354,600	2.5%
Willernie	\$ 211,700	4.5%	\$ 226,300	11.8%	\$ 266,200	17.6%	\$ 254,500	-4.4%	\$ 255,100	0.2%
Woodbury	\$ 341,200	4.2%	\$ 351,100	7.2%	\$ 419,000	19.3%	\$ 456,600	9.0%	\$ 441,100	-3.4%
COUNTY MEDIAN	\$ 306,600	3.3%	\$ 316,800	6.8%	\$ 384,200	21.3%	\$ 415,600	8.2%	\$ 407,900	-1.9%

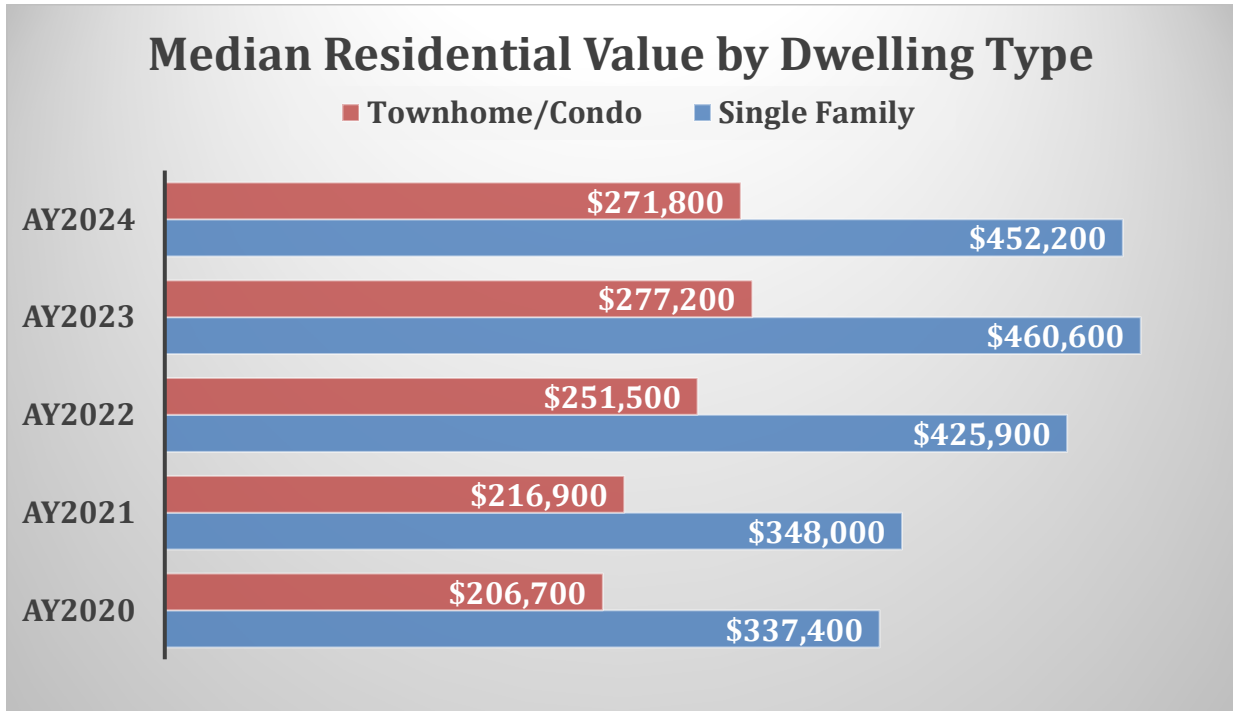
Historical Median Residential Improved Value: Townhomes/Condos
 (With improvement value ≥ \$25,000)

	Median ay2020	% Change	Median ay2021	% Change	Median ay2022	% Change	Median ay2023	% Change	Median ay2024	% Change
Bayport	\$ 352,100	13.5%	\$ 364,600	17.5%	\$ 418,700	14.8%	\$ 457,600	9.3%	\$ 443,300	-3.1%
Cottage Grove	\$ 190,700	6.9%	\$ 199,000	11.5%	\$ 236,300	18.7%	\$ 259,300	9.7%	\$ 248,000	-4.4%
Forest Lake	\$ 190,800	0.6%	\$ 196,800	3.8%	\$ 246,300	25.2%	\$ 261,900	6.3%	\$ 270,700	3.4%
Hugo	\$ 199,800	2.1%	\$ 212,000	8.4%	\$ 254,800	20.2%	\$ 280,400	10.0%	\$ 268,400	-4.3%
Lake Elmo	\$ 283,700	-0.6%	\$ 309,700	8.5%	\$ 341,800	10.4%	\$ 375,600	9.9%	\$ 368,100	-2.0%
Mahtomedi	\$ 289,300	4.3%	\$ 281,500	1.5%	\$ 340,600	21.0%	\$ 334,500	-1.8%	\$ 339,700	1.6%
Marine	\$ 211,000	0.0%	\$ 219,900	4.2%	\$ 291,200	32.4%	\$ 277,300	-4.8%	\$ 290,900	4.9%
Newport	\$ 170,000	2.8%	\$ 174,400	5.5%	\$ 212,300	21.7%	\$ 207,100	-2.4%	\$ 229,200	10.7%
Oak Park Hgts	\$ 197,900	9.0%	\$ 202,300	11.5%	\$ 270,200	33.6%	\$ 245,500	-9.1%	\$ 263,000	7.1%
Oakdale	\$ 185,500	2.5%	\$ 194,600	7.6%	\$ 220,000	13.1%	\$ 245,500	11.6%	\$ 242,000	-1.4%
St. Paul Park	\$ 205,100	0.0%	\$ 199,800	-2.6%	\$ 241,100	20.7%	\$ 250,400	3.9%	\$ 239,300	-4.4%
Stillwater	\$ 249,300	0.1%	\$ 262,800	5.5%	\$ 299,400	13.9%	\$ 334,500	11.7%	\$ 327,000	-2.2%
Woodbury	\$ 220,700	6.2%	\$ 231,700	11.5%	\$ 261,900	13.0%	\$ 290,200	10.8%	\$ 280,600	-3.3%
COUNTY MEDIAN	\$ 206,700	4.9%	\$ 216,900	10.0%	\$ 251,500	16.0%	\$ 277,200	10.2%	\$ 271,800	-1.9%

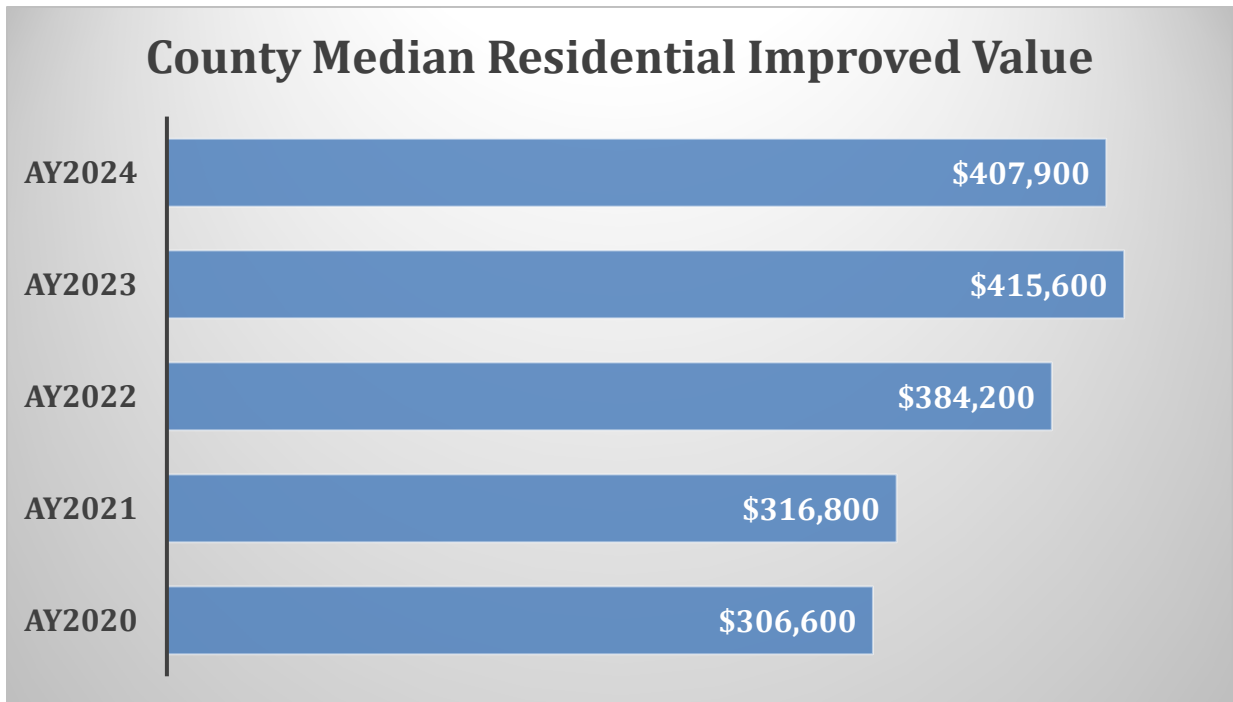
Historical Median Residential Improved Value: Single Family
(With improvement value ≥ \$25,000)

	Median ay2020	% Change	Median ay2021	% Change	Median ay2022	% Change	Median ay2023	% Change	Median ay2024	% Change
Afton	\$ 484,600	-2.5%	\$ 489,100	-1.6%	\$ 597,000	22.1%	\$ 697,800	16.9%	\$ 617,600	-11.5%
Bayport	\$ 260,800	1.8%	\$ 283,200	10.5%	\$ 332,300	17.3%	\$ 368,500	10.9%	\$ 375,400	1.9%
Baytown	\$ 573,700	6.1%	\$ 589,500	9.0%	\$ 691,900	17.4%	\$ 837,200	21.0%	\$ 841,000	0.5%
Birchwood	\$ 346,100	-3.5%	\$ 354,800	-1.0%	\$ 435,400	22.7%	\$ 416,700	-4.3%	\$ 437,400	5.0%
Cottage Grove	\$ 274,700	5.4%	\$ 279,000	7.0%	\$ 339,100	21.5%	\$ 379,200	11.8%	\$ 369,500	-2.6%
Dellwood	\$ 637,600	15.3%	\$ 688,100	24.4%	\$ 804,900	17.0%	\$ 895,600	11.3%	\$ 854,200	-4.6%
Denmark	\$ 456,500	3.8%	\$ 467,400	6.3%	\$ 612,100	31.0%	\$ 655,500	7.1%	\$ 669,000	2.1%
Forest Lake	\$ 296,000	1.8%	\$ 302,800	4.1%	\$ 389,800	28.7%	\$ 399,800	2.6%	\$ 413,300	3.4%
Grant	\$ 487,000	-4.1%	\$ 503,400	-0.9%	\$ 618,400	22.8%	\$ 676,700	9.4%	\$ 654,000	-3.4%
Grey Cloud	\$ 359,000	4.3%	\$ 371,400	7.9%	\$ 480,500	29.4%	\$ 478,600	-0.4%	\$ 488,700	2.1%
Hastings										
Hugo	\$ 358,400	2.9%	\$ 372,100	6.8%	\$ 450,200	21.0%	\$ 484,900	7.7%	\$ 467,400	-3.6%
Lake Elmo	\$ 441,400	0.6%	\$ 464,600	5.9%	\$ 563,500	21.3%	\$ 598,300	6.2%	\$ 600,100	0.3%
Lake St. Croix	\$ 242,400	5.0%	\$ 250,000	8.3%	\$ 293,700	17.5%	\$ 325,700	10.9%	\$ 297,000	-8.8%
Lakeland	\$ 283,800	5.5%	\$ 297,000	10.4%	\$ 349,000	17.5%	\$ 370,500	6.2%	\$ 337,400	-8.9%
Lakeland Shores	\$ 343,900	0.9%	\$ 358,500	5.1%	\$ 418,300	16.7%	\$ 444,400	6.2%	\$ 451,400	1.6%
Landfall										
Mahtomedi	\$ 370,600	5.4%	\$ 361,600	2.8%	\$ 451,300	24.8%	\$ 458,500	1.6%	\$ 467,800	2.0%
Marine	\$ 373,300	-3.5%	\$ 379,900	-1.8%	\$ 513,900	35.3%	\$ 495,200	-3.6%	\$ 539,900	9.0%
May	\$ 458,800	0.9%	\$ 452,100	-0.5%	\$ 567,200	25.5%	\$ 621,700	9.6%	\$ 578,600	-6.9%
Newport	\$ 226,600	4.9%	\$ 229,600	6.2%	\$ 289,400	26.0%	\$ 330,100	14.1%	\$ 309,500	-6.2%
Oak Park Hgts	\$ 260,300	0.9%	\$ 270,600	4.9%	\$ 314,500	16.2%	\$ 348,500	10.8%	\$ 346,300	-0.6%
Oakdale	\$ 276,800	2.3%	\$ 284,600	5.1%	\$ 340,900	19.8%	\$ 367,900	7.9%	\$ 363,400	-1.2%
Pine Springs	\$ 412,300	0.0%	\$ 429,200	4.1%	\$ 538,900	25.6%	\$ 563,400	4.5%	\$ 582,400	3.4%
St. Mary's Point	\$ 318,400	0.2%	\$ 335,000	5.4%	\$ 402,900	20.3%	\$ 446,500	10.8%	\$ 446,000	-0.1%
St. Paul Park	\$ 220,200	4.3%	\$ 221,600	5.0%	\$ 268,900	21.3%	\$ 279,900	4.1%	\$ 282,400	0.9%
Scandia	\$ 376,500	3.0%	\$ 375,500	2.7%	\$ 476,800	27.0%	\$ 495,600	3.9%	\$ 498,100	0.5%
Stillwater	\$ 301,500	1.5%	\$ 321,800	8.4%	\$ 387,600	20.4%	\$ 422,800	9.1%	\$ 422,600	0.0%
Stillwater Twp	\$ 487,200	-3.7%	\$ 499,700	-1.2%	\$ 612,400	22.6%	\$ 630,500	3.0%	\$ 644,800	2.3%
West Lakeland	\$ 479,500	0.7%	\$ 503,300	5.7%	\$ 606,500	20.5%	\$ 695,900	14.7%	\$ 648,300	-6.8%
White Bear Lake	\$ 269,500	1.9%	\$ 276,500	4.6%	\$ 345,500	25.0%	\$ 345,800	0.1%	\$ 354,600	2.5%
Willernie	\$ 211,700	4.5%	\$ 226,300	11.8%	\$ 266,200	17.6%	\$ 254,500	-4.4%	\$ 251,500	-1.2%
Woodbury	\$ 382,800	3.1%	\$ 395,400	6.5%	\$ 476,100	20.4%	\$ 520,000	9.2%	\$ 503,700	-3.1%
COUNTY MEDIAN	\$ 337,400	2.9%	\$ 348,000	6.1%	\$ 425,900	22.4%	\$ 460,600	8.1%	\$ 452,200	-1.8%

Single Family and Townhome/Condo breakdown (Data from pages 31 & 32)
 (With improvement value ≥ \$25,000)



Historical County Median Residential Improved Value (Data from page 30)
 (Includes both Single Family and Townhome/Condo with improvement value ≥ \$25,000)



OTHER ASSESSMENT RELATED INFORMATION

New Construction

Current New Construction Starts: All Classifications

Calendar Year	SFR 2023 New Starts	TH/Condo 2023 New Starts	Comm/Ind 2023 New Starts	Apartment 2023 New Starts	Exempt 2023 New Starts	Total 2023 New Starts
Afton	7	0	1	0	0	8
Bayport	3	0	0	0	0	3
Baytown	18	0	0	0	0	18
Birchwood	2	0	0	0	0	2
Cottage Grove	242	65	3	0	1	311
Dellwood	0	0	0	0	0	0
Denmark	3	0	1	0	0	4
Forest Lake	13	6	1	0	3	23
Grant	7	0	0	0	0	7
Grey Cloud	0	0	0	0	0	0
Hastings	0	0	0	0	0	0
Hugo	113	6	1	0	0	120
Lake Elmo	82	120	4	0	0	206
Lake St. Croix	0	0	0	0	0	0
Lakeland	2	0	0	0	0	2
Lakeland Shores	1	0	0	0	0	1
Landfall	0	0	0	0	0	0
Mahtomedi	14	0	0	0	0	14
Marine	2	0	0	0	0	2
May	4	0	0	0	0	4
Newport	6	0	0	0	0	6
Oak Park Hgts	0	0	2	0	0	2
Oakdale	48	0	1	4	0	53
Pine Springs	0	0	0	0	0	0
St. Mary's Point	0	0	0	0	0	0
St. Paul Park	0	6	0	0	0	6
Scandia	10	0	0	0	0	10
Stillwater	11	0	1	1	0	13
Stillwater Twp	4	0	0	0	0	4
West Lakeland	2	0	0	0	0	2
White Bear Lake	0	0	0	0	0	0
Willernie	0	0	0	0	0	0
Woodbury	381	101	1	2	4	489
COUNTY	975	304	16	7	8	1,310

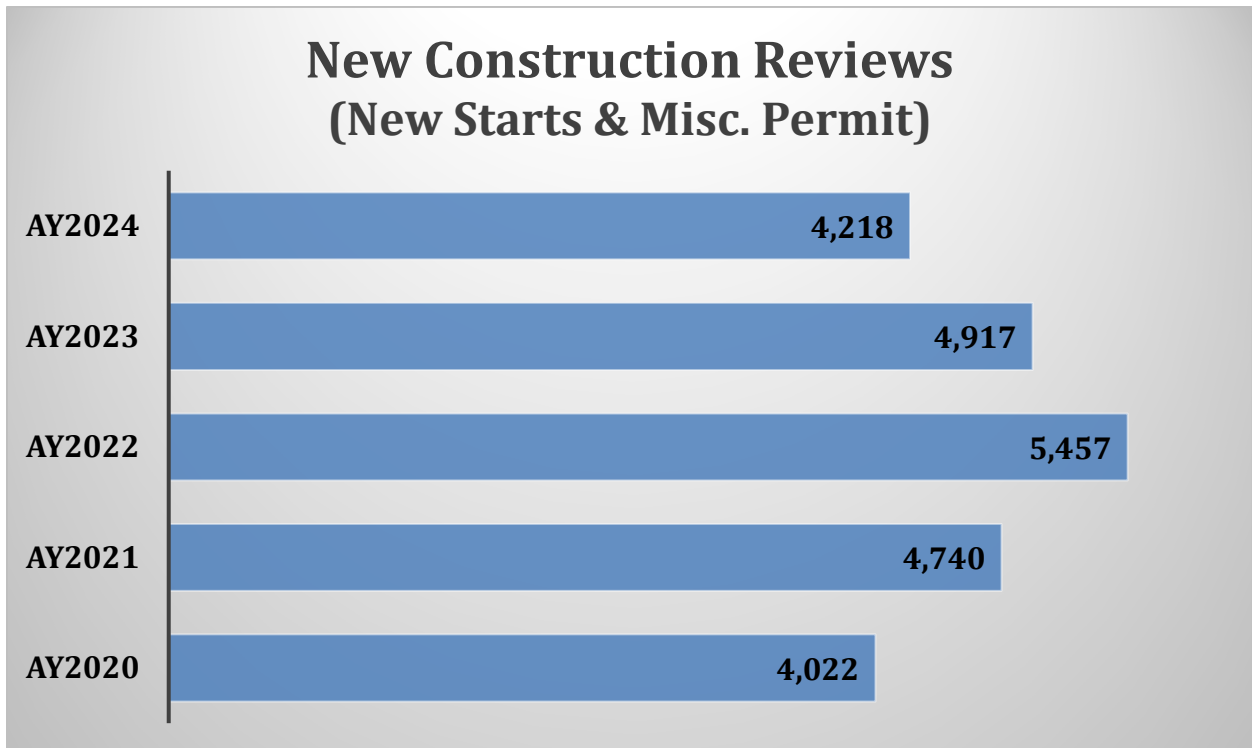
Past & Current New Construction Starts: Single Family and Townhome/Condo

Calendar Year	2019 New Starts	2020 New Starts	2021 New Starts	2022 New Starts	2023 New Starts
Afton	11	8	19	11	7
Bayport	26	28	8	14	3
Baytown	7	11	9	12	18
Birchwood	0	2	1	0	2
Cottage Grove	249	359	536	406	307
Dellwood	1	4	2	3	0
Denmark	9	13	15	6	3
Forest Lake	53	52	41	34	19
Grant	10	16	19	14	7
Grey Cloud	0	0	0	0	0
Hastings	0	0	0	0	0
Hugo	101	161	197	110	119
Lake Elmo	228	282	326	162	202
Lake St. Croix	0	1	0	1	0
Lakeland	3	2	1	0	2
Lakeland Shores	0	0	0	1	1
Landfall	0	0	0	0	0
Mahtomedi	9	13	6	6	14
Marine	0	0	5	6	2
May	8	3	3	8	4
Newport	46	67	70	10	6
Oak Park Hgts	4	6	5	1	0
Oakdale	3	4	24	69	48
Pine Springs	1	0	0	0	0
St. Mary's Point	0	0	2	0	0
St. Paul Park	9	0	1	1	6
Scandia	11	7	20	21	10
Stillwater	50	33	39	26	11
Stillwater Twp	5	1	6	1	4
West Lakeland	4	8	18	6	2
White Bear Lake	0	0	0	0	0
Willernie	0	2	2	3	0
Woodbury	454	383	533	352	482
COUNTY	1,302	1,466	1,908	1,284	1,279

Historical New Construction Summary: All Classifications

	2019 ay2020	2020 ay2021	2021 ay2022	2022 ay2023	2023 ay2024
Single Family	1,144	1,247	1,592	1,066	975
Townhome/Condo	158	219	316	218	304
Apartment	16	10	4	9	7
Commercial/Industrial	14	14	18	23	16
Misc Permits	2,690	3,250	3,527	3,601	2,916
TOTAL	4,022	4,740	5,457	4,917	4,218
Taxable Value Added	\$ 620,711,300	\$ 703,302,300	\$ 987,855,900	\$ 1,121,556,700	\$ 897,986,300

Historical Comparison of New Construction: ay20-ay24



Appraiser Activity: Permit & Quintile Review Counts

Current state law mandates that all property must be re-assessed each year and reviewed once every five years (aka quintile). Staff also inspect properties that have taken out a construction permit during the course of the year.

During 2023 (for the 2024 assessment), the Assessor Division appraisers and locally hired assessors reviewed 28,708 properties. Below is the breakdown of the properties that were reviewed over the last five years.

	2019 ay2020	2020 ay2021	2021 ay2022	2022 ay2023	2023 ay2024
Residential Quintile	21,400	24,160	23,008	22,605	21,696
Apt/CI Reviews	970	1,191	499	1,240	1,320
New Construction Reviews	4,022	4,740	5,457	4,917	4,218
Misc Reviews	28	0	1,494	2	1,474
TOTAL	26,420	30,091	30,458	28,764	28,708

Appraiser Activity: Tax Petition Related

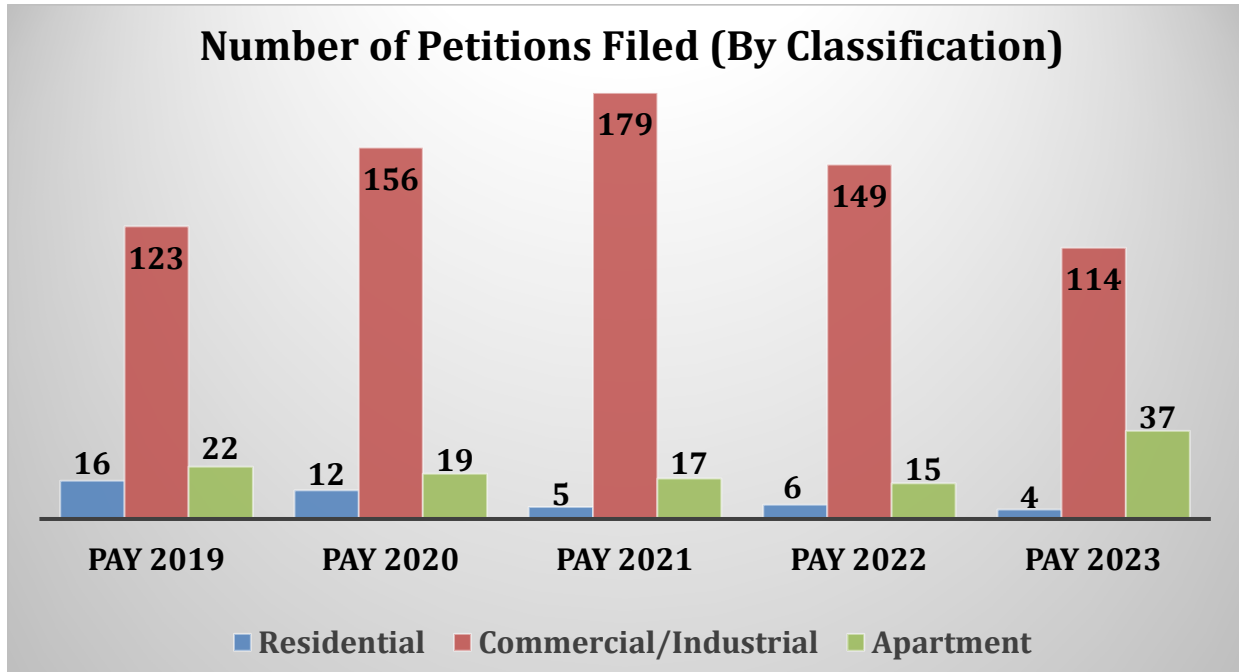
Minnesota Tax Court has been established by the Minnesota Legislature for the purpose of hearing only tax related cases. The Court’s judges have expertise in tax laws and apply that knowledge in a manner to ensure that taxpayers are assessed in a fair and equitable way.

The tax petition process is a complicated and ever changing part of our business. The entire process continues to consume a large amount of our Commercial/Industrial/Apartment appraiser workload.

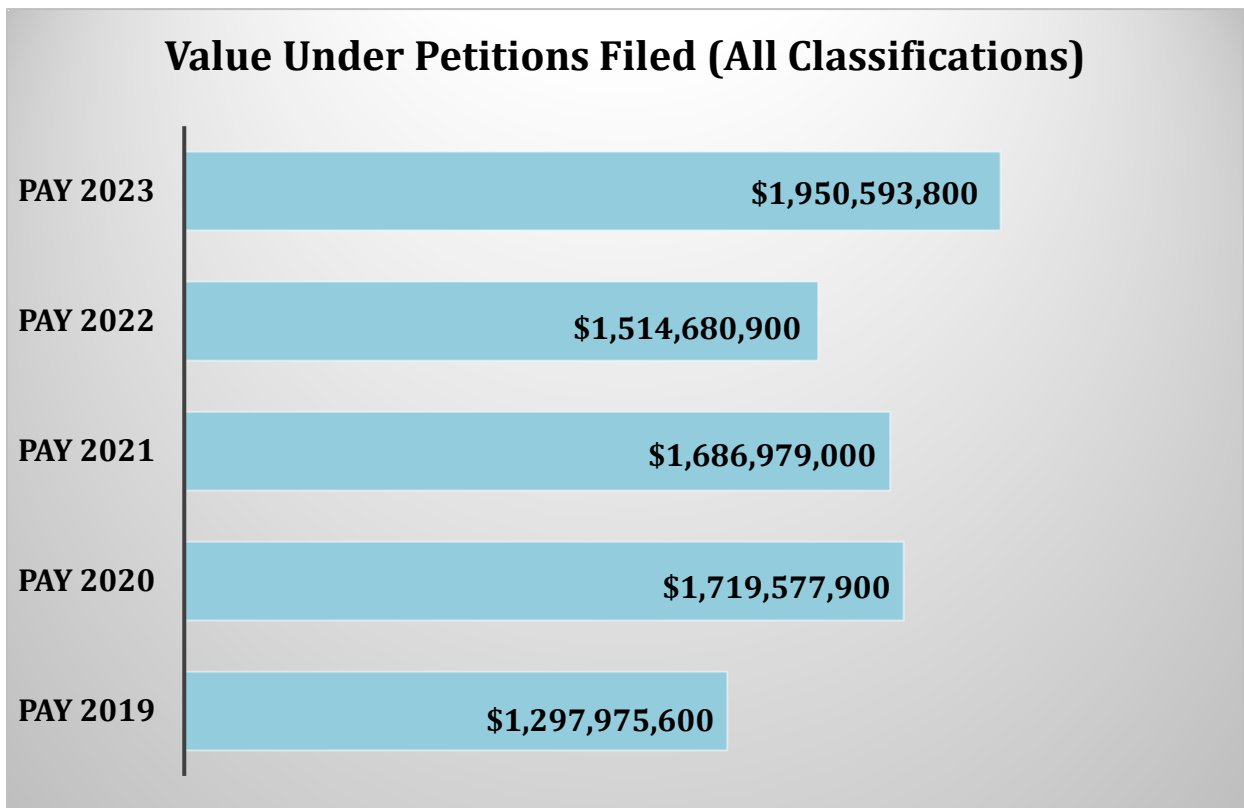
The table below provides a summary of the petition filings in Washington County over the last five payable years. Petitions related to taxes payable 2023 decreased in the **number of petitions filed** by 8.8% or 15 petitions. The only property type that showed an increase in filings is the apartment class. Total **value under petitions filed** for pay2023 increased roughly 28.8% when compared to the previous year. The residential value under petition had a substantial decrease. The total value under petition increase is a result of the apartment class. These properties have experienced substantial value increases over the last several years.

Number of Petitions Filed					
Payable Year	2019	2020	2021	2022	2023
Residential	16	12	5	6	4
Commercial/Industrial	123	156	179	149	114
Apartment	22	19	17	15	37
TOTAL	161	187	201	170	155
Value Under Petitions Filed					
Payable Year	2019	2020	2021	2022	2023
Residential	\$ 18,568,700	\$ 18,685,600	\$ 4,333,700	\$ 7,242,400	\$ 3,474,200
Commercial/Industrial	\$ 846,459,300	\$ 1,281,098,600	\$ 1,336,984,000	\$ 1,228,442,100	\$ 925,542,600
Apartment	\$ 432,947,600	\$ 419,793,700	\$ 345,661,300	\$ 278,996,400	\$ 1,021,577,000
TOTAL	\$ 1,297,975,600	\$ 1,719,577,900	\$ 1,686,979,000	\$ 1,514,680,900	\$ 1,950,593,800

Tax Petitions: Number of Petitions Filed for Payable Years 2019-2023



Tax Petitions: Value Under Petitions Filed for Payable Years 2019-2023



Assessment Process: Statutory Requirements

Minnesota law establishes specific requirements for the entire property tax system, including the assessment of property (M.S. Chapter 273). These requirements have not changed during the past year. The laws require the following:

1. All real property is to be valued at market value, which is defined as the usual or most likely selling price at the time of assessment. Special qualified exclusions such as the Veterans' Exclusion are subtracted from the market value to arrive at the taxable value.
2. Property is classified according to state law, and the tax capacity is calculated.
3. The tax capacity is multiplied by the tax rate (the total of county, school, city, and miscellaneous levies) to determine the amount of property tax.

The annual property assessment focuses on the very first step of this process - establishing an estimated market value for each parcel of property.

Market values are assessed locally by either a county employed appraiser or a locally hired assessor. The work of both county and local assessors is monitored by the County Assessor, whose work is in turn monitored by the Minnesota Department of Revenue. The monitoring agency is authorized by law to adjust the property assessment to help ensure county-wide and state-wide equalization of property assessments.

The County Assessor has established the standard that all Washington County communities, with at least six (6) sales in their sales study, has a community median ratio in the range of **93%-96%** of actual market values in relationship to time-adjusted sales prices. At times, local assessment levels have been adjusted by the County Assessor or the State of Minnesota.

State law also requires that each individual property be reviewed by the assessor at least once every five years. Each community has a rotating revaluation schedule to ensure that this requirement is met.

What is market value?

Minnesota Statue 273.03 defines market value as "... the usual selling price at the time of assessment." The Assessor's Office works throughout the year to estimate market values of each property for the following January 2 assessment date.

How is market value determined?

Review Property: Approximately every fifth year, an appraiser working under the supervision of the County Assessor will review the property. Any property that had a building permit issued in a given year is reviewed and the new value is calculated as of January 2nd following the construction.

Gather Information: The appraiser gathers information on all characteristics of the property that affect market value, such as size, age, quality of construction, basement finish, and extra features, such as fireplaces, walk-out basements, et cetera.

Compute Value: The characteristics are entered into a computerized system (CAMA). Information on actual market sales is used to establish the building and component rates used to calculate the property's market value. The market value estimated by the appraiser should be very close to the amount the property would sell for, if placed on the open market.

Why may market value change from year to year?

Property values change continuously depending on the economic conditions affecting the local market. In addition to market changes, physical changes made to a property can also affect its market value. All factors are considered in estimating the value of property.

Appeals Process

In Minnesota, property tax laws provide the legal parameters that govern the work of assessors. These statutes lay down a cycle of assessment activities that are conducted on an annual basis. Each year, assessors are required to work on a number of tasks that include listing, valuing, and classifying all taxable properties; processing both real and personal property transfers; analyzing market data; monitoring assessment levels for several different classes of property; and arranging and conducting an appeals process.

The latter of these activities is a key part of the assessment cycle that provides property owners with an opportunity to review and, if necessary, challenge their estimate of market value and/or classification that will be used for taxation purposes in the following year.

At what point in the assessment cycle does the appeals process begin?

The appeals process begins in March and extends through June. When property owners receive their Valuation Notices during the month of March, they should read them carefully for instructions about deadlines, filing procedures, meeting dates and times. If they are not clear, they should call the assessor's office for clarification and additional information because a missed deadline, an incorrect filing, or the failure to attend a scheduled meeting can cause an appeal to be dismissed.

What steps should property owners take to appeal their assessments?

There are two avenues of appeal that property owners may take to challenge their assessments. The first route is referred to as the three-step appeal and the second is known as the one-step appeal. These steps are illustrated in the flow chart on the following page.

How should property owners begin their appeal?

Property owners are encouraged to contact their appraiser to discuss their property assessment concerns. An informal meeting can be scheduled to review the property, examine market data, answer questions, and clarify the valuation and classification practices used. This discussion can also be handled by telephone, mail, or e-mail during regular business hours.

Appeals Process: What are the options?

First Contact the County Assessor's Office or your Local Assessor 651-430-6175.

- Discuss your concerns with the assessor or an appraiser.
- Compare values of neighboring or similar properties.
- Review local comparable sales information.
- If you and your assessor or the County staff do not agree, continue below:

Appeal directly to Tax Court (One-Step Appeal)

Appeal to your Local Board of Appeal & Equalization (LBAE) or attend one of four regional Open Book meetings (meeting times & locations are listed on your valuation notice).

- Appeal in person, by letter, or by designated representative.
- If your appeal is not addressed to your satisfaction, or you and the County staff cannot agree to a change in valuation or classification, continue to the next step.

Appeal to the Washington County Board of Appeal & Equalization (CBAE).

- You must have first appealed to your LBAE (unless your property is in an Open Book community) Check your valuation notice to verify.
- The CBAE meets in June - Call the Assessor's Office at 651-430-6175 by **May 1, 2024**, to make an appointment.
- If you still do not feel your concerns have been addressed to your satisfaction, you may next appeal to the Minnesota Tax Court.

Appeal in the Minnesota Tax Court

- Appeals may be filed up until April 30th of the year when the taxes are due.
- The Tax Court can be contacted at 651-539-3260 for more information on procedures, forms, and filing fees.

Regular Division

- Can be used for any property type
- Must be used for property assessed > \$300,000
- Can be appealed to the Supreme Court

Small Claims Division

- All homestead property
1 unit/parcel/petition
- Homestead classifications
- Assessed < \$300,000
- All decisions are final

Property Tax Calendar



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Jan. 2	Assessment date for both real and personal property.
Jan. 15	Last day for owners to apply for class 1c or 4c(5) resort classification.
Feb. 1	Last day to file for tax-exempt status with the assessor.
March 31	Last day for county treasurers to mail Property Tax Statements to property owners.
March - April	Valuation Notices are mailed to property owners.
April - May	Local Boards of Appeal and Equalization convene.
April 1	PRISM Submission 1, Preliminary Assessment and Submission 3, Final Assessment and Taxation are due.
April 30	Last day to file Tax Court petition for dispute over value that affects the taxes payable in the current year.
April 30	Property Tax Refund data for Real Property Homesteads are due.
May 1	Last day to file application for Green Acres for the current assessment year.
May 1	Last day to file application for Rural Preserve for the current assessment year.
May 1	Last day to file application for class 2c Managed Forest Land for the current assessment year.
May 15	First-half real property taxes due (except for class 1c or 4c seasonal commercial and some class 3a commercial property which have until May 31).
May 29	Last day for owners of manufactured homes assessed as personal property to establish and apply to assessor for homestead treatment.
June	County Boards of Appeal and Equalization convene.
June 30	Final Adjustment Net Tax Capacities are due.
June 1	Last day to file application for Metropolitan Agricultural Preserves.
July 1	Last day property owners can notify the county assessor of entity-owned property that may qualify for value linkage to their individually-owned and homestead agricultural property to receive the lower first tier agricultural homestead classification rate for the current assessment year.
July 1	Last day for enrolled SFIA participants to return their signed certification forms.
July 1	Last day for the Department of Revenue to send annual certification letters to enrolled SFIA participants.
July 31	Duplicate Homestead data for Real Property and Manufactured Housing is due.
Aug. 15	<u>Property Tax Refund Returns (Form M1PR)</u> due. You can claim your refund up to one year past this date (e.g. returns due Aug. 15, 2023 can be filed and claimed until Aug 15, 2024).
Aug. 31	Last day to pay first half of personal property tax on manufactured homes.
Sept. 1	PRISM Submission 2, Adjusted Assessment and Submission 4 and Manufactured Homes are due.
Oct. 1	Last day to file in Tax Court regarding manufactured home valuation or taxes.
Oct. 1	Last day for taxpayers to apply for class 1b (blind and disabled) for current assessment year.
Oct. 1	Annual SFIA incentive payments sent to enrolled participants on or before this date.
Oct. 15	Last day to pay second half of real estate taxes unless part of the parcel is classified 2a agricultural land.
Oct. 15	Last day for assessors to certify approval of applications for Open Space for the current year.
Oct. 31	Last day to file application for enrollment in SFIA.
Nov. 1	Last day for senior citizens to file for property tax deferral (for the next year's tax).
Nov. 3	Last day to file application for Open Space for the next assessment year.

Nov. 10-25	Truth-in-Taxation notices sent to all property owners.
Nov. 15	Last day to pay second half of personal property taxes on manufactured homes and second half of real estate taxes on parcels with any class 2a agricultural land.
Nov. 25	Truth-in-Taxation meetings may occur on or after this date.
Dec. 31	Last day for real property owners to move into their homes and file a homestead application with the assessor for the current year's assessment.
Dec. 31	Last day disabled veterans can file applications (and reapplications) for value exclusion for the current assessment year.
Dec. 31	Last day for assessors to file a copy of clerical corrections and administrative errors made after Local and County Boards of Appeal and Equalization with the county board of commissioners.
Dec. 31	County assessor's term expiration every four years.

2024 Local Board & Open Book Meeting Schedule

City/Township	Format	Meeting Date	Time	Location
Baytown	Local Board	Monday, April 8, 2024	4:00-5:00pm	Baytown Community Center 4020 McDonald Dr N
Birchwood	Local Board	Tuesday, April 9, 2024	6:00-6:30pm	Birchwood Village City Hall 207 Birchwood Ave
Dellwood	Local Board	Tuesday, April 9, 2024	4:00-4:30pm	Dellwood City Hall 111 Wildwood Rd
Denmark	Local Board	Tuesday, April 9, 2024	4:30-5:30pm	Denmark Town Hall 14008 90th St S
Forest Lake	Local Board	Monday, April 15, 2024	5:30-6:30pm	Forest Lake City Hall 1408 Lake St S
Grey Cloud Island	Local Board	Thursday, April 11, 2024	6:00-7:00pm	Grey Cloud Island Town Hall 9910 Grey Cloud Island Dr S
Hugo	Local Board	Thursday, April 4, 2024	5:30-7:00pm	Hugo City Hall 14669 Fitzgerald Ave N
Lake Elmo	Local Board	Tuesday, April 16, 2024	4:30-6:30pm	Lake Elmo City Hall 3800 Laverne Ave N
Mahtomedi	Local Board	Wednesday, April 3, 2024	5:00-6:00pm	Mahtomedi City Hall 600 Stillwater Rd
Marine on St. Croix	Local Board	Tuesday, April 2, 2024	9:00-10:00am	Marine on St Croix City Hall 121 Judd St
May	Local Board	Wednesday, April 17, 2024	9:00-10:00am	May Town Hall 13939 Norell Ave N
Scandia	Local Board	Monday, April 15, 2024	5:00-6:00pm	Scandia Community Center 14727 209th St N
Willernie	Local Board	Monday, April 22, 2024	5:30-6:30pm	Willernie City Hall 111 Wildwood Rd
Afton	Open Book	Property owners may attend any one of four Regional Open Book meetings: <u>Regional Open Book-Cottage Grove</u> Cottage Grove City Hall Thursday, April 4, 2024 5:00-7:00pm 12800 Ravine Pkwy S <u>Regional Open Book-Oakdale</u> Oakdale City Hall Wednesday, April 10, 2024 5:00-7:00pm 1584 Hadley Ave N <u>Regional Open Book-Woodbury</u> Woodbury City Hall Thursday, April 18, 2024 5:00-7:00pm 8301 Valley Creek Rd <u>Regional Open Book-Stillwater</u> Washington Cty Govt Center Wednesday, April 24, 2024 2:00-7:00pm 14949 62nd St N		
Bayport	Open Book			
Cottage Grove	Open Book			
Grant	Open Book			
Hastings	Open Book			
Lake St. Croix Beach	Open Book			
Lakeland	Open Book			
Lakeland Shores	Open Book			
Landfall	Open Book			
Newport	Open Book			
Oak Park Heights	Open Book			
Oakdale	Open Book			
Pine Springs	Open Book			
St Mary's Point	Open Book			
St Paul Park	Open Book			
Stillwater City	Open Book			
Stillwater Township	Open Book			
West Lakeland	Open Book			
White Bear Lake	Open Book			
Woodbury	Open Book			
County Board	Govt Center	Tuesday, June 18, 2024	5:00pm	**By Appointment
County Board	Govt Center	Tuesday, June 25, 2024	11:00am	(times subject to change)
**Appointment deadline for County Board: Wednesday, May 1, 2024				