

ASSESSMENT REPORT 2021

This report includes specific information regarding the 2021 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 2021 Assessment Report for use by the County Board, City Councils, Town Boards, residents, and staff. This report includes specific information regarding the 2021 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 2021 assessment are based upon actual real estate market trends of Washington County properties **from October 1, 2019 through September 30, 2020**. 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 Present Adjustments” section of this report.

Property owners who have questions or concerns regarding the 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.”

Bruce L. Munneke, 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 to 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, 2019 and September 30, 2020** are used to establish the **January 2, 2021** 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 2021 assessment is **93.0% - 95%**. 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 used at the state level also. 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.

Within the county, we strive to achieve a ratio within the 93%-95% 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.

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.

Coefficient of Dispersion (COD)

The COD **measures 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)

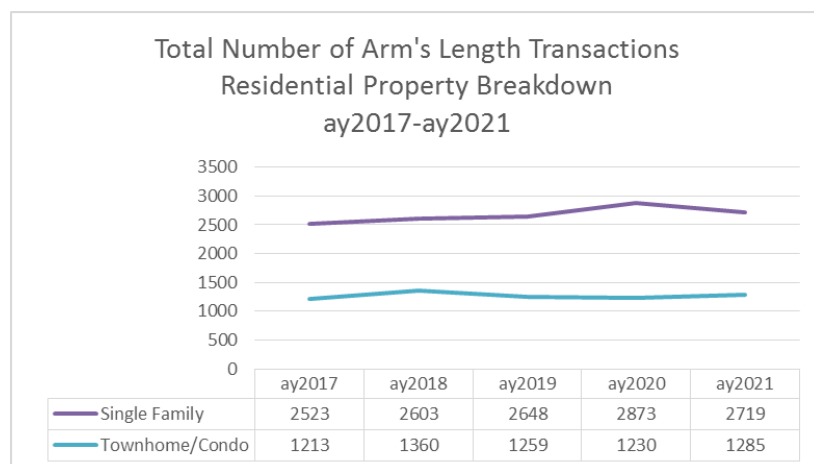
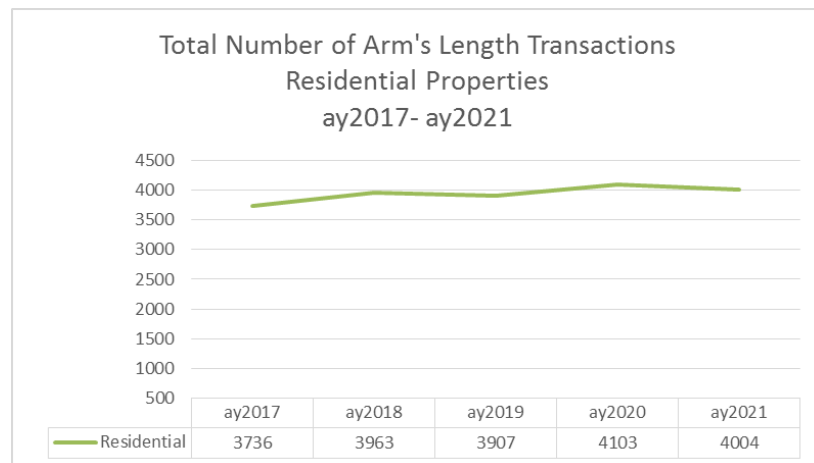
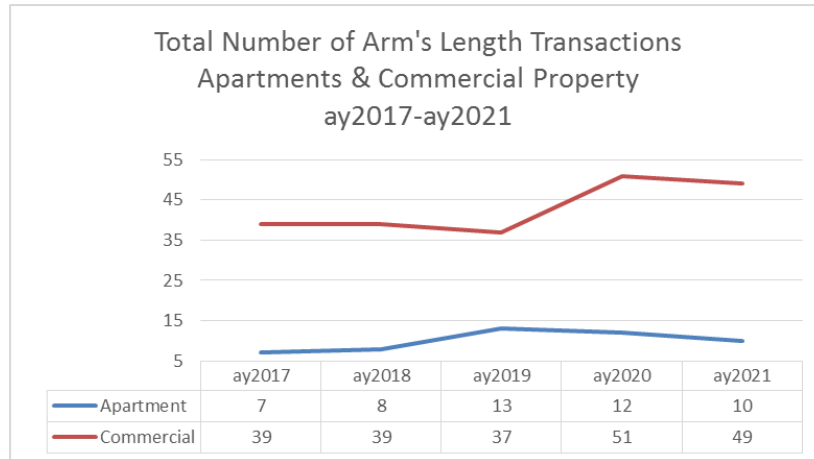
The PRD is used to **measure value related inequities** in the assessment, referred to as regressively or progressivity. Appraised values are regressive if high value properties are under appraised relative to low value properties and progressive if high value properties are over appraised relative to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

The sales that occur within this October 1st to 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 discarded from the sales study. This is important, because the real estate sales information constitutes the database for the statistical comparisons necessary to make the property assessment.

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.



Residential/SRR (Seasonal Rec) sales count ay2017-ay2021

| Sales Period | 10/1/15-9/30/16 | 10/1/16-9/30/17 | 10/1/17-9/30/18 | 10/1/18-9/30/19 | 10/1/19-9/30/20 | Difference from Previous Year |
|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | |
| Afton | 37 | 31 | 35 | 39 | 36 | -3 |
| Bayport | 35 | 36 | 29 | 42 | 31 | -11 |
| Baytown | 22 | 25 | 26 | 23 | 23 | 0 |
| Birchwood | 12 | 11 | 9 | 20 | 12 | -8 |
| Cottage Grove | 528 | 550 | 513 | 577 | 527 | -50 |
| Dellwood | 12 | 15 | 15 | 12 | 12 | 0 |
| Denmark | 17 | 19 | 12 | 8 | 15 | 7 |
| Forest Lake | 311 | 313 | 254 | 268 | 267 | -1 |
| Grant | 42 | 46 | 43 | 50 | 45 | -5 |
| Grey Cloud | 4 | 3 | 2 | 5 | 4 | -1 |
| Hastings | 0 | 0 | 0 | 0 | 0 | 0 |
| Hugo | 307 | 369 | 348 | 337 | 323 | -14 |
| Lake Elmo | 78 | 114 | 105 | 162 | 166 | 4 |
| Lake St. Croix | 15 | 18 | 12 | 13 | 17 | 4 |
| Lakeland | 22 | 24 | 25 | 19 | 22 | 3 |
| Lakeland Shores | 3 | 1 | 2 | 6 | 1 | -5 |
| Landfall | 0 | 0 | 0 | 0 | 0 | 0 |
| Mahtomedi | 97 | 104 | 107 | 116 | 113 | -3 |
| Marine | 14 | 12 | 14 | 17 | 15 | -2 |
| May | 26 | 26 | 40 | 30 | 36 | 6 |
| Newport | 28 | 34 | 37 | 46 | 43 | -3 |
| Oak Park Hgts | 62 | 59 | 65 | 53 | 69 | 16 |
| Oakdale | 439 | 438 | 452 | 439 | 391 | -48 |
| Pine Springs | 5 | 4 | 6 | 4 | 5 | 1 |
| St. Mary's Point | 6 | 5 | 2 | 2 | 6 | 4 |
| St. Paul Park | 52 | 51 | 84 | 72 | 62 | -10 |
| Scandia | 28 | 38 | 43 | 45 | 52 | 7 |
| Stillwater | 251 | 306 | 320 | 343 | 344 | 1 |
| Stillwater Twp | 21 | 18 | 16 | 17 | 14 | -3 |
| West Lakeland | 45 | 44 | 32 | 38 | 41 | 3 |
| White Bear Lake | 3 | 2 | 4 | 1 | 2 | 1 |
| Willernie | 12 | 7 | 8 | 6 | 13 | 7 |
| Woodbury | 1,202 | 1,240 | 1,247 | 1,293 | 1,297 | 4 |
| COUNTY | 3,736 | 3,963 | 3,907 | 4,103 | 4,004 | -99 |

Residential Lender Mediated Sales

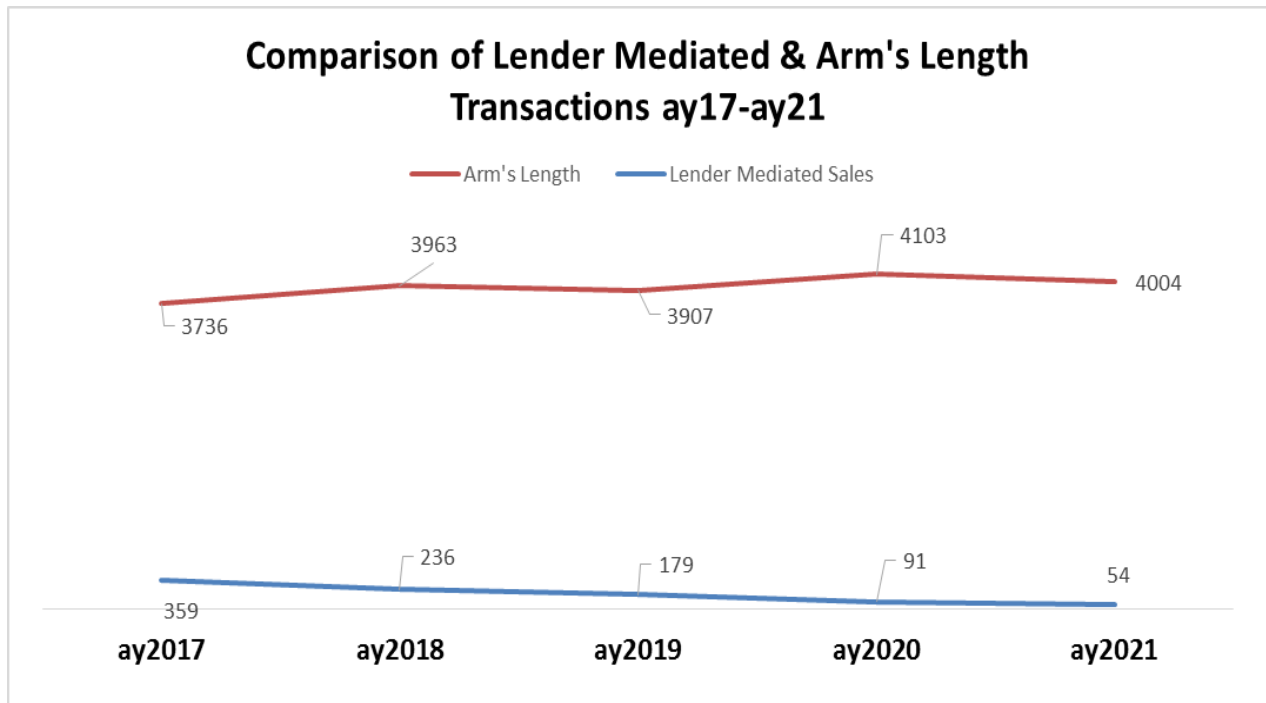
Foreclosures

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 home owner 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 ay2017-ay20211

| Sales Period | 10/1/15-9/30/16 | 10/1/16-9/30/17 | 10/1/17-9/30/18 | 10/1/18-9/30/19 | 10/1/19-9/30/20 |
|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
| Afton | 4 | 1 | 2 | 3 | 0 |
| Bayport | 3 | 3 | 1 | 1 | 2 |
| Baytown | 0 | 0 | 1 | 0 | 0 |
| Birchwood | 1 | 1 | 2 | 0 | 0 |
| Cottage Grove | 69 | 37 | 23 | 18 | 9 |
| Dellwood | 2 | 1 | 2 | 0 | 0 |
| Denmark | 2 | 1 | 1 | 0 | 0 |
| Forest Lake | 37 | 29 | 24 | 8 | 5 |
| Grant | 5 | 0 | 0 | 3 | 3 |
| Grey Cloud | 1 | 1 | 1 | 2 | 0 |
| Hastings | 0 | 0 | 0 | 0 | 0 |
| Hugo | 30 | 14 | 12 | 4 | 2 |
| Lake Elmo | 2 | 6 | 3 | 2 | 2 |
| Lake St. Croix | 2 | 1 | 1 | 1 | 0 |
| Lakeland | 0 | 2 | 3 | 1 | 0 |
| Lakeland Shores | 0 | 0 | 0 | 0 | 0 |
| Landfall | 0 | 0 | 0 | 0 | 0 |
| Mahtomedi | 12 | 6 | 9 | 3 | 2 |
| Marine | 2 | 0 | 0 | 0 | 0 |
| May | 5 | 1 | 1 | 1 | 1 |
| Newport | 3 | 7 | 3 | 4 | 2 |
| Oak Park Hgts | 5 | 1 | 5 | 0 | 0 |
| Oakdale | 58 | 41 | 22 | 9 | 8 |
| Pine Springs | 0 | 0 | 0 | 0 | 0 |
| St. Mary's Point | 1 | 0 | 2 | 0 | 0 |
| St. Paul Park | 0 | 15 | 8 | 8 | 3 |
| Scandia | 1 | 1 | 2 | 1 | 0 |
| Stillwater | 29 | 16 | 11 | 7 | 2 |
| Stillwater Twp | 1 | 0 | 3 | 0 | 1 |
| West Lakeland | 5 | 3 | 0 | 0 | 0 |
| White Bear Lake | 1 | 0 | 1 | 0 | 0 |
| Willernie | 2 | 0 | 2 | 0 | 0 |
| Woodbury | 76 | 48 | 34 | 15 | 12 |
| COUNTY | 359 | 236 | 179 | 91 | 54 |

County Sales Statistics by Classification ay2017-ay2021

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 | 10/1/15-9/30/16 | 10/1/16-9/30/17 | 10/1/17-9/30/18 | 10/1/18-9/30/19 | 10/1/19-9/30/20 |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
| Number of Sales | 7 | 8 | 13 | 12 | 10 |
| Median | 106.4% | 99.1% | 95.7% | 94.3% | 94.9% |
| Mean | 103.7% | 98.9% | 94.6% | 96.3% | 103.0% |
| COD | 4.7 | 4.6 | 5.3 | 6.1 | 5.7 |

Commercial/Industrial Sales Statistics (After Annual Adjustments)

| Sales Period | 10/1/15-9/30/16 | 10/1/16-9/30/17 | 10/1/17-9/30/18 | 10/1/18-9/30/19 | 10/1/19-9/30/20 |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
| Number of Sales | 39 | 39 | 37 | 51 | 49 |
| Median | 102.5% | 95.3% | 96.8% | 95.7% | 95.5% |
| Mean | 99.5% | 96.5% | 98.5% | 99.4% | 93.8% |
| COD | 13.4 | 12.0 | 21.8 | 10.0 | 8.3 |

Residential Sales Statistics (After Annual Adjustments)

| Sales Period | 10/1/15-9/30/16 | 10/1/16-9/30/17 | 10/1/17-9/30/18 | 10/1/18-9/30/19 | 10/1/19-9/30/20 |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
| Number of Sales | 3,736 | 3,963 | 3,907 | 4,103 | 4,004 |
| Median | 94.8% | 94.9% | 95.6% | 95.2% | 93.6% |
| Mean | 95.8% | 94.3% | 96.0% | 95.7% | 94.1% |
| COD | 6.2 | 6.6 | 6.5 | 6.1 | 5.8 |

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, 2019 and September 30, 2020**.

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 2021 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 | High Sale |
|-------------------------|-------------------|---------------|-------------|-------------|------------------|---------------------|
| Afton | 36 | 93.81% | 7.66 | 1.01 | \$ 225,000 | \$ 1,725,000 |
| Bayport | 31 | 93.81% | 7.47 | 1.01 | \$ 158,952 | \$ 775,000 |
| Baytown | 23 | 93.43% | | | \$ 325,000 | \$ 905,000 |
| Birchwood | 12 | 93.15% | | | \$ 289,500 | \$ 890,000 |
| Cottage Grove | 527 | 93.39% | 5.69 | 1.00 | \$ 96,000 | \$ 800,000 |
| Dellwood | 12 | 93.37% | | | \$ 416,000 | \$ 2,450,000 |
| Denmark | 15 | 93.93% | | | \$ 250,000 | \$ 3,900,000 |
| Forest Lake | 267 | 93.69% | 5.68 | 1.01 | \$ 126,835 | \$ 1,350,000 |
| Grant | 45 | 94.09% | 7.41 | 1.02 | \$ 215,000 | \$ 1,750,000 |
| Grey Cloud | 4 | 85.69% | | | \$ 181,869 | \$ 1,400,000 |
| Hastings | 0 | 0.00% | | | \$ - | \$ - |
| Hugo | 323 | 94.01% | 4.33 | 1.00 | \$ 148,500 | \$ 1,150,000 |
| Lake Elmo | 166 | 93.87% | 6.92 | 1.00 | \$ 170,000 | \$ 1,475,000 |
| Lake St. Croix | 17 | 94.75% | | | \$ 124,500 | \$ 593,000 |
| Lakeland | 22 | 93.92% | | | \$ 153,500 | \$ 1,900,000 |
| Lakeland Shores | 1 | 83.42% | | | \$ 1,625,000 | \$ 1,625,000 |
| Landfall | 0 | 0.00% | | | \$ - | \$ - |
| Mahtomedi | 113 | 94.00% | 6.69 | 1.01 | \$ 201,500 | \$ 1,250,000 |
| Marine | 15 | 93.56% | | | \$ 141,000 | \$ 684,000 |
| May | 36 | 94.35% | 9.59 | 1.00 | \$ 236,500 | \$ 1,350,000 |
| Newport | 43 | 93.80% | 8.00 | 1.01 | \$ 118,200 | \$ 535,812 |
| Oak Park Hgts | 69 | 93.69% | 7.17 | 1.01 | \$ 66,500 | \$ 510,000 |
| Oakdale | 391 | 93.53% | 5.44 | 1.00 | \$ 81,000 | \$ 500,000 |
| Pine Springs | 5 | 91.99% | | | \$ 323,500 | \$ 476,750 |
| St. Mary's Point | 6 | 91.90% | | | \$ 189,300 | \$ 2,750,000 |
| St. Paul Park | 62 | 93.46% | 7.12 | 1.01 | \$ 110,000 | \$ 360,750 |
| Scandia | 52 | 94.27% | 8.24 | 1.01 | \$ 206,400 | \$ 1,075,000 |
| Stillwater | 344 | 93.60% | 6.39 | 1.01 | \$ 145,000 | \$ 1,301,000 |
| Stillwater Twp | 14 | 94.31% | | | \$ 400,000 | \$ 1,285,000 |
| West Lakeland | 41 | 93.49% | 7.16 | 1.00 | \$ 349,000 | \$ 939,000 |
| White Bear Lake | 2 | 95.37% | | | \$ 251,535 | \$ 275,000 |
| Willernie | 13 | 96.56% | | | \$ 179,450 | \$ 425,000 |
| Woodbury | 1,297 | 94.08% | 5.02 | 1.00 | \$ 89,500 | \$ 1,075,000 |
| COUNTY | 4,004 | 93.60% | 5.91 | 1.01 | \$ 66,500 | \$ 3,900,000 |

Historic Average Sale Prices: Single Family & Townhome/Condo

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
|-------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Afton | \$ 509,500 | \$ 485,300 | \$ 555,200 | \$ 576,600 | \$ 604,345 |
| Bayport | \$ 242,300 | \$ 312,900 | \$ 423,100 | \$ 355,800 | \$ 350,999 |
| Baytown | \$ 588,700 | \$ 615,100 | \$ 603,200 | \$ 657,000 | \$ 687,415 |
| Birchwood | \$ 338,600 | \$ 483,900 | \$ 393,700 | \$ 566,800 | \$ 384,548 |
| Cottage Grove | \$ 244,200 | \$ 252,800 | \$ 266,400 | \$ 282,100 | \$ 303,060 |
| Dellwood | \$ 459,000 | \$ 574,500 | \$ 740,400 | \$ 1,215,100 | \$ 969,333 |
| Denmark | \$ 462,700 | \$ 505,700 | \$ 525,300 | \$ 466,100 | \$ 875,786 |
| Forest Lake | \$ 257,200 | \$ 267,700 | \$ 265,400 | \$ 312,200 | \$ 294,563 |
| Grant | \$ 458,900 | \$ 498,500 | \$ 619,500 | \$ 634,900 | \$ 673,901 |
| Grey Cloud | \$ 346,300 | \$ 240,700 | \$ 298,500 | \$ 370,800 | \$ 561,717 |
| Hastings | \$ - | \$ - | \$ - | \$ - | \$ - |
| Hugo | \$ 229,000 | \$ 249,600 | \$ 254,300 | \$ 277,300 | \$ 300,311 |
| Lake Elmo | \$ 463,700 | \$ 470,900 | \$ 519,300 | \$ 480,600 | \$ 537,760 |
| Lake St. Croix | \$ 225,900 | \$ 214,200 | \$ 215,800 | \$ 248,500 | \$ 266,870 |
| Lakeland | \$ 460,700 | \$ 288,400 | \$ 444,600 | \$ 334,900 | \$ 414,202 |
| Lakeland Shores | \$ 264,600 | \$ 313,000 | \$ 650,000 | \$ 356,400 | \$ 1,625,000 |
| Landfall | \$ - | \$ - | \$ - | \$ - | \$ - |
| Mahtomedi | \$ 374,400 | \$ 385,400 | \$ 407,900 | \$ 421,400 | \$ 409,456 |
| Marine | \$ 388,600 | \$ 316,900 | \$ 511,400 | \$ 366,000 | \$ 422,754 |
| May | \$ 485,400 | \$ 544,400 | \$ 474,500 | \$ 587,800 | \$ 597,749 |
| Newport | \$ 229,200 | \$ 211,000 | \$ 234,300 | \$ 257,500 | \$ 294,723 |
| Oak Park Hgts | \$ 232,700 | \$ 230,400 | \$ 229,800 | \$ 244,500 | \$ 247,558 |
| Oakdale | \$ 207,400 | \$ 215,800 | \$ 231,500 | \$ 240,200 | \$ 260,361 |
| Pine Springs | \$ 418,500 | \$ 434,900 | \$ 426,200 | \$ 434,100 | \$ 408,850 |
| St. Mary's Point | \$ 316,500 | \$ 390,600 | \$ 601,000 | \$ 954,900 | \$ 968,883 |
| St. Paul Park | \$ 186,900 | \$ 195,100 | \$ 210,700 | \$ 230,400 | \$ 234,443 |
| Scandia | \$ 407,500 | \$ 354,600 | \$ 387,200 | \$ 376,200 | \$ 448,700 |
| Stillwater | \$ 305,300 | \$ 308,100 | \$ 340,400 | \$ 343,900 | \$ 352,427 |
| Stillwater Twp | \$ 547,300 | \$ 488,600 | \$ 666,500 | \$ 542,500 | \$ 570,652 |
| West Lakeland | \$ 471,600 | \$ 512,900 | \$ 523,100 | \$ 547,700 | \$ 585,678 |
| White Bear Lake | \$ 232,900 | \$ 243,000 | \$ 270,100 | \$ 279,000 | \$ 263,268 |
| Willernie | \$ 163,000 | \$ 223,800 | \$ 236,400 | \$ 210,000 | \$ 273,820 |
| Woodbury | \$ 287,800 | \$ 306,700 | \$ 317,200 | \$ 346,500 | \$ 357,373 |
| COUNTY AVERAGE | \$ 283,300 | \$ 297,000 | \$ 314,500 | \$ 337,000 | \$ 355,283 |

PAST & CURRENT YEAR ADJUSTMENTS/PARCEL COUNT SECTION

Agricultural Class Summary: Current Year Adjustments

| | ay2021 New Construction | Number of Parcels | ay2021 Agricultural Value | ay2020 Agricultural Value | ay2021 % Growth |
|------------------|----------------------------|----------------------|------------------------------|------------------------------|--------------------|
| Afton | \$ 1,032,000 | 172 | \$ 116,274,900 | \$ 111,627,300 | 3.24% |
| Bayport | \$ - | 0 | \$ - | \$ - | 0.00% |
| Baytown | \$ - | 50 | \$ 24,111,900 | \$ 22,812,500 | 5.70% |
| Birchwood | \$ - | 0 | \$ - | \$ - | 0.00% |
| Cottage Grove | \$ - | 165 | \$ 119,727,000 | \$ 123,487,700 | -3.05% |
| Dellwood | \$ - | 6 | \$ 3,973,600 | \$ 3,402,600 | 16.78% |
| Denmark | \$ 1,218,500 | 338 | \$ 146,624,900 | \$ 141,133,700 | 3.03% |
| Forest Lake | \$ 234,500 | 150 | \$ 58,748,400 | \$ 56,817,600 | 2.99% |
| Grant | \$ 243,000 | 143 | \$ 87,461,200 | \$ 84,172,500 | 3.62% |
| Grey Cloud | \$ - | 10 | \$ 4,012,400 | \$ 4,006,800 | 0.14% |
| Hastings | \$ - | 1 | \$ 23,800 | \$ 23,800 | 0.00% |
| Hugo | \$ - | 265 | \$ 120,676,600 | \$ 118,400,900 | 1.92% |
| Lake Elmo | \$ 21,000 | 122 | \$ 83,352,500 | \$ 88,068,600 | -5.38% |
| Lake St. Croix | \$ - | 0 | \$ - | \$ - | 0.00% |
| Lakeland | \$ - | 4 | \$ 1,503,100 | \$ 1,503,100 | 0.00% |
| Lakeland Shores | \$ - | 0 | \$ - | \$ - | 0.00% |
| Landfall | \$ - | 0 | \$ - | \$ - | 0.00% |
| Mahtomedi | \$ - | 2 | \$ 384,700 | \$ 498,700 | -22.86% |
| Marine | \$ - | 9 | \$ 4,613,000 | \$ 4,304,000 | 7.18% |
| May | \$ 121,500 | 311 | \$ 150,235,200 | \$ 144,120,600 | 4.16% |
| Newport | \$ - | 3 | \$ 5,807,400 | \$ 5,688,000 | 2.10% |
| Oak Park Hgts | \$ - | 0 | \$ - | \$ - | 0.00% |
| Oakdale | \$ 7,900 | 4 | \$ 7,026,800 | \$ 17,889,100 | -60.76% |
| Pine Springs | \$ - | 0 | \$ - | \$ - | 0.00% |
| St. Mary's Point | \$ - | 0 | \$ - | \$ - | 0.00% |
| St. Paul Park | \$ - | 57 | \$ 3,200,900 | \$ 3,082,400 | 3.84% |
| Scandia | \$ 490,400 | 327 | \$ 105,238,300 | \$ 103,288,100 | 1.41% |
| Stillwater | \$ - | 4 | \$ 2,945,400 | \$ 13,907,900 | -78.82% |
| Stillwater Twp | \$ 576,200 | 108 | \$ 63,265,200 | \$ 62,957,000 | -0.43% |
| West Lakeland | \$ - | 47 | \$ 26,705,700 | \$ 26,646,900 | 0.22% |
| White Bear Lake | \$ - | 0 | \$ - | \$ - | 0.00% |
| Willernie | \$ - | 0 | \$ - | \$ - | 0.00% |
| Woodbury | \$ - | 102 | \$ 157,015,200 | \$ 177,216,300 | -11.40% |
| COUNTY | \$ 3,945,000 | 2,400 | \$ 1,292,928,100 | \$ 1,315,056,100 | -1.98% |

Agricultural Class: Past & Current Year Adjustments

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | 5-Year Change |
|-------------------------|--------------|--------------|---------------|--------------|---------------|---------------|
| Afton | 1.40% | 0.53% | 3.61% | 6.74% | 3.24% | 15.51% |
| Bayport | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Baytown | -0.50% | 1.57% | 0.70% | 14.39% | 5.70% | 21.85% |
| Birchwood | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Cottage Grove | -1.90% | -1.16% | -3.62% | 0.06% | -3.05% | -9.67% |
| Dellwood | -7.70% | 9.60% | 0.40% | 2.75% | 16.78% | 21.83% |
| Denmark | -0.10% | 0.67% | -0.98% | 6.43% | 3.03% | 9.04% |
| Forest Lake | -1.90% | 2.56% | 2.41% | 2.09% | 2.99% | 8.15% |
| Grant | 1.60% | 1.10% | 0.18% | 4.08% | 3.62% | 10.58% |
| Grey Cloud | 0.40% | 5.83% | 3.82% | 0.96% | 0.14% | 11.15% |
| Hastings | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Hugo | 2.30% | -0.62% | -2.41% | 6.27% | 1.92% | 7.46% |
| Lake Elmo | 12.30% | 0.71% | -6.60% | 5.80% | -5.38% | 6.84% |
| Lake St. Croix | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Lakeland | 0.70% | 0.48% | -45.90% | -12.26% | 0.00% | -56.98% |
| Lakeland Shores | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Landfall | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Mahtomedi | 0.00% | 0.00% | 0.00% | 0.00% | -22.86% | -22.86% |
| Marine | 17.00% | 17.32% | 0.92% | 13.26% | 7.18% | 55.69% |
| May | 2.50% | -0.03% | 10.23% | 8.44% | 4.16% | 25.29% |
| Newport | 1.00% | -0.61% | -7.74% | 0.21% | 2.10% | -5.05% |
| Oak Park Hgts | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Oakdale | 18.30% | 1.99% | -25.01% | 0.35% | -60.76% | -65.13% |
| Pine Springs | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| St. Mary's Point | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| St. Paul Park | 1.60% | -0.04% | 0.18% | 0.07% | 3.84% | 5.66% |
| Scandia | -0.90% | -1.10% | 10.07% | 5.45% | 1.41% | 14.93% |
| Stillwater | 0.40% | 139.28% | -1.21% | 10.71% | -78.82% | 70.36% |
| Stillwater Twp | 1.10% | 0.78% | 4.55% | 5.09% | -0.43% | 11.10% |
| West Lakeland | 2.50% | 0.08% | -4.24% | 2.87% | 0.22% | 1.43% |
| White Bear Lake | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Willernie | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Woodbury | 17.70% | -6.02% | -5.98% | 13.05% | -11.40% | 7.35% |
| COUNTY | 3.30% | 0.00% | -0.30% | 6.30% | -1.98% | 7.32% |

Agricultural Class: Parcel Counts

| | ay2017 # Parcels | ay2018 # Parcels | ay2019 # Parcels | ay2020 # Parcels | ay2021 # Parcels | +/- |
|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------|
| Afton | 161 | 160 | 156 | 170 | 172 | 2 |
| Bayport | 0 | 0 | 0 | 0 | 0 | 0 |
| Baytown | 44 | 44 | 43 | 50 | 50 | 0 |
| Birchwood | 0 | 0 | 0 | 0 | 0 | 0 |
| Cottage Grove | 186 | 180 | 175 | 170 | 165 | -5 |
| Dellwood | 5 | 6 | 6 | 6 | 6 | 0 |
| Denmark | 344 | 341 | 334 | 339 | 338 | -1 |
| Forest Lake | 145 | 145 | 145 | 148 | 150 | 2 |
| Grant | 144 | 146 | 142 | 142 | 143 | 1 |
| Grey Cloud | 10 | 10 | 10 | 10 | 10 | 0 |
| Hastings | 1 | 1 | 1 | 1 | 1 | 0 |
| Hugo | 264 | 257 | 251 | 258 | 265 | 7 |
| Lake Elmo | 113 | 129 | 113 | 117 | 122 | 5 |
| 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 | 7 | 7 | 7 | 9 | 9 | 0 |
| May | 276 | 275 | 276 | 312 | 311 | -1 |
| Newport | 3 | 3 | 3 | 3 | 3 | 0 |
| Oak Park Hgts | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakdale | 4 | 4 | 5 | 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 | 57 | 57 | 57 | 0 |
| Scandia | 328 | 322 | 319 | 327 | 327 | 0 |
| Stillwater | 2 | 3 | 2 | 5 | 4 | -1 |
| Stillwater Twp | 105 | 104 | 104 | 108 | 108 | 0 |
| West Lakeland | 41 | 47 | 44 | 46 | 47 | 1 |
| White Bear Lake | 0 | 0 | 0 | 0 | 0 | 0 |
| Willernie | 0 | 0 | 0 | 0 | 0 | 0 |
| Woodbury | 102 | 101 | 98 | 103 | 102 | -1 |
| COUNTY | 2,348 | 2,348 | 2,297 | 2,391 | 2,400 | 9 |

Apartment Class Summary: Current Year Adjustments

| | ay2021 New Construction | Number of Parcels | ay2021 Apartment Value | ay2020 Apartment Value | ay2021 % Growth |
|------------------|----------------------------|----------------------|---------------------------|---------------------------|--------------------|
| Afton | \$ - | 2 | \$ 2,168,100 | \$ 1,844,900 | 17.52% |
| Bayport | \$ - | 22 | \$ 21,917,600 | \$ 20,680,900 | 5.98% |
| Baytown | \$ - | 1 | \$ 684,800 | \$ 684,800 | 0.00% |
| Birchwood | \$ - | 0 | \$ - | \$ - | 0.00% |
| Cottage Grove | \$ 2,545,000 | 41 | \$ 143,757,200 | \$ 137,310,200 | 2.84% |
| Dellwood | \$ - | 0 | \$ - | \$ - | 0.00% |
| Denmark | \$ - | 1 | \$ 1,033,800 | \$ 1,375,200 | -24.83% |
| Forest Lake | \$ 14,000,400 | 71 | \$ 221,171,400 | \$ 202,112,000 | 2.50% |
| Grant | \$ - | 1 | \$ 1,139,600 | \$ 1,089,300 | 4.62% |
| Grey Cloud | \$ - | 0 | \$ - | \$ - | 0.00% |
| Hastings | \$ - | 0 | \$ - | \$ - | 0.00% |
| Hugo | \$ 2,011,800 | 9 | \$ 24,655,100 | \$ 20,027,400 | 13.06% |
| Lake Elmo | \$ 13,411,300 | 10 | \$ 35,532,600 | \$ 14,547,900 | 52.06% |
| Lake St. Croix | \$ - | 1 | \$ 504,800 | \$ 386,100 | 30.74% |
| Lakeland | \$ 75,000 | 2 | \$ 742,500 | \$ 532,200 | 25.42% |
| Lakeland Shores | \$ - | 0 | \$ - | \$ - | 0.00% |
| Landfall | \$ - | 0 | \$ - | \$ - | 0.00% |
| Mahtomedi | \$ 1,477,500 | 17 | \$ 63,023,900 | \$ 60,263,600 | 2.13% |
| Marine | \$ - | 2 | \$ 418,200 | \$ 388,100 | 7.76% |
| May | \$ - | 0 | \$ - | \$ - | 0.00% |
| Newport | \$ 18,207,400 | 42 | \$ 68,911,200 | \$ 49,792,900 | 1.83% |
| Oak Park Hgts | \$ 4,792,500 | 33 | \$ 154,032,700 | \$ 145,468,500 | 2.59% |
| Oakdale | \$ 3,516,700 | 51 | \$ 241,015,800 | \$ 228,135,600 | 4.10% |
| Pine Springs | \$ - | 0 | \$ - | \$ - | 0.00% |
| St. Mary's Point | \$ - | 0 | \$ - | \$ - | 0.00% |
| St. Paul Park | \$ - | 23 | \$ 7,674,800 | \$ 7,435,500 | 3.22% |
| Scandia | \$ - | 3 | \$ 525,200 | \$ 508,400 | 3.30% |
| Stillwater | \$ 2,634,000 | 79 | \$ 127,292,200 | \$ 118,974,500 | 4.78% |
| Stillwater Twp | \$ - | 0 | \$ - | \$ - | 0.00% |
| West Lakeland | \$ - | 1 | \$ 708,800 | \$ 681,300 | 100.00% |
| White Bear Lake | \$ - | 1 | \$ 14,195,500 | \$ 13,963,800 | 1.66% |
| Willernie | \$ - | 1 | \$ 1,016,000 | \$ 1,001,000 | 1.50% |
| Woodbury | \$ 59,545,000 | 75 | \$ 829,509,400 | \$ 715,801,900 | 7.57% |
| COUNTY | \$ 122,216,600 | 489 | \$ 1,961,631,200 | \$ 1,743,006,000 | 5.53% |

Apartment Class: Past & Current Year Adjustments

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | 5-Year Change |
|-------------------------|---------------|---------------|---------------|--------------|--------------|---------------|
| Afton | 72.61% | 5.11% | 19.46% | 15.86% | 17.52% | 130.56% |
| Bayport | 12.32% | 28.41% | 7.18% | 8.09% | 5.98% | 61.99% |
| Baytown | 0.00% | 0.00% | 53.06% | 0.00% | 0.00% | 53.06% |
| Birchwood | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Cottage Grove | 35.25% | 5.02% | 9.10% | 3.74% | 2.84% | 55.95% |
| Dellwood | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Denmark | 6.80% | 3.22% | 7.77% | 1.66% | -24.83% | -5.38% |
| Forest Lake | 29.11% | 5.83% | 11.02% | 4.89% | 2.50% | 53.35% |
| Grant | 5.44% | 4.34% | 4.23% | 0.01% | 4.62% | 18.64% |
| Grey Cloud | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Hastings | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Hugo | 1.50% | 17.14% | 10.41% | 2.10% | 13.06% | 44.20% |
| Lake Elmo | 41.75% | 30.34% | 3.63% | 15.80% | 52.06% | 143.58% |
| Lake St. Croix | 39.24% | 16.65% | 64.87% | 16.67% | 30.74% | 168.17% |
| Lakeland | 6.22% | 0.00% | 23.52% | 7.80% | 25.42% | 62.96% |
| Lakeland Shores | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Landfall | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Mahtomedi | 7.17% | 6.99% | 29.90% | -10.67% | 2.13% | 35.51% |
| Marine | 32.00% | 0.00% | 49.65% | 1.07% | 7.76% | 90.47% |
| May | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Newport | 32.91% | 7.42% | 13.04% | 12.18% | 1.83% | 67.37% |
| Oak Park Hgts | 5.93% | 10.78% | 16.03% | 3.05% | 2.59% | 38.38% |
| Oakdale | 28.79% | 11.78% | 12.46% | 7.01% | 4.10% | 64.14% |
| Pine Springs | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| St. Mary's Point | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| St. Paul Park | 17.17% | 3.72% | 16.50% | 6.42% | 3.22% | 47.03% |
| Scandia | 9.05% | -0.26% | 6.38% | 5.67% | 3.30% | 24.14% |
| Stillwater | 24.31% | 6.62% | 18.27% | 12.69% | 4.78% | 66.67% |
| Stillwater Twp | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| West Lakeland | 0.00% | 100.00% | 4.33% | 100.00% | 4.04% | 208.37% |
| White Bear Lake | 68.49% | 0.00% | 0.00% | -34.46% | 1.66% | 35.69% |
| Willernie | 15.78% | 0.00% | 28.27% | 5.93% | 1.50% | 51.48% |
| Woodbury | 12.22% | 13.13% | 14.57% | 5.30% | 7.57% | 52.79% |
| COUNTY | 18.78% | 10.63% | 13.90% | 4.65% | 5.53% | 53.50% |

Apartment Class: Parcel Counts

| | ay2017 # Parcels | ay2018 # Parcels | ay2019 # Parcels | ay2020 # Parcels | ay2021 # Parcels | +/- |
|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------|
| Afton | 2 | 2 | 2 | 2 | 2 | 0 |
| Bayport | 24 | 22 | 22 | 22 | 22 | 0 |
| Baytown | 1 | 1 | 1 | 1 | 1 | 0 |
| Birchwood | 0 | 0 | 0 | 0 | 0 | 0 |
| Cottage Grove | 14 | 17 | 37 | 39 | 41 | 2 |
| Dellwood | 0 | 0 | 0 | 0 | 0 | 0 |
| Denmark | 2 | 2 | 2 | 2 | 1 | -1 |
| Forest Lake | 66 | 67 | 71 | 71 | 71 | 0 |
| Grant | 1 | 1 | 1 | 1 | 1 | 0 |
| Grey Cloud | 0 | 0 | 0 | 0 | 0 | 0 |
| Hastings | 0 | 0 | 0 | 0 | 0 | 0 |
| Hugo | 4 | 5 | 6 | 6 | 9 | 3 |
| Lake Elmo | 6 | 6 | 7 | 7 | 10 | 3 |
| 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 | 15 | 15 | 17 | 17 | 17 | 0 |
| Marine | 2 | 2 | 2 | 2 | 2 | 0 |
| May | 0 | 0 | 0 | 0 | 0 | 0 |
| Newport | 41 | 42 | 42 | 42 | 42 | 0 |
| Oak Park Hgts | 32 | 32 | 35 | 35 | 33 | -2 |
| Oakdale | 48 | 48 | 50 | 51 | 51 | 0 |
| Pine Springs | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Mary's Point | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Paul Park | 23 | 23 | 23 | 23 | 23 | 0 |
| Scandia | 1 | 1 | 3 | 3 | 3 | 0 |
| Stillwater | 58 | 68 | 73 | 79 | 79 | 0 |
| Stillwater Twp | 0 | 0 | 0 | 0 | 0 | 0 |
| West Lakeland | 0 | 1 | 1 | 1 | 1 | 0 |
| White Bear Lake | 1 | 1 | 1 | 1 | 1 | 0 |
| Willernie | 1 | 1 | 1 | 1 | 1 | 0 |
| Woodbury | 51 | 54 | 60 | 66 | 75 | 9 |
| COUNTY | 396 | 414 | 460 | 475 | 489 | 14 |

Commercial/Industrial Class Summary: Current Year Adjustments

| | ay2021 New Construction | Number of Parcels | ay2021 Comm/Ind Value | ay2020 Comm/Ind Value | ay2021 % Growth |
|------------------|----------------------------|----------------------|--------------------------|--------------------------|--------------------|
| Afton | \$ - | 36 | \$ 32,721,600 | \$ 31,336,700 | 4.42% |
| Bayport | \$ 42,100 | 107 | \$ 42,899,900 | \$ 41,049,400 | 4.41% |
| Baytown | \$ - | 10 | \$ 2,540,900 | \$ 2,401,900 | 5.79% |
| Birchwood | \$ - | 0 | \$ - | \$ - | 0.00% |
| Cottage Grove | \$ 25,981,700 | 567 | \$ 408,516,900 | \$ 357,198,300 | 7.09% |
| Dellwood | \$ - | 28 | \$ 15,821,900 | \$ 14,380,800 | 10.02% |
| Denmark | \$ 1,075,500 | 66 | \$ 32,461,600 | \$ 28,202,900 | 11.29% |
| Forest Lake | \$ 2,818,900 | 546 | \$ 291,686,300 | \$ 265,458,700 | 8.82% |
| Grant | \$ - | 95 | \$ 22,463,400 | \$ 21,115,100 | 6.39% |
| Grey Cloud | \$ - | 21 | \$ 3,286,600 | \$ 3,336,300 | -1.49% |
| Hastings | \$ - | 5 | \$ 1,837,500 | \$ 1,670,100 | 10.02% |
| Hugo | \$ 2,792,800 | 194 | \$ 175,267,500 | \$ 162,831,800 | 5.92% |
| Lake Elmo | \$ 2,542,600 | 201 | \$ 174,085,800 | \$ 159,254,600 | 7.72% |
| Lake St. Croix | \$ - | 9 | \$ 2,281,400 | \$ 2,078,200 | 9.78% |
| Lakeland | \$ - | 38 | \$ 14,020,100 | \$ 13,412,300 | 4.53% |
| Lakeland Shores | \$ - | 9 | \$ 2,814,000 | \$ 2,483,700 | 13.30% |
| Landfall | \$ - | 7 | \$ 10,112,000 | \$ 9,193,600 | 9.99% |
| Mahtomedi | \$ - | 78 | \$ 61,274,400 | \$ 58,222,800 | 5.24% |
| Marine | \$ - | 17 | \$ 3,563,500 | \$ 4,399,100 | -18.99% |
| May | \$ - | 8 | \$ 2,851,400 | \$ 2,663,100 | 7.07% |
| Newport | \$ 1,108,300 | 197 | \$ 82,672,500 | \$ 77,464,300 | 5.29% |
| Oak Park Hgts | \$ 1,830,400 | 220 | \$ 230,141,500 | \$ 208,585,100 | 9.46% |
| Oakdale | \$ 2,071,000 | 398 | \$ 551,640,100 | \$ 508,318,200 | 8.12% |
| Pine Springs | \$ - | 0 | \$ - | \$ - | 0.00% |
| St. Mary's Point | \$ - | 0 | \$ 100,000 | \$ 100,000 | 0.00% |
| St. Paul Park | \$ - | 201 | \$ 56,546,800 | \$ 45,464,400 | 24.38% |
| Scandia | \$ 355,700 | 77 | \$ 17,544,900 | \$ 15,816,000 | 8.68% |
| Stillwater | \$ 1,120,200 | 400 | \$ 390,583,900 | \$ 356,989,800 | 9.10% |
| Stillwater Twp | \$ - | 6 | \$ 2,339,700 | \$ 2,141,500 | 9.26% |
| West Lakeland | \$ - | 34 | \$ 16,163,500 | \$ 14,937,200 | 8.21% |
| White Bear Lake | \$ - | 9 | \$ 6,741,800 | \$ 6,129,100 | 10.00% |
| Willernie | \$ - | 33 | \$ 6,230,200 | \$ 5,750,500 | 8.34% |
| Woodbury | \$ 22,655,700 | 575 | \$ 1,615,978,300 | \$ 1,461,909,900 | 8.99% |
| COUNTY | \$ 64,394,900 | 4,192 | \$ 4,277,189,900 | \$ 3,884,295,400 | 8.46% |

Commercial/Industrial Class: Past & Current Year Adjustments

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | 5-Year Change |
|-------------------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Afton | 1.77% | 3.71% | 3.36% | 6.97% | 4.42% | 20.23% |
| Bayport | 3.23% | 1.07% | 1.85% | 8.51% | 4.41% | 19.07% |
| Baytown | 2.87% | 1.66% | 0.00% | 1.13% | 5.79% | 11.45% |
| Birchwood | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Cottage Grove | 2.14% | 2.25% | 1.17% | 8.86% | 7.09% | 21.52% |
| Dellwood | 2.60% | 4.21% | 1.85% | -0.42% | 10.02% | 18.26% |
| Denmark | 2.53% | 0.66% | 9.80% | 9.46% | 11.29% | 33.73% |
| Forest Lake | 3.82% | 3.02% | -0.91% | 3.50% | 8.82% | 18.24% |
| Grant | 2.17% | 1.90% | 0.48% | 7.26% | 6.39% | 18.20% |
| Grey Cloud | 5.47% | 1.75% | 5.14% | 15.78% | -1.49% | 26.66% |
| Hastings | 0.00% | 4.00% | -6.86% | -4.74% | 10.02% | 2.43% |
| Hugo | 6.56% | 2.15% | 2.08% | 11.78% | 5.92% | 28.49% |
| Lake Elmo | 8.45% | 4.31% | 2.77% | 0.81% | 7.72% | 24.06% |
| Lake St. Croix | 2.60% | 5.44% | 0.20% | 5.99% | 9.78% | 24.02% |
| Lakeland | 5.05% | 3.27% | 0.10% | 0.65% | 4.53% | 13.60% |
| Lakeland Shores | 0.00% | 1.73% | 0.00% | -9.17% | 13.30% | 5.86% |
| Landfall | 0.00% | 3.67% | 17.86% | 0.00% | 9.99% | 31.52% |
| Mahtomedi | 5.51% | -0.55% | 3.57% | 10.22% | 5.24% | 23.99% |
| Marine | 3.03% | 3.86% | -0.69% | 32.44% | -18.99% | 19.63% |
| May | 0.92% | 1.35% | -0.49% | -0.34% | 7.07% | 8.51% |
| Newport | 5.96% | -11.11% | -0.56% | 7.33% | 5.29% | 6.92% |
| Oak Park Hgts | 6.09% | 2.52% | -0.84% | 2.76% | 9.46% | 19.98% |
| Oakdale | 5.28% | 1.77% | 3.03% | 6.84% | 8.12% | 25.03% |
| Pine Springs | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| St. Mary's Point | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| St. Paul Park | 24.40% | 20.11% | 18.98% | 7.90% | 24.38% | 95.77% |
| Scandia | 4.62% | 5.91% | -0.12% | 7.67% | 8.68% | 26.77% |
| Stillwater | 5.94% | 3.69% | 0.49% | 6.22% | 9.10% | 25.44% |
| Stillwater Twp | -35.18% | -30.55% | -33.20% | -31.44% | 9.26% | -121.11% |
| West Lakeland | 2.00% | 3.64% | 4.68% | 8.71% | 8.21% | 27.23% |
| White Bear Lake | 0.03% | 3.58% | 0.67% | -4.98% | 10.00% | 9.29% |
| Willernie | 1.83% | 2.93% | 3.02% | 1.92% | 8.34% | 18.05% |
| Woodbury | 3.54% | 3.90% | 3.70% | 5.33% | 8.99% | 25.46% |
| COUNTY | 4.64% | 3.00% | 2.40% | 5.88% | 8.39% | 24.31% |

Commercial/Industrial Class: Parcel Counts

| | ay2017 # Parcels | ay2018 # Parcels | ay2019 # Parcels | ay2020 # Parcels | ay2021 # Parcels | +/- |
|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------|
| Afton | 34 | 35 | 35 | 37 | 36 | -1 |
| Bayport | 110 | 108 | 107 | 107 | 107 | 0 |
| Baytown | 9 | 10 | 10 | 10 | 10 | 0 |
| Birchwood | 0 | 0 | 0 | 0 | 0 | 0 |
| Cottage Grove | 413 | 422 | 428 | 503 | 567 | 64 |
| Dellwood | 28 | 29 | 29 | 28 | 28 | 0 |
| Denmark | 58 | 65 | 65 | 66 | 66 | 0 |
| Forest Lake | 562 | 562 | 562 | 549 | 546 | -3 |
| Grant | 93 | 93 | 94 | 94 | 95 | 1 |
| Grey Cloud | 24 | 24 | 24 | 24 | 21 | -3 |
| Hastings | 5 | 5 | 5 | 5 | 5 | 0 |
| Hugo | 185 | 184 | 192 | 191 | 194 | 3 |
| Lake Elmo | 201 | 203 | 207 | 201 | 201 | 0 |
| Lake St. Croix | 9 | 9 | 9 | 9 | 9 | 0 |
| Lakeland | 39 | 39 | 39 | 38 | 38 | 0 |
| Lakeland Shores | 8 | 8 | 8 | 9 | 9 | 0 |
| Landfall | 6 | 6 | 7 | 7 | 7 | 0 |
| Mahtomedi | 77 | 76 | 77 | 77 | 78 | 1 |
| Marine | 16 | 15 | 16 | 17 | 17 | 0 |
| May | 8 | 8 | 8 | 8 | 8 | 0 |
| Newport | 222 | 221 | 219 | 205 | 197 | -8 |
| Oak Park Hgts | 215 | 214 | 223 | 220 | 220 | 0 |
| Oakdale | 386 | 386 | 399 | 394 | 398 | 4 |
| Pine Springs | 1 | 1 | 0 | 0 | 0 | 0 |
| St. Mary's Point | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Paul Park | 209 | 206 | 203 | 200 | 201 | 1 |
| Scandia | 76 | 76 | 77 | 77 | 77 | 0 |
| Stillwater | 391 | 397 | 397 | 408 | 400 | -8 |
| Stillwater Twp | 6 | 6 | 6 | 5 | 6 | 1 |
| West Lakeland | 35 | 29 | 33 | 34 | 34 | 0 |
| White Bear Lake | 9 | 9 | 9 | 9 | 9 | 0 |
| Willernie | 34 | 33 | 33 | 33 | 33 | 0 |
| Woodbury | 549 | 550 | 574 | 577 | 575 | -2 |
| COUNTY | 4,018 | 4,029 | 4,095 | 4,142 | 4,192 | 50 |

Residential/SRR Class Summary: Current Year Adjustments

| | ay2021 New Construction | Number of Parcels | ay2021 Res/SRR Value | ay2020 Res/SRR Value | ay2021 % Growth |
|------------------|----------------------------|----------------------|--------------------------|--------------------------|--------------------|
| Afton | \$ 4,909,600 | 1,275 | \$ 604,582,500 | \$ 590,487,700 | 1.56% |
| Bayport | \$ 12,447,800 | 1,030 | \$ 321,805,200 | \$ 296,661,900 | 4.28% |
| Baytown | \$ 5,311,500 | 805 | \$ 444,783,600 | \$ 425,935,300 | 3.18% |
| Birchwood | \$ 638,700 | 414 | \$ 170,804,600 | \$ 167,645,900 | 1.50% |
| Cottage Grove | \$ 100,951,400 | 13,078 | \$ 3,715,521,400 | \$ 3,524,065,500 | 2.57% |
| Dellwood | \$ 1,831,200 | 513 | \$ 369,830,000 | \$ 361,470,300 | 1.81% |
| Denmark | \$ 4,552,100 | 737 | \$ 320,150,400 | \$ 307,400,400 | 2.67% |
| Forest Lake | \$ 19,277,600 | 7,369 | \$ 2,057,527,900 | \$ 1,967,741,000 | 3.58% |
| Grant | \$ 10,612,200 | 1,752 | \$ 842,463,600 | \$ 816,134,300 | 1.93% |
| Grey Cloud | \$ 73,200 | 152 | \$ 42,694,600 | \$ 41,358,900 | 3.05% |
| Hastings | \$ - | 3 | \$ 633,300 | \$ 625,500 | 1.25% |
| Hugo | \$ 45,725,300 | 6,286 | \$ 1,943,261,100 | \$ 1,809,896,100 | 4.84% |
| Lake Elmo | \$ 100,848,800 | 4,579 | \$ 1,987,830,400 | \$ 1,791,103,800 | 5.35% |
| Lake St. Croix | \$ 511,100 | 717 | \$ 134,469,300 | \$ 129,906,100 | 3.12% |
| Lakeland | \$ 2,050,100 | 791 | \$ 266,269,600 | \$ 255,027,900 | 3.60% |
| Lakeland Shores | \$ - | 144 | \$ 63,445,300 | \$ 61,486,700 | 3.19% |
| Landfall | \$ - | 1 | \$ 166,000 | \$ 148,100 | 12.09% |
| Mahtomedi | \$ 9,101,500 | 3,003 | \$ 1,110,388,300 | \$ 1,130,601,400 | -2.59% |
| Marine | \$ 275,300 | 518 | \$ 138,600,300 | \$ 140,631,700 | -1.64% |
| May | \$ 3,503,500 | 1,430 | \$ 612,739,100 | \$ 609,296,200 | -0.01% |
| Newport | \$ 17,223,900 | 1,424 | \$ 325,671,200 | \$ 301,174,300 | 2.41% |
| Oak Park Hgts | \$ 2,478,100 | 1,564 | \$ 334,054,800 | \$ 322,769,300 | 2.73% |
| Oakdale | \$ 3,626,000 | 9,524 | \$ 2,390,137,400 | \$ 2,326,876,100 | 2.56% |
| Pine Springs | \$ 413,800 | 164 | \$ 62,530,900 | \$ 60,002,000 | 3.53% |
| St. Mary's Point | \$ 198,300 | 305 | \$ 90,851,500 | \$ 81,406,400 | 11.36% |
| St. Paul Park | \$ 1,384,100 | 2,005 | \$ 408,946,400 | \$ 402,336,200 | 1.30% |
| Scandia | \$ 3,139,500 | 2,226 | \$ 679,064,200 | \$ 664,738,300 | 1.68% |
| Stillwater | \$ 20,193,600 | 7,487 | \$ 2,399,588,900 | \$ 2,253,614,700 | 5.58% |
| Stillwater Twp | \$ 1,674,700 | 814 | \$ 406,520,400 | \$ 390,889,900 | 3.57% |
| West Lakeland | \$ 5,299,000 | 1,437 | \$ 736,110,500 | \$ 699,419,600 | 4.49% |
| White Bear Lake | \$ 32,600 | 99 | \$ 26,833,300 | \$ 26,279,800 | 1.98% |
| Willernie | \$ 687,700 | 312 | \$ 51,820,100 | \$ 48,196,600 | 6.09% |
| Woodbury | \$ 131,094,100 | 24,981 | \$ 8,794,826,800 | \$ 8,378,460,400 | 3.40% |
| COUNTY | \$ 510,066,300 | 96,939 | \$ 31,854,922,900 | \$ 30,383,788,300 | 3.16% |

Residential/SRR Class: Past & Current Year Adjustments

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | 5-Year Change |
|-------------------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Afton | 3.98% | 1.20% | 11.37% | -1.55% | 1.56% | 16.55% |
| Bayport | 8.03% | 7.83% | 9.81% | 1.93% | 4.28% | 31.88% |
| Baytown | 1.42% | -0.24% | 4.11% | 3.02% | 3.18% | 11.49% |
| Birchwood | 4.41% | 10.14% | 9.07% | 0.39% | 1.50% | 25.51% |
| Cottage Grove | 6.07% | 7.10% | 5.60% | 5.37% | 2.57% | 26.71% |
| Dellwood | 2.25% | 0.97% | -0.23% | 8.10% | 1.81% | 12.90% |
| Denmark | 1.64% | 4.98% | 8.84% | 4.21% | 2.67% | 22.34% |
| Forest Lake | 7.45% | 7.46% | 3.93% | 1.19% | 3.58% | 23.61% |
| Grant | 2.20% | 2.80% | 10.14% | -2.02% | 1.93% | 15.04% |
| Grey Cloud | -0.58% | 1.88% | 4.20% | 3.98% | 3.05% | 12.53% |
| Hastings | 6.53% | 2.46% | 5.21% | 5.48% | 1.25% | 20.93% |
| Hugo | 8.30% | 4.72% | 7.77% | 2.76% | 4.84% | 28.39% |
| Lake Elmo | 4.28% | 7.72% | 9.77% | 0.64% | 5.35% | 27.77% |
| Lake St. Croix | 0.38% | 13.37% | 7.71% | 4.18% | 3.12% | 28.75% |
| Lakeland | 6.48% | 12.85% | 0.90% | 4.81% | 3.60% | 28.64% |
| Lakeland Shores | -0.36% | 8.60% | 3.78% | 0.60% | 3.19% | 15.81% |
| Landfall | -0.21% | 4.03% | 0.54% | 0.00% | 12.09% | 16.44% |
| Mahtomedi | 7.71% | 1.64% | 5.03% | 4.80% | -2.59% | 16.58% |
| Marine | 10.60% | 1.31% | 9.98% | -3.51% | -1.64% | 16.74% |
| May | 6.19% | 1.85% | 8.60% | 0.33% | -0.01% | 16.95% |
| Newport | 9.00% | 4.82% | 11.00% | 9.53% | 2.41% | 36.76% |
| Oak Park Hgts | -0.56% | 8.61% | 9.27% | 2.50% | 2.73% | 22.55% |
| Oakdale | 5.35% | 7.18% | 7.95% | 2.31% | 2.56% | 25.35% |
| Pine Springs | 12.90% | 2.87% | -0.45% | 0.05% | 3.53% | 18.88% |
| St. Mary's Point | 7.93% | -1.45% | 4.42% | 0.53% | 11.36% | 22.79% |
| St. Paul Park | 4.85% | 3.20% | 14.99% | 3.20% | 1.30% | 27.53% |
| Scandia | 2.23% | 7.24% | 11.35% | 2.71% | 1.68% | 25.21% |
| Stillwater | 6.93% | 5.09% | 7.94% | 1.28% | 5.58% | 26.82% |
| Stillwater Twp | 8.49% | 1.05% | 14.61% | -1.93% | 3.57% | 25.80% |
| West Lakeland | -0.72% | 1.29% | 7.72% | 0.31% | 4.49% | 13.09% |
| White Bear Lake | -1.03% | 7.54% | 4.11% | 2.48% | 1.98% | 15.09% |
| Willernie | 4.50% | 11.77% | 16.84% | 2.65% | 6.09% | 41.85% |
| Woodbury | 5.20% | 5.37% | 4.98% | 2.69% | 3.40% | 21.63% |
| COUNTY | 5.41% | 5.36% | 6.90% | 2.44% | 3.16% | 23.27% |

Residential/SRR Class: Parcel Counts

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | +/- |
|-------------------------|------------------|------------------|------------------|------------------|------------------|--------------|
| | # Parcels | # Parcels | # Parcels | # Parcels | # Parcels | |
| Afton | 1,288 | 1,283 | 1,275 | 1,276 | 1,275 | -1 |
| Bayport | 979 | 979 | 1,003 | 1,030 | 1,030 | 0 |
| Baytown | 807 | 806 | 815 | 805 | 805 | 0 |
| Birchwood | 416 | 415 | 414 | 414 | 414 | 0 |
| Cottage Grove | 11,861 | 11,897 | 12,277 | 12,607 | 13,078 | 471 |
| Dellwood | 517 | 517 | 515 | 513 | 513 | 0 |
| Denmark | 707 | 717 | 744 | 740 | 737 | -3 |
| Forest Lake | 7,352 | 7,352 | 7,369 | 7,369 | 7,369 | 0 |
| Grant | 1,734 | 1,733 | 1,746 | 1,757 | 1,752 | -5 |
| Grey Cloud | 175 | 172 | 171 | 148 | 152 | 4 |
| Hastings | 3 | 3 | 3 | 3 | 3 | 0 |
| Hugo | 5,802 | 5,905 | 6,067 | 6,132 | 6,286 | 154 |
| Lake Elmo | 3,563 | 3,971 | 4,306 | 4,410 | 4,579 | 169 |
| Lake St. Croix | 725 | 722 | 721 | 717 | 717 | 0 |
| Lakeland | 788 | 788 | 785 | 791 | 791 | 0 |
| Lakeland Shores | 145 | 145 | 145 | 144 | 144 | 0 |
| Landfall | 1 | 1 | 1 | 1 | 1 | 0 |
| Mahtomedi | 3,000 | 2,999 | 3,001 | 3,003 | 3,003 | 0 |
| Marine | 529 | 528 | 526 | 523 | 518 | -5 |
| May | 1,481 | 1,476 | 1,470 | 1,434 | 1,430 | -4 |
| Newport | 1,250 | 1,237 | 1,289 | 1,388 | 1,424 | 36 |
| Oak Park Hgts | 1,554 | 1,551 | 1,560 | 1,558 | 1,564 | 6 |
| Oakdale | 9,521 | 9,515 | 9,527 | 9,527 | 9,524 | -3 |
| Pine Springs | 164 | 163 | 164 | 164 | 164 | 0 |
| St. Mary's Point | 318 | 316 | 316 | 312 | 305 | -7 |
| St. Paul Park | 1,998 | 1,989 | 1,984 | 2,007 | 2,005 | -2 |
| Scandia | 2,244 | 2,238 | 2,240 | 2,232 | 2,226 | -6 |
| Stillwater | 7,422 | 7,431 | 7,490 | 7,477 | 7,487 | 10 |
| Stillwater Twp | 817 | 815 | 816 | 815 | 814 | -1 |
| West Lakeland | 1,429 | 1,431 | 1,437 | 1,435 | 1,437 | 2 |
| White Bear Lake | 99 | 99 | 99 | 99 | 99 | 0 |
| Willernie | 314 | 313 | 313 | 313 | 312 | -1 |
| Woodbury | 23,241 | 23,624 | 24,206 | 24,500 | 24,981 | 481 |
| COUNTY | 92,244 | 93,131 | 94,795 | 95,644 | 96,939 | 1,295 |

Total Taxable Class Summary: Current Year Adjustments

| | ay2021 New Construction | Number of Parcels | ay2021 Total Value | ay2020 Total Value | ay2021 % Growth |
|------------------|----------------------------|----------------------|--------------------------|--------------------------|--------------------|
| Afton | \$ 5,941,600 | 1,485 | \$ 755,747,100 | \$ 735,296,600 | 1.97% |
| Bayport | \$ 12,489,900 | 1,159 | \$ 386,622,700 | \$ 358,392,200 | 4.39% |
| Baytown | \$ 5,311,500 | 866 | \$ 472,121,200 | \$ 451,834,500 | 3.31% |
| Birchwood | \$ 638,700 | 414 | \$ 170,804,600 | \$ 167,645,900 | 1.50% |
| Cottage Grove | \$ 129,478,100 | 13,851 | \$ 4,387,522,500 | \$ 4,142,061,700 | 2.80% |
| Dellwood | \$ 1,831,200 | 547 | \$ 389,625,500 | \$ 379,253,700 | 2.25% |
| Denmark | \$ 6,846,100 | 1,142 | \$ 500,270,700 | \$ 478,112,200 | 3.20% |
| Forest Lake | \$ 36,331,400 | 8,136 | \$ 2,629,134,000 | \$ 2,492,129,300 | 4.04% |
| Grant | \$ 10,855,200 | 1,991 | \$ 953,527,800 | \$ 922,511,200 | 2.19% |
| Grey Cloud | \$ 73,200 | 183 | \$ 49,993,600 | \$ 48,702,000 | 2.50% |
| Hastings | \$ - | 9 | \$ 2,494,600 | \$ 2,319,400 | 7.55% |
| Hugo | \$ 50,529,900 | 6,754 | \$ 2,263,860,300 | \$ 2,111,156,200 | 4.84% |
| Lake Elmo | \$ 116,823,700 | 4,912 | \$ 2,280,801,300 | \$ 2,052,974,900 | 5.41% |
| Lake St. Croix | \$ 511,100 | 727 | \$ 137,255,500 | \$ 132,370,400 | 3.30% |
| Lakeland | \$ 2,125,100 | 835 | \$ 282,535,300 | \$ 270,475,500 | 3.67% |
| Lakeland Shores | \$ - | 153 | \$ 66,259,300 | \$ 63,970,400 | 3.58% |
| Landfall | \$ - | 8 | \$ 10,278,000 | \$ 9,341,700 | 10.02% |
| Mahtomedi | \$ 10,579,000 | 3,100 | \$ 1,235,071,300 | \$ 1,249,586,500 | -2.01% |
| Marine | \$ 275,300 | 546 | \$ 147,195,000 | \$ 149,722,900 | -1.87% |
| May | \$ 3,625,000 | 1,749 | \$ 765,825,700 | \$ 756,079,900 | 0.81% |
| Newport | \$ 36,539,600 | 1,666 | \$ 483,062,300 | \$ 434,119,500 | 2.86% |
| Oak Park Hgts | \$ 9,101,000 | 1,817 | \$ 718,229,000 | \$ 676,822,900 | 4.77% |
| Oakdale | \$ 9,221,600 | 9,977 | \$ 3,189,820,100 | \$ 3,081,219,000 | 3.23% |
| Pine Springs | \$ 413,800 | 164 | \$ 62,530,900 | \$ 60,002,000 | 3.53% |
| St. Mary's Point | \$ 198,300 | 305 | \$ 90,951,500 | \$ 81,506,400 | 11.34% |
| St. Paul Park | \$ 1,384,100 | 2,286 | \$ 476,368,900 | \$ 458,318,500 | 3.64% |
| Scandia | \$ 3,985,600 | 2,633 | \$ 802,372,600 | \$ 784,350,800 | 1.79% |
| Stillwater | \$ 23,947,800 | 7,970 | \$ 2,920,410,400 | \$ 2,743,486,900 | 5.58% |
| Stillwater Twp | \$ 2,250,900 | 928 | \$ 472,125,300 | \$ 455,988,400 | 3.05% |
| West Lakeland | \$ 5,299,000 | 1,519 | \$ 779,688,500 | \$ 741,685,000 | 4.41% |
| White Bear Lake | \$ 32,600 | 109 | \$ 47,770,600 | \$ 46,372,700 | 2.94% |
| Willernie | \$ 687,700 | 346 | \$ 59,066,300 | \$ 54,948,100 | 6.24% |
| Woodbury | \$ 213,294,800 | 25,733 | \$ 11,397,329,700 | \$ 10,733,388,500 | 4.20% |
| COUNTY | \$ 700,622,800 | 104,020 | \$ 39,386,672,100 | \$ 37,326,145,800 | 3.64% |

Total Taxable Class: Past & Current Year Adjustments

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | 5-Year Change |
|-------------------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Afton | 3.60% | 1.21% | 9.85% | 0.03% | 1.97% | 16.66% |
| Bayport | 7.60% | 8.08% | 8.69% | 3.01% | 4.39% | 31.78% |
| Baytown | 1.44% | -0.14% | 3.96% | 3.55% | 3.31% | 12.13% |
| Birchwood | 4.41% | 10.14% | 9.07% | 0.39% | 1.50% | 25.51% |
| Cottage Grove | 5.90% | 6.28% | 5.02% | 5.44% | 2.80% | 25.44% |
| Dellwood | 2.15% | 1.18% | -0.14% | 7.69% | 2.25% | 13.14% |
| Denmark | 1.11% | 3.29% | 5.65% | 5.16% | 3.20% | 18.42% |
| Forest Lake | 7.72% | 6.72% | 3.82% | 1.72% | 4.04% | 24.02% |
| Grant | 2.14% | 2.61% | 8.94% | -1.28% | 2.19% | 14.60% |
| Grey Cloud | -0.15% | 2.19% | 4.22% | 4.43% | 2.50% | 13.20% |
| Hastings | 1.30% | 2.64% | -4.29% | -2.20% | 7.55% | 5.01% |
| Hugo | 7.69% | 4.26% | 6.74% | 3.58% | 4.84% | 27.11% |
| Lake Elmo | 5.18% | 7.00% | 8.25% | 0.97% | 5.41% | 26.81% |
| Lake St. Croix | 0.51% | 13.24% | 7.73% | 4.25% | 3.30% | 29.04% |
| Lakeland | 6.33% | 12.16% | 0.42% | 4.49% | 3.67% | 27.08% |
| Lakeland Shores | -0.34% | 8.35% | 3.65% | 0.29% | 3.58% | 15.54% |
| Landfall | 0.00% | 3.67% | 17.54% | 0.00% | 10.02% | 31.23% |
| Mahtomedi | 7.58% | 1.75% | 6.02% | 4.17% | -2.01% | 17.49% |
| Marine | 10.59% | 1.77% | 9.53% | -2.27% | -1.87% | 17.76% |
| May | 5.44% | 1.49% | 8.86% | 1.81% | 0.81% | 18.41% |
| Newport | 9.77% | 1.45% | 8.61% | 9.22% | 2.86% | 31.92% |
| Oak Park Hgts | 1.75% | 6.98% | 7.31% | 2.69% | 4.77% | 23.51% |
| Oakdale | 6.89% | 6.54% | 7.18% | 3.37% | 3.23% | 27.20% |
| Pine Springs | 12.90% | 2.87% | -0.45% | 0.05% | 3.53% | 18.88% |
| St. Mary's Point | 7.93% | -1.45% | 4.42% | 0.53% | 11.34% | 22.78% |
| St. Paul Park | 7.27% | 5.13% | 15.34% | 3.67% | 3.64% | 35.06% |
| Scandia | 2.07% | 6.02% | 10.93% | 3.16% | 1.79% | 23.97% |
| Stillwater | 7.26% | 5.27% | 7.25% | 2.37% | 5.58% | 27.72% |
| Stillwater Twp | 7.10% | 0.85% | 12.93% | -1.14% | 3.05% | 22.79% |
| West Lakeland | -0.54% | 1.38% | 7.19% | 0.57% | 4.41% | 13.00% |
| White Bear Lake | 20.31% | 3.84% | 2.00% | -13.16% | 2.94% | 15.93% |
| Willernie | 4.33% | 10.42% | 15.38% | 2.63% | 6.24% | 38.99% |
| Woodbury | 5.57% | 5.35% | 5.18% | 3.37% | 4.20% | 23.66% |
| COUNTY | 5.70% | 5.09% | 6.40% | 3.00% | 3.64% | 23.83% |

Total Taxable Class: Parcel Counts

| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 | +/- |
|-------------------------|------------------|------------------|------------------|------------------|------------------|--------------|
| | # Parcels | # Parcels | # Parcels | # Parcels | # Parcels | |
| Afton | 1,485 | 1,480 | 1,468 | 1,485 | 1,485 | 0 |
| Bayport | 1,113 | 1,109 | 1,132 | 1,159 | 1,159 | 0 |
| Baytown | 861 | 861 | 869 | 866 | 866 | 0 |
| Birchwood | 416 | 415 | 414 | 414 | 414 | 0 |
| Cottage Grove | 12,474 | 12,516 | 12,917 | 13,319 | 13,851 | 532 |
| Dellwood | 550 | 552 | 550 | 547 | 547 | 0 |
| Denmark | 1,111 | 1,125 | 1,145 | 1,147 | 1,142 | -5 |
| Forest Lake | 8,125 | 8,126 | 8,147 | 8,137 | 8,136 | -1 |
| Grant | 1,972 | 1,973 | 1,983 | 1,994 | 1,991 | -3 |
| Grey Cloud | 209 | 206 | 205 | 182 | 183 | 1 |
| Hastings | 9 | 9 | 9 | 9 | 9 | 0 |
| Hugo | 6,255 | 6,351 | 6,516 | 6,587 | 6,754 | 167 |
| Lake Elmo | 3,883 | 4,309 | 4,633 | 4,735 | 4,912 | 177 |
| Lake St. Croix | 735 | 732 | 731 | 727 | 727 | 0 |
| Lakeland | 833 | 833 | 830 | 835 | 835 | 0 |
| Lakeland Shores | 153 | 153 | 153 | 153 | 153 | 0 |
| Landfall | 7 | 7 | 8 | 8 | 8 | 0 |
| Mahtomedi | 3,094 | 3,092 | 3,097 | 3,099 | 3,100 | 1 |
| Marine | 554 | 552 | 551 | 551 | 546 | -5 |
| May | 1,765 | 1,759 | 1,754 | 1,754 | 1,749 | -5 |
| Newport | 1,516 | 1,503 | 1,553 | 1,638 | 1,666 | 28 |
| Oak Park Hgts | 1,801 | 1,797 | 1,818 | 1,813 | 1,817 | 4 |
| Oakdale | 9,959 | 9,953 | 9,981 | 9,976 | 9,977 | 1 |
| Pine Springs | 165 | 164 | 164 | 164 | 164 | 0 |
| St. Mary's Point | 318 | 316 | 316 | 312 | 305 | -7 |
| St. Paul Park | 2,287 | 2,275 | 2,267 | 2,287 | 2,286 | -1 |
| Scandia | 2,649 | 2,637 | 2,639 | 2,639 | 2,633 | -6 |
| Stillwater | 7,873 | 7,899 | 7,962 | 7,969 | 7,970 | 1 |
| Stillwater Twp | 928 | 925 | 926 | 928 | 928 | 0 |
| West Lakeland | 1,505 | 1,508 | 1,515 | 1,516 | 1,519 | 3 |
| White Bear Lake | 109 | 109 | 109 | 109 | 109 | 0 |
| Willernie | 349 | 347 | 347 | 347 | 346 | -1 |
| Woodbury | 23,943 | 24,329 | 24,938 | 25,246 | 25,733 | 487 |
| COUNTY | 99,006 | 99,922 | 101,647 | 102,652 | 104,020 | 1,368 |

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 ay2021 assessment. The percent change groupings are listed across the top row of the table. For the 2021 assessment 81.4% 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 | 3 | 1 | 1 | 35 | 74 | 1,018 | 101 | 22 | 20 | 1,275 | 114 | 1,161 |
| Bayport | 4 | - | 2 | 41 | 60 | 502 | 222 | 119 | 80 | 1,030 | 108 | 922 |
| Baytown | 2 | - | - | 5 | 41 | 602 | 132 | 5 | 18 | 805 | 49 | 756 |
| Birchwood | 1 | - | - | 4 | 55 | 327 | 21 | 2 | 4 | 414 | 60 | 354 |
| Cottage Grove | 2 | 4 | 203 | 4,035 | 101 | 6,509 | 1,423 | 127 | 674 | 13,078 | 4,346 | 8,732 |
| Dellwood | 1 | - | 2 | 36 | 64 | 350 | 40 | 10 | 9 | 513 | 104 | 409 |
| Denmark | - | - | - | 22 | 68 | 507 | 68 | 30 | 41 | 737 | 90 | 647 |
| Forest Lake | 3 | 7 | 58 | 1,317 | 502 | 3,790 | 781 | 584 | 326 | 7,369 | 1,887 | 5,482 |
| Grant | 3 | - | 3 | 31 | 163 | 1,477 | 37 | 6 | 31 | 1,752 | 201 | 1,551 |
| Grey Cloud | - | - | - | 4 | 18 | 119 | 1 | 7 | 2 | 152 | 22 | 130 |
| Hastings | - | - | - | - | 1 | 2 | - | - | - | 3 | 1 | 2 |
| Hugo | 14 | - | 10 | 160 | 253 | 3,356 | 1,935 | 308 | 250 | 6,286 | 437 | 5,849 |
| Lake Elmo | 3 | - | 11 | 285 | 174 | 2,031 | 1,209 | 417 | 450 | 4,579 | 473 | 4,106 |
| Lake St. Croix | 1 | - | 6 | 6 | 185 | 416 | 83 | 12 | 9 | 717 | 197 | 520 |
| Lakeland | 2 | - | - | 3 | 47 | 623 | 100 | 2 | 14 | 791 | 53 | 738 |
| Lakeland Shores | - | - | - | - | 18 | 96 | 27 | 1 | 2 | 144 | 18 | 126 |
| Landfall | - | - | - | - | - | - | - | 1 | - | 1 | - | 1 |
| Mahtomedi | 13 | 35 | 602 | 1,582 | 228 | 432 | 53 | 13 | 45 | 3,003 | 2,460 | 543 |
| Marine | 5 | 2 | 60 | 215 | 119 | 104 | 5 | 2 | 6 | 518 | 400 | 118 |
| May | 2 | 1 | - | 138 | 208 | 1,035 | 18 | 12 | 15 | 1,430 | 349 | 1,081 |
| Newport | 10 | 15 | 124 | 504 | 56 | 514 | 56 | 10 | 135 | 1,424 | 709 | 715 |
| Oak Park Hgts | 1 | - | 8 | 183 | 122 | 1,067 | 157 | 11 | 15 | 1,564 | 314 | 1,250 |
| Oakdale | 4 | 18 | 189 | 1,633 | 306 | 4,776 | 2,068 | 392 | 138 | 9,524 | 2,150 | 7,374 |
| Pine Springs | - | - | 1 | - | 3 | 128 | 11 | 2 | 18 | 164 | 4 | 160 |
| St. Mary's Point | 1 | - | - | 1 | 80 | 25 | 139 | 28 | 31 | 305 | 82 | 223 |
| St. Paul Park | 11 | 5 | 29 | 488 | 124 | 1,210 | 107 | 13 | 18 | 2,005 | 656 | 1,349 |
| Scandia | 1 | - | 2 | 133 | 432 | 1,440 | 159 | 26 | 33 | 2,226 | 568 | 1,658 |
| Stillwater | 6 | 3 | 1 | 13 | 300 | 2,983 | 3,740 | 247 | 193 | 7,487 | 324 | 7,163 |
| Stillwater Twp | - | - | 1 | 7 | 51 | 534 | 207 | 6 | 8 | 814 | 59 | 755 |
| West Lakeland | 4 | - | 3 | 4 | 44 | 641 | 704 | 17 | 21 | 1,437 | 55 | 1,382 |
| White Bear Lake | - | - | 1 | - | 1 | 93 | 2 | 1 | 1 | 99 | 2 | 97 |
| Willernie | - | 1 | 1 | 1 | 22 | 43 | 190 | 3 | 50 | 312 | 25 | 287 |
| Woodbury | 7 | - | 6 | 1,037 | 648 | 18,732 | 3,756 | 170 | 625 | 24,981 | 1,698 | 23,283 |
| COUNTY | 107 | 94 | 1,326 | 11,922 | 4,567 | 55,482 | 17,550 | 2,609 | 3,282 | 96,939 | 18,015 | 78,924 |
| | 0.11% | 0.10% | 1.37% | 12.30% | 4.71% | 57.23% | 18.10% | 2.69% | 3.39% | 100.00% | 18.58% | 81.42% |

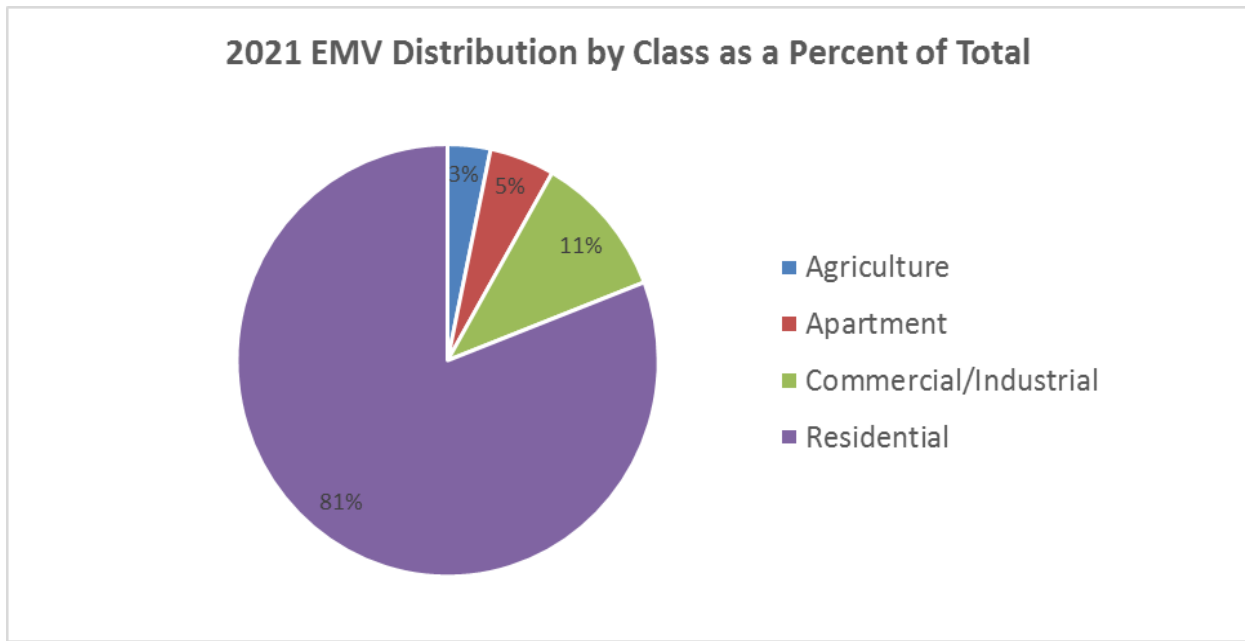
MARKET VALUE SECTION

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) | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|
| Total EMV | \$30,819,820,200 | \$32,894,024,500 | \$35,654,881,200 | \$37,326,145,800 | \$39,386,672,100 |
| Agriculture EMV | \$ 1,264,570,500 | \$ 1,263,774,600 | \$ 1,250,153,700 | \$ 1,315,056,100 | \$ 1,292,928,100 |
| Agriculture % of Total | 4.10% | 3.84% | 3.51% | 3.52% | 3.28% |
| Apartment EMV | \$ 1,154,829,300 | \$ 1,322,514,400 | \$ 1,600,537,000 | \$ 1,743,006,000 | \$ 1,961,631,200 |
| Apartment % of Total | 3.75% | 4.02% | 4.49% | 4.67% | 4.98% |
| Commercial/Industrial EMV | \$ 3,260,159,800 | \$ 3,445,552,500 | \$ 3,607,962,900 | \$ 3,884,295,400 | \$ 4,277,189,900 |
| Comm/Industrial % of Total | 10.58% | 10.47% | 10.12% | 10.41% | 10.86% |
| Residential/SRR EMV | \$25,140,260,600 | \$26,862,183,000 | \$29,196,227,600 | \$30,383,788,300 | \$31,854,922,900 |
| Residential/SRR % of Total | 81.57% | 81.66% | 81.89% | 81.40% | 80.88% |



Median Values

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

| | Median ay2017 | % Change | Median ay2018 | % Change | Median ay2019 | % Change | Median ay2020 | % Change | Median ay2021 | % Change |
|------------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|------------------|-------------|
| Afton | \$ 424,000 | 2.99% | \$ 443,800 | 4.67% | \$ 497,000 | 11.99% | \$ 484,600 | -2.49% | \$ 489,100 | 0.93% |
| Bayport | \$ 213,050 | 10.85% | \$ 232,000 | 8.89% | \$ 262,900 | 13.32% | \$ 267,200 | 1.64% | \$ 288,200 | 7.86% |
| Baytown | \$ 502,900 | 9.80% | \$ 516,200 | 2.64% | \$ 540,600 | 4.73% | \$ 573,700 | 6.12% | \$ 589,500 | 2.75% |
| Birchwood | \$ 297,150 | 3.21% | \$ 331,100 | 11.43% | \$ 358,500 | 8.28% | \$ 346,100 | -3.46% | \$ 354,800 | 2.51% |
| Cottage Grove | \$ 223,800 | 8.06% | \$ 238,900 | 6.75% | \$ 253,800 | 6.24% | \$ 266,900 | 5.16% | \$ 270,700 | 1.42% |
| Dellwood | \$ 546,150 | 4.08% | \$ 567,400 | 3.89% | \$ 553,000 | -2.54% | \$ 637,600 | 15.30% | \$ 688,100 | 7.92% |
| Denmark | \$ 381,200 | 0.24% | \$ 414,400 | 8.71% | \$ 439,900 | 6.15% | \$ 456,500 | 3.77% | \$ 467,400 | 2.39% |
| Forest Lake | \$ 233,150 | 11.24% | \$ 254,600 | 9.20% | \$ 270,700 | 6.32% | \$ 274,500 | 1.40% | \$ 281,400 | 2.51% |
| Grant | \$ 427,600 | 3.86% | \$ 453,300 | 6.01% | \$ 507,800 | 12.02% | \$ 487,000 | -4.10% | \$ 503,400 | 3.37% |
| Grey Cloud | \$ 309,250 | 8.70% | \$ 324,700 | 5.00% | \$ 344,300 | 6.02% | \$ 359,000 | 4.27% | \$ 371,400 | 3.45% |
| Hastings | | | | | | | | | | |
| Hugo | \$ 249,450 | 16.32% | \$ 260,500 | 4.43% | \$ 278,500 | 6.91% | \$ 290,000 | 4.13% | \$ 309,800 | 6.83% |
| Lake Elmo | \$ 383,350 | 3.19% | \$ 401,600 | 4.76% | \$ 430,600 | 7.22% | \$ 434,800 | 0.98% | \$ 458,700 | 5.50% |
| Lake St. Croix | \$ 181,800 | 8.02% | \$ 209,900 | 15.46% | \$ 230,900 | 10.00% | \$ 242,400 | 4.98% | \$ 250,000 | 3.14% |
| Lakeland | \$ 229,250 | -0.28% | \$ 269,800 | 17.69% | \$ 269,100 | -0.26% | \$ 283,800 | 5.46% | \$ 297,000 | 4.65% |
| Lakeland Shores | \$ 290,300 | -0.72% | \$ 325,300 | 12.06% | \$ 341,000 | 4.83% | \$ 343,900 | 0.85% | \$ 358,500 | 4.25% |
| Landfall | | | | | | | | | | |
| Mahtomedi | \$ 314,700 | 7.59% | \$ 324,900 | 3.24% | \$ 342,800 | 5.51% | \$ 360,100 | 5.05% | \$ 351,200 | -2.47% |
| Marine | \$ 332,350 | 3.79% | \$ 342,300 | 2.99% | \$ 386,700 | 12.97% | \$ 373,300 | -3.47% | \$ 379,900 | 1.77% |
| May | \$ 401,600 | 5.49% | \$ 420,500 | 4.71% | \$ 454,600 | 8.11% | \$ 458,800 | 0.92% | \$ 452,100 | -1.46% |
| Newport | \$ 185,300 | 19.86% | \$ 195,400 | 5.45% | \$ 216,100 | 10.59% | \$ 226,600 | 4.86% | \$ 229,600 | 1.32% |
| Oak Park Hgts | \$ 202,400 | 2.87% | \$ 215,500 | 6.47% | \$ 236,700 | 9.84% | \$ 240,300 | 1.52% | \$ 251,000 | 4.45% |
| Oakdale | \$ 216,400 | 10.13% | \$ 231,700 | 7.07% | \$ 252,800 | 9.11% | \$ 259,000 | 2.45% | \$ 264,300 | 2.05% |
| Pine Springs | \$ 399,300 | -1.25% | \$ 413,700 | 3.61% | \$ 412,100 | -0.39% | \$ 412,300 | 0.05% | \$ 429,200 | 4.10% |
| St. Mary's Point | \$ 298,100 | 23.95% | \$ 296,000 | -0.70% | \$ 317,900 | 7.40% | \$ 318,400 | 0.16% | \$ 335,000 | 5.21% |
| St. Paul Park | \$ 175,800 | 11.13% | \$ 180,100 | 2.45% | \$ 211,100 | 17.21% | \$ 220,200 | 4.31% | \$ 221,600 | 0.64% |
| Scandia | \$ 301,650 | 2.05% | \$ 331,300 | 9.83% | \$ 365,500 | 10.32% | \$ 376,500 | 3.01% | \$ 375,500 | -0.27% |
| Stillwater | \$ 250,600 | 9.96% | \$ 268,300 | 7.06% | \$ 289,300 | 7.83% | \$ 294,700 | 1.87% | \$ 313,400 | 6.35% |
| Stillwater Twp | \$ 425,200 | 7.51% | \$ 437,300 | 2.85% | \$ 505,700 | 15.64% | \$ 487,200 | -3.66% | \$ 499,700 | 2.57% |
| West Lakeland | \$ 425,800 | 0.32% | \$ 438,500 | 2.98% | \$ 476,000 | 8.55% | \$ 479,500 | 0.74% | \$ 503,300 | 4.96% |
| White Bear Lake | \$ 229,200 | 0.97% | \$ 252,100 | 9.99% | \$ 264,400 | 4.88% | \$ 269,500 | 1.93% | \$ 276,500 | 2.60% |
| Willernie | \$ 151,800 | 8.90% | \$ 172,500 | 13.64% | \$ 202,500 | 17.39% | \$ 211,700 | 4.54% | \$ 226,300 | 6.90% |
| Woodbury | \$ 296,700 | 7.07% | \$ 312,600 | 5.36% | \$ 327,400 | 4.73% | \$ 341,200 | 4.22% | \$ 351,100 | 2.90% |
| COUNTY MEDIAN | \$ 258,200 | 8.26% | \$ 277,100 | 12.60% | \$ 296,700 | 7.07% | \$ 306,600 | 3.34% | \$ 316,800 | 3.33% |

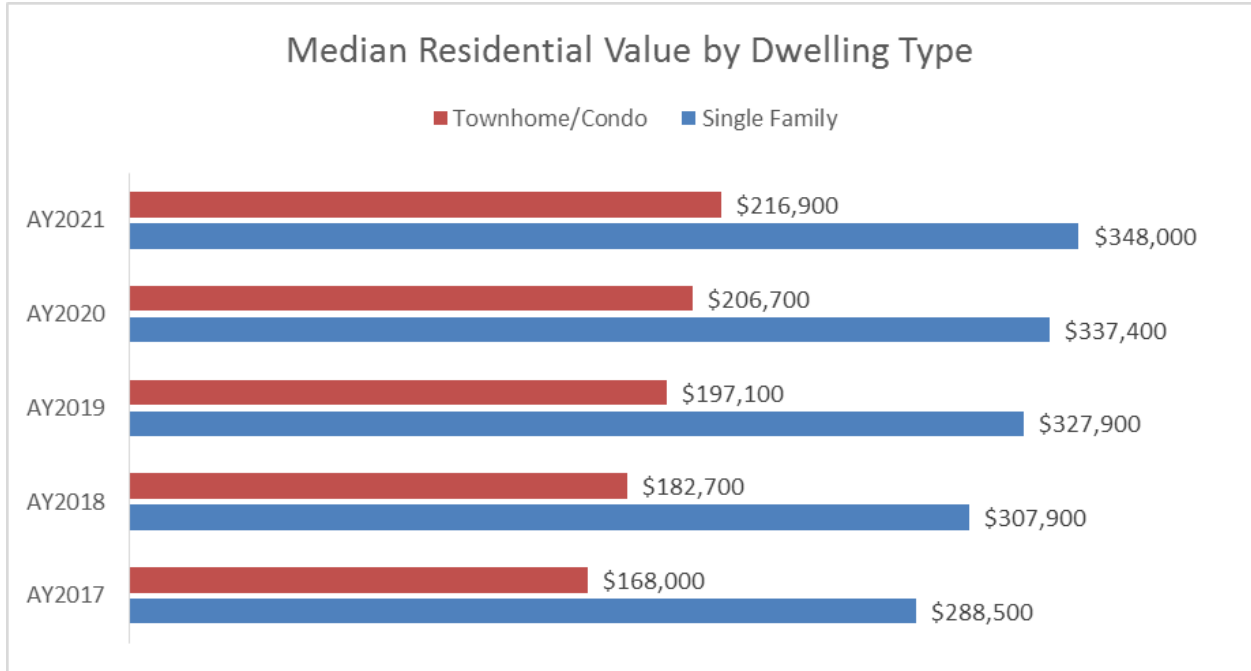
Historical Median Residential Improved Value: Townhomes/Condos
 (With improvement value ≥ \$25,000)

| | Median | % | Median | % | Median | % | Median | % | Median | % |
|----------------------|------------|--------|------------|--------|------------|--------|------------|--------|------------|--------|
| | ay2017 | Change | ay2018 | Change | ay2019 | Change | ay2020 | Change | ay2021 | Change |
| Bayport | \$ 297,800 | 24.29% | \$ 286,500 | -3.79% | \$ 310,200 | 8.27% | \$ 352,100 | 13.51% | \$ 364,600 | 3.55% |
| Cottage Grove | \$ 149,800 | 6.77% | \$ 169,800 | 13.35% | \$ 178,400 | 5.06% | \$ 190,700 | 6.89% | \$ 199,000 | 4.35% |
| Forest Lake | \$ 166,700 | 8.95% | \$ 180,100 | 8.04% | \$ 189,600 | 5.27% | \$ 190,800 | 0.63% | \$ 196,800 | 3.14% |
| Hugo | \$ 165,000 | 9.49% | \$ 179,800 | 8.97% | \$ 195,600 | 8.79% | \$ 199,800 | 2.15% | \$ 212,000 | 6.11% |
| Lake Elmo | \$ 247,700 | 1.47% | \$ 230,900 | -6.78% | \$ 285,500 | 23.65% | \$ 283,700 | -0.63% | \$ 309,700 | 9.16% |
| Mahtomedi | \$ 234,400 | 14.34% | \$ 264,500 | 12.84% | \$ 277,400 | 4.88% | \$ 289,300 | 4.29% | \$ 281,500 | -2.70% |
| Marine | \$ 198,100 | 8.85% | \$ 192,200 | -2.98% | \$ 211,000 | 9.78% | \$ 211,000 | 0.00% | \$ 219,900 | 4.22% |
| Newport | \$ 148,600 | 14.22% | \$ 149,100 | 0.34% | \$ 165,300 | 10.87% | \$ 170,000 | 2.84% | \$ 174,400 | 2.59% |
| Oak Park Hgts | \$ 152,500 | 8.70% | \$ 161,700 | 6.03% | \$ 181,500 | 12.24% | \$ 197,900 | 9.04% | \$ 202,300 | 2.22% |
| Oakdale | \$ 148,900 | 6.13% | \$ 163,900 | 10.07% | \$ 180,900 | 10.37% | \$ 185,500 | 2.54% | \$ 194,600 | 4.91% |
| St. Paul Park | \$ 164,400 | 16.68% | \$ 169,700 | 3.22% | \$ 205,100 | 20.86% | \$ 205,100 | 0.00% | \$ 199,800 | -2.58% |
| Stillwater | \$ 203,900 | 8.75% | \$ 224,000 | 9.86% | \$ 249,100 | 11.21% | \$ 249,300 | 0.08% | \$ 262,800 | 5.42% |
| Woodbury | \$ 179,000 | 9.28% | \$ 192,500 | 7.54% | \$ 207,800 | 7.95% | \$ 220,700 | 6.21% | \$ 231,700 | 4.98% |
| COUNTY MEDIAN | \$ 168,000 | 6.33% | \$ 182,700 | 8.75% | \$ 197,100 | 7.88% | \$ 206,700 | 4.87% | \$ 216,900 | 4.93% |

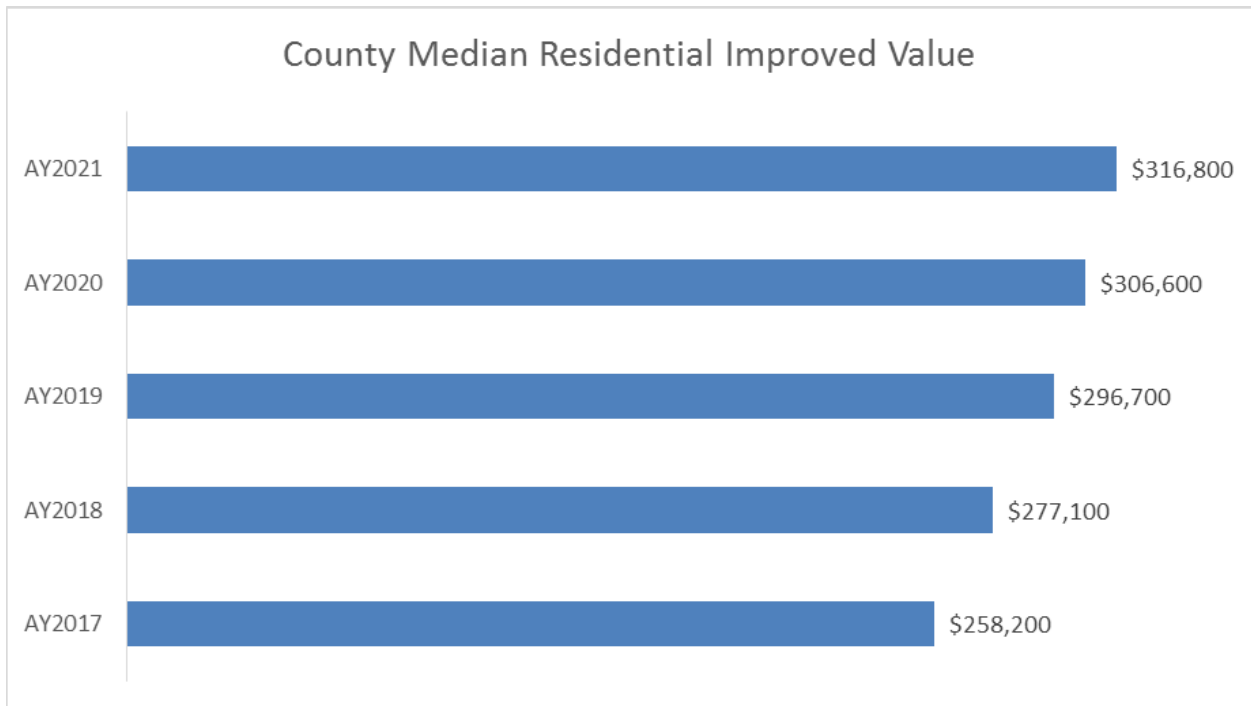
Historical Median Residential Improved Value: Single Family (With improvement value ≥ \$25,000)

| | Median ay2017 | % Change | Median ay2018 | % Change | Median ay2019 | % Change | Median ay2020 | % Change | Median ay2021 | % Change |
|----------------------|-------------------|--------------|-------------------|--------------|-------------------|--------------|-------------------|--------------|-------------------|--------------|
| Afton | \$ 424,000 | 3.62% | \$ 443,800 | 4.67% | \$ 497,000 | 11.99% | \$ 484,600 | -2.49% | \$ 489,100 | 0.93% |
| Bayport | \$ 207,350 | 14.37% | \$ 227,000 | 9.48% | \$ 256,200 | 12.86% | \$ 260,800 | 1.80% | \$ 283,200 | 8.59% |
| Baytown | \$ 502,900 | 1.04% | \$ 516,200 | 2.64% | \$ 540,600 | 4.73% | \$ 573,700 | 6.12% | \$ 589,500 | 2.75% |
| Birchwood | \$ 297,150 | 6.01% | \$ 331,100 | 11.43% | \$ 358,500 | 8.28% | \$ 346,100 | -3.46% | \$ 354,800 | 2.51% |
| Cottage Grove | \$ 230,000 | 5.99% | \$ 245,600 | 6.78% | \$ 260,700 | 6.15% | \$ 274,700 | 5.37% | \$ 279,000 | 1.57% |
| Dellwood | \$ 546,150 | 0.82% | \$ 567,400 | 3.89% | \$ 553,000 | -2.54% | \$ 637,600 | 15.30% | \$ 688,100 | 7.92% |
| Denmark | \$ 381,200 | 0.61% | \$ 414,400 | 8.71% | \$ 439,900 | 6.15% | \$ 456,500 | 3.77% | \$ 467,400 | 2.39% |
| Forest Lake | \$ 252,400 | 5.12% | \$ 274,600 | 8.80% | \$ 290,800 | 5.90% | \$ 296,000 | 1.79% | \$ 302,800 | 2.30% |
| Grant | \$ 427,600 | 1.54% | \$ 453,300 | 6.01% | \$ 507,800 | 12.02% | \$ 487,000 | -4.10% | \$ 503,400 | 3.37% |
| Grey Cloud | \$ 309,250 | 4.41% | \$ 324,700 | 5.00% | \$ 344,300 | 6.04% | \$ 359,000 | 4.27% | \$ 371,400 | 3.45% |
| Hastings | | | | | | | | | | |
| Hugo | \$ 313,100 | 8.75% | \$ 326,000 | 4.12% | \$ 348,400 | 6.87% | \$ 358,400 | 2.87% | \$ 372,100 | 3.82% |
| Lake Elmo | \$ 389,900 | 0.54% | \$ 408,700 | 4.82% | \$ 438,800 | 7.36% | \$ 441,400 | 0.59% | \$ 464,600 | 5.26% |
| Lake St. Croix | \$ 179,900 | 0.22% | \$ 209,900 | 16.68% | \$ 230,900 | 10.00% | \$ 242,400 | 4.98% | \$ 250,000 | 3.14% |
| Lakeland | \$ 229,750 | 7.66% | \$ 269,800 | 17.43% | \$ 269,100 | -0.26% | \$ 283,800 | 5.46% | \$ 297,000 | 4.65% |
| Lakeland Shores | \$ 290,300 | -1.09% | \$ 325,300 | 12.06% | \$ 341,000 | 4.83% | \$ 343,900 | 0.85% | \$ 358,500 | 4.25% |
| Landfall | | | | | | | | | | |
| Mahtomedi | \$ 325,700 | 10.18% | \$ 334,100 | 2.58% | \$ 351,600 | 5.24% | \$ 370,600 | 5.40% | \$ 361,600 | -2.43% |
| Marine | \$ 346,150 | 8.92% | \$ 342,300 | -1.11% | \$ 386,700 | 12.97% | \$ 373,300 | -3.47% | \$ 379,900 | 1.77% |
| May | \$ 401,600 | 6.08% | \$ 420,500 | 4.71% | \$ 454,600 | 8.11% | \$ 458,800 | 0.92% | \$ 452,100 | -1.46% |
| Newport | \$ 187,100 | 10.64% | \$ 195,400 | 4.44% | \$ 216,100 | 10.59% | \$ 226,600 | 4.86% | \$ 229,600 | 1.32% |
| Oak Park Hgts | \$ 218,800 | 0.00% | \$ 234,000 | 6.95% | \$ 257,900 | 10.21% | \$ 260,300 | 0.93% | \$ 270,600 | 3.96% |
| Oakdale | \$ 230,700 | 5.05% | \$ 248,500 | 7.72% | \$ 270,700 | 8.93% | \$ 276,800 | 2.25% | \$ 284,600 | 2.82% |
| Pine Springs | \$ 399,300 | 12.70% | \$ 413,700 | 3.61% | \$ 412,100 | -0.39% | \$ 412,300 | 0.05% | \$ 429,200 | 4.10% |
| St. Mary's Point | \$ 298,100 | 14.48% | \$ 296,000 | -0.70% | \$ 317,900 | 7.40% | \$ 318,400 | 0.16% | \$ 335,000 | 5.21% |
| St. Paul Park | \$ 176,650 | 5.97% | \$ 180,100 | 1.95% | \$ 211,100 | 17.21% | \$ 220,200 | 4.31% | \$ 221,600 | 0.64% |
| Scandia | \$ 300,900 | 1.14% | \$ 331,300 | 10.10% | \$ 365,500 | 10.32% | \$ 376,500 | 3.01% | \$ 375,500 | -0.27% |
| Stillwater | \$ 260,200 | 8.51% | \$ 276,800 | 6.38% | \$ 297,000 | 7.30% | \$ 301,500 | 1.52% | \$ 321,800 | 6.73% |
| Stillwater Twp | \$ 425,200 | 9.36% | \$ 437,300 | 2.85% | \$ 505,700 | 15.64% | \$ 487,200 | -3.66% | \$ 499,700 | 2.57% |
| West Lakeland | \$ 425,800 | -0.47% | \$ 438,500 | 2.98% | \$ 476,000 | 8.55% | \$ 479,500 | 0.74% | \$ 503,300 | 4.96% |
| White Bear Lake | \$ 229,200 | -0.95% | \$ 252,100 | 9.99% | \$ 264,400 | 4.88% | \$ 269,500 | 1.93% | \$ 276,500 | 2.60% |
| Willernie | \$ 150,450 | 3.83% | \$ 172,500 | 14.66% | \$ 202,500 | 17.39% | \$ 211,700 | 4.54% | \$ 226,300 | 6.90% |
| Woodbury | \$ 339,900 | 5.43% | \$ 358,100 | 5.35% | \$ 371,300 | 3.69% | \$ 382,800 | 3.10% | \$ 395,400 | 3.29% |
| COUNTY MEDIAN | \$ 288,500 | 2.49% | \$ 307,900 | 6.72% | \$ 327,900 | 6.50% | \$ 337,400 | 2.90% | \$ 348,000 | 3.14% |

Single Family and Townhome/Condo breakdown
 (With improvement value ≥ \$25,000)



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



OTHER ASSESSMENT RELATED INFORMATION

New Construction

Current New Construction Starts: All Classifications

| | SFR 2020 New Starts | TH/Condo 2020 New Starts | Comm/Ind 2020 New Starts | Apartment 2020 New Starts | Exempt 2020 New Starts | Total 2020 New Starts |
|------------------|---------------------------|--------------------------------|--------------------------------|---------------------------------|------------------------------|-----------------------------|
| Afton | 8 | 0 | 0 | 0 | 0 | 8 |
| Bayport | 28 | 0 | 0 | 0 | 0 | 28 |
| Baytown | 11 | 0 | 0 | 0 | 0 | 11 |
| Birchwood | 2 | 0 | 0 | 0 | 0 | 2 |
| Cottage Grove | 263 | 96 | 1 | 1 | 2 | 363 |
| Dellwood | 4 | 0 | 0 | 0 | 0 | 4 |
| Denmark | 13 | 0 | 1 | 0 | 0 | 14 |
| Forest Lake | 42 | 10 | 1 | 0 | 0 | 53 |
| Grant | 16 | 0 | 0 | 0 | 0 | 16 |
| Grey Cloud | 0 | 0 | 0 | 0 | 0 | 0 |
| Hastings | 0 | 0 | 0 | 0 | 0 | 0 |
| Hugo | 155 | 6 | 1 | 0 | 0 | 162 |
| Lake Elmo | 274 | 8 | 1 | 3 | 0 | 286 |
| Lake St. Croix | 1 | 0 | 0 | 0 | 0 | 1 |
| Lakeland | 2 | 0 | 0 | 0 | 0 | 2 |
| Lakeland Shores | 0 | 0 | 0 | 0 | 0 | 0 |
| Landfall | 0 | 0 | 0 | 0 | 0 | 0 |
| Mahtomedi | 13 | 0 | 0 | 0 | 0 | 13 |
| Marine | 0 | 0 | 0 | 0 | 0 | 0 |
| May | 3 | 0 | 0 | 0 | 0 | 3 |
| Newport | 67 | 0 | 0 | 0 | 0 | 67 |
| Oak Park Hgts | 6 | 0 | 1 | 0 | 0 | 7 |
| Oakdale | 4 | 0 | 2 | 0 | 0 | 6 |
| Pine Springs | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Mary's Point | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Paul Park | 0 | 0 | 0 | 0 | 0 | 0 |
| Scandia | 7 | 0 | 0 | 0 | 0 | 7 |
| Stillwater | 33 | 0 | 0 | 1 | 0 | 34 |
| Stillwater Twp | 1 | 0 | 0 | 0 | 0 | 1 |
| West Lakeland | 8 | 0 | 0 | 0 | 0 | 8 |
| White Bear Lake | 0 | 0 | 0 | 0 | 0 | 0 |
| Willernie | 2 | 0 | 0 | 0 | 0 | 2 |
| Woodbury | 284 | 99 | 6 | 5 | 1 | 395 |
| COUNTY | 1,247 | 219 | 14 | 10 | 3 | 1,493 |

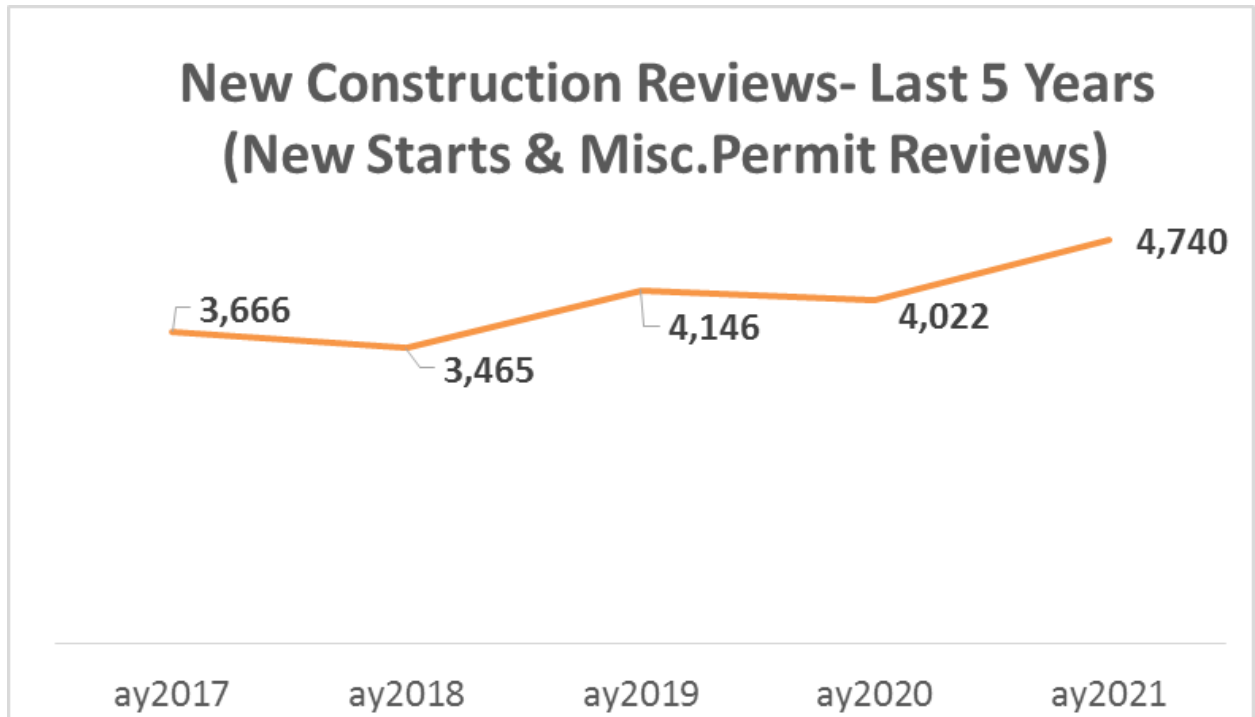
Past & Current New Construction Starts: Single Family and Townhome/Condo

| | 2016 New Starts | 2017 New Starts | 2018 New Starts | 2019 New Starts | 2020 New Starts |
|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Afton | 8 | 13 | 5 | 11 | 8 |
| Bayport | 14 | 26 | 34 | 26 | 28 |
| Baytown | 18 | 20 | 15 | 7 | 11 |
| Birchwood | 1 | 0 | 0 | 0 | 2 |
| Cottage Grove | 86 | 118 | 181 | 249 | 359 |
| Dellwood | 3 | 3 | 2 | 1 | 4 |
| Denmark | 8 | 8 | 9 | 9 | 13 |
| Forest Lake | 45 | 53 | 55 | 53 | 52 |
| Grant | 5 | 4 | 5 | 10 | 16 |
| Grey Cloud | 0 | 1 | 0 | 0 | 0 |
| Hastings | 0 | 0 | 0 | 0 | 0 |
| Hugo | 96 | 81 | 124 | 101 | 161 |
| Lake Elmo | 251 | 283 | 280 | 228 | 282 |
| Lake St. Croix | 0 | 3 | 3 | 0 | 1 |
| Lakeland | 0 | 0 | 0 | 3 | 2 |
| Lakeland Shores | 0 | 0 | 0 | 0 | 0 |
| Landfall | 0 | 0 | 0 | 0 | 0 |
| Mahtomedi | 6 | 11 | 11 | 9 | 13 |
| Marine | 2 | 0 | 1 | 0 | 0 |
| May | 5 | 10 | 8 | 8 | 3 |
| Newport | 4 | 7 | 20 | 46 | 67 |
| Oak Park Hgts | 0 | 0 | 0 | 4 | 6 |
| Oakdale | 11 | 4 | 2 | 3 | 4 |
| Pine Springs | 0 | 0 | 0 | 1 | 0 |
| St. Mary's Point | 0 | 1 | 1 | 0 | 0 |
| St. Paul Park | 6 | 7 | 3 | 9 | 0 |
| Scandia | 16 | 22 | 16 | 11 | 7 |
| Stillwater | 31 | 42 | 38 | 50 | 33 |
| Stillwater Twp | 1 | 3 | 6 | 5 | 1 |
| West Lakeland | 4 | 5 | 6 | 4 | 8 |
| White Bear Lake | 0 | 0 | 0 | 0 | 0 |
| Willernie | 0 | 3 | 0 | 0 | 2 |
| Woodbury | 320 | 326 | 445 | 454 | 383 |
| COUNTY | 941 | 1,054 | 1,270 | 1,302 | 1,466 |

Historical New Construction Summary: All Classifications

| Calendar Year | 2016 | 2017 | 2018 | 2019 | 2020 |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
| Single Family | 689 | 916 | 1,062 | 1,144 | 1,247 |
| Townhome/Condo | 252 | 138 | 208 | 158 | 219 |
| Apartment | 8 | 11 | 13 | 16 | 10 |
| Commercial/Industrial | 29 | 23 | 33 | 14 | 14 |
| Misc Permits | 2,688 | 2,377 | 2,830 | 2,690 | 3,250 |
| TOTAL | 3,666 | 3,465 | 4,146 | 4,022 | 4,740 |
| Taxable Value Added | \$ 425,045,400 | \$ 537,246,400 | \$ 661,822,400 | \$ 620,711,300 | \$ 700,622,800 |

Historical Comparison of New Construction: ay17 – ay21



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 inspects properties that have taken out a construction permit during the course of the year.

During 2020 (for the 2021 assessment), the Assessor Division appraisers and locally hired assessors, reviewed 30,091 properties. The breakdown of the properties that were reviewed over the last five years.

| Calendar Year | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------------------|---------------|---------------|---------------|---------------|---------------|
| | ay2017 | ay2018 | ay2019 | ay2020 | ay2021 |
| Residential Quintile | 20,017 | 19,377 | 19,727 | 21,400 | 24,160 |
| Apt/CI Reviews | 994 | 676 | 1,190 | 970 | 1,191 |
| New Construction Reviews | 3,666 | 3,465 | 4,146 | 4,022 | 4,740 |
| Misc Reviews | 0 | 0 | 0 | 28 | 0 |
| TOTAL | 24,677 | 23,518 | 25,063 | 26,420 | 30,091 |

Appraiser Activity: Tax Petition Related

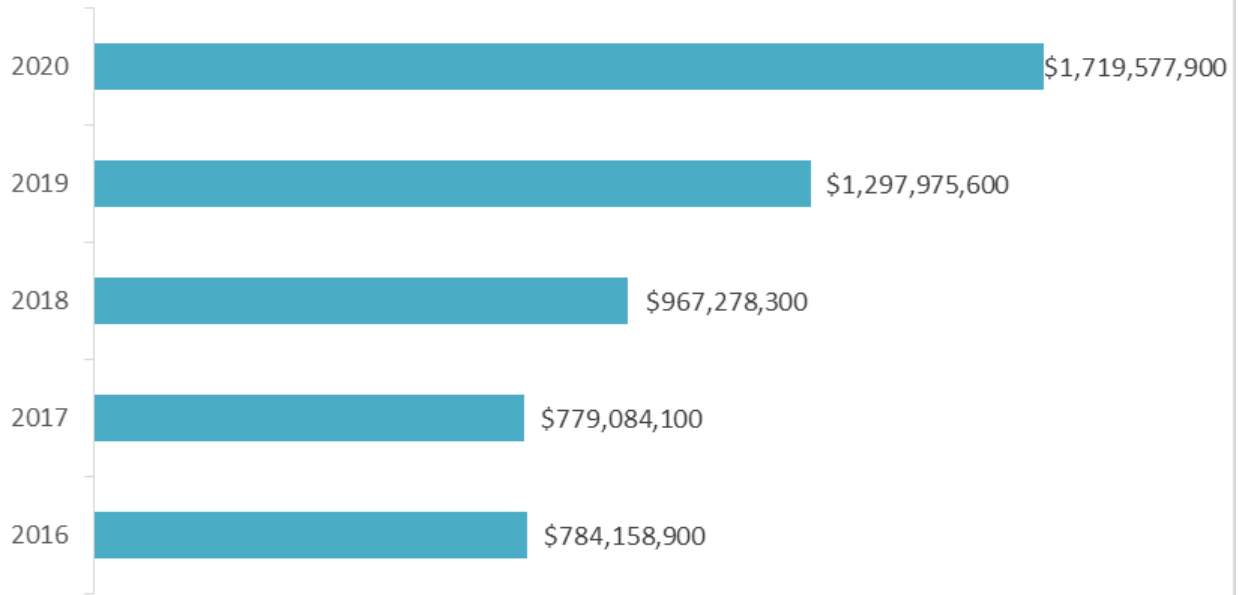
Minnesota Tax Court has been established by the Minnesota Legislature for the purpose of hearing only tax related cases. The Court's judges have expertise in tax laws and apply that knowledge in a manner to ensure that taxpayers are assessed in a fair and equitable way.

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.

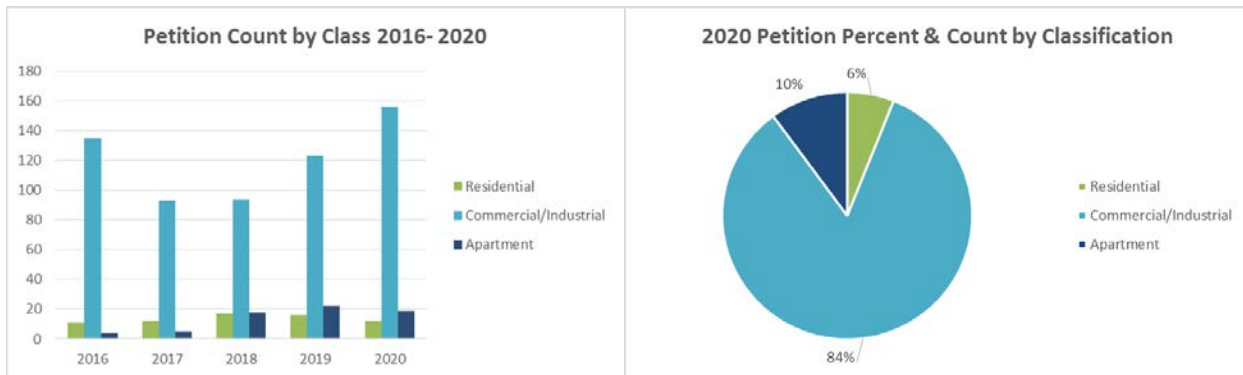
The table below summarize the petition filings in Washington County over the last five years. Petitions related to **taxes payable 2020** shows an over increase in the filings of 16.1% with the largest increase shown in the commercial/industrial class of +26.8%. Also of note is the 32.5% increase in the value under petition for **payable 2020** when compared to the previous payable year. The property use showing the largest increase in value under petition was the commercial/industrial property use showing a 51.3% increase.

| Petition Count | | | | | | |
|--------------------------------|----------------|----------------|----------------|----------------|------------------|------------------|
| Payable year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| | 176 | 150 | 110 | 129 | 161 | 187 |
| Petition Count by Class | | | | | | |
| Payable year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Residential | 22 | 11 | 12 | 17 | 16 | 12 |
| Commercial/Industrial | 148 | 135 | 93 | 94 | 123 | 156 |
| Apartment | 6 | 4 | 5 | 18 | 22 | 19 |
| TOTAL | 176 | 150 | 110 | 129 | 161 | 187 |
| Value Under Petition | | | | | | |
| Payable year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| | \$ 777,331,100 | \$ 784,158,900 | \$ 779,084,100 | \$ 967,278,300 | \$ 1,297,975,600 | \$ 1,719,577,900 |
| Petition Value by Class | | | | | | |
| Payable year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Residential | \$ 18,515,100 | \$ 12,827,900 | \$ 20,168,200 | \$ 30,299,900 | \$ 18,568,700 | \$ 18,685,600 |
| Commercial/Industrial | \$ 664,804,500 | \$ 654,608,900 | \$ 602,423,800 | \$ 660,500,500 | \$ 846,459,300 | \$ 1,281,098,600 |
| Apartment | \$ 94,011,500 | \$ 116,722,100 | \$ 156,492,100 | \$ 276,477,900 | \$ 432,947,600 | \$ 419,793,700 |
| TOTAL | \$ 777,331,100 | \$ 784,158,900 | \$ 779,084,100 | \$ 967,278,300 | \$ 1,297,975,600 | \$ 1,719,577,900 |

Washington County Value Under Petition 2016-2020



Tax Petitions: Historical Petition Counts Payable Years 2016 - 2020



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, a community median ratio in the range of 93%-95% 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 Statute 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 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 are used to establish the building and component rates used to calculate the property's value. The market value estimated by the appraiser in this way should be very close to the amount the property would sell for, if placed on the open market.

WHY MAY MARKET VALUES CHANGE FROM YEAR TO YEAR?

Property values change continuously depending on the economic conditions affecting the local housing 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.

Explaining the 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 5, 2021** 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

Assessment Calendar

| 2021 | |
|-------------------------|---|
| January 2 | 2021 Market values established |
| February 1 | Last day to deliver assessment records to County Assessor |
| March 31 | Statutory deadline for mailing 2021 Valuation Notices |
| April 5-April 26 | Local Boards of Appeal & Equalization & Regional Open Book meetings held |
| April 30 | Last day to file a Tax Court Petition for taxes payable in 2021 |
| May 5 | Deadline for property owners to notify County Assessor of intent to appeal at County Board of Appeal & Equalization |
| May 15 | First half payable 2021 taxes due |
| June 15 | County Board of Appeal & Equalization Meeting 5 p.m. |
| July 1 | 2021 Assessment finalized |
| August 31 | First half payable 2021 taxes due for manufactured homes |
| October 15 | Second half payable 2021 taxes due |
| November | Mailing of payable 2022 Proposed Property Tax Notices |
| November 15 | Second half payable 2021 taxes due for agricultural property and manufactured homes |
| December 15 | Last day to file a Homestead Application for payable 2021 |
| 2022 | |
| January 2 | 2022 Market values established |