

WASHINGTON COUNTY
SUMMARY OF FISCAL DISPARITY AREA-WIDE DISTRIBUTION LEVY
FOR TAXES PAYABLE IN 2026

*DO NOT SUBTRACT THE AREA WIDE DISTRIBUTION LEVY FROM CERTIFIED LEVIES

| Tax Authority Type | Tax Authority Description | Distribution Value | Area-Wide Distribution Levy* | | |
|---------------------------------------|-------------------------------|--------------------|------------------------------|---------------------------|---------------------|
| | | | Tax Capacity Based Levy | Market Value Based Levy** | Total Levy |
| COUNTY | 82 Washington | 49,670,426 | \$11,768,471 | | \$11,768,471 |
| MUNICIPALITY | 2 Baytown Township | 193,407 | \$26,023 | | \$26,023 |
| | 4 Denmark Township | 152,524 | \$18,459 | | \$18,459 |
| | 9 May Township | 222,584 | \$23,556 | | \$23,556 |
| | 11 Grey Cloud Island Township | 43,329 | \$9,747 | | \$9,747 |
| | 14 Stillwater Township | 170,694 | \$28,112 | | \$28,112 |
| | 17 West Lakeland Township | 405,508 | \$93,446 | | \$93,446 |
| | 100 Afton | 264,864 | \$70,640 | | \$70,640 |
| | 200 Bayport | 868,496 | \$273,930 | | \$273,930 |
| | 300 Birchwood | 0 | \$0 | | \$0 |
| | 2200 Cottage Grove | 8,973,935 | \$3,334,097 | | \$3,334,097 |
| | 500 Dellwood | 77,223 | \$12,787 | | \$12,787 |
| | 600 Forest Lake | 3,810,481 | \$1,567,267 | | \$1,567,267 |
| | 2700 Grant | 401,664 | \$44,357 | | \$44,357 |
| | 7500 Hastings | 524 | \$310 | | \$310 |
| | 700 Hugo | 2,900,228 | \$1,124,330 | | \$1,124,330 |
| | 800 Lake Elmo | 1,840,072 | \$493,962 | | \$493,962 |
| | 2000 Lake St Croix Beach | 184,322 | \$66,194 | | \$66,194 |
| | 1900 Lakeland | 230,446 | \$73,273 | | \$73,273 |
| | 900 Lakeland Shores | 39,834 | \$8,120 | | \$8,120 |
| | 1400 Landfall | 1,609,277 | \$855,026 | | \$855,026 |
| | 1000 Mahtomedi | 1,228,404 | \$412,004 | | \$412,004 |
| | 1100 Marine on St Croix | 67,963 | \$33,121 | | \$33,121 |
| | 1200 Newport | 923,880 | \$493,534 | | \$493,534 |
| | 1700 Oak Park Heights | 719,117 | \$392,545 | | \$392,545 |
| | 2600 Oakdale | 5,984,429 | \$2,477,304 | | \$2,477,304 |
| | 2100 Pine Springs | 47,172 | \$3,647 | | \$3,647 |
| | 400 Scandia | 449,361 | \$125,549 | | \$125,549 |
| | 1800 St Mary's Point | 0 | \$0 | | \$0 |
| | 1300 St Paul Park | 1,490,822 | \$623,986 | | \$623,986 |
| | 1500 Stillwater City | 2,992,133 | \$1,562,767 | | \$1,562,767 |
| 9400 White Bear Lake | 64,294 | \$19,546 | | \$19,546 | |
| 1600 Willernie | 111,816 | \$56,185 | | \$56,185 | |
| 2500 Woodbury | 13,201,629 | \$4,113,968 | | \$4,113,968 | |
| SCHOOL DISTRICT** | 200 Hastings | 262,073 | \$42,753 | \$47,569 | \$90,322 |
| | 2144 Chisago Lakes | 66,179 | \$12,113 | \$6,410 | \$18,523 |
| | 622 NStPaul/Mpwd/Oakdale | 8,638,604 | \$2,764,488 | \$1,264,948 | \$4,029,436 |
| | 624 White Bear Lake | 2,164,223 | \$763,645 | \$350,713 | \$1,114,358 |
| | 831 Forest Lake | 4,583,440 | \$1,103,888 | \$523,750 | \$1,627,638 |
| | 832 Mahtomedi | 2,116,500 | \$503,647 | \$453,186 | \$956,833 |
| | 833 South Washington | 21,817,904 | \$7,194,028 | \$6,142,615 | \$13,336,643 |
| | 834 Stillwater | 10,021,499 | \$2,345,732 | \$1,419,226 | \$3,764,958 |
| WATERSHED | 69 Brown's Creek | 1,858,543 | \$68,776 | | \$68,776 |
| | 10 Carnelian Marine St Croix | 817,684 | \$30,652 | | \$30,652 |
| | 71 Comfort Lake-Forest Lake | 2,483,106 | \$122,701 | | \$122,701 |
| | 34 Ramsey-Washington Metro | 6,195,830 | \$177,480 | | \$177,480 |
| | 38 Rice Creek | 5,701,668 | \$94,360 | | \$94,360 |
| | 14 South Washington | 22,880,993 | \$160,681 | | \$160,681 |
| | 54 Valley Branch | 6,089,631 | \$156,300 | | \$156,300 |
| OTHER SPECIAL TAXING DISTRICTS | 634 Cottage Grove HRA | 8,973,935 | \$19,807 | | \$19,807 |
| | 136 Hastings HRA | 524 | \$8 | | \$8 |
| | 316 Woodbury HRA | 13,201,629 | \$21,147 | | \$21,147 |
| | 187 Washington County CDA | 49,670,426 | \$556,315 | | \$556,315 |
| | 519 Washington County RRA | 49,670,426 | \$55,515 | | \$55,515 |
| | 505 Metro Council | 49,670,426 | \$284,138 | | \$284,138 |
| | 507 Metro Mosquito Control | 49,670,426 | \$164,627 | | \$164,627 |
| | 508 Metro Transit Area | 5,533,820 | \$0 | | \$0 |
| | 509 Metro Transit District | 44,136,606 | \$428,851 | | \$428,851 |
| TOTAL | | | \$47,277,915 | \$10,208,417 | \$57,486,332 |

*The area-wide levy amount will be subtracted from each taxing district's certified levy by the county when calculating tax rates.

**For School Districts, the distribution levy will be deducted from market value as well as tax capacity based levies.

**WASHINGTON COUNTY
COMPARISON OF PAY 2025 vs. PAY 2026
FISCAL DISPARITY DISTRIBUTION VALUE & LEVY**

| Tax Authority Type | Tax Authority Description | Final Distribution VALUE | | | | Distribution LEVY* | | | |
|---|-------------------------------|--------------------------|------------|-----------|-------------|--------------------|--------------|-------------|----------|
| | | Pay 2025 | Pay 2026 | \$ Change | % Change | Pay 2025 | Pay 2026 | \$ Change | % Change |
| COUNTY | 82 Washington | 49,325,681 | 49,670,426 | 344,745 | 0.7% | \$10,773,462 | \$11,768,471 | \$995,009 | 9.2% |
| MUNICIPALITY | 2 Baytown Township | 184,056 | 193,407 | 9,351 | 5.1% | \$23,998 | \$26,023 | \$2,025 | 8.4% |
| | 4 Denmark Township | 151,025 | 152,524 | 1,499 | 1.0% | \$17,959 | \$18,459 | \$500 | 2.8% |
| | 9 May Township | 224,682 | 222,584 | (2,098) | (0.9%) | \$21,125 | \$23,556 | \$2,431 | 11.5% |
| | 11 Grey Cloud Island Township | 36,564 | 43,329 | 6,765 | 18.5% | \$7,188 | \$9,747 | \$2,559 | 35.6% |
| | 14 Stillwater Township | 162,153 | 170,694 | 8,541 | 5.3% | \$27,465 | \$28,112 | \$647 | 2.4% |
| | 17 West Lakeland Township | 415,803 | 405,508 | (10,295) | (2.5%) | \$53,107 | \$93,446 | \$40,339 | 76.0% |
| | 100 Afton | 277,497 | 264,864 | (12,633) | (4.6%) | \$65,303 | \$70,640 | \$5,337 | 8.2% |
| | 200 Bayport | 880,535 | 868,496 | (12,039) | (1.4%) | \$244,131 | \$273,930 | \$29,799 | 12.2% |
| | 300 Birchwood | 0 | 0 | 0 | 0.0% | \$0 | \$0 | \$0 | 0.0% |
| | 2200 Cottage Grove | 8,705,903 | 8,973,935 | 268,032 | 3.1% | \$2,861,847 | \$3,334,097 | \$472,250 | 16.5% |
| | 500 Dellwood | 77,190 | 77,223 | 33 | 0.0% | \$12,628 | \$12,787 | \$159 | 1.3% |
| | 600 Forest Lake | 3,918,337 | 3,810,481 | (107,856) | (2.8%) | \$1,473,915 | \$1,567,267 | \$93,352 | 6.3% |
| | 2700 Grant | 405,912 | 401,664 | (4,248) | (1.0%) | \$41,932 | \$44,357 | \$2,425 | 5.8% |
| | 7500 Hastings | 530 | 524 | (6) | (1.1%) | \$293 | \$310 | \$17 | 5.8% |
| | 700 Hugo | 2,820,715 | 2,900,228 | 79,513 | 2.8% | \$1,015,758 | \$1,124,330 | \$108,572 | 10.7% |
| | 800 Lake Elmo | 1,761,776 | 1,840,072 | 78,296 | 4.4% | \$433,937 | \$493,962 | \$60,025 | 13.8% |
| | 2000 Lake St Croix Beach | 185,822 | 184,322 | (1,500) | (0.8%) | \$57,214 | \$66,194 | \$8,980 | 15.7% |
| | 1900 Lakeland | 239,873 | 230,446 | (9,427) | (3.9%) | \$72,826 | \$73,273 | \$447 | 0.6% |
| | 900 Lakeland Shores | 38,860 | 39,834 | 974 | 2.5% | \$7,639 | \$8,120 | \$481 | 6.3% |
| | 1400 Landfall | 2,292,747 | 1,609,277 | (683,470) | (29.8%) | \$1,095,154 | \$855,026 | (\$240,128) | (21.9%) |
| | 1000 Mahtomedi | 1,234,692 | 1,228,404 | (6,288) | (0.5%) | \$419,000 | \$412,004 | (\$6,996) | (1.7%) |
| | 1100 Marine on St Croix | 73,834 | 67,963 | (5,871) | (8.0%) | \$35,333 | \$33,121 | (\$2,212) | (6.3%) |
| | 1200 Newport | 862,165 | 923,880 | 61,715 | 7.2% | \$398,297 | \$493,534 | \$95,237 | 23.9% |
| | 1700 Oak Park Heights | 737,989 | 719,117 | (18,872) | (2.6%) | \$365,321 | \$392,545 | \$27,224 | 7.5% |
| | 2600 Oakdale | 5,950,014 | 5,984,429 | 34,415 | 0.6% | \$2,268,858 | \$2,477,304 | \$208,446 | 9.2% |
| 2100 Pine Springs | 49,635 | 47,172 | (2,463) | (5.0%) | \$3,854 | \$3,647 | (\$207) | (5.4%) | |
| 400 Scandia | 463,142 | 449,361 | (13,781) | (3.0%) | \$123,679 | \$125,549 | \$1,870 | 1.5% | |
| 1800 St Mary's Point | 0 | 0 | 0 | 0.0% | \$0 | \$0 | \$0 | 0.0% | |
| 1300 St Paul Park | 1,417,688 | 1,490,822 | 73,134 | 5.2% | \$529,459 | \$623,986 | \$94,527 | 17.9% | |
| 1500 Stillwater City | 2,985,340 | 2,992,133 | 6,793 | 0.2% | \$1,393,812 | \$1,562,767 | \$168,955 | 12.1% | |
| 9400 White Bear Lake | 68,358 | 64,294 | (4,064) | (5.9%) | \$18,675 | \$19,546 | \$871 | 4.7% | |
| 1600 Willernie | 126,649 | 111,816 | (14,833) | (11.7%) | \$60,831 | \$56,185 | (\$4,646) | (7.6%) | |
| 2500 Woodbury*** | 12,576,195 | 13,201,629 | 625,434 | 5.0% | \$3,489,606 | \$4,113,968 | \$624,362 | 17.9% | |
| SCHOOL DISTRICT** | 200 Hastings | 253,935 | 262,073 | 8,138 | 3.2% | \$89,713 | \$90,322 | \$609 | 0.7% |
| | 2144 Chisago Lakes | 65,422 | 66,179 | 757 | 1.2% | \$17,486 | \$18,523 | \$1,037 | 5.9% |
| | 622 NSP-MPWD-OAK | 9,255,166 | 8,638,604 | (616,562) | (6.7%) | \$4,050,715 | \$4,029,436 | (\$21,279) | (0.5%) |
| | 624 White Bear Lake | 2,125,110 | 2,164,223 | 39,113 | 1.8% | \$1,048,932 | \$1,114,358 | \$65,426 | 6.2% |
| | 831 Forest Lake | 4,686,195 | 4,583,440 | (102,755) | (2.2%) | \$1,615,203 | \$1,627,638 | \$12,435 | 0.8% |
| | 832 Mahtomedi | 2,130,311 | 2,116,500 | (13,811) | (0.6%) | \$901,008 | \$956,833 | \$55,825 | 6.2% |
| | 833 South Washington | 20,872,846 | 21,817,904 | 945,058 | 4.5% | \$12,431,306 | \$13,336,643 | \$905,337 | 7.3% |
| | 834 Stillwater | 9,936,678 | 10,021,499 | 84,821 | 0.9% | \$3,476,020 | \$3,764,958 | \$288,938 | 8.3% |
| WATERSHED | 69 Brown's Creek | 1,858,083 | 1,858,543 | 460 | 0.0% | \$64,979 | \$68,776 | \$3,797 | 5.8% |
| | 10 Carnelian Marine St Croix | 832,173 | 817,684 | (14,489) | (1.7%) | \$30,692 | \$30,652 | (\$40) | (0.1%) |
| | 71 Comfort Lake-Forest Lake | 2,526,211 | 2,483,106 | (43,105) | (1.7%) | \$120,705 | \$122,701 | \$1,996 | 1.7% |
| | 34 Ramsey-Washington Metro | 6,925,362 | 6,195,830 | (729,532) | (10.5%) | \$175,328 | \$177,480 | \$2,152 | 1.2% |
| | 38 Rice Creek | 5,716,841 | 5,701,668 | (15,173) | (0.3%) | \$92,169 | \$94,360 | \$2,191 | 2.4% |
| | 14 South Washington | 21,925,595 | 22,880,993 | 955,398 | 4.4% | \$138,616 | \$160,681 | \$22,065 | 15.9% |
| 54 Valley Branch | 5,866,310 | 6,089,631 | 223,321 | 3.8% | \$151,079 | \$156,300 | \$5,221 | 3.5% | |
| OTHER SPECIAL TAXING DISTRICTS | 634 Cottage Grove HRA | 0 | 8,973,935 | 8,973,935 | 0.0% | \$0 | \$19,807 | \$19,807 | 0.0% |
| | 136 Hastings HRA | 530 | 524 | (6) | (1.1%) | \$8 | \$8 | \$0 | 0.0% |
| | 316 Woodbury HRA | 12,576,195 | 13,201,629 | 625,434 | 5.0% | \$0 | \$21,147 | \$21,147 | 0.0% |
| | 187 Washington County CDA | 49,325,681 | 49,670,426 | 344,745 | 0.7% | \$504,858 | \$556,315 | \$51,457 | 10.2% |
| | 519 Washington County RRA | 49,325,681 | 49,670,426 | 344,745 | 0.7% | \$53,916 | \$55,515 | \$1,599 | 3.0% |
| | 505 Metro Council | 49,325,681 | 49,670,426 | 344,745 | 0.7% | \$291,083 | \$284,138 | (\$6,945) | (2.4%) |
| | 507 Metro Mosquito Control | 49,325,681 | 49,670,426 | 344,745 | 0.7% | \$148,438 | \$164,627 | \$16,189 | 10.9% |
| | 508 Metro Transit Area | 4,887,189 | 5,533,820 | 646,631 | 13.2% | \$0 | \$0 | \$0 | 0.0% |
| 509 Metro Transit District | 43,829,256 | 44,136,606 | 307,350 | 0.7% | \$354,761 | \$428,851 | \$74,090 | 20.9% | |
| Less funds on hand - amount of 2024 Woodbury HRA Levy, due to no levy in 2024** | | | | | | | -\$18,450 | \$0 | |
| TOTAL | | 49,325,681 | 49,670,426 | 344,751 | 0.7% | \$53,152,171 | \$57,486,332 | \$4,334,161 | 8.15% |

*This amount is subtracted from each taxing district's certified levy by the county when calculating tax rates.

**For School Districts, the distribution levy will be deducted from market value as well as tax capacity based levies.

***City of Woodbury HRA didn't levy for Pay 2024. Pay 2024 Distribution Levy amount moved to City of Woodbury for Pay 2025.