

## Description of Line Items on the 2020 Property Tax Statement

- Values**..... Values for taxes payable in 2020 were sent to you in the spring of 2019:  
**Estimated Market Value** - This value is what the assessor estimates your property would likely sell for on the open market. For properties with Green Acres, Open Space, Rural Preserves this would be the "high" value. This value is before exclusions for homesteads for disabled veterans.  
**Homestead Exclusion** – In 2012, the homestead benefit was converted to a market value exclusion. This applies to residential homesteads and to the house, garage, and one acre of land on agricultural homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.  
**Taxable Market Value** - This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions, and deferrals. Note that the taxable market value for homesteads reflects the homestead value exclusion.  
**New Improvements** – The value of new improvements.
- Property Classification**... Use of the property. Frequently used abbreviations:  
Dis=Disabled, Hstd=Homestead, Rel=Relative Homestead, Frac=Fractional homestead, NH=NonHomestead
- Tax Amounts:**
- 1 – 2. M-1PR amount**..... Line 1 is the qualifying tax amount for property tax refund. Line 2 is the prior year qualifying amount. The qualifying amount is limited to 10 acres on a residential homestead, or the house/garage/site portion of an agricultural homestead.  
Relative homesteads do not qualify for property tax refund.
- 3. Tax before credits**..... Gross tax before reduction by credits.
- 4. Credits**..... Line 4A is agricultural market value credit and the school building bond ag credit (new for Pay 2018).  
Line 4B other credits include Agricultural Preserve Credit on parcels enrolled in the agricultural preserve program, and Powerline Credit.
- 5. Tax after credits**..... Net tax after reduction for credits.
- 6. County Tax**..... Line 6A is the tax amount for Washington County.  
The tax for County Library and Library debt is excluded in Stillwater and Bayport. The tax for County Library debt from 2011 - 2017 is excluded in Lake Elmo.  
Line 6A does not include the levy for the Land and Water Legacy Program. That is included on Line 11.  
Line 6B is the tax amount for the Washington County Regional Rail Authority.
- 7. City/Town Tax**..... City/Town portion of tax.  
It excludes the City of Woodbury levy approved by the voters. Those referenda levies are included on Line 11.
- 8. State General Tax**..... The State General Tax is a statewide property tax levied by the State of Minnesota starting in 2002 on commercial, industrial and seasonal properties. These taxes are paid to the State of Minnesota and go to the State General Fund with a portion used to fund school related expenditures. The following link has more information:  
<https://www.revenue.state.mn.us/property-tax-fact-sheets>
- 9. School Tax**..... School district tax amount.  
Line 9A includes school voter approved levies. Levy questions in ISD 624-White Bear Lake were approved by the voters at the November 5, 2019 general election. The tax amounts on the proposed tax notices mailed in November did not include those levies, so the voter approved tax may be higher than the proposed tax in those districts.  
Line 9B includes other local levies.
- 10. Special Taxing District** Taxing Districts Tax  
10a. Special Taxing District..... East Central Regional Development  
10b. Tax Increment Tax..... Tax Increment Financing (TIF) is a development tool used by tax authorities, usually cities, to finance the costs of certain developments that the authority has determined would not have occurred without the use of public assistance. Tax increment takes a portion of the property tax that would otherwise go to the county/city/school/special districts and instead sends it to the Tax Increment district to fund project development costs. That is the amount that is shown on the Tax Increment Tax line. Districts can last for up to 25 years. When the district terminates, the Tax Increment Tax line will go down to \$0 and the additional taxes that had been diverted to the tax

increment district will then go back to the county/city/school/special taxing districts. Tax Increment is not an additional tax. It does not change the Total Tax. Tax Increment affects what line the tax amount is reported on (Tax Increment line vs. county/city/school/special district). The total tax on a parcel in a Tax Increment District is the same as the total tax on a parcel with the same value and classification that is not in a Tax Increment District. The following link has more information on Tax Increment Financing:

<https://www.house.leg.state.mn.us/hrd/issinfo/tif/mech.aspx>

- 11. **Non-school voter approved referenda levies** ..... Line 11 includes levies approved by the voters for all jurisdictions except schools.
- 12. **Total tax before Assessments**..... Total of Line 6 – Line 11.  
Same as Line 5.
- 13. **Special Assessments..** Special assessments added to the property tax bill. Individual detail on up to 8 assessments is provided, any more than that are included as a lump sum.  
For multiple year assessments a breakdown of principal and interest is provided.
- 14. **Total Property Tax and special assessments**..... Line 12 + Line 13.