



**Property Records and
Taxpayer Services**
(651) 430-6175
www.co.washington.mn.us

14949 62nd Street North - PO Box 6
Stillwater, MN 55082-0006

IMPORTANT PROPERTY TAX INFORMATION:

TAXPAYER(S):

53614*123**G50**0.574**1/2*****AUTO5-DIGIT 55119
MICHAEL D & CYNTHIA GARR
4060 GERSHWIN AVE N
OAKDALE MN 55128-2831



PROPERTY INFORMATION:

PIN: **07.028.20.44.0009**

Property Address:
1775 MAJESTIC PINES TRL
AFTON MN 55001

Property Description:

KAYE HILL FARM Lot 5 Block 1

PROPOSED TAXES 2024

THIS IS NOT A BILL - DO NOT PAY

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2023	2024
1	Estimated Market Value	1,630,200	1,882,300
	Homestead Exclusion		
	Other Exclusion/Deferral		
	Taxable Market Value	1,630,200	1,882,300
	Class	Res Non-Hstd	Res Non-Hstd
PROPOSED TAX			
2	Property Taxes Before Credits		\$17,858.00
	School Building Bond Credit		\$0.00
	Agricultural Market Value Credit		\$0.00
	Other Credits		\$0.00
	Property Taxes After Credits		\$17,858.00
PROPERTY TAX STATEMENT			
Coming in March, 2024			
<p>The time to provide feedback on PROPOSED LEVIES is NOW It is too late to appeal your value without going to Tax Court.</p>			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information		Actual 2023	Proposed 2024	% Chg
STATE GENERAL TAX	No Public Meeting		\$0.00	\$0.00	
WASHINGTON COUNTY 14949 62ND ST N PO BOX 6 STILLWATER MN 55082 651-430-6175 www.co.washington.mn.us	DECEMBER 7, 2023 6:00 PM COUNTY BOARDROOM GOVERNMENT CENTER		\$4,585.48	\$4,948.28	
CITY OF AFTON PO BOX 219 AFTON MN 55001 651-436-5090 www.ci.afton.mn.us	DECEMBER 19, 2023 7:00 PM CITY HALL 3033 ST CROIX TRL S VIRTUAL MEETING OPTION SEE WEBSITE FOR DETAILS <-----		\$5,185.82	\$5,236.51	
ISD 834 STILLWATER 1875 GREELEY ST S STILLWATER MN 55082 651-351-8321 www.stillwaterschools.org	DECEMBER 5, 2023 6:00 PM STILLWATER MIDDLE SCHOOL 523 MARSH ST W	Voter Approved Levies Other Local Levies	\$3,461.41 \$2,289.81	\$3,910.61 \$2,765.62	
Your school district was scheduled to hold a referendum at the November general election. If the referendum was approved by the voters, the school district's voter approved property tax for 2024 may be higher than the proposed amount shown on this notice.					
METRO SPECIAL TAXING DISTRICTS 390 ROBERT ST N SAINT PAUL MN 55101 651-602-1738 www.metrocouncil.org	DECEMBER 13, 2023 6:00 PM METROPOLITAN COUNCIL CHAMBERS 390 ROBERT ST N		\$161.90	\$197.74	
Other Special Taxing Districts	No Public Meeting		\$778.58	\$799.24	
Tax Increment Tax	No Public Meeting		\$0.00	\$0.00	
Fiscal Disparity Tax	No Public Meeting		\$0.00	\$0.00	
TOTAL Excluding Special Assessments			\$16,463.00	\$17,858.00	8.5%



What Else Should You Know

Your local units of government have proposed the amounts they will need to levy in 2024.

The following circumstances could change these amounts:

- Upcoming referenda
- Legal judgments
- Natural disasters
- Voter-approved levy limit increases, or
- Special assessments

Your county commissioners, school board, city council (if your property is located in a city with a population at least 500), and metropolitan special taxing district will soon be holding meetings to discuss the 2024 budgets and proposed 2024 property taxes. (The school board will discuss the 2023 budget.) You are invited to attend these meetings to express your opinion.

Supplemental Budget Information - Proposed 2024 Taxes

How Can You Learn More?

The time to provide feedback on proposed levies is now.

You are invited to attend budget meetings to express your opinion.

Levy information is provided by the county, city, and school district. It compares two years for those jurisdictions. For more information, contact the county, city, or school district directly or visit their websites.

Levy amounts impact the taxes owed for your property. Additional factors that may impact your property tax amount include changes to taxable market value, improvements made to the property, and changes in special programs, such as the homestead market value exclusion.

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Levy Information

Taxing Authority	2023 Actual	2024 Proposed	Percent Change
WASHINGTON COUNTY	128,378,000	133,375,000	3.9%
CITY OF AFTON	2,636,135	2,738,555	3.9%
CITY OF BAYPORT	1,652,203	1,741,672	5.4%
CITY OF BIRCHWOOD	493,841	656,809	33.0%
CITY OF SCANDIA	2,803,556	3,021,852	7.8%
CITY OF DELLWOOD	868,118	1,008,390	16.2%
CITY OF FOREST LAKE	13,126,354	15,458,262	17.8%
CITY OF HUGO	10,988,874	12,318,875	12.1%
CITY OF LAKE ELMO	7,798,403	8,922,042	14.4%
CITY OF MAHTOMEDI	5,952,181	6,039,841	1.5%
CITY OF MARINE ON ST CROIX	939,327	1,034,627	10.1%
CITY OF NEWPORT	3,486,781	3,835,459	10.0%
CITY OF ST PAUL PARK	2,654,073	2,856,124	7.6%
CITY OF LANDFALL	887,711	1,071,416	20.7%
CITY OF STILLWATER	17,527,747	18,871,153	7.7%
CITY OF WILLERNIE	362,864	381,007	5.0%
CITY OF OAK PARK HEIGHTS	6,337,260	6,676,680	5.4%
CITY OF LAKELAND	947,904	1,154,901	21.8%
CITY OF LAKE ST CROIX BEACH	560,829	603,216	7.6%
CITY OF COTTAGE GROVE	20,649,710	23,125,600	12.0%
CITY OF WOODBURY	44,454,413	48,372,932	8.8%
CITY OF OAKDALE	16,064,857	18,227,988	13.5%
CITY OF GRANT	1,402,151	1,444,216	3.0%
CITY OF HASTINGS	17,373,405	18,649,930	7.3%
CITY OF WHITE BEAR LAKE	9,955,000	12,200,000	22.6%
ISD 200 HASTINGS	19,103,676	19,086,836	-0.1%
ISD 622 NSP/MPWD/OAK	60,692,565	64,818,282	6.8%
ISD 624 WHITE BEAR LAKE	62,009,875	66,702,413	7.6%
ISD 831 FOREST LAKE	31,441,392	34,362,204	9.3%
ISD 832 MAHTOMEDI	15,897,548	16,217,143	2.0%
ISD 833 SOUTH WASHINGTON	112,530,347	121,328,544	7.8%
ISD 834 STILLWATER	49,896,099	55,826,011	11.9%
ISD 2144 CHISAGO LAKES	11,118,918	11,353,474	2.1%

- Townships are not required to report Summary Budget information
- Cities with population less than 500 are not required to report Summary Budget information