

FINAL PAYABLE 2026 ESTIMATED MARKET VALUE

NAME	TOTAL	TOTAL PP	TOTAL RE	AG	RES HST	RES NHS	CI	UTIL	RR	SEAS REC
TOWNSHIPS										
LINWOOD	905,860,200	7,189,900	898,670,300	33,632,200	755,316,000	86,227,900	3,666,800	2,201,800	0	17,625,600
CITIES										
ANDOVER	5,385,345,900	31,512,300	5,353,833,600	60,160,200	4,587,821,100	486,516,500	206,002,600	8,813,200	4,520,000	0
ANOKA	2,396,063,600	10,765,600	2,385,298,000	0	1,351,865,700	548,269,500	479,718,200	0	5,444,600	0
BETHEL	60,671,700	649,300	60,022,400	734,200	41,666,500	8,806,600	8,016,300	0	798,800	0
BLAINE	11,778,461,700	132,396,200	11,646,065,500	15,501,600	8,063,095,100	1,772,664,000	1,788,592,300	6,212,500	0	0
CENTERVILLE	716,533,200	1,163,200	715,370,000	1,661,100	518,358,700	92,321,900	103,028,300	0	0	0
CIRCLE PINES	655,658,200	573,500	655,084,700	0	548,296,700	87,209,500	19,539,500	39,000	0	0
COLUMBIA HEIGHTS	2,299,888,900	6,287,000	2,293,601,900	0	1,514,521,600	622,939,600	148,638,600	0	7,502,100	0
COLUMBUS	1,035,241,100	7,168,400	1,028,072,700	64,757,200	685,348,100	105,186,800	168,910,400	391,200	0	3,479,000
COON RAPIDS	8,491,022,500	27,362,100	8,463,660,400	3,777,100	5,705,259,500	1,385,040,000	1,321,406,800	29,950,300	17,391,400	835,300
EAST BETHEL	2,019,171,400	11,159,700	2,008,011,700	76,076,400	1,584,384,700	210,625,900	125,303,800	752,800	107,800	10,760,300
FRIDLEY	4,413,236,300	21,943,100	4,391,293,200	0	2,112,756,700	917,586,400	1,320,699,100	3,448,300	36,802,700	0
HAM LAKE	3,310,725,900	19,550,800	3,291,175,100	71,867,200	2,589,574,500	318,759,500	304,506,400	2,069,800	0	4,397,700
HILLTOP	49,966,200	84,700	49,881,500	0	3,086,500	23,542,500	23,252,500	0	0	0
LEXINGTON	320,178,700	453,300	319,725,400	0	128,224,100	166,770,900	24,730,400	0	0	0
LINO LAKES	3,887,995,400	22,778,600	3,865,216,800	69,925,700	3,077,232,000	412,179,800	304,569,000	1,168,800	0	141,500
NOWTHEN	960,708,400	16,661,200	944,047,200	160,597,900	680,463,700	55,958,300	45,623,900	892,700	0	510,700
OAK GROVE	1,689,539,800	14,163,800	1,675,376,000	71,425,100	1,419,361,400	130,898,900	45,877,600	0	2,606,600	5,206,400
RAMSEY	4,735,442,100	38,778,800	4,696,663,300	48,477,300	3,406,886,200	569,348,800	665,474,800	1,182,600	5,293,600	0
SPRING LAKE PARK	886,021,600	930,800	885,090,800	0	530,099,700	186,233,200	168,420,700	337,200	0	0
ST FRANCIS	1,070,450,700	5,188,900	1,065,261,800	69,241,000	804,975,900	128,774,400	61,526,800	338,100	405,600	0
COUNTY										
COUNTY OF ANOKA	57,068,183,500	376,761,200	56,691,422,300	747,834,200	40,108,594,400	8,315,860,900	7,337,504,800	57,798,300	80,873,200	42,956,500
SCHOOL DISTRICTS										
#11 ANOKA-HENNEPIN	29,923,884,300	155,708,700	29,768,175,600	186,614,600	21,811,515,700	4,259,569,600	3,432,527,800	41,191,200	31,523,700	5,233,000
#12 CENTENNIAL	5,734,344,900	21,345,300	5,712,999,600	23,693,600	4,129,255,700	767,050,600	788,887,000	4,112,700	0	0
#13 COLUMBIA HEIGHTS	3,333,089,800	11,573,900	3,321,515,900	0	1,946,855,300	757,427,800	580,613,300	165,100	36,454,400	0
#14 FRIDLEY	2,256,491,700	11,539,300	2,244,952,400	0	1,250,758,700	603,614,900	382,944,200	209,600	7,425,000	0
#15 ST FRANCIS	5,206,032,700	42,573,600	5,163,459,100	276,562,900	4,140,574,400	485,639,200	247,360,700	1,380,600	4,545,400	7,395,900
#16 SPRING LAKE PARK	6,020,944,700	95,334,600	5,925,610,100	0	3,425,445,700	973,622,000	1,521,289,700	5,222,200	30,500	0
#624 WHITE BEAR LAKE	587,014,200	5,181,700	581,832,500	17,372,800	434,112,600	80,095,700	50,251,400	0	0	0
#728 ELK RIVER AREA	850,329,100	10,096,100	840,233,000	97,604,200	632,664,500	50,619,000	56,185,300	1,755,100	894,200	510,700
#831 FOREST LAKE	3,156,052,100	23,408,000	3,132,644,100	145,986,100	2,337,411,800	338,222,100	277,445,400	3,761,800	0	29,816,900

FINAL PAYABLE 2026 TAXABLE MARKET VALUE

NAME	TOTAL	TOTAL PP	TOTAL RE	AG	RES HST	RES NHS	CI	UTIL	RR	SEAS REC
TOWNSHIPS										
LINWOOD	868,495,869	7,189,900	861,305,969	28,430,318	724,665,051	84,716,400	3,666,800	2,201,800	0	17,625,600
CITIES										
ANDOVER	5,218,647,250	31,512,300	5,187,134,950	41,744,754	4,448,609,596	477,444,800	206,002,600	8,813,200	4,520,000	0
ANOKA	2,298,753,036	10,765,600	2,287,987,436	0	1,262,255,436	540,569,200	479,718,200	0	5,444,600	0
BETHEL	56,287,823	649,300	55,638,523	734,200	38,004,823	8,084,400	8,016,300	0	798,800	0
BLAINE	11,411,062,918	132,396,200	11,278,666,718	7,734,593	7,737,227,525	1,753,622,000	1,773,870,100	6,212,500	0	0
CENTERVILLE	694,576,532	1,163,200	693,413,332	757,154	497,836,778	91,791,100	103,028,300	0	0	0
CIRCLE PINES	622,984,156	573,500	622,410,656	0	515,894,856	86,937,300	19,539,500	39,000	0	0
COLUMBIA HEIGHTS	2,180,085,473	6,287,000	2,173,798,473	0	1,399,146,373	618,511,400	148,638,600	0	7,502,100	0
COLUMBUS	998,770,353	7,168,400	991,601,953	46,397,280	667,279,273	105,144,800	168,910,400	391,200	0	3,479,000
COON RAPIDS	8,095,169,336	27,362,100	8,067,807,236	1,638,862	5,329,385,024	1,367,339,550	1,321,266,800	29,950,300	17,391,400	835,300
EAST BETHEL	1,933,478,385	11,159,700	1,922,318,685	57,440,336	1,524,251,549	206,071,900	122,934,000	752,800	107,800	10,760,300
FRIDLEY	4,259,554,640	21,943,100	4,237,611,540	0	1,972,787,140	910,852,700	1,313,720,700	3,448,300	36,802,700	0
HAM LAKE	3,224,636,565	19,550,800	3,205,085,765	51,449,382	2,530,843,283	313,606,000	302,719,600	2,069,800	0	4,397,700
HILLTOP	49,423,043	84,700	49,338,343	0	2,543,343	23,542,500	23,252,500	0	0	0
LEXINGTON	310,717,655	453,300	310,264,355	0	119,346,955	166,187,000	24,730,400	0	0	0
LINO LAKES	3,766,395,599	22,354,700	3,744,040,899	49,335,379	2,987,488,620	401,342,400	304,564,200	1,168,800	0	141,500
NOWTHEN	907,590,300	16,661,200	890,929,100	122,665,072	665,281,028	55,955,700	45,623,900	892,700	0	510,700
OAK GROVE	1,620,558,128	14,163,800	1,606,394,328	50,383,400	1,375,182,328	128,923,100	44,092,500	0	2,606,600	5,206,400
RAMSEY	4,560,976,578	38,778,800	4,522,197,778	33,840,084	3,257,329,494	562,072,700	662,479,300	1,182,600	5,293,600	0
SPRING LAKE PARK	845,543,285	930,800	844,612,485	0	492,987,385	183,423,900	167,864,000	337,200	0	0
ST FRANCIS	1,004,304,727	5,188,900	999,115,827	54,988,507	757,887,620	125,208,800	60,287,200	338,100	405,600	0
COUNTY										
COUNTY OF ANOKA	54,928,011,651	376,337,300	54,551,674,351	547,539,321	38,306,233,480	8,211,347,650	7,304,925,900	57,798,300	80,873,200	42,956,500
SCHOOL DISTRICTS										
#11 ANOKA-HENNEPIN	28,795,711,190	155,708,700	28,640,002,490	123,915,144	20,809,417,596	4,199,606,350	3,429,115,500	41,191,200	31,523,700	5,233,000
#12 CENTENNIAL	5,572,362,923	20,921,400	5,551,441,523	15,543,337	3,978,916,086	764,069,800	788,799,600	4,112,700	0	0
#13 COLUMBIA HEIGHTS	3,172,099,098	11,573,900	3,160,525,198	0	1,797,544,698	751,938,800	574,422,200	165,100	36,454,400	0
#14 FRIDLEY	2,174,289,972	11,539,300	2,162,750,672	0	1,172,571,272	599,600,600	382,944,200	209,600	7,425,000	0
#15 ST FRANCIS	4,966,190,242	42,573,600	4,923,616,642	212,765,396	3,980,469,846	475,093,300	241,966,200	1,380,600	4,545,400	7,395,900
#16 SPRING LAKE PARK	5,847,266,781	95,334,600	5,751,932,181	0	3,275,117,781	966,188,600	1,505,373,100	5,222,200	30,500	0
#624 WHITE BEAR LAKE	569,890,740	5,181,700	564,709,040	14,055,086	424,144,154	76,258,400	50,251,400	0	0	0
#728 ELK RIVER AREA	802,850,846	10,096,100	792,754,746	71,792,716	613,820,530	49,368,400	54,613,100	1,755,100	894,200	510,700
#831 FOREST LAKE	3,027,349,859	23,408,000	3,003,941,859	109,467,642	2,254,231,517	329,223,400	277,440,600	3,761,800	0	29,816,900

FINAL PAYABLE 2026 MARKET VALUE REFERENDUM

NAME	TOTAL	TOTAL PP	TOTAL RE	AG	RES HST	RES NHS	CI	UTIL	RR	SEAS REC
TOWNSHIPS										
LINWOOD	849,174,500									
CITIES										
ANDOVER	5,273,487,410									
ANOKA	2,331,482,124									
BETHEL	58,887,800									
BLAINE	11,607,517,926									
CENTERVILLE	707,851,900									
CIRCLE PINES	647,569,275									
COLUMBIA HEIGHTS	2,215,464,600									
COLUMBUS	970,284,602									
COON RAPIDS	8,306,519,005									
EAST BETHEL	1,924,405,000									
FRIDLEY	4,348,459,025									
HAM LAKE	3,212,775,500									
HILLTOP	49,788,700									
LEXINGTON	291,627,325									
LINO LAKES	3,780,599,000									
NOWTHEN	849,240,700									
OAK GROVE	1,605,067,902									
RAMSEY	4,618,856,119									
SPRING LAKE PARK	841,803,456									
ST FRANCIS	991,602,050									
COUNTY										
COUNTY OF ANOKA	55,482,463,919									
SCHOOL DISTRICTS										
#11 ANOKA-HENNEPIN	29,281,309,774									
#12 CENTENNIAL	5,612,758,896									
#13 COLUMBIA HEIGHTS	3,239,356,750									
#14 FRIDLEY	2,208,107,875									
#15 ST FRANCIS	4,915,897,752									
#16 SPRING LAKE PARK	5,925,231,868									
#624 WHITE BEAR LAKE	563,846,500									
#728 ELK RIVER AREA	773,332,702									
#831 FOREST LAKE	2,962,621,802									

FINAL PAYABLE 2026 TAX CAPACITY

NAME	TOTAL	TOTAL PP	TOTAL RE	AG	RES HST	RES NHS	CI	UTIL	RR	SEAS REC
TOWNSHIPS										
LINWOOD	8,913,391	142,758	8,770,633	253,888	7,341,520	887,523	66,666	44,036	0	177,000
CITIES										
ANDOVER	55,559,856	628,301	54,931,555	371,715	45,176,560	5,085,698	4,031,313	175,869	90,400	0
ANOKA	28,250,589	209,862	28,040,727	0	12,715,607	5,834,795	9,381,433	0	108,892	0
BETHEL	649,242	12,986	636,256	7,342	379,930	84,777	148,231	0	15,976	0
BLAINE	134,497,106	2,414,772	132,082,334	64,927	78,572,541	18,374,621	34,945,995	124,250	0	0
CENTERVILLE	8,115,433	22,864	8,092,569	5,099	5,070,612	1,000,483	2,016,375	0	0	0
CIRCLE PINES	6,466,232	10,626	6,455,606	0	5,187,269	886,487	381,070	780	0	0
COLUMBIA HEIGHTS	23,258,664	124,427	23,134,237	0	14,001,686	6,142,824	2,839,942	0	149,785	0
COLUMBUS	11,844,561	142,992	11,701,569	416,966	6,838,915	1,092,076	3,308,979	7,797	0	36,836
COON RAPIDS	95,064,449	537,581	94,526,868	12,642	53,409,154	14,047,088	26,103,547	599,006	347,078	8,353
EAST BETHEL	20,832,546	222,405	20,610,141	492,510	15,385,902	2,251,603	2,357,358	15,056	2,156	105,556
FRIDLEY	57,194,802	435,162	56,759,640	0	19,744,337	10,206,572	26,004,105	68,726	735,900	0
HAM LAKE	36,304,951	389,595	35,915,356	439,905	26,119,063	3,422,186	5,846,897	41,396	0	45,909
HILLTOP	751,644	1,294	750,350	0	25,158	266,785	458,407	0	0	0
LEXINGTON	3,333,175	8,653	3,324,522	0	1,194,137	1,658,249	472,136	0	0	0
LINO LAKES	41,452,698	445,494	41,007,204	434,633	30,387,351	4,190,778	5,969,297	23,376	0	1,769
NOWTHEN	9,680,112	332,623	9,347,489	1,058,731	6,810,988	594,420	860,389	17,854	0	5,107
OAK GROVE	17,079,578	283,276	16,796,302	459,246	14,033,978	1,368,066	829,883	0	52,132	52,997
RAMSEY	52,906,625	739,877	52,166,748	296,842	32,844,101	5,848,863	13,047,418	23,652	105,872	0
SPRING LAKE PARK	9,825,139	17,216	9,807,923	0	4,925,973	1,626,057	3,249,149	6,744	0	0
ST FRANCIS	10,591,704	102,578	10,489,126	492,403	7,600,555	1,229,849	1,151,445	6,762	8,112	0
COUNTY										
COUNTY OF ANOKA	632,572,497	7,225,342	625,347,155	4,806,849	387,765,337	86,099,800	143,470,035	1,155,304	1,616,303	433,527
SCHOOL DISTRICTS										
#11 ANOKA-HENNEPIN	327,688,401	3,058,403	324,629,998	1,070,020	210,455,578	44,193,307	67,403,678	823,429	629,724	54,262
#12 CENTENNIAL	64,302,300	415,265	63,887,035	126,296	40,378,468	7,719,092	15,580,925	82,254	0	0
#13 COLUMBIA HEIGHTS	37,874,473	228,015	37,646,458	0	17,988,421	7,620,428	11,305,716	3,062	728,831	0
#14 FRIDLEY	26,374,888	230,386	26,144,502	0	11,740,283	6,697,204	7,554,325	4,192	148,498	0
#15 ST FRANCIS	52,828,685	849,364	51,979,321	1,876,934	40,297,336	5,004,696	4,609,834	27,612	90,908	72,001
#16 SPRING LAKE PARK	74,873,867	1,673,509	73,200,358	0	33,382,448	10,136,590	29,576,418	104,444	458	0
#624 WHITE BEAR LAKE	6,363,674	103,234	6,260,440	130,397	4,342,377	798,582	989,084	0	0	0
#728 ELK RIVER AREA	8,700,402	201,321	8,499,081	620,024	6,255,162	525,978	1,039,824	35,102	17,884	5,107
#831 FOREST LAKE	33,565,807	465,845	33,099,962	983,178	22,925,264	3,403,923	5,410,231	75,209	0	302,157