



# Draft 2025 Budget

## Comfort Lake-Forest Lake Watershed District

Estimated Market Values and Net Tax Capacities

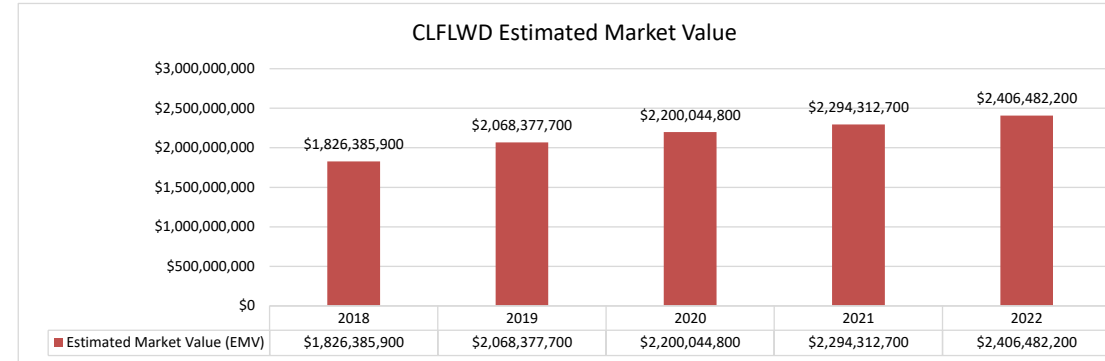
Summary Table of EMV, NTC, Levy, Impact												
Budget Year	Estimated Market Value (EMV) (Prior Year Basis)*	Net Tax Capacity (NTC) (Prior Year Basis)*	Budget Year Levy**	Ratio Levy/Estimated Market Value	Ratio Levy/Net Tax Capacity	Washington Co. Median Tax Impact	Chisago Co. Median Tax Impact	Year-to-Year EMV Increase	Year-to-Year NTC Increase	Year-to-Year Levy Increase	Year-to-Year Increase Washington Median Tax Impact	Year-to-Year Increase Chisago Median Tax Impact
2014	\$1,431,515,600	\$14,032,122	\$755,000	0.05%	5.38%							
2015	\$1,470,005,400	\$14,824,066	\$755,000	0.05%	5.09%			2.69%	5.64%	0%		
2016	\$1,602,023,700	\$16,215,018	\$803,650	0.05%	4.96%	\$95.99	\$103.07	8.98%	9.38%	6%		
2017	\$1,679,944,600	\$17,397,726	\$998,000	0.06%	5.74%	\$133.17	\$123.03	4.86%	7.29%	24%	38.73%	19.37%
2018	\$1,747,607,400	\$18,053,592	\$1,200,000	0.07%	6.65%	\$135.42	\$139.44	4.03%	3.77%	20%	1.69%	13.34%
2019	\$1,826,385,900	\$18,955,914	\$1,300,000	0.07%	6.86%	\$144.61	\$140.58	4.51%	5.00%	8%	6.79%	0.82%
2020	\$2,068,377,700	\$20,586,584	\$1,400,000	0.07%	6.80%	\$162.33	\$152.36	13.25%	8.60%	8%	12.25%	8.38%
2021	\$2,200,044,800	\$21,733,418	\$1,475,000	0.07%	6.79%	\$163.54	\$205.29	6.37%	5.57%	5%	0.75%	34.74%
2022	\$2,294,312,700	\$22,805,705	\$1,622,500	0.07%	7.11%	\$175.27	\$224.99	4.28%	4.93%	10%	7.17%	9.60%
2023	\$2,406,482,200	\$24,076,992	\$1,622,500	0.07%	6.74%	\$184.35	\$226.22	4.89%	5.57%	0%	5.18%	0.55%
2024	\$2,975,872,700	\$30,189,871	\$1,719,850	0.06%	5.70%	\$188.50	\$231.00	23.66%	25.39%	6%	2.25%	2.11%
Average Increase				0.06%	6.16%			7.75%	8.12%	9%	9.35%	11.11%

\*Government Budgets, and the levies needed to support them, are always for the coming (next) year. However, the basis for the levy (i.e., the Estimated Market Value (EMV) and Net Tax Capacity (NTC) data) is from the year prior to the budget year. E.g., the 2023 budget year line above indicates the 2022 EMV and 2022 NTC because the 2023 EMV and 2023 NTC are not yet calculated.

Blank spaces are datapoints where information/files are not readily available. Tax base records prior to 2014 are not readily available.

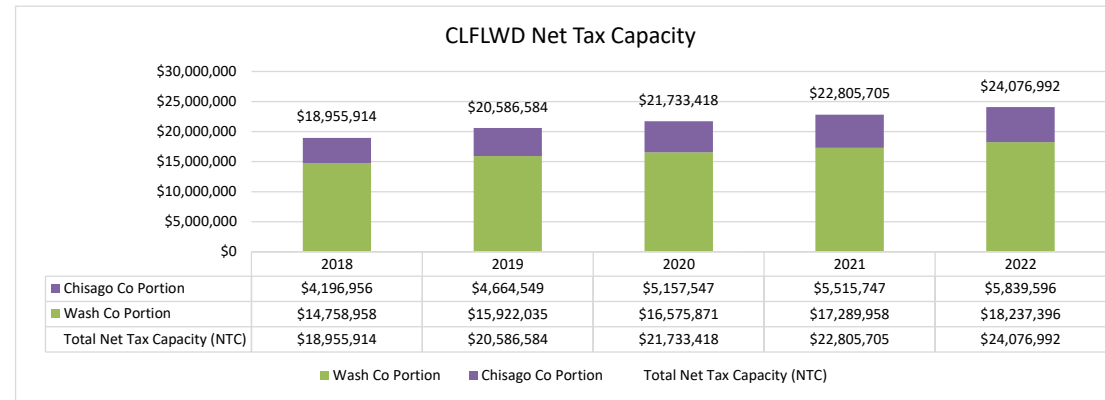
The District's tax levy prior to 2014 was relatively low and relatively flat for several years. From 2002-2008 the levy was approximately \$250,000. From 2009-2015 the levy was \$755,000.

Estimated Market Value		
Year	Estimated Market Value (EMV)	Increase from Previous Year
2014	\$1,470,005,400	
2015	\$1,602,023,700	8.98%
2016	\$1,679,944,600	4.86%
2017	\$1,747,607,400	4.03%
2018	\$1,826,385,900	4.51%
2019	\$2,068,377,700	13.25%
2020	\$2,200,044,800	6.37%
2021	\$2,294,312,700	4.28%
2022	\$2,406,482,200	4.89%
2023	\$2,975,872,700	23.66%

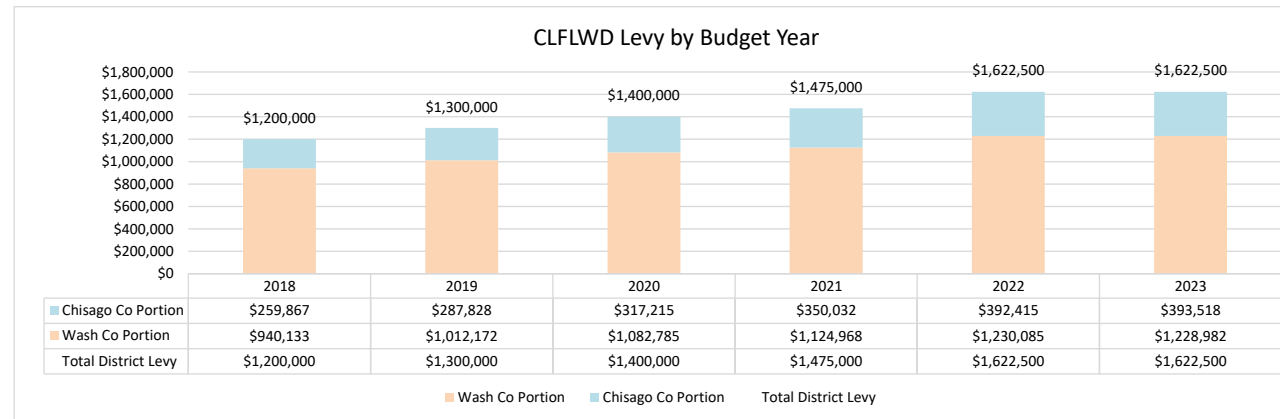


Total Net Tax Capacity (Levy Apportionment)									
Year	Total Net Tax Capacity (NTC)	Wash Co Portion	Chisago Co Portion	Sum check	Total Increase from Previous Year	Wash Co increase from prev year	Chis Co increase from prev year	Washington Percent of Total	Chisago Percent of Total
2014	\$14,032,122	\$11,057,930	\$2,974,192	\$14,032,122				78.80%	21.20%
2015	\$14,824,066	\$11,799,226	\$3,024,840	\$14,824,066	5.64%	6.70%	1.70%	79.60%	20.40%
2016	\$16,215,018	\$12,812,228	\$3,402,790	\$16,215,018	9.38%	8.59%	12.49%	79.01%	20.99%
2017	\$18,053,592	\$14,143,983	\$3,909,609	\$18,053,592	11.34%	10.39%	14.89%	78.34%	21.66%
2018	\$18,955,914	\$14,758,958	\$4,196,956	\$18,955,914	5.00%	4.35%	7.35%	77.86%	22.14%
2019	\$20,586,584	\$15,922,035	\$4,664,549	\$20,586,584	8.60%	7.88%	11.14%	77.34%	22.66%
2020	\$21,733,418	\$16,575,871	\$5,157,547	\$21,733,418	5.57%	4.11%	10.57%	76.27%	23.73%
2021	\$22,805,705	\$17,289,958	\$5,515,747	\$22,805,705	4.93%	4.31%	6.95%	75.81%	24.19%
2022	\$24,076,992	\$18,237,396	\$5,839,596	\$24,076,992	5.57%	5.48%	5.87%	75.75%	24.25%
2023	\$30,189,871	\$22,937,069	\$7,252,802	\$30,189,871	25.39%	25.77%	24.20%	75.98%	24.02%

9%      9%      11% Avg 5-year NTC increase



Levy								
Budget Year	Total District Levy	Wash Co Portion	Chisago Co Portion	Sum check	Total Increase from Previous Year	Wash Co increase from prev year	Chis Co increase from prev year	Levy/Net Tax Capacity
2014	\$755,000	\$594,973	\$160,027	\$755,000				5.38%
2015	\$755,000	\$600,943	\$154,057	\$755,000	0.00%	1.00%	-3.73%	5.09%
2016	\$803,650	\$635,001	\$168,649	\$803,650	6.44%	5.67%	9.47%	4.96%
2017	\$998,000	\$786,431	\$211,569	\$998,000	24.18%	23.85%	25.45%	5.53%
2018	\$1,200,000	\$940,133	\$259,867	\$1,200,000	20.24%	19.54%	22.83%	6.33%
2019	\$1,300,000	\$1,012,172	\$287,828	\$1,300,000	8.33%	7.66%	10.76%	6.31%
2020	\$1,400,000	\$1,082,785	\$317,215	\$1,400,000	7.69%	6.98%	10.21%	6.44%
2021	\$1,475,000	\$1,124,968	\$350,032	\$1,475,000	5.36%	3.90%	10.35%	6.47%
2022	\$1,622,500	\$1,230,085	\$392,415	\$1,622,500	10.00%	9.34%	12.11%	7.11%
2023	\$1,622,500	\$1,228,982	\$393,518	\$1,622,500	0.00%	-0.09%	0.28%	6.74%
2024	\$1,719,850	\$1,306,674	\$413,176	\$1,719,850	6.00%	6.32%	5.00%	5.70%



\$97,350