

City of Princeton  
2022 Top Taxpayers

	TAX_ID	TAXPAYER_NAME	EMV	TMV	NET_TAX	NTC	PRCL_CNT
1	10396	US DISTILLED PRODUCTS CO	10,671,100	10,671,100	371,220	212,672	2
2	3707	CRYSTAL CABINET WORKS,INC	4,952,400	4,952,400	171,310	98,298	3
3	82400	GLENN PROPERTIES LLC	3,651,500	3,651,500	124,024	71,530	5
4	50840	COBORNS	3,198,700	3,198,700	110,006	63,224	2
5	46329	UNITED STATES DISTILLED PRODUCTS CO	2,890,300	2,890,300	101,036	57,806	2
6	108958	ERDMAN PROPERTIES PLANT 2 LLC	2,886,400	2,886,400	99,088	56,978	3
7	27610	FAIRVIEW HOSP & HEALTHCARE	23,204,800	2,304,500	78,747	45,340	3
8	101775	SANDHILLS HOLDINGS LLC	1,842,400	1,842,400	62,594	36,098	1
9	99005	APG REAL PROPERTIES LLC	1,840,700	1,840,700	62,534	36,064	4
10	109087	PROPERTIES PLANT 1 LLC	1,764,400	1,764,400	59,868	34,538	3
11	95218	KWIK TRIP INC	1,453,900	1,453,900	49,012	28,328	1
12	41082	NOTT COMPANY	1,268,600	1,268,600	42,536	24,622	1
13	115777	PREMIER PROPERTIES OF MN LLC	1,263,500	1,263,500	42,356	24,520	1
14	43028	PRINCETON LODGING PARTNERS, LLC	1,164,100	1,164,100	38,882	22,532	1
15	38602	NELSON, JEFFREY J & LINDA C	1,101,200	1,101,200	36,682	21,274	3
16	114072	MYCULL REAL ESTATE LLC	1,063,700	1,063,700	35,372	20,524	1
17	86319	JL DAVIS LLC	1,063,700	1,063,700	35,374	20,524	3
18	6920	HAMMER, JEFFREY R	983,600	983,600	32,572	18,922	1
19	74889	S & B, LLC	888,200	888,200	29,238	17,014	1
20	98534	R & F INDUSTRIAL PROPERTIES LLC	790,600	790,600	25,826	15,062	2
21	33300	ALKIRE, INC	749,500	749,500	24,388	14,240	2
22	74868	ANOCO R/E, INC	737,100	737,100	23,956	13,992	4
23	82766	REALTY INCOME PROPERTIES 3 LLC	675,200	675,200	21,792	12,754	1
24	12045	MCDONALD'S CORP-220250	640,700	640,700	20,586	12,064	1
25	108307	SOUTH OAKS OF PRINCETON LLC	633,000	633,000	20,316	11,910	1

PROGRAM: PRTPTA  
TAX YEAR: 2022  
PRINCETON CITY

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Sherburne County  
PROPERTY TAX SYSTEM  
PROPERTY TAX ANALYSIS

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Report results are based on the class code of the first assessment record with the exception of Ma and Pa resorts.  
TAXABLE/EXEMPT

PROPERTY CLASS	COUNT	PCT	ACRES	PCT	ESTIMATED MARKET VALUE	PCT TAX CAPACITY	PCT	GROSS TAX	PCT	NET TAX	PCT	ETR %
AG HS IMPROVED												
AG HS UNIMPROVED	2	1.2	56.36	6.6	238,600	.2	2,386	3,166	.1	2,942	.1	1.2330
AG NH IMPROVED	2	1.2	56.36	6.6	238,600	.2	2,386	3,166	.1	2,942	.1	1.2330
AG NH UNIMPROVED												
AG TOTAL												
MANAGED FOREST LND												
SEAS REC RES IMP.												
SEAS REC RES UNIMP												
SEAS REC RES TOTAL												
NON-AG HS IMPROVED	36	22.5	6.85	.8	6,992,500	7.4	60,776	88,520	4.4	88,520	4.4	1.2659
NON-AG HS UNIMPRVD												
NON-AG NH IMPROVED	2	1.2	.33		369,300	.3	3,693	5,330	.2	5,330	.2	1.4432
NON-AG NH UNIMPRVD												
NON-AG TOTAL	38	23.7	7.18	.8	7,361,800	7.8	64,469	93,850	4.6	93,850	4.6	1.2748
APARTMENTS 4-MORE												
APARTMENTS LOW-INC												
RESORTS IMPROVED												
RESORTS UNIMPROVED												
RESORTS TOTAL												
COM SRV/STUDENT/MH	2	1.2	38.15	4.4	523,000	.5	6,072	8,666	.4	8,666	.4	1.6569
QUAL GOLF COURSES	2	1.2	173.00	20.3	364,300	.3	4,554	6,466	.3	6,466	.3	1.7749
COMMERCIAL	29	18.1	120.49	14.1	16,987,700	18.2	324,652	556,405	27.6	556,238	27.6	3.2743
INDUSTRIAL	42	26.2	158.56	18.6	36,664,700	39.2	718,485	1,245,788	62.0	1,245,788	62.0	3.3977
PUBLIC UTILITY	1	.6	4.32	.5	614,500	.6	11,540	19,670	.9	19,670	.9	3.2009
RAILROAD OPERATING												
MINERAL												
ALL OTHER PROPERTY												
TOTAL TAXABLE RE	116	72.5	558.06	65.5	62,754,600	67.2	1,132,158	1,934,011	96.2	1,933,620	96.2	3.0812
TOTAL TAXABLE PP	11	6.8			475,700	.5	7,301	10,748	.5	10,748	.5	2.2594
TOTAL AD VALOREM	127	79.3	558.06	65.5	63,230,300	67.7	1,139,459	1,944,759	96.7	1,944,368	96.7	3.0750
TREE GROWTH PROGRM												
TOT EX/FORF RE+PP	33	20.6	293.87	34.4	30,082,100	32.2	37,080	64,309	3.2	64,309	3.2	.2137
TOTAL	160	100.0	851.93	100.0	93,312,400	100.0	1,176,539	2,009,068	100.0	2,008,677	100.0	2.1526

## SHERBURNE COUNTY

## 2022 Actual Tax Rates

County	Twp	School	Special	Total Tax Rate	Market Value Rate
<b>001 Baldwin Twp</b>					
477	44.080	16.590	24.658	85.328	0.11665
728	44.080	16.590	30.889	91.559	0.28698
<b>005 Becker Twp</b>					
726	44.080	17.987	21.835	83.902	0.24570
727	44.080	17.987	35.401	97.468	0.19150
742	44.080	17.987	25.080	87.147	0.08890
882	44.080	17.987	15.459	77.526	0.17864
<b>010 Big Lake Twp</b>					
726	44.080	21.592	21.835	87.507	0.24570
727	44.080	21.592	35.401	101.073	0.19150
B 728	44.080	21.592	30.889	96.561	0.28698
E 728	44.080	20.013	30.889	94.982	0.28698
882	44.080	21.592	15.459	81.131	0.17864
<b>015 Blue Hill Twp</b>					
477	44.080	18.083	24.658	86.821	0.11665
<b>020 Clear Lake Twp</b>					
726	44.080	15.598	21.835	81.513	0.24570
742	44.080	15.598	25.080	84.758	0.08890
<b>025 Haven Twp</b>					
742	44.080	17.990	25.080	87.150	0.08890
<b>030 Livonia Twp</b>					
728	44.080	22.113	30.889	97.082	0.28698
<b>035 Orrock Twp</b>					
Z 727	44.080	22.187	35.401	101.668	0.19150
B 727	44.080	22.187	35.401	101.668	0.19150
Z 728	44.080	22.187	30.889	97.156	0.28698
B 728	44.080	22.187	30.889	97.156	0.28698
<b>040 Palmer Twp</b>					
51	44.080	16.101	25.378	85.559	0.16760
726	44.080	16.101	21.835	82.016	0.24570
742	44.080	16.101	25.080	85.261	0.08890
<b>045 Santiago Twp</b>					
51	44.080	16.429	25.378	85.887	0.16760
477	44.080	16.429	24.658	85.167	0.11665
726	44.080	16.429	21.835	82.344	0.24570

County	City	School	Special	Total Tax Rate	Market Value Rate
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060 Becker City  
726 44.080 44.322 21.835 1.088 Ec Dev 111.325 0.24570  
Becker Twp  
T=0.00000  
SD=0.24570

065 Big Lake City  
727 44.057 47.505 35.365 1.233 Ec Dev 128.160 0.19150  
727 RSD 44.080 13.821 35.401 1.233 94.535 0.19150  
882 44.080 47.505 15.459 1.233 108.277 0.17864  
882 RSD 44.080 13.821 15.459 1.233 74.593 0

070 Clear Lake City  
742 44.079 61.062 25.077 130.218 0.08890

075 Elk River City  
728 44.080 43.967 30.889 1.050 HRA 121.136 0.30523  
Ec Dev 1.150 YMCA=0.1825 SD=28698

085 East St Cloud  
742 44.054 50.904 25.036 0.904 HRA 125.032 0.13840  
Met Trans 3.227 PSBd=.04950 SD=.08890  
Ec Dev 0.907

090 Princeton City  
477 44.061 63.980 24.623 132.664 0.11665  
477 RSD 44.08 20.357 24.658 89.095 0.11665

095 Zimmerman  
728 44.045 42.697 30.827 0.982 EDA 118.551 0.28698  
A 728 44.080 14.945 30.889 0.982 90.896 0.28698

Net Tax Capacity x Total Tax Rate = Capacity Taxes  
Tx Mkt Val - Tx Mkt Val Exc x Mkt Val Rate = Mkt Val Tax  
Capacity Taxes + Market Value Tax = Taxes Due  
Agricultural Homestead Market Value Credit  
Ec Dev = Economic Development Rate - 0.30% of Taxable Market Value  
HRA = Housing & Redevelopment Authority Maximum - \$490 (0.30% of 1st \$115,000 plus  
Met Trans = Metropolitan Transit .1% Ag credit MV in excess of \$115,000)  
JOBZ = Job Opportunity Building Zones Phase Out-Maximum Credit is reduced by .05%,  
E = Elk River Fire District #1 maximum reduction equals \$115.  
Z = Zimmerman Fire District State Tax - 36.289% NTC Tax  
B = Big Lake Fire Dist Commercial first \$150,000 1.5%  
A = Annexed Property Commercial over \$150,000 2.00%  
RSD = Rural Service District

State Tax - 16.306% NTC Tax  
Residential Market Value Exclusion Seasonal Rec Res up to \$76,000 .40%  
Rate - 40% of Estimated Market Value Seasonal Rec over \$76,000 - \$500,000 1.00%  
Maximum - \$30,400 (40% of 1st \$76,000) Seasonal Rec over \$500,000 1.25%  
Phase Out - Maximum Credit is reduced by 9% of the  
Estimated Market Value over \$76,000.  
Credit equals \$-0- for Estimated Market Value of \$413,800 & over

**SHERBURNE COUNTY  
2022 ACTUAL TAX CAPACITY VALUES**

**Tax Year Comparison**

	Real	Personal	Total RE/PP	Less 10% KV Lines	Less TIF *	NTC	2022	Taxable Market Value	Increase/ -Decrease	Net Tax Capacity	Increase/ -Decrease
<b>Cities</b>								11,020,257,826	9.67%	124,521,377	9.03%
60 Becker	19,568,850	196,693	19,765,543	3,853	-	19,761,690	2022				
65 Big Lake	10,619,814	98,292	10,718,106	154	174,568.00	10,543,384	2021	10,048,613,753	7.47%	114,209,977	7.01%
70 Clear Lake	606,891	13,448	620,339	-	-	620,339	2020	9,350,256,918	7.03%	106,729,866	6.05%
75 Elk River	31,412,534	467,376	31,879,910	4,097	294,137.00	31,581,676	2019	8,736,066,101	8.29%	100,643,215	7.17%
85 E. St Cloud	3,177,937	68,845	3,246,782	-	-	3,246,782	2018	8,067,415,060	7.40%	93,911,430	6.53%
90 Princeton	1,169,238	7,301	1,176,539	-	76,621.00	1,099,918	2017	7,511,560,543	3.77%	88,154,298	3.69%
95 Zimmerman	5,198,844	72,512	5,271,356	-	180,653.00	5,090,703	2016	7,238,825,100	5.50%	85,016,954	4.41%
Cities Subtotal:	71,754,108	924,467	72,678,575	8,104	725,979.00	71,944,492	2015	6,861,513,698	8.29%	81,424,783	7.85%
							2014	6,336,442,900	-1.12%	75,501,396	-1.79%
							2013	6,408,051,400	-6.11%	76,880,618	-4.42%
							2012	6,824,713,000	-12.35%	80,436,439	-10.90%
							2011	7,786,112,052	-4.67%	90,279,841	-4.03%
							2010	8,167,337,500	-4.79%	94,068,150	-3.33%
							2009	8,577,831,000	2.62%	97,312,995	2.68%
							2008	8,358,744,640	7.15%	94,769,230	7.23%
							2007	7,800,821,500	13.24%	88,382,303	13.03%
							2006	6,889,008,820	13.87%	78,195,614	12.42%
							2005	6,049,659,464	15.63%	69,557,314	13.40%
							2004	5,231,850,228	12.88%	61,339,933	11.39%
<b>Townships</b>											
01 Baldwin	7,955,211	281,970	8,237,181	-	-	8,237,181	2017				
05 Becker	7,042,943	130,280	7,173,223	1,755	-	7,171,468	2016				
10 Big Lake	10,452,765	185,615	10,638,380	701	-	10,637,679	2015				
15 Blue Hill	2,588,261	66,062	2,654,323	-	-	2,654,323	2014				
20 Clear Lake	2,885,775	63,468	2,949,243	-	-	2,949,243	2013				
25 Haven	2,960,978	96,767	3,057,745	595	-	3,057,150	2012				
30 Livonia	7,340,393	206,318	7,546,711	-	-	7,546,711	2011				
35 Orrock	4,478,270	64,770	4,543,040	-	-	4,543,040	2010				
40 Palmer	3,662,594	73,336	3,735,930	3,995	-	3,731,935	2009				
45 Santiago	2,038,863	9,292	2,048,155	-	-	2,048,155	2008				
Townships Subtotal:	51,406,053	1,177,878	52,583,931	7,046.00	-	52,576,885	2007				
							2006				
							2005				
							2004				
<b>County Total:</b>	<b>123,160,161</b>	<b>2,102,345</b>	<b>125,262,506</b>	<b>15,150.00</b>	<b>725,979.00</b>	<b>124,521,377</b>					
<b>School Districts</b>											
I.S.D. 726 Becker	29,181,914	374,985	29,556,899	7,916.00	-	29,548,983	2009				
I.S.D. 727 Big Lake	20,767,432	279,868	21,047,300	605.00	174,568.00	20,872,127	2008				
I.S.D. 728 Elk River	48,045,769	810,822	48,856,591	4,347.00	474,790.00	48,377,454	2007				
I.S.D. 742 St Cloud	10,698,760	237,392	10,936,152	595.00	-	10,935,557	2006				
I.S.D. 882 Monticello	2,236,461	27,855	2,264,316	-	-	2,264,316	2005				
I.S.D. 477 Princeton	11,934,525	352,283	12,286,808	-	76,621.00	12,210,187	2004				
I.S.D. 51 Foley	295,300	19,140	314,440	1,687.00	-	312,753					
School District Total:	123,160,161	2,102,345	125,262,506	15,150.00	725,979.00	124,521,377					

\*TIF = Tax Increment Finance District