

A large, dark blue, irregularly shaped graphic element on the left side of the slide, resembling a torn piece of paper or a stylized letter 'L'.

Taxes Proposed in 2025

November 19, 2024

What are taxpayers seeing



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What are taxpayers seeing



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	Percentage change in Market Value	Residential Homestead
	Percentage change in County Tax	Residential Homestead
	Percentage change in Total Tax	Residential Homestead
		Commercial - Industrial
		Apartments
	Proposed Pay 2025 effective tax rate	Residential Homestead
		Commercial - Industrial

Taxes Proposed in 2025

- 108,886 Truth in Taxation Notices were mailed mid-November
- The total amount billed of **\$690.6 million** is an increase of 5.9% over 2024
- The 2024 total of \$652.2 million was a 10.4% increase over the \$590.6 million billed in 2023

What are taxpayers seeing on their proposed notices?

	Residential Homestead Parcels	Apartment Parcels	Commercial Industrial Utility Parcels
Median Value	2.6% decrease before homestead exclusion 4.3% decrease after homestead exclusion	0.0%	0.0%
Total Tax	2.2%	7.0%	5.0%
County Tax	2.8%	-	-

ALL PARCELS

1.6% Value decrease



3.4% Total Tax increase



Total Tax by Range of Change

3.4%

All parcels



2.2%

Residential Homestead parcels



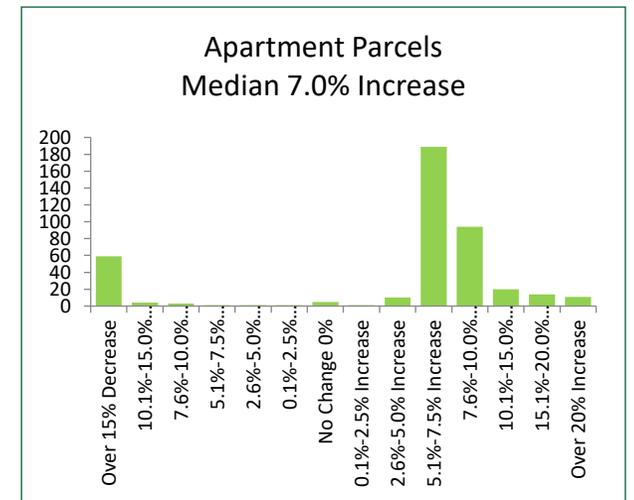
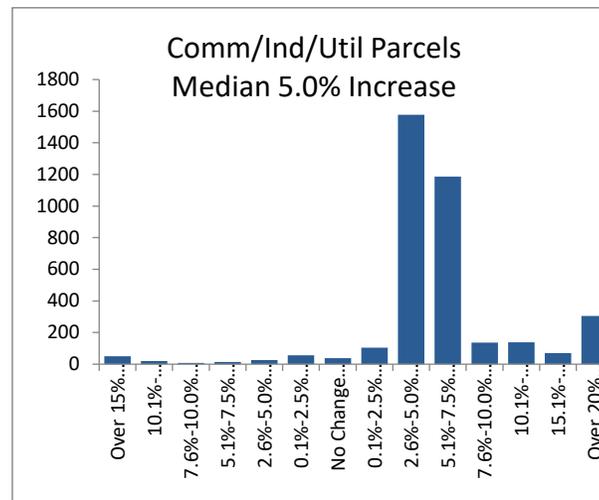
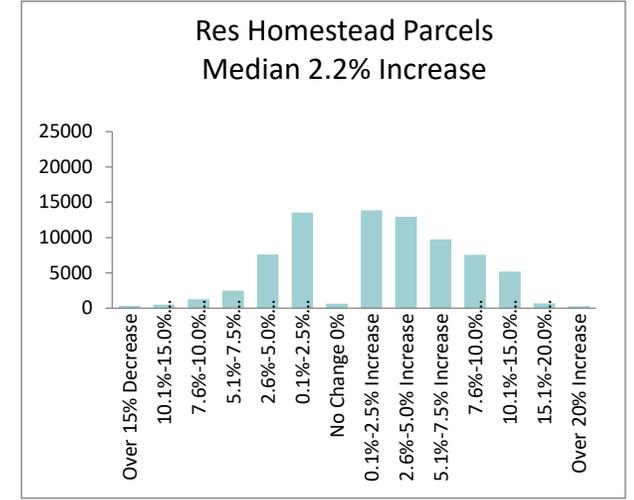
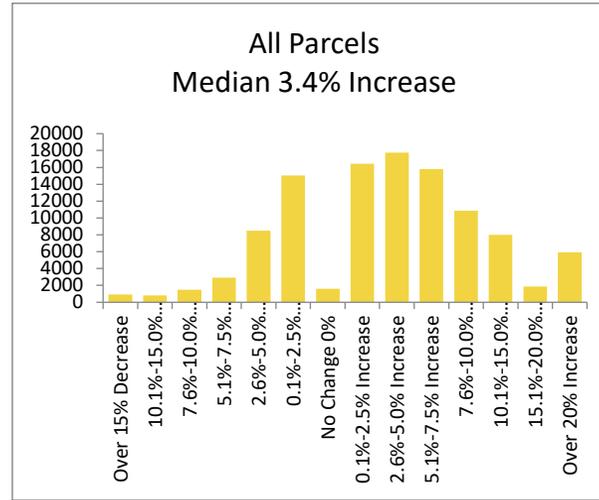
5.0%

Commercial Industrial Utility parcels



7.0%

Apartment parcels



Residential Homestead



Counts of Proposed 2025 Tax Notices by range of % increase/decrease in TOTAL tax

Taxing District	SD	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	200	1,498,700	-9.3%	(\$727)	-5.6%	0	0	0	2	0	1	0	0	0	0	0	0	0	3	3	0
	833	553,600	-10.7%	(\$589)	-7.5%	1	12	5	8	10	0	2	0	0	0	0	0	1	39	36	3
	834	609,400	-11.4%	(\$374)	-5.6%	40	120	107	218	202	72	48	24	10	12	4	1	0	858	759	99
	Total	607,400	-11.4%	(\$383)	-5.7%	41	132	112	228	212	73	50	24	10	12	4	1	1	900	798	102
City of Bayport	834	375,400	-1.5%	\$177	6.4%	4	1	1	29	134	44	17	67	144	160	118	17	5	741	213	528
City of Birchwood	624	434,800	3.8%	\$343	7.6%	0	1	0	0	0	1	1	24	113	106	38	6	3	293	2	291
City of Cottage Grove	200	486,200	2.4%	\$341	7.4%	0	1	4	11	6	7	0	2	25	37	15	0	1	109	29	80
	833	353,000	-4.2%	(\$17)	-0.4%	59	70	275	367	2,235	3,201	2,400	1,515	854	311	159	28	14	11,488	6,207	5,281
	Total	354,000	-4.2%	(\$17)	-0.3%	59	71	279	378	2,241	3,208	2,400	1,517	879	348	174	28	15	11,597	6,236	5,361
City of Dellwood	832	804,100	-4.7%	\$5	0.1%	2	1	7	37	43	65	74	43	31	7	6	0	1	317	155	162
City of Forest Lake	831	387,500	2.8%	\$311	8.2%	16	1	4	8	23	141	297	525	1,217	1,747	1,288	138	39	5,444	193	5,251
City of Grant	832	658,300	-3.7%	\$120	2.0%	0	0	0	1	20	105	281	192	65	16	5	0	1	686	126	560
	834	611,800	-4.5%	\$53	1.0%	1	4	1	7	27	136	213	124	13	7	6	2	1	542	176	366
	Total	634,400	-4.0%	\$91	1.6%	1	4	1	8	47	241	494	316	78	23	11	2	2	1,228	302	926
City of Hastings	200	376,900	-0.2%	\$106	0.9%	0	0	0	0	0	1	0	1	0	0	0	0	0	2	1	1
City of Hugo	624	368,500	-4.7%	(\$81)	-2.0%	18	13	197	419	1,244	1,212	708	373	120	18	10	1	4	4,337	3,103	1,234
	831	465,200	-4.3%	(\$21)	-0.4%	2	8	6	7	85	158	137	58	22	2	2	0	0	487	266	221
	832	657,700	-3.8%	\$160	2.0%	0	0	1	2	2	38	77	79	19	5	1	1	0	225	43	182
	834	560,300	-2.3%	\$203	3.5%	1	0	0	0	1	17	41	64	34	4	4	0	0	166	19	147
	Total	397,000	-4.6%	(\$61)	-1.6%	21	21	204	428	1,332	1,425	963	574	195	29	17	2	4	5,215	3,431	1,784
City of Lake Elmo	622	557,900	-1.7%	\$293	4.7%	1	0	0	0	5	28	111	276	84	125	132	39	2	803	34	769
	832	519,500	6.0%	\$647	13.2%	0	0	0	0	0	0	0	3	7	23	40	37	3	113	0	113
	834	591,300	1.5%	\$431	8.6%	7	0	0	46	54	33	162	370	349	751	822	110	17	2,721	140	2,581
	Total	578,900	1.2%	\$419	8.3%	8	0	0	46	59	61	273	649	440	899	994	186	22	3,637	174	3,463
City of Lake St Croix Beach	834	307,900	-8.3%	(\$75)	-2.4%	8	13	23	42	114	85	53	27	26	6	2	2	2	403	285	118
City of Lakeland	834	335,200	-9.0%	(\$207)	-6.4%	8	46	155	155	92	62	26	17	17	9	8	2	1	598	518	80
City of Lakeland Shores	834	430,200	1.6%	\$209	6.5%	0	0	0	0	0	0	3	28	35	22	9	0	2	99	0	99
City of Landfall	622																			0	0
City of Mahtomedi	832	453,800	1.3%	\$223	4.5%	6	2	0	7	59	178	390	687	649	292	59	5	2	2,336	252	2,084
City of Marine on St Croix	834	507,400	5.9%	\$584	10.6%	0	0	0	0	2	4	11	16	32	52	51	37	49	254	6	248
City of Newport	833	305,100	-7.5%	(\$133)	-2.8%	25	42	118	193	150	198	138	75	40	14	23	6	5	1,027	726	301

Residential Homestead



Counts of Proposed 2025 Tax Notices by range of % increase/decrease in TOTAL tax

Taxing District	SD	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Oak Park Heights	834	333,800	-0.3%	\$153	4.2%	3	0	0	2	27	101	215	204	147	128	123	21	33	1,004	133	871
City of Oakdale	622	341,900	-1.9%	\$79	2.3%	23	26	65	142	578	1,677	1,655	1,734	1,082	632	376	48	15	8,053	2,511	5,542
City of Pine Springs	622	472,900	5.6%	\$373	10.7%	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3
	832	578,700	3.3%	\$438	9.5%	1	0	0	0	0	0	1	1	15	56	46	3	1	124	1	123
	Total	577,900	3.3%	\$437	9.5%	1	0	0	0	0	0	1	1	15	56	49	3	1	127	1	126
City of Scandia	831	474,900	0.3%	\$199	5.1%	28	0	2	13	45	96	156	179	267	138	115	20	3	1,062	184	878
	834	525,900	-0.9%	\$332	5.3%	0	0	0	0	0	0	1	0	0	1	0	0	0	2	0	2
	2144	498,700	1.9%	\$341	8.4%	0	0	0	0	0	1	0	8	62	68	40	9	1	189	1	188
	Total	482,400	0.8%	\$219	5.9%	28	0	2	13	45	97	157	187	329	207	155	29	4	1,253	185	1,068
City of St Mary's Point	834	415,400	-0.8%	\$161	4.7%	0	0	0	1	1	11	18	35	32	17	4	2	1	122	13	109
City of St Paul Park	833	281,400	-0.3%	\$122	3.4%	4	3	7	6	63	103	306	565	249	118	71	6	3	1,504	186	1,318
City of Stillwater	834	414,900	-1.4%	\$301	6.2%	14	3	8	17	37	224	497	1,298	1,375	1,244	865	80	33	5,695	303	5,392
City of White Bear Lake	832	354,600	1.8%	\$265	8.0%	0	0	0	0	0	0	0	5	29	49	7	0	0	90	0	90
City of Willernie	832	254,700	0.9%	\$123	3.7%	3	4	3	6	5	20	25	35	39	23	5	1	0	169	41	128
City of Woodbury	622	373,500	-3.3%	\$40	1.4%	3	0	3	14	155	289	423	316	71	51	17	0	0	1,342	464	878
	833	458,600	-3.4%	\$16	0.4%	31	101	214	522	2,211	4,461	4,319	2,819	1,437	364	46	3	14	16,542	7,540	9,002
	834	450,800	-5.0%	\$50	1.2%	6	2	8	99	185	723	778	552	278	119	41	0	1	2,792	1,023	1,769
	Total	449,700	-3.6%	\$25	0.6%	40	103	225	635	2,551	5,473	5,520	3,687	1,786	534	104	3	15	20,676	9,027	11,649
Town of Baytown	834	817,700	1.3%	\$443	7.7%	3	4	5	6	5	7	25	84	169	281	56	5	1	651	30	621
Town of Denmark	200	664,400	2.5%	\$201	3.9%	3	1	1	10	22	11	72	222	128	19	2	1	0	492	48	444
	833	585,300	3.5%	\$397	7.1%	0	0	0	0	0	0	0	2	3	3	1	0	0	9	0	9
	834	510,800	3.0%	\$349	9.7%	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1
	Total	660,400	2.6%	\$203	3.9%	3	1	1	10	22	11	72	224	131	23	3	1	0	502	48	454
Town of Grey Cloud Island	833	491,700	1.9%	\$338	7.2%	0	0	0	0	0	0	5	12	34	33	6	0	0	90	0	90
Town of May	831	491,300	-7.8%	(\$171)	-4.5%	3	3	12	33	41	25	10	2	1	0	0	0	0	130	117	13
	834	586,900	-7.1%	(\$75)	-1.7%	17	40	27	47	149	212	108	45	23	29	9	0	2	708	492	216
	Total	570,500	-7.3%	(\$92)	-2.1%	20	43	39	80	190	237	118	47	24	29	9	0	2	838	609	229
Town of Stillwater	834	634,300	1.3%	\$317	5.8%	0	1	0	3	1	11	34	165	225	106	38	9	4	597	16	581
Town of West Lakeland	834	639,500	-7.0%	\$523	9.6%	1	0	0	3	4	6	22	82	197	341	487	59	7	1,209	14	1,195
County Total		411,400	-2.6%	\$93	2.2%	342	523	1,259	2,483	8,037	13,765	13,860	12,955	9,769	7,547	5,160	699	272	76,671	26,409	50,262

Residential Homestead



Counts of Proposed 2025 Tax Notices by range of % increase/decrease in TOTAL tax

Taxing District	SD	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
By School District:																					
SD 0200 Hastings		643,000	2.5%	\$211	4.0%	3	2	5	23	28	20	72	225	153	56	17	1	1	606	81	525
SD 0622 Nsp/Mpwd/Oak		351,700	-2.2%	\$83	2.4%	27	26	68	156	738	1,994	2,189	2,326	1,237	808	528	87	17	10,201	3,009	7,192
SD 0624 White Bear Lake		375,800	-4.5%	(\$69)	-1.8%	18	14	197	419	1,244	1,213	709	397	233	124	48	7	7	4,630	3,105	1,525
SD 0831 Forest Lake		414,700	2.0%	\$279	7.4%	49	12	24	61	194	420	600	764	1,507	1,887	1,405	158	42	7,123	760	6,363
SD 0832 Mahtomedi		517,000	0.1%	\$201	3.8%	12	7	11	53	129	406	848	1,045	854	471	169	47	8	4,060	618	3,442
SD 0833 South Washington		394,300	-3.6%	\$9	0.2%	120	228	619	1,096	4,669	7,963	7,170	4,988	2,617	843	306	43	37	30,699	14,695	16,004
SD 0834 Stillwater		488,900	-2.4%	\$219	5.0%	113	234	335	675	1,035	1,748	2,272	3,202	3,106	3,290	2,647	347	159	19,163	4,140	15,023
SD 2144 Chisago Lakes		498,700	1.9%	\$341	8.4%	0	0	0	0	0	1	0	8	62	68	40	9	1	189	1	188
County Total		411,400	-2.6%	\$93	2.2%	342	523	1,259	2,483	8,037	13,765	13,860	12,955	9,769	7,547	5,160	699	272	76,671	26,409	50,262

- Note:
- Taxable Market Value is before reduction for Homestead Exclusion
 - Excludes parcels with new construction and classification changes
 - Only includes the main parcel with the house if a Homestead consists of multiple parcels

Commercial / Industrial / Utilities



Counts of Proposed 2025 Tax Notices by range of % increase/decrease in TOTAL tax

City/Township	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	673,000	0.0%	\$580	4.0%	0	1	0	0	0	2	2	18	1	3	5	1	2	35	3	32
City of Bayport	203,800	0.0%	\$334	7.1%	1	1	0	0	0	1	0	3	54	19	12	2	6	99	3	96
City of Birchwood																			0	0
City of Cottage Grove	294,500	0.0%	\$373	5.9%	2	0	0	6	2	5	5	133	148	8	5	25	29	368	15	353
City of Dellwood	201,400	0.0%	\$112	5.0%	0	0	0	0	0	0	0	6	15	0	0	1	2	24	0	24
City of Forest Lake	203,000	0.0%	\$216	4.8%	2	5	1	1	4	17	6	309	160	12	12	1	13	543	30	513
City of Grant	18,500	0.0%	\$10	4.9%	0	0	0	0	0	3	2	52	21	2	1	1	4	86	3	83
City of Hastings	325,300	0.0%	\$180	2.3%	0	0	0	0	0	0	4	0	0	0	0	0	1	5	0	5
City of Hugo	448,300	0.0%	\$294	3.5%	5	1	0	2	4	10	19	103	13	5	2	1	12	177	22	155
City of Lake Elmo	341,100	0.0%	\$625	5.3%	0	0	2	0	0	2	3	71	47	5	14	2	36	182	4	178
City of Lake St Croix Beach	320,700	0.8%	\$516	6.4%	0	0	0	0	0	0	0	0	5	1	0	0	2	8	0	8
City of Lakeland	271,200	0.0%	\$249	4.3%	0	0	0	0	0	0	0	22	2	0	2	1	3	30	0	30
City of Lakeland Shores	173,400	3.1%	\$205	7.3%	0	0	0	0	0	1	0	2	0	0	1	1	1	6	1	5
City of Landfall	334,700	0.0%	\$496	5.0%	0	0	0	0	0	0	0	0	5	0	0	0	0	5	0	5
City of Mahtomedi	482,500	0.0%	\$460	3.5%	0	0	0	0	0	0	3	44	1	2	0	1	8	59	0	59
City of Marine on St Croix	129,700	0.0%	\$74	3.0%	0	0	0	0	0	0	0	11	0	0	0	0	0	11	0	11
City of Newport	69,500	0.0%	\$100	5.0%	24	1	0	0	1	7	3	53	47	4	12	1	14	167	33	134
City of Oak Park Heights	547,800	0.0%	\$592	3.6%	2	1	1	2	1	8	5	138	9	11	6	0	13	197	15	182
City of Oakdale	561,300	0.0%	\$1,112	4.4%	2	5	0	1	2	4	13	210	33	14	7	5	50	346	14	332
City of Pine Springs	272,700	2.2%	\$24	1.3%	0	0	0	0	0	1	0	1	0	0	0	0	0	2	1	1
City of Scandia	144,200	0.0%	\$72	2.8%	0	144	2	0	3	0	11	34	1	1	1	1	3	57	5	52
City of St Mary's Point	98,300	10.9%	\$259	17.5%	0	0	0	0	0	0	0	0	1	0	0	0	1	2	0	2
City of St Paul Park	157,800	0.0%	\$165	4.6%	8	1	0	0	1	16	2	82	35	7	14	2	10	178	26	152
City of Stillwater	601,700	0.0%	\$1,120	6.1%	3	1	1	1	2	2	0	5	260	19	10	11	26	341	10	331
City of White Bear Lake	815,900	0.0%	\$1,396	6.9%	0	0	0	0	0	0	0	1	3	0	1	0	0	5	0	5
City of Willernie	123,100	0.0%	\$134	4.5%	0	0	0	0	0	0	0	23	5	0	1	0	1	30	0	30
City of Woodbury	1,738,300	0.0%	\$2,438	5.0%	0	3	2	1	3	8	13	225	171	12	20	10	54	522	17	505
Town of Baytown	50,400	0.0%	\$34	6.0%	0	0	0	0	1	0	8	0	133	0	1	0	4	147	1	146
Town of Denmark	231,400	0.0%	\$74	4.4%	0	1	0	0	1	6	4	27	13	1	1	2	3	59	8	51
Town of Grey Cloud Island	78,000	0.0%	\$76	4.8%	1	0	0	0	0	0	1	5	2	1	0	0	1	11	1	10
Town of May	430,100	8.7%	\$196	10.0%	1	0	0	0	1	0	1	0	1	0	2	0	2	8	2	6
Town of Stillwater	146,600	0.0%	(\$70)	-1.9%	0	0	0	0	1	1	0	0	0	1	0	0	0	3	2	1
Town of West Lakeland	220,400	0.0%	\$598	12.0%	0	0	0	0	0	1	0	0	0	8	8	1	5	23	1	22
County Total	326,500	0.0%	\$402	5.0%	51	21	9	14	27	95	105	1,578	1,186	136	138	70	306	3,736	217	3,519

Note: Excludes parcels with new construction and classification changes

Apartments



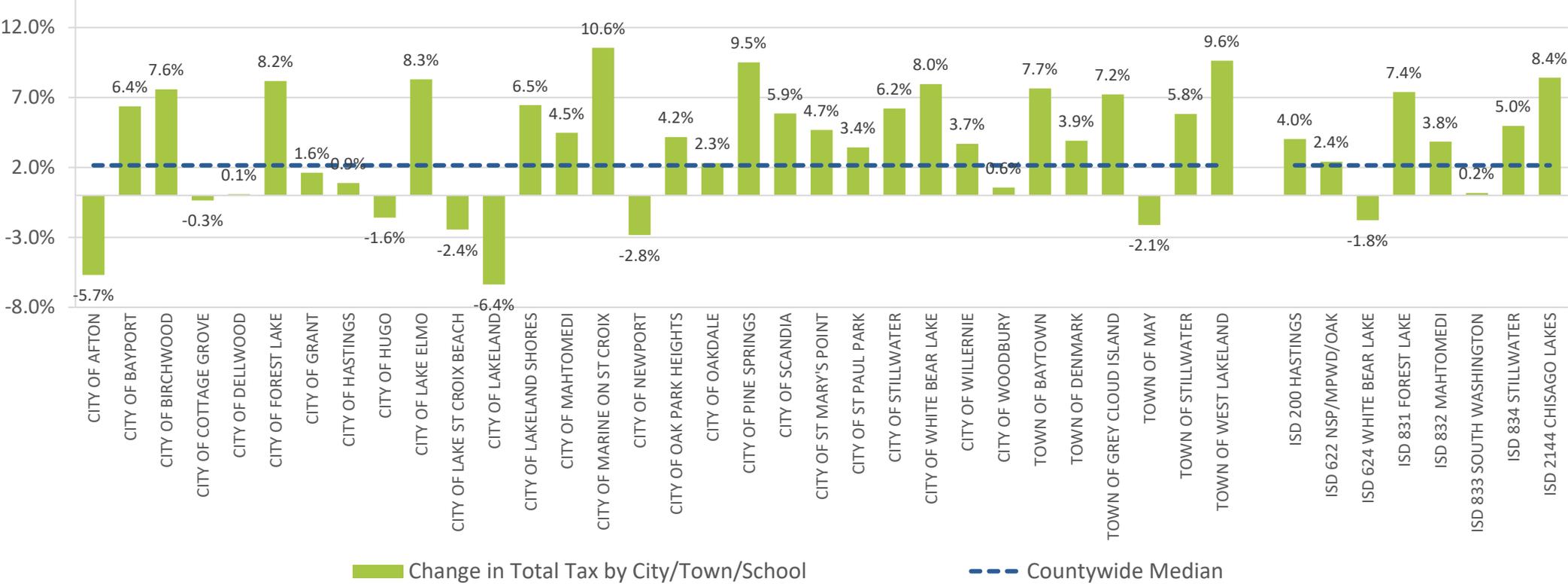
Counts of Proposed 2025 Tax Notices by range of % increase/decrease in TOTAL tax

City/Township	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	1,137,700	2.9%	\$1,292	10.1%	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	2
City of Bayport	495,400	4.2%	\$754	15.1%	0	0	0	0	0	0	0	0	0	0	7	10	3	20	0	20
City of Birchwood																			0	0
City of Cottage Grove	8,417,300	0.0%	\$2,259	6.3%	3	0	0	0	0	0	0	0	14	0	0	0	0	17	3	14
City of Dellwood																			0	0
City of Forest Lake	2,906,800	0.0%	\$595	7.0%	9	0	1	0	0	0	0	0	49	2	1	0	0	62	10	52
City of Grant	1,516,800	2.9%	\$1,356	9.4%	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1
City of Hastings																			0	0
City of Hugo	1,854,200	0.0%	\$708	5.6%	1	0	0	0	0	2	0	0	7	0	0	0	0	10	3	7
City of Lake Elmo	1,236,200	0.0%	\$1,009	7.2%	0	0	0	0	0	0	0	0	10	0	0	0	0	10	0	10
City of Lake St Croix Beach																			0	0
City of Lakeland	488,500	5.1%	\$588	11.5%	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	2
City of Lakeland Shores																			0	0
City of Landfall																			0	0
City of Mahtomedi	789,900	0.0%	\$270	3.7%	3	1	1	0	0	1	0	9	0	1	0	0	1	17	6	11
City of Marine on St Croix	246,600	0.0%	\$170	5.1%	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	2
City of Newport	575,100	0.0%	\$740	8.1%	2	0	0	0	0	0	0	0	2	37	0	0	0	41	2	39
City of Oak Park Heights	2,794,100	0.0%	\$1,360	6.8%	3	0	0	0	1	1	0	0	15	3	2	1	0	26	5	21
City of Oakdale	884,700	0.0%	\$446	7.0%	14	1	0	0	0	0	1	1	31	2	0	0	2	52	15	37
City of Pine Springs																			0	0
City of Scandia																			0	0
City of St Mary's Point																			0	0
City of St Paul Park	525,300	0.0%	\$520	6.7%	0	0	0	0	0	0	0	0	22	1	0	0	0	23	0	23
City of Stillwater	785,200	0.0%	\$572	9.5%	16	3	1	1	0	0	0	0	0	33	6	3	0	63	21	42
City of White Bear Lake	14,296,300	0.0%	\$13,145	7.8%	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1
City of Willernie	1,096,000	0.0%	\$884	5.6%	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1
City of Woodbury	6,806,900	0.0%	\$2,762	5.8%	9	0	0	0	0	1	0	0	35	12	1	0	4	62	10	52
Town of Baytown	769,700	0.0%	\$430	6.2%	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1
Town of Denmark	1,280,900	-3.3%	(\$232)	-2.0%	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	0
Town of Grey Cloud Island																			0	0
Town of May																			0	0
Town of Stillwater																			0	0
Town of West Lakeland	984,700	5.2%	\$2,171	26.4%	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1
County Total	1,080,000	0.0%	\$627	7.0%	60	5	3	1	1	6	1	10	189	94	20	14	11	415	76	339

Note: Excludes parcels with new construction and classification changes

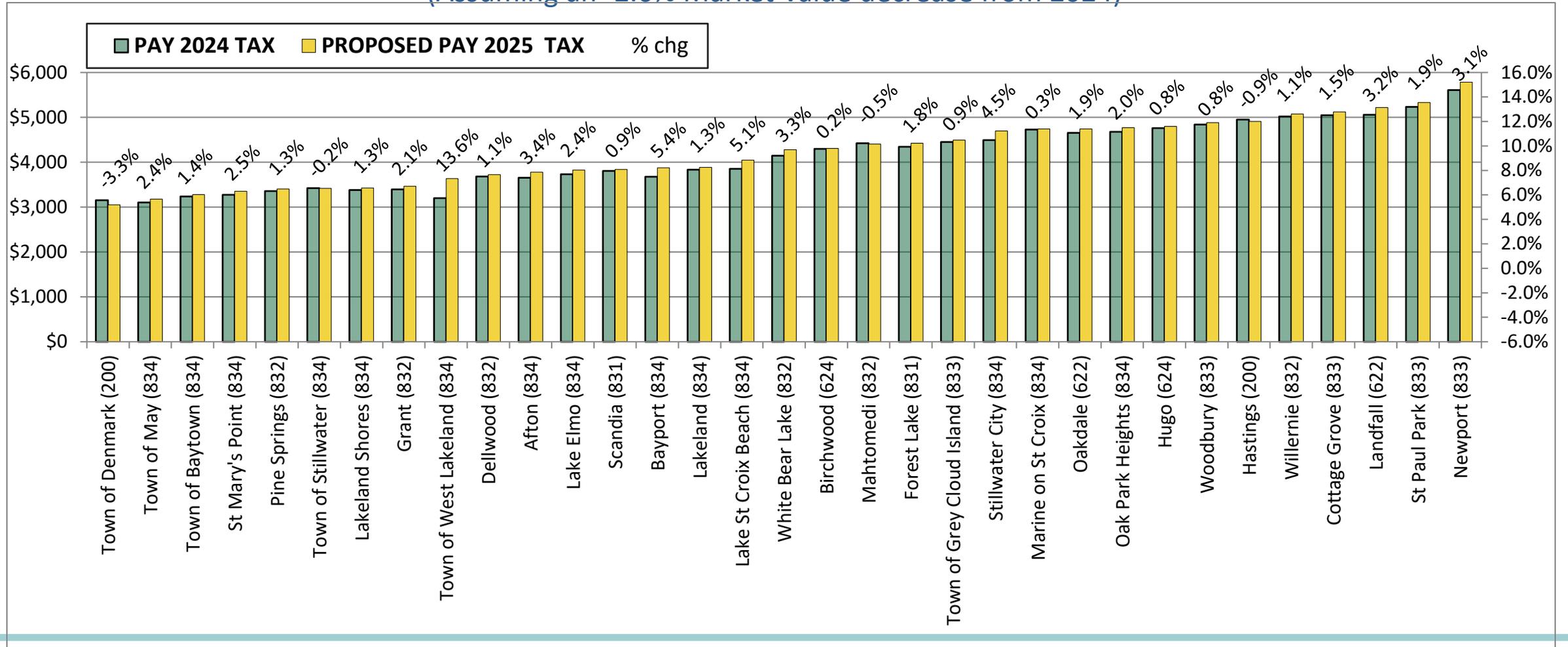
Residential Homestead Median Change in Total Tax

Residential Homestead Median Percentage Change in Total Tax Countywide
 Median = 2.2% increase



Total 2025 Net Tax on a Market Value of \$411,400

(Assuming an -2.6% Market Value decrease from 2024)



Payable 2024 vs. Proposed 2025 Residential Homestead Taxes

(Assuming an -2.6% Market Value decrease from 2024)

PART I – TOTAL NET TAX BY MUNICIPALITY (1 selected school district/watershed combination per municipality)

DISTRICT	SD/WS	Pay 2024 Tax Rate		Proposed Pay 2025 Tax Rate		PAY 2024 TAX					Proposed PAY 2025 TAX					PERCENTAGE CHANGE				
		Net	Market Value	Net	Market Value	Market Value:					Market Value:					Market Value:				
						Tax Capacity	Market Value	Tax Capacity	Market Value	205,300	308,000	422,400	513,300	616,000	200,000	300,000	411,400	500,000	600,000	200,000
Town of Baytown	834 54	62.246%	0.14363%	65.865%	0.15409%	1,456	2,300	3,236	3,953	4,900	1,437	2,309	3,281	4,053	5,041	-1.3	0.4	1.4	2.5	2.9
Town of Denmark	200 14	53.271%	0.21402%	54.891%	0.20527%	1,433	2,249	3,154	3,851	4,754	1,351	2,155	3,051	3,762	4,662	-5.7	-4.2	-3.3	-2.3	-1.9
Town of Grey Cloud Island	833 14	76.920%	0.28500%	81.821%	0.29286%	2,020	3,174	4,453	5,437	6,717	1,988	3,173	4,493	5,542	6,871	-1.6	0.0	0.9	1.9	2.3
Town of May	834 10	59.138%	0.14363%	63.345%	0.15409%	1,398	2,208	3,105	3,792	4,699	1,394	2,238	3,180	3,928	4,884	-0.3	1.4	2.4	3.6	3.9
Town of Stillwater	834 10	66.673%	0.14363%	69.268%	0.15409%	1,538	2,433	3,423	4,182	5,185	1,495	2,405	3,418	4,223	5,254	-2.8	-1.2	-0.2	1.0	1.3
Town of West Lakeland	834 54	61.395%	0.14363%	74.678%	0.15409%	1,440	2,275	3,200	3,909	4,845	1,588	2,556	3,635	4,492	5,592	10.3	12.4	13.6	14.9	15.4
Afton	834 54	72.156%	0.14363%	78.278%	0.15409%	1,641	2,596	3,655	4,465	5,539	1,650	2,657	3,780	4,672	5,817	0.6	2.3	3.4	4.6	5.0
Bayport	834	72.679%	0.14363%	80.661%	0.15409%	1,650	2,612	3,677	4,492	5,573	1,691	2,724	3,876	4,791	5,966	2.4	4.3	5.4	6.7	7.1
Birchwood	624 38	85.151%	0.16612%	89.699%	0.17100%	1,929	3,053	4,298	5,252	6,516	1,879	3,028	4,308	5,326	6,632	-2.6	-0.8	0.2	1.4	1.8
Cottage Grove	833 14	90.979%	0.28500%	97.482%	0.29286%	2,282	3,594	5,047	6,163	7,624	2,257	3,612	5,123	6,323	7,850	-1.1	0.5	1.5	2.6	3.0
Dellwood	832 38	66.112%	0.21076%	68.691%	0.23424%	1,666	2,623	3,683	4,497	5,563	1,646	2,629	3,724	4,595	5,699	-1.2	0.2	1.1	2.2	2.4
Forest Lake	831 71	90.433%	0.12466%	97.367%	0.12402%	1,943	3,083	4,346	5,312	6,601	1,917	3,102	4,423	5,473	6,830	-1.3	0.6	1.8	3.0	3.5
Grant	832 38	59.273%	0.21076%	62.203%	0.23424%	1,538	2,418	3,394	4,144	5,121	1,535	2,447	3,464	4,271	5,293	-0.2	1.2	2.1	3.1	3.4
Hastings	200 14	95.857%	0.21402%	101.100%	0.20527%	2,227	3,521	4,953	6,051	7,501	2,143	3,451	4,908	6,065	7,550	-3.8	-2.0	-0.9	0.2	0.7
Hugo	624 38	96.155%	0.16612%	101.907%	0.17100%	2,134	3,382	4,763	5,820	7,225	2,089	3,370	4,799	5,934	7,395	-2.1	-0.3	0.8	2.0	2.4
Lake Elmo	834 54	74.059%	0.14363%	79.390%	0.15409%	1,676	2,653	3,735	4,563	5,662	1,669	2,688	3,825	4,727	5,886	-0.4	1.3	2.4	3.6	4.0
Lake St Croix Beach	834	76.837%	0.14363%	85.001%	0.15409%	1,728	2,736	3,852	4,707	5,841	1,765	2,846	4,050	5,007	6,237	2.2	4.0	5.1	6.4	6.8
Lakeland	834	76.408%	0.14363%	80.876%	0.15409%	1,720	2,723	3,834	4,684	5,813	1,694	2,730	3,884	4,801	5,979	-1.5	0.3	1.3	2.5	2.9
Lakeland Shores	834	65.705%	0.14363%	69.471%	0.15409%	1,520	2,404	3,382	4,132	5,123	1,499	2,410	3,426	4,233	5,267	-1.4	0.3	1.3	2.5	2.8
Landfall	622 34	104.672%	0.15074%	114.424%	0.15090%	2,262	3,589	5,058	6,181	7,680	2,263	3,661	5,220	6,457	8,057	0.1	2.0	3.2	4.5	4.9
Mahtomedi	832 38	83.688%	0.21076%	85.570%	0.23424%	1,993	3,147	4,425	5,405	6,696	1,935	3,102	4,403	5,436	6,754	-2.9	-1.4	-0.5	0.6	0.9
Marine on St Croix	834 10	97.590%	0.14363%	102.239%	0.15409%	2,115	3,355	4,729	5,779	7,179	2,061	3,329	4,743	5,866	7,314	-2.6	-0.8	0.3	1.5	1.9
Newport	833 14	104.267%	0.28500%	113.944%	0.29286%	2,530	3,990	5,608	6,849	8,481	2,539	4,074	5,784	7,143	8,879	0.4	2.1	3.1	4.3	4.7
Oak Park Heights	834	96.359%	0.14363%	102.889%	0.15409%	2,092	3,319	4,677	5,715	7,100	2,072	3,347	4,769	5,898	7,355	-1.0	0.9	2.0	3.2	3.6
Oakdale	622 54	95.082%	0.15074%	102.576%	0.15090%	2,083	3,302	4,653	5,686	7,061	2,060	3,329	4,743	5,867	7,316	-1.1	0.8	1.9	3.2	3.6
Pine Springs	832 54	58.479%	0.21076%	60.762%	0.23424%	1,523	2,395	3,360	4,103	5,070	1,510	2,406	3,406	4,200	5,203	-0.9	0.5	1.3	2.4	2.6
St Mary's Point	834	63.122%	0.14363%	67.699%	0.15409%	1,472	2,327	3,273	3,998	4,956	1,469	2,361	3,355	4,145	5,156	-0.2	1.5	2.5	3.7	4.0
St Paul Park	833 14	95.416%	0.28500%	102.704%	0.29286%	2,365	3,726	5,234	6,392	7,910	2,346	3,758	5,332	6,583	8,176	-0.8	0.9	1.9	3.0	3.4
Scandia	831 10	77.622%	0.12466%	82.886%	0.12402%	1,704	2,701	3,805	4,650	5,775	1,669	2,696	3,841	4,751	5,925	-2.0	-0.2	0.9	2.2	2.6
Stillwater City	834	92.039%	0.14363%	101.055%	0.15409%	2,011	3,190	4,494	5,492	6,821	2,040	3,296	4,695	5,807	7,240	1.4	3.3	4.5	5.7	6.1
White Bear Lake	832 38	77.071%	0.21076%	82.548%	0.23424%	1,870	2,950	4,146	5,063	6,269	1,883	3,017	4,281	5,285	6,565	0.7	2.3	3.3	4.4	4.7
Willernie	832 38	97.783%	0.21076%	102.351%	0.23424%	2,256	3,568	5,021	6,133	7,605	2,223	3,573	5,077	6,272	7,802	-1.5	0.1	1.1	2.3	2.6
Woodbury	833 14	85.671%	0.28919%	91.448%	0.29286%	2,191	3,448	4,840	5,910	7,307	2,153	3,443	4,880	6,022	7,473	-1.7	-0.2	0.8	1.9	2.3



NOTES:

- The selected school district/combination is the one with the most residential value in the municipality for proposed taxes payable in 2025
- The percentage of change in this chart is based on a -2.6% decrease in taxable market value from Pay 2024 to Proposed 2025
- The impact on individual parcels may vary depending on actual market value changes

Payable 2024 vs. 2025 Residential Homestead Taxes

(Assuming an -2.6% Market Value decrease from 2024)

PART II – INDIVIDUAL TAXING DISTRICT PORTION OF NET TAX ONLY

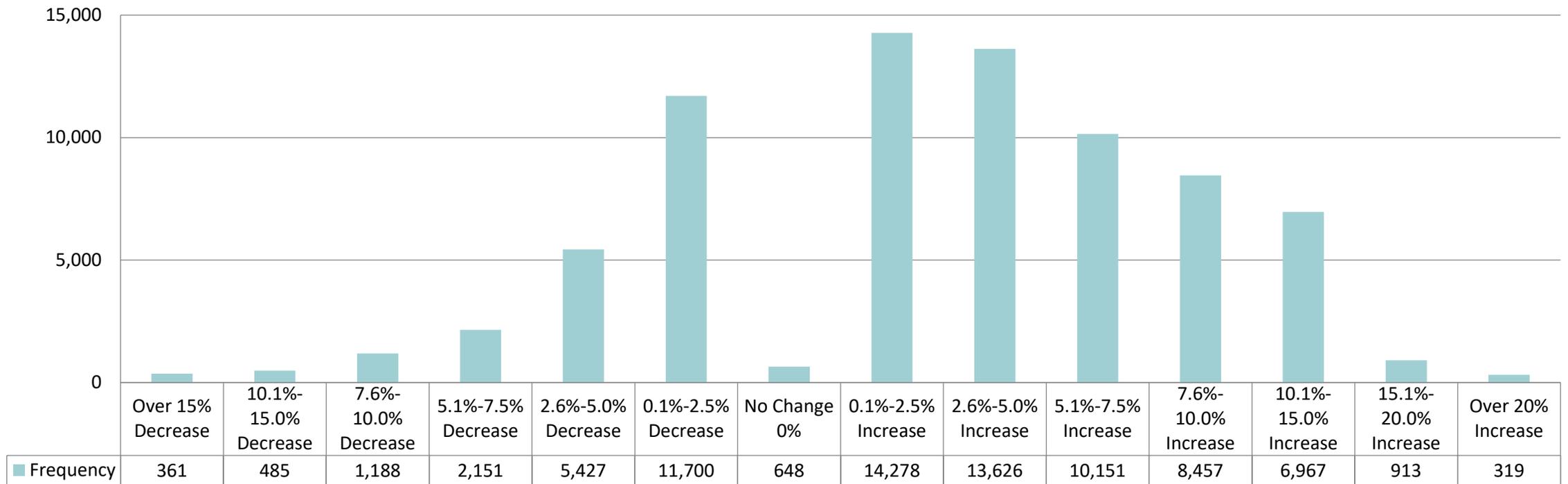
DISTRICT	Pay 2024 Tax Rate		Pay 2025 Tax Rate		PAY 2024 TAX Market Value:					PAY 2025 PROPOSED TAX Market Value:					PERCENTAGE CHANGE Market Value:				
	Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	205,300	308,000	422,400	513,300	616,000	200,000	300,000	411,400	500,000	600,000	200,000	300,000	411,400	500,000	600,000
County w/o Library	20.088%	0.00235%	21.772%	0.00235%	379	607	858	1,050	1,310	378	618	885	1,097	1,375	-0.4	1.8	3.1	4.5	4.9
County w/ Library	21.991%	0.00235%	23.721%	0.00235%	415	664	939	1,148	1,433	411	672	963	1,194	1,497	-0.9	1.3	2.6	4.0	4.5
Town of Baytown	12.814%		13.226%		239	382	541	662	826	227	371	532	659	827	-5.1	-3.0	-1.8	-0.4	0.0
Town of Denmark	11.892%		12.060%		222	355	502	614	767	207	338	485	601	754	-6.8	-4.7	-3.5	-2.2	-1.7
Town of Grey Cloud Island	19.660%		22.482%		367	587	830	1,016	1,268	385	630	904	1,121	1,405	5.1	7.4	8.8	10.3	10.8
Town of May	9.402%		10.501%		175	281	397	486	606	180	294	422	523	656	2.6	4.9	6.3	7.7	8.2
Town of Stillwater	16.938%		16.424%		316	506	715	875	1,093	282	461	660	819	1,027	-10.9	-8.9	-7.7	-6.5	-6.0
Town of West Lakeland	12.772%		23.004%		238	381	540	660	824	394	645	925	1,147	1,438	65.5	69.2	71.4	73.8	74.5
Afton	23.533%		26.605%		439	702	994	1,216	1,518	456	746	1,069	1,326	1,663	3.9	6.2	7.6	9.1	9.5
Bayport	27.725%		32.531%		517	828	1,171	1,432	1,788	558	912	1,307	1,621	2,033	7.8	10.2	11.6	13.2	13.7
Birchwood	24.708%		26.015%		461	738	1,044	1,276	1,594	446	729	1,046	1,297	1,626	-3.2	-1.1	0.2	1.6	2.0
Cottage Grove	32.909%		36.958%		614	982	1,390	1,700	2,123	633	1,036	1,485	1,842	2,310	3.2	5.5	6.9	8.3	8.8
Dellwood	16.360%		16.527%		305	488	691	845	1,055	283	463	664	824	1,033	-7.2	-5.1	-3.9	-2.5	-2.1
Forest Lake	37.616%		41.641%		702	1,123	1,589	1,943	2,426	714	1,168	1,674	2,075	2,603	1.7	4.0	5.3	6.8	7.3
Grant	10.330%		11.006%		193	308	436	534	666	189	309	442	549	688	-2.1	0.1	1.4	2.8	3.2
Hastings	55.230%		58.955%		1,030	1,649	2,333	2,853	3,562	1,010	1,653	2,369	2,938	3,685	-1.9	0.3	1.6	3.0	3.4
Hugo	36.522%		39.190%		681	1,090	1,543	1,887	2,356	672	1,099	1,575	1,953	2,449	-1.4	0.8	2.1	3.5	4.0
Lake Elmo	24.631%		26.754%		459	735	1,040	1,272	1,589	459	750	1,075	1,333	1,672	-0.2	2.0	3.4	4.8	5.3
Lake St Croix Beach	30.790%		35.888%		574	919	1,301	1,591	1,986	615	1,006	1,442	1,789	2,243	7.1	9.5	10.9	12.5	12.9
Lakeland	30.360%		31.763%		566	906	1,282	1,568	1,958	544	891	1,277	1,583	1,985	-3.9	-1.7	-0.5	0.9	1.4
Lakeland Shores	19.658%		20.358%		367	587	830	1,016	1,268	349	571	818	1,015	1,272	-4.8	-2.7	-1.5	-0.1	0.4
Landfall	47.766%		52.732%		891	1,426	2,018	2,468	3,081	904	1,479	2,119	2,628	3,296	1.5	3.7	5.0	6.5	7.0
Mahtomedi	33.936%		33.406%		633	1,013	1,433	1,753	2,189	573	937	1,343	1,665	2,088	-9.5	-7.5	-6.3	-5.0	-4.6
Marine on St Croix	47.855%		49.395%		892	1,428	2,021	2,472	3,087	847	1,385	1,985	2,462	3,087	-5.1	-3.0	-1.8	-0.4	0.0
Newport	46.197%		53.639%		862	1,379	1,951	2,387	2,980	919	1,504	2,156	2,673	3,352	6.7	9.1	10.5	12.0	12.5
Oak Park Heights	49.502%		52.809%		923	1,478	2,091	2,557	3,193	905	1,481	2,122	2,632	3,301	-2.0	0.2	1.5	2.9	3.4
Oakdale	38.132%		41.317%		711	1,138	1,611	1,970	2,460	708	1,159	1,661	2,059	2,582	-0.4	1.8	3.1	4.5	5.0
Pine Springs	7.764%		7.687%		145	232	328	401	501	132	216	309	383	480	-9.0	-7.0	-5.8	-4.5	-4.1
St Mary's Point	17.075%		18.586%		318	510	721	882	1,101	319	521	747	926	1,162	0.0	2.2	3.6	5.0	5.5
St Paul Park	37.347%		42.399%		697	1,115	1,578	1,929	2,409	727	1,189	1,704	2,113	2,650	4.3	6.6	8.0	9.5	10.0
Scandia	26.704%		29.324%		498	797	1,128	1,380	1,722	503	822	1,179	1,461	1,833	0.9	3.2	4.5	5.9	6.4
Stillwater City	47.085%		52.925%		878	1,405	1,989	2,432	3,037	907	1,484	2,127	2,638	3,308	3.3	5.6	6.9	8.4	8.9
White Bear Lake	27.319%		30.384%		510	815	1,154	1,411	1,762	521	852	1,221	1,514	1,899	2.2	4.5	5.8	7.3	7.8
Willernie	48.031%		50.187%		896	1,434	2,029	2,481	3,098	860	1,407	2,017	2,501	3,137	-4.0	-1.8	-0.6	0.8	1.2
Woodbury	27.601%	0.00419%	30.984%	0.00000%	523	837	1,184	1,447	1,806	531	869	1,245	1,544	1,936	1.5	3.8	5.2	6.7	7.2
SD 200 (Hastings)	16.733%	0.21167%	16.286%	0.20292%	747	1,151	1,601	1,951	2,383	685	1,065	1,489	1,826	2,235	-8.3	-7.5	-7.0	-6.4	-6.2
SD 622 (N St Paul/Mpwwd)	29.550%	0.14839%	31.887%	0.14855%	856	1,339	1,875	2,288	2,820	844	1,340	1,893	2,332	2,884	-1.4	0.0	0.9	1.9	2.3
SD 624 (White Bear Lk)	34.006%	0.16377%	35.223%	0.16865%	970	1,520	2,128	2,597	3,202	941	1,494	2,109	2,599	3,213	-3.0	-1.7	-0.9	0.1	0.3
SD 831 (Forest Lake)	23.215%	0.12232%	23.987%	0.12167%	684	1,070	1,497	1,827	2,251	654	1,038	1,465	1,804	2,229	-4.3	-3.0	-2.2	-1.3	-1.0
SD 832 (Mahtomedi)	23.316%	0.20841%	23.703%	0.23189%	863	1,338	1,865	2,274	2,788	870	1,360	1,907	2,341	2,873	0.9	1.7	2.2	2.9	3.1
SD 833 (S Wash Co)	32.613%	0.28265%	32.795%	0.29050%	1,189	1,844	2,572	3,136	3,845	1,143	1,791	2,513	3,087	3,793	-3.8	-2.9	-2.3	-1.6	-1.4
SD 834 (Stillwater)	22.033%	0.14128%	23.268%	0.15174%	701	1,093	1,527	1,863	2,291	702	1,108	1,559	1,918	2,365	0.2	1.4	2.1	2.9	3.2
SD 2144 (Chisago Lakes)	17.412%	0.10510%	18.313%	0.10838%	541	843	1,179	1,439	1,771	531	839	1,182	1,455	1,795	-1.8	-0.6	0.2	1.1	1.4



Counts by Range of % Change in County Portion of Tax

2.8%

Residential Homestead Parcels
Median increase



Residential Homestead



Counts of Proposed 2025 Tax Notices by range of % increase/decrease in COUNTY portion of tax

City/Township	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in County Tax	Median % Change in County Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	607,400	-11.4%	(\$111)	-6.3%	57	147	139	232	169	69	45	18	10	9	4	1	0	900	813	87
City of Bayport	375,400	-1.5%	\$25	3.9%	5	2	16	135	53	19	66	148	158	77	52	7	3	741	230	511
City of Birchwood	434,800	3.8%	\$101	10.2%	0	1	0	0	0	1	0	1	18	113	141	13	5	293	2	291
City of Cottage Grove	354,000	-4.2%	\$5	0.6%	57	42	284	236	1,331	3,142	2,695	1,749	1,122	567	300	53	19	11,597	5,092	6,505
City of Dellwood	804,100	-4.7%	\$39	2.1%	2	0	4	15	42	38	73	72	32	26	12	0	1	317	101	216
City of Forest Lake	387,500	2.8%	\$75	9.0%	16	1	2	8	21	110	210	432	932	1,660	1,788	218	46	5,444	158	5,286
City of Grant	634,400	-4.0%	\$42	2.7%	2	4	1	5	30	143	402	427	156	36	18	2	2	1,228	185	1,043
City of Hastings	376,900	-0.2%	\$53	4.7%	0	0	0	0	0	0	1	0	0	1	0	0	0	2	0	2
City of Hugo	397,000	-4.6%	\$1	0.1%	18	13	54	307	681	1,491	1,157	885	428	138	34	4	5	5,215	2,564	2,651
City of Lake Elmo	578,900	1.2%	\$112	8.9%	8	0	0	43	56	53	213	614	430	803	1,139	245	33	3,637	160	3,477
City of Lake St Croix Beach	307,900	-8.3%	(\$38)	-5.1%	13	32	44	110	86	52	28	24	8	2	1	1	2	403	337	66
City of Lakeland	335,200	-9.0%	(\$44)	-5.4%	7	24	117	176	100	75	35	16	19	10	14	4	1	598	499	99
City of Lakeland Shores	430,200	1.6%	\$72	7.8%	0	0	0	0	0	0	1	12	34	30	20	0	2	99	0	99
City of Landfall																			0	0
City of Mahtomedi	453,800	1.3%	\$82	8.0%	6	1	1	0	8	55	141	281	525	646	642	23	7	2,336	71	2,265
City of Marine on St Croix	507,400	5.9%	\$143	13.3%	0	0	0	0	0	2	5	10	13	39	79	45	61	254	2	252
City of Newport	305,100	-7.5%	(\$28)	-3.6%	29	71	158	174	139	198	115	66	32	20	15	5	5	1,027	769	258
City of Oak Park Heights	333,800	-0.3%	\$34	4.8%	3	0	0	2	15	87	200	207	150	128	155	23	34	1,004	107	897
City of Oakdale	341,900	-1.9%	\$18	2.7%	22	35	67	135	463	1,573	1,595	1,771	1,125	673	506	72	16	8,053	2,295	5,758
City of Pine Springs	577,900	3.3%	\$152	11.7%	1	0	0	0	0	0	1	0	1	26	88	8	2	127	1	126
City of Scandia	482,400	0.8%	\$72	7.4%	27	1	0	4	23	67	103	174	249	312	220	66	7	1,253	122	1,131
City of St Mary's Point	415,400	-0.8%	\$49	5.1%	0	0	0	1	1	9	19	30	33	22	4	2	1	122	11	111
City of St Paul Park	281,400	-0.3%	\$25	3.9%	4	3	7	5	64	89	238	579	288	131	83	10	3	1,504	172	1,332
City of Stillwater	414,900	-1.4%	\$43	4.9%	14	7	8	35	136	353	885	1,442	1,296	953	484	56	26	5,695	553	5,142
City of White Bear Lake	354,600	1.8%	\$54	7.2%	0	0	0	0	0	0	1	11	45	29	4	0	0	90	0	90
City of Willernie	254,700	0.9%	\$30	4.9%	4	4	2	5	4	18	16	33	34	36	11	1	1	169	37	132
City of Woodbury	449,700	-3.6%	\$17	1.8%	38	48	216	370	1,569	4,063	5,548	4,376	2,716	1,318	393	3	18	20,676	6,304	14,372
Town of Baytown	817,700	1.3%	\$163	9.2%	3	3	5	3	7	6	10	45	103	242	215	5	4	651	27	624
Town of Denmark	660,400	2.6%	\$165	10.8%	3	0	0	1	1	2	25	9	18	108	313	21	1	502	7	495
Town of Grey Cloud Island	491,700	1.9%	\$101	9.5%	0	0	0	0	0	0	1	5	16	36	32	0	0	90	0	90
Town of May	570,500	-7.3%	(\$21)	-1.5%	18	37	38	51	175	231	157	60	21	32	15	1	2	838	550	288
Town of Stillwater	634,300	1.3%	\$138	9.2%	0	1	0	0	3	2	8	25	111	230	182	24	11	597	6	591
Town of West Lakeland	639,500	-7.0%	(\$18)	-1.1%	4	8	25	98	250	400	284	104	28	4	3	0	1	1,209	785	424
County Total	411,400	-2.6%	\$25	2.8%	361	485	1,188	2,151	5,427	12,348	14,278	13,626	10,151	8,457	6,967	913	319	76,671	21,960	54,711

Note:

- Taxable Market Value is before reduction for Homestead Exclusion
- Excludes parcels with new construction and classification changes
- Only includes the main parcel with the house if a Homestead consists of multiple parcels

Residential Homestead



Counts of Proposed 2025 Tax Notices by range of % increase/decrease in CITY/TOWN portion of tax

City/Township	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in City Tax	Median % Change in City Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	607,400	-11.4%	(\$34)	-1.8%	19	51	65	99	151	229	145	57	42	18	19	4	1	900	614	286
City of Bayport	375,400	-1.5%	\$109	12.6%	3	1	1	0	2	14	126	61	14	40	259	181	39	741	21	720
City of Birchwood	434,800	3.8%	\$84	7.7%	0	1	0	0	0	1	1	18	115	106	41	7	3	293	2	291
City of Cottage Grove	354,000	-4.2%	\$58	4.8%	53	14	20	216	188	560	2,135	2,828	2,379	1,549	1,370	219	66	11,597	1,051	10,546
City of Dellwood	804,100	-4.7%	(\$67)	-4.3%	2	30	44	65	68	59	33	10	5	0	0	1	0	317	268	49
City of Forest Lake	387,500	2.8%	\$166	12.0%	16	0	2	2	7	34	88	199	376	815	2,921	845	139	5,444	61	5,383
City of Grant	634,400	-4.0%	\$11	1.5%	1	4	1	14	48	290	458	297	76	24	11	2	2	1,228	358	870
City of Hastings	376,900	-0.2%	(\$10)	-2.2%	0	0	0	1	0	0	1	0	0	0	0	0	0	2	1	1
City of Hugo	397,000	-4.6%	(\$4)	-0.3%	20	12	88	364	802	1,518	1,083	833	361	101	26	2	5	5,215	2,804	2,411
City of Lake Elmo	578,900	1.2%	\$136	9.7%	7	1	0	23	66	43	94	538	491	662	1,337	324	51	3,637	140	3,497
City of Lake St Croix Beach	307,900	-8.3%	\$28	2.6%	4	5	5	14	20	43	107	79	54	26	37	5	4	403	91	312
City of Lakeland	335,200	-9.0%	(\$89)	-8.3%	11	157	171	97	66	35	17	20	6	10	6	1	1	598	537	61
City of Lakeland Shores	430,200	1.6%	\$31	3.6%	0	0	0	0	0	3	31	33	21	9	0	0	2	99	3	96
City of Landfall																			0	0
City of Mahtomedi	453,800	1.3%	(\$22)	-1.3%	8	19	85	226	448	736	606	176	20	5	5	0	2	2,336	1,522	814
City of Marine on St Croix	507,400	5.9%	\$206	8.4%	0	0	0	2	4	8	11	36	47	37	48	17	44	254	14	240
City of Newport	305,100	-7.5%	\$59	3.8%	7	17	15	21	60	176	151	132	177	117	104	30	20	1,027	296	731
City of Oak Park Heights	333,800	-0.3%	\$59	3.7%	3	0	1	3	34	134	222	175	161	148	69	21	33	1,004	175	829
City of Oakdale	341,900	-1.9%	\$37	3.2%	21	28	50	123	349	1,313	1,671	1,724	1,289	775	590	84	36	8,053	1,884	6,169
City of Pine Springs	577,900	3.3%	\$12	2.6%	1	0	0	1	0	7	50	52	12	2	2	0	0	127	9	118
City of Scandia	482,400	0.8%	\$111	9.4%	26	2	0	2	6	28	80	116	175	273	420	104	21	1,253	64	1,189
City of St Mary's Point	415,400	-0.8%	\$44	6.2%	0	0	0	1	0	8	10	28	37	23	12	2	1	122	9	113
City of St Paul Park	281,400	-0.3%	\$97	9.4%	4	0	2	1	8	11	62	51	201	541	490	108	25	1,504	26	1,478
City of Stillwater	414,900	-1.4%	\$177	8.9%	13	1	4	6	19	41	235	491	1,226	1,273	1,977	327	82	5,695	84	5,611
City of White Bear Lake	354,600	1.8%	\$97	10.7%	0	0	0	0	0	0	0	0	5	26	56	3	0	90	0	90
City of Willernie	254,700	0.9%	\$23	1.6%	5	5	7	4	19	21	32	41	25	6	3	1	0	169	61	108
City of Woodbury	449,700	-3.6%	\$55	4.4%	31	13	49	220	380	1,709	3,732	5,443	4,289	2,784	1,920	88	18	20,676	2,402	18,274
Town of Baytown	817,700	1.3%	\$47	4.6%	4	8	6	9	6	35	94	218	228	33	6	4	0	651	68	583
Town of Denmark	660,400	2.6%	(\$192)	-18.8%	479	12	1	0	0	0	0	3	5	2	0	0	0	502	492	10
Town of Grey Cloud Island	491,700	1.9%	\$154	16.1%	0	0	0	0	0	0	0	0	1	2	27	57	3	90	0	90
Town of May	570,500	-7.3%	\$12	2.0%	7	26	16	35	42	107	227	192	92	35	49	8	2	838	233	605
Town of Stillwater	634,300	1.3%	(\$20)	-1.8%	1	5	8	37	162	244	92	20	15	7	3	2	1	597	457	140
Town of West Lakeland	639,500	-7.0%	\$609	65.3%	1	0	0	0	0	0	0	0	0	0	0	0	1,208	1,209	1	1,208
County Total	411,400	-2.6%	\$61	4.8%	747	412	641	1,586	2,955	7,407	11,594	13,871	11,945	9,449	11,808	2,447	1,809	76,671	13,748	62,923

Note:

- Taxable Market Value is before reduction for Homestead Exclusion
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Residential Homestead



Counts of Proposed 2025 Tax Notices range of % increase/decrease in SCHOOL portion of tax

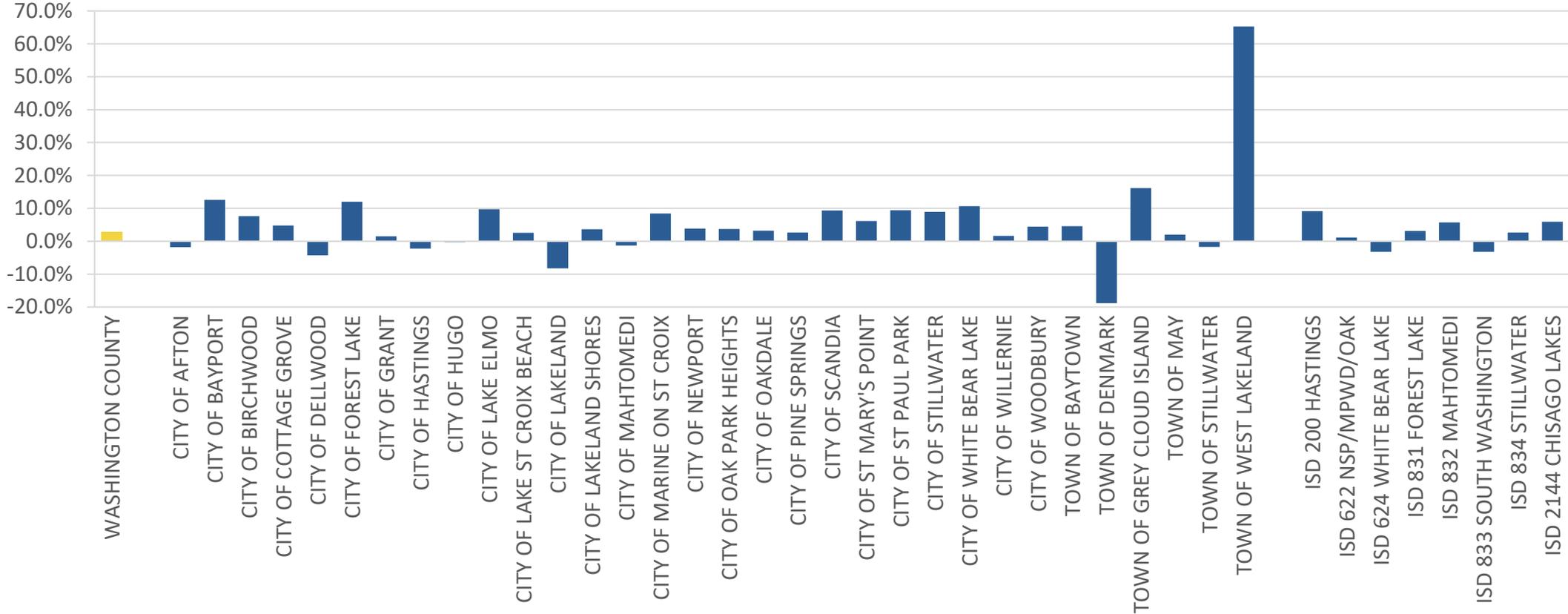
School District	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in School Tax	Median % Change in School Tax	Over 15% Decrease	10.1%-15.0% Decrease	7.6%-10.0% Decrease	5.1%-7.5% Decrease	2.6%-5.0% Decrease	0.0%-2.5% Decrease	0.1%-2.5% Increase	2.6%-5.0% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20.0% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
ISD 0200 Hastings	643,000	2.5%	\$198	9.2%	3	0	2	6	16	18	23	13	52	275	192	4	2	606	45	561
ISD 0622 Nsp/Mpwd/Oak	351,700	-2.2%	\$18	1.1%	28	33	97	254	1,156	2,408	2,531	1,720	955	623	340	43	13	10,201	3,976	6,225
ISD 0624 White Bear Lake	375,800	-4.5%	(\$57)	-3.2%	21	65	262	800	1,533	904	561	225	165	64	19	4	7	4,630	3,585	1,045
ISD 0831 Forest Lake	414,700	2.0%	\$45	3.1%	52	31	65	235	502	838	1,376	2,003	1,313	474	192	16	26	7,123	1,723	5,400
ISD 0832 Mahtomedi	517,000	0.1%	\$118	5.7%	10	3	8	32	76	293	649	746	911	848	433	43	8	4,060	422	3,638
ISD 0833 South Washington	394,300	-3.6%	(\$79)	-3.2%	165	1,037	1,517	5,902	8,731	7,120	3,999	1,673	365	105	48	8	29	30,699	24,472	6,227
ISD 0834 Stillwater	488,900	-2.4%	\$43	2.6%	139	266	454	1,083	1,470	2,575	3,396	3,109	2,837	2,350	1,148	195	141	19,163	5,987	13,176
ISD 2144 Chisago Lakes	498,700	1.9%	\$79	5.9%	0	0	0	0	0	1	5	61	80	26	15	1	0	189	1	188
County Total	411,400	-2.6%	(\$7)	-0.4%	418	1,435	2,405	8,312	13,484	14,157	12,540	9,550	6,678	4,765	2,387	314	226	76,671	40,211	36,460

Note:

- Taxable Market Value is before reduction for Homestead Exclusion
- Excludes parcels with new construction and classification changes
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Residential Homestead Median Change in

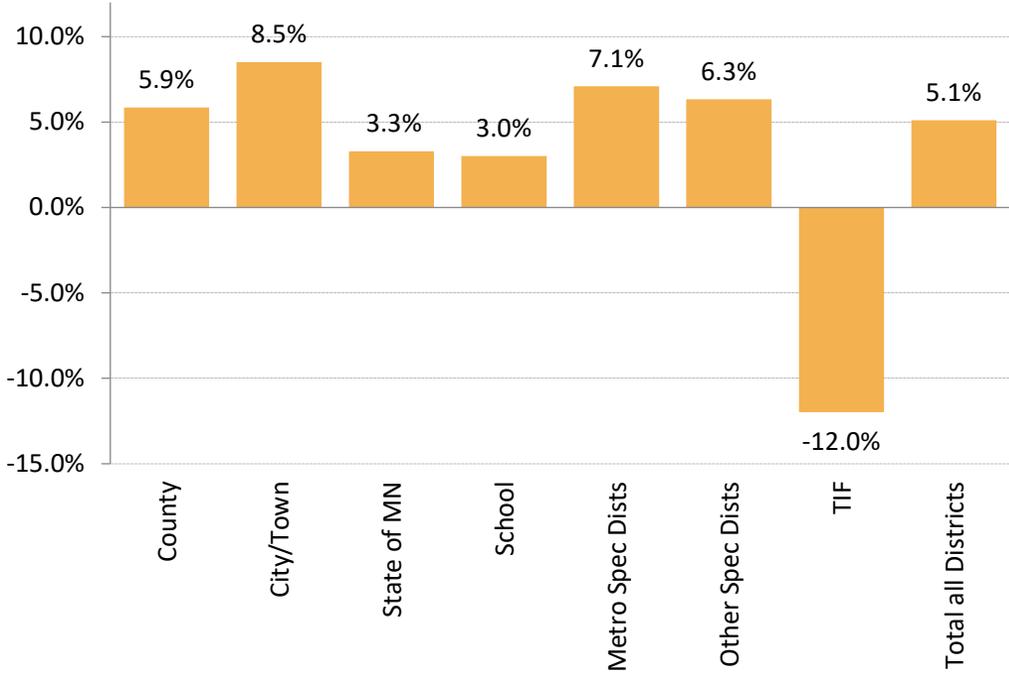
Taxing District Portion of Tax



Percentage of Change in Levy by Taxing District Type

Districts with double digit change in levy and/or median tax change from Pay 2024 to Pay 2025

	Levy Change	Median Residential District Tax Change	Median Residential Total Tax Change
CITY OF BAYPORT	11.3%	12.6%	6.4%
CITY OF COTTAGE GROVE	12.4%	4.8%	-0.3%
CITY OF FOREST LAKE	11.5%	12.0%	8.2%
CITY OF LAKE ELMO	13.0%	9.7%	8.3%
CITY OF LANDFALL	10.7%		
CITY OF MARINE ON ST CROIX	10.9%	8.4%	10.6%
CITY OF WHITE BEAR LAKE	14.8%	10.7%	8.0%
TOWN OF DENMARK	4.5%	-18.8%	3.9%
TOWN OF GREY CLOUD ISLAND	16.2%	16.1%	7.2%
TOWN OF WEST LAKELAND	66.1%	65.3%	9.6%



The decrease of 12.% in TIF district taxes is primarily due to the decertification of three TIF districts in Cottage Grove.

Taxable Property Values – 5 year compare



TYPE OF VALUE	Payable 2021	% Chg	Payable 2022	% Chg	Payable 2023	% Chg	Payable 2024	% Chg	Proposed 2025	% Chg	5 year summary
ESTIMATED MARKET VALUE	37,962,828,000	4.8%	39,873,578,200	5.0%	48,211,359,300	20.9%	53,535,429,900	11.0%	53,537,061,000	0.0%	41.0%
<i>Subtract:</i> This Old House Deferral	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%
Disabled Veteran's Exclusion	(159,910,400)	15.1%	(176,614,900)	10.4%	(204,236,300)	15.6%	(235,078,000)	15.1%	(250,762,700)	6.7%	56.8%
Green Acres	(314,442,600)	-0.6%	(284,354,600)	-9.6%	(358,058,600)	25.9%	(322,810,200)	-9.8%	(272,607,400)	-15.6%	-13.3%
Mold Damage	0	NA	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%
Open Space	0	-100.0%	(223,500)	0.0%	(6,134,200)	2644.6%	(5,205,000)	-15.1%	(5,188,800)	-0.3%	0.0%
Plat Deferral	(83,532,600)	-7.3%	(86,445,100)	3.5%	(121,633,200)	40.7%	(115,353,400)	-5.2%	(58,553,900)	-49.2%	-29.9%
Rural Preserve	(65,223,400)	-2.6%	(61,750,400)	-5.3%	(75,440,000)	22.2%	(72,950,400)	-3.3%	(68,776,700)	-5.7%	5.4%
<i>Subtotal:</i> TMV before Homestead Exclusion	37,339,719,000	4.9%	39,264,189,700	5.2%	47,445,857,000	20.8%	52,784,032,900	11.3%	52,881,171,500	0.2%	41.6%
Homestead Exclusion	(706,979,000)	-5.0%	(665,667,200)	-5.8%	(425,543,400)	-36.1%	(331,599,800)	-22.1%	(791,579,700)	138.7%	12.0%
TAXABLE MARKET VALUE	36,632,740,000	5.1%	38,598,522,500	5.4%	47,020,313,600	21.8%	52,452,433,100	11.6%	52,089,591,800	-0.7%	42.2%
New Construction-Residential	543,592,000	-2.9%	634,598,200	16.7%	916,648,500	44.4%	752,846,700	-17.9%	557,441,700	-26.0%	2.5%
New Construction-Other	76,576,000	-25.0%	68,819,700	-10.1%	64,401,100	-6.4%	367,776,500	471.1%	338,244,900	-8.0%	341.7%
Total New Construction	620,168,000	-6.3%	703,417,900	13.4%	981,049,600	39.5%	1,120,623,200	14.2%	895,686,600	-20.1%	44.4%
<i>% Increase due to new construction</i>		1.8%		1.9%		2.5%		2.4%		1.7%	
<i>% Increase due to inflation/other</i>		3.3%		3.4%		19.3%		9.2%		-2.4%	
REFERENDA MARKET VALUE	36,443,353,800	4.9%	38,369,090,200	5.3%	46,357,812,400	20.8%	51,581,766,800	11.3%	51,491,971,500	-0.2%	41.3%
TOTAL NET TAX CAPACITY	416,211,125	5.4%	439,273,380	5.5%	531,332,837	21.0%	599,318,933	12.8%	595,578,366	-0.6%	43.1%
<i>Subtract:</i> Tax Increment Financing	(5,967,227)	5.4%	(6,520,857)	9.3%	(6,459,909)	-0.9%	(8,557,380)	32.5%	(6,941,185)	-18.9%	16.3%
Powerline	(2,910)	2.8%	(1,125)	-61.3%	(962)	-14.5%	(899)	-6.5%	(967)	7.6%	-66.8%
Fiscal Disparity Contribution	(30,885,939)	4.7%	(33,679,610)	9.0%	(35,240,100)	4.6%	(36,834,055)	4.5%	(43,551,264)	18.2%	41.0%
LOCAL TAXABLE VALUE	379,355,049	5.5%	399,071,788	5.2%	489,631,866	22.7%	553,926,599	13.1%	545,084,950	-1.6%	43.7%
<i>Add:</i> Fiscal Disparity Distribution	39,090,150	2.7%	42,300,143	8.2%	42,393,200	0.2%	44,792,214	5.7%	49,325,669	10.1%	26.2%
TOTAL TAXABLE VALUE	418,445,199	5.2%	441,371,931	5.5%	532,025,066	20.5%	598,718,813	12.5%	594,410,619	-0.7%	42.1%
Net Gain from Fiscal Disparities	8,204,211	-4.4%	8,620,533	5.1%	7,153,100	-17.0%	7,958,159	11.3%	5,774,405	-27.4%	-29.6%
% of Total Taxable Value	2.0%	-9.1%	2.0%	-0.4%	1.3%	-31.2%	1.3%	-1.1%	1.0%	-26.9%	-50.5%
County Tax Rate (with Library)	27.435%	-5.2%	27.532%	0.4%	23.625%	-14.2%	21.991%	-6.9%	23.721%	7.9%	-13.5%
referendum rate - % of market value	0.00325%	-5.0%	0.00308%	-5.2%	0.00261%	-15.1%	0.00235%	-10.1%	0.00235%	0.2%	-27.5%

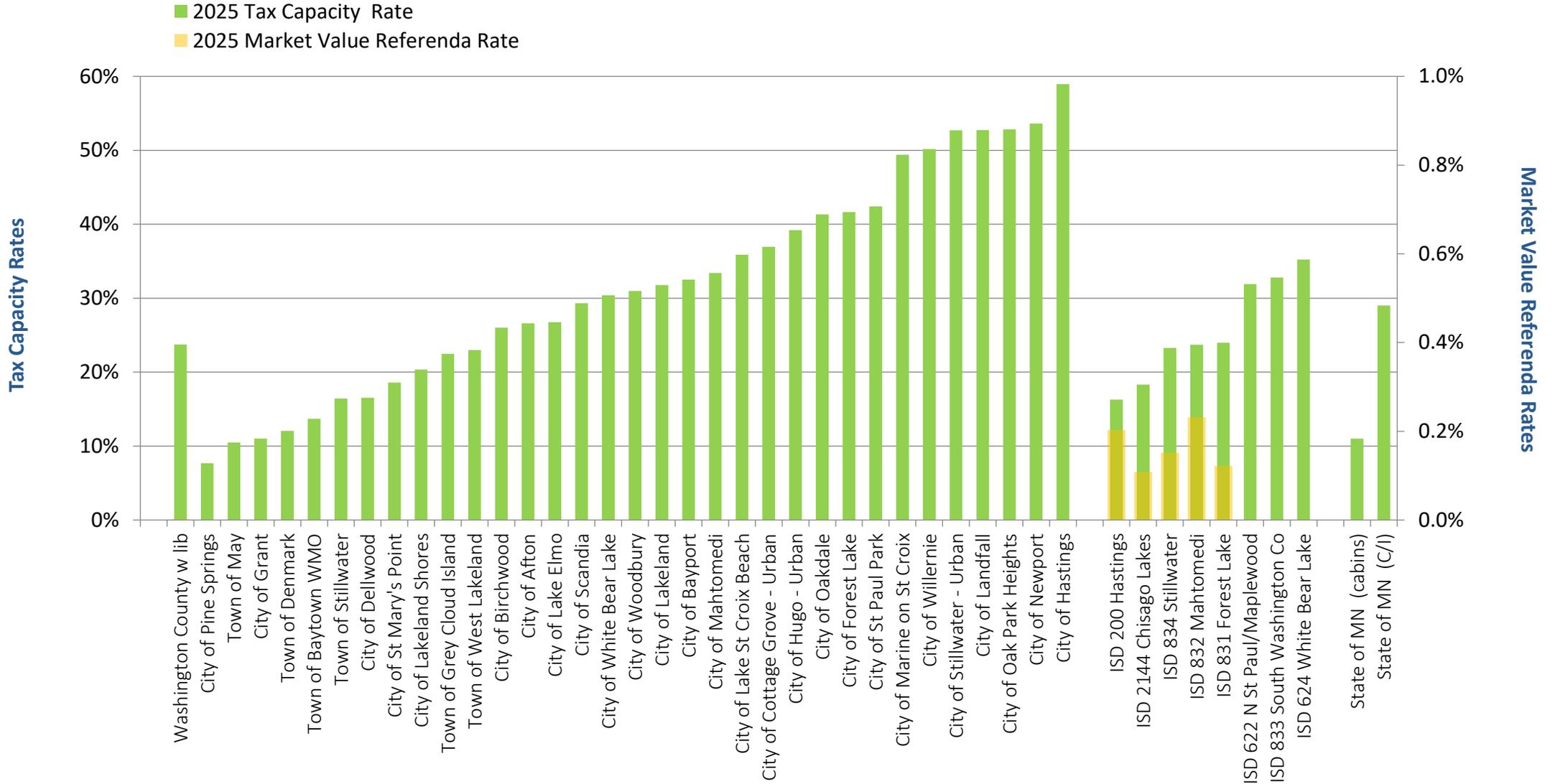
NOTE: - The "Local Taxable Value" is the value used in the determination of the local tax rate.
 - The "Total Taxable Value" is the County's total tax base, which factors in the portion of the levy that is funded by the fiscal disparity pool.

Pay 2024 vs. Proposed 2025 Tax Rates



Taxing District		2024 Rate	2025 Rate	% Chg	Taxing District		2024 Rate	2025 Rate	% Chg
Towns:	Town of Baytown WMO	13.266%	13.676%	3.1%	County:	County without Library	20.088%	21.772%	8.4%
	Town of Denmark	11.892%	12.060%	1.4%		County with Library	21.991%	23.721%	7.9%
	Town of Grey Cloud Island	19.660%	22.482%	14.4%		County	MVR: 0.00235%	0.00235%	0.2%
	Town of May	9.402%	10.501%	11.7%		County RRA	0.109%	0.111%	1.7%
	Town of Stillwater	16.938%	16.424%	-3.0%		County CDA	1.024%	1.114%	8.9%
	Town of West Lakeland	12.772%	23.004%	80.1%	Schools:	ISD 200 Hastings	16.733%	16.286%	-2.7%
Cities:	City of Afton	23.533%	26.605%	13.1%		ISD 200 Hastings	MVR: 0.21167%	0.20292%	-4.1%
	City of Bayport	27.725%	32.531%	17.3%		ISD 622 N St Paul/Maplewood	29.550%	31.887%	7.9%
	City of Birchwood	24.708%	26.015%	5.3%		ISD 622 N St Paul/Maplewood	MVR: 0.14839%	0.14855%	0.1%
	City of Cottage Grove - Urban	32.909%	36.958%	12.3%		ISD 624 White Bear Lake	34.006%	35.223%	3.6%
	City of Dellwood	16.360%	16.527%	1.0%		ISD 624 White Bear Lake	MVR: 0.16377%	0.16865%	3.0%
	City of Forest Lake	37.616%	41.641%	10.7%		ISD 831 Forest Lake	23.215%	23.987%	3.3%
	City of Grant	10.330%	11.006%	6.5%		ISD 831 Forest Lake	MVR: 0.12232%	0.12167%	-0.5%
	City of Hastings	55.230%	58.955%	6.7%		ISD 832 Mahtomedi	23.316%	23.703%	1.7%
	City of Hugo - Urban	36.522%	39.190%	7.3%		ISD 832 Mahtomedi	MVR: 0.20841%	0.23189%	11.3%
	City of Lake Elmo	24.631%	26.754%	8.6%		ISD 833 South Washington Co	32.613%	32.795%	0.6%
	City of Lake St Croix Beach	30.790%	35.888%	16.6%		ISD 833 South Washington Co	MVR: 0.28265%	0.29050%	2.8%
	City of Lakeland	30.360%	31.763%	4.6%		ISD 834 Stillwater	22.033%	23.268%	5.6%
	City of Lakeland Shores	19.658%	20.358%	3.6%		ISD 834 Stillwater	MVR: 0.14128%	0.15174%	7.4%
	City of Landfall	47.766%	52.732%	10.4%		ISD 2144 Chisago Lakes	17.412%	18.313%	5.2%
	City of Mahtomedi	33.936%	33.406%	-1.6%		ISD 2144 Chisago Lakes	MVR: 0.10510%	0.10838%	3.1%
	City of Marine on St Croix	47.855%	49.395%	3.2%	Other:	Brown's Creek WS	3.497%	3.687%	5.4%
	City of Newport	46.197%	53.639%	16.1%		Carnelian Marine WS	3.688%	3.730%	1.1%
	City of Oak Park Heights	49.502%	52.809%	6.7%		Comfort Lake WS	4.778%	4.927%	3.1%
	City of Oakdale	38.132%	41.317%	8.4%		R-W Metro WS	2.532%	2.993%	18.2%
	City of Pine Springs	7.764%	7.687%	-1.0%		Rice Creek WS	1.612%	1.649%	2.3%
	City of Scandia	26.704%	29.324%	9.8%		South Washington WS	0.632%	0.698%	10.5%
	City of St Mary's Point	17.075%	18.586%	8.8%		Valley Branch WS	2.575%	2.560%	-0.6%
	City of St Paul Park	37.347%	42.399%	13.5%		Hastings HRA	1.531%	1.572%	2.7%
	City of Stillwater - Urban	46.862%	52.691%	12.4%		Woodbury HRA	0.000%	0.159%	
	City of White Bear Lake	27.319%	30.384%	11.2%		Met Council	0.590%	0.569%	-3.6%
	City of Willernie	48.031%	50.187%	4.5%		Met Mosquito Control	0.301%	0.330%	9.6%
	City of Woodbury	27.601%	30.984%	12.3%		Met Transit	0.809%	0.966%	19.4%
	City of Woodbury	MVR: 0.00419%	0.00000%	-100.0%		State of MN (C/I)	29.294%	29.000%	-1.0%
						State of MN (cabins)	10.640%	11.000%	3.4%
						Fiscal Disparities (C/I)	123.026%	123.888%	0.7%

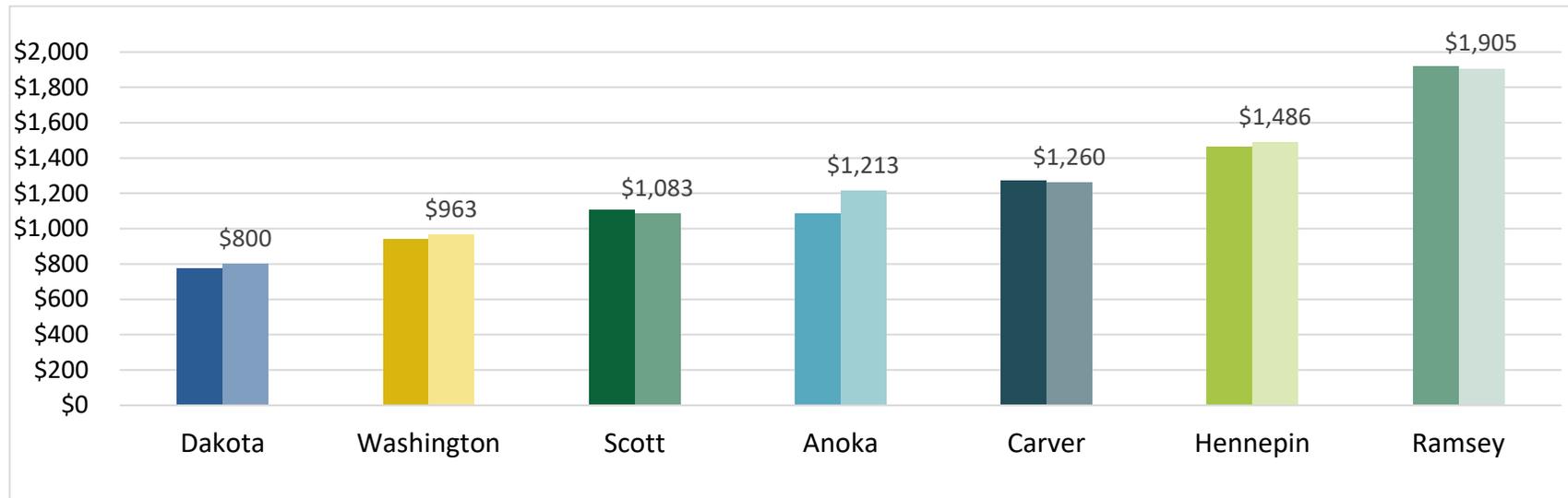
Pay 2025 Rates



Metro County Tax Comparison



	Tax Capacity Rate			Referendum Tax Rate			County Tax		
	2024	2025	% chg	2024	2025	% chg	2024	2025	% chg
County:	based on Estimated Market Value:						422,400	411,400	-2.6%
Dakota	18.323%	19.902%	8.6%	0.00000%			\$774	\$800	3.3%
Washington	21.991%	23.721%	7.9%	0.00235%	0.00235%	0.174%	\$939	\$963	2.6%
Scott	26.228%	26.943%	2.7%	0.00000%			\$1,108	\$1,083	-2.3%
Anoka	25.629%	30.171%	17.7%	0.00000%			\$1,083	\$1,213	12.0%
Carver	30.106%	31.339%	4.1%	0.00000%			\$1,272	\$1,260	-1.0%
Hennepin (suburban)	34.681%	36.983%	6.6%	0.00000%			\$1,465	\$1,486	1.5%
Ramsey (suburban)	45.455%	47.390%	4.3%	0.00000%			\$1,920	\$1,905	-0.8%



Property Tax Refund Programs from the State of MN



Regular Property Tax Refund “Circuit Breaker”

- Based on income and property taxes due
- The 2025 limits are not available yet; for 2024 the total household income must have been less than \$139,320. The 2024 maximum refund was \$3,310
- Must own and occupy home on January 2, 2024



Special Property Tax Refund

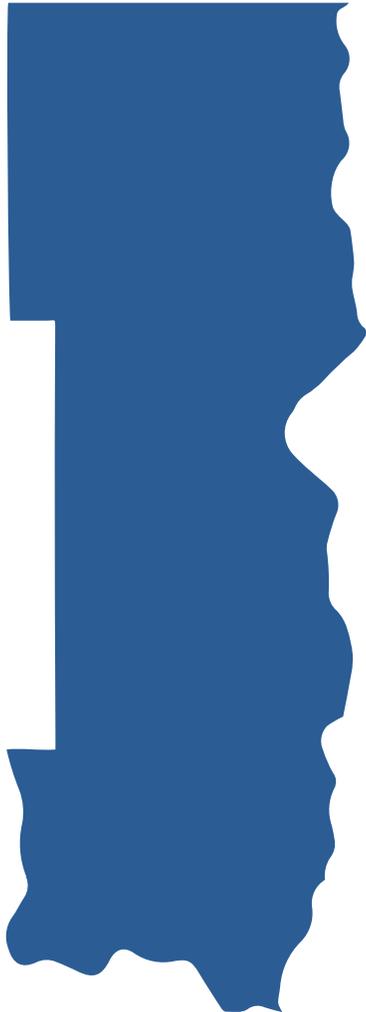
- A homeowner may also be eligible for a special property tax refund
- This refund has no income limit, and the maximum refund is \$1,000
 - Homeowner must own and occupy home on January 2, 2024, and January 2, 2025
 - The net property tax on homestead increased by more than 12% from 2024 to 2025
 - The increase was at least \$100



Form M1PR

- Available online at www.revenue.state.mn.us
- Call 651-296-3781
- File by August 15, 2025

Proposed 2025 Tax Maps



Map of Value Changes

(page 27)

This map shows the percentage change in market value (before reduction for homestead exclusion) from 2024 to proposed 2025 on Residential Homestead parcels.

Map of County Tax Changes

(page 28)

This map shows the percentage change in county tax from 2024 to proposed 2025 on Residential Homestead parcels.

Map of Total Tax Changes

(page 29, 30, 31)

These maps show the percentage change in total tax from 2024 to proposed 2025 on Residential Homestead, Commercial-Industrial and Apartment parcels.

Map of Effective Tax Rate

(page 32, 33)

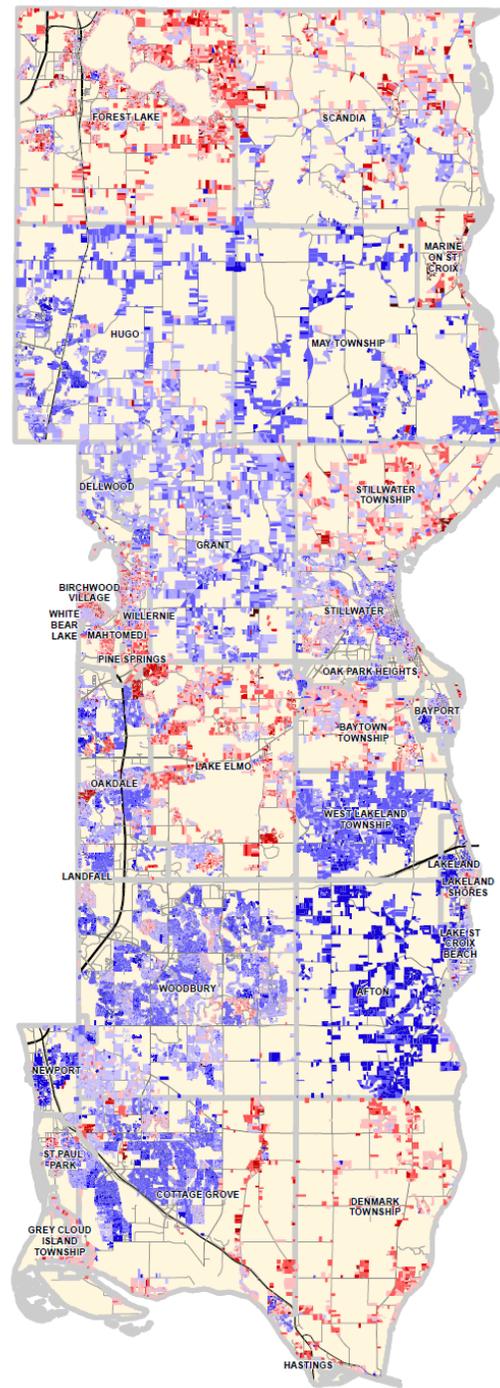
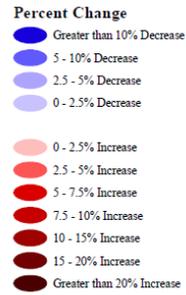
This map shows the effective tax rate for proposed 2025 taxes on Residential Homestead and Commercial-Industrial parcels. Effective tax rate measures the percentage of market value that a taxpayer pays in property taxes. It is considered an accurate tool for comparison of tax burden across taxing jurisdictions.

- Lower effective tax rates are shown in shades of green; the darker the color the lower the tax as a percentage of market value
- Higher effective tax rates are shown in shades of red; the darker the color the higher the tax as a percentage of market value

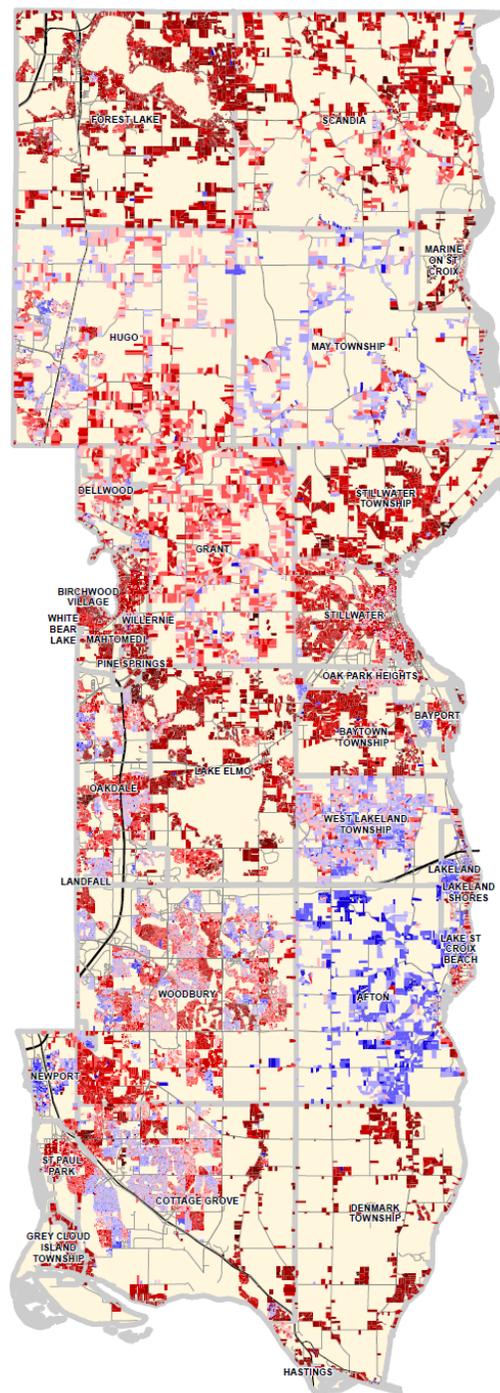
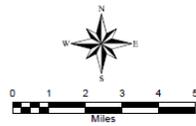
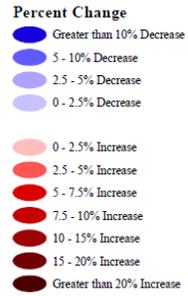
What is the difference? What do these maps show?

Percentage change does not tell the whole story. It can be helpful if you want to look at the impact on individual parcels or look at a single taxing district for multiple years. But percentage change is not always helpful if you want to compare taxes across jurisdictions. You could have two homes of the same value located in two different cities. One might have a tax increase and the other a tax decrease. But it's possible that the one with the increase actually has the lower tax.

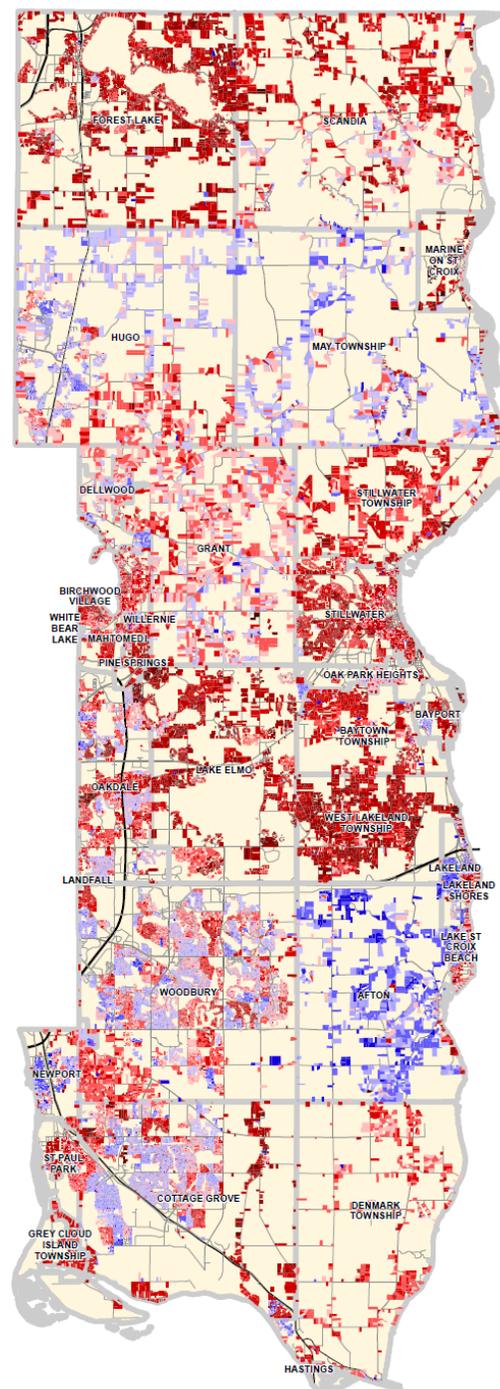
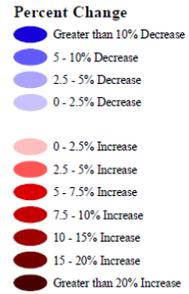
Taxable Market Value Change of Residential Homestead Properties from pay 2024 to pay 2025 Proposed



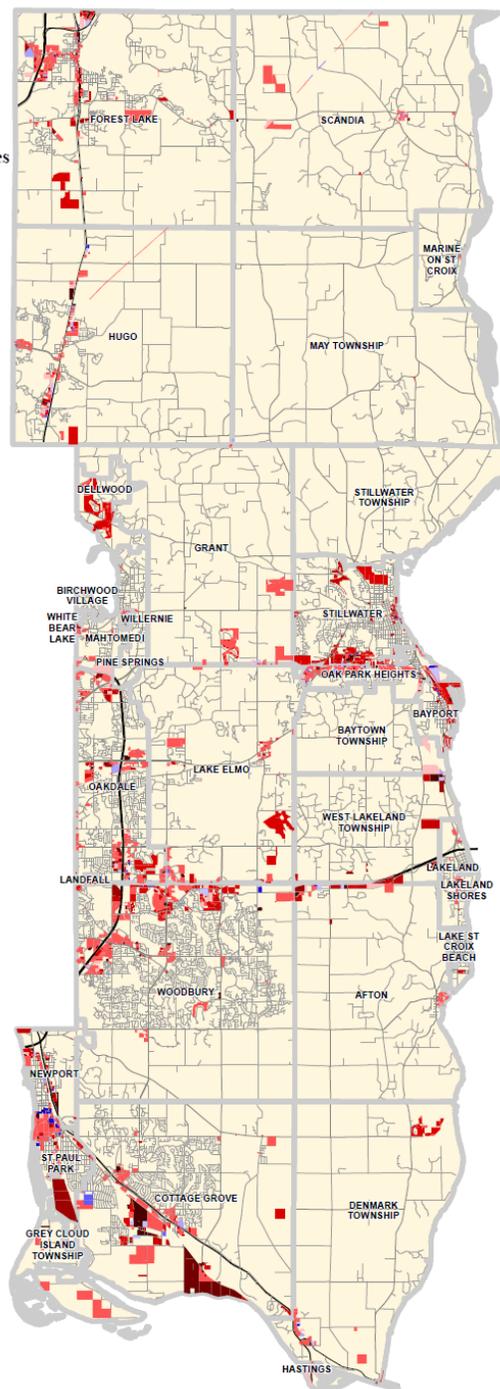
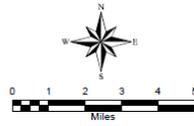
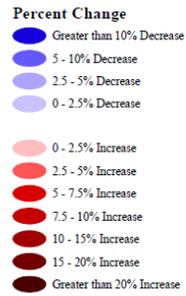
County Tax Portion Change of Residential Homestead Properties from pay 2024 to pay 2025 Proposed



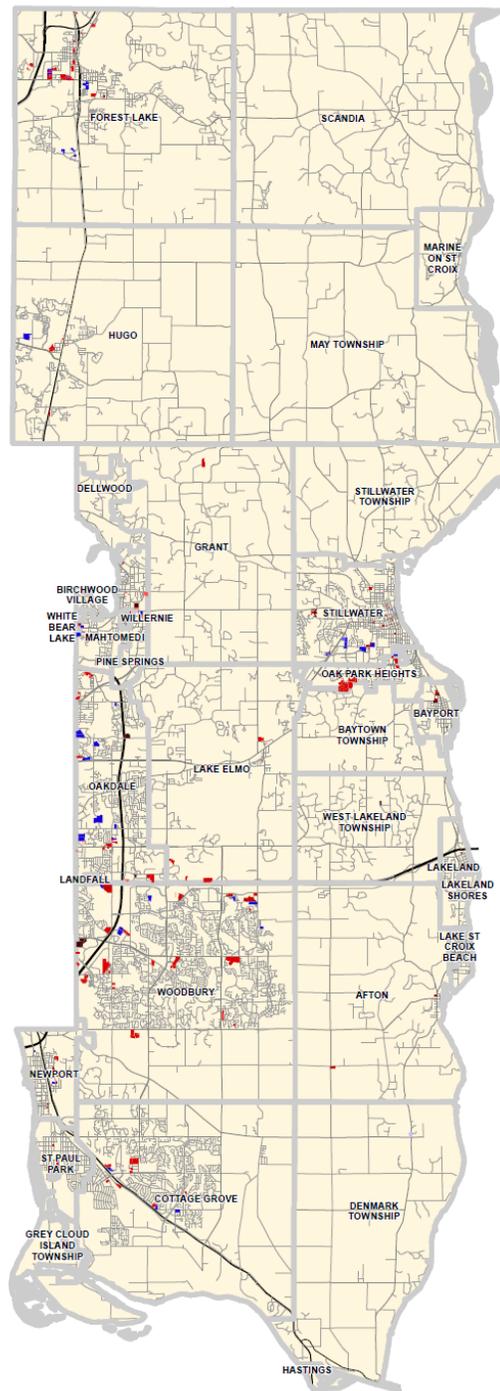
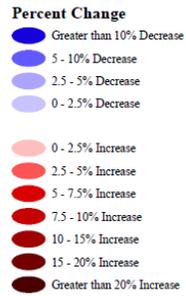
Property Tax Change of Residential Homestead Properties from pay 2024 to pay 2025 Proposed



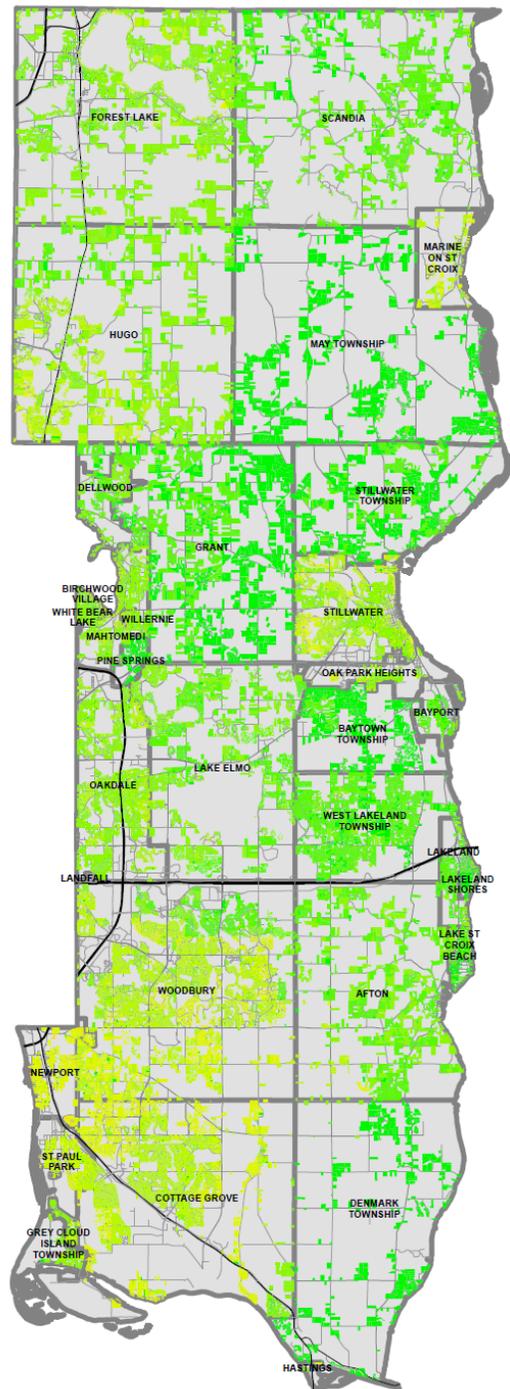
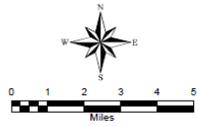
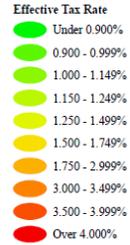
Property Tax Change of Commercial-Industrial-Utility Properties from pay 2024 to pay 2025 Proposed



Property Tax Change of Apartment Properties from pay 2024 to pay 2025 Proposed



Effective Tax Rate Residential Homestead Properties for Pay 2025 Proposed



Effective Tax Rate Commercial - Industrial Properties for Pay 2025 Proposed

