

Taxes Payable in 2025

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Contents – What are taxpayers seeing



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Taxes Payable in 2025

- 109,508 tax statements will be mailed on Friday, March 15th
- The total amount billed of **\$689.1 million** is an increase of 5.7% over 2024
- The 2024 total of \$652.2 million was a 10.4% increase over \$590.6 million billed in 2023
- The final 2025 amount billed is a 0.2% decrease in the proposed 2025 total of \$690.6 million billed in November

What are taxpayers seeing on their tax statements?

	Residential Homestead Parcels	Apartment Parcels	Commercial Industrial Utility Parcels
Median Value	(2.6%) reduction before homestead exclusion (4.3%) reduction after homestead exclusion	0.0% <i>proposed was 0.0%</i>	0.0% <i>proposed was 0.0%</i>
Total Tax	2.5% <i>proposed was 2.2%</i>	6.8% <i>proposed was 7.0%</i>	5.2% <i>proposed was 5.0%</i>
County Tax	3.4% <i>proposed was 2.8%</i>		

ALL PARCELS

(1.6%) Value

3.6% Total Tax



Total Tax by Range of Change

3.6%

All parcels



2.5%

Residential Homestead parcels



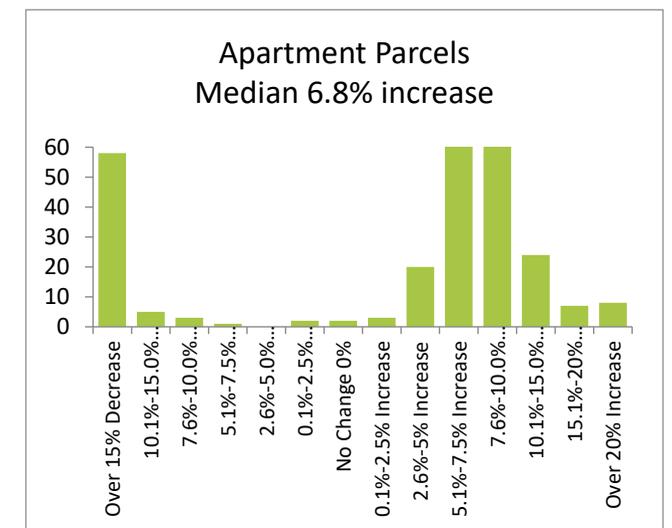
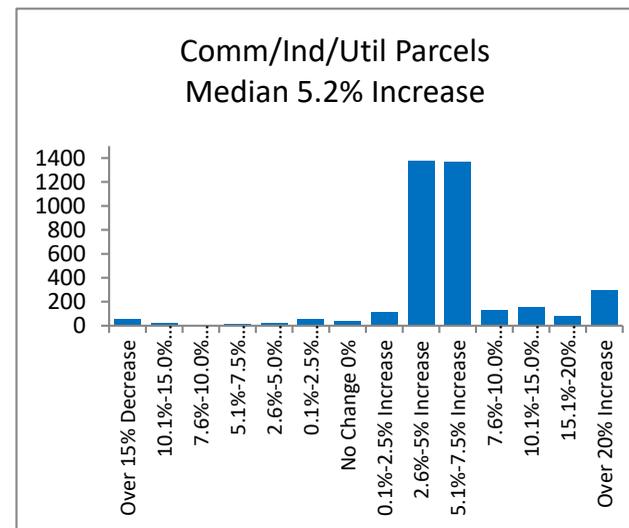
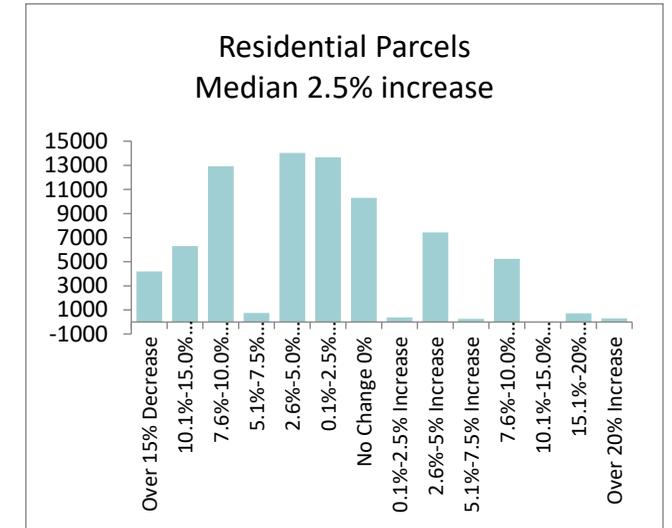
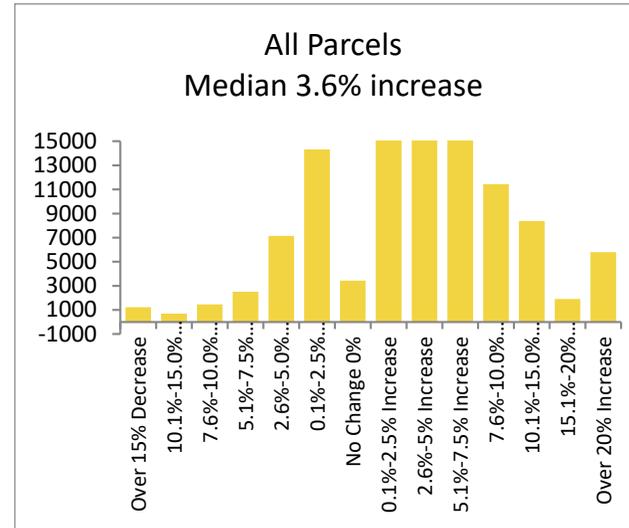
5.2%

Commercial Industrial Utility parcels



6.8%

Apartment parcels



Residential Homestead



Counts of Pay 2025 Tax Statements 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	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
						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			
By City/Town and School District combination:																					
City of Afton	200	1,498,700	-9.3%	(\$698)	-5.3%	0	0	0	2	0	1	0	0	0	0	0	0	0	3	3	0
	833	553,600	-10.7%	(\$560)	-7.1%	1	12	4	9	9	1	2	0	0	0	0	0	1	39	36	3
	834	608,000	-11.4%	(\$344)	-5.2%	40	108	98	194	213	95	45	30	13	14	4	1	0	855	748	107
	Total	606,200	-11.4%	(\$356)	-5.3%	41	120	102	205	222	97	47	30	13	14	4	1	1	897	787	110
City of Bayport	834	375,500	-1.5%	\$160	5.7%	4	1	2	58	126	21	23	102	154	132	94	15	5	737	212	525
City of Birchwood	624	434,800	3.8%	\$354	7.8%	1	1	0	0	0	1	1	15	109	111	44	7	3	293	3	290
City of Cottage Grove	200	486,200	2.3%	\$362	7.8%	0	0	5	9	8	7	0	0	20	40	16	1	1	107	29	78
	833	353,000	-4.2%	\$6	0.1%	91	22	299	233	1,559	3,369	2,670	1,609	968	414	184	37	16	11,471	5,573	5,898
	Total	354,100	-4.2%	\$7	0.1%	91	22	304	242	1,567	3,376	2,670	1,609	988	454	200	38	17	11,578	5,602	5,976
City of Dellwood	832	805,000	-4.6%	\$42	0.5%	2	1	6	33	38	69	69	49	34	8	6	0	1	316	149	167
City of Forest Lake	831	387,500	2.8%	\$302	7.9%	28	3	2	9	26	151	303	598	1,289	1,693	1,171	123	39	5,435	219	5,216
City of Grant	832	658,300	-3.7%	\$144	2.4%	0	0	0	1	16	81	249	234	75	21	7	0	2	686	98	588
	834	613,600	-4.5%	\$77	1.5%	2	4	1	4	19	111	207	149	29	5	8	2	1	542	141	401
	Total	634,400	-4.0%	\$114	2.1%	2	4	1	5	35	192	456	383	104	26	15	2	3	1,228	239	989
City of Hastings	200	376,900	-0.2%	\$114	1.1%	0	0	0	0	0	1	0	1	0	0	0	0	0	2	1	1
City of Hugo	624	368,600	-4.7%	(\$70)	-1.7%	24	12	177	379	1,016	1,415	684	451	136	26	9	2	5	4,336	3,023	1,313
	831	466,200	-4.3%	(\$2)	0.0%	3	7	7	5	61	161	146	62	25	5	2	0	0	484	244	240
	832	657,700	-3.8%	\$188	2.4%	0	0	1	2	2	29	81	76	27	5	1	1	0	225	34	191
	834	560,300	-2.3%	\$227	3.9%	1	0	0	0	1	12	38	63	41	6	4	0	0	166	14	152
	Total	397,000	-4.6%	(\$50)	-1.3%	28	19	185	386	1,080	1,617	949	652	229	42	16	3	5	5,211	3,315	1,896
City of Lake Elmo	622	558,100	-1.8%	\$316	5.1%	2	0	0	0	3	25	80	279	102	123	141	44	3	802	30	772
	832	519,500	6.0%	\$668	13.6%	0	0	0	0	0	0	0	2	8	15	44	40	4	113	0	113
	834	591,400	1.5%	\$458	9.1%	8	0	0	32	63	31	102	380	308	685	948	141	21	2,719	134	2,585
	Total	579,200	1.2%	\$444	8.8%	10	0	0	32	66	56	182	661	418	823	1,133	225	28	3,634	164	3,470
City of Lake St Croix Beach	834	307,700	-8.3%	(\$63)	-2.1%	9	11	20	39	97	96	61	25	23	11	2	2	2	398	272	126
City of Lakeland	834	335,200	-9.0%	(\$198)	-6.0%	9	37	142	159	97	66	31	17	16	7	13	3	1	598	510	88
City of Lakeland Shores	834	436,900	1.6%	\$226	6.9%	0	0	0	0	0	0	3	22	29	31	10	0	2	97	0	97
City of Landfall	622																		0	0	0
City of Mahtomedi	832	453,700	1.3%	\$242	4.9%	7	3	0	7	44	158	332	652	664	368	86	6	3	2,330	219	2,111
City of Marine on St Croix	834	507,400	5.9%	\$575	10.3%	0	0	0	0	2	6	9	17	41	46	52	33	48	254	8	246
City of Newport	833	305,100	-7.5%	(\$127)	-2.7%	24	39	110	196	148	197	142	78	41	16	23	6	5	1,025	714	311

Residential Homestead



Counts of Pay 2025 Tax Statements 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	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
						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			
By City/Town and School District combination:																					
City of Oak Park Heights	834	333,900	-0.3%	\$210	6.1%	4	0	0	1	3	44	138	217	176	150	205	27	38	1,003	52	951
City of Oakdale	622	342,100	-1.9%	\$88	2.6%	35	26	52	140	460	1,614	1,651	1,774	1,106	653	445	51	18	8,025	2,327	5,698
City of Pine Springs	622	472,900	5.6%	\$390	11.2%	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	3
	832	578,700	3.3%	\$461	9.9%	2	0	0	0	0	0	1	1	9	53	54	3	1	124	2	122
	Total	577,900	3.3%	\$460	9.9%	2	0	0	0	0	0	1	1	9	53	57	3	1	127	2	125
City of Scandia	831	476,200	0.3%	\$151	3.9%	34	0	4	25	70	118	173	228	226	91	76	14	3	1,062	251	811
	834	525,900	-0.9%	\$276	4.2%	0	0	0	0	0	1	0	0	0	1	0	0	0	2	1	1
	2144	498,600	1.9%	\$274	6.9%	1	0	0	0	0	1	2	32	79	49	19	5	0	188	2	186
	Total	483,700	0.8%	\$172	4.6%	35	0	4	25	70	120	175	260	305	141	95	19	3	1,252	254	998
City of St Mary's Point	834	414,700	-0.8%	\$176	5.1%	0	0	0	1	0	10	16	32	33	22	4	2	1	121	11	110
City of St Paul Park	833	281,400	-0.3%	\$119	3.3%	6	3	7	7	61	108	331	555	230	118	67	5	4	1,502	192	1,310
City of Stillwater	834	415,000	-1.4%	\$305	6.3%	26	2	9	18	36	222	471	1,282	1,350	1,270	885	82	36	5,689	313	5,376
City of White Bear Lake	832	354,600	1.8%	\$276	8.3%	0	0	0	0	0	0	0	4	21	55	10	0	0	90	0	90
City of Willernie	832	255,800	0.9%	\$136	4.0%	2	5	3	5	5	20	19	35	41	23	9	1	0	168	40	128
City of Woodbury	622	373,700	-3.3%	\$54	1.8%	6	0	3	8	112	264	417	357	100	56	19	0	0	1,342	393	949
	833	458,500	-3.4%	\$40	0.8%	47	72	204	407	1,664	4,220	4,554	3,085	1,671	498	88	3	19	16,532	6,614	9,918
	834	450,700	-5.0%	\$74	1.8%	9	2	4	65	146	691	716	607	343	146	56	0	3	2,788	917	1,871
	Total	449,600	-3.6%	\$46	1.0%	62	74	211	480	1,922	5,175	5,687	4,049	2,114	700	163	3	22	20,662	7,924	12,738
Town of Baytown	834	815,500	1.3%	\$469	8.1%	3	4	4	5	7	5	16	68	152	296	82	6	2	650	28	622
Town of Denmark	200	664,500	2.5%	\$216	4.2%	3	1	1	8	20	14	46	221	149	23	4	1	0	491	47	444
	833	585,300	3.5%	\$426	7.6%	0	0	0	0	0	0	0	1	3	4	1	0	0	9	0	9
	834	510,800	3.0%	\$368	10.2%	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1
	Total	660,500	2.6%	\$218	4.2%	3	1	1	8	20	14	46	222	152	27	6	1	0	501	47	454
Town of Grey Cloud Island	833	491,700	1.9%	\$358	7.6%	0	0	0	0	0	2	12	30	37	9	0	0	0	90	0	90
Town of May	831	492,200	-7.7%	(\$158)	-4.1%	4	2	8	25	47	27	14	3	1	0	0	0	0	131	113	18
	834	586,600	-7.2%	(\$52)	-1.2%	13	38	33	31	119	204	145	53	22	31	15	1	2	707	438	269
	Total	570,800	-7.2%	(\$72)	-1.6%	17	40	41	56	166	231	159	56	23	31	15	1	2	838	551	287
Town of Stillwater	834	634,300	1.3%	\$344	6.3%	2	2	0	3	1	9	27	129	241	125	44	11	5	599	17	582
Town of West Lakeland	834	639,500	-7.0%	\$548	10.1%	3	0	0	3	4	19	64	170	322	530	82	9	1,209	13	1,196	
County Total		411,500	-2.6%	\$110	2.5%	456	418	1,206	2,123	6,302	13,680	14,036	13,671	10,305	7,805	5,495	758	304	76,559	24,185	52,374

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 Pay 2025 Tax Statements 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	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
						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			
By School District:																					
SD 0200 Hastings		644,900	2.5%	\$228	4.3%	3	1	6	19	28	23	46	222	169	63	20	2	1	603	80	523
SD 0622 Nsp/Mpwd/Oak		352,100	-2.2%	\$94	2.7%	43	26	55	148	575	1,903	2,148	2,410	1,308	832	608	95	21	10,172	2,750	7,422
SD 0624 White Bear Lake		375,800	-4.5%	(\$58)	-1.5%	25	13	177	379	1,016	1,416	685	466	245	137	53	9	8	4,629	3,026	1,603
SD 0831 Forest Lake		415,000	2.0%	\$266	7.0%	69	12	21	64	204	457	636	891	1,541	1,789	1,249	137	42	7,112	827	6,285
SD 0832 Mahtomedi		517,000	0.1%	\$222	4.3%	13	9	10	48	105	357	751	1,053	879	548	217	51	11	4,052	542	3,510
SD 0833 South Washington		394,300	-3.6%	\$30	0.6%	169	148	624	852	3,441	7,895	7,701	5,340	2,943	1,087	372	51	45	30,668	13,129	17,539
SD 0834 Stillwater		489,200	-2.4%	\$234	5.3%	133	209	313	613	933	1,628	2,067	3,257	3,141	3,300	2,957	408	176	19,135	3,829	15,306
SD 2144 Chisago Lakes		498,600	1.9%	\$274	6.9%	1	0	0	0	0	1	2	32	79	49	19	5	0	188	2	186
County Total		411,500	-2.6%	\$110	2.5%	456	418	1,206	2,123	6,302	13,680	14,036	13,671	10,305	7,805	5,495	758	304	76,559	24,185	52,374

Note:

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- 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 Pay 2025 Tax Statements 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	Parcel Counts by Range of Increase/Decrease in Total Tax													Total	Total with No Increase	Total with Increase
					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			
City of Afton	673,000	0.0%	\$628	4.0%	0	1	0	1	0	1	3	15	4	3	6	1	2	37	3	34
City of Bayport	203,800	0.0%	\$310	6.6%	1	1	0	0	0	1	0	4	67	6	10	2	7	99	3	96
City of Birchwood																		0	0	0
City of Cottage Grove	261,300	0.0%	\$371	6.5%	3	0	0	6	3	3	4	64	213	11	10	26	25	368	15	353
City of Dellwood	201,400	0.0%	\$122	5.5%	0	0	0	0	0	0	0	0	21	0	1	1	1	24	0	24
City of Forest Lake	201,500	0.0%	\$206	4.7%	2	5	1	1	4	17	9	321	144	10	13	1	13	541	30	511
City of Grant	19,100	0.0%	\$14	6.2%	1	0	0	0	1	2	3	16	59	3	1	3	2	91	4	87
City of Hastings	288,100	0.0%	\$141	2.5%	0	0	0	0	0	1	2	2	0	0	0	0	1	6	1	5
City of Hugo	457,800	0.0%	\$330	3.7%	5	1	0	2	2	12	18	102	13	4	3	1	10	173	22	151
City of Lake Elmo	341,100	0.0%	\$650	5.6%	0	0	2	1	0	2	3	38	75	6	14	6	33	180	5	175
City of Lake St Croix Beach	298,700	0.8%	\$538	6.6%	0	0	0	0	0	0	0	0	5	1	1	0	1	8	0	8
City of Lakeland	268,600	0.0%	\$252	4.3%	0	0	0	0	0	0	0	21	2	1	2	1	2	29	0	29
City of Lakeland Shores	173,400	2.9%	\$153	7.2%	0	0	0	0	0	1	0	2	0	0	2	1	0	6	1	5
City of Landfall	334,700	0.0%	\$510	5.2%	0	0	0	0	0	0	0	0	5	0	0	0	0	5	0	5
City of Mahtomedi	513,100	0.0%	\$516	3.9%	0	0	0	0	0	0	1	45	2	2	0	1	8	59	0	59
City of Marine on St Croix	129,700	0.0%	\$76	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	2	48	54	4	12	1	13	167	33	134
City of Oak Park Heights	555,600	0.0%	\$752	4.7%	1	2	1	1	2	4	4	122	26	11	6	3	14	197	11	186
City of Oakdale	560,900	0.0%	\$1,186	4.4%	5	4	0	1	1	4	12	204	32	13	9	5	54	344	15	329
City of Pine Springs	272,700	2.2%	\$92	2.5%	0	0	0	0	0	0	1	1	0	0	0	0	0	2	0	2
City of Scandia	161,000	0.0%	\$79	2.6%	1	0	0	0	3	0	19	24	1	2	0	1	3	54	4	50
City of St Mary's Point	554,400	2.9%	\$129	9.4%	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	2
City of St Paul Park	157,800	0.0%	\$157	4.5%	8	1	0	0	1	16	3	84	33	7	14	2	9	178	26	152
City of Stillwater	600,100	0.0%	\$1,096	6.1%	3	2	1	2	2	2	0	5	257	20	10	11	28	343	12	331
City of White Bear Lake	815,900	0.0%	\$1,414	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%	\$138	4.6%	0	0	0	0	0	0	0	23	5	0	1	0	1	30	0	30
City of Woodbury	1,721,200	0.0%	\$2,531	5.2%	1	3	2	1	3	7	12	195	193	18	20	10	55	520	17	503
Town of Baytown	50,400	0.0%	\$36	6.4%	0	0	0	0	1	0	8	0	132	1	0	0	5	147	1	146
Town of Denmark	218,300	0.0%	\$85	4.8%	1	1	0	0	0	6	3	21	19	1	2	2	2	58	8	50
Town of Grey Cloud Island	78,000	0.0%	\$86	5.1%	1	0	0	0	0	0	1	3	4	1	0	0	1	11	1	10
Town of May	404,900	0.1%	\$6	4.0%	1	0	0	0	1	1	1	0	1	2	0	0	1	8	3	5
Town of Stillwater	146,600	0.0%	(\$24)	-0.7%	0	0	0	0	0	2	0	0	1	0	0	0	0	3	2	1
Town of West Lakeland	220,400	0.0%	\$606	12.6%	0	0	0	0	0	0	1	0	0	1	14	2	5	23	0	23
County Total	324,800	0.0%	\$409	5.2%	58	22	7	16	25	89	110	1,372	1,371	129	153	81	296	3,729	217	3,512
Percent of Total:					2%	1%	0%	0%	1%	2%	3%	37%	37%	3%	4%	2%	8%	1	6%	94%

Note: Excludes parcels with new construction and classification changes

Apartments



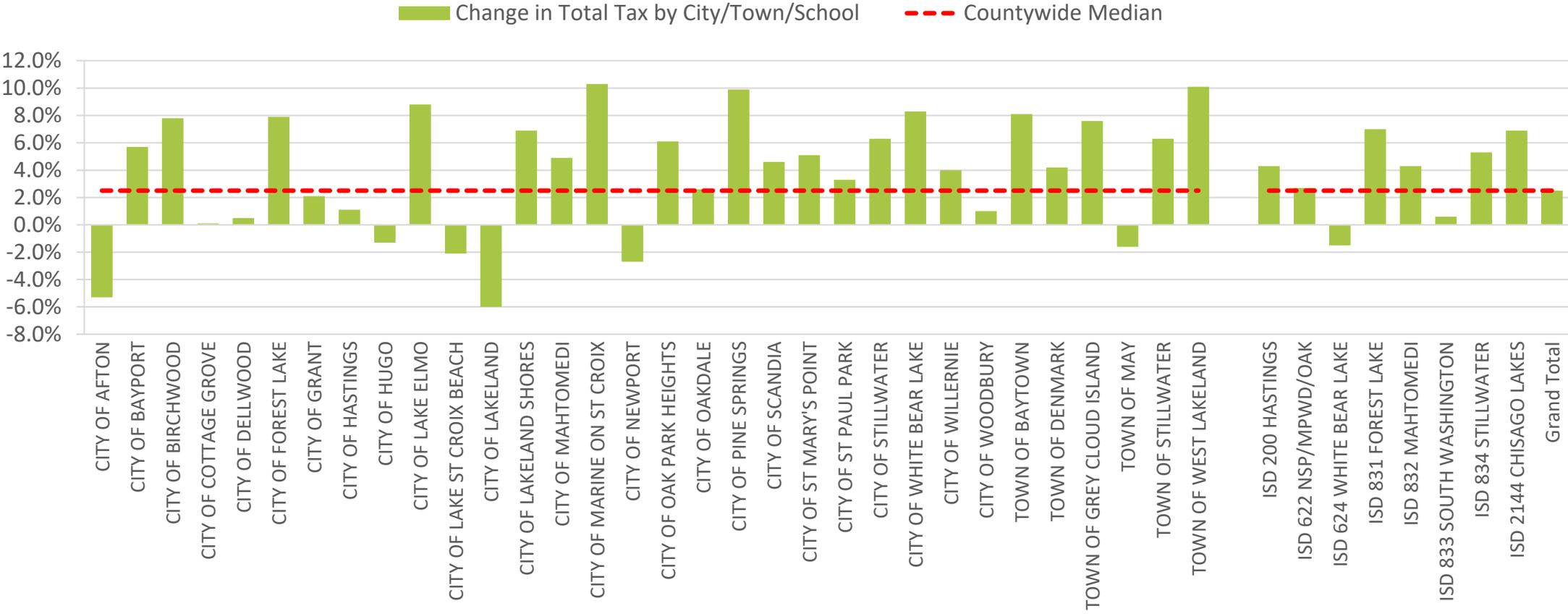
Counts of Pay 2025 Tax Statements by range of % increase/decrease in TOTAL tax

City/Township	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in Total Tax	Median % Change in Total Tax	Parcel Counts by Range of Increase/Decrease in Total Tax														Total	Total with No Increase	Total with Increase
					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				
City of Afton	1,137,700	2.9%	\$14,214	10.6%	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	2	
City of Bayport	495,400	4.2%	\$5,716	14.2%	0	0	0	0	0	0	0	0	0	7	9	2	2	20	0	20	
City of Birchwood																		0	0	0	
City of Cottage Grove	8,417,300	0.0%	\$96,270	6.8%	3	0	0	0	0	0	0	0	14	0	0	0	0	17	3	14	
City of Dellwood																		0	0	0	
City of Forest Lake	2,718,700	0.0%	\$24,664	6.7%	8	0	1	0	0	0	0	0	49	1	2	0	0	61	9	52	
City of Grant	1,516,800	2.9%	\$15,795	9.9%	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	
City of Hastings																		0	0	0	
City of Hugo	1,854,200	0.0%	\$23,060	5.9%	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%	\$15,235	7.7%	0	0	0	0	0	0	0	0	1	9	0	0	0	10	0	10	
City of Lake St Croix Beach																		0	0	0	
City of Lakeland	488,500	5.1%	\$5,713	11.9%	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	2	
City of Lakeland Shores																		0	0	0	
City of Landfall																		0	0	0	
City of Mahtomedi	789,900	0.0%	\$10,341	4.2%	3	1	1	0	0	0	1	9	0	0	1	0	1	17	5	12	
City of Marine on St Croix	246,600	0.0%	\$3,521	4.8%	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	2	
City of Newport	575,100	0.0%	\$9,888	8.3%	2	0	0	0	0	0	0	2	0	37	0	0	0	41	2	39	
City of Oak Park Heights	2,794,100	0.0%	\$33,820	8.8%	3	0	0	0	0	1	1	0	0	16	3	2	0	26	4	22	
City of Oakdale	1,094,500	0.0%	\$12,639	7.3%	14	1	0	0	0	0	1	1	17	16	0	0	4	54	15	39	
City of Pine Springs																		0	0	0	
City of Scandia																		0	0	0	
City of St Mary's Point																		0	0	0	
City of St Paul Park	525,300	0.0%	\$8,272	6.6%	0	0	0	0	0	0	0	0	22	1	0	0	0	23	0	23	
City of Stillwater	785,200	0.0%	\$8,627	9.6%	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%	\$181,555	8.2%	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	
City of Willernie	1,096,000	0.0%	\$16,638	5.9%	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1	
City of Woodbury	6,795,500	0.0%	\$99,909	6.2%	8	0	0	0	0	0	0	6	37	10	0	0	0	61	8	53	
Town of Baytown	769,700	0.0%	\$7,352	6.7%	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1	
Town of Denmark	1,280,900	-3.3%	\$11,455	-1.7%	0	0	0	0	0	1	0	0	0	0	0	0	0	1	1	0	
Town of Grey Cloud Island																		0	0	0	
Town of May																		0	0	0	
Town of Stillwater																		0	0	0	
Town of West Lakeland	984,700	5.2%	\$10,439	26.9%	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	
County Total	1,080,000	0.0%	\$11,906	6.8%	58	5	3	1	0	4	3	20	149	133	24	7	8	415	71	344	

Note: Excludes parcels with new construction and classification changes

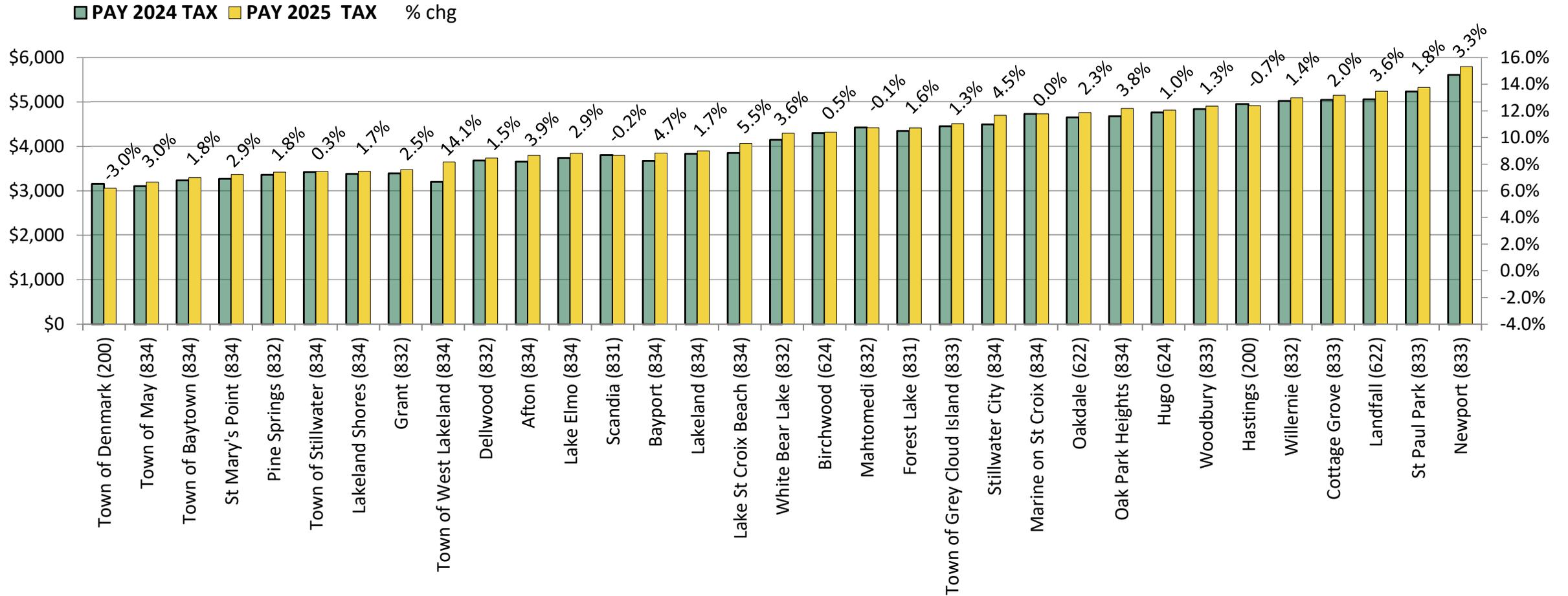
Residential Homestead Median Total Tax Change

Countywide 2.5% increase



Total 2025 Net Tax on a Market Value of \$411,500

(Assuming a -2.6 Market Value decrease from 2024)



Payable 2024 vs. 2025 Residential Homestead Taxes

Assuming an -2.6% decrease in Market Value

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

DISTRICT	SD/WS	Pay 2024 Tax Rate		Pay 2025 Tax Rate		PAY 2024 TAX					PAY 2025 TAX					PERCENTAGE CHANGE				
		Net		Net Tax		Market Value:					Market Value:					Market Value:				
		Tax Capacity	Market Value	Capacity	Market Value	205,300	308,000	422,500	513,300	616,000	200,000	300,000	411,500	500,000	600,000	200,000	300,000	411,500	500,000	600,000
Town of Baytown	834 54	62.246%	0.14363%	66.152%	0.15467%	1,456	2,300	3,237	3,953	4,900	1,443	2,319	3,296	4,070	5,063	-0.9	0.8	1.8	3.0	3.3
Town of Denmark	200 14	53.271%	0.21402%	55.100%	0.20549%	1,433	2,249	3,155	3,851	4,754	1,355	2,161	3,061	3,774	4,677	-5.4	-3.9	-3.0	-2.0	-1.6
Town of Grey Cloud Island	833 14	76.920%	0.28500%	82.152%	0.29381%	2,020	3,174	4,454	5,437	6,717	1,996	3,185	4,512	5,563	6,897	-1.2	0.3	1.3	2.3	2.7
Town of May	834 10	59.138%	0.14363%	63.719%	0.15467%	1,398	2,208	3,105	3,792	4,699	1,401	2,251	3,198	3,949	4,910	0.3	2.0	3.0	4.1	4.5
Town of Stillwater	834 10	66.673%	0.14363%	69.606%	0.15467%	1,538	2,433	3,424	4,182	5,185	1,502	2,416	3,435	4,242	5,278	-2.3	-0.7	0.3	1.5	1.8
Town of West Lakeland	834 54	61.395%	0.14363%	74.999%	0.15467%	1,440	2,275	3,201	3,909	4,845	1,595	2,567	3,651	4,511	5,615	10.8	12.8	14.1	15.4	15.9
Afton	834 54	72.156%	0.14363%	78.625%	0.15467%	1,641	2,596	3,655	4,465	5,539	1,657	2,669	3,797	4,692	5,842	1.0	2.8	3.9	5.1	5.5
Bayport	834	72.679%	0.14363%	79.940%	0.15467%	1,650	2,612	3,678	4,492	5,573	1,680	2,706	3,850	4,758	5,924	1.8	3.6	4.7	5.9	6.3
Birchwood	624 38	85.151%	0.16612%	89.944%	0.17113%	1,929	3,053	4,299	5,252	6,516	1,884	3,035	4,320	5,338	6,648	-2.3	-0.6	0.5	1.7	2.0
Cottage Grove	833 14	90.979%	0.28500%	98.047%	0.29381%	2,282	3,594	5,048	6,163	7,624	2,268	3,631	5,151	6,356	7,891	-0.6	1.0	2.0	3.1	3.5
Dellwood	832 38	66.112%	0.21076%	68.962%	0.23488%	1,666	2,623	3,684	4,497	5,563	1,652	2,638	3,739	4,611	5,719	-0.8	0.6	1.5	2.5	2.8
Forest Lake	831 71	90.433%	0.12466%	97.109%	0.12429%	1,943	3,083	4,348	5,312	6,601	1,913	3,096	4,415	5,461	6,815	-1.5	0.4	1.6	2.8	3.2
Grant	832 38	59.273%	0.21076%	62.476%	0.23488%	1,538	2,418	3,395	4,144	5,121	1,541	2,456	3,478	4,288	5,314	0.2	1.6	2.5	3.5	3.8
Hastings	200 14	95.857%	0.21402%	101.290%	0.20549%	2,227	3,521	4,954	6,051	7,501	2,147	3,457	4,917	6,076	7,564	-3.6	-1.8	-0.7	0.4	0.8
Hugo	624 38	96.155%	0.16612%	102.241%	0.17113%	2,134	3,382	4,764	5,820	7,225	2,095	3,380	4,814	5,951	7,417	-1.9	0.0	1.0	2.3	2.7
Lake Elmo	834 54	74.059%	0.14363%	79.767%	0.15467%	1,676	2,653	3,736	4,563	5,662	1,677	2,701	3,843	4,749	5,913	0.0	1.8	2.9	4.1	4.4
Lake St Croix Beach	834	76.837%	0.14363%	85.300%	0.15467%	1,728	2,736	3,853	4,707	5,841	1,771	2,856	4,066	5,025	6,259	2.5	4.4	5.5	6.8	7.2
Lakeland	834	76.408%	0.14363%	81.184%	0.15467%	1,720	2,723	3,835	4,684	5,813	1,701	2,740	3,900	4,820	6,002	-1.1	0.6	1.7	2.9	3.3
Lakeland Shores	834	65.705%	0.14363%	69.772%	0.15467%	1,520	2,404	3,383	4,132	5,123	1,505	2,420	3,441	4,251	5,289	-1.0	0.7	1.7	2.9	3.2
Landfall	622 34	104.672%	0.15074%	114.950%	0.15123%	2,262	3,589	5,059	6,181	7,680	2,273	3,677	5,243	6,485	8,092	0.5	2.5	3.6	4.9	5.4
Mahtomedi	832 38	83.688%	0.21076%	85.944%	0.23488%	1,993	3,147	4,426	5,405	6,696	1,943	3,115	4,421	5,458	6,781	-2.5	-1.0	-0.1	1.0	1.3
Marine on St Croix	834 10	97.590%	0.14363%	101.871%	0.15467%	2,115	3,355	4,730	5,779	7,179	2,055	3,320	4,732	5,851	7,295	-2.8	-1.0	0.0	1.2	1.6
Newport	833 14	104.267%	0.28500%	114.048%	0.29381%	2,530	3,990	5,609	6,849	8,481	2,542	4,079	5,794	7,153	8,891	0.5	2.2	3.3	4.4	4.8
Oak Park Heights	834	96.359%	0.14363%	104.946%	0.15467%	2,092	3,319	4,678	5,715	7,100	2,108	3,407	4,855	6,004	7,487	0.8	2.7	3.8	5.1	5.5
Oakdale	622 54	95.082%	0.15074%	102.917%	0.15123%	2,083	3,302	4,654	5,686	7,061	2,066	3,339	4,760	5,886	7,340	-0.8	1.1	2.3	3.5	3.9
Pine Springs	832 54	58.479%	0.21076%	61.047%	0.23488%	1,523	2,395	3,361	4,103	5,070	1,516	2,416	3,421	4,217	5,225	-0.5	0.9	1.8	2.8	3.0
St Mary's Point	834	63.122%	0.14363%	67.979%	0.15467%	1,472	2,327	3,274	3,998	4,956	1,474	2,370	3,369	4,161	5,177	0.2	1.9	2.9	4.1	4.5
St Paul Park	833 14	95.416%	0.28500%	102.483%	0.29381%	2,365	3,726	5,235	6,392	7,910	2,344	3,755	5,329	6,577	8,168	-0.9	0.8	1.8	2.9	3.3
Scandia	831 10	77.622%	0.12466%	81.753%	0.12429%	1,704	2,701	3,806	4,650	5,775	1,650	2,665	3,798	4,696	5,855	-3.2	-1.3	-0.2	1.0	1.4
Stillwater City	834	92.039%	0.14363%	101.075%	0.15467%	2,011	3,190	4,495	5,492	6,821	2,042	3,298	4,700	5,811	7,245	1.5	3.4	4.5	5.8	6.2
White Bear Lake	832 38	77.071%	0.21076%	82.805%	0.23488%	1,870	2,950	4,147	5,063	6,269	1,889	3,026	4,295	5,301	6,585	1.0	2.6	3.6	4.7	5.0
Willernie	832 38	97.783%	0.21076%	102.651%	0.23488%	2,256	3,568	5,022	6,133	7,605	2,229	3,583	5,093	6,291	7,825	-1.2	0.4	1.4	2.6	2.9
Woodbury	833 14	85.671%	0.28919%	91.951%	0.29381%	2,191	3,448	4,841	5,910	7,307	2,164	3,460	4,905	6,052	7,510	-1.3	0.3	1.3	2.4	2.8

NOTES:

- The selected school district/combination is the one with the most residential value in the municipality for 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 Pay 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% decrease in Market Value



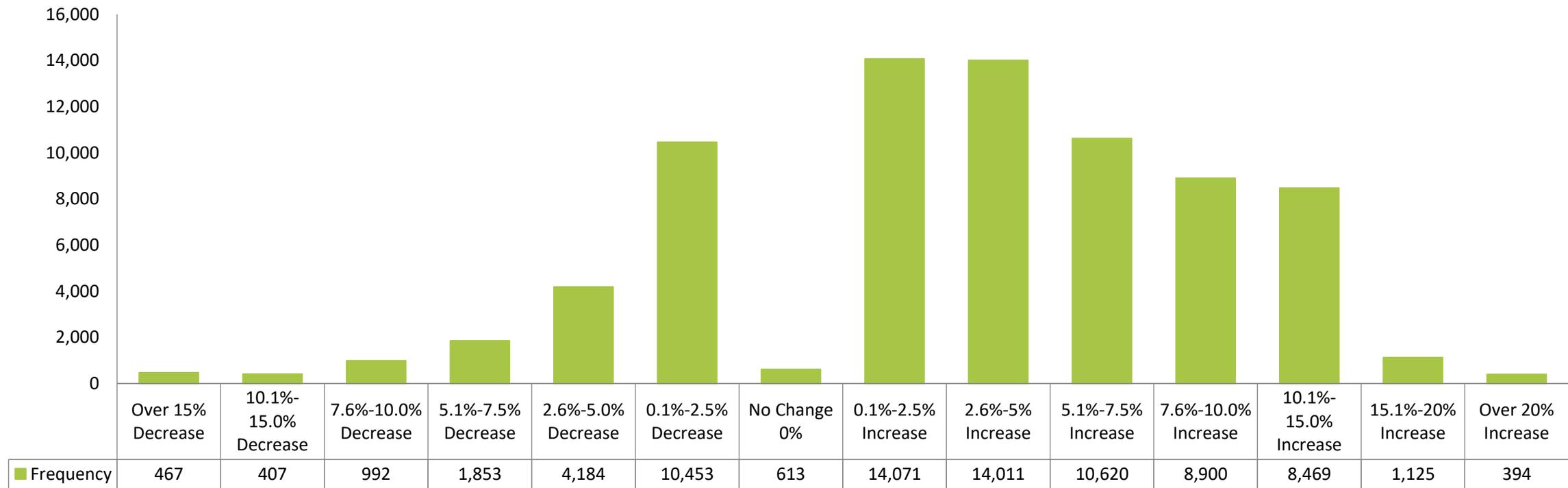
PART II – INDIVIDUAL TAXING DISTRICT PORTION OF NET TAX ONLY

DISTRICT	Pay 2024 Tax Rate		Pay 2025 Tax Rate		PAY 2024 TAX Market Value:					PAY 2025 TAX Market Value:					PERCENTAGE CHANGE Market Value:				
	Net Tax Capacity	Market Value	Net Tax Capacity	Market Value	205,300	308,000	422,500	513,300	616,000	200,000	300,000	411,500	500,000	600,000	200,000	300,000	411,500	500,000	600,000
County w/o Library	20.088%	0.00235%	21.886%	0.00235%	379	607	859	1,050	1,310	380	621	889	1,103	1,382	0.1	2.3	3.6	5.0	5.5
County w/ Library	21.991%	0.00235%	23.846%	0.00235%	415	664	939	1,148	1,433	413	676	968	1,200	1,504	-0.4	1.8	3.1	4.5	5.0
Town of Baytown	12.814%		13.225%		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%		12.102%		222	355	502	614	767	207	339	487	603	756	-6.5	-4.4	-3.2	-1.8	-1.4
Town of Grey Cloud Island	19.660%		22.495%		367	587	831	1,016	1,268	386	631	904	1,121	1,406	5.2	7.5	8.9	10.4	10.9
Town of May	9.402%		10.583%		175	281	397	486	606	181	297	425	527	661	3.4	5.7	7.1	8.6	9.1
Town of Stillwater	16.938%		16.469%		316	506	716	875	1,093	282	462	662	821	1,029	-10.6	-8.7	-7.5	-6.2	-5.8
Town of West Lakeland	12.772%		23.044%		238	381	540	660	824	395	646	926	1,149	1,440	65.8	69.5	71.7	74.1	74.8
Afton	23.533%		26.671%		439	702	994	1,216	1,518	457	748	1,072	1,329	1,667	4.2	6.5	7.8	9.3	9.8
Bayport	27.725%		31.541%		517	828	1,171	1,432	1,788	541	884	1,268	1,572	1,971	4.6	6.9	8.2	9.8	10.2
Birchwood	24.708%		26.051%		461	738	1,044	1,276	1,594	447	730	1,047	1,298	1,628	-3.1	-1.0	0.3	1.7	2.2
Cottage Grove	32.909%		37.199%		614	982	1,390	1,700	2,123	638	1,043	1,495	1,854	2,325	3.9	6.2	7.5	9.1	9.5
Dellwood	16.360%		16.558%		305	488	691	845	1,055	284	464	666	825	1,035	-7.0	-4.9	-3.7	-2.4	-1.9
Forest Lake	37.616%		41.130%		702	1,123	1,589	1,943	2,426	705	1,153	1,653	2,050	2,571	0.5	2.7	4.0	5.5	6.0
Grant	10.330%		11.044%		193	308	436	534	666	189	310	444	550	690	-1.7	0.4	1.7	3.1	3.6
Hastings	55.230%		59.080%		1,030	1,649	2,333	2,853	3,562	1,013	1,657	2,375	2,945	3,693	-1.7	0.5	1.8	3.2	3.7
Hugo	36.522%		39.321%		681	1,090	1,543	1,887	2,356	674	1,103	1,581	1,960	2,458	-1.1	1.1	2.4	3.9	4.3
Lake Elmo	24.631%		26.845%		459	735	1,041	1,272	1,589	460	753	1,079	1,338	1,678	0.2	2.4	3.7	5.1	5.6
Lake St Croix Beach	30.790%		35.912%		574	919	1,301	1,591	1,986	616	1,007	1,444	1,790	2,245	7.2	9.6	11.0	12.5	13.0
Lakeland	30.360%		31.796%		566	906	1,283	1,568	1,958	545	892	1,278	1,585	1,987	-3.7	-1.6	-0.4	1.0	1.5
Lakeland Shores	19.658%		20.384%		367	587	831	1,016	1,268	349	572	819	1,016	1,274	-4.7	-2.6	-1.3	0.0	0.5
Landfall	47.766%		53.131%		891	1,426	2,018	2,468	3,081	911	1,490	2,136	2,648	3,321	2.2	4.5	5.8	7.3	7.8
Mahtomedi	33.936%		33.540%		633	1,013	1,434	1,753	2,189	575	940	1,348	1,672	2,096	-9.2	-7.2	-6.0	-4.6	-4.2
Marine on St Croix	47.855%		48.734%		892	1,428	2,022	2,472	3,087	835	1,367	1,959	2,429	3,046	-6.4	-4.3	-3.1	-1.7	-1.3
Newport	46.197%		53.420%		862	1,379	1,952	2,387	2,980	916	1,498	2,147	2,662	3,339	6.3	8.6	10.0	11.6	12.0
Oak Park Heights	49.502%		54.587%		923	1,478	2,091	2,557	3,193	936	1,531	2,194	2,721	3,412	1.3	3.6	4.9	6.4	6.9
Oakdale	38.132%		41.396%		711	1,138	1,611	1,970	2,460	710	1,161	1,664	2,063	2,587	-0.2	2.0	3.3	4.7	5.2
Pine Springs	7.764%		7.732%		145	232	328	401	501	133	217	311	385	483	-8.5	-6.5	-5.2	-3.9	-3.5
St Mary's Point	17.075%		18.591%		318	510	721	882	1,101	319	521	747	927	1,162	0.1	2.3	3.6	5.0	5.5
St Paul Park	37.347%		41.855%		697	1,115	1,578	1,929	2,409	717	1,174	1,683	2,086	2,616	3.0	5.3	6.6	8.1	8.6
Scandia	26.704%		27.940%		498	797	1,128	1,380	1,722	479	783	1,123	1,393	1,746	-3.8	-1.7	-0.5	0.9	1.4
Stillwater City	47.085%		52.675%		878	1,405	1,989	2,432	3,037	903	1,477	2,118	2,625	3,292	2.8	5.1	6.4	7.9	8.4
White Bear Lake	27.319%		30.401%		510	815	1,154	1,411	1,762	521	852	1,222	1,515	1,900	2.3	4.5	5.9	7.4	7.8
Willernie	48.031%		50.247%		896	1,434	2,029	2,481	3,098	861	1,409	2,020	2,504	3,140	-3.9	-1.7	-0.5	0.9	1.4
Woodbury	27.601%	0.00419%	31.163%	0.00000%	523	837	1,184	1,447	1,806	534	874	1,253	1,553	1,948	2.1	4.4	5.8	7.3	7.8
SD 200 (Hastings)	16.733%	0.21167%	16.315%	0.20313%	747	1,151	1,601	1,951	2,383	686	1,067	1,492	1,829	2,238	-8.1	-7.3	-6.8	-6.3	-6.1
SD 622 (N St Paul/Mpwd)	29.550%	0.14839%	32.002%	0.14887%	856	1,339	1,875	2,288	2,820	846	1,344	1,899	2,339	2,893	-1.1	0.4	1.3	2.2	2.6
SD 624 (White Bear Lk)	34.006%	0.16377%	35.285%	0.16877%	970	1,520	2,129	2,597	3,202	942	1,496	2,113	2,602	3,218	-2.9	-1.6	-0.7	0.2	0.5
SD 831 (Forest Lake)	23.215%	0.12232%	24.084%	0.12193%	684	1,070	1,498	1,827	2,251	657	1,041	1,470	1,810	2,237	-4.0	-2.7	-1.8	-0.9	-0.6
SD 832 (Mahtomedi)	23.316%	0.20841%	23.796%	0.23252%	863	1,338	1,866	2,274	2,788	873	1,365	1,913	2,349	2,882	1.2	2.0	2.6	3.3	3.4
SD 833 (S Wash Co)	32.613%	0.28265%	32.973%	0.29145%	1,189	1,844	2,572	3,136	3,845	1,148	1,799	2,525	3,101	3,810	-3.4	-2.4	-1.8	-1.1	-0.9
SD 834 (Stillwater)	22.033%	0.14128%	23.407%	0.15231%	701	1,093	1,528	1,863	2,291	706	1,113	1,568	1,928	2,377	0.7	1.9	2.6	3.5	3.7
SD 2144 (Chisago Lakes)	17.412%	0.10510%	18.302%	0.10848%	541	843	1,180	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

3.4%

Residential Homestead Parcels
Median increase



Residential Homestead



Counts of Pay 2025 Tax Statements 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	0.1%-2.5% Decrease	No Change 0%	0.1%-2.5% Increase	2.6%-5% Increase	5.1%-7.5% Increase	7.6%-10.0% Increase	10.1%-15.0% Increase	15.1%-20% Increase	Over 20% Increase	Total	Total with No Increase	Total with Increase
City of Afton	606,200	-11.4%	(\$102)	-5.8%	50	136	120	224	187	80	3	50	22	8	12	4	1	0	897	800	97
City of Bayport	375,500	-1.5%	\$29	4.4%	4	2	5	121	73	15	2	50	121	175	92	62	10	5	737	222	515
City of Birchwood	434,800	3.8%	\$106	10.8%	1	1	0	0	0	0	0	1	0	8	91	168	14	9	293	2	291
City of Cottage Grove	354,100	-4.2%	\$10	1.2%	90	25	280	142	947	2,875	125	2,807	1,861	1,270	682	389	60	25	11,578	4,484	7,094
City of Dellwood	805,000	-4.6%	\$50	2.6%	2	1	3	9	41	34	2	63	68	45	32	14	1	1	316	92	224
City of Forest Lake	387,500	2.8%	\$79	9.7%	28	0	3	5	15	54	19	213	356	780	1,486	2,151	270	55	5,435	124	5,311
City of Grant	634,400	-4.0%	\$50	3.2%	3	3	1	5	18	80	5	374	443	209	58	23	3	3	1,228	115	1,113
City of Hastings	376,900	-0.2%	\$56	5.1%	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2	0	2
City of Hugo	397,000	-4.6%	\$5	0.7%	25	11	28	267	482	1,323	61	1,311	924	542	182	42	7	6	5,211	2,197	3,014
City of Lake Elmo	579,200	1.2%	\$119	9.4%	10	0	0	29	66	40	3	112	614	428	725	1,263	303	41	3,634	148	3,486
City of Lake St Croix Beach	307,700	-8.3%	(\$34)	-4.6%	14	26	36	101	84	65	2	28	23	13	2	1	1	2	398	328	70
City of Lakeland	335,200	-9.0%	(\$40)	-4.9%	8	17	96	165	118	78	4	39	21	19	13	15	4	1	598	486	112
City of Lakeland Shores	436,900	1.6%	\$77	8.5%	0	0	0	0	0	0	0	0	7	29	32	27	0	2	97	0	97
City of Landfall																			0	0	0
City of Mahtomedi	453,700	1.3%	\$87	8.6%	7	1	2	0	8	25	4	110	269	431	645	775	45	8	2,330	47	2,283
City of Marine on St Croix	507,400	5.9%	\$149	14.0%	0	0	0	0	0	2	0	4	9	10	30	86	47	66	254	2	252
City of Newport	305,100	-7.5%	(\$24)	-3.1%	26	61	125	194	133	183	8	136	67	43	15	23	6	5	1,025	730	295
City of Oak Park Heights	333,900	-0.3%	\$37	5.4%	4	0	0	1	7	61	2	177	216	152	143	180	23	37	1,003	75	928
City of Oakdale	342,100	-1.9%	\$22	3.3%	35	32	46	112	352	1,177	115	1,669	1,742	1,239	808	595	79	24	8,025	1,869	6,156
City of Pine Springs	577,900	3.3%	\$160	12.3%	2	0	0	0	0	0	0	1	0	1	13	96	12	2	127	2	125
City of Scandia	483,700	0.8%	\$77	7.9%	34	1	0	2	15	47	11	97	162	208	313	275	73	14	1,252	110	1,142
City of St Mary's Point	414,700	-0.8%	\$54	5.7%	0	0	0	1	0	9	0	14	28	37	22	7	2	1	121	10	111
City of St Paul Park	281,400	-0.3%	\$28	4.5%	6	3	6	5	59	43	12	193	548	353	149	104	17	4	1,502	134	1,368
City of Stillwater	415,000	-1.4%	\$48	5.5%	26	5	7	31	67	303	17	648	1,464	1,288	1,109	619	71	34	5,689	456	5,233
City of White Bear Lake	354,600	1.8%	\$58	7.8%	0	0	0	0	0	0	0	1	5	33	44	7	0	0	90	0	90
City of Willernie	255,800	0.9%	\$32	5.4%	4	3	3	3	6	12	1	16	24	37	40	17	1	1	168	32	136
City of Woodbury	449,600	-3.6%	\$23	2.3%	57	32	174	315	1,149	3,335	193	5,424	4,731	3,017	1,620	587	3	25	20,662	5,255	15,407
Town of Baytown	815,500	1.3%	\$173	9.9%	3	1	5	4	5	8	1	7	34	91	185	292	9	5	650	27	623
Town of Denmark	660,500	2.6%	\$173	11.5%	3	0	0	1	1	0	0	22	12	12	77	340	31	2	501	5	496
Town of Grey Cloud Island	491,700	1.9%	\$107	10.1%	0	0	0	0	0	0	0	1	5	11	27	44	2	0	90	0	90
Town of May	570,800	-7.2%	(\$14)	-1.0%	17	36	36	43	136	235	8	175	71	28	26	22	3	2	838	511	327
Town of Stillwater	634,300	1.3%	\$146	9.7%	2	2	0	0	1	3	0	7	23	67	217	237	27	13	599	8	591
Town of West Lakeland	639,500	-7.0%	(\$10)	-0.6%	6	8	16	73	214	366	15	320	141	36	9	4	0	1	1,209	698	511
County Total	411,500	-2.6%	\$30	3.4%	467	407	992	1,853	4,184	10,453	613	14,071	14,011	10,620	8,900	8,469	1,125	394	76,559	18,969	57,590

Percent of Total: 1% 1% 1% 2% 5% 14% 1% 18% 18% 14% 12% 11% 1% 1% 100% 25% 75%

- 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 Pay 2025 Tax Statements 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	Parcel Counts by Range of Increase/Decrease in City/Town Tax													Total	Total with No Increase	Total with Increase
					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			
City of Afton	606,200	-11.4%	(\$29)	-1.5%	22	45	61	92	140	233	152	63	45	19	20	4	1	897	593	304
City of Bayport	375,500	-1.5%	\$81	9.2%	3	2	0	2	26	131	46	18	57	134	243	60	15	737	164	573
City of Birchwood	434,800	3.8%	\$86	7.8%	1	1	0	0	0	1	0	17	108	110	45	7	3	293	3	290
City of Cottage Grove	354,100	-4.2%	\$67	5.5%	86	4	6	110	257	347	1,609	2,826	2,542	1,685	1,688	335	83	11,578	810	10,768
City of Dellwood	804,950	-4.6%	(\$65)	-4.1%	3	27	46	60	67	62	33	10	7	0	0	1	0	316	265	51
City of Forest Lake	387,500	2.8%	\$147	10.6%	28	0	3	2	10	51	141	297	566	1,188	2,599	466	84	5,435	94	5,341
City of Grant	634,400	-4.0%	\$13	1.8%	2	4	1	9	46	220	463	338	102	24	14	2	3	1,228	282	946
City of Hastings	376,850	-0.2%	\$112	3.5%	0	0	0	0	0	0	1	0	1	0	0	0	0	2	0	2
City of Hugo	397,000	-4.6%	\$0	0.0%	27	11	56	310	715	1,460	1,176	877	411	128	30	4	6	5,211	2,579	2,632
City of Lake Elmo	579,150	1.2%	\$141	10.1%	9	1	0	15	70	45	75	487	508	568	1,437	353	66	3,634	140	3,494
City of Lake St Croix Beach	307,700	-8.3%	\$29	2.7%	5	5	5	13	17	44	102	78	58	23	40	4	4	398	89	309
City of Lakeland	335,200	-9.0%	(\$88)	-8.2%	13	148	176	98	65	37	17	20	6	10	6	1	1	598	537	61
City of Lakeland Shores	436,900	1.6%	\$32	3.8%	0	0	0	0	0	3	30	30	22	10	0	0	2	97	3	94
City of Landfall																		0	0	0
City of Mahtomedi	453,650	1.3%	(\$15)	-0.9%	10	13	74	192	415	725	615	238	33	7	5	0	3	2,330	1,429	901
City of Marine on St Croix	507,400	5.9%	\$173	7.1%	0	0	0	2	7	11	22	41	51	27	40	14	39	254	20	234
City of Newport	305,100	-7.5%	\$53	3.4%	8	17	16	24	77	188	138	133	180	106	89	34	15	1,025	330	695
City of Oak Park Heights	333,900	-0.3%	\$110	7.3%	4	0	0	0	2	24	90	195	203	141	272	22	50	1,003	30	973
City of Oakdale	342,100	-1.9%	\$40	3.4%	34	27	48	111	315	1,236	1,657	1,724	1,270	846	629	91	37	8,025	1,771	6,254
City of Pine Springs	577,900	3.3%	\$14	3.2%	2	0	0	1	0	5	38	60	17	2	2	0	0	127	8	119
City of Scandia	483,700	0.8%	\$48	4.2%	35	0	6	27	72	122	184	292	274	129	93	15	3	1,252	262	990
City of St Mary's Point	414,700	-0.8%	\$44	6.1%	0	0	0	1	0	8	10	28	37	21	13	2	1	121	9	112
City of St Paul Park	281,350	-0.3%	\$83	8.0%	6	0	2	7	4	14	72	133	376	487	321	70	10	1,502	33	1,469
City of Stillwater	415,000	-1.4%	\$167	8.4%	25	1	4	9	25	57	281	547	1,367	1,241	1,814	237	81	5,689	121	5,568
City of White Bear Lake	354,550	1.8%	\$97	10.7%	0	0	0	0	0	0	0	0	5	24	58	3	0	90	0	90
City of Willernie	255,800	0.9%	\$25	1.8%	5	5	7	3	18	20	34	40	25	7	3	1	0	168	58	110
City of Woodbury	449,600	-3.6%	\$82	6.6%	50	12	8	73	226	490	2,025	3,977	5,247	4,114	3,942	470	28	20,662	859	19,803
Town of Baytown	815,450	1.3%	\$47	4.6%	4	8	6	9	6	36	94	216	227	33	6	4	1	650	69	581
Town of Denmark	660,500	2.6%	\$39	4.7%	3	1	1	6	22	12	35	203	163	48	6	1	0	501	45	456
Town of Grey Cloud Island	491,650	1.9%	\$154	16.2%	0	0	0	0	0	0	0	0	1	2	25	59	3	90	0	90
Town of May	570,750	-7.2%	\$17	2.8%	10	21	12	31	36	77	204	216	116	47	51	13	4	838	187	651
Town of Stillwater	634,300	1.3%	(\$17)	-1.5%	4	4	9	30	140	247	114	19	19	6	4	2	1	599	434	165
Town of West Lakeland	639,500	-7.0%	\$612	65.6%	1	0	0	0	0	0	0	0	0	0	1	0	1,207	1,209	1	1,208
County Total	411,500	-2.6%	\$71	5.7%	400	357	547	1,237	2,778	5,906	9,458	13,123	14,044	11,187	13,496	2,275	1,751	76,559	11,225	65,334

- 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



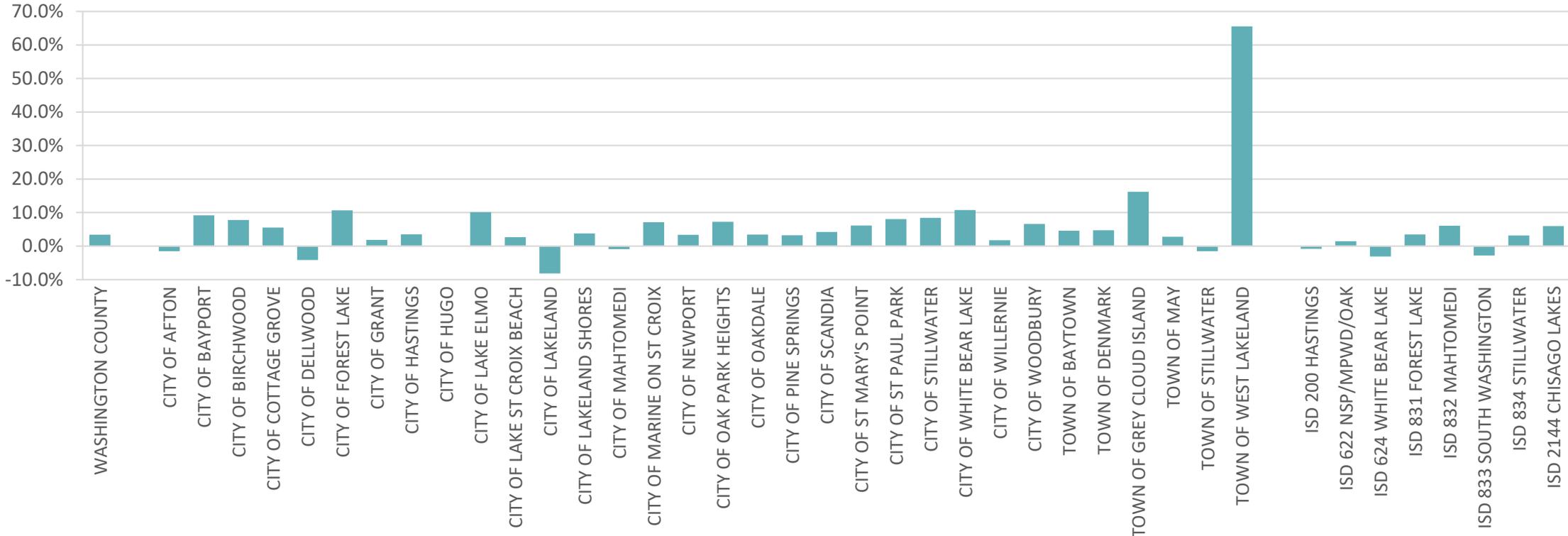
Counts of Pay 2025 Tax Statements range of % increase/decrease in SCHOOL portion of tax

School District	Median Pay 2025 Taxable Market Value*	Median Change in Taxable Market Value*	Median \$ Change in School Tax	Median % Change in School Tax	Parcel Counts by Range of Increase/Decrease in School Tax													Total	Total with No Increase	Total with Increase
					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			
SD 0200 Hastings	644,900	2.5%	(\$19)	-0.8%	7	23	33	11	49	274	176	26	2	0	2	0	0	603	397	206
SD 0622 Nsp/Mpwd/Oak	352,100	-2.2%	\$22	1.4%	45	28	75	236	998	2,360	2,419	1,881	1,008	682	371	53	16	10,172	3,742	6,430
SD 0624 White Bear Lake	375,800	-4.5%	(\$55)	-3.1%	28	51	258	744	1,541	923	590	216	176	67	22	5	8	4,629	3,545	1,084
SD 0831 Forest Lake	415,000	2.0%	\$49	3.5%	72	28	61	198	483	782	1,220	1,991	1,455	561	216	17	28	7,112	1,624	5,488
SD 0832 Mahtomedi	517,000	0.1%	\$126	6.1%	12	4	8	29	70	226	605	759	880	874	519	56	10	4,052	349	3,703
SD 0833 South Washington	394,300	-3.6%	(\$69)	-2.8%	206	933	1,176	4,980	8,622	7,608	4,397	2,050	476	113	61	10	36	30,668	23,525	7,143
SD 0834 Stillwater	489,200	-2.4%	\$51	3.2%	151	242	360	985	1,274	2,461	3,105	3,309	2,781	2,550	1,522	238	157	19,135	5,473	13,662
SD 2144 Chisago Lakes	498,600	1.9%	\$79	6.0%	1	0	0	0	0	1	4	61	79	26	15	1	0	188	2	186
County Total	411,500	-2.6%	(\$1)	-0.1%	522	1,309	1,971	7,183	13,037	14,635	12,516	10,293	6,857	4,873	2,728	380	255	76,559	38,657	37,902

- 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 Median Change in

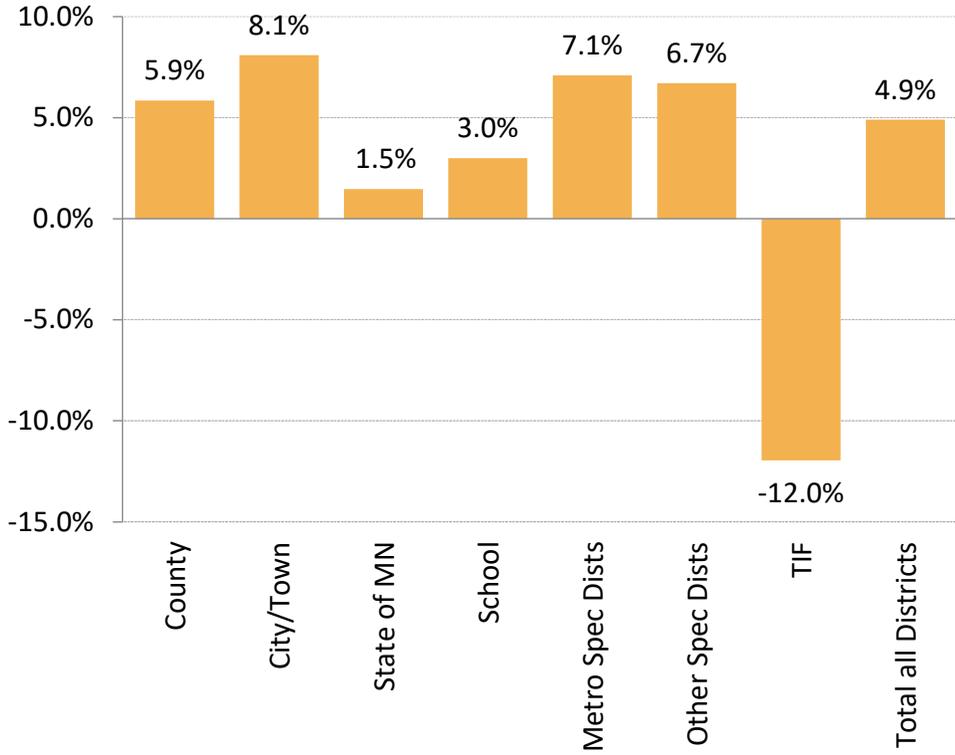
Taxing District Portion of Tax



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

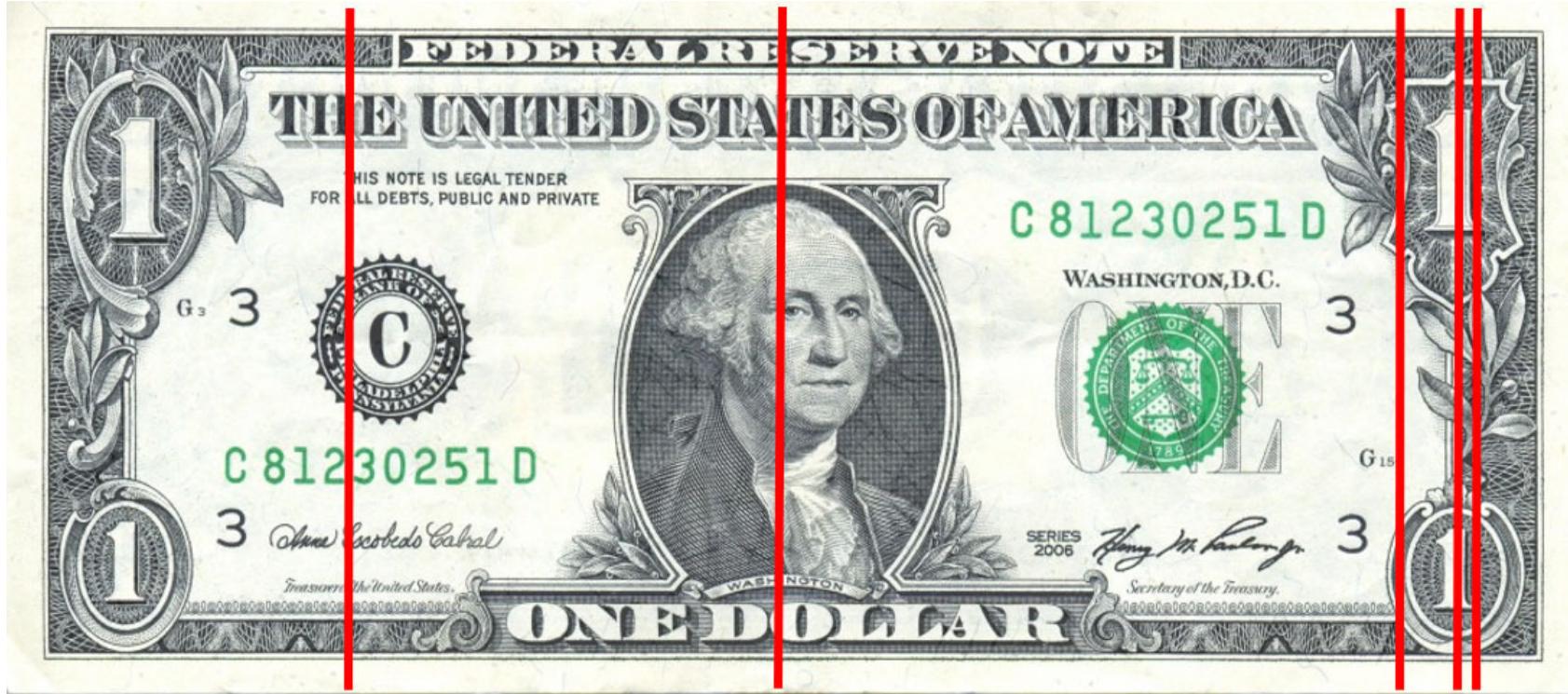
Taxing District	Levy Change	Median Residential District Tax Change	Median Residential Total Tax Change
City of Cottage Grove	12.4%	5.5%	0.1%
City of Forest Lake	9.9%	10.6%	7.9%
City of Lake Elmo	13.0%	10.1%	8.8%
City of Landfall	10.7%		
City of Marine on St Croix	9.1%	7.1%	10.3%
Town of Grey Cloud Island	16.2%	16.2%	7.6%
Town of West Lakeland	66.1%	65.6%	10.1%



TIF district taxes decreased by -12.0%, primarily due to the decertification of three TIF districts in Cottage Grove.

There were no referendums for the November 2024 election.

Where does each dollar go?



County
20¢

Cities/Towns
29¢

Schools
41¢

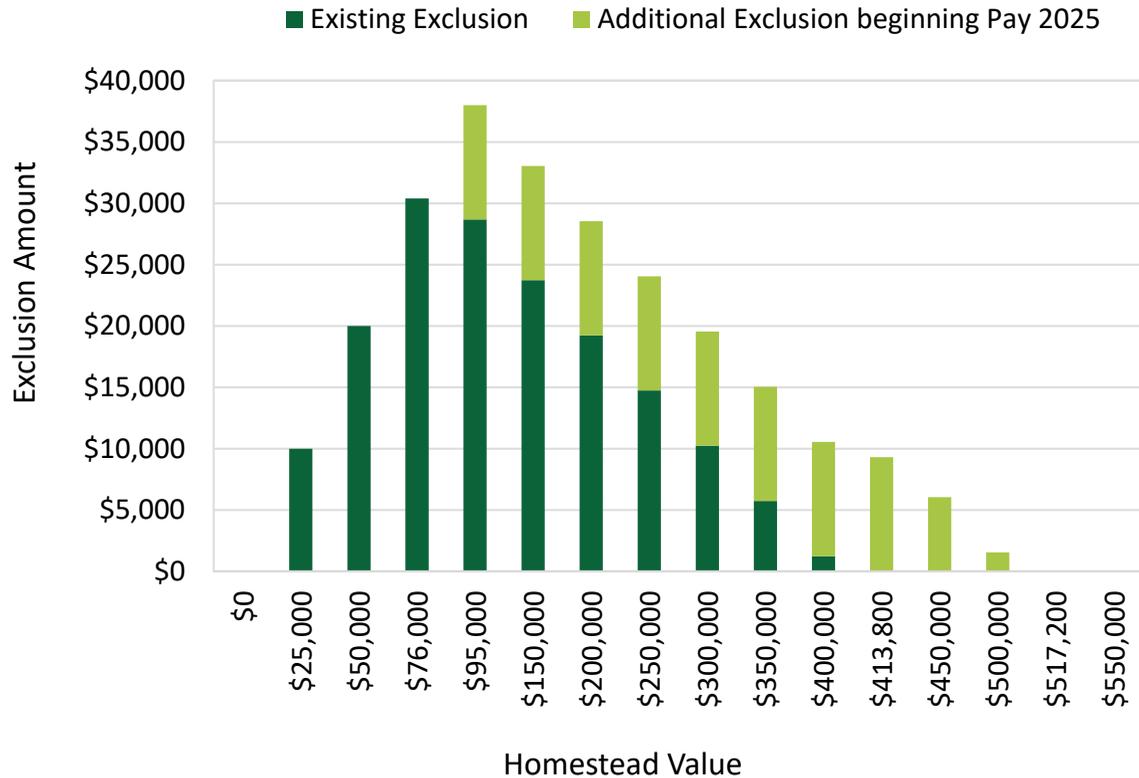
State TIF Other
5¢ 1¢ 4¢

Taxable Property Values – 5 year compare



TYPE OF VALUE	Payable 2022	% Chg	Payable 2023	% Chg	Payable 2024	% Chg	Payable 2025	% Chg	Preliminary 2026	% Chg	5 year summary
ESTIMATED MARKET VALUE	39,873,578,200	5.0%	48,211,359,300	20.9%	53,535,429,900	11.0%	53,394,678,000	-0.3%	55,310,693,600	3.6%	38.7%
<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	(176,614,900)	10.4%	(204,236,300)	15.6%	(235,078,000)	15.1%	(272,203,200)	15.8%	(276,905,300)	1.7%	56.8%
Green Acres	(284,354,600)	-9.6%	(358,058,600)	25.9%	(322,810,200)	-9.8%	(266,308,900)	-17.5%	(307,327,300)	15.4%	8.1%
Mold Damage	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%
Open Space	(223,500)	0.0%	(6,134,200)	2644.6%	(5,205,000)	-15.1%	(5,188,800)	-0.3%	(5,393,200)	3.9%	2313.1%
Plat Deferral	(86,445,100)	3.5%	(121,633,200)	40.7%	(115,353,400)	-5.2%	(55,471,200)	-51.9%	(78,986,500)	42.4%	-8.6%
Rural Preserve	(61,750,400)	-5.3%	(75,440,000)	22.2%	(72,950,400)	-3.3%	(68,256,600)	-6.4%	(71,308,100)	4.5%	15.5%
<i>Subtotal:</i> TMV before Homestead Exclusion	39,264,189,700	5.2%	47,445,857,000	20.8%	52,784,032,900	11.3%	52,727,249,300	-0.1%	54,570,773,200	3.5%	39.0%
Homestead Exclusion	(665,667,200)	-5.8%	(425,543,400)	-36.1%	(331,599,800)	-22.1%	(808,085,000)	143.7%	(744,910,200)	-7.8%	11.9%
TAXABLE MARKET VALUE	38,598,522,500	5.4%	47,020,313,600	21.8%	52,452,433,100	11.6%	51,919,164,300	-1.0%	53,825,863,000	3.7%	39.5%
New Construction-Residential	512,569,500	12.9%	754,253,500	47.2%	752,846,700	-0.2%	763,391,100	1.4%	789,942,300	3.5%	54.1%
New Construction-Other	190,848,400	14.8%	226,796,100	18.8%	367,776,500	62.2%	131,164,300	-64.3%	99,517,200	-24.1%	-47.9%
Total New Construction	703,417,900	13.4%	981,049,600	39.5%	1,120,623,200	14.2%	894,555,400	-20.2%	889,459,500	-0.6%	26.4%
<i>% Increase due to new construction</i>		1.9%		2.5%		2.4%		1.7%		1.7%	
<i>% Increase due to inflation/other</i>		3.4%		19.3%		9.2%		-2.7%		2.0%	
REFERENDA MARKET VALUE	38,369,090,200	5.3%	46,357,812,400	20.8%	51,581,766,800	11.3%	51,328,771,000	-0.5%	53,155,043,800	3.6%	38.5%
TOTAL NET TAX CAPACITY	439,273,380	5.5%	531,332,837	21.0%	599,318,933	12.8%	592,735,233	-1.1%			
<i>Subtract:</i> Tax Increment Financing	(6,520,857)	9.3%	(6,459,909)	-0.9%	(8,557,380)	32.5%	(6,925,007)	-19.1%			
Powerline	(1,125)	-61.3%	(962)	-14.5%	(899)	-6.5%	(1,037)	15.4%			
Fiscal Disparity Contribution	(33,679,610)	9.0%	(35,240,100)	4.6%	(36,834,055)	4.5%	(43,551,214)	18.2%			
LOCAL TAXABLE VALUE	399,071,788	5.2%	489,631,866	22.7%	553,926,599	13.1%	542,257,975	-2.1%			
<i>Add:</i> Fiscal Disparity Distribution	42,300,143	8.2%	42,393,200	0.2%	44,792,214	5.7%	49,325,669	10.1%			
TOTAL TAXABLE VALUE	441,371,931	5.5%	532,025,066	20.5%	598,718,813	12.5%	591,583,644	-1.2%			
Net Gain from Fiscal Disparities	8,620,533	5.1%	7,153,100	-17.0%	7,958,159	11.3%	5,774,455	-27.4%			
% of Total Taxable Value	2.0%	-0.4%	1.3%	-31.2%	1.3%	-1.1%	1.0%	-26.6%			
County Tax Rate (with Library)	27.532%	0.4%	23.625%	-14.2%	21.991%	-6.9%	23.846%	8.4%			
referendum rate - % of market value	0.00308%	-5.0%	0.00261%	-15.3%	0.00235%	-10.1%	0.00236%	0.5%			

Homestead Market Value Exclusion



The **market value exclusion** reduces the taxable market value of **homestead** property



The exclusion is **increasing** starting with taxes payable in **2025**. As a result, homesteads with value in the affected value range may experience **lesser tax increases** or **larger tax reductions**.



- 40% of the value up to **76,000**
- Reduced by 9% of the value over **76,000**
- Phases out to 0 at value of **413,800**



- 40% of the value up to **95,000**
- Reduced by 9% of the value over 95,000
- Phases out to 0 at value of **517,200**



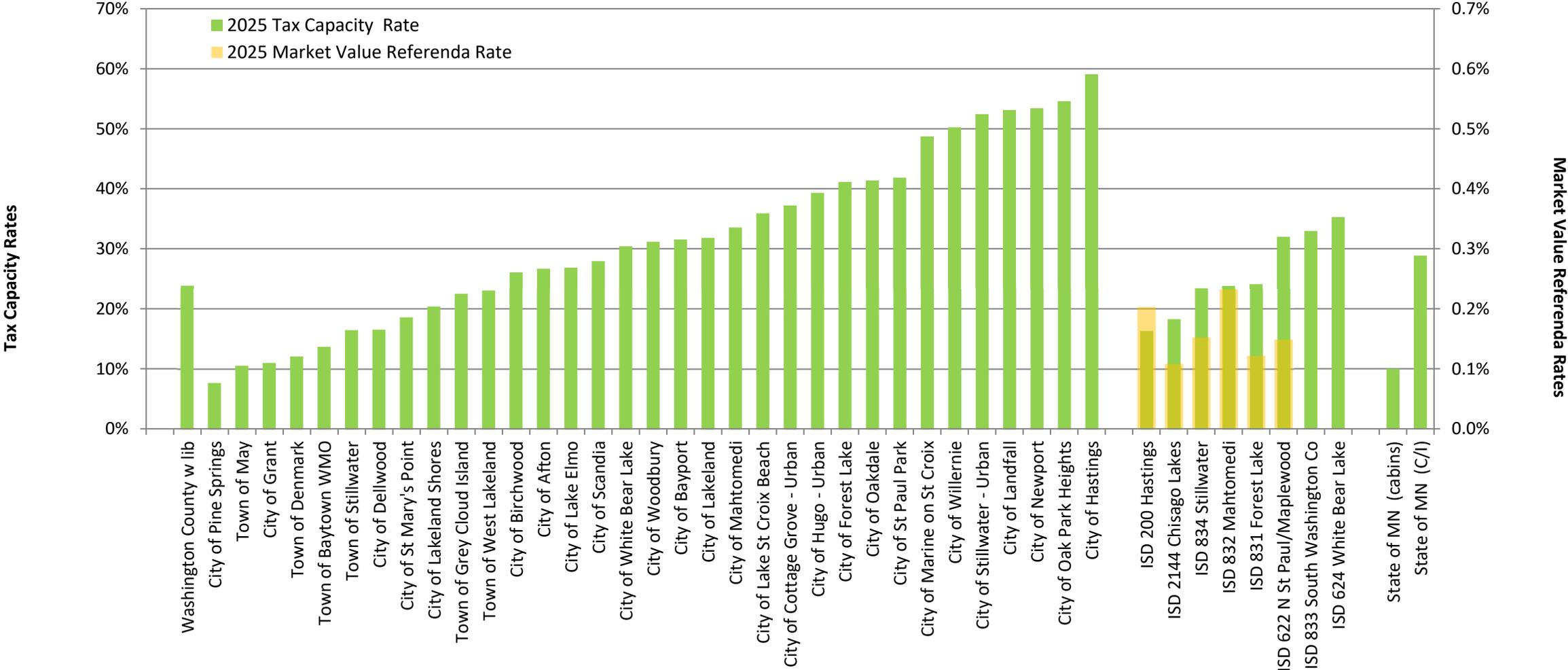
The exclusion **decreases** as the value **increases**.
The exclusion **increases** as the value **decreases**.

Pay 2024 vs. Pay 2025 Tax Rates



Taxing District		2024 Rate	2025 Rate	% Chg	Taxing District		2024 Rate	2025 Rate	% Chg
Towns:	Town of Baytown WMO	13.266%	13.677%	3.1%	County:	County without Library	20.088%	21.886%	8.9%
	Town of Denmark	11.892%	12.102%	1.8%		County with Library	21.991%	23.846%	8.4%
	Town of Grey Cloud Island	19.660%	22.495%	14.4%		County	MVR: 0.00235%	0.00236%	0.5%
	Town of May	9.402%	10.583%	12.6%		County RRA	0.109%	0.112%	2.3%
	Town of Stillwater	16.938%	16.469%	-2.8%		County CDA	1.024%	1.120%	9.4%
	Town of West Lakeland	12.772%	23.044%	80.4%	Schools:	ISD 200 Hastings	16.733%	16.315%	-2.5%
Cities:	City of Afton	23.533%	26.671%	13.3%		ISD 200 Hastings	MVR: 0.21167%	0.20313%	-4.0%
	City of Bayport	27.725%	31.541%	13.8%		ISD 622 N St Paul/Maplewood	MVR: 29.550%	32.002%	8.3%
	City of Birchwood	24.708%	26.051%	5.4%		ISD 622 N St Paul/Maplewood	MVR: 0.14839%	0.14887%	0.3%
	City of Cottage Grove - Urban	32.909%	37.199%	13.0%		ISD 624 White Bear Lake	34.006%	35.285%	3.8%
	City of Dellwood	16.360%	16.558%	1.2%		ISD 624 White Bear Lake	MVR: 0.16377%	0.16877%	3.1%
	City of Forest Lake	37.616%	41.130%	9.3%		ISD 831 Forest Lake	23.215%	24.084%	3.7%
	City of Grant	10.330%	11.044%	6.9%		ISD 831 Forest Lake	MVR: 0.12232%	0.12193%	-0.3%
	City of Hastings	55.230%	59.080%	7.0%		ISD 832 Mahtomedi	23.316%	23.796%	2.1%
	City of Hugo - Urban	36.522%	39.321%	7.7%		ISD 832 Mahtomedi	MVR: 0.20841%	0.23252%	11.6%
	City of Lake Elmo	24.631%	26.845%	9.0%		ISD 833 South Washington Co	32.613%	32.973%	1.1%
	City of Lake St Croix Beach	30.790%	35.912%	16.6%		ISD 833 South Washington Co	MVR: 0.28265%	0.29145%	3.1%
	City of Lakeland	30.360%	31.796%	4.7%		ISD 834 Stillwater	22.033%	23.407%	6.2%
	City of Lakeland Shores	19.658%	20.384%	3.7%		ISD 834 Stillwater	MVR: 0.14128%	0.15231%	7.8%
	City of Landfall	47.766%	53.131%	11.2%		ISD 2144 Chisago Lakes	MVR: 17.412%	18.302%	5.1%
	City of Mahtomedi	33.936%	33.540%	-1.2%		ISD 2144 Chisago Lakes	MVR: 0.10510%	0.10848%	3.2%
	City of Marine on St Croix	47.855%	48.734%	1.8%	Other:	Brown's Creek WS	3.497%	3.700%	5.8%
	City of Newport	46.197%	53.420%	15.6%		Carnelian Marine WS	3.688%	3.749%	1.6%
	City of Oak Park Heights	49.502%	54.587%	10.3%		Comfort Lake WS	4.778%	4.941%	3.4%
	City of Oakdale	38.132%	41.396%	8.6%		R-W Metro WS	2.532%	2.864%	13.1%
	City of Pine Springs	7.764%	7.732%	-0.4%		Rice Creek WS	1.612%	1.655%	2.6%
	City of Scandia	26.704%	27.940%	4.6%		South Washington WS	0.632%	0.702%	11.1%
	City of St Mary's Point	17.075%	18.591%	8.9%		Valley Branch WS	2.575%	2.567%	-0.3%
	City of St Paul Park	37.347%	41.855%	12.1%		City of Cottage Grove HRA		0.221%	
	City of Stillwater - Urban	47.085%	52.675%	11.9%		Hastings HRA	1.531%	1.575%	2.9%
	City of White Bear Lake	27.319%	30.401%	11.3%		Woodbury HRA	0.000%	0.160%	
	City of Willernie	48.031%	50.247%	4.6%		Met Council	0.590%	0.572%	-3.1%
	City of Woodbury	27.601%	31.163%	12.9%		Met Mosquito Control	0.301%	0.331%	10.1%
	City of Woodbury	MVR: 0.00419%				Met Transit	0.809%	0.972%	20.0%
						State of MN (C/I)	29.294%	28.857%	-1.5%
						State of MN (cabins)	10.640%	10.010%	-5.9%
						Fiscal Disparities (C/I)	123.026%	123.888%	0.7%

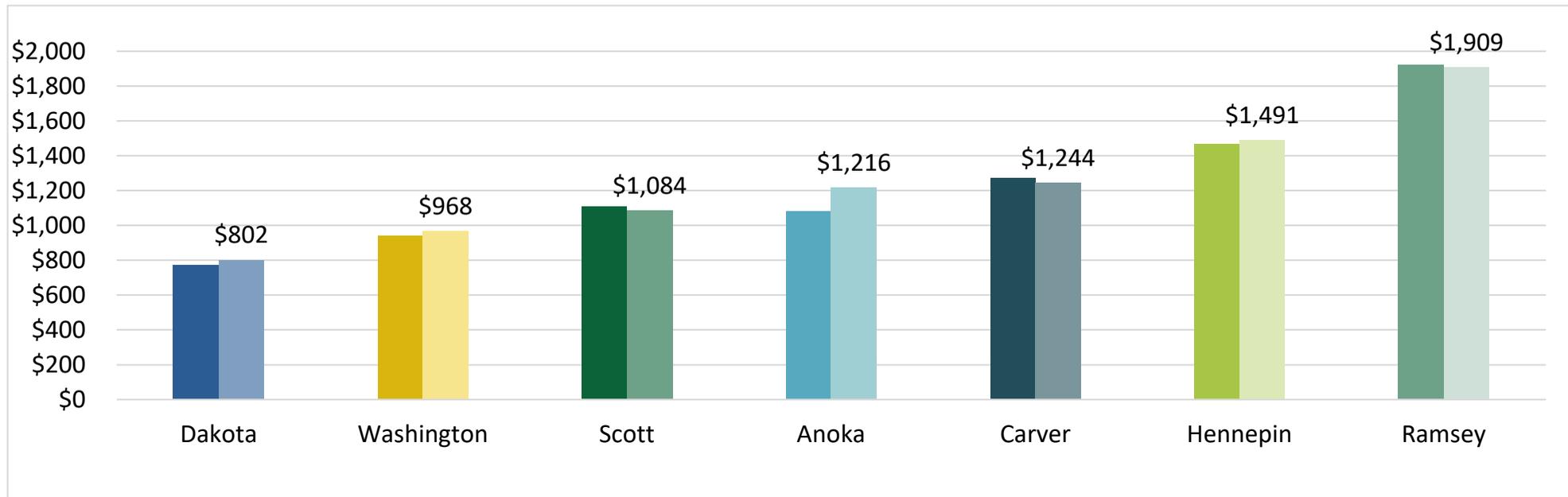
Pay 2025 Rates



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:						422,500	411,500	-2.6%
Dakota	18.323%	19.948%	8.9%	0.00000%			\$774	\$802	3.6%
Washington	21.991%	23.846%	8.4%	0.00235%	0.00236%	0.5%	\$939	\$968	3.1%
Scott	26.228%	26.977%	2.9%	0.00000%			\$1,108	\$1,084	-2.1%
Anoka	25.629%	30.245%	18.0%	0.00000%			\$1,083	\$1,216	12.3%
Carver	30.106%	30.934%	2.8%	0.00000%			\$1,272	\$1,244	-2.2%
Hennepin (suburban)	34.681%	37.081%	6.9%	0.00000%			\$1,465	\$1,491	1.7%
Ramsey (suburban)	45.455%	47.476%	4.4%	0.00000%			\$1,920	\$1,909	-0.6%



Property Tax Refund Programs from the State of MN



Regular Property Tax Refund “Circuit Breaker”

- Based on 2024 income and the 2025 property taxes the total household income must have been less than \$139,320
- Must own and occupy home on January 2, 2025



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

2025 Tax Maps



Map of Value Changes

(page 29)

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

Map of County Tax Changes

(page 30)

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

Map of Total Tax Changes

(page 31, 32, 33)

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

Map of Effective Tax Rate

(page 34, 35)

This map shows the effective tax rate for 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

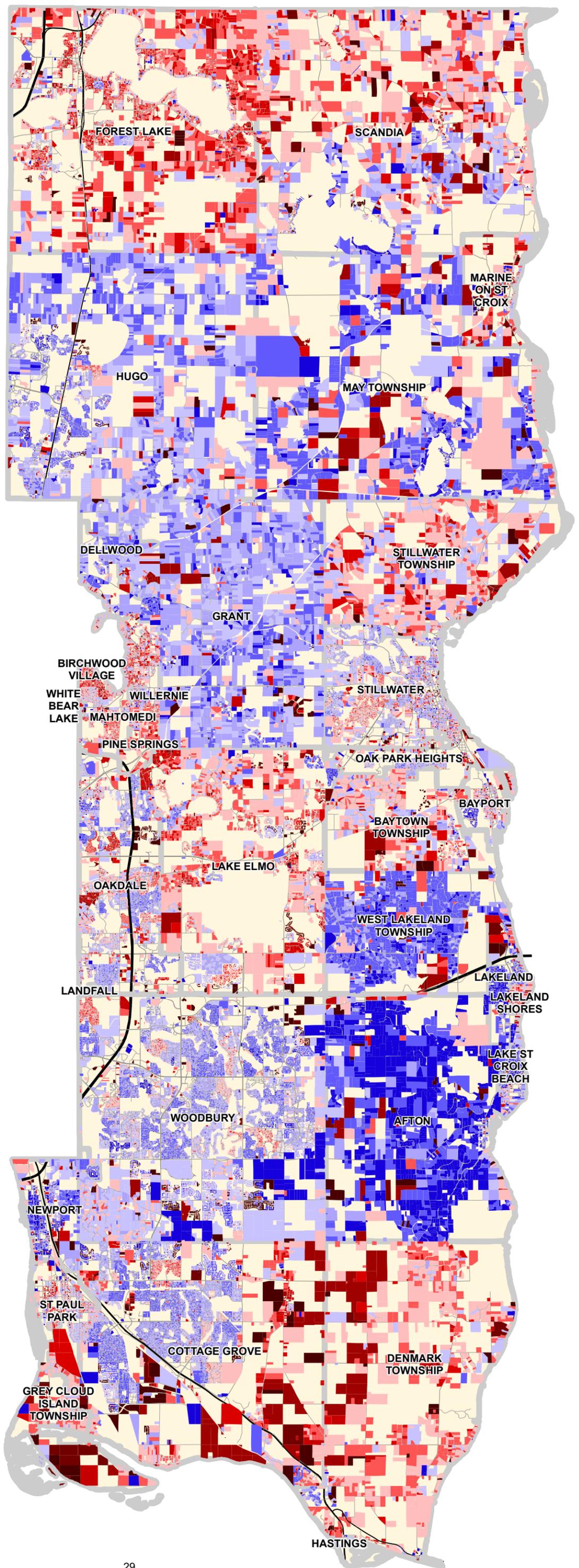
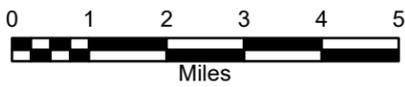
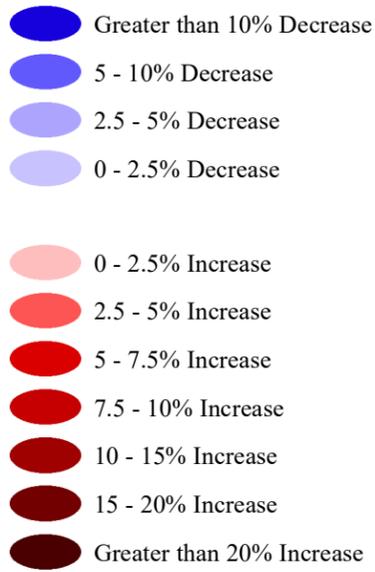
What is the difference? What do these maps show?

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.

Washington County

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

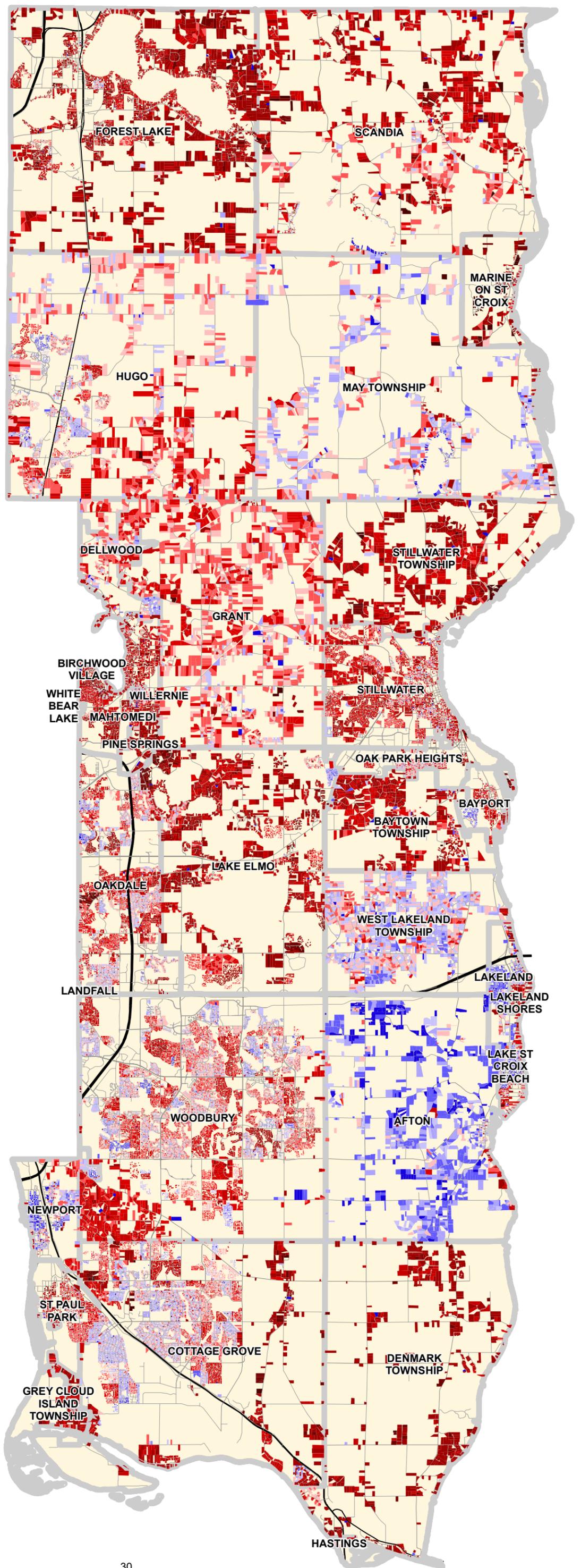
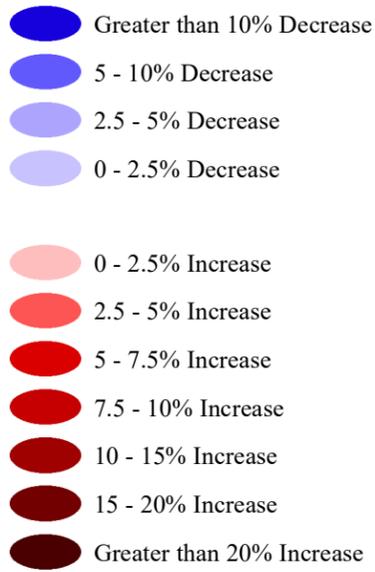
Percent Change



Washington County

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

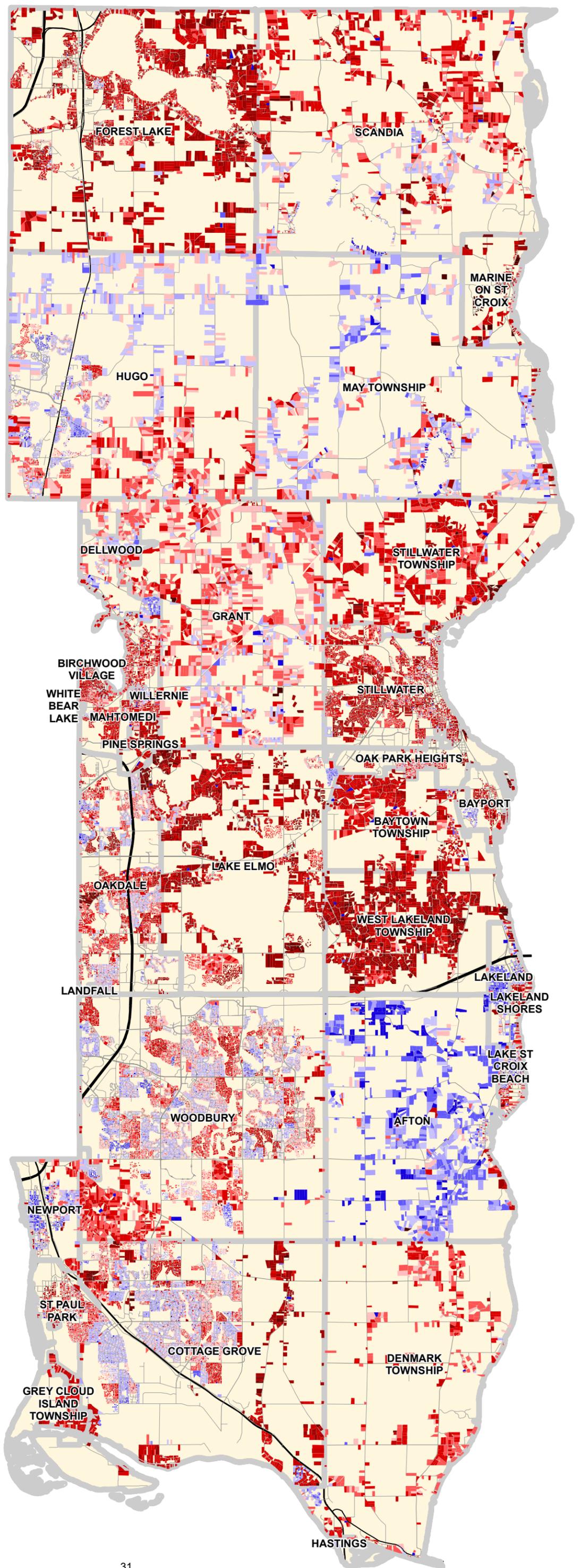
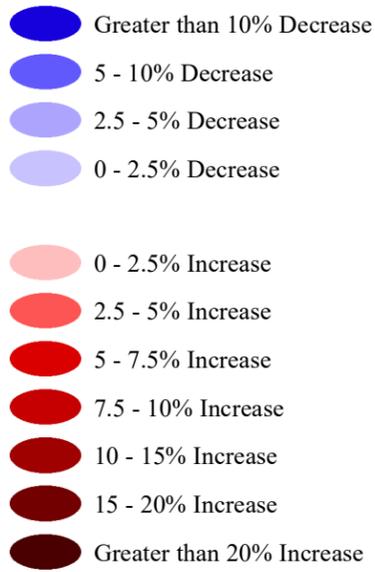
Percent Change



Washington County

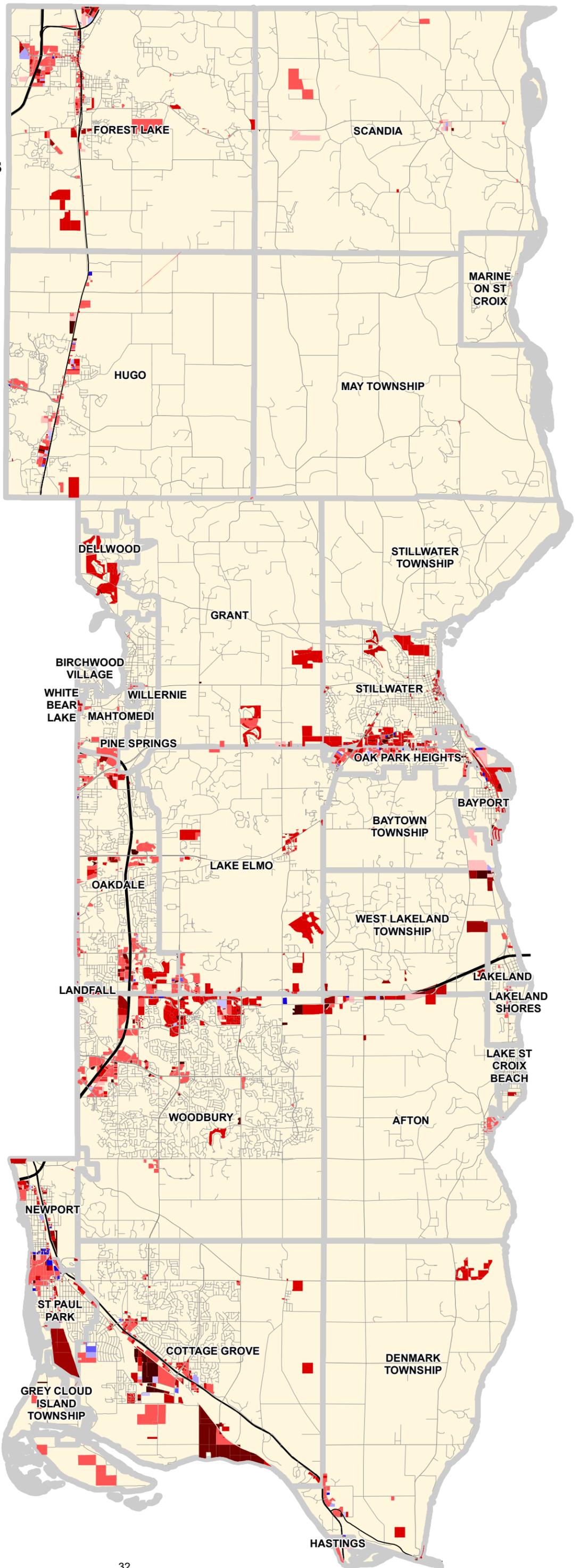
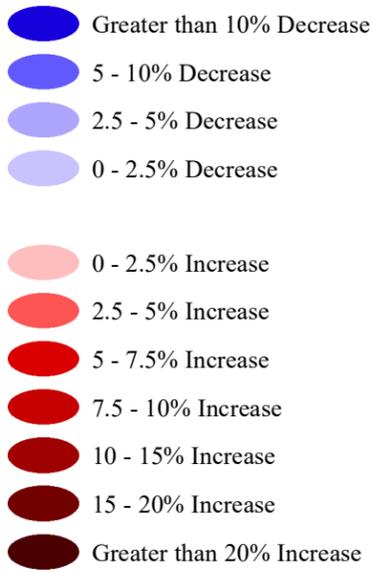
Property Tax Change of Residential Homestead Properties from pay 2024 to pay 2025 Final

Percent Change



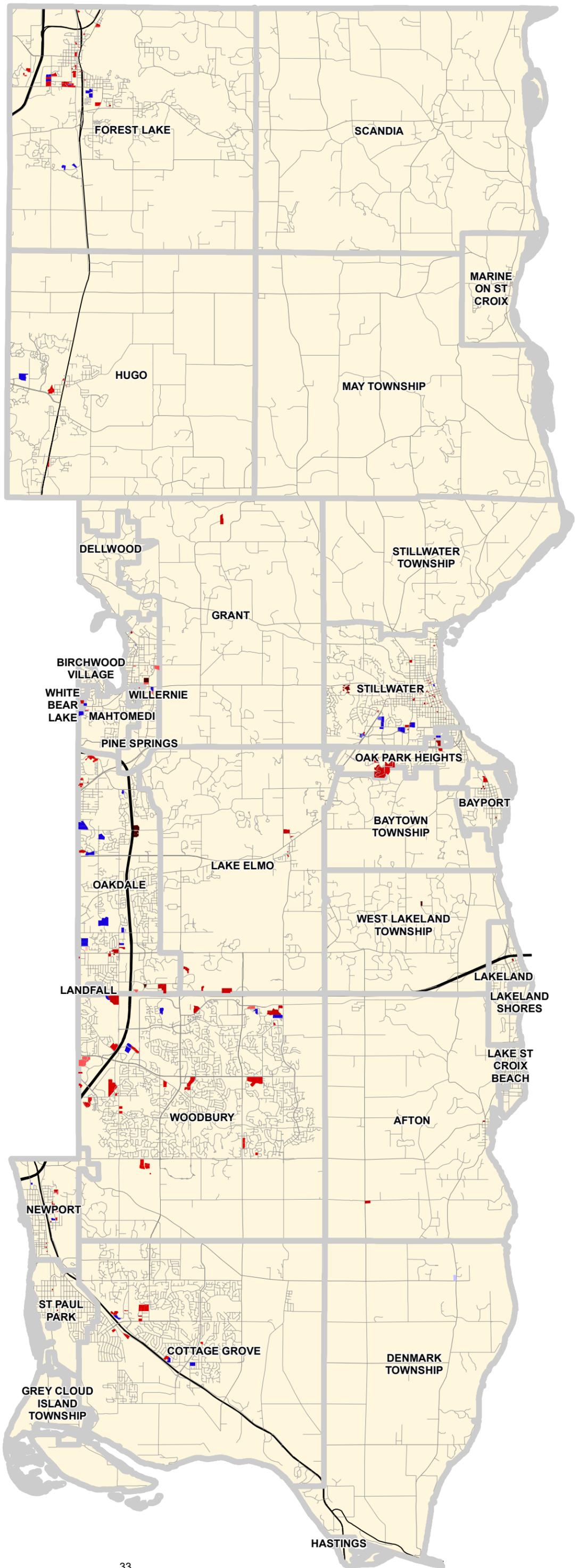
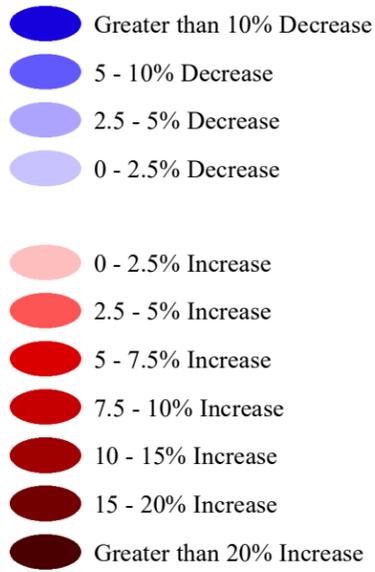
Property Tax Change of Commercial-Industrial-Utility Properties from pay 2024 to pay 2025 Final

Percent Change



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

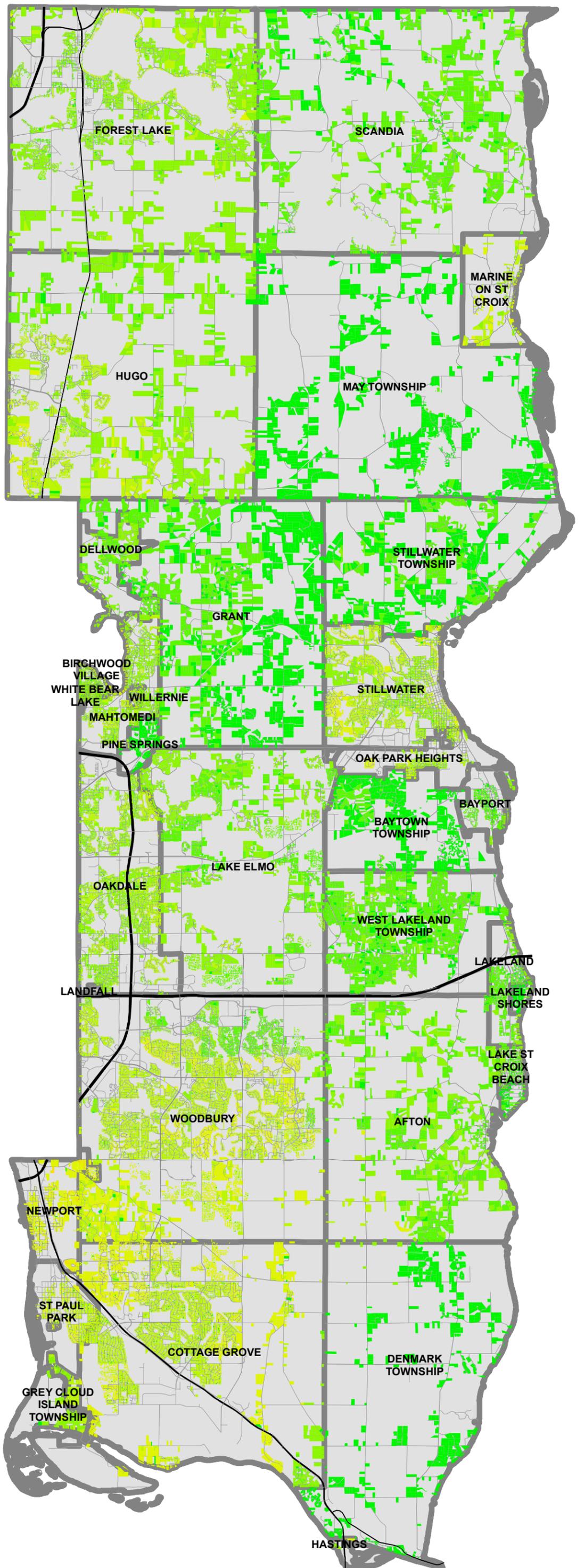
Percent Change



Washington County

Effective Tax Rate Residential Homestead Properties for Pay 2025 Final

Effective Tax Rate



Washington County

Effective Tax Rate Commercial - Industrial Properties for Pay 2025 Final

