

COMMENTARY from 11/25/25 TNT Public Hearing

Thank You St. Paul City Council for using constraint when certifying property tax levies to help pay for essential city services like Police, Fire & Paramedics, Public Works, Safety & Inspections and Parks & Rec.

For the 2025 Budget, St. Paul's levy increase was 5.9%. By comparison 3 Ramsey County cities had smaller increases, while 15 cities had increases ranging from 6.5% to 17.2%

For the 2026 Budget, St. Paul's maximum levy increase is proposed to be 5.3%. By comparison, only 1 Ramsey County city is proposing a smaller increase at 3.8%, while 17 cities are proposing increases ranging from 6.5% to 18.3%.

Councilmembers, you are doing good, but your constituents are begging for you to find more ways to reduce the Certified Tax Levy for the City's 2026 budget. Why, you ask ?

The Minnesota Revenue Department's online Property Tax Tool displays Payable 2025 Property Tax Facts for the 165 cities in the 7 County Metro Area. That data reveals the Effective Tax Rate for St. Paul's Average Value Residential Homestead is 1.56%. WOW, we are the second highest of all 165 cities. The Effective Tax Rate is your Total Property Tax Bill (for all ten governments that tax St. Paul's taxbase) Expressed as a Percent of your property's Estimated Market Value.

City Council, please find responsible ways to lower the proposed 2026 tax levy for City services.

Thanks, Greg Blees, Ward 7, In\$ight St. Paul / concerned citizen member.

*\* Please see below for chart showing St. Paul's Effective Tax Rate*

# Pay 2025 Average Effective Property Tax Rates For Homesteads In 10 Largest Metro Cities

## With Perspective Data for Population Growth, Households and Residential Homesteads

The Effective Property Tax Rate is a national metric used to compare a property's Net Tax as a Percent of the property's Estimated Market Value

Minnesota Revenue Dept. provides our Legislature with data on Average Effective Property Tax Rates for use in developing state policies for taxes & aids

**In 2025, St. Paul's Residential Homestead Effective Tax Rate of 1.56% is the 2nd Highest in the metro area.**

**The 2025 property tax on a \$333,000 St. Paul Homestead is \$5,195. It is as much as \$1,665 more than other large metro cities.**

St. Paul's Population Increased 0.6% since 2020, while the Metro Area rose 2.7%. St. Paul's High Property Tax can hinder population growth.

St. Paul's High Property Taxes make it more expensive to own a home in our city. Only 45% of St. Paul's Households Own a Home.

St. Paul's Average Estimated Market Value of \$332,994 for a Residential Homestead is the lowest average value for the 10 largest cities. Low demand !

11/30/2025 In\$ight StPaul  10 Largest Metropolitan Cities	Minnesota State Demographer Data					Minnesota Revenue Department - Pay 2025 Data							For Same
	POPULATION ESTIMATES				2024  RESIDENTIAL HOUSEHOLDS ( Homesteads, Non-Homestead & Apartments )	RESIDENTIAL HOMESTEAD PROPERTIES ONLY							\$333,000
						2025 Home- Stead Count	2025 Homesteads As % Of Total 2024 Households	Estimated Market Valuation	Average Homestead E. M. V.	Average Effective Tax Rate As % of E. M. V.	Pay 2025 Property Tax On \$333,000 Est. Mkt. Val. Homestead	E.M.V. , St. Paul's Tax Is Greater By	
	2020 Census	2024 Est.	4-Year Change		2025 Home- Stead Count	2025 Homesteads As % Of Total 2024 Households	Estimated Market Valuation	Average Homestead E. M. V.	Average Effective Tax Rate As % of E. M. V.	Pay 2025 Property Tax On \$333,000 Est. Mkt. Val. Homestead	E.M.V. , St. Paul's Tax Is Greater By		
Minneapolis - H	429,956	435,233	5,277	1.2%	197,053	79,935	40.6%	30,442,920,058	380,846	1.46	4,862	333	
ST. PAUL - R	311,527	313,375	1,848	0.6%	125,045	56,526	45.2%	18,822,806,601	332,994	1.56	5,195		
Bloomington - H	89,987	91,975	1,988	2.2%	39,893	24,426	61.2%	9,021,199,537	369,328	1.26	4,196	999	
Brooklyn Park - H	86,478	84,753	(1,725)	-2.0%	28,785	20,219	70.2%	6,777,876,515	335,223	1.36	4,529	666	
Woodbury - W	75,102	81,347	6,245	8.3%	30,408	21,796	71.7%	10,092,177,800	463,029	1.18	3,929	1,265	
Plymouth - H	81,026	80,038	(988)	-1.2%	32,380	22,693	70.1%	11,623,274,466	512,196	1.16	3,863	1,332	
Lakeville - D	69,490	76,746	7,256	10.4%	26,631	20,809	78.1%	9,731,385,971	467,653	1.09	3,630	1,565	
Blaine - A	70,222	75,933	5,711	8.1%	27,012	20,006	74.1%	7,709,417,500	385,355	1.06	3,530	1,665	
Maple Groove - H	70,253	71,988	1,735	2.5%	28,294	21,887	77.4%	9,738,093,910	444,926	1.21	4,029	1,166	
Egan - D	68,855	69,273	418	0.6%	28,766	18,795	65.3%	7,809,574,662	415,513	1.06	3,530	1,665	
7 County Metro	3,163,104	3,247,971	84,867	2.7%									
State Total	5,706,494	5,842,388	135,894	2.4%									
Non-Metro	2,543,390	2,594,417	51,027	2.0%									