

**CITY COUNCIL MEETING, Dec. 2, 2025**  
**PUBLIC HEARING COMMENTS**  
**Re. ST. PAUL'S HIGH EFFECTIVE TAX RATE**

Good Evening, my name is Greg Blees. (79 Winthrop St. @ 651-500-7270) I am a representing In\$ight St. Paul, a non-political citizens group concerned with St. Paul's extremely high property taxes and sales taxes.

Thank you, St. Paul Board of Education for using constraint when certifying property tax levies to help pay for essential school services. Despite St. Paul voters' approval of a new I.S.D. 625 Estimated Market Value Referendum Levy for Payable 2026, In\$ight is begging you to please find ways to reduce I.S.D.'s Certified Levy for next year's budget. Why you ask?

Tonight, I would like to inform the Board that the Minnesota Revenue Department's Property Tax Data 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, for the 10 largest metro cities, St. Paul had the highest Effective Tax Rate for 2025. The Effective Tax Rate is a property owners Total Property Tax Bill (for all 10 governments that tax St. Paul's taxbase) Expressed as a Percent of the property's Estimated Market Value.

A colored spreadsheet [below] has been distributed for your comprehension. It compares St. Paul's Payable 2025 tax data to the data for 10 largest metro cities. St. Paul's Average Value Homestead has an Estimated Market Value of \$332,994, with a total property tax bill of \$5,195. By comparison, for example, a same valued Homestead in Blaine has a total tax of only \$3,530. St. Paul's tax is \$1,665 greater than Blaine's; that is 47% more.

Board Members, please find responsible ways to further reduce I.S.D. 625's Payable 2026 Certified Property Tax Levy. A couple of new revenue options may be available. Perhaps the new 2026 E.M.V. levy may now have a higher revenue estimate than when first projected. And recently the Port Authority Early Decertified the Westminster TIF District, resulting in \$850,000 in excess tax increments going to your General Fund. In\$ight says use these already captured taxes to lower your Certified Levy.

Thank You.

**ISD 625 MEETING, Dec. 2, 2025**  
**PUBLIC HEARING COMMENTS**  
**Re. ST. PAUL'S HIGH EFFECTIVE TAX RATE**

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 on-line 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

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

## 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 (47%) 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 Taxes 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. Less Demand !

12/02/2025 In\$ight StPaul  10 Largest Metropolitan Cities	Minnesota State Demographer Data					Minnesota Revenue Department - Payable 2025 Taxes							For Same
					2024  RESIDENTIAL HOUSEHOLDS ( Homesteads, Non-Homestead & Apartments )	RESIDENTIAL HOMESTEAD PROPERTIES ONLY						\$333,000	
	2020 Census	2024 Est.	4-Year Change			2025 Home- Stead Count	2025 Homesteads As % Of Total 2024 Households	Estimated Market Valuation ( E. M. V. )	Average Homestead E. M. V.	Average Effective Tax Rate As % of E. M. V.	Payable 2025 Property Tax On \$333,000 Est. Mkt. Val. Homestead	E.M.V. , St. Paul's Tax Is Greater By	
			Count	Percent									
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%	St. Anthony has the highest Homestead Effective Tax Rate Payable 2025 in the metro area at 1.68%								
State Total	5,706,494	5,842,388	135,894	2.4%	This small city has the highest rate because commerical & industrial property is only 10% of their taxbase.								
Non-Metro	2,543,390	2,594,417	51,027	2.0%	Out of the 165 metro cities, St. Paul has the second highest rate at 1.56% ... Truly Very Expensive								
St Anthony - H	9,257	9,956	699	7.6%	4,475	2,336	52.2%	890,423,171	381,174	1.68	5,594	(400)	