

In\$ight St. Paul

We Love Our City and Hate High Taxes



St. Paul's 2026 Property Taxes: The Big Picture

April 28, 2026

Honorable Mayor Her and the St. Paul City Council,
St. Paul Board of Education,
Ramsey County Board of Commissioners,
Ramsey County Legislative Delegation,
Staff that advise elected officials on financial matters,
Citizen Committees that recommend spending priorities to elected officials,

Dear St. Paul Citizens Seeking Long-Term Financial Affordability For Our City,

In\$ight St. Paul is a volunteer, non-political citizens organization that was established in 2024 after the Voss Report to the Minnesota Legislature identified that St. Paul's Median Value Residential Homestead had the Highest Effective Property Tax Rate in Minnesota and after the Highest Sales Tax Rate in the state was approved. We pride ourselves in taking a "Common Sense" approach when communicating respectfully with our elected representatives on spending and taxes.

Today, ***In\$ight*** is sharing our ***Big Picture Perspective of St. Paul's 2026 Property Tax Burden.***

Our findings identified in this report are based on factual data obtained from other governmental units' websites. Attached you will find seven spreadsheets that provide detailed data that is highlighted in this report. **(Spreadsheet page numbers are in red)**

Based on the data we present here, please use **In\$ight's Common Sense Property Tax Lowering Recommendations** as you work to produce 2027 budgets that provide the most essential services for St. Paul citizens.

Please make **Affordability Your Number One Priority For Budget Adoption.** Implementing **In\$ight's** twelve recommendations will help reduce St. Paul's reliance on high property taxes in future years.

In\$ight St. Paul's Common Sense Property Tax Lowering Recommendations:

- 1) Find opportunities for the City of St. Paul, I.S.D. 625 and Ramsey County to work cooperatively with one another to eliminate redundant or inefficient expenses.
- 2) Eliminate spending on programs if they are determined to be ineffective.
- 3) Do not add new facilities and park lands that require more expenditure for future operations and maintenance. Focus on existing facilities to reduce maintenance costs.
- 4) Look for opportunities to consolidate or lease out existing facilities.
- 5) Do systematic audits to look for fraud by non-profits, organizations, vendors, and developers.
- 6) Early Decertify existing TIF districts ahead of schedule whenever possible. Doing so provides property taxpayers with a smaller tax obligation for the following year.
- 7) Formally approve TIF policies for limiting the future use of TIF and putting more emphasis on industrial development which creates new jobs.
- 8) Avoid concentrating low-income housing in Downtown St. Paul. Rather, more evenly distribute money for new Affordable Housing throughout all of Ramsey County.
- 9) Avoid overbuilding in Downtown St. Paul to make sure there is a competitive demand for new or remodeled structures. Involve all segments of the business community when developing a strategic redevelopment focus.
- 10) Obtain special legislation for Capital City State Complex Aid that would provide state money to St. Paul to help pay for the cost of delivering city services to all the state owned facilities.
- 11) Obtain more adequate Metropolitan funding for the Como Zoo complex. Ninety percent of the visitors to the free zoo are non-St. Paul residents.
- 12) Revise fee structures for discretionary services to have non-residents pay a higher fee than St. Paul residents. For example, why should a person living in Cottage Grove pay the same fee for using Day Care Service at a St. Paul Recreation as a St. Paul resident.

2026 Approved Property Taxes Vastly Exceed Twin Cities Consumer Price Index:

- The 2026 annual inflation rate for the Twin Cities area as measured by the Consumer Price Index- All Urban Consumers was **2.4%** as of February.
- 2026 property taxes formally approved by elected officials and voters are **8.7%** more than those of 2025. That's more than **3 & 1/2** times the current inflation rate.

All Property Taxes (Certified Levies, School Market Value Levies And TIF Captured Taxes) INCREASED \$53M (7.5%) From \$701M In 2025 To \$754M In 2026:

- Certified Property Tax Levies and I.S.D. 625's Market Value Levies **INCREASED \$57,713,000 (8.7%)** from \$659,672,000 in 2025 to **\$717,385,000** in 2026.
- In addition to the \$717,385,000 in property taxes formally approved when budgets were adopted, there was also \$36,257,000 in Tax Increment Financing Property Taxes spread on St. Paul's TIF Districts without any formal approval by City officials. TIF Captured Taxes **Decreased \$5,057,000 (-12.2%)** from \$41,314,000 in 2025 to **\$36,257,000** in 2026.
- Resulting in **Total 2026 Property Taxation of \$753,642,000.**

Compare 2026 Tax Levy Increases For Each Unit Of Government, And Their Levy Share As A Percentage Of All Taxes Levies Spread On The St. Paul Tax Base:

- **Ramsey County's** three Certified Tax Levies combined had a total **7.3% Increase**. But the St. Paul tax base share was only a **6.6% Increase**, that's because taxable values in Suburban Ramsey grew more than St. Paul values.
 - Three Ramsey County Levies are 29.4% of St. Paul's 2026 Total Taxes. The total is for levies approved by budget adoption and does not include TIF taxes.
- **Metropolitan Council's and Metropolitan Mosquito Control's** Certified Tax Levies combined had a total **1.6% Increase**.
 - Two Metro Governments Levies are 1.1% of St. Paul's 2026 Taxes.
- **St. Paul Public Schools** combined Certified Tax Levy and Market Value Levy **Increased 14.9%**, after the St. Paul voters approved a new Market Value Tax Levy.
 - Two I.S.D. 625 Levies are 35.4% of St. Paul's 2026 Taxes.

- **City of St. Paul's Certified Tax Levy Increased 5.3%**
 - City of St. Paul Levy is 32.4% of St. Paul's 2026 Taxes.
- **St. Paul Housing & Redevelopment Auth,'s Certified Tax Levy Did Not Change.**
 - Housing & Redevelopment Authority Levy is 0.9% of St. Paul's 2026 Taxes.
- **St. Paul Port Authority Certified Tax Levy Decrease 0.1%.**
 - Port Authority Levy is 0.8% of St. Paul's 2026 Taxes. **(p1)**

Extreme Changes In Estimated Market Value (EMV) In Saint Paul Resulted In Great Volatility In Taxation Across Property Classes:

- Because of the extreme changes in the 2025 Estimated Market Value of St. Paul property (used for Payable 2026 Property Taxes), many property owners are going to see Pay 2026 Tax **Increases** greater than **8.7%**, while some property owners are going to see Tax **Decreases**.
- For Payable 2026 Property Taxes, for each class of property, **In\$ight** took the Total Estimated Market Valuations determined by the Ramsey County Assessor; and then we subtracted out the New Construction Values determined by the Assessor.
- Thus, we ended up with an Average Adjusted Estimated Market Value for each property class that generally reflects changes in both the St. Paul and Suburban Ramsey real estate markets.
- Below are the averages for the four major property classes:
 - **St. Paul Apartment EMV Decreased an average of 5.9%**, while Suburban Apartments EMV **Decreased 4.2%**.
 - **St. Paul Commercial EMV Decreased an average of 4.3%**, while Suburban Commercial EMV **Decreased 0.9%**.
 - **St. Paul Industrial EMV Increased an average of 1.2%**, while Suburban Industrial EMV **Increased 3.0%**.
 - **St. Paul Residential (1-3 Units) EMV Increased an average of 4.0%**, while Suburban Residential EMV **Increased 4.3%**

For Taxes Payable 2026, The Total Estimated Market Values In Suburban Ramsey County Increased Substantially Compared to Saint Paul's EMV:

- **Including** New Construction EMV, the 2026 TOTAL EMV for Ramsey County **Increased 3.5%**. **St. Paul grew at 2.2%**. Suburban Ramsey grew **4.7%**, more than twice St. Paul's growth rate.
- **Excluding** New Construction EMV for Pay 2026, Ramsey County **Increased 2.1%**. **St. Paul grew at 1.3%**. Suburban Ramsey grew **2.7%**. more than twice St. Paul.
- Suburban Ramsey EMV is growing more that St. Paul, and real estate demand is generating higher values in the suburbs.
- In all of Ramsey County, **Property Tax Burden is shifting from Commercial and Apartments to Residential Homes.** (p2)

St. Paul Neighborhood EMVs Varied Greatly, With A Deep Decrease In The EMVs For Downtown:

- The Ramsey County Assessor has seventeen geographic areas for St. Paul. Sixteen are local Neighborhoods and the other is the Downtown District. View **p3** to see how the Estimated Market Value for each of the seventeen areas has changed since 2020 (pre-Covid).
- Since 2020, Total Neighborhood EMV for the 16 areas has **Increased 25.9%**. EMV growth for individual areas ranged from a Low of 11.5% to a High of 40.4%.
- Since 2020, the 16 neighborhoods combined had an EMV **Increase of \$7 Billion**. During that same time, Downtown EMV **Decreased 14%**, a **Loss of \$308 million**.
 - This past year alone, **Downtown Lost 5.4%** of its EMV; while **St. Anthony Park Lost 1.7%** of its EMV and **West 7th Lost 1.1%** of its EMV. (p3)

When You Apply the 2026 Tax Rates To The Different Classes of Property With Different Average Inflationary Growth Rates, You End Up With Significantly Different Property Tax Burdens for Payable 2026. Here Are Six Examples:

- If a **St. Paul 2025 Median Value Residential Homestead** of \$275,300 had its **EMV Increased by 4%**, it would get a **10.8% Property Tax Increase of \$503**.
 - The 2025 tax was \$4,158 while the 2026 tax is \$4,662.

- If a **2025 3-unit Residential Non-Homestead** property of \$400,000 had its **EMV Increased by 4%**, it would get a **9.9% Property Tax Increase of \$714**.
 - The 2025 tax was \$6,498 while the 2026 tax is \$7,212.
- If a **2025 Apartment (4 units or more)** property of \$2,000,000 had its **EMV Reduced by 5.9%**, it would get a **0.6% Property Tax Decrease of \$230**.
 - The 2025 tax was \$39,703 while the 2026 tax is \$39,473.
- If a **2025 Low-income Rental Housing** property of \$2,000,000 had its **EMV Reduced by 5.9%**, it would get a **10.3% Property Tax Increase of \$1,240**.
 - The 2025 tax was \$10,856 while the 2026 tax is \$12,097. The large **10.3% Increase** is attributed to ISD 625's new Market Value Levy. FYI, Low-Income Rental Housing pays property taxes at about one-fourth of what a regular apartment pays.
- If a **2025 Commercial** property of \$2,000,000 had its **EMV Reduced by 4.3%**, it would get a **0.5% Property Tax Decrease of \$322**.
 - The 2025 tax was \$60,256 while the 2026 tax is \$59,935.
- If a **2025 Industrial** property of \$2,000,000 had its **EMV Increased by 1.2%**, it would get a **5.0% Property Tax Increase of \$3,186**.
 - The 2025 tax was \$60,256 while the 2026 tax is \$63,442. (p4)

The Impact Of TIF On Property Taxpayers Inside And Outside Of TIF Districts:

When our fellow citizens and property owners express their frustration with St. Paul's highest property taxes, *In\$ight St. Paul* always puts some focus on the use of Tax Increment Financing (TIF).

St. Paul's HRA and Port Authority use TIF to support the development of St. Paul's tax base. TIF can be used to remove blight & pollution, and to facilitate industrial, commercial and residential developments; some of which create permanent jobs.

TIF provides the upfront money for a Public Subsidy which can provide an enhanced profit for the private developer, and which eventually lowers the purchase price of properties for sale inside the TIF District.

Owners of property inside a TIF District pay the same amount of property taxes as property owners outside a TIF District, assuming they have the same EMV and property type. Once the TIF District is operational, all the new tax increments captured are used to repay the Public Subsidy. This lasts up to 25 years for most Districts.

While a TIF District is in existence, the owners of the property living **Inside** the TIF District have all their taxes captured to repay the Public Subsidy. TIF taxes are not being captured to pay for the cost of government services provided to the property and people **Inside** the TIF District. All the properties **Outside** of the TIF District must pay for the government services provided inside the TIF districts.

For Pay 2026 property taxes, St. Paul's Median Value Residential Homestead with a \$289,200 EMV pays 6.6% of its taxes for the government services provided free to TIF properties. That TIF burden for a Non-TIF property is \$349. (p5) Other property classes pay between 6.5% and 7.1% for government services for TIF properties. (p6)

St. Paul Is The Largest User Of TIF In Minnesota:

- For Payable 2026, we have \$25M of Captured TIF Tax Capacity, which is about 6.1% of our tax base.
- The Estimated Market Value of properties located in TIF Districts is over \$2.2 Billion.
- The amount of property taxes scheduled for capture this year is \$36,257,000.
- Since 1975, St. Paul has collected over \$1Billion in Captured Tax Increments for Public Subsidies. That is a lot of money for Non-TIF taxpayers to pay extra so TIF District Property Owners can buy their properties for a discount.
- In 2025 Minneapolis was Minnesota's second largest TIF user with \$16,771,721 captured tax capacity, equaling 2.1% of their tax base. By comparison, St. Paul had \$28,684,858 captured tax capacity, equaling 7.0% of our 2025 tax base. In 2025, St. Paul had 71% more TIF usage than 2nd place Minneapolis. (p7)

Redevelopment Of Downtown St. Paul Requires A Strategic, Competitive Focus:

- Something that should be talked about: In some cases, TIF Public Subsidies have initiated overbuilding in Downtown St. Paul without there being adequate demand for the development. This has generated high vacancies in competitive commercial buildings and created an uneven playing field for other existing buildings, even other TIF buildings. This happens because subsidized TIF projects rent at reduced rates. Ultimately, many of the buildings do not generate enough income to adequately operate and maintain the structures. All of which reduces valuations and property taxes.

In Closing **St. Paul's 2026 Property Taxes: The Big Picture** report, **In\$ight St. Paul** respectfully asks our elected officials to:

- 1) Implement the 12 Recommendations **In\$ight** identified on page 2.
- 2) Remember that having the highest property taxes results in lower valuation of property, discourages new development and encourages people to not want to live in the Capital City.
- 3) Encourage active citizen participation in the budgeting process so spending priorities can be based more on common-good priority needs, rather than on desirable wants.
- 4) Tie future property tax growth to the consumer price inflation index.
- 5) Work cooperatively with our new Mayor Her, as St. Paul's challenges are significant.
- 6) Contact any member of the **In\$ight Steering Committee** if you have any questions.

Thank you all for your time and willingness to be enlightened. Know that **Fiscal Constraint** helps make for great elected officials.

Respectfully Requested, **In\$ight St. Paul.**

Jane Prince,	Committee Co-chair	Ward 7	jane.prince@gmail.com
Gary Todd,	Committee Co-chair	Ward 2	grtodd@comcast.net
Julian Loscalzo,	Steering Comm. Chair	Ward 1	julian@ballparktours.net
Carl Michaud,	CIB Working Comm. Chair	Ward 1	michaudmoose@aol.com
John Mannillo,	TIF Working Comm. Chair	Ward 2	john@mannillowomack.com
Greg Blee,	Steering Committee	Ward 7	gmb1948cell@gmail.com
Joe Errigo,	Steering Committee	Ward	errigo5@gmail.com
Gerry McInerney,	Steering Committee	Ward 7	gpmac6559@gmail.com
Gerry Mischke,	Steering Committee	Ward 1	gerry.mischke@gmail.com
Bob Muschewske,	Steering Committee	Ward 1	rmuschewske@comcast.net
Donna Swanson,	Steering Committee	Ward 2	dm1swanson@gmail.com

For more perspectives on tax burdens for St. Paul,
Please visit **In\$ight's** website at insightstpaul.org

If you are a St. Paul citizen or property owner and would like to get involved with **In\$ight St. Paul** in tax reduction advocacy, please email Donna Swanson at insight.st.paul@gmail.com

2026 Property Tax Levies vs. 2025 Levies for the St. Paul Tax Base

This page displays the amount of property taxes to be collected for each government; and how much comes from St.Paul's Taxbase.

Source: Ramsey County's Tax Calculator Website

Excludes Data for St. Paul Airport Taxbase and Watershed District Taxes

As of Feburary 2026, the Twin Cities Annual Inflation Rate was 2.4%, as measured by the Consumer Price Index - U.

2026 Property Taxes approved by elected officials is 8.7% greater than 2025, that is more than 3 & 1/2 times Twin Cities inflation.

In addition to levies certified by elected officials, 2026 Tax Increment Property Taxes of \$36,257,000 is spread without any formal budget approval.

Total Property Taxes (Net Tax Capacity Certified, Market Value & T.I.F.) is Estimated at \$753,642,000, which is a 7.5% Increase of \$52,656,000.

St.Paul's Tax Base grew 1.9% for 2026, while Suburban Ramsey Co.'s grew 3.7%.

St. Paul is 45.8% of the Ramsey Co. Tax Base.

Ramsey County Tax Base Share: St.Paul vs. Suburbs		Tax Base Value		Tax Base Value		Tax Base Growth	
1	St.Paul's Net Tax Capacity Value for Local Tax Rates	342,679,701	46.2%	349,178,592	45.8%	6,498,891	1.90%
2	Suburban Ramsey's Net Tax Capacity Value for Local Tax Rates	398,871,559	53.8%	413,752,584	54.2%	14,881,025	3.73%
3	Ramsey Co.'s Total Net Tax Capacity Value for County Tax Rates	741,551,260	100%	762,931,176	100%	21,379,916	2.88%

	PAYABLE 2025 TAXES			PAYABLE 2026 TAXES			2025 / 2026 CHANGE		
	CERTIFIED LEVIES (Net Tax Capacity)	ESTIMATED MARKET VALUE LEVIES	TOTAL PROPERTY TAXES SPREAD	CERTIFIED LEVIES (Net Tax Capacity)	ESTIMATED MARKET VALUE LEVIES	TOTAL PROPERTY TAXES SPREAD	AMOUNT	PERCENT	
Ramsey Co. Board Approved Levies:									
4	Ramsey Co - General Government	379,013,612		379,013,612	411,139,562		411,139,562	32,125,950	8.5%
5	Ramsey Co - Regional Rail Authority	36,219,703		36,219,703	36,219,703		36,219,703	0	0.0%
6	Ramsey Co - Housing & Redevelop. Auth.	13,584,665		13,584,665	14,033,600		14,033,600	448,935	3.3%
7	Ramsey Co - Total for Three Levies	428,817,980	0	428,817,980	461,392,865	0	461,392,865	32,574,885	7.6%
8 Ramsey Co. Taxbase's Share of Metro Levies									
9	Metropolitan Council	13,845,520		13,845,520	14,135,966		14,135,966	290,446	2.1%
10	Mosquito Control	2,814,939		2,814,939	2,951,556		2,951,556	136,617	4.9%
11	Ramsey Co.'s Share of Metro Levies	16,660,459	0	16,660,459	17,087,522	0	17,087,522	427,063	2.6%

	Share									
12	St.Paul Taxbase Share: Ramsey Co. Levies	198,161,914		198,161,914	211,170,438		211,170,438	29.4%	13,008,524	6.6%
13	St.Paul Taxbase Share: Metro Levies	7,698,997		7,698,997	7,820,623		7,820,623	1.1%	121,625	1.6%
14	St.Paul School District 625	144,729,117	76,119,325	220,848,442	141,169,709	112,562,677	253,732,386	35.4%	32,883,944	14.9%
15	City of St.Paul	220,798,794	0	220,798,794	232,501,130		232,501,130	32.4%	11,702,336	5.3%
16	St.Paul Housing & Redevelop. Auth.	6,636,903	0	6,636,903	6,636,875		6,636,875	0.9%	(28)	-0.0%
17	St.Paul Port Authority	5,527,366	0	5,527,366	5,523,884		5,523,884	0.8%	(3,482)	-0.1%
18	TOTAL PROPERTY TAXES LEVIED:	583,553,091	76,119,325	659,672,416	604,822,659	112,562,677	717,385,336	100%	57,712,920	8.7%
19	Tax Increment Financing Property Taxes for HRA & Port Authority			41,313,536		Approximate	36,257,000		(5,056,536)	-12.2%
20	TOTAL PROPERTY TAXES (Certified & No Action TIF Taxes)			700,985,952			753,642,336		52,656,384	7.5%

Est. Mkt. Val. Changes from 2020 to 2025 for St. Paul by Property Class

Displays the Changes in Estimated Market Values for St. Paul's and Suburban Ramsey County's Tax Bases

Source: Ramsey County Assessor's Annual Valuation Reports

In\$ight St. Paul

04/06/2026

Between 2020 and 2025, St. Paul's TOTAL Taxable E.M.V. Increased 22.9%. A \$6.7 Billion Growth.

St. Paul's Commercial E.M.V. Decreased 3.5%, While Industrial E.M.V. Increased 33.6% during the 6 Years.

St. Paul's Residential Homes E.M.V. Increased 31.3%, While Apartment E.M.V. Increased 10.0% during the 6 Years.

After Subtracting-Out New Construction E.M.V. that was added between 2024 & 2025, the Average Growth Rates That Reflect Real Estate Market Value Changes for St. Paul Are: a 5.9% DECREASE For Apartments, a 4.3% DECREASE For Commercial Properties, a 1.2% INCREASE For Industrial Properties, and a 4.0% INCREASE For Residential Homes.

The Average Growth Rate That Reflect Real Estate Market Value Changes For The Total Of St. Paul Was 1.3%

The Average Growth Rate That Reflect Real Estate Market Value Changes For The Total Of Suburban Ramsey Was 2.7%

Property Class	2020 TOTAL Estimated Market Value	2024 TOTAL Estimated Market Value	2025 TOTAL Estimated Market Value	2025 NEW CONST. Est. Mkt. Val.	2025 Real Estate E.M.V. With No New Construct	2020 Vs 2025 Change		2024 Vs 2025 Change		2024 Vs 2025 Change	
						TOTAL Estimated Market Value	PERC.	TOTAL Estimated Market Value	PERC.	Real Estate E.M.V. With No New Construct	PERC.
1 Agricultural	4,641,800	4,894,800	1,407,000	0	1,407,000	(3,234,800)	-69.7%	(3,487,800)	-75.1%	(3,487,800)	-247.9%
2 Apartment	5,847,292,300	6,729,121,200	6,434,593,300	82,750,100	6,351,843,200	587,301,000	10.0%	(294,527,900)	-5.0%	(377,278,000)	-5.9%
3 Commercial	3,540,974,900	3,543,461,000	3,417,320,800	19,609,800	3,397,711,000	(123,654,100)	-3.5%	(126,140,200)	-3.6%	(145,750,000)	-4.3%
4 Industrial	1,302,156,800	1,712,960,100	1,739,527,100	6,191,500	1,733,335,600	437,370,300	33.6%	26,567,000	2.0%	20,375,500	1.2%
5 Residential	18,551,732,300	23,308,338,400	24,361,858,600	87,715,000	24,274,143,600	5,810,126,300	31.3%	1,053,520,200	5.7%	965,805,200	4.0%
6 ST. PAUL Total	29,246,798,100	35,298,775,500	35,954,706,800	196,266,400	35,758,440,400	6,707,908,700	22.9%	655,931,300	2.2%	459,664,900	1.3%

7 Agricultural	28,524,300	21,023,600	20,284,900	0	20,284,900	(8,239,400)	-28.9%	(738,700)	-2.6%	(738,700)	-3.6%
8 Apartment	3,377,559,700	4,490,300,400	4,470,349,300	167,721,100	4,302,628,200	1,092,789,600	32.4%	(19,951,100)	-0.6%	(187,672,200)	-4.2%
9 Commercial	4,153,341,100	4,382,157,700	4,377,036,100	35,780,300	4,341,255,800	223,695,000	5.4%	(5,121,600)	-0.1%	(40,901,900)	-0.9%
10 Industrial	1,965,449,400	2,589,183,200	2,684,083,700	14,282,700	2,669,801,000	718,634,300	36.6%	94,900,500	4.8%	80,617,800	3.0%
11 Residential	21,720,969,900	28,199,451,200	29,609,657,200	139,949,100	29,469,708,100	7,888,687,300	36.3%	1,410,206,000	6.5%	1,270,256,900	4.3%
12 SUBURBS	31,245,844,400	39,682,116,100	41,161,411,200	357,733,200	40,803,678,000	9,915,566,800	31.7%	1,479,295,100	4.7%	1,121,561,900	2.7%

13 RAMSEY Total	60,492,642,500	74,980,891,600	77,116,118,000	553,999,600	76,562,118,400	16,623,475,500	27.5%	2,135,226,400	3.5%	1,581,226,800	2.1%
-----------------	----------------	----------------	----------------	-------------	----------------	----------------	-------	---------------	------	---------------	------

Estimated Market Values from 2020 to 2025 for St. Paul's 17 Taxing Areas

Displays the Changes in Estimated Market Values for St. Paul's 17 Taxing Areas and for Suburban Ramsey County.

The E.M.V. Change Amount Includes Values For New Construction & Newest Values Reflecting the 2025 Real Estate Market.

Source: Ramsey County Assessor's Annual Reports 2025 Estimated Market Values Are Used To Determine Payable 2026 Property Taxes

Between 2020 And 2025, St. Paul's TOTAL Taxable EMV INCREASED 22.9%. A \$6.7 Billion Growth. In\$ight St. Paul 04/09/2026

Suburban Ramsey County's TOTAL Taxable EMV INCREASED 31.7% For The 6 Years. A \$9.9 Billion EMV Growth.

Ramsey Co.'s TOTAL Taxable EMV INCREASED 27.5% For The 6 Years, With 40.3% Coming From The St. Paul Tax Base.

Since 2020, St. Paul's 16 Residential Neighborhoods' EMV INCREASED An Average of 25.9%, Ranging From 11.5% To 40.4%.

But Since 2020, Downtown's EMV Decreased 14.0%. Commercial Vacancies Drove Values Down By \$308.2 Million.

In The Past Year, 3 Of St. Paul's 17 Taxing Areas Had Total EMV DECREASES: West 7th, St. Anthony Park & Downtown.

ST. PAUL'S 17 TAXING AREAS	2020	2024	2020 Vs. 2024 CHANGE		2025	2024 Vs. 2025 CHANGE		2020 Vs. 2025 CHANGE	
	ESTIMATED MARKET VALUE	ESTIMATED MARKET VALUE	ESTIMATED MARKET VALUE	PERCENT	ESTIMATED MARKET VALUE	ESTIMATED MARKET VALUE	PERCENT	ESTIMATED MARKET VALUE	PERCENT
1 Sun Ray-Battlecreek #1	1,580,859,300	1,937,566,900	356,707,600	22.6%	1,942,648,800	5,081,900	0.3%	361,789,500	22.9%
2 Greater East Side # 2	1,680,117,300	2,105,967,400	425,850,100	25.3%	2,210,271,200	104,303,800	5.0%	530,153,900	31.6%
3 West Side #3	1,195,850,700	1,597,642,100	401,791,400	33.6%	1,679,498,600	81,856,500	5.1%	483,647,900	40.4%
4 Dayton's Bluff #4	991,465,500	1,287,348,400	295,882,900	29.8%	1,352,381,800	65,033,400	5.1%	360,916,300	36.4%
5 Payne Phalen #5	1,763,808,000	2,214,237,400	450,429,400	25.5%	2,308,002,800	93,765,400	4.2%	544,194,800	30.9%
6 North End #6	1,248,538,600	1,573,662,700	325,124,100	26.0%	1,634,640,500	60,977,800	3.9%	386,101,900	30.9%
7 Thomas Dale #7	785,741,200	1,002,354,800	216,613,600	27.6%	1,050,769,600	48,414,800	4.8%	265,028,400	33.7%
8 Summit University #8	1,658,538,600	1,986,919,200	328,380,600	19.8%	2,013,288,500	26,369,300	1.3%	354,749,900	21.4%
9 West 7th #9	1,722,082,700	1,942,628,600	220,545,900	12.8%	1,920,924,600	(21,704,000)	-1.1%	198,841,900	11.5%
10 Como #10	1,694,153,000	2,017,985,300	323,832,300	19.1%	2,090,188,500	72,203,200	3.6%	396,035,500	23.4%
11 Hamline-Midway #11	1,046,344,600	1,382,914,200	336,569,600	32.2%	1,423,398,900	40,484,700	2.9%	377,054,300	36.0%
12 St. Anthony Park #12	1,795,390,800	2,189,730,200	394,339,400	22.0%	2,151,836,900	(37,893,300)	-1.7%	356,446,100	19.9%
13 Union Park #13	2,256,152,400	2,760,566,200	504,413,800	22.4%	2,792,070,100	31,503,900	1.1%	535,917,700	23.8%
14 Mac Groveland #14	2,789,501,700	3,318,895,600	529,393,900	19.0%	3,445,121,700	126,226,100	3.8%	655,620,000	23.5%
15 Highland #15	3,587,916,100	4,531,675,700	943,759,600	26.3%	4,563,481,600	31,805,900	0.7%	975,565,500	27.2%
16 Summit Hill #16	1,243,233,000	1,441,923,300	198,690,300	16.0%	1,477,315,700	35,392,400	2.5%	234,082,700	18.8%
17 Sub16 Neighborhoods	27,039,693,500	33,292,018,000	6,252,324,500	23.1%	34,055,839,800	763,821,800	2.3%	7,016,146,300	25.9%
18 DOWNTOWN #17	2,207,104,600	2,006,757,500	(200,347,100)	-9.1%	1,898,867,000	(107,890,500)	-5.4%	(308,237,600)	-14.0%
19 St Paul Total	29,246,798,100	35,298,775,500	6,051,977,400	20.7%	35,954,706,800	655,931,300	1.9%	6,707,908,700	22.9%
20 Suburban Ramsey	31,245,844,400	39,682,116,100	17,573,721,600	56.2%	41,161,411,200	1,966,298,700	5.0%	9,915,566,800	31.7%
21 Total Ramsey	60,492,642,500	74,980,891,600	23,625,699,000	39.1%	77,116,118,000	2,622,230,000	3.5%	16,623,475,500	27.5%

St. Paul 2026 Property Tax Changes For Properties With Average EMV Changes.

This Display Uses The Estimated Market Value Change For Each Property Class From 2025 To 2026, After Subtracting Out New Construction EMV Valuations. This Determined An Average Real Estate Growth Estimate For Each Property Class.

Source: Ramsey County Assessor & Taxation,

In\$ight St. Paul's Estimates at 04/08/2026

The Total 2026 Increase In Certified Tax Levies And ISD Market Value Levies For The St. Paul Taxbase Was 8.7%

Some Property Classes Will See Decreases In Their Taxes Because The Estimated Market Value For Their Property Declined.

Some Property Classes Will See Increases In Their Taxes Greater Than 8.7%, Because The Estimated Market Value For Their Property Increased, Or Because Other Classes of Properties Are Paying A Smaller Tax Share Because Their Property Had An Estimated Market Value Reduction.

On Average, The Median Valued Homestead Will See A 10.8% Increase In Taxes, And Low Income Rental Properties Will See a 10.3% Increase.

On Average, 4+ Unit Apartments Will See A Tax Decrease of 0.6%, While Commercial Properties Will See A Tax Decrease of 0.5%

On Average, Industrial Properties Will See A 5.0% Increase In Pay 2026 Property Taxes

		Median Value Residential Homestead	Residential Homestead	Residential Non-Homestead 1-3 Units	Apartment 4+ Units	Low Income Rental Housing	Commercial	Industrial
Actual Payable 2025 Property Tax								
1	Estimated Market Value for Taxes Pay 2025	275,300	400,000	400,000	2,000,000	2,000,000	2,000,000	2,000,000
2	Homestead E.M.V. Exclusion	21,773	10,550	none	none	none	none	none
3	Taxable Market Value After Homestead Exclous.	253,527	389,450	400,000	2,000,000	2,000,000	2,000,000	2,000,000
4	Tax Capacity Value (Tax Rates Applied To)	2,535	3,895	4,000	25,000	5,000	39,250	39,250
5	Tax Rate for Certified Levies (Cap Reg Water)	1.44234395	1.44234395	1.44234395	1.44234395	1.44234395	1.44234395	1.44234395
6	PROPERTY TAX for Certified Levies	3,657	5,617	5,769	36,059	7,212	56,612	56,612
7	Tax Rate For ISD Voter Market Value Levy	0.00182221	0.00182221	0.00182221	0.00182221	0.00182221	0.00182221	0.00182221
8	PROPERTY TAX - ISD Market Value Levy	502	729	729	3,644	3,644	3,644	3,644
9	2025 Total Property Tax	4,158	6,346	6,498	39,703	10,856	60,256	60,256
10	Average EMV Change Without New Construction EMV	4.0%	4.0%	4.0%	-5.9%	-5.9%	-4.3%	1.2%
Actual Payable 2026 Property Tax								
11	Estimated Market Value for Taxes Pay 2026	286,312	416,000	416,000	1,882,000	1,882,000	1,914,000	2,024,000
12	Homestead E.M.V. Exclusion	20,782	9,110	none	none	none	none	none
13	Taxable Market Value After Homestead Exclous.	265,530	406,890	416,000	1,882,000	1,882,000	1,914,000	2,024,000
14	Tax Capacity Value (Tax Rates Applied To)	2,655	4,069	4,160	23,525	4,705	37,530	39,730
15	Tax Rate for Certified Levies (Cap Reg Water)	1.45464938	1.45464938	1.45464938	1.45464938	1.45464938	1.45464938	1.45464938
16	PROPERTY TAX for Certified Levies	3,863	5,919	6,051	34,221	6,844	54,593	57,793
17	Tax Rate For ISD Voter Market Value Levy	0.00279092	0.00279092	0.00279092	0.00279092	0.00279092	0.00279092	0.00279092
18	PROPERTY TAX - ISD Market Value Levy	799	1,161	1,161	5,253	5,253	5,342	5,649
19	2026 Total Property Tax	4,662	7,080	7,212	39,473	12,097	59,935	63,442
20	2025 Vs. 2026 - DOLLAR Change	503	734	714	(230)	1,240	(322)	3,186
21	2025 Vs. 2026 - PERCENT Change	10.8%	10.4%	9.9%	-0.6%	10.3%	-0.5%	5.0%

Tax Increment Financing Property Tax Costs For St. Paul's 2026 Residential Homesteads

This "What If" Scenario Estimates the T.I.F. Tax Impact on Six Owner-Occupied Single Family Homes.

In\$ight St.Paul's Estimates at 04/07/2026

Taxes Paid By T.I.F Property Owners Are Captured To Pay The Development Subsidy (Reduces Owner's Buy Cost).

The Cost To Provide Government Services To Properties In A T.I.F. Distict Is Paid By Properties Outside The District.

If No T.I.F. Districts Existed At All, 2026 Homestead Property Taxes Would Be Approximately 6.5% Lower.

In 2026, The Median Value Homestead Pays \$349 To Provide Free Government Services To T.I.F. Properties.

If T.I.F. Financing Was Not In Use, The Median Value Homestead Would Pay \$349 Less In Property Taxes.

FYI, The 2025 Median Value Homestead Paid \$332 For Government Services Not Paid By T.I.F. Properties.

T.I.F. Taxes Are Annually Spread Without Review & Approval By City Council When Adopting Budgets.

It Is Important That T.I.F. Districts Be Decertified As Soon As Outstanding Debt Obligations Are Satisfied.

Doing So Will Reduce Property Tax Burden and May Provide Excess Increments to Ramsey Co. & ISD 625.

NET TAX CAPACITY VALUATIONS				TAX RATES		PROPERTY TAXES	
Total Taxbase's Tax Capacity (Includes TIF Properties)	Less Captured Tax Capacity In TIF Districts	Tax Capacity Valuation Contributed To Fiscal Disparities Sharing Pool	Adjusted Net Tax Capacity Value Used For Local Tax Rate	Total St. Paul Tax Rate (Using Cap Region Watershed)	Estimated Average Tax Rate for ALL TIF Districts	Taxes Paid By ALL St. Paul Properties (includes TIF) For Services & TIF Subsidies	Taxes Paid By TIF Properties For Their Development Subsidies

Actual Tax Rate Calculation For Payable 2026 Taxes

1	410,606,688	(24,961,538)	(37,209,250)	348,435,900	145.46494	145.250	506,852,066	36,256,634
2	100%	-6.08%	-9.06%	84.86%				

"What If" Pay 2026 Tax Rate Calculation If No T.I.F. Development Existed

3	(24,961,538)	24,961,538	2,262,019	2,262,019			(36,256,634)	
4	385,645,150	0	(34,947,231)	350,697,919	134.18826		470,595,432	None

Median EMV

Actual Payable 2026 Property Tax Calculation (With 69 Active TIF Districts In 2026).

5	Est Market Value Pay 2026	150,000	200,000	289,200	350,000	400,000	500,000
6	Homestead EMV Exclusion	(33,050)	(28,550)	(20,522)	(15,050)	(10,550)	(1,550)
7	Taxable Market Value	116,950	171,450	309,722	334,950	389,450	498,450
8	Tax Capacity Value	1,170	1,715	3,097	3,350	3,895	4,985
9	Tax Rate for Certified Levies	1.454649	1.454649	1.454649	1.454649	1.454649	1.454649
10	Property Tax - Certified Levies	1,701	2,494	4,505	4,872	5,665	7,251
11	TaxRate ISD Voter E.M.V. Levy	0.279092	0.279092	0.279092	0.279092	0.279092	0.279092
12	Property Tax ISD E.M.V. Levy	419	558	807	977	1,116	1,395
13	TOTAL Property Tax	2,120	3,052	5,313	5,849	6,782	8,646

Pay 2026 Tax If No Property Taxes Collected To Pay For Gov. Services For TIF Districts

14	Lower TaxRate forCert.Levies	1.341883	1.341883	1.341883	1.341883	1.341883	1.341883
15	Less Prop.Tax forCert.Levies	1,569	2,301	4,156	4,495	5,226	6,689
16	Property Tax ISD E.M.V. Levy	419	558	807	977	1,116	1,395
17	TOTAL Property Tax	1,988	2,859	4,963	5,471	6,342	8,084
18	Tax Reduction - If NoTIF	(132)	(193)	(349)	(378)	(439)	(562)
19	Reduction Percent - If No TIF	-6.2%	-6.3%	-6.6%	-6.5%	-6.5%	-6.5%

St.Paul 2026 Tax Increment Financing Property Tax Costs For 6 Different Property Types

This "What If" Scenario Estimates T.I.F. Tax Impact on 6 Different Property Classes Valued @ \$2,000,000

In\$ight St. Paul's Estimates at 04/07/2026

Taxes Paid By T.I.F Property Owners Are Captured To Pay The Development Subsidy (Reduces Owner's Buy Cost).

The Cost To Provide Government Services To Properties In A T.I.F. District Is Paid By Properties Outside The District.

If No T.I.F. Districts Existed At All In 2026, Most Properties Would Pay 6.5% to 7.1% LESS Property Taxes.

Downtown St. Paul Redevelopment Is A Major Challenge Before The Mayor And City Council.

It is Important To Note That In 2026, A \$2,000,000 Commerical Property Pays More Than Seven Times The Property Taxes Generated By A \$2,000,000 Low Income Rental Property.

Low Income Rental Properties Pay Only 25% of the ISD's Market Value Tax Levy Other Properties Pay.

T.I.F. Taxes Are Annually Spread Without Review & Approval By City Council When Adopting Budgets.

It Is Important That T.I.F. Districts Be Decertified As Soon As Outstanding Debt Obligations Are Satisfied.

Doing So Reduces Property Tax Burden And May Provide Excess Increments To Ramsey Co. & ISD 625.

NET TAX CAPACITY VALUATIONS				TAX RATES		PROPERTY TAXES	
Total Taxbase's Tax Capacity (Includes TIF Properties)	Less Captured Tax Capacity In TIF Districts	Tax Capacity Valuation Contributed To Fiscal Disparities Sharing Pool	Adjusted Net Tax Capacity Value Used For Local Tax Rate	Total St. Paul Tax Rate (Using Cap Region Watershed)	Estimated Average Tax Rate for ALL TIF Districts	Taxes Paid By ALL St. Paul Properties (includes TIF) For Services & TIF Subsidies	Taxes Paid By TIF Properties For Their Development Subsidies

Actual Tax Rate Calculation For Payable 2026 Taxes

1	410,606,688	(24,961,538)	(37,209,250)	348,435,900	145.46494	145.250	506,852,066	36,256,634
2	100%	-6.08%	-9.06%	84.86%				

"What If" Pay 2026 Tax Rate Calculation If No T.I.F. Development Existed

3	(24,961,538)	24,961,538	2,262,019	2,262,019			(36,256,634)	
4	385,645,150	0	(34,947,231)	350,697,919	134.18826		470,595,432	None

	Vacant Land	Agriculture Homestead	Residential Homestead	Residential Non-Homestead	Low Income Rental Housing	Commercial Industrial
5 Est Market Value Pay 2026	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
6 Homestead EMV Exclusion	None	None	None	None	None	None
7 Taxable Market Value	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
8 Tax Capacity Value	20,000	23,750	23,750	25,000	5,000	39,250
9 TaxRate ISD Voter E.M.V. Levy	0.279092	0.279092	0.279092	0.279092	0.069773	0.279092

Actual Payable 2026 Property Tax Calculation (With 69 Active TIF Districts In 2026).

10 Tax Rate for Certified Levies	1.454649	1.454649	1.454649	1.454649	1.454649	1.454649
11 Property Tax - Certified Levies	29,093	34,548	34,548	36,366	7,273	57,095
12 Property Tax ISD E.M.V. Levy	5,582	5,582	5,582	5,582	1,395	5,582
13 TOTAL Tax With TIF	34,675	40,130	40,130	41,948	8,669	62,677

Pay 2026 Tax If No Property Taxes Collected To Pay For Gov. Services For TIF Districts

14 Lower Tax Rate for Cert. Levies	1.341883	1.341883	1.341883	1.341883	1.341883	1.341883
15 Less Prop. Tax for Cert. Levies	26,838	31,870	31,870	33,547	6,709	52,669
16 Property Tax ISD E.M.V. Levy	5,582	5,582	5,582	5,582	1,395	5,582
17 TOTAL Tax With No TIF	32,419	37,452	37,452	39,129	8,105	58,251
18 Tax Reduction - If NoTIF	(2,255)	(2,678)	(2,678)	(2,819)	(564)	(4,426)
19 Reduction Percent - If No TIF	-6.5%	-6.7%	-6.7%	-6.7%	-6.5%	-7.1%

52 Year History of Taxes Captured In St. Paul's Tax Increment Financing Districts 7 / 7

Source: Minn. Revenue Dept., Ramsey County Taxation, HRA 2005 CAFR, 1981 TIF Report & 1991 TIF Report

In\$ight StPaul

St. Paul's Total Estimated Market Value Does Not Include Values for Tax-Exempt Property and for St. Paul Airport Property.

04/02/2026

In 2026, Approximately 6.1 % of St. Paul's Tax Base is Captured For TIF Public Subsidies, Down from a 2008 High of 9.9% of Tax Base.

The Pay 2026 Captured TIF Taxes is Estimated to be \$36,257,000; Down \$8 Million from a 2024 High Capture of \$44,274,000.

The Estimated Market Value of Properties In St. Paul's 2026 TIF Districts Is \$2.2 Billion, Down \$597 Million from 2025 High of \$2.8 Billion.

Over \$1 Billion Property Taxes Were Collected From St. Paul TIF Districts Since 1975... to Publicly Subsidize Private Development Costs.

Since 2021, St. Paul Has Annually Captured More TIF Property Taxes Than Any Other City in Minn.: a Huge Burden on St. Paul Taxpayers.

Year	Tax Pay In	Total Est. Mkt. Val For Real & Personal Property	NET TAX CAPACITY VALUATIONS (Mn Tax System)					H.R.A. & Port Auth. TIF Districts			Approximate Estimated Market Value of TIF District Properties	
			Total Taxable Market Val. (TMV)	Total Tax Base Tax Capacity	Less Captured TIF Tax Capacity	Contribute N.T.C. To Fiscal Disparities	Adjusted N.T.C. Val. For Local Tax Rates	Captured Value as % Taxbase's Tax Cap.	Captured T.I.F. Property Taxes	Average Tax Rate For All TIF Districts		
1	2026	36,253,503,500	35,128,429,944	410,606,688	(24,961,538)	(37,209,250)	348,435,900	-6.079%	36,256,634	145.2500%	2,203,900,000	
2	2025	36,840,543,800	34,673,914,674	409,203,993	(28,684,867)	(38,514,800)	342,004,326	-7.010%	41,313,536	144.0255%	2,582,500,000	
3	2024	35,600,515,662	34,855,451,190	419,169,637	(32,977,680)	(35,144,063)	351,047,894	-7.867%	44,274,052	134.2546%	2,800,800,000	
4	2023	33,997,141,550	33,230,864,125	396,939,481	(30,891,460)	(36,064,569)	329,983,452	-7.782%	42,305,499	136.9488%	2,645,800,000	
5	2022	30,602,200,000	29,702,201,800	360,745,057	(29,131,990)	(36,138,837)	295,474,230	-8.076%	40,991,471	140.7095%	2,471,300,000	
6	2021	29,726,924,750	28,797,202,150	351,910,499	(29,833,780)	(31,993,904)	290,082,815	-8.478%	40,622,177	136.1617%	2,520,100,000	
7	2020	27,418,889,600	26,433,012,800	322,743,523	(26,923,822)	(32,865,952)	262,953,749	-8.342%	39,846,313	147.9965%	2,287,300,000	
8	2019	25,848,226,256	24,813,956,200	305,708,463	(26,379,678)	(29,904,769)	249,424,016	-8.629%	38,825,233	147.1786%	2,230,500,000	
9	2018	24,079,909,300	22,990,434,100	284,641,973	(24,444,421)	(27,280,719)	232,916,833	-8.588%	36,586,474	149.6721%	2,067,900,000	
10	2017	22,064,841,400	20,935,501,900	258,138,040	(20,845,549)	(25,323,391)	211,969,100	-8.075%	30,323,255	145.4663%	1,781,800,000	
11	2016	20,549,224,063	19,408,556,664	239,695,221	(22,093,778)	(22,956,874)	194,004,409	-9.217%	33,281,614	150.6379%	1,894,100,000	
12	2015	19,699,844,946	18,532,960,847	229,259,479	(20,745,465)	(24,568,718)	183,360,292	-9.049%	31,602,964	152.3367%	1,782,600,000	
13	2014	18,380,175,543	17,127,071,293	214,295,164	(20,796,378)	(22,810,737)	170,900,880	-9.705%	33,997,207	163.4766%	1,783,700,000	
14	2013	18,379,780,356	17,083,685,606	213,993,117	(20,826,317)	(24,033,245)	168,763,926	-9.732%	33,810,697	162.3460%	1,788,800,000	
15	2012	19,477,837,904	18,208,927,344	227,132,502	(22,376,701)	(25,585,922)	178,097,221	-9.852%	34,251,729	153.0687%	1,918,900,000	
16	2011	20,187,576,442	20,082,911,093	247,786,369	(22,828,278)	(29,483,436)	195,001,768	-9.213%	30,556,245	133.8526%	1,859,900,000	
17	2010	21,666,468,623	21,549,978,323	266,460,757	(25,462,650)	(30,378,751)	209,303,860	-9.556%	30,763,427	120.8179%	2,070,400,000	
18	2009	22,974,750,524	22,803,318,323	279,928,372	(25,975,787)	(26,324,268)	227,235,952	-9.279%	27,653,407	106.4584%	2,131,900,000	
19	2008	23,934,107,565	23,107,329,863	281,275,046	(27,910,887)	(23,361,861)	229,758,139	-9.923%	28,550,919	102.2931%	2,375,000,000	
20	2007	23,294,637,942	21,111,564,742	255,794,831	(22,973,298)	(19,318,641)	213,227,525	-8.981%	23,796,226	103.5821%	2,092,100,000	
21	2006	21,319,456,130	18,567,974,330	224,854,823	(18,233,377)	(17,075,063)	189,071,843	-8.109%	19,824,458	108.7262%	1,728,800,000	
22	2005	19,626,342,902	16,399,093,101	201,130,762	(17,770,800)	(16,383,464)	166,905,125	-8.835%	19,642,739	110.5338%	1,734,010,000	
23	2004			27 TIF Districts were collecting captured property taxes in 2004						19,763,562	HRA 2005 CAFR	
24	2003	In 2026,		25 TIF Districts were collecting captured property taxes in 2003						18,409,185	HRA 2005 CAFR	
25	2002	St. Paul Now		19 TIF Districts were collecting captured property taxes in 2002						16,867,927	HRA 2005 CAFR	
26	2001	Has 69 T.I.F.		17 TIF Districts were collecting captured property taxes in 2001						24,806,994	HRA 2005 CAFR	
27	2000	Districts		12 TIF Districts were collecting captured property taxes in 2000						20,346,267	HRA 2005 CAFR	
28	1999	Actively		11 TIF Districts were collecting captured property taxes in 1999						17,259,113	HRA 2005 CAFR	
29	1998	Capturing		10 TIF Districts were collecting captured property taxes in 1998						15,316,318	HRA 2005 CAFR	
30	1997	Property		10 TIF Districts were collecting captured property taxes in 1997						14,562,064	HRA 2005 CAFR	
31	1996	Taxes		11 TIF Districts were collecting captured property taxes in 1996						13,987,671	HRA 2005 CAFR	
32	1995			11 TIF Districts were collecting captured property taxes in 1995						16,000,000	Ball Park Est	
33	1994			11 TIF Districts were collecting captured property taxes in 1995						17,000,000	Ball Park Est	
34	1993			11 TIF Districts were collecting captured property taxes in 1993						18,000,000	Ball Park Est	
35	1992			11 TIF Districts were collecting captured property taxes in 1992						19,590,085	1991 TIF Rept	
36	1991			11 TIF Districts were collecting captured property taxes in 1991						20,263,362	1991 TIF Rept	
37	1990			8 TIF Districts were collecting captured property taxes in 1990						18,715,914	1991 TIF Rept	
38	1989			9 TIF Districts were collecting captured property taxes in 1989						18,295,130	1991 TIF Rept	
39	1988			5 TIF Districts were collecting captured property taxes in 1988						14,024,942	1991 TIF Rept	
40	1987			5 TIF Districts were collecting captured property taxes in 1987						10,395,822	1991 TIF Rept	
41	1986			5 TIF Districts were collecting captured property taxes in 1986						9,490,327	1991 TIF Rept	
42	1985			4 TIF Districts were collecting captured property taxes in 1985						7,162,225	1991 TIF Rept	
43	1984			4 TIF Districts were collecting captured property taxes in 1984						6,048,246	1991 TIF Rept	
44	1983			3 TIF Districts were collecting captured property taxes in 1983						4,787,764	1991 TIF Rept	
45	1982			3 TIF Districts were collecting captured property taxes in 1982						3,616,287	1991 TIF Rept	
46	1981	St. Paul's 1st		2 TIF Districts were collecting captured property taxes in 1981						1,500,786	1981 TIF Rept	
47	1980	TIF District was		2 TIF Districts were collecting captured property taxes in 1980						180,793	1981 TIF Rept	
48	1979	Downtown &		2 TIF Districts were collecting captured property taxes in 1979						98,349	1981 TIF Rept	
49	1978	7th Place, with		0 TIF Districts collected captured property taxes in 1978						0	1981 TIF Rept	
50	1977	Captured Taxes		1 TIF District was collecting captured property taxes in 1977						33,618	1981 TIF Rept	
51	1976	Collected in		1 TIF District was collecting captured property taxes in 1976						154,547	1981 TIF Rept	
52	1975	1975		1 TIF District was collecting captured property taxes in 1975						253,946	1981 TIF Rept	
53	TOTAL TIF Property Taxes Captured Between 1975 and 2026 is Estimated To Be								1,043,912,560			