# St. Paul – 2026 Taxes Payable

October 15, 2025

RAMSEY COUNTY

# Agenda

Tax Capacity & Estimated Market Value

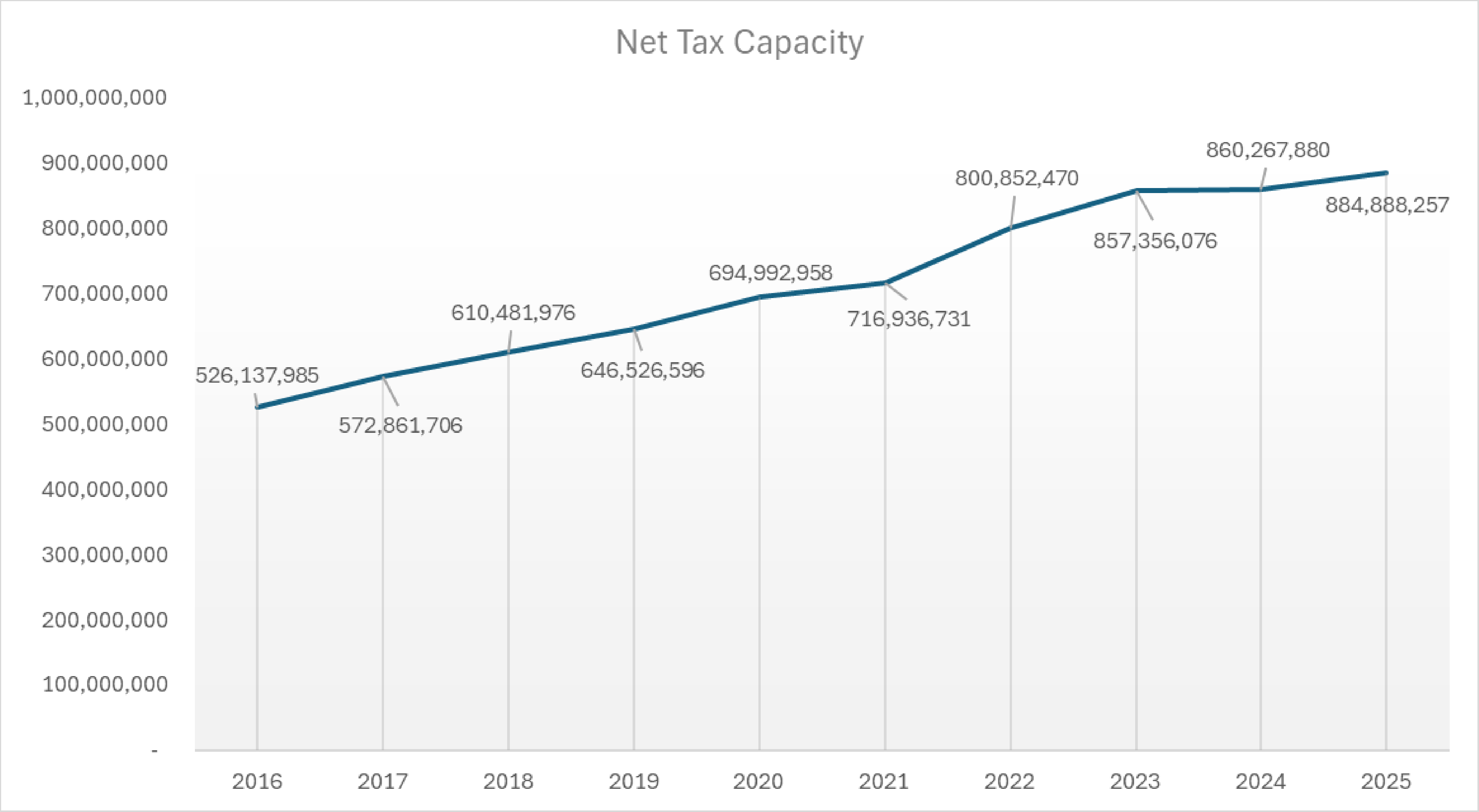
Fiscal Disparity

Change in Estimated Taxes

Tax Relief Programs

Key Dates

# Ramsey County - Tax Capacity



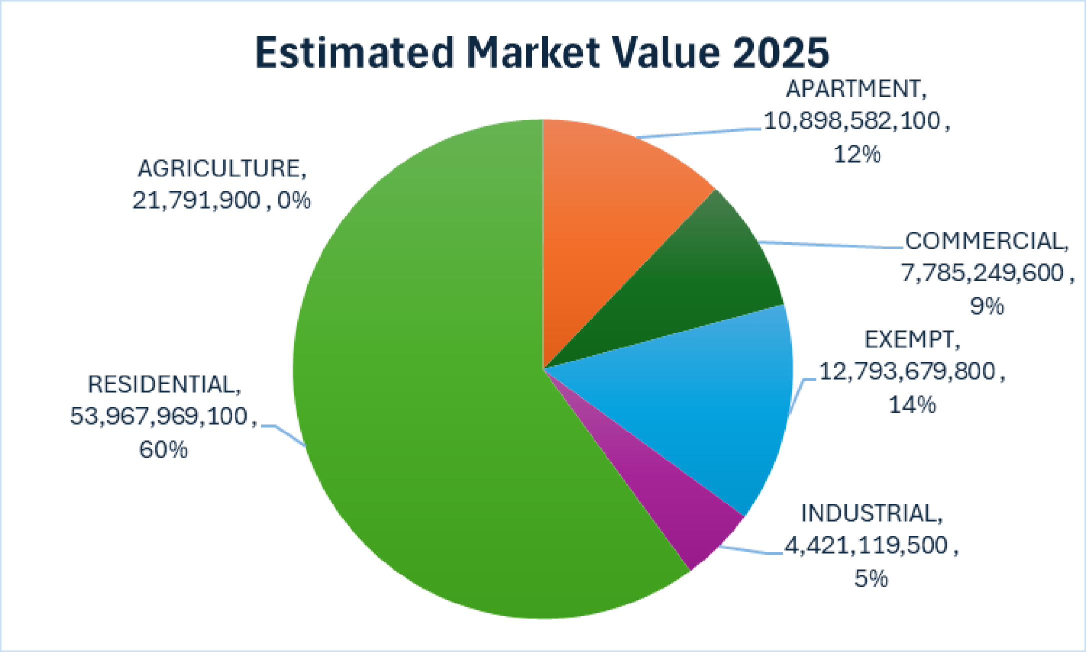

Net Tax Capacity = Taxable Market Value X Class Rate

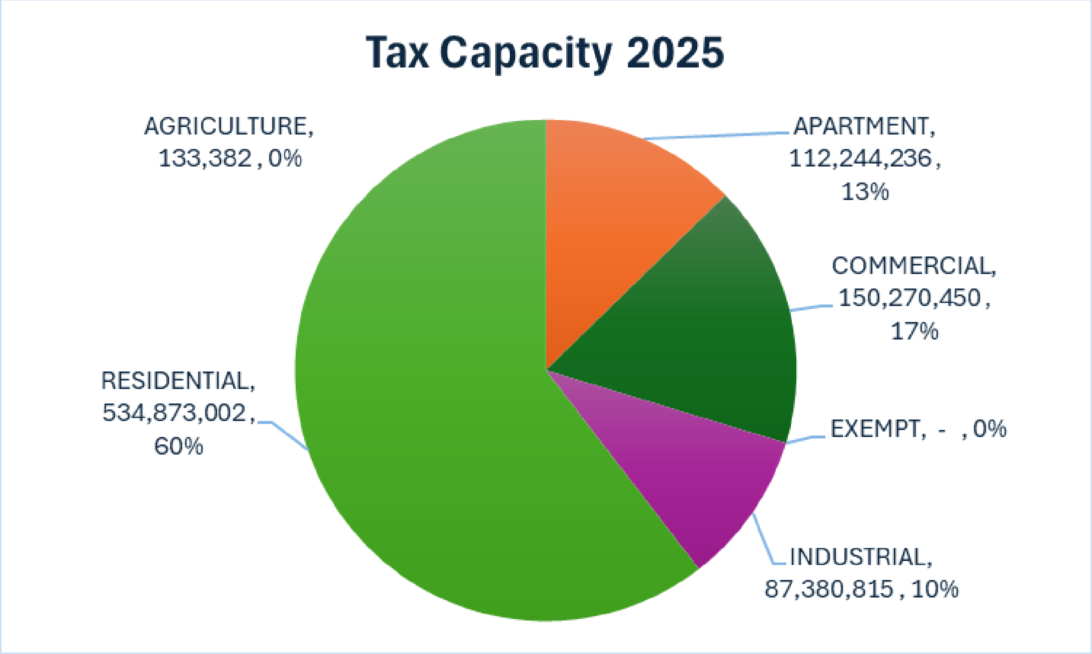
# Ramsey County – Tax Burden Shifts (Tax Capacity)

**Ramsey County Net Tax Capacity (2024 - 2025)**

| | Agriculture | Apartment | Commercial | Exempt | Industrial | Residential | Total |
|---|---|---|---|---|---|---|---|
| 2024 | $ 173,260 | $ 115,696,333 | $ 153,074,543 | $ - | $ 85,003,102 | $ 506,320,642 | $ 860,267,880 |
| 2025 | $ 133,382 | $ 112,244,236 | $ 150,270,450 | $ - | $ 87,380,815 | $ 534,873,002 | $ 884,901,885 |
| % Change | -23.02% | -2.98% | -1.83% | | 2.80% | 5.64% | 2.86% |

# Ramsey County – Market Value and Tax Capacity



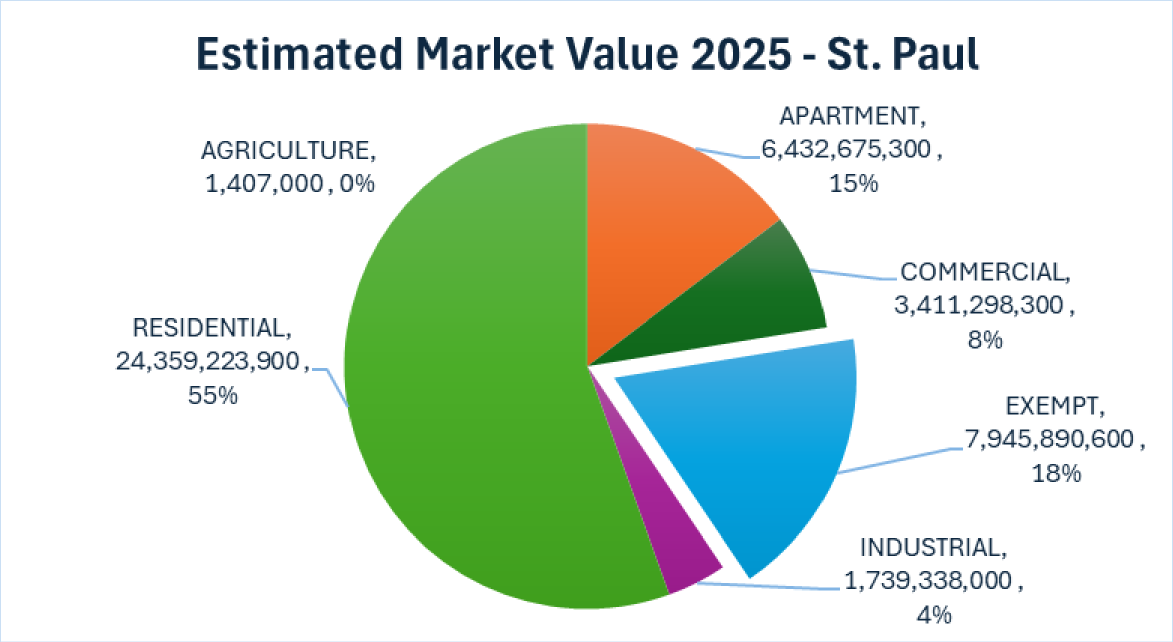

Net Tax Capacity = Taxable Market Value X Class Rate

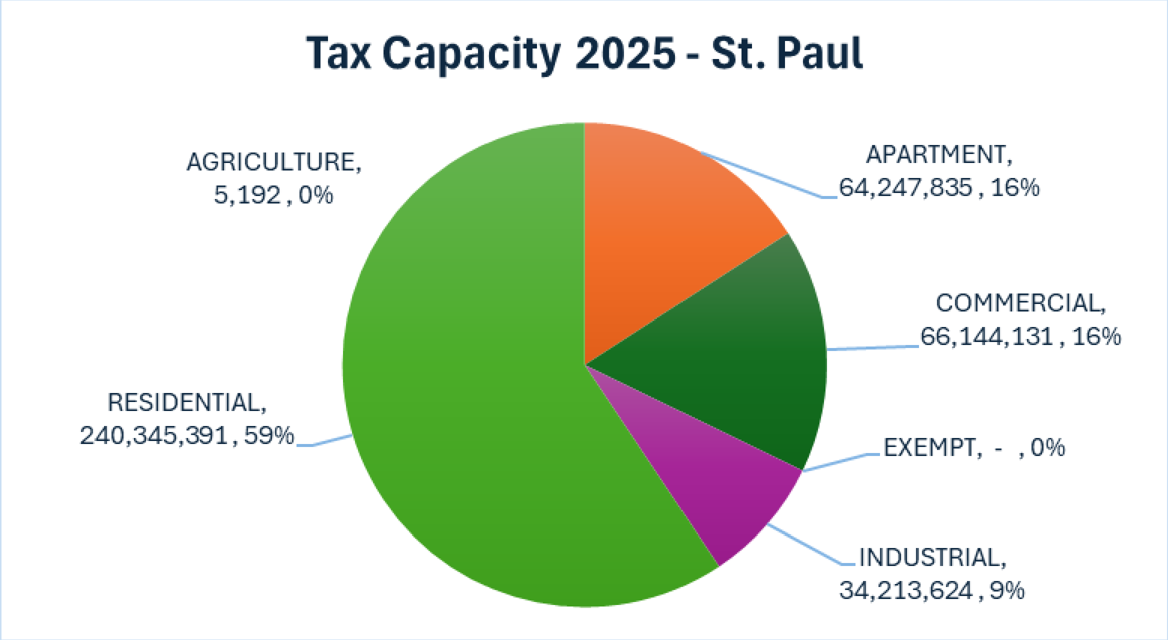
# St. Paul – Tax Burden Shifts (Tax Capacity)

**St. Paul Net Tax Capacity (2024 - 2025)**

| | Agriculture | Apartment | Commercial | Exempt | Industrial | Residential | Total |
|---|---|---|---|---|---|---|---|
| 2024 | $ 40,054 | $ 67,722,704 | $ 68,804,619 | $ - | $ 33,683,363 | $ 228,206,634 | $ 398,457,374 |
| 2025 | $ 5,192 | $ 64,247,835 | $ 66,144,131 | $ - | $ 34,213,624 | $ 240,345,391 | $ 404,956,173 |
| % Change | -87.04% | -5.13% | -3.87% | | 1.57% | 5.32% | 1.63% |

# St. Paul – Market Value and Tax Capacity




Net Tax Capacity = Taxable Market Value X Class Rate

# Fiscal Disparity Program

Local taxing jurisdictions contribute 40% of growth in commercial, industrial, and public utility property tax base since 1971 into an areawide shared pool of tax base. Local property tax administrators distribute the shared pool of tax base.

- Communities with below-average property tax value per person receive a somewhat larger share of the area-wide tax base.

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# Fiscal Disparity – Contribution Tax Capacity

| COUNTY | PAYABLE 2025 INITIAL CONTRIBUTION | PAYABLE 2026 INITIAL CONTRIBUTION | DIFFERENCE | % CHG |
|---|---|---|---|---|
| ANOKA | $54,487,872 | $58,378,363 | $3,890,491 | 7.140% |
| CARVER | $15,673,128 | $15,993,767 | $320,639 | 2.046% |
| DAKOTA | $76,715,576 | $81,961,241 | $5,245,665 | 6.838% |
| HENNEPIN | $308,976,370 | $298,693,920 | ($10,282,450) | -3.328% |
| RAMSEY | $89,876,867 | $88,229,813 | ($1,647,054) | -1.833% |
| SCOTT | $31,619,594 | $34,206,388 | $2,586,794 | 8.181% |
| WASHINGTON | $43,551,229 | $44,553,352 | $1,002,123 | 2.301% |
| TOTAL | $620,900,636 | $622,016,844 | $1,116,208 | 0.180% |

# Fiscal Disparity

| Taxing Authority | Payable 2025 FD Distribution Dollars | Payable 2026 FD Distribution Dollars | $ Change from Payable 2025 | % Change from Payable 2025 |
|---|---|---|---|---|
| RAMSEY COUNTY | 56,892,378 | 59,488,372 | 2,595,994 | 4.6% |
| CITY of ST. PAUL | 40,573,652 | 44,329,735 | 3,756,083 | 9.3% |
| ST. PAUL SCHOOL DIST. | 39,859,252 | 44,436,336 | 4,577,084 | 11.5% |

# Estimated % Change in 2026 Property Taxes (without referendum): by St. Paul Planning District on a Residential Property

| | Median Estimated Home Market Values | | | Tax Change | |
|---|---|---|---|---|---|
| Assessment Year: | 2024 | 2025 | % Change | $ Change | % Change |
| For Taxes Payable In: | 2025 | 2026 | From | From | From |
| Planning District | | | '25 - '26 | '25 - '26 | '25 - '26 |
| Thomas Dale | 217,300 | 231,100 | 6.4% | $ 267 | 8.5% |
| Payne/Phalen | 229,800 | 244,300 | 6.3% | $ 282 | 8.4% |
| North End | 219,350 | 232,900 | 6.2% | $ 265 | 8.3% |
| West Side | 245,000 | 259,100 | 5.8% | $ 278 | 7.7% |
| Como | 311,900 | 329,150 | 5.5% | $ 344 | 7.2% |
| Hamline/Midway | 264,450 | 277,500 | 4.9% | $ 262 | 6.6% |
| Dayton's Bluff | 224,600 | 234,950 | 4.6% | $ 207 | 6.3% |
| Summit/University | 298,250 | 311,900 | 4.6% | $ 279 | 6.1% |
| Macalester/Groveland | 432,700 | 451,550 | 4.4% | $ 391 | 5.7% |
| Greater East Side | 246,400 | 256,350 | 4.0% | $ 205 | 5.6% |
| West Seventh | 261,100 | 271,400 | 3.9% | $ 214 | 5.5% |
| Summit Hill | 502,500 | 520,000 | 3.5% | $ 444 | 5.4% |
| Highland | 420,300 | 436,000 | 3.7% | $ 333 | 5.0% |
| Union Park | 416,600 | 425,900 | 2.2% | $ 221 | 3.3% |
| Sunray/Battlecreek/Highwood | 283,800 | 288,400 | 1.6% | $ 115 | 2.7% |
| St. Anthony Park | 396,500 | 399,200 | 0.7% | $ 101 | 1.6% |
| Downtown | 181,800 | 181,200 | -0.3% | $ 8 | 0.3% |

MDE is finalizing information, the school district expects numbers may change.

# Estimated % Change in 2026 Property Taxes (with referendum): by St. Paul Planning District on a Residential Property

| Assessment Year: / For Taxes Payable In: | Median Estimated Home Market Values | | | Tax Change | |
|---|---|---|---|---|---|
| | 2024 / 2025 | 2025 / 2026 | % Change From '25 - '26 | $ Change From '25 - '26 | % Change From '25 - '26 |
| **Planning District** | | | | | |
| Thomas Dale | 217,300 | 231,100 | 6.4% | $ 513 | 16.3% |
| Payne/Phalen | 229,800 | 244,300 | 6.3% | $ 542 | 16.1% |
| North End | 219,350 | 232,900 | 6.2% | $ 512 | 16.1% |
| West Side | 245,000 | 259,100 | 5.8% | $ 554 | 15.3% |
| Como | 311,900 | 329,150 | 5.5% | $ 694 | 14.5% |
| Dayton's Bluff | 224,600 | 234,950 | 4.6% | $ 457 | 14.0% |
| Hamline/Midway | 264,450 | 277,500 | 4.9% | $ 557 | 14.0% |
| Summit/University | 298,250 | 311,900 | 4.6% | $ 611 | 13.4% |
| Greater East Side | 246,400 | 256,350 | 4.0% | $ 478 | 13.1% |
| West Seventh | 261,100 | 271,400 | 3.9% | $ 502 | 12.8% |
| Macalester/Groveland | 432,700 | 451,550 | 4.4% | $ 871 | 12.6% |
| Summit Hill | 502,500 | 520,000 | 3.5% | $ 997 | 12.2% |
| Highland | 420,300 | 436,000 | 3.7% | $ 797 | 11.9% |
| Union Park | 416,600 | 425,900 | 2.2% | $ 673 | 10.1% |
| Sunray/Battlecreek/Highwood | 283,800 | 288,400 | 1.6% | $ 422 | 9.8% |
| St. Anthony Park | 396,500 | 399,200 | 0.7% | $ 525 | 8.4% |
| Downtown | 181,800 | 181,200 | -0.3% | $ 201 | 8.0% |

MDE is finalizing information, the school district expects numbers may change.

# Factors Affecting Payable 2026 St. Paul Property Taxes:

## Median Value Single Family Home (Excludes Referendum)

| Factors | Amount | Change that will appear on Proposed Notice |
|---|---|---|
| **Final Payable 2025 Total Tax ($275,300 EMV Home)** | **$ 4,158** | |
| Gain of Fiscal Disparity | $ (88) | |
| Change in Homestead Exclusion Benefit | 18 | |
| Other Shifts | 121 | |
| **Total Increase Due to Tax Shifts** | **$ 51** | |
| County Levy | $ 133 | $ 151 |
| Regional Rail Levy | 3 | 5 |
| School District Levy | - | 11 |
| City Levy | 90 | 107 |
| Other Special Taxing Districts Levy | 3 | 6 |
| **Total Increase Due to Tax Shifts** | **$ 229** | **$ 280** |
| | | **Perc Change** |
| **Estimated Payable 2026 Total Tax ($289,200 EMV Home)** | **$ 4,438** | **6.7%** |

| **Assumptions:** | 2025 Levy | Proposed 2026 Levy | Levy Change | % Change |
|---|---|---|---|---|
| County Levy | $ 395,960,717 | $ 434,565,564 | $ 38,604,847 | 9.7% |
| St Paul Levy | 220,798,794 | 232,501,130 | 11,702,336 | 5.3% |
| ISD 625 Levy | 220,848,442 | 220,848,442 | - | 0.0% |
| Regional Rail Authority Levy | 36,219,703 | 37,285,643 | 1,065,940 | 2.9% |
| County HRA Levy | 13,584,665 | 14,266,482 | 681,817 | 5.0% |
| St. Paul HRA Levy | 6,636,903 | 6,636,903 | - | 0.0% |

# Factors Affecting Payable 2026 St. Paul Property Taxes:

## Median Value Single Family Home (Includes Referendum)

| Factors | Amount | Change that will appear on Proposed Notice |
|---|---|---|
| **Final Payable 2025 Total Tax ($275,300 EMV Home)** | **$ 4,158** | |
| Gain of Fiscal Disparity | $ (88) | |
| Change in Homestead Exclusion Benefit | 18 | |
| Other Shifts | 121 | |
| **Total Increase Due to Tax Shifts** | **$ 51** | |
| County Levy | $ 133 | $ 151 |
| Regional Rail Levy | 3 | 5 |
| School District Levy | 307 | 318 |
| City Levy | 90 | 107 |
| Other Special Taxing Districts Levy | 3 | 6 |
| **Total Increase Due to Tax Shifts** | **$ 536** | **$ 587** |
| | | Perc Change |
| **Estimated Payable 2026 Total Tax ($289,200 EMV Home)** | **$ 4,745** | **14.1%** |

| **Assumptions:** | 2025 Levy | Proposed 2026 Levy | Levy Change | % Change |
|---|---|---|---|---|
| County Levy | $ 395,960,717 | $ 434,565,564 | $ 38,604,847 | 9.7% |
| St Paul Levy | 220,798,794 | 232,501,130 | 11,702,336 | 5.3% |
| ISD 625 Levy | 220,848,442 | 258,048,442 | 37,200,000 | 16.8% |
| Regional Rail Authority Levy | 36,219,703 | 37,285,643 | 1,065,940 | 2.9% |
| County HRA Levy | 13,584,665 | 14,266,482 | 681,817 | 5.0% |
| St. Paul HRA Levy | 6,636,903 | 6,636,903 | - | 0.0% |

# Property Tax – Disproportionate Burden on Income

- **Larger share of income:** Because housing expenses—including property taxes—consume a higher proportion of a low-income family's budget.
- **Example from the IRS:** An example from the IRS compares the impact of a regressive tax on three hypothetical families with different incomes.

| Family | Annual Income | Property Tax Paid | % of Income Paid in Tax |
|---|---|---|---|
| **Family A** | $10,000 | $2,000 | 20% |
| **Family B** | $50,000 | $2,000 | 4% |
| **Family C** | $100,000 | $2,000 | 2% |

- **Passed-on costs**: The regressivity of property taxes also extends to renters, as landlords often pass on some or all of their property tax expenses to tenants through higher rents.

# Property Tax Relief Programs

There are a variety of qualifying property tax relief programs:

- **Senior Citizens Property Tax Deferral** (state program, administered locally): Age 65+ with household income ≤ $96,000 can defer a portion of taxes; apply by Nov 1 for the following year.
- **Minnesota Property Tax Refunds (PTR):** Regular & special refunds for eligible homeowners; county directs residents to this state administered program.
- **Homestead programs:**
  - Homestead Market Value Exclusion lowers taxable value for owner-occupied homes (under the program's cap).
  - Disabled Veterans Market Value Exclusion (up to $300,000 in value excluded, depending on disability rating).
  - Blind/Disabled classification that reduces the tax rate for qualifying homeowners.
- **Payment flexibility & penalty relief:**
  - One-time penalty waiver for late payment (once per parcel every 10 years).
  - Payment plans ("Confession of Judgment") for delinquent taxes—5- or 10-year installment options to prevent forfeiture.

We will continue to ensure residents are aware of these programs throughout the year leveraging our various communication channels and working with jurisdictional partners.

**https://www.revenue.state.mn.us/property-tax-refund**

# Key Dates in the 2026-27 Budget Process

**Sept. 2**
County Manager presentation of proposed budget County Board.

**Sept. 15**
Joint Property Tax Advisory Committee reviews county, city and school district maximum levies.

**Sept. 22**
Public Hearing #1 (5 p.m. at Saint Paul City Hall – Ramsey County Courthouse).

**Sept. 23**
County Board certifies 2026 maximum property tax levy.

**Sept. 30**
Jurisdictions certify levy to the County Auditor.

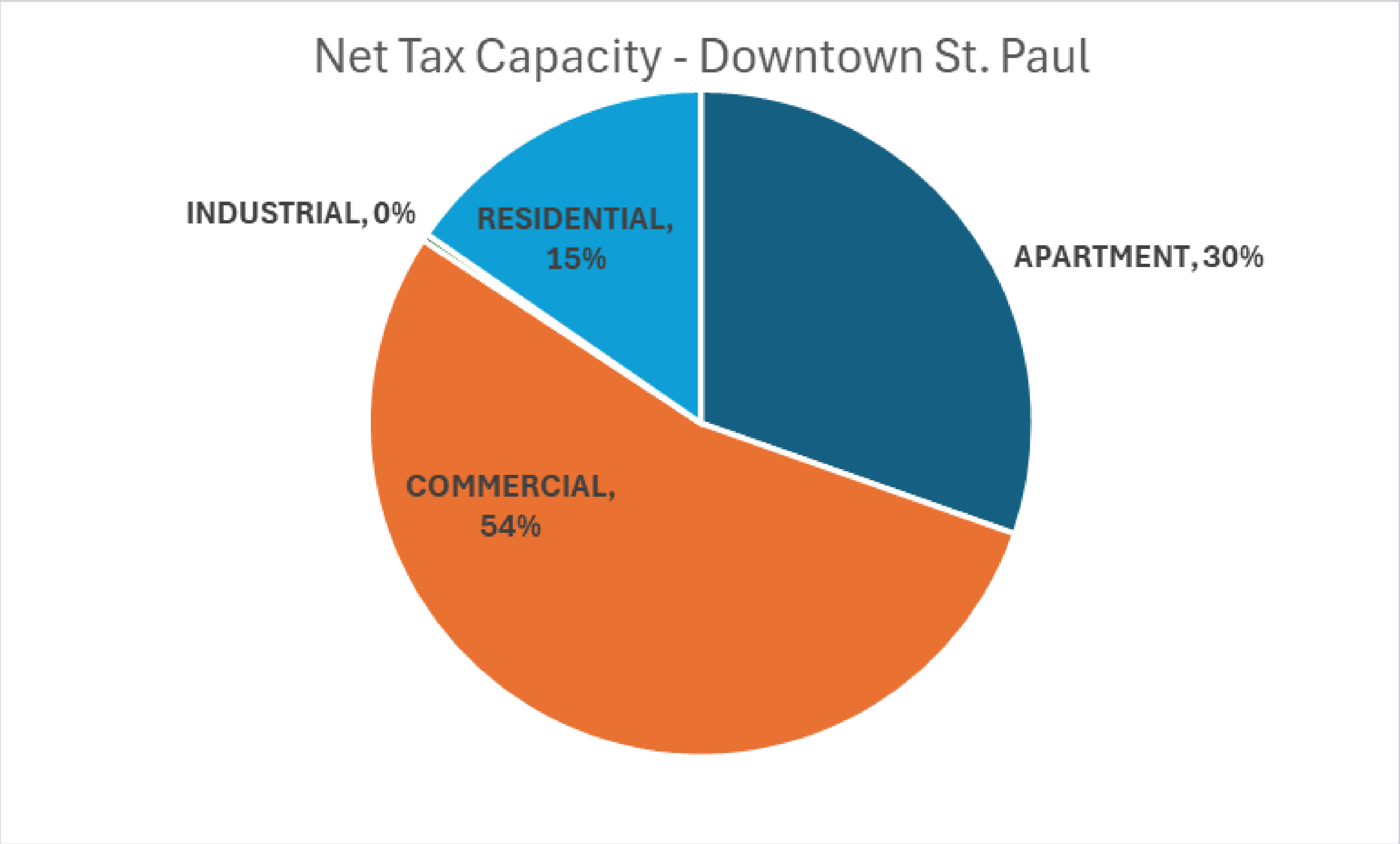
**Nov. 11-24**
Notices of estimated taxes, values emailed/mailed to property owners.

**Dec. 11**
Truth in Taxation Public Hearing #2 (6:30 p.m. at Saint Paul City Hall – Ramsey County Courthouse).

**Dec. 16**
County Board approval of 2026/2027 Ramsey County budget and property tax levy.

# Appendix

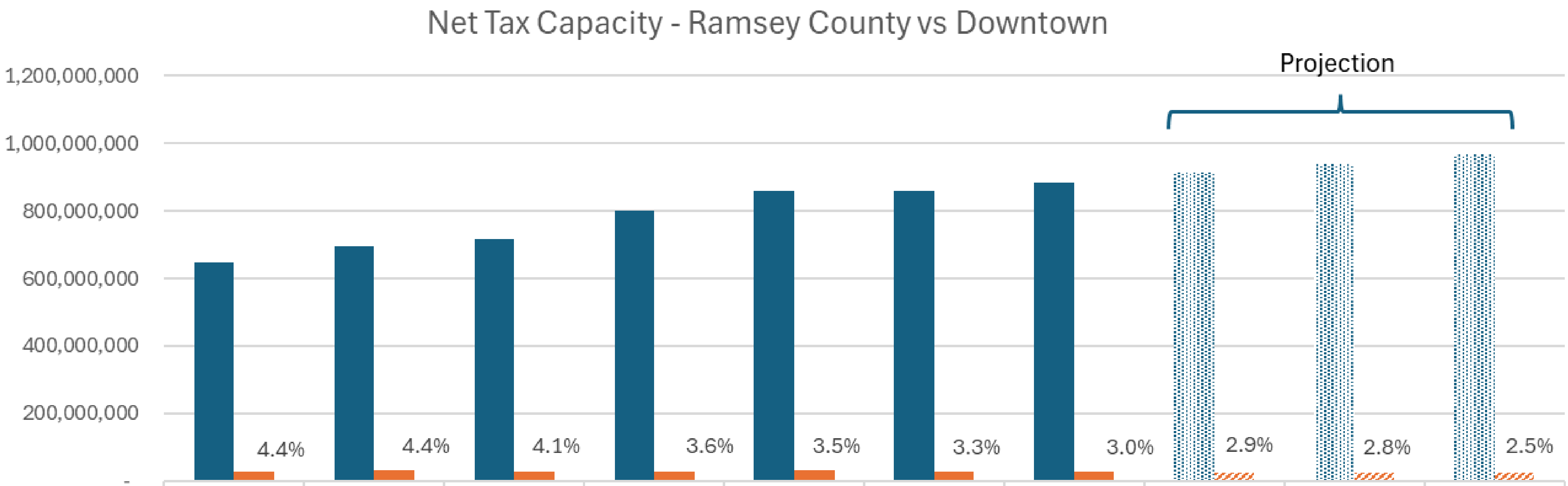
# Trends – Downtown Saint Paul



# Trends – Downtown Saint Paul

| Net Tax Capacity | 2024 | 2025 | $ Change | % Change |
|---|---|---|---|---|
| Apartment | 8,248,730 | 7,973,955 | (274,775) | -3% |
| Commercial | 15,923,724 | 14,140,229 | (1,783,495) | -11% |
| Industrial | 89,650 | 90,148 | 498 | 1% |
| Residential | 4,019,417 | 4,041,484 | 22,067 | 1% |
| Total | 28,281,521 | 26,245,816 | (2,035,705) | -7% |

# Trends – Downtown Saint Paul




| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---|---|---|---|---|---|---|---|---|---|
| Ramsey County | 646,526,596 | 694,992,958 | 716,936,731 | 800,852,470 | 857,356,076 | 860,267,880 | 884,901,885 | 911,448,942 | 938,792,410 | 966,956,182 |
| Downtown | 28,465,616 | 30,573,104 | 29,220,637 | 29,208,195 | 30,198,171 | 28,281,521 | 26,245,816 | 26,168,896 | 26,168,896 | 24,534,750 |

Projection assumptions – County NTC will grow 3% each year.
Downtown NTC assumes delinquent commercial properties will forfeit in 2026 and 2028.