



2025 Assessment Practices Report

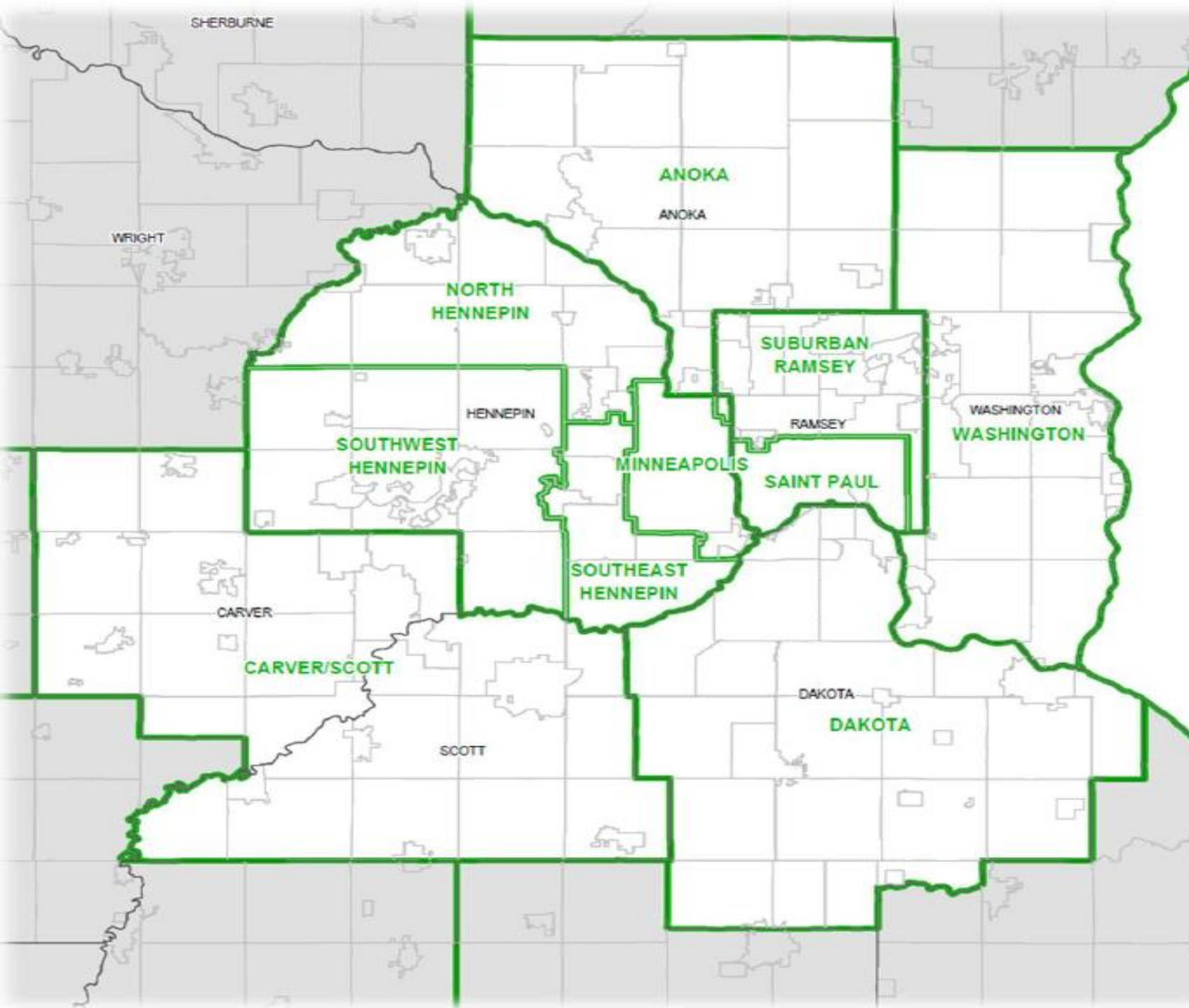
Eben Johnson

Property Tax Division, Minnesota Department of Revenue

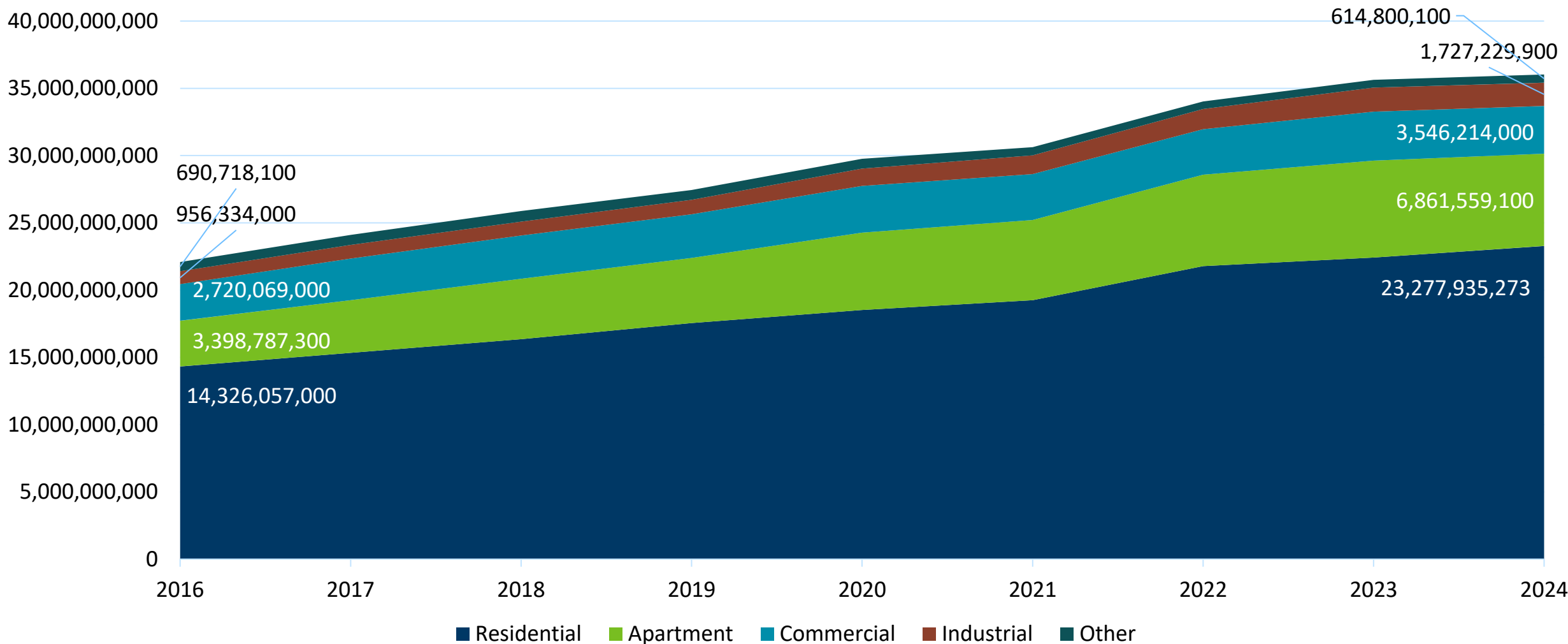
What is the Assessment Practices Report?

- Legislatively mandated report on property values, assessment trends, and other special programs
- Examines statewide and regional trends in values, special programs, sales ratio data, and tax distribution
- The 2025 report covers up through assessment year 2024

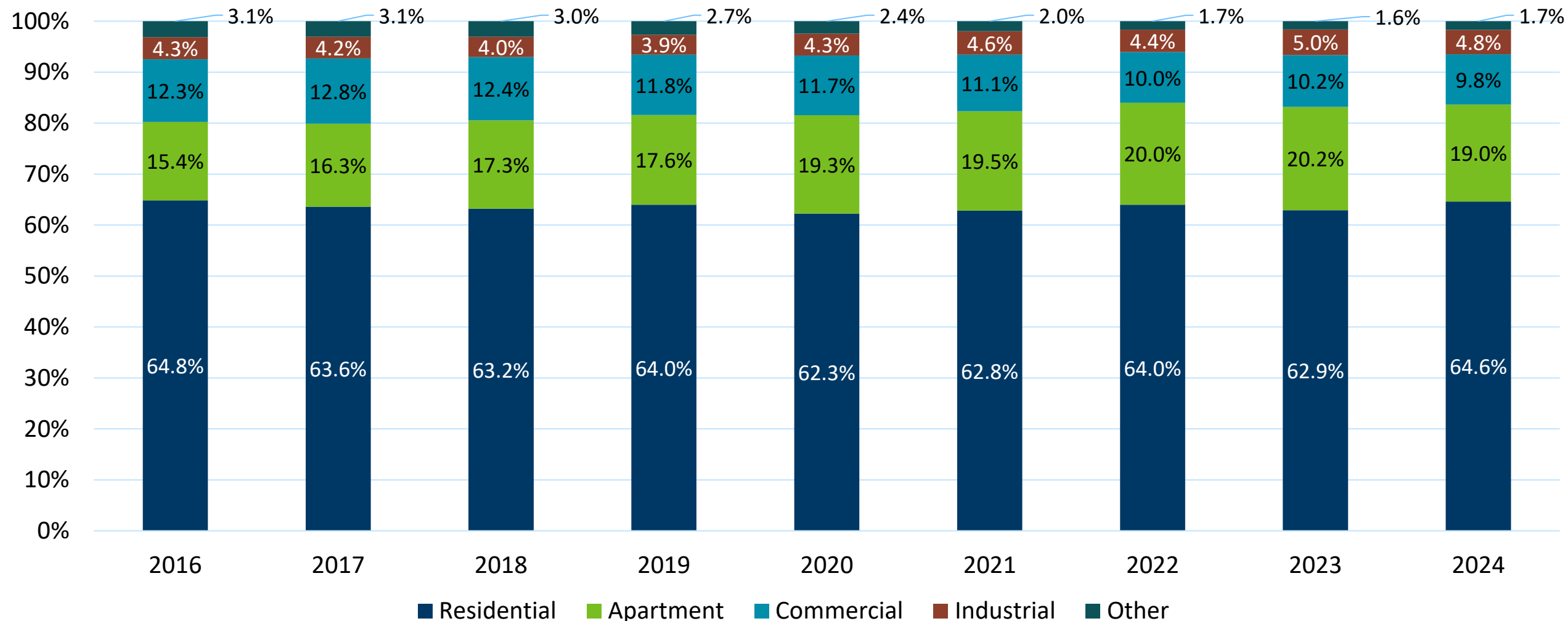
Voss Regions



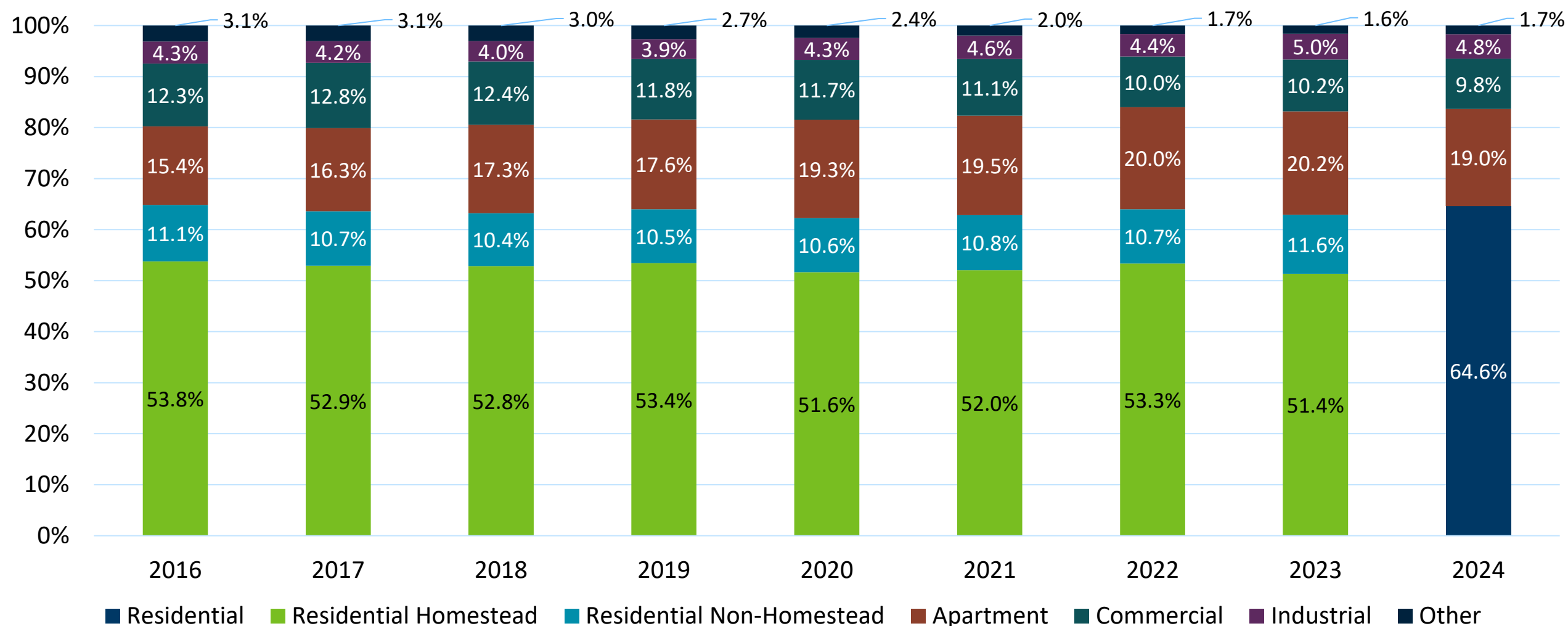
St. Paul EMV by Property Type



St. Paul EMV Share by Property Type

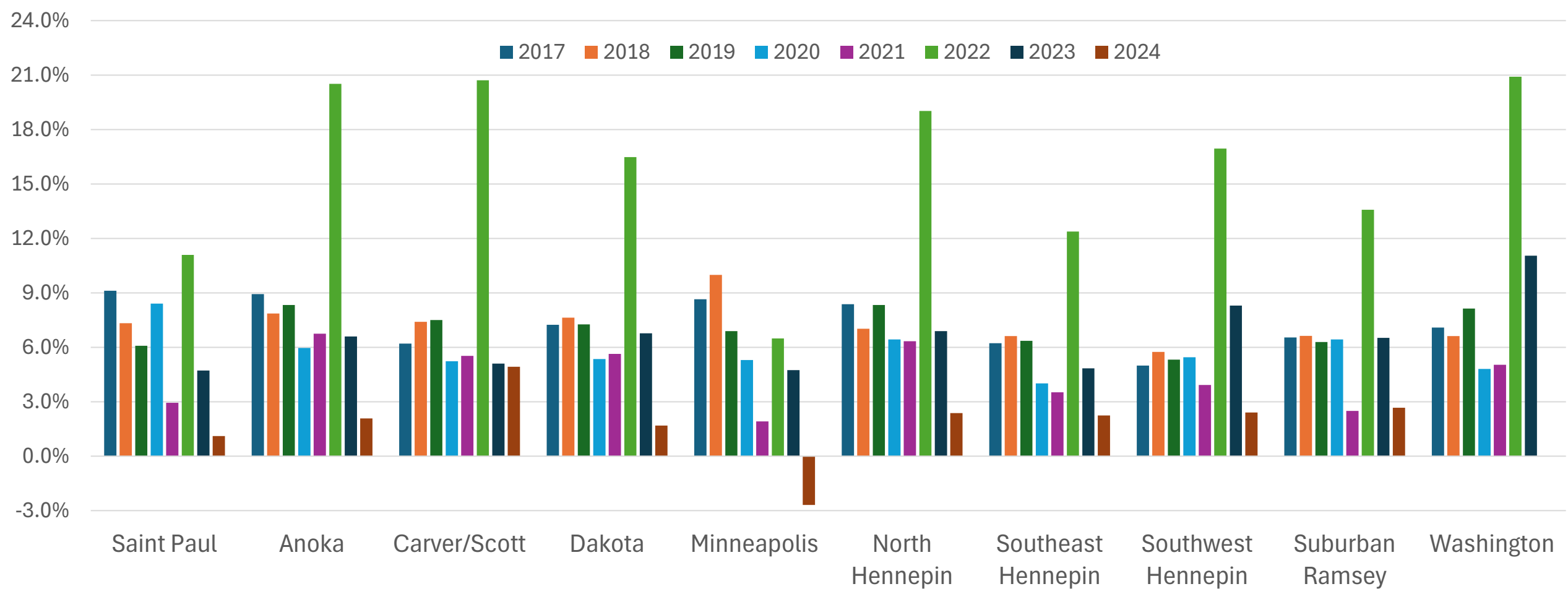


St. Paul EMV Share by Property Type



Change in 2024 EMV in Metro Voss Regions					
Region	Anoka	Carver/Scott	Dakota	Minneapolis	North Hennepin
Percent Change in EMV	2.1% (-4.5%)	4.9% (-0.2%)	1.7% (-5.1%)	-2.7% (-7.4%)	2.4% (-4.5%)
2024 Nominal EMV in millions	\$52,675	\$75,485	\$66,639	\$50,853	\$36,028
Region	Saint Paul	Southeast Hennepin	Southwest Hennepin	Suburban Ramsey	Washington
Percent Change in EMV	1.1% (-3.6%)	2.2% (-2.6%)	2.4% (-5.9%)	2.7% (-3.9%)	0.0% (-11.0%)
2024 Nominal EMV in millions	\$55,514	\$8,337; 14.1%	\$74,975	\$40,073	\$53,537

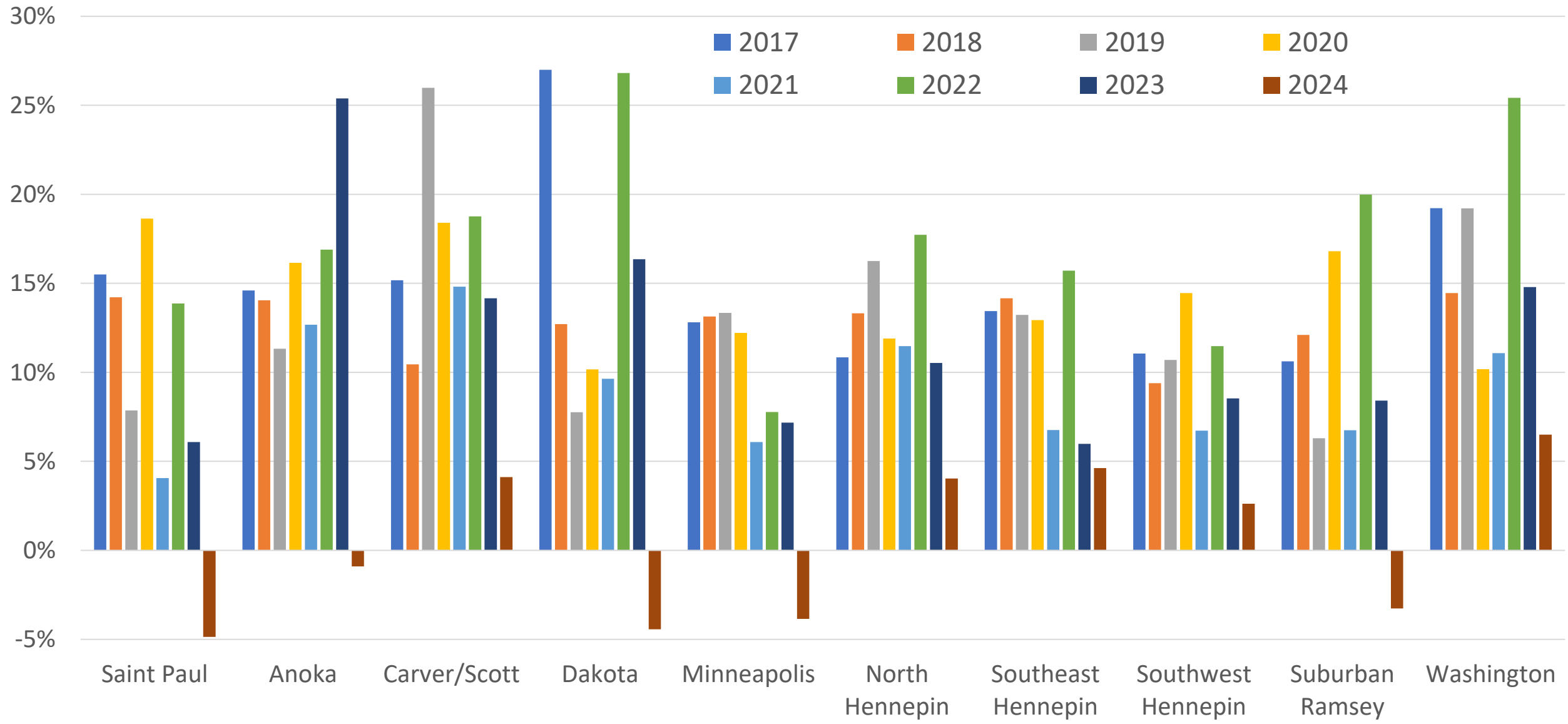
Percent Change in EMV in Metro Voss Regions



Year	2017	2018	2019	2020	2021	2022	2023	2024
% Change in EMV	9.1%	7.3%	6.1%	8.4%	2.9%	11.1%	4.7%	1.1%

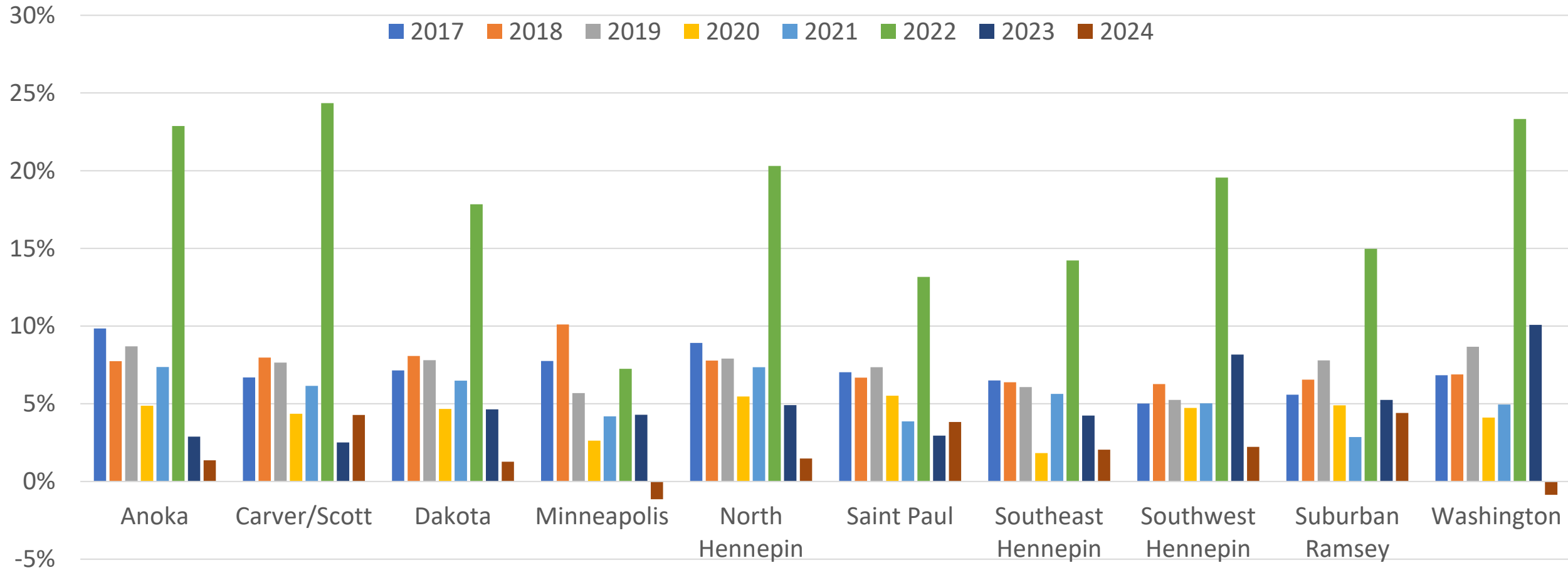
2024 Apartment EMV in Metro Voss Regions					
Region	Anoka	Carver/Scott	Dakota	Minneapolis	North Hennepin
Percent Change in Aggregate Apartment EMV	-0.9% (-26.3%)	4.1% (-10.1%)	-4.4% (-20.8%)	-3.8% (-11.0%)	4.0% (-6.5%)
2024 Nominal EMV in millions and % of regional EMV	\$3,629; 6.5%	\$2,241; 4.3%	\$6,484; 8.6%	\$13,762; 20.7%	\$3,975; 7.8%
Region	Saint Paul	Southeast Hennepin	Southwest Hennepin	Suburban Ramsey	Washington
Percent Change in Aggregate Apartment EMV	-4.9% (-11.0%)	4.6% (-1.4%)	2.6% (-5.9%)	-3.3% (-11.7%)	6.5% (-8.3%)
2024 Nominal EMV in millions and % of regional EMV	\$6,862; 19.0%	\$8,337; 14.1%	\$5,386; 7.2%	\$4,667; 11.6%	\$3,013; 5.6%

Change in Apartment EMV 2017-2024



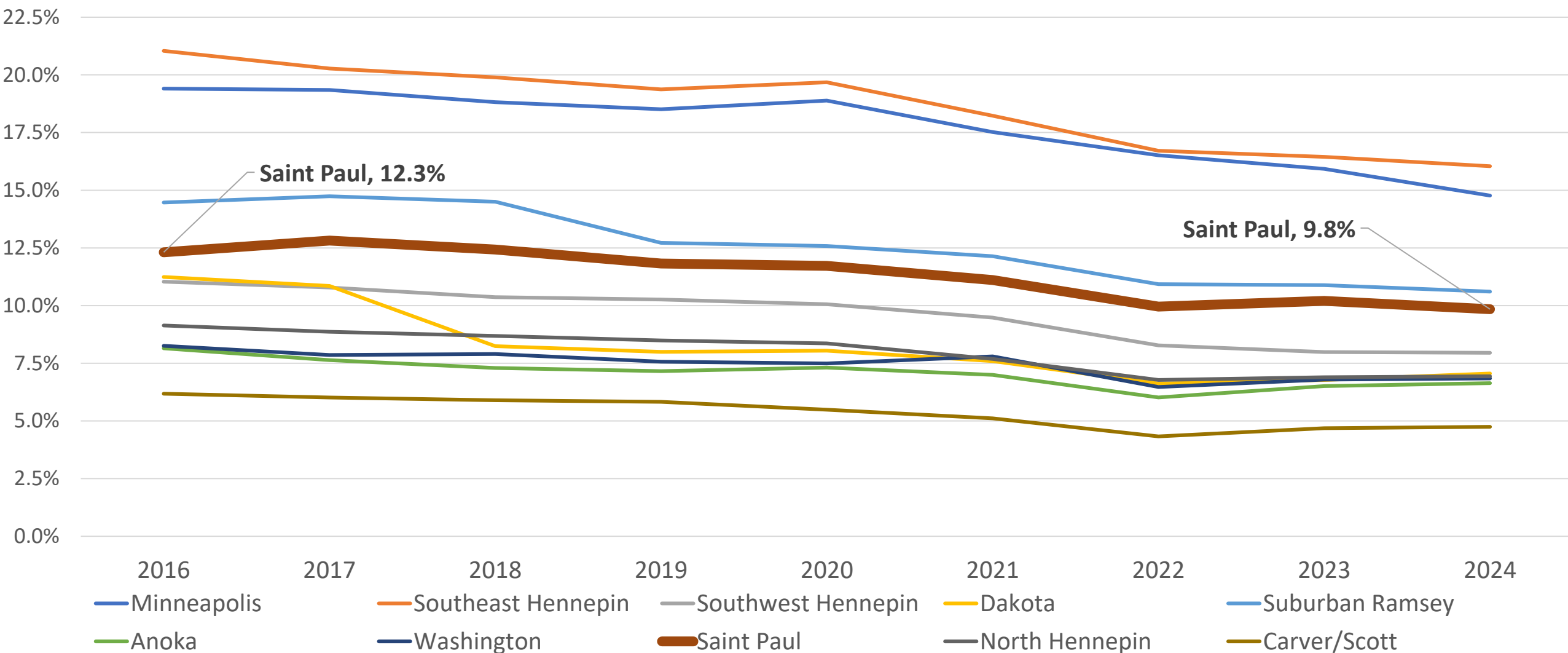
2024 Residential EMV in Metro Voss Regions					
Region	Anoka	Carver/Scott	Dakota	Minneapolis	North Hennepin
Percent Change in Aggregate Residential EMV	1.4% (-1.5%)	4.3% (+1.8%)	1.3% (-3.3%)	-1.1% (-5.4%)	1.5% (-3.4%)
2024 Nominal EMV in millions and % of regional EMV	\$43,147; 77.7%	\$39,986; 75.9%	\$55,766; 73.9%	\$39,464; 59.2%	\$36,948; 72.7%
Region	Saint Paul	Southeast Hennepin	Southwest Hennepin	Suburban Ramsey	Washington
Percent Change in Aggregate Residential EMV	3.8% (+0.8%)	2.0% (-2.2%)	2.2% (-6.0%)	4.4% (-0.9%)	-0.9% (-11.0%)
2024 Nominal EMV in millions and % of regional EMV	\$23,278; 64.6%	\$37,742; 64.1%	\$57,458; 76.6%	\$28,194; 70.4%	\$42,768; 79.9%

Change in Residential EMV 2017-2024

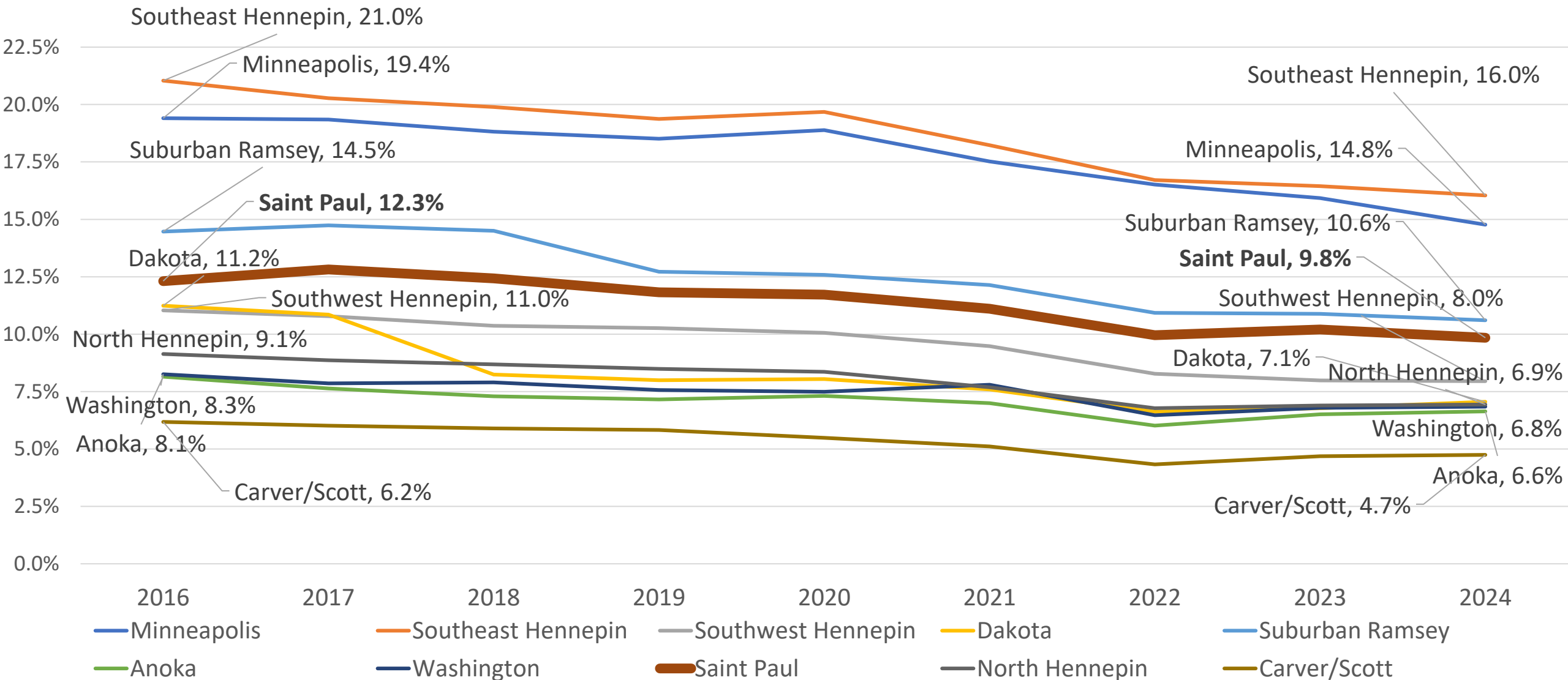


2024 Commercial EMV in Metro Voss Regions					
Region	Anoka	Carver/Scott	Dakota	Minneapolis	North Hennepin
Percent Change in Aggregate Commercial EMV	4.1% (-11.2%)	6.2% (-7.6%)	5.9% (-3.4%)	-9.7% (-10.7%)	3.0% (-5.8%)
2024 Nominal EMV in millions and % of regional EMV	\$3,683; 6.6%	\$2,499; 4.7%	\$5,323; 7.1%	\$9,841; 14.8%	\$3,529; 6.9%
Region	Saint Paul	Southeast Hennepin	Southwest Hennepin	Suburban Ramsey	Washington
Percent Change in Aggregate Commercial EMV	-2.5% (-9.8%)	-0.3% (-3.5%)	2.0% (-2.5%)	0.0% (-6.1%)	0.8% (-15.7%)
2024 Nominal EMV in millions and % of regional EMV	\$3,546; 9.8%	\$9,451; 16.0%	\$5,962; 8.0%	\$4,250; 10.6%	\$3,663; 6.8%

Commercial Property Percent of Regional EMV Since 2016 in Metro Voss Regions



Commercial Property Percent of Regional EMV Since 2016 in Metro Voss Regions



Questions?

Thank You!

