

2025 Assessment Practices Report

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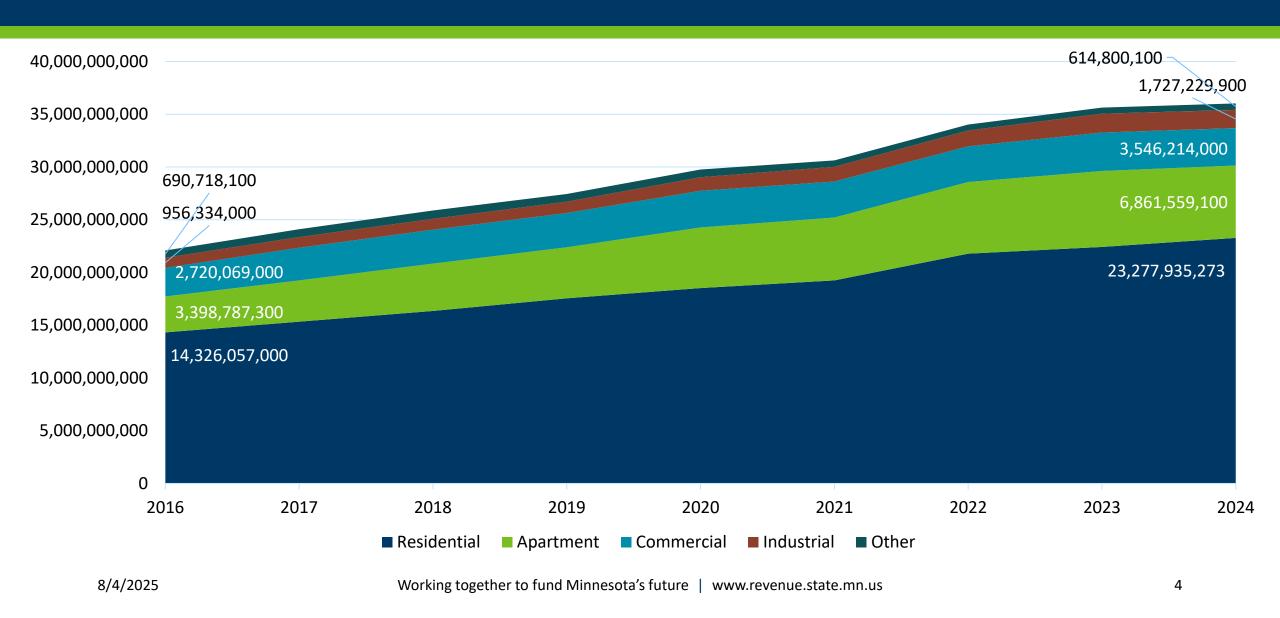
What is the Assessment Practices Report?

- 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

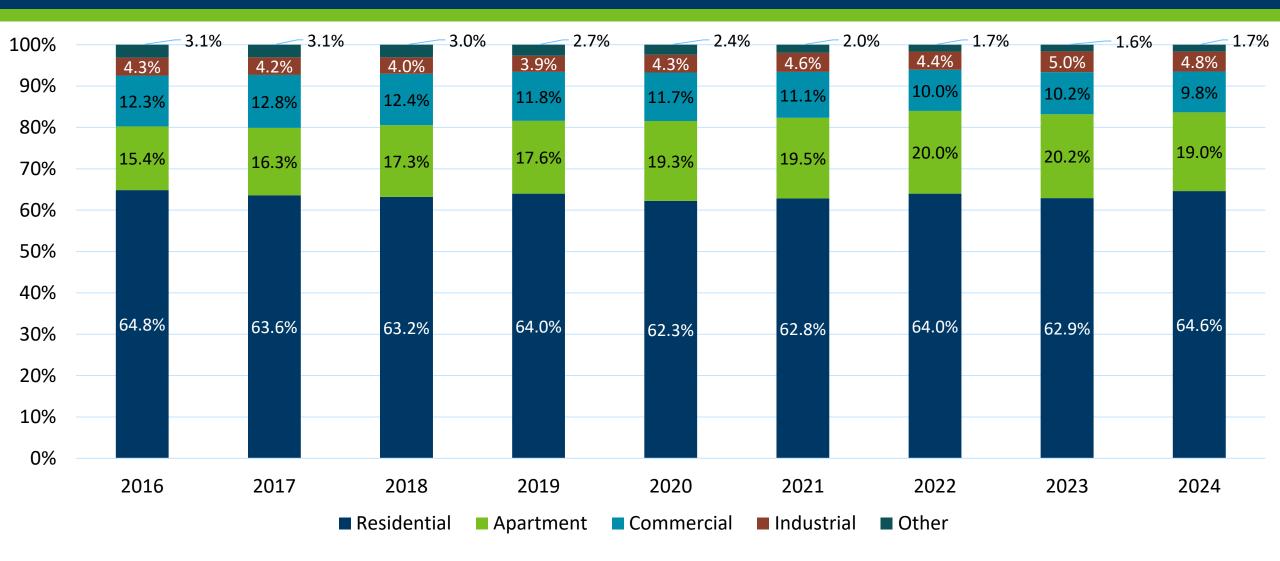
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Voss Regions

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

Southwest

Hennepin

2.4% (-5.9%)

\$74,975

Suburban

Ramsey

2.7% (-3.9%)

\$40,073

Washington

0.0% (-11.0%)

\$53,537

Change in 2024 Liviv 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

Southeast

Hennepin

2.2% (-2.6%)

\$8,337; 14.1%

Saint Paul

1.1% (-3.6%)

\$55,514

Region

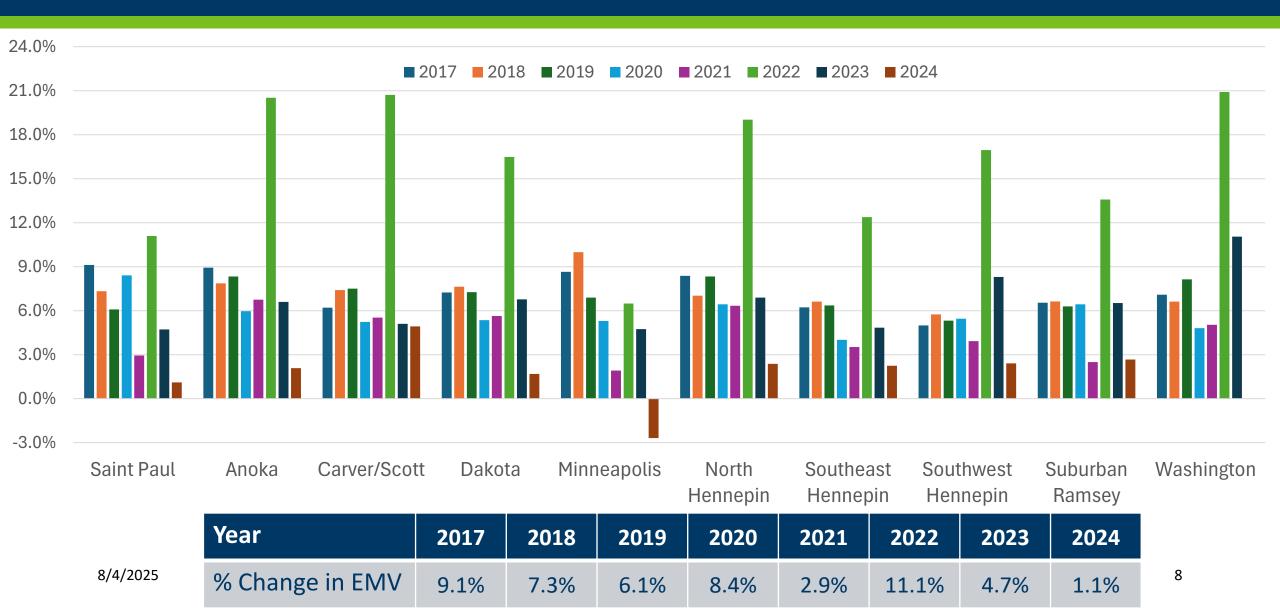
Percent Change in

EMV

2024 Nominal EMV

in millions

Percent Change in EMV in Metro Voss Regions



Southwest

Hennepin

2.6% (-5.9%)

\$5,386; 7.2%

Suburban

Ramsey

-3.3% (-11.7%)

\$4,667; 11.6%

Washington

6.5% (-8.3%)

\$3,013; 5.6%

2024 Apartment Liviv 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 %	\$3,629; 6.5%	\$2,241; 4.3%	\$6,484; 8.6%	\$13,762; 20.7%	\$3,975; 7.8%

Southeast

Hennepin

4.6% (-1.4%)

\$8,337; 14.1%

Saint Paul

-4.9% (-11.0%)

\$6,862; 19.0%

Region

Percent Change in

Aggregate

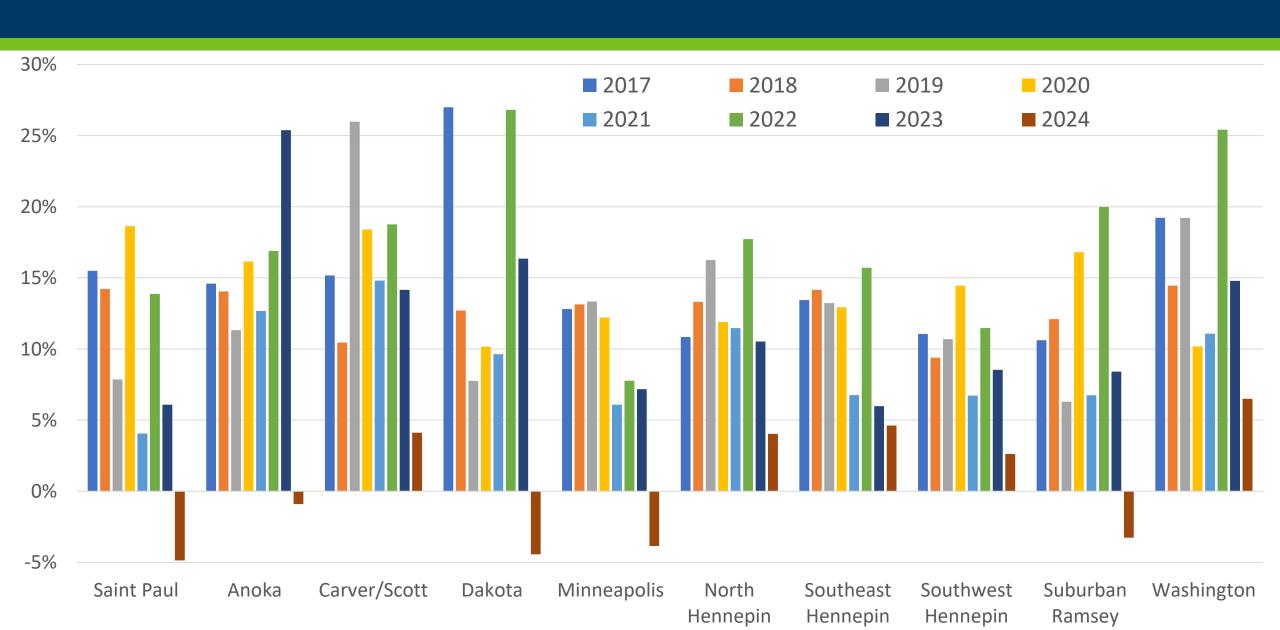
Apartment EMV

2024 Nominal EMV

in millions and %

of regional EMV

Change in Apartment EMV 2017-2024



Southwest

Hennepin

2.2% (-6.0%)

\$57,458; 76.6%

Suburban

Ramsey

4.4% (-0.9%)

\$28,194; 70.4%

Washington

-0.9% (-11.0%)

\$42,768; 79.9%

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 %	\$43,147; 77.7%	\$39,986; 75.9%	\$55,766; 73.9%	\$39,464; 59.2%	\$36,948; 72.7%

Southeast

Hennepin

2.0% (-2.2%)

\$37,742; 64.1%

Saint Paul

3.8% (+0.8%)

\$23,278; 64.6%

of regional EMV

Region

Percent Change in

Aggregate

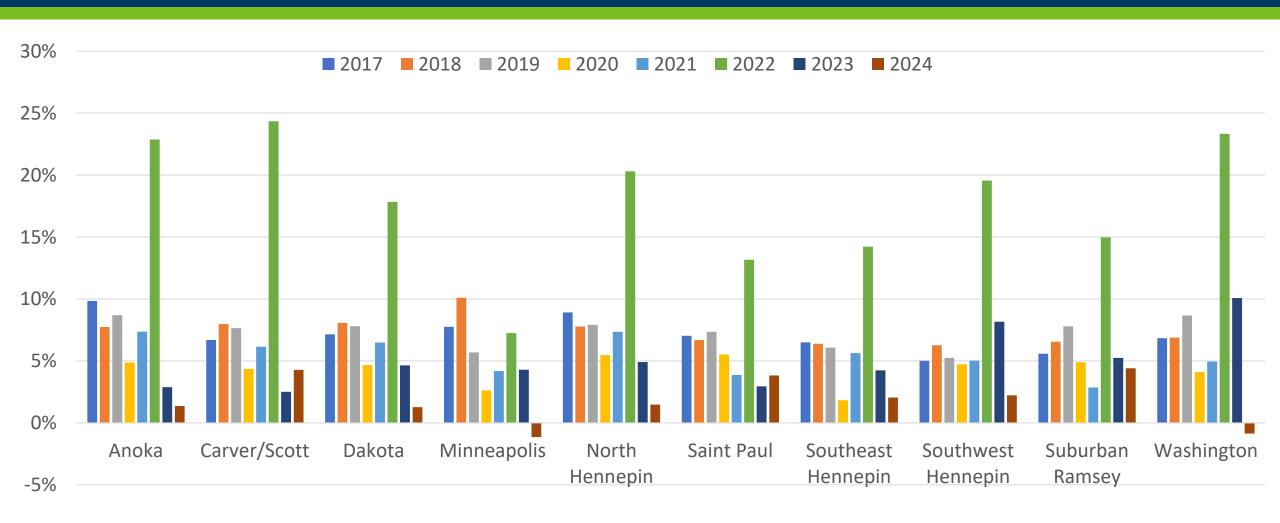
Residential EMV

2024 Nominal EMV

in millions and %

of regional EMV

Change in Residential EMV 2017-2024



Southwest

Hennepin

2.0% (-2.5%)

\$5,962; 8.0%

Suburban

Ramsey

0.0% (-6.1%)

\$4,250; 10.6%

Washington

0.8% (-15.7%)

\$3,663; 6.8%

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%

Southeast

Hennepin

-0.3% (-3.5%)

\$9,451; 16.0%

Saint Paul

-2.5% (-9.8%)

\$3,546; 9.8%

Region

Percent Change in

Aggregate

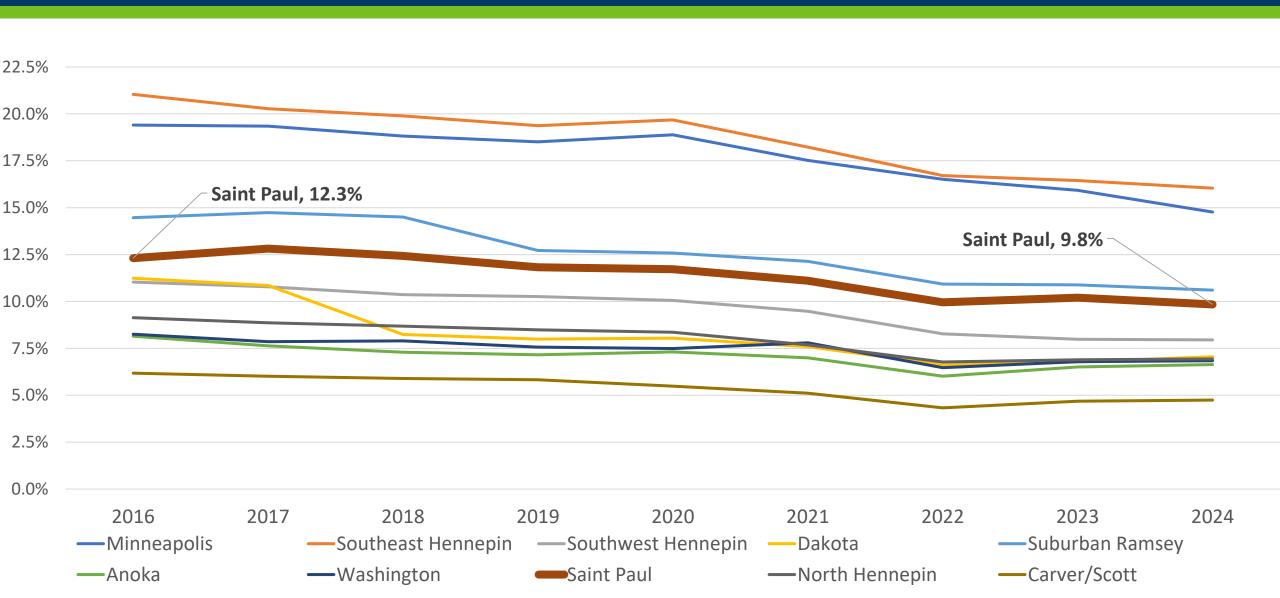
Commercial EMV

2024 Nominal EMV

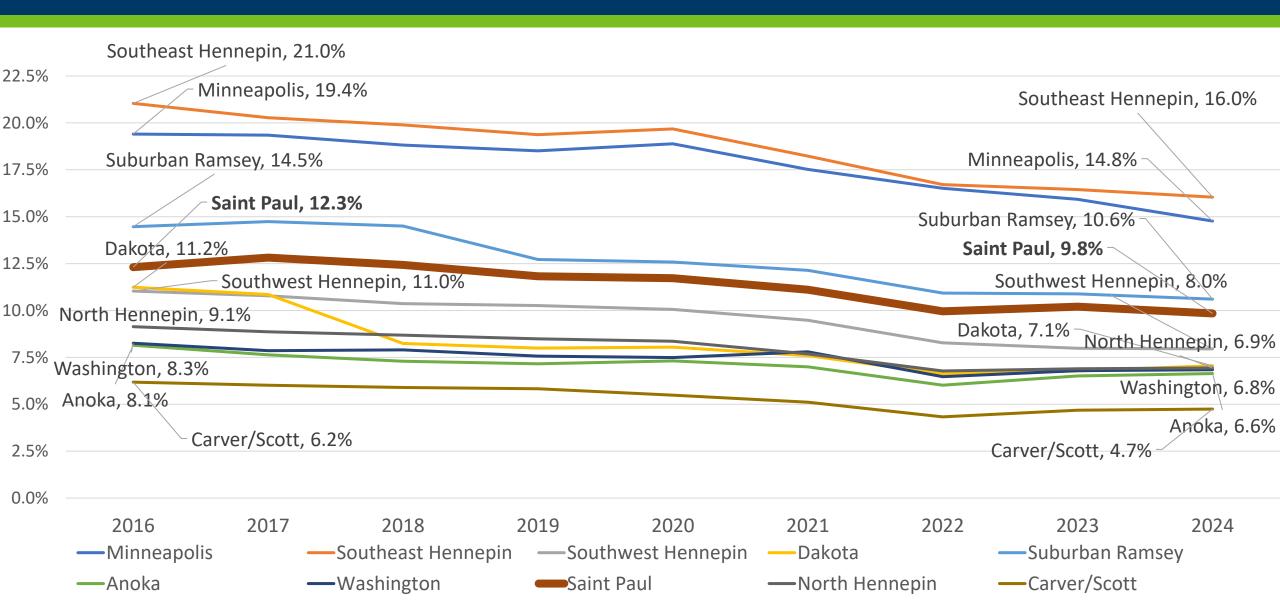
in millions and %

of regional EMV

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!

Individuals Businesses Tax Professionals Governments Policy & Research Fraud



Property Values and Assessment Practices Report

Each year, the Department of Revenue reports to the Legislature on property tax values and assessment practices in Minnesota. The reports analyze market trends, the effects of property tax

In 2012, the report was combined with the annual report related to agricultural properties and Green Acres required under M.S. 273.1108. To download Green Acres reports from 2011 and earlier, go to Assessment and Classification Practices Reports.

laws and changes to them, and how property values are assessed throughout the state.

The reports were mandated by the Legislature in 2001, and the first one was issued in 2003.

ASSESSMENT YEAR	REPORT LINK	DATE PUBLISHED
2024	Property Values and Assessment Practices Report	February 2025
2023	Property Values and Assessment Practices Report	March 2024
2022	Property Values and Assessment Practices Report	March 2023



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HOURS [+]

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