

2025 Proposed Property Tax Analysis



November 8, 2024

**Dakota County Property
Taxation & Records**



TABLE OF CONTENTS

INTRODUCTION	3
SUMMARY	4
MAPS OF AVERAGE PERCENT CHANGE	5
DAKOTA COUNTY COMPARISON	10
METRO COUNTY COMPARISON	11
TAX LEVY COMPARISON	13
RESIDENTIAL HOMESTEAD COMPARISON	15
TRUTH IN TAXATION HEARING CALENDAR ...	17

Introduction to the 2025 Proposed Property Tax Analysis



The Dakota County Property Taxation & Records Department is pleased to present the 2025 Proposed Property Tax Analysis Report. This report provides a range of statistics on proposed taxes and property values, highlighting the implications for Dakota County residents and businesses.

The mailing of the 2025 Proposed Property Tax Notices to taxpayers is scheduled to begin on November 12, 2024. Residents will also have the option to access their proposed property tax notices online via the Dakota County Property Information Search site.

Below are some key highlights from the report that outline the implications of the proposed tax:

1. **Residential Property Tax Impact:** On average, residential properties will experience a 1.45% increase in total property taxes, with a 7.24% increase in the county tax portion. Due to the max homestead exclusion increase from \$30,400 to \$38,000, and with the median estimated market value of homes remaining stable at \$372,000, taxpayers will see a 2.53% decrease in the taxable market value. The average estimated market value (excluding new construction) increased 0.84%.
2. **Commercial and Industrial Property Tax Impact:** Commercial and industrial properties are projected to experience an 8.11% increase in total property taxes, with an 11.21% increase in the county tax portion. The median estimated market value (excluding new construction) on commercial/industrial increased 4.45% overall.
3. **School District Referendum:** In 2024, four school districts within Dakota County ISD 192, ISD 194, ISD 199, and ISD 252 had referendum questions that will impact 2025 property taxes. Of these, ISD 199 passed their referendum. Tax increases resulting from these referendums are not included in the proposed notices or the data in this report. However, property owners in these districts have been notified on their proposed tax notices about the potential for additional increases, depending on the voting results. Dakota County ISD 191 also had a referendum question which passed, however this will not impact taxpayers until 2026.
4. **Electronic Notice Initiative:** Dakota County's Electronic Notice Program continues to provide taxpayers with a convenient and environmentally friendly option for receiving their property tax notices. This program reduces mailing costs and simplifies access to important tax information. Currently, 16.36% of Dakota County taxpayers are enrolled in the program, reflecting steady growth in electronic statement. We remain committed to encouraging residents to take advantage of this option, which supports both cost savings for the county and added convenience for taxpayers.

Additional information regarding 2025 proposed taxes is accessible on the Popular section of the Dakota County Home Page, or by [following this link](#). Information on the 2025 Proposed Property Tax Notices is also being posted on the social media.

Questions may be directed to Amy Koethe, Dakota County Property Taxation & Records Director.

Amy Koethe
Property Taxation & Records Director
amy.koethe@co.dakota.mn.us
651-438-4370



PROPOSED TAXES IN 2025

This report provides a summary of what taxpayers will see on their proposed tax notice

NUMBERS MAILED

158,754 Truth in Taxation Notices will be delivered to taxpayers on November 12, 2024

25,972 taxpayers opted to receive their notice via email

TOTAL PROPOSED LEVY

The total of all proposed levies for all taxing districts is \$956,120,736

A 5.27% increase from 2024

COUNTY TAX PORTION

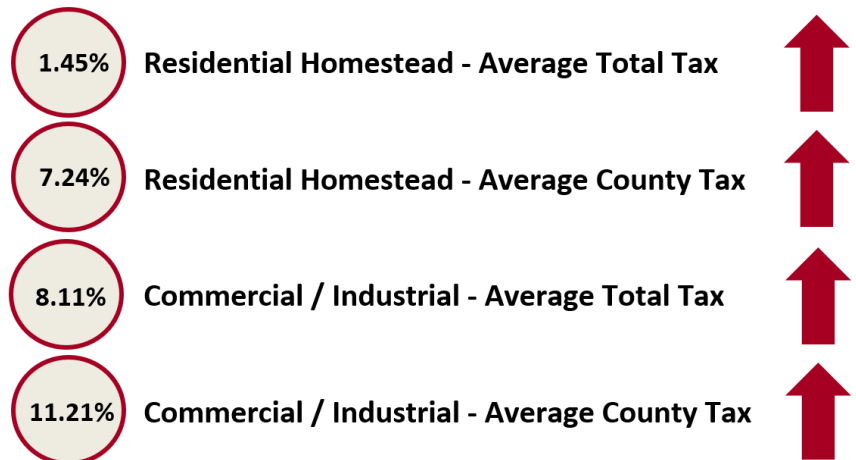
- For a median valued property, the estimated county tax is \$714 in comparison to an estimated metro county tax of \$1,110
- On average the county's share of property taxes is about 17% of a homeowner's total property tax bill

WHAT WILL TAXPAYERS SEE?

Legislative Change to Hmstd Mkt Value Exclusion

The amount increased for Payable 2025 allowing more taxpayers to receive an exclusion

Change in Tax from 2024 to 2025

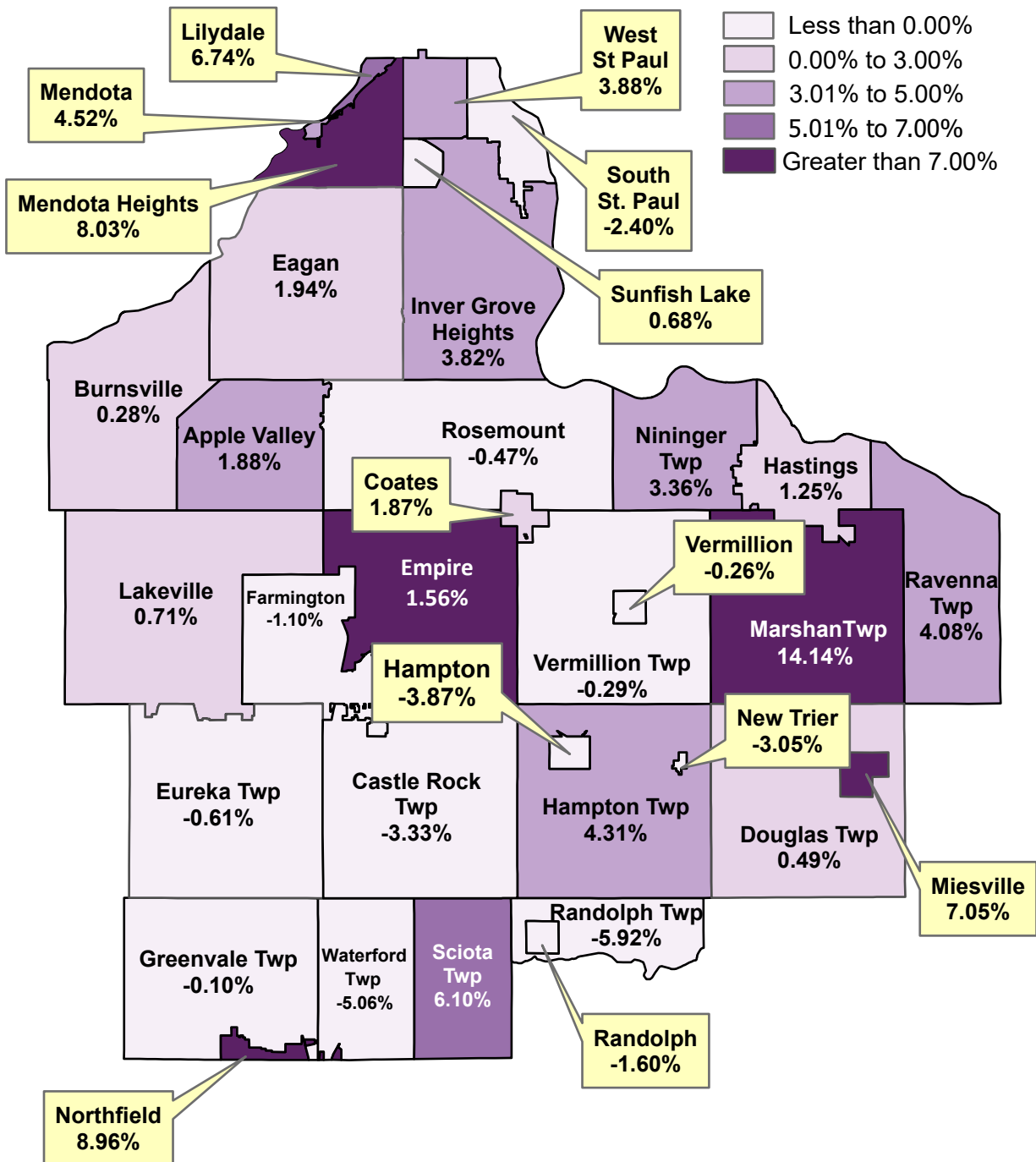


NOVEMBER ELECTION

The following taxing districts had a referendum question on the ballot:

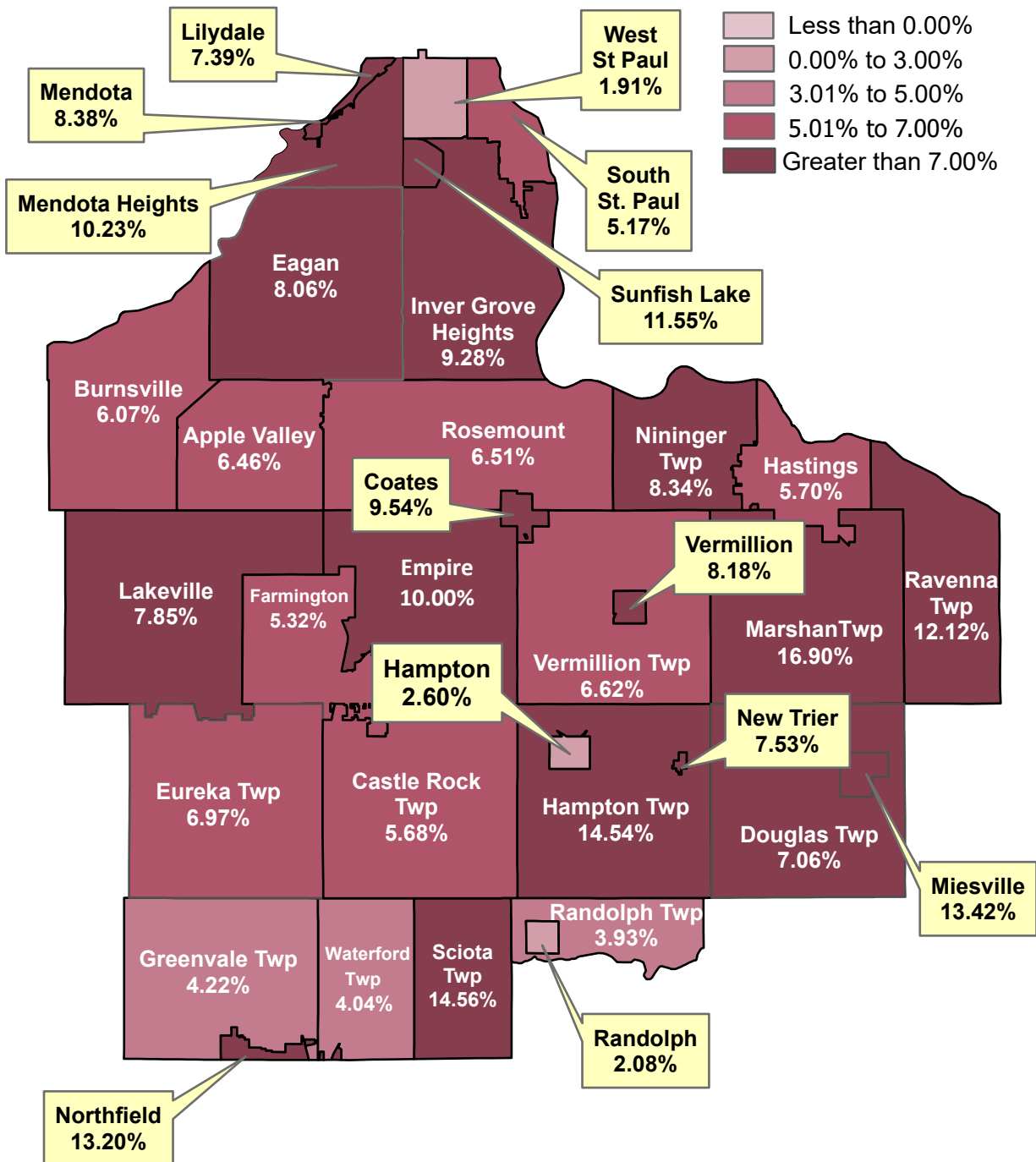
- School District 191 (passed eff. Pay 2026) ✓
- School District 192
- School District 194
- School District 199 (passed eff. Pay 2025) ✓
- School District 252

Percent Change in Average Total Tax for Residential Homestead Property (Final 2024 to Proposed 2025)



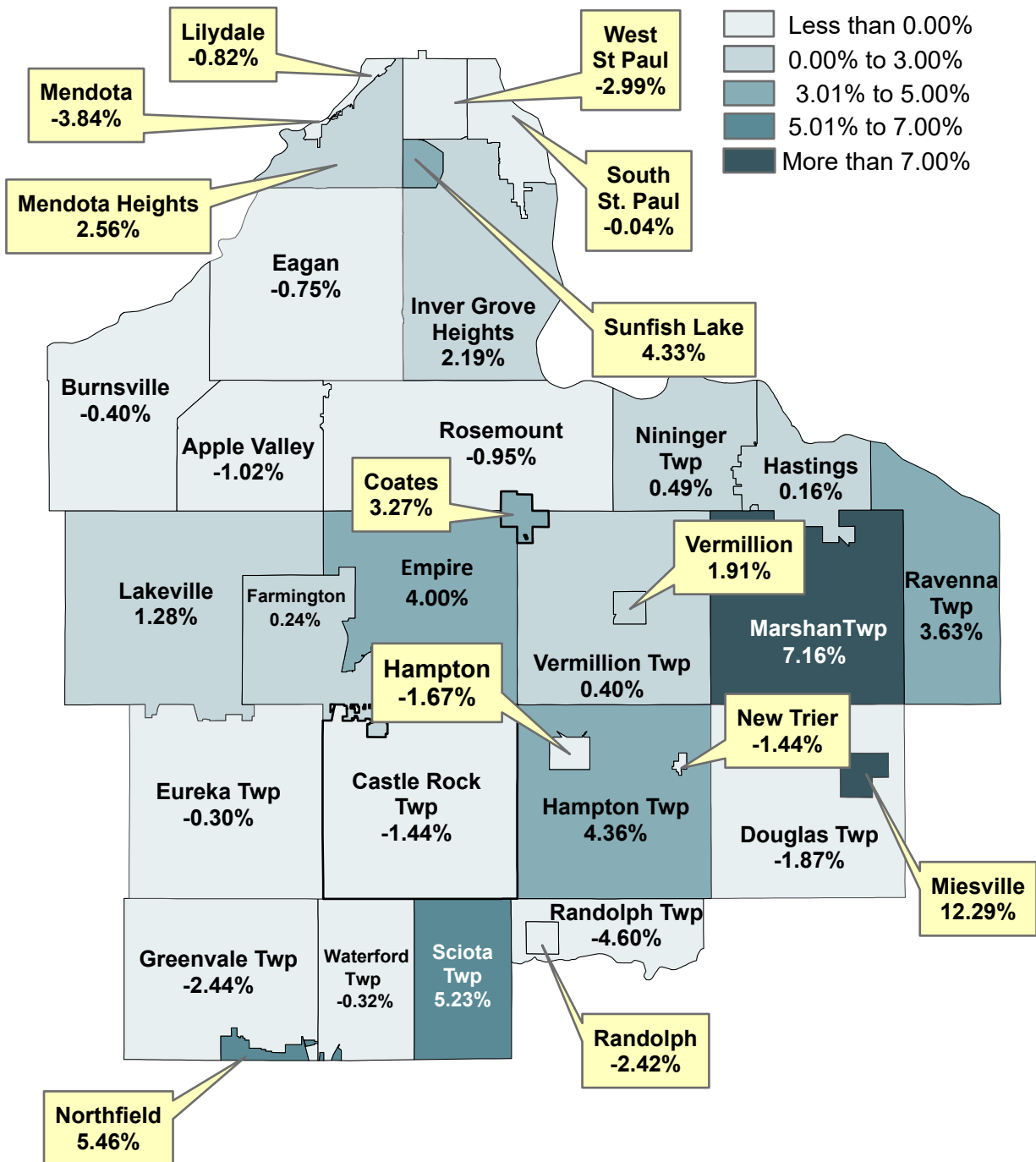
Note: Excludes parcels with new construction over \$15,000, multi-class properties, land-only properties and any within a tax increment district

Percent Change in Average County Tax for Residential Homestead Property (Final 2024 to Proposed 2025)



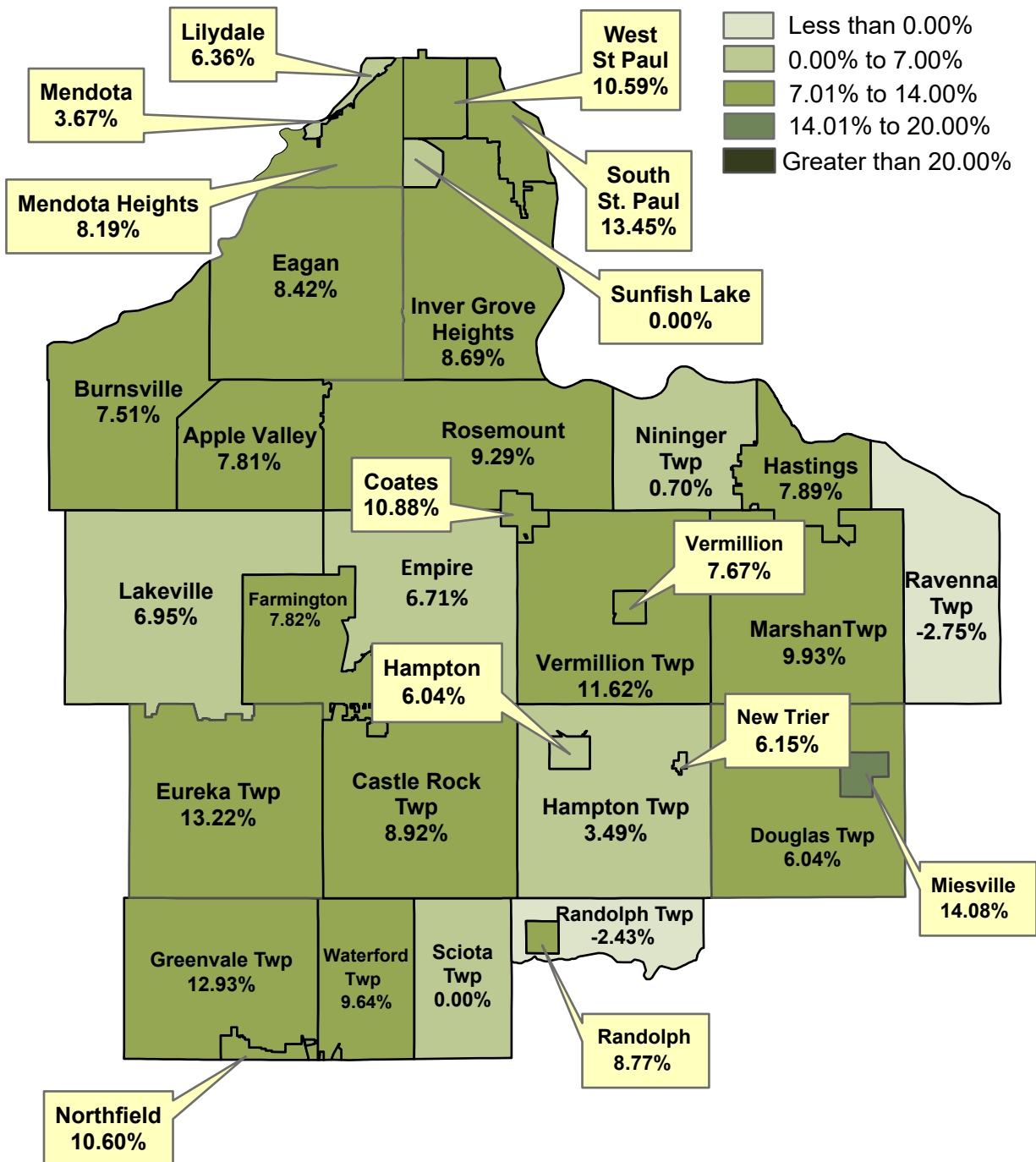
Note: Excludes parcels with new construction over \$15,000, multi-class properties, land-only properties and any within a tax increment district

Percent Change in Median Estimated Market Value for Residential Homestead Property (Final 2024 to Proposed 2025)



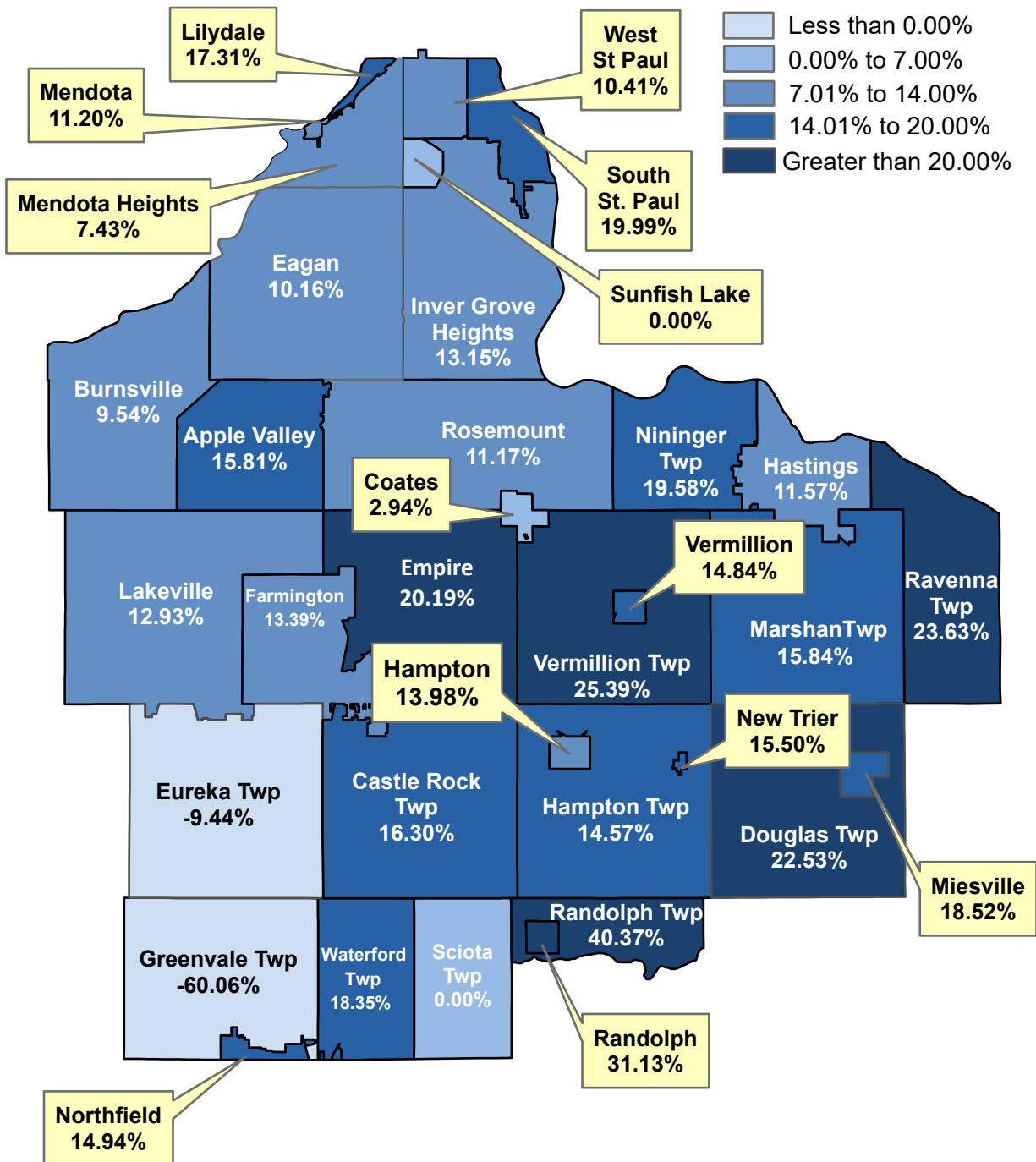
Note: Excludes parcels with new construction over \$15,000, multi-class properties and land-only properties

Percent Change in Average Total Tax for Commercial/Industrial Property (Final 2024 to Proposed 2025)



Note: Excludes parcels with new construction over \$15,000, multi-class properties, land-only properties and any within a tax increment district

Percent Change in Average County Tax for Commercial/Industrial Property (Final 2024 to Proposed 2025)



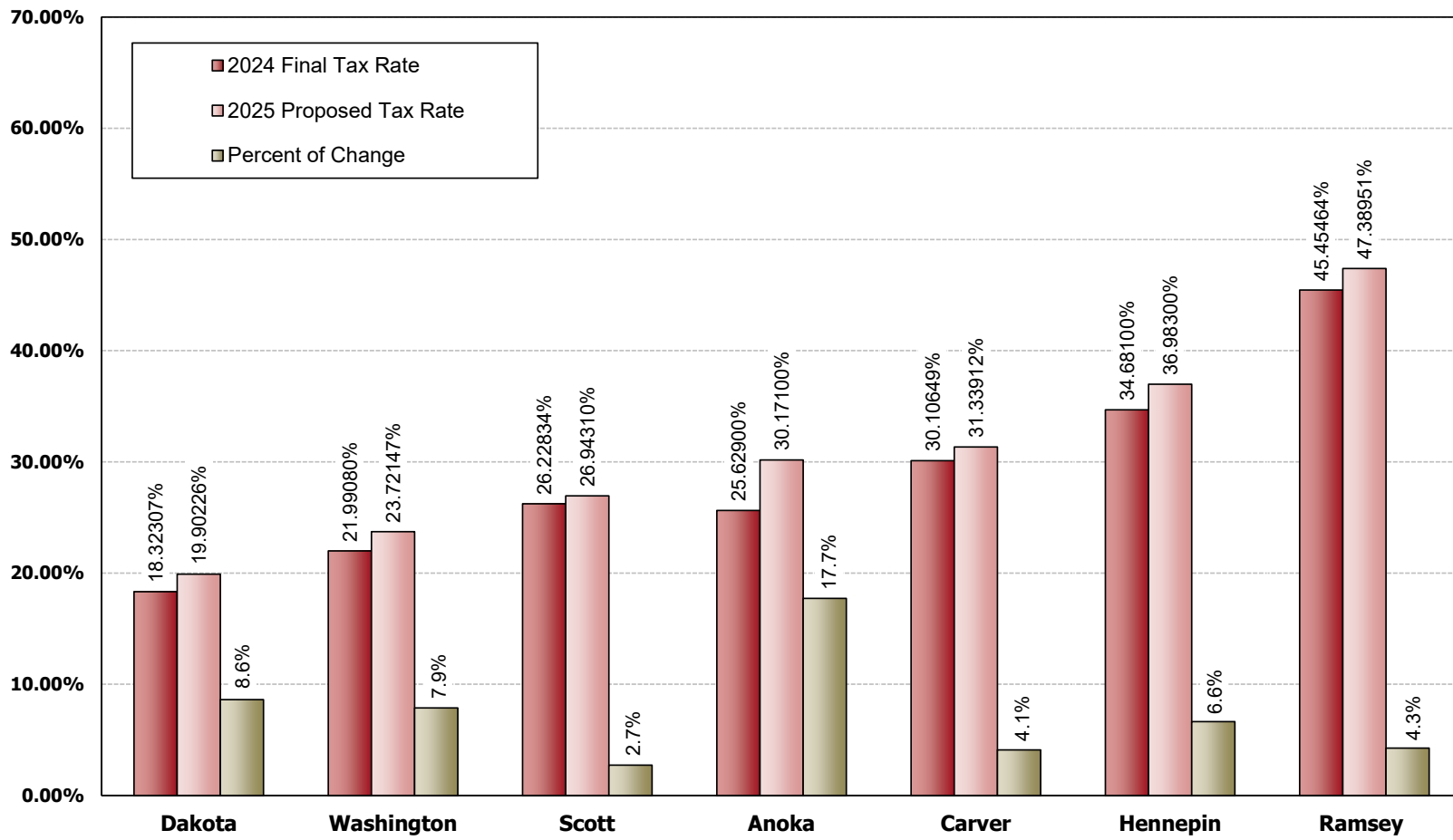
Note: Excludes parcels with new construction over \$15,000, multi-class properties, land-only properties and any within a tax increment district

2024 - 2025 Dakota County Levy and Rate Comparison

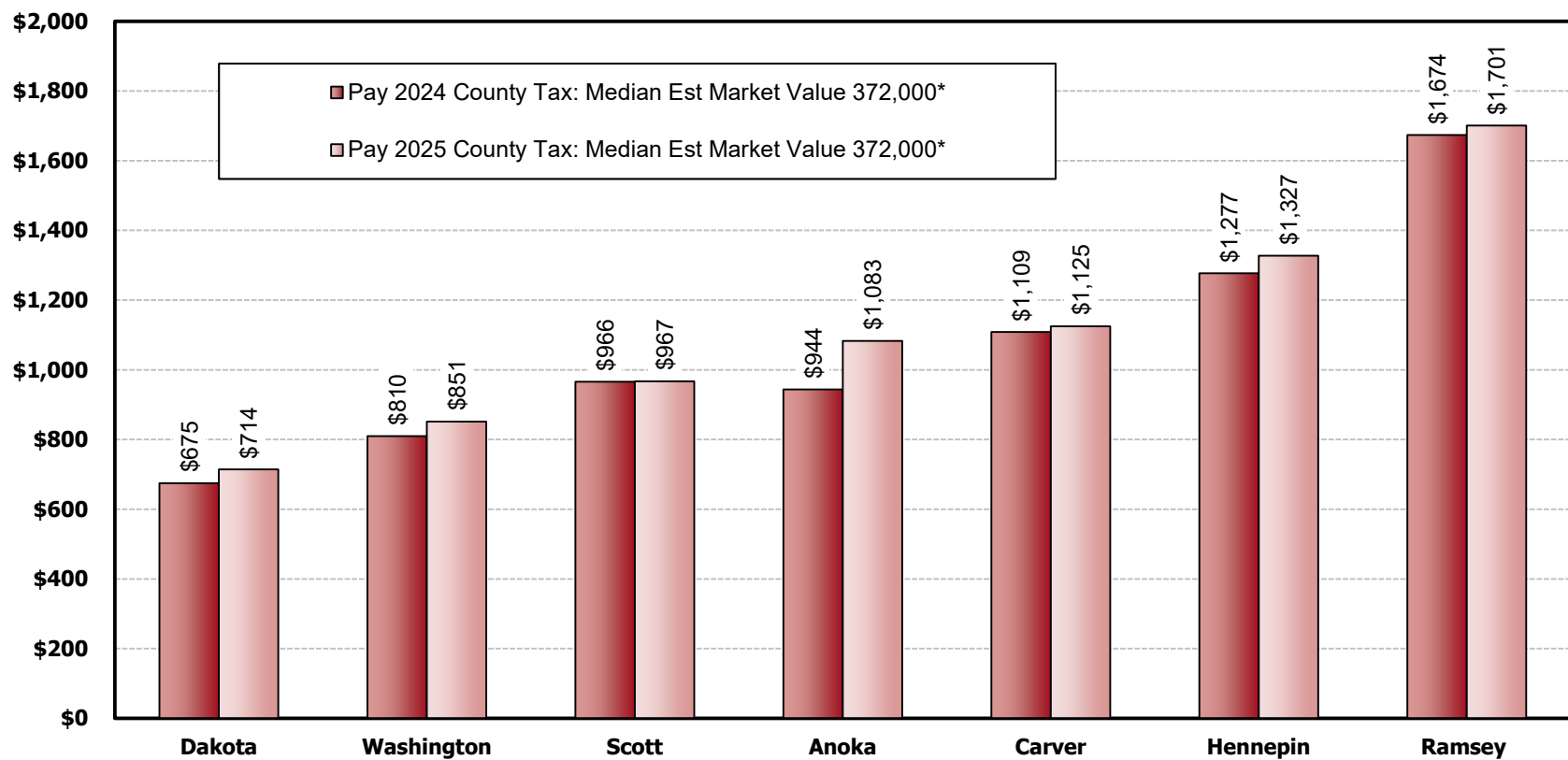
	2024 Final Levy	2025 Proposed Levy	2024-2025 Percent Change
Total Certified Tax Levy	\$152,518,952	\$167,648,832	9.92%
Fiscal Disparity Distribution	(14,550,845)	(15,798,464)	8.57%
Net Tax Capacity Levies	\$137,968,107	\$151,850,368	10.06%
Dakota County Tax Capacity	753,201,059	763,205,311	1.33%
Dakota County Based Tax Rate	18.323%	19.902%	8.62%
Median Value - County Tax Impact			
Estimated Market Value*	372,000	372,000	0.00%
Homestead County Tax	\$675	\$714	5.87%
Non-Homestead County Tax	\$682	\$740	8.62%

* Based on the Median Value as of 10/9/24

Proposed Metro County Tax Rate Comparison of Residential Property



Proposed Metro County Tax Comparison of Residential Property



* Based on the Median Value as of 10/9/24

2024 Final Levy - 2025 Proposed Levy Comparison

Taxing Districts	2024 Final Tax Capacity Levy	2025 Proposed Tax Capacity Levy	2024 Final Market Referendum Levy	2025 Proposed Market Referendum Levy	2024 Total Final Levy	2025 Total Proposed Levy	Total Levy % Change
Dakota County	\$152,518,952	\$167,648,832	\$0	\$0	\$152,518,952	\$167,648,832	9.92%
Total County					\$152,518,952	\$167,648,832	9.92%
Apple Valley	\$33,609,445	\$38,366,190	\$1,134,555	\$1,157,810	\$34,744,000	\$39,524,000	13.76%
Burnsville	\$49,550,473	\$52,886,987	\$0	\$0	\$49,550,473	\$52,886,987	6.73%
Coates	\$45,326	\$46,787	\$0	\$0	\$45,326	\$46,787	3.22%
Eagan	\$48,833,469	\$52,862,155	\$0	\$0	\$48,833,469	\$52,862,155	8.25%
Empire	\$1,511,190	\$1,600,079	\$0	\$0	\$1,511,190	\$1,600,079	5.88%
Farmington	\$16,106,807	\$17,248,901	\$0	\$0	\$16,106,807	\$17,248,901	7.09%
Hampton	\$324,957	\$326,509	\$0	\$0	\$324,957	\$326,509	0.48%
Hastings	\$18,649,930	\$20,049,930	\$0	\$0	\$18,649,930	\$20,049,930	7.51%
Inver Grove Heights	\$32,820,788	\$34,294,151	\$0	\$0	\$32,820,788	\$34,294,151	4.49%
Lakeville	\$43,596,800	\$48,850,050	\$0	\$0	\$43,596,800	\$48,850,050	12.05%
Lilydale	\$639,186	\$679,269	\$0	\$0	\$639,186	\$679,269	6.27%
Mendota	\$170,000	\$170,000	\$0	\$0	\$170,000	\$170,000	0.00%
Mendota Heights	\$12,889,319	\$13,682,993	\$0	\$0	\$12,889,319	\$13,682,993	6.16%
Miesville	\$78,447	\$84,315	\$0	\$0	\$78,447	\$84,315	7.48%
New Trier	\$62,000	\$62,000	\$0	\$0	\$62,000	\$62,000	0.00%
Northfield	\$14,577,827	\$17,146,822	\$0	\$0	\$14,577,827	\$17,146,822	17.62%
Randolph	\$173,959	\$195,750	\$0	\$0	\$173,959	\$195,750	12.53%
Rosemount	\$16,501,479	\$18,297,267	\$0	\$0	\$16,501,479	\$18,297,267	10.88%
South St. Paul	\$15,843,509	\$17,278,271	\$0	\$0	\$15,843,509	\$17,278,271	9.06%
Sunfish Lake	\$804,526	\$650,984	\$0	\$0	\$804,526	\$650,984	-19.08%
Vermillion	\$197,175	\$197,000	\$0	\$0	\$197,175	\$197,000	-0.09%
West St. Paul	\$20,934,425	\$22,365,681	\$0	\$0	\$20,934,425	\$22,365,681	6.84%
Total Cities					\$329,055,592	\$358,499,901	8.95%
Castle Rock Township	\$349,734	\$349,734	\$0	\$0	\$349,734	\$349,734	0.00%
Douglas Township	\$415,887	\$419,887	\$0	\$0	\$415,887	\$419,887	0.96%
Eureka Township	\$764,329	\$805,347	\$0	\$0	\$764,329	\$805,347	5.37%
Greenvale Township	\$353,500	\$431,000	\$0	\$0	\$353,500	\$431,000	21.92%
Hampton Township	\$290,000	\$290,000	\$0	\$0	\$290,000	\$290,000	0.00%
Marshan Township	\$435,000	\$600,000	\$0	\$0	\$435,000	\$600,000	37.93%
Nininger Township	\$285,000	\$335,000	\$0	\$0	\$285,000	\$335,000	17.54%
Randolph Township	\$165,000	\$165,000	\$0	\$0	\$165,000	\$165,000	0.00%
Ravenna Township	\$559,785	\$598,605	\$0	\$0	\$559,785	\$598,605	6.93%
Sciota Township	\$160,000	\$180,000	\$0	\$0	\$160,000	\$180,000	12.50%
Vermillion Township	\$527,000	\$561,000	\$0	\$0	\$527,000	\$561,000	6.45%
Waterford Township	\$285,199	\$273,791	\$0	\$0	\$285,199	\$273,791	-4.00%
Total Townships					\$4,590,434	\$5,009,364	9.13%

2024 Final Levy - 2025 Proposed Levy Comparison

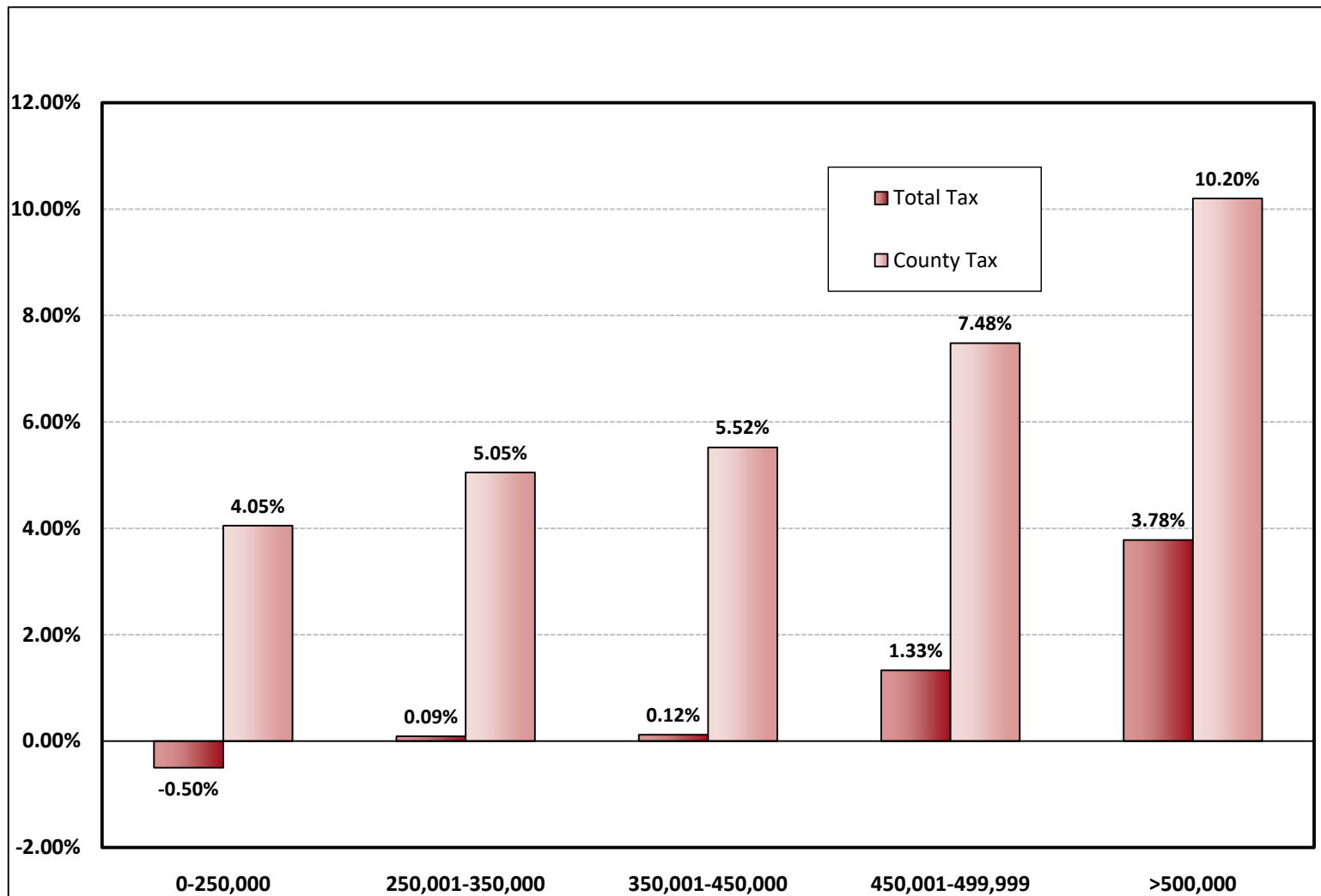
Taxing Districts	2024 Final Tax Capacity Levy	2025 Proposed Tax Capacity Levy	2024 Final Market Referendum Levy	2025 Proposed Market Referendum Levy	2024 Total Final Levy	2025 Total Proposed Levy	Total Levy % Change
School District 006	\$6,449,180	\$7,287,650	\$8,432,314	\$8,004,581	\$14,881,494	\$15,292,231	2.76%
School District 191	\$22,297,602	\$25,770,345	\$28,742,485	\$23,044,912	\$51,040,087	\$48,815,257	-4.36%
School District 192	\$22,005,669	\$23,112,803	\$11,034,682	\$9,682,683	\$33,040,351	\$32,795,486	-0.74%
School District 194	\$42,035,260	\$44,132,726	\$36,249,811	\$33,870,525	\$78,285,071	\$78,003,251	-0.36%
School District 195	\$1,228,941	\$1,127,456	\$717,812	\$716,319	\$1,946,753	\$1,843,775	-5.29%
School District 196	\$69,663,489	70,995,398	\$87,270,781	\$85,046,150	\$156,934,270	\$156,041,548	-0.57%
School District 197	\$19,107,968	\$21,334,373	\$16,742,933	\$18,477,065	\$35,850,901	\$39,811,438	11.05%
School District 199	\$10,215,335	\$10,659,585	\$5,601,455	\$6,439,829	\$15,816,790	\$17,099,414	8.11%
School District 200	\$9,871,359	9,936,807	\$11,215,477	11,052,106	\$21,086,836	\$20,988,913	-0.46%
School District 252	\$3,466,604	3,748,264	\$1,518,184	1,597,910	\$4,984,788	\$5,346,174	7.25%
School District 659	\$9,201,781	9,382,000	\$12,744,472	12,483,532	\$21,946,253	\$21,865,532	-0.37%
Total School Districts					\$435,813,594	\$437,903,019	0.48%
Burnsville EDA	\$1,250,000	\$1,500,000	\$0	\$0	\$1,250,000	\$1,500,000	20.00%
Dakota County CDA	\$10,773,670	\$11,483,710	\$0	\$0	\$10,773,670	\$11,483,710	6.59%
Hastings HRA	\$508,989	\$537,640	\$0	\$0	\$508,989	\$537,640	5.63%
Metro Council	\$5,096,045	\$4,705,298	\$0	\$0	\$5,096,045	\$4,705,298	-7.67%
Mosquito Control	\$2,621,483	\$2,698,077	\$0	\$0	\$2,621,483	\$2,698,077	2.92%
Northfield EDA	\$363,136	\$395,848	\$0	\$0	\$363,136	\$395,848	9.01%
Northfield HRA	\$370,547	\$403,926	\$0	\$0	\$370,547	\$403,926	9.01%
South Metro EMS	\$1,938,696	\$2,554,626	\$0	\$0	\$1,938,696	\$2,554,626	31.77%
South St. Paul EDA	\$412,221	\$433,778	\$0	\$0	\$412,221	\$433,778	5.23%
South St. Paul HRA	\$420,634	\$442,631	\$0	\$0	\$420,634	\$442,631	5.23%
Transit District	\$5,408,323	\$5,950,241	\$0	\$0	\$5,408,323	\$5,950,241	10.02%
Watershed District MWS-M	\$112,758	\$121,315	\$0	\$0	\$112,758	\$121,315	7.59%
Watershed District MWS-V	\$965,600	\$990,832	\$0	\$0	\$965,600	\$990,832	2.61%
Total Special Districts					\$30,242,102	\$32,217,922	6.53%
Grand Total					\$952,220,674	\$1,001,279,038	5.15%
Home County Total					\$909,978,123	\$956,120,736	5.07%

2024 - 2025 Dakota County Residential Homestead Median Market Value and Proposed Tax Comparison

TAXING DISTRICTS		MEDIAN ESTIMATED MARKET VALUE COMPARISON*			MEDIAN PROPERTY TAX COMPARISON			
City	School District	2024 Median Market Value	2025 Median Market Value	% Change in Median Market Value	2024 Final Tax	2025 Proposed Tax	Median Tax Increase	% Change in Property Tax
Apple Valley	191	362,000	358,300	-1.02%	\$ 3,579.08	\$ 3,607.13	\$ 28.06	0.78%
	196	362,000	358,300	-1.02%	\$ 4,069.26	\$ 4,081.02	\$ 11.77	0.29%
Burnsville	191	351,200	349,800	-0.40%	\$ 3,650.26	\$ 3,639.86	\$ (10.40)	-0.28%
	194	351,200	349,800	-0.40%	\$ 4,239.31	\$ 4,194.04	\$ (45.27)	-1.07%
	196	351,200	349,800	-0.40%	\$ 4,115.76	\$ 4,093.11	\$ (22.66)	-0.55%
Eagan	191	392,750	389,800	-0.75%	\$ 3,727.40	\$ 3,692.32	\$ (35.08)	-0.94%
	196	392,750	389,800	-0.75%	\$ 4,250.89	\$ 4,198.78	\$ (52.12)	-1.23%
	197	392,750	389,800	-0.75%	\$ 3,494.16	\$ 3,665.64	\$ 171.48	4.91%
Farmington	192	358,100	358,950	0.24%	\$ 4,309.81	\$ 4,289.58	\$ (20.23)	-0.47%
Hastings	200	312,500	313,000	0.16%	\$ 3,523.47	\$ 3,557.90	\$ 34.42	0.98%
Inver Grove Heights	196	341,700	349,200	2.19%	\$ 4,214.61	\$ 4,212.07	\$ (2.54)	-0.06%
	197	341,700	349,200	2.19%	\$ 3,559.29	\$ 3,736.20	\$ 176.91	4.97%
	199	341,700	349,200	2.19%	\$ 3,471.62	\$ 3,620.42	\$ 148.80	4.29%
Lakeville	192	445,100	450,800	1.28%	\$ 4,781.04	\$ 4,865.59	\$ 84.55	1.77%
	194	445,100	450,800	1.28%	\$ 4,856.75	\$ 4,916.83	\$ 60.08	1.24%
	196	445,100	450,800	1.28%	\$ 4,683.88	\$ 4,765.30	\$ 81.42	1.74%
Mendota Heights	197	526,500	540,000	2.56%	\$ 4,945.43	\$ 5,423.10	\$ 477.67	9.66%
Rosemount	196	399,500	395,700	-0.95%	\$ 4,319.56	\$ 4,247.51	\$ (72.06)	-1.67%
	199	399,500	395,700	-0.95%	\$ 3,448.67	\$ 3,575.72	\$ 127.05	3.68%
	200	399,500	395,700	-0.95%	\$ 3,689.17	\$ 3,679.45	\$ (9.72)	-0.26%
South St Paul	6	274,100	274,000	-0.04%	\$ 3,694.54	\$ 3,591.98	\$ (102.57)	-2.78%
	199	274,100	274,000	-0.04%	\$ 3,136.51	\$ 3,122.43	\$ (14.08)	-0.45%
West St Paul	197	303,100	294,050	-2.99%	\$ 3,649.37	\$ 3,779.60	\$ 130.23	3.57%

* The Median Market Values shown are the values prior to the MV homestead exclusion. The tax amounts reflect the homestead exclusion.

2025 Percent Change in Average Residential Homestead Tax by Market Value Range



Dakota County Truth in Taxation Meeting Schedule

Districts must schedule a public meeting
between November 25 and December 30
at 6:00 p.m. or later

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
NOVEMBER 25	NOVEMBER 26 Empire - 7:00 P.M.	NOVEMBER 27	NOVEMBER 28	NOVEMBER 29	NOVEMBER 30
DECEMBER 2 Farmington - 7:00 P.M. Hastings - 7:00 P.M. Inver Grove Hts - 6:00 P.M. Lakeville - 6:00 P.M. South St Paul - 7:00 P.M.	DECEMBER 3 Burnsville - 6:00 P.M. Dakota County - 6:00 P.M. Eagan - 6:30 P.M. Mendota Hts - 7:00 P.M. Northfield - 6:30 P.M. Rosemount - 7:00 P.M.	DECEMBER 4	DECEMBER 5	DECEMBER 6	DECEMBER 7
DECEMBER 9 ISD 006 - 6:00 P.M. ISD 192 - 6:00 P.M. ISD 196 - 6:15 P.M. ISD 197 - 6:00 P.M. ISD 199 - 6:00 P.M. ISD 659 - 6:00 P.M. Lilydale - 6:00 P.M. West St. Paul - 6:30 P.M.	DECEMBER 10 Hampton City- 6:30 P.M. Sunfish Lake - 7:00 P.M.	DECEMBER 11 Metro Council - 6:00 P.M.	DECEMBER 12 Apple Valley - 7:00 P.M. ISD 191 - 6:30 P.M.	DECEMBER 13	DECEMBER 14
DECEMBER 16 ISD 195 - 7:00 P.M. ISD 252 - 6:00 P.M.	DECEMBER 17 ISD 194 - 7:00 P.M.	DECEMBER 18 ISD 200 - 6:00 P.M.	DECEMBER 19	DECEMBER 20	DECEMBER 21
DECEMBER 23	DECEMBER 24	DECEMBER 25	DECEMBER 26	DECEMBER 27	DECEMBER 28
DECEMBER 30 Final Levy Certification Deadline	DECEMBER 31	JANUARY 1	JANUARY 2	JANUARY 3	JANUARY 4