

Payable 2026 Preliminary Tax Rates

MUNICIPALITY	SCH. DIST	W/S	DIST. CODE	CITY OR TOWN	COUNTY	SCHOOLS	S.I.S.D. # 916	MISC	TOTAL LOCAL TAX RATE	MARKET TAX RATE
ARDEN HILLS	621	(R)	2517	31.947958%	50.849757%	15.969166%	0.000000%	9.128031%	107.894912%	0.221693%
ARDEN HILLS	621	(R)(K)	2518	31.947958%	50.849757%	15.969166%	0.000000%	9.128031%	107.894912%	0.221693%
ARDEN HILLS	623	(R)	2537	31.947958%	50.849757%	28.808565%	0.000000%	9.128031%	120.734311%	0.222108%
BLAINE	621	(R)	2917	40.217241%	50.849757%	15.969166%	0.000000%	10.032673%	117.068837%	0.221693%
FAIRGROUNDS	623	(C)	3031	0.000000%	50.849757%	28.808565%	0.000000%	10.376478%	90.034800%	0.222108%
FAIRGROUNDS	625	(C)	3051	0.000000%	50.849757%	32.220263%	--	10.376478%	93.446498%	0.171793%
FALCON HEIGHTS	623	(C)	3331	37.578035%	50.849757%	28.808565%	0.000000%	10.376478%	127.612835%	0.222108%
FALCON HEIGHTS	623	(R)	3337	37.578035%	50.849757%	28.808565%	0.000000%	9.128031%	126.364388%	0.222108%
GEM LAKE	624		3740	39.698348%	50.849757%	35.124342%	0.000000%	7.586231%	133.258678%	0.171848%
GEM LAKE	624	(M)(NB)	3746	39.698348%	50.849757%	35.124342%	0.000000%	10.123356%	135.795803%	0.171848%
LAUDERDALE	623	(C)	4731	34.592534%	50.849757%	28.808565%	0.000000%	10.376478%	124.627334%	0.222108%
LAUDERDALE	623	(I)	4732	34.592534%	50.849757%	28.808565%	0.000000%	8.934516%	123.185372%	0.222108%
LAUDERDALE	623	(R)	4737	34.592534%	50.849757%	28.808565%	0.000000%	9.128031%	123.378887%	0.222108%
LITTLE CANADA	623	(M)(NB)	5336	28.931763%	50.849757%	28.808565%	0.000000%	10.123356%	118.713441%	0.222108%
LITTLE CANADA	624	(M)(NB)	5346	28.931763%	50.849757%	35.124342%	0.000000%	10.123356%	125.029218%	0.171848%
MAPLEWOOD	622	(M)(BC)	5725	50.736510%	50.849757%	31.527337%	0.000000%	11.202540%	144.316144%	0.151623%
MAPLEWOOD	622	(M)(NB)	5726	50.736510%	50.849757%	31.527337%	0.000000%	11.202540%	144.316144%	0.151623%
MAPLEWOOD	622	(V)	5729	50.736510%	50.849757%	31.527337%	0.000000%	11.082558%	144.196162%	0.151623%
MAPLEWOOD	623	(C)	5731	50.736510%	50.849757%	28.808565%	0.000000%	11.455662%	141.850494%	0.222108%
MAPLEWOOD	623	(M)(NB)	5736	50.736510%	50.849757%	28.808565%	0.000000%	11.202540%	141.597372%	0.222108%
MAPLEWOOD	624	(M)(NB)	5746	50.736510%	50.849757%	35.124342%	0.000000%	11.202540%	147.913149%	0.171848%
MOUNDS VIEW	621	(R)	5917	40.462971%	50.849757%	15.969166%	0.000000%	9.128031%	116.409925%	0.246411%
NEW BRIGHTON	621	(R)(B)	6308	46.446602%	50.849757%	15.969166%	0.000000%	9.128031%	122.393556%	0.221693%
NEW BRIGHTON	621	(R)	6317	42.448135%	50.849757%	15.969166%	0.000000%	9.128031%	118.395089%	0.221693%
NEW BRIGHTON	621	(R)(D)	6318	44.974350%	50.849757%	15.969166%	0.000000%	9.128031%	120.921304%	0.221693%
NEW BRIGHTON	282	(R)	6387	42.448135%	50.849757%	27.862000%	0.000000%	9.128031%	130.287923%	0.276460%
NORTH OAKS	621		6710	12.666093%	50.849757%	15.969166%	--	7.586231%	87.071247%	0.221693%
NORTH OAKS	624		6740	12.666093%	50.849757%	35.124342%	0.000000%	7.586231%	106.226423%	0.171848%
NORTH ST. PAUL	622	(M)(NB)	6926	50.892932%	50.849757%	31.527337%	0.000000%	8.590186%	141.860212%	0.151623%
NORTH ST. PAUL	622	(V)	6929	50.892932%	50.849757%	31.527337%	0.000000%	8.470204%	141.740230%	0.151623%
ROSEVILLE	621	(R)	7917	43.563243%	50.849757%	15.969166%	0.000000%	9.453185%	119.835351%	0.221693%
ROSEVILLE	623	(C)	7931	43.563243%	50.849757%	28.808565%	0.000000%	10.701632%	133.923197%	0.222108%
ROSEVILLE	623	(M)(NB)	7936	43.563243%	50.849757%	28.808565%	0.000000%	10.448510%	133.670075%	0.222108%
ROSEVILLE	623	(R)	7937	43.563243%	50.849757%	28.808565%	0.000000%	9.453185%	132.674750%	0.222108%
ST. ANTHONY	282	(R)	8187	71.940000%	50.849757%	27.862000%	0.000000%	10.564031%	161.215788%	0.276460%
ST. PAUL (6)	625	(C)	151	54.049387%	46.993732%	32.126245%	--	13.167899%	146.337263%	0.171793%
ST. PAUL (6)	625	(I)	152	54.049387%	46.993746%	32.126243%	--	11.725937%	144.895313%	0.171793%
ST. PAUL (6)	625	(L)	154	54.049387%	46.993730%	32.126248%	--	10.377652%	143.547017%	0.171793%
ST. PAUL (6)	625	(M)(BC)	155	54.049387%	46.971691%	32.099289%	--	12.914777%	146.035144%	0.171793%
ST. PAUL (6)	625	(M)(NB)	156	54.049387%	46.989716%	32.123077%	--	12.914777%	146.076957%	0.171793%
ST. PAUL (Airport)	999	(L)	194	0.000000%	47.067912%	0.000000%	--	10.377652%	57.445564%	--
SHOREVIEW	621	(M)(NB)	8316	34.051665%	50.849757%	15.969166%	--	10.714549%	111.585137%	0.221693%
SHOREVIEW	621	(R)	8317	34.051665%	50.849757%	15.969166%	0.000000%	9.719224%	110.589812%	0.221693%
SHOREVIEW	623	(M)(NB)	8336	34.051665%	50.849757%	28.808565%	0.000000%	10.714549%	124.424536%	0.222108%
SHOREVIEW	623	(R)	8337	34.051665%	50.849757%	28.808565%	0.000000%	9.719224%	123.429211%	0.222108%
SPRING LAKE PARK	621	(R)	8517	47.548952%	50.849757%	15.969166%	0.000000%	9.128031%	123.495906%	0.221693%
VADNAIS HEIGHTS	621		8910	33.047824%	50.849757%	15.969166%	0.000000%	7.586231%	107.452978%	0.221693%
VADNAIS HEIGHTS	624		8940	33.047824%	50.849757%	35.124342%	0.000000%	7.586231%	126.608154%	0.171848%
VADNAIS HEIGHTS	624	(M)(NB)	8946	33.047824%	50.849757%	35.124342%	0.000000%	10.123356%	129.145279%	0.171848%
WHITE BEAR LAKE	622	(V)	9329	32.201934%	50.849757%	31.527337%	0.000000%	10.003374%	124.582402%	0.151623%
WHITE BEAR LAKE	624		9340	32.201934%	50.849757%	35.124342%	0.000000%	7.586231%	125.762264%	0.171848%
WHITE BEAR LAKE	624	(M)(NB)	9346	32.201934%	50.849757%	35.124342%	0.000000%	10.123356%	128.299389%	0.171848%
WHITE BEAR LAKE	624	(R)	9347	32.201934%	50.849757%	35.124342%	0.000000%	9.128031%	127.304064%	0.171848%
WHITE BEAR LAKE	624	(V)	9349	32.201934%	50.849757%	35.124342%	0.000000%	10.003374%	128.179407%	0.171848%
TOWN OF WHITE BEAR	621		9710	28.875032%	50.849757%	15.969166%	0.000000%	7.586231%	103.280186%	0.221693%
TOWN OF WHITE BEAR	621	(R)	9717	28.875032%	50.849757%	15.969166%	0.000000%	9.128031%	104.821986%	0.221693%
TOWN OF WHITE BEAR	624		9740	28.875032%	50.849757%	35.124342%	0.000000%	7.586231%	122.435362%	0.171848%
TOWN OF WHITE BEAR	624	(M)(NB)	9746	28.875032%	50.849757%	35.124342%	0.000000%	10.123356%	124.972487%	0.171848%
TOWN OF WHITE BEAR	624	(R)	9747	28.875032%	50.849757%	35.124342%	0.000000%	9.128031%	123.977162%	0.171848%

Payable 2026 Preliminary Tax Rates

- (1) See County Rate summary for rate components
- (2) Respective School Districts are levying for Special Intermediate School District #916 Debt
- (3) See Miscellaneous Rate summary for rate components
- (4) Local tax rates apply to tax capacity
- (5) Market rates apply to referendum market value
- (6) County and school rates in the City of St. Paul are reduced for Disparity Reduction Aid
- (B) Refers to the Bicentennial Lakes Storm Sewer District
- (C) Refers to Capitol Region Watershed District
- (D) Refers to Lake Diane Storm Sewer District
- (I) Refers to Middle Mississippi Water Management Org. (Joint Powers)
- (K) Refers to the Karth Lake Improvement District
- (L) Refers to Lower Mississippi Water Management Org. (Joint Powers)
- (M) Refers to Metro Watershed District (Ramsey-Washington)
- (R) Refers to Rice Creek Watershed District
- (V) Refers to Valley Branch Watershed District
- (BC) Refers to Battle Creek Project a Sub-Watershed of the Metro Watershed
- (NB) Refers to that portion of the Metro Watershed that is not part of the Battle Creek Project

Payable 2026 Preliminary Tax Rates

COUNTY RATES	
Ramsey County	
Applies to St. Paul 625 (C) 0151	46.993732%
Applies to St. Paul 625 (I) 0152	46.993746%
Applies to St. Paul 625 (L) 0154	46.993730%
Applies to St. Paul 625 (MBC) 0155	46.971691%
Applies to St. Paul 625 (MNB) 0156	46.989716%
Applies to all other cities	47.067912%
County Library: All Cities except St. Paul	3.781845%

MISCELLANEOUS RATES	
Regional Rail Authority	
Applies to all parcels in the County	4.080685%
County Housing Authority	
Applies to all cities except North St. Paul	1.597512%
St. Paul Housing Authority (City of St. Paul Only)	1.522917%
St. Paul Port Authority (City of St. Paul Only)	1.268504%
North Suburban Hospital District (Applies to Blaine, Mounds View and Spring Lake Park)	0.000000%
St. Anthony Housing Authority	
Applies only to City of St. Anthony	1.436000%
Blaine Economic Development Authority (City of Blaine Only)	0.904642%
Maplewood EDA	
Applies only to City of Maplewood	1.079184%
Mounds View HRA	
Applies only to City of Mounds View	0.000000%
North St Paul HRA	
Applies only to City of North St Paul	0.064342%
Roseville EDA	
Applies only to City of Roseville	0.325154%
Shoreview HRA	
Applies only to City of Shoreview	0.591193%
Bicentennial Pond Storm Sewer District	
Applies where designated by: (B)	3.998467%
Lake Diane Storm Sewer District	
Applies where designated by: (D)	2.526215%
Karth Lake Improvement District	
Applies where designated by: (K)	0.000000%
Metro Watershed District (Ramsey-Wash.)	
Applies where designated by: (MBC) or (MNB)	2.537125%
Rice Creek Watershed District	
Applies where designated by (R)	1.541800%
Valley Branch Watershed District	
Applies where designated by (V)	2.417143%
Capital Region Watershed	
Applies where designated by (C)	2.790247%
Middle Mississippi Water Mgmt Organization	
Applies where designated by (I)	1.348285%

METROPOLITAN RATES	
Metropolitan Council: Applies to all cities	1.575838%
Mosquito Control: Applies to all cities	0.332196%

STATE-WIDE RATES	
State General Tax: Applies to all commercial, industrial, non-electric public utilities	29.000%
State General Tax: Applies to SRR. Cabins (151) some Non-Profits (222V)	10.000%

MARKET VALUE BASED TAXES BY TAXING AUTHORITY	RATE
CITY OF BLAINE	0.000000%
CITY OF MAPLEWOOD	0.000000%
CITY OF MOUNDS VIEW	0.024718%
CITY OF NORTH ST. PAUL	0.000000%
CITY OF ROSEVILLE	0.000000%
TOWN OF WHITE BEAR	0.000000%
I.S.D. #282	0.276460%
I.S.D. #621	0.221693%
I.S.D. #622	0.151623%
I.S.D. #623	0.222108%
I.S.D. #624	0.171848%
I.S.D. #625	0.171793%

FISCAL DISPARITY SHARING FACTORS	
Arden Hills	0.366065
Blaine	0.366772
Fairgrounds	0.266187
Falcon Heights	0.324342
Gem Lake	0.372616
Lauderdale	0.323484
Little Canada	0.379180
Maplewood	0.344761
Mounds View	0.370120
New Brighton	0.374831
North Oaks	0.385859
North St. Paul	0.360684
Roseville	0.349930
St. Anthony	0.310320
St. Paul	0.341099
St. Paul Airport	0.000000
Shoreview	0.355126
Spring Lake Park	0.316335
Vadnais Heights	0.379694
White Bear Lake	0.385549
Town of White Bear	0.380915
FD (Fiscal Disparity) rate ...	132.675%

The appropriate FD sharing factor times the tax capacity of real or personal property classified commercial or industrial bears this rate.

Payable 2026 Preliminary Tax Rates

District No.	TIF Factor
#089-1 Westgate HSS	0.237356
#194-0 1919 University (de-cert)	
#206-0 New Brighton Dist 26 (de-cert)	
#210-0 Riverbend	0.913960
#210-1 Riverbend HSS	0.086040
#212-0 Block #4 (MN Mutual)	0.928328
#213-0 Block #39 (Lawson)	0.800888
#222-0 Great Northern Bus. Ctr.	0.897477
#222-1 Great Northern Bus. Ctr.	0.102523
#224-0 North Quad - Essex	0.979492
#225-0 Ren - Upper Landing	0.994685
#226-0 North St. Paul Dist 4-2	0.876499
#227-0 Shoreview Dist 6	0.992847
#228-0 Emerald Pk - Emerald	0.993151
#229-0 Falcon Heights Dist 1-3	0.941060
#232-0 Straus Bldg	0.915913
#233-0 N. Quad Exp #1- Dakota	0.974882
#234-0 Phalen Village - Unc	0.782362
#236-0 J.J. Hill Project	0.984354
#237-0 Osceola Park	0.997642
#238-0 Energy Lane	0.884458
#238-1 Energy Lane HSS	0.115542
#239-0 Little Canada Dist 3-3	0.963425
#240-0 Bridgecreek Sr. Housing	0.983214
#241-0 North Quad Exp #2	0.965616
#242-0 Maplewood Dist 1-8	0.921620
#243-0 Shep-Davern #1	0.983876
#244-0 Shep-Davern #2	0.937260
#245-0 Shep Davern #3	0.955252
#246-0 St. Anthony Apache	0.850534
#247-0 White Bear Tn Dist 1-17	0.938676
#248-0 Koch Mobil (de-cert)	
#249-0 Westminster	0.785569
#250-0 Maplewood Dist 1-7	0.944261
#254-0 Great Northern Bus. Ctr.	0.904741
#254-1 Great Northern Bus. Ctr.	0.095259
#256-0 District #1-18	0.990962
#257-0 Payne Phalen District	0.912738
#258-0 New Brighton Dist 31	0.933127
#258-1 New Brighton Dist 31 HSS	0.056410
#259-0 Roseville Twin Lakes	0.467070
#259-1 Roseville Twin lakes HSS	0.183000
#260-0 North Quad - Sibley	0.959054

District No.	TIF Factor
#261-0 Ren - US Bank	0.936564
#262-0 Ren - Drake Marble	0.886949
#263-0 Ren - Uncommitted	0.637813
#264-0 Ren - Llewellyn	0.843769
#266-0 Emerald Pk - Metro	0.936010
#267-0 Emerald Pk - Berry	0.965946
#268-0 N. Quad Exp #1- Sibley	0.959262
#269-0 Phalen - Rose Hill	0.548109
#270-0 No St Paul District 4-4	0.673381
#271-0 Carleton Lofts	0.947582
#273-0 District #5 Medtronic	0.576245
#275-0 District #32 MWQ East	0.855811
#275-1 District #32 MWQ East HZD	0.144189
#276-0 District #33 Marv's Transmission	0.902976
#277-0 Vad Hgts District #1-30	0.889241
#278-0 Highland Pt Lofts	0.946510
#279-0 Mn Building	0.704654
#280-0 LC St Judes Medical	0.000000
#282-0 Mn Events District	0.738586
#285-0 Globe	0.735781
#285-1 Globe	0.264219
#286-0 Griffin	0.908853
#286-1 Griffin Redev HSS	0.091147
#287-0 Hoffman Place	0.956140
#288-0 RV Har Mar Apartments	0.711100
#290-0 LC District 6-1	0.956814
#292-0 St Paul Pelham	0.686523
#292-1 St Paul Pelham	0.313477
#293-0 St. Paul Chatsworth	0.756638
#293-1 St. Paul Chatsworth	0.212647
#295-0 Shores of Maplewood	0.940673
#300-0 WBT District #21	0.544919
#302-0 St Paul Pioneer/Endicott	0.964276
#304-0 St Paul Schmidt Brewery	0.980893
#305-0 St Paul West Side Flats	0.971540
#307-0 WBL #27 BoatWorks	0.835456
#308-0 SV #8	0.951022
#311-0 White Bear Town #1-22	0.478660
#312-0 St Paul South Port Recycling	0.000000
#313-0 St Paul Hamline Statn East	0.922977
#314-0 St Paul Hamline Statn West	0.854746
#315-0 Maplewood 3M	0.888771
#316-0 North St Paul 4-6	0.958828

District No.	TIF Factor
#317-0 St Paul Custom Home/ PO	0.894292
#318-0 St Paul 7th & Bates Sr Hsg	0.925921
#319-0 St Paul 2700 University	0.953932
#320-0 Maplewood MW Bowl	0.961601
#321-0 Wabasha & 6th	0.858744
#322-0 St Paul Ford Site	0.842815
#323-0 SV TIFD #10 Elevage	0.957205
#324-0 Wilson II Housing	0.954934
#325-0 Schmidt Keg House	0.716830
#326-0 SV TIFD #11 1005 Gramsie	0.980463
#327-0 TIFD #11-2	0.936675
#328-0 MV TIFD 1-6	0.950726
#329-0 RV #20 McGough Redev	0.480978
#330-0 848 Payne Ave Housing	0.969232
#331-0 NB #34 NB Elementary	0.923980
#332-0 RV #21 Colder Product	0.551574
#333-0 SV TIFD #12	0.565273
#334-0 LC District #7-1	0.772999
#335-0 NSP DIST #4-7	0.911507
#336-0 LC District #7-2	0.000000
#337-0 RV TIF #22 Twin Lakes II	0.706659
#338-0 District #5	0.000000
#339-0 SV TIFD #13	0.911770
#340-0 STP Riverfront Renaissance	0.966397
#341-0 NSP DIST #4-8	0.867164
#342-0 NSP DIST #4-10 ANCHOR B	0.944790
#343-0 NSP DIST #4-11 ANCHOR N	0.564028
#344-0 Snelling Midway (de-cert)	
#345-0 Ford Site Housing #1	0.958139
#346-0 Ford Site Housing #2	0.961263
#347-0 NW #1-14 HyVee	0.368350
#348-0 TIFD #23 Brittany Marion Apts (de-cert)	
#349-0 TIFD 1-4 Amber Union Apts	0.812165
#350-0 The Hollows	0.967119
#351-0 Dist #1-15	0.907902
#352-0 Farwell Yards	0.958254
#353-0 District #1-7 Villas of Mounds View	0.939654
#354-0 District #37 Exchange Apts	0.939636
#355-0 Dist #1-16 Enclave	0.000000
#356-0 Dist #1-17 Roer MW Apts	0.863833
#357-0 District #1-32	0.976628
#358-0 Landmark Towers	0.293413
#364-0 District #1-14 Scannell Phase 1	0.644654
#363-0 Dist 7-3 Owasso Ware.	0.587816
#366-0 District #1-15 Scannell Phase 2	0.572483
#367-0 District 4-12 Lille	0.921042