CITY OF MINNEAPOLIS

2024 Assessment Report

Presented by Rebecca Malmquist, City Assessor



March 18, 2024

2024 Assessment Summary

- The assessment of over 131,000 properties is complete.
- The Notices of Valuation and Classification were mailed on March 15.
- The 2024 property assessment applies to property taxes payable in 2025.
- The assessment reflects market-based sales that occurred between October 2022 and September 2023.

How a Value becomes a Tax

In Minnesota, property taxes are based on property's value, use and local government budgets.

- Market Value: Set by the Assessor to reflect how a property would sell on the open market.
- **Classification:** Set by the Assessor according to the property's use. Each classification pays a different class rate as determined by the legislature.
- **Tax Rate:** Based on the budgets set by local governments including: the City, County, Watershed District and School District.



How a Value becomes a Tax



Property Type	Market Value	Class Rate	Net Tax Capacity	Tax Rate	Taxes
Residential	\$300,000	1.00%	\$3,000	118%	\$3,600
Apartment	\$300,000	1.25%	\$3,750	118%	\$4,400
Commercial and Industrial	\$300,000	2.00%	\$6,000	118%	\$7,100

2024 Assessment Summary

City Total Estimated Market Value (EMV)

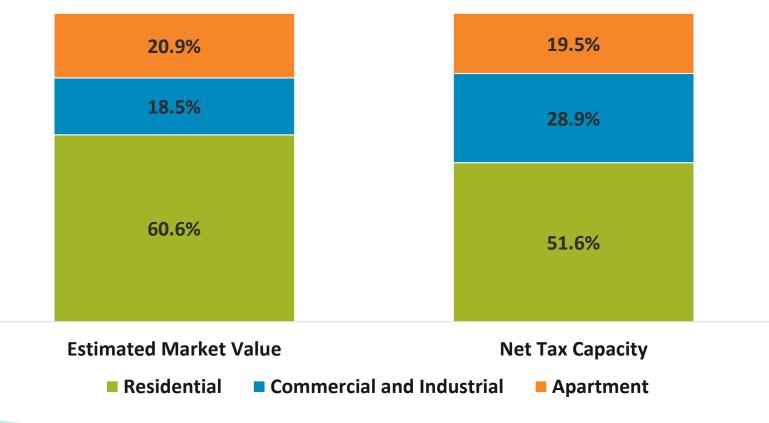


New Construction

*Includes Real and Personal Property. Excludes State Assessed Property (Utilities and Railroads)

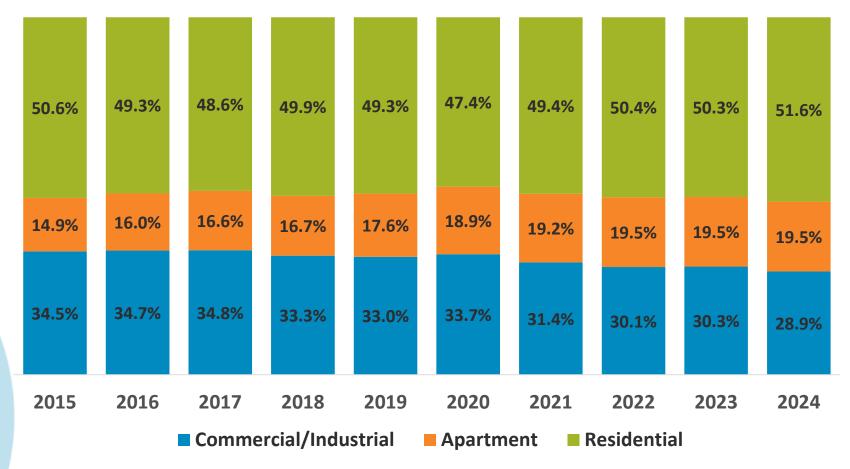
2024 Assessment EMV vs NTC

2024 Estimated Market Values Vs. Net Tax Capacity By Property Type



Net Tax Capacity 2015 - 2024

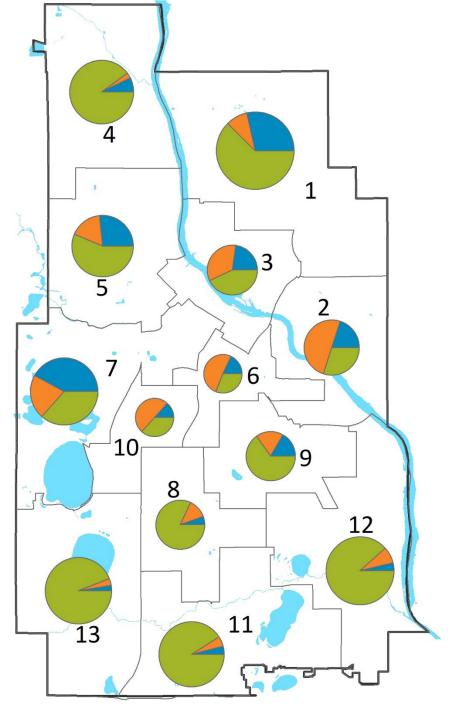
NTC by Property Type as a Percentage of Total NTC



2024 Assessment EMV by Ward

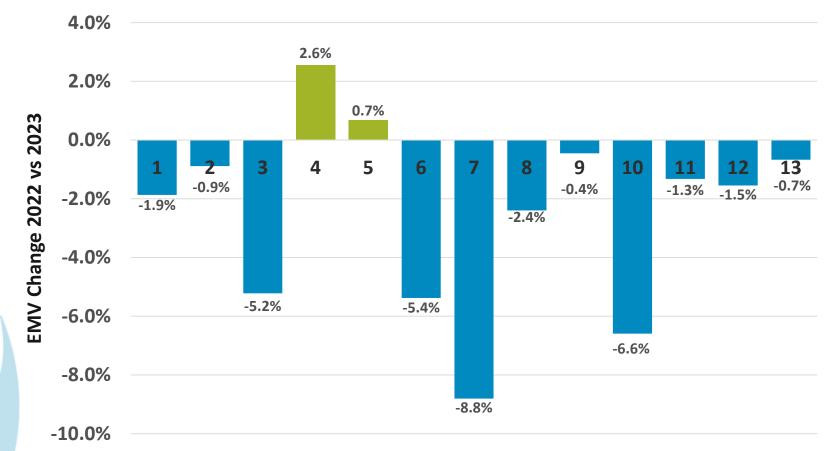
Property Type:





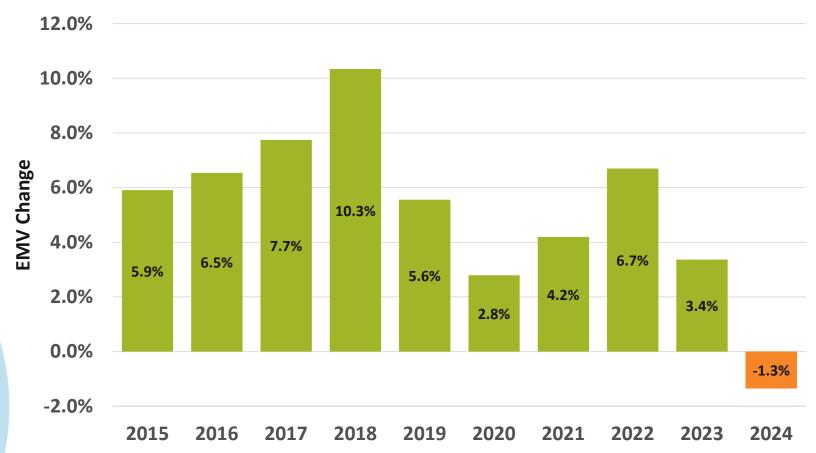
EMV Change by Ward 2023 vs 2024

EMV Change by Ward – All Property Types



Residential Change History 2015 through 2024

EMV Change – All Residential Property Types



2024 Assessment Residential Growth

Property Type	2023 Total EMV	2024 Total EMV	2024 New Construction	Net Change (Less New Construction)
Condominium / Townhouse	\$5.8 Billion	\$5.8 Billion	\$15 Million	+ 0.7%
Duplex / Triplex	\$4.7 Billion	\$4.6 Billion	\$31 Million	- 1.8%
Single Family	\$28.7 Billion	\$28.6 Billion	\$101 Million	- 1.2%

2024 Assessment Residential Sales Ratio Statistics

Property Type	Sale Count	Median Sales Ratio (90 To 105%)	COD (Below 15)	PRD (97 To 103)
Condominium / Townhome	1,095	96.1%	6.9	101.4
Duplex /Triplex	442	96.3%	9.1	101.8
Single Family	2,664	95.6%	8.2	101.7
All Residential	4,201	95.7%	7.9	101.7

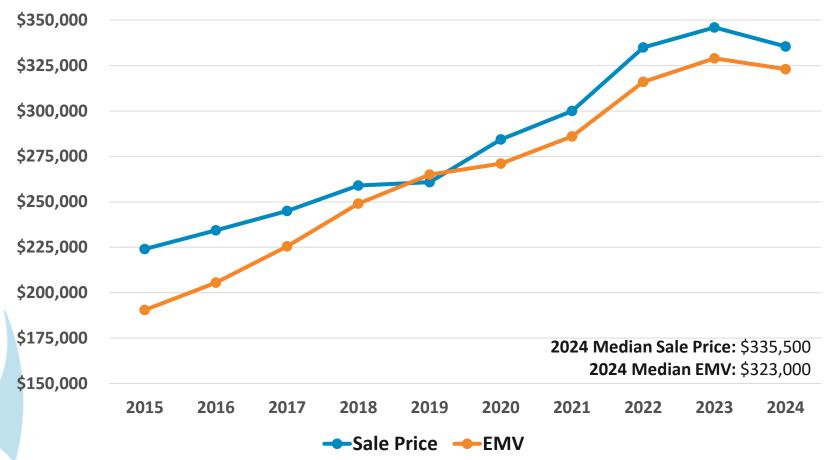
COD = Coefficient of Dispersion PRD = Price-Related Differential

2024 Assessment Residential Sales Ratio Statistics

Assessment Year	Sale Count	Median Sales Ratio (90 To 105%)	COD (Below 15)	PRD (97 To 103)
2024	4,201	95.7%	7.9	102
2023	5,682	95.5%	7.2	101
2022	6,686	95.7%	6.6	101
2021	4,990	95.7%	7.2	101
2020	5,220	95.8%	8.1	100
2019	5,222	97.5%	9.6	100
2018	5,097	96.1%	10.1	99
2017	5,420	94.2%	9.9	100
2016	5,083	94.2%	12.1	100
2015	4,987	95.4%	10.6	101

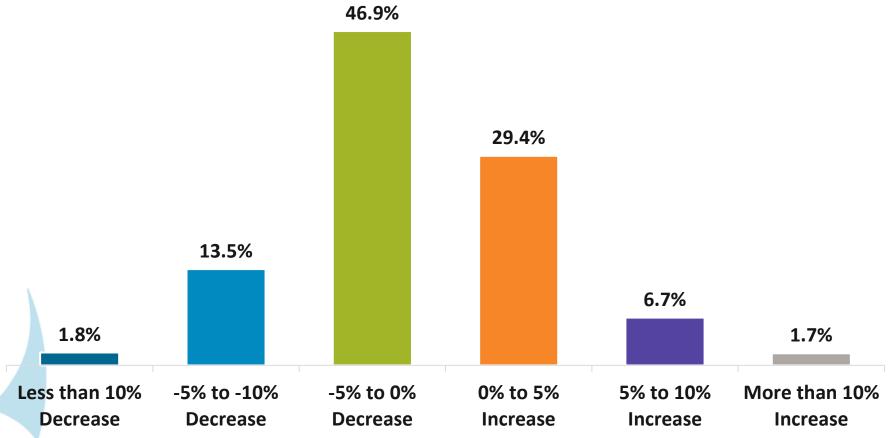
2024 Assessment Single Family Residential

Median Sale Price vs Median EMV



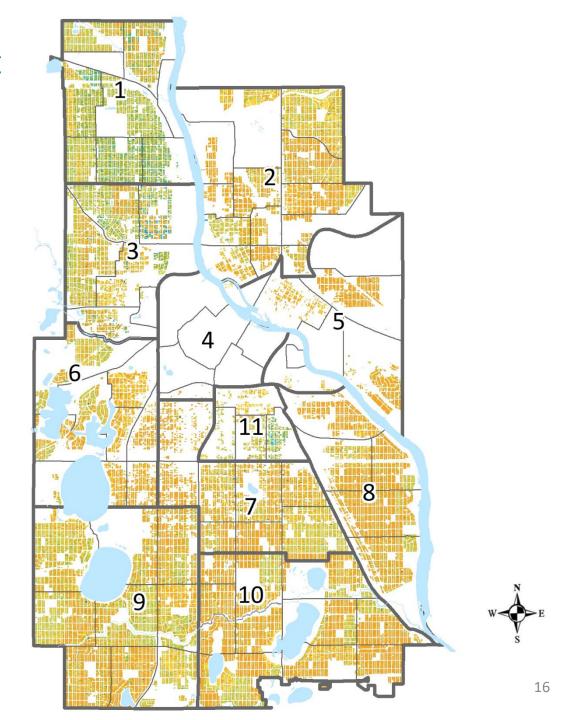
2024 Assessment Single Family Residential Growth

Estimated Market Value Changes (2023 vs 2024)



2024 Assessment Single Family Residential Community Growth by Parcel

Decrease
No Change
0 to 5%
5 to 10%
10 to 15%
15 to 20%
20% or More



2024 Assessment Residential by Ward

WARD	2023 TOTAL EMV	2024 TOTAL EMV	NEW CONSTRUCTION	PERCENT CHANGE (LESS NEW CONSTRUCTION)	202	24 MEDIAN EMV	SALE COUNT	ME	EDIAN SALE PRICE	MEDIAN SALES RATIO	COD
1	3.15 Billion	3.09 Billion	11.12 Million	-2.3%	\$	314,000	507	\$	325,000	97.9%	8.7
2	2.10 Billion	2.04 Billion	11.61 Million	-3.5%	\$	327,000	271	\$	345,200	96.8%	7.4
3	4.68 Billion	4.67 Billion	18.01 Million	-0.5%	\$	368,000	579	\$	400,000	95.6%	7.4
4	2.37 Billion	2.46 Billion	8.05 Million	3.3%	\$	226,000	630	\$	243,000	95.6%	8.5
5	1.59 Billion	1.63 Billion	15.62 Million	1.1%	\$	234,000	338	\$	258,000	96.8%	9.8
6	0.63 Billion	0.63 Billion	0.95 Million	-1.6%	\$	255,000	96	\$	254,100	94.4%	8.7
7	4.26 Billion	4.14 Billion	12.27 Million	-3.1%	\$	390,000	510	\$	375,800	94.3%	8.3
8	2.79 Billion	2.71 Billion	7.78 Million	-3.1%	\$	318,000	425	\$	322,500	95.7%	8.5
9	1.56 Billion	1.55 Billion	4.42 Million	-0.6%	\$	275,000	249	\$	289,800	100.2%	8.4
10	1.93 Billion	1.84 Billion	3.99 Million	-4.6%	\$	350,000	315	\$	343,000	95.5%	7.4
11	4.39 Billion	4.34 Billion	10.96 Million	-1.5%	\$	398,000	511	\$	403,000	97.6%	8.3
12	4.15 Billion	4.08 Billion	16.58 Million	-2.1%	\$	311,000	614	\$	320,800	97.0%	8.4
13	7.19 Billion	7.15 Billion	26.78 Million	-0.9%	\$	518,000	611	\$	545,800	95.0%	7.5

2024 Assessment Commercial/Industrial Change

Property Type	2023 Total EMV	2024 Total EMV	2024 New Construction	Net Change (Less New Construction)
Commercial	\$11.3 Billion	\$10.1 Billion	\$120.0 Million	- 8.7%
Industrial	\$1.9 Billion	\$2.0 Billion	\$35.2 Million	+ 1.9%
Commercial/ Industrial	\$13.2 Billion	\$12.1 Billion	\$155.2 Million	- 7.2%

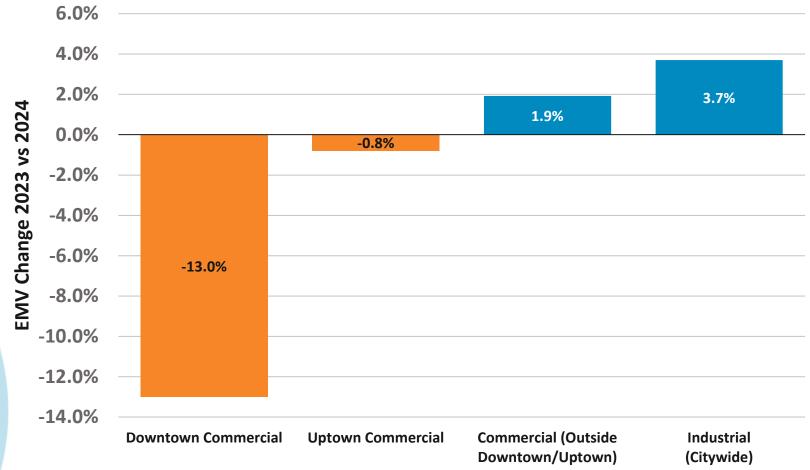
Commercial / Industrial 2015 - 2024

Estimated Market Value by Assessment Year



Commercial/Industrial Total Change 2023 vs 2024

EMV Change by Commercial/Industrial Sub-Market



2024 Assessment Commercial / Industrial

Sales Ratio Statistics

Property Type	Sale Count	Median Sales Ratio (90 To 105%)	COD (Below 20)	PRD (97 To 103)
Commercial	80	95.7%	10.1	102.2
Industrial	16	95.4%	13.6	106.1
Commercial/ Industrial	96	95.4%	10.9	103.1

COD = Coefficient of Dispersion PRD = Price-Related Differential

2024 Assessment Apartment

Property Type	2023 Total EMV	2024 Total EMV	2024 New Construction	Net Change (Less New Construction)
Apartment	\$14.3 Billion	\$13.7 Billion	\$753.9 Million	-9.5%

Sales Ratio Statistics

Property Type	Sale Count	Median Sales Ratio (90 To 105%)	COD (Below 15)	PRD (97 To 103)
Apartment	94	96.1%	8.6	98.5

COD = Coefficient of Dispersion PRD = Price-Related Differential

2024 Assessment Notice of Valuation and Classification

Taxpayer (s): Taxpayer Name Mailing Address Minneapolis, MN 55406-1919 1 strinuted Markit Value: \$129,000 \$28,640 Below Step mestead property. red.) Immet and Education: 528,640 strinuted Value: \$129,000 Below Step mestead property. red.) Immet and Education: 528,640 strinuted Value: \$129,000 Below Step Taxpayer (s):	Minneapolis Assessor's Office Property ID Number: Property Location:		essor 3		Valuation No 4 Values for Taxes I ty tax notices are del Valuation and Class class: 100% Homest	Payable in ivered on the fo	CE See Details	abilities ties may be eligible
Minnespols, MN 5506-130 1.31 Step Proposed Taxes Notice 27.31.1, Subd. 1) uhrphydillunghdillinghd	Taxpayer(s): Taxpay	er Name 00	020818	1	Estimated Market Value: Homestead Exclusion:	\$199,000 \$28,640	Below.	
The assessor has determined your property's market value to be: Entimated Market Value (EMV) Sourd bases whent and beformat Control of Appeal and Equalization More appeals, Sourd bases whent were and any label to market values: New Ingrovement Value Sourd bases of Appeal and Equalization Moneapols MIN 5545				-	Proposed Taxes No	otice		273.11, Subd. 1)
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100% Homestead Residential 100% Homestead Residential If you believe your valuation and property dass are correct, it is not necessary to contact your assessor na setimated your property's market value to be: Estimated Market Value (EMV) 3.121) - This is the value all based on, after all all you may take your case or othe Regular Division options are available. 0 pen Space Deferral Plated Vacant Land Deferral Exclusion Mold Damage Exclusion Momestead Market Value [Sto] Fyou have concerns are not options are available. Fyou have concerns are not options are available. I, you may take your case or on the Regular Division urt for your valuation and the Small Claims Division to for important information about the formal appeal process. Minneapolis (If Any) are reflected in your estimated and taxable market value So State.mn.us Minneapolis (If Any) are reflected in your estimated and taxable market value So If wour appeals, f Revenue website: state.mn.us Local Board of Appeal	The assessor has dete	(Loc4 roscosmenty	How to F	Respond	sessed improvements made
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Platted Vacant Land Deferral Exclusion for Veterans With Disabilities \$0 \$0 for important information about the formal appeal process. ut for your valuation and ut for your valuation and the formal appeal process. Homestead Market Value Exclusion \$18,970 \$28,640 ve Minnesota Tax Court: Relay call 1-800-627-3529 Taxable Market Value [TMV] \$184,030 \$170,360 ve Minnesota Tax Court: Relay call 1-800-627-3529 The following values (if any) are reflected in your estimated and taxable market values: New Improvement Value \$0 in on appeals, if Revenue website: state.mn.us The following meetings are available to discuss or appeal your value and classification: April 15 2024 at 10:00 a.m. Monday June 17 2024 Monday June 17 2024 Minneapolis Kit Street Room 143 300 South 6th Street Minneapolis MN 55487 Minneapolis MN 55487 Minneapolis MN 5515 Appointments are recommended and available through 7:00 p.m. m.	Estimated Market Va Several factors can re Green Acres Value	lue (EMV) \$: duce the amount that is subject to Deferral	203,000		\$199,000	information contact your questions or resolved, mo	on this notice, please assessor. If your concerns are not ore formal appeal	I, you may take your case on or the Regular Division of) of the year in which taxes
Homestead Market Value Exclusion \$18,970 \$28,640 Taxable Market Value Exclusion \$18,970 \$28,640 Taxable Market Value (TMV) \$18,030 \$170,360 The following values (if any) are reflected in your estimated and taxable market values: New Improvement Value \$0 The classification(s) of your property affect the rate at which your value is taxed. In a powl tax: court The classification(s) of your property affect the rate at which your value is taxed. If Revenue website: state.mn.us Local Board of Appeal and Equalization County Board of Appeal and Equalization April 15 2024 at 10:00 a.m. Monday June 17 2024 Minneapolis KIY Hall Hennepin County Government Center 300 South 5th Street Room 143 300 South 6th Street Moneapolis MN 55487 Minneapolis MN 55415 Appointments are recommended and available through 7:00 p.m.	Platted Vacant Lan Exclusion for Veter	d Deferral ans With Disabilities	\$0		\$0	for importan	t information about	
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612-263-6850. Para asistencia, llame al 311. Raukev pab 311. Hadii aad Caawimaad u baahantahay 311.

Notices were mailed March 15, 2024.

 The notices are color coded in pink to align with Hennepin County's initiative to color code value notice with the tax year (2025 tax statement).

***Personal property notices will have an orange highlight

- Information about contacting our office and appeal process is on the notice.
- Applications can be submitted online, by mail, or by secure drop box.
- Resources available on our website –
 Neighborhood Sales Finder and Property Tax Estimator

Public Tools

perty Info		Es	415,11 Estimated Pay 2023			25th Percentile		. Market Value 45,000 224,000		EMV Chang 9.4%		Projected Ci \$1,2 \$1,22	67	
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Neighborhood Sales Finder Neighborhood * Se Property Type * Sing Sale Date Range *	lect Neighborhood 、 e Family Residential 、 to	 paint status* map 	(m/d/yyy	Residential Property (AII) Hover over values to This chart always sh Neighborhood 2 Armatage Audubon Park Bancroft Beltrami	2012 219,500 158,000 161,500 138,500 131,250	 (All) creent char for the en 2013 218,000 158,500 157,000 142,500 134,000 	• • gge from pre- trire neighbor 2 2014 2 2241,000 253 172,750 179 168,500 177 150,000 161 147,000 161	All) ious year hood even w 015 2016 000 271,000 500 198,000 750 194,500 250 175,250 000 172,000	• • hen filtered Yez 5 2017 288,500 2 0 217,500 0 218,800 189,500 2 193,500 2	(AII) by Ward r 2018 317,500 246,000 21 233,000 22 201,000 22 225,000 2	2019 343,000 343 265,000 273 253,250 253 220,750 233 241,500 263	2012 2020 202 3,500 365,00 3,500 286,50 3,000 263,000 2,500 271,50	 a) 395,000 b) 318,000 c) 292,000 c) 295,000 c) 333,000 	2 202 408,00 334,00 299,00 310,00 334,00
Neighborhood Sales Finder Neighborhood * Se Property Type * Sing	lect Neighborhood 、 e Family Residential 、	 paint status* map 		Residential Property (AII) Hover over values to <i>This chart always sh</i> Neighborhood 2 Armatage Audubon Park Bancroft Beltrami Bottineau Bryant 400K	2012 219,500 158,000 161,500 138,500 131,250	 (All) creent char for the en 2013 218,000 158,500 157,000 142,500 134,000 	• • gge from pre- trire neighbor 2 2014 2 2241,000 253 172,750 179 168,500 177 150,000 161 147,000 161	All) ious year hood even w 015 2016 000 271,000 500 198,000 750 194,500 250 175,250 000 172,000	• • hen filtered Yez 5 2017 288,500 2 0 217,500 0 218,800 189,500 2 193,500 2	(AII) by Ward r 2018 317,500 246,000 21 233,000 22 201,000 22 225,000 2	2019 143,000 34 265,000 27 253,250 25 220,750 23 241,500 26	2012 2020 202 3,500 365,00 3,500 286,50 3,000 263,000 2,500 271,50 0,000 288,00	 a) 395,000 b) 318,000 c) 292,000 c) 295,000 c) 333,000 	2 202 408,00 334,00 299,00 310,00 334,00
Neighborhood Sales Finder Neighborhood * Se Property Type * Sing Sale Date Range *	lect Neighborhood 、 e Family Residential 、 to	 map 	(m/d/yyy	Residential Property (AII) Hover over values to This chart always sh Neighborhood 2 Armatage Audubon Park Bancroft Beltrami Bottineau Bryant 400K	2012 219,500 158,000 161,500 138,500 131,250	 (All) creent char for the en 2013 218,000 158,500 157,000 142,500 134,000 	• • gge from pre- trire neighbor 2 2014 2 2241,000 253 172,750 179 168,500 177 150,000 161 147,000 161	All) ious year hood even w 015 2016 000 271,000 500 198,000 750 194,500 250 175,250 000 172,000	• • hen filtered Yez 5 2017 288,500 2 0 217,500 0 218,800 189,500 2 193,500 2	(AII) by Ward r 2018 317,500 246,000 21 233,000 22 201,000 22 225,000 2	2019 143,000 34 265,000 27 253,250 25 220,750 23 241,500 26	2012 2020 202 3,500 365,00 3,500 286,50 3,000 263,000 2,500 271,50 0,000 288,00	 a) 395,000 b) 318,000 c) 292,000 c) 295,000 c) 333,000 	2 202 408,00 334,00 299,00 310,00 334,00
Neighborhood Sales Finder Neighborhood * Se Property Type * Sing Sale Date Range * Sale Price Range \$	lect Neighborhood e Family Residential to to	 map 	(m/d/yyy)	Residential Property (AII) Hover over values to <i>This chart always sh</i> Neighborhood 2 Armatage Audubon Park Bancroft Beltrami Bottineau Bryant 400K	2012 219,500 158,000 161,500 138,500 131,250	 (All) rcent char for the en 2013 218,000 158,500 157,000 142,500 134,000 147,250 	• • gge from pre- trire neighbor 2 2014 2 2241,000 253 172,750 179 168,500 177 150,000 161 147,000 161	All) ious year hood even w 015 2016 000 271,000 500 198,000 750 194,500 250 175,250 000 172,000 500 180,500	• • hen filtered Yez 5 2017 288,500 2 0 217,500 0 218,800 189,500 2 193,500 2	(AII) by Ward r 2018 317,500 246,000 21 233,000 22 201,000 22 225,000 2	2019 143,000 34 265,000 27 253,250 25 220,750 23 241,500 26	2012 2020 202 3,500 365,00 3,500 286,50 3,000 263,000 2,500 271,50 0,000 288,00	 a) 395,000 b) 318,000 c) 292,000 c) 295,000 c) 333,000 	 408,000 334,000 299,000 310,000 334,000

2024 Assessment Key Dates

- March 15 Value Notice Mail Date
- April 15Local Board of Appeal and Equalization convenes
- **April 16-TBD** Local Board of Appeal and Equalization reconvenes
- June 17 Hennepin County Board of Appeal and Equalization convenes

2024 Assessment Annual Quintile

Residential Plan

Green neighborhoods will be reviewed summer 2024

Year	# Parcels (Residential Only)
2023	22,814
2024	22,758
2025	23,089
2026	23,198
2027	22,942

