

ST LOUIS COUNTY

2021 ASSESSMENT REPORT



ST. LOUIS COUNTY ASSESSOR'S OFFICE

Mary Garness, Public Records & Property Valuation Director

Dave Sipila, County Assessor

Ben Thomas, Deputy County Assessor

April 2021



PEOPLE FOCUS – INTEGRITY - STEWARDSHIP - FAIRNESS - INNOVATION

2021 ANNUAL PROPERTY ASSESSMENT REPORT INTRODUCTION

Minnesota law requires that all property (land, structures, and improvements) be valued at its market value. Assessors are required to determine the value of the land, the value of the structures and improvement to the land, and the resulting total market value. The “market value” used for property tax purposes is the “estimated market value”, or EMV which is the price a property would sell for under typical, normal, and competitive conditions. The most common method to determine EMVs is the comparable sales approach. Additional approaches used to determine value include the cost and income approaches. Market value is determined as of January 2.

The St. Louis County Assessor’s office uses a mass appraisal process for estimating market values. This system involves the analysis of sales that have taken place in each jurisdiction. The current study is comprised of all “open market” sales that occurred from October 1, 2019 through September 30, 2020. The sale prices are time and term adjusted, and they are matched with the 2021 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price).

The 2021 Assessment marks the first year in which the St. Louis County Assessor’s Office utilized a mobile field assessment tool to design, implement, collect, review and manage our data systems and management applications. The mobile field assessor was implemented to improve the data collection process by providing instant access to data, to provide the ability to enter data in the field, improve data quality, and to assist in managing a decentralized workforce.

St. Louis County Assessor’s staff have taken great care to capture market conditions as accurately, equally and uniformly as possible in the assessment of properties throughout St. Louis County. A fair assessment across all properties and all jurisdictions is our top priority. In order to provide the utmost transparency into the data and processes utilized in creating the assessment, this summary report is being provided to share highlights of the latest assessment.

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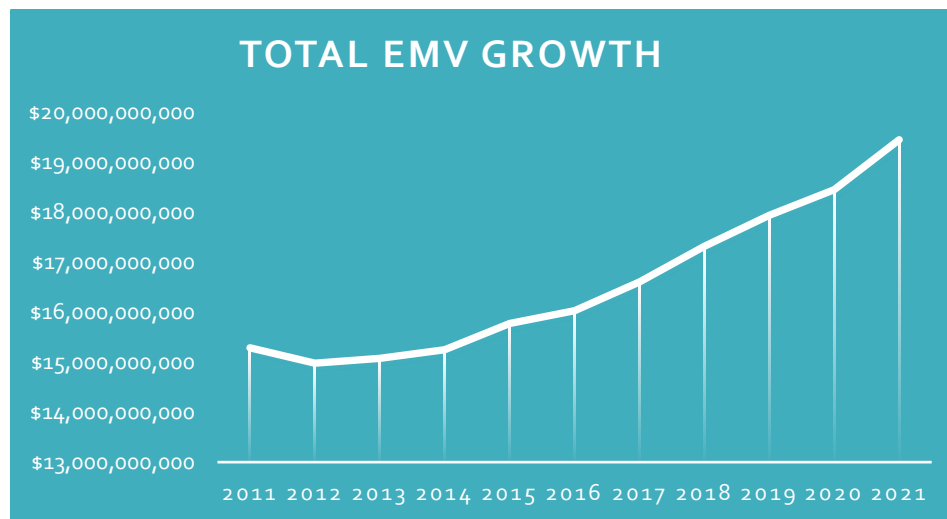
COUNTY-WIDE SUMMARY DATA

The 2021 property assessment marks the ninth year that St. Louis County had valuation increases across most major segments since the decline in 2012. While growth was seen in almost all segments, it was exceptionally strong in the residential and commercial markets.

Total growth in the 2021 assessed value of St. Louis County real property was \$1,000,085,900. The total assessed estimated market value of St. Louis County property for 2021, taxes payable 2022, is \$19,449,254,300 up from last year's \$18,449,168,400.

COUNTY-WIDE ESTIMATED MARKET VALUE 2016-2021

ESTIMATED MARKET VALUE						
	2016	2017	2018	2019	2020	2021
Total County EMV	16,028,591,512	16,606,063,162	17,315,658,000	17,934,559,340	18,449,168,400	19,449,254,300
\$ Change in EMV	253,388,712	577,471,650	709,594,838	618,901,340	514,609,060	1,000,085,900
% change in Total County EMV:	1.61%	3.60%	4.27%	3.57%	2.87%	5.42%
Total County New Construction	\$144,884,299	\$171,778,508	\$134,938,788	\$160,381,367	\$155,861,116	\$152,828,592

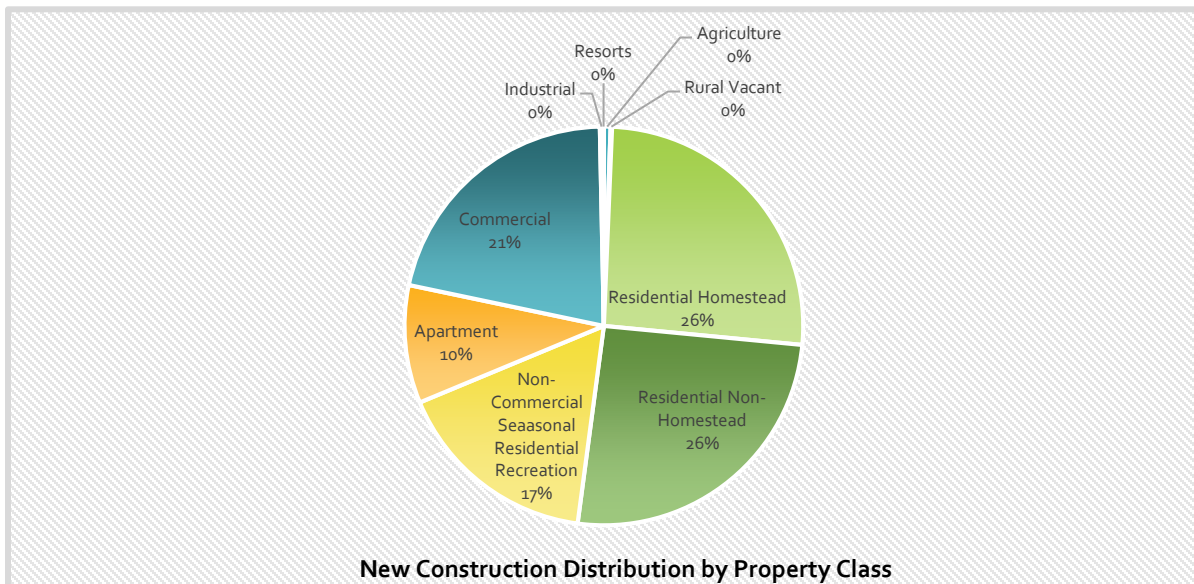
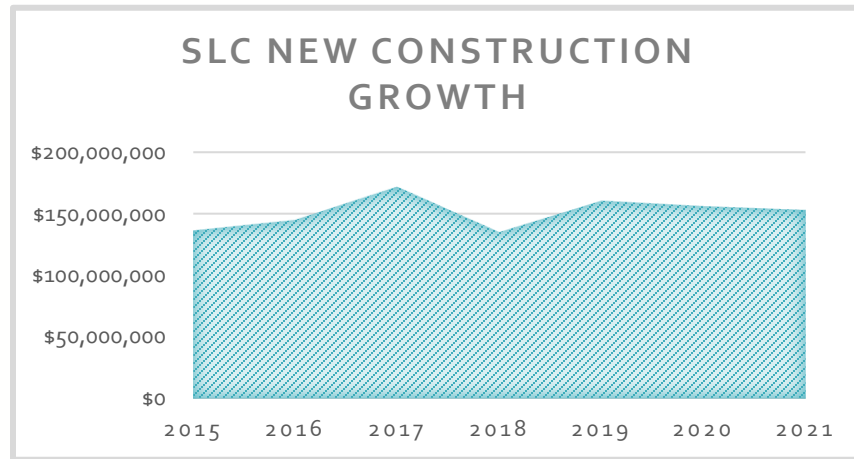


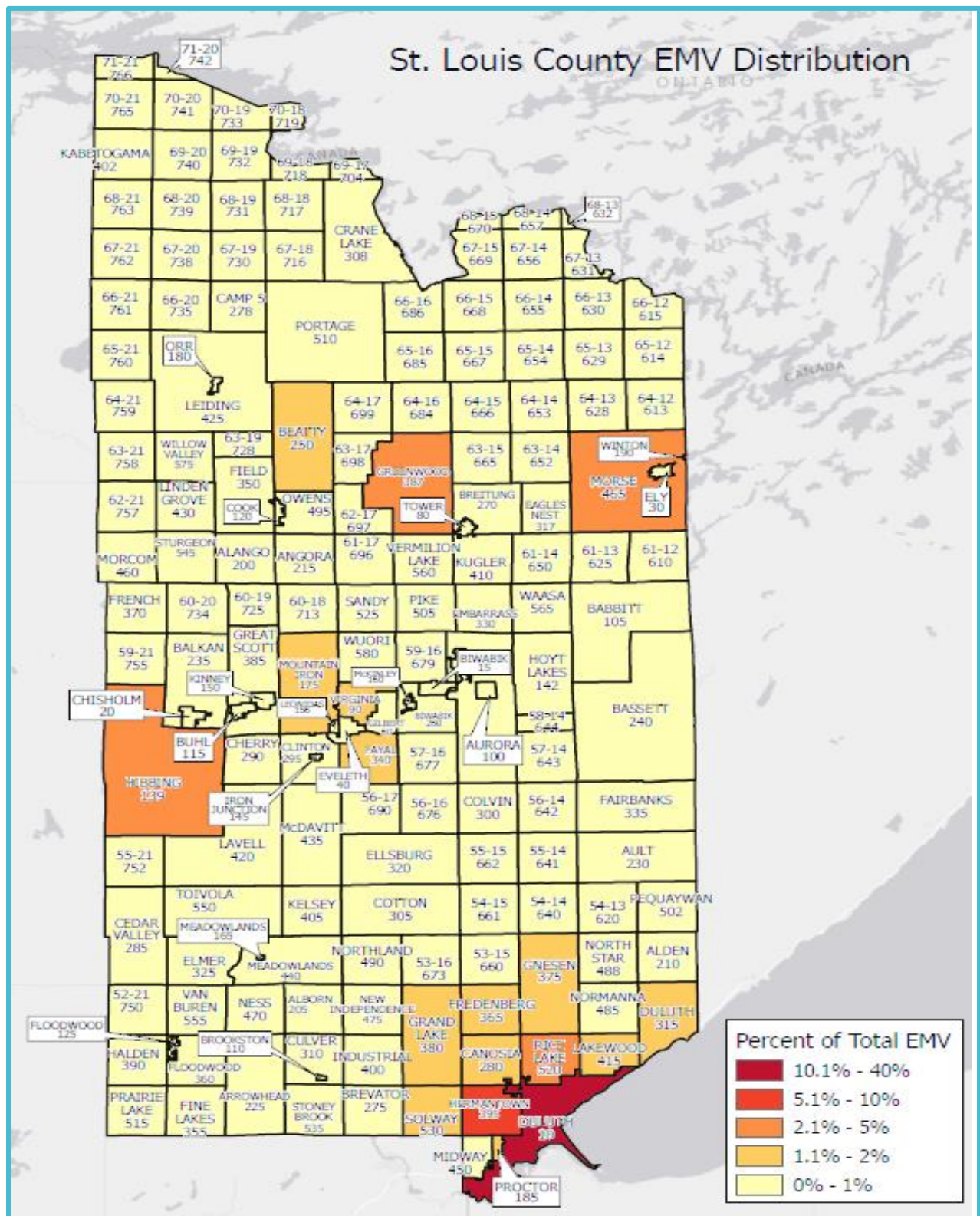
The total countywide increase in market value of \$1,000,085,900 included \$152,828,592 of value from new construction. As of the 2021 assessment, total estimated market value is now \$4,469,814,700 above the most recent low point in the real estate cycle (2012 assessment).



COUNTY-WIDE NEW CONSTRUCTION 2016-2021

NEW CONSTRUCTION						
	2016	2017	2018	2019	2020	2021
Total Comm/Ind NC	\$43,058,300	\$58,148,800	\$19,686,988	\$30,760,400	\$30,059,900	\$33,100,900
Comm/Ind NC % of Total:	0.27%	0.35%	0.11%	0.17%	0.16%	0.17%
Total County New Construction:	\$144,884,299	\$171,778,508	\$134,938,788	\$160,381,367	\$155,861,116	\$152,828,592
% change in Total County NC:	6.31%	18.56%	-21.45%	18.85%	-2.82%	-1.95%





The St. Louis County 2021 property assessment mirrored the changes observed in the real estate market from October 1, 2019 through September 30, 2020. Changes in the area's growth rate and market values were impacted by national and regional trends but also fluctuated from these tendencies according to local market conditions. Some properties experienced decreases while others had increases in market value. These differences were attributable to a number of factors, such as new construction/renovations, correction of inaccurate/incomplete information uncovered during revaluation inspections, strong local market activity, and changes made to equalize property assessments after applying technological resources to identify patterns of under and over assessment. In the end, the market values reported reflect the assessment levels and measurements of uniformity resulting in a more equalized assessment.

The residential real estate market was particularly robust throughout the County with strong appreciation due to increasing demand and a short supply of residential properties within the market. Lower than average interest rates, which continues into 2021, helped to increase demand.

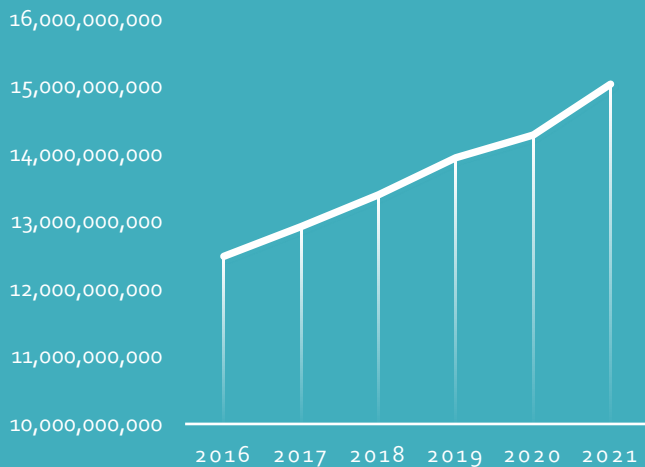
Total growth in the 2021 Residential property assessed estimated market value (Residential and Seasonal/Recreational) was \$751,658,348 which is 5.26% above the 2020 assessed estimated market valuation. The valuation increase in this segment equates to 75.16% of the total assessed estimated market value growth for 2021.

COUNTY-WIDE RESIDENTIAL EMV 2016-2021

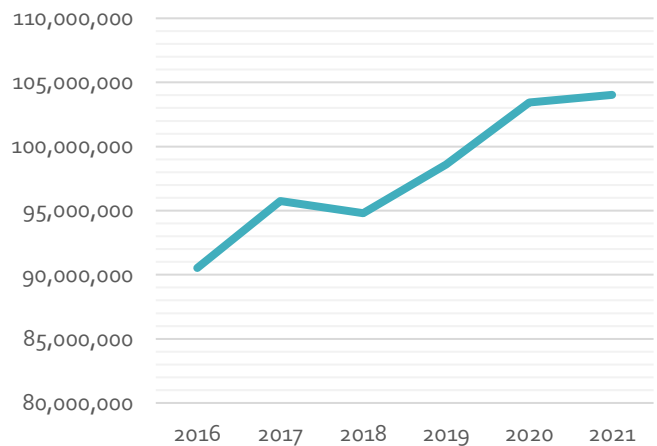
RESIDENTIAL						
	2016	2017	2018	2019	2020	2021
Residential HS EMV	8,801,231,937	9,123,714,145	9,489,606,479	9,901,586,593	10,116,129,582	10,627,627,602
Residential HS NC EMV	30,917,731	41,395,369	45,226,341	40,540,873	37,206,205	39,525,015
Residential Non-HS EMV	1,843,599,721	1,932,897,763	1,973,226,529	2,057,269,274	2,132,615,582	2,265,616,610
Residential Non-HS NC EMV	38,596,068	36,573,339	32,506,159	38,767,594	41,983,911	39,098,957
SRR EMV	1,838,954,800	1,870,644,700	1,933,637,800	1,986,221,300	2,035,165,000	2,142,324,300
SRR NC EMV	21,015,400	17,791,200	17,070,500	19,280,100	24,251,100	25,404,520
Total RES-SRR EMV	12,483,786,458	12,927,256,608	13,396,470,808	13,945,077,167	14,283,910,164	15,035,568,512
Total RES-SRR NC	90,529,199	95,759,908	94,803,000	98,588,567	103,441,216	104,028,492



TOTAL RES-SRR EMV



Total Res-SRR NC



ASSESSMENT SALES RATIO

The 2021 assessment sales ratio study is performed on several different property classes. It assists the assessor in evaluating the level and quality of the assessment, and provides direction to address valuation changes for the 2021 assessment. The Minnesota Department of Revenue's Property Tax Division also uses this analysis to identify areas of concern and will make adjustments at the State Board of Equalization if assessment levels do not meet State guidelines. St. Louis County has met or exceeded all guidelines established by the MNDOR.

The current study is comprised of all "open market" sales that occurred from October 1, 2019 through September 30, 2020. The sale prices are time and term adjusted, and they are matched with the 2021 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price). These ratios are collectively summarized as a group by property type for each district reporting sales ratios. The "middle" value of the data set, known as the median ratio, is the statistic used to describe the overall assessment level. Acceptable sales ratios are within the range of 90 to 105%.

COUNTY-WIDE 2021 SALES RATIO SUMMARY

PROPERTY TYPE	MEDIAN RATIO	# OF SALES	MEDIAN	
			EMV	PRICE
APARTMENTS (4 or more units)	95.56%	22	342,000	349,632
COMMERCIAL (with buildings)	91.07%	58	158,350	180,000
INDUSTRIAL (with buildings)	92.78%	7	417,500	400,000
COMBINED RESIDENTIAL & SEASONAL RECREATIONAL (with buildings)	92.33%	2701	173,950	191,962
RVL CLASS 2B BARE LAND (34.5 or more acres)	98.04%	112	45,300	47,000



OTHER INDICATORS OF ASSESSMENT QUALITY

COEFFICIENT OF DISPERSION (COD): Coefficients of dispersion measure the uniformity of assessment (how close individual appraisals are to the median ratio and each other). It is expressed as a percentage of the median. A smaller COD indicates more uniform assessment. Ideally, residential property should have a COD of less than 15% and nonresidential property 20% or less.

PRICE -RELATED DIFFERENTIAL (PRD): The price-related differential (PRD) measures the regressivity or progressivity of assessments. Regressive appraisals occur when high-value properties are under-appraised relative to low-value properties. Progressive appraisals occur when the opposite pattern occurs. Price-related differentials above 1.03 tend to indicate assessment regressivity. Price-related differentials below 0.98 tend to indicate assessment progressivity.

COUNTY-WIDE 2021 COD & PRD DATA

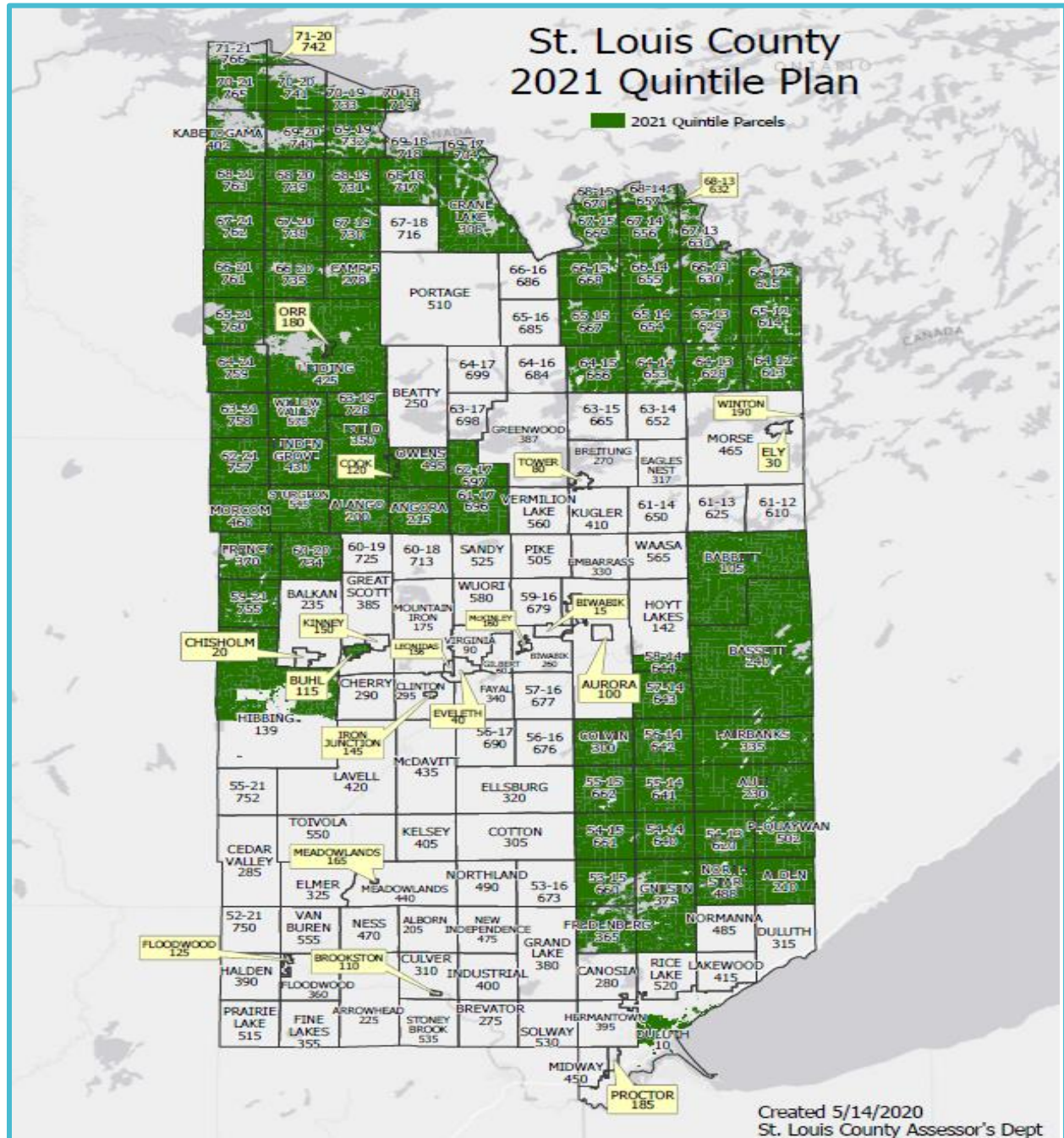
PROPERTY TYPE	COD	PRD	# OF SALES
APARTMENT (4 or more units)	10.6	1.13	22
COMMERCIAL (with buildings)	21.5	1.07	58
INDUSTRIAL (with buildings)	30.1	1.09	7
RVL CLASS 2B BARE LAND (34.5 or more acres)	18.9	1.05	112
COMBINED RESIDENTIAL & SEASONAL RECREATIONAL (with buildings)	10.7	1.02	2701

Note: The Department of Revenue only considers measurements significant when there are 30 or more sales in the study.



COUNTY-WIDE 2021 REASSESSMENT AREAS

The Assessor's office completed reassessment in several areas throughout the County which resulted in value adjustments for the 2021 assessment, taxes payable 2022. The following map denotes in green areas throughout the County that were reassessed.



The chart below depicts value changes as a percentage of the whole as well as provides the number of parcels within each jurisdiction that have changes in valuation:

COUNTY-WIDE 2021 REASSESSMENT SUMMARY

2021 REASSESSMENT AREAS	Decreased		No Change		Increased		Total % change in value
CVT	Number	Percent	Number	Percent	Number	Percent	
Willow Valley	281	95%	2	1%	14	5%	-9%
Gnesen	839	49%	24	1%	862	50%	2%
Unorg 13 - NE (quintile)	57	50%	35	31%	22	19%	2%
North Star	276	62%	21	5%	146	33%	3%
Pequaywan	154	36%	30	7%	240	57%	3%
Unorg 10 - Lake Vermilion (quintile)	63	18%	139	39%	157	44%	3%
Babbitt	400	24%	441	26%	858	51%	4%
Buhl	160	24%	96	14%	415	62%	4%
Orr	67	29%	78	33%	88	38%	4%
Winton	45	30%	42	28%	61	41%	4%
Unorg 11 - Orr Leiding	672	45%	243	16%	576	39%	5%
Unorg 4 - Whiteface	426	43%	83	8%	485	49%	5%
Alden	71	28%	14	5%	170	67%	6%
Leiding	145	14%	108	10%	776	75%	6%
Unorg 3 - Island Lake	129	36%	3	1%	227	63%	6%
Unorg 12 - NW (quintile)	209	12%	231	13%	1,325	75%	8%
Alango	23	5%	279	60%	165	35%	9%
Fredenberg	595	45%	27	2%	705	53%	9%
Kabetogama	37	7%	90	18%	387	75%	10%
City of Duluth (RES quintile)	603	10%	314	5%	4,852	84%	11%
Angora	44	10%	7	2%	380	88%	12%
Hibbing (quintile)	167	9%	765	40%	961	51%	13%
Ault	90	19%	24	5%	348	75%	13%
Crane Lake	86	18%	18	4%	379	78%	14%
Sturgeon	12	3%	176	51%	156	45%	14%
Bassett	42	11%	71	19%	261	70%	15%
Colvin	88	13%	30	5%	548	82%	15%
Linden Grove	7	2%	4	1%	300	96%	15%
Fairbanks	23	7%	24	7%	305	87%	16%
French	212	20%	38	3%	836	77%	17%
Morcom	5	3%	103	53%	85	44%	17%
Cook	65	12%	103	19%	370	69%	19%
Owens	6	1%	2	0%	404	98%	19%
Camp Five	15	8%	5	3%	170	89%	23%
City of Duluth (C/I quintile)	502	43%	64	5%	611	52%	26%
Field	12	2%	1	0%	629	98%	29%



DULUTH APARTMENT RE-VALUATION USING THE INCOME APPROACH

In 2020, the Duluth commercial assessment team began the process of re-valuation for the majority of apartments within the City of Duluth using the income approach to valuation. The income approach to valuation can provide a more accurate EMV and is based on the present value of the future benefits of ownership with the goal being to analyze cash flow and then determine value based on rate of return (or capitalization rate). As part of the information gathering phase of this process, surveys were sent out to all apartment owners asking for detailed information related to cash flows and expenses. Survey response rate was around 25%; however, staff were able to add other information from the market.

The following information is the result of the survey of income and expense data regarding apartment buildings of four or more units in Duluth in the fall of 2020, supplemented with additional advertised rent found on-line through January of 2021. The information in the chart below was used to assist in calculating apartment EMV for 2021:

DULUTH APARTMENTS – AVERAGE RENT PER MONTH

Bldg class	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	Exp ratio	Cap rate*	V&C loss
A	1123	1415	2088	2272	2970	35%	6%	5%
B	708	1048	1312	1697	2000	37.5%	8%	6%
C	530	676	900	1008	1307	40%	8.5%	7%
D	446	548	652	817	940	42.5%	9%	7%

* effective tax rate is NOT included in the Cap rates noted above

2021 DULUTH APARTMENT REAPPRAISAL EMV BY MARKET AREA

Market	2020 Land	2020 Bldg	2020 EMV	2021 Land	2021 Bldg	2021 EMV	2021 NC	Change	% Change
APT	2,932,600	36,828,000	39,760,600	2,888,900	40,834,400	43,723,300	0	3,962,700	9.97%
CEAST	58,600	359,600	418,200	56,800	411,200	468,000	0	49,800	11.91%
CWESTDUL	2,643,500	17,966,100	20,609,600	3,097,600	18,121,900	21,219,500	15,300	609,900	2.96%
DLTHCENT	22,472,400	93,326,700	115,799,100	7,229,100	121,482,100	128,711,200	282,800	12,912,100	11.15%
DLTHHGTS	11,321,700	134,758,300	146,080,000	4,102,200	154,756,300	158,858,500	4,224,500	12,778,500	8.75%
DTBDIST	6,278,300	56,698,400	62,976,700	18,979,400	63,419,200	82,398,600	0	19,421,900	30.84%
EASTDLTH	6,912,500	77,864,500	84,777,000	3,967,700	95,414,200	99,381,900	0	14,604,900	17.23%
LONDON	3,833,600	23,474,100	27,307,700	3,053,800	25,023,500	28,077,300	0	769,600	2.82%
MALL	4,840,100	41,516,300	46,356,400	4,428,300	63,150,600	67,578,900	0	21,222,500	45.78%
PARKPT	3,984,900	18,726,600	22,711,500	1,452,400	19,691,100	21,143,500	0	-1,568,000	-6.90%
WESTDLTH	3,928,000	36,224,200	40,152,200	1,225,700	47,064,200	48,289,900	7,978,400	8,137,700	20.27%
TOTAL	69,206,200	537,742,800	606,949,000	50,481,900	649,368,700	699,850,600	12,501,000	92,901,600	15.31%



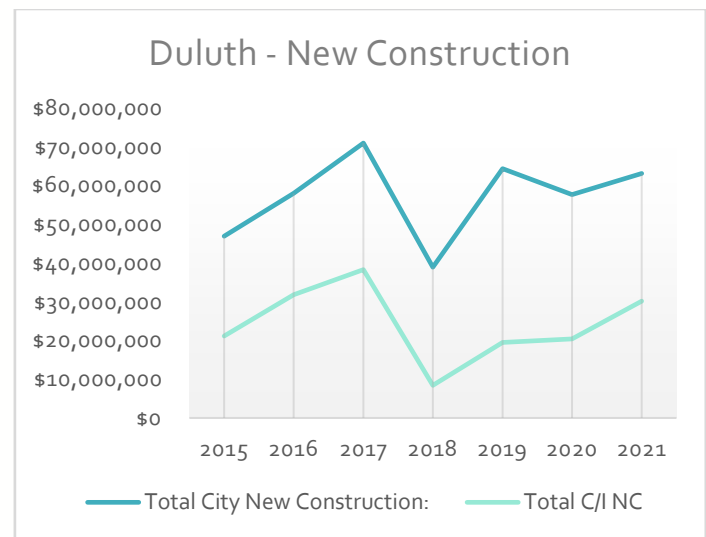
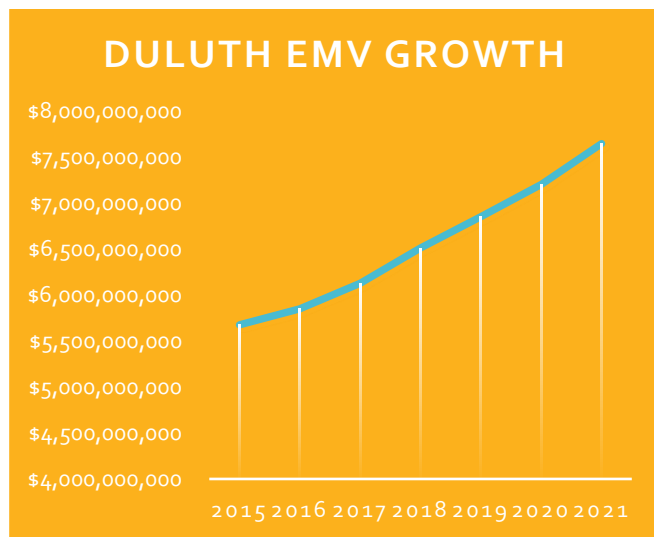
CITY OF DULUTH SUMMARY DATA

Total growth in the 2021 assessed market value of City of Duluth real property was \$443,574,000. The total assessed estimated market value of City of Duluth property for 2021, taxes payable 2022, is \$7,646,743,100 up from last year's \$7,203,169,100. The total City of Duluth assessed market value equates to 39.32% of the total St. Louis County assessed market value.

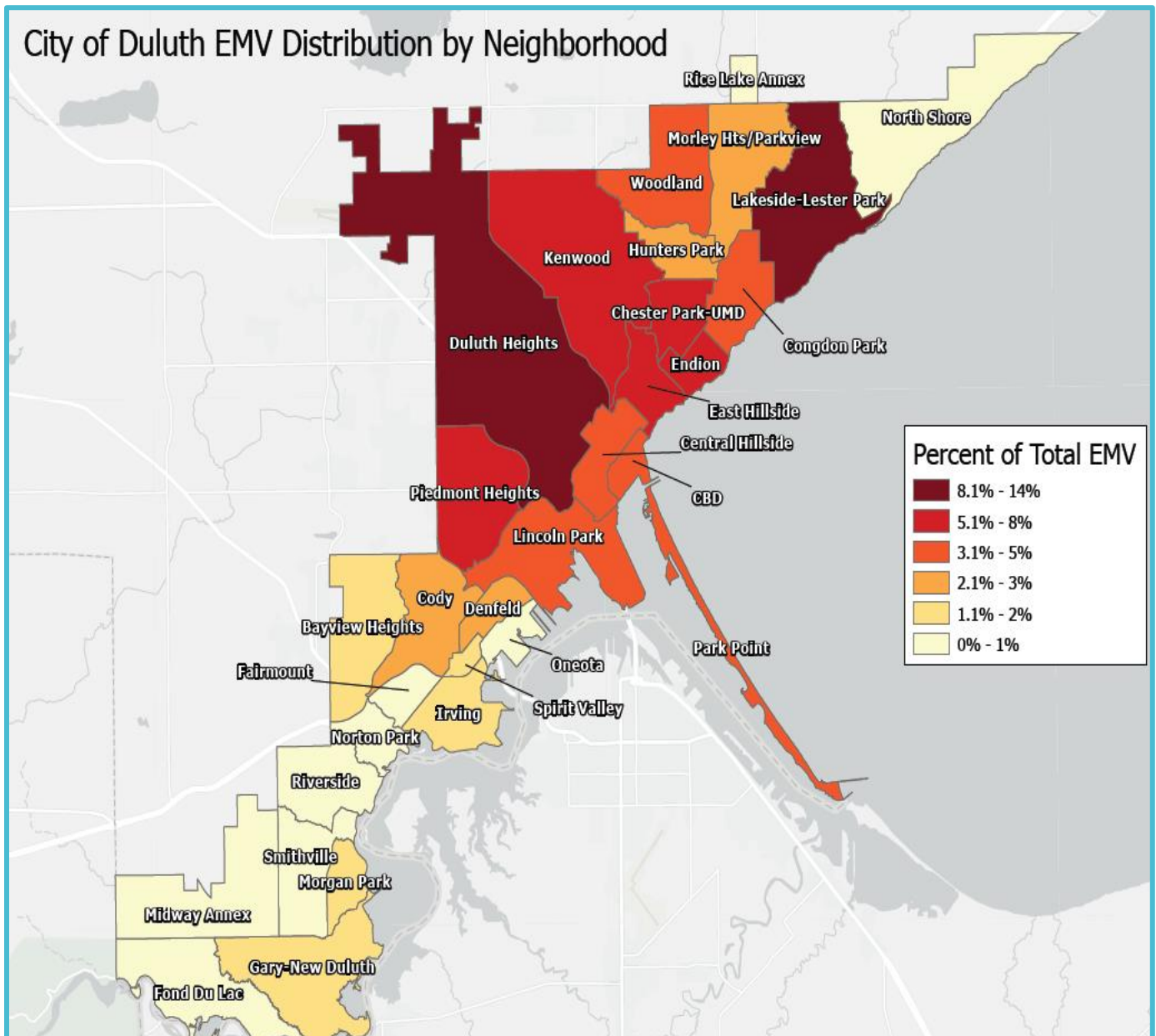
CITY OF DULUTH ESTIMATED MARKET VALUE 2016-2021

CITY OF DULUTH ONLY						
	2016	2017	2018	2019	2020	2021
Total City EMV	\$5,851,049,400	\$6,128,820,150	\$6,511,084,400	\$6,851,380,140	\$7,203,169,100	\$7,646,743,100
% change in Total City EMV:	3.08%	4.75%	6.24%	5.23%	5.13%	6.16%
Total City New Construction:	\$57,959,899	\$70,919,800	\$38,891,200	\$64,346,000	\$57,621,562	\$63,108,694
% change in Total City NC:	23.51%	22.36%	-45.16%	65.45%	-10.45%	9.52%
Total C/I NC	\$31,824,400	\$38,263,600	\$8,415,000	\$19,482,700	\$20,433,300	\$30,123,500
C/I NC % of Total:	50.73%	20.23%	-78.01%	131.52%	4.88%	47.42%

The total City of Duluth increase in market value of \$443,574,000 included \$63,108,694 of value from new construction. As of the 2021 assessment, total estimated market value is now \$2,386,624,000 above the most recent low point in the real estate cycle (2012 assessment).

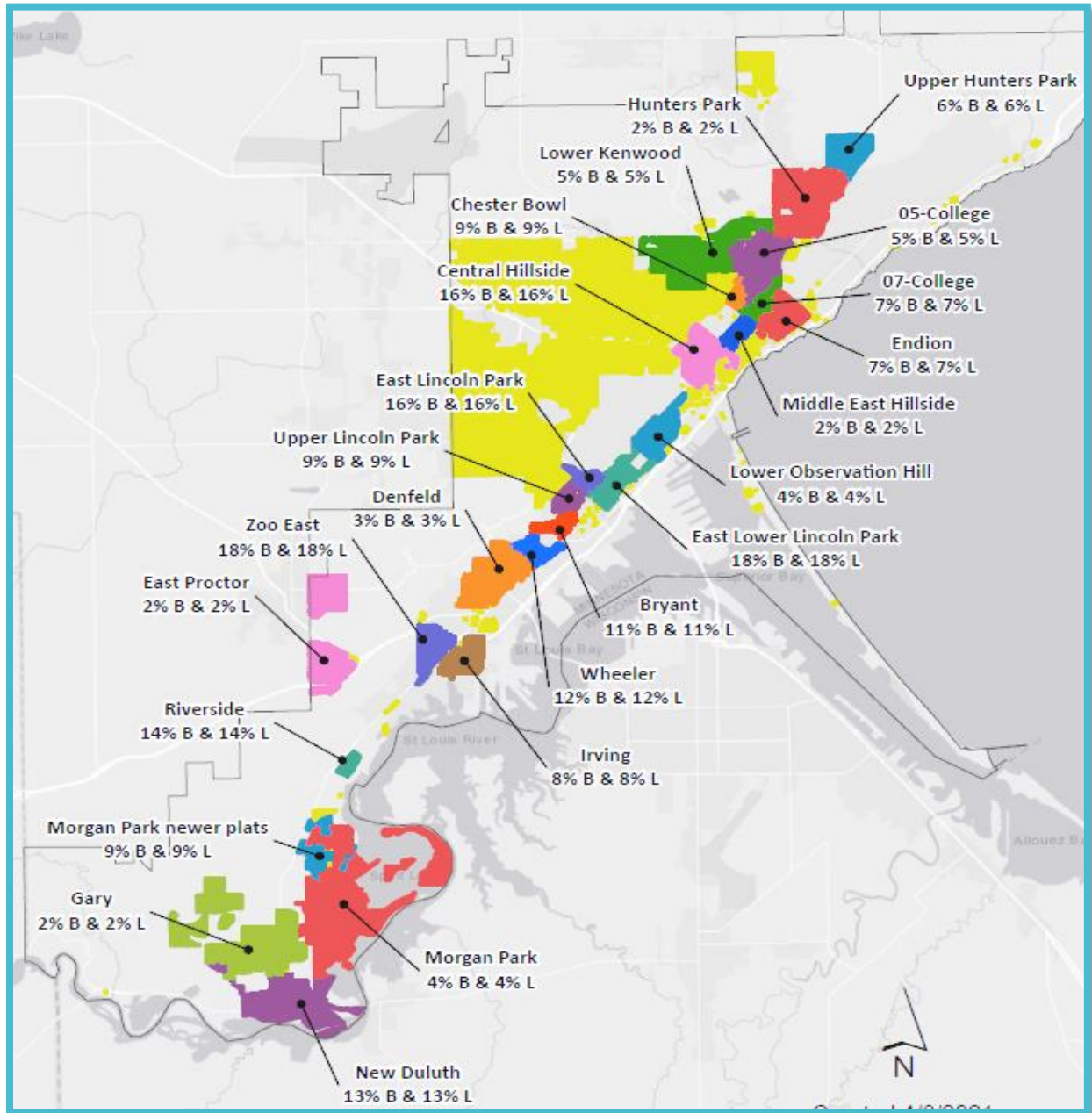


City of Duluth EMV Distribution by Neighborhood



CITY OF DULUTH 2021 REASSESSMENT AREAS

The Assessor's office completed reassessment of several areas in the City of Duluth for the 2021 assessment, taxes payable 2022. The following map denotes neighborhoods that have been reassessed in yellow. Other colors indicate areas that received % increases to achieve a sales ratio above 90%.



CITY OF DULUTH - ASSESSMENT SALES RATIO

The current study is comprised of all “open market” sales that occurred from October 1, 2019 through September 30, 2020. The sale prices are time and term adjusted, and they are matched with the 2021 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price). These ratios are collectively summarized as a group by property type for each district reporting sales ratios. The “middle” value of the data set, known as the median ratio, is the statistic used to describe the overall assessment level. Acceptable sales ratios are within the range of 90 to 105%.

CITY OF DULUTH – 2021 SALES RATIO STUDY

PROPERTY TYPE	MEDIAN			
	MEDIAN RATIO	# OF SALES	EMV	PRICE
APARTMENTS (4 or more units)	99.8%	17	346,200	350,363
COMMERCIAL (with buildings)	96%	22	329,050	427,948
INDUSTRIAL (with buildings)	98%	3	462,400	643,000
COMBINED RESIDENTIAL & SEASONAL RECREATIONAL	92.9%	1209	190,500	204,962

CITY OF DULUTH - OTHER INDICATORS OF ASSESSMENT QUALITY

COEFFICIENT OF DISPERSION (COD): Coefficients of dispersion measure the uniformity of assessment (how close individual appraisals are to the median ratio and each other). It is expressed as a percentage of the median. A smaller COD indicates more uniform assessment. Residential property should have a COD of less than 15% and nonresidential property 20% or less.

PRICE -RELATED DIFFERENTIAL (PRD): The price-related differential (PRD) measures the regressivity or progressivity of assessments. Regressive appraisals occur when high-value properties are under-appraised relative to low-value properties. Progressive appraisals occur when the opposite pattern occurs. Price-related differentials above 1.03 tend to indicate assessment regressivity. Price-related differentials below 0.98 tend to indicate assessment progressivity.

CITY OF DULUTH - 2021 COD & PRD DATA

PROPERTY TYPE	COD	PRD	# OF SALES
APARTMENTS (4 or more units)	9.4	1.14	17
COMMERCIAL (with buildings)	22.5	1.02	22
INDUSTRIAL (with buildings)	46.7	1.21	3
COMBINED RES & SRR (with buildings) (PTs 1 & 3)	10.1	1.01	1209

Note: The Department of Revenue only considers measurements significant when there are 30 or more sales in the study.



ADDITIONAL 2021 COUNTY-WIDE FOCUS AREAS AND NOTEABLE ITEMS

CLASSIFICATION OF SHORT-TERM RENTAL PROPERTIES

As part of a bill passed during the fifth special session, the legislature added language classifying certain properties used as short-term residential rentals as 4b(1) (Minnesota Statute, section 273.13, subdivision 25). This will result in a higher tax classification for properties determined to be short-term rentals (higher rate than residential but lower than commercial). The new law defines a qualifying short-term rental property as:

- Rented for periods of less than 30 consecutive days
- Containing fewer than four units
- Rented for more than 14 days in the preceding year
- Nonhomesteaded
- Starting with assessment 2021, a property is determined to be a short term rental property if it was rented for more than 14 days in the previous year. Properties that meet this number of days requirement as well as the requirements listed above may be reclassified to 4b (1).

The total assessed estimated market value of short-term rental properties for 2021 taxes payable 2022 is \$75,757,300 (\$5,922,100 Land and \$19,889,600 Improvements). It was determined that 446 properties were affected by this classification. Jurisdictions with short-term rental assessed estimated market value exceeding \$750,000 are listed below:

COUNTY-WIDE SHORT-TERM RENTAL PROPERTY EMV SUMMARY (EMV >\$750,000)

CVT #	Description	Parcel Count	Land EMV	Improvement EMV	Total EMV
10	City of Duluth	143	5,922,100	19,889,600	25,811,700
15	City of Biwabik	130	1,613,100	11,799,100	13,412,200
30	City of Ely	9	67,900	876,900	944,800
250	Town of Beatty	8	874,500	1,565,900	2,440,400
270	Town of Breitung	5	685,600	1,174,100	1,859,700
308	Town of Crane Lake	5	878,600	738,500	1,617,100
315	Town of Duluth	32	1,465,800	3,135,000	4,600,800
317	Town of Eagles Nest	3	503,500	343,300	846,800
387	Town of Greenwood	16	1,831,300	3,006,300	4,837,600
465	Town of Morse	12	1,727,000	1,623,500	3,350,500
502	Town of Pequaywan	3	296,200	572,400	868,600
520	Town of Rice Lake	3	129,800	663,900	793,700
560	Town of Vermillion Lake	4	297,700	523,300	821,000



PERSONAL PROPERTY CONTINUOUS IMPROVEMENT PROJECT

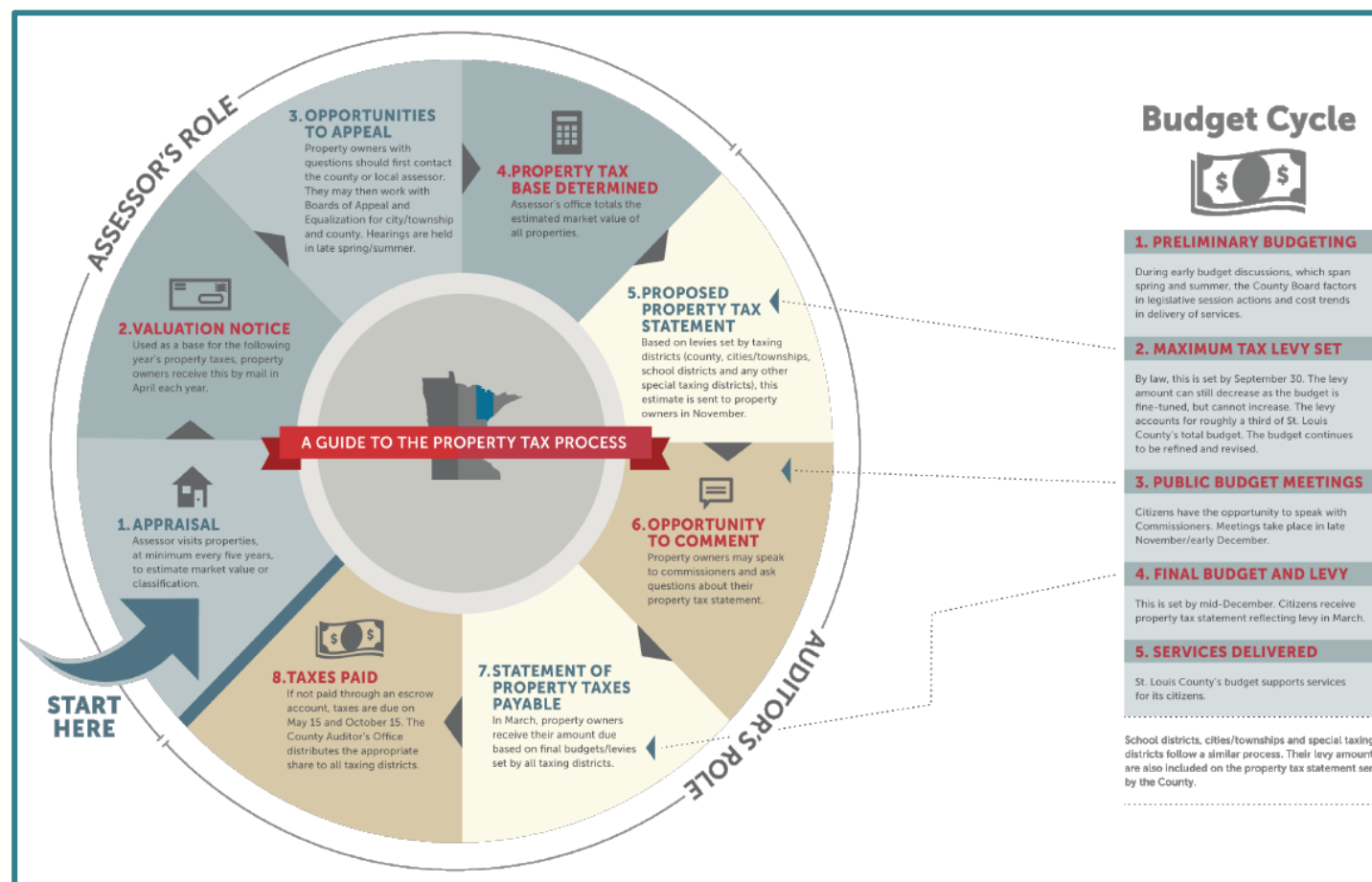
As part of our continuous improvement emphasis, in 2020 the assessor's team began the process of working through a continuous improve process (CI) to improve the way that we process, manage, and track personal property accounts providing for an equitable and consistent methodology moving forward. The auditor and land departments were involved in this process as well. The CI process identified gaps in information and we have identified personal property that will be taxable moving forward and revisions have been made accordingly.

- *For leases held for a term of at least one year*, MN Statutes, section 273.18, provides that the use of property that is exempt based on ownership by the federal, state or local government is taxable to the person who uses the property as if they owned it. Statute does not differentiate between exclusive use by the lessee, or a lease that stipulates the public's continued right to use that portion of the exempt property. Examples where this situation may arise:
 - A public entity has leased a portion of otherwise exempt land to an individual for use as a driveway.
 - Airport property owned by a city, town, or county which is leased or used by a person or entity or used as a hangar for the storage or repair of aircraft.
- *Exempt property used by a private entity for profit*, MN Statutes, section 272.01(2), provides that when any real or personal property which is exempt from ad valorem taxes, and taxes in lieu thereof, is leased, loaned, or otherwise made available and used by a private individual, association, or corporation in connection with a business conducted for profit, there shall be imposed a tax to the same extent as though the lessee or user was the owner of such property. Examples where this situation may arise:
 - Lease of space within a church or other non-profit type entity to an individual or business entity.
 - Public land leased by a mining company.



ASSESSMENT CYCLE GRAPHIC

The following chart helps to depict the assessment process in more detail as well as the interconnectedness with the County budgetary and taxation processes:



APPEAL PROCESS

In Minnesota, the assumption is that the assessor has properly valued and classified all property in the township or city. It is the property owner's responsibility to present market and/or factual evidence to the local board in order to disprove the assessment and support a value or classification that is different than that opined by the assessor. If a property owner has questions or disagrees with the classification or Estimated Market Value of the property for the current year, contacting the Assessor's Office first to discuss concerns or questions is the best first avenue. In many situations issues can be resolved at this level.



If however issues are not resolved, there are two avenues of appeal that property owners may take to challenge their assessment:

Option 1: Attend a Local Meeting. A resident may appear before the Boards of Appeal and Equalization/Open Book in person, through a letter or through a representative authorized.

- Local Board of Appeal and Equalization/Open Book. If questions or concerns are not resolved by contacting the Assessor's Office, a resident may appear before the Local Board of Appeal and Equalization (LBAE) or attend an Open Book Meeting.
 - Information on local board of appeal schedules can be found here: [2021 Local Board of Appeal and Equalization Meetings \(stlouiscountymn.gov\)](https://www.stlouiscountymn.gov/departments-a-z/assessor/contact-your-assessor)
- County Board of Appeal and Equalization. To appeal at this level, an appeal must first be made at the LBAE. If the LBAE did not resolve the concern, the case can be brought to the County Board of Appeal and Equalization.
- Option 2: Minnesota Tax Court. This option bypasses both the Local and County Boards of Appeal, or it may be used after the other appeals. Petitions to the Minnesota Tax Court must be filed on or before April 30 of the year of the year the tax becomes payable.

If a property owner has questions or disagrees with the classification or Estimated Market Value of the property for the current year, contacting the Assessor's Office is the best first avenue. To locate your assessor visit:

<https://www.stlouiscountymn.gov/departments-a-z/assessor/contact-your-assessor>

QUESTIONS/CONCERNS

- Any questions or concerns should be referred to County Assessor's staff. We are available to discuss these properties and the valuation methodology with taxpayers and other stakeholders. Information on sales is available from the Assessor's office.
- Taxpayers are welcome to share independent appraisals, income and expense data, or any other data that may provide an indication of the value of their property. We are happy to work with property owners that can provide information that could be helpful in determining a more accurate EMV.

