



2026 Property Tax Levy Certification and Budget Adoption

December 16, 2025

Discussion Items



- Certification of 2026 property tax levy
- Adoption of 2026 Budget
- Adoption of 2026-2030 Capital Improvement Program

2026 Budget Process



- **Budget workshop** – July 23, 2025
- **Budget workshop** – August 19, 2025
- **Budget workshop** – September 16, 2025
- **Maximum levy adoption** – September 23, 2025
- **Budget workshop** – November 18, 2025
- **December changes** – December 2, 2025
- **Recommended budget and property tax levy (“TNT”) hearing** – December 2, 2025
- **Budget adoption** – December 16, 2025

3

2026 Budget Challenges



- State and federal cuts, cost shifts, and unfunded mandates
- Addressing structural deficits
 - Reducing use of fund balance
- Internal cost pressures
 - Personnel
 - Insurance
 - Inflation
- Balancing stable funding for operations and capital projects

4

Recommendation for 2026 Levy



| 2025 Adopted Levy | Recommended Maximum Levy Change | 2026 Recommended Maximum Levy | Change from 2025 |
|------------------------------|--|--|-----------------------------|
| \$167,648,832 | 9.90% | \$184,246,066 | \$16,597,234 |

2026 Recommended Budget Summary

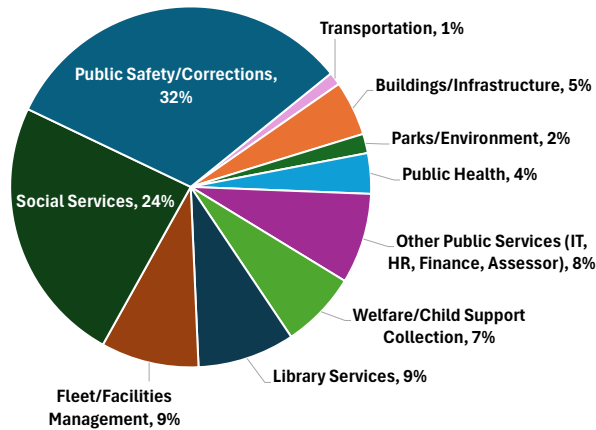


| (millions, \$) | 2025 Levy | 2025 Budget | 2026 Levy | 2026 Budget | Levy Change (%) | Budget Change (%) |
|-----------------------------------|------------------|--------------------|------------------|--------------------|------------------------|--------------------------|
| Operating Budget | \$162.3 | \$367.0 | \$175.0 | \$383.2 | 7.76% | 4.40% |
| Capital Improvement Program (CIP) | \$5.3 | \$156.1 | \$6.0 | \$142.8 | 13.21% | -8.52% |
| Debt Service | \$0 | \$0 | \$3.2 | \$1.7 | N/A | N/A |
| Total Budget | \$167.6 | \$523.1 | \$184.2 | \$527.7 | 9.90% | 0.88% |

2026 Recommended Property Tax Levy by Category



2026 Recommended Property Tax Levy
\$184.2 million

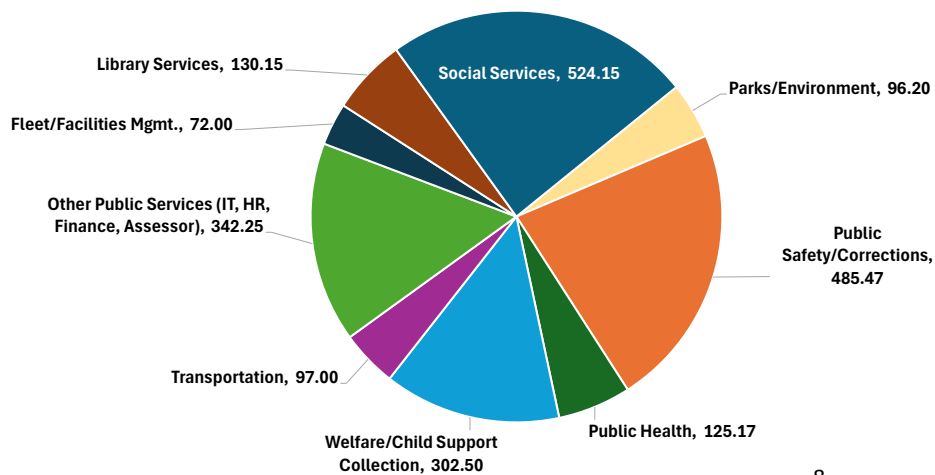


7

2026 Recommended FTEs by Category

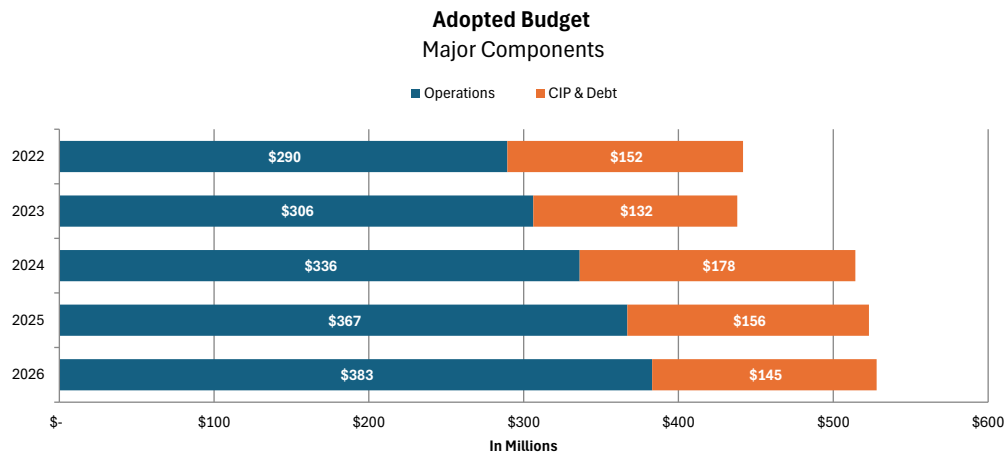


2026 Recommended FTEs
2,174.89



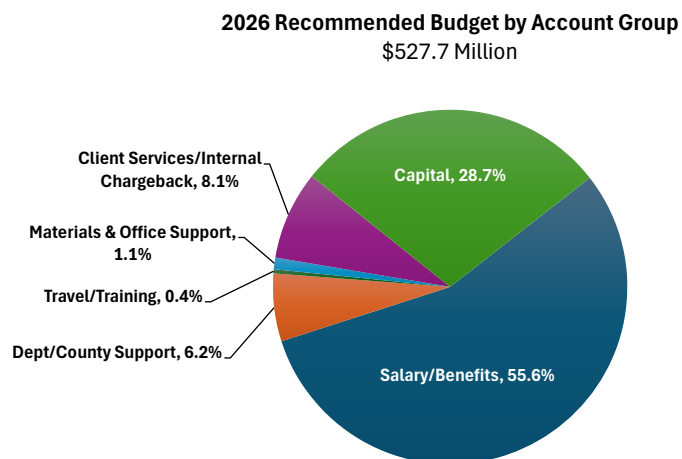
8

2026 Recommended Budget – Major Components



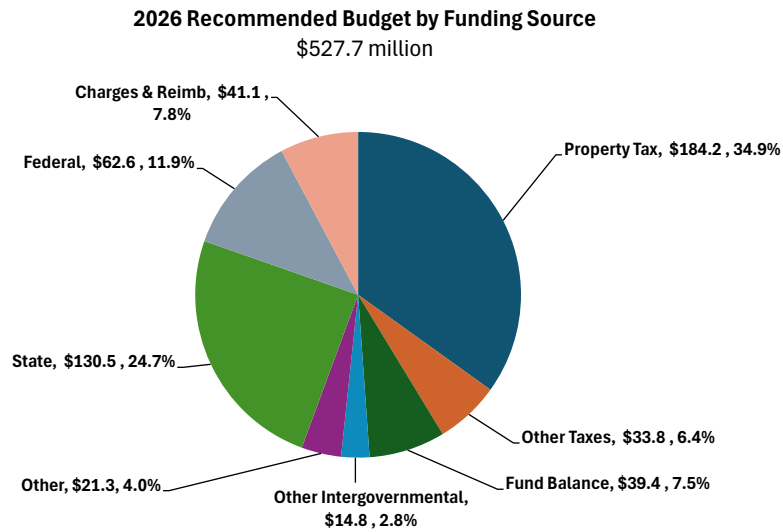
9

2026 Recommended Budget by Account Group



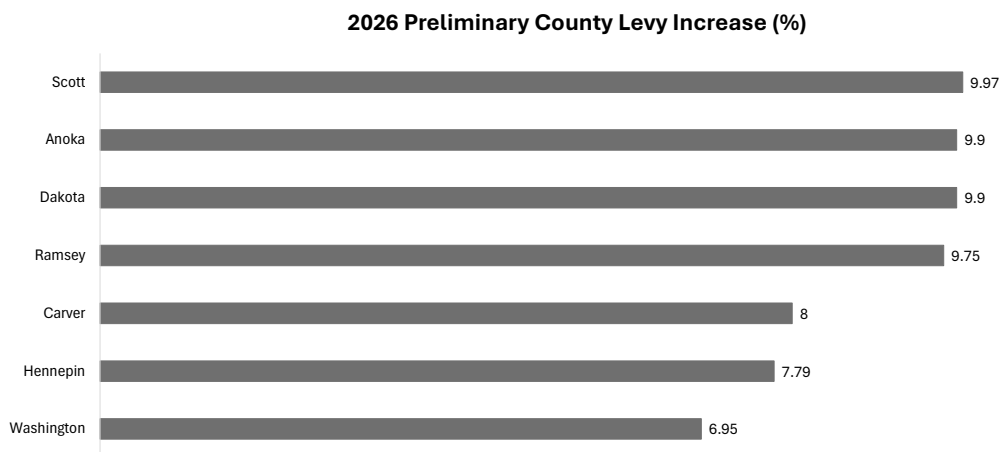
10

2026 Recommended Budget by Funding Source



11

Metro County Comparison – Levy Increase

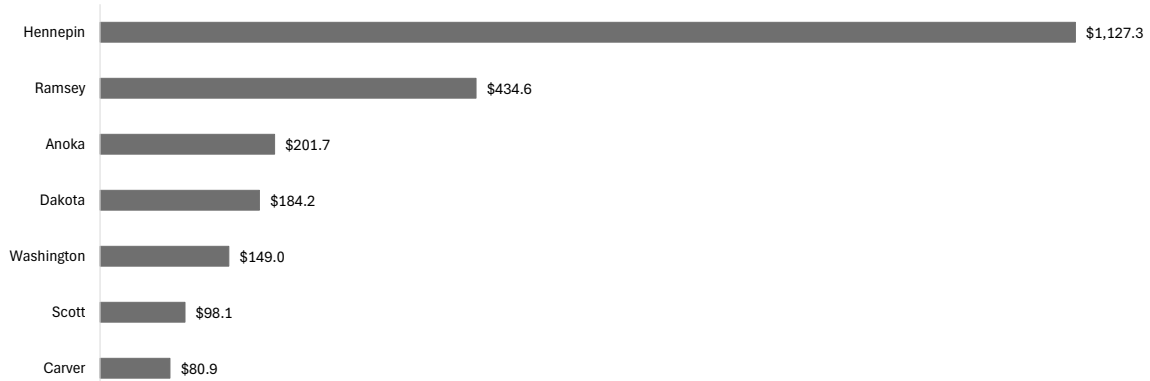


12

Metro County Comparison – Preliminary Levy



2026 Preliminary County Levy
(millions)

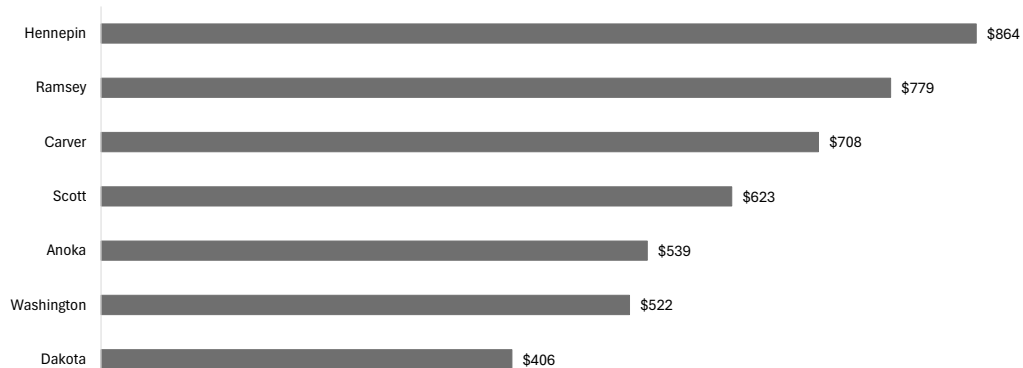


13

Metro County Comparison – Per Capita



2026 Preliminary County Levy Per Capita

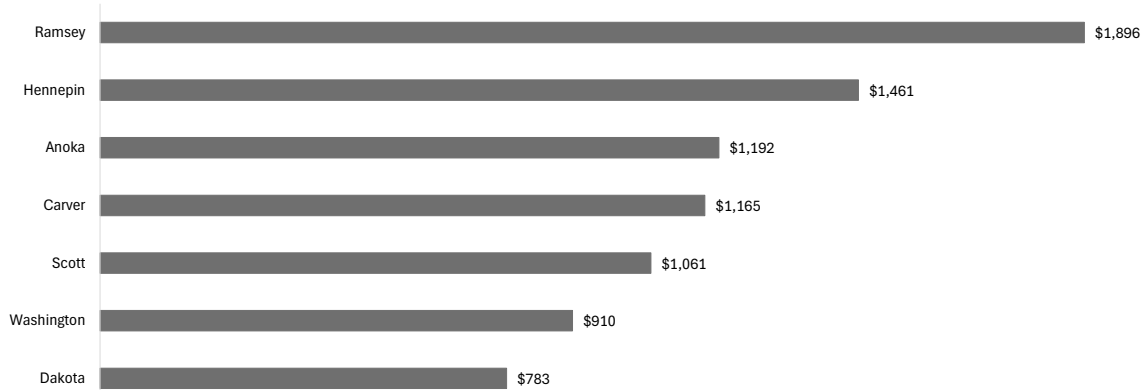


14

Metro County Comparison – Median Home



2026 Preliminary County Tax on Median Value Home

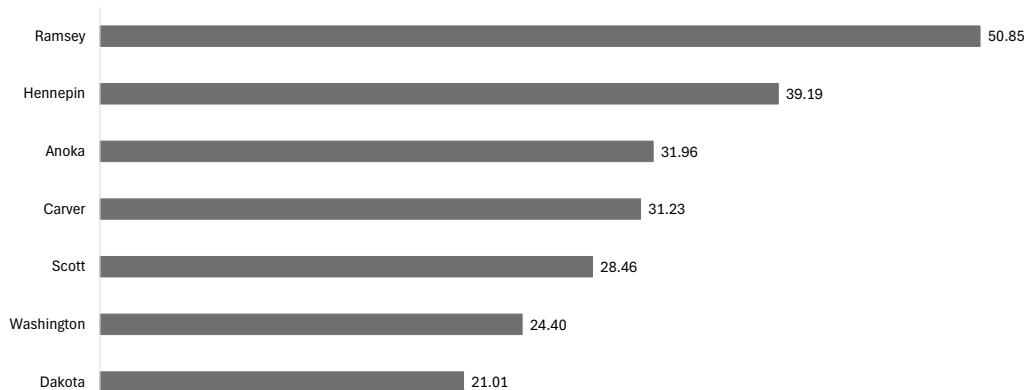


15

Metro County Comparison – Tax Capacity Rate



2026 Preliminary County Levy Tax Capacity Rates (%)



16

2026 Property Tax Impacts



| Property Type | Levy Increase | 2026 Estimated Market Value | 2026 Market Value Increase | 2026 | | | |
|-------------------------------|---------------|-----------------------------|----------------------------|-----------------|----------------------|-------------------|----------|
| | | | | 2025 County Tax | Estimated County Tax | County Tax Change | % Change |
| Median Residential Home | 9.90% | \$ 384,800 | 3.55% | \$ 715.14 | \$ 783.35 | \$68.22 | 9.54% |
| Agriculture per Acre | 9.90% | \$ 9,900 | 5.16% | \$ 9.39 | \$ 10.40 | \$1.01 | 10.75% |
| Mid-Size Commercial Preferred | 9.90% | \$ 1,000,000 | 3.98% | \$ 2,390.09 | \$ 2,611.61 | \$221.53 | 9.27% |
| Mid-Size Apartment | 9.90% | \$ 1,000,000 | -1.13% | \$ 2,493.49 | \$ 2,596.34 | \$102.85 | 4.12% |

17

2026 Property Tax Impacts



| 2026 Estimated Median Residential Homestead - 9.90% Increase | | | | | | | | |
|--|---------------|-------------------|------------------------|----------------|-----------------|----------------------|-------------------|--------------|
| Taxing District | Levy Increase | 2025 Market Value | 2026 Est. Market Value | % Change Value | 2025 County Tax | 2026 Est. County Tax | County Tax Change | % Change Tax |
| CITIES | | | | | | | | |
| Apple Valley | 9.90% | \$ 358,100 | \$ 371,100 | 3.63% | \$ 685.77 | \$ 751.98 | \$ 66.22 | 9.66% |
| Burnsville | 9.90% | \$ 349,800 | \$ 356,500 | 1.92% | \$ 667.72 | \$ 718.55 | \$ 50.83 | 7.61% |
| Coates | 9.90% | \$ 267,200 | \$ 265,500 | -0.64% | \$ 488.12 | \$ 510.17 | \$ 22.05 | 4.52% |
| Eagan | 9.90% | \$ 389,500 | \$ 404,800 | 3.93% | \$ 754.04 | \$ 829.15 | \$ 75.11 | 9.96% |
| Empire | 9.90% | \$ 430,900 | \$ 428,900 | -0.46% | \$ 844.06 | \$ 884.34 | \$ 40.28 | 4.77% |
| Farmington | 9.90% | \$ 357,500 | \$ 364,950 | 2.08% | \$ 684.46 | \$ 737.90 | \$ 53.44 | 7.81% |
| Hampton City | 9.90% | \$ 317,800 | \$ 320,300 | 0.79% | \$ 598.14 | \$ 635.66 | \$ 37.51 | 6.27% |
| Hastings | 9.90% | \$ 312,600 | \$ 331,100 | 5.92% | \$ 586.84 | \$ 660.39 | \$ 73.55 | 12.53% |
| Inver Grove Heights | 9.90% | \$ 349,100 | \$ 361,800 | 3.64% | \$ 666.20 | \$ 730.69 | \$ 64.49 | 9.68% |
| Lakeville | 9.90% | \$ 449,700 | \$ 467,150 | 3.88% | \$ 884.94 | \$ 971.93 | \$ 86.99 | 9.83% |
| Lilydale | 9.90% | \$ 413,700 | \$ 398,200 | -3.75% | \$ 806.66 | \$ 814.04 | \$ 7.38 | 0.91% |
| Mendota City | 9.90% | \$ 360,900 | \$ 390,400 | 8.17% | \$ 691.86 | \$ 796.18 | \$ 104.32 | 15.08% |
| Mendota Heights | 9.90% | \$ 538,800 | \$ 553,200 | 2.67% | \$ 1,078.67 | \$ 1,168.97 | \$ 90.30 | 8.37% |
| Miesville | 9.90% | \$ 350,800 | \$ 355,900 | 1.45% | \$ 669.89 | \$ 717.18 | \$ 47.28 | 7.06% |
| New Trier | 9.90% | \$ 242,250 | \$ 235,300 | -2.87% | \$ 433.87 | \$ 441.02 | \$ 7.14 | 1.65% |
| Northfield | 9.90% | \$ 403,900 | \$ 412,400 | 2.10% | \$ 785.35 | \$ 846.55 | \$ 61.20 | 7.79% |
| Randolph City | 9.90% | \$ 302,000 | \$ 313,700 | 3.87% | \$ 563.79 | \$ 620.54 | \$ 56.76 | 10.07% |
| Rosemount | 9.90% | \$ 394,150 | \$ 421,950 | 7.05% | \$ 764.15 | \$ 868.42 | \$ 104.27 | 13.65% |
| South St. Paul | 9.90% | \$ 273,900 | \$ 285,200 | 4.13% | \$ 502.69 | \$ 555.28 | \$ 52.59 | 10.46% |
| Sunfish Lake | 9.90% | \$ 1,087,450 | \$ 1,163,350 | 6.98% | \$ 2,462.20 | \$ 2,792.37 | \$ 330.17 | 13.41% |
| Vermillion City | 9.90% | \$ 303,900 | \$ 340,300 | 11.98% | \$ 567.92 | \$ 681.45 | \$ 113.54 | 19.99% |
| West St. Paul | 9.90% | \$ 293,900 | \$ 311,700 | 6.06% | \$ 546.18 | \$ 615.96 | \$ 69.79 | 12.78% |
| TOWNSHIPS | | | | | | | | |
| Castle Rock Township | 9.90% | \$ 462,700 | \$ 452,900 | -2.12% | \$ 913.20 | \$ 939.30 | \$ 26.09 | 2.86% |
| Douglas Township | 9.90% | \$ 456,600 | \$ 460,500 | 0.85% | \$ 899.94 | \$ 956.70 | \$ 56.76 | 6.31% |
| Eureka Township | 9.90% | \$ 474,550 | \$ 476,000 | 0.31% | \$ 938.97 | \$ 992.19 | \$ 53.22 | 5.67% |
| Greenvale Township | 9.90% | \$ 516,300 | \$ 515,800 | -0.10% | \$ 1,029.75 | \$ 1,083.33 | \$ 53.58 | 5.20% |
| Hampton Township | 9.90% | \$ 491,950 | \$ 521,850 | 6.08% | \$ 976.80 | \$ 1,097.18 | \$ 120.38 | 12.32% |
| Marshall Township | 9.90% | \$ 512,100 | \$ 530,200 | 3.53% | \$ 1,020.61 | \$ 1,116.30 | \$ 95.69 | 9.38% |
| Nininger Township | 9.90% | \$ 472,400 | \$ 486,400 | 2.96% | \$ 934.29 | \$ 1,016.01 | \$ 81.71 | 8.75% |
| Randolph Township | 9.90% | \$ 552,000 | \$ 590,300 | 6.94% | \$ 1,107.37 | \$ 1,263.93 | \$ 146.56 | 13.23% |
| Ravenna Township | 9.90% | \$ 467,200 | \$ 458,100 | -1.95% | \$ 922.99 | \$ 951.20 | \$ 28.22 | 3.06% |
| Sciota Township | 9.90% | \$ 445,850 | \$ 446,300 | 0.10% | \$ 876.56 | \$ 924.18 | \$ 47.62 | 5.43% |
| Vermillion Township | 9.90% | \$ 460,250 | \$ 481,500 | 4.62% | \$ 907.87 | \$ 1,004.79 | \$ 96.91 | 10.67% |
| Waterford Township | 9.90% | \$ 360,000 | \$ 348,000 | -3.33% | \$ 689.90 | \$ 699.09 | \$ 9.19 | 1.33% |

Public Information



- 2026 Budget Book and 2026-2030 Capital Improvement Plan will be published on the County's website:
<https://www.co.dakota.mn.us/Government/BudgetFinance/2026/Pages/default.aspx>

Questions and Discussion

