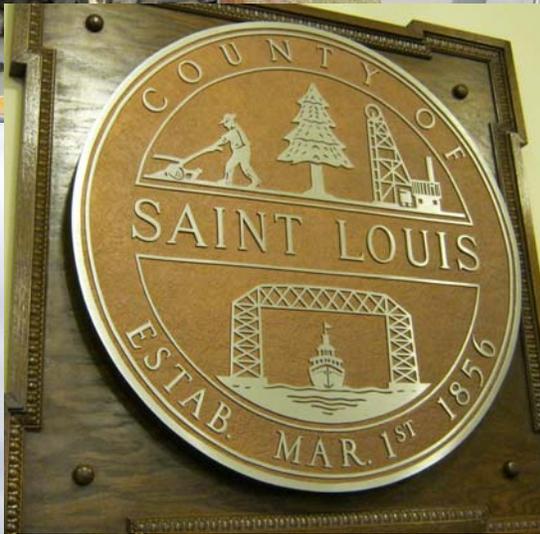


SAINT LOUIS COUNTY

MINNESOTA

Understanding Your County Government



Commissioners

Structure

Budget

Taxes

customer service
accountability
transparency

stlouiscountymn.gov September 2016



Understanding Your County Government

customer service • accountability • transparency

Commissioners

From the County Administrator	1
The 2016 Saint Louis County Board	2
Duties of a County Commissioner	3

Structure

County Government Structure	5
Saint Louis County Organization	7
Main Office Locations and Personnel Summary	8
Saint Louis County Administrative Officials	9

Budget

2016 Budget Process	10
Summary of the 2016 Budget	11
2016 Revenue and Expenditures	12
Budget and Levy Comparisons for 2015 and 2016	13
Frequently Asked Questions about the Budget	14

Taxes

Where Does Your Property Tax Dollar Go?	15
Understanding Your Property Taxes	16
Proposed Property Tax Statements	17
Changes in Your Property Taxes	18

From the County Administrator

Kevin Z. Gray, County Administrator

Our goal is to support the best quality of life for the people who live here through the services we provide, while keeping tax impacts as low as possible.

This promise guides commissioners and employees in everything we do. The County Board continues to follow three key strategies, which are evident in the 2016 budget:

- Commitment to balancing the budget and positioning the county for future fiscal challenges
- Sensitivity to economic pressures facing citizens, businesses, and the region
- Continued emphasis on innovation, productivity, and service to our citizens

The 2016 budget reflects an aggressive budget management mindset. Commissioners challenged county departments to prepare fiscally prudent budgets, as evidenced by a decade of property tax levies below the annual rate of inflation.

In fact, the 2016 tax levy represents no increase from 2015, which translates into lower property taxes for most residents and businesses, while continuing to deliver the vital services they depend upon. 2016 budget highlights include yet another year of record investments in county roads and bridges thanks to funding from the Transportation Sales Tax instituted last year.

Additionally, the county is partnering with cities to clean up and redevelop blighted tax forfeited properties. One empty and neglected building can affect an entire neighborhood, so we've identified tax forfeited properties that may offer redevelopment possibilities. These properties will be cleaned up and the structures demolished. The remaining lots may be offered for sale at upcoming public auctions to help encourage new development.

2016 will see a greater focus on Child Protection Services. The number of child neglect and abuse cases continues to increase. At the same time, the number of children in out of home placement and the need for more foster homes is at an all-time high.

We recognize challenges for many in the coming year, particularly those working in the mining sector, and the County Board will do what it can to offer support for those in need. At the same time, we see a growing economy in our larger population base in and around Duluth. We are one county, and we will work with our local, state and federal partners to best serve all of our citizens.

The following values focus St. Louis County in providing quality cost-effective services:

- **Customer Service** - improving efficiency for customers and focusing spending on core services
- **Accountability** - maintaining fiscal discipline and budgetary sustainability
- **Transparency** - open allocation of resources in accord with County Board priorities.

These values reflect our commitment to serve our citizens. We continue to explore opportunities to reduce the cost of government, while making targeted investments in new programs and technology.

Continued focus on workforce performance, productivity and scrutiny of spending decisions, positions the county to respond to future budgetary issues. Yet, St. Louis County's greatest resource is our employees. Their skills and efforts are our assurance the county will meet and overcome any challenge we may face.

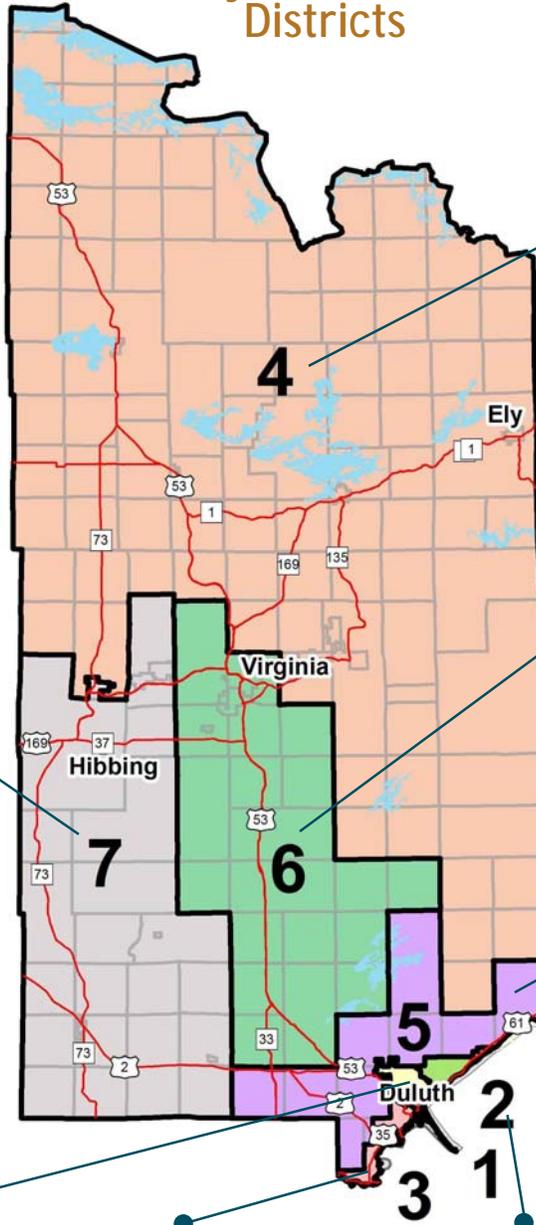
2016 Saint Louis County Board

Commissioners

St. Louis County serves 200,226 people across a land mass of more than 7,000 square miles. It is the largest county east of the Mississippi River by geography, and is even larger than three states (Connecticut, Rhode Island, and Delaware).

Most Minnesota counties have five elected commissioners, but, since St. Louis County's population is over 100,000, it is permitted to have seven commissioners. Each one represents approximately 28,600 people, or one-seventh of the county's population.

County Commissioner Districts



Tom Rukavina, 4th District
Northern half of county and eastern townships
(218) 365-8200
rukavinat@stlouiscountymn.gov



Keith Nelson, 6th District
Virginia area and south central townships
(218) 749-7108
nelsonk@stlouiscountymn.gov



Pete Stauber, 5th District
Hermantown/Proctor area and southeast townships
(218) 726-2450
stauberp@stlouiscountymn.gov



Steve Raukar, 7th District
Hibbing area and southwest townships
(218) 262-0201
rauvars@stlouiscountymn.gov



Frank Jewell, 1st District
Central Duluth
(218) 726-2450
jewellf@stlouiscountymn.gov



Chris Dahlberg, 3rd District
Western Duluth
(218) 726-2562
dahlbergc@stlouiscountymn.gov



Patrick Boyle, 2nd District
Eastern Duluth
(218) 726-2359
boylep@stlouiscountymn.gov



Duties of a County Commissioner

Representing people and responding to their concerns

County commissioners are elected officials who oversee county activities and work to ensure that citizen concerns are met, federal and state requirements are fulfilled, and county operations run smoothly. They spend a lot of time working with and representing people and responding to their concerns. They attend regular meetings of the county board as well as meetings of board subcommittees and county-related boards and commissions. They represent county issues before local, state and national groups, including school boards, city councils, township boards, and state and federal offices.

While no minimum education or prior experience is required, individual backgrounds and personalities can enhance effectiveness in the office of commissioner. Useful experiences include operating a business; service on township and school boards or city councils; involvement in community activities; and management experience. Personal traits that can benefit county commissioners include a sense of humor, an open mind, a vision of where county government should go, an ability to compromise, and an ability to delegate. Effective communication and negotiation skills are also important.

Commissioners serve a four year term that is staggered among the board members, so that not all are elected at the same time. Newly elected commissioners take office the first Monday in January following their election. County board chairs are elected at the board's first meeting in early January. Commissioners' salaries vary, because they are set by individual county boards at the beginning of each year. In recent years commissioner salaries in Minnesota

have ranged from \$5,600 to over \$100,000 annually.

The office of St. Louis County Commissioner is considered to be a full-time position with a 2015 annual salary of \$58,399. The chair of the board receives an additional \$1,000 per year; the vice-chair, \$500. As elected officials, commissioners do not accrue and are not charged for vacation, sick leave, personal leave, compensatory time, or holidays.

County Management: Administration

County commissioners have administrative duties, as well as financial and legislative responsibilities. Following is a partial list of these duties and responsibilities:

- Establish policies and procedures for central administration and county departments to meet county goals.
- Authorize the maximum number of county employees, approve a county benefit schedule, negotiate and approve labor agreements, approve the recruitment and employment of key county employees, and oversee the implementation of the county pay equity plan and the county affirmative action/equal opportunity plan.
- Review liability issues and take appropriate measures to protect county employees and county property.
- Adopt and oversee the process for purchase of equipment and supplies for use by the county.
- Establish a plan for the review and evaluation of county services and programs.

Duties of a County Commissioner (continued)

County Management: Taxation/Finance

- Review, adjust and adopt the annual county operating budget and programs, as presented by county administration or county departments.
- Authorize the maximum property tax levy and the collection of county-wide property taxes.
- Serve as, or appoint, a board of equalization to resolve disputes regarding appraised property values for taxing purposes.
- Authorize the application for and/or receipt of funds from federal and state governments and approve their use within the county budget.
- Adopt and participate in the implementation of fiscal management policies in areas such as investments, reserve policy, short-term borrowing, use of bonds and risk management/insurance.
- Monitor the county's overall fiscal health through regular reports of the auditor, treasurer and finance departments.
- Establish a process for approving the payment of expenses incurred by the county.
- Develop and adopt a capital improvement program and operating budget covering major county expenditures over a series of years.

County Management: Other Functions

- Adopt appropriate ordinances for the enforcement of county-wide actions.
- Ratify, modify or deny the actions of commissions and boards which are advisory to the county board.
- Approve county participation in joint powers agreements with other governmental units.
- Represent the county on administrative/advisory boards and commissions which provide direct and indirect county or county-related services. These may include airports, libraries, community corrections, local public health boards, community action agencies, mental health centers, developmental achievement centers, extension services, regional development commissions, social services agencies, joint solid waste commissions, and planning commissions.
- Make decisions regarding participation in optional federal or state programs.
- Communicate county actions and concerns to the public through business groups, civic organizations, school groups, the press, and other public forums.
- Participate in both district and statewide meetings of the Association of Minnesota Counties (AMC), including the annual meeting and the legislative conference.
- Participate in activities of the National Association of Counties (NACo). Attend conferences, meetings, trainings and other education programs, which relate to county activities, as approved by the board.

History of County Government

Minnesota's 87 counties have changed from a purely quasi-municipal corporation of the state, to a general purpose form of government which, for many counties, has necessitated a change in the way services are delivered and, sometimes, the structure of the county itself. In their infancy, counties were organized to be the administrative arm of the state. But now counties provide services far beyond the original scope of county government.

Traditionally, counties performed state mandated duties including assessment of property, keeping property records and vital statistics, maintaining rural roads, administration of elections and judicial functions, keeping the peace in rural areas, and providing relief for the poor. Today, counties have moved into other areas, such as public health and human services, corrections, child protection, library services, planning and zoning, economic development, parks and recreation, water quality protection, and solid waste management. Relief for the poor is now generally provided by the federal and state governments through their income maintenance programs.

County Boards of Commissioners

County boards are elected by voters of a specific geographic district, serve a four-year term, and are responsible for the operation of the county and its delivery of services. There are usually five commissioners on county boards in Minnesota, but counties with a population over 100,000 may, by board resolution, increase the size of the board from five to seven members. Six counties - Anoka, Dakota, Hennepin, Olmsted, Ramsey, and St. Louis - have boards consisting of seven members.

Election and Appointment of Other County Officials

Beginning with President Andrew Jackson's administration (1829-1837), it became a common practice to increase the number of elective county offices. Appointed positions were changed to elected ones, and new elective offices were created. This caused the list of elected county officials to grow from a few, such as the coroner and the sheriff, to many, including the auditor, recorder, treasurer, surveyor, clerk of court, watershed district directors, judges of probate, assessors, and county attorneys.



Fifty Years of County Reform

Since the mid-1960s, Minnesota counties have gradually reduced the number of elective county offices. Hennepin and Ramsey counties were the first to benefit from special organizational reform legislation. Today, the list includes Anoka, Blue Earth, Scott, and Washington. In those counties, the positions of county auditor, treasurer and recorder are no longer elective positions, but the county sheriff, county attorney, and watershed district directors continue to be elected. In addition, Dakota, Olmsted, and St. Louis counties appoint the position of county recorder, but the county auditor/treasurer continues to be elected. In recent years, twenty-nine Minnesota counties have combined the position of county auditor and county treasurer into one elected position.

1973 saw the passage of the "Optional Forms of County Government" legislation. While this offered several major options for the modernization of county government, most counties have instead made structural changes by seeking special legislation. For example, in 1987 enabling legislation was passed to allow Ramsey County to become a "home rule charter" county. With this authority, Ramsey County now operates under the guidance of that charter, and is the only home rule charter county in Minnesota.

Professional County Management

Over the last 35 years, county boards across the state have recognized the need to adopt a professional management model for their counties, mostly as a result of increasing demands for the delivery of services.

St. Louis County adopted a "County Administrator Plan" for the professional management of the county in 1987. Under this plan of government, a County Administrator is appointed by the County Board to serve as the head of the county, managing all county affairs placed in the administrator's charge. If required by the County Board, the administrator acts as the supervisor of all county institutions, departments, and agencies, and of all non-elected department heads.

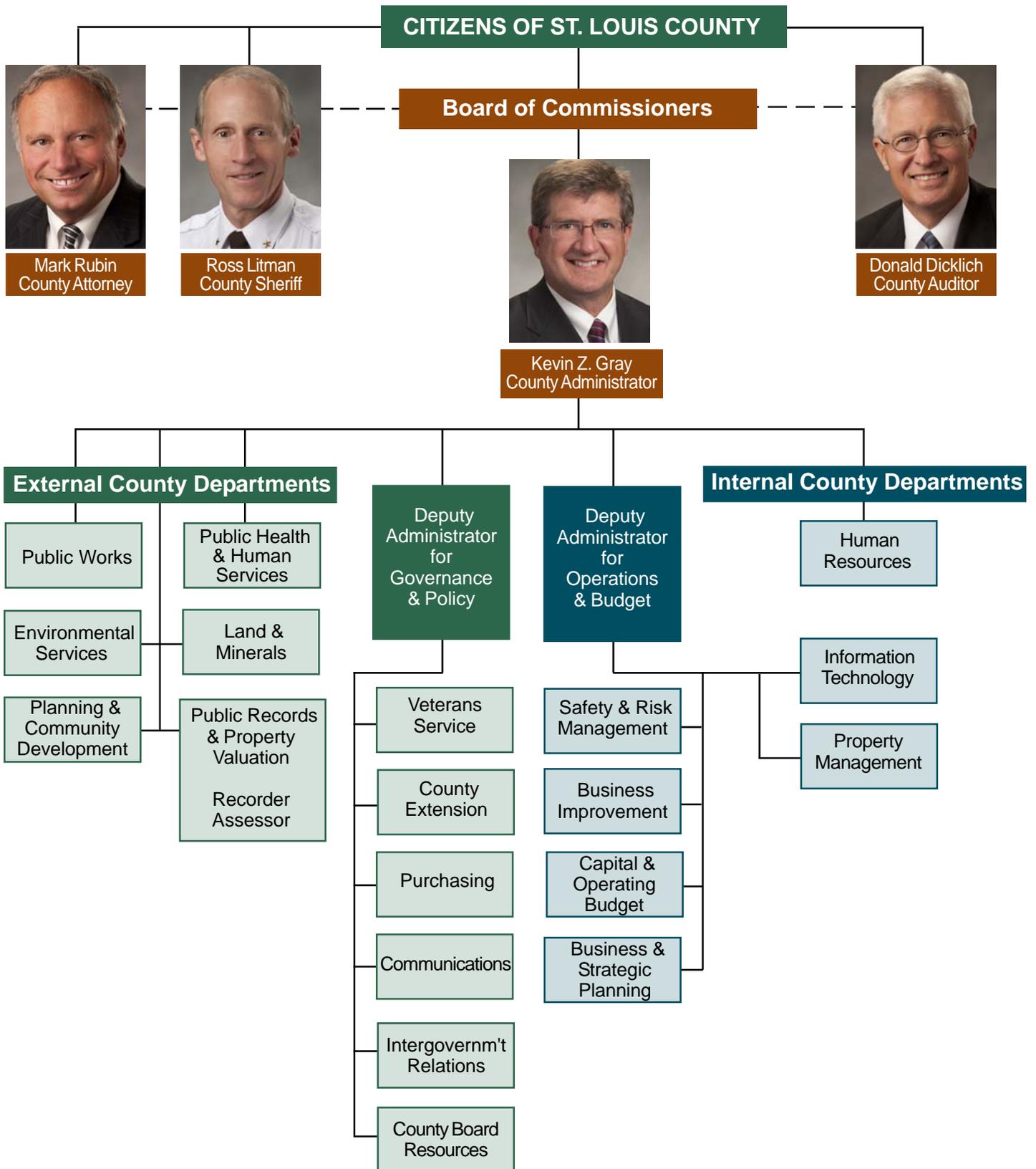
The administrator is also responsible for the preparation and execution of the county budget, including a long range capital expenditure plan. Currently, nearly sixty Minnesota counties have established the position of county administrator or coordinator. (Ramsey County uses the title of County Manager.) The county administrator serves at the pleasure of the County Board, and is the only employee hired directly by county commissioners.

Association of Minnesota Counties



Saint Louis County Organization

Structure



January 2016

Saint Louis County Administrative Officials

Structure

ADMINISTRATOR

Kevin Z. Gray, County Administrator
218-726-2448, fax: 218-726-2469

ASSESSOR

(See Public Records and Property Evaluation)

ATTORNEY

Mark S. Rubin, County Attorney
218-726-2323, fax: 218-726-2332

AUDITOR/TREASURER

Donald Dicklich, County Auditor/Treasurer
218-726-2380

CORRECTIONS/PROBATION

Arrowhead Regional Corrections (JPA)
Kay Arola, Director
218-726-2633, fax 218-726-2638

DEPUTY ADMINISTRATOR, BUDGET & OPERATIONS

Linnea Betzler Mirsch, Deputy Administrator
218-733-2747

DEPUTY ADMINISTRATOR, GOVERNANCE & POLICY

Gary E. Eckenberg, Deputy Administrator
218-726-2447

EMERGENCY COMMUNICATIONS (911)

Jason Lukovsky (Sheriff's Office)
218-336-4344, fax: 218-336-4370

ENVIRONMENTAL SERVICES

Mark St. Lawrence, Director
218-749-0647

EXTENSION OFFICE (Administration)

Patty Swedberg, County Extension Administrator
218-733-2879, fax: 218-733-2888

HUMAN RESOURCES

James R. Gottschald, Director
218-726-2422, fax: 218-726-2332

INTERGOVERNMENTAL RELATIONS

John Ongaro, Director (Administration)
218-726-2455

INFORMATION TECHNOLOGY (Administration)

Jeremy Craker, Director
218-726-2333

LAND & MINERALS

Mark Weber, Director/Land Commissioner
218-726-2606

PLANNING & COMMUNITY DEVELOPMENT

Barbara Hayden, Director
218-725-5008

PROPERTY MANAGEMENT (Administration)

Tony Mancuso, Director
218-725-5085

PUBLIC HEALTH & HUMAN SERVICES

Linnea Betzler Mirsch, Director (Interim)
218-726-2096, fax: 218-726-2093

PUBLIC INFORMATION (Administration)

Dana Kazel, Communications Manager
218-725-5049

PUBLIC RECORDS & PROPERTY VALUATION

Mark Monacelli, Director/County Recorder
218-726-2677

David Sipila, County Assessor
218-749-7100

PUBLIC WORKS

James T. Foldesi, Director/County Highway Engineer
218-625-3840, fax: 218-625-3888

PURCHASING DIVISION (Administration)

Donna Viskoe, Procurement Manager
218-726-2667

SAFETY & RISK MANAGEMENT (Administration)

Joe Austin, Safety & Risk Management Administrator
218-726-2139

SHERIFF'S OFFICE/CIVIL DEFENSE

Ross Litman, County Sheriff
218-726-2341

VETERANS SERVICE OFFICE (Administration)

Sherry Rodriguez, County Veterans Service Officer
218-725-5285

Revised January 2015

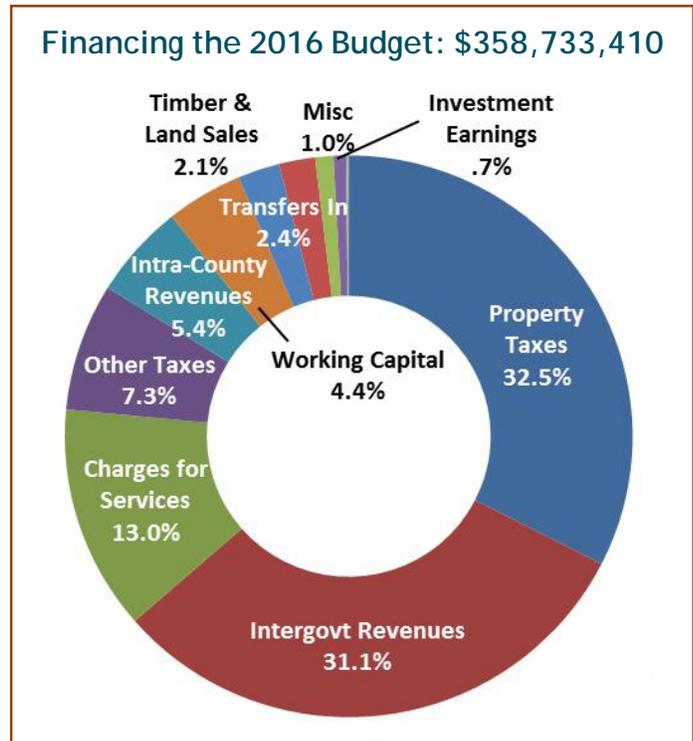
Balancing community needs and available financial resources

The budget process provides the County Board and its management team an opportunity to annually re-examine the services provided by the county. The process begins with a series of meetings where department heads present their goals and objectives for 2016. This allows the County Board to approve the strategic direction for individual departments, ensuring alignment with the county's overall strategic plan.

Based on these goals and objectives, the department directors then prepare their detailed budgets. In recent years, the emphasis has been to provide core services in the most economical and efficient manner possible. A major direction from the County Board is balancing service level needs in the community with the financial resources available to provide those needs.

Each year, all Minnesota counties must set the maximum property tax levy by September 30. On September 22, 2015, the County Board approved a maximum property tax levy for 2016. The property tax portion of the 2016 budget is \$116,631,193, which is the same as 2015, a 0% levy increase. The final budget was approved on December 15, 2015.

The *"Proposed Property Tax Statements"* that homeowners and businesses receive in November of each year contain estimates of the next year's property taxes, based on property values which were established as of January 1 of the previous



year and the preliminary levy set in September. The final amount property owners pay is often less than this amount, but it cannot be more.

Over 44% of the financing for the St. Louis County 2016 budget is made up of state and federal funds and fees and service charges. The total budget is \$358,733,410 with \$111,451,294 (30.1%) coming as intergovernmental aid from the state and federal governments; \$46,460,411 (13.4%) from charges for services; and \$116,631,193 (32.5%) from local property taxes. The remaining portion of the budget is funded from the sources identified in the above graphic.

Summary of the 2016 Budget

Bringing state programs to the local level

St. Louis County, located at the western tip of Lake Superior and stretching to the Canadian border, is the largest county geographically east of the Mississippi River. The county encompasses over 7,000 square miles and is larger than three states (Rhode Island, Connecticut, and Delaware).

Minnesota is one of a minority of states whose form of government is state managed and county administered. This means that many government services are provided by the 87 Minnesota counties rather than by the state. St. Louis County's 2016 budget process has been one of ongoing adjustments and realignments to reflect changes in intergovernmental assistance and fluctuations in overall revenues.

Funding community essentials

The county operating budget of \$358,733,410 is the basis for providing funding for high-priority expenditures such as public safety and corrections, public works infrastructure covering over 3,000 miles of county roads, and the care and protection of our most needy and vulnerable citizens.

It is the goal of the County Board of Commissioners to identify and prioritize services that cannot be provided by other agencies. For example, this resulted in the sale of Chris Jensen Health & Rehabilitation Center to a private long-term

care provider, allowing for major infrastructure and building improvements at that Duluth site, and an increased array of programs for area residents.

The 2016 approved budget continues the county's partnership with four other northern Minnesota counties to provide corrections services through the Arrowhead Regional Corrections Joint Powers Agreement, and continuation of the Gravel Road Investment Program to address the integrity of the county's 1,600 miles of rural gravel roads. An addition the budget's debt service allocation will support the \$21 million investment completed in the county's Government Services Center located in downtown Duluth.

St. Louis County will need continue to make decisions in the future to maintain its strong fiscal health in light of changing state and federal support and increasing program costs. Through insightful fiscal management the county has achieved a AA+ bond rating, one of the highest available to local governments.

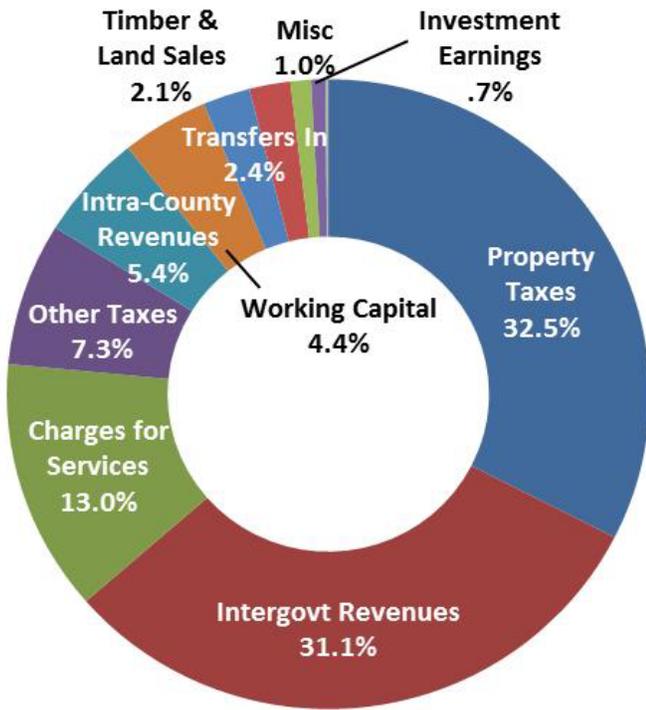
Keeping property taxes down will require careful evaluation of future revenue potential and determination of necessary services by the County Board. Clearly, revenue diversification and expanding the tax base will continue to be a priority.



S A I N T
LOUIS ♦
COUNTY
.....
M I N N E S O T A

2016 Revenue and Expenditures

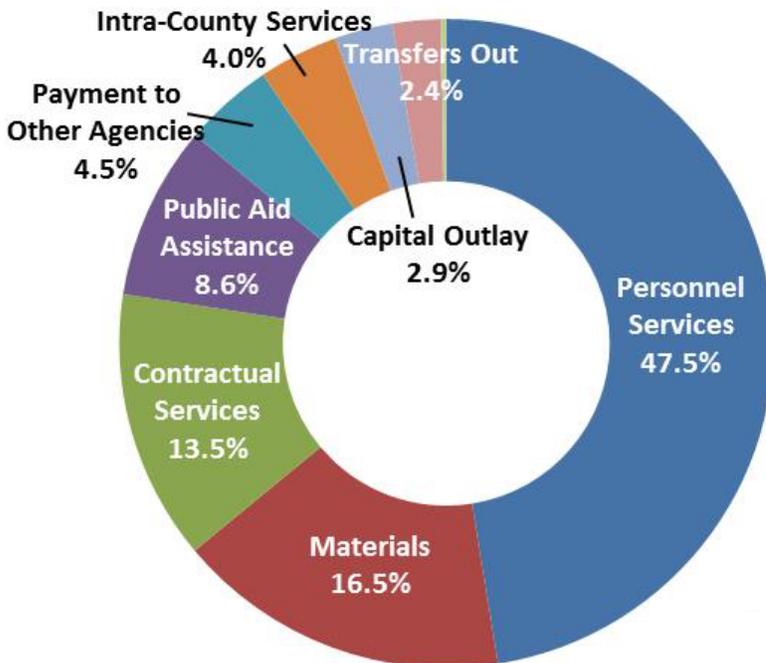
Budget



Revenue

Source	2016 Adopted Revenue
Property Taxes	\$116,631,193 (32.5%)
Intergovernmental Revenues	111,451,294 (31.1%)
Charges for Services	46,460,411 (13.0%)
Other Taxes	26,320,920 (7.3%)
Intra-County Revenues	19,468,739 (5.4%)
Working Capital	15,676,061 (4.4%)
Transfers In	8,557,170 (2.4%)
Timber and Land Sales	7,410,000 (2.1%)
Miscellaneous	3,684,792 (1.0%)
Investment Earnings	2,561,830 (.7%)
Licenses and Permits	326,500 (.1%)
Fines and Forfeitures	159,250 (.04%)
Gifts and Contributions	19,250 (.01%)
Other Financing Sources	6,000 (.002%)
TOTAL	\$358,733,410.00

Total Adopted 2016 Budget: \$358,733,410



Expenditures

Activity	2016 Expenses
Personnel Services	\$170,297,178 (47.5%)
Materials	59,176,608 (16.5%)
Contractual Services	48,311,424 (13.5%)
Public Aid Assistance	31,018,085 (8.6%)
Payment to Other Agencies	15,976,358 (4.5%)
Intra-County Services	14,197,162 (4.0%)
Capital Outlay	10,247,425 (2.9%)
Transfers Out	8,557,170 (2.4%)
Other Financing Uses	952,000 (.3%)
TOTAL	\$358,733,410.00

Less than .5%:
Other Financing Uses

More budget information is available on the web: stlouiscountymn.gov/budget

Budget and Levy Comparisons for 2015 and 2016

County

One of the main functions of the St. Louis County Board is to set a budget that delivers services to county residents at the lowest possible price. The total 2016 county revenue budget, made up of state and federal revenues, fees, licenses, and property tax dollars, is \$358,733,410. Of this amount, \$116,631,193 comes from local property tax dollars. To maintain the current level of

services and keep the cost of these services affordable, the 2016 property tax levy reflects no increase over 2015. The fastest growing categories of spending are Public Safety (Sheriff, 911 Emergency Communications, and Attorney), Public Works, and Human Services. Many of the services performed by these departments are both mandated and underfunded by the federal government and the State of Minnesota.

2015 Approved Budget*
\$338,112,831

2015 Property Tax Levy
\$116,631,193

2016 Proposed Budget*
\$358,733,410

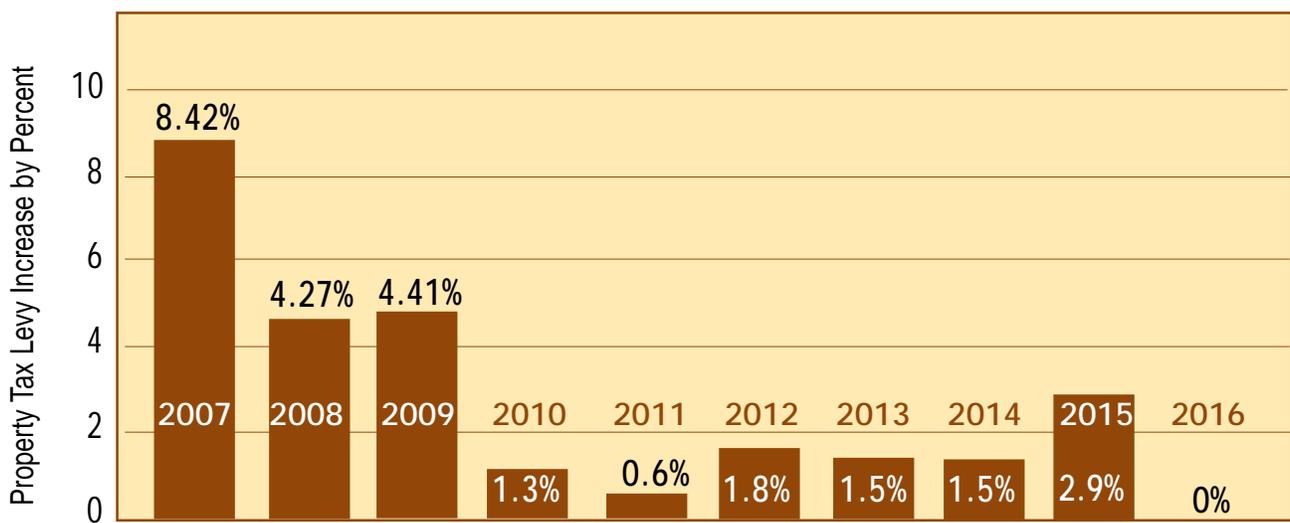
2016 Property Tax Levy
\$116,631,193 (32.5%)

2016 Tax Levy

= 0% increase

*Revenue Budget

Saint Louis County Ten Year Tax Levy Percentage Increases
(2.7% average annual increase)



Frequently Asked Questions about the Budget

When is the budget prepared?

Budget preparation for 2016 followed guidelines set by state law and County Board policy. Key dates for establishing the 2016 budget:

- *September 22, 2015: County Board adopts preliminary budget for 2015 and sets maximum property tax levy*
- *September-December: Ongoing budget discussions and revisions to the proposed 2016 budget*
- *December 15, 2015: County Board adopts final 2015 budget and property tax levy*
- *January-September 2016: Evaluation and development of modifications for 2016 budget.*

How can I have input on the budget?

The St. Louis County Board of Commissioners meets regularly on most Tuesdays at 9:30 a.m., rotating between Duluth area and Iron Range cities. Schedules are found on the county website, www.stlouiscountymn.gov, or by calling County Administration at (218) 726-2450. A time is set aside at every meeting for citizens to discuss issues of concern, including budget matters. Budget discussions for the 2017 budget begin in the spring of 2016.

Why is my tax increasing?

There are only three reasons why your property tax will increase next year:

1. Your market value went up;
2. A state law change affected how your taxes are calculated; OR
3. Your city, township, school, county or special taxing district raised their property tax levy.

The county certified a 0% increase in the property tax levy for 2016, but your share of the total county tax bill may have increased if your market value went up, state laws changed, or other taxing districts raised their tax levies.

Does the county use increasing market values to collect more property taxes?

No. The county cannot use market value increases to raise more property tax dollars. The state requires the County Board to set a finite dollar figure for tax collections each year. Any increase in YOUR specific market value does NOT bring in more tax dollars to the county; it only increases your share of the total property tax levy.

Want to find out more?

Visit the county's website at:
stlouiscountymn.gov
or, contact County Administration at
726-2450, or write to St. Louis County
Administration, 100 N. 5th Ave. W.
Room 202, Duluth, MN 55802

My value went up. What can I do about it?

Market values shown on your "Proposed Statement of Property Taxes Payable" sent from the County Auditor's Office in November are final and cannot be adjusted. If your market value has increased, you were notified of this change by mail during April of the same year. You may contact the Assessor's Office to learn how to appeal this value for next year's taxes.

How does the county spend its budget?

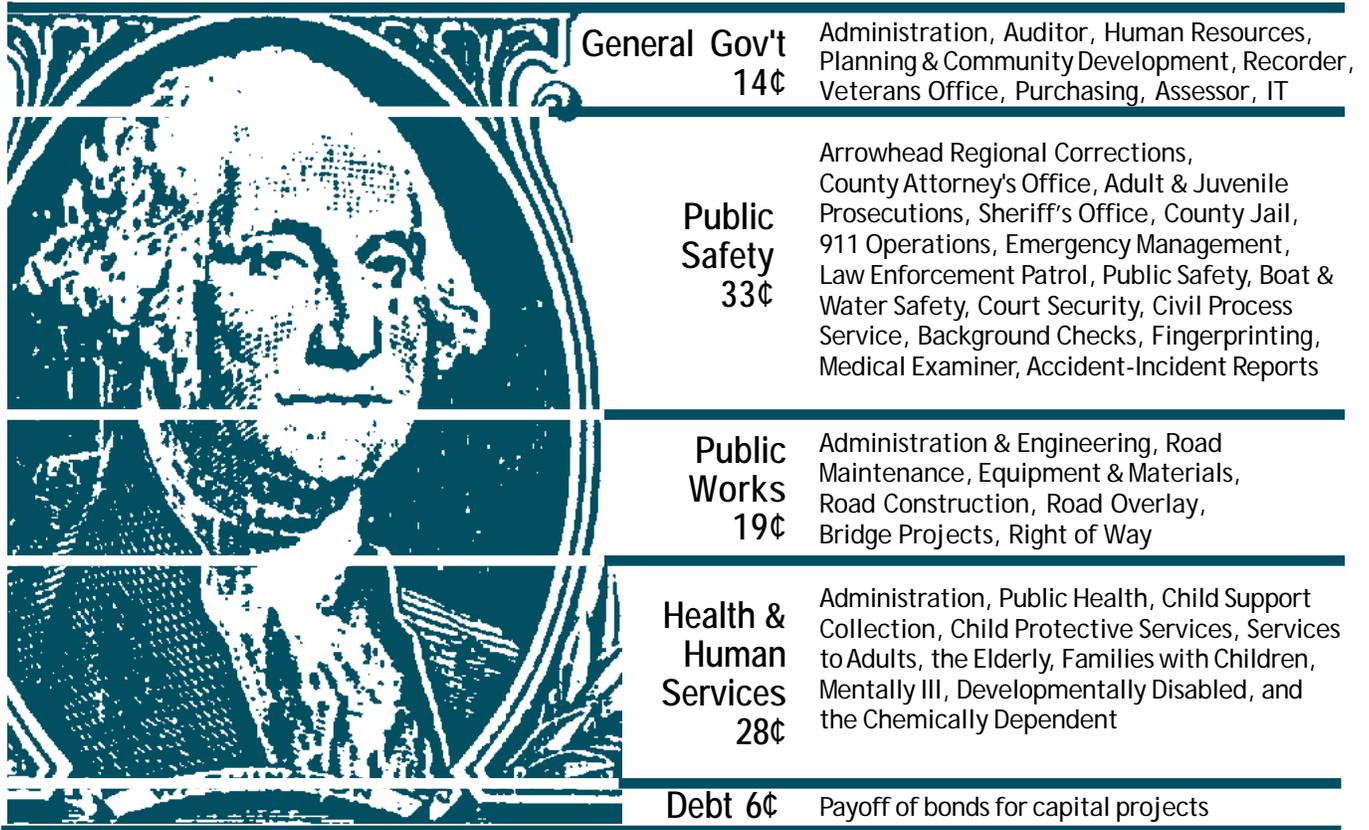
St. Louis County services include:

911 Emergency Management, Services to Families with Children, Financial Assistance Programs, Services to Vulnerable Adults/Elderly, and Mentally Ill, Adult & Juvenile Crime Prosecution, Construction and Maintenance of Highways and Bridges, Correctional System, County Extension, Sheriff's Law Enforcement Patrol, Jail, Surveying, Property Assessing, Recording of Public Records, Land and Minerals Management, Public Health, Environmental Services, Motor Vehicle Licensing, Services to Chemically Dependent and Developmentally Disabled, Land Use Planning & Community Development, Boat & Water Safety, Court Security

Where Does Your Property Tax Dollar Go?

St. Louis County provides services to its citizens such as road and bridge construction and maintenance, 911 emergency dispatch coverage, crime prevention and prosecution, public records and property transactions recording, property assessment, immunizations, veterans services, planning and community development, environmental services, and support and protection for children, the elderly, and the vulnerable.

These services are an important part of keeping families and communities strong and healthy. The graphic below illustrates the relative cost of providing these services by category, as funded through each of your 2015 property tax dollars.



Source: Adopted 2016 Property Tax Levy

Understanding Your Property Taxes

Funding our local communities

As Mark Twain once said, nothing is as sure as death and taxes. Most of us would agree that some form of taxation is necessary to provide services that protect and maintain our communities. In Minnesota, property taxes are the main way local governments raise revenues for this purpose. In fact, local governments need special authorization from the legislature to raise funds in any other way. Property taxes are raised and spent locally, so your dollars benefit your community, as well as your neighboring communities.

It is important to note, when you receive your annual property tax statement from the St. Louis County Auditor's Office, that not all of your taxes are based on St. Louis County's tax levy. Your local school and city or township taxes are also listed on your combined tax statement.

How are your taxes figured?

The State of Minnesota requires each home or business to be classified and appraised at least once every five years through an on-site inspection. This process helps maintain equitable assessment levels from one jurisdiction to another. During other years, property values must be adjusted for market changes in the area. In St. Louis County, most properties, including those in the city of Duluth, are assessed by the County Assessor's Office. In some areas independent assessors contract with townships to provide this function, but their assessments are overseen by the County Assessor.

The accuracy of St. Louis County's assessments are checked by the state annually. The state will order an assessment adjustment in a jurisdiction where, for the median sale, the difference between what property is assessed for and what it actually has sold for falls outside an allowable range. If you disagree with the county's assessment of the market value of your property, you may file an appeal with your local Board of Review and, if you are still not satisfied, you can appeal to the St. Louis County Board of Equalization.

How big is your piece of the tax pie?

To understand how the county portion of your property tax is figured, imagine a big pie. The tax levy set by the County Board each year is divided by the total tax capacity of all property in the county to create the tax rate. In other words, the levy figure determines how big the pie is. Your property's taxable market value, multiplied by its class rate and the tax rate, establishes your property tax payment, or how big your slice of the pie will be. The pie is recalculated each year, based on the county's levy and reassessments.

For more information about classification and valuations, call the County Assessor's Office: (218) 726-2304-Duluth, (218) 365-8208-Ely, (218) 749-7147-Virginia, and (218) 262-6089-Hibbing. For information about tax rates, levies and special taxing districts, call the County Auditor's Office: (218) 726-2380.



Proposed Property Tax Statements

In November 2015, the St. Louis County Auditor distributed "Proposed 2016 Property Tax" statements to all county property owners. These notices inform taxpayers about the proposed levies certified by their city or township, their school district, and St. Louis County, and how these proposed levies could

impact the property owners' 2016 taxes. These taxes were based on the maximum proposed levy established by each jurisdiction in September.

The following factors may account for increases or decreases in your proposed property taxes:

Change in Market Value:

The assessed value of your property may have increased or decreased due to new construction, improvements to your property, or the Minnesota statutory requirement that an Assessor visit and re-appraise your property once every 5 years, based on a review of actual verified sales in your local real estate market.

Market-Based Adjustments:

Every year the Minnesota Department of Revenue monitors all arms-length real estate sales and compares each sale price to the Assessor's Market Value to determine the "sales ratio," or the accuracy of the Assessor's valuations. If the resulting ratio of the median sale in your jurisdiction does not meet the statutory requirements, the state can order a value increase or decrease in your community to more accurately reflect the actual market values and real estate conditions in the area.

Levy Increases:

Your city, township, county or school district governing boards set their yearly budgets. They then set a levy amount to be raised to generate the revenue to support those budgets. The levy amount is sent to the County Auditor's Office which collects the taxes and distributes the funds to all these governmental jurisdictions accordingly.

Changes in Minnesota's Tax Law:

The last several years have seen reduced financial aid from the state to local governments causing a larger portion of the cost of providing services to fall on the local property tax. In 2011 the Legislature eliminated the Homestead Credit Program, replacing it with the Homestead Market Value Exclusion, which reduced state property tax support to homestead property owners. However, the 2013 Legislature reversed years of declining support from the state by beginning to restore the partnership with local governments that had steadily declined over the past decade.

Changes in Your Property Taxes

Property tax reform

A dozen years ago, the Minnesota Legislature's property tax reforms shifted taxes from apartments and businesses to residential properties. Higher priced homes also benefited from tax reform, with many of St. Louis County's lower-priced residences picking up the difference. In addition to these increases, homeowners may have seen increased property tax bills if the value of their property increased. Each property is required to be assessed at least once every five years to determine its true market value.

Phase-out of Limited Market Value

In the past, increases in market value were phased in over a series of years at a maximum of 8.5% per year to spare homeowners large jumps in value and property taxes. However, this "Limited Market Value" law was eliminated in 2009, so taxes payable in 2010 were based on the actual estimated market value of the property, rather than a value which had been kept artificially low in previous years.

Homestead Exclusion replaces Homestead Credit

In 2011 Minnesota lawmakers ended a government shutdown, in part, by eliminating the Homestead Credit which previously had reimbursed cities, counties, and school districts for the homestead tax reduction given to homeowners. The Homestead Credit was replaced with a new Homestead Exclusion which provides

a reduced tax benefit to homesteaders. The "exclusion" creates a reduction in the taxable value of a homesteaded property and therefore still provides a homestead "benefit." However, the reduced taxable value of homesteaded properties means that cabins, apartments, businesses and higher valued residential properties, which don't receive a reduction in taxable value, are now burdened with a larger share of the total tax bill.

Total tax determined by many jurisdictions

Finally, property owners may see tax increases if their local units of government increase their tax levies. St. Louis County approved a 0% levy increase for 2016. Factors which might impact your specific property tax bill may include a market value increase, or increased city, township, or school district levies in your area. Voters in your specific school district may have also approved excess school operating levy referendums. The actions of these separate jurisdictions can all impact your total combined property tax bill.

Relief may be available

Tax relief is offered to Minnesota homeowners in the form of property tax refunds. New income guidelines and a higher refund amount mean more taxpayers now qualify, and may receive larger property tax refunds. For more information, visit the state's website at: www.taxes.state.mn.us or call its tax help line at (651) 296-3781.

