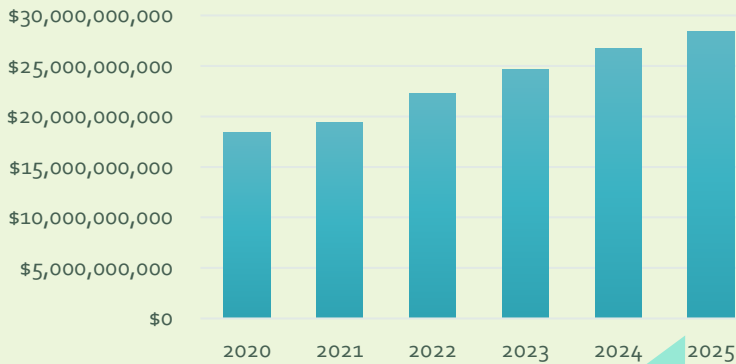


ST LOUIS COUNTY

2025 ASSESSMENT REPORT - SUMMARY

COUNTY-WIDE EMV 2020-2025



QUICK FACTS:

TOTAL VALUE INCREASE: \$1,656,494,000

NEW CONSTRUCTION: \$305,743,375 (AN ALL TIME HIGH FOR ST. LOUIS COUNTY!!!)

LARGEST VALUE CHANGE: \$1,277,326,814 IN THE RES & SEASONAL RES RECREATIONAL SUB-CATEGORY

2025 ASSESSMENT PROCESS

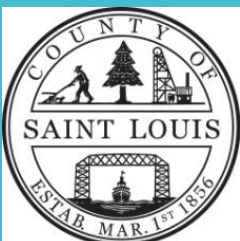
St. Louis County Assessor's staff have taken great care to capture market conditions as accurately, equally, and uniformly as possible throughout St. Louis County, resulting in an equitable process for valuation purposes. A fair assessment across all properties and all jurisdictions is our top priority. We do this in a way that embraces strong values established by the County Board: People Focus, Stewardship, Innovation, Integrity, and Fairness.

To provide the utmost transparency into the data and processes, this summary report is being provided to share highlights of the latest assessment. For more information regarding our assessment process, please visit:

www.stlouiscountymn.gov/departments-a-z/assessor

NEW CONSTRUCTION

	2021	2022	2023	2024	2025
Total C/I NC	\$33,100,900	\$35,540,550	\$45,281,700	\$23,406,900	\$50,244,100
C/I NC % of Total:	21.66%	16.96%	27.41%	8.99%	16.43%
Total RES NC	\$78,623,972	\$91,320,692	\$125,611,202	\$128,021,890	\$151,232,723
RES NC % of Total:	51.45%	43.59%	37.55%	49.18%	49.46%
Total SRR NC	\$25,404,520	\$26,873,700	\$37,028,000	\$37,349,395	\$47,111,252
SRR NC % of Total:	16.62%	12.83%	37.79%	14.35%	15.41%
Total Other Classes	\$15,699,200	\$55,773,500	\$29,155,700	\$71,559,000	\$57,155,300
All Other Classes % of Total	10.27%	26.62%	-47.72%	27.49%	18.69%
Total County NC:	\$152,828,592	\$209,508,442	\$237,076,602	\$260,337,185	\$305,743,375
% Change in Total County NC:	-1.95%	37.09%	13.16%	9.81%	17.44%



ST. LOUIS COUNTY ASSESSOR'S OFFICE

Mary Garness, Public Records & Property Valuation Director

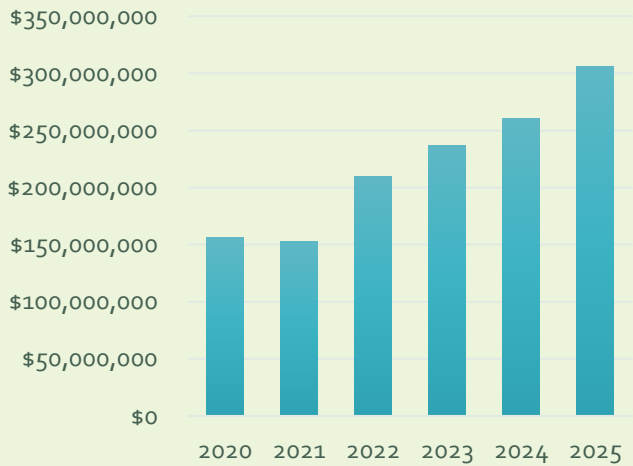
Dave Sipila, County Assessor

Ben Thomas, Deputy County Assessor

Cory Leinwander, Deputy County Assessor

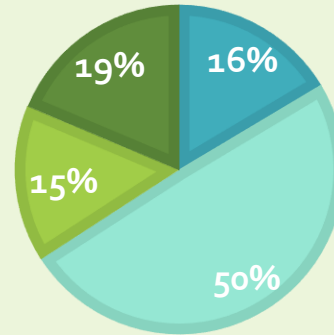
April 2025

COUNTY-WIDE NEW CONSTRUCTION



2025 NEW CONSTRUCTION BY PROPERTY CLASSIFICATION

■ Total C/I NC ■ Total RES NC
■ Total SRR NC ■ Total Other Classes



COUNTY-WIDE RESIDENTIAL EMV 2020-2025

	2021	2022	2023	2024	2025
Residential HS EMV	\$10,627,627,602	\$12,352,171,479	\$13,668,034,533	\$14,559,242,537	\$15,458,363,646
Residential HS NC EMV	\$39,525,015	\$47,228,570	\$65,216,927	\$58,142,021	\$71,795,233
Residential Non-HS EMV	\$2,265,616,610	\$2,756,739,778	\$3,104,558,596	\$3,533,007,316	\$3,646,300,921
Residential Non-HS NC EMV	\$39,098,957	\$44,092,122	\$60,394,275	\$69,879,869	\$79,437,490
SRR EMV	\$2,142,324,300	\$2,490,566,900	\$2,752,945,900	\$3,024,370,000	\$3,289,282,100
SRR NC EMV	\$25,404,520	\$26,873,700	\$37,028,000	\$37,349,395	\$47,111,252
Total RES SRR EMV	\$15,035,568,512	\$17,599,478,157	\$19,525,539,029	\$21,116,619,853	\$22,393,946,667
TOTAL RES SRR NC	\$104,028,492	\$118,194,392	\$162,639,202	\$165,371,285	\$47,111,252

QUICK FACTS:

TOTAL GROWTH RES & SRR: \$1,277,326,814 which is 6.04% above the 2024 EMV (77% OF total EMV growth)

NEW CONSTRUCTION RES & SRR: \$198,343,975, which is 64.87% of the total value of NC.

The assessment department provides a solid foundation for taxation, which supports overall County programs and resources needed to create and sustain a vibrant and healthy community.

FOR MORE INFORMATION, VISIT: www.stlouiscountymn.gov/departments-a-z/assessor