



How MN Property Taxes Are Calculated

City of Otsego's Tax Levy Simplified

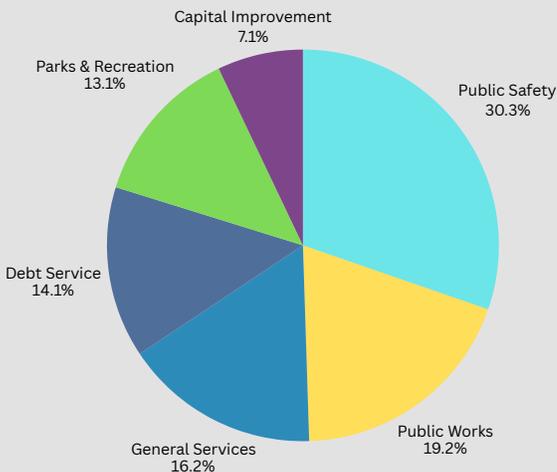
The City's tax levy – the total dollar amount the City collects in property taxes – is proposed to increase by 19% in 2026. On the median-valued home of \$402,500, the effect will be an increase of \$142 per year (\$12 per month).

Even if the City's overall tax levy increases 19%, the Otsego portion of your property tax might go up or down from 2025 to 2026. This could happen for a number of reasons, including a change in your property value or changes in the values of other properties in the community

How Are Property Taxes Calculated?

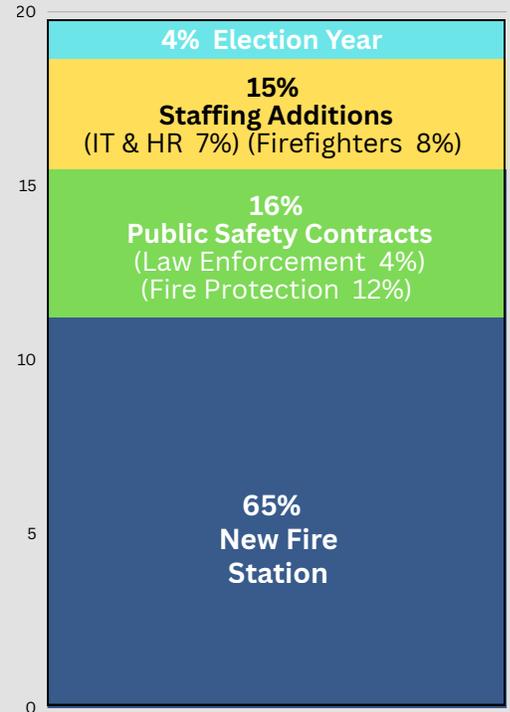
City Tax amount payable is calculated by taking the taxable value times the **class rate (.01)**, multiplied by **the tax rate (26.872 in 2026.)**

- 2025 Median Assessed Market Value = \$402,500
- After Homestead Market Value Exclusions = \$392,175
- **\$392,175 x .01 = \$3,922**
- **\$3,922 x 26.872% (City Tax Rate) = \$1,054 (City Taxes Due)**



What Will My 2026 City Property Taxes Pay For?

Reasons for the Proposed Levy Increase

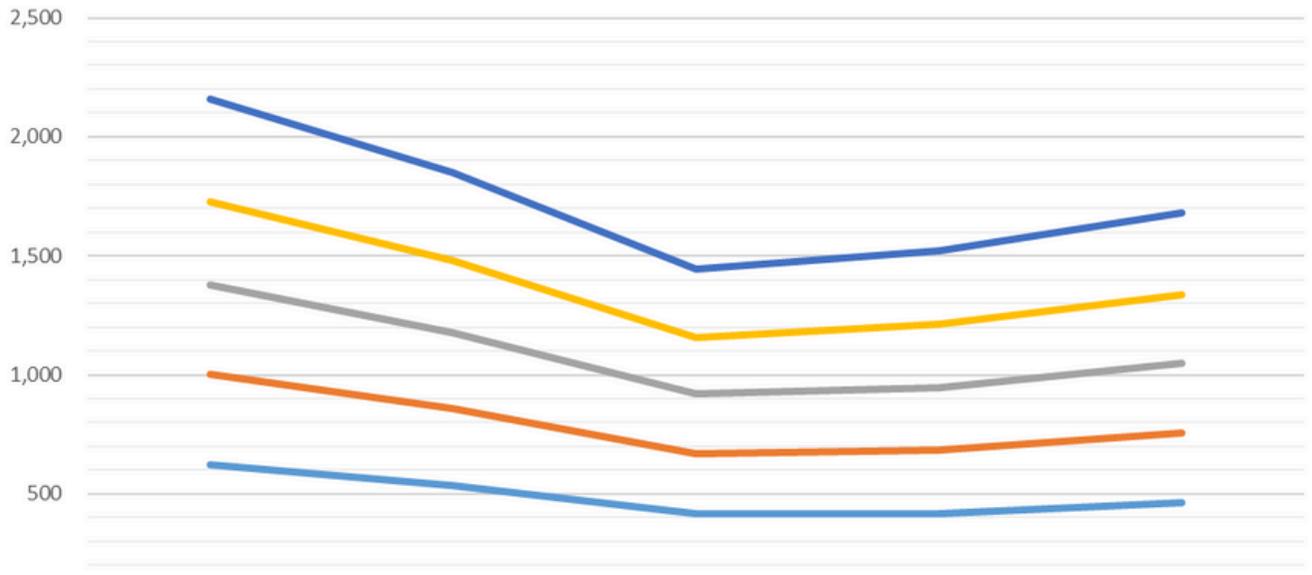


Tax Comparisons for a \$402,500 Home

Otsego	\$955
St. Michael	\$1,052
Monticello	\$1,479
Rogers	\$1,520
Elk River	\$1,550
Albertville	\$1,681
Buffalo	\$2,038

*Otsego 2026 = \$1,054
All others listed are for 2025.*

City Tax by Valuation - 5 Year Comparison

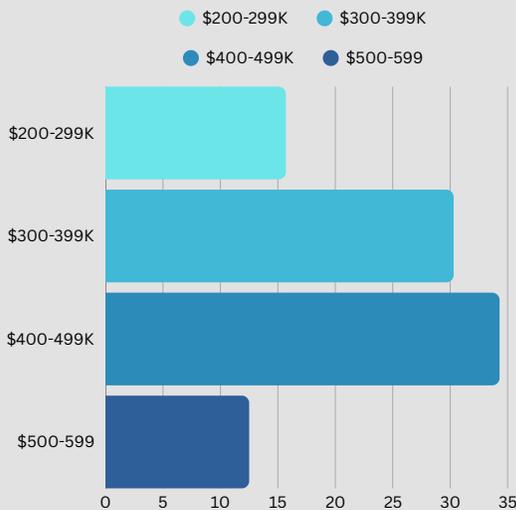


	2022	2023	2024	2025	2026
200,000	624	535	418	418	461
300,000	1,001	857	670	683	754
400,000	1,378	1,179	921	948	1,047
500,000	1,727	1,479	1,155	1,214	1,339
600,000	2,159	1,848	1,444	1,522	1,680

Does not account for valuation changes from year to year. Homestead MV exclusion calculation changed for taxes payable 2025.

2025 Property Value Assessment

There were 8,111 residential properties in the 2025 assessment. Approximately 92.8% of those were within a value range of \$200k-\$599k.



Property taxes support three levels of government – City, County, and School District

Your property tax dollar is divided among several taxing entities. For every \$1 paid, about 24 cents will go to City services and 76 cents will go to other taxing jurisdictions. Actual tax owed is based on the assessed value of a property, tax law and the levy.



45%
Otsego
Public Schools

31%
Wright
County

24%
City of
Otsego

2025 Tax