

# Disabled Veteran Homestead Exclusion Cap Increase

*Estimated Additional Property Tax Value Shift - Central Planning Estimate*

CENTRAL ESTIMATE	THEORETICAL MAXIMUM
<b>0.08%</b>	<b>0.16%</b>
of total county estimated market value statewide	if every qualifying property were already capped out

**Purpose.** This estimate provides a reasonable planning projection of the additional property tax value shift from increasing Minnesota's Disabled Veteran Homestead Market Value Exclusion from \$300,000 to \$400,000 for 100% P&T disabled Veterans and from \$150,000 to \$200,000 for Veterans rated 70% to 100% (non-P&T) disabled.

## WHAT THE ESTIMATE MEANS

- The estimate measures the added excluded market value as a percentage of total county estimated market value statewide.
- It does not attempt to calculate the exact tax change for any individual homeowner or taxing jurisdiction.
- The percentage approach is more useful for policy discussion because the shift is being measured against the full statewide property value base, not viewed as a raw isolated number.

## DATA USED

- 2024 county-level data showing total county estimated market value, current disabled Veteran excluded market value, and the current excluded share of county market value.
- The model uses the existing county-by-county exclusion pattern as the baseline, then estimates how much additional exclusion would likely be realized under higher caps.

## KEY ASSUMPTION

- The caps increase by one-third, but the added exclusion is not expected to increase by one-third in practice.
- Many qualifying homes, especially in lower-value housing markets, are likely below the current caps and therefore would not receive the full additional exclusion.
- A home must have enough market value above the current cap to generate additional excluded value under the proposed higher cap.

## METHODOLOGY

- The central estimate uses a county-level cap-saturation model: counties with higher-value housing markets are assumed to have more qualifying properties at or near the current caps; counties with lower-value housing markets are assumed to have fewer.
- The model therefore places the central estimate below the theoretical maximum, rather than assuming every qualifying property receives the full additional exclusion.
- This produces a statewide central estimate of approximately 0.08% of total county estimated market value, compared with a theoretical maximum of approximately 0.16%.

## WHY THIS IS DEFENSIBLE

- It is grounded in actual 2024 county-level exclusion data rather than a statewide flat assumption.
- It accounts for the practical limit created by home values: only properties that can use the higher cap generate additional excluded value.
- It fits the expected pattern: lower additional impact in many rural counties due to lower median home values, and diluted percentage impact in metro counties because of much larger tax bases.

**Important limitation:** Final taxpayer-level impact would depend on local levies, tax capacity, class rates, referendum market value effects, parcel-level home values, and the rating category of each qualifying Veteran. Without parcel-level claimant data, this should be treated as a transparent central planning estimate, not a final tax-incidence calculation.

County	County EMV	Current Veterans Exclusion	Current Exclusion % of EMV	Central additional excluded MV	Central added MV % of EMV
AITKIN	\$5,371,235,200	\$35,060,068	0.653%	\$4,674,676	0.087%
ANOKA	\$54,382,825,800	\$357,077,950	0.657%	\$77,366,889	0.142%
BECKER	\$8,975,972,450	\$51,741,500	0.576%	\$6,036,508	0.067%
BELTRAMI	\$5,618,929,490	\$62,669,200	1.115%	\$7,311,407	0.130%
BENTON	\$5,285,563,300	\$51,811,500	0.980%	\$6,044,675	0.114%
BIG STONE	\$2,066,572,800	\$8,156,800	0.395%	\$761,301	0.037%
BLUE EARTH	\$12,502,144,800	\$66,635,800	0.533%	\$9,995,370	0.080%
BROWN	\$5,954,800,837	\$27,714,600	0.465%	\$3,233,370	0.054%
CARLTON	\$4,742,144,200	\$71,619,425	1.510%	\$6,684,480	0.141%
CARVER	\$21,535,307,500	\$63,464,000	0.295%	\$13,750,533	0.064%
CASS	\$11,871,794,900	\$75,787,181	0.638%	\$11,368,077	0.096%
CHIPPEWA	\$3,810,446,800	\$9,900,450	0.260%	\$924,042	0.024%
CHISAGO	\$9,744,039,100	\$81,702,100	0.838%	\$14,978,718	0.154%
CLAY	\$9,424,123,550	\$92,358,500	0.980%	\$13,853,775	0.147%
CLEARWATER	\$2,099,933,000	\$16,343,100	0.778%	\$1,525,356	0.073%
COOK	\$2,576,355,700	\$7,469,500	0.290%	\$995,933	0.039%
COTTONWOOD	\$5,819,436,900	\$10,500,100	0.180%	\$1,225,012	0.021%
CROW WING	\$19,129,114,600	\$152,920,300	0.799%	\$22,938,045	0.120%
DAKOTA	\$74,230,087,000	\$388,603,400	0.524%	\$84,197,403	0.113%
DODGE	\$5,090,743,300	\$26,944,700	0.529%	\$3,143,548	0.062%
DOUGLAS	\$8,802,023,300	\$45,145,800	0.513%	\$6,019,440	0.068%
FARIBAUT	\$5,447,318,900	\$11,929,800	0.219%	\$1,391,810	0.026%
FILLMORE	\$5,748,430,100	\$19,008,800	0.331%	\$2,217,693	0.039%
FREEBORN	\$6,105,379,800	\$27,832,100	0.456%	\$3,247,078	0.053%
GOODHUE	\$10,127,549,050	\$49,831,100	0.492%	\$7,474,665	0.074%
GRANT	\$2,444,132,100	\$5,721,100	0.234%	\$533,969	0.022%
HENNEPIN	\$248,988,289,906	\$518,697,300	0.208%	\$112,384,415	0.045%
HOUSTON	\$3,457,010,400	\$22,582,200	0.653%	\$2,107,672	0.061%
HUBBARD	\$5,988,646,014	\$56,790,955	0.948%	\$7,572,127	0.126%
ISANTI	\$6,289,471,200	\$69,447,500	1.104%	\$12,732,042	0.202%
ITASCA	\$8,356,539,264	\$119,642,218	1.432%	\$13,958,259	0.167%
JACKSON	\$5,285,214,800	\$8,213,600	0.155%	\$958,253	0.018%
KANABEC	\$2,520,746,300	\$30,125,300	1.195%	\$2,811,695	0.112%
KANDIYOHI	\$8,535,283,400	\$42,764,700	0.501%	\$4,989,215	0.058%
KITSON	\$1,802,511,800	\$2,204,300	0.122%	\$205,735	0.011%
KOOCHICHING	\$1,667,320,140	\$16,320,450	0.979%	\$1,523,242	0.091%
LAC QUI PARLE	\$3,173,049,000	\$6,770,150	0.213%	\$631,881	0.020%
LAKE	\$3,068,461,300	\$22,388,230	0.730%	\$2,985,097	0.097%
LAKE OF THE	\$946,347,400	\$5,928,700	0.626%	\$553,345	0.058%
LE SUEUR	\$6,210,109,900	\$37,534,000	0.604%	\$4,378,967	0.071%
LINCOLN	\$2,730,132,200	\$5,029,300	0.184%	\$469,401	0.017%
LYON	\$6,324,978,000	\$15,934,900	0.252%	\$1,859,072	0.029%
MCLEOD	\$6,311,785,900	\$41,813,900	0.662%	\$4,878,288	0.077%
MAHNOMEN	\$1,231,946,500	\$3,354,800	0.272%	\$313,115	0.025%
MARSHALL	\$3,733,368,900	\$15,557,200	0.417%	\$1,452,005	0.039%
MARTIN	\$6,821,052,749	\$22,196,800	0.325%	\$2,589,627	0.038%
MEEKER	\$5,357,385,700	\$27,966,600	0.522%	\$3,262,770	0.061%

MILLE LACS	\$3,912,593,800	\$47,250,900	1.208%	\$4,410,084	0.113%
MORRISON	\$5,957,650,500	\$69,180,500	1.161%	\$8,071,058	0.135%
MOWER	\$7,809,407,600	\$32,801,200	0.420%	\$3,826,807	0.049%
MURRAY	\$5,227,791,000	\$7,078,200	0.135%	\$825,790	0.016%
NICOLLET	\$6,326,484,600	\$33,006,400	0.522%	\$4,950,960	0.078%
NOBLES	\$7,090,099,900	\$12,137,200	0.171%	\$1,416,007	0.020%
NORMAN	\$2,781,728,600	\$6,868,500	0.247%	\$641,060	0.023%
OLMSTED	\$27,445,688,696	\$110,546,150	0.403%	\$20,266,794	0.074%
OTTER TAIL	\$16,308,312,500	\$105,712,050	0.648%	\$15,856,808	0.097%
PENNINGTON	\$2,157,813,000	\$15,218,800	0.705%	\$1,420,421	0.066%
PINE	\$5,324,476,222	\$51,419,018	0.966%	\$5,998,885	0.113%
PIPESTONE	\$3,413,046,200	\$4,227,300	0.124%	\$394,548	0.012%
POLK	\$7,694,782,100	\$48,068,000	0.625%	\$5,607,933	0.073%
POPE	\$3,876,972,000	\$12,198,600	0.315%	\$1,138,536	0.029%
RAMSEY	\$74,663,786,411	\$230,274,150	0.308%	\$49,892,733	0.067%
RED LAKE	\$1,088,653,800	\$4,858,700	0.446%	\$453,479	0.042%
REDWOOD	\$7,262,250,000	\$13,916,900	0.192%	\$1,623,638	0.022%
RENVILLE	\$7,493,285,500	\$15,549,000	0.208%	\$1,814,050	0.024%
RICE	\$10,065,412,900	\$47,908,500	0.476%	\$7,186,275	0.071%
ROCK	\$4,397,557,200	\$8,082,100	0.184%	\$754,329	0.017%
ROSEAU	\$2,394,812,300	\$12,184,000	0.509%	\$1,137,173	0.047%
ST LOUIS	\$25,940,472,538	\$263,381,697	1.015%	\$48,286,644	0.186%
SCOTT	\$28,663,639,100	\$127,138,550	0.444%	\$27,546,686	0.096%
SHERBURNE	\$15,352,827,500	\$150,778,528	0.982%	\$27,642,730	0.180%
SIBLEY	\$4,942,235,900	\$15,482,200	0.313%	\$1,445,005	0.029%
STEARNS	\$22,964,188,800	\$207,187,200	0.902%	\$37,984,320	0.165%
STEELE	\$6,636,565,600	\$36,624,200	0.552%	\$4,272,823	0.064%
STEVENS	\$2,647,046,100	\$4,545,100	0.172%	\$424,209	0.016%
SWIFT	\$3,719,187,300	\$8,549,900	0.230%	\$797,991	0.021%
TODD	\$4,540,170,600	\$47,167,800	1.039%	\$4,402,328	0.097%
TRAVERSE	\$2,326,136,400	\$2,750,700	0.118%	\$256,732	0.011%
WABASHA	\$4,848,366,000	\$33,457,300	0.690%	\$3,122,681	0.064%
WADENA	\$1,981,100,000	\$20,800,600	1.050%	\$1,941,389	0.098%
WASECA	\$4,348,759,425	\$15,336,600	0.353%	\$1,431,416	0.033%
WASHINGTON	\$53,535,429,850	\$235,078,000	0.439%	\$50,933,567	0.095%
WATONWAN	\$3,478,061,912	\$9,245,600	0.266%	\$862,923	0.025%
WILKIN	\$3,118,345,000	\$3,257,000	0.104%	\$303,987	0.010%
WINONA	\$7,082,523,100	\$47,083,900	0.665%	\$5,493,122	0.078%
WRIGHT	\$26,841,846,854	\$151,633,400	0.565%	\$32,853,903	0.122%
YELLOW	\$4,678,973,100	\$9,030,200	0.193%	\$842,819	0.018%