Starting at 9:30 A.M.

2025 State Assessed Property Fall Forum

DEPARTMENT OF REVENUE

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2025 State Assessed Property Fall Forum

November 18, 2025

State Assessed Property Section Fall Forum

CREDITS

FORMAT

LOGISTICS

OPENING REMARKS

Disclaimer

This presentation is for educational purposes only and does not provide tax advice. It is meant to accompany an oral presentation and not to be used as a standalone document.

This presentation is based on the facts and circumstances being discussed, and on the laws in effect when it is presented. It does not supersede or alter any provisions of Minnesota laws, administrative rules, court cases, or revenue notices.

If you have any questions, contact us at sa.property@state.mn.us or consult a tax professional.

Agenda

- Department Updates
- PRISM Review of State Assessed Property
- Lunch
- Energy Information Administration
- Xcel Energy
- Minnesota Department of Commerce – Community Solar Garden

Electric Distribution Systems

Electric Distribution Systems

MN Statute 273.41

273.41 AMOUNT OF TAX; DISTRIBUTION.

There is hereby imposed upon each such cooperative association on December 31 of each year a tax of $10 for each 100 members, or fraction thereof, of such association. The tax, when paid, shall be in lieu of all personal property taxes, state, county, or local, upon ~~distribution lines and the attachments and appurtenances thereto of such associations~~ that part of the association's distribution system, not including substations, or transmission or generation equipment, located in rural areas. The tax shall be payable on or before March 1 of the next succeeding year, to the commissioner of revenue. If the tax, or any portion thereof, is not paid within the time herein specified for the payment thereof, there shall be added thereto a specific penalty equal to ten percent of the amount so remaining unpaid. Such penalty shall be collected as part of said tax, and the amount of said tax not timely paid, together with said penalty, shall bear interest at the rate specified in section 270C.40 from the time such tax should have been paid until paid. The commissioner shall deposit the amount so received in the general fund of the state treasury.

EFFECTIVE DATE. This section is effective beginning with assessment year 2025 and thereafter.

Electric Distribution Systems

MN Statute 272.02, Subd. 19

Subd. 19. **Property used to distribute electricity to farmers.** Electric power distribution ~~lines and their attachments and appurtenances~~ systems, not including substations, or transmission or generation equipment, that are used primarily for supplying electricity to farmers at retail, are exempt.

EFFECTIVE DATE. This section is effective beginning with assessment year 2025 and thereafter.

Electric Distribution Systems

Reporting Exempt Electric Distribution System Property:

- Market Value Report:
  - Include in plant cost
  - List as excludable property
  - Provide documentation
- Property Record Report
  - List the original cost of the exempt property using the “Exempt Cost” column

Reporting Exempt Electric Distribution System Property

Plant Detail

Filter

Account	System	Minnesota	Verification Source with Page Number	Comments
Plant in Service	**$1,000,000**	**$1,000,000**		
Construction Work in Progress	$0.00	$0.00		
Construction Completed Not Classified	$0.00	$0.00		
Leased Property	$0.00	$0.00		
Contributions in Aid of Construction	$0.00	$0.00		
Land	$0.00	$0.00		
Intangible Plant	$0.00	$0.00		

$200,000 of exempt property

Reporting Exempt Electric Distribution System Property

Depreciable Minnesota Excludable Property:

Depreciable Excludable Detail	Minnesota
Land Rights	0
Locally Assessed Structures	0
Office Furniture & Fixtures	0
Transportation Equipment	
Stores, Tools, Shop & Garage Equip	
Power Operated Equipment	0
Communication Equipment	0
Transportation-General Plant	0
Inventory Of Meters Not Installed	0
Pollution Control	0
~~Electric Distribution Lines~~ Elec. Dist. Serving Farmers	0
~~Electric Distribution Lines~~ Rural Elec. Dist. of REA	**$200,000**

Construction Work in Progress (CWIP)

Construction Work in Progress

What is Construction Work in Progress (CWIP)?

- Costs associated with construction of plant that is not yet complete.
- Generally taxable in Minnesota

Construction Work in Progress

CWIP is <u>not</u> taxable if it represents property:

1.) not yet placed in its permanent location.

2.) that will not be taxable when it is placed in its permanent location (i.e. Solar Energy Generating System)

*CWIP that is associated with property that will be **locally assessed** should be listed as excludable property.

Construction Work in Progress

How to report CWIP on the Property Record and Market Value Report?

- Taxable CWIP must be reported on Property Record and Market Value Report.
- Non-taxable and locally assessed CWIP should be listed as excludable on the Market Value Report, and omitted on the Property Record Report.
- You must provide documentation as to why it is non-taxable or locally assessed on the Market Value Report.

* See Market Value Report instructions for more detail.

Construction Work in Progress

Example:

- Company records $1,000,000 of CWIP
- $250,000 of the CWIP is not yet placed in final location
- $50,000 is locally assessed property

$1,000,000	***Total CWIP***
($250,000)	***CWIP not in Place***
($50,000)	***CWIP locally assessed***
$700,000	***Taxable CWIP***

CWIP on Market Value Report

Plant Detail

Filter

	Account	System	Minnesota	Verification Source with Page Number	Comments
	Plant in Service	$0.00	$0.00		
	Construction Work in Progress	**$1,000,000**	**$1,000,000**		
	Construction Completed Not Classified	$0.00	$0.00		
	Leased Property	$0.00	$0.00		

Non-Depreciable Excludable Detail

	Non-Depreciable Excludable	Minnesota	Source, inc
	Land	$0.00	
	MN Qualifying Construction Work in Progress (Not in Place)	**$250,000**	
	Locally Assessed or Non-taxable Construction Work in Progress	**$50,000**	

3 Rows $0.00

$1,000,000	*Total CWIP*
($250,000)	*CWIP not in Place*
($50,000)	*CWIP locally assessed*
$700,000	*Taxable CWIP*

CWIP on Property Record Report

Include Taxable CWIP on the Property Record Report:

- Acquire a Parcel ID from the County
- Add the record to the property record report
- Include $700,000 of taxable cost (CWIP)
- Submit Documentation

$1,000,000	***Total CWIP***
($250,000)	***CWIP not in Place***
($50,000)	***CWIP locally assessed***
$700,000	***Taxable CWIP***

Identifying CWIP on the State Assessed Values

$1,000,000	*Total CWIP*
($250,000)	*CWIP not in Place*
($50,000)	*CWIP locally assessed*
$700,000	*Taxable CWIP*

Verify location details

Should have the label "New"

Taxable Original Cost reported as Additions

DEPARTMENT OF REVENUE

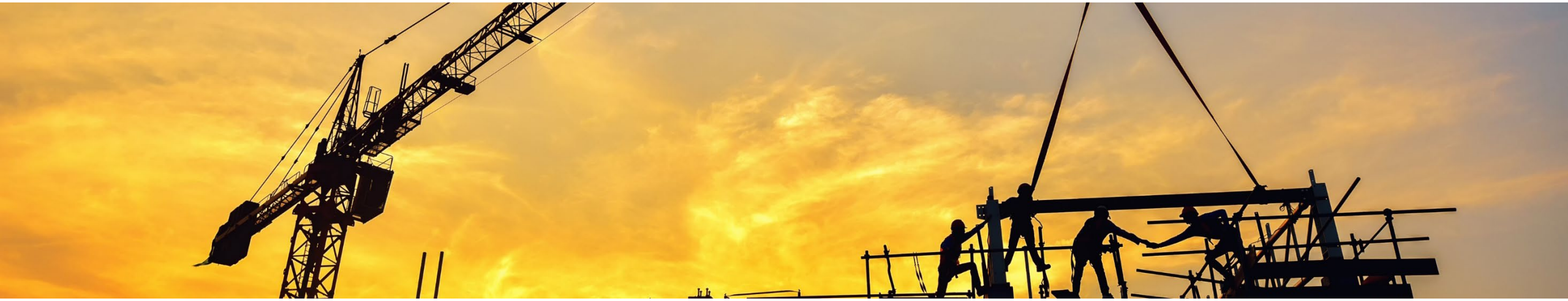
Copy of State Assessed Utility and Pipeline Market Values (Assessment Year 2025)

This spreadsheet is an unofficial copy of the ordered and recommended values of utility and pipeline operating property.

* Tax rate information on utility and pipeline property can be found here: https://www.revenue.state.mn.us/tax-rates-utility-and-pipeline-property

Date: September 30, 2025

County Name	County Code	Company Name	Comp ID	SA ID	Parcel ID	City/Township Name	City Town Code	Property Name	New Or Retired Property	Property Type Description	County Notes	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost
SHERBURNE	71	NORTHERN STATES POWE	053	NEW	XX-XXXX-XXX	BECKER CITY OF	0100	Facility Under Construction	New	Structure, Owned Land	CWIP	-	700,000	-	-	700,000
LINCOLN	41	NORTHERN STATES POWE	053	3841	06-0999-009	HENDRICKS TOWN OF	0006	ELEC TRAN-LINE-MN-345KV-5653	New	Elec Trnsm > or = 200kV CtyOr	none	-	5,401,698	-	-	5,401,698
ANOKA	02	NORTHERN STATES POWE	053	0001	08-31-24-21-0010	COON RAPIDS CITY OF	1000	CROOKED LAKE SUB	Pre-Existing	Other Machinery	none	7,983,819	-	34,631	-	7,949,188
ANOKA	02	NORTHERN STATES POWE	053	0001	08-31-24-21-0010	COON RAPIDS CITY OF	1000	CROOKED LAKE SUB	Pre-Existing	Structure, Owned Land	none	264,078	-	-	-	264,078
ANOKA	02	NORTHERN STATES POWE	053	0002	36-31-24-22-0003	COON RAPIDS CITY OF	1000	COON CREEK SUB	Pre-Existing	Other Machinery	none	29,641,676	5,608,779			35,250,455



Contributions in Aid of Construction

Contributions in Aid of Construction

What is Contributions in Aid of Construction (CIAC)?

Money paid to a company to be used directly or indirectly for the construction or acquisition of property.

Contributions in Aid of Construction

How to report CIAC on the Property Record and Market Value Report?

- CIAC paid to others
  - Considered non-operating, if it is not associated with property that is part of the company's operations. Should be excluded, if it is included in company's system plant costs reported to the State.
- CIAC received from others
  - Considered operating, if the CIAC is associated with property that is part of your operations. Must be included in your system plant costs in the Market Value Report and accounted for in your Property Record Report. Not excludable unless it is associated with property that would otherwise be excludable.

Contributions in Aid of Construction

Example:

- Company has a total of $750,000 of CIAC
- $250,000 of CIAC paid to others
- $500,000 of CIAC received from others and is used in operations

$750,000	***Total CIAC***
($250,000)	***CIAC paid to others***
$500,000	***Taxable CIAC (received from others)***

CIAC on the Market Value Report

Plant Detail

Filter

	Account	System	Minnesota	Verification Source with Page Number	Comments
	Plant in Service	$0.00	$0.00		
	Construction Work in Progress	$0.00	$0.00		
	Construction Completed Not Classified	$0.00	$0.00		
	Leased Property	$0.00	$0.00		
	Contributions in Aid of Construction	**$500,000**	**$500,000**		
	Land	$0.00	$0.00		
	Intangible Plant	**$250,000**	**$250,000**		

$750,000	*Total CIAC*
($250,000)	*CIAC paid to others*
$500,000	*Taxable CIAC (received from others)*

CIAC on the Market Value Report

Depreciable Excludable Detail

Filter

	Depreciable Excludable	Minnesota	Source, including form and page number	Comments
	Land Rights	$0.00		
	Locally Assessed Structures	$0.00		M.R. 8100.0100, Subp.11
	Office Furniture and Fixtures	$0.00		
	Transportation Equipment	$0.00		
	Stores, Tools, Shop, & Garage Equipment	$0.00		
	Power Operated Equipment	$0.00		
	Communication Equipment	$0.00		
	Transportation - General Plant	$0.00		
	Inventory of Meters Not Installed	$0.00		
	Pollution Control	$0.00		
	Electric Distribution Lines	$0.00		
	Shop/Lab Equipment	$0.00		
	Office Equipment - General Plant	$0.00		
	General Plant Items	$0.00		
	Heavy Equipment	$0.00		
	Miscellaneous Equipment	$0.00		
	Solar Energy Generating Systems	$0.00		M.S. 272.02, Subd. 24
	Wind Energy Generating Systems	$0.00		M.S. 272.02, Subd. 22
	Intangible Plant	$250,000		

$750,000	*Total CIAC*
($250,000)	*CIAC paid to others*
$500,000	*Taxable CIAC (received from others)*

CIAC on Property Record Report

Include taxable CIAC on the Property Record Report:

- Acquire a Parcel ID from the County
- Add the record to the property record report
- Include $500,000 of taxable cost (CIAC received from others)
- Submit documentation

$750,000	***Total CIAC***
($250,000)	***CIAC paid to others***
$500,000	***Taxable CIAC (received from others)***

DEPARTMENT OF REVENUE

Property Records

Property Records

What is a Property Record?

A single line of data containing information about the operating property of a railroad, utility, or pipeline company.

When is a property record necessary?

Railroad – any operating property that is owned **or used** by a railroad company in the performance of railroad transportation services, including without limitation to franchises, rights-of-way, bridges, trestles, shops, docks, wharves, buildings and structures. (M.S. 270.80). It must also be owned **or used** on a regular and continual basis by a railroad company (M.R. 8106.0100).

Utility and Pipeline– any tangible property that is owned or leased, except land, which is directly associated with the generation, transmission, or distribution of electricity, natural gas, petroleum products, or other products moved via pipeline. (M.R. 8100.0100). Property that is on the same or contiguous parcel as utility or pipeline operating property is presumed to be operating property. (M.R. 8100.0100).

- If the company owns the land upon which the structure is located, it is real property
- If the company does not own the land upon which the structure is located, it is personal property
- Any other operating property is considered personal property

Property Records

Property records are filed with the department by the company through e-Services.

When filing through e-Services, companies should:

- Confirm any changes to the operating property are included
- New operating property has a parcel ID listed (contact the county where property is located to acquire)
- Confirm that requested changes were saved and submitted properly
- If you find e-Services is not working as it should or are having difficulties in submissions, let us know

Before sending the property records to counties, the department conducts an initial review of the records:

- Verify the number of records in the preceding year vs current year
- Verify State Assessed ID (SA ID), parcel ID, and property descriptions are included
- For utility and pipeline, we ensure the prior year costs are the same as the current year original costs, review amounts for any additions or retirements and for railroads, we review restated cost, miles of track, and operating acres

Property Records

Additional reasons why verifying state assessed property records is important for counties:

- Companies have forgotten to report retirements of properties
- Utility, pipeline, and railroad operating property may have been reported in the wrong school district or city/township
- Structures have been reported to us as operating property where they have also been locally assessed
- Structures have not been reported and counties thought they were included in the state assessment, resulting in missed assessment
- Have the property's geographic boundaries represented within the parcel ID's vs on an aggregate level to eliminate confusion as to what is being reported as operating property

Property Records

Railroad
December 1 - Company files report
December 15 – Department provides to counties
May 31 – Department issues valuation and apportionment to company
June 30 – Department certifies apportioned market values to counties
August 31 – Department certifies corrected apportioned market values to counties

Property Records

What is in a Railroad Property Record Report?

Company Name	SA ID	County Name	County Code	City/Twp Name	Parcel ID	Property Name	Line Name	County Notes	Mainline Miles	Other Miles of Track	Operating Acres	Org Cost of Structure
BNSF RAILWAY COMPANY	0010001	AITKIN	01	UNORG 52-22	43-0-060200	none	BOYLSTON-CASS LAKE	none	1.04	0.00	24.94	0
BNSF RAILWAY COMPANY	0010002	AITKIN	01	CLARK TOWN OF	05-0-054000	none	CARLTON - STAPLES	none	4.74	0.00	97.41	0
BNSF RAILWAY COMPANY	0010003	AITKIN	01	TAMARACK CITY OF	61-0-033000	none	CARLTON - STAPLES	none	1.58	0.07	28.95	0
BNSF RAILWAY COMPANY	0010004	AITK								0.00	115.50	0

Column Name	Description
Company Name	Name of the company that operates the property
SA ID	A number used for identification purposes only. The first three digits represent a company ID and the next 4 are randomly assigned
County Name	Name of the county where the operating property is located
County Code	County code used in PRISM
City/Twp Name	City/Township where the operating property is located
Parcel ID	County-assigned identification number; a real property parcel ID, a personal property parcel ID, or other unique identifier assigned by the county
Property Name	Company completes this field if they use a name to identify the property in their system.
Line Name	Company completes this field if they use a name to identify the specific track line
County Notes	Counties can ask us to put anything here that the county wants to keep track of
Mainline Miles	Number of miles of mainline track within this record
Other Miles of Track	Number of miles of other track within this record
Other Track EMV	Estimated market value of the other miles of track within this record
Operating Acres	Number of operating acres within this record
Org Cost of Structure	Original cost of structures within this record, if over $10,000

Property Records

Company Name	SA ID	County Name	County Code	City/Twp Name	Parcel ID	Property Name	Line Name	County Notes	Mainline Miles	Other Miles of Track	Operating Acres	Org Cost of Structure
BNSF RAILWAY COMPANY	0010001	AITKIN	01	UNORG 52-22	43-0-060200	none	BOYLSTON-CASS LAKE	none	1.04	0.00	24.94	0
BNSF RAILWAY COMPANY	0010002	AITKIN	01	CLARK TOWN OF	05-0-054000	none	CARLTON - STAPLES	none	4.74	0.00	97.41	0
BNSF RAILWAY COMPANY	0010003	AITKIN	01	TAMARACK CITY OF	61-0-033000	none	CARLTON - STAPLES	none	1.58	0.07	28.95	0
BNSF RAILWAY COMPANY	0010004	AITKIN	01	MCGREGOR TOWN OF	22-0-053902	none	CARLTON - STAPLES	none	5.24	0.00	115.50	0

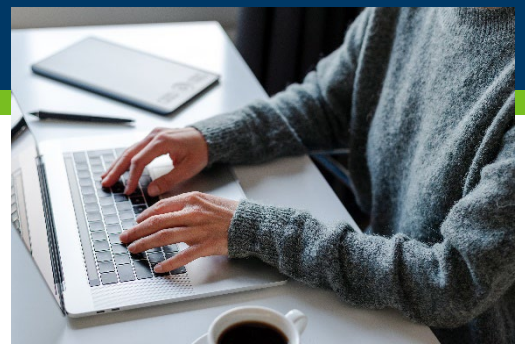
Counties should review the following items for accuracy in property record reporting:

- Miles– Mainline Miles and Other Miles of Track
- Operating Acres – amount used for operations
- Structure – quantity or type of structure (County Notes), is it used by the railroad or leased to another entity

What if a review of the aerial photography shows:

- Tracks present & appears to have not been used very frequently
  - Could still operating property according to Surface Transportation Board
- Track no longer present, overgrown with trees, storage/items located in the right of way or where track was
  - Most likely no longer operating property

Property Records



Best Practices for Communicating Updates for Railroad Property

Track –Mainline and Other Miles

- Company or County name
- SA ID and Parcel ID
- Requested changes
  - Current & Updated data

Operating Acres

- Company or County name
- SA ID and Parcel ID
- Requested changes
  - Current & Updated data

Operating or Non-Operating Property

- Company or County name
- Parcel ID
- Aerial photo and any relevant information for property in question

Examples

Property Records

Scenario:

The property records do not show any building value for this parcel. Should there be building value attributed to this parcel?

Outcome:

The structures were operating property of the railroad and were subsequently added to the record. The company should have been reporting the structures as operating property.

Property Records

Scenario:

The parcel shown is owned by the railroad. The railroad leases the parcel to a local oil company. Should this be operating property of the railroad or non-operating property classified as commercial given it is leased?

Outcome:

The parcel was not listed by the railroad as operating property. Review of the aerial also shows no obvious use as operating property by the railroad. The county should classify the property as they would normally with regards to the lease.

Property Records

Scenario:

The county received property record information for two different railroad companies on the same parcel ID. Was this for a new or different parcel, a reporting error, or some other scenario?

Company Name	Parcel ID	Property Name	Line Name	County Notes	Mainline Miles	Other Miles of Track	Operating Acres	Org Cost of Structure
Company A	77.077.77.00.0102	none		none	2.03	0.00	24.50	-
Company B	77.077.77.00.0102	none		none	0.00	0.01	1.00	-

Outcome:

Company A was the owner of the track and utilized the track as operating property. Company B was leasing the track from Company A and had not reported it as operating property. Both Company A and Company B, who both utilized a portion of the track as operating property, were each assigned a contributory value and assessment for the parcel ID.

Property Records

Utility & Pipeline
March 31 – Company files report
April 30 – Department provides to counties
July 1 – Department issues valuation and apportionment to company
July 15 – Department certifies apportioned market values to counties
September 30 – Department certifies corrected apportioned market values to counties

Property Records

What is in Utility or Pipeline Property Record?

County Name	County Code	Company Name	Comp ID	SA ID	Parcel ID	City/Township Name	City/Town Code	Property Name	New Or Retired Property	Property Type Description	County Notes	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost
BELTRAMI	04	ALLETE INC	049	1637	P03.99024.00	BEMIDJI TOWN OF	0003	230KV LINE 904W	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	none	568,557	7,403	-	-	575,960
BELTRAMI	04	ALLETE INC	049										5,296	-	-	411,991
BELTRAMI	04	ALLETE INC	049										687	-	-	53,459
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										3,743	-	-	290,742
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										-	-	-	24,514
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										-	-	-	14,205
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										9,571	282	-	958,364
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										9,976	1,618	-	1,141,377
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										31,099	4,251	-	313,840
BELTRAMI	04	BELTRAMI ELECTRIC COOPERATIVE INC	061										41,956	4,951	-	414,749
BELTRAMI	04	ENBRIDGE ENERGY LP	044										409,932	-	648,658	40,095,810
BELTRAMI	04	ENBRIDGE ENERGY LP	044										272,702	-	410,097	26,694,649
BELTRAMI	04	ENBRIDGE ENERGY LP	044										269,632	-	400,783	26,398,754
BELTRAMI	04	ENBRIDGE ENERGY LP	044										231,954	-	347,292	22,707,294
BELTRAMI	04	ENBRIDGE ENERGY LP	044										227,423	-	340,509	22,263,783
BELTRAMI	04	ENBRIDGE ENERGY LP	044										15,274	-	22,869	1,495,270
BELTRAMI	04	ENBRIDGE ENERGY LP	044										6,306	-	9,442	617,324
BELTRAMI	04	ENBRIDGE ENERGY LP	044										-	-	32,155	7,187,088
BELTRAMI	04	ENBRIDGE ENERGY LP	044										-	-	-	2,407,197

Column Name	Description
County Name	Name of the county where the operating property is located
County Code	County code used in PRISM
Company Name	Name of the company that operates the property
Comp ID	A 3-digit number unique to each company
SA ID	A 4-digit number used for identification of a property record; randomly assigned
Parcel ID	County-assigned number; can represent real/personal property, or another unique ide
City/Township Name	City/Township where the operating property is located
City Town Code	City/Township code used in PRISM
Property Name	Company field to use if they wish to name or identify the property in their system.
New Or Retired Property	"New" identifies new property added, "Pre-Existing" identifies property that existed la year, "Retired" identifies property no longer contributing use and value. Retired prope not be included in the following assessment year.
Property Type Description	Describes the property to administer and apply the correct tax rate
County Notes	County field to use if they wish to name or track any information here
Prior Year Cost	Original cost used in the previous assessment year
Current Year Additions	Increases in original cost since the previous assessment year
Current Year Retirements	Decreases in original cost since the previous assessment year
Exempt Cost	Original cost of property exempt from tax; i.e.: property used to primarily abate pollut
Current Year Total Cost	Cost used in apportionment calculation; original cost of taxable operating property

Property Records

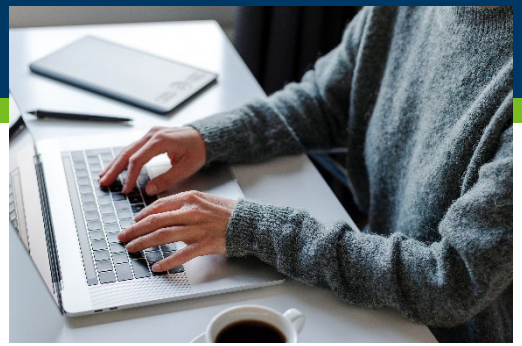
Counties can review the following items for accuracy in property records:

- Is the parcel ID correct? Varying nomenclature and parcel number systems in counties, we don't want to assume
- If you have parcel ID's and we don't – please let us know
- City/Township names correlate with the location of the property in the County
- Property type description and assessment codes match, "ensure it makes sense"
- No value shown and you are aware that property exists, question it
- If a new pipeline or other new property exists, ensure it is reflected on the report
- Do records reported align with the county quintile review of properties?
- Permits in county – company should be contacting you for a parcel ID. If not, please let us know and we'll ask the question, especially if you have noticed construction going on
- Additions related to new construction of a substation/Retirements due to the removal of a substation

Location of property:

- When providing parcel ID's for a new property- acquire the location of the property, jurisdiction information, and what it is
- Pre-Existing parcel ID's and unknown location – let us know, we're happy to connect you with company to acquire the information for system records and GIS mapping (if necessary)
- MNGeo - DOT for Railroads, Energy Information Administration (EIA) for Power Plants, Renewables, & Pipelines

Property Records



Best Practices for Communicating Updates for Utility and Pipeline

General

- Company or County name
- SA ID and Parcel ID
- Property type description
- Requested changes
  - Show before and after

Consolidations

- Company or County name
- SA ID and Parcel ID's
- Property type description*
  - Must be the same

New Property

- Company or County name
- Parcel ID
- Property type description

*We do not advise that the following property types below are consolidated for multiple transmission lines as separate records are necessary for administering the Powerline Credit. There should be only one (1) personal property parcel per Unique Taxing Area per transmission line.

Elec Trnsm > or = 200kV Cty

Elec Trnsm > or = 200kV Unorg

Elec Trnsm 100-200kV Unorg Blt

Examples

Property Records

Scenario:

A sale was recorded transferring the real property of a utility company to an individual. What was happening with the personal property on the parcel?

Outcome:

The substation that was located on the parcel had been retired and the parcel was conveyed to the individual as land only. The company had purchased a different parcel and were constructing a new substation.

Property Records

Scenario:

A building permit was acquired by a utility company for construction of two (2) meter buildings on a parcel owned by a 3rd party. The assessor noticed that the operating property was listed on the property records as Structure, Owned Land. In addition, they inquired about the cost reported given it was considerably lower than what was on the permit.

Outcome:

The utility company had acquired an easement on a portion of the parcel to construct their operating property. The property record was updated to Structure, Leased Land. The utility company also updated original cost amounts for the operating property record.

Property Records

Scenario:

The county noted the following parcels had the same property type description and inquired if consolidation was possible.

BEFORE:

Comp ID	SA ID	Parcel ID	City Town Code	Property Name	New Or Retired Property	Property Type Description	PRISM - Property Type	PRISM - Property Subtype	County Notes	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost
048	0112	00063-1171	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	201,724	-	-	-	201,724
048	0114	00063-1171	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	201,724	-	-	-	201,724
048	0113	00063-1172	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	909,544	-	-	-	909,544
048	0115	00063-1172	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	537,930	-	-	-	537,930
048	0111	00063-1173	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	537,930	-	-	-	537,930
048	0116	00063-1173	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	437,070	-	-	-	437,070

Property Records

Outcome:

We reached out to the company to inquire if a consolidation would be amenable with how they report their records. The company indicated there would be no impact and were agreeable to the consolidation.

In this example, six records were consolidated into three for ease of reporting of all parties.

AFTER:

Comp ID	SA ID	Parcel ID	City Town Code	Property Name	New Or Retired Property	Property Type Description	PRISM - Property Type	PRISM - Property Subtype	County Notes	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost
048	0112	00063-1171	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	403,448	-	-	-	403,448
048	0113	00063-1172	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	1,447,474	-	-	-	1,447,474
048	0111	00063-1173	1700	none	Pre-Existing	Trans Pipeline	K75	D03	477	975,000	-	-	-	975,000

Property Records

Scenario:

Is it possible to consolidate the line items below? They currently have the same parcel number, property type description, but different SA ID's.

BEFORE:

Comp ID	SA ID	Parcel ID	City Town Code	Property Name	New Or Retired Property	Property Type Description	PRISM - Property Type	PRISM - Property Subtype	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost
053	3042	27-2166-000	0009	ELEC TRAN-LINE-MN-345KV-0954:ALS-QRY-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	216,653	22	-	-	216,675
053	3470	27-2166-000	0009	ELEC TRAN-LINE-MN-345KV-0955:ALS-BIN-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	2,366,864	-	-	-	2,366,864
053	3471	63-8600-000	0100	ELEC TRAN-LINE-MN-345KV-0955:ALS-BIN-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	216,606	-	-	-	216,606
053	3040	63-8600-000	0100	ELEC TRAN-LINE-MN-345KV-0954:ALS-QRY-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	581,812	4,719	-	-	586,531

Property Records

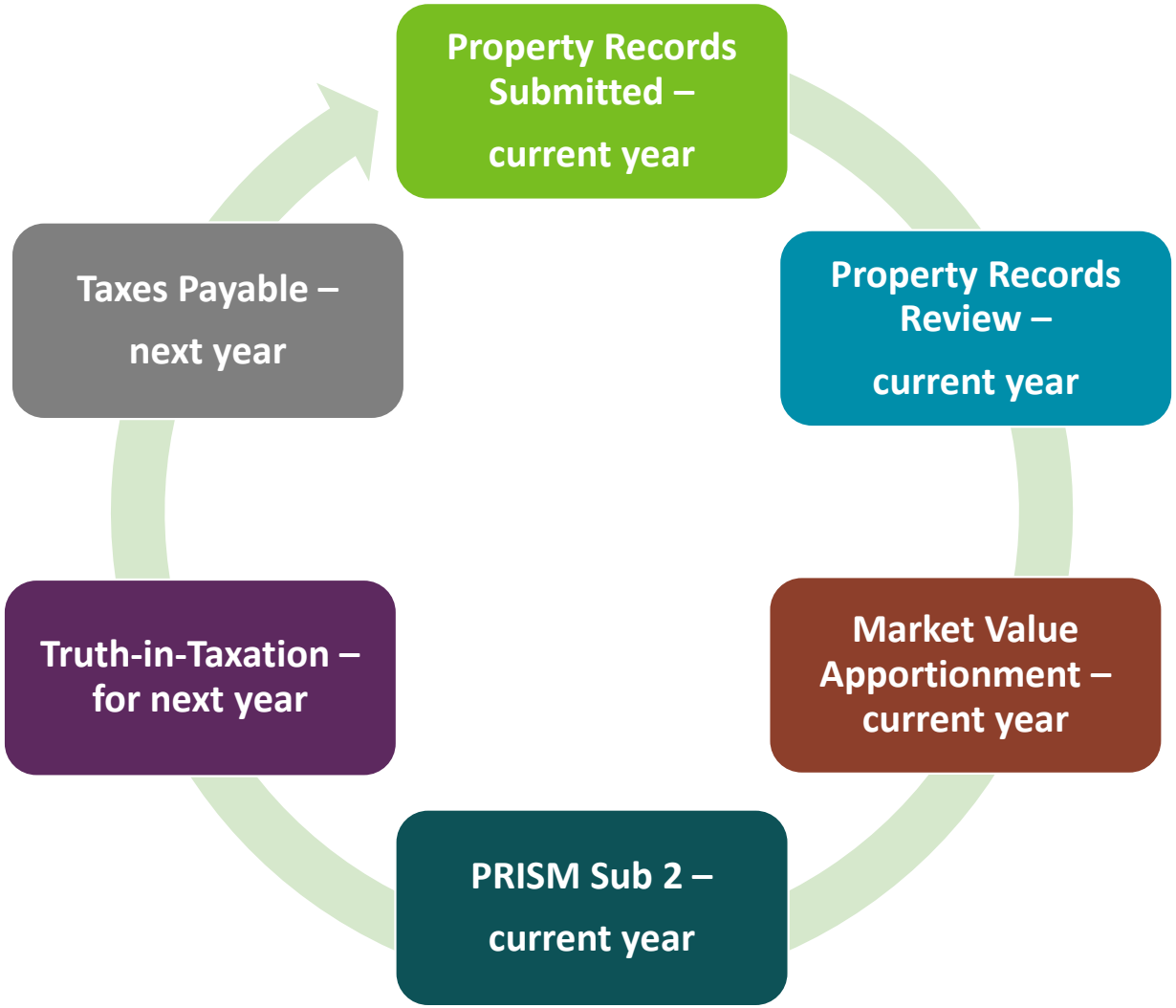
Outcome:

No consolidation of the records occurred. Although the company was open to consolidating the parcels, the reason the records were separate was because there were 2 different transmission lines being reported for purposes of power line credit. Each parcel had 2 transmission lines crossing the area and if there were questions on powerline credit, the company wanted to be clear on how much value was attributed to each line.

AFTER:

Comp ID	SA ID	Parcel ID	City Town Code	Property Name	New Or Retired Property	Property Type Description	PRISM - Property Type	PRISM - Property Subtype	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost
053	3042	27-2166-000	0009	ELEC TRAN-LINE-MN-345KV-0954:ALS-QRY-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	216,653	22	-	-	216,675
053	3470	27-2166-000	0009	ELEC TRAN-LINE-MN-345KV-0955:ALS-BIN-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	2,366,864	-	-	-	2,366,864
053	3471	63-8600-000	0100	ELEC TRAN-LINE-MN-345KV-0955:ALS-BIN-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	216,606	-	-	-	216,606
053	3040	63-8600-000	0100	ELEC TRAN-LINE-MN-345KV-0954:ALS-QRY-345-01	Pre-Existing	Elec Trnsm > or = 200kV CtyOr	K44	D04	581,812	4,719	-	-	586,531

Property Records



Market Value Spreadsheets

Market Value Spreadsheet

Property Tax Data and Statistics

Print Page

Current and historical data related to effective property tax rates, levies, market value, sales ratio, and state aids and credits.

- Interactive Property Tax Data [+]
- State Aids and Credits [+]
- Levies [+]
- Market Value [–]

Utility and Pipeline Market Values

LINK	YEARS
Utility and Pipeline Market Values	2025 Assessment
Utility and Pipeline Market Values	2024 Assessment
Utility and Pipeline Market Values	2023 Assessment
Utility and Pipeline Market Values	2022 Assessment
Utility and Pipeline Market Values	2021 Assessment

Contact Info

EMAIL
Contact form

PHONE
651-556-3097
651-556-5128 (fax)

HOURS [+]

ADDRESS [+]

Last Updated

September 29, 2025

Railroad Market Value Spreadsheet

DEPARTMENT OF REVENUE

Copy of State Assessed Railroad Property Market Values (Assessment Year 2025)

This spreadsheet is intended to be an unofficial copy of the ordered railroad values.

You can filter and sort by each column.

Dated: August 27, 2025

									Mainline Track		Other Track		Land		Structure			
Company Name	SA ID	County Name	County Code	City/Twp Name	Parcel ID	Property Name	Line Name	County Notes	Mainline Miles	Mainline Track EMV	Other Miles of Track	Other Track EMV	Operating Acres	Land EMV	Org Cost of Structure	Structure EMV	Total EMV	Total Rounded EQ EMV
BNSF RAILWAY COMPA	0010001	AITKIN	01	UNORG 52-22	43-0-060200	none	BOYLSTON-CASS LA	none	1.04	310,036	0.00	-	24.94	23,405	-	-	333,441	246,100
BNSF RAILWAY COMPA	0010002	AITKIN	01	CLARK TOWN OF	05-0-054000	none	CARLTON - STAPLES	none	4.74	1,413,047	0.00	-	97.41	76,123	-	-	1,489,170	1,098,900
BNSF RAILWAY COMPA	0010003	AITKIN	01	TAMARACK CITY OF	61-0-033000	none	CARLTON - STAPLES	none	1.58	471,016	0.07	13,925	28.95	32,056	-	-	516,997	381,600
BNSF RAILWAY COMPA	0010004	AITKIN	01	MCGREGOR TOWN OF	22-0-053902	none	CARLTON - STAPLES	none	5.24	1,562,103	0.00	-	115.50	88,891	-	-	1,650,994	1,218,300
BNSF RAILWAY COMPA	0010005	AITKIN	01	MCGREGOR CITY OF	59-0-042300	none	CARLTON - STAPLES	none	1.19	354,752	0.11	21,882	57.72	254,829	50,000	27,706	659,169	486,300
BNSF RAILWAY COMPA	0010006	AITKIN	01	JEVNE TOWN OF	14-0-062802	none	CARLTON - STAPLES	none	5.43	1,618,744	0.84	167,097	173.06	221,457	-	-	2,007,298	1,481,200
BNSF RAILWAY COMPA	0010007	AITKIN	01	UNORG 47-24	45-0-053602	none	CARLTON - STAPLES	none	0.45	134,150	0.00	-	25.42	21,045	-	-	155,195	114,500
BNSF RAILWAY COMPA	0010008	AITKIN	01	KIMBERLY TOWN OF	15-0-064502	none	CARLTON - STAPLES	none	7.33	2,185,155	1.30	258,603	293.85	413,788	110,400	61,174	2,918,720	2,153,600
BNSF RAILWAY COMPA	0010009	AITKIN	01	SPENCER TOWN OF	31-0-072002	none	CARLTON - STAPLES	none	6.10	1,818,478	0.13	25,860	137.17	135,903	-	-	1,980,241	1,461,300
BNSF RAILWAY COMPA	0010010	AITKIN	01	AITKIN TOWN OF	01-0-093402	none	CARLTON - STAPLES	none	5.41	1,612,781	2.83	562,959	203.97	445,646	-	-	2,621,386	1,934,300
BNSF RAILWAY COMPA	0010011	AITKIN	01	AITKIN CITY OF	56-0-173800	none	CARLTON - STAPLES	none	0.79	235,508	0.25	49,731	24.03	308,660	12,836	7,113	601,012	443,500
BNSF RAILWAY COMPA	0010012	ANOKA	02	FRIDLEY CITY OF	34-30-24-43-0019	none	ST PAUL - STAPLES	none	1.98	590,260	45.58	9,067,024	148.00	10,317,358	11,661,945	6,462,000	26,436,642	24,395,700
BNSF RAILWAY COMPA	0010013	ANOKA	02	COLUMBIA HEIGHTS C	34-30-24-44-0039	none	ST PAUL - STAPLES	none	0.00	-	12.41	2,468,665	36.70	5,591,454	24,814	13,750	8,073,869	7,450,600
BNSF RAILWAY COMPA	0010014	ANOKA	02	FRIDLEY CITY OF	22-30-24-41-0009	none	ST PAUL - STAPLES	none	3.00	894,334	5.49	1,092,101	42.60	2,969,726	-	-	4,956,161	4,573,600
BNSF RAILWAY COMPA	0010015	ANOKA	02	FRIDLEY CITY OF	15-30-24-14-0063	none	ST PAUL - STAPLES	none	1.50	447,167	0.00	-	15.20	1,059,621	-	-	1,506,788	1,390,400
BNSF RAILWAY COMPA	0010016	ANOKA	02	FRIDLEY CITY OF	03-30-24-42-0153	none	ST PAUL - STAPLES	none	0.35	104,339	0.00	-	2.80	195,193	-	-	299,532	276,400
BNSF RAILWAY COMPA	0010017	ANOKA	02	COON RAPIDS CITY OF	36-31-24-22-0004	none	ST PAUL - STAPLES	none	8.54	2,545,869	0.03	5,968	85.60	6,713,832	-	-	9,265,669	8,550,300
BNSF RAILWAY COMPA	0010018	ANOKA	02	COON RAPIDS CITY OF	26-31-24-44-0018	none	ST PAUL - STAPLES	none	2.82	840,674	0.53	105,431	28.50	2,235,330	-	-	3,181,435	2,935,900
BNSF RAILWAY COMPA	0010019	ANOKA	02	ANOKA CITY OF	05-31-24-34-0012	none	ST PAUL - STAPLES	none	6.74	2,009,269	1.37	272,528	47.40	3,618,181	-	-	5,899,978	5,444,600
BNSF RAILWAY COMPA	0010020	ANOKA	02	RAMSEY CITY OF	35-32-25-31-0017	none	ST PAUL - STAPLES	none	8.93	2,662,133	0.20	39,785	67.60	2,065,599	-	-	4,767,517	4,399,400
BNSF RAILWAY COMPA	0010021	ANOKA	02	RAMSEY CITY OF	19-32-25-31-0007	none	ST PAUL - STAPLES	none	1.60	476,978	0.00	-	16.10	491,955	-	-	968,933	894,200
BNSF RAILWAY COMPA	0010022	ANOKA	02	COON RAPIDS CITY OF	26-31-24-12-0036	none	COON CREEK - DULU	none	3.92	1,168,596	0.05	9,946	23.60	1,851,010	-	-	3,029,552	2,795,700

Utility & Pipeline Market Value Spreadsheet

DEPARTMENT OF REVENUE

Copy of State Assessed Utility and Pipeline Market Values (Assessment Year 2025)

This spreadsheet is an unofficial copy of the ordered and recommended values of utility and pipeline operating property.

* Tax rate information or ity and pipelin operty car ound here: https://www.revenue.state.mn.us/tax-rates-t y-and-pipelin operty

Date: September 30, 202

County Name	County Code	Company Name	Comp ID	SA ID	Parcel ID	City/Township Name	City Town Code	Property Name	New Or Retired Property	Property Type Description	PRISM - Property Type	PRISM - Property Subtype	Local or Countywide Tax Rate	County Notes	Prior Year Cost	Current Year Additions	Current Year Retirements	Exempt Cost	Current Year Total Cost	Apportioned Market Value	Total Equalized Market Value
AITKIN	01	ALLETE INC	049	0001	01-6-000400	AITKIN TOWN OF	0001	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	331,749	-	-	-	331,749	156,352	156,400
AITKIN	01	ALLETE INC	049	0001	01-6-000401	AITKIN TOWN OF	0001	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	242,453	-	3,532	-	238,921	112,603	112,600
AITKIN	01	ALLETE INC	049	0002	12-6-000100	HILL LAKE TOWN OF	0013	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	306,017	-	162	-	305,855	144,149	144,100
AITKIN	01	ALLETE INC	049	0002	12-6-000101	HILL LAKE TOWN OF	0013	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	229,170	-	3,338	-	225,832	106,434	106,400
AITKIN	01	ALLETE INC	049	0003	15-6-000100	KIMBERLY TOWN OF	0016	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	337,224	-	-	-	337,224	158,933	158,900
AITKIN	01	ALLETE INC	049	0003	15-6-000100	KIMBERLY TOWN OF	0016	TRANSMISSION LINES (F	Pre-Existing	Structure, Leased Land	K10	D04	Local	none	209	-	-	-	209	99	100
AITKIN	01	ALLETE INC	049	0003	15-6-000101	KIMBERLY TOWN OF	0016	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	255,746	-	3,725	-	252,021	118,777	118,800
AITKIN	01	ALLETE INC	049	0004	20-6-000300	MACVILLE TOWN OF	0021	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	1,326,763	2,456	-	-	1,329,219	626,457	626,500
AITKIN	01	ALLETE INC	049	0004	20-6-000301	MACVILLE TOWN OF	0021	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	442,640	-	6,448	-	436,192	205,576	205,600
AITKIN	01	ALLETE INC	049	0005	27-6-000100	SALO TOWN OF	0028	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	328,906	-	-	-	328,906	155,012	155,000
AITKIN	01	ALLETE INC	049	0005	27-6-000101	SALO TOWN OF	0028	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	254,311	-	3,704	-	250,607	118,110	118,100
AITKIN	01	ALLETE INC	049	0006	30-6-000100	SPALDING TOWN OF	0031	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	340,387	-	-	-	340,387	160,423	160,400
AITKIN	01	ALLETE INC	049	0006	30-6-000101	SPALDING TOWN OF	0031	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	256,659	-	3,738	-	252,921	119,201	119,200
AITKIN	01	ALLETE INC	049	0007	31-6-000800	SPENCER TOWN OF	0032	none	Pre-Existing	Elec Trnsm > or = 69kV Cty C	K42	D04	Local	none	345,347	-	-	-	345,347	162,761	162,800
AITKIN	01	ALLETE INC	049	0007	31-6-000801	SPENCER TOWN OF	0032	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	257,311	-	3,748	-	253,563	119,503	119,500
AITKIN	01	ALLETE INC	049	0535	69-0-001000	COUNTYWIDE	0000	RURAL DISTRIBUTION LI	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none	1,591,287	-	-	-	1,591,287	749,969	750,000
AITKIN	01	ALLETE INC	049	0535	69-0-001000	COUNTYWIDE	0000	RURAL TRANSMISSION	Pre-Existing	Elec Trnsm > or = 69kV Unor	K42	D03	Countywide	none	2,086,181	49,949	84,826	-	2,051,304	966,773	966,800
AITKIN	01	ALLETE INC	049	1553	06-6-000400	CORNISH TOWN OF	0006	250KV LINE MNDC	Pre-Existing	Elec Trnsm > or = 200kV Cty(	K44	D04	Local	none	349,352	67,852	-	-	417,204	196,627	196,600
AITKIN	01	ALLETE INC	049	1554	33-6-000700	VERDON TOWN OF	0034	250KV LINE MNDC	Pre-Existing	Elec Trnsm > or = 200kV Cty(	K44	D04	Local	none	207,620	40,325	-	-	247,945	116,856	116,900
AITKIN	01	ALLETE INC	049	1555	33-6-000800	VERDON TOWN OF	0034	250KV LINE MNDC	Pre-Existing	Elec Trnsm > or = 200kV Cty(	K44	D04	Local	none	13,969	2,713	-	-	16,682	7,862	7,900
AITKIN	01	ALLETE INC	049	1556	33-6-000900	VERDON TOWN OF	0034	250KV LINE MNDC	Pre-Existing	Elec Trnsm > or = 200kV Cty(	K44	D04	Local	none	133,474	25,924	-	-	159,398	75,124	75,100
AITKIN	01	ALLETE INC	049	1557	20-6-000600	MACVILLE TOWN OF	0021	250KV LINE MNDC	Pre-Existing	Elec Trnsm > or = 200kV Cty(	K44	D04	Local	none	375,746	66,742	-	-	442,488	208,543	208,500

Market Value Spreadsheet

Updates - Utility and Pipeline Market Value Spreadsheet

- PRISM Property Types & Subtypes
- Local vs. CWAR Tax Rate

DEPARTMENT OF REVENUE

Copy of State Assessed Utility and Pipeline Market Values (Assessment Year 2025)

This spreadsheet is an unofficial copy of the ordered and recommended values of utility and pipeline operating property.

* Tax rate information on utility and pipeline property can be found here: https://www.revenue.state.mn.us/tax-rates-utility-and-pipeline-property

Date: September 30, 2025

County Name	County Code	Company Name	Comp ID	SA ID	Parcel ID	FORMATTED PID for MATCH	City/Township Name	City Town Code	Property Name	New Or Retired Property	Property Type Description	PRISM - Property Type	PRISM - Property Subtype	Local or Countywide Tax Rate	County Notes
AITKIN	01	ALLETE INC	049	0001	01-6-000400	016000400	AITKIN TOWN OF	0001	none	Pre-Existing	Elec Trnsm > or = 69kV Cty Org	K42	D04	Local	none
AITKIN	01	ALLETE INC	049	0001	01-6-000401	016000401	AITKIN TOWN OF	0001	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none
AITKIN	01	ALLETE INC	049	0002	12-6-000100	126000100	HILL LAKE TOWN OF	0013	none	Pre-Existing	Elec Trnsm > or = 69kV Cty Org	K42	D04	Local	none
AITKIN	01	ALLETE INC	049	0002	12-6-000101	126000101	HILL LAKE TOWN OF	0013	DISTRIBUTION	Pre-Existing	Elec Dist Lines Twp	K50	D03	Countywide	none
AITKIN	01	ALLETE INC	049	0003	15-6-000100	156000100	KIMBERLY TOWN OF	0016	none	Pre-Existing	Elec Trnsm > or = 69kV Cty Org	K42	D04	Local	none
AITKIN	01	ALLETE INC	049	0003	15-6-000100	156000100	KIMBERLY TOWN OF	0016	TRANSMISSION LINES (ROADS, TI	Pre-Existing	Structure, Leased Land	K10	D04	Local	none

Market Value Spreadsheet

Ideas for Improvement:

Utility and Pipeline Market Value Spreadsheet

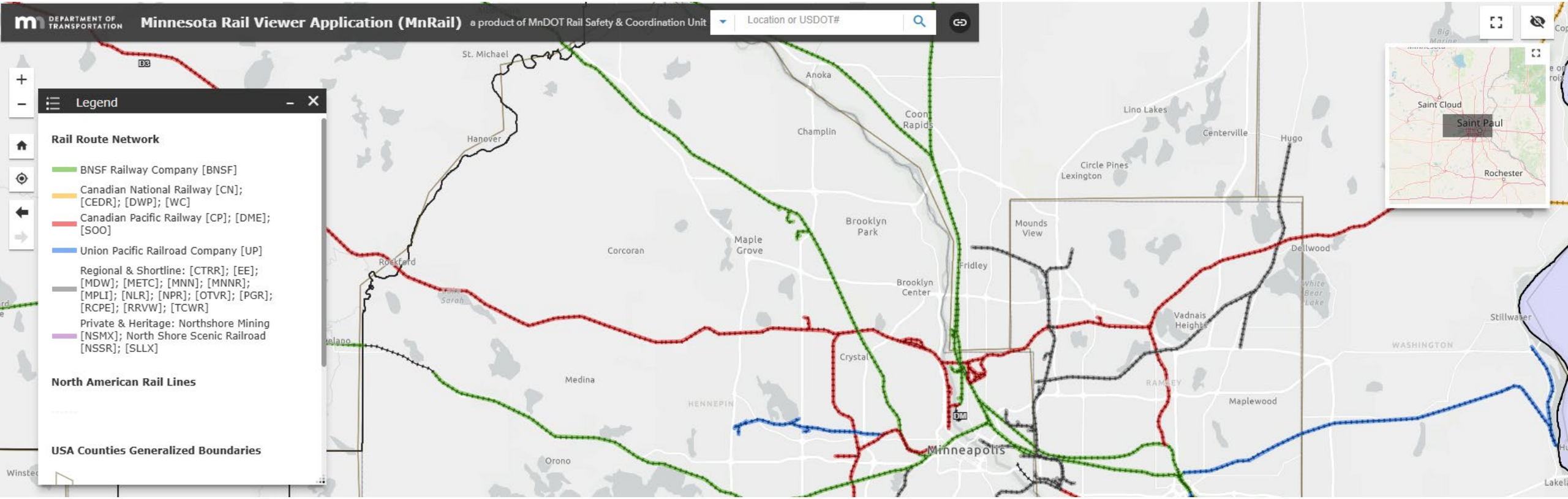
- Creating Unique SA IDs
- Update Label of Additions/Retirements Columns

Railroad Market Value Spreadsheet

- Number of Railroad Structures on PID

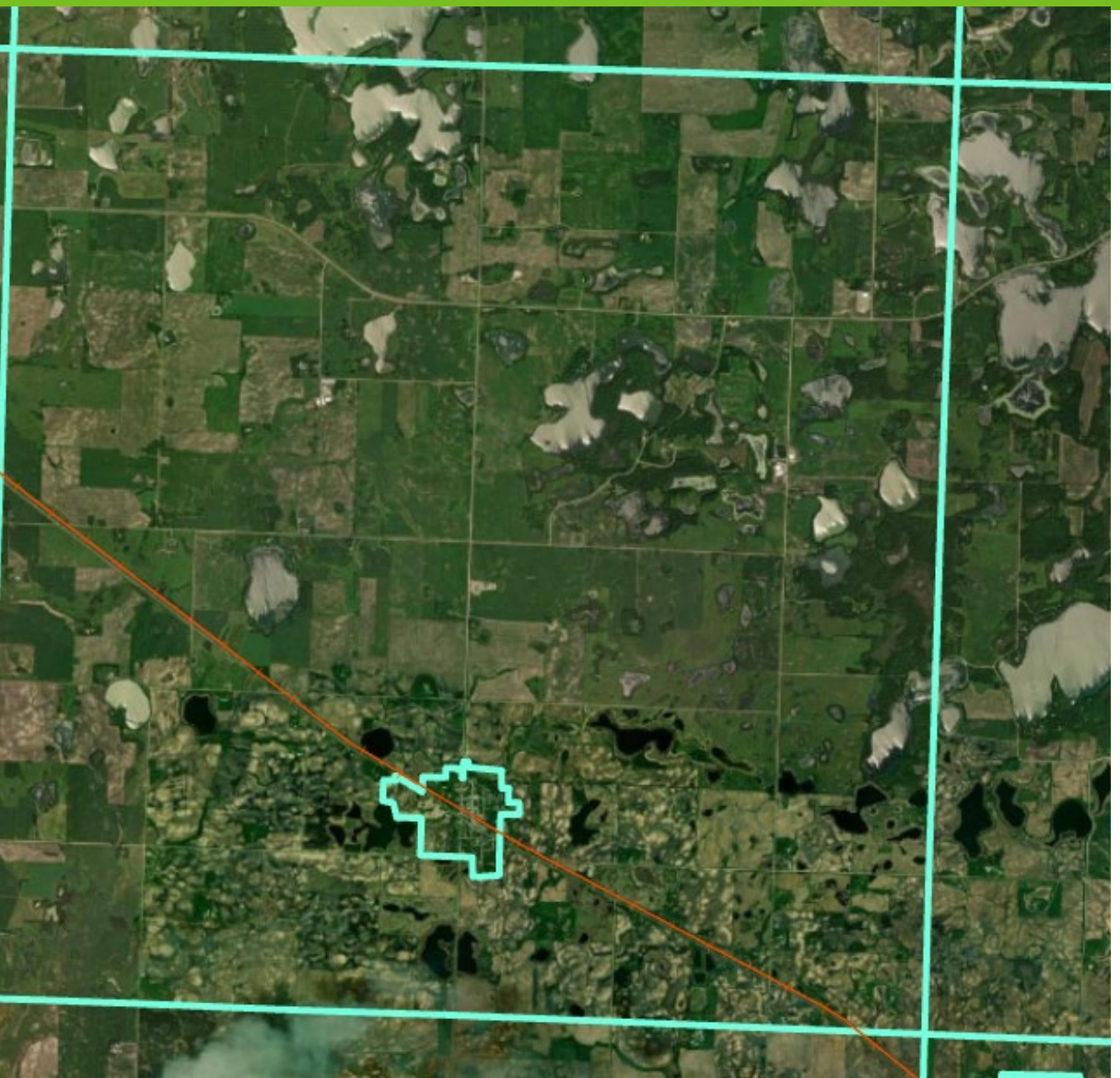
Railroad GIS Projects

MNDOT GIS | Track Miles/City-Twp Intersect Project



Limitation

Railroad GIS | MNDOT



MN DOT Line Mileage

5.95

Reported Line Mileage

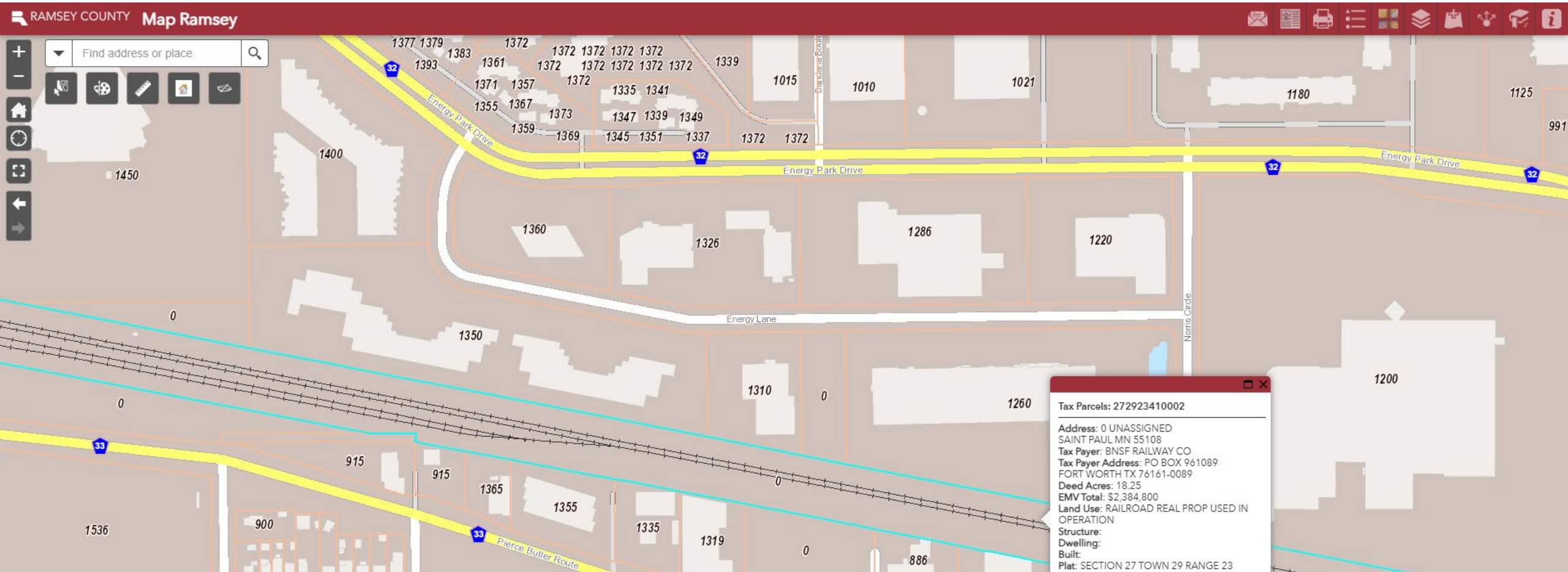
5.41

Mileage Difference

- 0.44

Railroad GIS Projects

County GIS | Railroad Acreage Comparison



Assessment/Valuation Codes Tables

Property Type Description	Property Type (Abbreviated)	PRISM - Property Type	PRISM - Property Subtype
Structure on Leased or Unowned Land	Structure, Leased Land	K10	D04
Structure on Owned Land	Structure, Owned Land	K10	D02
Electric Generating Machinery	Elec Gen Machinery	K20	D04
Other Machinery	Other Machinery	K30	D04
Electric Transmission Lines under 69 kilovolts	Elec Trnsm < 69kV	K41	D03
Electric Transmission Lines 69 kilovolts or more Inside a City or Organized Township	Elec Trnsm > or = 69kV Cty Org	K42	D04
Electric Transmission Lines 69 kilovolts or more in an Unorganized Twp	Elec Trnsm > or = 69kV Unorg	K42	D03
High Voltage Transmission Lines (100- 200 kilovolts) in an Unorganized Township, built after 7/1/1974	Elec Trnsm 100-200kV Unorg Blt	K43	D03
High Voltage Transmission Lines (200 kilovolts or more) in a City or Organized Township, built after 7/1/1974	Elec Trnsm > or = 200kV CtyOr	K44	D04
High Voltage Transmission Lines (200 kilovolts or more) in an Unorganized Township, built after 7/1/1974	Elec Trnsm > or = 200kV Unorg	K44	D03
Electric Distribution Lines Outside of a City	Elec Dist Lines Twp	K50	D03
Electric Distribution Lines in a City	Elec Dist Lines City	K50	D04
Personal Property of a Gas Distribution Utility	Gas Distrib Utility	K60	D04
Personal Property of a Water Utility	Water Utility	K70	D04
Personal Property of a Transportation Pipeline	Trans Pipeline	K75	D03
Railroad	Railroad	L00	D01

Assessment/Valuation Codes Tables

Update

- We've seen significant improvements to some of the counties' systems.
- This will increase cleaner PRISM submissions.
- Help ensure the appropriate tax treatment

Energy Production Tax, Exemptions, & Class Rates

County tasks for energy production taxes

- Assign personal property IDs or other similar IDs by city/township to the operating property in your county
- Review the Tax Notices we send for accuracy
- Let us know of any new facilities
- Bill, collect, and distribute production taxes
- Application for exemptions

ion Process

M.S. 272.02 Exempt Property Filing Requirements				
Subd.	Type of Property	Initial application only	Initial & every 3 years	Every year
2	Public burying grounds	X		
3	Public schoolhouses	X		
4	Public hospitals	X		
5	Education institutions	X		
6	Churches and houses of worship	X		
	Church property		X	
7	Institutions of public charity		X	
8	Property used for public purpose (These are not properties owned by the state or a political subdivision of the state that are not required to file an application)	X		
10	Personal property used for pollution control			X
11	Wetlands	X		
12	Native Prairie	X		
13	Emergency Shelters for victims of domestic abuse		X	
14	Property for Senior Citizen groups	X		
15	Property used to generate hydroelectric or hydromechanical power	X		
16	Satellite broadcasting facilities	X		
17	Hot water heat; generation and distribution		X	
18	State leased lands		X	
19	Property used to distribute electricity to farmers		X	
20	Transitional housing facilities		X	
21	Property used to provide computing resources to U of M		X	
22	Wind energy conversion system	X		
24	Solar energy generating system	X		
25	Ice arenas; baseball parks		X	
27	Superior National Forest; recreational property for use by disabled veterans		X	
28	Manure pits	X		
29	Cogeneration system		X	

quirements

correct app

tions

required to file

Highlights

Proactively track projects within your jurisdiction

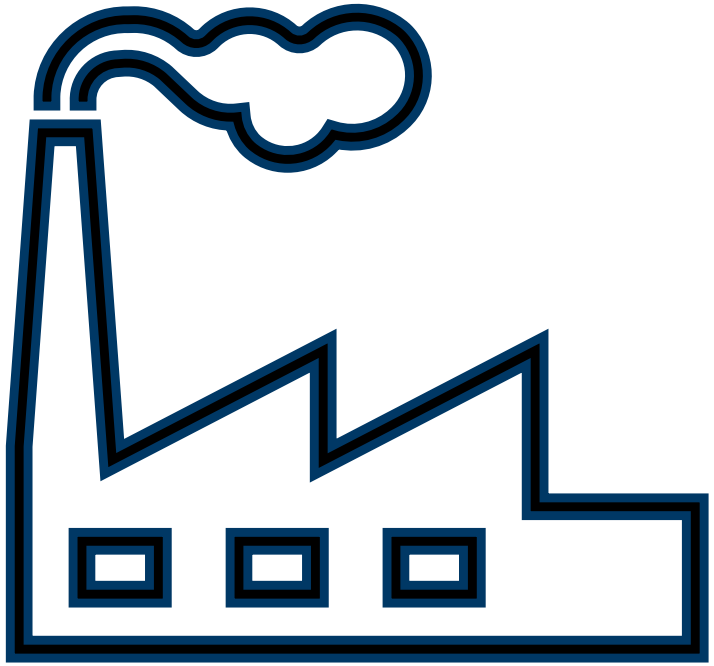
Ensure all necessary exemption application are on file

Available Resources and Support

- Property Tax Administrator Manual (Module 5 for Exemption)
- State Assessed Property Section (SAPS): sa.property@state.mn.us
- Information & Education Section: questions.proptax@state.mn.us
- Property Tax Compliance Officers

3a Classification Preferred Commercial First Tier Memo

- Change in guidance for utility-owned real property
- Multiple first-tier rates for non-contiguous parcel
- No change for contiguous or transmission property
- Personal property still limited



Tax Capacity Example One

Class	Taxable Market Value (TMV)		Class Rate		Tax Capacity
3a	$150,000	X	1.5%	=	$2,250
3a	$350,000	X	2.0%	=	$7,000
Total Tax Capacity					**$9,250**

Tax Capacity Example Two

Parcel	City	Property Type	Real or Personal	TMV	Class Rate
1	Fig	Other Machinery	Personal	$50,000,000	2.0%
1	Fig	Structure, Owned Land	Real	$1,500,000	2.0%
1	Fig	Land	Real	$150,000	1.5%
2	Fig	Other Machinery	Personal	$22,000,000	2.0%
2	Plum	Structure, Leased Land	Personal	$150,000	1.5%
2	Plum	Structure, Leased Land	Personal	$1,350,000	2.0%
3	Fig	Trans Pipeline	Personal	$10,000,000	2.0%
4	Plum	Trans Pipeline	Personal	$65,000,000	2.0%

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Thank You!

Gary Martin

DEPARTMENT OF REVENUE

Break

DEPARTMENT OF REVENUE

PRISM Review of State Assessed Property

James Shanley | SPA Coordinator

What is PRISM?

PRISM

Property Record Information System of Minnesota

Brief History way back!

August 2011

- Parcel level property tax data rather than summary-level
- Four submissions in a standard format rather than nine abstracts with unique formats

February 2012

- Introduction to PRISM to the vendors and counties as a viable concept
- Versions one through four of schema introduced

June 2014

- Schema considered ready for programming by vendors for county testing
- Versions five and six of the schema introduced

August 2016

- PRISM ready for live file submission with comparison abstracts
- Version seven of the schema introduced

Brief History the recent years!

August 2017

PRISM reviews were provided, and abstracts were no long requested

February 2019

PRISM Version 8 of schema finalized as changes for matching abstract data is considered complete

July 2022

PRISM opened for the second statutory Exempt/PILT submission in V8.4

August 2026

PRISM will be 10 years old!

What does PRISM Collect from County Assessors?

- Physical Characteristics of a parcel
- Locational Data of a Parcel
- Parcels linked for taxable/non-taxable reasons
- Three types of values
  - Taxable
  - NonTaxable (Exempt)
  - Equalization

Taxable/Non-Taxable

Taxable/Non-Taxable

- To be clear: Ad Valorem Taxes only!
- Personal property is non-taxable unless specifically made taxable.
- Personal property that was taxable can become non-taxable.
- All Real Property is taxable unless:
  - It has been made exempt
  - It has been made non-taxable
  - The onus is on the property owner to prove either

Taxable Property Information

Information provided here is what is provided to the County Auditor Office to be taxed:

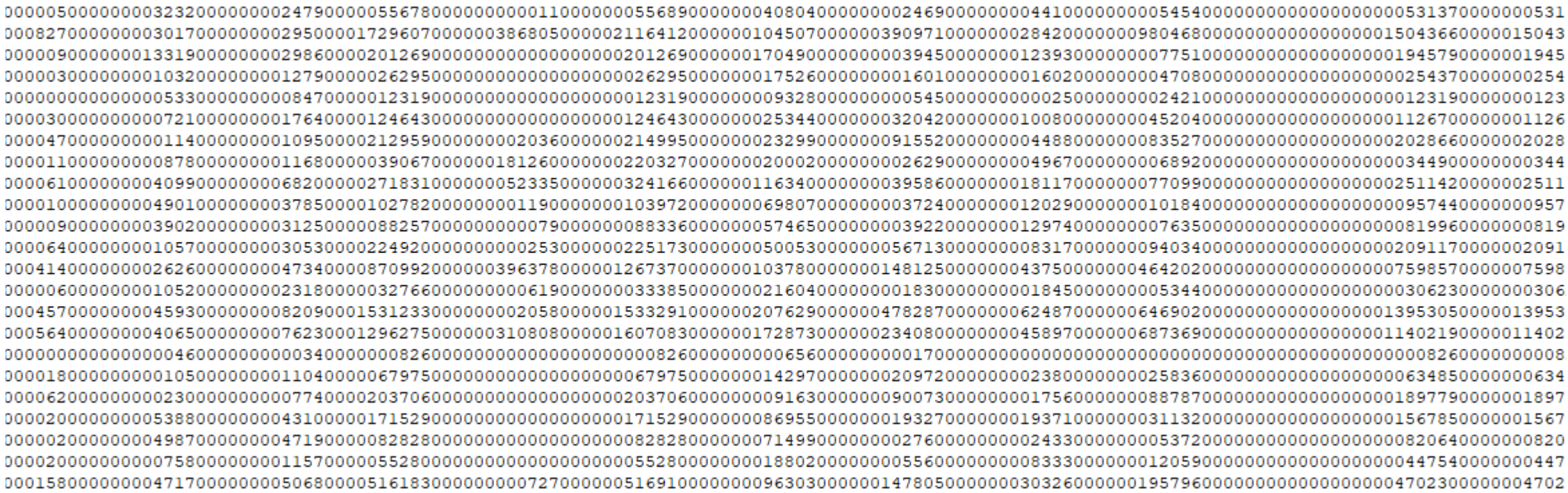
- Estimated Market Value (EMV)
- Taxable Market Value (TMV)
- Net Tax Capacities (NTC)
- Referendum Market Values (RMV)
- Fiscal Disparity, Tax Increment Financing, and Power Line Credit NTCs

What does PRISM collect from County Auditors?

- Local Tax Rates of all jurisdictions by UTA
- Initial Tax Rates of all jurisdictions by county
- Gross and Net Taxes: NTC, RMV, State NTC, Fiscal Disparities
- Current year credits by parcel by jurisdiction
- Countywide Average Rate parcels and taxes

Before 2016: Pre-PRISM

Summary data was sent as a text file

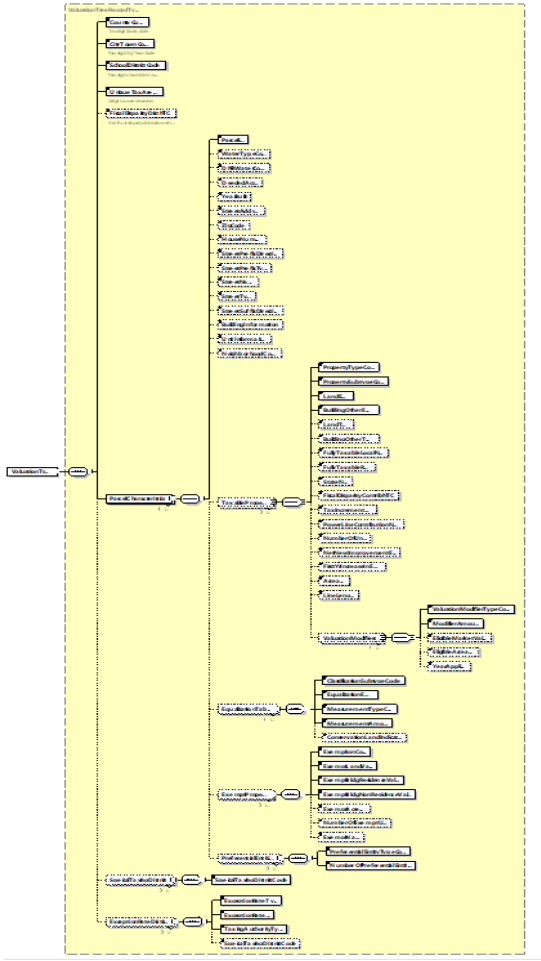


PRISM XML Schema

XML is a standard to format data for transmission

It is can be difficult to read even with an XML viewer.

```
<xs:schema xmlns:xs="http://www.w3.org/2001/XMLSchema">
    <xs:annotation>
        <xs:documentation>Minnesota Department of Revenue Property Record Information System of Minnesota</xs:documentation>
        <xs:documentation>Author: Minnesota-Revenue</xs:documentation>
        <xs:documentation>Last Updates: $Date$</xs:documentation>
    </xs:annotation>
    <xs:include schemaLocation="../../Common/PropertyTaxEfileTypes.xsd"/>
    <xs:element name="ValuationTree" type="ValuationTreeRecordType"/>
    <xs:complexType name="ValuationTreeRecordType">
        <xs:sequence>
            <xs:element name="CountyCode" type="CountyCodeType">
                <xs:annotation>
                    <xs:documentation>Two digit County Code</xs:documentation>
                </xs:annotation>
            </xs:element>
            <xs:element name="CityTownCode" type="CityTownCodeType">
                <xs:annotation>
                    <xs:documentation>Four digit City/Town Code</xs:documentation>
                </xs:annotation>
            </xs:element>
            <xs:element name="SchoolDistrictCode" type="SchoolDistrictCodeType">
                <xs:annotation>
                    <xs:documentation>Four digit school district number for the UTA</xs:documentation>
                </xs:annotation>
            </xs:element>
            <xs:element name="UniqueTaxAreaID" type="UniqueTaxingAreaType">
                <xs:annotation>
                    <xs:documentation>2-digit tax area id number</xs:documentation>
                </xs:annotation>
            </xs:element>
            <xs:element name="FiscalDisparityDistNTC" type="NNIntType" minOccurs="0">
                <xs:annotation>
                    <xs:documentation>final fiscal disparity distribution net tax capacity</xs:documentation>
                </xs:annotation>
            </xs:element>
```

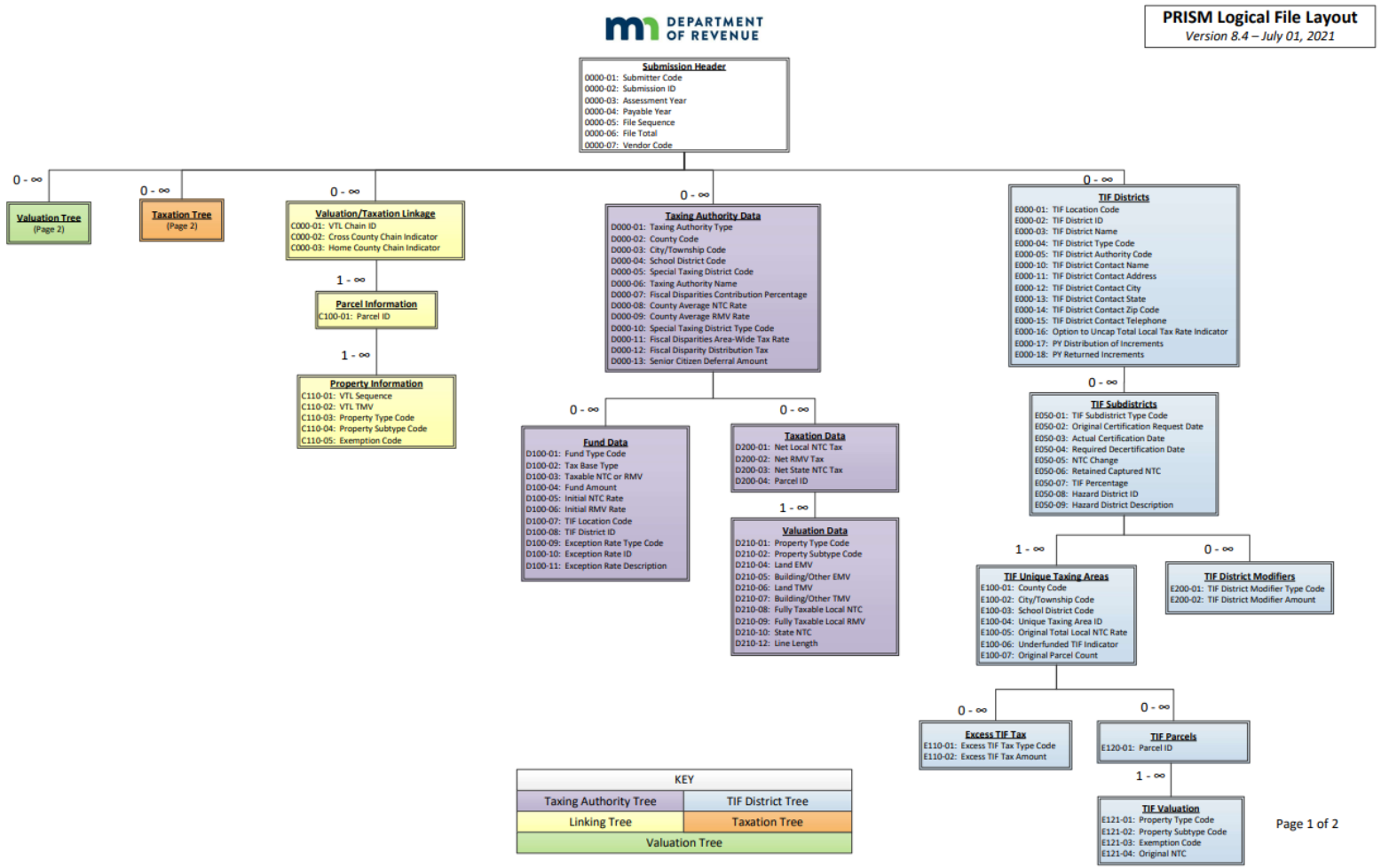


XML Tags

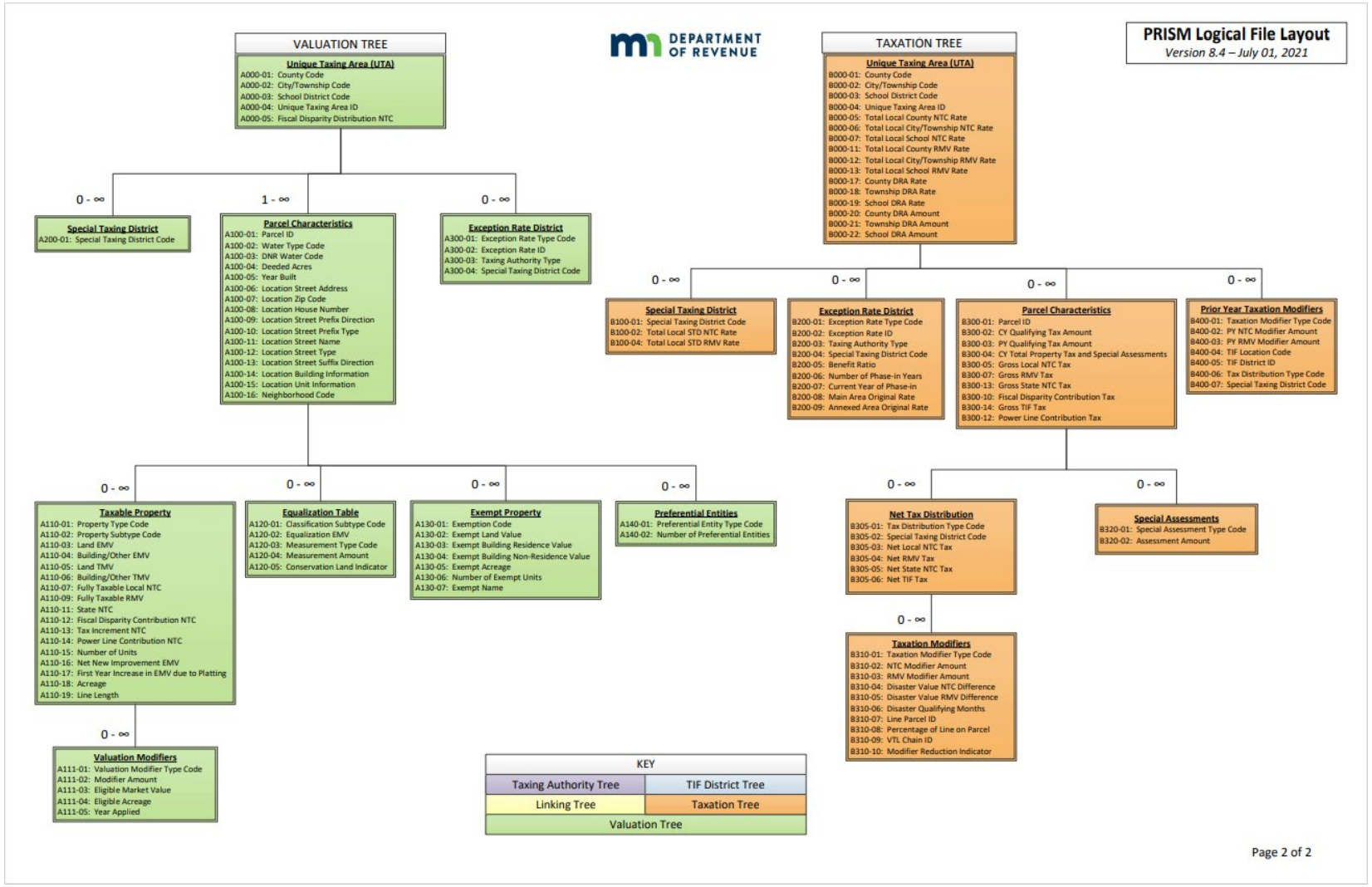
An XML Tag can be thought of as identifying a single cell within an Excel Workbook.

```
<ValuationTree>
    <CountyCode>01</CountyCode>
    <CityTownCode>0100</CityTownCode>
    <SchoolDistrictCode>0001</SchoolDistrictCode>
    <UniqueTaxAreaID>00</UniqueTaxAreaID>
    <ParcelCharacteristics>
        <ParcelID>Example1</ParcelID>
        <DeededAcres>1</DeededAcres>
        <YearBuilt>2001</YearBuilt>
        <StreetAddress>42 Wallaby Way</StreetAddress>
        <ZipCode>55101</ZipCode>
        <HouseNumber>42</HouseNumber>
        <StreetName>Wallaby</StreetName>
        <StreetType>Way</StreetType>
        <TaxableProperty>
            <PropertyTypeCode>D10</PropertyTypeCode>
            <PropertySubtypeCode>A01</PropertySubtypeCode>
            <LandEMV>100000</LandEMV>
            <BuildingOtherEMV>200000</BuildingOtherEMV>
            <LandTMV>100000</LandTMV>
            <BuildingOtherTMV>200000</BuildingOtherTMV>
            <FullyTaxableLocalNTC>3000</FullyTaxableLocalNTC>
            <FullyTaxableRMV>300000</FullyTaxableRMV>
            <Acreage>.24</Acreage>
        </TaxableProperty>
```

PRISM File Logical File Layout



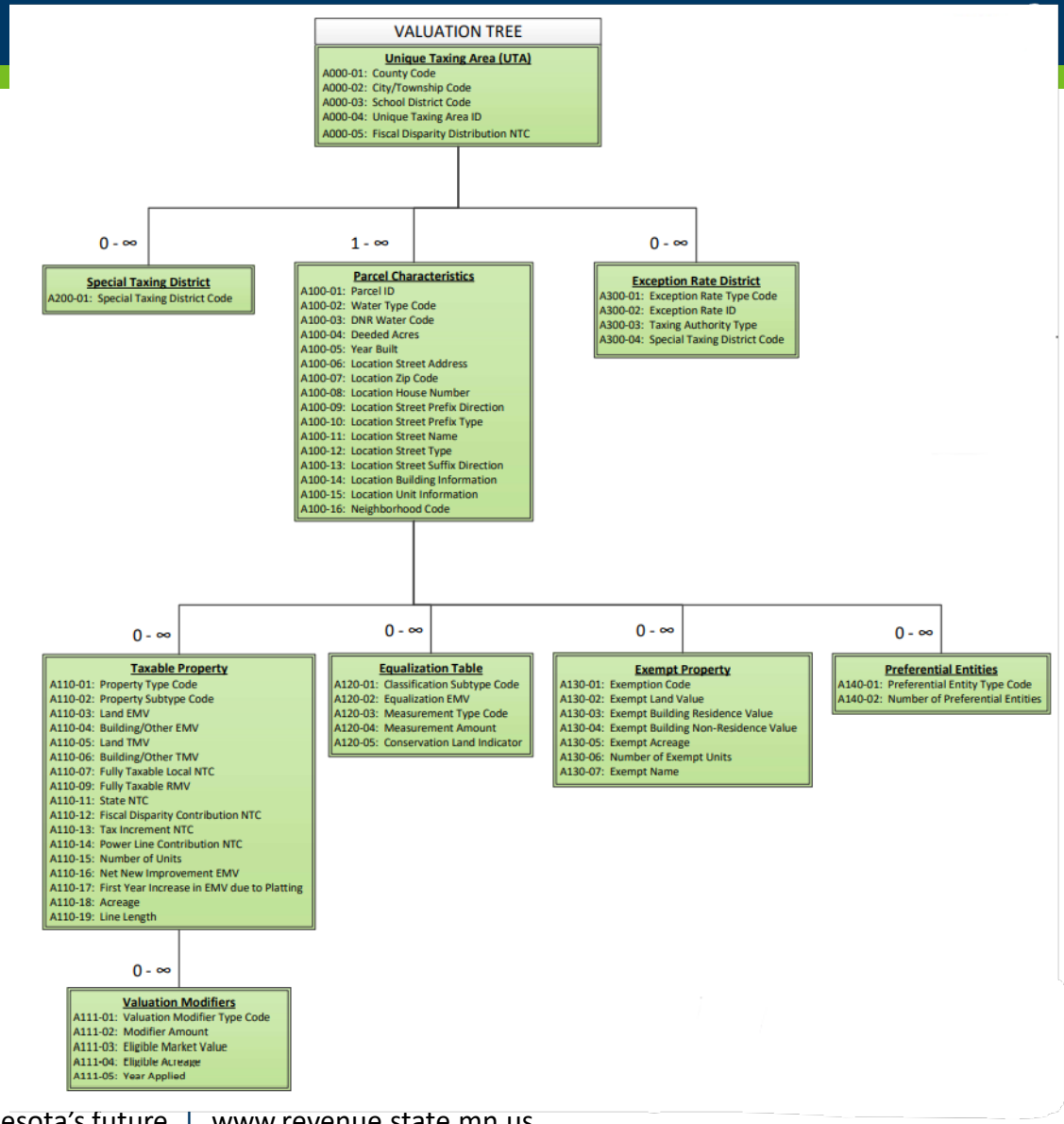
PRISM Logical File Layout



Valuation Tree

Valuation Tree Captures

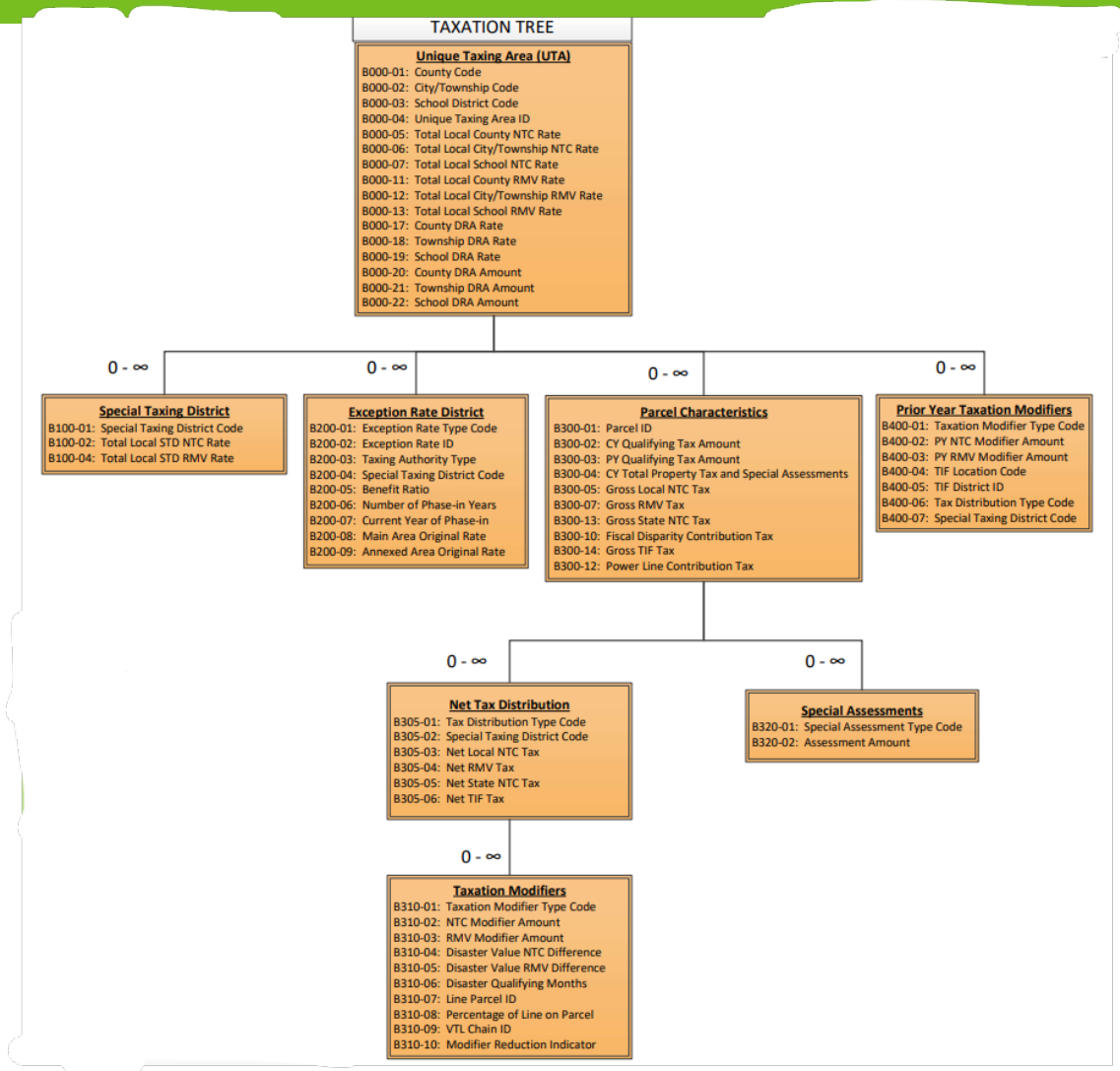
- EMV/TMV/NTC/RMV
- Property Types/Subtypes
- Property Information
- Special Programs



Taxation Tree

Taxation Tree Captures:

- Local Tax Rates
- Tax Statement Information
- Credits and Special Assessments
- Most data in this tree is based off the Valuation Tree

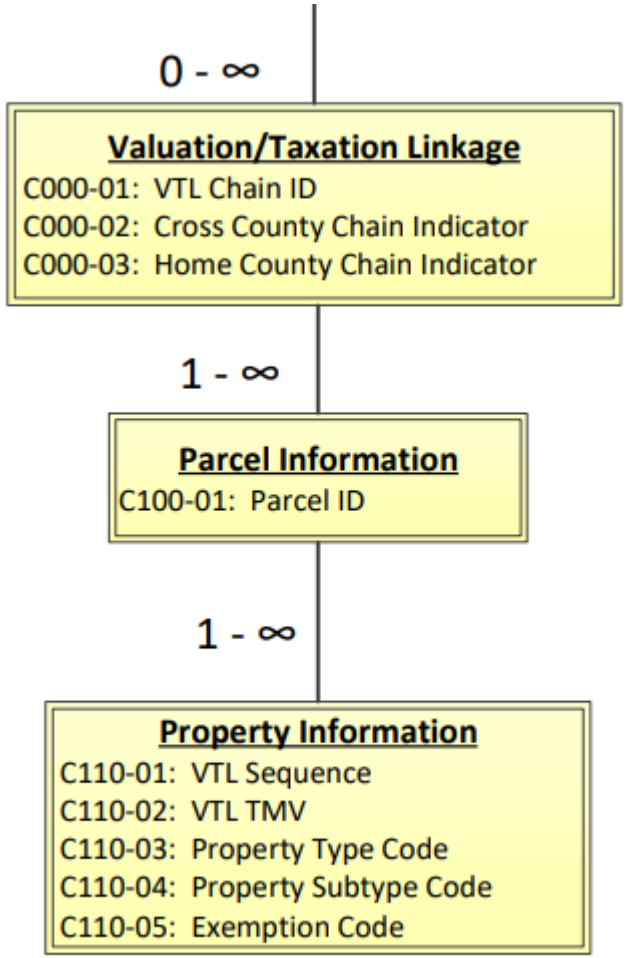


Linking Tree

How do parcels link to each other through ownership?

Examples of Linked Property:

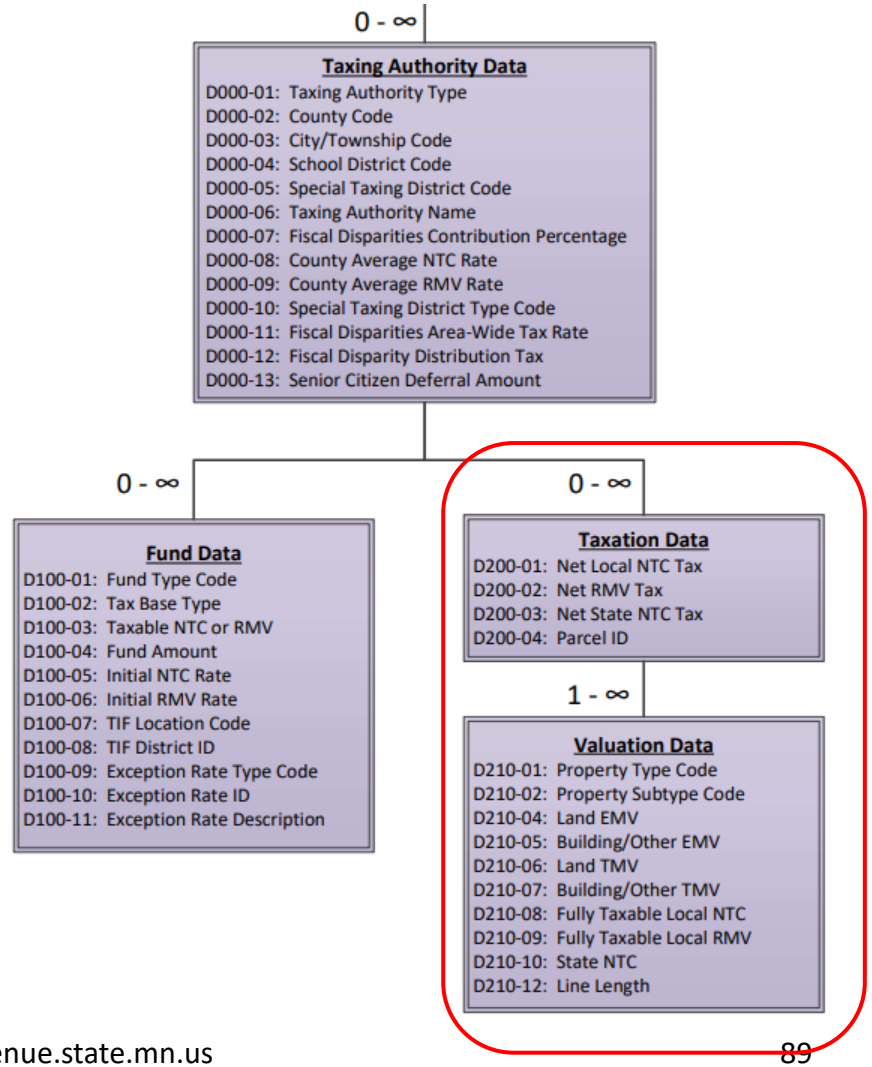
- Power Line Parcels (within a county)
- Railroad Parcels (within a county)
- Locally Assessed Property and State Assessed Property within a parcel



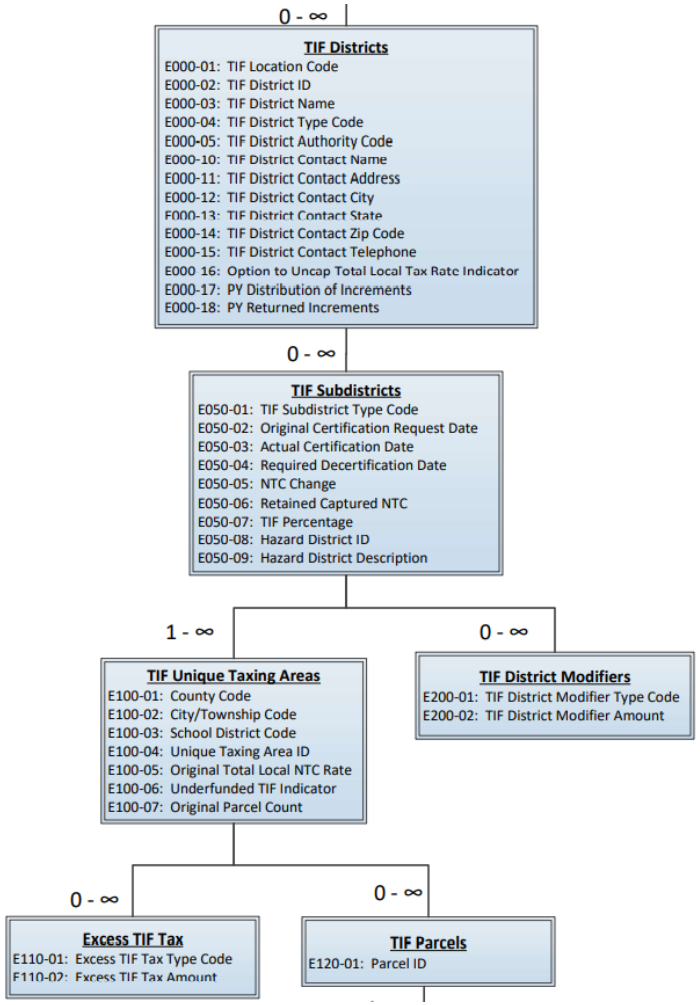
Taxing Authority Tree

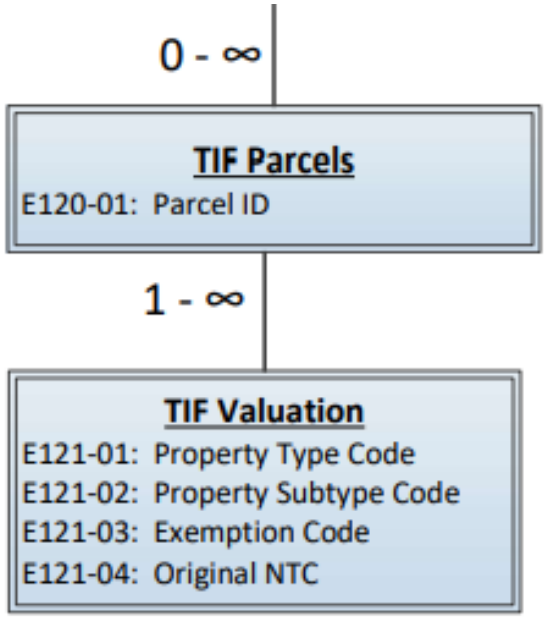
Information about the different jurisdictions that comprise the Unique Taxing Areas (UTAs)

County Taxed State Assessed Data is captured on these tables



TIF Tree


0 - ∞
TIF Districts
E000-01: TIF Location Code
E000-02: TIF District ID
E000-03: TIF District Name
E000-04: TIF District Type Code
E000-05: TIF District Authority Code
E000-10: TIF District Contact Name
E000-11: TIF District Contact Address
E000-12: TIF District Contact City
E000-13: TIF District Contact State
E000-14: TIF District Contact Zip Code
E000-15: TIF District Contact Telephone
E000 16: Option to Uncap Total Local Tax Rate Indicator
E000-17: PY Distribution of Increments
E000-18: PY Returned Increments
0 - ∞
TIF Subdistricts
E050-01: TIF Subdistrict Type Code
E050-02: Original Certification Request Date
E050-03: Actual Certification Date
E050-04: Required Decertification Date
E050-05: NTC Change
E050-06: Retained Captured NTC
E050-07: TIF Percentage
E050-08: Hazard District ID
E050-09: Hazard District Description
1 - ∞
TIF Unique Taxing Areas
E100-01: County Code
E100-02: City/Township Code
E100-03: School District Code
E100-04: Unique Taxing Area ID
E100-05: Original Total Local NTC Rate
E100-06: Underfunded TIF Indicator
E100-07: Original Parcel Count
0 - ∞
TIF District Modifiers
E200-01: TIF District Modifier Type Code
E200-02: TIF District Modifier Amount
0 - ∞
Excess TIF Tax
E110-01: Excess TIF Tax Type Code
E110-02: Excess TIF Tax Amount
0 - ∞
TIF Parcels
E120-01: Parcel ID

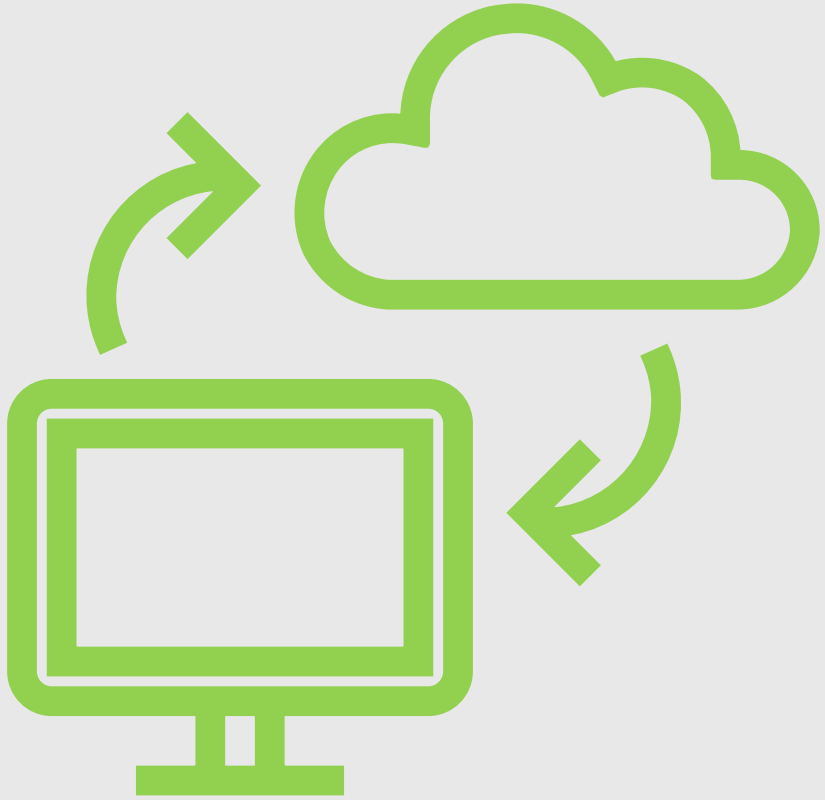

0 - ∞
TIF Parcels
E120-01: Parcel ID
1 - ∞
TIF Valuation
E121-01: Property Type Code
E121-02: Property Subtype Code
E121-03: Exemption Code
E121-04: Original NTC

Pa

Why is PRISM set up the way it is?

There are currently five software vendors being used in Minnesota:

- Aumentum Technologies: 12 Counties
- Avenu Insights: 6 Counties
- Counties Providing Technology (CPT): 31 Counties
- Minnesota Counties Information Systems (MCIS): 12 Counties
- Tyler Technologies: 24 Counties
- Independent: 2 Counties



PRISM Submissions for SAP

PRISM Summaries to Abstract Comparisons for Assessment Year 2025				
Submission Name	**Abstract File Replaced**	**Due Date**	**Assessment Year**	**Payable Year**
Submission #1 Preliminary Assessment	Spring Mini Preliminary MVP	04/01/2025	AY 2025	PY 2026
Submission #2 Adjusted Assessment	Assessment Abstract Fall Mini Final MVP Exempt & PILT	09/01/2025	AY 2025	PY 2026
Submission #3 Final Assessment & Tax	Abstract of Tax Lists TIF Supplement	04/01/2026	AY 2025	PY 2026
Submission #4 Manufactured Home	Manufactured Home Abstract	09/01/2025	AY 2025	PY 2025

Recommendations for easier submissions

There are several ways to have an easier submission time for PRISM Files

1. Submit as early as possible (usually 1 month prior to the due date)

2. Utilize your test codes

3. PRISM is a Point-in-Time submission. If your records do not match what the review indicates is true and there is a reasonable explanation, then write that on the review for us. Similarly, If you have a question regarding a submission or review issue, make sure to contact us at prism.mdor@state.mn.us

4. PRISM Submission #1 – Should match the Valuation Statements
   PRISM Submission #2 – Should match the Truth-in-Taxation Statements
   PRISM Submission #3 and #4 – Should match the Tax Statements.

What about State Assessed Property

Unlike other property that is assessed by the County Assessor's Office the local assessors have less to affect with State Assessed Property.

- This is state data that is provided to you
- This needs to be entered in your system for Truth-in-Taxation purposes
- Errors can still be made when being entered so it is on the review

Property Tax Data & Statistics

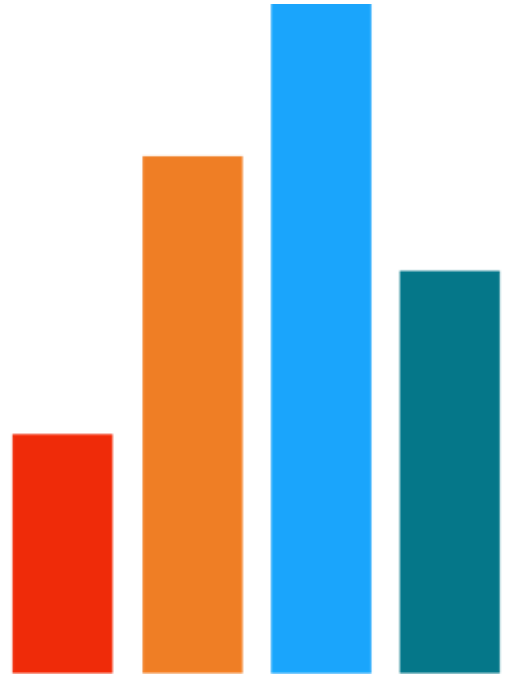
Property Tax Data & Statistics

Utility and Pipeline Market Values

- 2025 Assessment – September 30th, 2025

Railroad Market Values

- 2025 Assessment – August 27th, 2025



Remember: Submission #2 Due Date was September 1st, 2025

PRISM Property Types

K10	Utility/Pipeline - Land & Buildings
K20	Utility/Pipeline - Electric Generating Machinery
K30	Utility/Pipeline - Other Machinery, Implements & Tools
K41	Utility/Pipeline - Electric Transmission Line - Less than 69KV
K42	Utility/Pipeline - Electric Transmission Line - 69KV and greater
K43	Utility/Pipeline - High Voltage Transmission Line - 100kV to 200kV (excluding 200kv)
K44	Utility/Pipeline - High Voltage Transmission Line - 200kV and greater
K50	Utility/Pipeline - Electric Distribution Line
K60	Utility/Pipeline - Gas Distribution Utilities
K70	Utility/Pipeline - Water Utilities
K75	Utility/Pipeline - Transportation Pipeline
K80	Utility/Pipeline - Other Utilities
L00	Railroad

Property Subtypes

A01	Real Property
B01	Personal Property - Machinery, implements and/or tools
B02	Personal Property - Buildings, Structures and other Improvements on privately leased land
B03	Personal Property - Buildings, structures and other improvements on publicly leased land
B04	Personal Property - Buildings, structures and other improvements situated on railroad rights-of-way or station grounds and not owned by the railroad company.
B05	Personal Property - Agricultural land exempt from taxation under M.S. 272.01 but leased and taxable under M.S. 273.19
B99	Personal Property - Other
C01	Manufactured Home
D00	State Assessed Property with Locally Assessed Property
D01	State Assessed Real Property - Ordered Values
D02	State Assessed Real Property - Recommended Values
D03	State Assessed Personal Property - Ordered Values
D04	State Assessed Personal Property - Recommended Values

Real Property-Ordered Values

Property Subtype Code D01: Real Property - Ordered Values

PRISM Property Type	State Assessed Property Type
L00: Railroad	Mainline Track, Other Track, Land and Structures

Property Subtype Code D02: Real Property - Recommended Values

PRISM Property Type	State Assessed Property Type
K10: Utility/Pipeline – Land & Buildings	Structure on Owned Land

Personal Property-Ordered Values

Property Subtype Code D03: Personal Property - Ordered Values

PRISM Property Type	State Assessed Property Type
K41: U/P – ET Line – Less than 69kV	Electric Transmission Lines under 69kV
K42: U/P – ET Line – 69kV & Greater	ET Line 69kV and greater in Unorganized Twp
K43: U/P – HVT Line – 100kv up to 200kV	HVT Line – 100 to 200kV, in UT, built after 7/1/74
K44: U/P – HVT Line – 200kV and greater	HVT Line –200kV+, in UT, built after 7/1/74
K50: U/P – Electric Distribution Line	Electric Distribution Line Outside of a city
K75: U/P – Transportation Pipeline	Personal Property of a Transportation Pipeline
L00: Railroad	*RR Structures on Leased Land (none known)*

Personal Property-Recommended Values

Property Subtype Code D04: Personal Property - Recommended Values

PRISM Property Type	State Assessed Property Type
K10: U/P – Land and Buildings	Structure on Leased Land
K20: U/P – Electric Generating Machinery	Electric Generating Machinery
K30: U/P – Other Machinery, Implements & Tools	Other Machinery
K42: U/P – ET Line – 69kV & Greater	ET Line 69kV and greater in City or Org. Twp
K43: U/P – HVT Line – 100kv up to 200kV	HVT Line – 100 to 200kV, in C/T, built after 7/1/74
K44: U/P – HVT Line – 200kV and greater	HVT Line – 200kV+, in C/T, built after 7/1/74
K50: U/P – Electric Distribution Line	Electric Distribution Line in a city
K60: U/P – Gas Distribution Pipeline	Personal Property of a Gas Distribution Utility
K70: U/P – Water Utility	Personal Property of a Water Utility

Locally Taxed vs. County Taxed

- Locally Taxed Property is reported in the Valuation Tree, Taxation Tree, Linkage Tree, and TIF Tree and is taxed at a local tax rate
- County Taxed Property is reported in the Linkage Tree and Taxing Authority Tree and is taxed at a countywide average rate
- Currently only distribution lines and some transmission power lines are taxed at a countywide average rate.

Summary Levels

The summary a county receives an Excel spreadsheet that shows all granular data summed up to one of the following levels by row:

1. Unique Taxing Area – Assessment Summary
2. City/Township – Fall Mini/Spring Mini
3. County – All summaries

The location and submission information should also be reviewed for accuracy at these levels

What to Look for

The submission summary reports your granular data in a format that can be reviewed for any possible errors:

1. Missing Values
2. Unexpected Values
3. Odd Patterns
4. Misplaced Value

These are the values that are being certified as accurate by the county assessor/auditor so do not just look at the submission review for possible issues!!

Submission Review Report

Several Levels of Severity when working with your Submission Review

- Resubmission Required – Needs to be fixed and resubmitted
- Action/Explanation Required – May need to be fixed, or an explanation
- Confirm Data Values – May be an error, and confirmation of accuracy needed
- Informational Only – Nothing required, but should be known by assessor

Our reports are fallible, and explanations are fine, but we would then fix the programming issue and regenerate the report

State Assessed Review Issues

- This is currently being updated to have a more detailed comparison between your data and State Assessed
- Some of the reviews will indicate that “Confirm if Accurate” is required:
  - Are always reported for each type of transmission, distribution and other values reported in PRISM and on the State Assessed Property Report

Review Action Needed	Review Description	(1) Review Data Type	(1) Review Data Amount	(2) Review Data Type	(2) Review Data Amount	(3) Review Data Type	(3) Review Data Amount	(4) Review Data Type	(4) Review Data Amount
Confirm values as accurate	Review and Confirm Accuracy of Transmission Line (K41, K42, K43, K44) State Assessed Property taxed at the Unique Local Tax Rate (ULTR) reported on Tuesday, July 15, 2025	PRISM Total Records	41	PRISM Total EMV	25,665,500	State Assessed Property Total Records	41	State Assessed Property Total EMV	25,665,500
Confirm values as accurate	Review and Confirm Accuracy of Distribution Line (K50) State Assessed Property taxed at the Countywide Average Rate (CWAR) reported on Tuesday, July 15, 2025	PRISM Total Records	24	PRISM Total EMV	134,652,100	State Assessed Property Total Records	24	State Assessed Property Total EMV	134,652,100

State Assessed Review Issues

- Other reviews will indicate “Information Only” and not block a submission but could be repaired and resubmitted by the county if inaccurate
  - Parcel ID Mismatches or City/Township Mismatches
  - Property Type Code/Property Subtype Code Mismatch

Unique Taxing Area Code	Parcel ID	Property Type Code	Review Action Needed	Review Description	(1) Review Data Type	(1) Review Data Amount	(2) Review Data Type
98-0100	123-456-7890	K10	Review - Informational Only	This K10|D02 State Assessed Other Utility and Pipeline Property record dated Tuesday, July 15, 2025 does not appear in your PRISM File Submission.	Property Market Value	23,700	
98-0100	123-456-7890	K10	Review - Informational Only	This K10|D04 Other Pipeline/Utility Property PRISM record does not appear in the posted State Assessed Utility and Pipeline Property Records dated Tuesday, July 15, 2025	Property Market Value	23,700	

Review Severity Can Change!

Currently listed as Confirm if Accurate

Next Year listed as Action or Explanation Required

- Locally Taxed Property is being reported as County Taxed Property
- County Taxed Property is being reported as Locally Taxed Property

Possible Schema Changes may be announced in 2026

It is the 10-year anniversary for taxable property PRISM

The 2028 reassessment is only the third Exempt/PILT PRISM submission

- The first in 2016 was performed the exact same way as all previous Exempt/PILT submissions
- The second in 2022 was the first time to try better methods but were not successful due to trying to collect all PILT information from the County Assessor's office
- The third submission in 2028 will hopefully solve much of the confusion caused in 2022.

MDOR – PRISM Webpage

Submission Status for Calendar Year

Instructions and Documentation

Submission Process

PRISM.mdor@state.mn.us

DEPARTMENT OF REVENUE

Thank You!

PRISM Team – prism.mdor@state.mn.us

James Shanley - *James.Shanley@state.mn.us*

DEPARTMENT OF REVENUE

Lunch Break

Energy Information Administration

Glenn McGrath
Team Lead, Electricity, Coal, Renewables, and Nuclear Data Team

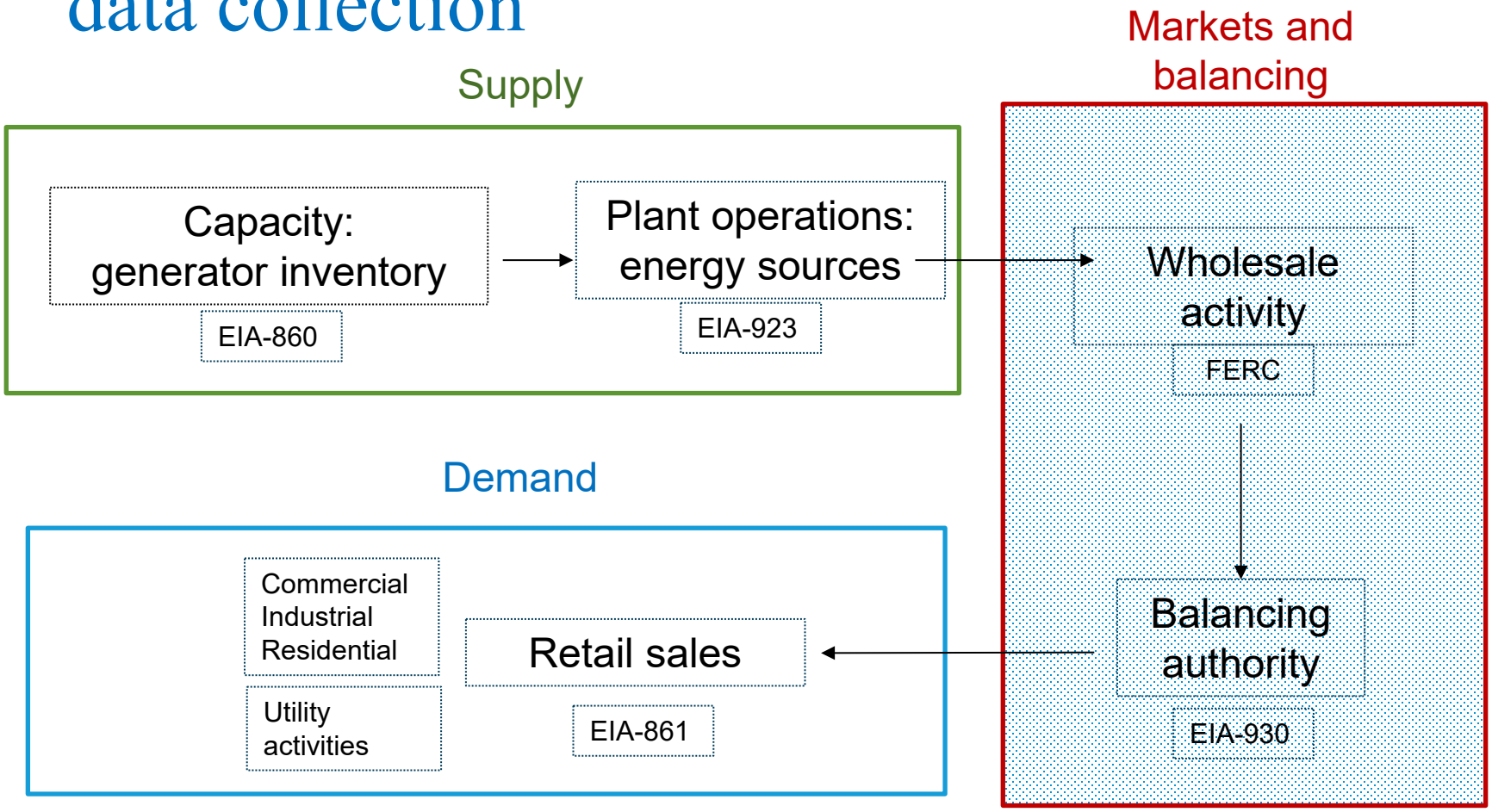
EIA Electric Industry Data Program

Minnesota Department of Revenue

November 18, 2025

Glenn McGrath
Team Lead, Electricity, Coal, Renewables, and Nuclear Data Team
U.S. Energy Information Administration

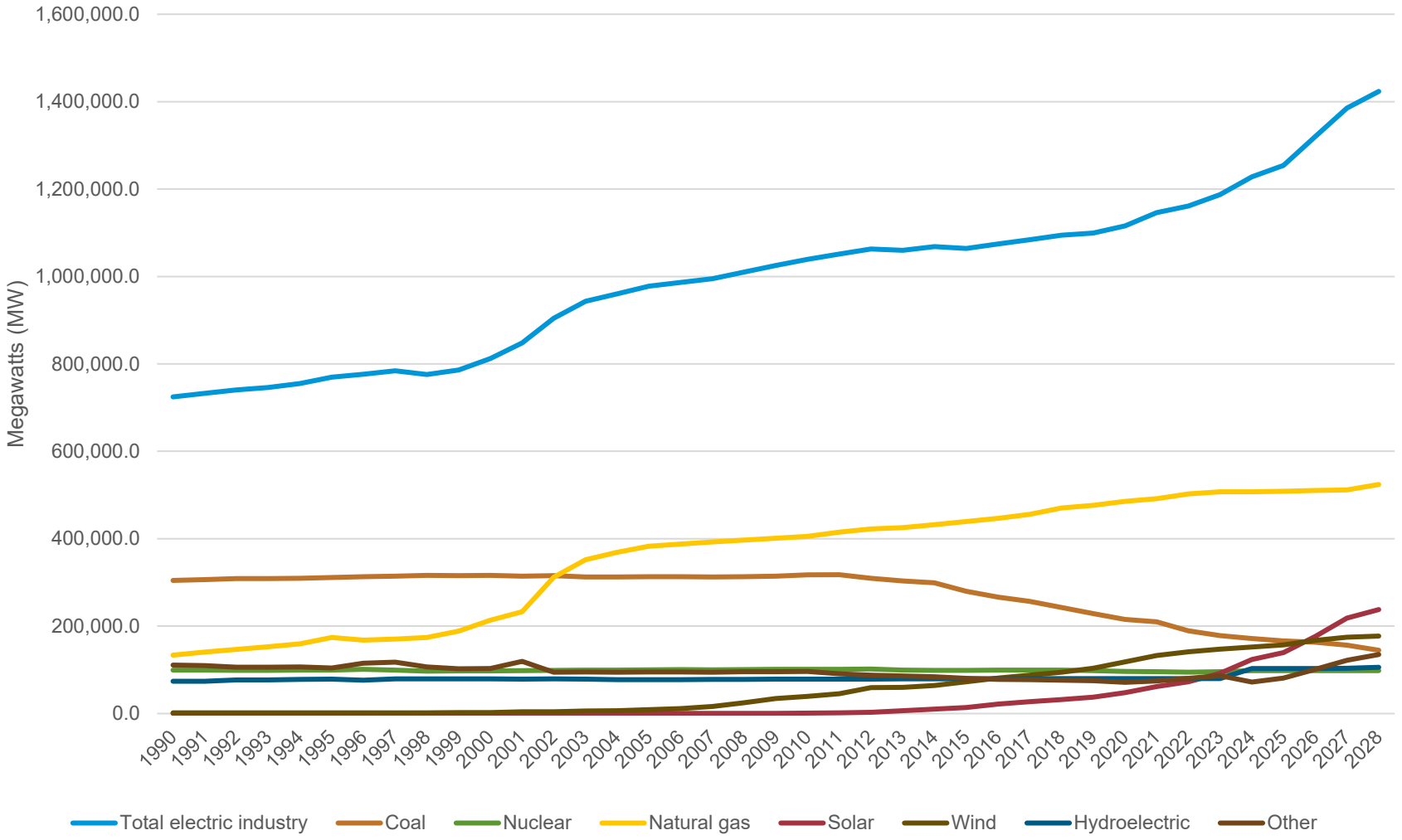
Three key survey programs and one unique data collection



Form EIA-860 – provides the current and planned capacity picture

- Filed by all companies with plants that have 1 MW or greater capacity
- Frame size:
  - Roughly 7,000 companies
  - 16,500 plants
  - 29,000 generators
- Covers existing and planned units
  - Capacity
  - Energy source
  - Prime mover
  - Key dates
- Recent developments
  - Tremendous build out of solar, followed by battery capacity
  - The loss of coal capacity and simple cycle natural gas capacity tends to lower the net capacity gains, despite near record levels of capacity additions

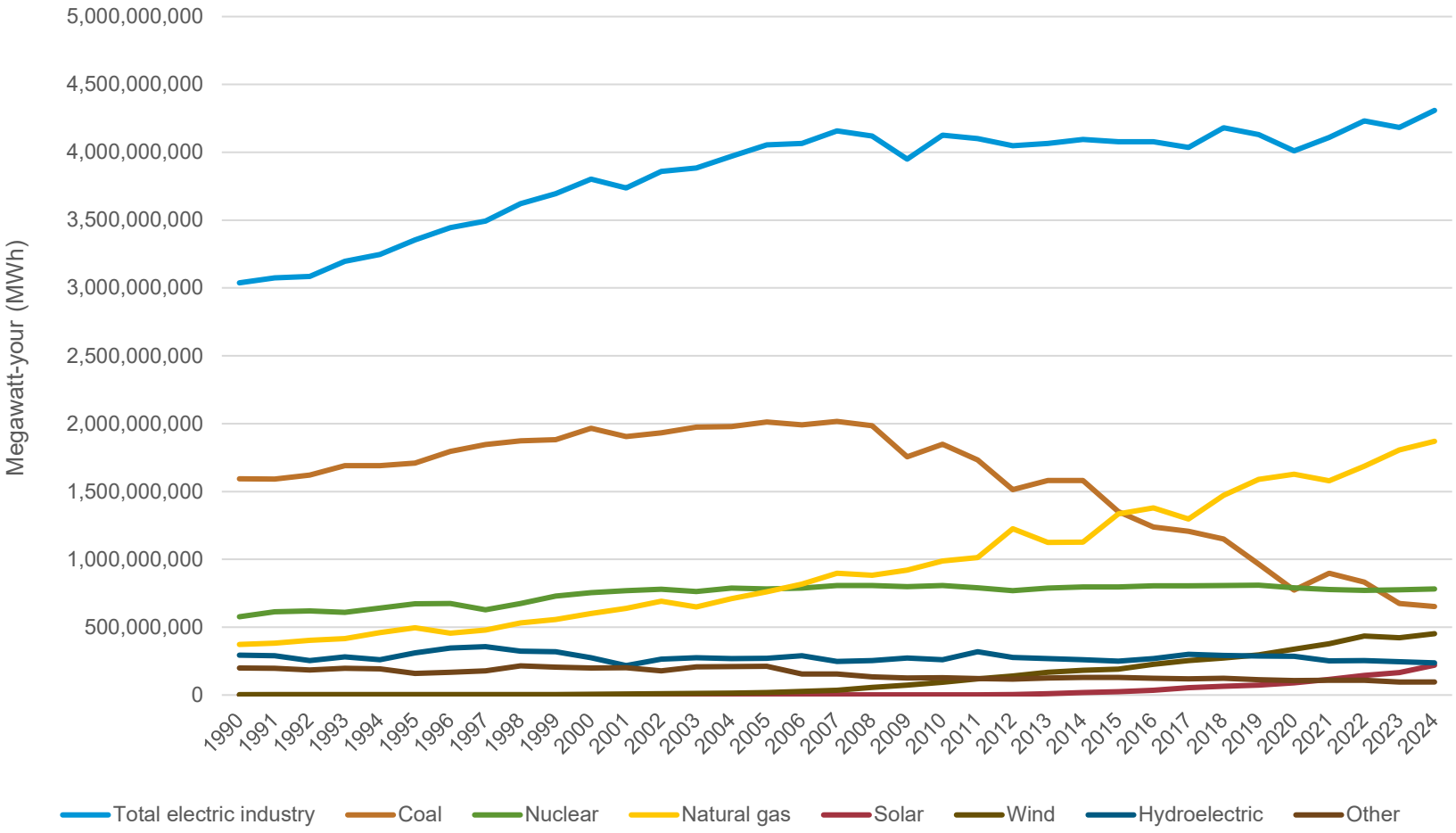
U.S. electric industry capacity as indicated by the EIA-860



EIA-923 – Electricity generation, fuel consumption, cost and quality, and environmental data

- Filed by all operational facilities, currently about 14,000
- Electricity generation is collected at the energy source/prime mover level
- For fossil fuels, we collect delivered prices and fuel quality
  - Informs natural gas prices for power burn
  - Provides coal transportation modes and cost estimates
- A large portion of the form is designed to support environmental data which provides another layer of granularity for larger fossil-fired applications
  - Provides insight into combined cycle power blocks
  - Provides effectiveness of the various emissions control systems
- The data around battery storage applications has drawn particular interest

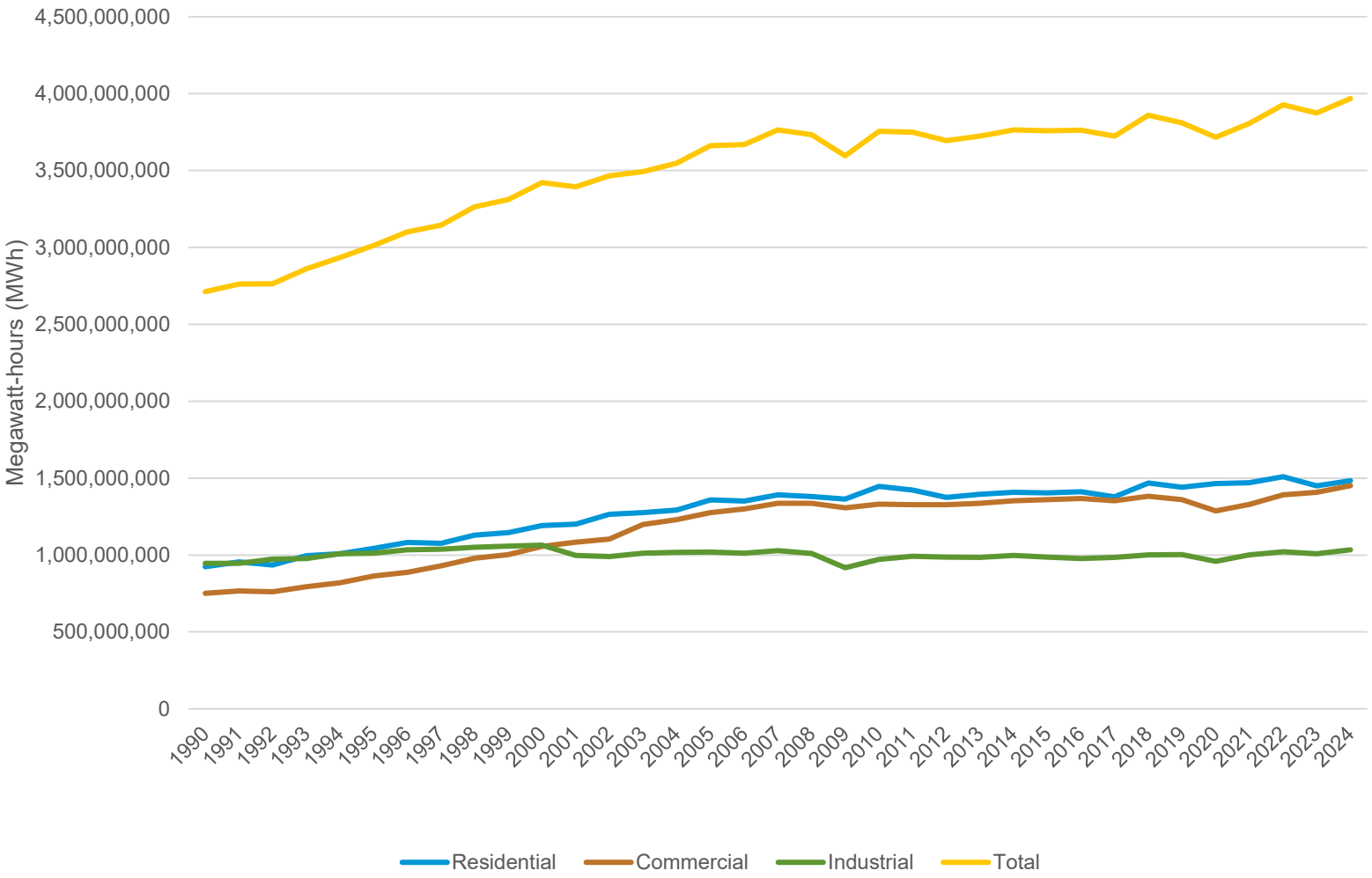
U.S. generation as indicated by Form EIA-923



EIA-861 – provides the demand side of the system including sales, revenue, and customer counts

- Provides the utility level data for both the core data elements, and other areas of utility operations as well
  - Demand response
  - Advanced metering
  - Net metering
  - Reliability (SAIDI and SAIFI)
- Frame consists of about 3,400 load serving entities
  - 191 Investor-owned utilities
  - 921 cooperatives
  - 1,830 municipalities
- A key source of industry interest has been the recent growth in commercial sector sales, driven largely by investments in data centers

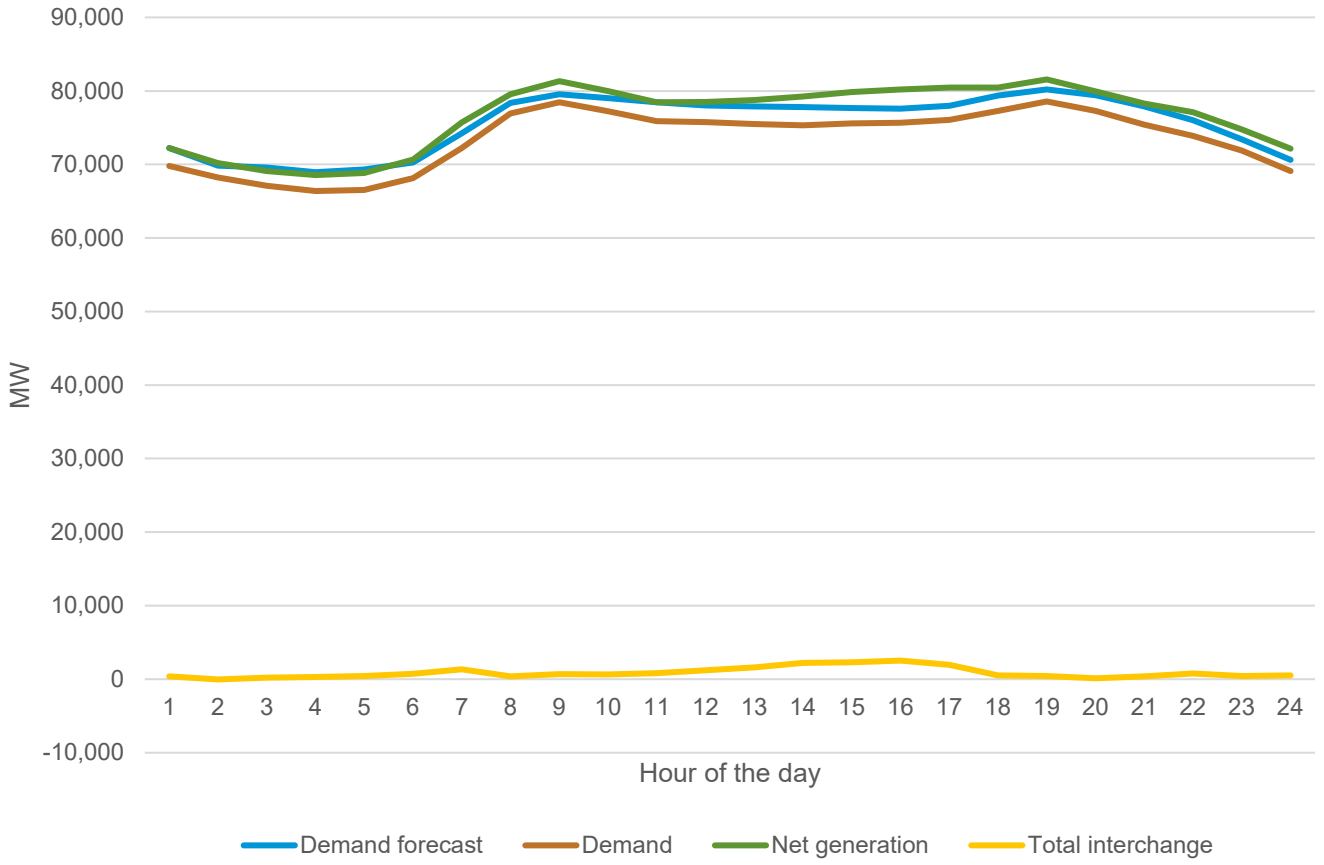
U.S. retail sales as indicated by Form EIA-861



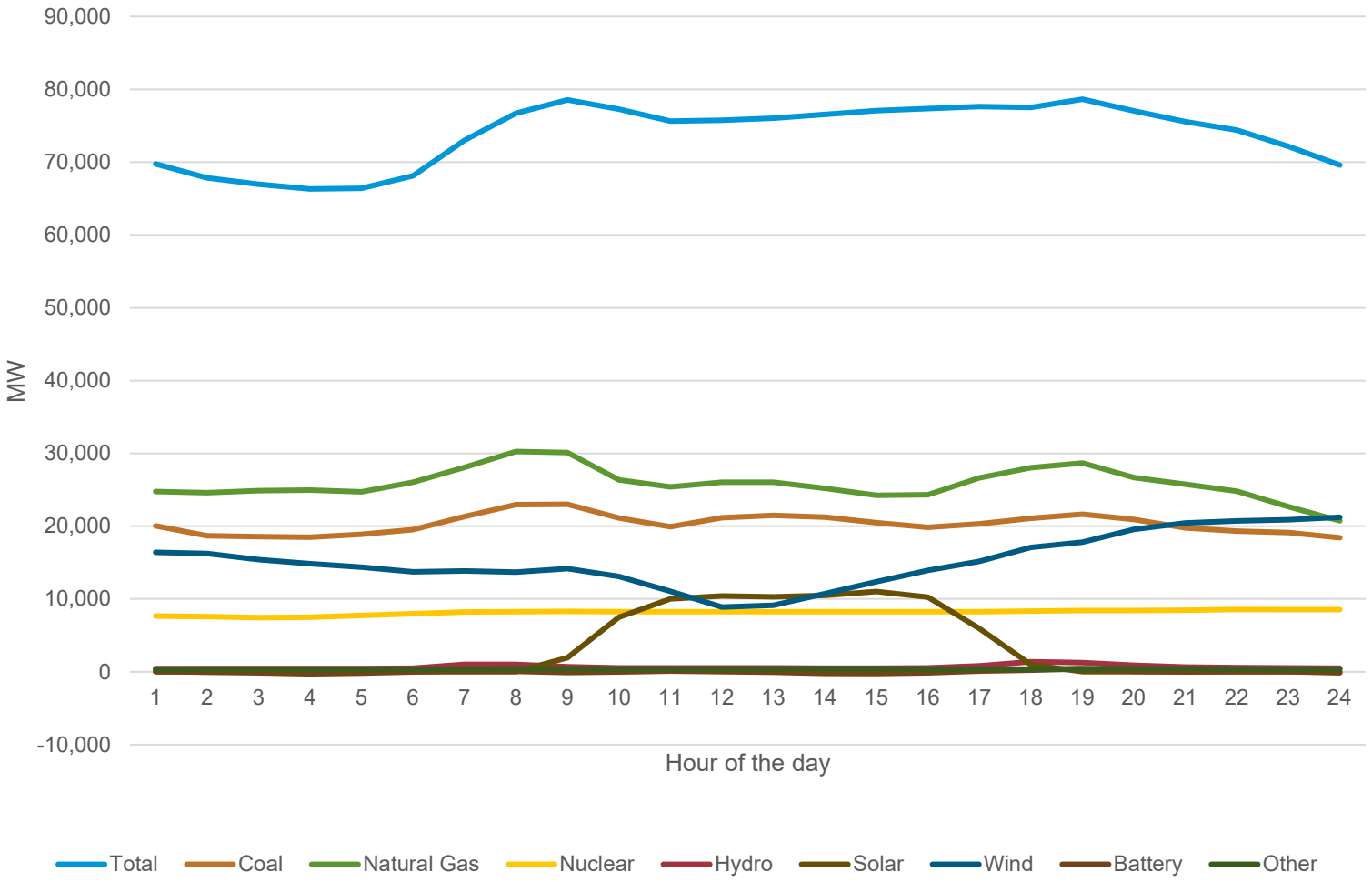
EIA-930 – Hourly Demand, Generation, and Interchange

- Filed by all 63 balancing authorities
- Energy source breakouts for net generation
- Provides meaningful data regarding the interplay between different energy sources, particularly between solar and battery storage
- The daily demand profiles vary significantly over the course of the year
- Overall, the consistency between the EIA-930 data and the EIA-923 data is generally above 95% but varies by technology.

Midwest regional system characteristics for November 14, 2025



Midwest energy mix for November 14, 2025



Where to Find More

- Form EIA-860 (https://www.eia.gov/electricity/data/eia860/)
- Preliminary Monthly Generator Inventory
- Form EIA-923 (https://www.eia.gov/electricity/data/eia923/)
- Form EIA-861 (https://www.eia.gov/electricity/data/eia861/)
- Hourly Grid Monitor (https://www.eia.gov/electricity/gridmonitor/dashboard/electric_overview/US48/US48)
- Electric Power Monthly (https://www.eia.gov/electricity/monthly/)

Use of EIA Data

- Table 6.3 | New Electric Generating Units
- Table 6.5 | Planned Electric Generating Unit Additions
- Table 6.4 | Retired Electric Generating Units
- Table 6.6 | Planned Electric Generating Unit Retirements
- 860 Reports – Generator Data (i.e. nameplate capacities, effective dates)
- 923 Reports – Monthly and Annual Generation Data

Use of EIA Data

Table 6.3 New Electric Generating Units

Table 6.3. New Utility Scale Generating Units by Operating Company, Plant, and Month, 2025

Ye	Mor	Entity	Entity Name	Plant Producer Type	Plant Name	Plant Stat	Plant	Generator	Net Summer Capacity (M	Technology	Energy Source Code	Prime Mover Cod
2025	1	60970	SunShare Management	IPP	Buffalo Sun CSG	MN	66070	BUFFS	0.9	Solar Photovoltaic	SUN	PV
2025	1	60970	SunShare Management	IPP	Quarry Sun CSG	MN	66073	QURYS	1.0	Solar Photovoltaic	SUN	PV
2025	2	60970	SunShare Management	IPP	Oster Sun CSG	MN	66072	OSTRS	1.0	Solar Photovoltaic	SUN	PV
2025	3	66675	DG Green Arrow LLC	IPP	DG Green Arrow	MN	68242	GRARW	1.0	Solar Photovoltaic	SUN	PV
2025	3	66746	MN CSG 2019-67 LLC	IPP	MN CSG 2019-67	MN	68374	MONK	1.0	Solar Photovoltaic	SUN	PV
2025	4	66776	DIVOCSG 13 LLC	IPP	DIVOCSG 13	MN	68412	DIV13	1.0	Solar Photovoltaic	SUN	PV
2025	4	66873	MN CSG 2019-22 LLC	IPP	MN CSG 2019-22	MN	68506	BRAUN	1.0	Solar Photovoltaic	SUN	PV
2025	5	66745	MN CSG 2019-105 LLC	IPP	MN CSG 2019-105	MN	68373	HAGER	1.0	Solar Photovoltaic	SUN	PV
2025	5	66913	MN CSG 2019-77 LLC	IPP	MN CSG 2019-77	MN	68535	DEVNY	1.0	Solar Photovoltaic	SUN	PV
2025	5	66872	MN CSG 2019-79 LLC	IPP	MN CSG 2019-79	MN	68505	BONNI	1.0	Solar Photovoltaic	SUN	PV
2025	5	66032	Novel Swenson Solar HQ LLC	IPP	Novel Swenson Solar LLC CSG	MN	65025	SWNSN	1.0	Solar Photovoltaic	SUN	PV
2025	6	66820	DIVOCSG 14 LLC	IPP	DIVOCSG 14 LLC	MN	68457	DIV14	1.0	Solar Photovoltaic	SUN	PV
2025	7	67089	Bavaria Solar LLC	IPP	Bavaria Solar LLC	MN	68845	BEIER	1.0	Solar Photovoltaic	SUN	PV
2025	7	67073	Franklin CSG 1 LLC	IPP	Franklin CSG 1	MN	68800	SCHAG	1.0	Solar Photovoltaic	SUN	PV

Use of EIA Data

Table 6.5 Planned Electric Generating Unit Additions

Table 6.5. Planned U.S. Electric Generating Unit Additions

Ye	Mor	Entity	Plant Name	Plant State	Plant	Generator	Net Summer Capacity (M	Technology	Energy Source Code	Prime Mover Cod	Status	Nameplate Capacity (M
2025	9	13781	Sherco Solar II	MN	68776	SHS02	237.1	Solar Photovoltaic	SUN	PV	(V) Under construction, more than 50 percent complete	237.1
2025	10	66455	Bullard Garden	MN	67887	MNC09	1.0	Solar Photovoltaic	SUN	PV	(L) Regulatory approvals pending. Not under construction	1.0
2025	10	64843	Byllesby	MN	50328	NOR-1	2.0	Conventional Hydroelectric	WAT	HY	(V) Under construction, more than 50 percent complete	2.0
2025	10	64843	Byllesby	MN	50328	SOU-2	2.0	Conventional Hydroelectric	WAT	HY	(V) Under construction, more than 50 percent complete	2.0
2025	10	67216	MN CSG 2019-113	MN	69048	ENEV	1.0	Solar Photovoltaic	SUN	PV	(U) Under construction, less than or equal to 50 percent complete	1.0
2025	10	64433	Novel Bo Hu 1 Solar LLC	MN	65006	BOHU1	1.0	Solar Photovoltaic	SUN	PV	(TS) Construction complete, but not yet in commercial operation	1.0
2025	10	65539	Pivot Energy Minnesota Solar 2	MN	69034	PMI2	1.0	Solar Photovoltaic	SUN	PV	(V) Under construction, more than 50 percent complete	1.0
2025	10	65173	USS Golden Spike Solar LLC	MN	67546	USGSP	1.0	Solar Photovoltaic	SUN	PV	(V) Under construction, more than 50 percent complete	1.0
2025	11	66031	Novel Brock Solar LLC	MN	65024	BROCK	1.0	Solar Photovoltaic	SUN	PV	(TS) Construction complete, but not yet in commercial operation	1.0
2025	12	7570	Cambridge CT Hybrid	MN	2038	BA1	1.2	Batteries	MWH	BA	(U) Under construction, less than or equal to 50 percent complete	1.5
2025	12	13781	Blue Lake	MN	8027	BLL09	9.4	Natural Gas Internal Combustion Engine	NG	IC	(U) Under construction, less than or equal to 50 percent complete	9.8
2025	12	13781	Blue Lake	MN	8027	BLL10	9.4	Natural Gas Internal Combustion Engine	NG	IC	(U) Under construction, less than or equal to 50 percent complete	9.8
2025	12	13781	Blue Lake	MN	8027	BLL11	9.4	Natural Gas Internal Combustion Engine	NG	IC	(U) Under construction, less than or equal to 50 percent complete	9.8
2025	12	67276	Novel Stumpf 1 Solar	MN	69142	STMPF	1.0	Solar Photovoltaic	SUN	PV	(U) Under construction, less than or equal to 50 percent complete	1.0
2026	1	64377	Novel Blilie Solar LLC	MN	64865	BLILE	1.0	Solar Photovoltaic	SUN	PV	(U) Under construction, less than or equal to 50 percent complete	1.0
2026	8	13781	Sherco Solar III	MN	68777	SHS03	250.0	Solar Photovoltaic	SUN	PV	(U) Under construction, less than or equal to 50 percent complete	250.0
2026	12	61951	Dodge County Wind	MN	62437	WT	252.0	Onshore Wind Turbine	WND	WT	(T) Regulatory approvals received. Not under construction	260.0
2026	12	14232	Solway Solar	MN	68340	1	50.0	Solar Photovoltaic	SUN	PV	(L) Regulatory approvals pending. Not under construction	50.0
2027	5	6738	Franklin Heating Station	MN	54224	CTG1	7.3	Natural Gas Fired Combined Cycle	NG	CT	(L) Regulatory approvals pending. Not under construction	7.5

Use of EIA Data

Table 6.4 Retired Electric Generating Units

Table 6.4. Retired Utility Scale Generating Units by Operating Company, Plant, and Month, 2025

Ye	Mor	Entity	Entity Name	Plant Producer Type	Plant Name	Plant Stat	Plant	Generato r	Net Summer Capacity (M	Technology	Energy Source Code	Prime Mover Cod
2025	5	13781	Northern States Power Co - Minnesota	Electric Utility	Blue Lake	MN	8027	1	36.0	Petroleum Liquids	DFO	GT
2025	5	13781	Northern States Power Co - Minnesota	Electric Utility	Blue Lake	MN	8027	2	36.0	Petroleum Liquids	DFO	GT
2025	5	13781	Northern States Power Co - Minnesota	Electric Utility	Blue Lake	MN	8027	3	36.0	Petroleum Liquids	DFO	GT
2025	5	13781	Northern States Power Co - Minnesota	Electric Utility	Blue Lake	MN	8027	4	39.0	Petroleum Liquids	DFO	GT

Table 6.6 Planned Electric Generating Unit Retirements

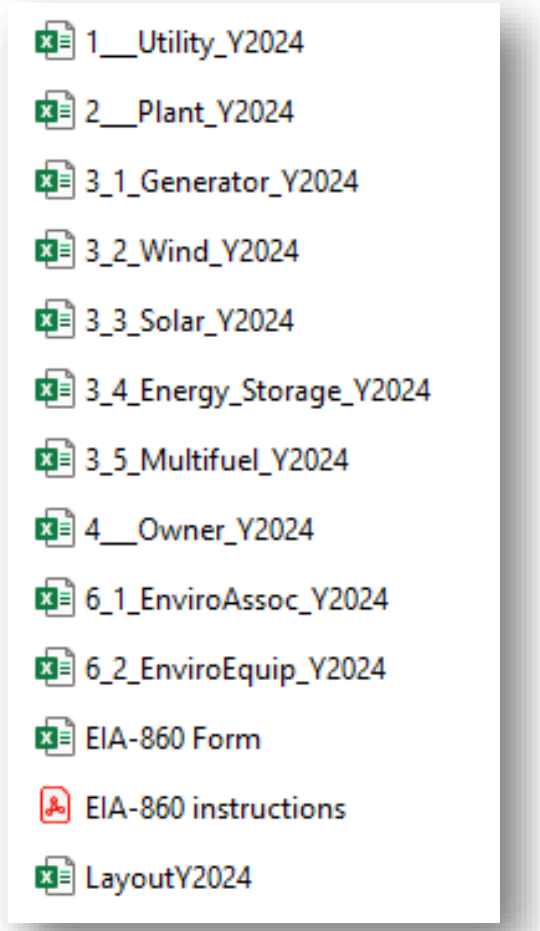
Table 6.6. Planned U.S. Electric Generating Unit Retirements

Ye	Mor	Entity	Entity Name	Plant Producer Type	Plant Name	Plant Stat	Plant	Generator	Net Summer Capacity (M	Technology	Energy Source Code	Prime Mover Cod
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	1	43.0	Natural Gas Fired Combustion Turbine	NG	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	2	45.0	Natural Gas Fired Combustion Turbine	NG	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	3	46.0	Natural Gas Fired Combustion Turbine	NG	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	4	47.0	Natural Gas Fired Combustion Turbine	NG	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	5	45.0	Natural Gas Fired Combustion Turbine	NG	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	6	46.0	Natural Gas Fired Combustion Turbine	NG	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	7	1.8	Petroleum Liquids	DFO	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Inver Hills	MN	1913	8	1.8	Petroleum Liquids	DFO	GT
2026	12	13781	Northern States Power Co - Minnesota	Electric Utility	Sherburne County	MN	6090	1	680.0	Conventional Steam Coal	SUB	ST
2027	12	13781	Northern States Power Co - Minnesota	Electric Utility	Red Wing	MN	1926	1	9.0	Municipal Solid Waste	MSW	ST

Use of EIA Data

860 Monthly and Annual Reports

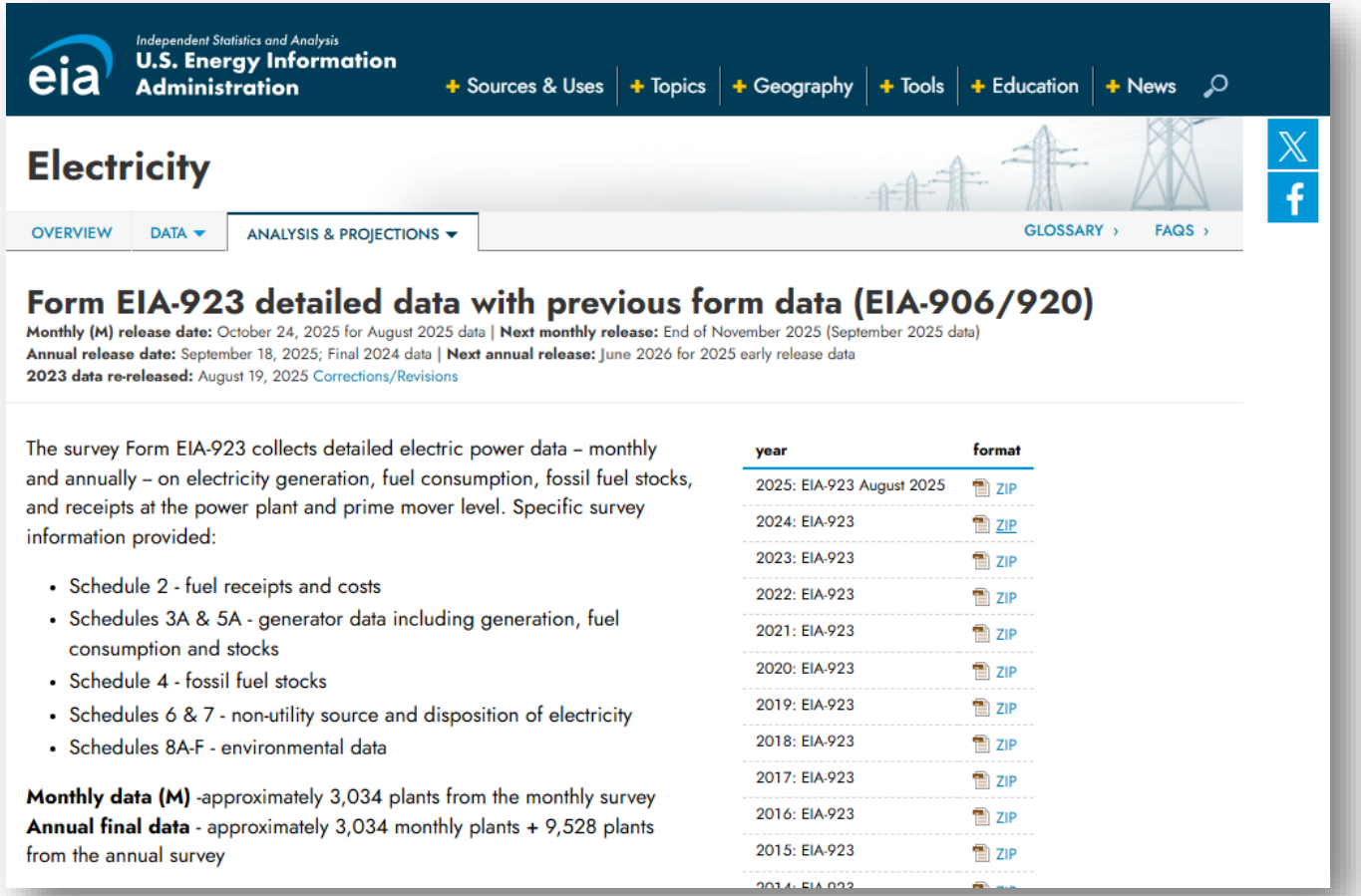
- Generator and Plant Specific Data
- Plant Location Data
- Generator Nameplate Capacities
- Effective Completion Dates
- Technology/Energy Source
- Status Notes



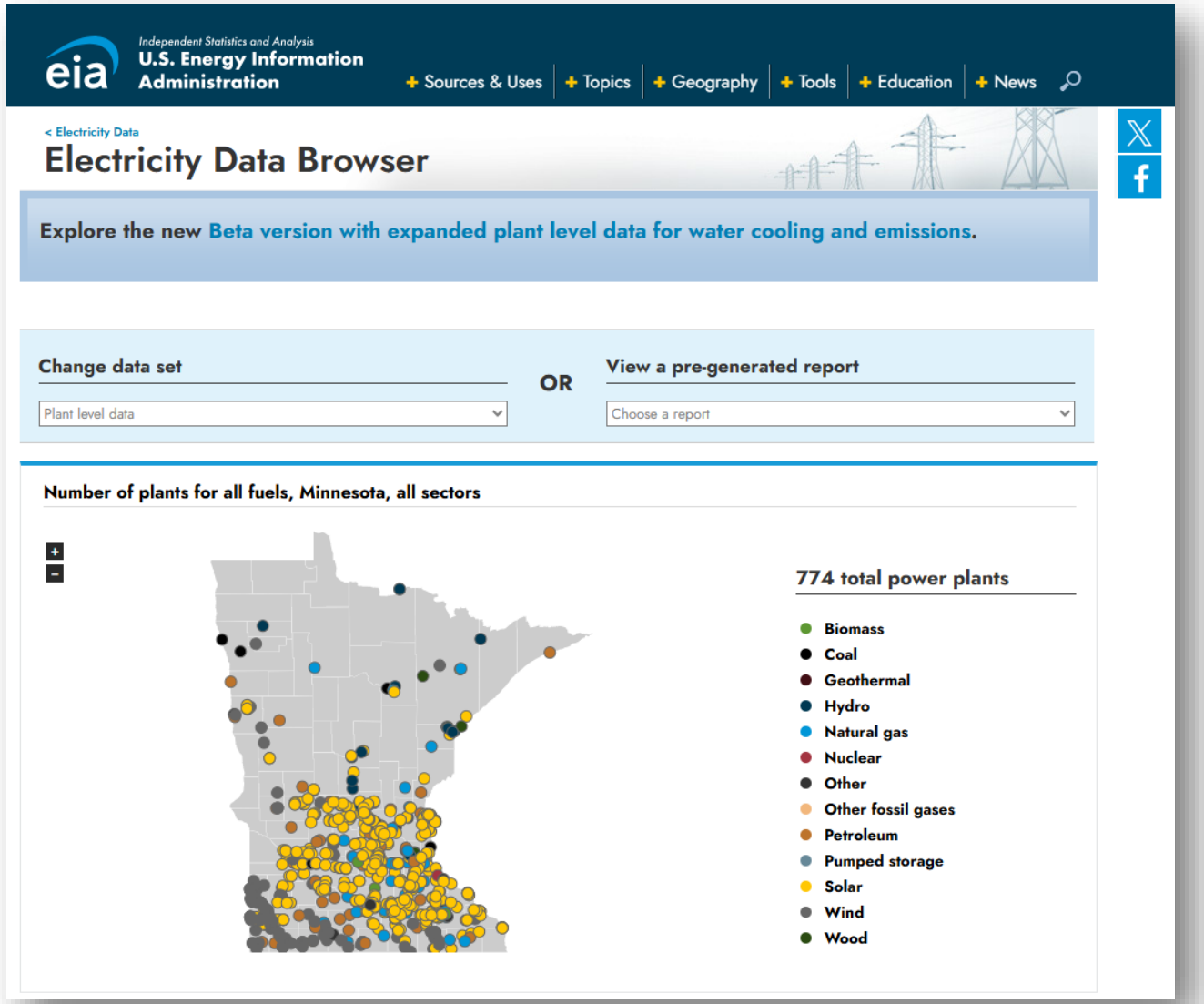
Use of EIA Data

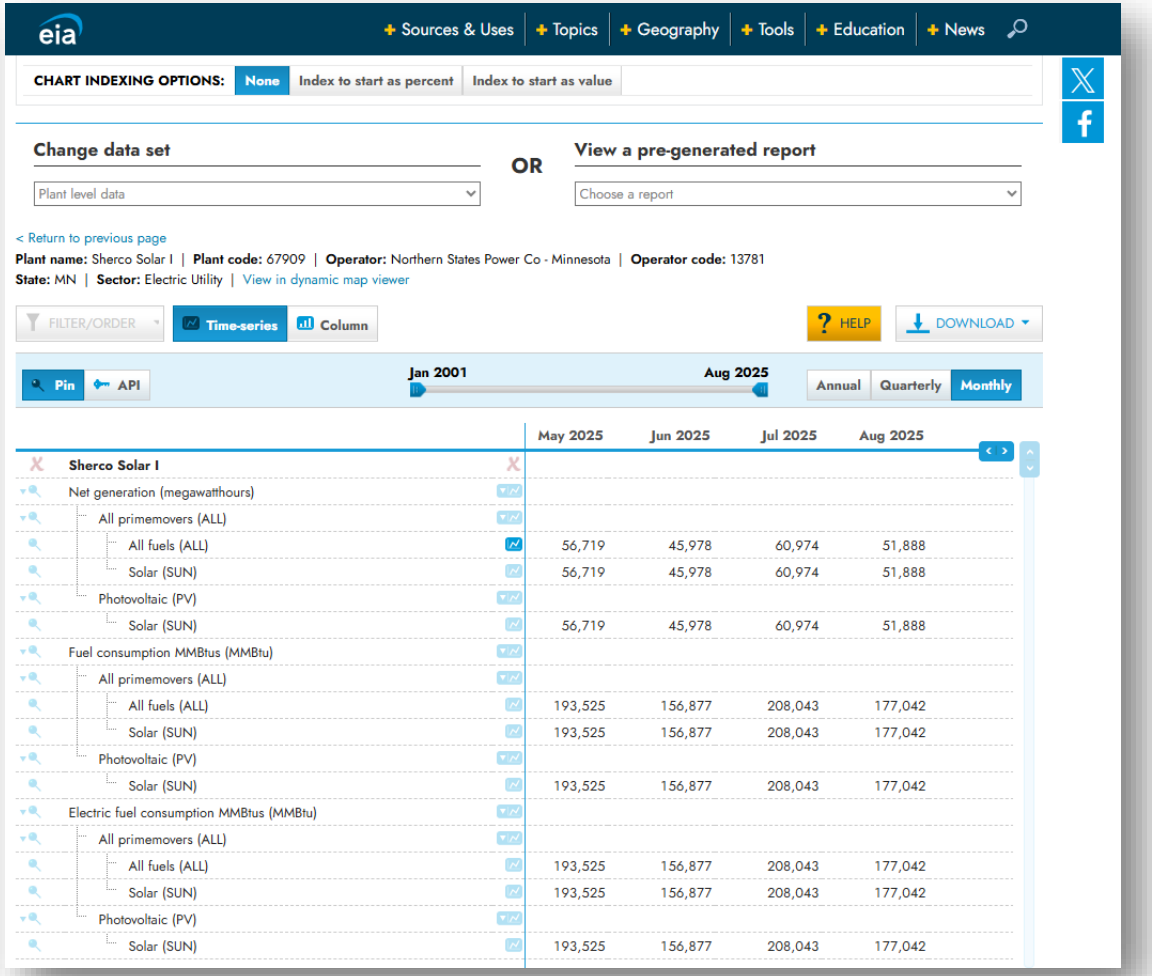
923 Monthly and Annual Reports

- Generation Data
  - Over 3,000 plants report monthly
  - Additional 9500+ plants report annually



Use of EIA Data





DEPARTMENT OF REVENUE

Break

Xcel Energy

2025 STATE ASSESSED PROPERTY FALL FORUM

MAKING ENERGY WORK BETTER

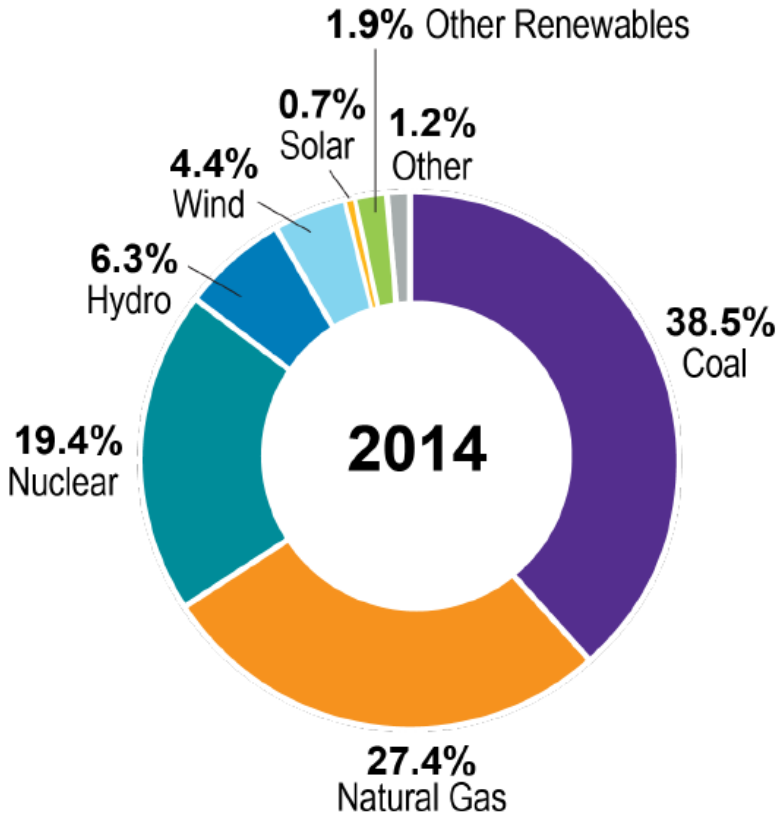
November 18, 2025

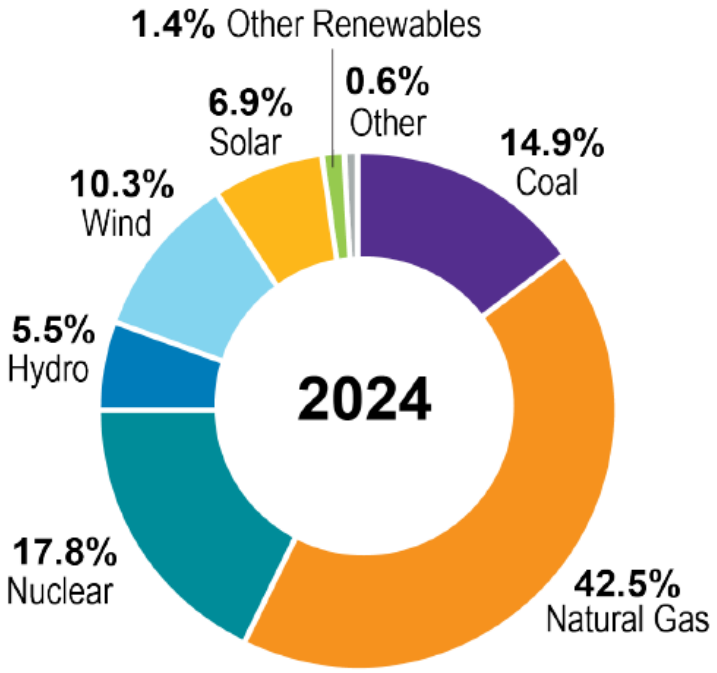
Xcel Energy®

THE MIX OF RESOURCES HAS CHANGED DRAMATICALLY

Transforming the Energy Mix

EEI





https://www.eei.org/-/media/Project/EEI/Documents/Resources-and-Media/pie_transforming_national_resource_mix.pdf

Note: "Other Renewables" includes geothermal and generation from biomass sources (agricultural waste, landfill gas recovery, municipal solid waste, wood, non-wood waste). "Solar" includes universal (or large-scale) solar and private (or rooftop) solar. Percentages may not add to 100.0% due to independent rounding. Source: U.S. Department of Energy, Energy Information Administration.

INDUSTRY CAPITAL EXPENDITURES

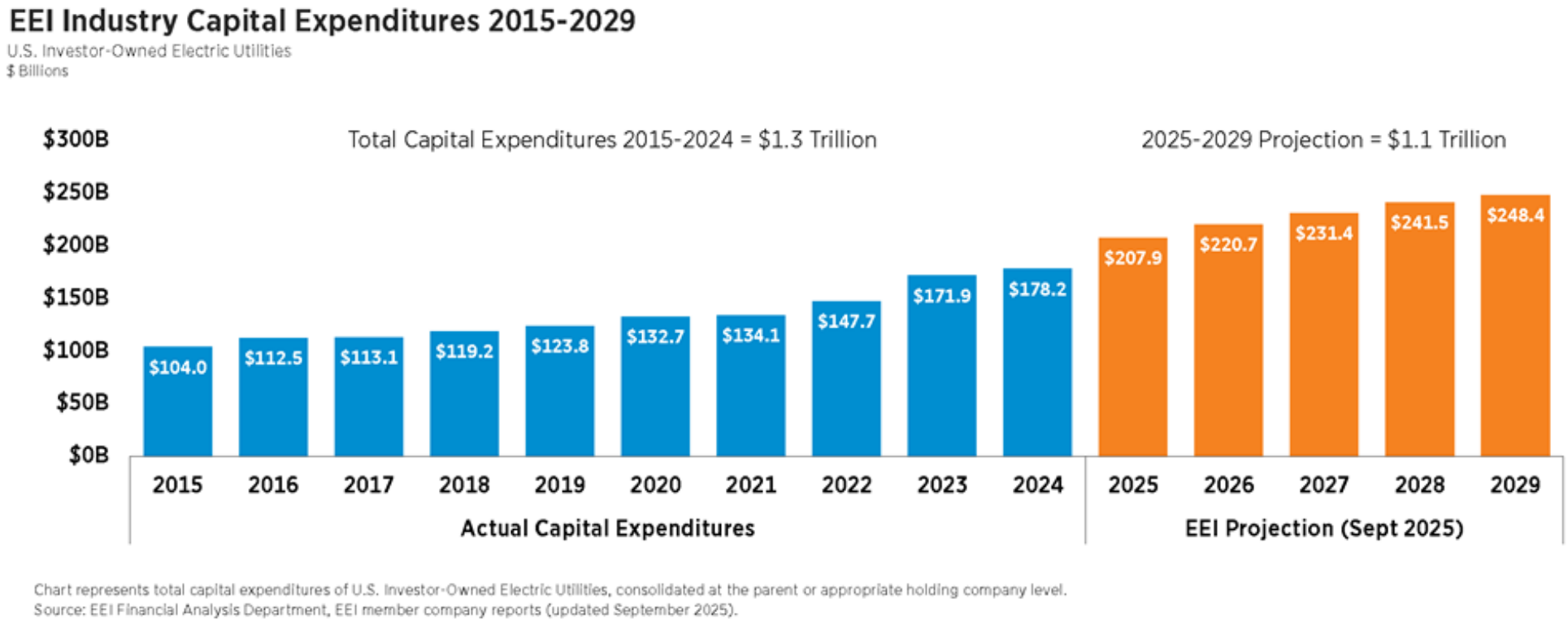


Chart represents total capital expenditures of U.S. Investor-Owned Electric Utilities, consolidated at the parent or appropriate holding company level.
Source: EEI Financial Analysis Department, EEI member company reports (updated September 2025).

INDUSTRY CAP EX BY FUNCTIONAL AREA

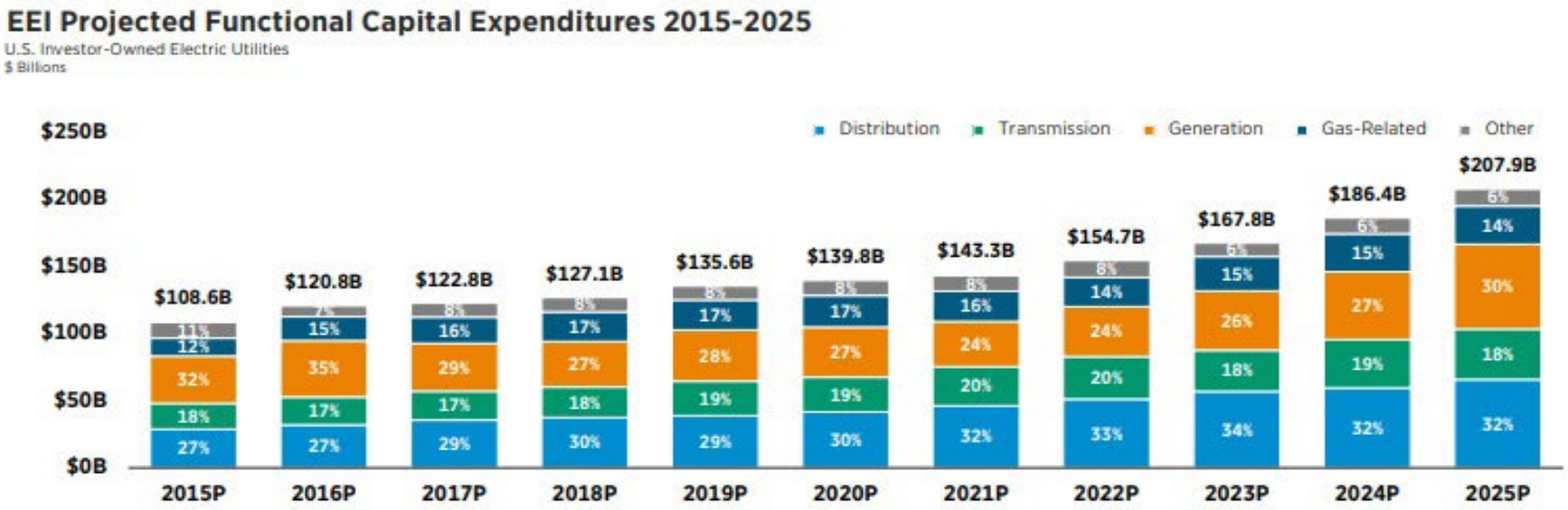
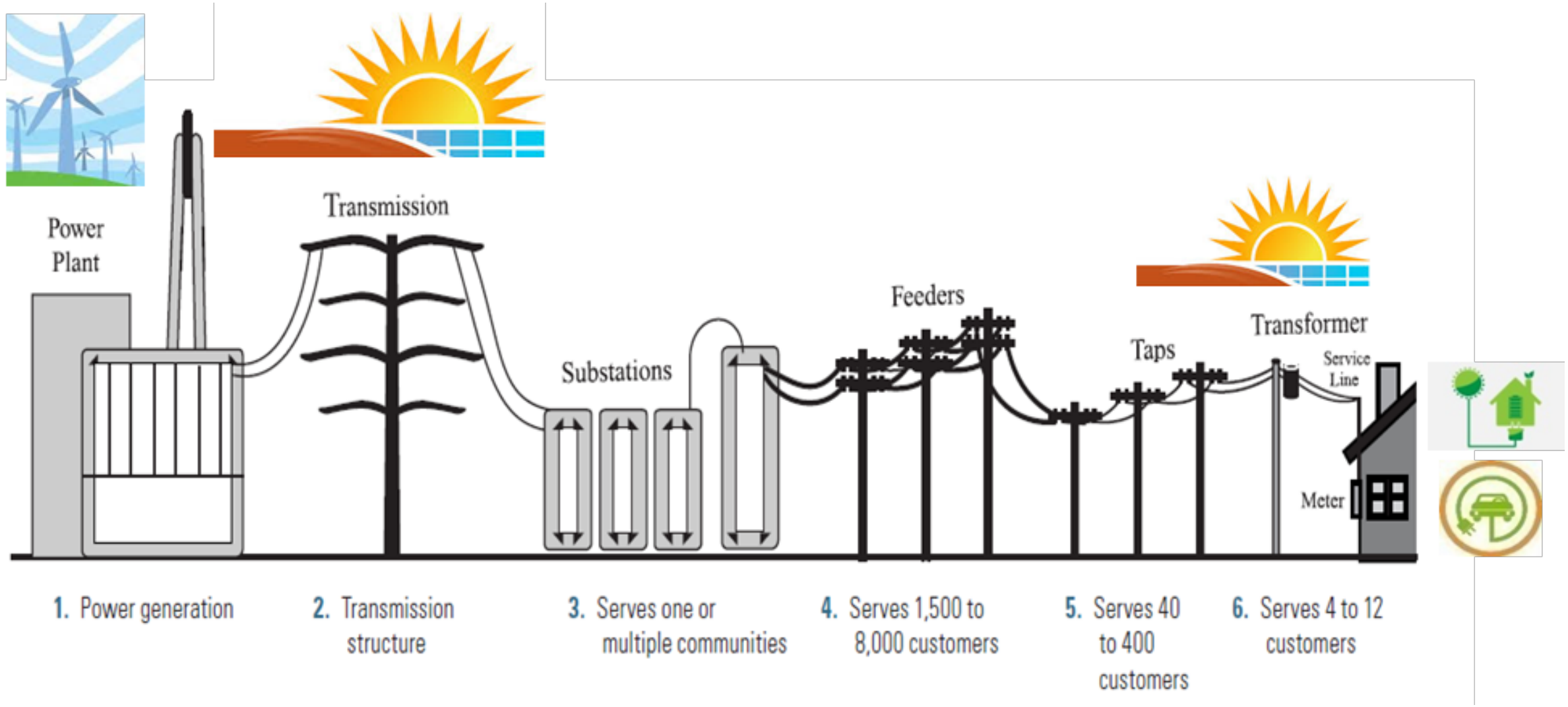


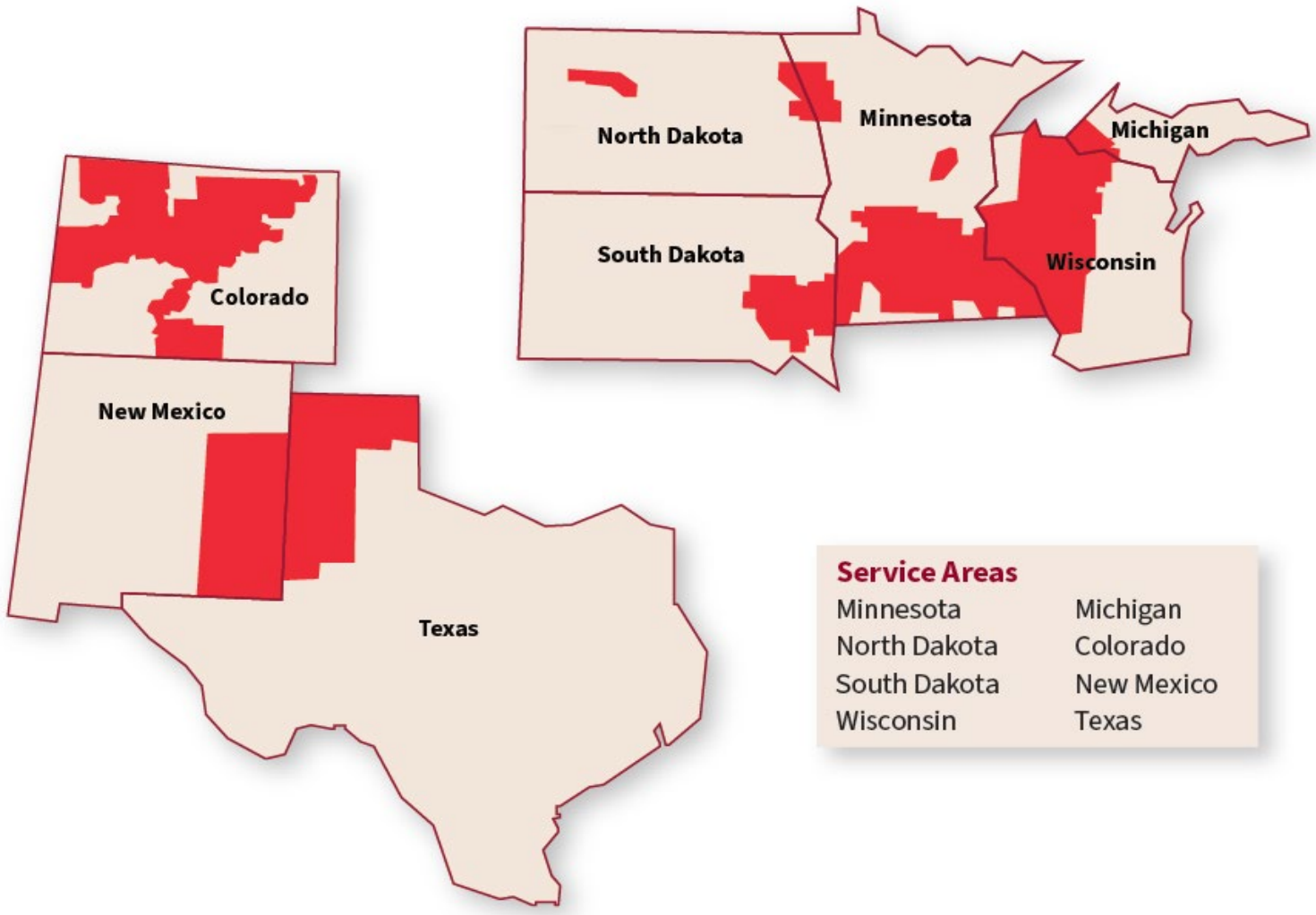
Chart represents projected total functional capital expenditures of U.S. Investor-Owned Electric Utilities. Years may not sum to 100% due to rounding.
Each annual functional projection is compiled during the calendar year for which it is reported and is not revised to align with actual totals.
Therefore, the projected total dollar amounts on the functional chart do not align with the actual reported totals on the industry capital expenditures chart.
Gas-related includes investments in natural gas delivery and natural gas pipeline infrastructure but not natural gas-fired electric generation.
Source: EEI Financial Analysis Department, EEI member company reports (2025P as of September 2025).

THE ELECTRICAL GRID



XCEL ENERGY

XCEL ENERGY SERVICE AREAS



XCEL ENERGY

BASE CAPITAL EXPENDITURES BY FUNCTION

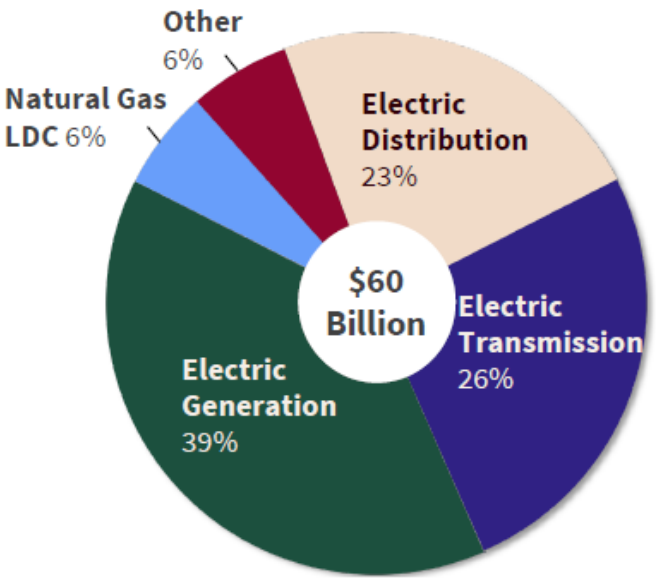
$ Millions	2026	2027	2028	2029	2030	Total
Electric Transmission	$3,060	$2,930	$2,890	$3,190	$3,370	$15,440
Renewables	3,560	4,620	3,380	1,150	1,210	13,920
Electric Distribution	2,920	3,250	2,930	1,680*	2,930	13,710
Electric Generation	2,220	2,420	2,500	1,810	590	9,540
Natural Gas	860	830	700	650	680	3,720
Other	1,170	1,080	250	540	630	3,670
Total	**$13,790**	**$15,130**	**$12,650**	**$9,020**	**$9,410**	**$60,000**

* Electric Distribution spend for 2029 = $2,890 million before recognizing impact of securitization of Colorado wildfire mitigation plan spend
Base capital forecast excludes additional generation investment associated with resource plans and SPP and MISO Tranche 2 transmission projects

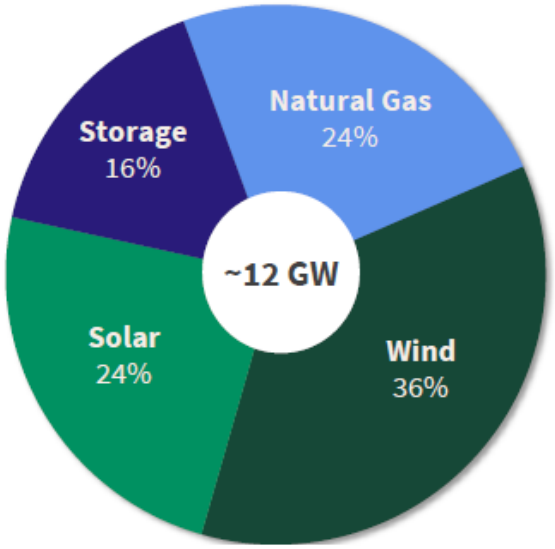
XCEL ENERGY

CAPITAL FORECAST 2026 – 2030

Investment by Function



Electric Generation Capacity Mix



XCEL ENERGY

CAPITAL FORECAST 2026 – 2030

$60 billion total capital investment

~7,500 MW renewable generation

~3,000 MW natural gas generation

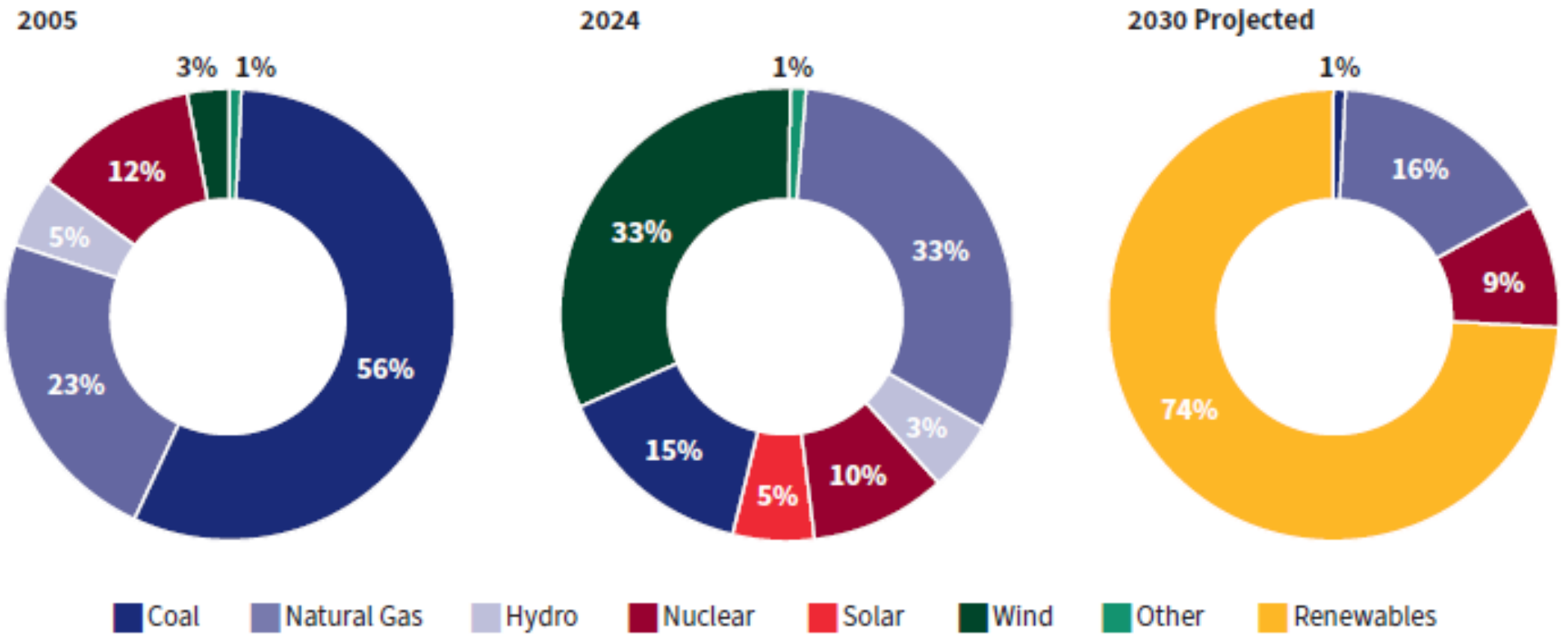
~1,900 MW energy storage

~1,500 new transmission line miles

~$5 billion for wildfire mitigation

XCEL ENERGY

Xcel Energy Inc. | System Energy Mix

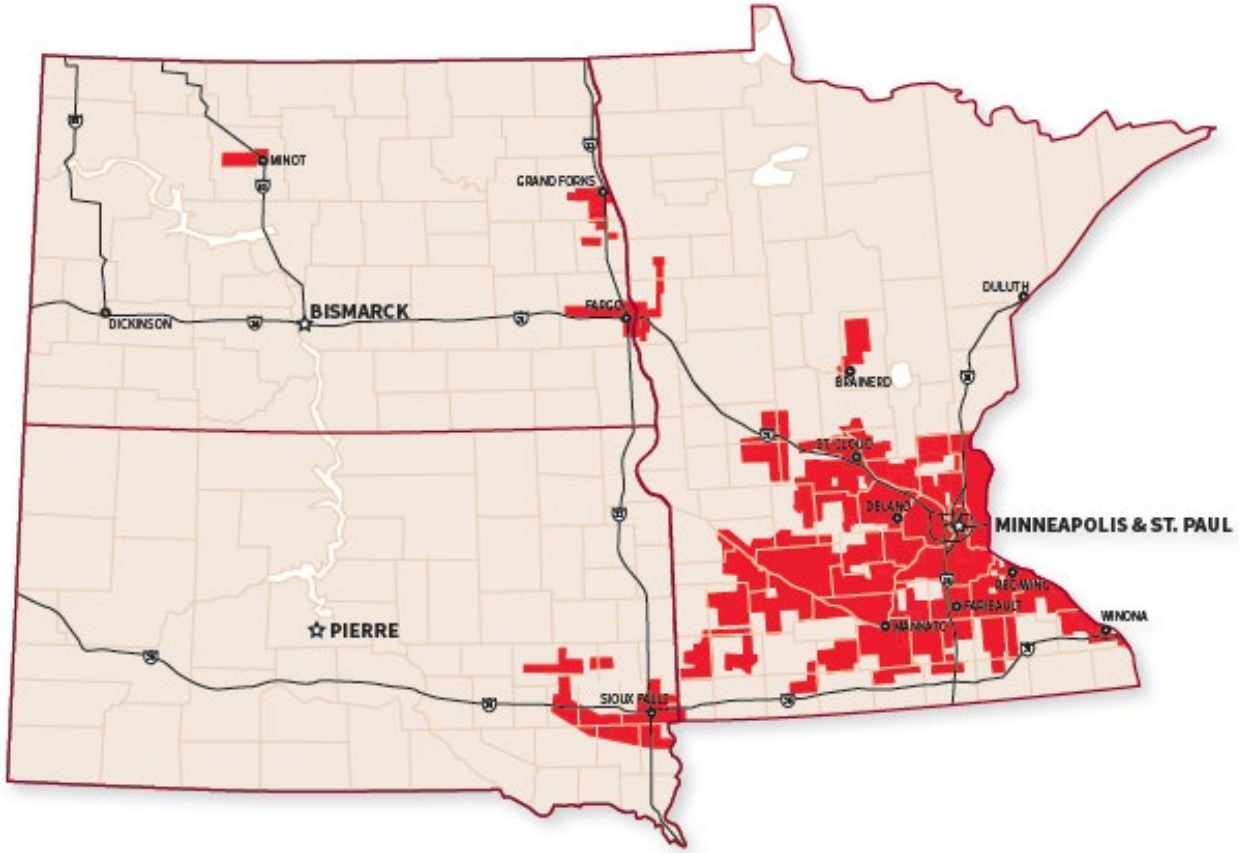


Projected carbon reduction of 80% by 2030, with a vision to be carbon free by 2050.

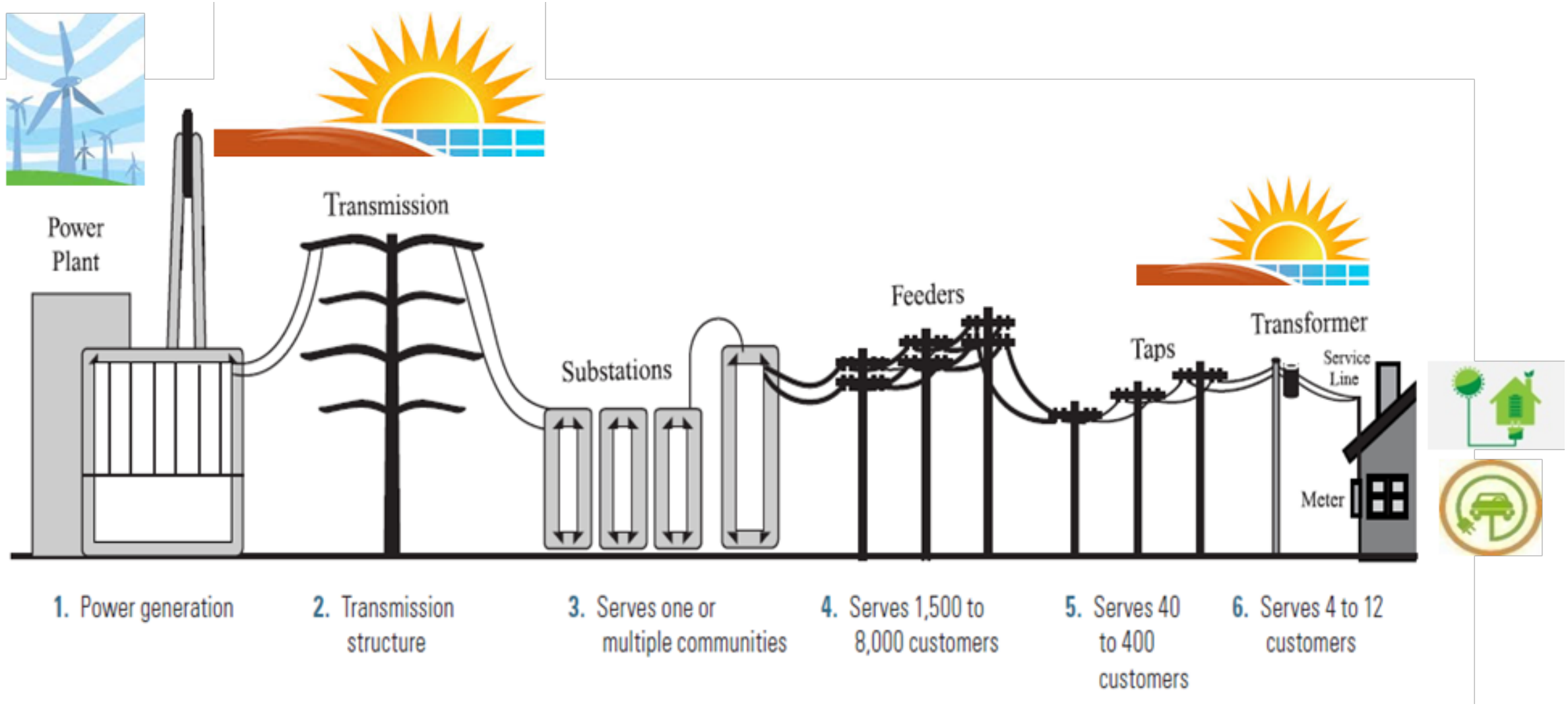
NORTHERN STATES POWER COMPANY

NORTHERN STATES POWER COMPANY – MINNESOTA

- NSPM is an Xcel Energy operating company that conducts business in Minnesota, North Dakota and South Dakota.
- The company has electric operations in all three states that include the generation, purchase, transmission, distribution and sale of electricity.
- NSPM also purchases, transports, distributes and sells natural gas to retail customers and transports customer-owned natural gas in Minnesota and North Dakota.
- 1.06 million electricity customer.
- 0.6 million natural gas customers.



THE ELECTRICAL GRID



NORTHERN STATES POWER COMPANY – MINNESOTA

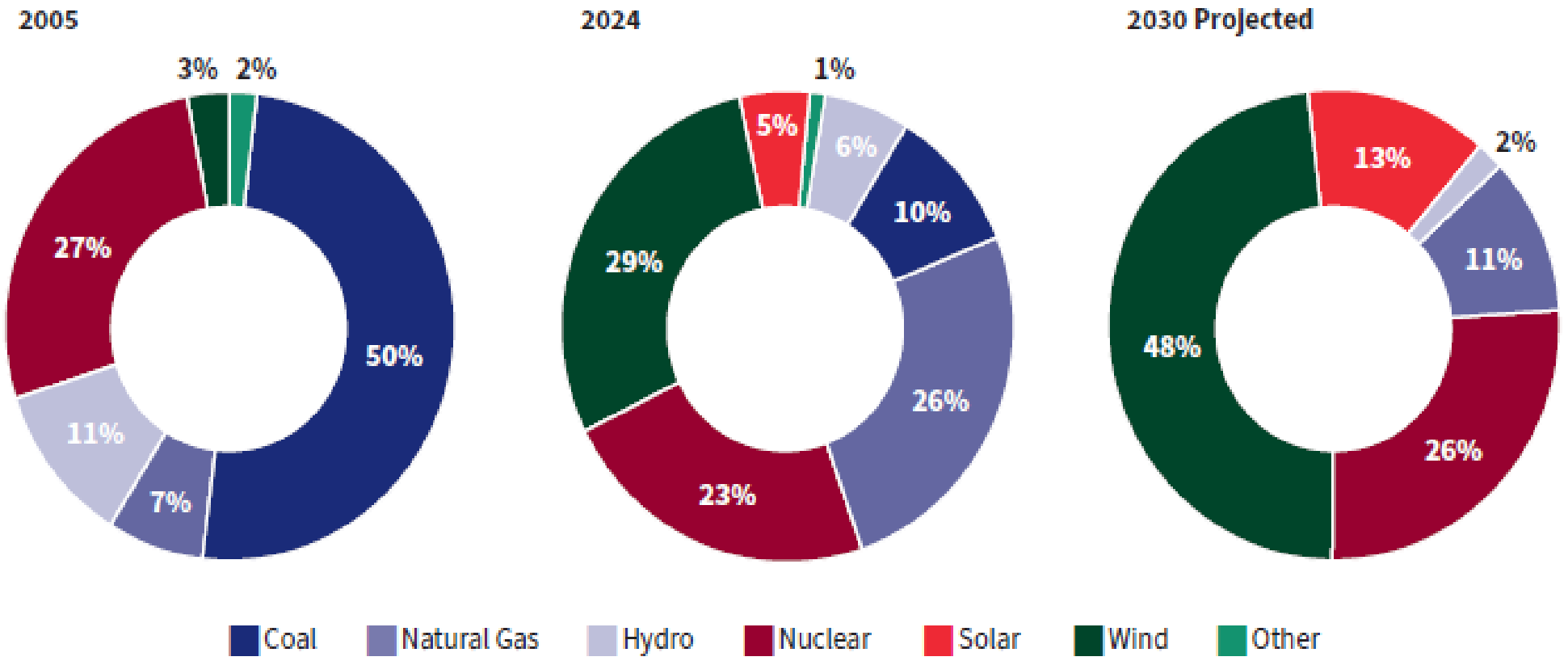
NSPM | Base Capital Expenditure Forecast

Dollars in Millions

	2026	2027	2028	2029	2030	Total
Renewables	$630	$1,380	$1,320	$1,100	$1,180	$5,610
Electric Distribution	$860	$1,090	$1,010	$1,010	$980	$4,950
Electric Transmission	$1,060	$850	$740	$590	$640	$3,880
Electric Generation	$550	$930	$590	$510	$440	$3,020
Other	$440	$440	$400	$300	$250	$1,830
Natural Gas	$200	$180	$150	$150	$160	$840
Total	**$3,740**	**$4,870**	**$4,210**	**$3,660**	**$3,650**	**$20,130**

NORTHERN STATES POWER COMPANY – MINNESOTA

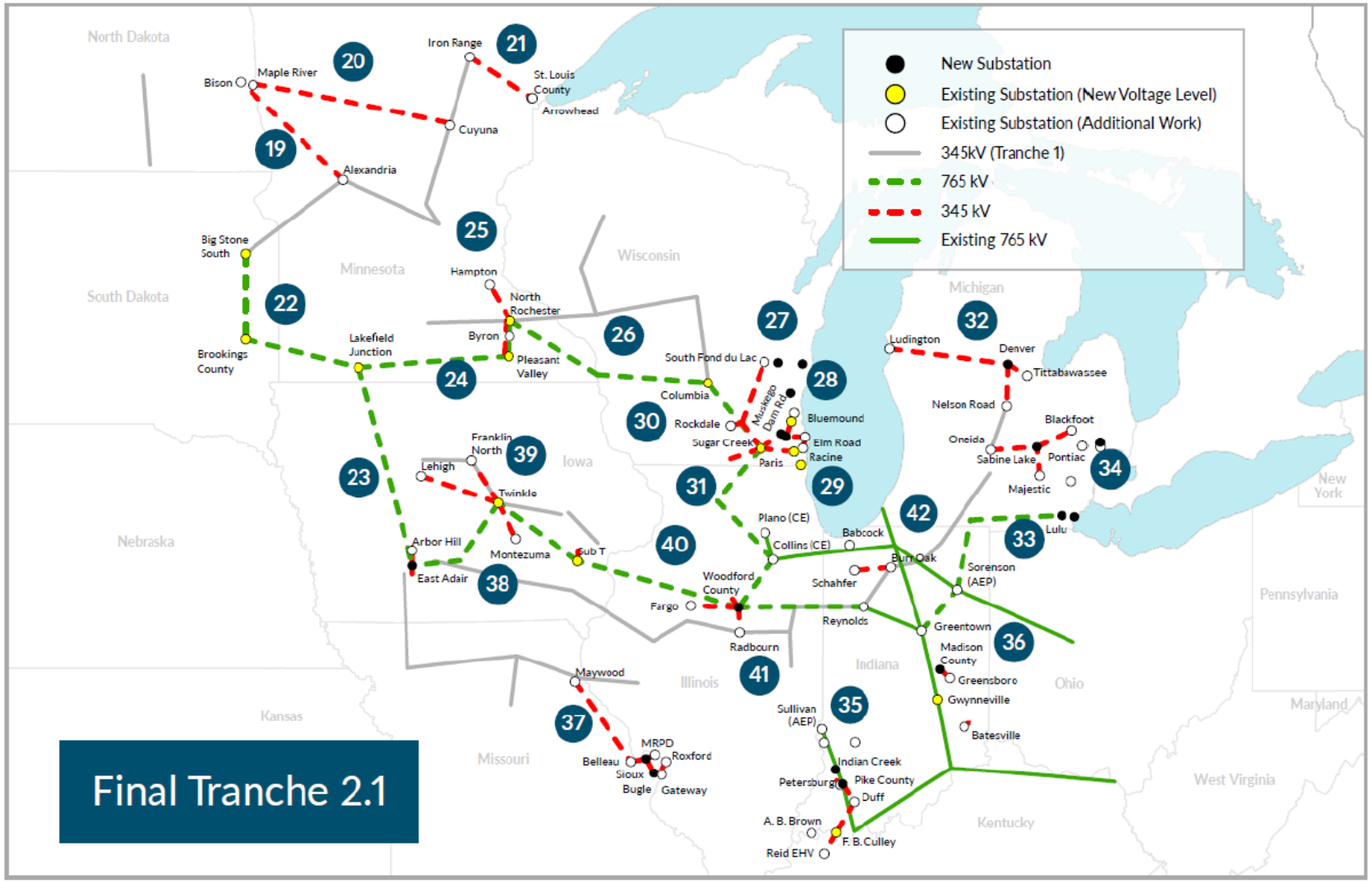
NSPM | System Energy Mix



TRANSMISSION

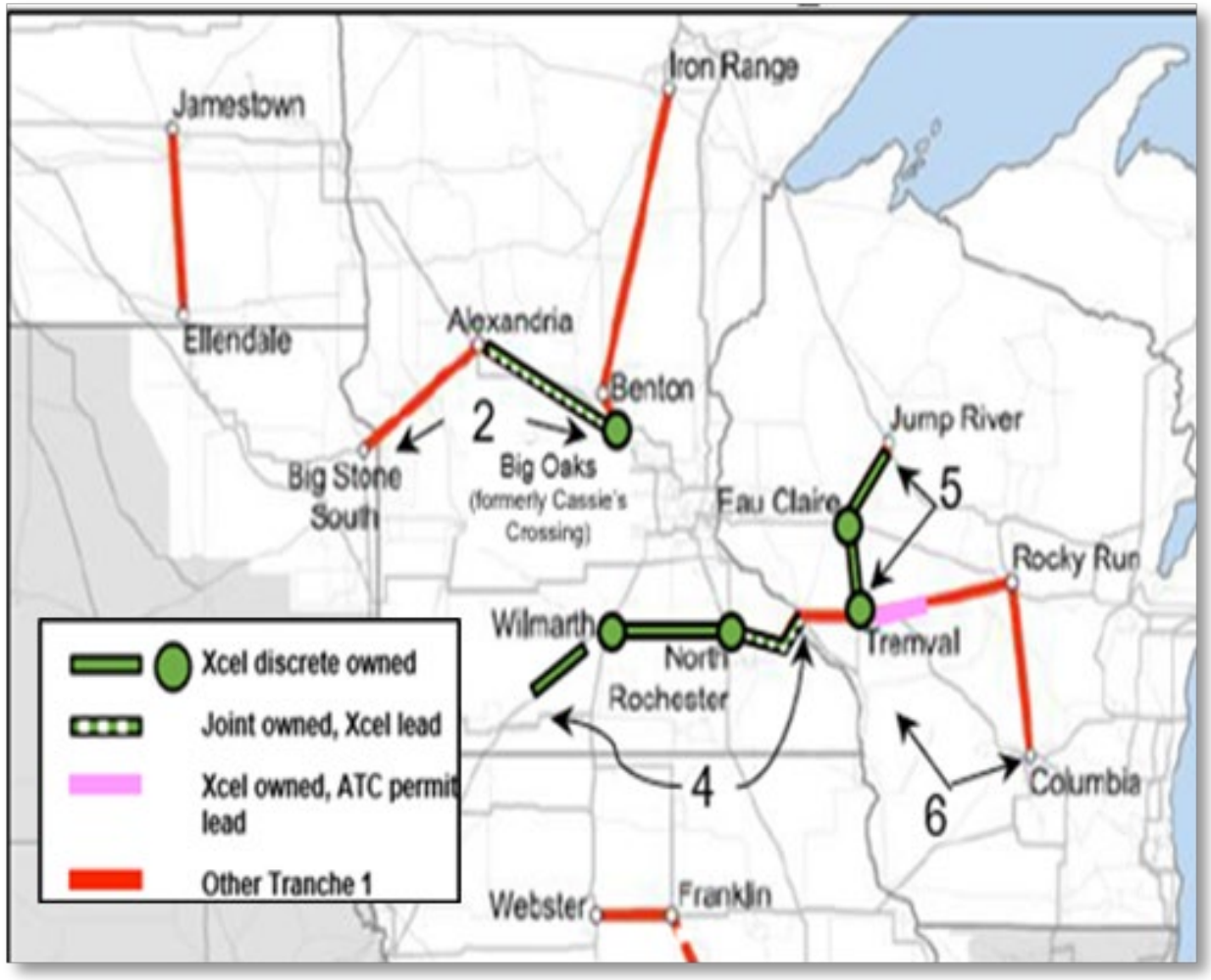
MISO'S LONG-RANGE TRANSMISSION PLANNING (LRTP)

- LRTP Tranche 1
  - 18 projects
  - ~$10.3B
- LRTP Tranche 2.1
  - 24 projects
  - ~$21.8B



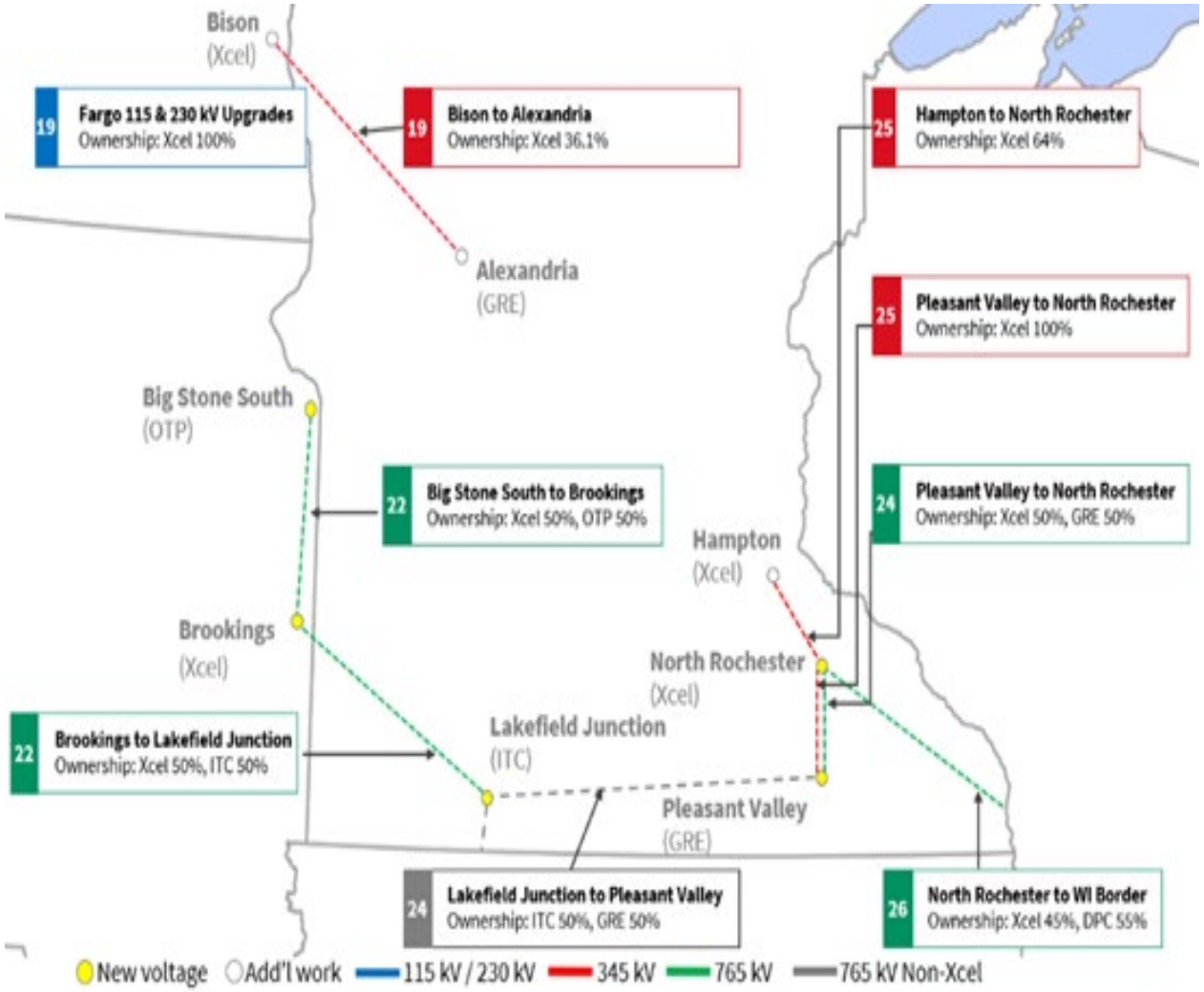
MISO LRTP TRANCHE 1

- Xcel's involvement in MISO's LRTP Tranche 1 includes four discrete 345 kV transmission projects within MN and WI aimed at strengthening grid reliability, supporting renewable integration, and reducing congestion.
- LRTP 2: Alexandria to Big Oaks
- LRTP 4: Mankato – Mississippi River Transmission Project
- LRTP 5: Western Wisconsin Transmission Connection
- LRTP 6: Grid Forward Central Wisconsin
- Total Xcel Cap Ex ~ $1.4B over next 5-years



MISO LRTP TRANCHE 2.1

- The five projects Xcel is involved in have nine utility partners, span three states, include three greenfield 765 kV transmission lines, and two greenfield 765 kV Substations.
- The projects provide export outlets for North Dakota and South Dakota, improve capacity through Minnesota and surrounding states, reduce congestion, and support load growth.
- Total Xcel Cap Ex ~ $3.5B over next 5-years

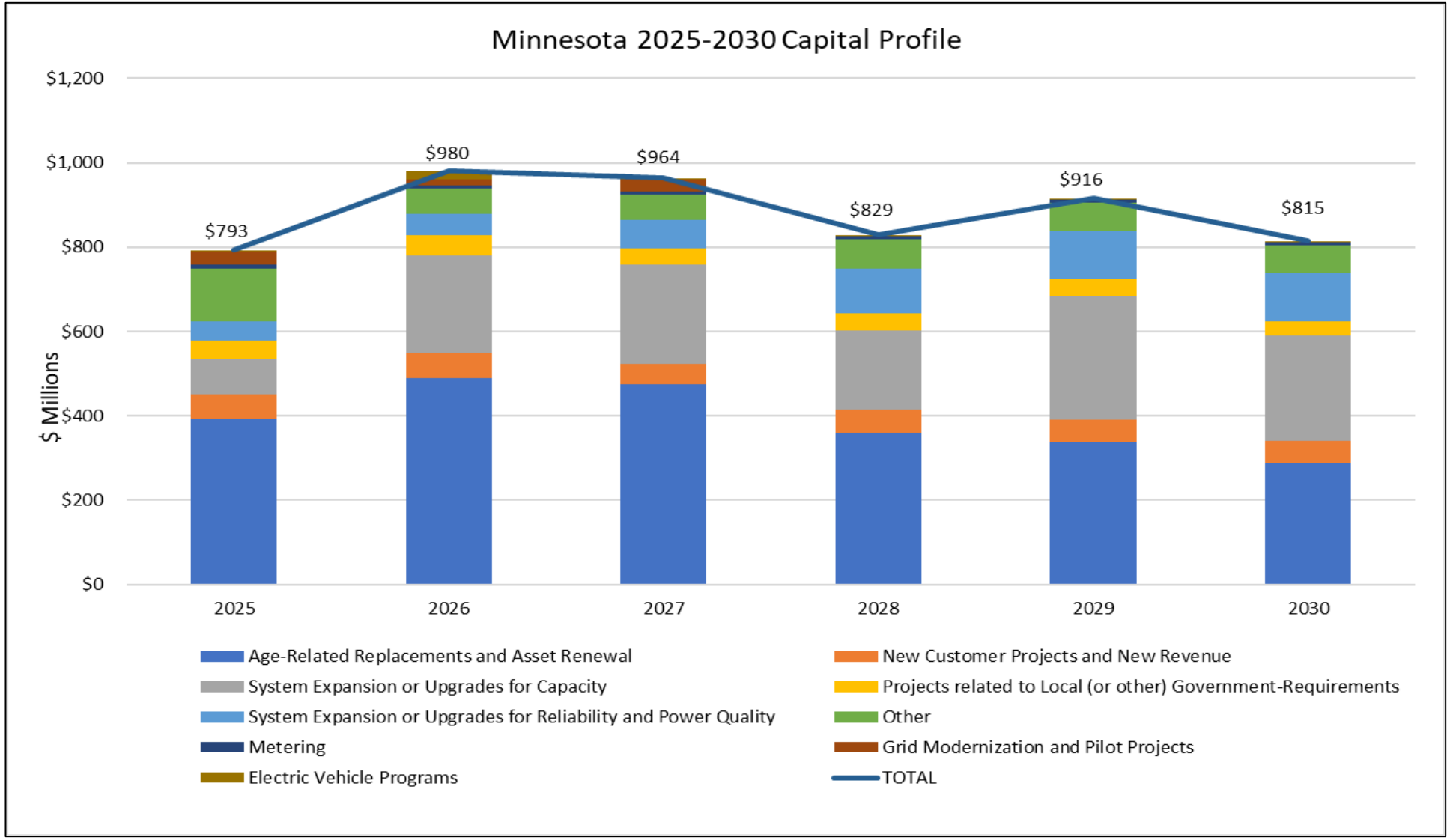


MINNESOTA ENERGY CONNECTION

- Initiative led by Xcel Energy to support Minnesota's transition to 100% carbon-free electricity by 2040.
- Features a 180-mile, double-circuit 345 kV transmission line from the Company's Sherco generation facility in Central Minnesota to the southwest corner of the state and includes two new substations.
- Delivering over 2,000 MW of renewable capacity, strengthen grid reliability, and combines the reuse of existing infrastructure with new construction.

DISTRIBUTION

DISTRIBUTION CAP EX BUDGET



Xcel Energy®

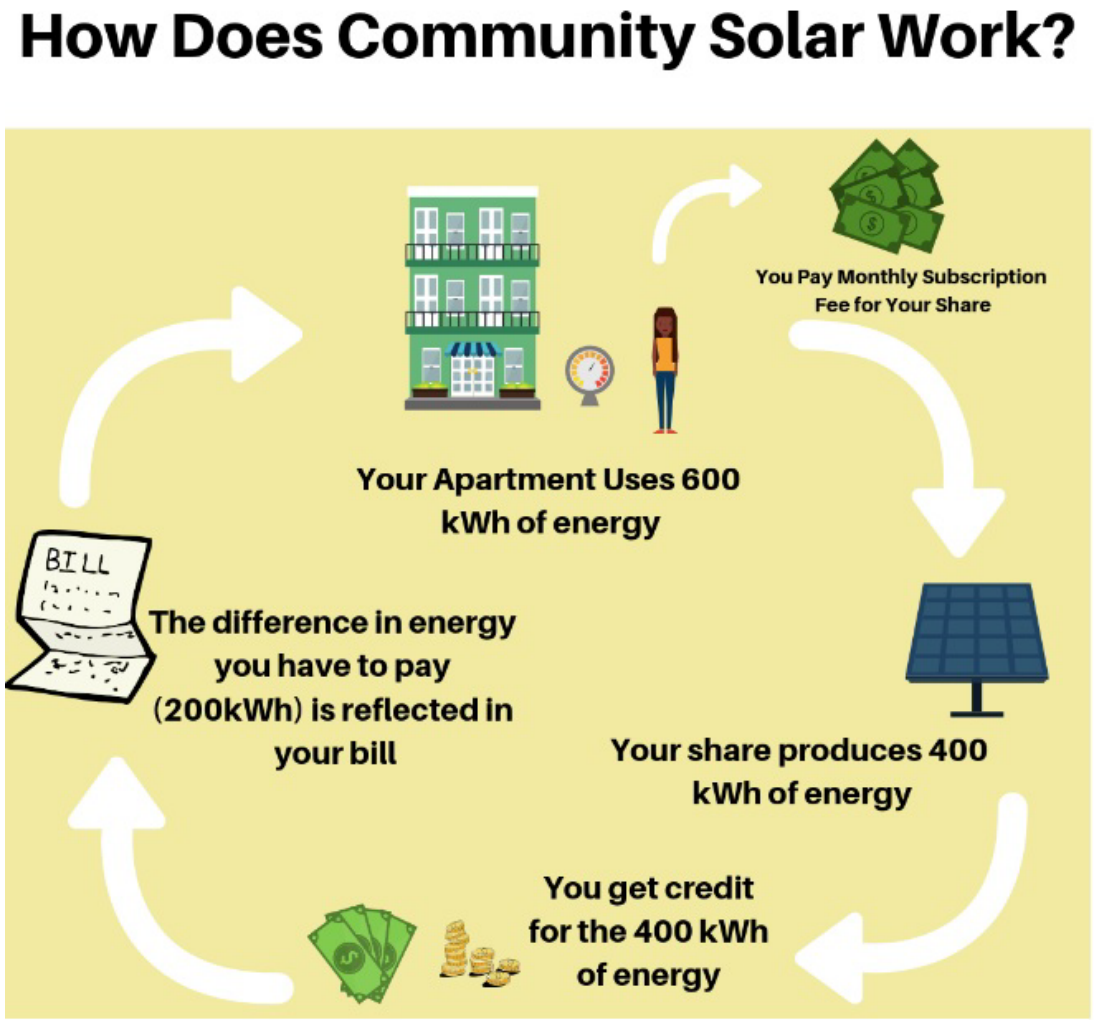
Minnesota Department of Commerce

LMI-Accessible CSG Program

John-Michael Cross| Solar Coordinator

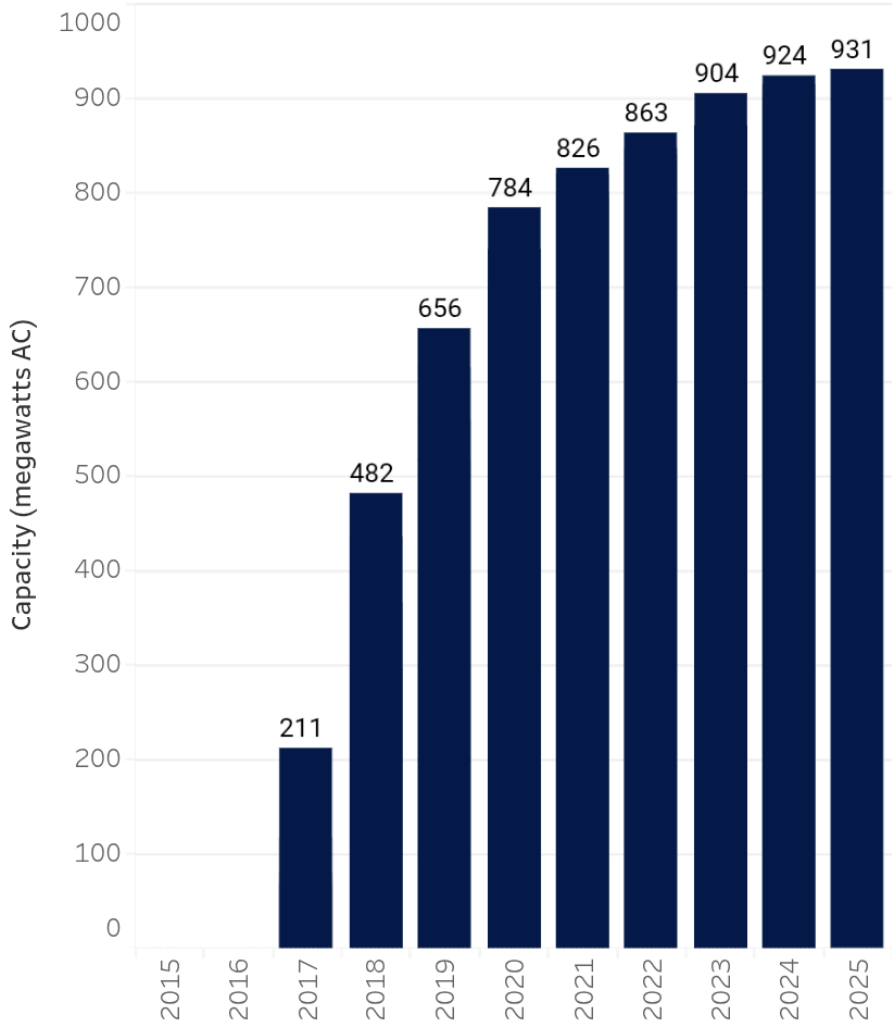
What is Community Solar?

- A subscription model to spur solar energy development and spread the benefits of the clean energy transition.



Legacy Program

- 2013-2023
- Administered by Xcel
- Garden Max Capacity 1 MW
- No program capacity limit
- No income requirements
- No guaranteed savings



Commerce LMI-Accessible CSG Program

- 2013-2023
- Administered by Xcel
- Garden Max Capacity 1 MW
- No program capacity limit
- No income requirements
- No guaranteed savings

- 2024 onward
- Administered by Commerce
- Garden Max Capacity 5 MW
- Annual program capacity limits
- Low- and Moderate-Income Accessible
- Guaranteed Savings for LMI Subscribers

LMI Program Progress

- 2024 Capacity Approved: 81 MW
- 2025 Capacity Approved/Under Review: 95 MW (100 MW maximum)
- 118 Gardens approved
- 21 Gardens totaling ~20 MW now online

Tax Credits and the Future of Solar

Thank You!

John-Michael Cross

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Group Engagement

DEPARTMENT OF REVENUE

Thank You!

State Assessed Property Section

sa.property@state.mn.us

November 18, 2025