

Trends Affecting Payable 2020 Property Taxes in Ramsey County

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Tax shifts due to market value changes

- Market values are increasing in the double digits for 35% of homes, 32% of apartments and 26% of commercial/industrial property.
- Thomas-Dale/Frogtown, Dayton's Bluff, Payne/Phalen, North End, West Seventh, Maplewood, Mounds View, North St. Paul and Spring Lake Park are all areas with higher increases in residential market values.

2019 Legislative Change

- The Legislature lowered the state general tax levy against commercial-industrial property by \$47.5 million or 6.1%. This will lower state taxes against these types of property.

It does not impact the county levy or taxes.

Gain in fiscal disparity distribution levy

- The County’s fiscal disparity distribution levy will increase. This increase will lower local property taxes.

	2019 FD Distribution	2020 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$49,555,107	\$51,934,917	\$2,379,810	4.8%

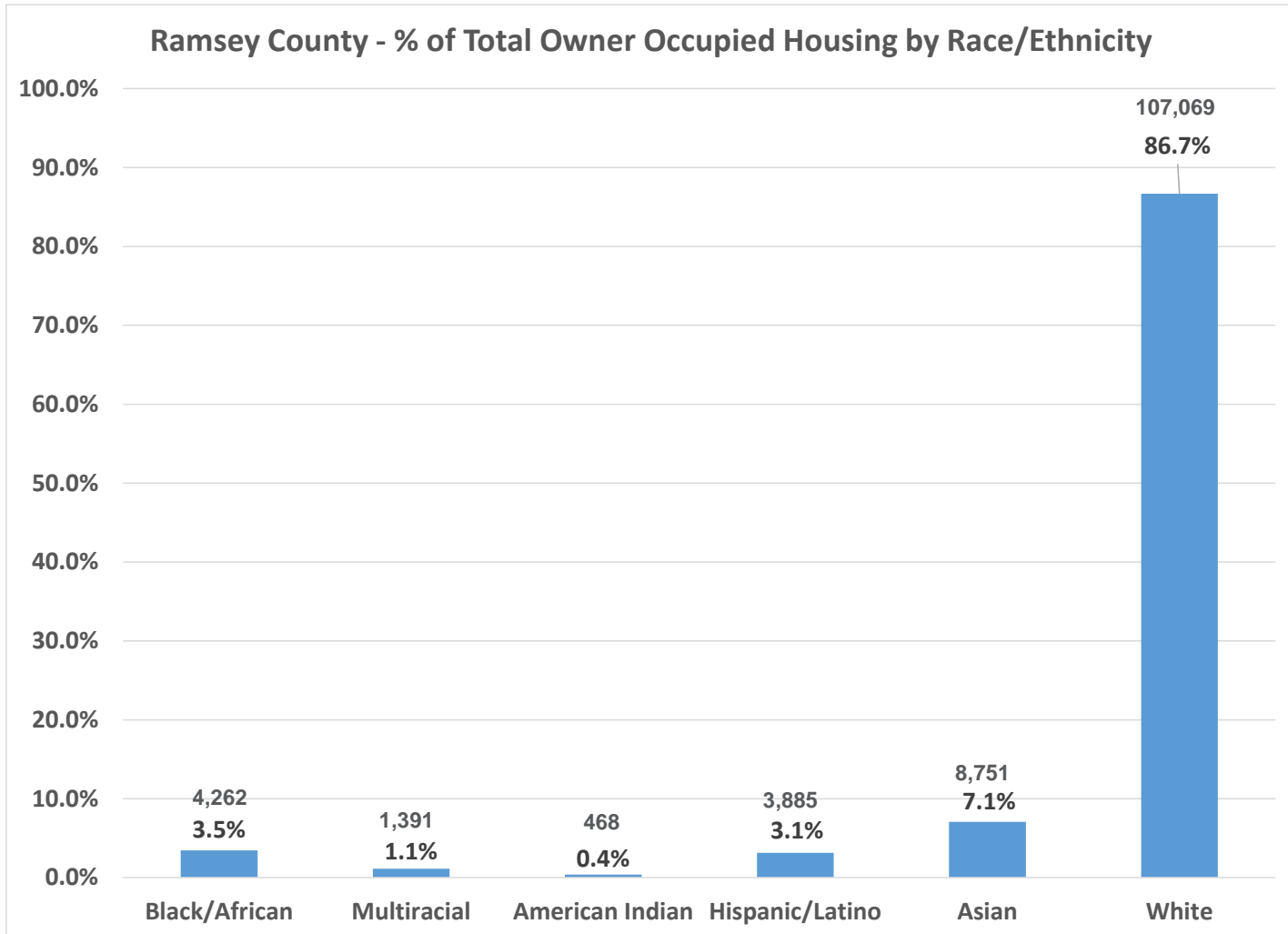
- The City of Saint Paul and Saint Paul School District ISD #625 will have significant gains.

There is Little and a Limited Supply of Affordable Housing

HUD Category	Household Income Level	Estimated Maximum Affordable Home Price	Number of Homes Less Than or Equal to Affordable Home Price	Income Range	Estimated Number of Households in Income Range
Low Income	80% AMI (\$75,500)	\$234,500	73,027	Between \$60,000 and \$75,500	12,520
	60% AMI (\$60,000)	\$181,500	39,766	Between \$50,000 and \$60,000	25,040
Very Low Income	50% AMI (\$50,000)	\$149,000	19,787	Between \$30,000 and \$50,000	36,321
Extremely Low Income	30% AMI (\$30,000)	\$83,500	1,685	<= \$30,000	51,325
Median Family Income (family of 4) - 2019 - MPLS/St Paul Area is \$100,000					

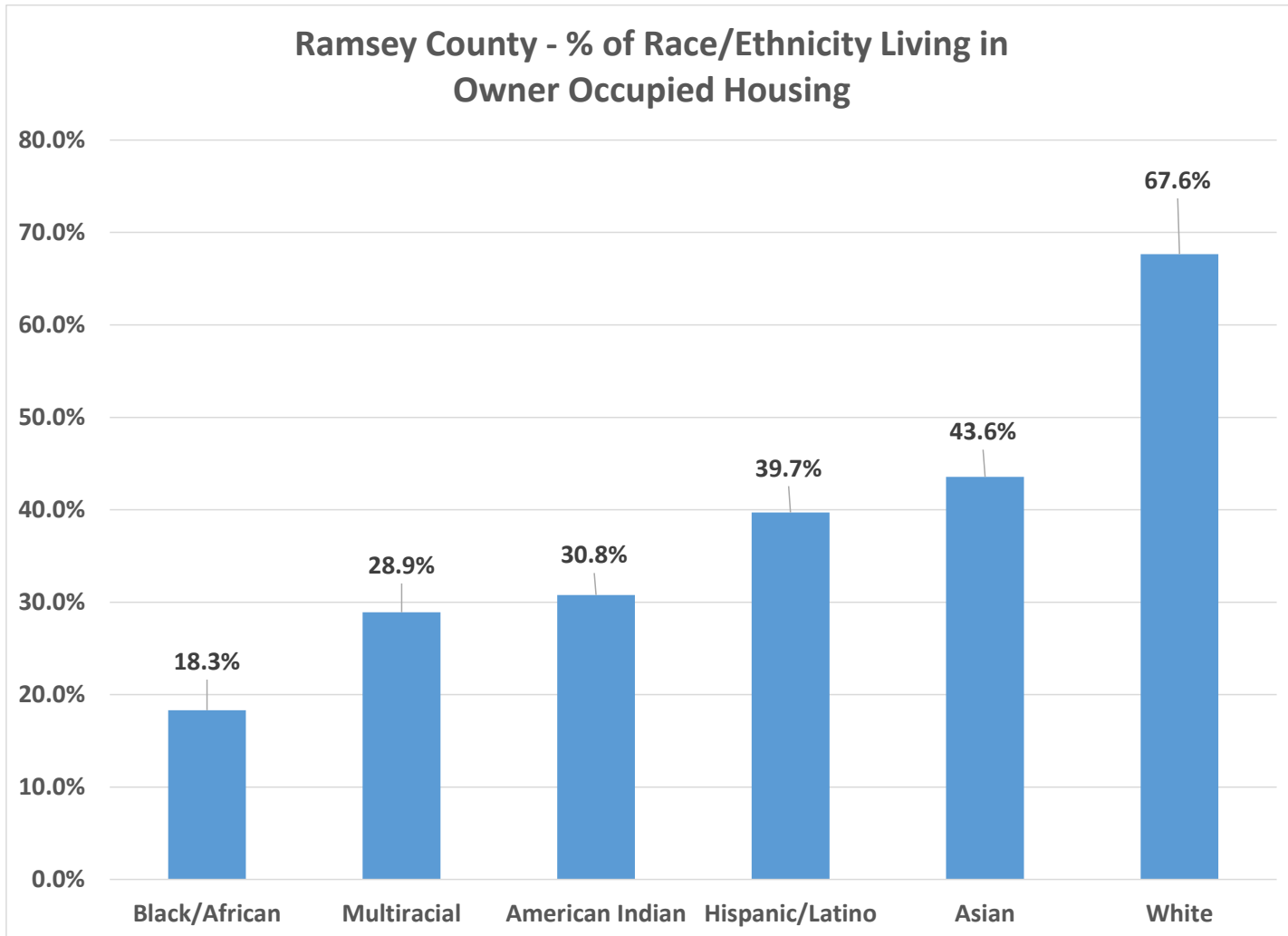
Source: Household income from HUD; maximum affordable home price is calculated based on assumptions related to costs of acquiring a home; number of homes from 2020 Assessor's data; number of households in income range from Census Bureau – 2017 – American Community Survey

The Vast Majority of Owner Occupied Housing is Owned by White Households



Source: Census Bureau – 2017 American Community Survey

White Households Have More Than Double or Triple the Rate of Home Ownership Than Blacks and Other Races



Source: Census Bureau – 2017 American Community Survey

Factors Affecting Payable 2020 Roseville Property Taxes
For a Median Value Single Family Home of \$272,000
assuming a 6.7% Increase in Estimated Market Value

Located in School District #623 and the Rice Creek Watershed

Factors	Amount	
Final Payable 2019 Total Tax (\$254,900 EMV Home)	\$ 3,748	
Gain of Fiscal Disparities	\$ (8)	
Change in Homestead Exclusion Benefit	18	
Other Shifts	28	
Total Increase Due to Tax Shifts	\$ 38	
County Levy	\$ 70	\$ 73
Regional Rail Levy	8	7
School District Levy	-	14
City Levy	-	21
Other Special Taxing Districts Levy	-	1
Total Increase Due To Changes in Levy	\$ 78	\$ 116
		Perc Change
Estimated Payable 2020 Total Tax (\$272,000 EMV Home)	\$ 3,864	3.1%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
Roseville Levy	22,025,310	22,025,310	-	0.0%
ISD 623 Levy	40,392,223	40,392,223	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%

Factors Affecting Payable 2020 St. Paul Property Taxes For a Median Value Single Family Home of \$199,800 assuming a 7.3% Increase in Estimated Market Value

Factors	Amount
Final Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,828
Gain of Fiscal Disparities	\$ (76)
Change in Homestead Exclusion Benefit	16
Other Shifts	45
Total Decrease Due to Tax Shifts	\$ (15)
County Levy	\$ 47
Regional Rail Levy	5
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 52
Estimated Payable 2020 Total Tax (\$199,800 EMV Home)	\$ 2,865

Change that will appear on Proposed Notice
\$ 57
6
(29)
2
1
\$ 37
Perc Change
1.3%

<u>Assumptions:</u>	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

Factors Affecting Payable 2020 St. Paul Property Taxes For a Median Value Commercial Property of \$525,000 assuming a 6.0% Increase in Estimated Market Value

Factors	Amount	
Final Payable 2019 Total Tax (\$495,450 Commercial Property)	\$ 17,674	
Gain of Fiscal Disparities	\$ (235)	
Other Shifts	15	
Total Decrease Due to Tax Shifts	\$ (220)	
County Levy	\$ 170	\$ 28
Regional Rail Levy	20	6
School District Levy	-	(217)
City Levy	-	(181)
Other Special Taxing Districts Levy	-	(22)
Fiscal Disparity Tax	-	552
State Business Tax	-	(196)
Total Increase Due To Changes in Levy	\$ 190	\$ (30)
Estimated Payable 2020 Total Tax (\$525,000 Commercial)	\$ 17,644	Perc Change -0.2%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Median Estimated Market Value of Residential Property
 By St. Paul Planning District
 Taxes Payable Year 2019 to Estimated 2020**

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/18 2019	01/02/19 2020	% Change From '19 - '20
Planning District			
1. Sunray/Battlecreek/Highwood	\$181,900	\$193,300	6.3%
2. Greater East Side	165,900	172,700	4.1%
3. West Side	158,600	171,600	8.2%
4. Dayton's Bluff	128,100	146,900	14.7%
5. Payne/Phalen	144,900	162,000	11.8%
6. North End	131,200	149,000	13.6%
7. Thomas Dale	129,900	154,100	18.6%
8. Summit/University	213,800	230,200	7.7%
9. West Seventh	176,250	195,650	11.0%
10. Como	217,700	234,700	7.8%
11. Hamline/Midway	178,800	187,900	5.1%
12. St. Anthony Park	295,350	319,700	8.2%
13. Merriam Park/Snelling/Lexington/Hamline	301,200	324,000	7.6%
14. Macalester/Groveland	329,000	350,000	6.4%
15. Highland	313,600	334,950	6.8%
16. Summit Hill	381,500	402,450	5.5%
17. Downtown	169,500	179,500	5.9%

Final Payable 2019 Rate	Estimated Payable 2020 Rate	Final		
P2019 Final Taxes	P2020 Estimated Taxes	\$ Change From '19 - '20	% Change From '19 - '20	Targeting Property Tax Refund
147.330%	139.440%			
0.20754%	0.17423%			
\$2,750	\$2,756	\$6	0.2%	
2,460	2,406	-54	-2.2%	
2,327	2,388	61	2.6%	
1,775	1,970	195	11.0%	
2,079	2,225	146	7.0%	
1,831	2,005	174	9.5%	
1,808	2,091	283	15.7%	\$ (40)
3,328	3,381	53	1.6%	
2,648	2,795	147	5.6%	
3,400	3,457	57	1.7%	
2,694	2,664	-30	-1.1%	
4,807	4,896	89	1.9%	
4,914	4,969	55	1.1%	
5,418	5,411	-7	-0.1%	
5,139	5,156	17	0.3%	
6,370	6,298	-72	-1.1%	
2,525	2,521	-4	-0.2%	

*Notes: Tax rates and taxes will be slightly higher for the small portion of the City located in the Ramsey/Washington Metro Watershed District.

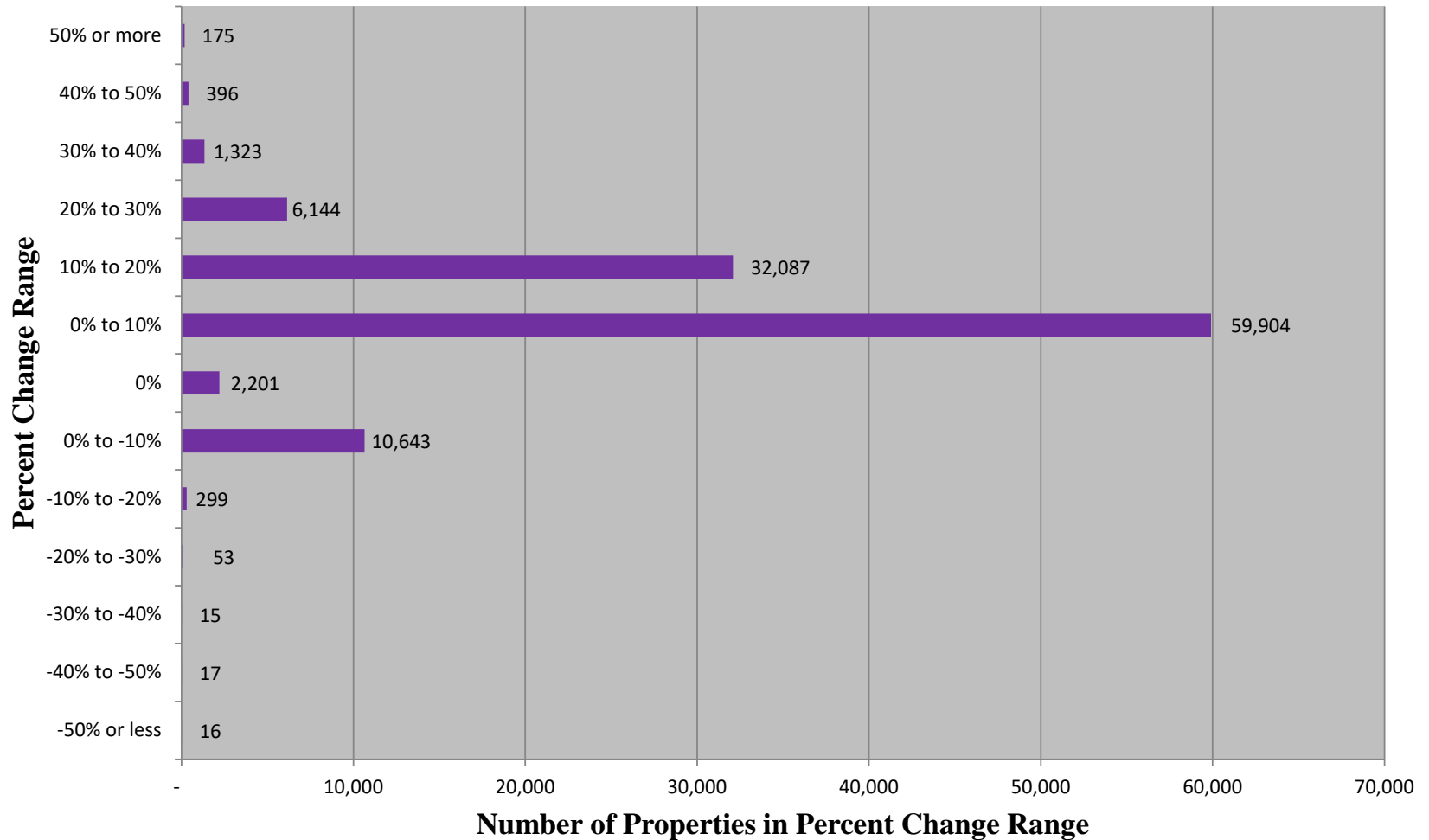
Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Estimated Percentage Change in 2020 Property Tax
On Median Value Single Family Properties (as of 07/15/19)**

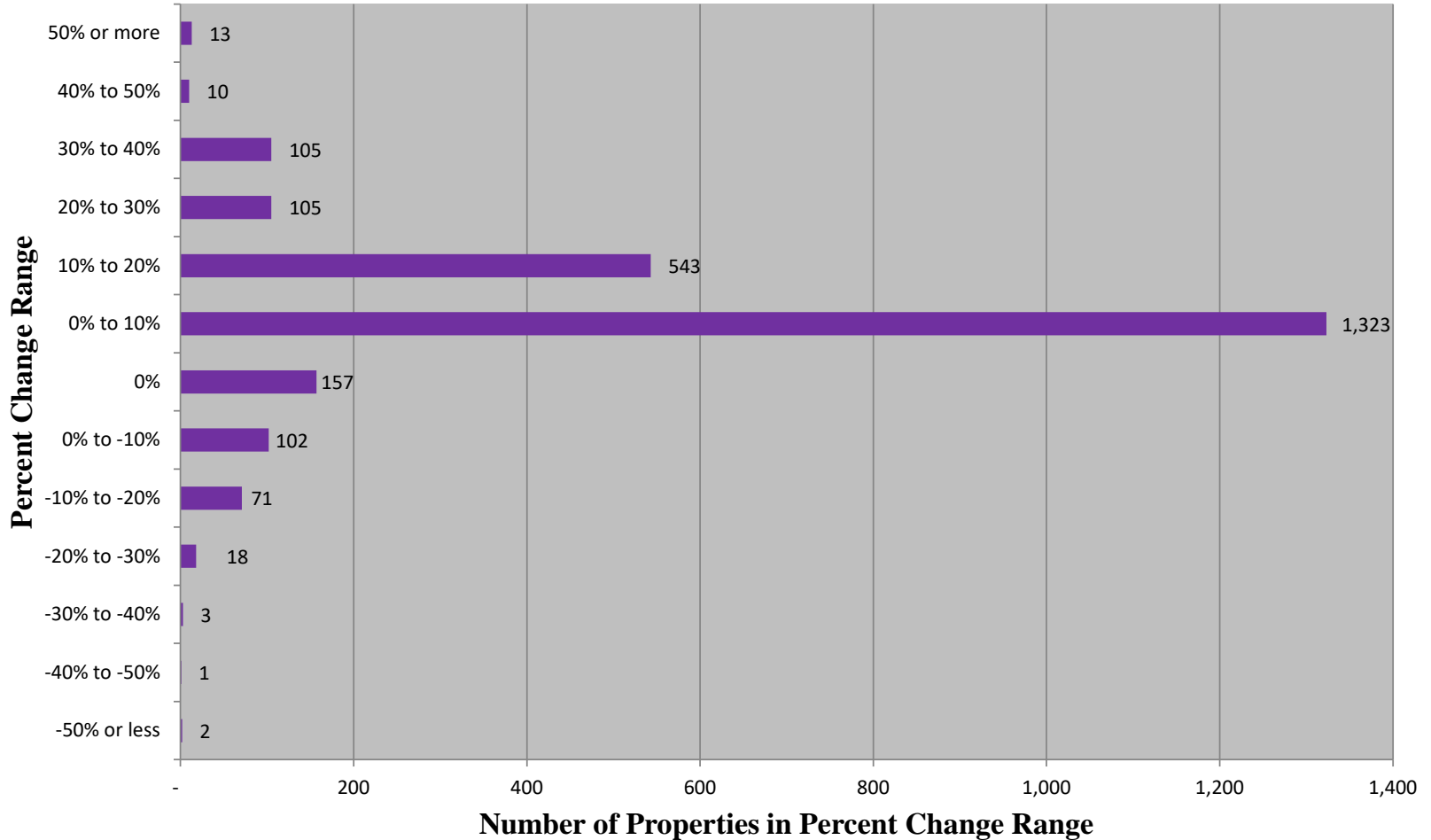
Assuming a 4.75% increase in county levy, a 7.0% increase in Regional Rail and no change in other levies

City	School	Payable 2019 City Median Estimated Value	Payable 2020 City Median Estimated Value	% Change in Median Value	Estimated % Change in Tax on Median Valued Home					Estimated Change From 2019 Total Tax
					County	City	School	Other	Total	
Arden Hills	621	\$346,900	\$372,400	7.4%	6.3%	1.1%	0.9%	4.2%	3.3%	\$149
	623	"	"	"	6.3%	1.1%	1.6%	4.2%	3.4%	164
Falcon Heights	623	281,100	303,450	8.0%	7.1%	-3.2%	2.3%	4.7%	2.8%	115
Gem Lake	624	283,800	310,600	9.4%	8.8%	0.7%	3.4%	7.8%	4.8%	195
Lauderdale	623	206,300	218,300	5.8%	5.1%	1.5%	0.3%	2.8%	2.4%	67
Little Canada	623	255,800	277,800	8.6%	8.0%	2.7%	3.0%	6.1%	5.0%	174
	624	"	"	"	8.0%	2.7%	2.6%	6.1%	4.9%	166
Maplewood	622	222,500	245,400	10.3%	10.2%	5.4%	7.7%	8.2%	7.9%	255
	623	"	"	"	10.2%	5.4%	4.9%	8.2%	6.9%	233
	624	"	"	"	10.2%	5.4%	4.5%	8.2%	6.9%	224
Mounds View	621	219,100	241,000	10.0%	9.9%	1.7%	3.9%	7.8%	5.7%	170
New Brighton	282	264,500	280,650	6.1%	5.1%	-2.5%	6.6%	3.1%	3.9%	155
	621	"	"	"	5.1%	-2.5%	-0.2%	3.1%	1.4%	49
North Oaks	621	585,650	609,400	4.1%	3.1%	-1.1%	-2.1%	2.1%	0.6%	42
	624	"	"	"	3.1%	-1.1%	-1.9%	2.1%	0.6%	44
North St. Paul	622	185,200	214,300	15.7%	17.2%	4.1%	13.9%	12.9%	11.9%	323
Roseville	621	254,900	272,000	6.7%	5.9%	2.2%	0.4%	3.8%	3.1%	108
	623	"	"	"	5.9%	2.2%	1.1%	3.8%	3.1%	116
St. Anthony	282	289,950	308,550	6.4%	5.4%	N/A	N/A	N/A	N/A	N/A
St. Paul	625	186,200	199,800	7.3%	7.1%	0.2%	-2.8%	3.8%	1.3%	37
Shoreview	621	303,800	326,300	7.4%	6.4%	1.1%	1.0%	3.9%	3.3%	135
	623	"	"	"	6.4%	1.1%	1.7%	3.9%	3.4%	148
Spring Lake Park	621	215,750	243,700	13.0%	13.4%	N/A	N/A	N/A	N/A	N/A
Vadnais Heights	621	269,400	293,200	8.8%	8.2%	3.8%	2.6%	7.2%	5.3%	176
	624	"	"	"	8.2%	3.8%	2.8%	6.2%	5.3%	186
White Bear Lake	624	222,500	243,100	9.3%	9.0%	2.1%	3.4%	7.0%	5.7%	156
White Bear Town	624	265,900	287,000	7.9%	7.2%	0.6%	1.9%	5.3%	4.0%	137

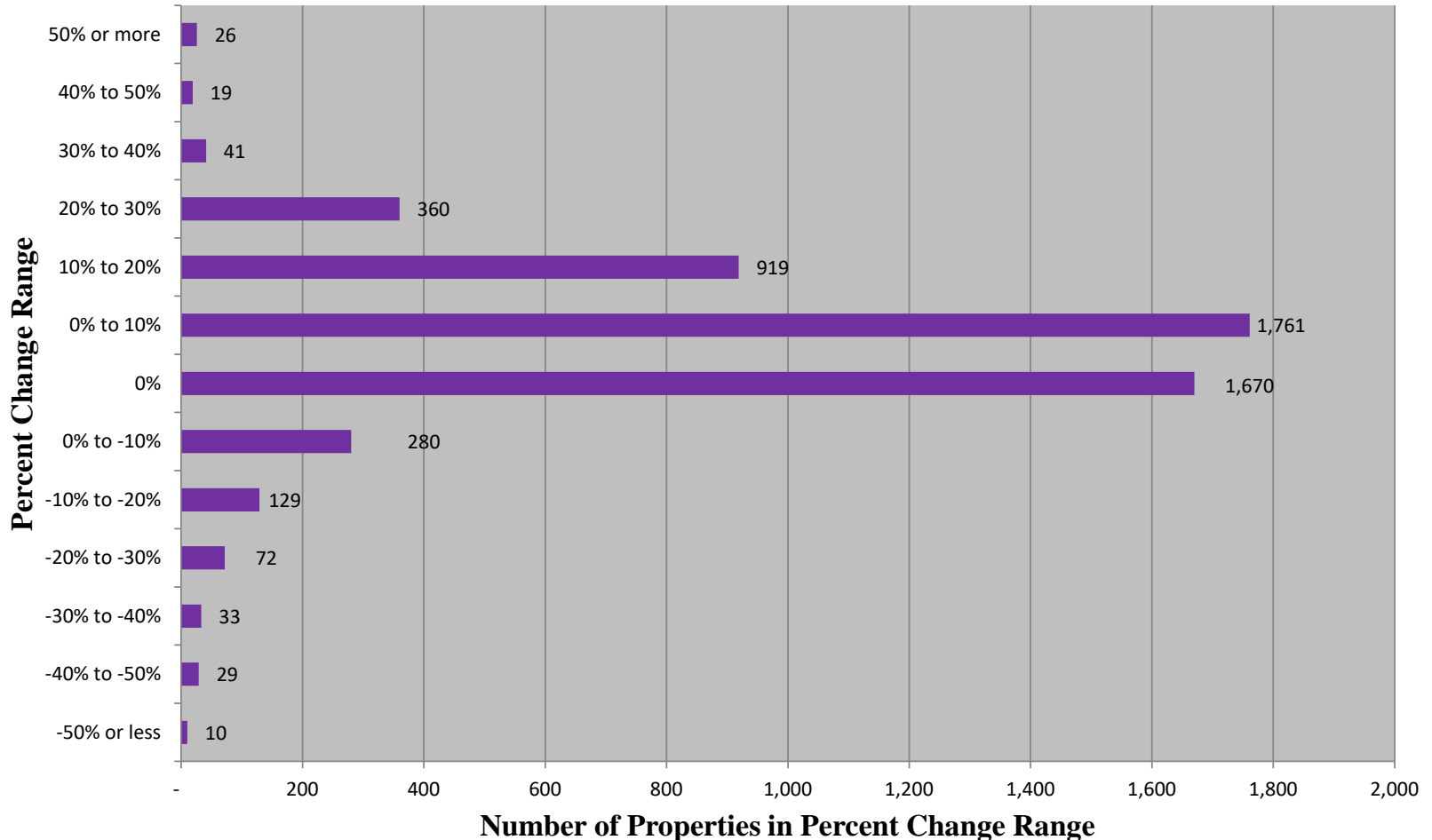
Percentage Change in Estimated Market Value By Range of Change from Payable 2019 to Payable 2020 Single Family Homes in Ramsey County Without Added Improvement Value



Percentage Change in Estimated Market Value By Range of Change from Payable 2019 to Payable 2020 Apartment Properties in Ramsey County Without Added Improvement Value



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2019 to Payable 2020
Commercial/Industrial/Utility Properties in Ramsey County
Without Added Improvement Value**





A county of excellence working with you to enhance our quality of life.

Additional information on the 2020 Budget is available on Ramsey County's website:

[ramseycounty.us/budget](https://www.ramseycounty.us/budget)

Appendix – Additional Information

Factors Affecting Payable 2020 Maplewood Property Taxes
For a Median Value Single Family Home of \$245,400
assuming a 10.3% Increase in Estimated Market Value
Located in School District #622 and the Metro Watershed

Factors	Amount	
Final Payable 2019 Total Tax (\$222,500 EMV Home)	\$ 3,231	
Gain of Fiscal Disparities	\$ (27)	
Change in Homestead Exclusion Benefit	26	
Other Shifts	185	
Total Increase Due to Tax Shifts	\$ 184	
County Levy	\$ 64	Change that will appear on Proposed Notice \$ 111 10 78 50 6 \$ 255 Perc Change 7.9%
Regional Rail Levy	7	
School District Levy	-	
City Levy	-	
Other Special Taxing Districts Levy	-	
Total Increase Due To Changes in Levy	\$ 71	
Estimated Payable 2020 Total Tax (\$245,400 EMV Home)	\$ 3,486	

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,636	\$ 333,577,720	\$ 15,124,084	4.7%
Maplewood Levy	22,109,600	22,109,600	-	0.0%
ISD 622 Levy	48,221,970	48,221,970	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%

Factors Affecting Payable 2020 Shoreview Property Taxes
For a Median Value Single Family Home of \$326,300
assuming a 7.4% Increase in Estimated Market Value

Located in School District #621 and the Rice Creek Watershed

Factors	Amount	
Final Payable 2019 Total Tax (\$303,800 EMV Home)	\$ 4,127	
Gain of Fiscal Disparities	\$ (7)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	23	
Other Shifts	21	
Total Increase Due to Tax Shifts	\$ 37	
County Levy	\$ 87	
Regional Rail Levy	10	10
School District Levy	-	14
City Levy	-	10
Other Special Taxing Districts Levy	-	-
Total Increase Due To Changes in Levy	\$ 97	\$ 134
Estimated Payable 2020 Total Tax (\$326,300 EMV Home)	\$ 4,261	Perc Change 3.2%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
Shoreview Levy	12,157,180	12,157,180	-	0.0%
ISD 621 Levy	50,387,864	50,387,864	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%

Change in Fiscal Disparity Contribution Value Pay 2019 to Pay 2020

COUNTY	PAYABLE 2019 INITIAL CONTRIBUTION	PAYABLE 2020 INITIAL CONTRIBUTION	DIFFERENCE	% CHG
ANOKA	\$32,706,056	\$35,185,843	\$2,479,787	7.582%
CARVER	\$10,671,246	\$11,208,286	\$537,040	5.033%
DAKOTA	\$53,581,042	\$56,494,858	\$2,913,816	5.438%
HENNEPIN	\$234,656,873	\$250,511,881	\$15,855,008	6.757%
RAMSEY	\$69,135,815	\$74,856,776	\$5,720,961	8.275%
SCOTT	\$18,087,363	\$19,419,290	\$1,331,927	7.364%
WASHINGTON	\$28,183,832	\$29,499,213	\$1,315,381	4.667%
TOTAL	\$447,022,227	\$477,176,147	\$30,153,920	6.746%

Pay 2020 Ramsey County Distribution Value: \$ 103,727,436

**Change in Market Values & Property Taxes on Select Residential Properties
From 2016 to Est 2020
In the City of St. Paul**

Assuming a 4.75% Increase in the County Levy, a 7.0% Increase in Regional Rail Levy and With No Change in Levies from 2019 for All Other Taxing Authorities

	Payable 2016	Payable 2017	% Change	Payable 2018	% Change	Payable 2019	% Change	Est Payable 2020	Dollar Change	% Change	Value Change '16 to Est '20	
	Tax Year	Tax Year	'16 to '17	Tax Year	'17 to '18	Tax Year	'18 to '19	Tax Year	'19 to Est '20	'19 to Est '20	Value & Tax	%
Property: 204 Granite Street												
Estimated Market Value:	\$44,200	\$53,000	19.9%	\$73,400	38.5%	\$78,500	6.9%	\$89,600	\$11,100	14.1%	\$45,400	102.7%
Taxable Market Value:	\$26,500	\$31,800	20.0%	\$44,000	38.4%	\$78,500	78.4%	\$89,600	\$11,100	14.1%	\$63,100	238.1%
County	\$144	\$163	13.2%	\$215	31.9%	\$381	77.2%	\$427	\$46	12.1%	\$283	196.5%
City	113	136	20.4%	220	61.8%	395	79.5%	414	19	4.8%	301	266.4%
School	174	202	16.1%	271	34.2%	455	67.9%	467	12	2.6%	293	168.4%
Special District	31	35	12.9%	51	45.7%	89	74.5%	97	8	9.0%	66	212.9%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$462	\$536	16.0%	\$757	41.2%	\$1,320	74.4%	\$1,405	\$85	6.4%	\$943	204.1%
Property: 1971 Hawthorne												
Estimated Market Value:	\$117,600	\$122,900	4.5%	\$139,900	13.8%	\$150,900	7.9%	\$153,100	\$2,200	1.5%	\$35,500	30.2%
Taxable Market Value:	\$90,900	\$96,700	6.4%	\$115,300	19.2%	\$127,200	10.3%	\$129,600	\$2,400	1.9%	\$38,700	42.6%
County	\$489	\$494	1.0%	\$569	15.2%	\$617	8.4%	\$617	\$0	0.0%	\$128	26.2%
City	387	412	6.5%	576	39.8%	639	10.9%	599	-40	-6.3%	212	54.8%
School	550	562	2.2%	638	13.5%	787	23.4%	717	-70	-8.9%	167	30.4%
Special District	126	124	-1.6%	145	16.9%	155	6.9%	151	-4	-2.6%	25	19.8%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$1,552	\$1,592	2.6%	\$1,928	21.1%	\$2,198	14.0%	\$2,084	-\$114	-5.2%	\$532	34.3%
Property: 1361 Highland Pky												
Estimated Market Value:	\$266,800	\$267,700	0.3%	\$264,200	-1.3%	\$279,100	5.6%	\$287,700	\$8,600	3.1%	\$20,900	7.8%
Taxable Market Value:	\$253,600	\$254,600	0.4%	\$250,700	-1.5%	\$267,000	6.5%	\$276,400	\$9,400	3.5%	\$22,800	9.0%
County	\$1,366	\$1,300	-4.8%	\$1,237	-4.8%	\$1,294	4.6%	\$1,317	\$23	1.8%	-\$49	-3.6%
City	1,080	1,086	0.6%	1,251	15.2%	1,342	7.3%	1,278	-64	-4.8%	198	18.3%
School	1,450	1,402	-3.3%	1,335	-4.8%	1,574	17.9%	1,461	-113	-7.2%	11	0.8%
Special District	296	284	-4.1%	288	1.4%	303	5.2%	299	-4	-1.3%	3	1.0%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$4,192	\$4,072	-2.9%	\$4,111	1.0%	\$4,513	9.8%	\$4,355	-\$158	-3.5%	\$163	3.9%
Property: 2194 Princeton												
Estimated Market Value:	\$546,200	\$559,100	2.4%	\$572,400	2.4%	\$574,800	0.4%	\$591,500	\$16,700	2.9%	\$45,300	8.3%
Taxable Market Value:	\$546,200	\$559,100	2.4%	\$572,400	2.4%	\$574,800	0.4%	\$591,500	\$16,700	2.9%	\$45,300	8.3%
County	\$3,006	\$2,930	-2.5%	\$2,913	-0.6%	\$2,876	-1.3%	\$2,928	\$52	1.8%	-\$78	-2.6%
City	2,375	2,447	3.0%	2,948	20.5%	2,983	1.2%	2,840	-143	-4.8%	465	19.6%
School	3,133	3,101	-1.0%	3,078	-0.7%	3,405	10.6%	3,166	-239	-7.0%	33	1.1%
Special District	650	640	-1.5%	678	5.9%	673	-0.7%	664	-9	-1.3%	14	2.2%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$9,164	\$9,118	-0.5%	\$9,617	5.5%	\$9,937	3.3%	\$9,598	-\$339	-3.4%	\$434	4.7%
Property: 768 Summit												
Estimated Market Value:	\$808,800	\$808,800	0.0%	\$804,300	-0.6%	\$898,500	11.7%	\$922,800	\$24,300	2.7%	\$114,000	14.1%
Taxable Market Value:	\$808,800	\$808,800	0.0%	\$804,300	-0.6%	\$898,500	11.7%	\$922,800	\$24,300	2.7%	\$114,000	14.1%
County	\$4,774	\$4,523	-5.3%	\$4,345	-3.9%	\$4,836	11.3%	\$4,901	\$65	1.3%	\$127	2.7%
City	3,772	3,778	0.2%	4,395	16.3%	5,017	14.2%	4,755	-262	-5.2%	983	26.1%
School	4,895	4,713	-3.7%	4,522	-4.1%	5,584	23.5%	5,182	-402	-7.2%	287	5.9%
Special District	1,033	988	-4.4%	1,011	2.3%	1,132	12.0%	1,111	-21	-1.9%	78	7.6%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$14,474	\$14,002	-3.3%	\$14,273	1.9%	\$16,569	16.1%	\$15,949	-\$620	-3.7%	\$1,475	10.2%

**Change in Market Values & Property Taxes on Select Residential Properties
From 2016 to Est 2020
In Ramsey County Suburbs**

Assuming a 4.75% Increase in the County Levy, a 7.0% Increase in Regional Rail Levy and With No Change in Levies from 2019 for All Other Taxing Authorities

	Payable 2016		% Change '16 to '17	Payable 2018		% Change '17 to '18	Payable 2019		% Change '18 to '19	Est Payable 2020 Tax Year	Dollar Change '19 to Est '20	% Change '19 to Est '20	Value Change '16 to Est '20 Tax Change '16 to Est '20	
	Tax Year	Tax Year		Tax Year	Tax Year		Tax Year	Tax Year					Value & Tax	%
Property: 2163 Randy Ave, White Bear Lake														
Estimated Market Value:	\$160,700	\$184,800	15.0%	\$193,100	4.5%	\$203,200	5.2%	\$213,800	\$10,600	5.2%	\$53,100	33.0%		
Taxable Market Value:	\$137,900	\$164,200	19.1%	\$173,200	5.5%	\$184,200	6.4%	\$195,800	\$11,600	6.3%	\$57,900	42.0%		
County	\$812	\$917	12.9%	\$935	2.0%	\$975	4.3%	\$1,017	\$42	4.3%	\$205	25.2%		
City	272	311	14.3%	330	6.1%	372	12.7%	364	-8	-2.2%	92	33.8%		
School	740	811	9.6%	840	3.6%	953	13.5%	946	-7	-0.7%	206	27.8%		
Special District	95	108	13.7%	111	2.8%	117	5.4%	122	5	4.3%	27	28.4%		
Fiscal Disparity	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Total	\$1,919	\$2,147	11.9%	\$2,216	3.2%	\$2,417	9.1%	\$2,449	\$32	1.3%	\$530	27.6%		
Property: 1555 Oakwood Drive, Shoreview														
Estimated Market Value:	\$225,700	\$241,200	6.9%	\$247,700	2.7%	\$279,700	12.9%	\$308,800	\$29,100	10.4%	\$83,100	36.8%		
Taxable Market Value:	\$208,800	\$225,700	8.1%	\$232,800	3.1%	\$267,600	14.9%	\$299,400	\$31,800	11.9%	\$90,600	43.4%		
County	\$1,230	\$1,260	2.4%	\$1,257	-0.2%	\$1,415	12.6%	\$1,556	\$141	10.0%	\$326	26.5%		
City	738	774	4.9%	783	1.2%	882	12.6%	921	39	4.4%	183	24.8%		
School	1,050	1,071	2.0%	1,151	7.5%	1,229	6.8%	1,280	51	4.1%	230	21.9%		
Special District	197	200	1.5%	199	-0.5%	238	19.6%	254	16	6.7%	57	28.9%		
Fiscal Disparity	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Total	\$3,215	\$3,305	2.8%	\$3,390	2.6%	\$3,764	11.0%	\$4,011	\$247	6.6%	\$796	24.8%		
Property: 5929 Oxford St, Shoreview														
Estimated Market Value:	\$422,900	\$401,900	-5.0%	\$431,200	7.3%	\$449,700	4.3%	\$482,800	\$33,100	7.4%	\$59,900	14.2%		
Taxable Market Value:	\$422,900	\$400,800	-5.2%	\$431,200	7.6%	\$449,700	4.3%	\$482,800	\$33,100	7.4%	\$59,900	14.2%		
County	\$2,490	\$2,238	-10.1%	\$2,327	4.0%	\$2,377	2.1%	\$2,508	\$131	5.5%	\$18	0.7%		
City	1,495	1,375	-8.0%	1,450	5.5%	1,482	2.2%	1,485	3	0.2%	-10	-0.7%		
School	2,051	1,846	-10.0%	2,078	12.6%	2,028	-2.4%	2,038	10	0.5%	-13	-0.6%		
Special District	397	356	-10.3%	369	3.7%	399	8.1%	410	11	2.8%	13	3.3%		
Fiscal Disparity	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Total	\$6,433	\$5,815	-9.6%	\$6,224	7.0%	\$6,286	1.0%	\$6,441	\$155	2.5%	\$8	0.1%		
Property: 12 Dogwood Lane, North Oaks														
Estimated Market Value:	\$3,736,900	\$3,711,900	-0.7%	\$3,686,800	-0.7%	\$3,811,200	3.4%	\$3,786,200	-\$25,000	-0.7%	\$49,300	1.3%		
Taxable Market Value:	\$3,736,900	\$3,711,900	-0.7%	\$3,686,800	-0.7%	\$3,811,200	3.4%	\$3,786,200	-\$25,000	-0.7%	\$49,300	1.3%		
County	\$26,770	\$25,216	-5.8%	\$24,193	-4.1%	\$24,532	1.4%	\$23,941	-\$591	-2.4%	-\$2,829	-10.6%		
City	4,556	4,536	-0.4%	4,875	7.5%	5,220	7.1%	4,888	-332	-6.4%	332	7.3%		
School	20,250	19,113	-5.6%	20,034	4.8%	19,366	-3.3%	18,009	-1,357	-7.0%	-2,241	-11.1%		
Special District	3,156	2,967	-6.0%	2,880	-2.9%	2,972	3.2%	2,875	-97	-3.3%	-281	-8.9%		
Fiscal Disparity	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%		
Total	\$54,732	\$51,832	-5.3%	\$51,982	0.3%	\$52,090	0.2%	\$49,713	-\$2,377	-4.6%	-\$5,019	-9.2%		

**Change in Market Values & Property Taxes on Select Commercial Properties
From 2016 to Est 2020
In the City of St. Paul**

Assuming a 4.75% Increase in the County Levy, a 7.0% Increase in Regional Rail Levy and With No Change in Levies from 2019 for All Other Taxing Authorities

	Payable 2016	Payable 2017	% Change	Payable 2018	% Change	Payable 2019	% Change	Est Payable 2020	Dollar Change	% Change	Value Change '16 to Est '20 Tax Change '16 to Est '20	
	Tax Year	Tax Year	'16 to '17	Tax Year	'17 to '18	Tax Year	'18 to '19	Tax Year	'19 to Est '20	'19 to Est '20	Value & Tax	%
Property: Mama's Pizza, Rice Street, St. Paul												
Estimated Market Value:	\$185,000	\$198,000	7.0%	\$237,600	20.0%	\$261,400	10.0%	\$292,800	\$31,400	12.0%	\$107,800	58.3%
Taxable Market Value:	\$185,000	\$198,000	7.0%	\$237,600	20.0%	\$261,400	10.0%	\$292,800	\$31,400	12.0%	\$107,800	58.3%
County	\$171	\$1,034	504.7%	\$1,209	16.9%	\$1,291	6.8%	\$1,397	\$106	8.2%	\$1,226	717.0%
City	135	864	540.0%	1,223	41.6%	1,340	9.6%	1,355	15	1.1%	\$1,220	903.7%
School	391	1,097	180.6%	1,278	16.5%	1,536	20.2%	1,529	-7	-0.5%	\$1,138	291.0%
Special District	37	226	510.8%	281	24.3%	302	7.5%	317	15	5.0%	\$280	756.8%
Fiscal Disparity	607	672	10.7%	754	12.2%	867	15.0%	1,035	168	19.4%	\$428	70.5%
Tax Increment	2,401	0	-100.0%	0	0.0%	0	0.0%	0	0	0.0%	-\$2,401	-100.0%
State Business	675	680	0.7%	124	-81.8%	196	58.1%	258	62	31.6%	-\$417	-61.8%
Total	\$4,417	\$4,573	3.5%	\$4,869	6.5%	\$5,532	13.6%	\$5,891	\$359	6.5%	\$1,474	33.4%

Property: St. Patrick's Guild, Randolph Ave., St. Paul												
Estimated Market Value:	\$375,100	\$410,000	9.3%	\$445,000	8.5%	\$467,300	5.0%	\$467,300	\$0	0.0%	\$92,200	24.6%
Taxable Market Value:	\$375,100	\$410,000	9.3%	\$445,000	8.5%	\$467,300	5.0%	\$467,300	\$0	0.0%	\$92,200	24.6%
County	\$2,578	\$2,657	3.1%	\$2,849	7.2%	\$2,888	1.4%	\$2,736	-\$152	-5.3%	\$158	6.1%
City	2,038	2,219	8.9%	2,881	29.8%	2,995	4.0%	2,654	-341	-11.4%	\$616	30.2%
School	2,559	2,679	4.7%	2,854	6.5%	3,190	11.8%	2,809	-381	-11.9%	\$250	9.8%
Special District	558	581	4.0%	663	14.2%	676	2.0%	620	-56	-8.3%	\$62	11.1%
Fiscal Disparity	2,953	3,370	14.1%	3,450	2.4%	3,797	10.1%	4,054	257	6.8%	\$1,101	37.3%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	3,284	3,412	3.9%	2,917	-14.5%	3,010	3.2%	2,626	-384	-12.8%	-\$658	-20.0%
Total	\$13,970	\$14,918	6.8%	\$15,614	4.7%	\$16,556	6.0%	\$15,499	-\$1,057	-6.4%	\$1,529	10.9%

Property: Hoa Bien, University, St. Paul												
Estimated Market Value:	\$994,200	\$994,200	0.0%	\$1,159,700	16.6%	\$1,217,700	5.0%	\$1,363,800	\$146,100	12.0%	\$369,600	37.2%
Taxable Market Value:	\$994,200	\$994,200	0.0%	\$1,159,700	16.6%	\$1,217,700	5.0%	\$1,363,800	\$146,100	12.0%	\$369,600	37.2%
County	\$7,309	\$6,823	-6.6%	\$7,846	15.0%	\$7,931	1.1%	\$8,443	\$512	6.5%	\$1,134	15.5%
City	5,776	5,699	-1.3%	7,935	39.2%	8,225	3.7%	8,191	-34	-0.4%	\$2,415	41.8%
School	7,155	6,798	-5.0%	7,772	14.3%	8,625	11.0%	8,533	-92	-1.1%	\$1,378	19.3%
Special District	1,581	1,491	-5.7%	1,825	22.4%	1,855	1.6%	1,915	60	3.2%	\$334	21.1%
Fiscal Disparity	8,367	8,658	3.5%	9,501	9.7%	10,426	9.7%	12,509	2,083	20.0%	\$4,142	49.5%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	9,307	8,764	-5.8%	9,187	4.8%	9,376	2.1%	9,260	-116	-1.2%	-\$47	-0.5%
Total	\$39,495	\$38,233	-3.2%	\$44,066	15.3%	\$46,438	5.4%	\$48,851	\$2,413	5.2%	\$9,356	23.7%

Property: US Bank Place, 5th St, St. Paul												
Estimated Market Value:	\$19,100,000	\$21,010,000	10.0%	\$23,111,000	10.0%	\$23,111,000	0.0%	\$23,111,000	\$0	0.0%	\$4,011,000	21.0%
Taxable Market Value:	\$19,100,000	\$21,010,000	10.0%	\$23,111,000	10.0%	\$23,111,000	0.0%	\$23,111,000	\$0	0.0%	\$4,011,000	21.0%
County	\$145,643	\$149,568	2.7%	\$161,332	7.9%	\$155,028	-3.9%	\$146,877	-\$8,151	-5.3%	\$1,234	0.8%
City	115,083	124,926	8.6%	163,146	30.6%	160,800	-1.4%	142,492	-18,308	-11.4%	\$27,409	23.8%
School	141,595	147,971	4.5%	158,802	7.3%	167,173	5.3%	147,370	-19,803	-11.8%	\$5,775	4.1%
Special District	31,511	32,682	3.7%	37,516	14.8%	36,269	-3.3%	33,307	-2,962	-8.2%	\$1,796	5.7%
Fiscal Disparity	166,704	189,782	13.8%	195,359	2.9%	203,854	4.3%	217,618	13,764	6.8%	\$50,914	30.5%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	185,444	192,116	3.6%	201,766	5.0%	195,101	-3.3%	170,189	-24,912	-12.8%	-\$15,255	-8.2%
Total	\$785,980	\$837,045	6.5%	\$917,921	9.7%	\$918,225	0.0%	\$857,853	-\$60,372	-6.6%	\$71,873	9.1%

**Change in Market Values & Property Taxes on Select Commercial Properties
From 2016 to Est 2020
In Ramsey County Suburbs**

Assuming a 4.75% Increase in the County Levy, a 7.0% Increase in Regional Rail Levy and With No Change in Levies from 2019 for All Other Taxing Authorities

	Payable 2016 Tax Year	Payable 2017 Tax Year	% Change '16 to '17	Payable 2018 Tax Year	% Change '17 to '18	Payable 2019 Tax Year	% Change '18 to '19	Est Payable 2020 Tax Year	Dollar Change '19 to Est '20	% Change '19 to Est '20	Value Change '16 to Est '20 Tax Change '16 to Est '20	
											Value & Tax	%
Property: Gulden's Roadhouse, Highway 61, Maplewood												
Estimated Market Value:	\$1,020,600	\$1,020,600	0.0%	\$1,309,500	28.3%	\$1,473,100	12.5%	\$1,620,500	\$147,400	10.0%	\$599,900	58.8%
Taxable Market Value:	\$1,020,600	\$1,020,600	0.0%	\$1,309,500	28.3%	\$1,473,100	12.5%	\$1,620,500	\$147,400	10.0%	\$599,900	58.8%
County	\$7,561	\$7,329	-3.1%	\$9,142	24.7%	\$10,030	9.7%	\$10,640	\$610	6.1%	\$3,079	40.7%
City	6,322	6,279	-0.7%	7,873	25.4%	8,574	8.9%	8,706	132	1.5%	\$2,384	37.7%
School	5,963	6,612	10.9%	7,650	15.7%	8,262	8.0%	8,679	417	5.0%	\$2,716	45.5%
Special District	1,433	1,363	-4.9%	1,723	26.4%	1,857	7.8%	1,935	78	4.2%	\$502	35.0%
Fiscal Disparity	10,249	9,809	-4.3%	12,330	25.7%	14,032	13.8%	15,877	1,845	13.1%	\$5,628	54.9%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	9,564	9,006	-5.8%	10,501	16.6%	11,542	9.9%	11,159	-383	-3.3%	\$1,595	16.7%
Total	\$41,092	\$40,398	-1.7%	\$49,219	21.8%	\$54,297	10.3%	\$56,996	\$2,699	5.0%	\$15,904	38.7%
Property: Former HOM Furn, now Acorn Mini-Storage, Roseville												
Estimated Market Value:	\$4,550,000	\$4,701,600	3.3%	\$5,641,900	20.0%	\$5,196,900	-7.9%	\$5,456,700	\$259,800	5.0%	\$906,700	19.9%
Taxable Market Value:	\$4,550,000	\$4,701,600	3.3%	\$5,641,900	20.0%	\$5,196,900	-7.9%	\$5,456,700	\$259,800	5.0%	\$906,700	19.9%
County	\$35,391	\$34,981	-1.2%	\$40,332	15.3%	\$36,228	-10.2%	\$36,609	\$381	1.1%	\$1,218	3.4%
City	24,490	24,985	2.0%	29,485	18.0%	26,455	-10.3%	25,839	-616	-2.3%	\$1,349	5.5%
School	22,171	20,930	-5.6%	38,093	82.0%	33,416	-12.3%	32,649	-767	-2.3%	\$10,478	47.3%
Special District	5,440	5,360	-1.5%	6,166	15.0%	5,662	-8.2%	5,613	-49	-0.9%	\$173	3.2%
Fiscal Disparity	45,304	45,989	1.5%	54,187	17.8%	49,935	-7.8%	53,852	3,917	7.8%	\$8,548	18.9%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	43,898	42,725	-2.7%	48,509	13.5%	43,132	-11.1%	39,547	-3,585	-8.3%	-\$4,351	-9.9%
Total	\$176,694	\$174,970	-1.0%	\$216,772	23.9%	\$194,828	-10.1%	\$194,109	-\$719	-0.4%	\$17,415	9.9%
Property: Target Corp., Highway 36, North St. Paul												
Estimated Market Value:	\$10,887,700	\$10,146,000	-6.8%	\$10,146,000	0.0%	\$10,146,000	0.0%	\$9,131,400	-\$1,014,600	-10.0%	-\$1,756,300	-16.1%
Taxable Market Value:	\$10,887,700	\$10,146,000	-6.8%	\$10,146,000	0.0%	\$10,146,000	0.0%	\$9,131,400	-\$1,014,600	-10.0%	-\$1,756,300	-16.1%
County	\$81,645	\$72,526	-11.2%	\$72,205	-0.4%	\$69,096	-4.3%	\$60,529	-\$8,567	-12.4%	-\$21,116	-25.9%
City	59,777	59,765	0.0%	61,918	3.6%	61,442	-0.8%	47,948	-13,494	-22.0%	-\$11,829	-19.8%
School	64,200	65,515	2.0%	60,031	-8.4%	56,911	-5.2%	49,220	-7,691	-13.5%	-\$14,980	-23.3%
Special District	19,234	17,309	-10.0%	17,440	0.8%	16,491	-5.4%	13,912	-2,579	-15.6%	-\$5,322	-27.7%
Fiscal Disparity	117,730	108,503	-7.8%	99,194	-8.6%	102,960	3.8%	92,838	-10,122	-9.8%	-\$24,892	-21.1%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	105,553	92,598	-12.3%	88,024	-4.9%	85,116	-3.3%	66,740	-18,376	-21.6%	-\$38,813	-36.8%
Total	\$448,139	\$416,216	-7.1%	\$398,812	-4.2%	\$392,016	-1.7%	\$331,187	-\$60,829	-15.5%	-\$116,952	-26.1%
Property: 3M, McKnight Road, Maplewood												
Estimated Market Value:	\$160,000,000	\$150,000,000	-6.3%	\$142,500,000	-5.0%	\$141,075,000	-1.0%	\$134,021,300	-\$7,053,700	-5.0%	-\$25,978,700	-16.2%
Taxable Market Value:	\$160,000,000	\$150,000,000	-6.3%	\$142,500,000	-5.0%	\$141,075,000	-1.0%	\$134,021,300	-\$7,053,700	-5.0%	-\$25,978,700	-16.2%
County	\$1,230,288	\$1,118,138	-9.1%	\$1,023,926	-8.4%	\$985,324	-3.8%	\$900,566	-\$84,758	-8.6%	-\$329,722	-26.8%
City	1,028,070	957,420	-6.9%	881,490	-7.9%	842,056	-4.5%	736,663	-105,393	-12.5%	-\$291,407	-28.3%
School	961,848	996,177	3.6%	848,612	-14.8%	804,825	-5.2%	728,974	-75,851	-9.4%	-\$232,874	-24.2%
Special District	233,135	207,920	-10.8%	192,949	-7.2%	182,487	-5.4%	163,771	-18,716	-10.3%	-\$69,364	-29.8%
Fiscal Disparity	1,667,806	1,496,311	-10.3%	1,380,965	-7.7%	1,378,595	-0.2%	1,343,861	-34,734	-2.5%	-\$323,945	-19.4%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	1,556,147	1,373,716	-11.7%	1,249,166	-9.1%	1,195,813	-4.3%	990,925	-204,888	-17.1%	-\$565,222	-36.3%
Total	\$6,677,294	\$6,149,682	-7.9%	\$5,577,108	-9.3%	\$5,389,100	-3.4%	\$4,864,760	-\$524,340	-9.7%	-\$1,812,534	-27.1%