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March 20, 2015

Dear Ramsey County Community,

I am respectfully submitting the 2015 Payable 2016 Ramsey County Assessor's Report.

The valuation notices mailed to each Ramsey County property owner on March 19, 2015 included the assessor's proposed 2015 estimated market value, the proposed taxable market value, and the proposed property classification for 2015 payable 2016.

Market conditions continue to stabilize and we are now seeing more normal value trends in more areas of the county, and for more property types. Last year, saw substantial value appreciation for our residential property. This trend has continued but at a slower pace. While residential growth has slowed commercial property and apartment property values experienced greater appreciation than last year. This year we can report growth in assessed value of Ramsey County real property of \$1.6 billion, with \$1.0 billion of this growth coming from the residential property in our county.

The total assessed estimated market value of Ramsey County property for 2015, taxes payable 2016, is now \$43.08 billion up from last year's \$41.48 billion (not-including personal property, utilities and railroad). The total countywide increase in market value this year was \$1.59 billion, including \$323.9 million of value from new construction. While growth has slowed from last year, it is still substantial, and a real improvement from recent years. Increases in all three major property classes should reduce tax shifting between the different classes of property in 2016.

The Homestead Market Value Exclusion, while benefiting most homesteaded residential property, continues to exacerbate the impact of rising property values due to the nature of the homestead benefit which declines as the value rises. Most homestead property is experiencing a greater increase in taxable market value than in the estimated market value, this is due to the homestead exclusion formula.

2015 Assessment

The percentage changes in 2015 aggregate value by property class, for the City of St. Paul, and for all the suburbs taken together and county-wide are as follows:

	<u>Overall</u>	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	+4.4%	+4.1%	+3.2%	+7.9%
Suburban Ramsey	+3.4%	+3.0%	+1.9%	+10.8%
Countywide	+3.8%	+3.5%	+2.4%	+9.0%

Median Values for 2014 and 2015 are as follow:

	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul – 2014	\$143,600	\$361,200	\$517,950
City of Saint Paul – 2015	\$149,900	\$372,150	\$531,000

Median Values for 2014 and 2015 (continued)

	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
Suburban Ramsey – 2014	\$194,800	\$725,000	\$983,400
Suburban Ramsey – 2015	\$198,800	\$733,200	\$1,037,350
	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
Countywide – 2014	\$172,800	\$475,000	\$589,100
Countywide – 2015	\$177,700	\$482,800	\$602,000

Residential Market Summary

The residential market is expected to stay on the same path of steady recovery in 2015. With the lowest rate of unemployment among major metros in the nation and a rollout of new mortgage products that will help first-time home buyers qualify for conventional mortgages with down payments as low as 3%. These mortgage programs along with an increasing rental market, should open home ownership opportunities to more buyers. According to the North Star MLS, median sale price for Ramsey County at the end of 2014 was \$177,000, up from \$165,000 at the end of 2013.

The market in Ramsey County showed steady improvements to the median sale prices although there is still a gap of 43% between the difference in the median price of traditional sales at \$190,000 and foreclosed sales at \$108,000 with short sales showing a gap of 34% at a median of \$125,000.

The median values of single family homes increased most dramatically in the North End and Thomas Dale neighborhoods in the City of St. Paul. In the Suburbs the most dramatic increases were in the Cities of North Oaks and St. Anthony.

The Townhomes and Condo market continue to show steady growth. Townhomes in the Greater East Side and Mounds View had the largest percentage increases in the median values, overall townhomes in the suburbs have shown a faster recovery than the City of St. Paul. The Downtown condo market is improving and continues to show strong sales in 2015.

Strong new home construction activity took place in Ramsey County in 2014 and shows no signs of slowing down in 2015. In North Oaks the developments of Rapp Farm and Charley Lake Preserve continued with brisk sales. Rapp Farm added another 25 lots and it is approximately 75% complete for the whole development. Charley Lake Preserve had 64 lots and 15 complete or under construction. The other major new construction developments in Ramsey County are Shoreview and New Brighton. In Shoreview the Autumn Meadows development has 25 lots. In 2014 six of the homes were complete with another 7 in process. The Enclave development in New Brighton has 86 single family sites and 34 townhomes sites. Two model homes were under construction near the end of 2014. Two new development sites in Ramsey County, TCAAP in Arden Hills and TCAP in St. Paul, will create opportunity for hundreds of new residential units in the coming years, and both locations will feature very strong demand once development begins.

The assessor's office continues to actively track market activity, and we will continue to follow the prices determined by the market in 2015 for our 2016 assessment.

Commercial Market Summary

Office –Although the Ramsey County Office market continues to be the softest market segment, it is showing modest improvement. Rental rates and occupancy rates are indicating the market likely hit bottom over a year ago, since both have recently shown some improvement. Certain suburban office nodes which were hit particularly hard by the economic downturn may take some time to fully recover

however. Occupancy levels remain best with Class A and C properties, while Class B properties continue to show a slower recovery. The Medical Office market remains strong. Occupancy levels for prime medical office space remain at near record levels.

Retail –The retail market continues to show very modest improvement as well. The recent trend of larger spaces left vacant by the economic downturn filling up continues. Retail demand in certain areas is strong enough to support new construction. The past year has seen the construction of some new freestanding single tenant retail buildings, expansion of some restaurant franchises (and some new entrants to our market) and even a new strip shopping center in Arden Hills. There is a great deal of optimism along University Avenue and Downtown St. Paul due to the June 2014 opening of the LRT Green Line which will hopefully contribute to an improving retail market in these areas for the foreseeable future.

Industrial – The strongest segment of the industrial market remains the newer well located properties with modern amenities, particularly those with ceiling heights greater than 22 feet. Within this market, the strongest segment is the bulk-warehouse market. These are warehouse properties with footprints in excess of 200,000 square feet. Investor demand for this property-type is very strong. Certain segments of the industrial market are still experiencing weak market fundamentals. However, one reason for optimism would be the recent activity among the older industrial and warehouse properties throughout the County thought to be obsolete. Many are finding new uses for their space as small gyms, tap rooms, and various other non-industrial uses.

Apartment - The Ramsey County apartment market remains very strong. Vacancy rates are holding at near record lows, and rental rates continue to increase for the larger complexes in high demand locations. Capitalization rates continue to decrease for most segments of the apartment market, which shows the large amount of investor interest and activity in this market. The City of Saint Paul has many projects that are either nearing completion, have recently been completed or are in the works. This level of continued new construction shows market participants remain very optimistic about the viability of the Ramsey County apartment market.

Revaluation Activities

Please remember that we will have appraisers out reviewing one-fifth of the properties in the county again this year, so don't be surprised if you have a visit from one of our staff appraisers. We thank you in advance for your cooperation with our appraisers as they perform their work and encourage you to allow them to review the entire property. Our appraisers will always have county ID and will be carrying county records describing your property.

If you would like additional information about this year's assessment, please call or email. We are happy to provide you any available information you feel might be helpful.

Our office may be reached at 266-2131 or by email at: AskCountyAssessor@co.ramsey.mn.us

Our website address is: <http://www.co.ramsey.mn.us/prr>

Sincerely,

Stephen L. Baker

Stephen L. Baker, CAE, SAMA
Ramsey County Assessor

CC: Ramsey County Commissioners, Ramsey County Manager, Director PR&R, City Managers of Ramsey County

**RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS
SORTED BY PROPERTY TYPE AND CITY/SUBURBAN**

2014 payable 2015 vs. 2015 payable 2016

CITY ST. PAUL	2014 pay 2015 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	2015 pay 2016 ADDED IMPROVEMENT	2015 pay 2016 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	ESTIMATED MARKET VALUE INCREASE FROM 2014 p 2015 TO 2015 p 2016 (Including Added Improvements)	ESTIMATED MARKET VALUE INCREASE FROM 2014 p 2015 TO 2015 p 2016 (Without Added Improvements)	Growth 14 to 15 Asmt
RESIDENTIAL	13,136,175,100	77,711,100	13,670,997,000	534,821,900	457,110,800	4.07%
AGRICULTURAL HIGH VALUE	4,363,200	0	1,046,400	-3,316,800	-3,316,800	-76.02%
APARTMENT	2,585,696,000	45,365,100	2,790,889,900	205,193,900	159,828,800	7.94%
COMMERCIAL/ INDUSTRIAL	3,420,706,900	32,682,100	3,530,952,300	110,245,400	77,563,300	3.22%
TOTAL	19,146,941,200	155,758,300	19,993,885,600	846,944,400	691,186,100	4.42%
SUBURBS	2014 pay 2015 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	2015 pay 2016 ADDED IMPROVEMENT	2015 pay 2016 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	ESTIMATED MARKET VALUE INCREASE FROM 2014 p 2015 TO 2015 p 2016 (Including Added Improvements)	ESTIMATED MARKET VALUE INCREASE FROM 2014 p 2015 TO 2015 p 2016 (Without Added Improvements)	Growth 14 to 15 Asmt
RESIDENTIAL	15,872,950,800	83,386,000	16,352,272,000	479,321,200	395,935,200	3.02%
AGRICULTURAL HIGH VALUE	34,372,900	0	33,649,400	-723,500	-723,500	-2.10%
APARTMENT	1,676,099,700	34,997,500	1,856,256,400	180,156,700	145,159,200	10.75%
COMMERCIAL/ INDUSTRIAL	4,751,412,600	49,774,000	4,840,265,400	88,852,800	39,078,800	1.87%
TOTAL	22,334,836,000	168,157,500	23,082,443,200	747,607,200	579,449,700	3.35%
COUNTY WIDE	2014 pay 2015 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	2015 pay 2016 ADDED IMPROVEMENT	2015 pay 2016 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	ESTIMATED MARKET VALUE INCREASE FROM 2014 p 2015 TO 2015 p 2016 (Including Added Improvements)	ESTIMATED MARKET VALUE INCREASE FROM 2014 p 2015 TO 2015 p 2016 (Without Added Improvements)	Growth 14 to 15 Asmt
RESIDENTIAL	29,009,125,900	161,097,100	30,023,269,000	1,014,143,100	853,046,000	3.50%
AGRICULTURAL HIGH VALUE	38,736,100	0	34,695,800	-4,040,300	-4,040,300	-10.43%
APARTMENT	4,261,795,700	80,362,600	4,647,146,300	385,350,600	304,988,000	9.04%
COMMERCIAL/ INDUSTRIAL	8,172,119,500	82,456,100	8,371,217,700	199,098,200	116,642,100	2.44%
TOTAL	41,481,777,200	323,915,800	43,076,328,800	1,594,551,600	1,270,635,800	3.84%

AI is Added Improvement

(Reported Values Exclude Personal Property, Manufactured Homes, and State Assessed Utility & Railroad Property)

(All 2015 pay 2016 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2015)

(2014 p 2015 Values Reflect Final Values for p15 Tax - extracted 3/13/15)

(2015 p 2016 Values Taken From the 2015 Spring Mini Abstract Ran on 3/13/15)

(Growth Includes Added Improvement for 2014 p 2015 and 2015 p 2016)

(Includes Vacant Land for all Property Types)

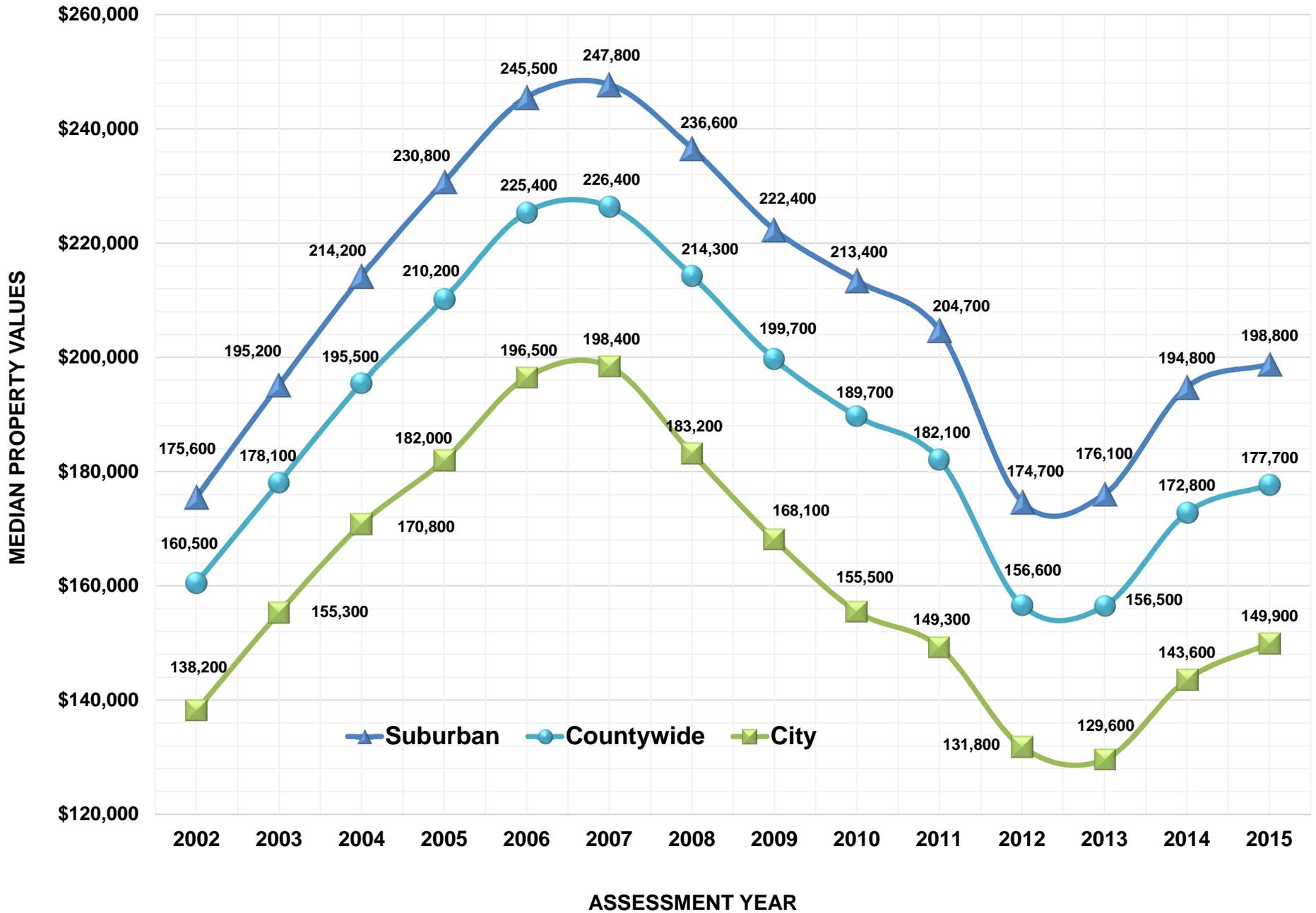
Prepared 3/13/2015 JG/SB

TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS. MEDIAN RESIDENTIAL VALUE TRENDS* ASSESSMENT YEARS (2001 - 2015)

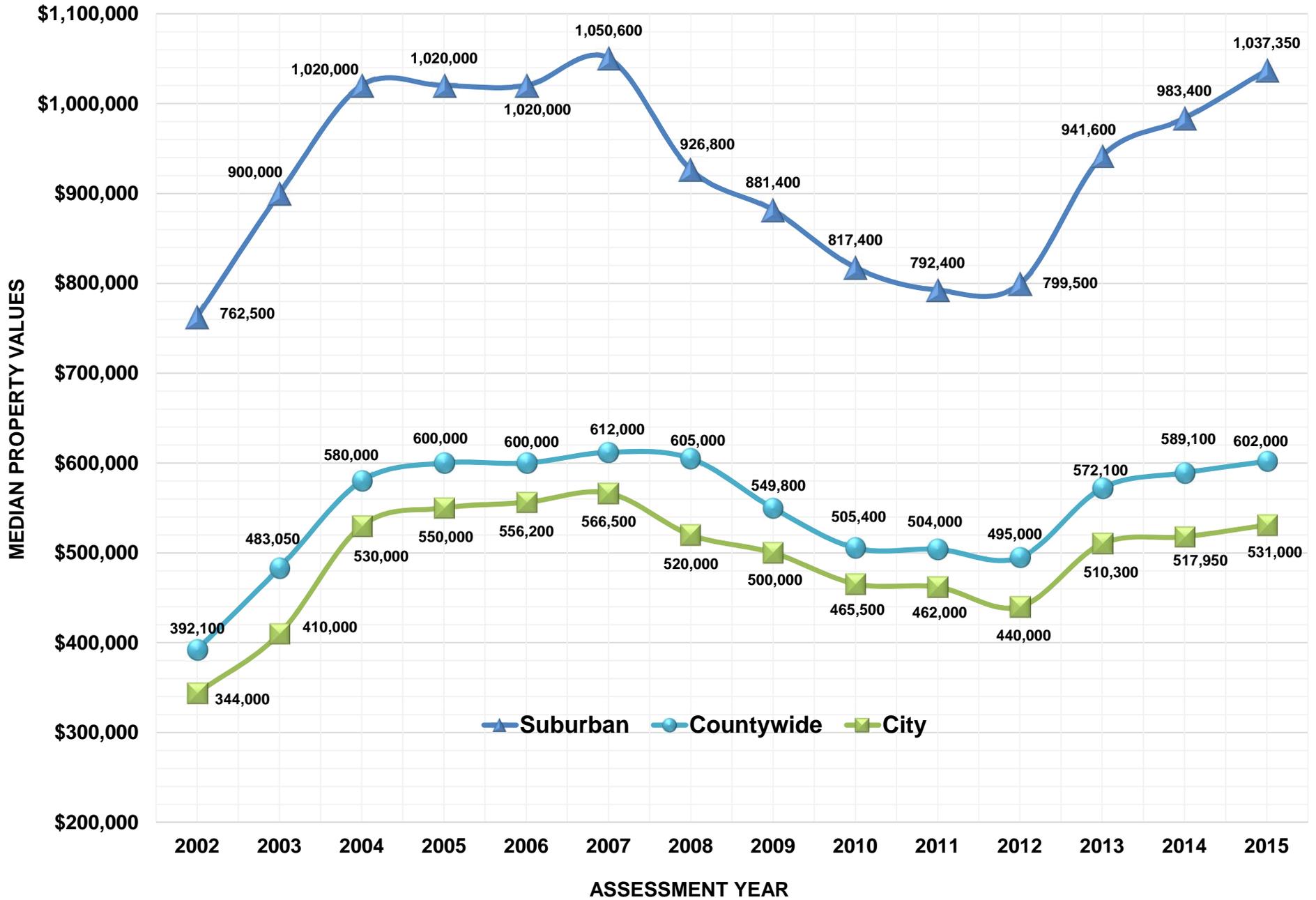


ASSESSMENT YEAR:	0	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Median Residential Value		136.00	155.90	173.90	190.60	205.50	220.10	220.30	207.10	191.60	180.40	172.00	156.60	156.50	172.80	177.70
Estimated Market Value		27.07	31.56	35.57	39.79	43.69	48.40	50.32	49.04	46.50	43.25	41.25	38.28	38.18	41.82	43.57
Taxable Market Value		22.39	27.52	30.57	35.21	40.14	45.19	49.15	48.68	46.25	42.75	41.05	35.68	36.52	39.46	40.64

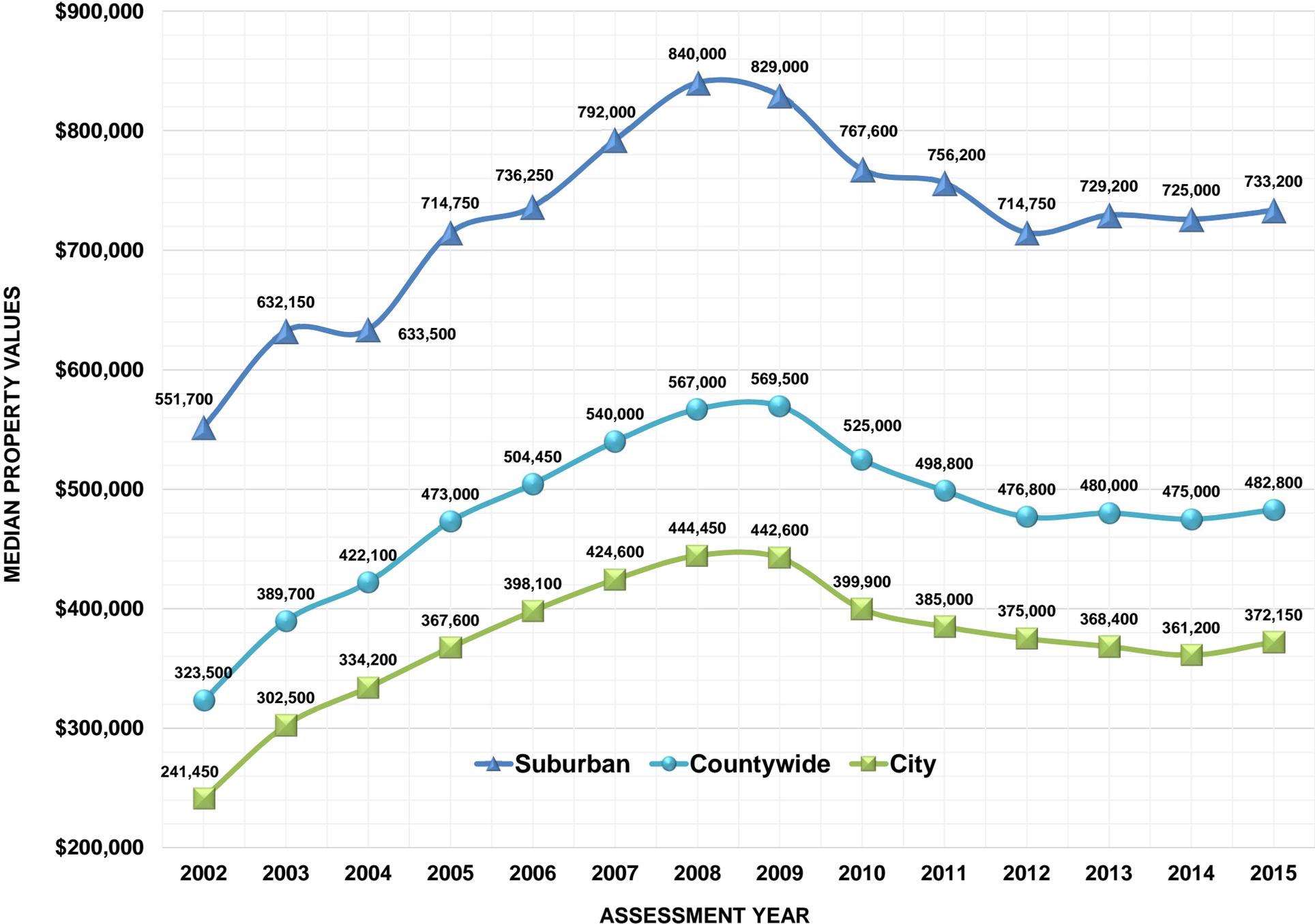
Ramsey County Residential Median Property Value Trends



Ramsey County Apartment Median Property Value Trends



Ramsey County Commercial Median Property Value Trends



City of Saint Paul – Overall Values (Use Type Allocations) *

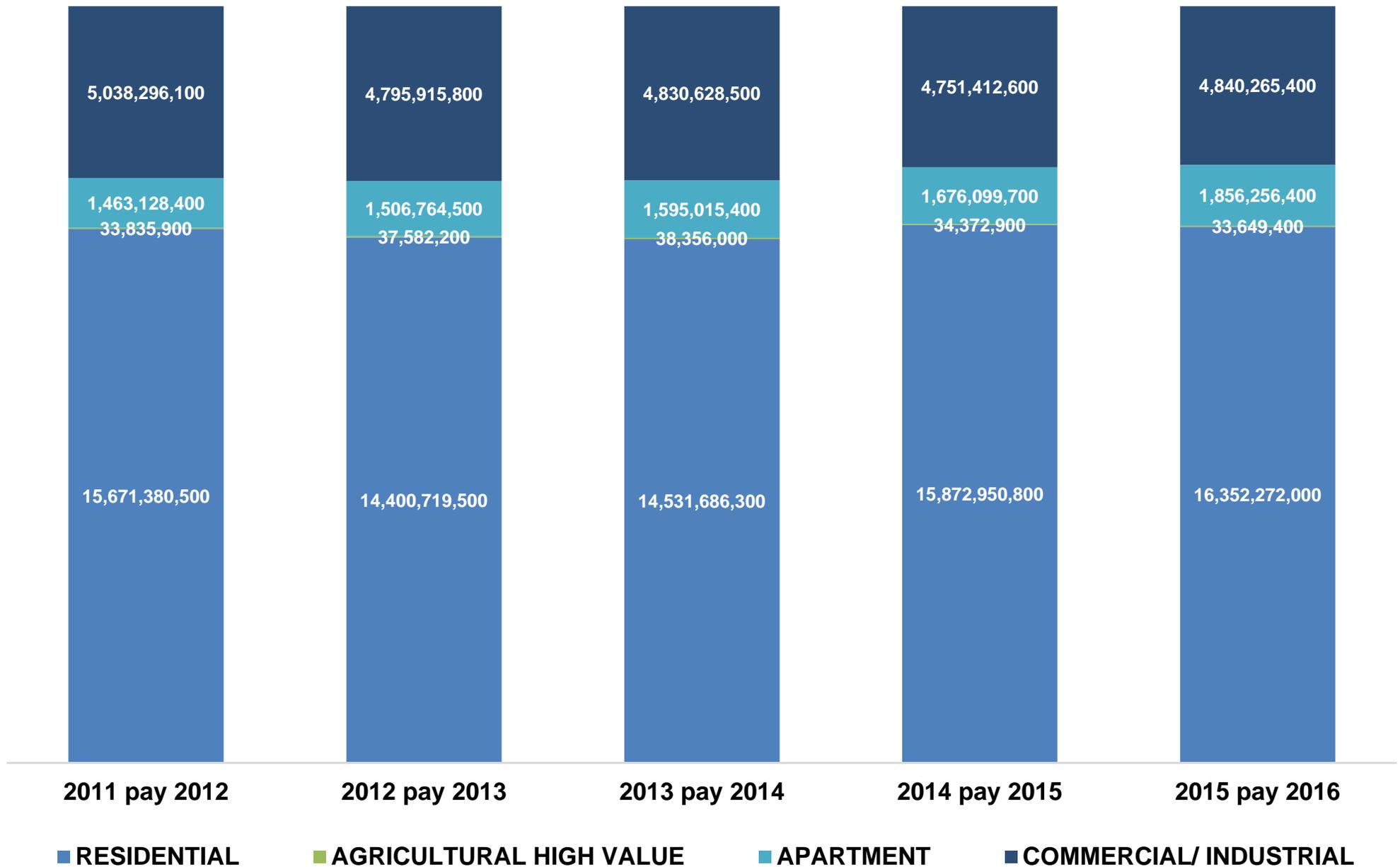


2011 pay 2012 2012 pay 2013 2013 pay 2014 2014 pay 2015 2015 pay 2016

■ RESIDENTIAL ■ AGRICULTURAL HIGH VALUE ■ APARTMENT ■ COMMERCIAL/ INDUSTRIAL

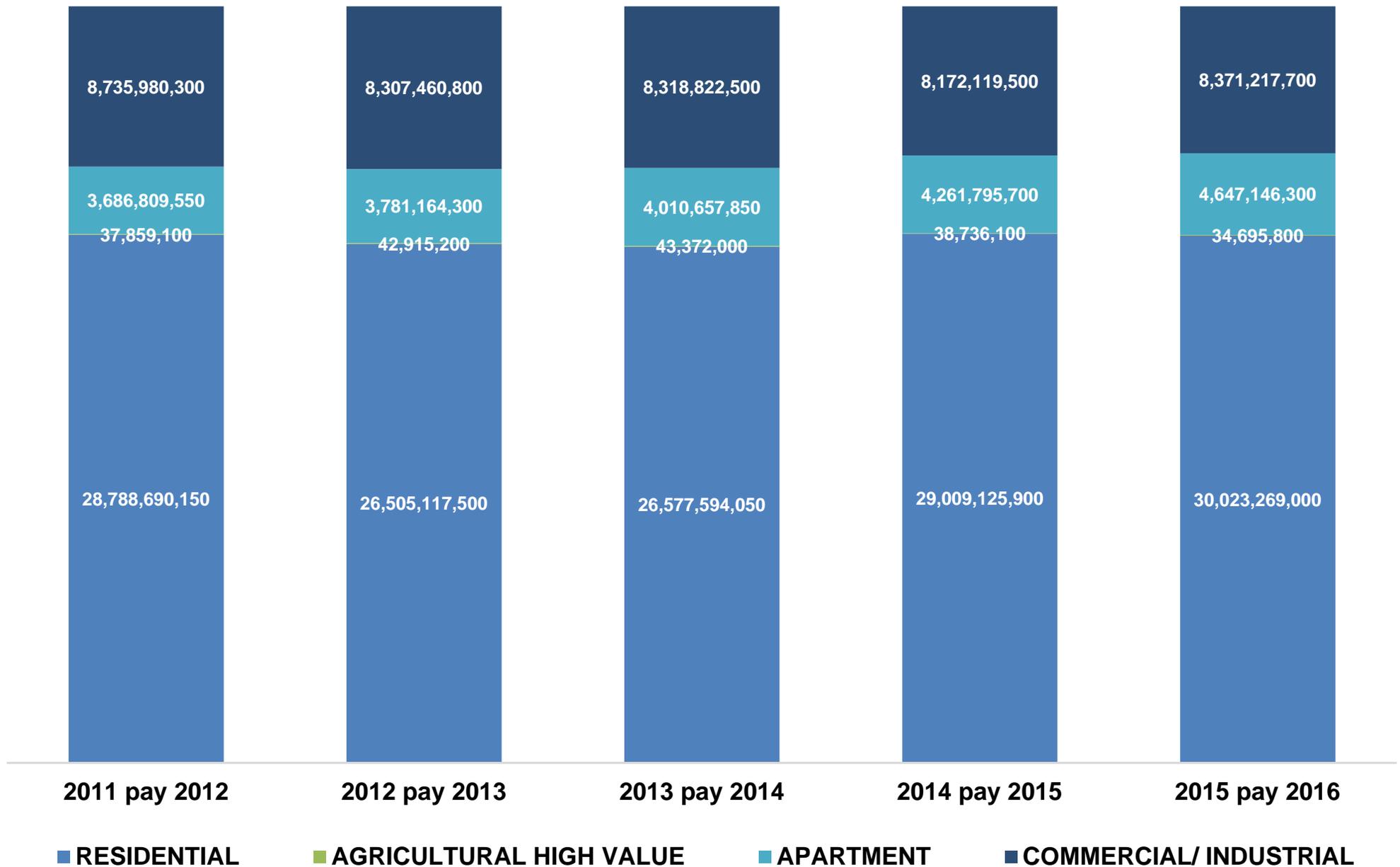
* New Construction values are included in values quoted above

Ramsey County Suburban – Overall Values (Use Type Allocations) *

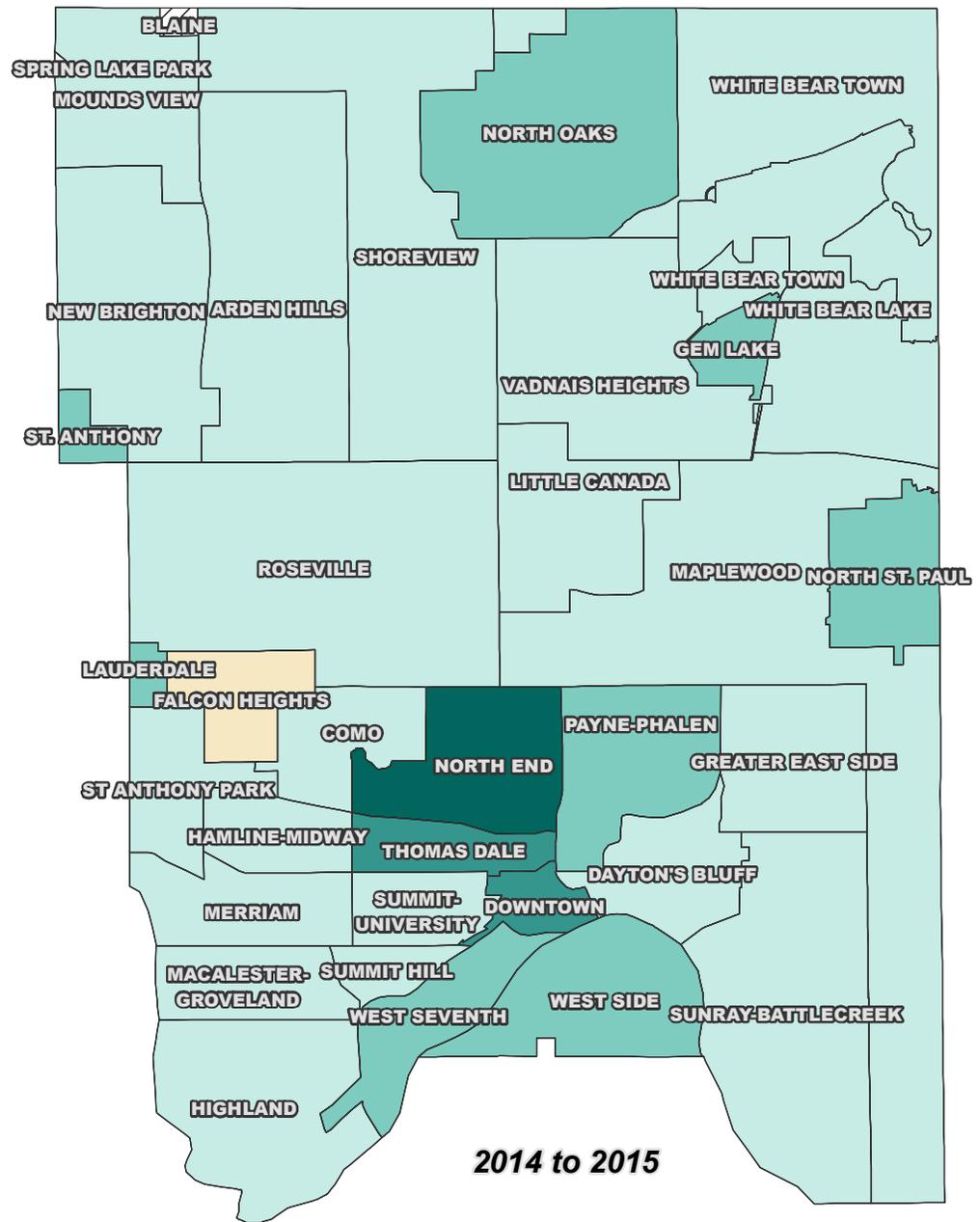
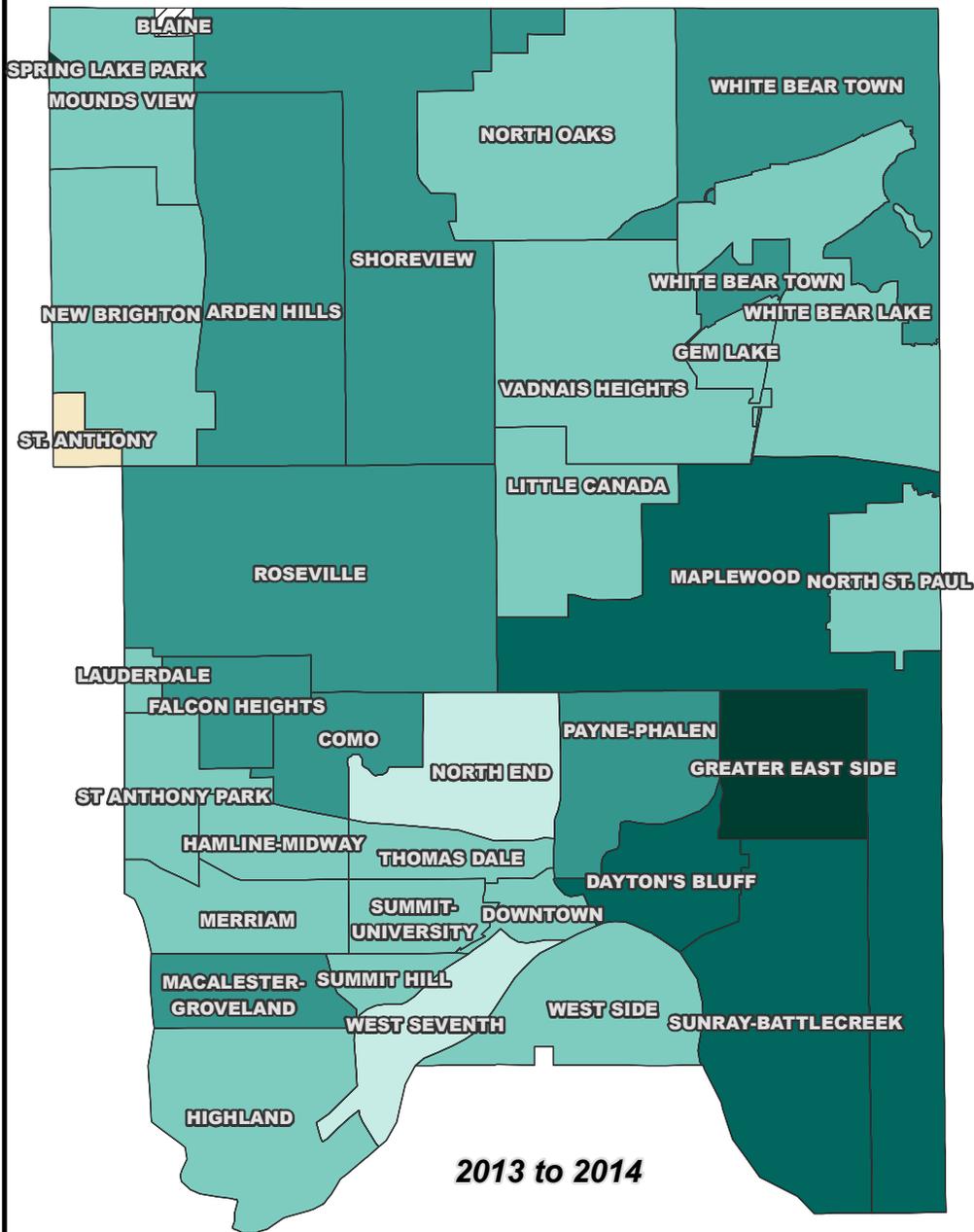


* New Construction values are included in values quoted above

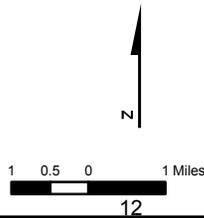
Ramsey County – Overall Values (Use Type Allocations) *



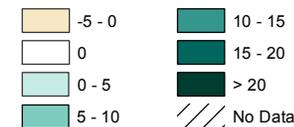
* New Construction values are included in values quoted above



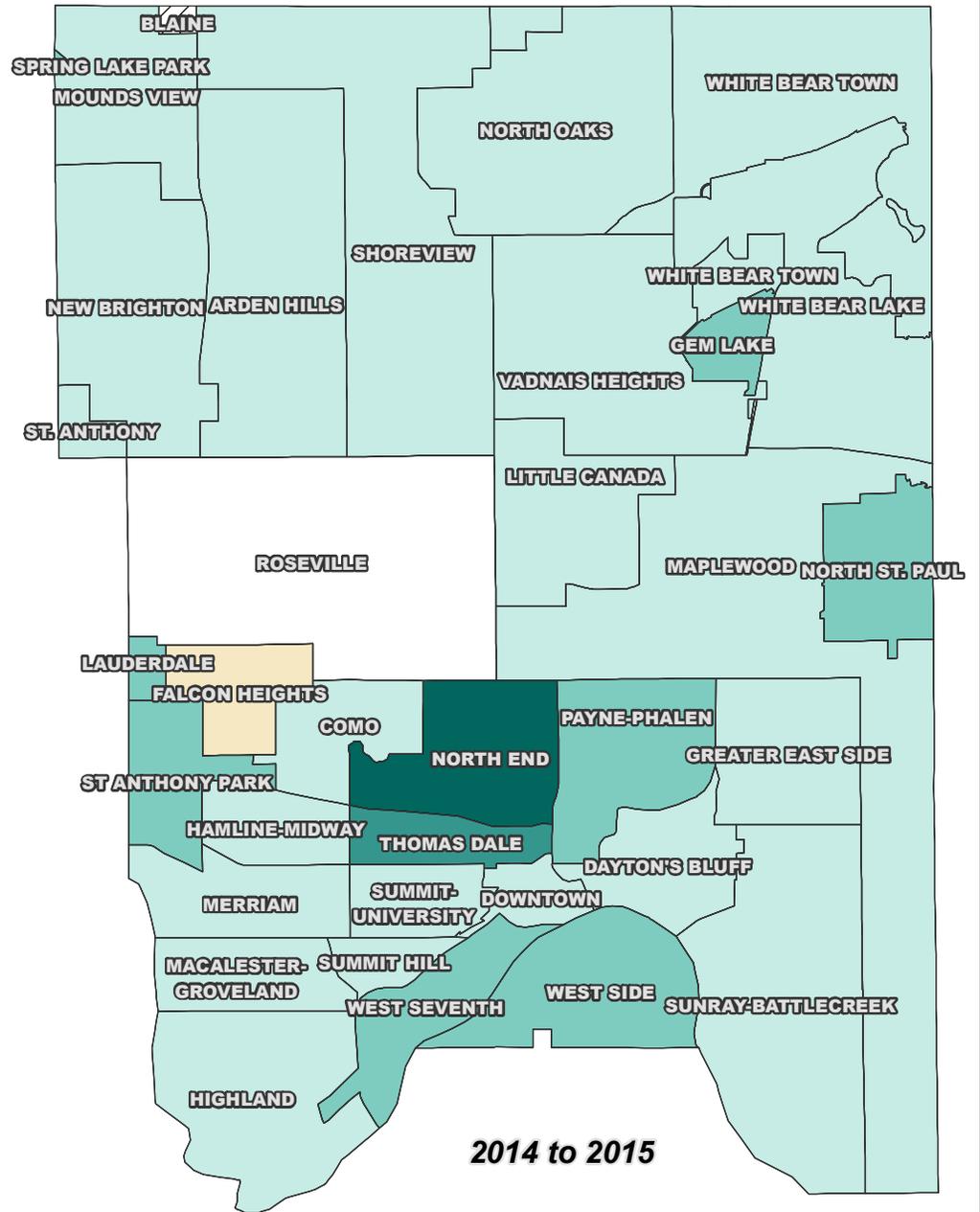
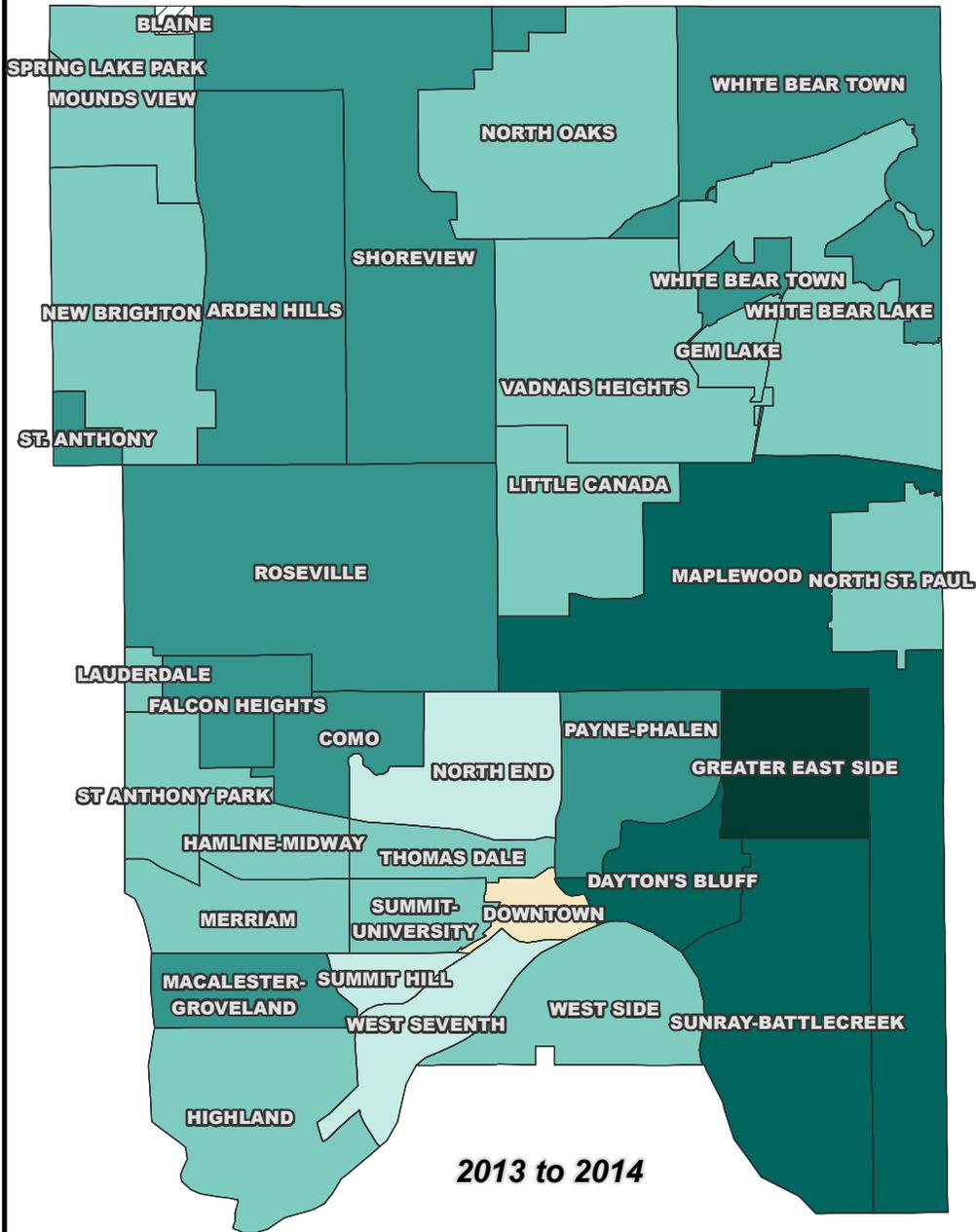
**Ramsey County
Median Estimated Market Value % Change:
Residential Property**



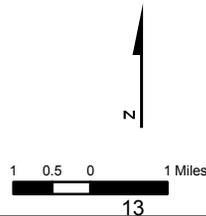
% Change by Jurisdiction



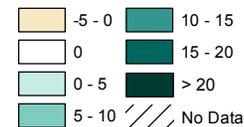
Sources:
Ramsey County PR & R
Ramsey County GIS
Map Produced March 23, 2015
Ramsey County Assessor's Office

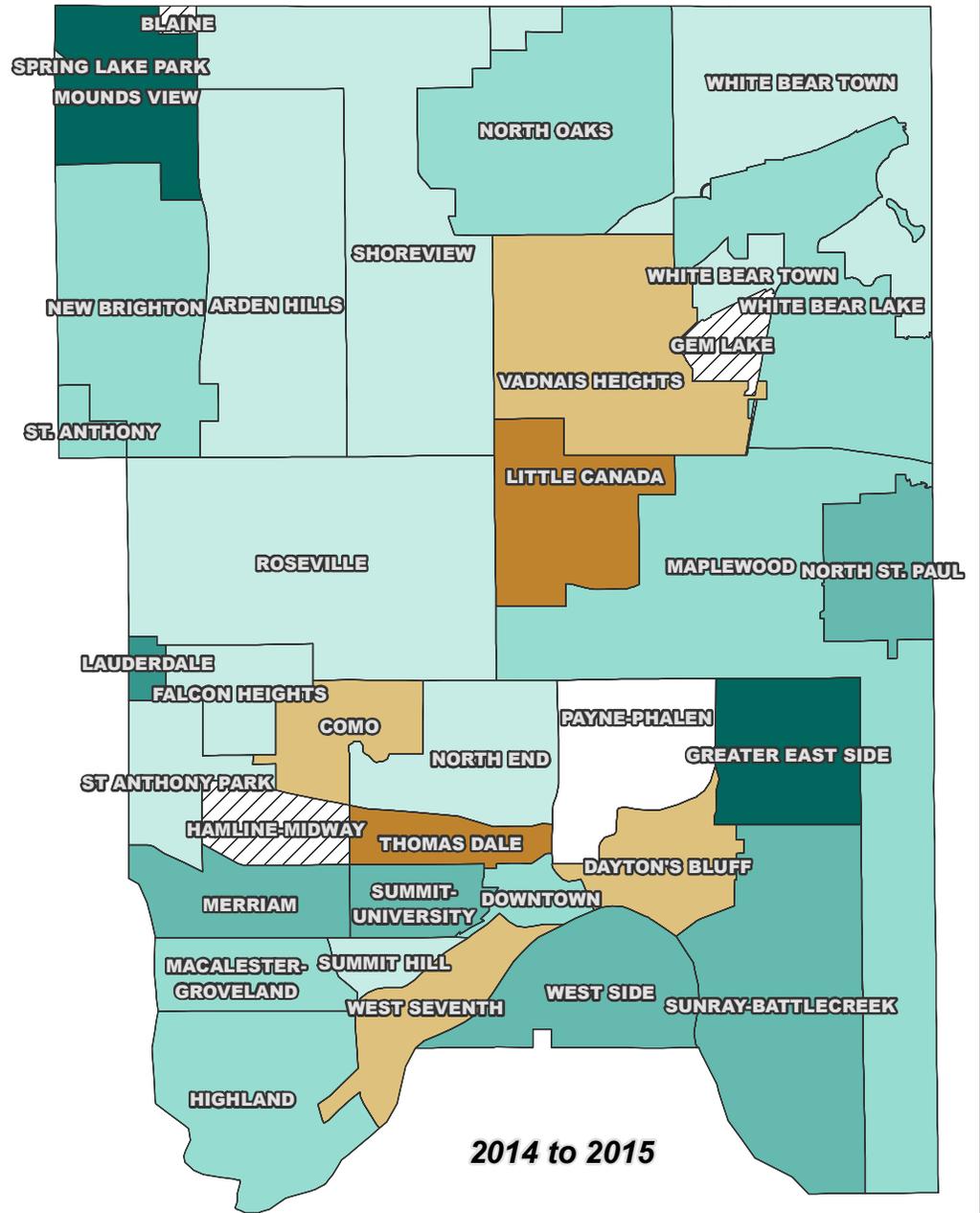
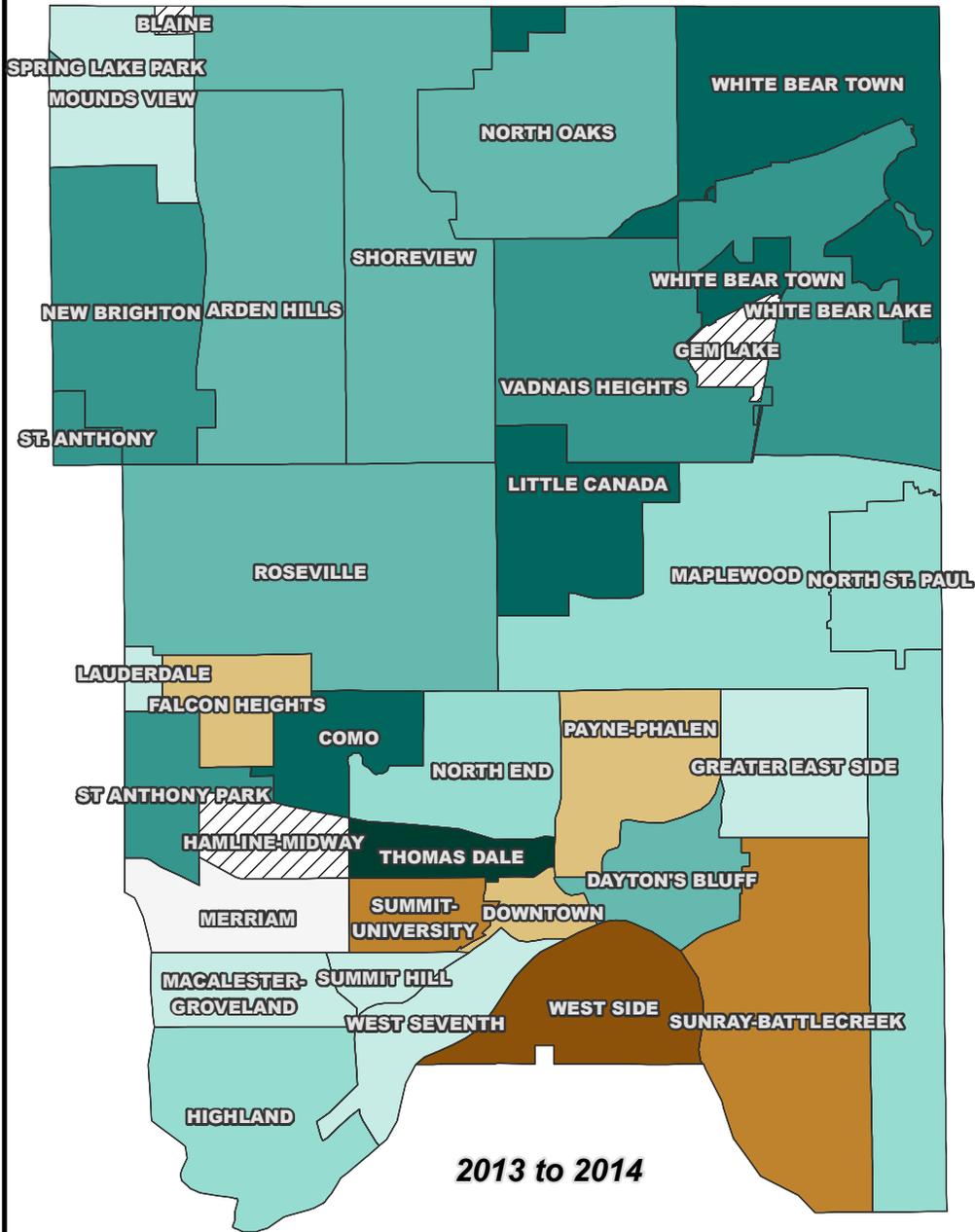


**Ramsey County
Median Estimated Market Value % Change:
Single Family Residential**

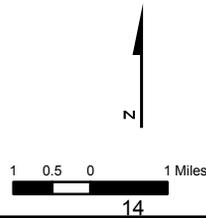


% Change by Jurisdiction

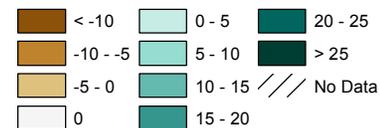


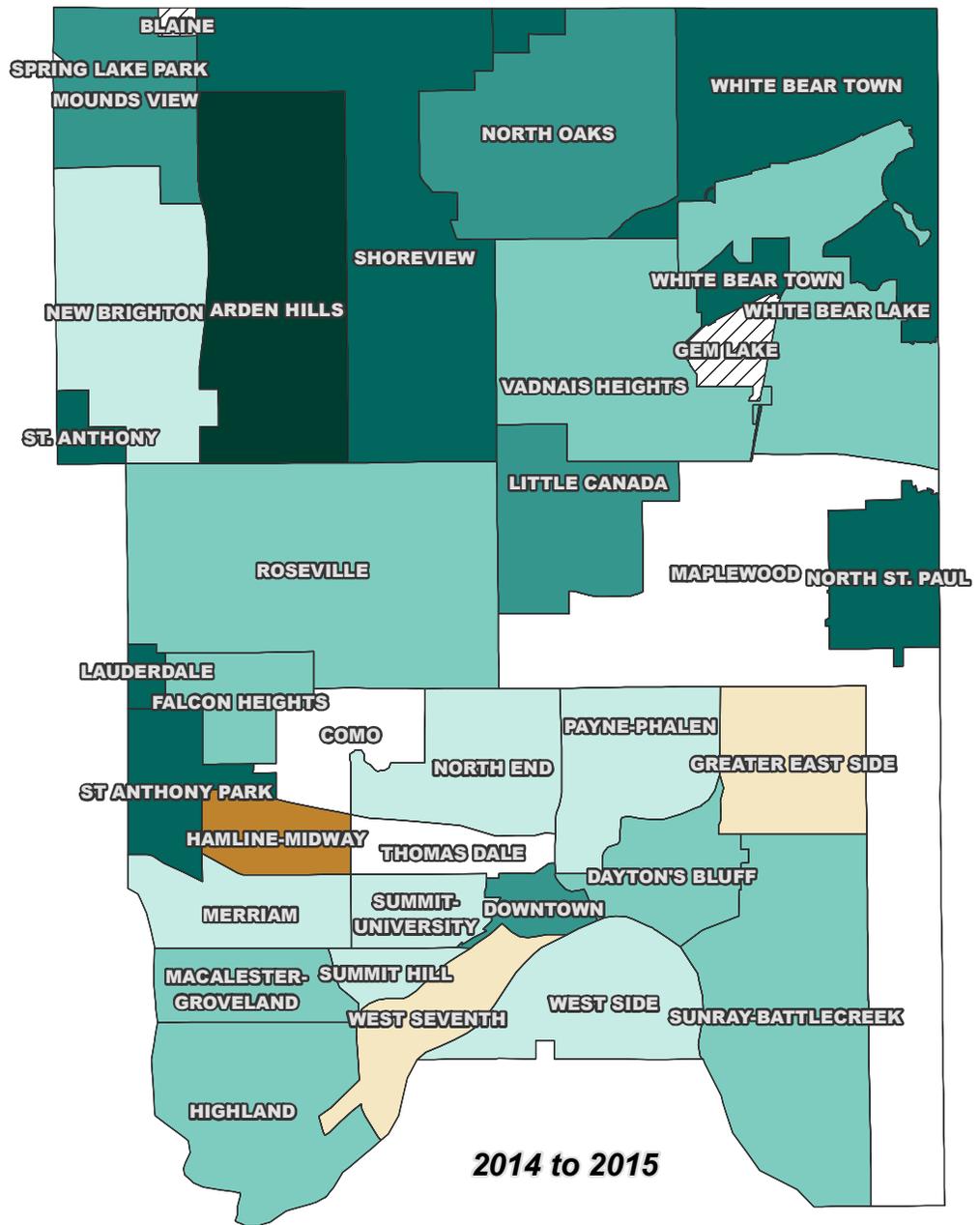
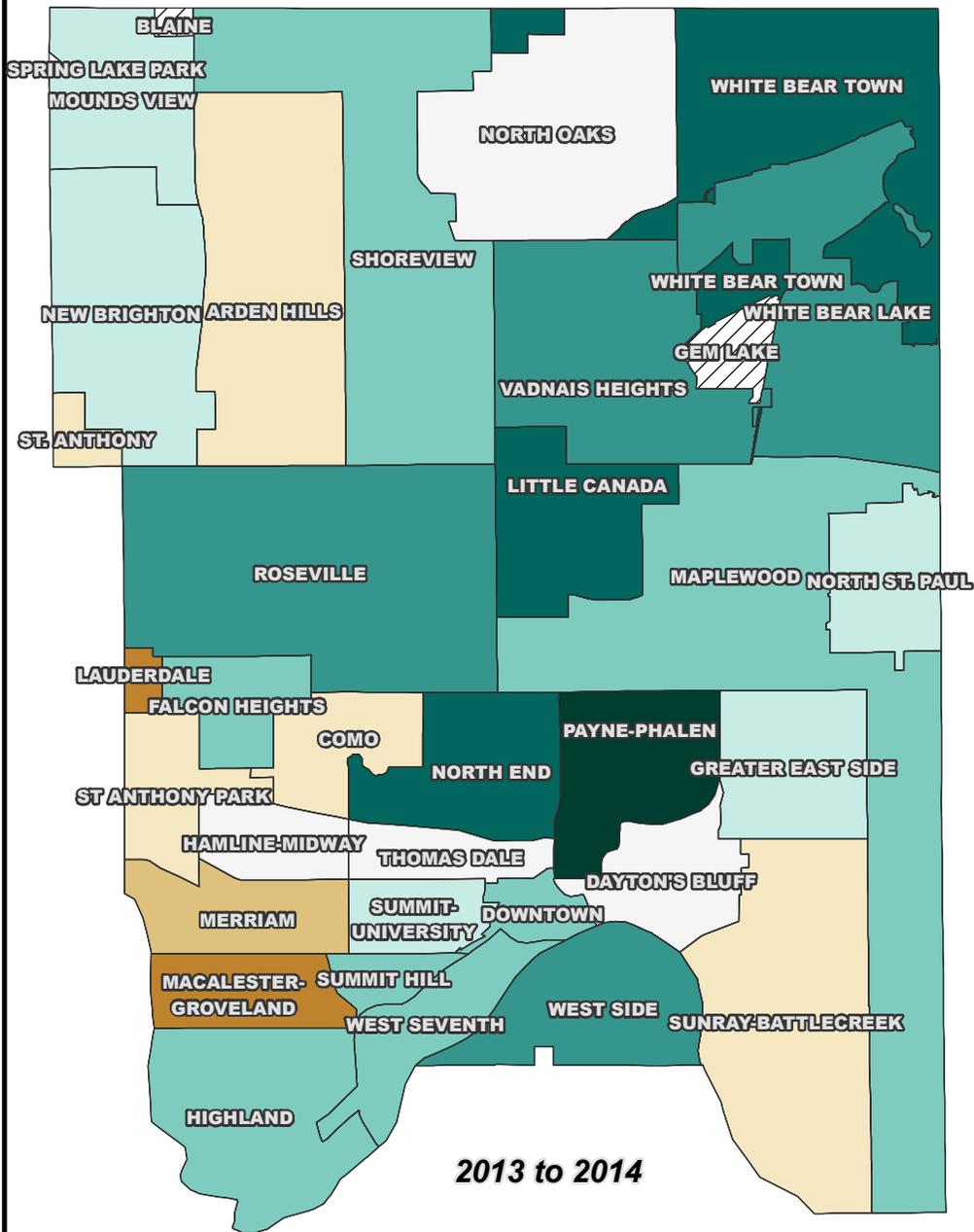


**Ramsey County
Median Estimated Market Value % Change:
Townhomes**

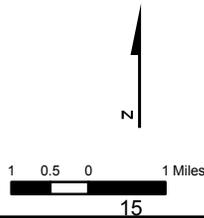


% Change by Jurisdiction

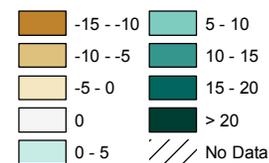


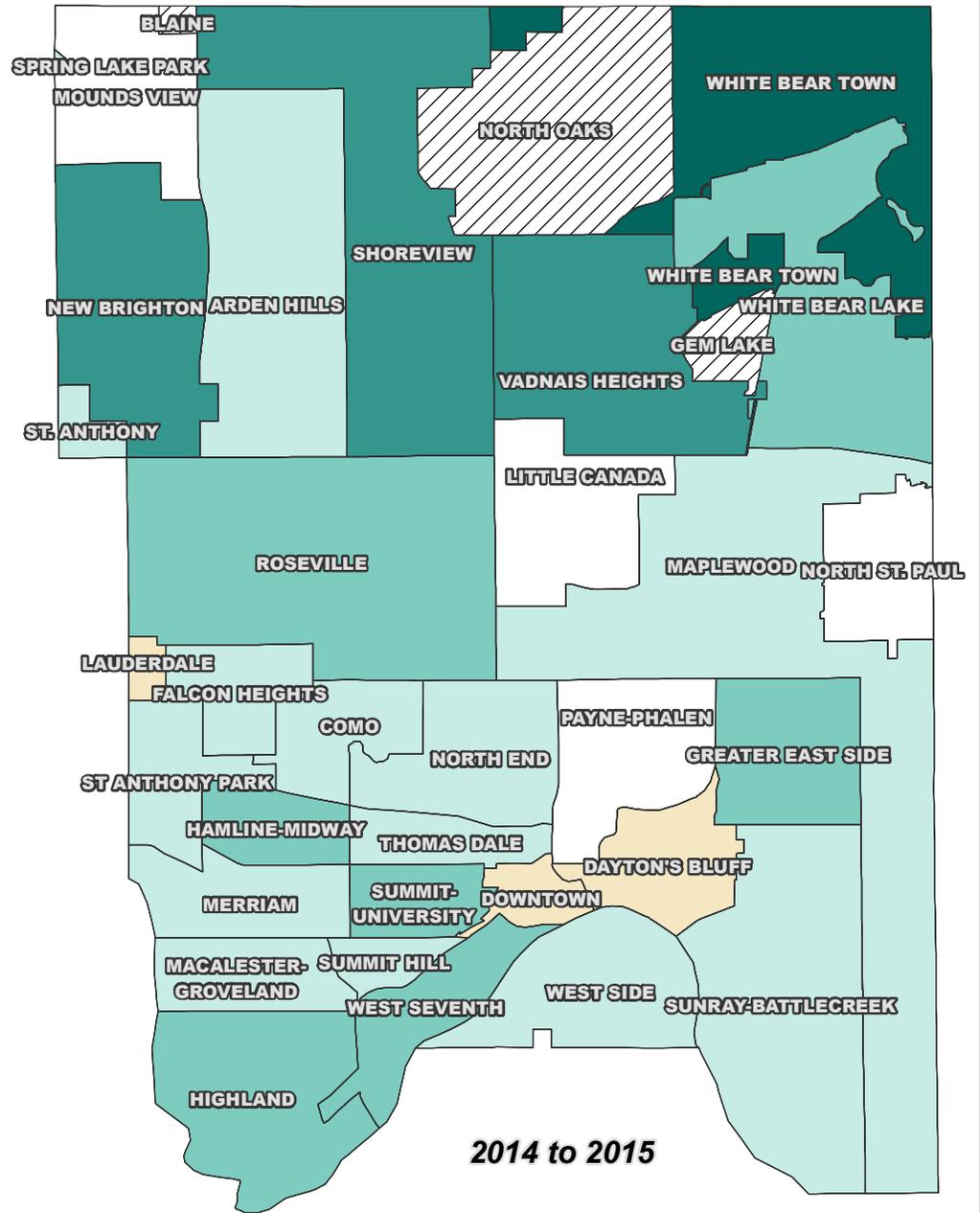
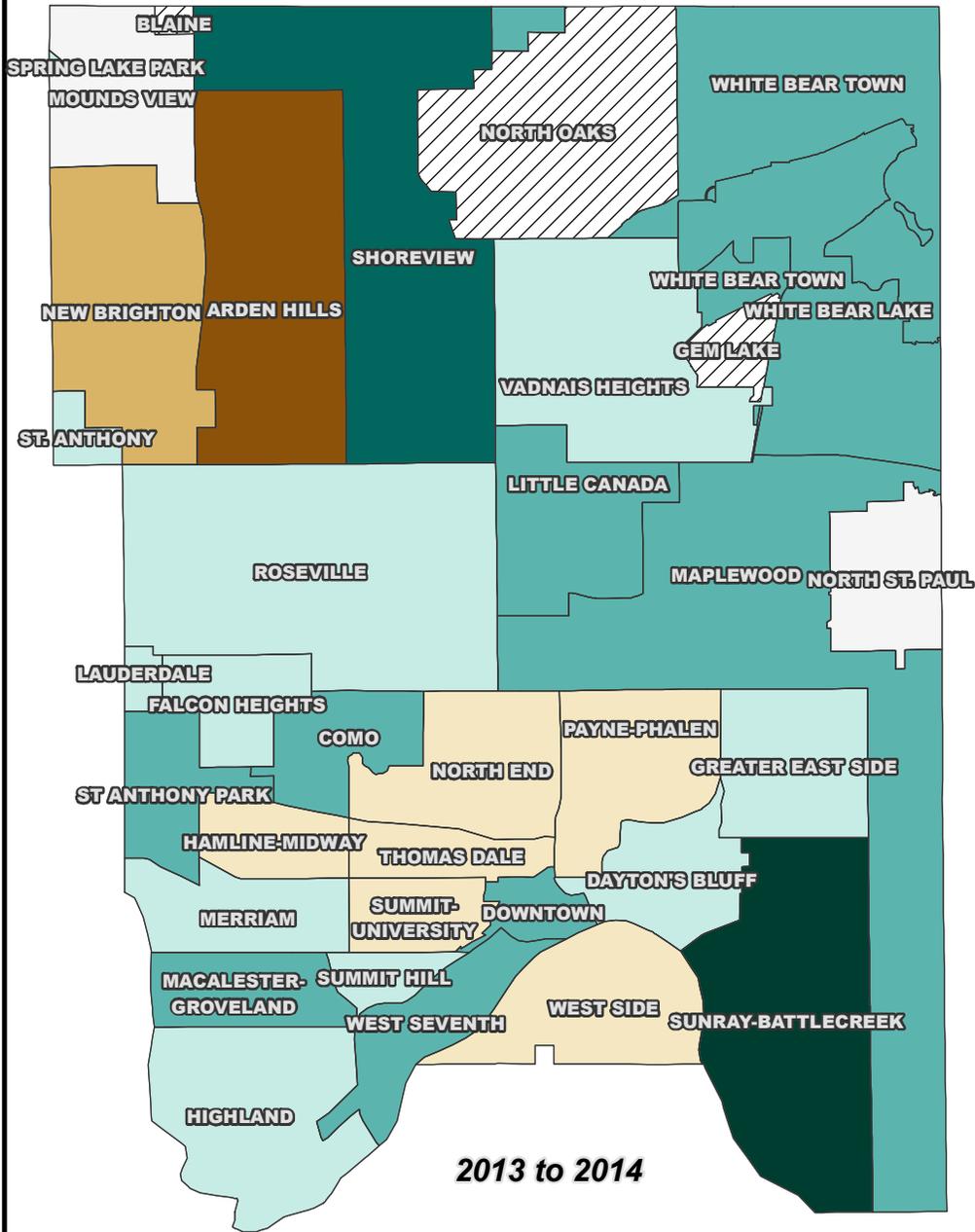


**Ramsey County
Median Estimated Market Value % Change:
Condos/Co-ops**

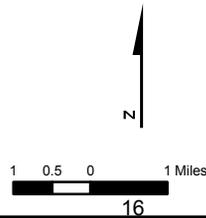


% Change by Jurisdiction

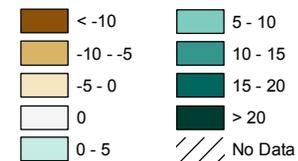


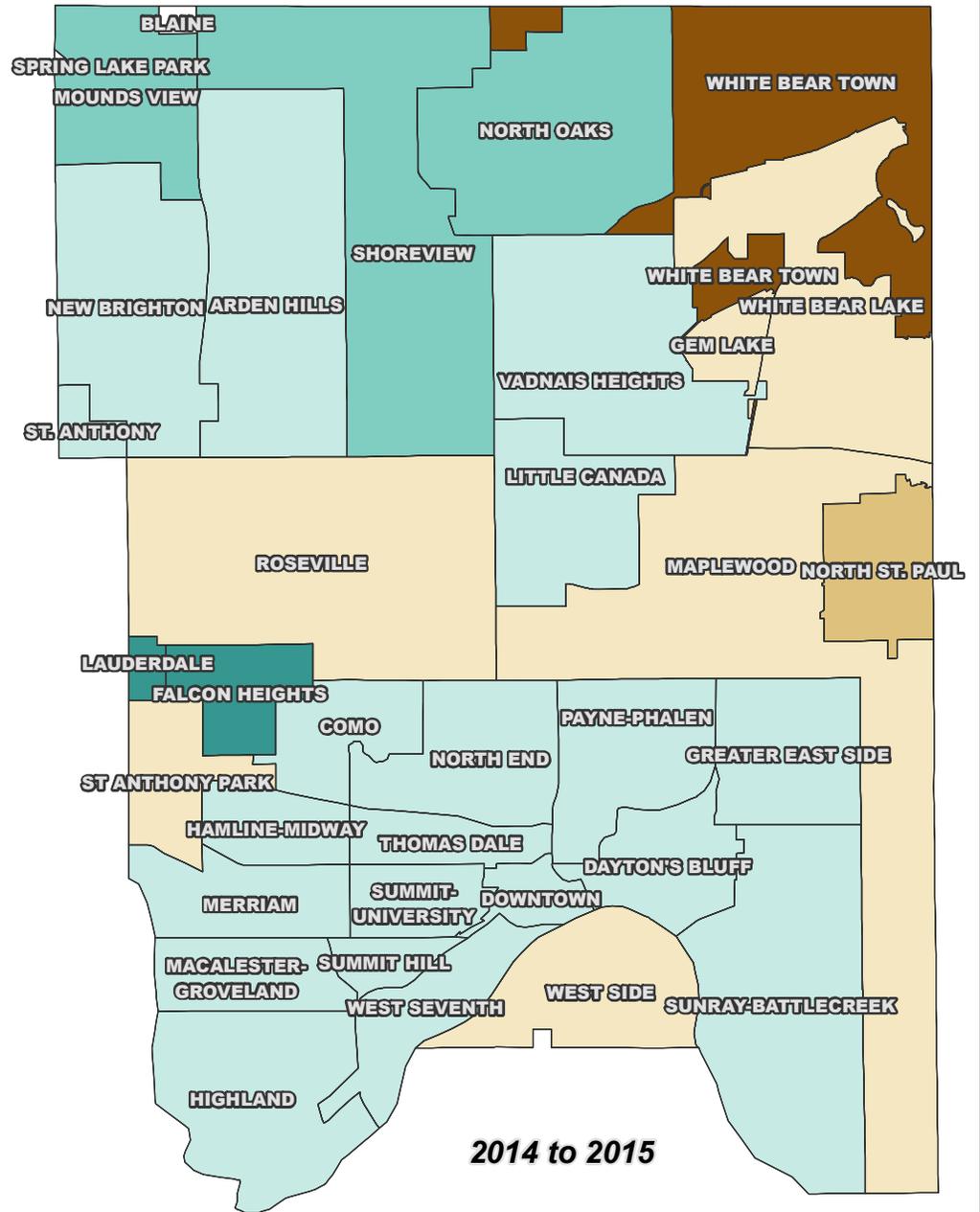
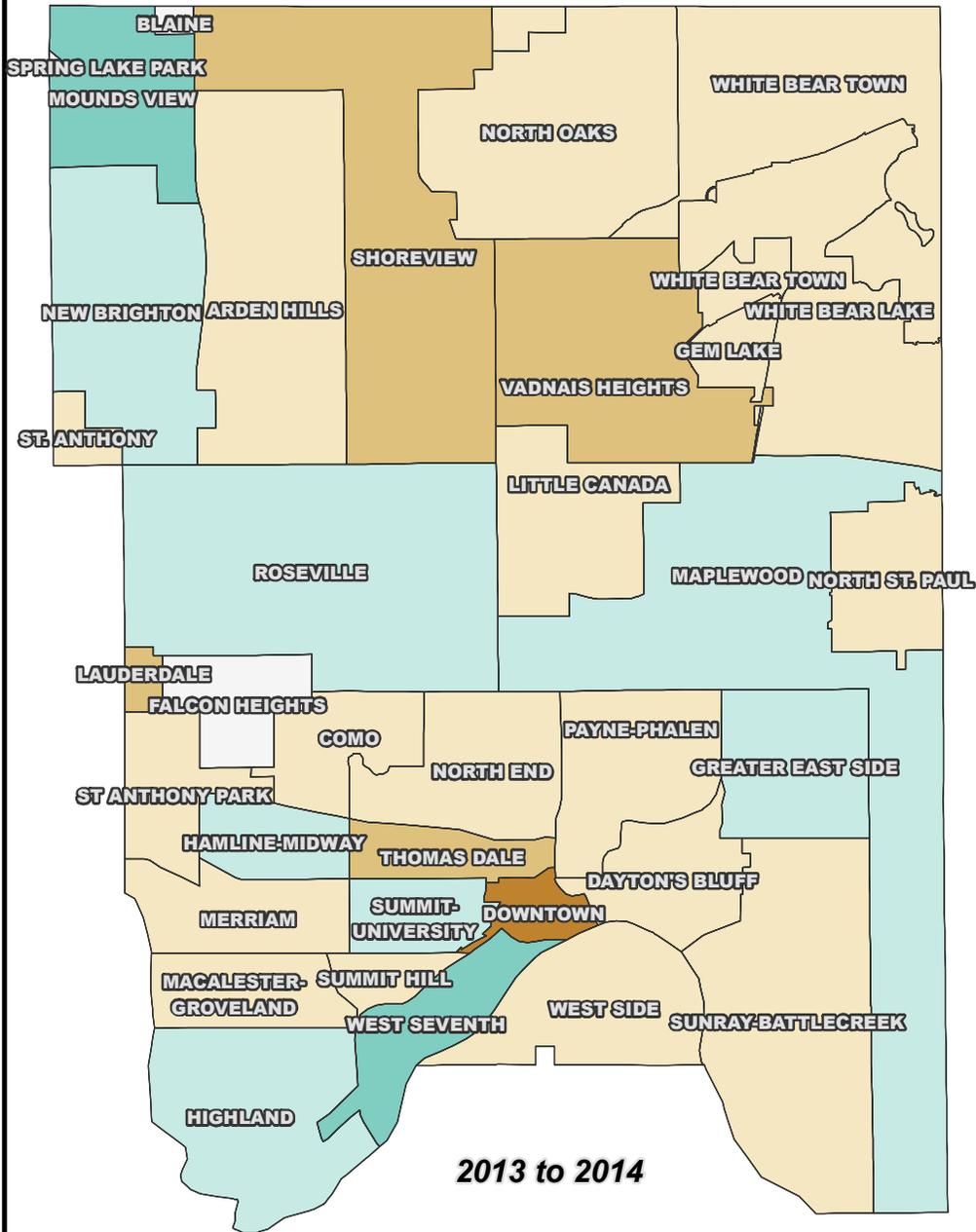


**Ramsey County
Median Estimated Market Value % Change:
Apartments**

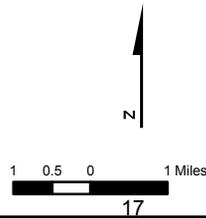


% Change by Jurisdiction

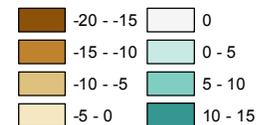




**Ramsey County
Median Estimated Market Value % Change:
Commercial Property**



% Change by Jurisdiction



Ramsey County
Breakdown of 2015 Estimated Market Value and Percent Change from 2014

2015	2015 Residential Estimated Market Value*	% Change in Resid. Value '14 to '15	2015 Apartment Estimated Market Value*	% Change in Apt. Value '14 to '15	2015 Commercial / Industrial Estimated Market Value*	% Change in Comm'l Value '14 to '15	2015 Agricultural	% Change in Ag Value '14 to '15	2015 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	% Change in Total Value '14 to '15
ARDEN HILLS	763,531,400	2.53%	42,664,900	19.75%	323,214,400	-0.61%	-	0.00%	1,129,410,700	2.16%
BLAINE	0	0.00%	0	0.00%	36,616,800	0.21%	-	0.00%	36,616,800	0.21%
FALCON HEIGHTS	333,747,100	-0.42%	43,908,800	0.54%	21,106,600	-0.35%	-	0.00%	398,762,500	-0.31%
GEM LAKE	73,377,800	11.82%	0	0.00%	21,692,400	0.19%	2,893,600	-7.74%	97,963,800	8.36%
LAUDERDALE	119,708,500	8.00%	40,367,600	69.71%	18,703,300	0.22%	-	0.00%	178,779,400	16.63%
LITTLE CANADA	556,284,700	3.67%	111,279,200	9.67%	226,264,100	2.18%	1,111,600	0.00%	894,939,600	3.99%
MAPLEWOOD	2,234,510,800	2.61%	316,846,500	8.54%	968,271,500	3.82%	5,773,900	-0.12%	3,525,402,700	3.45%
MOUNDS VIEW	572,061,500	4.87%	88,118,300	3.86%	269,148,800	4.34%	-	0.00%	929,328,600	4.62%
NORTH ST PAUL	612,413,800	6.12%	77,656,400	19.46%	82,515,400	-0.05%	-	0.00%	772,585,600	6.61%
NEW BRIGHTON	1,372,358,600	4.74%	204,111,500	9.66%	320,116,900	-0.59%	1,688,500	0.00%	1,898,275,500	4.29%
NORTH OAKS	1,130,578,100	5.58%	53,768,000	9.00%	43,109,400	3.26%	9,305,800	0.00%	1,236,761,300	5.60%
ROSEVILLE	2,428,157,200	0.83%	355,799,100	7.30%	1,285,808,200	0.93%	36,700	0.00%	4,069,801,200	1.40%
SHOREVIEW	2,370,352,700	2.55%	116,148,800	9.40%	350,214,500	2.43%	4,806,000	0.00%	2,841,522,000	2.79%
SPRING LAKE PARK	11,096,200	2.18%	675,800	2.44%	425,900	0.00%	-	0.00%	12,197,900	2.12%
ST ANTHONY	112,569,500	8.31%	116,415,300	24.20%	64,988,900	1.68%	-	0.00%	293,973,700	12.38%
ST PAUL	13,670,997,000	4.07%	2,790,889,900	7.94%	3,530,952,300	3.22%	1,046,400	-76.02%	19,993,885,600	4.42%
VADNAIS HEIGHTS	984,776,400	3.37%	62,367,000	10.16%	335,248,000	4.67%	2,528,400	0.00%	1,384,919,800	3.96%
WHITE BEAR LAKE	1,584,656,100	2.83%	219,985,800	9.86%	331,186,300	0.78%	-	-100.00%	2,135,828,200	3.16%
WHITE BEAR TOWN	1,092,091,600	2.02%	6,143,400	15.30%	141,634,000	0.71%	5,504,900	0.00%	1,245,373,900	1.92%
SUBURBAN	16,352,272,000	3.02%	1,856,256,400	10.75%	4,840,265,400	1.87%	33,649,400	-2.10%	23,082,443,200	3.35%
COUNTYWIDE	30,023,269,000	3.50%	4,647,146,300	9.04%	8,371,217,700	2.44%	34,695,800	-10.43%	43,076,328,800	3.84%

* 2015 values are from the 2015 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2015 Special Board of Appeal and Equalization .

**The 2014 values have been updated since our previous report in March 2014.

Note: Lauderdale Apt % Change reflects a 14M property going from exempt in 2014 to taxable in 2015

Ramsey County
Breakdown of 2014 Estimated Market Value and Percent Change from 2013

2014	2014 Residential Estimated Market Value*	% Change in Resid. Value '13 to '14	2014 Apartment Estimated Market Value*	% Change in Apartment Value '13 to '14	2014 Commercial / Industrial Estimated Market Value*	% Change in Commercial Value '13 to '14	2014 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	% Change in Total Value '13 to '14
ARDEN HILLS	745,920,500	8.63%	32,267,200	12.93%	331,922,200	2.48%	1,110,109,900	6.83%
BLAINE	0	0.00%	0	0.00	36,709,500	-2.58%	36,709,500	-2.58%
FALCON HEIGHTS	335,337,600	10.59%	41,627,800	8.55%	22,850,200	-8.60%	399,815,600	9.06%
GEM LAKE	65,633,900	7.29%	0	0.00	21,650,200	-2.20%	87,284,100	4.77%
LAUDERDALE	110,871,000	5.16%	23,785,700	4.64%	18,831,600	-4.37%	153,488,300	3.81%
LITTLE CANADA	537,318,300	7.89%	101,463,500	2.72%	222,848,500	-1.91%	861,630,300	4.57%
MAPLEWOOD	2,180,056,300	14.81%	292,243,600	2.61%	938,192,200	0.30%	3,410,492,100	9.34%
MOUNDS VIEW	545,709,000	8.24%	84,789,000	3.63%	265,403,100	1.14%	895,901,100	5.60%
NORTH ST PAUL	578,935,100	7.78%	64,998,800	4.79%	82,723,200	-1.55%	726,657,100	6.36%
NEW BRIGHTON	1,311,249,500	6.87%	185,425,600	3.30%	323,318,400	0.22%	1,819,993,500	5.26%
NORTH OAKS	1,075,204,000	8.75%	49,328,900	8.83%	41,794,400	0.67%	1,166,327,300	8.44%
ROSEVILLE	2,410,505,600	9.60%	328,424,300	3.87%	1,290,482,000	-0.33%	4,029,411,900	5.75%
SHOREVIEW	2,313,666,100	9.35%	105,427,200	16.75%	344,798,000	0.69%	2,763,891,300	8.45%
SPRING LAKE PARK	10,859,500	12.14%	659,700	0.20	425,900	0.00%	11,945,100	12.06%
ST ANTHONY	103,934,000	3.24%	93,733,500	8.47%	64,694,700	0.57%	262,362,200	4.36%
ST PAUL	13,159,649,550	9.41%	2,586,795,050	7.39%	3,483,105,200	0.91%	19,229,549,800	7.50%
VADNAIS HEIGHTS	953,566,000	8.81%	56,617,200	3.50%	323,341,500	3.76%	1,333,524,700	7.31%
WHITE BEAR LAKE	1,542,211,800	7.67%	195,042,400	5.08%	336,116,300	0.25%	2,073,370,500	6.15%
WHITE BEAR TOWN	1,071,580,400	9.91%	5,328,000	6.64%	142,519,500	4.09%	1,219,427,900	9.18%
SUBURBAN	15,892,558,600	9.46%	1,661,162,400	5.09%	4,808,621,400	0.45%	22,362,342,400	7.06%
COUNTYWIDE	29,052,208,150	9.44%	4,247,957,450	6.48%	8,291,726,600	0.64%	41,591,892,200	7.26%

* 2014 values are from the 2014 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2014 Special Board of Appeal and Equalization .

**The 2013 values have been updated since our previous report in March 2013.

MEDIAN ESTIMATED MARKET VALUE OF RESIDENTIAL IN RAMSEY COUNTY***

2014 Assessment Payable 2015 to 2015 Assessment Payable 2016

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change	2015 Average Value
SUNRAY-BATTLECREEK	1	4,825	144,200	146,600	1.7%	157,297
GREATER EAST SIDE	2	7,058	123,900	129,700	4.7%	128,851
WEST SIDE	3	3,684	121,400	130,100	7.2%	139,595
DAYTON'S BLUFF	4	3,929	94,400	98,700	4.6%	102,917
PAYNE-PHALEN	5	6,726	104,900	112,000	6.8%	114,914
NORTH END	6	5,579	90,600	104,400	15.2%	113,170
THOMAS DALE	7	2,935	81,600	89,800	10.0%	92,184
SUMMIT-UNIVERSITY	8	3,675	170,800	176,000	3.0%	231,713
WEST SEVENTH	9	3,253	130,000	140,400	8.0%	156,838
COMO	10	3,684	191,900	195,000	1.6%	204,132
HAMLIN-MIDWAY	11	3,299	143,900	148,900	3.5%	152,434
ST ANTHONY PARK	12	1,688	250,950	261,700	4.3%	291,031
MERRIAM	13	3,858	250,700	257,850	2.9%	297,944
MACALESTER-GROVELAND	14	6,291	269,900	275,200	2.0%	308,994
HIGHLAND	15	6,478	256,750	265,800	3.5%	305,564
SUMMIT HILL	16	1,826	328,050	339,150	3.4%	399,572
DOWNTOWN	17	1,907	124,200	139,100	12.0%	167,673
AIRPORT	20					
ARDEN HILLS	25	2,554	273,800	276,250	0.9%	295,244
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	247,450	244,000	-1.4%	257,047
GEM LAKE	37	165	214,000	227,800	6.4%	376,725
LAUDERDALE	47	644	170,400	179,700	5.5%	184,862
LITTLE CANADA	53	2,647	191,700	197,300	2.9%	205,894
MAPLEWOOD	57	11,279	176,000	179,600	2.0%	195,626
MOUNDS VIEW	59	3,189	165,600	171,200	3.4%	177,762
NEW BRIGHTON	63	6,217	193,550	202,800	4.8%	218,922
NORTH OAKS	67	1,631	522,000	557,400	6.8%	640,098
NORTH ST. PAUL	69	3,597	147,700	156,600	6.0%	168,751
ROSEVILLE	79	11,038	203,200	203,800	0.3%	218,210
ST. ANTHONY	81	607	152,200	165,600	8.8%	185,142
SHOREVIEW	83	9,399	224,400	229,000	2.0%	249,922
SPRING LAKE PARK	85	69	150,500	150,500	0.0%	160,814
VADNAIS HEIGHTS	89	4,372	201,200	207,750	3.3%	221,898
WHITE BEAR LAKE	93	7,667	178,850	182,600	2.1%	204,549
WHITE BEAR TOWN	97	4,367	222,400	225,300	1.3%	246,434
SUBURB		70,734	194,800	198,800	2.1%	227,521
CITY OF ST PAUL		70,695	143,600	149,900	4.4%	190,847
COUNTYWIDE		141,429	172,800	177,700	2.8%	209,189

*Excludes: added improvement in 2015 values, leased public property, exempt property, and vacant land.

**Residential property includes single-family, duplexes, triplexes, condos and townhomes.

MEDIAN ESTIMATED MARKET VALUE OF SINGLE-FAMILY HOMES IN RAMSEY COUNTY*
2014 Assessment Payable 2015 to 2015 Assessment Payable 2016
Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change	2015 Average Value
SUNRAY-BATTLECREEK	1	4,326	146,000	148,000	1.4%	160,841
GREATER EAST SIDE	2	6,523	124,200	129,900	4.6%	128,892
WEST SIDE	3	3,015	120,800	129,500	7.2%	139,111
DAYTON'S BLUFF	4	3,148	94,850	98,500	3.8%	102,409
PAYNE-PHALEN	5	5,663	105,600	112,600	6.6%	115,585
NORTH END	6	4,745	92,000	106,400	15.7%	113,933
THOMAS DALE	7	2,140	81,500	91,650	12.5%	93,223
SUMMIT-UNIVERSITY	8	1,850	166,200	169,150	1.8%	246,300
WEST SEVENTH	9	2,356	126,900	136,900	7.9%	140,168
COMO	10	3,447	193,400	196,200	1.4%	207,486
HAMLIN-MIDWAY	11	2,912	142,700	147,450	3.3%	150,876
ST ANTHONY PARK	12	1,091	301,900	324,300	7.4%	335,008
MERRIAM	13	3,247	252,850	261,600	3.5%	305,154
MACALESTER-GROVELAND	14	5,660	275,600	281,200	2.0%	320,386
HIGHLAND	15	5,698	269,200	278,650	3.5%	321,934
SUMMIT HILL	16	1,127	385,150	399,700	3.8%	475,787
DOWNTOWN	17	26	263,350	274,400	4.2%	515,477
AIRPORT	20					
ARDEN HILLS	25	2,120	295,100	300,300	1.8%	327,504
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,135	251,500	247,700	-1.5%	261,945
GEM LAKE	37	163	214,000	227,800	6.4%	365,036
LAUDERDALE	47	480	175,000	186,550	6.6%	198,313
LITTLE CANADA	53	1,705	216,950	223,900	3.2%	260,398
MAPLEWOOD	57	8,816	187,300	190,800	1.9%	210,394
MOUNDS VIEW	59	2,813	168,700	174,600	3.5%	182,010
NEW BRIGHTON	63	4,976	209,200	218,600	4.5%	237,385
NORTH OAKS	67	1,457	527,500	553,200	4.9%	646,594
NORTH ST. PAUL	69	3,346	148,900	157,500	5.8%	170,243
ROSEVILLE	79	8,475	216,500	216,400	0.0%	242,984
ST. ANTHONY	81	154	247,400	251,800	1.8%	307,136
SHOREVIEW	83	6,450	247,500	253,800	2.5%	293,283
SPRING LAKE PARK	85	30	175,900	186,900	6.3%	177,307
VADNAIS HEIGHTS	89	2,788	224,900	234,300	4.2%	268,167
WHITE BEAR LAKE	93	6,370	181,300	184,700	1.9%	209,172
WHITE BEAR TOWN	97	3,378	227,200	228,700	0.7%	256,717
SUBURBS		54,656	208,400	213,200	2.3%	248,846
CITY		56,974	145,000	151,500	4.5%	196,005
COUNTYWIDE		111,630	183,600	188,700	2.8%	221,877

*Excludes added improvement from 2015 values, leased public property, and exempt property, and vacant land.

** Single-family includes half double dwellings, and 2 unit and 3 unit dwellings.

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*

2014 Assessment Payable 2015 to 2015 Assessment Payable 2016

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change	2015 Average Value
SUNRAY-BATTLECREEK	1	147	86,900	96,500	11.0%	109,355
GREATER EAST SIDE	2	77	117,300	144,200	22.9%	140,765
WEST SIDE	3	101	104,900	118,800	13.3%	132,570
DAYTON'S BLUFF	4	39	165,500	158,900	-4.0%	150,144
PAYNE-PHALEN	5	55	129,200	129,200	0.0%	136,633
NORTH END	6	123	121,700	127,600	4.8%	135,067
THOMAS DALE	7	20	144,400	134,300	-7.0%	118,770
SUMMIT-UNIVERSITY	8	172	150,000	168,300	12.2%	225,957
WEST SEVENTH	9	92	183,300	177,150	-3.4%	240,490
COMO	10	8	139,400	137,000	-1.7%	134,863
HAMLIN-MIDWAY	11					
ST ANTHONY PARK	12	79	129,300	133,500	3.2%	142,366
MERRIAM	13	4	96,400	109,300	13.4%	113,350
MACALESTER-GROVELAND	14	28	263,400	279,450	6.1%	250,568
HIGHLAND	15	60	208,450	226,600	8.7%	242,130
SUMMIT HILL	16	25	355,600	365,100	2.7%	321,676
DOWNTOWN	17	9	397,000	427,900	7.8%	457,144
AIRPORT	20					
ARDEN HILLS	25	349	132,000	133,900	1.4%	147,554
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	15	407,700	422,300	3.6%	334,173
GEM LAKE	37					
LAUDERDALE	47	42	193,600	224,900	16.2%	227,221
LITTLE CANADA	53	308	211,250	197,100	-6.7%	188,655
MAPLEWOOD	57	998	143,950	154,600	7.4%	164,924
MOUNDS VIEW	59	38	196,700	245,900	25.0%	225,503
NEW BRIGHTON	63	440	151,400	159,450	5.3%	169,542
NORTH OAKS	67	153	548,400	596,000	8.7%	608,662
NORTH ST. PAUL	69	111	124,600	138,400	11.1%	156,870
ROSEVILLE	79	672	173,200	180,250	4.1%	214,594
ST. ANTHONY	81	148	152,000	162,950	7.2%	172,166
SHOREVIEW	83	1,824	139,100	140,300	0.9%	171,532
SPRING LAKE PARK	85	35	141,300	146,200	3.5%	146,346
VADNAIS HEIGHTS	89	741	140,600	139,700	-0.6%	181,594
WHITE BEAR LAKE	93	687	172,100	182,600	6.1%	200,991
WHITE BEAR TOWN	97	637	253,100	264,000	4.3%	264,593
SUBURBS		7,198	139,300	163,100	17.1%	196,073
CITY		1,039	133,400	143,200	7.3%	173,370
COUNTYWIDE		8,237	138,800	161,200	16.1%	193,209

**Excludes added improvement from 2015 values, leased public property, exempt property, and vacant land.*

MEDIAN ESTIMATED MARKET VALUE OF CONDOS/CO-OPS IN RAMSEY COUNTY*
2014 Assessment Payable 2015 to 2015 Assessment Payable 2016
Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change	2015 Average Value
SUNRAY-BATTLECREEK	1	116	71,050	74,700	5.1%	74,311
GREATER EAST SIDE	2	161	109,900	109,800	-0.1%	110,036
WEST SIDE	3	86	98,400	102,650	4.3%	108,431
DAYTON'S BLUFF	4	113	56,700	60,000	5.8%	63,169
PAYNE-PHALEN	5	43	71,200	72,200	1.4%	65,023
NORTH END	6	184	69,700	72,700	4.3%	77,361
THOMAS DALE	7	208	51,000	51,000	0.0%	63,886
SUMMIT-UNIVERSITY	8	1,065	162,800	170,500	4.7%	192,351
WEST SEVENTH	9	462	208,200	206,000	-1.1%	239,592
COMO	10	126	91,000	91,000	0.0%	108,937
HAMLIN-MIDWAY	11	12	80,950	69,000	-14.8%	68,275
ST ANTHONY PARK	12	362	171,700	200,150	16.6%	194,998
MERRIAM	13	124	112,900	116,800	3.5%	167,215
MACALESTER-GROVELAND	14	298	42,600	45,800	7.5%	94,186
HIGHLAND	15	535	135,400	143,300	5.8%	156,274
SUMMIT HILL	16	474	189,800	194,500	2.5%	231,495
DOWNTOWN	17	1,867	123,900	136,500	10.2%	158,987
AIRPORT	20					
ARDEN HILLS	25	72	54,800	68,500	25.0%	67,146
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	131	192,300	205,000	6.6%	210,027
GEM LAKE	37					
LAUDERDALE	47	104	89,100	106,800	19.9%	97,791
LITTLE CANADA	53	611	54,300	62,400	14.9%	62,875
MAPLEWOOD	57	1,283	110,600	110,600	0.0%	120,423
MOUNDS VIEW	59	259	107,400	118,400	10.2%	121,888
NEW BRIGHTON	63	674	116,400	118,700	2.0%	122,202
NORTH OAKS	67	19	327,700	360,500	10.0%	357,463
NORTH ST. PAUL	69	77	88,100	102,200	16.0%	110,608
ROSEVILLE	79	1,738	73,900	80,900	9.5%	98,446
ST. ANTHONY	81	294	97,250	113,600	16.8%	126,693
SHOREVIEW	83	973	90,200	108,000	19.7%	116,313
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	700	80,600	87,800	8.9%	93,225
WHITE BEAR LAKE	93	514	110,900	119,800	8.0%	142,452
WHITE BEAR TOWN	97	306	85,100	97,900	15.0%	102,709
SUBURBS		7,755	91,900	97,900	6.5%	110,394
CITY		6,236	132,600	140,450	5.9%	162,406
COUNTYWIDE		13,991	100,600	109,000	8.3%	133,577

*Excludes added improvement from 2015 values, leased public property, exempt property, and vacant land.

RESIDENTIAL SALES BETWEEN 10/1/13 AND 9/30/14
By District / City

Jurisdiction	#	Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	175	152,290	156,932	44,166	45,000	329,700
GREATER EAST SIDE	2	243	135,900	135,323	24,928	63,000	196,700
WEST SIDE	3	133	145,000	153,947	48,381	36,000	395,900
DAYTON'S BLUFF	4	136	120,640	120,989	32,473	30,000	220,000
PAYNE-PHALEN	5	248	128,145	132,334	53,694	35,000	503,000
NORTH END	6	156	114,500	118,889	42,794	25,000	265,000
THOMAS DALE	7	61	122,400	117,721	38,178	42,500	204,000
SUMMIT-UNIVERSITY	8	138	194,500	249,687	141,034	50,000	678,825
WEST SEVENTH	9	123	170,000	200,176	111,881	65,000	665,000
COMO	10	222	193,951	200,998	56,327	49,900	410,000
HAMLIN-MIDWAY	11	103	160,050	164,754	32,684	94,090	249,359
ST ANTHONY	12	62	242,500	273,496	117,297	77,500	588,800
MERRIAM	13	124	251,500	308,049	179,821	75,175	1,100,000
MACALESTER-GROVELAND	14	281	273,000	313,449	170,828	31,000	1,625,000
HIGHLAND	15	260	274,000	300,284	139,875	60,000	931,000
SUMMIT HILL	16	93	355,000	442,932	287,837	67,000	1,560,528
DOWNTOWN	17	120	179,750	220,513	200,104	50,000	1,780,000
ARDEN HILLS	25	81	276,000	292,626	120,124	81,160	675,000
FALCON HEIGHTS	33	52	246,812	260,313	61,197	149,500	480,000
GEM LAKE	37	4	563,864	715,682	547,941	285,000	1,450,000
LAUDERDALE	47	21	196,000	176,843	70,409	78,000	342,500
LITTLE CANADA	53	92	211,040	226,913	145,450	33,000	624,000
MAPLEWOOD	57	338	184,600	202,915	73,909	45,900	499,550
MOUNDS VIEW	59	98	183,419	194,088	65,159	75,000	627,500
NEW BRIGHTON	63	218	200,160	215,035	81,227	72,500	601,000
NORTH OAKS	67	78	598,750	641,121	299,102	160,400	1,600,000
NORTH ST. PAUL	69	130	169,750	178,511	50,121	86,330	339,000
ROSEVILLE	79	345	206,125	224,709	112,987	30,000	765,000
ST. ANTHONY	81	25	153,400	171,322	85,185	55,000	370,000
SHOREVIEW	83	334	221,500	260,112	167,610	37,000	1,460,000
SPRING LAKE	85	2	135,750	135,750	8,839	129,500	142,000
VADNAIS	89	157	202,500	212,307	110,571	70,500	639,166
WHITE BEAR	93	268	199,989	218,385	98,033	70,000	1,000,000
WHITE BEAR	97	151	232,608	242,772	121,739	83,500	1,155,000
SUBURBS		2,394	206,555	238,038	146,668	30,000	1,600,000
CITY		2,678	167,810	211,148	144,976	25,000	1,780,000
COUNTYWIDE		5,072	187,730	223,840	146,379	25,000	1,780,000

****Residential property includes single-family, duplexes, triplexes, condos and townhomes.**

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*
2014 Assessment Payable 2015 to 2015 Assessment Payable 2016 Sorted by City

JURISDICTION	#	# Parcels	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change	2015 Average Value
SUNRAY-BATTLECREEK	1	29	6,522,800	6,612,400	1.4%	6,882,238
GREATER EAST SIDE	2	96	579,550	609,350	5.1%	1,343,282
WEST SIDE	3	70	256,100	260,800	1.8%	1,104,017
DAYTON'S BLUFF	4	103	273,750	273,000	-0.3%	637,454
PAYNE-PHALEN	5	152	279,050	279,050	0.0%	832,316
NORTH END	6	137	660,300	668,800	1.3%	1,183,912
THOMAS DALE	7	74	228,750	240,050	4.9%	636,384
SUMMIT-UNIVERSITY	8	199	415,650	446,200	7.3%	986,471
WEST SEVENTH	9	65	365,100	390,100	6.8%	2,654,962
COMO	10	43	1,010,800	1,024,600	1.4%	5,228,928
HAMLIN-MIDWAY	11	82	322,100	339,550	5.4%	553,770
ST ANTHONY PARK	12	75	565,900	589,100	4.1%	2,294,852
MERRIAM	13	238	400,400	416,250	4.0%	709,497
MACALESTER-GROVELAND	14	124	650,200	654,300	0.6%	915,906
HIGHLAND	15	146	948,900	1,039,600	9.6%	2,641,299
SUMMIT HILL	16	111	626,400	647,200	3.3%	940,229
DOWNTOWN	17	42	4,006,850	4,004,350	-0.1%	6,646,738
AIRPORT	20					
ARDEN HILLS	25	5	4,838,900	4,942,100	2.1%	3,556,020
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	24	624,150	640,450	2.6%	1,850,388
GEM LAKE	37					
LAUDERDALE	47	16	906,600	862,700	-4.8%	1,531,994
LITTLE CANADA	53	37	302,400	302,400	0.0%	3,048,232
MAPLEWOOD	57	88	1,805,500	1,838,800	1.8%	3,408,861
MOUNDS VIEW	59	61	266,800	266,800	0.0%	1,398,761
NEW BRIGHTON	63	61	1,277,300	1,452,400	13.7%	3,179,111
NORTH OAKS	67					
NORTH ST. PAUL	69	62	309,800	309,800	0.0%	1,058,797
ROSEVILLE	79	96	1,249,900	1,322,750	5.8%	3,428,283
ST. ANTHONY	81	23	1,092,300	1,119,000	2.4%	4,146,139
SHOREVIEW	83	11	2,284,800	2,529,700	10.7%	6,613,438
SPRING LAKE PARK	85	1	659,700	675,800	2.4%	675,800
VADNAIS HEIGHTS	89	27	1,084,800	1,224,000	12.8%	2,236,544
WHITE BEAR LAKE	93	52	2,266,200	2,385,100	5.2%	3,961,835
WHITE BEAR TWP	97	1	5,328,000	6,143,400	15.3%	6,143,400
SUBURBS		570	983,400	1,037,350	5.5%	2,891,007
CITY OF ST PAUL		1,768	517,950	531,000	2.5%	1,457,012
COUNTYWIDE		2,338	589,100	602,000	2.2%	1,806,617

*Excludes added improvement in 2015 values, and leased public property and vacant land..

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN CITY OF ST. PAUL*					
2014 Assessment Payable 2015 to 2015 Assessment Payable 2016, Sorted by LUC					
PROPERTY DESC.	LUC	# PARCELS	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change
4 TO 9 UNITS	401	831	275,200	281,500	2.3%
10 TO 19 UNITS	402	475	668,800	675,500	1.0%
20 TO 49 UNITS	403	256	1,497,900	1,624,200	8.4%
50 TO 99 UNITS	404	76	4,153,000	4,233,000	1.9%
100+ UNITS	408	104	8,287,150	9,514,900	14.8%
VACANT LAND	405	165	44,950	43,600	-3.0%
APT MISC. IMPROV	406	18	94,600	123,150	30.2%
FRATERNITY/SORORITY	407	7	386,900	406,200	5.0%
BED AND BREAKFAST	409	1	340,600	340,600	0.0%
ALL CITY		1,933	452,500	467,800	2.5%

*Excludes added improvement in 2015 values, leased public property, exempt property.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*					
2014 Assessment Payable 2015 to 2015 Assessment Payable 2016, Sorted by LUC					
PROPERTY DESC.	LUC	# PARCELS	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change
4 TO 9 UNITS	401	168	259,550	260,150	0.2%
10 TO 19 UNITS	402	141	863,500	874,900	1.3%
20 TO 49 UNITS	403	109	1,999,200	2,075,200	3.8%
50 TO 99 UNITS	404	82	4,986,550	5,193,600	4.2%
100+ UNITS	408	65	8,612,300	9,900,000	15.0%
VACANT LAND	405	61	61,500	61,500	0.0%
APT MISC. IMPROV	406	5	66,000	66,000	0.0%
FRATERNITY/SORORITY	407	0			
BED AND BREAKFAST	409	0			
ALL SUBURBAN		631	883,400	895,000	5.5%

*Excludes added improvement in 2015 values, leased public property, exempt property.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*
2014 Assessment Payable 2015 to 2015 Assessment Payable 2016 Sorted by City / District

JURISDICTION	#	# Parcels	2014 p 2015 Median Value	2015 p 2016 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	69	777,350	782,000	0.60%	18,115,200
GREATER EAST SIDE	2	103	240,900	248,800	3.28%	16,535,000
WEST SIDE	3	210	353,000	349,100	-1.10%	11,515,600
DAYTON'S BLUFF	4	153	174,850	178,600	2.14%	18,000,000
PAYNE-PHALEN	5	306	175,900	180,350	2.53%	23,180,200
NORTH END	6	315	247,000	250,000	1.21%	6,743,800
THOMAS DALE	7	183	348,500	348,700	0.06%	6,065,400
SUMMIT-UNIVERSITY	8	167	334,200	344,500	3.08%	8,141,000
WEST SEVENTH	9	235	361,300	378,200	4.68%	25,473,300
COMO	10	56	485,100	497,750	2.61%	17,004,300
HAMLIN-MIDWAY	11	171	391,700	392,500	0.20%	16,606,900
ST ANTHONY PARK	12	251	737,200	717,800	-2.63%	17,036,600
MERRIAM	13	216	418,600	421,250	0.63%	23,286,200
MACALESTER-GROVELAND	14	141	400,000	404,000	1.00%	3,270,900
HIGHLAND	15	135	647,300	650,200	0.45%	34,642,000
SUMMIT HILL	16	112	587,550	594,500	1.18%	9,266,100
DOWNTOWN	17	264	343,000	348,450	1.59%	76,591,700
AIRPORT	20					
ARDEN HILLS	25	88	1,689,650	1,715,050	1.50%	77,500,000
BLAINE	29	24	865,000	865,000	0.00%	4,777,800
FAIRGROUNDS	30					
FALCON HEIGHTS	33	18	600,000	687,050	14.51%	3,094,800
GEM LAKE	37	35	440,500	426,000	-3.29%	3,047,000
LAUDERDALE	47	16	619,400	705,050	13.83%	2,774,500
LITTLE CANADA	53	231	359,700	371,200	3.20%	21,185,700
MAPLEWOOD	57	371	835,600	820,300	-1.83%	212,728,000
MOUNDS VIEW	59	85	838,450	886,600	5.74%	115,898,300
NEW BRIGHTON	63	203	692,600	700,000	1.07%	10,840,600
NORTH OAKS	67	17	2,326,200	2,540,700	9.22%	16,240,100
NORTH ST. PAUL	69	108	375,000	352,600	-5.97%	10,887,700
ROSEVILLE	79	434	1,464,500	1,426,900	-2.57%	97,224,400
ST. ANTHONY	81	41	900,700	936,900	4.02%	13,500,000
SHOREVIEW	83	128	945,000	1,005,400	6.39%	38,743,400
SPRING LAKE PARK	85	2	195,400	195,400	0.00%	230,800
VADNAIS HEIGHTS	89	189	791,500	826,500	4.42%	16,417,200
WHITE BEAR LAKE	93	361	413,450	402,000	-2.77%	11,086,600
WHITE BEAR TWP	97	71	965,500	800,000	-17.14%	7,415,200
SUBURBS		2,438	725,950	733,200	1.00%	212,728,000
CITY OF ST PAUL		3,073	361,200	372,150	3.03%	76,591,700
COUNTYWIDE		5,511	475,000	482,800	1.64%	212,728,000

*Excludes added improvement in 2015 values, leased public property, exempt property, and vacant land.

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE
2014 Payable 2015 Assessment VS. 2015 Payable 2016 Assessment
By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2015 Count	2014 Median Value	2015 Median Value	Change in Median Value 2014 to 2015	2015 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	15	1,206,500	1,096,800	-9.09%	2,219,757
320	FOUNDRIES & HEAVY MANUFACT PLANTS	17	1,649,000	1,585,500	-3.85%	4,574,989
330	MANUFACTURING AND ASSEMBLY MED					
340	MANUFACTURING & ASSEMBLY LIGHT	278	1,041,750	1,047,950	0.60%	1,646,328
398	INDUSTRIAL - MINIMUM IMPROVEMENT	10	529,700	529,700	0.00%	952,630
399	OTHER INDUSTRIAL STRUCTURES	22	283,950	274,550	-3.31%	1,013,023
410	MOTELS & TOURIST CABINS	17	1,732,400	1,732,400	0.00%	2,337,306
411	HOTELS	24	4,679,900	4,688,950	0.19%	6,034,342
412	NURSING HOMES & PRIVATE HOSPITALS	25	2,026,000	2,000,000	-1.28%	2,289,200
413	ASSISTED LIVING	10	4,559,950	4,604,700	0.98%	8,438,830
415	TRAILER/ MOBILE HOME PARK	26	2,383,500	2,797,300	17.36%	3,308,373
419	OTHER COMMERCIAL HOUSING	3	458,000	458,000	0.00%	484,033
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	519	300,000	301,200	0.40%	378,675
421	SUPERMARKETS	30	2,435,400	2,813,400	15.52%	3,676,803
422	DISCOUNT STORES & JR DEPT STORES	18	10,887,700	10,987,150	0.91%	11,647,989
423	MEDIUM DETACHED RETAIL	90	1,955,400	1,921,050	-1.76%	1,994,058
424	FULL LINE DEPARTMENT STORES	10	8,608,950	8,157,550	-5.24%	7,408,460
425	NEIGHBORHOOD SHOPPING CENTER	79	2,588,950	2,592,000	0.12%	3,312,937
426	COMMUNITY SHOPPING CENTER	24	8,812,300	9,586,550	8.79%	12,185,152
427	REGIONAL SHOPPING CENTER	4	58,250,000	58,250,000	0.00%	60,878,025
428	VETERINARY CLINIC	27	467,000	466,300	-0.15%	529,030
429	MIXED RESIDENTIAL/COMMERCIAL	614	256,600	256,600	0.00%	367,828
430	RESTAURANT, CAFETERIA, AND/OR BAR	206	393,050	399,400	1.62%	716,085
431	SMALL STRIP CENTER	83	824,300	832,600	1.01%	1,029,628
432	CONVENIENCE STORE	134	512,500	545,800	6.50%	636,499
433	MIXED RETAIL /COMMERCIAL	42	721,200	718,200	-0.42%	1,291,402
434	RETAIL CONDO	3	180,000	180,000	0.00%	371,933
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILI	132	645,250	643,250	-0.31%	673,988
437	DAYCARE CENTERS	38	734,750	734,900	0.02%	799,957
441	FUNERAL HOMES	28	683,750	683,750	0.00%	857,171
442	MEDICAL CLINICS & OFFICES	107	454,900	463,400	1.87%	1,016,578
443	MEDICAL OFFICE	47	2,904,200	2,932,600	0.98%	4,848,540
444	FULL SERVICE BANKS	80	1,250,000	1,259,700	0.78%	1,540,924
446	CORPORATE CAMPUS	8	46,750,000	45,500,000	-2.67%	61,516,643
447	OFFICE BUILDINGS (1-2 STORIES)	488	479,950	479,400	-0.11%	1,173,781
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELE	114	3,848,900	3,752,100	-2.52%	7,035,089
450	CONDOMINIUM OFFICE UNITS	473	191,500	193,800	1.20%	257,005
451	GAS STATION	29	406,700	406,700	0.00%	459,814
452	AUTOMOTIVE SERVICE STATION	328	365,800	364,250	-0.42%	587,490
453	CAR WASHES	18	404,950	447,700	10.50%	506,910
454	AUTO CAR SALES & SERVICE	70	700,000	787,500	12.50%	1,507,486
455	COMMERCIAL GARAGES					
456	PARKING GARAGE STRUCTURE & LOTS	9	230,000	230,000	0.00%	458,378
457	PARKING RAMP	57	12,000	12,000	0.00%	805,025
458	COMMERCIAL CONDO OUTLOT					
460	THEATERS	5	750,000	727,500	-3.00%	2,755,420
463	GOLF COURSES	23	454,900	454,900	0.00%	3,271,400
464	BOWLING ALLEYS	6	1,177,750	1,177,750	0.00%	1,687,567
465	LODGE HALLS & AMUSEMENT PARKS	26	400,000	369,700	-7.58%	453,246
470	FITNESS CENTER	2	4,891,850	4,892,850	0.02%	4,892,850
479	FLEX INDUSTRIAL BUILDINGS	219	2,250,000	2,200,000	-2.22%	2,804,590
480	COMMERCIAL WAREHOUSES	657	600,000	610,000	1.67%	1,288,327
481	MINI WAREHOUSE	26	2,215,700	2,109,100	-4.81%	2,236,119
482	COMMERCIAL TRUCK TERMINALS	16	2,417,100	2,542,100	5.17%	3,042,425
483	CONDO WAREHOUSE	39	287,000	287,000	0.00%	337,287
485	RESEARCH & DEVELOPMENT FACILITY	7	9,372,500	9,000,300	-3.97%	9,078,229
490	MARINE SERVICE FACILITY					
496	MARINA (SMALL BOAT)					
498	COMMERCIAL MINIMUM IMPROVEMENT	55	400,000	393,800	-1.55%	801,830
499	OTHER COMMERCIAL STRUCTURES	105	341,600	349,400	2.28%	803,515
ALL SUBURBS		2,438	725,950	733,200	1.00%	1,892,013
ALL CITY		3,073	361,200	372,150	3.03%	1,075,834
ALL COUNTYWIDE		5,511	475,000	482,800	1.64%	1,437,244

* Excludes added improvement, and State assessed railroad and utility property

* Excludes Vacant Commercial and Industrial Land Parcels

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE
2014 Payable 2015 Assessment VS. 2015 Payable 2016 Assessment
By Land Use Code (LUC) -City of St. Paul only

LUC	Property Use - Land use	2015 Count	2014 Median Value	2015 Median Value	Change in Median Value 2014 to 2015	2015 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	9	818,500	823,200	0.57%	1,721,433
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,649,000	1,585,500	-3.85%	4,512,600
330						
340	MANUFACTURING & ASSEMBLY LIGHT	126	706,200	687,300	-2.68%	1,344,307
398	INDUSTRIAL MINIMUM IMPROVEMENT	8	377,700	372,500	-1.38%	858,488
399	OTHER INDUSTRIAL STRUCTURES	14	208,050	198,550	-4.57%	485,036
410	MOTELS & TOURIST CABINS	6	1,392,450	1,444,350	3.73%	1,831,617
411	HOTELS	8	7,662,850	8,748,100	14.16%	9,175,588
412	NURSING HOMES & PRIVATE HOSPITALS	17	1,020,400	1,096,500	7.46%	1,606,218
413	ASSISTED LIVING	4	1,236,650	1,236,650	0.00%	3,967,525
419	OTHER COMMERCIAL HOUSING	3	458,000	458,000	0.00%	484,033
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	390	280,500	290,500	3.57%	356,712
421	SUPERMARKETS	18	2,121,100	2,193,250	3.40%	2,472,822
422	DISCOUNT STORES & JR DEPT STORES	5	10,485,100	10,485,100	0.00%	10,368,120
423	MEDIUM DETACHED RETAIL	35	1,217,500	1,200,000	-1.44%	1,580,920
424	FULL LINE DEPARTMENT STORES	2	9,962,500	9,962,500	0.00%	9,962,500
425	NEIGHBORHOOD SHOPPING CENTER	23	2,025,000	2,005,400	-0.97%	3,132,148
426	COMMUNITY SHOPPING CENTER	9	8,035,700	8,237,700	2.51%	9,996,956
428	VETERINARY CLINIC	12	428,250	429,250	0.23%	428,633
429	MIXED RESID/COMMERCIAL	536	244,700	246,400	0.69%	354,845
430	RESTAURANT, CAFETERIA, AND/OR BAR	126	304,000	320,700	5.49%	510,597
431	SMALL STRIP CENTER	29	940,300	943,700	0.36%	1,118,424
432	CONVENIENCE STORE	70	451,300	474,050	5.04%	560,174
433	MIXED RETAIL /COMMERCIAL	26	622,950	630,150	1.16%	1,236,462
434	RETAIL CONDO	3	180,000	180,000	0.00%	371,933
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	60	583,850	585,800	0.33%	612,907
437	DAYCARE CENTERS	16	511,300	549,150	7.40%	597,750
441	FUNERAL HOMES	17	645,300	645,300	0.00%	779,559
442	MEDICAL CLINICS & OFFICES	68	367,100	372,550	1.48%	891,150
443	MEDICAL OFFICE	19	3,500,000	3,570,000	2.00%	7,130,147
444	FULL SERVICE BANKS	33	1,293,500	1,293,500	0.00%	1,666,494
447	OFFICE BUILDINGS (1-2 STORIES)	269	373,650	379,700	1.62%	782,157
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	85	3,676,700	3,831,500	4.21%	8,187,408
450	CONDOMINIUM OFFICE UNITS	153	213,100	219,000	2.77%	387,956
451	GAS STATION	16	450,000	432,250	-3.94%	428,525
452	AUTOMOTIVE SERVICE STATION	190	298,200	299,100	0.30%	419,742
453	CAR WASHES	8	404,350	404,950	0.14%	469,089
454	AUTO CAR SALES & SERVICE	26	239,850	242,100	0.94%	270,800
455	COMMERCIAL GARAGES					
456	PARKING GARAGE STRUCTURE & LOTS	9	230,000	230,000	0.00%	458,378
457	PARKING RAMP	56	12,000	12,000	0.00%	805,025
460	THEATERS	2	625,000	606,250	-3.00%	606,250
463	GOLF COURSES	13	335,700	335,700	0.00%	2,513,108
464	BOWLING ALLEYS	1	1,282,200	1,292,200	0.78%	1,292,200
465	LODGE HALLS & AMUSEMENT PARKS	12	255,800	246,650	-3.58%	399,667
470	FITNESS CENTER	2	4,891,850	4,892,850	0.02%	4,892,850
479	FLEX INDUSTRIAL BUILDINGS	42	2,476,450	2,432,300	-1.78%	3,618,898
480	COMMERCIAL WAREHOUSES	380	506,100	515,600	1.88%	1,129,252
481	MINI WAREHOUSE	11	1,763,700	2,000,000	13.40%	2,057,492
482	COMMERCIAL TRUCK TERMINALS	5	977,900	977,900	0.00%	1,321,960
483	CONDO WAREHOUSE	11	387,000	387,000	0.00%	470,409
485	RESEARCH & DEVELOPMENT FACILITY	1	9,372,500	9,000,300	-3.97%	9,000,300
498	COMMERCIAL MINIMUM IMPROVEMENT	19	316,000	316,000	0.00%	673,005
499	OTHER COMMERCIAL STRUCTURES	55	150,000	162,600	8.40%	625,202
ALL CITY OF SAINT PAUL COMMERCIAL		3,073	361,200	372,150	3.03%	1,075,834

* Excludes added improvement, and State assessed railroad and utility property

* Excludes Vacant Commercial and Industrial Land Parcels

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE
2014 Payable 2015 Assessment VS. 2015 Payable 2016 Assessment
By Land Use Code (LUC) -SUBURBAN ONLY

LUC	Property Use - Land Use	2015 Count	2014 Median Value	2015 Median Value	Change in Median Value 2014 to 2015	2015 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	6	3,087,000	3,094,600	0.34%	3,116,740
320	FOUNDRIES & HEAVY MANUFACT PLANTS	4	3,188,650	3,219,500	0.97%	4,808,950
340	MANUFACTURING & ASSEMBLY LIGHT	151	1,220,300	1,252,800	2.66%	1,898,346
398	INDUSTRIAL MEDIUM IMPROVEMENTS	2	1,298,300	1,329,200	2.38%	1,329,200
399	OTHER INDUSTRIAL STRUCTURES	8	464,650	464,650	0.00%	1,937,000
410	MOTELS & TOURIST CABINS	11	1,732,400	1,732,400	0.00%	2,613,136
411	HOTELS	16	4,018,000	4,018,000	0.00%	4,463,719
412	NURSING HOMES & PRIVATE HOSPITALS	8	3,654,550	3,493,950	-4.39%	3,740,538
413	ASSISTED LIVING	5	6,179,900	6,179,900	0.00%	6,757,320
415	TRAILER/ MOBILE HOME PARK	27	2,980,300	2,980,300	0.00%	3,308,373
419	OTHER COMMERCIAL HOUSING					
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	124	360,300	359,750	-0.15%	447,753
421	SUPERMARKETS	12	5,557,250	5,581,550	0.44%	5,482,775
422	DISCOUNT STORES & JR DEPT STORES	13	10,921,700	11,086,600	1.51%	12,140,246
423	MEDIUM DETACHED RETAIL	54	2,082,300	2,095,950	0.66%	2,261,833
424	FULL LINE DEPARTMENT STORES	8	8,075,400	7,775,050	-3.71%	6,769,950
425	NEIGHBORHOOD SHOPPING CENTER	56	2,665,000	2,857,400	7.22%	3,387,189
426	COMMUNITY SHOPPING CENTER	14	12,340,050	12,822,650	3.91%	13,591,850
427	REGIONAL SHOPPING CENTER	4	58,250,000	58,250,000	0.00%	60,878,025
428	VETERINARY CLINIC	15	574,800	581,000	1.08%	609,347
429	MIXED RESID/COMMERCIAL	76	319,650	321,550	0.59%	459,396
430	RESTAURANT, CAFETERIA, AND/OR BAR	78	897,000	895,700	-0.14%	1,048,028
431	SMALL STRIP CENTER	52	789,200	797,000	0.99%	980,108
432	CONVENIENCE STORE	64	610,650	629,950	3.16%	719,980
433	MIXED RETAIL/COMMERCIAL	15	938,100	1,050,400	11.97%	1,386,633
434	RETAIL CONDO					
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	70	741,700	741,500	-0.03%	726,343
437	DAYCARE CENTERS	21	841,500	900,200	6.98%	954,019
441	FUNERAL HOMES	11	792,000	871,200	10.00%	977,118
442	MEDICAL CLINICS & OFFICES	39	480,050	496,100	3.34%	1,235,272
443	MEDICAL OFFICE	28	2,764,900	2,907,050	5.14%	3,300,307
444	FULL SERVICE BANKS	46	1,243,300	1,259,700	1.32%	1,450,841
446	CORPORATE CAMPUS	6	46,750,000	45,500,000	-2.67%	72,056,050
447	OFFICE BUILDINGS (1-2 STORIES)	218	743,750	730,850	-1.73%	1,657,024
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	39	4,340,350	4,046,800	-6.76%	4,819,090
450	CONDOMINIUM OFFICE UNITS	318	188,900	189,100	0.11%	194,000
451	GAS STATION	13	324,400	354,400	9.25%	498,323
452	AUTOMOTIVE SERVICE STATION	134	546,700	537,200	-1.74%	825,343
453	CAR WASHES	11	318,600	333,600	4.71%	537,855
454	AUTO CAR SALES & SERVICE	44	2,000,000	2,045,500	2.28%	2,238,255
455	COMMERCIAL GARGAGE					
457	PARKING RAMP					
458	COMMERCIAL CONDO OUTLOT					
460	THEATERS	3	5,000,000	4,850,000	-3.00%	4,188,200
463	GOLF COURSES	10	589,800	589,800	0.00%	4,257,180
464	BOWLING ALLEYS	5	1,073,300	1,073,300	0.00%	1,766,640
465	LODGE HALLS & AMUSEMENT PARKS	14	537,800	536,700	-0.20%	499,171
479	FLEX INDUSTRIAL BUILDINGS	170	2,187,750	2,202,850	0.69%	2,603,408
480	COMMERCIAL WAREHOUSES	272	797,200	793,350	-0.48%	1,510,565
481	MINI WAREHOUSE	14	2,281,250	2,297,350	0.71%	2,389,229
482	COMMERCIAL TRUCK TERMINALS	11	3,200,000	3,300,000	3.13%	3,824,455
483	CONDO WAREHOUSE	28	231,500	231,500	0.00%	284,989
485	RESEARCH & DEVELOPMENT FACILITY	7	9,044,100	8,775,000	-2.93%	9,091,217
490	MARINE SERVICE FACILITY					
496	MARINA (SMALL BOAT)					
498		34	438,850	430,850	-1.82%	873,821
499	OTHER COMMERCIAL STRUCTURES	49	503,950	492,900	-2.19%	1,003,663
ALL SUBURBAN COMMERCIAL		2,438	725,950	733,200	1.00%	1,892,013

* Excludes added improvement, and State assessed railroad and utility property

* Excludes Vacant Commercial and Industrial Land Parcels

**AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE
2014 PAYABLE 2015 VS 2015 PAYABLE 2016**

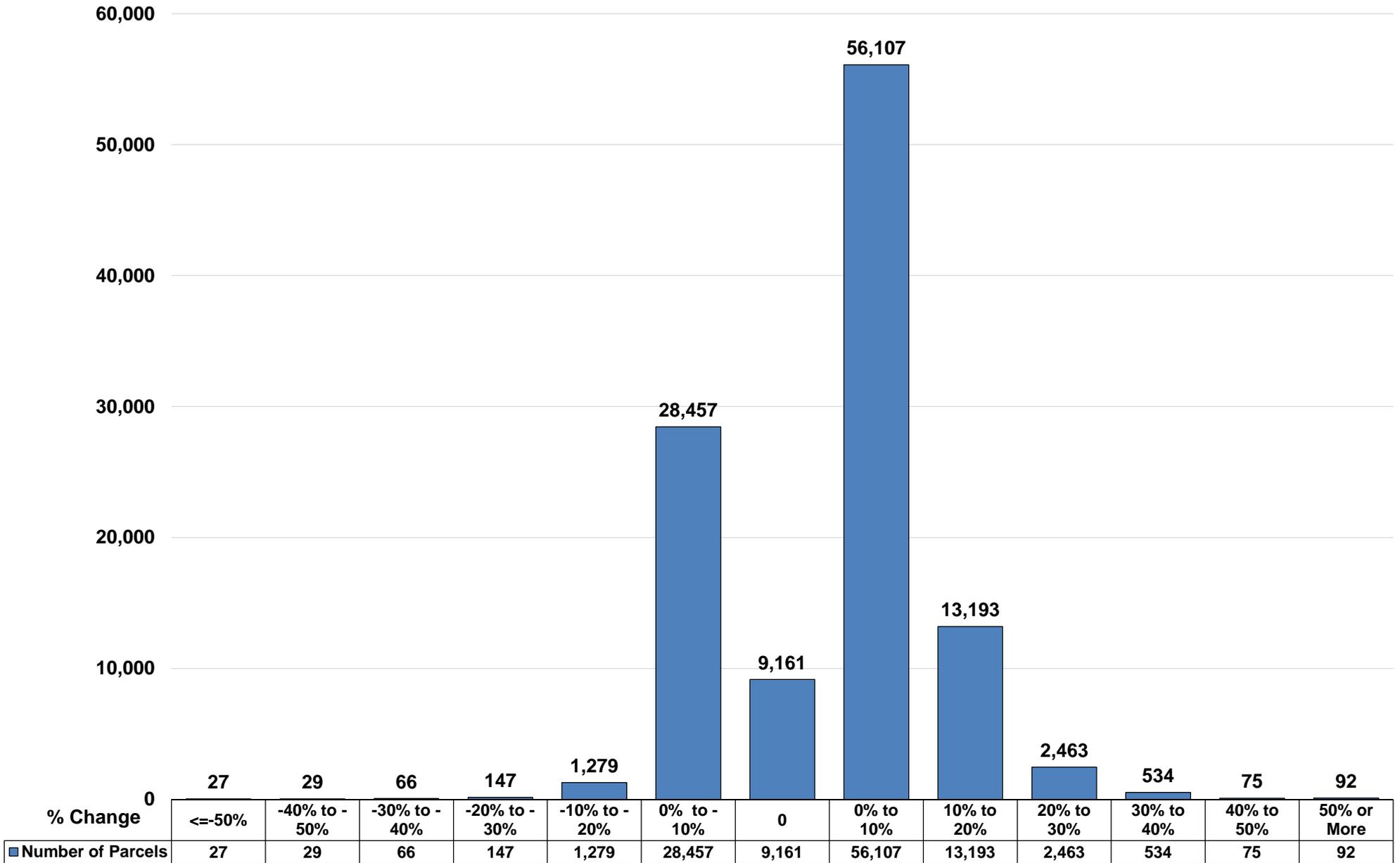
LUC		PARCEL COUNT	TOTAL 2014 VALUE	TOTAL 2015 VALUE	AGGREGATE CHANGE
300	INDUSTRIAL LAND	518	101,354,400	98,934,500	-2.39%
310	FOOD & DRINK PROCESS PLANTS & STORAGE	14	34,018,900	31,076,600	-8.65%
320	FOUNDRIES & HEAVY MANUFACT PLANTS	17	99,935,500	86,924,800	-13.02%
340	MANUFACTURING & ASSEMBLY LIGHT	277	436,969,700	456,032,900	4.36%
398	INDUSTRIAL MINIMUM IMPROVEMENTS	10	9,698,700	8,915,700	-8.07%
399	OTHER INDUSTRIAL STRUCTURES	22	21,426,600	22,286,500	4.01%
400	COMMERCIAL LAND	1242	287,784,300	297,753,500	3.46%
410	MOTELS & TOURIST CABINS	17	39,530,800	39,734,200	0.51%
411	HOTELS	24	142,221,300	144,824,200	1.83%
412	NURSING HOMES & PRIVATE HOSPITALS	25	55,996,400	57,230,000	2.20%
413	ASSISTED LIVING	8	44,640,900	48,383,400	8.38%
415	TRAILER/ MOBILE HOME PARK	27	76,276,000	86,017,700	12.77%
419	OTHER COMMERCIAL HOUSING	3	1,452,100	1,452,100	0.00%
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	514	188,436,500	194,639,200	3.29%
421	SUPERMARKETS	30	103,403,800	110,304,100	6.67%
422	DISCOUNT STORES & JR DEPT STORES	18	205,153,800	206,884,100	0.84%
423	MEDIUM DETACHED RETAIL	89	167,944,000	177,471,200	5.67%
424	FULL LINE DEPARTMENT STORES	10	77,667,900	74,084,600	-4.61%
425	NEIGHBORHOOD SHOPPING CENTER	79	252,743,700	261,722,000	3.55%
426	COMMUNITY SHOPPING CENTER	23	271,285,100	280,258,500	3.31%
427	REGIONAL SHOPPING CENTER	4	243,512,100	243,512,100	0.00%
428	VETERINARY CLINIC	27	14,344,800	14,283,800	-0.43%
429	MIXED RESID/COMMERCIAL	612	216,210,600	225,110,900	4.12%
430	RESTAURANT, CAFETERIA, AND/OR BAR	204	140,464,800	146,081,400	4.00%
431	SMALL STRIP CENTER	81	80,013,500	83,399,900	4.23%
432	CONVENIENCE STORE	134	81,564,000	85,290,900	4.57%
433	MIXED RETAIL/COMMERCIAL	41	52,948,600	52,947,500	0.00%
434	RETAIL CONDO	3	1,115,800	1,115,800	0.00%
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	130	87,108,800	87,618,400	0.59%
437	DAYCARE CENTERS	37	28,634,200	29,598,400	3.37%
441	FUNERAL HOMES	28	23,469,100	24,000,800	2.27%
442	MEDICAL CLINICS & OFFICES	105	106,260,600	109,991,700	3.51%
443	MEDICAL OFFICE	47	213,949,900	227,881,400	6.51%
444	FULL SERVICE BANKS	79	125,718,200	121,733,000	-3.17%
446	CORPORATE CAMPUS	6	427,291,500	432,336,300	1.18%
447	OFFICE BUILDINGS (1-2 ST)	487	552,264,600	571,631,300	3.51%
449	OFFICE BUILDINGS 3 + ST	114	796,589,100	802,000,100	0.68%
450	CONDOMINIUM OFFICE UNITS	471	114,342,100	121,049,400	5.87%
451	GAS STATION	29	13,359,900	13,334,600	-0.19%
452	AUTOMOTIVE SERVICE STATION	324	189,011,400	190,346,900	0.71%
453	CAR WASHES	18	9,238,400	9,335,800	1.05%
454	AUTO CAR SALES & SERVICE	70	103,159,400	105,524,000	2.29%
455	COMMERCIAL GARAGES				
456	PARKING GARAGE/STRUCTURE	9	4,125,400	4,125,400	0.00%
457	PARKING RAMP	56	43,205,300	45,081,400	4.34%
458	COMMERCIAL CONDO OUTLOT				
460	THEATERS	5	14,203,200	13,777,100	-3.00%
463	GOLF COURSES	23	75,242,200	75,242,200	0.00%
464	BOWLING ALLEYS	6	9,588,700	9,598,700	0.10%
465	LODGE HALLS & AMUSEMENT PARKS	26	12,513,400	11,784,400	-5.83%
470		2	9,783,700	9,785,700	0.02%
479	FLEX INDUSTRIAL BUILDINGS	212	594,363,800	594,573,000	0.04%
480	COMMERCIAL WAREHOUSES	652	801,872,400	839,989,500	4.75%
481	MINI WAREHOUSE	26	56,699,800	58,139,100	2.54%
482	COMMERCIAL TRUCK TERMINALS	16	48,080,500	48,678,800	1.24%
483	CONDO WAREHOUSE	39	13,147,300	13,154,200	0.05%
485	RESEARCH & DEVELOPMENT FACILITY	7	68,834,600	63,547,600	-7.68%
498	COMMERCIAL MINIMUM IMPROVEMENT	53	40,571,900	42,497,000	4.74%
499	OTHER COMMERCIAL STRUCTURES	104	80,792,100	83,565,600	3.43%
TOTAL		7,254	8,111,536,100	8,296,593,900	2.28%

* Excludes added improvement, and State assessed railroad and utility property

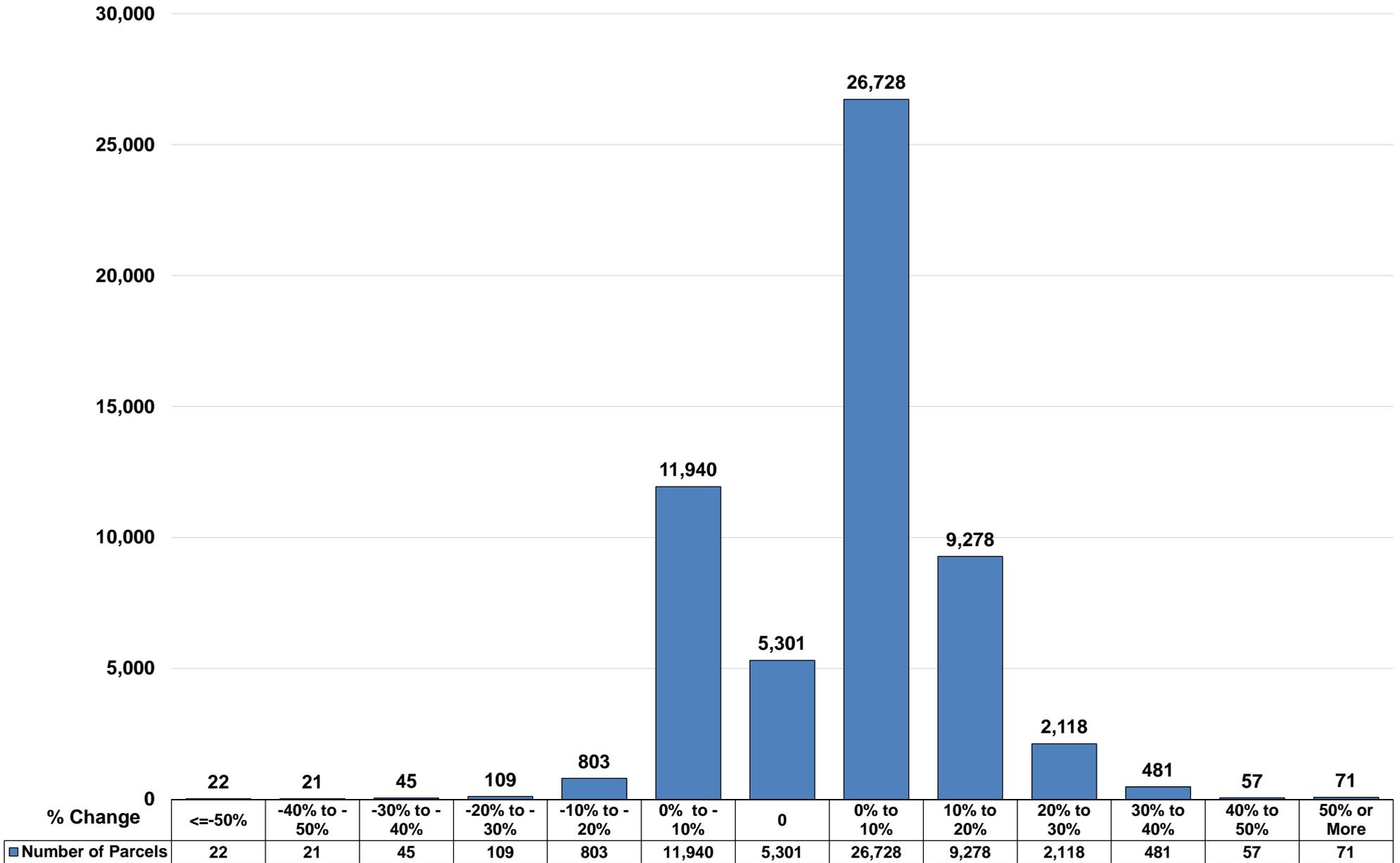
*The 2015 values are subject to change until the conclusion of County the Board of Appeal and Equalization.

*The 2014 values have not been updated since the last report in March 2013.

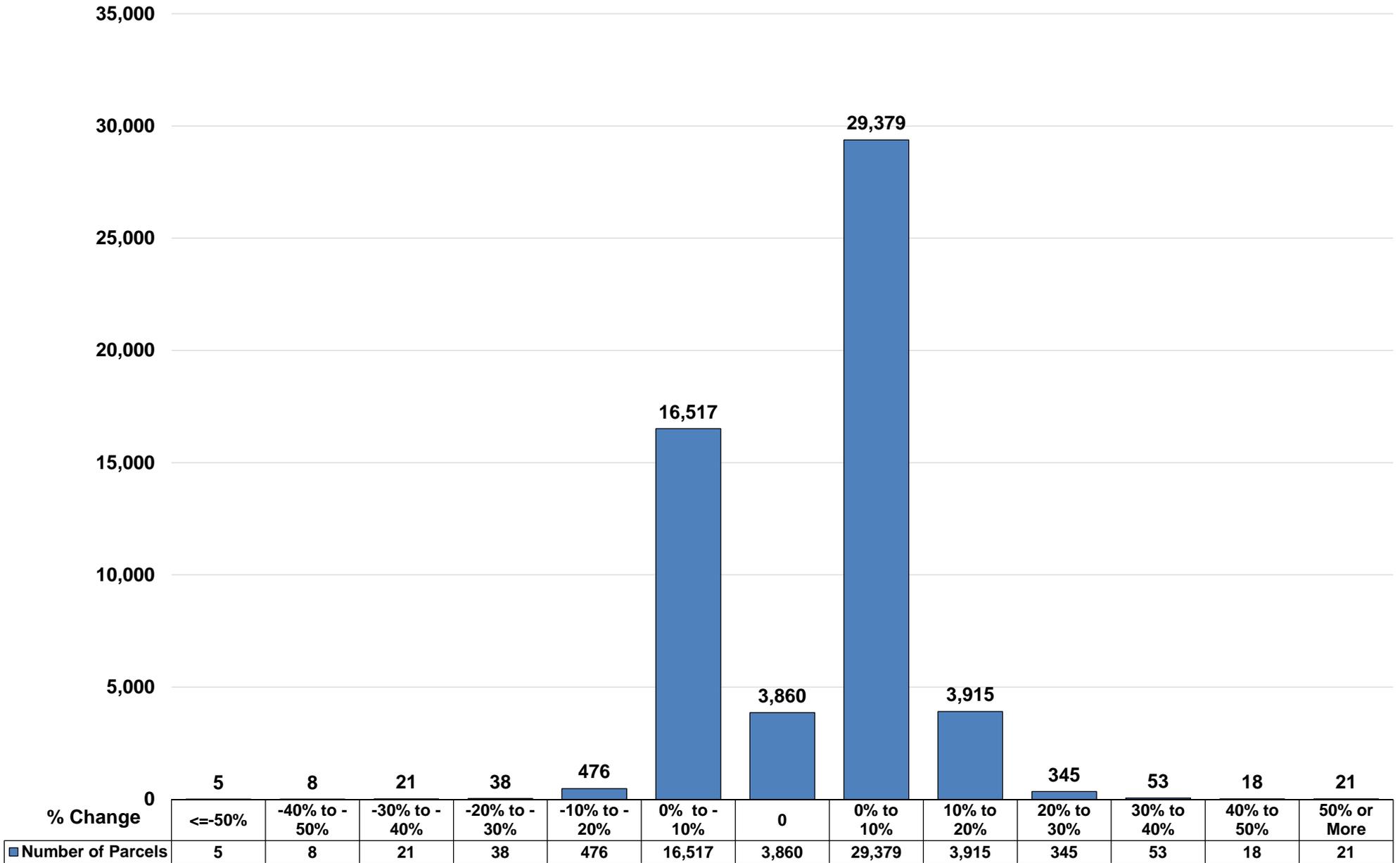
ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2014 TO 2015 (SINGLE FAMILY - RAMSEY COUNTY)



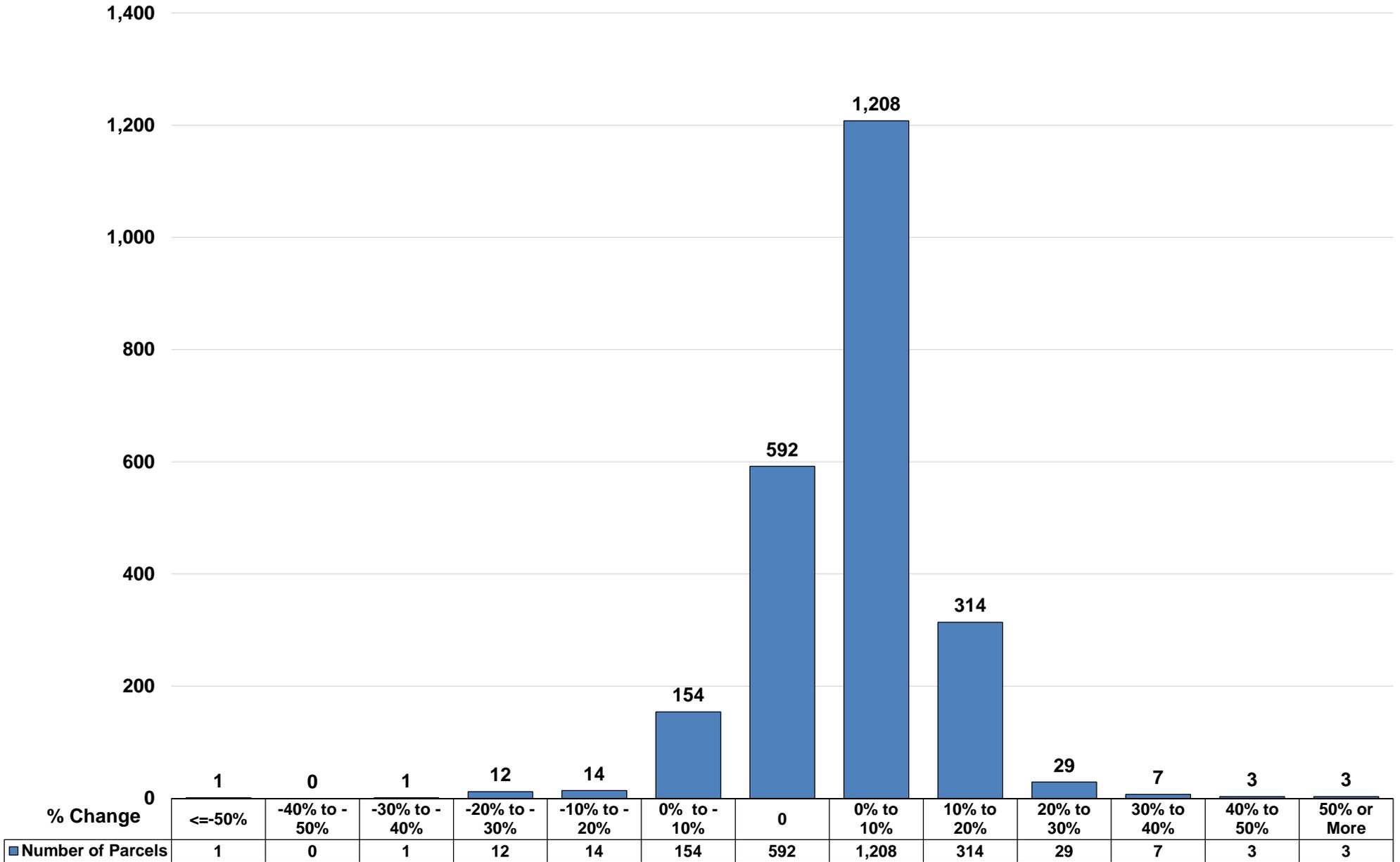
ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2014 TO 2015 (SINGLE FAMILY - CITY OF SAINT PAUL)



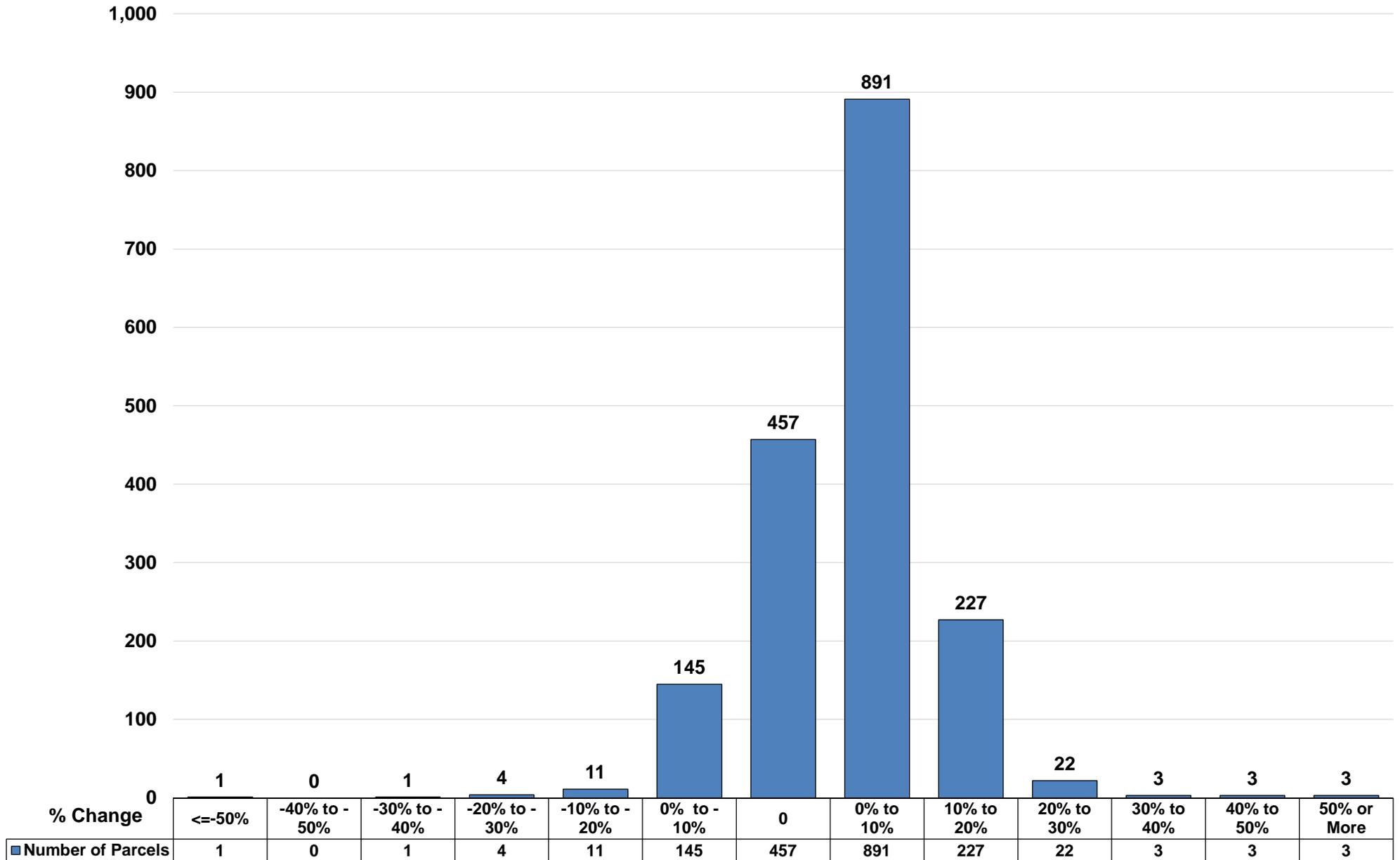
ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2014 TO 2015 (SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



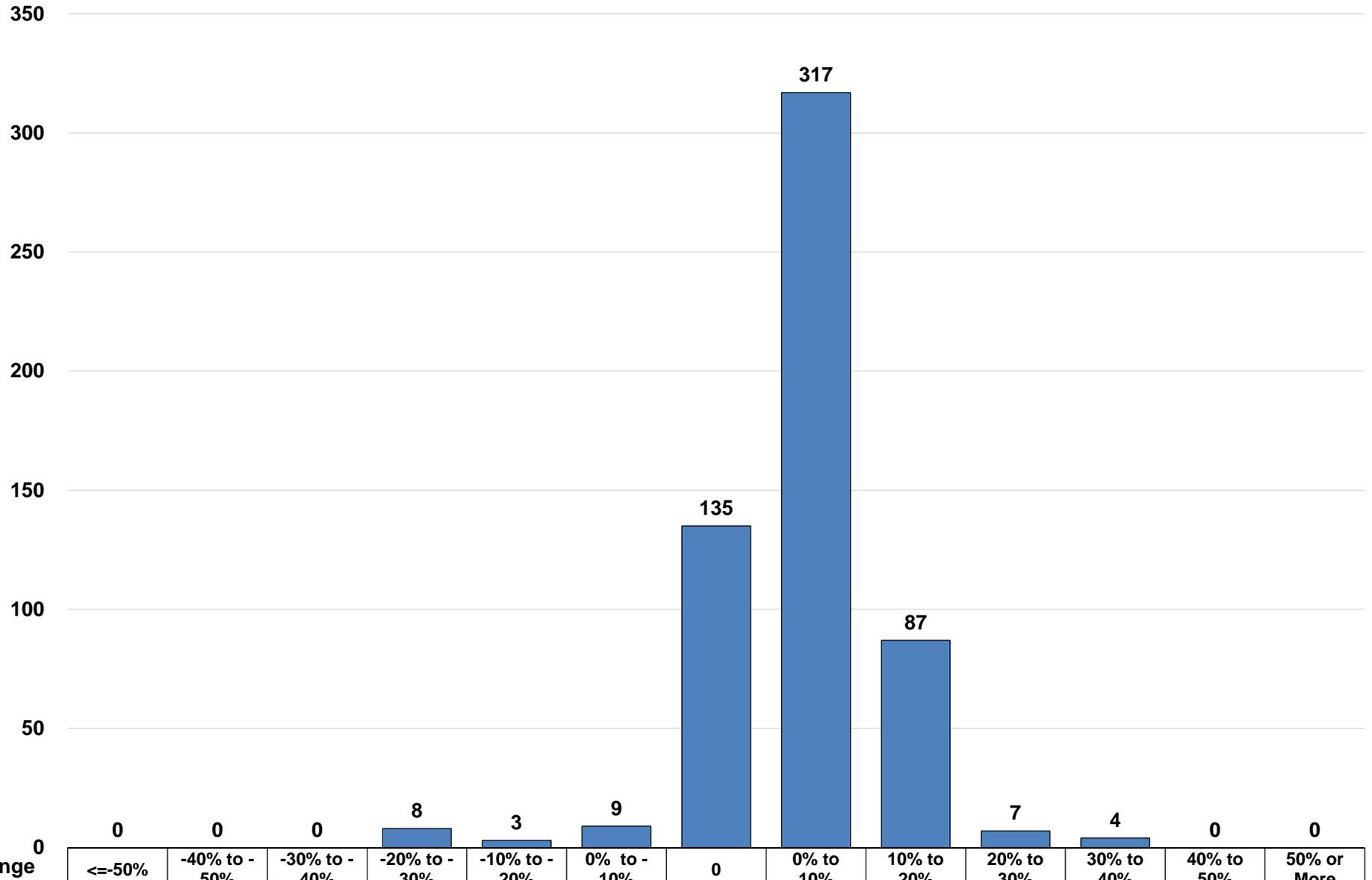
APARTMENT GROWTH RATES 2014 TO 2015 ASSESSMENTS (RAMSEY COUNTY)



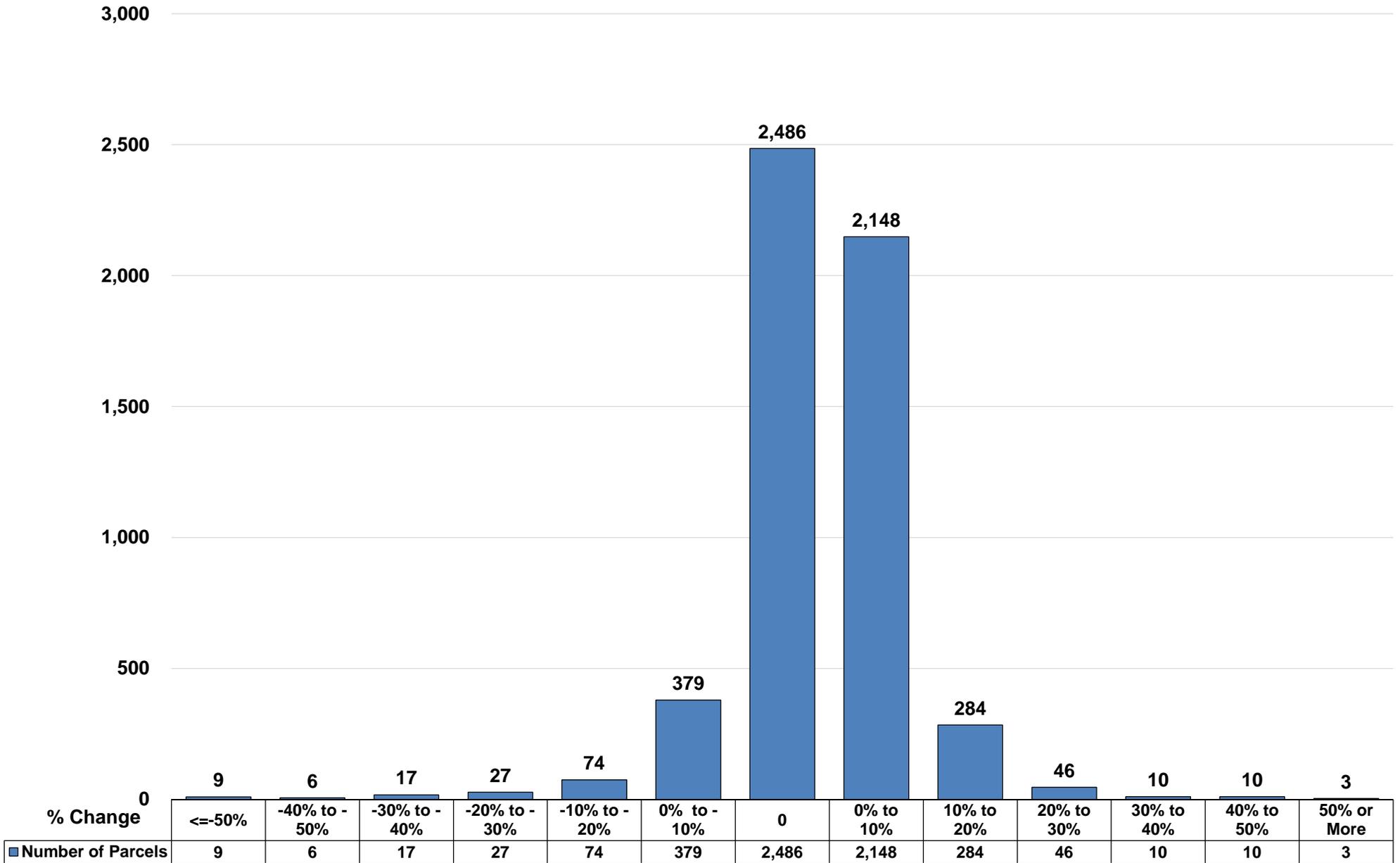
APARTMENT GROWTH RATES 2014 TO 2015 ASSESSMENTS (CITY OF SAINT PAUL)



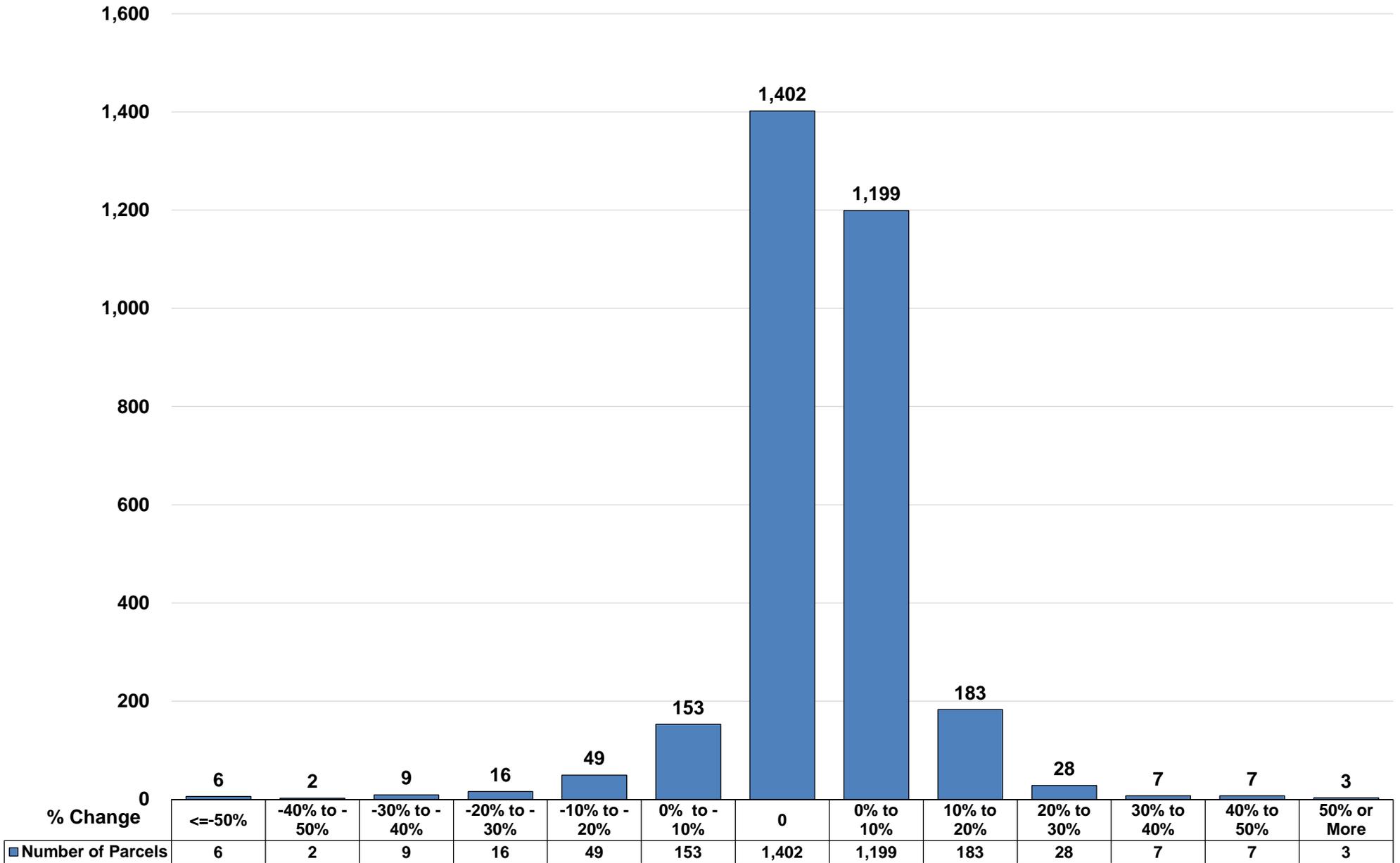
APARTMENT GROWTH RATES 2014 TO 2015 ASSESSMENTS (SUBURBAN RAMSEY COUNTY)



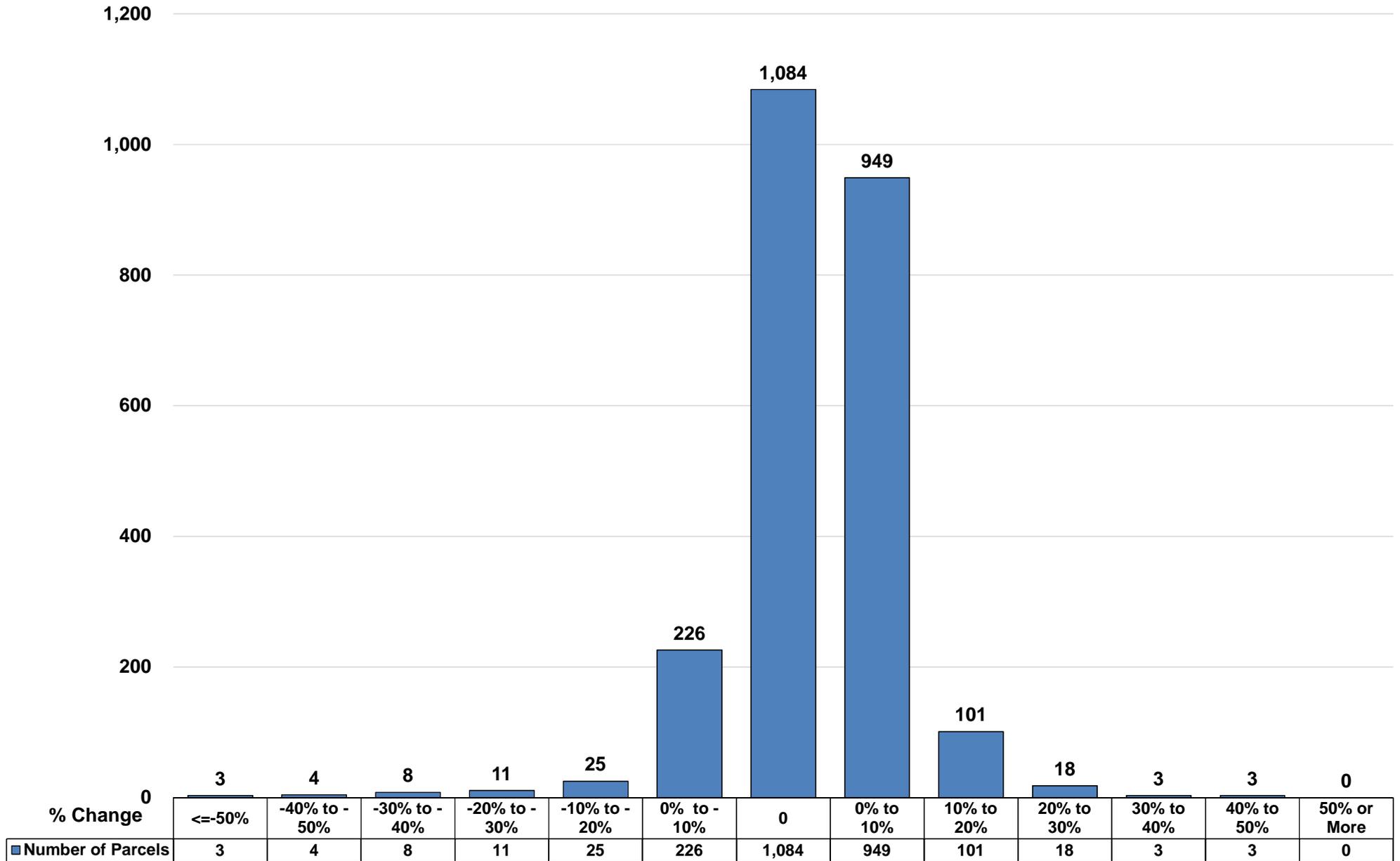
COMMERCIAL/INDUSTRIAL GROWTH RATES 2014 TO 2015 ASSESSMENTS (RAMSEY COUNTY)



COMMERCIAL/INDUSTRIAL GROWTH RATES 2014 TO 2015 ASSESSMENTS (CITY OF SAINT PAUL)



COMMERCIAL/INDUSTRIAL GROWTH RATES 2014 TO 2015 ASSESSMENTS (SUBURBAN RAMSEY COUNTY)



EIGHT YEAR SUMMARY OF CHANGE IN ASSESSED VALUE 2008 - 2015

	Change in Past Eight Assessments	2015 Assessment		2008 Assessment	
City St. Paul	8 year change	ESTIMATED MARKET VALUE CHANGE FROM 2014 p 2015 TO 2015 p 2016 (Without Added Improvements)	Growth '14 to '15 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2007 p 2008 TO 2008 p 2009 Without Added Improvements	Growth '07 to '08 Asmt
RESIDENTIAL	-3,739,452,360	457,110,800	4.07%	-1,252,820,300	-7.31%
AGRICULTURAL HIGH VALUE	-4,486,100	-3,316,800	-76.02%	-27,000	-0.56%
APARTMENT	297,883,460	159,828,800	7.94%	41,348,500	1.82%
COMMERCIAL/ INDUSTRIAL	-359,241,500	77,563,300	3.22%	211,758,800	5.25%
TOTAL	-3,805,296,500	691,186,100	4.42%	-999,740,000	-4.26%
Suburbs	8 year change	ESTIMATED MARKET VALUE CHANGE FROM 2014 p 2015 TO 2015 p 2016 (Without Added Improvements)	Growth '14 to '15 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2007 p 2008 TO 2008 p 2009 Without Added Improvements	Growth '07 to '08 Asmt
RESIDENTIAL	-3,809,371,300	395,935,200	3.02%	-904,920,400	-4.70%
AGRICULTURAL HIGH VALUE	-31,711,200	-723,500	-2.10%	-9,973,600	-16.19%
APARTMENT	245,799,000	145,159,200	10.75%	-14,429,700	-0.98%
COMMERCIAL/ INDUSTRIAL	-376,835,300	39,078,800	1.87%	252,724,000	4.78%
TOTAL	-3,972,118,800	579,449,700	3.35%	-676,599,700	-2.60%
County-wide	8 year change	ESTIMATED MARKET VALUE CHANGE FROM 2014 p 2015 TO 2015 p 2016 (Without Added Improvements)	Growth '14 to '15 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Without Added Improvements	Growth '07 to '08 Asmt
RESIDENTIAL	-7,548,823,660	853,046,000	3.50%	-2,157,740,700	-5.93%
AGRICULTURAL HIGH VALUE	-36,197,300	-4,040,300	-10.43%	-10,000,600	-15.06%
APARTMENT	543,682,460	304,988,000	9.04%	26,918,800	0.72%
COMMERCIAL/ INDUSTRIAL	-736,076,800	116,642,100	2.44%	464,482,800	4.98%
TOTAL	-7,777,415,300	1,270,635,800	3.84%	-1,676,339,700	-3.38%

Eight Year Res Value decline per capita -	(14,332)
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Ramsey County
Breakdown of 2013 Estimated Market Value and Percent Change from 2012

2013	2013 Residential Estimated Market Value*	% Change in Resid. Value '12 to '13	2013 Apartment Estimated Market Value*	% Change in Apartment Value '12 to '13	2013 Commercial / Industrial Estimated Market Value*	% Change in Commercial Value '12 to '13	2013 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	% Change in Total Value '12 to '13
ARDEN HILLS	676,761,500	1.78%	9,902,200	8.43%	322,840,800	-3.69%	1,009,504,500	0.02%
BLAINE	0	0.00%	0	0.00	37,822,300	-2.96%	37,822,300	
FALCON HEIGHTS	299,890,800	1.29%	40,295,700	4.73%	21,332,000	-2.47%	361,518,500	1.43%
GEM LAKE	56,740,000	-7.16%	0	0.00%	24,684,200	-0.91%	81,424,200	
LAUDERDALE	105,072,100	-1.64%	22,731,500	-2.29%	17,856,100	0.27%	145,659,700	-1.51%
LITTLE CANADA	493,433,800	-0.46%	102,056,000	5.56%	232,868,400	-1.86%	828,358,200	-0.16%
MAPLEWOOD	1,886,331,000	0.35%	263,404,200	-0.63%	915,326,300	0.29%	3,065,061,500	0.24%
MOUNDS VIEW	503,050,900	-2.69%	79,843,400	1.28%	266,006,400	0.89%	848,900,700	-1.23%
NORTH ST PAUL	533,957,000	-2.72%	61,231,100	-0.49%	85,629,400	-1.87%	680,817,500	-2.42%
NEW BRIGHTON	1,223,517,200	-0.81%	166,768,600	3.95%	326,246,200	-0.66%	1,716,532,000	-0.34%
NORTH OAKS	951,484,900	0.58%	2,392,500	0.00%	62,956,400	-17.56%	1,016,833,800	-0.78%
ROSEVILLE	2,175,922,700	1.47%	298,397,900	7.73%	1,280,002,500	-0.25%	3,754,323,100	1.34%
SHOREVIEW	2,108,178,300	-0.24%	74,529,700	3.53%	345,176,600	-0.59%	2,527,884,600	-0.18%
SPRING LAKE PARK	9,683,600	-4.31%	639,300	0.00%	425,900	-3.38%	10,748,800	-8.59%
ST ANTHONY	100,572,400	-1.08%	80,203,100	3.38%	70,377,400	-1.02%	251,152,900	0.32%
ST PAUL	11,924,748,600	3.53%	2,276,941,000	-0.94%	3,497,745,900	-1.38%	17,699,435,500	-3.80%
VADNAIS HEIGHTS	865,306,600	-0.84%	52,420,300	4.70%	310,443,700	-1.49%	1,228,170,600	-0.78%
WHITE BEAR LAKE	1,425,610,600	0.80%	179,727,300	9.81%	342,118,800	0.60%	1,947,456,700	1.53%
WHITE BEAR TOWN	966,839,700	-780.00%	4,996,100	18.95%	141,683,700	0.26%	1,113,519,500	3.16%
SUBURBAN	14,382,353,100	0.29%	1,439,538,900	4.25%	4,803,797,100	-0.81%	20,625,689,100	0.30%
COUNTYWIDE	26,307,101,700	-0.27%	3,716,479,900	3.66%	8,301,543,000	-1.05%	38,325,124,600	-0.08%

* 2013 values are subject to review and change until mid -June at the conclusion of the 2013 Special Board of Appeal and Equalization.

**The 2012 values have been updated since our previous report in March 2012.

Ramsey County
Breakdown of 2012 Estimated Market Value and Percent Change from 2011

2012	2012 Residential Estimated Market Value	% Change in Resid. Value '11 to '12	2012 Apartment Estimated Market Value	% Change in Apartment Value '11 to '12	2012 Commercial / Industrial Estimated Market Value	% Change in Commercial Value '11 to '12	2012 Total Real Property Estimated Market Value <i>(Excludes Utility, Leased Public, Manuf Homes and Railroad)</i>	% Change in Total Value '11 to '12
ARDEN HILLS	656,584,400	-5.90%	9,132,200	-50.86%	332,434,500	-5.41%	998,151,100	-6.52%
BLAINE	0		0		40,609,000	-7.54%	40,609,000	-7.54%
FALCON HEIGHTS	298,684,400	-9.00%	27,975,200	-23.64%	32,373,200	30.19%	359,032,800	-7.87%
GEM LAKE	66,062,200	-10.34%	0	-100.00%	24,912,000	1.05%	90,974,200	-9.12%
LAUDERDALE	106,828,000	-7.56%	23,414,400	1.65%	18,007,600	2.85%	148,250,000	-5.04%
LITTLE CANADA	497,228,800	-6.19%	89,957,000	-5.18%	248,532,200	-0.62%	835,718,000	-4.49%
MAPLEWOOD	1,882,039,080	-11.47%	268,248,600	10.23%	898,802,600		3,049,090,280	-8.15%
MOUNDS VIEW	517,011,770	-7.33%	78,866,900	-2.86%	264,545,300	-1.24%	860,423,970	-5.13%
NORTH ST PAUL	547,860,200	-10.64%	60,917,300	-2.72%	84,363,200	-7.83%	693,140,700	-9.66%
NEW BRIGHTON	1,236,753,600	-7.16%	152,333,000	-3.74%	322,856,800	-3.10%	1,711,943,400	-6.12%
NORTH OAKS	963,200,710	-6.73%	48,277,800	-2.67%	57,094,200	-0.40%	1,068,572,710	-6.23%
ROSEVILLE	2,134,635,030	-8.03%	280,939,700	-2.60%	1,200,237,900	-9.03%	3,615,812,630	-7.97%
SHOREVIEW	2,114,030,500	-6.02%	73,253,200	-2.87%	338,307,700	-10.01%	2,525,591,400	-6.49%
SPRING LAKE PARK	10,119,700	-4.58%	498,500	0.00%	440,800	-0.27%	11,059,000	-4.21%
ST ANTHONY	106,920,300	-8.45%	77,578,600	-5.09%	70,478,000	2.86%	254,976,900	-4.52%
ST PAUL	12,067,800,410	-7.60%	2,116,457,950	-4.05%	3,612,587,925	-2.07%	17,796,846,285	-6.11%
VADNAIS HEIGHTS	879,371,930	-7.63%	44,691,800	-0.22%	296,741,700	-14.75%	1,220,805,430	-9.23%
WHITE BEAR LAKE	1,414,832,520	-8.78%	174,515,900	-2.59%	331,833,500	-6.15%	1,921,181,920	-7.80%
WHITE BEAR TOWN	932,448,800	-7.93%	4,200,000	-33.88%	132,689,600	-10.12%	1,069,338,400	-8.35%
SUBURBAN	14,364,611,480	-8.04%	1,419,514,000	-1.85%	4,695,687,100	-6.58%	20,479,812,580	-7.30%
COUNTYWIDE	26,432,411,890	-7.84%	3,535,971,950	-3.18%	8,308,275,025	-4.67%	38,276,658,865	-6.75%

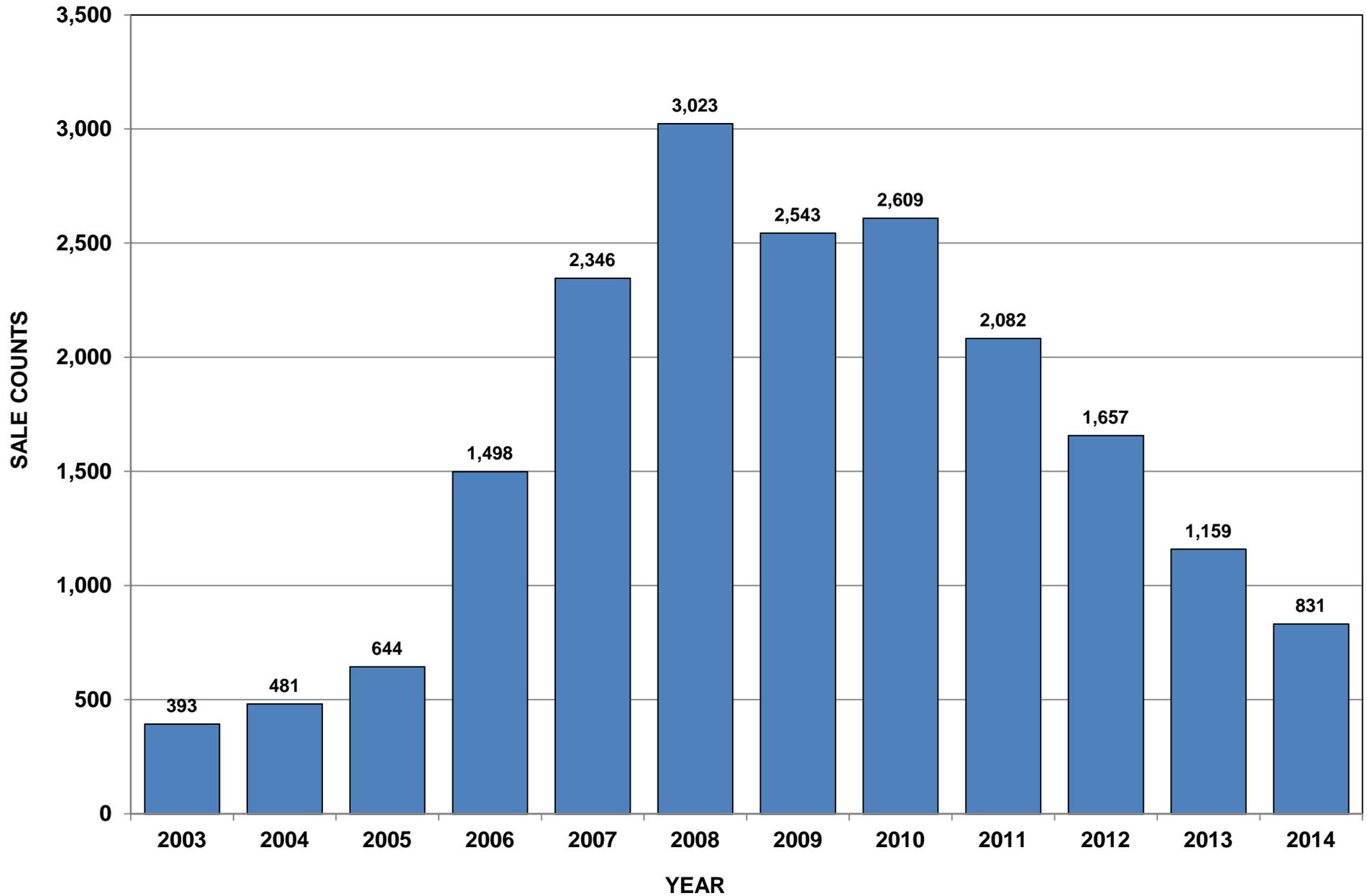
Ramsey County
Breakdown of 2011 Estimated Market Value and Percentage Change from 2010

2011	2011 Residential Estimated Market Value	% Change in Resid. Value '10 to '11	2011 Apartment Estimated Market Value	% Change in Apartment Value '10 to '11	2011 Commercial / Industrial Estimated Market Value	% Change in Commercial Value '10 to '11	2011 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	% Change in Total Value '10 to '11
ARDENHILLS	697,733,300	-3.58	18,582,800	1.80	351,460,200	-0.64	1,067,776,300	-2.54
BLAINE	0	0.00	0	0.00	43,919,200	-1.85	43,919,200	-1.85
FALCON HEIGHTS	328,211,500	-2.24	36,634,700	1.40	24,866,300	1.64	389,712,500	-1.67
GEM LAKE	73,683,300	-6.86	1,772,100	15.39	24,652,500	0.15	100,107,900	-4.90
LAUDERDALE	115,568,000	-4.43	23,033,700	3.16	17,508,900	-0.70	156,110,600	-2.97
LITTLE CANADA	530,018,000	-3.86	94,870,000	3.89	250,084,500	-1.39	874,972,500	-2.37
MAPLEWOOD	2,125,923,700	-6.20	243,355,800	3.72	950,374,100		3,319,653,600	-4.39
MOUNDS VIEW	557,907,000	-4.28	81,186,100	3.17	267,867,000	-1.20	906,960,100	-2.75
NORTH ST PAUL	613,122,400	-3.80	62,618,000	1.72	91,526,200	-3.41	767,266,600	-3.33
NEW BRIGHTON	1,332,193,900	-5.08	158,244,400	2.90	333,180,600	-1.88	1,823,618,900	-3.86
NORTH OAKS	1,032,664,100	-2.60	49,603,400	-20.10	57,322,000	-3.34	1,139,589,500	-3.55
ROSEVILLE	2,321,106,300	-4.00	288,440,700	2.15	1,319,412,900	-4.35	3,928,959,900	-3.69
SHOREVIEW	2,249,378,500	-4.84	75,419,400	4.78	375,960,000	-4.09	2,700,757,900	-4.49
SPRING LAKE PARK	10,605,000	-9.70	498,500	0.00	442,000	0.00	11,545,500	-8.98
ST ANTHONY	116,791,200	-5.54	81,741,300	2.89	68,520,400	-3.15	267,052,900	-2.48
ST PAUL	13,060,644,500	-4.48	2,205,799,700	0.56	3,689,087,600	-2.95	18,955,531,800	-3.62
VADNAIS HEIGHTS	952,018,500	-4.54	44,789,700	7.59	348,080,200	-2.43	1,344,888,400	-3.64
WHITE BEAR LAKE	1,551,027,200	-4.92	179,150,800	5.62	353,582,200	-3.78	2,083,760,200	-3.91
WHITE BEAR TOWN	1,012,801,900	-5.69	6,352,000	-0.33	147,637,700	-4.26	1,166,791,600	-5.48
SUBURBAN	15,620,753,800	-4.64	1,446,293,400	2.41	5,026,396,900	-2.88	22,093,444,100	-3.81
COUNTYWIDE	28,681,398,300	-3.72	3,652,093,100	1.28	8,715,484,500	-2.91	41,048,975,900	-3.72

Ramsey County
Breakdown of 2010 Estimated Market Value and Percent Change from 2009

2010	2010 Residential Estimated Market Value	% Change in Resid. Value '09 to '10	2010 Apartment Estimated Market Value	% Change in Apartment Value '09 to '10	2010 Commercial / Industrial Estimated Market Value	% Change in Commerci al Value '09 to '10	2010 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	% Change in Total Value '09 to '10
ARDENHILLS	723,182,100	-2.84	18,254,000	-2.17	356,962,900	-9.94	1,098,399,000	-5.25
BLAINE	0	0.00	0	0.00	44,900,300	-3.04	44,900,300	-3.04
FALCON HEIGHTS	335,478,200	-4.11	36,108,800	-7.22	24,465,300	-4.58	396,052,300	-4.43
GEM LAKE	78,925,000	-2.95	0	0.00	25,536,500	-4.24	104,461,500	-3.27
LAUDERDALE	120,893,500	1.49	22,328,400	-9.51	17,562,700	-1.76	160,784,600	-0.55
LITTLE CANADA	557,817,900	-5.32	91,382,400	-5.78	251,544,000	-7.21	900,744,300	-5.90
MAPLEWOOD	2,262,324,500	-6.13	233,443,200	-3.63	990,122,400		3,485,890,100	-5.63
MOUNDS VIEW	581,230,600	-4.85	78,244,300	-5.69	272,382,200	-7.31	931,857,100	-5.65
NORTH ST PAUL	637,797,700	-8.09	61,653,300	-6.25	99,533,600	-2.29	798,984,600	-7.26
NEW BRIGHTON	1,403,662,100	-3.92	155,428,700	-5.90	331,011,100	-10.53	1,890,101,900	-5.31
NORTH OAKS	1,061,455,400	-3.64	59,298,800	34.32	59,301,100	-5.21	1,180,055,300	-2.33
ROSEVILLE	2,411,157,800	-4.43	283,052,700	-5.85	1,384,683,500	-3.38	4,078,894,000	-4.18
SHOREVIEW	2,358,080,100	-6.13	70,694,100	-2.60	416,690,300	-0.56	2,845,464,500	-5.27
SPRING LAKE PARK	11,954,800	-6.29	498,500	-10.00	442,000	0.00	12,895,300	-6.24
ST ANTHONY	123,739,600	-4.29	79,613,800	-9.87	70,853,000	-5.37	274,206,400	-6.25
ST PAUL	13,665,319,200	-7.39	2,151,649,600	-4.03	3,880,792,500	-7.37	19,697,761,300	-7.03
VADNAIS HEIGHTS	998,144,000	-4.19	41,628,300	-5.48	365,136,300	-1.42	1,404,908,600	-3.52
WHITE BEAR LAKE	1,631,507,900	-6.84	171,539,700	-4.22	369,305,700	-4.40	2,172,353,300	-6.23
WHITE BEAR TOWN	1,074,220,400	-7.59	3,705,000	-5.00	161,244,400	-5.22	1,239,169,800	-7.28
SUBURBAN	16,371,571,600	-5.33	1,406,874,000	-4.21	5,241,677,300	-4.83	23,020,122,900	-5.15
COUNTYWIDE	30,036,890,800	-6.28	3,558,523,600	-4.10	9,122,469,800	-5.93	42,717,884,200	-6.03

RAMSEY COUNTY SHERIFF FORECLOSURE SALES (2003 - 2014)



Sources: Ramsey County Sheriff's Department and Ramsey County Assessor's Office

*Updated: Jan. 2015