

Trends Affecting Payable 2018 Property Taxes in Ramsey County

County Board Budget Hearing
August 8, 2017

- Tax shifts due to market value changes
 - Overall estimated market values are up 8.1% from the prior year with values now above Pay 2008 peak.
 - Market values are increasing in the double digits for a number of commercial, industrial and apartment properties while residential increases are generally more moderate. This will cause shifting of taxes paid last year by residential property to commercial, industrial and apartment property.
 - Thomas/Dale, North End, Greater East Side, West Seventh and Shoreview are all areas with higher increases in residential market values. Many of these areas have relatively low market values that have been slower to recover after the recession.
 - Properties in St. Paul increased slightly more in value than the suburbs which will shift some county taxes from the suburbs to St. Paul.

- Gain in fiscal disparity distribution levy
 - The County's fiscal disparity distribution levy will increase 1.0% or ~\$500k. This will slightly reduce the impact of the County's levy for most properties in the County by shifting a portion of the tax burden from local taxpayers (mostly residential) to commercial/industrial property throughout the 7-county metro area.
- State Business Tax
 - Reductions in the state levy and a new exclusion on the 1st \$100,000 of commercial/industrial market value will reduce this tax for many commercial/industrial properties which will partially offset increases due to local tax shifts.

**Factors Affecting Payable 2018 Maplewood Property Taxes
For a Median Value Single Family Home
of \$209,600 assuming a 4.5% Increase in Estimated Market Value
Located in School District #622 and the Metro Watershed**

Factors	Amount	
Final Payable 2017 Total Tax (\$200,550 EMV Home)	\$ 3,116	
Gain of Fiscal Disparities	\$ (70)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	11	
Other Shifts	12	
Total Decrease Due to Tax Shifts	\$ (47)	
County Levy	\$ 54	\$ 15
Regional Rail Levy	2	3
School District Levy	-	(5)
City Levy	-	(1)
Other Special Taxing Districts Levy	-	(3)
Total Increase Due To Changes in Levy	\$ 56	\$ 9
		Perc Change
Estimated Payable 2018 Total Tax (\$209,600 EMV Home)	\$ 3,125	0.3%

Assumptions:	2017 Levy	2018 Levy	Levy Change	% Change
County Levy	\$ 292,507,660	\$ 305,199,197	\$ 12,691,537	4.3%
Maplewood Levy	20,738,833	20,738,833	-	0.0%
ISD 622 Levy	47,731,228	47,731,228	-	0.0%
Regional Rail Authority Levy	21,180,710	22,524,228	1,343,518	6.3%

**Factors Affecting Payable 2018 Roseville Property Taxes
For a Median Value Single Family Home
of \$236,900 assuming a 4.3% Increase in Estimated Market Value
Located in School District #623 and the Rice Creek Watershed**

Factors	Amount	
Final Payable 2017 Total Tax (\$227,150 EMV Home)	\$ 3,044	
Gain of Fiscal Disparities	\$ (7)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	10	
Other Shifts	(84)	
Total Decrease Due to Tax Shifts	\$ (81)	
County Levy	\$ 62	
Regional Rail Levy	1	\$ 13
School District Levy	-	2
City Levy	-	(10)
Other Special Taxing Districts Levy	-	(20)
Total Increase Due To Changes in Levy	\$ 63	\$ (18)
		Perc Change
Estimated Payable 2018 Total Tax (\$236,900 EMV Home)	\$ 3,026	-0.6%

Assumptions:	2017 Levy	2018 Levy	Levy Change	% Change
County Levy	\$ 292,507,660	\$ 305,199,197	\$ 12,691,537	4.3%
Roseville Levy	19,869,645	19,869,645	-	0.0%
ISD 623 Levy	25,202,947	25,202,947	-	0.0%
Regional Rail Authority Levy	21,180,710	22,524,228	1,343,518	6.3%

Factors Affecting Payable 2018 St. Paul Property Taxes For a Median Value Single Family Home of \$173,900 assuming a 7.7% Increase in Estimated Market Value

Factors	Amount	
Final Payable 2017 Total Tax (\$161,400 EMV Home)	\$ 2,239	
Gain of Fiscal Disparities	\$ (12)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	14	
Other Shifts	(29)	
Total Decrease Due to Tax Shifts	\$ (27)	
County Levy	\$ 39	
Regional Rail Levy	4	\$ 42
School District Levy	-	4
City Levy	-	(14)
Other Special Taxing Districts Levy	-	(16)
Total Increase Due To Changes in Levy	\$ 43	\$ 16
		Perc Change
Estimated Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,255	0.7%

Assumptions:	2017 Levy	2018 Levy	Levy Change	% Change
County Levy	\$ 292,507,660	\$ 305,199,197	\$ 12,691,537	4.3%
St Paul Levy	113,990,253	113,990,253	-	0.0%
ISD 625 Levy	148,069,656	148,069,656	-	0.0%
Regional Rail Authority Levy	21,180,710	22,524,228	1,343,518	6.3%
St. Paul HRA	3,546,597	3,546,597	-	0.0%

**Factors Affecting Payable 2018 Shoreview Property Taxes
For a Median Value Single Family Home
of \$289,800 assuming a 8.9% Increase in Estimated Market Value
Located in School District #621 and the Rice Creek Watershed**

Factors	Amount	
Final Payable 2017 Total Tax (\$266,200 EMV Home)	\$ 3,696	
Gain of Fiscal Disparities	\$ (13)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	24	
Other Shifts	41	
Total Increase Due to Tax Shifts	\$ 52	
County Levy	\$ 78	\$ 85
Regional Rail Levy	2	8
School District Levy	-	20
City Levy	-	17
Other Special Taxing Districts Levy	-	2
Total Increase Due To Changes in Levy	\$ 80	\$ 132
		Perc Change
Estimated Payable 2018 Total Tax (\$289,800 EMV Home)	\$ 3,828	3.6%

Assumptions:	2017 Levy	2018 Levy	Levy Change	% Change
County Levy	\$ 292,507,660	\$ 305,199,197	\$ 12,691,537	4.3%
Shoreview Levy	11,085,632	11,085,632	-	0.0%
ISD 621 Levy	44,781,827	44,781,827	-	0.0%
Regional Rail Authority Levy	21,180,710	22,524,228	1,343,518	6.3%

Factors Affecting Payable 2018 St. Paul Property Taxes For a Median Value Commercial Property of \$466,750 assuming a 17.5% Increase in Estimated Market Value

Factors	Amount
Final Payable 2017 Total Tax (\$397,100 Commercial Property)	\$ 14,400
Gain of Fiscal Disparities	\$ (47)
Other Shifts	823
Total Increase Due to Tax Shifts	\$ 776
County Levy	\$ 167
Regional Rail Levy	4
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 171
Estimated Payable 2018 Total Tax (\$466,750 Commercial)	\$ 15,347

Change that will appear on Proposed Notice
\$ 447
38
225
170
37
348
(318)
\$ 947
Perc Change 6.6%

Assumptions:	2017 Levy	Proposed 2018 Levy	Levy Change	% Change
County Levy	\$ 292,507,660	\$ 305,199,197	\$ 12,691,537	4.3%
St Paul Levy	113,990,253	113,990,253	-	0.0%
ISD 625 Levy	148,069,656	148,069,656	-	0.0%
Regional Rail Authority Levy	21,180,710	22,524,228	1,343,518	6.3%
St. Paul HRA	3,546,597	3,546,597	-	0.0%

**Median Estimated Market Value of Residential Property
 By St. Paul Planning District
 Taxes Payable Year 2017 to 2018**

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/16 2017	01/02/17 2018	% Change From '17 - '18
Planning District			
1. Sunray/Battlecreek/Highwood	\$159,800	\$168,900	5.7%
2. Greater East Side	139,500	153,900	10.3%
3. West Side	134,400	144,250	7.3%
4. Dayton's Bluff	110,300	115,800	5.0%
5. Payne/Phalen	122,100	131,200	7.5%
6. North End	102,500	121,000	18.0%
7. Thomas Dale	100,400	111,700	11.3%
8. Summit/University	186,100	199,000	6.9%
9. West Seventh	149,400	162,600	8.8%
10. Como	195,400	204,700	4.8%
11. Hamline/Midway	154,500	167,700	8.5%
12. St. Anthony Park	278,800	285,600	2.4%
13. Merriam Park/Snelling/Lexington/Hamlin	266,500	287,600	7.9%
14. Macalester/Groveland	287,300	308,400	7.3%
15. Highland	281,500	292,900	4.0%
16. Summit Hill	355,800	367,600	3.3%
17. Downtown	152,600	160,200	5.0%

Final Payable 2017 Rate	Estimated Payable 2018 Rate	Estimated		
P2017 Final Taxes	P2018 Estimated Taxes	\$ Change From '17 - '18	% Change From '17 - '18	Targeting Property Tax Refund
145.553%	133.922%			
0.13670%	0.12380%			
\$2,211	\$2,176	-\$35	-1.6%	
1,862	1,938	76	4.1%	
1,775	1,786	11	0.6%	
1,359	1,335	-24	-1.8%	
1,561	1,579	18	1.2%	
1,224	1,418	194	15.8%	\$ (28)
1,188	1,270	82	6.9%	
2,665	2,653	-12	-0.5%	
2,032	2,076	44	2.2%	
2,824	2,743	-81	-2.9%	
2,121	2,158	37	1.7%	
4,263	4,024	-239	-5.6%	
4,050	4,055	5	0.1%	
4,409	4,385	-24	-0.5%	
4,309	4,139	-170	-3.9%	
5,589	5,322	-267	-4.8%	
2,088	2,038	-50	-2.4%	

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

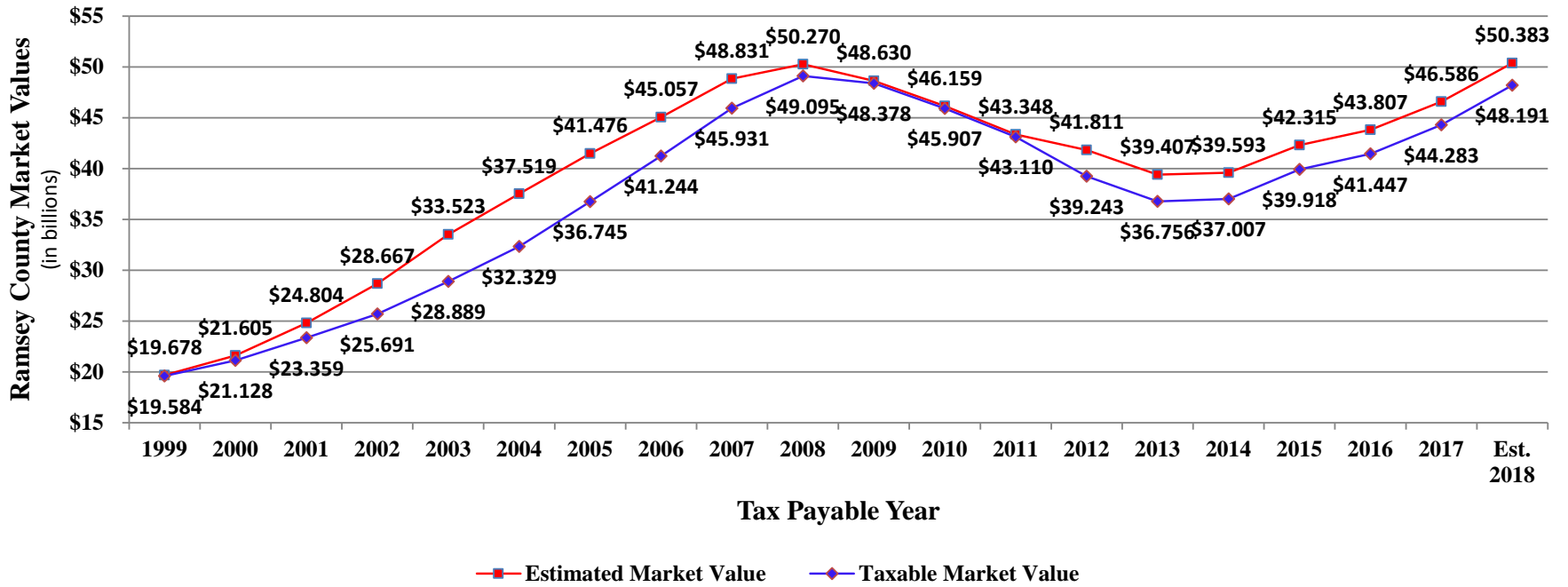
Assumptions:	2017 Levy	2018 Levy	Levy Change	% Change
County Levy	\$ 292,507,660	\$ 305,199,197	\$ 12,691,537	4.3%
City Levy	113,990,253	113,990,253	-	0.0%
ISD 625 Levy	148,069,656	148,069,656	-	0.0%
Regional Rail Authority Levy	21,180,710	22,524,228	1,343,518	6.3%
St. Paul HRA	3,546,597	3,546,597	-	0.0%

**Percentage Change in 2018 Property Tax
On Median Value Single Family Properties (as of 08/02/17)**

Assuming a 4.3% increase in county levy, a 6.3% increase in Regional Rail and no change in other levies

City	School	Payable 2017 City Median Estimated Value	Payable 2018 City Median Estimated Value	% Change in Median Value	% Change in Tax on Median Valued Home					Estimated Change From 2017 Total Tax
					County	City	School	Other	Total	
Arden Hills	621	\$308,200	\$333,800	8.3%	5.3%	-2.8%	1.0%	3.7%	2.1%	\$89
	623	"	"	"	5.3%	-2.8%	2.7%	3.7%	2.7%	106
Falcon Heights	623	253,600	266,600	5.1%	2.0%	-1.3%	-0.4%	-0.5%	0.4%	13
Gem Lake	624	246,900	262,850	6.5%	3.5%	-0.6%	0.3%	2.8%	1.3%	47
Lauderdale	623	184,800	189,100	2.3%	-1.0%	-1.7%	-3.2%	-3.4%	-1.9%	-43
Little Canada	623	229,200	240,800	5.1%	2.0%	-4.3%	-0.4%	0.4%	-0.2%	-6
	624	"	"	"	2.0%	-4.3%	-1.1%	0.4%	-0.4%	-14
Maplewood	622	200,550	209,600	4.5%	1.5%	-0.1%	-0.5%	-0.1%	0.3%	9
	623	"	"	"	1.5%	-0.1%	-0.9%	-0.1%	0.2%	7
	624	"	"	"	1.5%	-0.1%	-1.6%	-0.1%	0.0%	-1
Mounds View	621	184,800	197,300	6.8%	4.2%	-1.2%	-0.2%	1.1%	1.2%	31
New Brighton	282	227,600	242,400	6.5%	3.7%	-2.6%	7.1%	2.1%	3.5%	123
	621	"	"	"	3.7%	-2.6%	-0.6%	2.1%	0.7%	21
North Oaks	621	578,800	558,400	-3.5%	-7.8%	-4.1%	-10.9%	-8.4%	-8.7%	-615
	624	"	"	"	-7.8%	-4.1%	-9.9%	-8.4%	-8.4%	-591
North St. Paul	622	168,450	172,800	2.6%	-0.6%	-6.3%	-2.5%	-3.2%	-3.0%	-77
Roseville	621	227,150	236,900	4.3%	1.1%	-2.4%	-2.9%	-0.4%	-1.1%	-36
	623	"	"	"	1.1%	-2.4%	-1.2%	-0.4%	-0.6%	-18
St. Anthony	282	263,700	278,700	5.7%	2.5%	N/A	N/A	N/A	N/A	N/A
St. Paul	625	161,400	173,900	7.7%	5.9%	-2.7%	-1.7%	2.2%	0.7%	16
Shoreview	621	266,200	289,800	8.9%	6.1%	1.9%	1.7%	4.4%	3.6%	132
	623	"	"	"	6.1%	1.9%	3.4%	4.4%	4.2%	146
Spring Lake Park	621	187,800	188,300	0.3%	-3.4%	N/A	N/A	N/A	N/A	N/A
Vadnais Heights	621	229,250	246,200	7.4%	4.6%	-3.1%	0.3%	4.0%	1.6%	46
	624	"	"	"	4.6%	-3.1%	1.3%	3.0%	1.9%	57
White Bear Lake	624	194,700	208,400	7.0%	4.5%	-1.1%	1.0%	2.8%	2.3%	54
White Bear Town	624	234,900	255,400	8.7%	6.1%	-0.2%	2.6%	4.4%	3.7%	111

**Comparison of Ramsey County Estimated & Taxable Market Values
1999 to Estimated 2018**



Comparison of Changes in Ramsey County Values From 2017 to Estimated 2018 By Type of Property

Estimated Market Values						
Tax Payable Year	Residential	Commercial	Industrial, Utility & Railroad	Apartment	Personal Property	Total
2017	\$31,426,626,600	\$6,276,986,500	\$2,614,452,000	\$5,648,095,200	\$620,157,700	\$46,586,318,000
Est. 2018	33,395,510,100	7,012,050,700	2,879,807,200	6,462,427,200	633,196,800	\$50,382,992,000
% Change	6.3%	11.7%	10.1%	14.4%	2.1%	8.1%

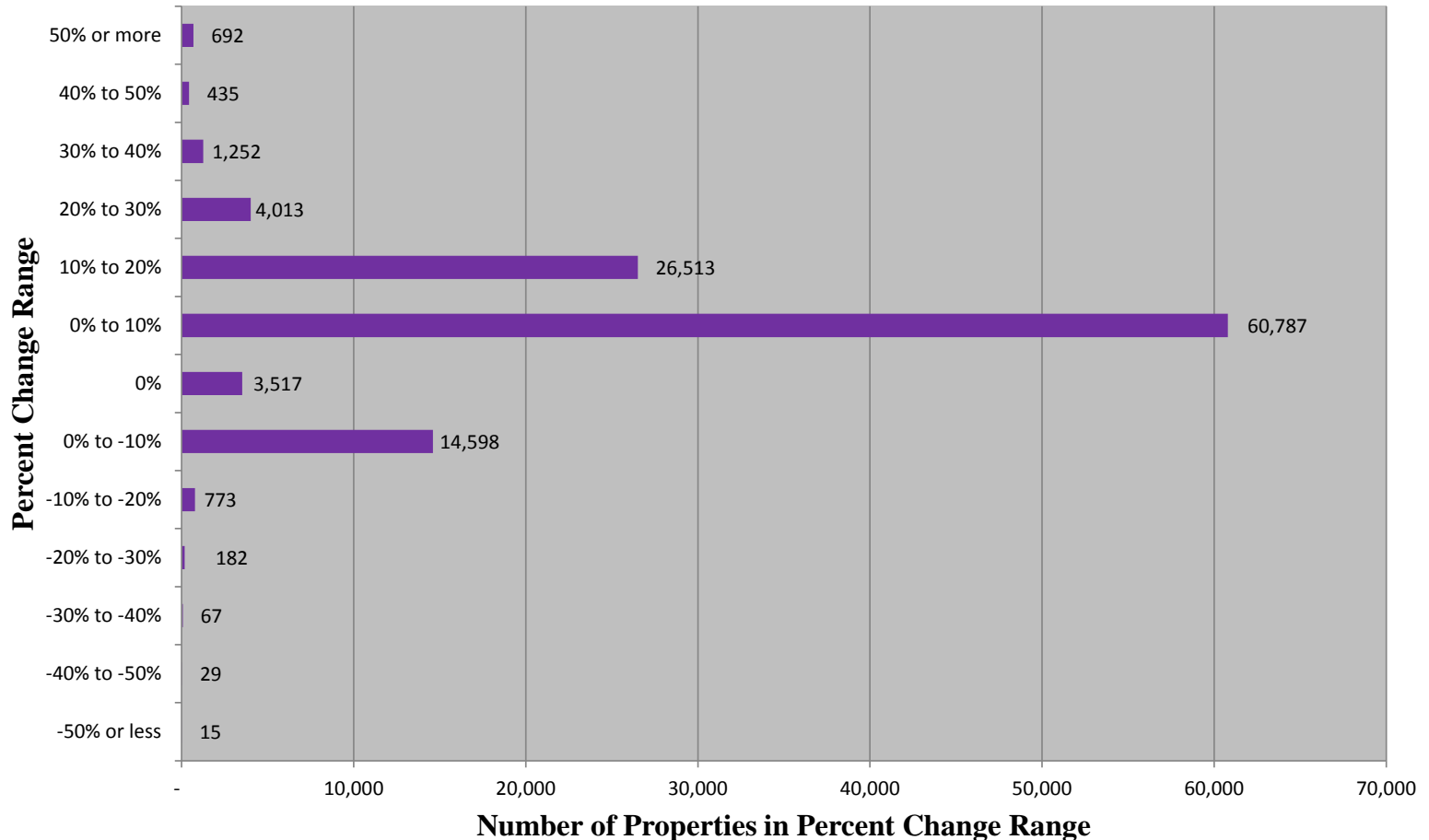
Taxable Market Values						
Tax Payable Year	Residential	Commercial	Industrial, Utility & Railroad	Apartment	Personal Property	Total
2017	29,187,379,300	6,214,254,800	2,614,452,000	5,647,412,900	620,157,700	44,283,656,700
Est. 2018	31,266,860,500	6,949,319,300	2,879,807,200	6,461,959,800	633,196,800	48,191,143,600
% Change	7.1%	11.8%	10.1%	14.4%	2.1%	8.8%

Net Tax Capacities						
Tax Payable Year	Residential	Commercial	Industrial, Utility & Railroad	Apartment	Personal Property	Total
2017	296,612,403	121,246,966	51,448,934	65,471,701	12,189,511	546,969,515
Est. 2018	317,812,251	135,875,707	56,787,253	75,182,331	12,451,435	598,108,977
% Change	7.1%	12.1%	10.4%	14.8%	2.1%	9.3%

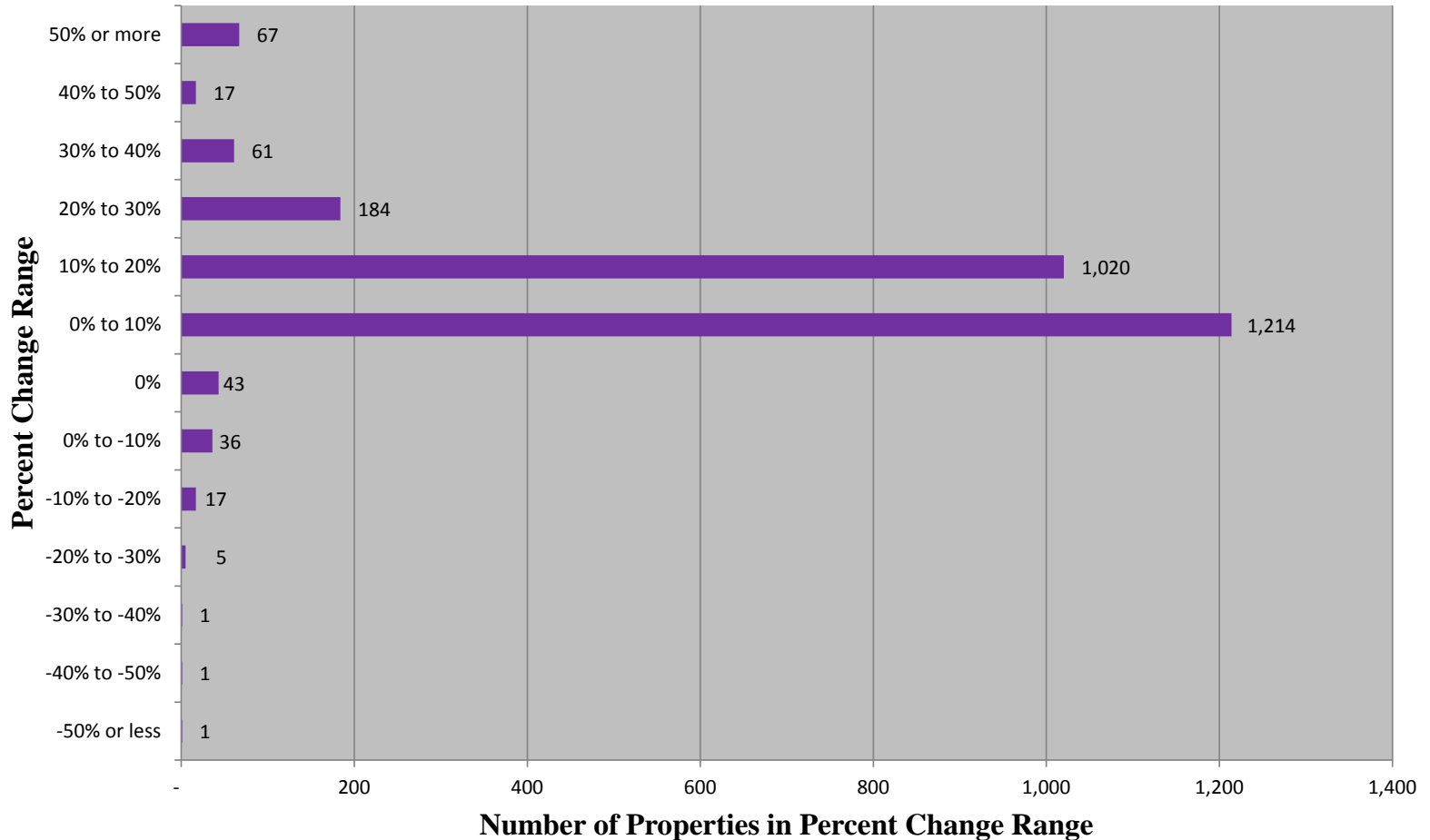
* Market Values shown include properties in Tax Increment Districts.

** Estimated 2018 values are as of 07/21/2017.

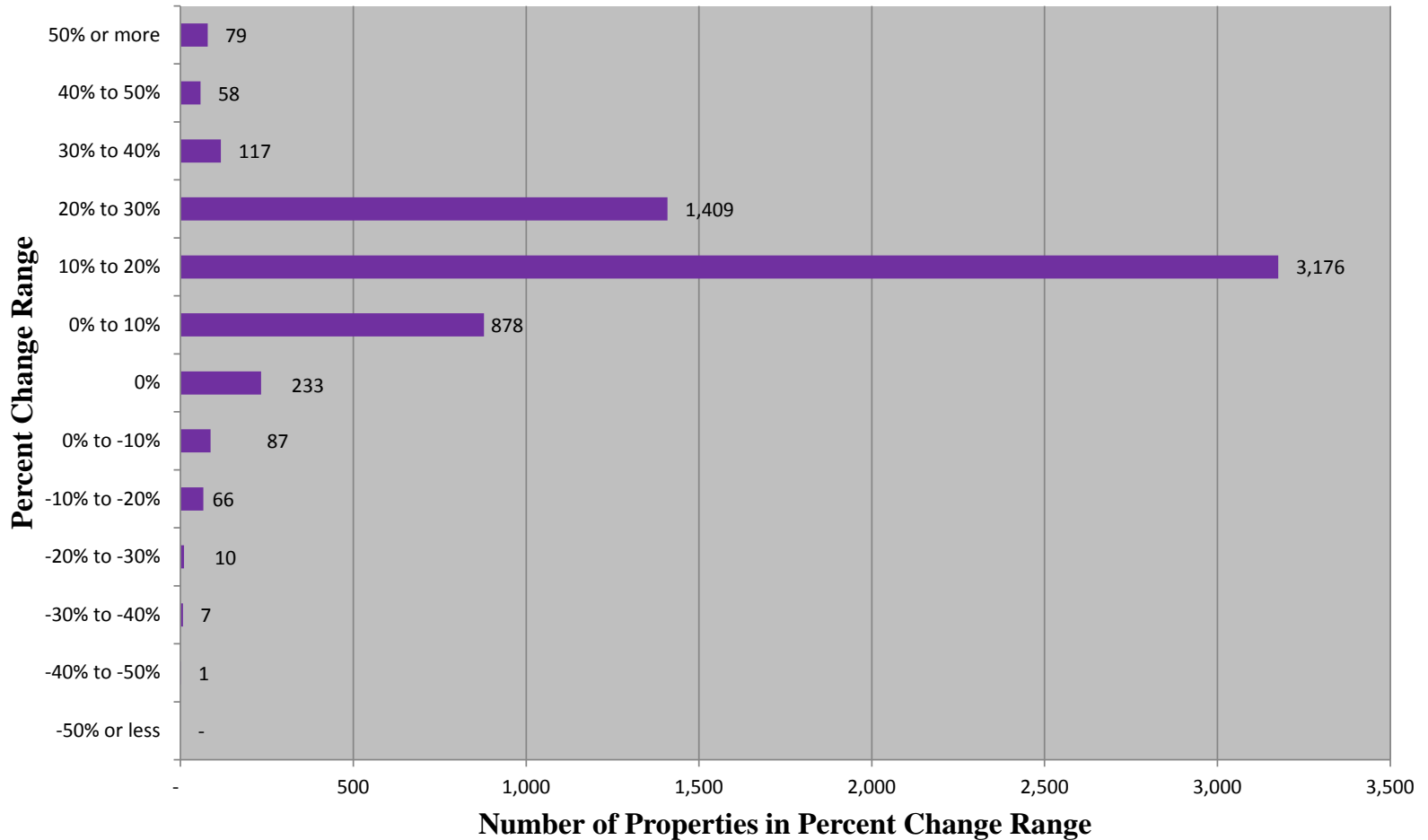
**Percentage Change in Estimated Market Value By Range of Change from Payable 2017 to Payable 2018
Single Family Homes in Ramsey County
Without Added Improvement Value**



Percentage Change in Estimated Market Value By Range of Change from Payable 2017 to Payable 2018 Apartment Properties in Ramsey County Without Added Improvement Value



Percentage Change in Estimated Market Value By Range of Change from Payable 2017 to Payable 2018 Commercial/Industrial/Utility Properties in Ramsey County Without Added Improvement Value



Change in Fiscal Disparity Contribution Value Pay 2017 to Pay 2018

COUNTY	PAYABLE 2017 INITIAL CONTRIBUTION	PAYABLE 2018 INITIAL CONTRIBUTION	DIFFERENCE	% CHG
ANOKA	\$29,800,780	\$31,830,715	\$2,029,935	6.812%
CARVER	\$9,676,075	\$9,636,854	(\$39,221)	-0.405%
DAKOTA	\$50,298,764	\$51,029,745	\$730,981	1.453%
HENNEPIN	\$208,414,239	\$220,739,745	\$12,325,506	5.914%
RAMSEY	\$59,635,650	\$64,080,788	\$4,445,138	7.454%
SCOTT	\$15,028,620	\$17,173,195	\$2,144,575	14.270%
WASHINGTON	\$24,921,815	\$25,408,833	\$487,018	1.954%
STATE OF MN	\$3,237,337	\$3,241,933	\$4,596	0.142%
TOTAL	\$401,013,280	\$423,141,808	\$22,128,528	5.518%

Pay 2018 Ramsey County Distribution Value: \$92,880,693

Change in Fiscal Disparity Distribution Dollars From 2017 to 2018

	2017 FD Distribution	2018 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$48,556,720	\$49,058,514	\$501,794	1.0%