

Trends Affecting Payable 2019 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 most apartment properties while residential, commercial and industrial increases are generally more moderate.
- Thomas/Dale, Dayton's Bluff, Payne/Phalen, the West Side, Mounds View and Spring Lake Park are all areas with higher increases in residential market values.
- 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.

	2018 FD Distribution	2019 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$49,058,514	\$49,555,138	\$496,624	1.0%

- The City of St. Paul and Roseville School District ISD #623 will have significant gains.

Factors Affecting Payable 2019 Roseville Property Taxes
For a Median Value Single Family Home
of \$254,900 assuming a 7.6% Increase in Estimated Market Value
Located in School District #623 and the Rice Creek Watershed

Factors	Amount	
Final Payable 2018 Total Tax (\$236,900 EMV Home)	\$ 3,539	
Gain of Fiscal Disparities	\$ (32)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	20	
Other Shifts	(9)	
Total Decrease Due to Tax Shifts	\$ (21)	
County Levy	\$ 61	
Regional Rail Levy	8	\$ 74
School District Levy	-	8
City Levy	-	(42)
Other Special Taxing Districts Levy	-	6
Total Increase Due To Changes in Levy	\$ 69	2
		\$ 48
Estimated Payable 2019 Total Tax (\$254,900 EMV Home)	\$ 3,587	Perc Change
		1.4%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
Roseville Levy	21,040,655	21,040,655	-	0.0%
ISD 623 Levy	37,918,320	37,918,320	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%

Factors Affecting Payable 2019 St. Paul Property Taxes For a Median Value Single Family Home of \$186,200 assuming a 7.1% Increase in Estimated Market Value

Factors	Amount	
Final Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,516	
Gain of Fiscal Disparities	\$ (94)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	55	
Total Decrease Due to Tax Shifts	\$ (24)	
County Levy	\$ 41	\$ 48
Regional Rail Levy	5	6
School District Levy	-	1
City Levy	-	(31)
Other Special Taxing Districts Levy	-	(2)
Total Increase Due To Changes in Levy	\$ 46	\$ 22
		Perc Change
Estimated Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,538	0.9%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes For a Median Value Commercial Property of \$495,450 assuming a 6.1% Increase in Estimated Market Value

Factors	Amount
Final Payable 2018 Total Tax (\$466,750 Commercial Property)	\$ 16,478
Gain of Fiscal Disparities	\$ (342)
Other Shifts	380
Total Increase Due to Tax Shifts	\$ 38
County Levy	\$ 155
Regional Rail Levy	21
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 176
Estimated Payable 2019 Total Tax (\$495,450 Commercial)	\$ 16,692

Change that will appear on Proposed Notice
\$ 76
14
(82)
(229)
(23)
426
32
\$ 214
Perc Change
1.3%

<u>Assumptions:</u>	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Median Estimated Market Value of Residential Property
By St. Paul Planning District
Taxes Payable Year 2018 to 2019

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/17 2018	01/02/18 2019	% Change From '18 - '19
Planning District			
1. Sunray/Battlecreek/Highwood	\$168,900	\$181,900	7.7%
2. Greater East Side	153,900	165,900	7.8%
3. West Side	144,250	158,600	9.9%
4. Dayton's Bluff	115,800	128,100	10.6%
5. Payne/Phalen	131,200	144,900	10.4%
6. North End	121,000	131,200	8.4%
7. Thomas Dale	111,700	129,900	16.3%
8. Summit/University	199,000	213,800	7.4%
9. West Seventh	162,600	176,250	8.4%
10. Como	204,700	217,700	6.4%
11. Hamline/Midway	167,700	178,800	6.6%
12. St. Anthony Park	285,600	295,350	3.4%
13. Merriam Park/Snelling/Lexington/Hamlin	287,600	301,200	4.7%
14. Macalester/Groveland	308,400	329,000	6.7%
15. Highland	292,900	313,600	7.1%
16. Summit Hill	367,600	381,500	3.8%
17. Downtown	160,200	169,500	5.8%

Final Payable 2018 Rate	Estimated Payable 2019 Rate	Estimated		
P2018 Final Taxes	P2019 Estimated Taxes	\$ Change From '18 - '19	% Change From '18 - '19	Targeting Property Tax Refund
149.826%	139.194%			
0.13466%	0.12433%			
\$2,428	\$2,467	\$39	1.6%	
2,162	2,205	43	2.0%	
1,992	2,085	93	4.7%	
1,489	1,585	96	6.4%	
1,762	1,860	98	5.6%	
1,582	1,636	54	3.4%	
1,416	1,615	199	14.1%	\$ (17)
2,960	2,991	31	1.0%	
2,317	2,375	58	2.5%	
3,061	3,056	-5	-0.2%	
2,407	2,417	10	0.4%	
4,491	4,330	-161	-3.6%	
4,525	4,426	-99	-2.2%	
4,894	4,883	-11	-0.2%	
4,620	4,630	10	0.2%	
5,940	5,744	-196	-3.3%	
2,274	2,264	-10	-0.4%	

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

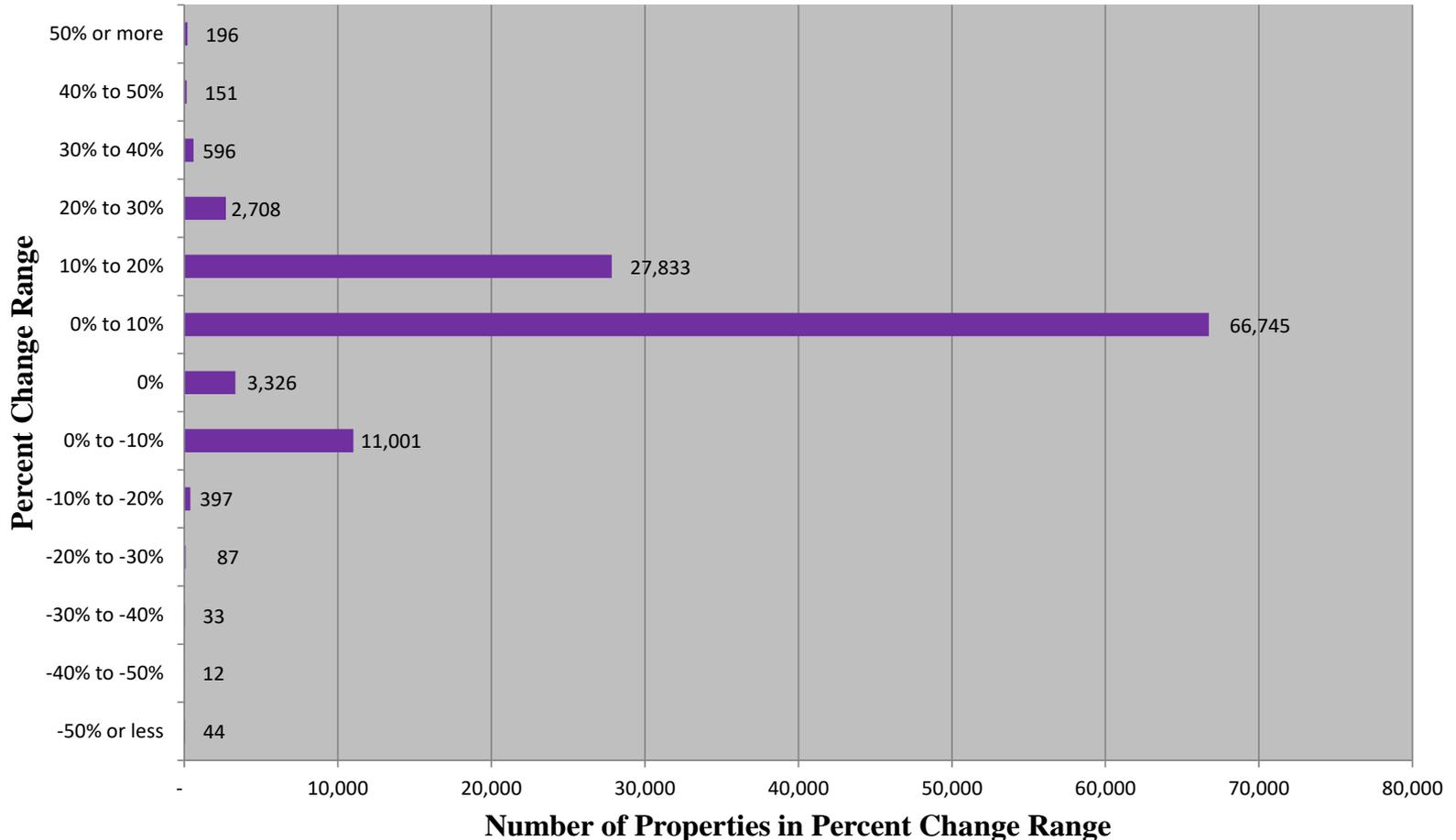
Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

**Percentage Change in 2019 Property Tax
On Median Value Single Family Properties (as of 08/03/18)**

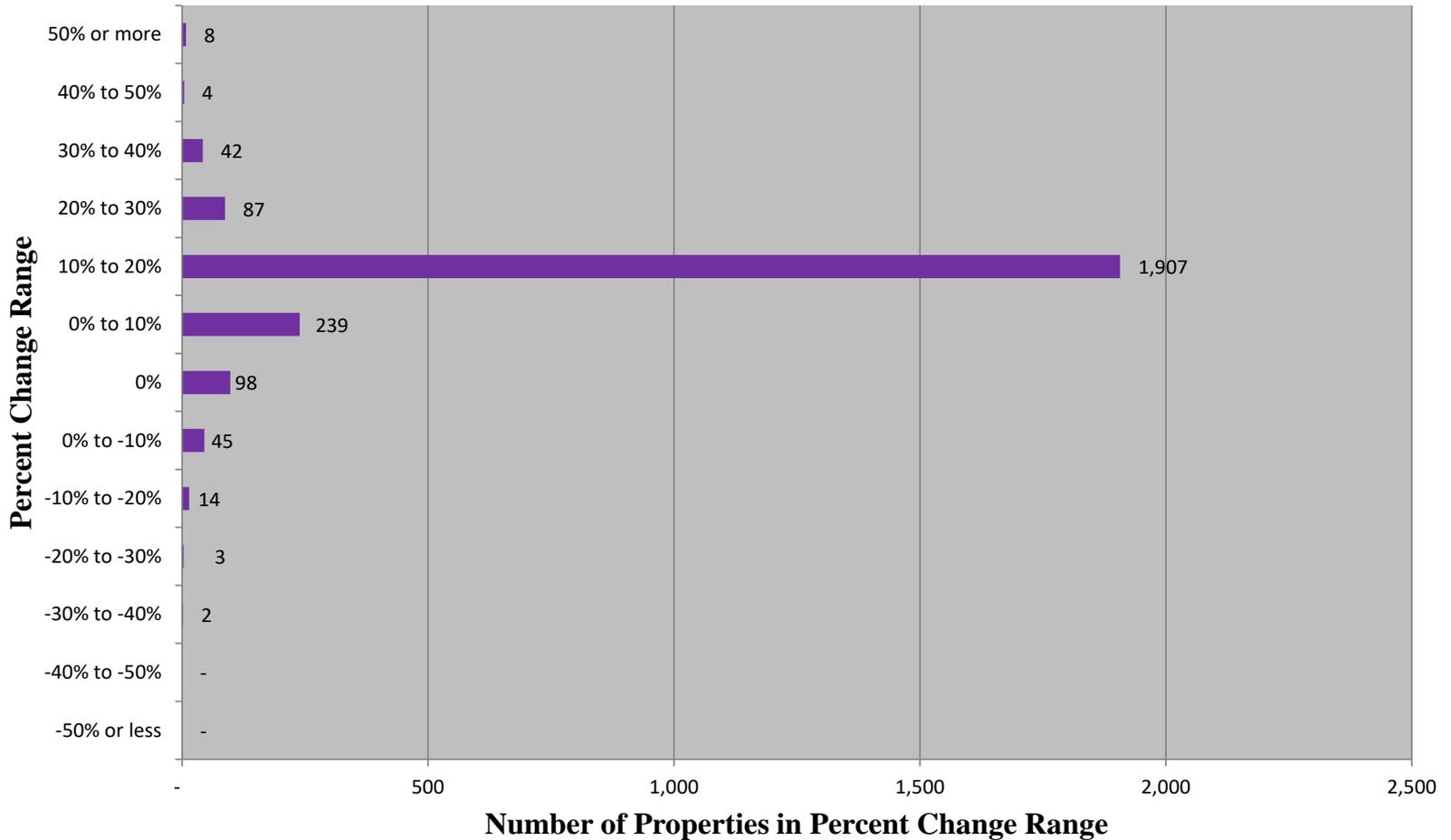
Assuming a 4.3% increase in county levy, a 7.8% increase in Regional Rail and no change in other levies

City	School	Payable 2018 City Median Estimated Value	Payable 2019 City Median Estimated Value	% Change in Median Value	% Change in Tax on Median Valued Home					Estimated Change From 2018 Total Tax
					County	City	School	Other	Total	
Arden Hills	621	\$333,800	\$346,900	3.9%	1.8%	-0.3%	-3.7%	1.1%	-0.6%	-\$26
	623	"	"	"	1.8%	-0.3%	-7.0%	1.1%	-2.1%	-98
Falcon Heights	623	266,600	281,100	5.4%	3.7%	-4.8%	-5.5%	0.5%	-1.7%	-67
Gem Lake	624	262,850	283,800	8.0%	6.5%	5.2%	2.6%	6.7%	4.9%	180
Lauderdale	623	189,100	206,300	9.1%	8.4%	1.2%	-1.6%	5.1%	2.9%	75
Little Canada	623	240,800	255,800	6.2%	4.7%	1.5%	-4.6%	2.5%	0.3%	11
	624	"	"	"	4.7%	1.5%	0.9%	2.5%	2.6%	82
Maplewood	622	209,600	222,500	6.2%	4.8%	0.3%	5.0%	2.6%	3.4%	107
	623	"	"	"	4.8%	0.3%	-4.6%	2.6%	0.2%	6
	624	"	"	"	4.8%	0.3%	0.9%	2.6%	2.2%	66
Mounds View	621	197,300	219,100	11.0%	10.6%	1.7%	3.9%	9.8%	6.0%	164
New Brighton	282	242,400	264,500	9.1%	7.9%	-0.1%	10.0%	7.2%	6.9%	259
	621	"	"	"	7.9%	-0.1%	1.7%	7.2%	3.8%	129
North Oaks	621	558,400	585,650	4.9%	3.4%	0.5%	-2.5%	3.6%	0.8%	53
	624	"	"	"	3.4%	0.5%	-0.3%	3.6%	1.7%	112
North St. Paul	622	172,800	185,200	7.2%	6.3%	-0.7%	6.3%	3.3%	4.1%	103
Roseville	621	236,900	254,900	7.6%	6.2%	0.7%	0.2%	5.5%	2.8%	93
	623	"	"	"	6.2%	0.7%	-3.3%	5.5%	1.4%	49
St. Anthony	282	278,700	289,950	4.0%	2.1%	N/A	N/A	N/A	N/A	N/A
St. Paul	625	173,900	186,200	7.1%	6.3%	-4.1%	0.2%	2.4%	0.9%	22
Shoreview	621	289,800	303,800	4.8%	2.9%	-0.8%	-2.7%	2.1%	0.1%	4
	623	"	"	"	2.9%	-0.8%	-6.1%	2.1%	-1.3%	-56
Spring Lake Park	621	188,300	215,750	14.6%	14.9%	N/A	N/A	N/A	N/A	N/A
Vadnais Heights	621	246,200	269,400	9.4%	8.3%	3.4%	2.0%	8.4%	5.1%	158
	624	"	"	"	8.3%	3.4%	4.2%	6.0%	5.8%	182
White Bear Lake	624	208,400	222,500	6.8%	5.5%	-0.3%	1.6%	3.3%	3.0%	76
White Bear Town	624	255,400	265,900	4.1%	2.2%	-0.8%	-1.3%	0.1%	0.3%	11

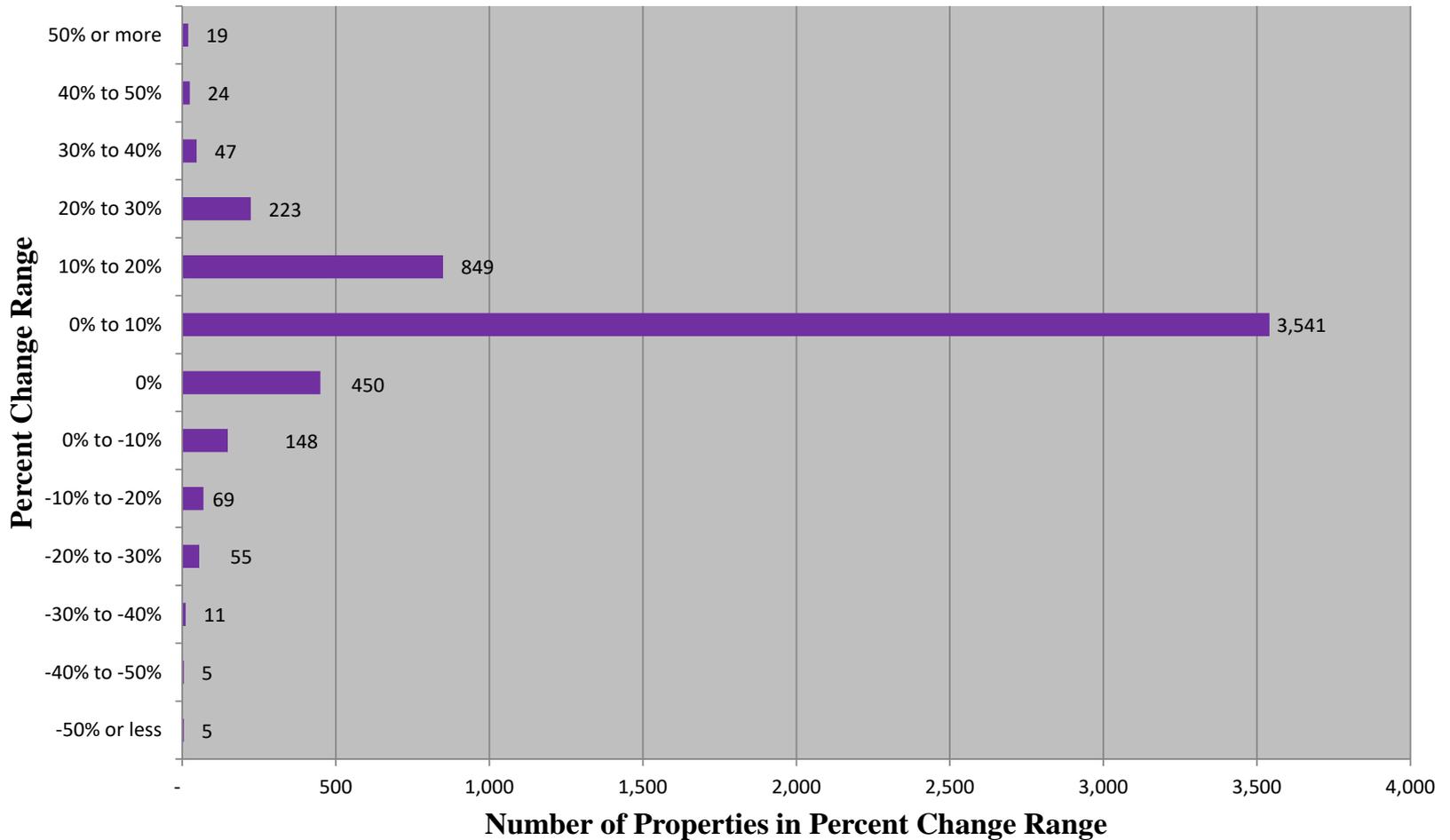
**Percentage Change in Estimated Market Value By Range of Change from Payable 2018 to Payable 2019
Single Family Homes in Ramsey County
Without Added Improvement Value**



Percentage Change in Estimated Market Value By Range of Change from Payable 2018 to Payable 2019 Apartment Properties in Ramsey County Without Added Improvement Value



Percentage Change in Estimated Market Value By Range of Change from Payable 2018 to Payable 2019 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
2019 Recommended Supplemental Budget
is available on Ramsey County's website:

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

Appendix – Additional Information

**Factors Affecting Payable 2019 Maplewood Property Taxes
For a Median Value Single Family Home
of \$222,500 assuming a 6.2% Increase in Estimated Market Value
Located in School District #622 and the Metro Watershed**

Factors	Amount	
Final Payable 2018 Total Tax (\$209,600 EMV Home)	\$ 3,103	
Loss of Fiscal Disparities	\$ 16	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	16	
Other Shifts	15	
Total Decrease Due to Tax Shifts	\$ 47	
County Levy	\$ 53	\$ 49
Regional Rail Levy	6	6
School District Levy	-	49
City Levy	-	3
Other Special Taxing Districts Levy	-	(1)
Total Increase Due To Changes in Levy	\$ 59	\$ 106
		Perc Change
Estimated Payable 2019 Total Tax (\$222,500 EMV Home)	\$ 3,209	3.4%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
Maplewood Levy	21,465,600	21,465,600	-	0.0%
ISD 622 Levy	47,731,673	47,731,673	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%

**Factors Affecting Payable 2019 Shoreview Property Taxes
For a Median Value Single Family Home
of \$303,800 assuming a 4.8% Increase in Estimated Market Value
Located in School District #621 and the Rice Creek Watershed**

Factors	Amount	
Final Payable 2018 Total Tax (\$289,800 EMV Home)	\$ 4,043	
Gain of Fiscal Disparities	\$ (4)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	(91)	
Total Increase Due to Tax Shifts	\$ (80)	
County Levy	\$ 74	
Regional Rail Levy	10	\$ 44
School District Levy	-	7
City Levy	-	(37)
Other Special Taxing Districts Levy	-	(8)
Total Increase Due To Changes in Levy	\$ 84	(2)
		\$ 4
Estimated Payable 2019 Total Tax (\$303,800 EMV Home)	\$ 4,047	Perc Change
		0.1%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
Shoreview Levy	11,631,971	11,631,971	-	0.0%
ISD 621 Levy	49,811,522	49,811,522	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%

Change in Fiscal Disparity Contribution Value Pay 2018 to Pay 2019

COUNTY	PAYABLE 2018 INITIAL CONTRIBUTION	PAYABLE 2019 INITIAL CONTRIBUTION	DIFFERENCE	% CHG
ANOKA	\$31,830,715	\$32,706,056	\$875,341	2.750%
CARVER	\$9,636,854	\$10,671,246	\$1,034,392	10.734%
DAKOTA	\$51,029,745	\$53,581,042	\$2,551,297	5.000%
HENNEPIN	\$220,739,745	\$234,656,873	\$13,917,128	6.305%
RAMSEY	\$64,080,788	\$69,135,815	\$5,055,027	7.889%
SCOTT	\$17,173,195	\$18,087,363	\$914,168	5.323%
WASHINGTON	\$25,408,833	\$28,183,832	\$2,774,999	10.921%
STATE OF MN	\$3,241,933	\$0	(\$3,241,933)	-100.000%
TOTAL	\$423,141,808	\$447,022,227	\$23,880,419	5.644%

Pay 2019 Ramsey County Distribution Value: \$97,073,678

**Change in Market Values & Property Taxes on Select Residential Properties
From 2015 to Est 2019
In the City of St. Paul**

Assuming a 4.3% Increase in County Levy and a 7.8% Increase in Regional Rail Levy With No Change in Levies from 2018 for All Other Taxing Authorities

	Payable 2015	Payable 2016	% Change '15 to '16	Payable 2017	% Change '16 to '17	Payable 2018	% Change '17 to '18	Est Payable 2019	Dollar Change '18 to Est '19	% Change '18 to Est '19	Value Change '15 to Est '19 Tax Change '15 to Est '19	
	Tax Year	Tax Year		Tax Year		Tax Year		Tax Year	'18 to Est '19	'18 to Est '19	Value & Tax	%
Property: 204 Granite Street												
Estimated Market Value:	\$47,800	\$44,200	-7.5%	\$53,000	19.9%	\$73,400	38.5%	\$78,500	\$5,100	6.9%	\$30,700	64.2%
Taxable Market Value:	\$28,700	\$26,500	-7.7%	\$31,800	20.0%	\$44,000	38.4%	\$48,300	\$4,300	9.8%	\$19,600	68.3%
County	\$157	\$144	-8.3%	\$163	13.2%	\$215	31.9%	\$233	\$18	8.4%	\$76	48.4%
City	126	113	-10.3%	136	20.4%	220	61.8%	213	-7	-3.2%	87	69.0%
School	187	174	-7.0%	202	16.1%	271	34.2%	273	2	0.7%	86	46.0%
Special District	32	31	-3.1%	35	12.9%	51	45.7%	52	1	2.0%	20	62.5%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$502	\$462	-8.0%	\$536	16.0%	\$757	41.2%	\$771	\$14	1.8%	\$269	53.6%
Property: 1971 Hawthorne												
Estimated Market Value:	\$115,200	\$117,600	2.1%	\$122,900	4.5%	\$139,900	13.8%	\$150,900	\$11,000	7.9%	\$35,700	31.0%
Taxable Market Value:	\$88,300	\$90,900	2.9%	\$96,700	6.4%	\$115,300	19.2%	\$127,200	\$11,900	10.3%	\$38,900	44.1%
County	\$480	\$489	1.9%	\$494	1.0%	\$569	15.2%	\$613	\$44	7.7%	\$133	27.7%
City	387	387	0.0%	412	6.5%	576	39.8%	560	-16	-2.8%	173	44.7%
School	535	550	2.8%	562	2.2%	638	13.5%	648	10	1.6%	113	21.1%
Special District	122	126	3.3%	124	-1.6%	145	16.9%	152	7	4.8%	30	24.6%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$1,524	\$1,552	1.8%	\$1,592	2.6%	\$1,928	21.1%	\$1,973	\$45	2.3%	\$449	29.5%
Property: 1361 Highland Pky												
Estimated Market Value:	\$262,500	\$266,800	1.6%	\$267,700	0.3%	\$264,200	-1.3%	\$279,100	\$14,900	5.6%	\$16,600	6.3%
Taxable Market Value:	\$248,900	\$253,600	1.9%	\$254,600	0.4%	\$250,700	-1.5%	\$267,000	\$16,300	6.5%	\$18,100	7.3%
County	\$1,352	\$1,366	1.0%	\$1,300	-4.8%	\$1,237	-4.8%	\$1,288	\$51	4.1%	-\$64	-4.7%
City	1,091	1,080	-1.0%	1,086	0.6%	1,251	15.2%	1,175	-76	-6.1%	84	7.7%
School	1,424	1,450	1.8%	1,402	-3.3%	1,335	-4.8%	1,312	-23	-1.7%	-112	-7.9%
Special District	279	296	6.1%	284	-4.1%	288	1.4%	289	1	0.3%	10	3.6%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$4,146	\$4,192	1.1%	\$4,072	-2.9%	\$4,111	1.0%	\$4,064	-\$47	-1.1%	-\$82	-2.0%
Property: 2194 Princeton												
Estimated Market Value:	\$546,200	\$546,200	0.0%	\$559,100	2.4%	\$572,400	2.4%	\$574,800	\$2,400	0.4%	\$28,600	5.2%
Taxable Market Value:	\$546,200	\$546,200	0.0%	\$559,100	2.4%	\$572,400	2.4%	\$574,800	\$2,400	0.4%	\$28,600	5.2%
County	\$3,029	\$3,006	-0.8%	\$2,930	-2.5%	\$2,913	-0.6%	\$2,863	-\$50	-1.7%	-\$166	-5.5%
City	2,445	2,375	-2.9%	2,447	3.0%	2,948	20.5%	2,611	-337	-11.4%	166	6.8%
School	3,135	3,133	-0.1%	3,101	-1.0%	3,078	-0.7%	2,860	-218	-7.1%	-\$275	-8.8%
Special District	625	650	4.0%	640	-1.5%	678	5.9%	641	-37	-5.5%	16	2.6%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$9,234	\$9,164	-0.8%	\$9,118	-0.5%	\$9,617	5.5%	\$8,975	-\$642	-6.7%	-\$259	-2.8%
Property: 768 Summit												
Estimated Market Value:	\$839,000	\$808,800	-3.6%	\$808,800	0.0%	\$804,300	-0.6%	\$898,500	\$94,200	11.7%	\$59,500	7.1%
Taxable Market Value:	\$839,000	\$808,800	-3.6%	\$808,800	0.0%	\$804,300	-0.6%	\$898,500	\$94,200	11.7%	\$59,500	7.1%
County	\$5,018	\$4,774	-4.9%	\$4,523	-5.3%	\$4,345	-3.9%	\$4,815	\$470	10.8%	-\$203	-4.0%
City	4,049	3,772	-6.8%	3,778	0.2%	4,395	16.3%	4,392	-3	-0.1%	343	8.5%
School	5,104	4,895	-4.1%	4,713	-3.7%	4,522	-4.1%	4,725	203	4.5%	-\$379	-7.4%
Special District	1,035	1,033	-0.2%	988	-4.4%	1,011	2.3%	1,079	68	6.7%	44	4.3%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total	\$15,206	\$14,474	-4.8%	\$14,002	-3.3%	\$14,273	1.9%	\$15,011	\$738	5.2%	-\$195	-1.3%

**Change in Market Values & Property Taxes on Select Residential Properties
From 2015 to Est 2019
In Ramsey County Suburbs**

Assuming a 4.3% Increase in County Levy and a 7.8% Increase in Regional Rail Levy With No Change in Levies from 2018 for All Other Taxing Authorities

	Payable 2015	Payable 2016	% Change	Payable 2017	% Change	Payable 2018	% Change	Est Payable 2019	Dollar Change	% Change	Value Change '15 to Est '19	
	Tax Year	Tax Year	'15 to '16	Tax Year	'16 to '17	Tax Year	'17 to '18	Tax Year	'18 to Est '19	'18 to Est '19	Value & Tax	%
Property: 2163 Randy Ave, White Bear Lake												
Estimated Market Value:	\$165,700	\$160,700	-3.0%	\$184,800	15.0%	\$193,100	4.5%	\$203,200	\$10,100	5.2%	\$37,500	22.6%
Taxable Market Value:	\$143,400	\$137,900	-3.8%	\$164,200	19.1%	\$173,200	5.5%	\$184,200	\$11,000	6.4%	\$40,800	28.5%
County	\$844	\$812	-3.8%	\$917	12.9%	\$935	2.0%	\$970	\$35	3.7%	\$126	14.9%
City	292	272	-6.8%	311	14.3%	330	6.1%	324	-6	-1.8%	32	11.0%
School	780	740	-5.1%	811	9.6%	840	3.6%	841	1	0.1%	61	7.8%
Special District	100	95	-5.0%	108	13.7%	111	2.8%	116	5	4.5%	16	16.0%
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	\$2,016	\$1,919	-4.8%	\$2,147	11.9%	\$2,216	3.2%	\$2,251	\$35	1.6%	\$235	11.7%
Property: 1555 Oakwood Drive, Shoreview												
Estimated Market Value:	\$226,000	\$225,700	-0.1%	\$241,200	6.9%	\$247,700	2.7%	\$279,700	\$32,000	12.9%	\$53,700	23.8%
Taxable Market Value:	\$209,100	\$208,800	-0.1%	\$225,700	8.1%	\$232,800	3.1%	\$267,600	\$34,800	14.9%	\$58,500	28.0%
County	\$1,233	\$1,230	-0.2%	\$1,260	2.4%	\$1,257	-0.2%	\$1,409	\$152	12.1%	\$176	14.3%
City	729	738	1.2%	774	4.9%	783	1.2%	846	63	8.0%	117	16.0%
School	1,067	1,050	-1.6%	1,071	2.0%	1,151	7.5%	1,214	63	5.5%	147	13.8%
Special District	199	197	-1.0%	200	1.5%	199	-0.5%	222	23	11.6%	23	11.6%
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	\$3,228	\$3,215	-0.4%	\$3,305	2.8%	\$3,390	2.6%	\$3,691	\$301	8.9%	\$463	14.3%
Property: 5929 Oxford St, Shoreview												
Estimated Market Value:	\$410,300	\$422,900	3.1%	\$401,900	-5.0%	\$431,200	7.3%	\$449,700	\$18,500	4.3%	\$39,400	9.6%
Taxable Market Value:	\$410,000	\$422,900	3.1%	\$400,800	-5.2%	\$431,200	7.6%	\$449,700	\$18,500	4.3%	\$39,700	9.7%
County	\$2,415	\$2,490	3.1%	\$2,238	-10.1%	\$2,327	4.0%	\$2,368	\$41	1.8%	-\$47	-1.9%
City	1,430	1,495	4.5%	1,375	-8.0%	1,450	5.5%	1,421	-29	-2.0%	-9	-0.6%
School	2,021	2,051	1.5%	1,846	-10.0%	2,078	12.6%	2,003	-75	-3.6%	-18	-0.9%
Special District	390	397	1.8%	356	-10.3%	369	3.7%	373	4	1.1%	-17	-4.4%
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	\$6,256	\$6,433	2.8%	\$5,815	-9.6%	\$6,224	7.0%	\$6,165	-\$59	-0.9%	-\$91	-1.5%
Property: 12 Dogwood Lane, North Oaks												
Estimated Market Value:	\$3,737,000	\$3,736,900	0.0%	\$3,711,900	-0.7%	\$3,686,800	-0.7%	\$3,811,200	\$124,400	3.4%	\$74,200	2.0%
Taxable Market Value:	\$3,737,000	\$3,736,900	0.0%	\$3,711,900	-0.7%	\$3,686,800	-0.7%	\$3,811,200	\$124,400	3.4%	\$74,200	2.0%
County	\$26,789	\$26,770	-0.1%	\$25,216	-5.8%	\$24,193	-4.1%	\$24,425	\$232	1.0%	-\$2,364	-8.8%
City	4,601	4,556	-1.0%	4,536	-0.4%	4,875	7.5%	4,784	-91	-1.9%	183	4.0%
School	20,631	20,250	-1.8%	19,113	-5.6%	20,034	4.8%	19,136	-898	-4.5%	-1,495	-7.2%
Special District	3,170	3,156	-0.4%	2,967	-6.0%	2,880	-2.9%	2,912	32	1.1%	-258	-8.1%
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	\$55,191	\$54,732	-0.8%	\$51,832	-5.3%	\$51,982	0.3%	\$51,257	-\$725	-1.4%	-\$3,934	-7.1%

**Change in Market Values & Property Taxes on Select Commercial Properties
From 2015 to Est 2019
In the City of St. Paul**

Assuming a 4.3% Increase in County Levy and a 7.8% Increase in Regional Rail Levy With No Change in Levies from 2018 for All Other Taxing Authorities

	Payable 2015		% Change '15 to '16	Payable 2017		% Change '16 to '17	Payable 2018		% Change '17 to '18	Est Payable 2019		% Change '18 to Est '19	Value Change '15 to Est '19	
	Tax Year	Tax Year		Tax Year	Tax Year		Tax Year	Tax Year		Tax Year	Dollar Change '18 to Est '19		%	Value & Tax
Property: Mama's Pizza, Rice Street, St. Paul														
Estimated Market Value:	\$185,000	\$185,000	0.0%	\$198,000	7.0%	\$237,600	20.0%	\$261,400	10.0%	\$23,800	10.0%	10.0%	\$76,400	41.3%
Taxable Market Value:	\$185,000	\$185,000	0.0%	\$198,000	7.0%	\$237,600	20.0%	\$261,400	10.0%	\$23,800	10.0%	10.0%	\$76,400	41.3%
County	\$158	\$171	8.2%	\$1,034	504.7%	\$1,209	16.9%	\$1,290	6.7%	\$81	6.7%	6.7%	\$1,132	716.5%
City	127	135	6.3%	864	540.0%	1,223	41.6%	1,176	-3.8%	-47	-3.8%	-3.8%	\$1,049	826.0%
School	375	391	4.3%	1,097	180.6%	1,278	16.5%	1,291	1.0%	13	1.0%	1.0%	\$916	244.3%
Special District	33	37	12.1%	226	510.8%	281	24.3%	289	2.8%	8	2.8%	2.8%	\$256	775.8%
Fiscal Disparity	721	607	-15.8%	672	10.7%	754	12.2%	869	15.3%	115	15.3%	15.3%	\$148	20.5%
Tax Increment	2,401	2,401	0.0%	0	-100.0%	0	0.0%	0	0.0%	0	0.0%	0.0%	-\$2,401	-100.0%
State Business	706	675	-4.4%	680	0.7%	124	-81.8%	189	52.4%	65	52.4%	52.4%	-\$517	-73.2%
Total	\$4,521	\$4,417	-2.3%	\$4,573	3.5%	\$4,869	6.5%	\$5,104	4.8%	\$235	4.8%	4.8%	\$583	12.9%
Property: St. Patrick's Guild, Randolph Ave., St. Paul														
Estimated Market Value:	\$375,100	\$375,100	0.0%	\$410,000	9.3%	\$445,000	8.5%	\$467,300	5.0%	\$22,300	5.0%	5.0%	\$92,200	24.6%
Taxable Market Value:	\$375,100	\$375,100	0.0%	\$410,000	9.3%	\$445,000	8.5%	\$467,300	5.0%	\$22,300	5.0%	5.0%	\$92,200	24.6%
County	\$2,489	\$2,578	3.6%	\$2,657	3.1%	\$2,849	7.2%	\$2,888	1.4%	\$39	1.4%	1.4%	\$399	16.0%
City	2,008	2,038	1.5%	2,219	8.9%	2,881	29.8%	2,634	-8.6%	-247	-8.6%	-8.6%	\$626	31.2%
School	2,476	2,559	3.4%	2,679	4.7%	2,854	6.5%	2,745	-3.8%	-109	-3.8%	-3.8%	\$269	10.9%
Special District	514	558	8.6%	581	4.0%	663	14.2%	647	-2.4%	-16	-2.4%	-2.4%	\$133	25.9%
Fiscal Disparity	3,506	2,953	-15.8%	3,370	14.1%	3,450	2.4%	3,811	10.5%	361	10.5%	10.5%	\$305	8.7%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%	\$0	0.0%
State Business	3,433	3,284	-4.3%	3,412	3.9%	2,917	-14.5%	2,909	-0.3%	-8	-0.3%	-0.3%	-\$524	-15.3%
Total	\$14,426	\$13,970	-3.2%	\$14,918	6.8%	\$15,614	4.7%	\$15,634	0.1%	\$20	0.1%	0.1%	\$1,208	8.4%
Property: Hoa Bien, University, St. Paul														
Estimated Market Value:	\$994,200	\$994,200	0.0%	\$994,200	0.0%	\$1,159,700	16.6%	\$1,217,700	5.0%	\$58,000	5.0%	5.0%	\$223,500	22.5%
Taxable Market Value:	\$994,200	\$994,200	0.0%	\$994,200	0.0%	\$1,159,700	16.6%	\$1,217,700	5.0%	\$58,000	5.0%	5.0%	\$223,500	22.5%
County	\$7,055	\$7,309	3.6%	\$6,823	-6.6%	\$7,846	15.0%	\$7,930	1.1%	\$84	1.1%	1.1%	\$875	12.4%
City	5,692	5,776	1.5%	5,699	-1.3%	7,935	39.2%	7,233	-8.8%	-702	-8.8%	-8.8%	\$1,541	27.1%
School	6,925	7,155	3.3%	6,798	-5.0%	7,772	14.3%	7,456	-4.1%	-316	-4.1%	-4.1%	\$531	7.7%
Special District	1,455	1,581	8.7%	1,491	-5.7%	1,825	22.4%	1,776	-2.7%	-49	-2.7%	-2.7%	\$321	22.1%
Fiscal Disparity	9,935	8,367	-15.8%	8,658	3.5%	9,501	9.7%	10,462	10.1%	961	10.1%	10.1%	\$527	5.3%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%	\$0	0.0%
State Business	9,728	9,307	-4.3%	8,764	-5.8%	9,187	4.8%	9,063	-1.3%	-124	-1.3%	-1.3%	-\$665	-6.8%
Total	\$40,790	\$39,495	-3.2%	\$38,233	-3.2%	\$44,066	15.3%	\$43,920	-0.3%	-\$146	-0.3%	-0.3%	\$3,130	7.7%
Property: US Bank Place, 5th St, St. Paul														
Estimated Market Value:	\$19,100,000	\$19,100,000	0.0%	\$21,010,000	10.0%	\$23,111,000	10.0%	\$23,111,000	0.0%	\$0	0.0%	0.0%	\$4,011,000	21.0%
Taxable Market Value:	\$19,100,000	\$19,100,000	0.0%	\$21,010,000	10.0%	\$23,111,000	10.0%	\$23,111,000	0.0%	\$0	0.0%	0.0%	\$4,011,000	21.0%
County	\$140,568	\$145,643	3.6%	\$149,568	2.7%	\$161,332	7.9%	\$155,036	-3.9%	-\$6,296	-3.9%	-3.9%	\$14,468	10.3%
City	113,410	115,083	1.5%	124,926	8.6%	163,146	30.6%	141,404	-13.3%	-21,742	-13.3%	-13.3%	\$27,994	24.7%
School	137,035	141,595	3.3%	147,971	4.5%	158,802	7.3%	144,895	-8.8%	-13,907	-8.8%	-8.8%	\$7,860	5.7%
Special District	28,994	31,511	8.7%	32,682	3.7%	37,516	14.8%	34,731	-7.4%	-2,785	-7.4%	-7.4%	\$5,737	19.8%
Fiscal Disparity	197,963	166,704	-15.8%	189,782	13.8%	195,359	2.9%	204,542	4.7%	9,183	4.7%	4.7%	\$6,579	3.3%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0.0%	\$0	0.0%
State Business	193,828	185,444	-4.3%	192,116	3.6%	201,766	5.0%	188,588	-6.5%	-13,178	-6.5%	-6.5%	-\$5,240	-2.7%
Total	\$811,798	\$785,980	-3.2%	\$837,045	6.5%	\$917,921	9.7%	\$869,196	-5.3%	-\$48,725	-5.3%	-5.3%	\$57,398	7.1%

**Change in Market Values & Property Taxes on Select Commercial Properties
From 2015 to Est 2019**

In Ramsey County Suburbs

Assuming a 4.3% Increase in County Levy and a 7.8% Increase in Regional Rail Levy With No Change in Levies from 2018 for All Other Taxing Authorities

	Payable 2015 Tax Year	Payable 2016 Tax Year	% Change '15 to '16	Payable 2017 Tax Year	% Change '16 to '17	Payable 2018 Tax Year	% Change '17 to '18	Est Payable 2019 Tax Year	Dollar Change '18 to Est '19	% Change '18 to Est '19	Value Change '15 to Est '19 Tax Change '15 to Est '19	
											Value & Tax	%
Property: Gulden's Roadhouse, Highway 61, Maplewood												
Estimated Market Value:	\$1,020,600	\$1,020,600	0.0%	\$1,020,600	0.0%	\$1,309,500	28.3%	\$1,473,100	\$163,600	12.5%	\$452,500	44.3%
Taxable Market Value:	\$1,020,600	\$1,020,600	0.0%	\$1,020,600	0.0%	\$1,309,500	28.3%	\$1,473,100	\$163,600	12.5%	\$452,500	44.3%
County	\$7,494	\$7,561	0.9%	\$7,329	-3.1%	\$9,142	24.7%	\$10,018	\$876	9.6%	\$2,524	33.7%
City	5,984	6,322	5.6%	6,279	-0.7%	7,873	25.4%	8,262	389	4.9%	\$2,278	38.1%
School	6,026	5,963	-1.0%	6,612	10.9%	7,650	15.7%	8,444	794	10.4%	\$2,418	40.1%
Special District	1,429	1,433	0.3%	1,363	-4.9%	1,723	26.4%	1,849	126	7.3%	\$420	29.4%
Fiscal Disparity	11,225	10,249	-8.7%	9,809	-4.3%	12,330	25.7%	14,142	1,812	14.7%	\$2,917	26.0%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	9,996	9,564	-4.3%	9,006	-5.8%	10,501	16.6%	11,157	656	6.2%	\$1,161	11.6%
Total	\$42,154	\$41,092	-2.5%	\$40,398	-1.7%	\$49,219	21.8%	\$53,872	\$4,653	9.5%	\$11,718	27.8%
Property: Former HOM Furn, now Acorn Mini-Storage, Roseville												
Estimated Market Value:	\$5,303,100	\$4,550,000	-14.2%	\$4,701,600	3.3%	\$5,641,900	20.0%	\$5,196,900	-\$445,000	-7.9%	-\$106,200	-2.0%
Taxable Market Value:	\$5,303,100	\$4,550,000	-14.2%	\$4,701,600	3.3%	\$5,641,900	20.0%	\$5,196,900	-\$445,000	-7.9%	-\$106,200	-2.0%
County	\$40,983	\$35,391	-13.6%	\$34,981	-1.2%	\$40,332	15.3%	\$36,185	-\$4,147	-10.3%	-\$4,798	-11.7%
City	28,069	24,490	-12.8%	24,985	2.0%	29,485	18.0%	25,098	-4,387	-14.9%	-\$2,971	-10.6%
School	25,700	22,171	-13.7%	20,930	-5.6%	38,093	82.0%	31,159	-6,934	-18.2%	\$5,459	21.2%
Special District	7,471	5,440	-27.2%	5,360	-1.5%	6,166	15.0%	5,492	-674	-10.9%	-\$1,979	-26.5%
Fiscal Disparity	57,792	45,304	-21.6%	45,989	1.5%	54,187	17.8%	50,315	-3,872	-7.1%	-\$4,977	-12.9%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	53,541	43,898	-18.0%	42,725	-2.7%	48,509	13.5%	41,692	-6,817	-14.1%	-\$11,849	-22.1%
Total	\$213,556	\$176,694	-17.3%	\$174,970	-1.0%	\$216,772	23.9%	\$189,941	-\$26,831	-12.4%	-\$23,615	-11.1%
Property: Target Corp., Highway 36, North St. Paul												
Estimated Market Value:	\$10,887,700	\$10,887,700	0.0%	\$10,146,000	-6.8%	\$10,146,000	0.0%	\$10,146,000	\$0	0.0%	-\$741,700	-6.8%
Taxable Market Value:	\$10,887,700	\$10,887,700	0.0%	\$10,146,000	-6.8%	\$10,146,000	0.0%	\$10,146,000	\$0	0.0%	-\$741,700	-6.8%
County	\$84,273	\$81,645	-3.1%	\$72,526	-11.2%	\$72,205	-0.4%	\$69,066	-\$3,139	-4.3%	-\$15,207	-18.0%
City	57,556	59,777	3.9%	59,765	0.0%	61,918	3.6%	55,479	-6,439	-10.4%	-\$2,077	-3.6%
School	66,933	64,200	-4.1%	65,515	2.0%	60,031	-8.4%	58,200	-1,831	-3.1%	-\$8,733	-13.0%
Special District	20,011	19,234	-3.9%	17,309	-10.0%	17,440	0.8%	16,218	-1,222	-7.0%	-\$3,793	-19.0%
Fiscal Disparity	119,570	117,730	-1.5%	108,503	-7.8%	99,194	-8.6%	103,653	4,459	4.5%	-\$15,917	-13.3%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	110,325	105,553	-4.3%	92,598	-12.3%	88,024	-4.9%	82,275	-5,749	-6.5%	-\$28,050	-25.4%
Total	\$458,668	\$448,139	-2.3%	\$416,216	-7.1%	\$398,812	-4.2%	\$384,891	-\$13,921	-3.5%	-\$73,777	-16.1%
Property: 3M, McKnight Road, Maplewood												
Estimated Market Value:	\$200,000,000	\$160,000,000	-20.0%	\$150,000,000	-6.3%	\$142,500,000	-5.0%	\$141,075,000	-\$1,425,000	-1.0%	-\$58,925,000	-29.5%
Taxable Market Value:	\$200,000,000	\$160,000,000	-20.0%	\$150,000,000	-6.3%	\$142,500,000	-5.0%	\$141,075,000	-\$1,425,000	-1.0%	-\$58,925,000	-29.5%
County	\$1,524,039	\$1,230,288	-19.3%	\$1,118,138	-9.1%	\$1,023,926	-8.4%	\$984,159	-\$39,767	-3.9%	-\$539,880	-35.4%
City	1,216,354	1,028,070	-15.5%	957,420	-6.9%	881,490	-7.9%	811,483	-70,007	-7.9%	-\$404,871	-33.3%
School	1,214,927	961,848	-20.8%	996,177	3.6%	848,612	-14.8%	822,607	-26,005	-3.1%	-\$392,320	-32.3%
Special District	290,547	233,135	-19.8%	207,920	-10.8%	192,949	-7.2%	181,668	-11,281	-5.8%	-\$108,879	-37.5%
Fiscal Disparity	2,283,294	1,667,806	-27.0%	1,496,311	-10.3%	1,380,965	-7.7%	1,389,282	8,317	0.6%	-\$894,012	-39.2%
Tax Increment	0	0	0.0%	0	0.0%	0	0.0%	0	0	0.0%	\$0	0.0%
State Business	2,033,219	1,556,147	-23.5%	1,373,716	-11.7%	1,249,166	-9.1%	1,155,893	-93,273	-7.5%	-\$877,326	-43.1%
Total	\$8,562,380	\$6,677,294	-22.0%	\$6,149,682	-7.9%	\$5,577,108	-9.3%	\$5,345,092	-\$232,016	-4.2%	-\$3,217,288	-37.6%