Total market value up, total new construction down

### Total Estimated Market Value

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non-TIF</strong></td>
<td>$45,711,498,800</td>
<td>$49,494,018,800</td>
<td>$52,783,790,200</td>
</tr>
<tr>
<td></td>
<td>+8.3%</td>
<td>+6.6%</td>
<td></td>
</tr>
<tr>
<td><strong>TIF</strong></td>
<td>$328,339,500</td>
<td>$396,928,000</td>
<td>$482,416,800</td>
</tr>
<tr>
<td></td>
<td>+21%</td>
<td>+22%</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$446,016,300</td>
<td>$598,085,600</td>
<td>$567,706,800</td>
</tr>
<tr>
<td></td>
<td>+34%</td>
<td>-5%</td>
<td></td>
</tr>
</tbody>
</table>

### Total value of new construction
Ramsey County Historical Total
Preliminary Assessed Values

*Estimated market values as of the spring of each assessment year.
*Reported values exclude Exempt property, Leased Public Property, Manufactured Homes, and State Assessed Utility & Railroad property.

**COUNTYWIDE**

All time high assessment

52,783,790,200

**COUNTYWIDE**

52,783,790,200
Road left to full recovery

<table>
<thead>
<tr>
<th>Countywide Breakdown</th>
<th>Assessed value change since the 2007 assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>-915,952,700</td>
</tr>
<tr>
<td>AGRICULTURAL (HIGH VALUE)</td>
<td>-39,330,000</td>
</tr>
<tr>
<td>APARTMENT</td>
<td>3,511,630,600</td>
</tr>
<tr>
<td>COMMERCIAL/ INDUSTRIAL</td>
<td>491,115,700</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,047,463,600</td>
</tr>
</tbody>
</table>

- Total market value surpassed high point by $3.05B.
- Residential is $916M below peak.
## 2018 Assessment

Aggregate changes in 2018 assessed value by property class

<table>
<thead>
<tr>
<th></th>
<th>Overall</th>
<th>Residential</th>
<th>Commercial/Industrial</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of St Paul</td>
<td>+6.9%</td>
<td>+6.6%</td>
<td>+1.5%</td>
<td>+13.7%</td>
</tr>
<tr>
<td>Suburban Ramsey</td>
<td>+6.4%</td>
<td>+6.4%</td>
<td>+4.2%</td>
<td>+11.8%</td>
</tr>
<tr>
<td>Countywide</td>
<td>+6.7%</td>
<td>+6.5%</td>
<td>+3.0%</td>
<td>+13.0%</td>
</tr>
</tbody>
</table>
New development sets the stage for future growth

- HealthEast Clinic and Specialty Center in Maplewood, with Phase II in the works.
- Allianz Field.
- Former Woolworths building.
- Ecolab headquarters.

New Apartment projects:
- E.G. West Side Flats Phase II
- Irvine Exchange
- Union Flats
- McMillan Apartments

Future redevelopment either underway or in initial marketing phase:
- Ford site
- Rice Creek Commons
- former West Publishing site
- Hillcrest Golf Course
- Sears

View Development Project report online at ramseycounty.us/assessor
Tax court petition trends

- Total active petitions (all payable years): **803 petitions**.
- Number of new Pay 2018 petition filings increased to **669**, which is up from the 508 petitions filed for Payable 2017.
- The **new filings cover 8.8%** of total 2017 pay 2018 assessed value (EMV).
- Total value of petitioned parcels for pay 2018 is **$4.37B**, (up 45.7% from pay 2017).
- Asssessors **resolved 600 petitions** with a total value reduction of $344.5 million in CY2017.
2018 Market Summary

- Ramsey County aggregate estimated market value at an all time high.
- Development continues throughout Ramsey County.
- Looking ahead: job growth continues to improve, interest rates are expected to remain low, housing prices continue to steadily increase.
- A continued low supply of homes for sale coupled with strong demand is restraining market sales volume.
- Foreclosures and short sales are down to pre-recession levels.
- Market demand continues to spur construction of new apartment complexes.
- Retail market adjusting to e-commerce demand and tenant change trends.
- New development of office space limited to repurposing existing buildings.
A county of excellence working with you to enhance our quality of life.

Additional information is available on Ramsey County’s website:

ramseycounty.us/budget