



RAMSEY COUNTY

Trends Affecting Values and Property Taxes Payable 2022

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August 24, 2021

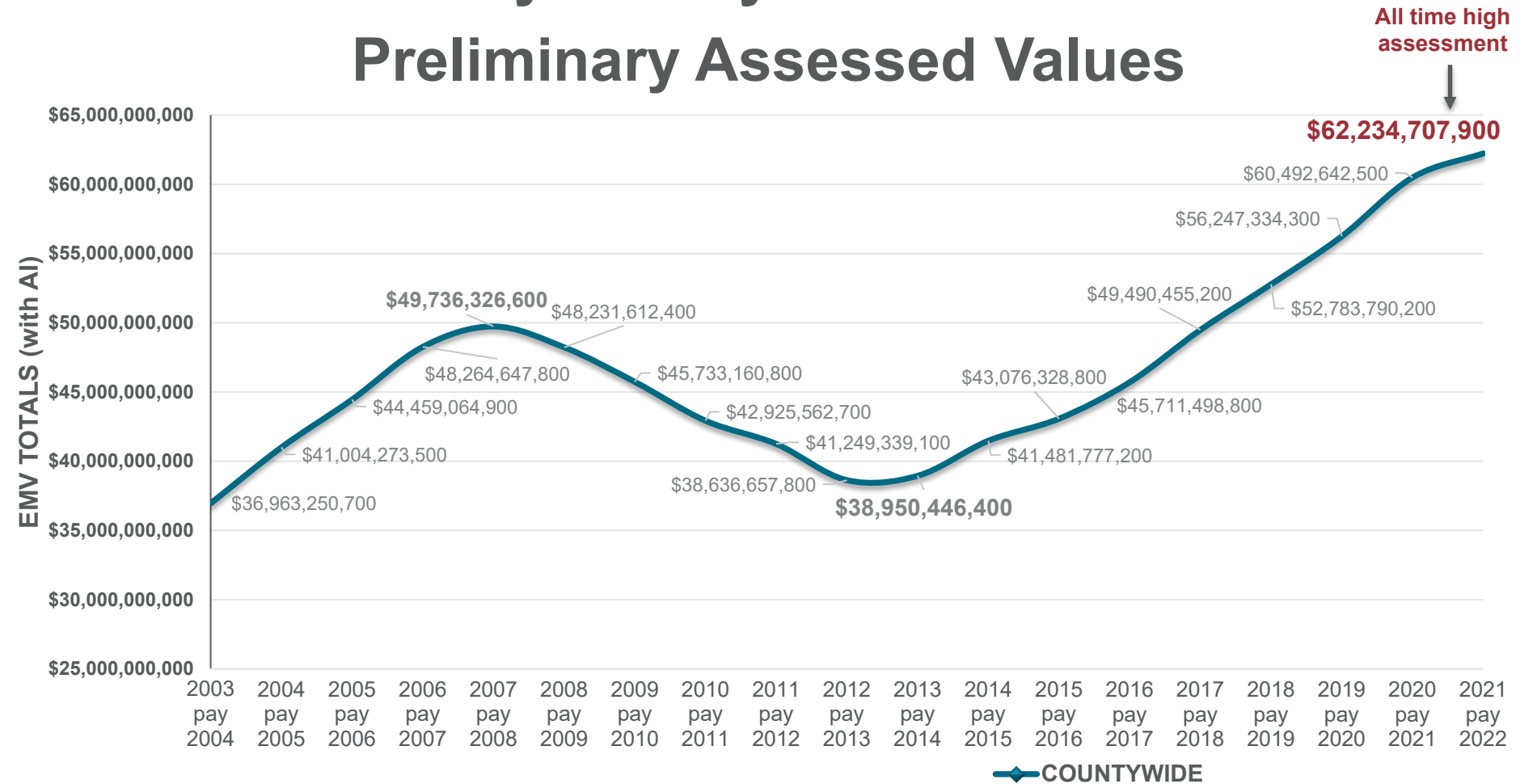
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Key Takeaways

- Understanding of assessment 2021 values /pay 2022
- Understanding of tax impacts for proposed levies, assessment 2021 values/pay 2022
- Values are increasing and collections remain stable; however, COVID pandemic has masked some areas of distress

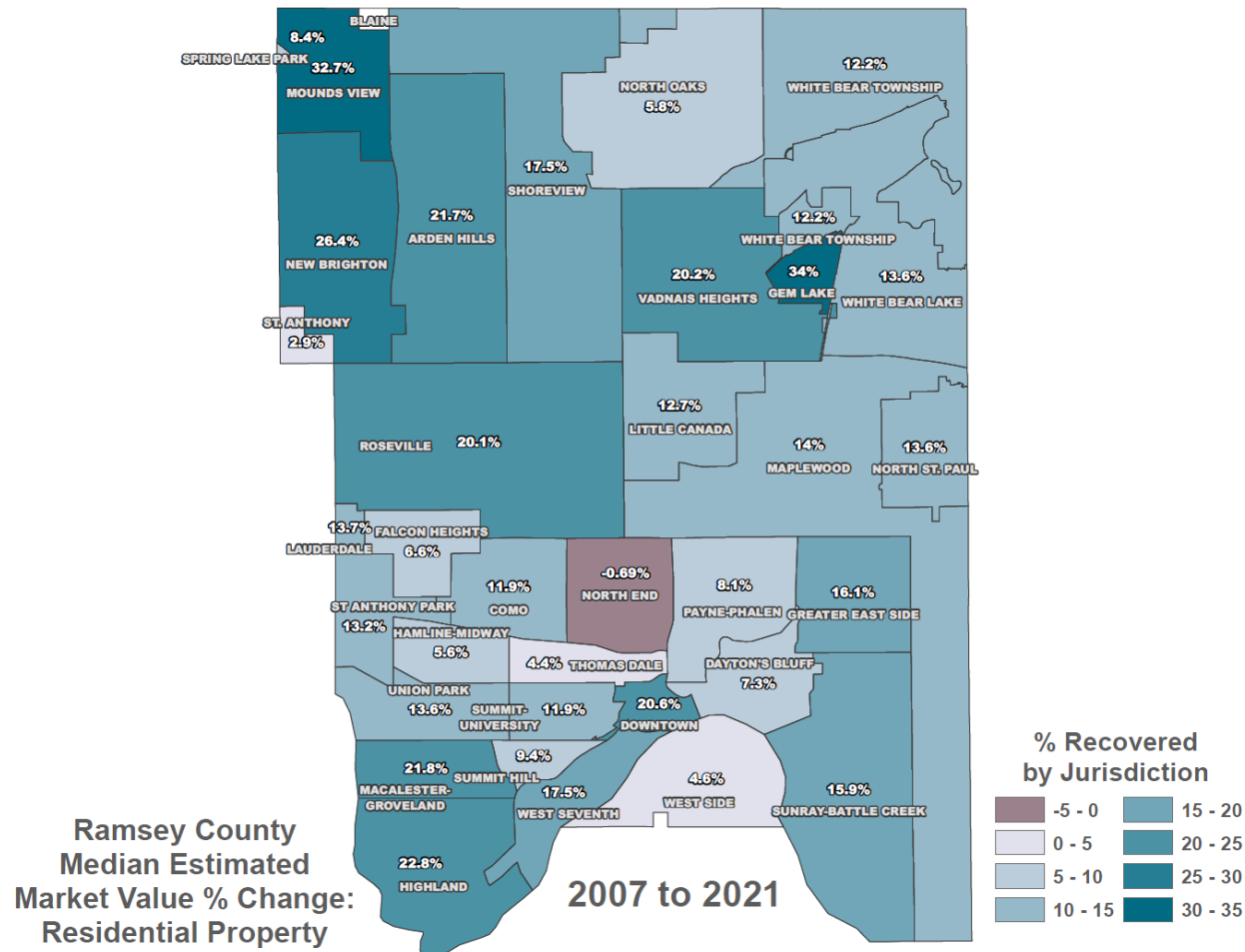
Ramsey County Historical Total Preliminary Assessed Values



*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)

Residential median market value % recovered



2021 Assessment

Aggregate changes in 2021 assessed value by property class

	Overall	Residential	Commercial	Industrial	Apartments
City of Saint Paul	+3.8%	+4.0%	-0.8%	+10.7%	+4.7%
Suburban Ramsey	+3.1%	+2.9%	+1.4%	+2.3%	+7.4%
Countywide	+3.5%	+3.4%	+0.4%	+4.5%	+5.7%

Saint Paul Residential Single Family Median Values

Percent Change Single-Family Homes 2017 - 2021

Jurisdiction	MUNI #	'17 p '18 Median Value	'18 p '19 Median Value	'19 p '20 Median Value	'20 p '21 Median Value	'21 p '22 Median Value	'17p18 to '18p'19 % Chg	'18p19 to '19p'20 % Chg	'19p20 to '20p'21 % Chg	'20p21 to '21p'22 % Chg	'17p'18 vs '21p'22 % Chg
Sunray-Battlecreek	1	170,900	184,800	196,500	214,700	229,500	8.1%	6.3%	9.3%	6.9%	34.3%
Greater East Side	2	154,400	166,000	172,900	191,800	206,800	7.5%	4.2%	10.9%	7.8%	33.9%
West Side	3	144,000	157,200	170,100	184,100	193,600	9.2%	8.2%	8.2%	5.2%	34.4%
Dayton's Bluff	4	117,500	130,500	148,400	152,400	177,500	11.1%	13.7%	2.7%	16.5%	51.1%
Payne-Phalen	5	133,200	147,900	163,850	178,500	194,700	11.0%	10.8%	8.9%	9.1%	46.2%
North End	6	124,800	134,100	152,300	163,600	174,600	7.5%	13.6%	7.4%	6.7%	39.9%
Thomas Dale	7	111,200	129,200	154,900	163,300	173,000	16.2%	19.9%	5.4%	5.9%	55.6%
Summit-University	8	189,200	206,200	229,700	242,200	250,500	9.0%	11.4%	5.4%	3.4%	32.4%
West Seventh	9	161,100	172,100	190,700	203,400	204,700	6.8%	10.8%	6.7%	0.6%	27.1%
Como	10	207,100	219,900	237,250	256,900	260,000	6.2%	7.9%	8.3%	1.2%	25.5%
Hamline-Midway	11	166,600	177,900	186,100	197,800	207,500	6.8%	4.6%	6.3%	4.9%	24.5%
St Anthony Park	12	340,250	348,800	378,300	390,800	389,800	2.5%	8.5%	3.3%	-0.3%	14.6%
Merriam	13	286,600	300,900	325,050	335,100	338,700	5.0%	8.0%	3.1%	1.1%	18.2%
Macalester-Groveland	14	312,200	333,300	355,400	360,600	361,550	6.8%	6.6%	1.5%	0.3%	15.8%
Highland	15	305,400	327,250	350,000	353,900	359,900	7.2%	7.0%	1.1%	1.7%	17.8%
Summit Hill	16	422,700	444,300	462,500	474,550	490,850	5.1%	4.1%	2.6%	3.4%	16.1%
Downtown	17	290,000	406,500	459,600	459,800	464,350	40.2%	13.1%	0.0%	1.0%	60.1%
Airport	20										
Suburbs		234,900	251,400	272,000	283,700	294,600	7.0%	8.2%	4.3%	3.8%	25.4%
City of St. Paul		173,900	186,200	200,600	215,700	228,700	7.1%	7.7%	7.5%	6.0%	31.5%
Countywide		209,900	225,400	244,700	256,700	266,400	7.4%	8.6%	4.9%	3.8%	26.9%

Suburb Residential Single Family Median Values

Percent Change Single-Family Homes 2017 - 2021

Jurisdiction	MUNI #	'17 p '18 Median Value	'18 p '19 Median Value	'19 p '20 Median Value	'20 p '21 Median Value	'21 p '22 Median Value	'17p18 to '18p'19 % Chg	'18p19 to '19p'20 % Chg	'19p20 to '20p'21 % Chg	'20p21 to '21p'22 % Chg	'17p'18 vs '21p'22 % Chg
Arden Hills	25	333,800	346,900	374,700	387,200	384,600	3.9%	8.0%	3.3%	-0.7%	15.2%
Blaine	29										
Fairgrounds	30										
Falcon Heights	33	266,600	281,100	304,100	314,550	309,000	5.4%	8.2%	3.4%	-1.8%	15.9%
Gem Lake	37	262,850	283,800	312,800	335,850	352,000	8.0%	10.2%	7.4%	4.8%	33.9%
Lauderdale	47	189,100	206,300	218,500	232,400	231,550	9.1%	5.9%	6.4%	-0.4%	22.4%
Little Canada	53	240,800	255,800	278,050	293,000	304,000	6.2%	8.7%	5.4%	3.8%	26.2%
Maplewood	57	209,600	222,500	245,600	260,700	268,300	6.2%	10.4%	6.1%	2.9%	28.0%
Mounds View	59	197,300	219,100	241,100	250,750	270,500	11.0%	10.0%	4.0%	7.9%	37.1%
New Brighton	63	242,400	264,500	280,900	298,900	315,700	9.1%	6.2%	6.4%	5.6%	30.2%
North Oaks	67	558,400	585,650	624,400	650,950	664,050	4.9%	6.6%	4.3%	2.0%	18.9%
North St. Paul	69	172,800	185,200	214,800	229,900	237,150	7.2%	16.0%	7.0%	3.2%	37.2%
Roseville	79	236,900	254,900	272,700	280,500	296,500	7.6%	7.0%	2.9%	5.7%	25.2%
St. Anthony	81	278,700	289,950	309,050	332,850	350,350	4.0%	6.6%	7.7%	5.3%	25.7%
Shoreview	83	289,800	303,800	326,400	336,300	341,800	4.8%	7.4%	3.0%	1.6%	17.9%
Spring Lake Park	85	188,300	215,750	243,700	245,800	261,900	14.6%	13.0%	0.9%	6.6%	39.1%
Vadnais Heights	89	246,200	269,400	293,700	308,850	322,400	9.4%	9.0%	5.2%	4.4%	31.0%
White Bear Lake	93	208,400	222,500	243,800	256,000	260,300	6.8%	9.6%	5.0%	1.7%	24.9%
White Bear Town	97	255,400	265,900	288,100	295,300	301,000	4.1%	8.3%	2.5%	1.9%	17.9%
Suburbs		234,900	251,400	272,000	283,700	294,600	7.0%	8.2%	4.3%	3.8%	25.4%
City of St. Paul		173,900	186,200	200,600	215,700	228,700	7.1%	7.7%	7.5%	6.0%	31.5%
Countywide		209,900	225,400	244,700	256,700	266,400	7.4%	8.6%	4.9%	3.8%	26.9%

Property Tax Regressivity

Jurisdiction	17p'18 vs 21p'22 % Chg
Arden Hills	15.2%
Blaine	
Fairgrounds	
Falcon Heights	15.9%
Gem Lake	33.9%
Lauderdale	22.4%
Little Canada	26.2%
Maplewood	28.0%
Mounds View	37.1%
New Brighton	30.2%
North Oaks	18.9%
North St. Paul	37.2%
Roseville	25.2%
St. Anthony	25.7%
Shoreview	17.9%
Spring Lake Park	39.1%
Vadnais Heights	31.0%
White Bear Lake	24.9%
White Bear Town	17.9%
Suburbs	25.4%
City of St. Paul	31.5%
Countywide	26.9%

Jurisdiction	17p'18 vs 21p'22 % Chg
Sunray-Battlecreek	34.3%
Greater East Side	33.9%
West Side	34.4%
Dayton's Bluff	51.1%
Payne-Phalen	46.2%
North End	39.9%
Thomas Dale	55.6%
Summit-University	32.4%
West Seventh	27.1%
Como	25.5%
Hamline-Midway	24.5%
St Anthony Park	14.6%
Merriam	18.2%
Macalester-Groveland	15.8%
Highland	17.8%
Summit Hill	16.1%
Downtown	60.1%
Airport	
Suburbs	25.4%
City of St. Paul	31.5%
Countywide	26.9%

- Property tax is inherently regressive
 - Regressive = A tax type assessed regardless of income. Low- and high-income earners pay the same dollar amount.
- The burden on low-income earners than on high-income earners is bigger. The same dollar amount equates to a larger percentage of total income earned.
- Programs combating property tax regressivity:
 - Property Tax Refund
 - Property Classification Rate
 - Market Value Homestead Exclusion

Property Tax Refund (PTR) in Ramsey County

Approximately \$25 million in additional refunds for homesteads is unclaimed

	Count	Refund Amount	Average Refund
Homestead Credit Refunds	49,407	\$55,944,000	\$1,132
Renter Refunds	46,611	\$34,137,000	\$732
Special Homeowner Refunds	15,637	\$1,622,000	\$104

2018 PTR paid in 2019, Minnesota Department of Revenue

Claiming the Property Tax Refund

- Filing information: www.revenue.state.mn.us/filing-property-tax-refund or 1-800-652-9094
- How to file
 - Homeowner refund: online, software provider, or by paper
 - Renter refund: software provider or by paper
- Final deadline to claim 2020 refund: 8/15/2022

If you are	and	You may qualify for a refund of up to
A renter	Your total household income is less than \$62,960	\$2,210
A homeowner	Your total household income is less than \$116,180	\$2,840

Special Property Tax Refund: No homeowner income limit; refund limited to \$1,000; property tax increased by more than 12% and increase was at least \$100

New development sets the stage for continued growth

- **Snelling Midway/Allianz Field Superblock.**
- **Downtown St. Paul's continued emergence as mini-tech hub.**
- **Highland Bridge.**



Cont. New Apartment projects:

- Several large affordable housing projects including Oasis at Twin Lakes and Rice Street Flats.
- The Arlow on Kellogg.
- Alvera Apartments (modular construction).

Future redevelopment either underway or in initial planning and marketing phase:

- Downtown Riversedge.
- Hillcrest redevelopment.
- Rice-Larpenteur Gateway.
- Rice Creek Commons.

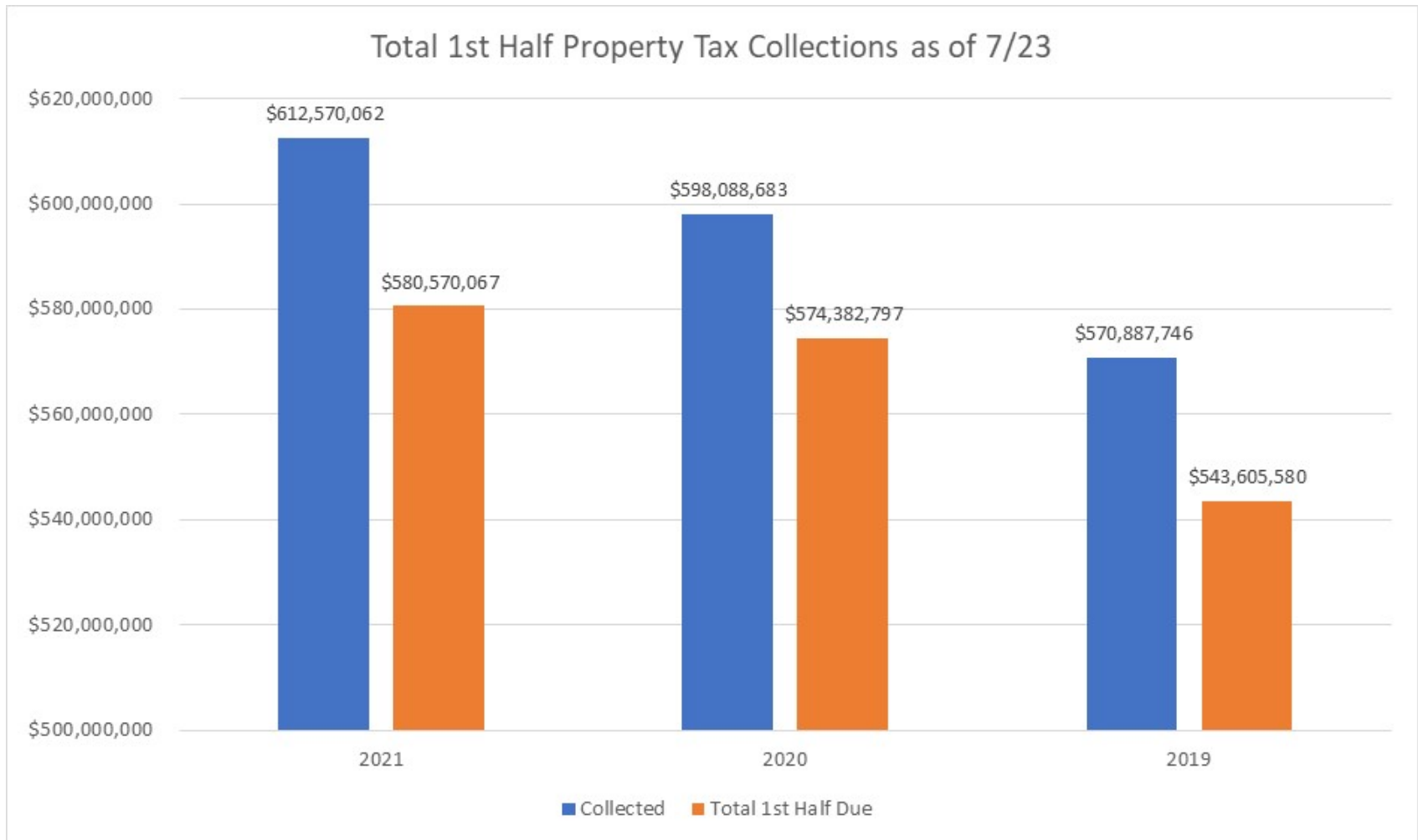
Tax court petition trends

- Total active petitions (all payable years): **1,635 petitions.**
- Number of new pay 2021 **petition filings increased to 758**, which is up from the 742 petitions filed for payable 2020.
- The **new filings cover 11.2%** of total 2020 pay 2021 assessed value (EMV).
- Total value of petitioned parcels for pay 2020 is **\$6.75B, (up 27.1% from pay 2020).**
- Assessors **resolved 434 petitions** with a total value reduction of approximately \$336 million in CY2020.

2021 Market Summary

- Ramsey County **aggregate** estimated market value **at an all time high**. However, some areas of concentrated poverty **have not** recovered.
- **Continued strong growth for residential market** due to low supply of homes, strong demand and record low interest rates. However, the affordability gap continues to widen.
- **Development continues** throughout Ramsey County post pandemic.
- **Economic outlook** remains solid for most real estate segments, and uncertain for others as the economy emerges from the pandemic:
 - **Industrial** market shows no signs of slowing.
 - **Apartment** market remains strong and development continues Countywide.
 - Certain **retail** segments remain resilient despite the acceleration of e-commerce.
 - The full impact of widespread teleworking on the **office** market remains unknown.

Collections Pay 2021



Fiscal Disparity Distribution Levy

	2021 FD Distribution	2022 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$53,601,504	\$53,255,896	\$(345,608)	-0.64%

- Fiscal Disparity Program shares the taxes on a portion of commercial-industrial value growth throughout the seven-county metro area.
- 2022 distribution levy change
 - Equivalent to increasing the county levy by \$345,608
 - Distribution levy change = approx. \$1 in property tax for a median valued St. Paul home

Factors Affecting Payable 2021 Roseville Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2021 Total Tax (\$280,600 EMV Home)	\$ 3,802	
Gain of Fiscal Disparity	\$ (9)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	17	
Other Shifts	140	
Total Increase Due to Tax Shifts	\$ 148	
County Levy	\$ 27	\$ 88
Regional Rail Levy	10	13
School District Levy	-	44
City Levy	-	34
Other Special Taxing Districts Levy	51	57
Total Increase Due To Changes in Levy	\$ 88	\$ 236
		Perc Change
Estimated Payable 2022 Total Tax (\$296,500 EMV Home)	\$ 4,038	6.2%

<u>Assumptions:</u>	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
Roseville Levy	24,152,660	24,152,660	-	0.0%
ISD 623 Levy	41,104,902	41,104,902	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%

* Assuming 5.6% increase in Estimated Market Value; located in school district #623, Rice Creek Watershed

Factors Affecting Payable 2021 St. Paul Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2021 Total Tax (\$215,800 EMV Home)	\$ 3,079	
Gain of Fiscal Disparity	\$ (28)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	156	
Total Increase Due to Tax Shifts	\$ 143	
County Levy	\$ 16	\$ 63
Regional Rail Levy	7	10
School District Levy	-	34
City Levy	82	133
Other Special Taxing Districts Levy	43	51
Total Increase Due To Changes in Levy	\$ 148	\$ 291
		Perc Change
Estimated Payable 2022 Total Tax (\$228,700 EMV Home)	\$ 3,370	9.5%

Assumptions:	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
St Paul Levy	165,181,611	176,610,697	11,429,086	6.9%
ISD 625 Levy	196,588,254	196,588,254	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%
St. Paul HRA Levy	4,547,359	5,138,516	591,157	13.0%

* Assuming 6% increase in Estimated Market Value

Factors Affecting Payable 2021 St. Paul Property Taxes: Median Value Apartment

Factors	Amount	
Final Payable 2021 Total Tax (\$1,024,000 EMV Apartment)	\$ 19,252	
Gain of Fiscal Disparity	\$ (124)	Change that will appear on Proposed Notice
Other Shifts	(197)	
Total Decrease Due to Tax Shifts	\$ (321)	
County Levy	\$ 92	\$ 26
Regional Rail Levy	42	30
School District Levy	-	(187)
City Levy	497	448
Other Special Taxing Districts Levy	260	253
Total Increase Due To Changes in Levy	\$ 891	\$ 570
Estimated Payable 2022 Total Tax (\$1,028,100 EMV Apartment)	\$ 19,822	Perc Change
		3.0%

<u>Assumptions:</u>	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
St Paul Levy	165,181,611	176,610,697	11,429,086	6.9%
ISD 625 Levy	196,588,254	196,588,254	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%
St. Paul HRA Levy	4,547,359	5,138,516	591,157	13.0%

* Assuming 0.4% increase in Estimated Market Value

Factors Affecting Payable 2021 St. Paul Property Taxes: Median Value Commercial

Factors	Amount	
Final Payable 2021 Total Tax (\$486,600 Commercial Property)	\$ 15,876	
Gain of Fiscal Disparity	\$ (58)	
Other Shifts	(691)	
Total Decrease Due to Tax Shifts	\$ (749)	Change that will appear on Proposed Notice
County Levy	\$ 42	\$ (181)
Regional Rail Levy	19	(3)
School District Levy	-	(258)
City Levy	227	5
Other Special Taxing Districts Levy	119	84
Fiscal Disparity Tax	-	438
State Business Tax	-	(427)
Total Increase Due To Changes in Levy	\$ 407	\$ (342)
Estimated Payable 2022 Total Tax (\$483,000 Commercial)	\$ 15,534	Perc Change -2.2%

Assumptions:	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
St Paul Levy	165,181,611	176,610,697	11,429,086	6.9%
ISD 625 Levy	196,588,254	196,588,254	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%
St. Paul HRA Levy	4,547,359	5,138,516	591,157	13.0%

* Assuming 0.8% decrease in Estimated Market Value

Estimated % Change in 2022 Property Taxes: by St. Paul Planning District on a Residential Property

Assessment Year: For Taxes Payable In:	Median Estimated Home Market Values		
	2020 2021	2021 2022	% Change From '21 - '22
Planning District			
1. Sunray/Battlecreek/Highwood	\$214,700	\$229,500	6.9%
2. Greater East Side	191,800	206,800	7.8%
3. West Side	184,100	193,600	5.2%
4. Dayton's Bluff	152,400	177,500	16.5%
5. Payne/Phalen	178,500	194,700	9.1%
6. North End	163,600	174,600	6.7%
7. Thomas Dale	163,300	173,000	5.9%
8. Summit/University	242,200	250,500	3.4%
9. West Seventh	203,400	204,700	0.6%
10. Como	256,900	260,000	1.2%
11. Hamline/Midway	197,800	207,500	4.9%
12. St. Anthony Park	390,800	389,800	-0.3%
13. Union Park	335,100	338,700	1.1%
14. Macalester/Groveland	360,600	361,550	0.3%
15. Highland	353,900	359,900	1.7%
16. Summit Hill	474,550	490,850	3.4%
17. Downtown	459,800	464,350	1.0%

Final Payable 2021 Rate	Estimated Payable 2022 Rate	Tax Change	
136.299%	140.764%		
0.17635%	0.16849%		
P2021 Final Taxes	P2022 Estimated Taxes	\$ Change From 21 - '22	% Change From '21 - '22
\$3,061	\$3,384	\$323	10.6%
2,680	2,998	318	11.9%
2,552	2,773	221	8.7%
2,026	2,498	472	23.3%
2,459	2,791	332	13.5%
2,212	2,449	237	10.7%
2,207	2,421	214	9.7%
3,518	3,741	223	6.3%
2,873	2,962	89	3.1%
3,762	3,904	142	3.8%
2,780	3,009	229	8.2%
5,987	6,113	126	2.1%
5,062	5,243	181	3.6%
5,485	5,632	147	2.7%
5,374	5,605	231	4.3%
7,379	7,834	455	6.2%
7,134	7,383	249	3.5%

*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:	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
City Levy	165,181,611	176,610,697	11,429,086	6.9%
ISD 625 Levy	196,588,254	196,588,254	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
St. Paul HRA	4,547,359	5,138,516	591,157	13.0%
County HRA Levy	0	11,120,002	11,120,002	100.0%

Estimated % Change in 2022 Property Taxes: by City on a Residential Property

City	School	Payable 2021	Payable 2022	% Change in Median Value	Estimated % Change in Tax on Median Valued Home					Estimated Change From 2021 Total Tax
		City Median Estimated Value	City Median Estimated Value		County	City	School	Other	Total	
Arden Hills	621	\$387,500	\$384,600	-0.7%	-0.4%	-0.1%	-2.8%	24.3%	0.2%	\$11
	623	\$387,500	\$384,600	-0.7%	-0.4%	-0.1%	-3.4%	24.3%	0.0%	1
Falcon Heights	623	314,600	309,000	-1.8%	-1.6%	-1.6%	-4.5%	20.9%	-1.2%	-53
Gem Lake	624	335,850	352,000	4.8%	5.8%	6.3%	4.1%	40.7%	6.7%	321
Lauderdale	623	232,400	231,550	-0.4%	-0.1%	-1.5%	-3.0%	22.8%	0.0%	0
Little Canada	623	293,000	304,000	3.8%	4.7%	4.9%	1.3%	27.0%	5.0%	182
	624	293,000	304,000	3.8%	4.7%	4.9%	3.0%	27.0%	5.5%	211
Maplewood	622	260,700	268,300	2.9%	3.8%	1.4%	2.2%	25.9%	3.9%	142
	623	260,700	268,300	2.9%	3.8%	1.4%	0.5%	25.9%	3.3%	122
	624	260,700	268,300	2.9%	3.8%	1.4%	2.1%	25.9%	3.8%	146
Mounds View	621	250,750	270,500	7.9%	9.5%	1.9%	11.5%	36.7%	9.7%	330
New Brighton	282	299,300	315,700	5.5%	6.6%	4.2%	N/A	33.1%	N/A	N/A
	621	299,300	315,700	5.5%	6.6%	4.2%	3.6%	33.1%	6.4%	261
North Oaks	621	651,800	664,050	1.9%	1.8%	1.1%	-0.4%	35.5%	2.6%	203
	624	651,800	664,050	1.9%	1.8%	1.1%	0.5%	35.5%	2.8%	236
North St. Paul	622	230,000	237,150	3.1%	4.1%	-0.4%	10.9%	3.0%	5.0%	162
Roseville	621	280,600	296,500	5.7%	6.9%	3.4%	3.8%	33.4%	6.4%	245
	623	280,600	296,500	5.7%	6.9%	3.4%	3.4%	33.4%	6.2%	236
St. Anthony	282	332,850	350,350	5.3%	6.3%	N/A	N/A	N/A	N/A	N/A
St. Paul	625	215,800	228,700	6.0%	7.2%	14.9%	3.1%	13.2%	8.4%	258
Shoreview	621	336,450	341,800	1.6%	2.2%	-1.2%	-0.4%	25.4%	1.9%	85
	623	336,450	341,800	1.6%	2.2%	-1.2%	-1.0%	25.4%	1.7%	76
Spring Lake Park	621	245,800	261,900	6.6%	8.0%	N/A	N/A	N/A	N/A	N/A
Vadnais Heights	621	310,000	322,400	4.0%	4.9%	2.1%	2.1%	39.5%	4.9%	188
	624	310,000	322,400	4.0%	4.9%	2.1%	3.2%	27.3%	5.2%	213
White Bear Lake	624	256,000	260,300	1.7%	2.4%	0.2%	0.8%	24.2%	2.8%	92
White Bear Town	624	295,400	301,000	1.9%	2.6%	-1.6%	1.0%	24.4%	2.6%	102

Assumptions:	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
St Paul Levy	165,181,611	176,610,697	11,429,086	6.9%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%
St. Paul HRA Levy	4,547,359	5,138,516	591,157	13.0%



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you to enhance our quality of life.*

Additional information is available on Ramsey County's website:

ramseycounty.us/budget

ramseycounty.us/2020AssessorsReport

Appendix – Additional Information

Glossary

- **Added Improvements (AI)** – This is the assessor's estimate of the value of new or recently identified improvements made to a property in the last year.
- **Assessment** – The assessor's estimated market value as of January 2nd of the assessment year.
- **Estimated Market Value (EMV)** – The value determined by the assessor as the price the property would likely sell for on the open market. State law requires assessors to value property at 100 percent of market value as of January 2nd of the current assessment year.
- **Median Value** – Median value is the center value of an ordered set of data. For example, in a set of five properties valued at \$300,000, \$350,000, \$400,000, \$550,000, and \$600,000, the median value would be \$400,000, and the average value would be \$440,000. When reviewing a neighborhood's property values, the median value is usually a better reflection of a typical property value, since it is less affected by a few high value or low value properties in the sample set.
- **Property Classification** – The statutory classification that has been assigned to your property based upon your use of the property. A change in classification of your property can have a significant impact on the real estate tax payable. (M.S. 273.13 - classification of property).

Glossary cont.

- **Residential property** – Residential property as defined by the assessor's office includes: single-family, duplex, triplex, condo and townhome type dwellings.
- **Single-Family property** – Single-family property as defined by the assessor's office includes: single unit and twin home type dwellings.

2021 Legislative Changes

Effective assessment year 2021, payable year 2022:

- Homestead occupancy and application deadline moved to December 31
- Veteran with a Disability Market Value Exclusion application deadline moved to December 31

Effective assessment year 2022, payable year 2023:

- Exclusion market value for Commercial-Industrial property for the State General Levy increased from \$100,000 to \$150,000
- Notice of proposed taxes supplemental information required

Change in Fiscal Disparity Contribution Value

COUNTY	PAYABLE 2021 INITIAL CONTRIBUTION	PAYABLE 2022 INITIAL CONTRIBUTION	DIFFERENCE	% CHG
ANOKA	\$37,477,299	\$41,308,723	\$3,831,424	10.223%
CARVER	\$12,093,888	\$12,873,241	\$779,353	6.444%
DAKOTA	\$59,394,472	\$64,382,800	\$4,988,328	8.399%
HENNEPIN	\$265,320,907	\$285,000,346	\$19,679,439	7.417%
RAMSEY	\$73,711,810	\$81,758,652	\$8,046,842	10.917%
SCOTT	\$20,999,089	\$23,890,455	\$2,891,366	13.769%
WASHINGTON	\$30,885,957	\$33,679,597	\$2,793,640	9.045%
TOTAL	\$499,883,422	\$542,893,814	\$43,010,392	8.604%

Factors Affecting Payable 2021 Little Canada Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2021 Total Tax (\$293,000 EMV Home)	\$ 3,652	
Gain of Fiscal Disparity	\$ (17)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	11	
Other Shifts	97	
Total Increase Due to Tax Shifts	\$ 91	
County Levy	\$ 28	\$ 63
Regional Rail Levy	10	11
School District Levy	-	18
City Levy	-	33
Other Special Taxing Districts Levy	53	57
Total Increase Due To Changes in Levy	\$ 91	\$ 182
		Perc Change
Estimated Payable 2022 Total Tax (\$304,000 EMV Home)	\$ 3,834	5.0%

Assumptions:	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
Little Canada Levy	3,582,330	3,582,330	-	0.0%
ISD 623 Levy	41,104,902	41,104,902	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%

* Assuming 3.8% increase in Estimated Market Value; School District #623, Metro Watershed

Factors Affecting Payable 2021 Maplewood Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2021 Total Tax (\$260,700 EMV Home)	\$ 3,658	
Gain of Fiscal Disparity	\$ (23)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	9	
Other Shifts	78	
Total Increase Due to Tax Shifts	\$ 64	
County Levy	\$ 24	\$ 46
Regional Rail Levy	8	9
School District Levy	-	26
City Levy	-	14
Other Special Taxing Districts Levy	47	48
Total Increase Due To Changes in Levy	\$ 79	\$ 143
		Perc Change
Estimated Payable 2022 Total Tax (\$268,300 EMV Home)	\$ 3,801	3.9%

Assumptions:	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
Maplewood Levy	23,217,300	23,217,300	-	0.0%
ISD 622 Levy	55,582,302	55,582,302	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%

* Assuming 2.9% increase in Estimated Market Value; School District #622, Metro Watershed

Factors Affecting Payable 2021 Shoreview Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2021 Total Tax (\$336,450 EMV Home)	\$ 4,555	
Gain of Fiscal Disparity	\$ (13)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	5	
Other Shifts	(11)	
Total Decrease Due to Tax Shifts	\$ (19)	
County Levy	\$ 33	\$ 35
Regional Rail Levy	11	10
School District Levy	-	(7)
City Levy	-	(13)
Other Special Taxing Districts Levy	61	61
Total Increase Due To Changes in Levy	\$ 105	\$ 86
		Perc Change
Estimated Payable 2022 Total Tax (\$341,800 EMV Home)	\$ 4,641	1.9%

<u>Assumptions:</u>	2021 Levy	2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
Shoreview Levy	13,465,874	13,465,874	-	0.0%
ISD 621 Levy	62,526,556	62,526,556	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA Levy	-	11,120,002	11,120,002	100.0%

* Assuming 1.6% increase in Estimated Market Value; School District #621, Rice Creek Watershed

Estimated 2022 Property Tax Impact: Selected Saint Paul Homes

	Payable 2020 Tax Year	% Change '19 to '20	Payable 2021 Tax Year	% Change '19 to '20	Estimated Payable 2022 Tax Year	Dollar Change '21 to Est '22	% Change '21 to Est '22
<u>Property: 1971 Hawthorne</u>							
Estimated Market Value:	\$153,100	1.5%	\$172,400	12.6%	\$195,400	\$23,000	13.3%
Taxable Market Value:	\$129,600	1.9%	\$150,700	16.3%	\$175,700	\$25,000	16.6%
Total Net Tax	\$2,196	-0.1%	\$2,363	7.6%	\$2,808	\$445	18.8%
<u>Property: 1298 Sherburne</u>							
Estimated Market Value:	\$156,700	0.6%	\$170,600	8.9%	\$173,800	\$3,200	1.9%
Taxable Market Value:	\$133,600	0.8%	\$148,700	11.3%	\$152,200	\$3,500	2.4%
Total Net Tax	\$2,259	-0.7%	\$2,327	3.0%	\$2,435	\$108	4.6%
<u>Property: 1361 Highland</u>							
Estimated Market Value:	\$287,700	3.1%	\$295,900	2.9%	\$311,700	\$15,800	5.3%
Taxable Market Value:	\$276,400	3.5%	\$285,300	3.2%	\$302,500	\$17,200	6.0%
Total Net Tax	\$4,607	2.1%	\$4,411	-4.3%	\$4,750	\$339	7.7%
<u>Property: 2194 Princeton</u>							
Estimated Market Value:	\$591,500	2.9%	\$634,900	7.3%	\$622,200	-\$12,700	-2.0%
Taxable Market Value:	\$591,500	2.9%	\$634,900	7.3%	\$622,200	-\$12,700	-2.0%
Total Net Tax	\$10,157	2.2%	\$10,233	0.7%	\$10,237	\$4	0.0%
<u>Property: 768 Summit</u>							
Estimated Market Value:	\$922,800	2.7%	\$915,800	-0.8%	\$900,500	-\$15,300	-1.7%
Taxable Market Value:	\$922,800	2.7%	\$915,800	-0.8%	\$900,500	-\$15,300	-1.7%
Total Net Tax	\$16,883	1.9%	\$15,515	-8.1%	\$15,602	\$87	0.6%

<u>Assumptions:</u>	2021 Levy	Proposed 2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
City Levy	165,181,611	176,610,697	11,429,086	6.9%
ISD 625 Levy	196,588,254	196,588,254	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA	-	11,120,002	11,120,002	100.0%
St. Paul HRA	4,547,359	5,138,516	591,157	13.0%

Estimated 2022 Property Tax Impact: Selected Suburban Homes

	Payable 2020 Tax Year	% Change '19 to '20	Payable 2021 Tax Year	% Change '20 to '21	Estimated Payable 2021 Tax Year	Dollar Change '20 to Est '21	% Change '20 to Est '21
Property: 2163 Randy Ave, White Bear Lake							
Estimated Market Value:	\$213,800	5.2%	\$238,600	11.6%	\$234,000	-\$4,600	-1.9%
Taxable Market Value:	\$195,800	6.3%	\$222,800	13.8%	\$234,000	\$11,200	5.0%
Total Net Tax	\$2,800	13.8%	\$2,962	5.8%	\$3,055	\$93	3.1%
Property: 1555 Oakwood Drive, Shoreview							
Estimated Market Value:	\$308,800	10.4%	\$307,000	-0.6%	\$311,600	\$4,600	1.5%
Taxable Market Value:	\$299,400	11.9%	\$297,400	-0.7%	\$302,400	\$5,000	1.7%
Total Net Tax	\$4,534	18.6%	\$4,190	-7.6%	\$4,193	\$3	0.1%
Property: 5929 Oxford St, Shoreview							
Estimated Market Value:	\$482,800	7.4%	\$501,700	3.9%	\$503,800	\$2,100	0.4%
Taxable Market Value:	\$482,800	7.4%	\$501,700	3.9%	\$503,800	\$2,100	0.4%
Total Net Tax	\$7,224	13.8%	\$6,982	-3.3%	\$6,958	-\$24	-0.3%
Property: 12 Dogwood Lane, North Oaks							
Estimated Market Value:	\$3,786,200	-0.7%	\$3,761,200	-0.7%	\$3,736,200	-\$25,000	-0.7%
Taxable Market Value:	\$3,786,200	-0.7%	\$3,761,200	-0.7%	\$3,736,200	-\$25,000	-0.7%
Total Net Tax	\$55,220	5.6%	\$50,650	-8.3%	\$50,642	-\$8	0.0%

Assumptions:	2021 Levy	Proposed 2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
County HRA	\$ -	\$ 11,120,002	\$ 11,120,002	100.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
All other levies are assumed not to change				

Estimated 2022 Property Tax Impact: Selected Saint Paul Commercial Properties

	Payable 2020 Tax Year	% Change '19 to '20	Payable 2021 Tax Year	% Change '20 to '21	Estimated Payable 2022 Tax Year	Dollar Change '21 to Est '22	% Change '21 to Est '22
Property: Mama's Pizza, Rice Street							
Estimated Market Value:	\$292,800	12.0%	\$309,200	5.6%	\$313,000	\$3,800	1.2%
Taxable Market Value:	\$292,800	12.0%	\$309,200	5.6%	\$313,000	\$3,800	1.2%
Total Net Tax	\$6,173	11.6%	\$6,171	0.0%	\$6,387	\$216	3.5%
Property: St. Patrick's Guild, Randolph Ave.							
Estimated Market Value:	\$467,300	0.0%	\$481,300	3.0%	\$472,200	-\$9,100	-1.9%
Taxable Market Value:	\$467,300	0.0%	\$481,300	3.0%	\$472,200	-\$9,100	-1.9%
Total Net Tax	\$16,160	-2.4%	\$15,686	-2.9%	\$15,584	-\$102	-0.7%
Property: Hoa Bien Restaurant, University							
Estimated Market Value:	\$1,363,800	12.0%	\$1,858,500	36.3%	\$1,696,400	-\$162,100	-8.7%
Taxable Market Value:	\$1,363,800	12.0%	\$1,858,500	36.3%	\$1,696,400	-\$162,100	-8.7%
Total Net Tax	\$50,945	9.7%	\$65,861	29.3%	\$60,815	-\$5,046	-7.7%
Property: US Bank Place, 5th St							
Estimated Market Value:	\$23,111,000	0.0%	\$25,209,500	9.1%	\$23,823,000	-\$1,386,500	-5.5%
Taxable Market Value:	\$23,111,000	0.0%	\$25,209,500	9.1%	\$23,823,000	-\$1,386,500	-5.5%
Total Net Tax	\$894,747	-2.6%	\$916,073	2.4%	\$878,332	-\$37,741	-4.1%

Assumptions:	2021 Levy	Proposed 2022 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
City Levy	165,181,611	176,610,697	11,429,086	6.9%
ISD 625 Levy	196,588,254	196,588,254	-	0.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
County HRA	-	11,120,002	11,120,002	100.0%
St. Paul HRA	4,547,359	5,138,516	591,157	13.0%

Estimated 2022 Property Tax Impact: Selected Suburban Commercial Properties

	Payable 2020 Tax Year	% Change '19 to '20	Payable 2021 Tax Year	% Change '20 to '21
Property: Gulden's Roadhouse, Highway 61, Maplewood				
Estimated Market Value:	\$1,620,500	10.0%	\$2,016,700	24.4%
Taxable Market Value:	\$1,620,500	10.0%	\$2,016,700	24.4%
Total Net Tax	\$59,220	9.1%	\$69,970	18.2%

Estimated Payable 2022 Tax Year	Dollar Change '21 to Est '22	% Change '21 to Est '22
\$1,429,800	-\$586,900	-29.1%
\$1,429,800	-\$586,900	-29.1%
\$49,229	-\$20,741	-29.6%

Property: Former HOM Furn, now Acorn Mini-Storage, Roseville				
Estimated Market Value:	\$5,456,700	5.0%	\$6,682,900	22.5%
Taxable Market Value:	\$5,456,700	5.0%	\$6,682,900	22.5%
Total Net Tax	\$198,286	1.8%	\$229,944	16.0%

\$8,507,000	\$1,824,100	27.3%
\$8,507,000	\$1,824,100	27.3%
\$294,066	\$64,122	27.9%

Property: Target Corp., Highway 36, North St. Paul				
Estimated Market Value:	\$9,131,400	-10.0%	\$9,131,400	0.0%
Taxable Market Value:	\$9,131,400	-10.0%	\$9,131,400	0.0%
Total Net Tax	\$348,270	-12.1%	\$329,394	-5.4%

\$9,131,400	\$0	0.0%
\$9,131,400	\$0	0.0%
\$323,960	-\$5,434	-1.6%

Property: 3M, McKnight Road, Maplewood				
Estimated Market Value:	\$134,021,300	-5.0%	\$127,320,200	-5.0%
Taxable Market Value:	\$134,021,300	-5.0%	\$127,320,200	-5.0%
Total Net Tax	\$5,055,226	-6.2%	\$4,531,838	-10.4%

\$120,000,000	-\$7,320,200	-5.7%
\$120,000,000	-\$7,320,200	-5.7%
\$4,284,075	-\$247,763	-5.5%

Assumptions:				
County Levy	2021 Levy	Proposed 2022 Levy	Levy Change	% Change
	\$ 333,577,720	\$ 338,743,612	\$ 5,165,892	1.5%
County HRA	\$ -	\$ 11,120,002	\$ 11,120,002	100.0%
Regional Rail Authority Levy	27,570,385	29,598,065	2,027,680	7.4%
All other levies are assumed not to change				