

Trends Affecting Values and Property Taxes Payable 2023

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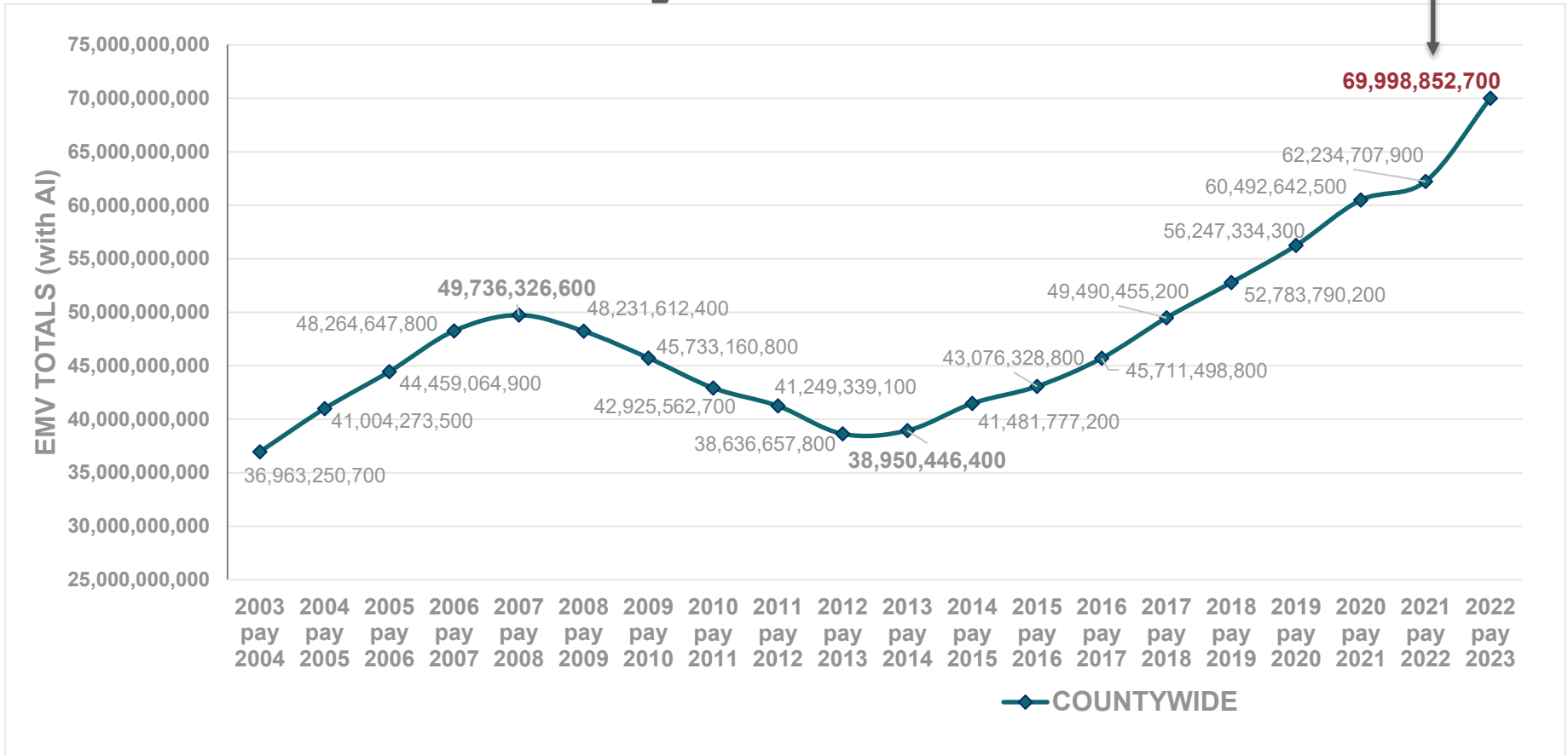
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Key Takeaways

- Understanding of assessment 2022 values.
- Understanding of tax impacts for payable 2023 proposed levies.

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)

2022 Assessment

Aggregate changes in 2022 assessed value by property class

	Overall	Residential	Commercial	Industrial	Apartments
City of Saint Paul	+11.76%	+13.27%	+0.67%	+11.38%	+14.32%
Suburban Ramsey	+13.93%	+15.02%	+2.71%	+6.95%	+21.45%
Countywide	+12.88%	+14.21%	+1.78%	+9.55%	+17.0%

Saint Paul Residential Single Family Median Values

Percent Change Single-Family Homes 2018 - 2022

Jurisdiction	MUNI #	'18 p '19 Median Value	'19 p '20 Median Value	'20 p '21 Median Value	'21 p '22 Median Value	'22 p '23 Median Value	'18p19 to '19p'20 % Chg	'19p20 to '20p'21 % Chg	'20p21 to '21p'22 % Chg	'21p22 to '22p'23 % Chg	'18p'19 vs '22p'23 % Chg
Sunray-Battlecreek	1	184,800	196,500	214,700	229,500	271,100	6.3%	9.3%	6.9%	18.1%	46.7%
Greater East Side	2	166,000	172,900	191,800	206,800	249,300	4.2%	10.9%	7.8%	20.6%	50.2%
West Side	3	157,200	170,100	184,100	193,600	213,600	8.2%	8.2%	5.2%	10.3%	35.9%
Dayton's Bluff	4	130,500	148,400	152,400	177,400	214,700	13.7%	2.7%	16.5%	21.0%	64.5%
Payne-Phalen	5	147,900	163,850	178,500	194,700	237,800	10.8%	8.9%	9.1%	22.1%	60.8%
North End	6	134,100	152,300	163,600	174,600	203,300	13.6%	7.4%	6.7%	16.4%	51.6%
Thomas Dale	7	129,200	154,900	163,300	173,000	203,000	19.9%	5.4%	5.9%	17.3%	57.1%
Summit-University	8	206,200	229,700	242,200	250,500	293,700	11.4%	5.4%	3.4%	17.2%	42.4%
West Seventh	9	172,100	190,700	203,400	204,700	221,200	10.8%	6.7%	0.6%	8.1%	28.5%
Como	10	219,900	237,250	256,900	260,000	296,850	7.9%	8.3%	1.2%	14.2%	35.0%
Hamline-Midway	11	177,900	186,100	197,800	207,500	242,100	4.6%	6.3%	4.9%	16.7%	36.1%
St Anthony Park	12	348,800	378,300	390,800	389,800	453,400	8.5%	3.3%	-0.3%	16.3%	30.0%
Merriam	13	300,900	325,050	335,100	338,700	381,400	8.0%	3.1%	1.1%	12.6%	26.8%
Macalester-Groveland	14	333,300	355,400	360,600	361,450	407,200	6.6%	1.5%	0.3%	12.7%	22.2%
Highland	15	327,250	350,000	353,900	359,900	398,050	7.0%	1.1%	1.7%	10.6%	21.6%
Summit Hill	16	444,300	462,500	474,550	490,750	541,900	4.1%	2.6%	3.4%	10.4%	22.0%
Downtown	17	406,500	459,600	459,800	460,000	566,050	13.1%	0.0%	0.0%	23.1%	89.2%
Airport	20										
Suburbs		251,400	272,000	283,700	294,600	341,000	8.2%	4.3%	3.8%	15.8%	35.6%
City of St. Paul		186,200	200,600	215,700	228,700	266,300	7.7%	7.5%	6.0%	16.4%	43.0%
Countywide		225,400	244,700	256,700	266,400	306,600	8.6%	4.9%	3.8%	15.1%	36.0%

Suburb Residential Single Family Median Values

Percent Change Single-Family Homes 2018 - 2022

Jurisdiction	MUNI #	'18 p '19 Median Value	'19 p '20 Median Value	'20 p '21 Median Value	'21 p '22 Median Value	'22 p '23 Median Value	'18p19 to '19p'20 % Chg	'19p20 to '20p'21 % Chg	'20p21 to '21p'22 % Chg	'20p21 to '21p'22 % Chg	'18p'19 vs '22p'23 % Chg
Arden Hills	25	346,900	374,700	387,200	384,600	443,550	8.0%	3.3%	-0.7%	15.3%	27.9%
Blaine	29										
Fairgrounds	30										
Falcon Heights	33	281,100	304,100	314,550	309,000	362,150	8.2%	3.4%	-1.8%	17.2%	28.8%
Gem Lake	37	283,800	312,800	335,850	352,000	395,800	10.2%	7.4%	4.8%	12.4%	39.5%
Lauderdale	47	206,300	218,500	232,400	231,350	274,300	5.9%	6.4%	-0.4%	18.6%	33.0%
Little Canada	53	255,800	278,050	293,000	303,900	355,300	8.7%	5.4%	3.8%	16.9%	38.9%
Maplewood	57	222,500	245,600	260,700	268,300	313,400	10.4%	6.1%	2.9%	16.8%	40.9%
Mounds View	59	219,100	241,100	250,750	270,350	307,900	10.0%	4.0%	7.9%	13.9%	40.5%
New Brighton	63	264,500	280,900	298,900	315,600	358,200	6.2%	6.4%	5.6%	13.5%	35.4%
North Oaks	67	585,650	624,400	650,950	664,050	727,100	6.6%	4.3%	2.0%	9.5%	24.2%
North St. Paul	69	185,200	214,800	229,900	237,150	273,750	16.0%	7.0%	3.2%	15.4%	47.8%
Roseville	79	254,900	272,700	280,500	296,500	335,400	7.0%	2.9%	5.7%	13.1%	31.6%
St. Anthony	81	289,950	309,050	332,850	350,350	393,000	6.6%	7.7%	5.3%	12.2%	35.5%
Shoreview	83	303,800	326,400	336,300	341,700	397,000	7.4%	3.0%	1.6%	16.2%	30.7%
Spring Lake Park	85	215,750	243,700	245,800	261,900	289,900	13.0%	0.9%	6.6%	10.7%	34.4%
Vadnais Heights	89	269,400	293,700	308,850	321,600	373,800	9.0%	5.2%	4.4%	16.2%	38.8%
White Bear Lake	93	222,500	243,800	256,000	260,300	306,100	9.6%	5.0%	1.7%	17.6%	37.6%
White Bear Town	97	265,900	288,100	295,300	301,100	346,150	8.3%	2.5%	1.9%	15.0%	30.2%
Suburbs		251,400	272,000	283,700	294,600	341,000	8.2%	4.3%	3.8%	15.8%	35.6%
City of St. Paul		186,200	200,600	215,700	228,700	266,300	7.7%	7.5%	6.0%	16.4%	43.0%
Countywide		225,400	244,700	256,700	266,400	306,600	8.6%	4.9%	3.8%	15.1%	36.0%

New development sets the stage for continued growth

- **Snelling Midway.**
- **Highland Bridge.**



Cont. New Apartment projects:

- Several large affordable housing projects including the Edison Phase III and Rice Street Flats.
- The Cordelle.
- The Ruby - Phase I.

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

- Downtown RiversEdge.
- The Heights/Hillcrest redevelopment.
- Rice-Larpenteur Gateway.

Tax court petition trends

- Total active petitions (all payable years): **1,488 petitions.**
- Number of new pay 2022 **petition filings decreased to 622**, which is down from the 758 petitions filed for payable 2021.
- The **new filings cover 9.6%** of total 2021 pay 2022 assessed value (EMV).
- Total value of petitioned parcels for pay 2020 is **\$5.97B, (down 11.5% from pay 2021).**
- Assessors **resolved 690 petitions** with a total value reduction of approximately \$667 million in CY2021.

2022 Market Summary

- Ramsey County **aggregate** estimated market value **at an all time high**.
- **Continued strong growth for residential market** due to low supply of homes and strong demand. However, the affordability gap continues to widen.
- **Development continues** throughout Ramsey County post pandemic.
- **Economic outlook** remains solid for most real estate segments, and less certain for others as the economy continues to emerge from the pandemic:
 - **Industrial** market shows no signs of slowing with strong local development activity.
 - **Apartment** market remains robust and development continues in many areas.
 - Many **retail** segments have entirely rebounded from pandemic impacts.
 - Though the unemployment rate is at record low levels, the impact of widespread teleworking on the **office** market remains unknown.

New TNT Supplement

- Parcel specific notice sent with TNT notices in November
- Provides summary budget information for the county, city and school district in which each parcel lies.

RAMSEY COUNTY

90 Plato Blvd. West • Saint Paul, MN
 651-266-2000 • AskPropertyTaxandRecords@ramseycounty.us
 ramseycounty.us/Property

Supplemental Budget Information
Proposed 2023 Taxes

This information is provided by the county, city or township, and school district. It compares two years of budget information for those jurisdictions. For more information contact the county, city or township, or school district directly.

Levy Information							
Taxing Authority	2022 Amount	2023 Proposed	Percent	Taxing Authority	2022 Amount	2023 Proposed	Percent

County Summary Budget Information							
Fund	2022 Amount	2023 Proposed	Percent	Fund	2022 Amount	2023 Proposed	Percent
COUNTY HERE							
Revenues				Expenditures			

City Summary Budget Information							
Fund	2022 Amount	2023 Proposed	Percent	Fund	2022 Amount	2023 Proposed	Percent
CITY HERE							
Revenues				Expenditures			

Fiscal Disparity Distribution Levy

	2022 FD Distribution	2023 FD Distribution	Dollar Change	Percent Change
Ramsey County	53,255,830	51,170,700	\$(2,085,130)	-3.9%

Fiscal Disparity Program shares the taxes on a portion of commercial-industrial value growth throughout the seven-county metro area.

Estimated % Change in 2023 Property Taxes: by St. Paul Planning District on a Residential Property

Assessment Year: For Taxes Payable In:	Median Estimated Home Market Values		
	2021 2022	2022 2023	% Change From '22 - '23
Planning District			
1. Sunray/Battlecreek/Highwood	227,900	269,650	18.3%
2. Greater East Side	206,700	248,800	20.4%
3. West Side	196,300	217,100	10.6%
4. Dayton's Bluff	177,000	212,100	19.8%
5. Payne/Phalen	194,500	234,900	20.8%
6. North End	172,000	200,300	16.5%
7. Thomas Dale	170,300	200,100	17.5%
8. Summit/University	254,200	280,600	10.4%
9. West Seventh	212,700	231,500	8.8%
10. Como	258,200	294,700	14.1%
11. Hamline/Midway	210,000	245,600	17.0%
12. St. Anthony Park	328,500	370,200	12.7%
13. Union Park	342,300	383,500	12.0%
14. Macalester/Groveland	358,100	403,100	12.6%
15. Highland	347,500	384,250	10.6%
16. Summit Hill	432,200	477,000	10.4%
17. Downtown	188,700	186,400	-1.2%

Final Payable 2022 Rate	Estimated Payable 2023 Rate	Tax Change	
P2022 Final Taxes	P2023 Estimated Taxes	\$ Change From '22 - '23	% Change From '22 - '23
140.880%	137.101%		
0.18850%	0.16919%		
\$3,405	\$3,976	\$571	16.8%
3,040	3,629	589	19.4%
2,859	3,101	242	8.5%
2,527	3,017	490	19.4%
2,829	3,397	568	20.1%
2,440	2,822	382	15.7%
2,412	2,819	407	16.9%
3,857	4,157	300	7.8%
3,142	3,341	199	6.3%
3,927	4,392	465	11.8%
3,097	3,576	479	15.5%
5,139	5,648	509	9.9%
5,377	5,870	493	9.2%
5,649	6,195	546	9.7%
5,466	5,882	416	7.6%
6,904	7,347	443	6.4%
2,728	2,590	-138	-5.1%

*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:	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$354,123,588	\$ 15,379,976	4.5%
City Levy	175,371,835	202,272,574	26,900,739	15.3%
ISD 625 Levy	202,788,046	202,788,046	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
St. Paul HRA	5,157,150	5,157,150	-	0.0%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%

Estimated % Change in 2023 Property Taxes by City and School District on Median Single-Family Homes

City	School	Payable 2022	Payable 2023	% Change in Median Value	Estimated % Change in Tax on Median Valued Home					Estimated Change From 2022 Total Tax
		City Median Estimated Value	City Median Estimated Value		County	City	School	Other	Total	
Arden Hills	621	\$384,600	\$443,550	15.3%	9.2%	-0.6%	2.6%	1.9%	4.3%	\$220
	623	384,600	443,550	15.3%	9.2%	-0.6%	1.6%	1.9%	3.8%	203
Falcon Heights	623	309,000	362,150	17.2%	12.2%	1.7%	3.8%	5.2%	6.0%	275
Gem Lake	624	352,000	395,800	12.4%	7.0%	0.7%	2.9%	-0.5%	3.5%	178
Lauderdale	623	231,350	274,300	18.6%	14.5%	6.8%	5.3%	7.3%	8.8%	274
Little Canada	623	303,900	355,300	16.9%	11.9%	5.5%	3.5%	3.9%	6.8%	279
	624	303,900	355,300	16.9%	11.9%	5.5%	7.4%	3.9%	8.3%	341
Maplewood	622	268,300	313,400	16.8%	12.2%	2.7%	10.4%	4.1%	8.3%	319
	623	268,300	313,400	16.8%	12.2%	2.7%	3.5%	4.1%	6.0%	240
	624	268,300	313,400	16.8%	12.2%	2.7%	7.4%	4.1%	7.3%	295
Mounds View	621	270,350	307,900	13.9%	9.0%	11.5%	1.9%	1.7%	6.7%	253
New Brighton	282	315,600	358,200	13.5%	8.3%	3.1%	N/A	1.0%	N/A	N/A
	621	315,600	358,200	13.5%	8.3%	3.1%	1.4%	1.0%	4.1%	181
North Oaks	621	664,050	727,100	9.5%	4.5%	-1.6%	-2.1%	-2.8%	0.7%	53
	624	664,050	727,100	9.5%	4.5%	-1.6%	0.4%	-2.8%	1.6%	139
North St. Paul	622	237,150	273,750	15.4%	10.9%	-3.4%	9.1%	4.1%	5.7%	193
Roseville	621	296,500	335,400	13.1%	8.0%	2.9%	1.1%	0.8%	3.8%	158
	623	296,500	335,400	13.1%	8.0%	2.9%	0.0%	0.8%	3.3%	142
St. Anthony	282	350,350	393,000	12.2%	6.7%	N/A	N/A	N/A	N/A	N/A
St. Paul	625	228,700	266,300	16.4%	12.6%	27.4%	7.6%	5.5%	14.7%	501
Shoreview	621	341,700	397,000	16.2%	10.9%	0.3%	3.8%	3.3%	5.4%	255
	623	341,700	397,000	16.2%	10.9%	0.3%	2.7%	3.3%	4.9%	241
Spring Lake Park	621	261,900	289,900	10.7%	5.6%	N/A	N/A	N/A	N/A	N/A
Vadnais Heights	621	321,600	373,800	16.2%	11.1%	2.2%	3.9%	3.3%	6.2%	255
	624	321,600	373,800	16.2%	11.1%	2.2%	6.6%	3.1%	7.1%	309
White Bear Lake	624	260,300	306,100	17.6%	13.1%	4.7%	8.3%	4.7%	9.1%	305
White Bear Town	624	301,100	346,150	15.0%	9.9%	0.8%	5.5%	1.7%	5.8%	238

Factors Affecting Payable 2023 Roseville Property Taxes: Median Value Single Family Home

Factors	Amount
Final Payable 2022 Total Tax (\$296,500 EMV Home)	\$ 4,328
Gain of Fiscal Disparity	\$ (1)
Change in Homestead Exclusion Benefit	39
Other Shifts	25
Total Increase Due to Tax Shifts	\$ 63
County Levy	\$ 74
Regional Rail Levy	4
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	2
Total Increase Due To Changes in Levy	\$ 80
Estimated Payable 2023 Total Tax (\$335,400 EMV Home)	\$ 4,471

Change that will appear on Proposed Notice
\$ 110
6
-
31
(4)
\$ 143
Perc Change
3.3%

<u>Assumptions:</u>	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
Roseville Levy	25,308,114	25,308,114	-	0.0%
ISD 623 Levy	45,922,820	45,922,820	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%

Factors Affecting Payable 2023 St. Paul Property Taxes: Median Value Single Family Home

Factors	Amount
Final Payable 2022 Total Tax (\$228,700 EMV Home)	\$ 3,418
Loss of Fiscal Disparity	\$ 14
Change in Homestead Exclusion Benefit	43
Other Shifts	178
Total Increase Due to Tax Shifts	\$ 235
County Levy	\$ 54
Regional Rail Levy	3
School District Levy	-
City Levy	207
Other Special Taxing Districts Levy	2
Total Increase Due To Changes in Levy	\$ 266
Estimated Payable 2023 Total Tax (\$266,300 EMV Home)	\$ 3,919

Change that will appear on Proposed Notice
\$ 116
8
90
279
8
\$ 501
Perc Change
14.7%

Assumptions:	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
St Paul Levy	175,371,835	202,272,574	26,900,739	15.3%
ISD 625 Levy	202,788,046	202,788,046	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%
St. Paul HRA Levy	5,157,150	5,157,150	-	0.0%

Factors Affecting Payable 2023 St. Paul Property Taxes: Median Value Apartment

Factors	Amount
Final Payable 2022 Total Tax (\$1,025,300 EMV Apartment)	\$ 19,988
Loss of Fiscal Disparity	\$ 80
Other Shifts	(320)
Total Decrease Due to Tax Shifts	\$ (240)
County Levy	\$ 302
Regional Rail Levy	16
School District Levy	-
City Levy	1,155
Other Special Taxing Districts Levy	10
Total Increase Due To Changes in Levy	\$ 1,483
Estimated Payable 2023 Total Tax (\$1,127,550 EMV Apartment)	\$ 21,231

Change that will appear on Proposed Notice
\$ 213
2
9
1,069
(49)
\$ 1,244
Perc Change
6.2%

<u>Assumptions:</u>	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
St Paul Levy	175,371,835	202,272,574	26,900,739	15.3%
ISD 625 Levy	202,788,046	202,788,046	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%
St. Paul HRA Levy	5,157,150	5,157,150	-	0.0%

Factors Affecting Payable 2023 St. Paul Property Taxes: Median Value Commercial

Factors	Amount
Final Payable 2022 Total Tax (\$480,400 Commercial Property)	\$ 15,800
Loss of Fiscal Disparity	\$ 34
Other Shifts	(483)
Total Decrease Due to Tax Shifts	\$ (449)
County Levy	\$ 130
Regional Rail Levy	7
School District Levy	-
City Levy	497
Other Special Taxing Districts Levy	4
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 638
Estimated Payable 2023 Total Tax (\$500,900 Commercial)	\$ 15,989

Change that will appear on Proposed Notice
\$ (41)
(11)
(150)
316
(50)
248
(123)
\$ 189
Perc Change 1.2%

<u>Assumptions:</u>	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
St Paul Levy	175,371,835	202,272,574	26,900,739	15.3%
ISD 625 Levy	202,788,046	202,788,046	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%
St. Paul HRA Levy	5,157,150	5,157,150	-	0.0%



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

[ramseycounty.us/2022AssessorsReport](https://www.ramseycounty.us/2022AssessorsReport)

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.

Property Tax Refund (PTR) in Ramsey County

	2018 Count	2019 Count	2018 Refund Amount	2019 Refund Amount	2018 Average Refund	2019 Average Refund
Homestead Credit Refunds	49,407	49,613	\$55,944,000	\$61,979,000	\$1,132	\$1,249
Renter Refunds	46,611	44,768	\$34,137,000	\$33,331,000	\$732	\$745
Special Homeowner Refunds	15,637	19,978	\$1,622,000	\$2,762,000	\$104	\$138

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 2021 refund: 8/15/2023

If you are	and	You may qualify for a refund of up to
A renter	Your total household income is less than \$64,920	\$2,280
A homeowner	Your total household income is less than \$119,790	\$2,930

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

Factors Affecting Payable 2023 Little Canada Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2022 Total Tax (\$303,900 EMV Home)	\$ 4,099	
Gain of Fiscal Disparity	\$ (69)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	46	
Other Shifts	217	
Total Increase Due to Tax Shifts	\$ 194	
County Levy	\$ 79	\$ 167
Regional Rail Levy	4	11
School District Levy	-	57
City Levy	-	42
Other Special Taxing Districts Levy	2	2
Total Increase Due To Changes in Levy	\$ 85	\$ 279
		Perc Change
Estimated Payable 2023 Total Tax (\$355,300 EMV Home)	\$ 4,378	6.8%

Assumptions:	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
Little Canada Levy	3,761,410	3,761,410	-	0.0%
ISD 623 Levy	45,922,820	45,922,820	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%

Factors Affecting Payable 2023 Maplewood Property Taxes: Median Value Single Family Home

Factors	Amount
Final Payable 2022 Total Tax (\$268,300 EMV Home)	\$ 3,862
Gain of Fiscal Disparity	\$ (21)
Change in Homestead Exclusion Benefit	49
Other Shifts	216
Total Increase Due to Tax Shifts	\$ 244
County Levy	\$ 69
Regional Rail Levy	4
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	2
Total Increase Due To Changes in Levy	\$ 75
Estimated Payable 2023 Total Tax (\$313,400 EMV Home)	\$ 4,181

Change that will appear on Proposed Notice
\$ 149
10
129
30
1
\$ 319
Perc Change
8.3%

<u>Assumptions:</u>	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
Maplewood Levy	24,369,853	24,369,853	-	0.0%
ISD 622 Levy	56,785,827	56,785,827	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%

Factors Affecting Payable 2023 Shoreview Property Taxes: Median Value Single Family Home

Factors	Amount
Final Payable 2022 Total Tax (\$341,700 EMV Home)	\$ 4,733
Gain of Fiscal Disparity	\$ (5)
Change in Homestead Exclusion Benefit	50
Other Shifts	113
Total Increase Due to Tax Shifts	\$ 158
County Levy	\$ 91
Regional Rail Levy	5
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	2
Total Increase Due To Changes in Levy	\$ 98
Estimated Payable 2023 Total Tax (\$397,000 EMV Home)	\$ 4,989

Change that will appear on Proposed Notice
\$ 177
11
64
3
1
\$ 256
Perc Change
5.4%

<u>Assumptions:</u>	2022 Levy	2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
Shoreview Levy	14,076,707	14,076,707	-	0.0%
ISD 621 Levy	63,555,835	63,555,835	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA Levy	11,100,000	11,419,523	319,523	2.9%

Estimated 2023 Property Tax Impact: Selected Saint Paul Homes

	Payable 2021 Tax Year	% Change '20 to '21	Payable 2022 Tax Year	% Change '21 to '22		Estimated Payable 2023 Tax Year	Dollar Change '22 to Est '23	% Change '22 to Est '23
Property: 1971 Hawthorne								
Estimated Market Value:	\$172,400	12.6%	\$195,400	13.3%		\$220,500	\$25,100	12.8%
Taxable Market Value:	\$150,700	16.3%	\$175,700	16.6%		\$203,100	\$27,400	15.6%
Total Net Tax	\$2,363	7.6%	\$2,845	20.4%		\$3,158	\$313	11.0%
Property: 1298 Sherburne								
Estimated Market Value:	\$170,600	8.9%	\$173,800	1.9%		\$209,800	\$36,000	20.7%
Taxable Market Value:	\$148,700	11.3%	\$152,200	2.4%		\$191,400	\$39,200	25.8%
Total Net Tax	\$2,327	3.0%	\$2,393	2.8%		\$2,979	\$586	24.5%
Property: 1361 Highland								
Estimated Market Value:	\$295,900	2.9%	\$311,700	5.3%		\$328,100	\$16,400	5.3%
Taxable Market Value:	\$285,300	3.2%	\$302,500	6.0%		\$320,400	\$17,900	5.9%
Total Net Tax	\$4,411	-4.3%	\$4,850	10.0%		\$4,948	\$98	2.0%
Property: 2194 Princeton								
Estimated Market Value:	\$634,900	7.3%	\$622,200	-2.0%		\$640,900	\$18,700	3.0%
Taxable Market Value:	\$634,900	7.3%	\$622,200	-2.0%		\$640,900	\$18,700	3.0%
Total Net Tax	\$10,233	0.7%	\$10,370	1.3%		\$10,354	-\$16	-0.2%
Property: 768 Summit								
Estimated Market Value:	\$915,800	-0.8%	\$900,500	-1.7%		\$927,500	\$27,000	3.0%
Taxable Market Value:	\$915,800	-0.8%	\$900,500	-1.7%		\$927,500	\$27,000	3.0%
Total Net Tax	\$15,515	-8.1%	\$15,794	1.8%		\$15,751	-\$43	-0.3%

Assumptions:	2022 Levy	Proposed 2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
City Levy	175,371,835	202,272,574	26,900,739	15.3%
ISD 625 Levy	202,788,046	202,788,046	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA	11,100,000	11,419,523	319,523	2.9%
St. Paul HRA	5,157,150	5,157,150	-	0.0%

Estimated 2023 Property Tax Impact: Selected Suburban Homes

	Payable 2021 Tax Year	% Change '20 to '21	Payable 2022 Tax Year	% Change '21 to '22		Estimated Payable 2023 Tax Year	Dollar Change '22 to Est '23	% Change '22 to Est '23
Property: 2163 Randy Ave, White Bear Lake								
Estimated Market Value:	\$238,600	11.6%	\$234,000	-1.9%		\$332,400	\$98,400	42.1%
Taxable Market Value:	\$222,800	13.8%	\$234,000	5.0%		\$332,400	\$98,400	42.1%
Total Net Tax	\$2,908	5.8%	\$3,102	6.7%		\$4,015	\$913	29.4%
Property: 1555 Oakwood Drive, Shoreview								
Estimated Market Value:	\$307,000	-0.6%	\$311,600	1.5%		\$381,300	\$69,700	22.4%
Taxable Market Value:	\$297,400	-0.7%	\$302,400	1.7%		\$378,400	\$76,000	25.1%
Total Net Tax	\$4,120	-7.6%	\$4,278	3.8%		\$4,776	\$498	11.6%
Property: 5929 Oxford St, Shoreview								
Estimated Market Value:	\$501,700	3.9%	\$503,800	0.4%		\$525,600	\$21,800	4.3%
Taxable Market Value:	\$501,700	3.9%	\$503,800	0.4%		\$525,600	\$21,800	4.3%
Total Net Tax	\$6,912	-3.3%	\$7,100	2.7%		\$6,691	-\$409	-5.8%
Property: 12 Dogwood Lane, North Oaks								
Estimated Market Value:	\$3,761,200	-0.7%	\$3,736,200	-0.7%		\$3,711,200	-\$25,000	-0.7%
Taxable Market Value:	\$3,761,200	-0.7%	\$3,736,200	-0.7%		\$3,711,200	-\$25,000	-0.7%
Total Net Tax	\$50,422	-8.3%	\$51,321	1.8%		\$46,322	-\$4,999	-9.7%

Assumptions:	2022 Levy	Proposed 2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
County HRA	\$ 11,100,000	\$ 11,419,523	\$ 319,523	2.9%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
All other levies are assumed not to change				

Estimated 2023 Property Tax Impact: Selected Saint Paul Commercial Properties

	Payable 2021 Tax Year	% Change '20 to '21	Payable 2022 Tax Year	% Change '21 to '22
Property: <u>Mama's Pizza, Rice Street</u>				
Estimated Market Value:	\$309,200	5.6%	\$313,000	1.2%
Taxable Market Value:	\$309,200	5.6%	\$313,000	1.2%
Total Net Tax	\$6,171	0.0%	\$6,399	3.7%

Property: <u>St. Patrick's Guild, Randolph Ave.</u>				
Estimated Market Value:	\$481,300	3.0%	\$472,200	-1.9%
Taxable Market Value:	\$481,300	3.0%	\$472,200	-1.9%
Total Net Tax	\$15,686	-2.9%	\$15,502	-1.2%

Property: <u>Hoa Bien Restaurant, University</u>				
Estimated Market Value:	\$1,858,500	36.3%	\$1,696,400	-8.7%
Taxable Market Value:	\$1,858,500	36.3%	\$1,696,400	-8.7%
Total Net Tax	\$65,831	29.3%	\$60,488	-8.1%

Property: <u>US Bank Place, 5th St</u>				
Estimated Market Value:	\$25,209,500	9.1%	\$23,823,000	-5.5%
Taxable Market Value:	\$25,209,500	9.1%	\$23,823,000	-5.5%
Total Net Tax	\$916,073	2.4%	\$873,620	-4.6%

Estimated Payable 2023 Tax Year	Dollar Change '22 to Est '23	% Change '22 to Est '23
\$335,200	\$22,200	7.1%
\$335,200	\$22,200	7.1%
\$6,529	\$130	2.0%

\$486,400	\$14,200	3.0%
\$486,400	\$14,200	3.0%
\$15,467	-\$35	-0.2%

\$1,668,300	-\$28,100	-1.7%
\$1,668,300	-\$28,100	-1.7%
\$58,171	-\$2,317	-3.8%

\$21,702,800	-\$2,120,200	-8.9%
\$21,702,800	-\$2,120,200	-8.9%
\$782,063	-\$91,557	-10.5%

<u>Assumptions:</u>	2022 Levy	Proposed 2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
City Levy	175,371,835	202,272,574	26,900,739	15.3%
ISD 625 Levy	202,788,046	202,788,046	-	0.0%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
County HRA	11,100,000	11,419,523	319,523	2.9%
St. Paul HRA	5,157,150	5,157,150	-	0.0%

Estimated 2023 Property Tax Impact: Selected Suburban Commercial Properties

	Payable 2021 Tax Year	% Change '20 to '21	Payable 2022 Tax Year	% Change '21 to '22		Estimated Payable 2023 Tax Year	Dollar Change '22 to Est '23	% Change '22 to Est '23
Property: Gulden's Roadhouse, Highway 61, Maplewood								
Estimated Market Value:	\$1,429,800	-11.8%	\$1,429,800	0.0%		\$1,428,800	-\$1,000	-0.1%
Taxable Market Value:	\$1,429,800	-11.8%	\$1,429,800	0.0%		\$1,428,800	-\$1,000	-0.1%
Total Net Tax	\$49,080	-17.1%	\$49,140	0.1%		\$46,427	-\$2,713	-5.5%
Property: Former HOM Furn. now Acorn Mini-Storage, Roseville								
Estimated Market Value:	\$6,682,900	22.5%	\$8,507,000	27.3%		\$8,065,200	-\$441,800	-5.2%
Taxable Market Value:	\$6,682,900	22.5%	\$8,507,000	27.3%		\$8,065,200	-\$441,800	-5.2%
Total Net Tax	\$229,944	16.0%	\$298,636	29.9%		\$268,632	-\$30,004	-10.0%
Property: Target Corp., Highway 36, North St. Paul								
Estimated Market Value:	\$9,131,400	0.0%	\$9,131,400	0.0%		\$9,606,200	\$474,800	5.2%
Taxable Market Value:	\$9,131,400	0.0%	\$9,131,400	0.0%		\$9,606,200	\$474,800	5.2%
Total Net Tax	\$325,746	-5.4%	\$325,588	0.0%		\$323,193	-\$2,395	-0.7%
Property: 3M, McKnight Road, Maplewood								
Estimated Market Value:	\$127,320,200	-5.0%	\$120,000,000	-5.7%		\$105,600,000	-\$14,400,000	-12.0%
Taxable Market Value:	\$127,320,200	-5.0%	\$120,000,000	-5.7%		\$105,600,000	-\$14,400,000	-12.0%
Total Net Tax	\$4,531,838	-10.4%	\$4,277,108	-5.6%		\$3,581,571	-\$695,537	-16.3%

Assumptions:	2022 Levy	Proposed 2023 Levy	Levy Change	% Change
County Levy	\$ 338,743,612	\$ 354,123,588	\$ 15,379,976	4.5%
County HRA	11,100,000	11,419,523	319,523	2.9%
Regional Rail Authority Levy	29,598,065	30,408,198	810,133	2.7%
All other levies are assumed not to change				