

Trends Affecting Values and Property Taxes Payable 2024

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August 22, 2023

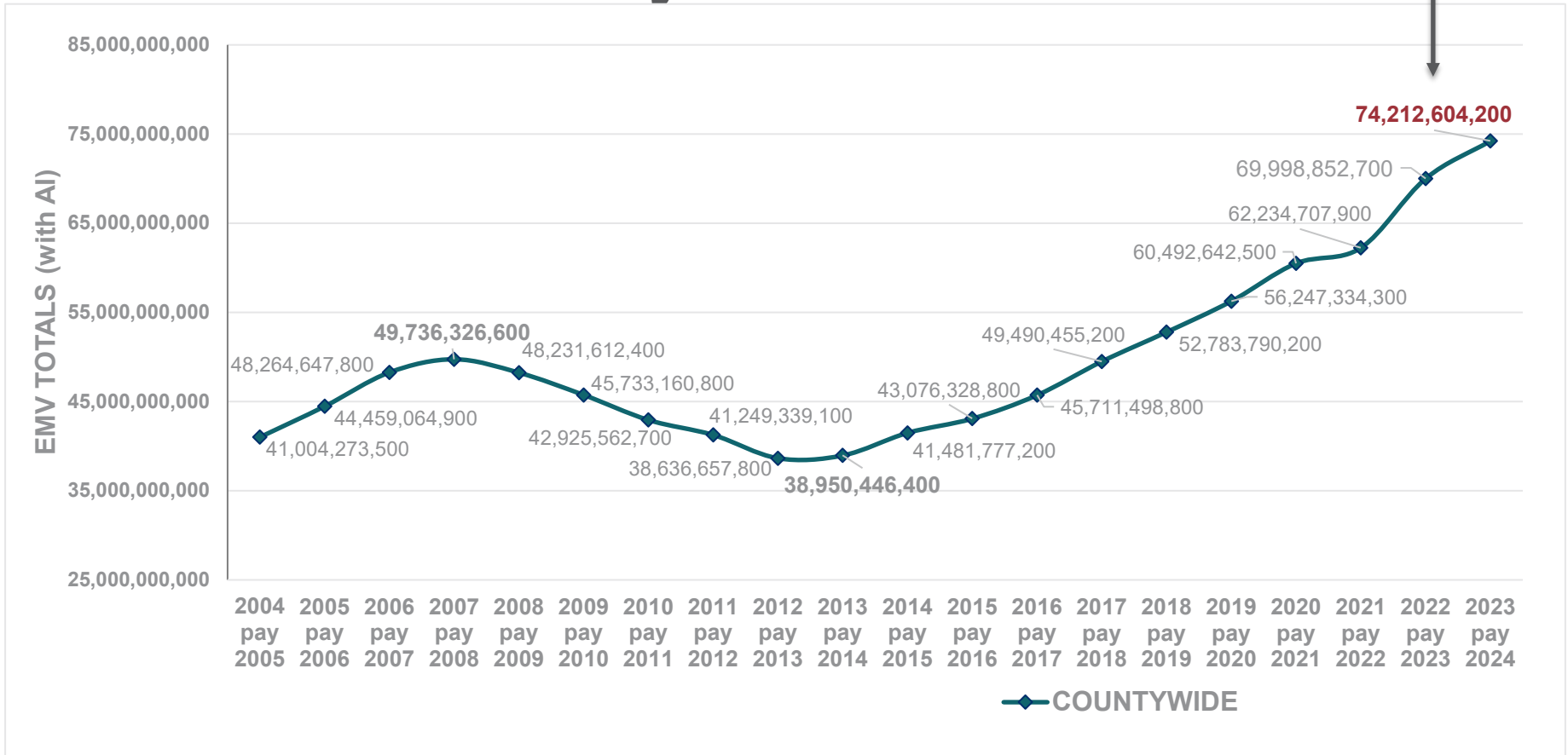
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Key Takeaways

- Understanding of assessment 2023 values.
- Understanding of tax impacts for payable 2024 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)

2023 Assessment

Aggregate changes in 2023 assessed value by property class

	Overall	Residential	Commercial	Industrial	Apartments
City of Saint Paul	+5.44%	+3.03%	+9.03%	+21.7%	+7.76%
Suburban Ramsey	+7.02%	+5.29%	+7.58%	+20.79%	+9.97%
Countywide	+6.26%	+4.26%	+8.23%	+21.15%	+8.61%

New development sets the stage for continued growth

The Heights:

- Recent groundbreaking, will ultimately include 1,000 housing units, and many light industrial projects to employ several hundred people.



Highland Bridge:

- Several projects completed including the Marvella, the Collection, the Lumin, medical office and many rowhomes.

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

- Downtown RiversEdge.
- Hamm’s Brewery.
- Several affordable and market rate apartment projects.
- 1570 White Bear Avenue redevelopment.
- University Development Corridor

Tax court petition trends

- Total active petitions (all payable years): **1,386 petitions.**
- Number of new pay 2023 **petition filings increased to 708**, which is up from the 622 petitions filed for payable 2022.
- The **new filings cover 10.6%** of total 2022 pay 2023 assessed value (EMV).
- Total value of petitioned parcels for pay 2023 is **\$7.45B, (up 24.8% from pay 2022).**

2023 Market Summary

- Ramsey County **aggregate** estimated market value **at an all-time high approaching \$75 billion.**
- **Though slowing from the recent peak, growth in the residential market continues** due to low supply and strong demand. However, the affordability gap continues to widen.
- **Development continues, driven by several large projects in St. Paul.**
- **Economic outlook** remains solid for many real estate segments, and softer for others, as the economy continues to normalize from the pandemic:
 - **Industrial** market remains strong, with few signs of weakening.
 - **Apartment** market showing signs of stabilizing, after many years of record growth.
 - **Retail** market while in flux has had significant recovery from the pandemic impacts and is experiencing high occupancy in many segments.
 - Full impacts of the hybrid work model could take years to play out for the **office** market, with weakened tenant demand being the biggest concern.

Legislative Changes

- Proposed Property Tax Notice (“TNT”) Supplement
- Interest Rate for Delinquent Taxes
- Ramsey County Targeted Community
- Property Tax Refund Increases
- One-time Increase in Renter’s and Homestead Property Tax Refunds
- One-time increase in Targeting Property Tax Refunds

Fiscal Disparity Contribution

COUNTY	PAYABLE 2023 INITIAL CONTRIBUTION	PAYABLE 2024 INITIAL CONTRIBUTION	DIFFERENCE	% CHG
ANOKA	\$41,373,889	\$45,132,162	\$3,758,273	9.084%
CARVER	\$12,856,474	\$14,349,642	\$1,493,168	11.614%
DAKOTA	\$63,929,158	\$68,008,357	\$4,079,199	6.381%
HENNEPIN	\$272,623,784	\$290,813,719	\$18,189,935	6.672%
RAMSEY	\$80,921,969	\$82,561,873	\$1,639,904	2.027%
SCOTT	\$24,618,633	\$26,133,886	\$1,515,253	6.155%
WASHINGTON	\$35,240,100	\$36,834,054	\$1,593,954	4.523%
TOTAL	\$531,564,007	\$563,833,693	\$32,269,686	6.071%

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

Estimated % Change in 2024 Property Taxes: by St. Paul Planning District on a Residential Property

Assessment Year: For Taxes Payable In:	Median Estimated Home Market Values		
	2022 2023	2023 2024	% Change From '23 - '24
Planning District			
1. Sunray/Battlecreek/Highwood	269,650	271,500	0.7%
2. Greater East Side	248,800	242,600	-2.5%
3. West Side	217,100	233,750	7.7%
4. Dayton's Bluff	212,100	220,200	3.8%
5. Payne/Phalen	234,900	226,400	-3.6%
6. North End	200,300	207,700	3.7%
7. Thomas Dale	200,100	207,800	3.8%
8. Summit/University	280,600	293,700	4.7%
9. West Seventh	231,500	250,150	8.1%
10. Como	294,700	303,550	3.0%
11. Hamline/Midway	245,600	251,400	2.4%
12. St. Anthony Park	370,200	377,600	2.0%
13. Union Park	383,500	400,550	4.4%
14. Macalester/Groveland	403,100	413,100	2.5%
15. Highland	384,250	399,000	3.8%
16. Summit Hill	477,000	489,200	2.6%
17. Downtown	186,400	183,350	-1.6%

Final Payable 2023 Rate	Estimated Payable 2024 Rate	Tax Change		Special Property Tax Refund
P2023 Final Taxes	P2024 Estimated Taxes	\$ Change From '23 - '24	% Change From '23 - '24	
140.880%	134.122%			
0.18850%	0.14871%			
\$4,125	\$3,873	-\$252	-6.1%	\$ -
3,766	3,408	-358	-9.5%	\$ -
3,218	3,265	47	1.5%	\$ -
3,131	3,047	-84	-2.7%	\$ -
3,525	3,147	-378	-10.7%	\$ -
2,929	2,846	-83	-2.8%	\$ -
2,926	2,848	-78	-2.7%	\$ -
4,313	4,231	-82	-1.9%	\$ -
3,467	3,529	62	1.8%	\$ -
4,557	4,389	-168	-3.7%	\$ -
3,710	3,550	-160	-4.3%	\$ -
5,858	5,582	-276	-4.7%	\$ -
6,088	5,952	-136	-2.2%	\$ -
6,425	6,154	-271	-4.2%	\$ -
6,100	5,927	-173	-2.8%	\$ -
7,619	7,289	-330	-4.3%	\$ -
2,689	2,453	-236	-8.8%	\$ -

*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:	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$378,034,547	\$ 23,910,959	6.8%
City Levy	201,058,288	208,497,445	7,439,157	3.7%
ISD 625 Levy	201,032,248	201,032,248	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
St. Paul HRA	5,657,150	5,657,150	-	0.0%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%

Estimated % Change in 2024 Property Taxes by City and School District on Median Single-Family Homes

City	School	Payable 2023 City Median Estimated Value	Payable 2024 City Median Estimated Value	% Change in Median Value	% Change in Tax on Median Valued Home					Change From 2023 Total Tax
					County	City	School	Other	Total	
Arden Hills	621	\$443,550	\$469,000	5.7%	7.4%	-3.8%	-0.8%	8.8%	2.4%	\$126
	623	443,550	469,000	5.7%	7.4%	-3.8%	0.0%	8.8%	2.6%	141
Falcon Heights	623	362,150	373,950	3.3%	5.2%	-0.5%	-2.2%	5.5%	1.2%	60
Gem Lake	624	395,800	429,600	8.5%	10.7%	-1.5%	2.3%	14.4%	4.4%	251
Lauderdale	623	274,300	300,600	9.6%	12.7%	1.7%	4.3%	13.0%	7.3%	249
Little Canada	623	355,300	376,000	5.8%	8.1%	-6.4%	0.4%	8.9%	2.4%	107
	624	355,300	376,000	5.8%	8.1%	-6.4%	-0.1%	8.9%	2.2%	99
Maplewood	622	313,400	327,900	4.6%	6.8%	0.0%	1.6%	7.6%	3.2%	138
	623	313,400	327,900	4.6%	6.8%	0.0%	-0.8%	7.6%	2.4%	104
	624	313,400	327,900	4.6%	6.8%	0.0%	-1.3%	7.6%	2.1%	96
Mounds View	621	307,900	317,600	3.2%	5.1%	-2.0%	-3.1%	6.6%	0.6%	25
New Brighton	282	358,200	368,300	2.8%	4.7%	1.3%	N/A	6.1%	N/A	N/A
	621	358,200	368,300	2.8%	4.7%	1.3%	-3.4%	6.1%	1.3%	59
North Oaks	621	727,100	802,000	10.3%	13.7%	0.1%	4.2%	17.5%	8.8%	710
	624	727,100	802,000	10.3%	13.7%	0.1%	4.7%	17.5%	8.6%	762
North St. Paul	622	273,750	299,000	9.2%	12.3%	1.0%	6.6%	15.6%	7.3%	271
Roseville	621	335,400	349,900	4.3%	6.5%	-0.8%	-1.9%	6.8%	1.8%	80
	623	335,400	349,900	4.3%	6.5%	-0.8%	-1.1%	6.8%	2.0%	89
St. Anthony	282	393,000	407,650	3.7%	5.7%	N/A	N/A	6.7%	N/A	N/A
St. Paul	625	266,300	267,400	0.4%	1.5%	-3.0%	-5.4%	-0.3%	-2.4%	-92
Shoreview	621	397,000	416,800	5.0%	7.0%	-1.5%	-1.4%	7.9%	2.3%	113
	623	397,000	416,800	5.0%	7.0%	-1.5%	-0.5%	7.9%	2.4%	126
Spring Lake Park	621	289,900	283,700	-2.1%	-0.9%	N/A	N/A	0.4%	N/A	N/A
Vadnais Heights	621	373,800	387,400	3.6%	5.6%	-8.4%	-2.6%	9.2%	-0.1%	-3
	624	373,800	387,400	3.6%	5.6%	-8.4%	-2.3%	6.4%	-0.2%	-7
White Bear Lake	624	306,100	316,300	3.3%	5.3%	-4.7%	-2.6%	6.2%	0.4%	16
White Bear Town	624	346,150	361,650	4.5%	6.6%	-4.2%	-1.4%	7.4%	1.4%	63

Factors Affecting Payable 2024 Roseville Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2023 Total Tax (\$335,400 EMV Home)	\$ 4,520	
Loss of Fiscal Disparity	\$ 6	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	(73)	
Total Decrease Due to Tax Shifts	\$ (52)	
County Levy	\$ 118	
Regional Rail Levy	13	\$ 95
School District Levy	-	16
City Levy	-	(17)
Other Special Taxing Districts Levy	11	(9)
Total Increase Due To Changes in Levy	\$ 142	5
		\$ 90
		Perc Change
Estimated Payable 2024 Total Tax (\$349,900 EMV Home)	\$ 4,610	2.0%

Assumptions:	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
Roseville Levy	26,411,384	26,411,384	-	0.0%
ISD 623 Levy	45,618,390	45,618,390	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%

Factors Affecting Payable 2024 St. Paul Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2023 Total Tax (\$266,300 EMV Home)	\$ 3,899	
Gain of Fiscal Disparity	\$ (32)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	1	
Other Shifts	(207)	
Total Decrease Due to Tax Shifts	\$ (238)	
County Levy	\$ 74	\$ 16
Regional Rail Levy	10	8
School District Levy	-	(68)
City Levy	54	(39)
Other Special Taxing Districts Levy	8	(9)
Total Increase Due To Changes in Levy	\$ 146	\$ (92)
		Perc Change
Estimated Payable 2024 Total Tax (\$267,400 EMV Home)	\$ 3,807	-2.4%

Assumptions:	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
St Paul Levy	201,058,288	208,497,445	7,439,157	3.7%
ISD 625 Levy	201,032,248	201,032,248	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%
St. Paul HRA Levy	5,657,150	5,657,150	-	0.0%

Factors Affecting Payable 2024 St. Paul Property Taxes: Median Value Apartment

Factors	Amount
Final Payable 2023 Total Tax (\$1,127,550 EMV Apartment)	\$ 21,146
Gain of Fiscal Disparity	\$ (161)
Other Shifts	(913)
Total Decrease Due to Tax Shifts	\$ (1,074)
County Levy	\$ 419
Regional Rail Levy	56
School District Levy	-
City Levy	305
Other Special Taxing Districts Levy	43
Total Increase Due To Changes in Levy	\$ 823
Estimated Payable 2024 Total Tax (\$1,144,800 EMV Apartment)	\$ 20,895

Change that will appear on Proposed Notice
\$ 150
51
(271)
(144)
(37)
\$ (251)
Perc Change
-1.2%

Assumptions:	2023 Levy		2024 Levy		Levy Change	% Change
County Levy	\$	354,123,588	\$	378,034,547	\$ 23,910,959	6.8%
St Paul Levy		201,058,288		208,497,445	7,439,157	3.7%
ISD 625 Levy		201,032,248		201,032,248	-	0.0%
Regional Rail Authority Levy		30,408,198		34,167,111	3,758,913	12.4%
County HRA Levy		11,419,523		12,819,564	1,400,041	12.3%
St. Paul HRA Levy		5,657,150		5,657,150	-	0.0%

Factors Affecting Payable 2024 St. Paul Property Taxes: Median Value Commercial

Factors	Amount
Final Payable 2023 Total Tax (\$500,900 Commercial Property)	\$ 15,722
Gain of Fiscal Disparity	\$ (88)
Other Shifts	2,741
Total Increase Due to Tax Shifts	\$ 2,653
County Levy	\$ 235
Regional Rail Levy	31
School District Levy	-
City Levy	170
Other Special Taxing Districts Levy	24
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 460
Estimated Payable 2024 Total Tax (\$606,650 Commercial)	\$ 18,835

Change that will appear on Proposed Notice
\$ 803
93
580
803
135
275
424
\$ 3,113
Perc Change 19.8%

Assumptions:	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
St Paul Levy	201,058,288	208,497,445	7,439,157	3.7%
ISD 625 Levy	201,032,248	201,032,248	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%
St. Paul HRA Levy	5,657,150	5,657,150	-	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

ramseycounty.us/2023AssessorsReport

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.

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 2022 refund: 8/15/2024

If you are	and	You may qualify for a refund of up to
A renter	Your total household income is less than \$69,520	\$2,280
A homeowner	Your total household income is less than \$128,280	\$2,930

Special Property Tax Refund: No homeowner income limit; refund limited to \$2,500; property tax increased by more than 6% and increase was at least \$100

Factors Affecting Payable 2024 Little Canada Property Taxes: Median Value Single Family Home

Factors	Amount
Final Payable 2023 Total Tax (\$355,300 EMV Home)	\$ 4,457
Loss of Fiscal Disparity	\$ 9
Change in Homestead Exclusion Benefit	19
Other Shifts	(74)
Total Decrease Due to Tax Shifts	\$ (46)
County Levy	\$ 127
Regional Rail Levy	14
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	12
Total Increase Due To Changes in Levy	\$ 153
Estimated Payable 2024 Total Tax (\$376,000 EMV Home)	\$ 4,564

Change that will appear on Proposed Notice
\$ 127
19
7
(57)
11
\$ 107
Perc Change
2.4%

Assumptions:	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
Little Canada Levy	4,203,524	4,203,524	-	0.0%
ISD 623 Levy	45,618,390	45,618,390	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%

Factors Affecting Payable 2024 Maplewood Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2023 Total Tax (\$313,400 EMV Home)	\$ 4,277	
Loss of Fiscal Disparity	\$ 2	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	(11)	
Total Increase Due to Tax Shifts	\$ 6	
County Levy	\$ 110	
Regional Rail Levy	12	\$ 92
School District Levy	-	15
City Levy	-	23
Other Special Taxing Districts Levy	10	-
Total Increase Due To Changes in Levy	\$ 132	8
		\$ 138
		Perc Change
Estimated Payable 2024 Total Tax (\$327,900 EMV Home)	\$ 4,415	3.2%

<u>Assumptions:</u>	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
Maplewood Levy	25,963,885	25,963,885	-	0.0%
ISD 622 Levy	60,692,565	60,692,565	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%

Factors Affecting Payable 2024 Shoreview Property Taxes: Median Value Single Family Home

Factors	Amount	
Final Payable 2023 Total Tax (\$397,000 EMV Home)	\$ 4,972	
Loss of Fiscal Disparity	\$ 19	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	(92)	
Total Decrease Due to Tax Shifts	\$ (58)	
County Levy	\$ 144	\$ 126
Regional Rail Levy	16	20
School District Levy	-	(22)
City Levy	-	(18)
Other Special Taxing Districts Levy	13	9
Total Increase Due To Changes in Levy	\$ 173	\$ 115
		Perc Change
Estimated Payable 2024 Total Tax (\$416,800 EMV Home)	\$ 5,087	2.3%

Assumptions:	2023 Levy	2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
Shoreview Levy	15,046,345	15,046,345	-	0.0%
ISD 621 Levy	60,908,536	60,908,536	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA Levy	11,419,523	12,819,564	1,400,041	12.3%

Estimated 2024 Property Tax Impact: Selected Saint Paul Homes

	Payable 2021 Tax Year	% Change '21 to '22	Payable 2023 Tax Year	% Change '22 to '23	Estimated Payable 2024 Tax Year	Dollar Change '23 to Est '24	% Change '23 to Est '24
Property: 1971 Hawthorne							
Estimated Market Value:	\$195,400	13.3%	\$220,500	12.8%	\$240,700	\$20,200	9.2%
Taxable Market Value:	\$175,700	16.6%	\$203,100	15.6%	\$225,100	\$22,000	10.8%
Total Net Tax	\$2,845	20.4%	\$3,139	10.3%	\$3,377	\$238	7.6%
Property: 1298 Sherburne							
Estimated Market Value:	\$173,800	1.9%	\$209,800	20.7%	\$196,400	-\$13,400	-6.4%
Taxable Market Value:	\$152,200	2.4%	\$191,400	25.8%	\$176,800	-\$14,600	-7.6%
Total Net Tax	\$2,393	2.8%	\$2,963	23.8%	\$2,663	-\$300	-10.1%
Property: 1361 Highland							
Estimated Market Value:	\$311,700	5.3%	\$328,100	5.3%	\$373,400	\$45,300	13.8%
Taxable Market Value:	\$302,500	6.0%	\$320,400	5.9%	\$369,800	\$49,400	15.4%
Total Net Tax	\$4,850	10.0%	\$4,924	1.5%	\$5,515	\$591	12.0%
Property: 2194 Princeton							
Estimated Market Value:	\$622,200	-2.0%	\$640,900	3.0%	\$695,400	\$54,500	8.5%
Taxable Market Value:	\$622,200	-2.0%	\$640,900	3.0%	\$695,400	\$54,500	8.5%
Total Net Tax	\$10,370	1.3%	\$10,306	-0.6%	\$11,017	\$711	6.9%
Property: 768 Summit							
Estimated Market Value:	\$900,500	-1.7%	\$927,500	3.0%	\$946,100	\$18,600	2.0%
Taxable Market Value:	\$900,500	-1.7%	\$927,500	3.0%	\$946,100	\$18,600	2.0%
Total Net Tax	\$15,794	1.8%	\$15,682	-0.7%	\$15,592	-\$90	-0.6%

Assumptions:		2023 Levy	Proposed 2024 Levy	Levy Change	% Change
County Levy	\$	354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
City Levy		201,058,288	208,497,445	7,439,157	3.7%
ISD 625 Levy		201,032,248	201,032,248	-	0.0%
Regional Rail Authority Levy		30,408,198	34,167,111	3,758,913	12.4%
County HRA		11,419,523	12,819,564	1,400,041	12.3%
St. Paul HRA		5,657,150	5,657,150	-	0.0%

Estimated 2024 Property Tax Impact: Selected Suburban Homes

	Payable 2022 Tax Year	% Change '21 to '22	Payable 2023 Tax Year	% Change '22 to '23		Estimated Payable 2024 Tax Year	Dollar Change '23 to Est '24	% Change '23 to Est '24
Property: 2163 Randy Ave. White Bear Lake								
Estimated Market Value:	\$234,000	-1.9%	\$332,400	42.1%		\$318,100	-\$14,300	-4.3%
Taxable Market Value:	\$234,000	5.0%	\$332,400	42.1%		\$318,100	-\$14,300	-4.3%
Total Net Tax	\$3,102	6.7%	\$4,212	35.8%		\$3,906	-\$306	-7.3%
Property: 1555 Oakwood Drive. Shoreview								
Estimated Market Value:	\$311,600	1.5%	\$381,300	22.4%		\$383,700	\$2,400	0.6%
Taxable Market Value:	\$302,400	1.7%	\$378,400	25.1%		\$381,000	\$2,600	0.7%
Total Net Tax	\$4,278	3.8%	\$4,760	11.3%		\$4,655	-\$105	-2.2%
Property: 5929 Oxford St. Shoreview								
Estimated Market Value:	\$503,800	0.4%	\$525,600	4.3%		\$542,500	\$16,900	3.2%
Taxable Market Value:	\$503,800	0.4%	\$525,600	4.3%		\$542,500	\$16,900	3.2%
Total Net Tax	\$7,100	2.7%	\$6,670	-6.1%		\$6,726	\$56	0.8%
Property: 12 Dogwood Lane. North Oaks								
Estimated Market Value:	\$3,736,200	-0.7%	\$3,711,200	-0.7%		\$5,491,700	\$1,780,500	48.0%
Taxable Market Value:	\$3,736,200	-0.7%	\$3,711,200	-0.7%		\$5,491,700	\$1,780,500	48.0%
Total Net Tax	\$51,321	1.8%	\$45,409	-11.5%		\$66,048	\$20,639	45.5%

Assumptions:	2023 Levy	Proposed 2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
County HRA	11,419,523	12,819,564	1,400,041	12.3%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
All other levies are assumed not to change				

Estimated 2024 Property Tax Impact:

	Payable 2022 Tax Year	% Change '21 to '22	Payable 2023 Tax Year	% Change '22 to '23
Property: Mama's Pizza, Rice Street				
Estimated Market Value:	\$313,000	1.2%	\$335,200	7.1%
Taxable Market Value:	\$313,000	1.2%	\$335,200	7.1%
Total Net Tax	\$6,399	3.7%	\$6,493	1.5%
Property: St. Patrick's Guild, Randolph Ave.				
Estimated Market Value:	\$472,200	-1.9%	\$486,400	3.0%
Taxable Market Value:	\$472,200	-1.9%	\$486,400	3.0%
Total Net Tax	\$15,502	-1.2%	\$15,211	-1.9%
Property: Hoa Bien Restaurant, University				
Estimated Market Value:	\$1,696,400	-8.7%	\$1,668,300	-1.7%
Taxable Market Value:	\$1,696,400	-8.7%	\$1,668,300	-1.7%
Total Net Tax	\$60,488	-8.1%	\$57,056	-5.7%
Property: US Bank Place, 5th St				
Estimated Market Value:	\$23,823,000	-5.5%	\$21,702,800	-8.9%
Taxable Market Value:	\$23,823,000	-5.5%	\$21,702,800	-8.9%
Total Net Tax	\$873,620	-4.6%	\$766,361	-12.3%

Estimated Payable 2024 Tax Year	Dollar Change '23 to Est '24	% Change '23 to Est '24
\$419,000	\$83,800	25.0%
\$419,000	\$83,800	25.0%
\$8,382	\$1,889	29.1%
\$486,400	\$0	0.0%
\$486,400	\$0	0.0%
\$15,149	-\$62	-0.4%
\$1,573,400	-\$94,900	-5.7%
\$1,573,400	-\$94,900	-5.7%
\$53,676	-\$3,380	-5.9%
\$21,702,800	\$0	0.0%
\$21,702,800	\$0	0.0%
\$767,113	\$752	0.1%

Assumptions:	Proposed 2024		Levy Change	% Change
	2023 Levy	Levy		
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
City Levy	201,058,288	208,497,445	7,439,157	3.7%
ISD 625 Levy	201,032,248	201,032,248	-	0.0%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
County HRA	11,419,523	12,819,564	1,400,041	12.3%
St. Paul HRA	5,657,150	5,657,150	-	0.0%

Estimated 2024 Property Tax Impact: Selected Suburban Commercial Properties

	Payable 2022 Tax Year	% Change '21 to '22	Payable 2023 Tax Year	% Change '22 to '23
Property: Former Gulden's Roadhouse, Highway 61, Maplewood				
Estimated Market Value:	\$1,429,800	0.0%	\$1,428,800	-0.1%
Taxable Market Value:	\$1,429,800	0.0%	\$1,428,800	-0.1%
Total Net Tax	\$49,140	0.1%	\$46,164	-6.1%

Estimated Payable 2024 Tax Year	Dollar Change '23 to Est '24	% Change '23 to Est '24
\$1,586,400	\$157,600	11.0%
\$1,586,400	\$157,600	11.0%
\$49,953	\$3,789	8.2%

Property: Former HOM Furn, now Acorn Mini-Storage, Roseville				
Estimated Market Value:	\$8,507,000	27.3%	\$8,065,200	-5.2%
Taxable Market Value:	\$8,507,000	27.3%	\$8,065,200	-5.2%
Total Net Tax	\$298,636	29.9%	\$265,404	-11.1%

\$7,438,200	-\$627,000	-7.8%
\$7,438,200	-\$627,000	-7.8%
\$244,978	-\$20,426	-7.7%

Property: Target Corp., Highway 36, North St. Paul				
Estimated Market Value:	\$9,131,400	0.0%	\$9,606,200	5.2%
Taxable Market Value:	\$9,131,400	0.0%	\$9,606,200	5.2%
Total Net Tax	\$325,588	0.0%	\$323,596	-0.6%

\$11,815,600	\$2,209,400	23.0%
\$11,815,600	\$2,209,400	23.0%
\$398,691	\$75,095	23.2%

Property: 3M, McKnight Road, Maplewood				
Estimated Market Value:	\$120,000,000	-5.7%	\$105,600,000	-12.0%
Taxable Market Value:	\$120,000,000	-5.7%	\$105,600,000	-12.0%
Total Net Tax	\$4,277,108	-5.6%	\$3,555,878	-16.9%

\$98,208,000	-\$7,392,000	-7.0%
\$98,208,000	-\$7,392,000	-7.0%
\$3,330,177	-\$225,701	-6.3%

Assumptions:	2023 Levy	Proposed 2024 Levy	Levy Change	% Change
County Levy	\$ 354,123,588	\$ 378,034,547	\$ 23,910,959	6.8%
County HRA	11,419,523	12,819,564	1,400,041	12.3%
Regional Rail Authority Levy	30,408,198	34,167,111	3,758,913	12.4%
All other levies are assumed not to change				