

# Economic Competitiveness & Inclusion

## Ramsey County, MN

Board Workshop | October 6, 2020



# Meeting Agenda

**01** Introductions

**02** Economic and Housing Plan Update (Fourth Economy)

**03** County Land/Tax Analysis (Urban3)

**04** Discussion (Urban3 & Center for Economic Inclusion)

**05** Next Steps

# Ramsey County Economic Competitiveness and Inclusion Plan

# Why Develop an Economic Plan?

Ramsey County is embarking on the development of an Economic Competitiveness and Inclusion Vision Plan to better position the county - through its community and economic development programs and services - for growth and fulfill its vision of building a community in which all are valued and thrive.

# What's Different About This Plan?

The Plan will seek to:

- Leverage existing efforts, not reinvent the wheel
- Focus on collaboration and a new way of partnering
- Emphasize affordable housing development
- Center efforts around equity and economic inclusion

# Project Team



**Economic Competitiveness &  
Inclusion Plan**

**Housing Analysis  
Economic Analysis  
Implementation**



**Equitable  
Development**

**Community Engagement  
Strategic Advisory  
Equity Framework**

# URBAN3

**Fiscal Health  
Analysis**

**Property Value Analysis  
Comparative Analysis**

# Ramsey County Post-COVID Recovery

The Plan will build off of and support existing efforts around housing services, support and development in light of recent economic disruption



## Planning Process Implications





# Planning Process Update

# Stakeholder Groups

## Steering Committee

Providing feedback, strategic direction and support for the analysis, engagement, and implementation phases of the planning process.

## Working Groups

Serving as advisors to guide analysis and strategic thinking of four focus areas:

- *Job and Industry*
- *Community Wealth*
- *Housing Development*
- *Quality of Place*

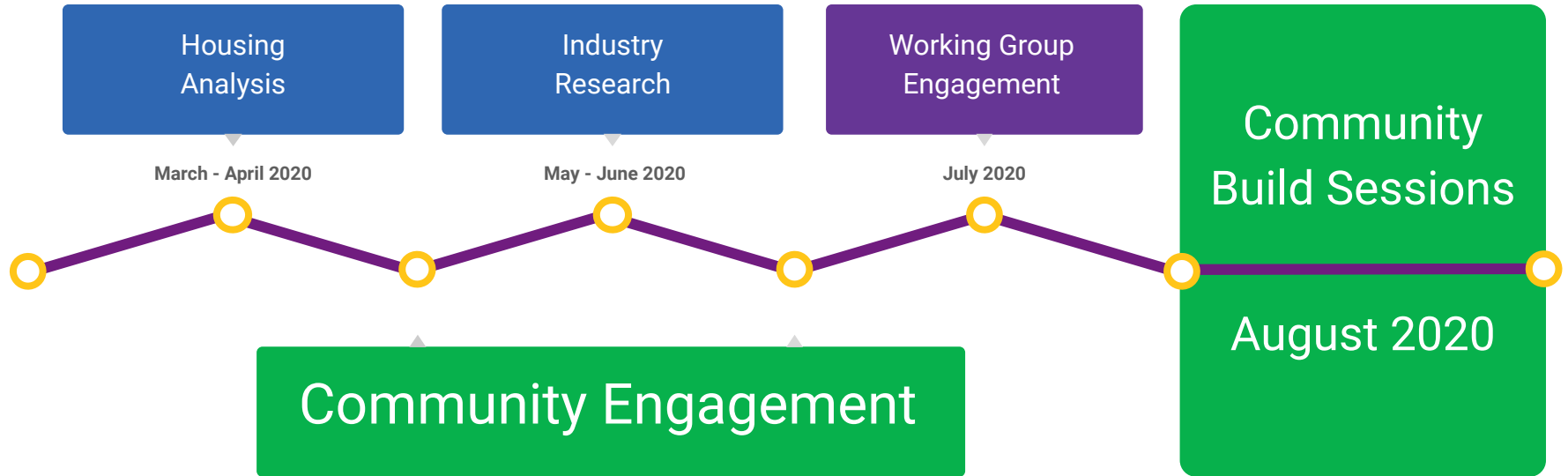
## Local Community

Including civic and private leaders, grassroots organizations, resident - adding context across our four areas of focus; helping to identify issues and prioritize solutions



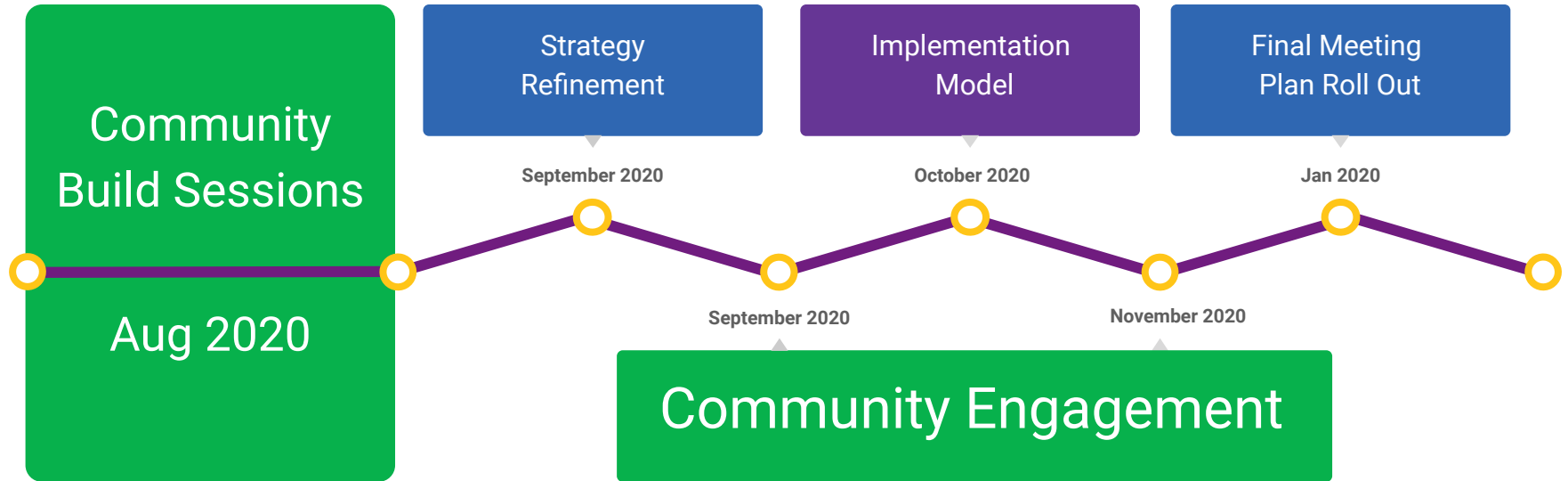
# Our Timeline

*(Challenges and Opportunities)*



# Our Timeline

*(Strategy and Implementation)*





# Ramsey County County Land/Tax Analysis



# The Dollars and \$ense:

The Economics of Land Development Patterns

URBAN<sup>3</sup>  
Joseph Minicozzi, AICP



Value per acre map of  
Auckland, New Zealand

# URBAN3

Data-driven Ramsey County



Case Study: Economic MRI®

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# Asheville, North Carolina

# Land Production





For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000**



Today the building is valued at over **\$11,000,000** an increase of over **3500%** in **15 years**

The lot is less than **1/5 acre**





# Asheville Walmart

# Downtown



\$20,000,000 Tax Value



\$11,000,000 Tax Value

34

0.2

Land Consumed (acres)

\$6.5k

\$634k

Total Property Taxes/Acre

\$48k

\$84k

City Sales Taxes/Acre

0

90

Residents/Acre

6

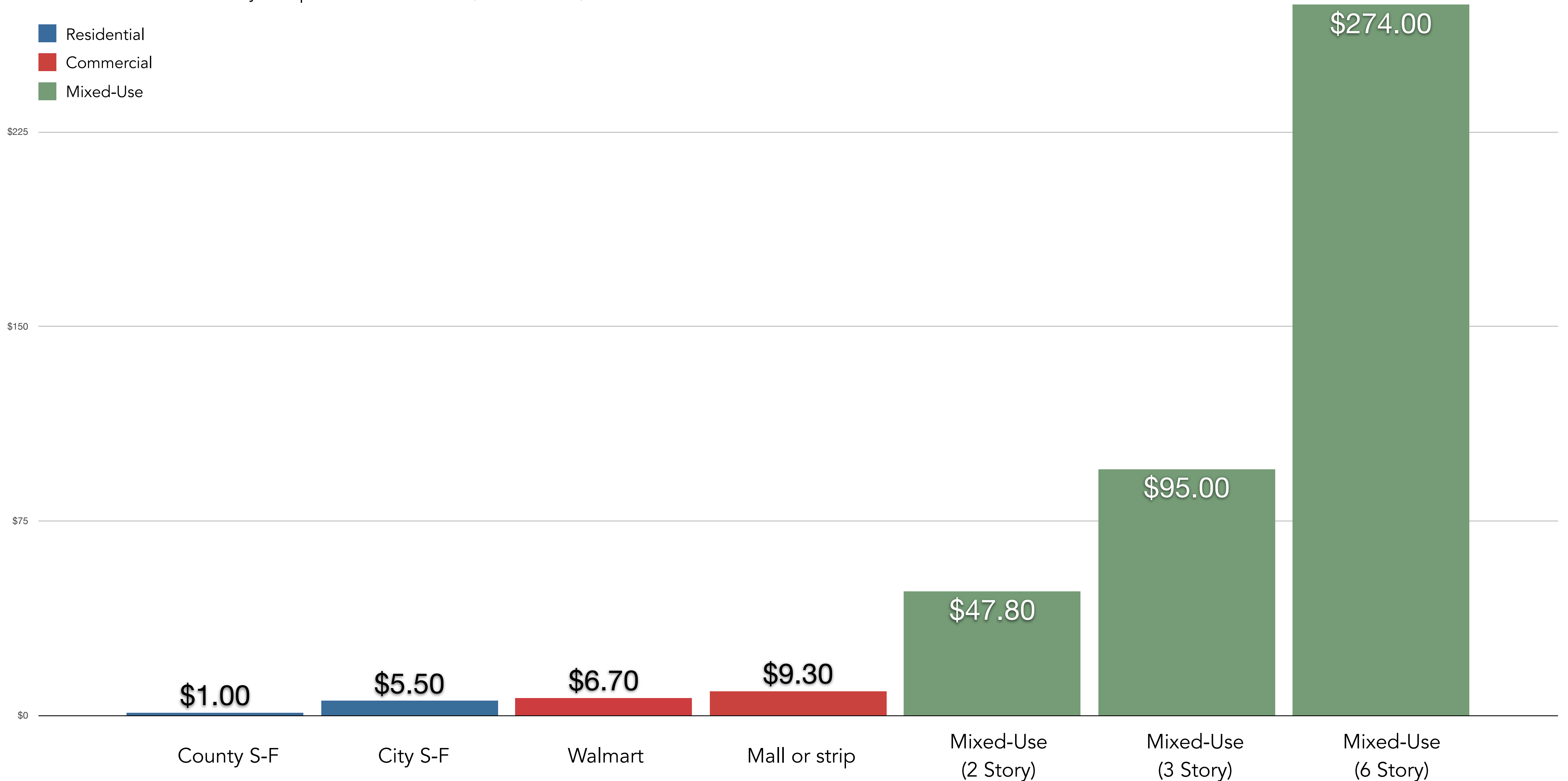
74

Jobs/Acre

# County Property Taxes/Acre

Ratio Difference of 60 City Sample Set, in 21 States (+ a Province)

- Residential
- Commercial
- Mixed-Use





Case Study: Economic MRI®  
2020

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# Ramsey County, Minnesota

GREETINGS  
FROM



*Minnesota*

# *Minnesota Property Taxes*

FOR

# DUMMIES

*A Reference for North Carolinians!*



Market Value

- Homestead and Other Reductions =

Taxable Value

X

Tax Class Rate %

=

Tax Capacity

X

= Tax Bill

Local Tax Rate

This is how MN'S system works.

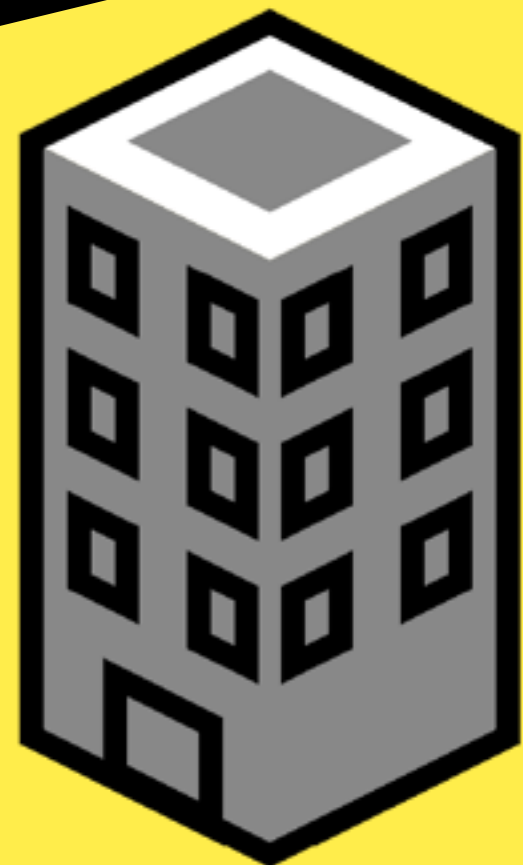


URBAN3

# Minnesota Property Taxes

FOR  
DUMMIES

Estimated Market Value = \$100k



Commercial

Taxable Value

\$100,000



Homestead Residential

\$100,000



URBAN3

# Minnesota Property Taxes

FOR DUMMIES

Estimated Market Value = \$100k



Commercial

Tax Capacity\*

\$1,500



Homestead Residential

\$718

\*Tax Capacity Rate Shifts in Brackets



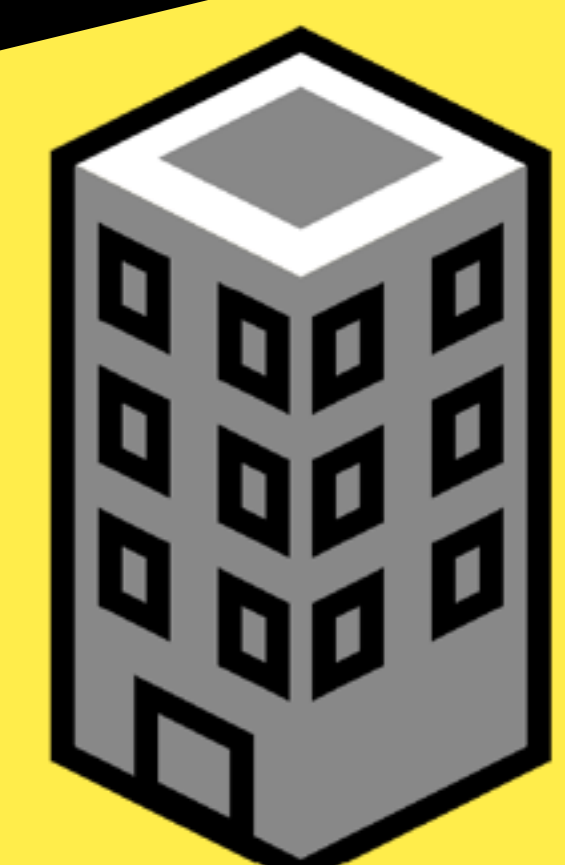


URBAN3

# Minnesota Property Taxes

FOR DUMMIES

Estimated Market Value = \$100k



Commercial

Total Tax Rate

220%



Homestead Residential

220%



URBAN3

# Minnesota Property Taxes

FOR DUMMIES

Estimated Market Value = \$100k



Commercial

Tax Bill  
\$3,300



Homestead Residential

\$1,580

2x as much tax!



URBAN3

# Minnesota Property Taxes

FOR  
DUMMIES

Estimated Market  
Value = \$100k

Effective Tax Rate  
(resulting tax / actual value)



Commercial

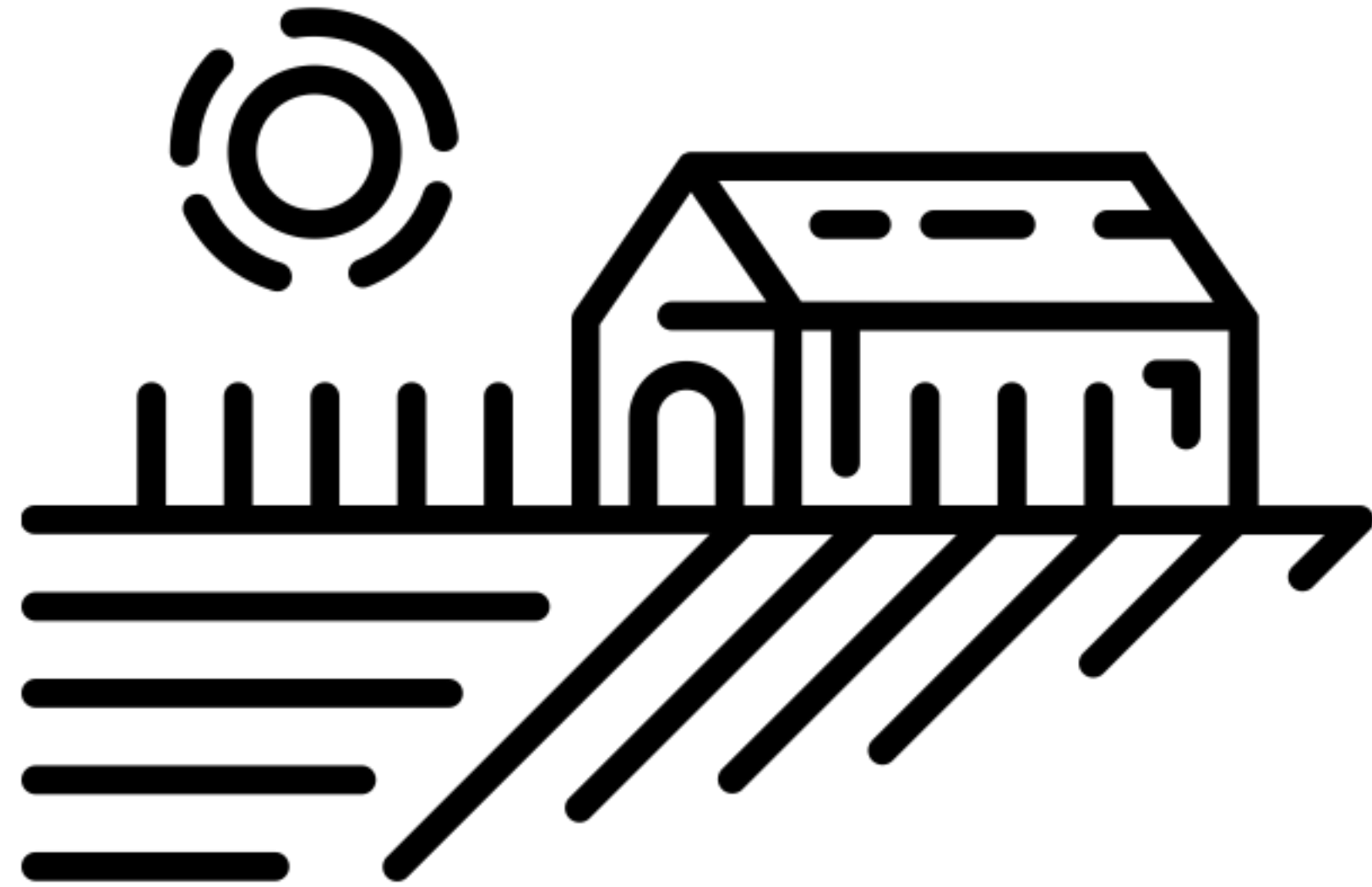
3.3%



Homestead  
Residential

1.6%





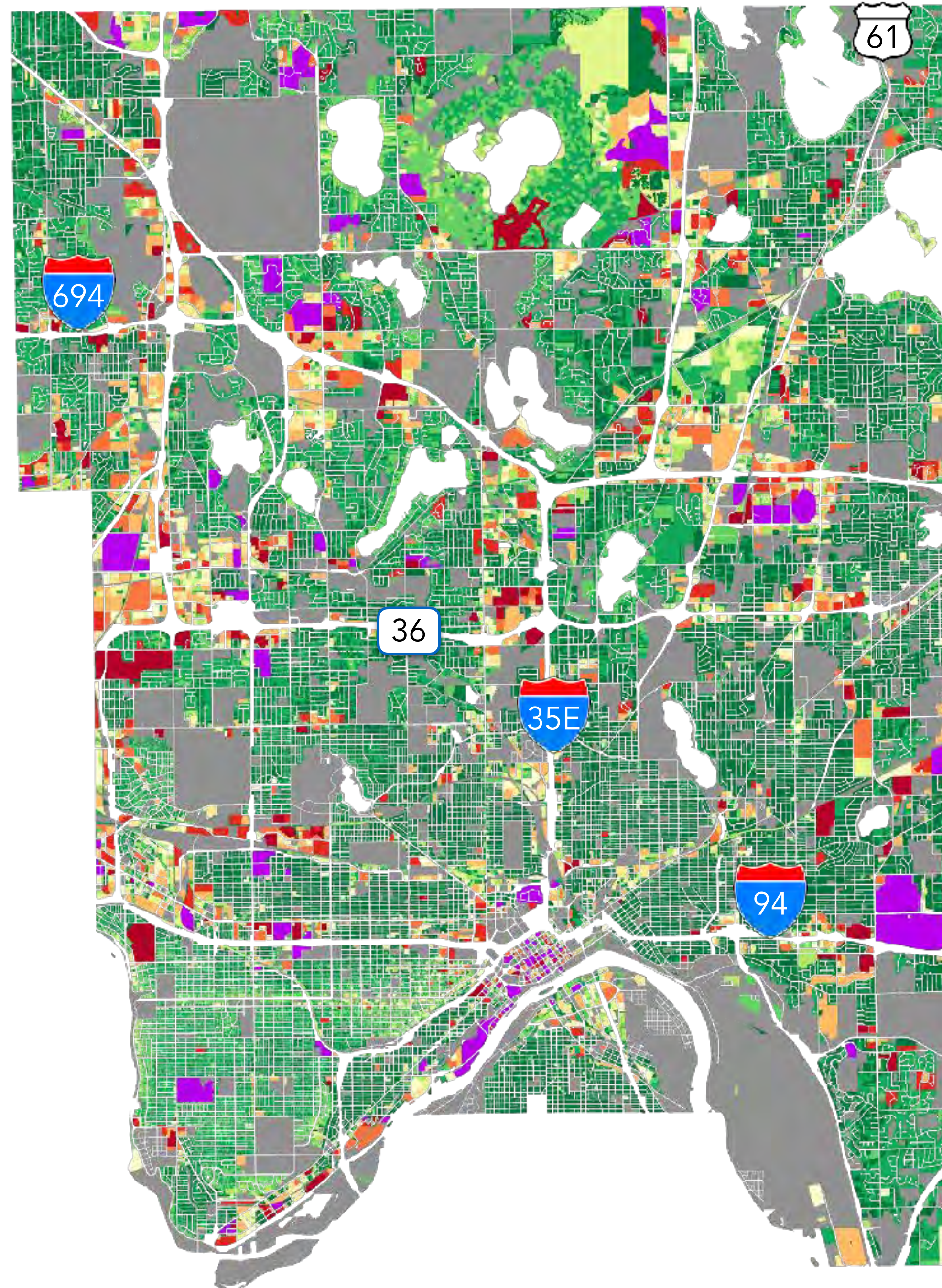
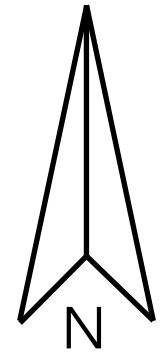
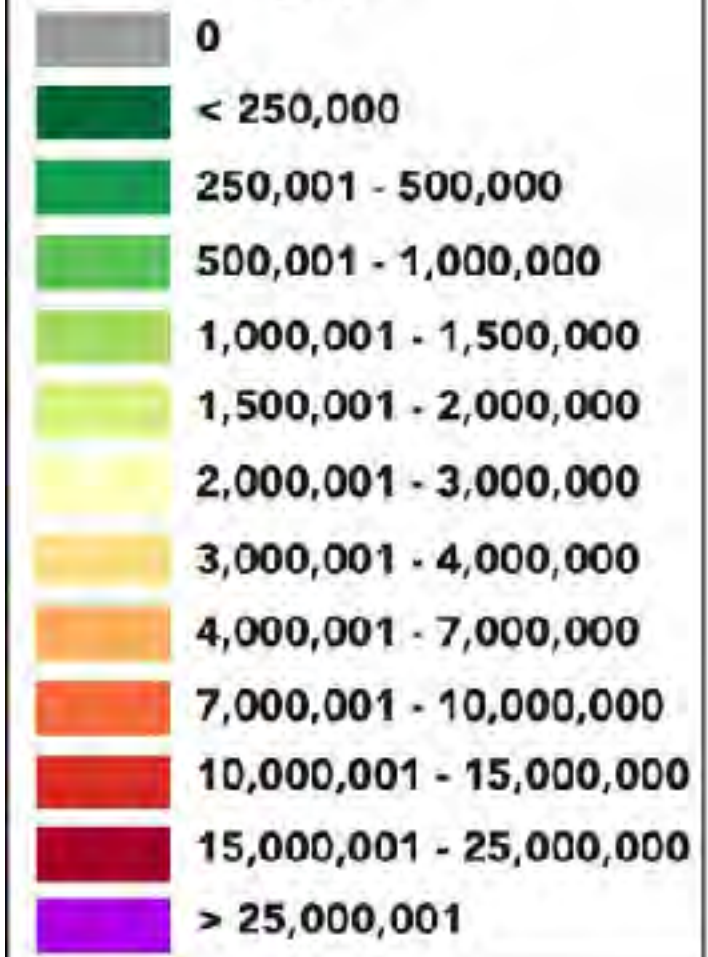
# Land Analytics and Productivity

Standard Geospatial Analysis.

# Total Taxable Value

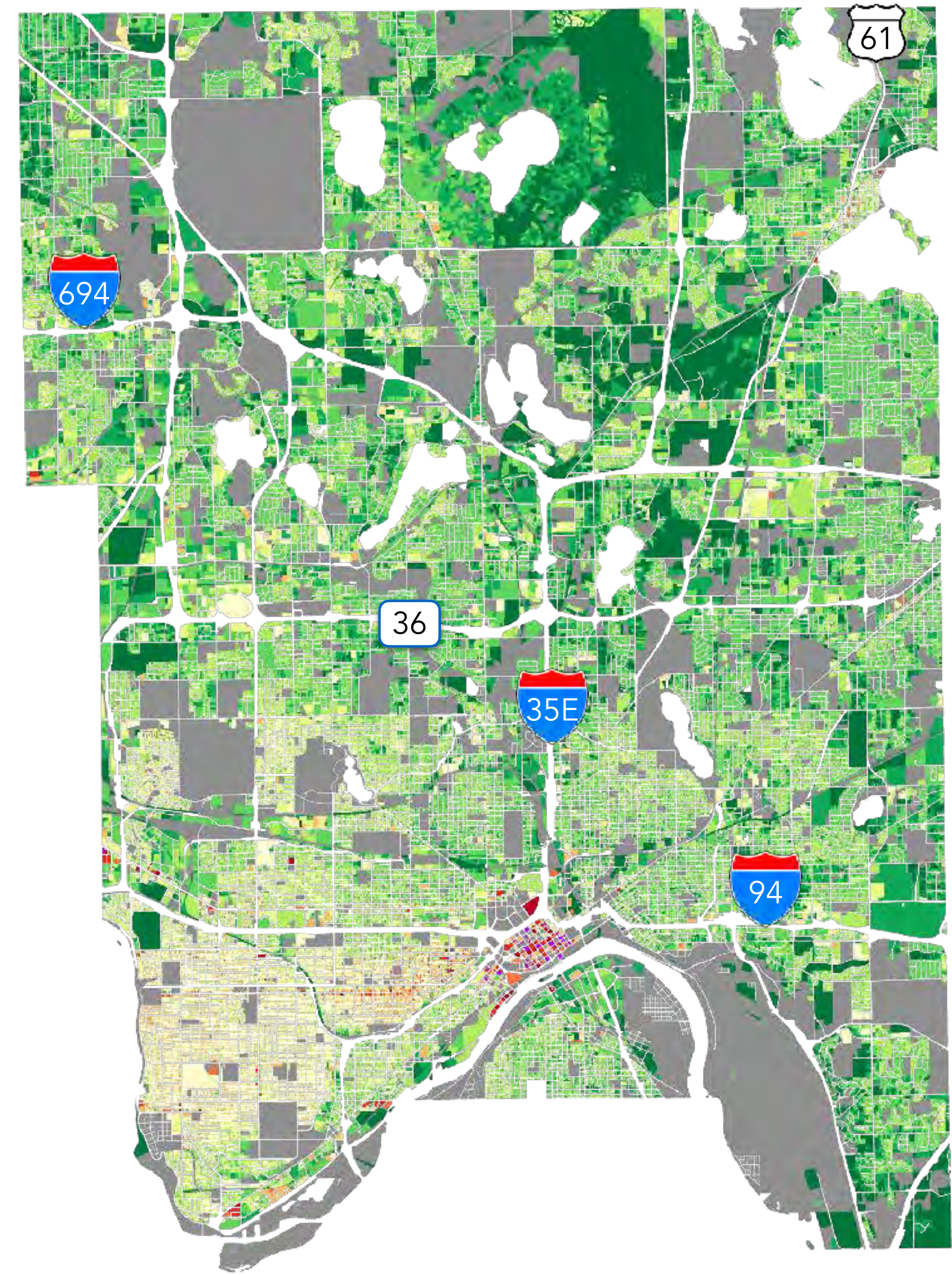
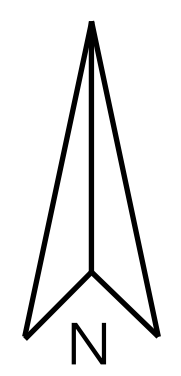
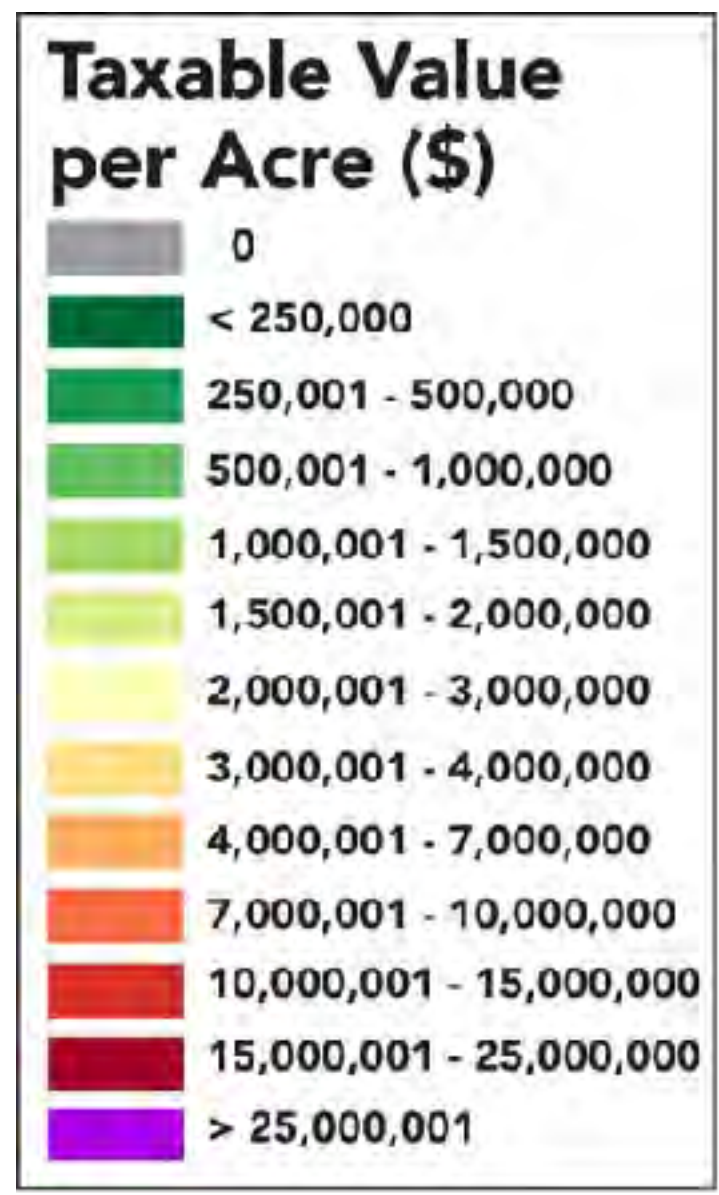
Ramsey Co, MN

## Total Taxable Value (\$)



# Value Per Acre

Ramsey Co, MN

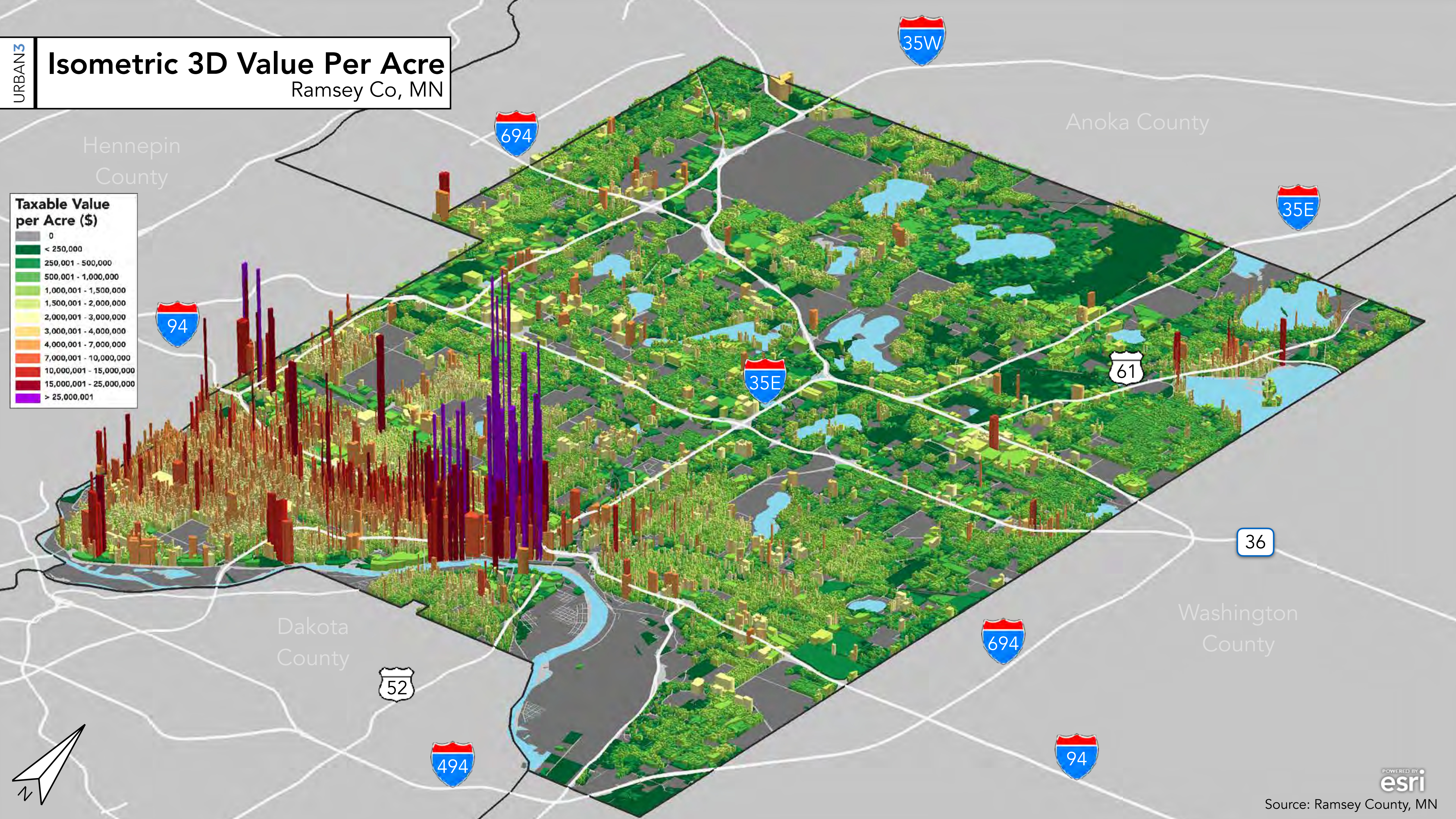


# Isometric 3D Value Per Acre

Ramsey Co, MN

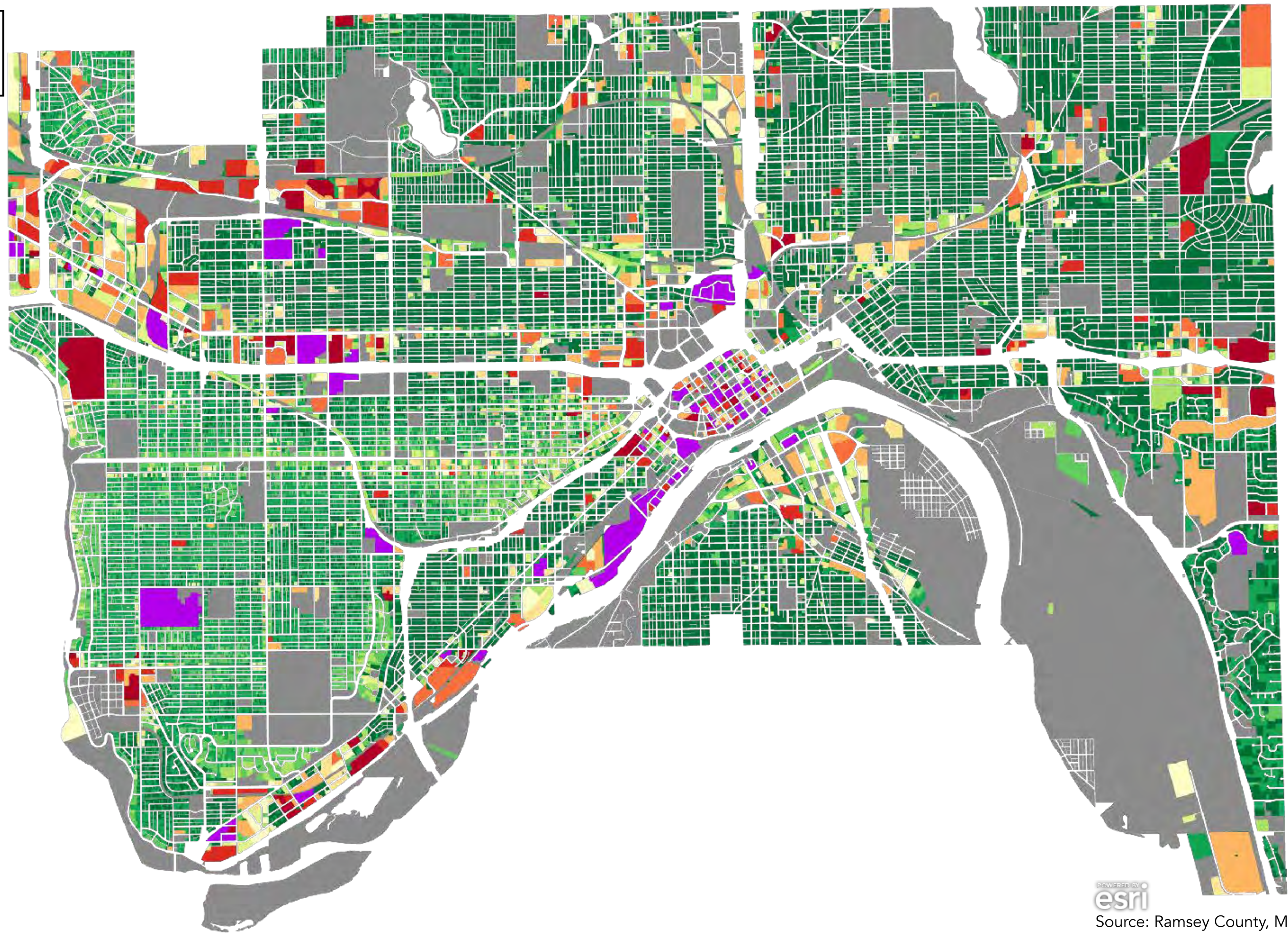
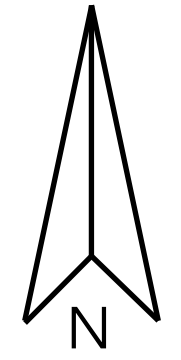
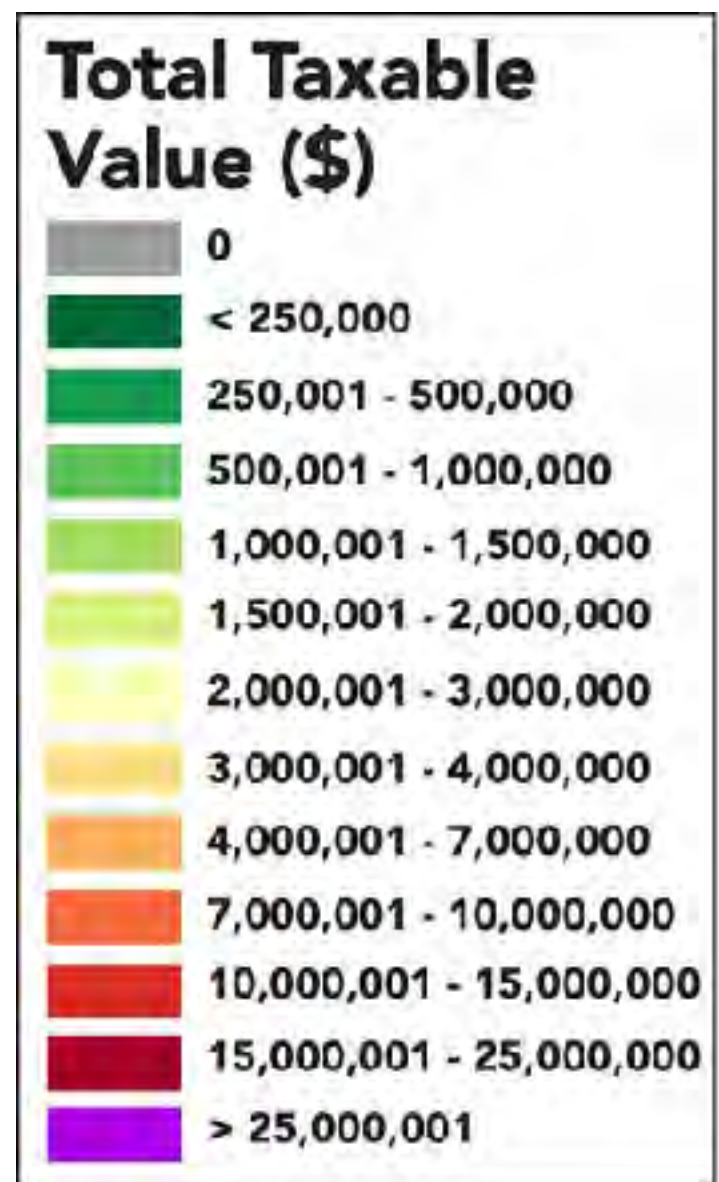
**Taxable Value per Acre (\$)**

0
< 250,000
250,001 - 500,000
500,001 - 1,000,000
1,000,001 - 1,500,000
1,500,001 - 2,000,000
2,000,001 - 3,000,000
3,000,001 - 4,000,000
4,000,001 - 7,000,000
7,000,001 - 10,000,000
10,000,001 - 15,000,000
15,000,001 - 25,000,000
> 25,000,001



# Total Taxable Value

St Paul, MN

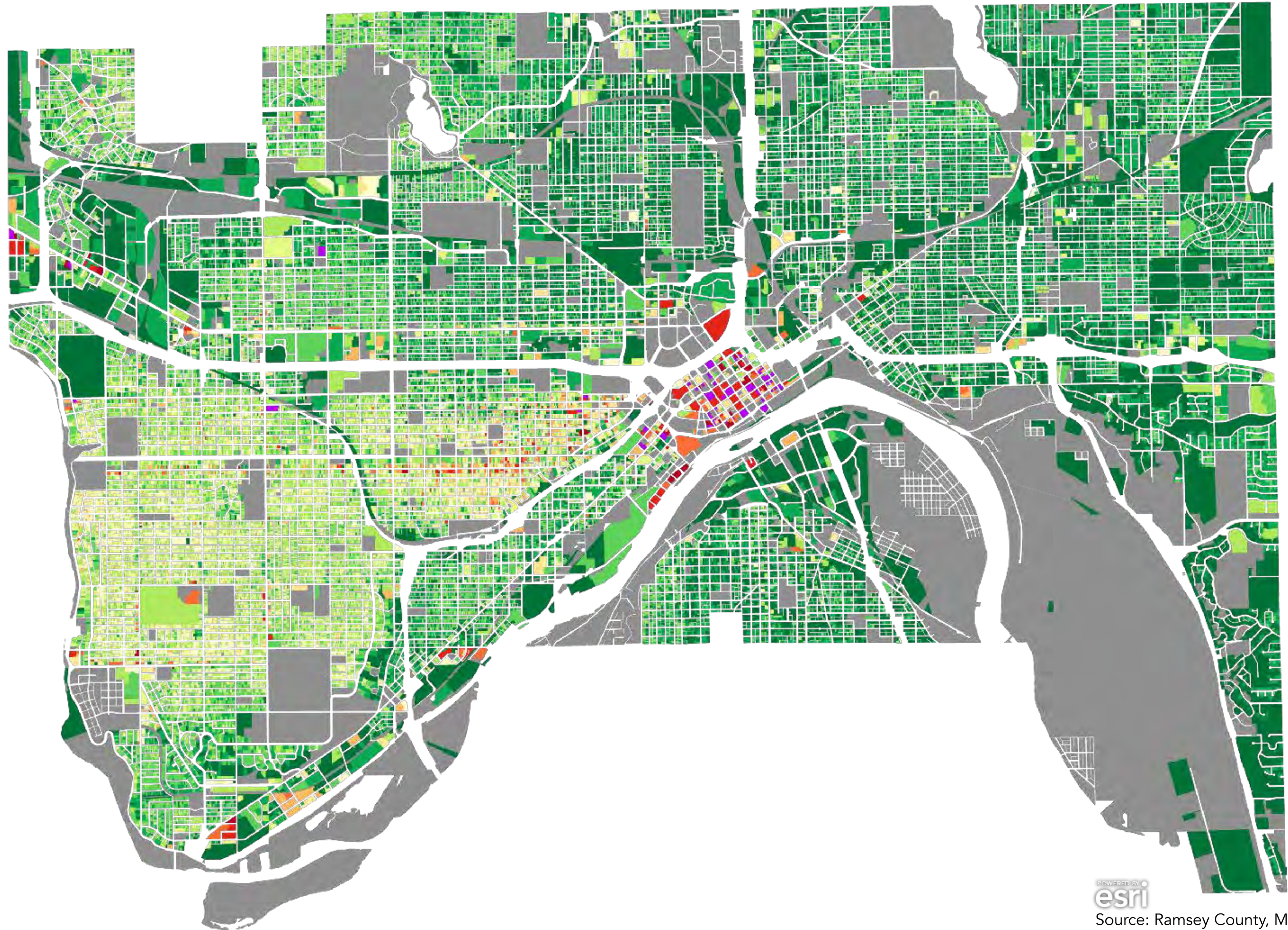
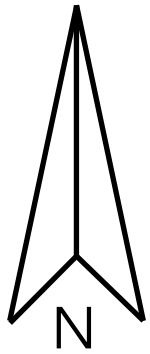
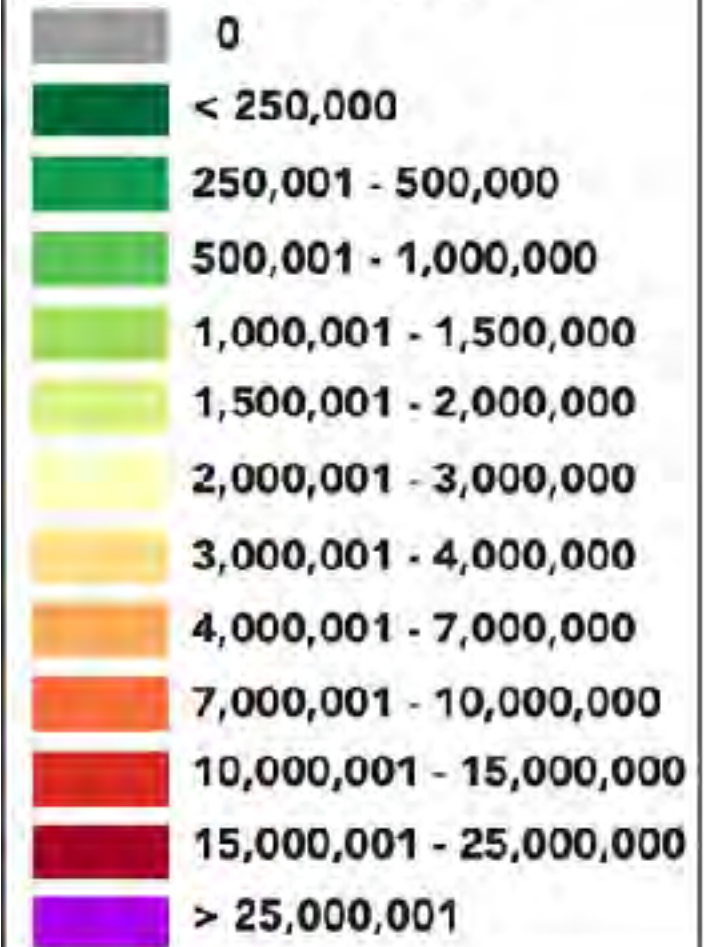




# Value Per Acre

St Paul, MN

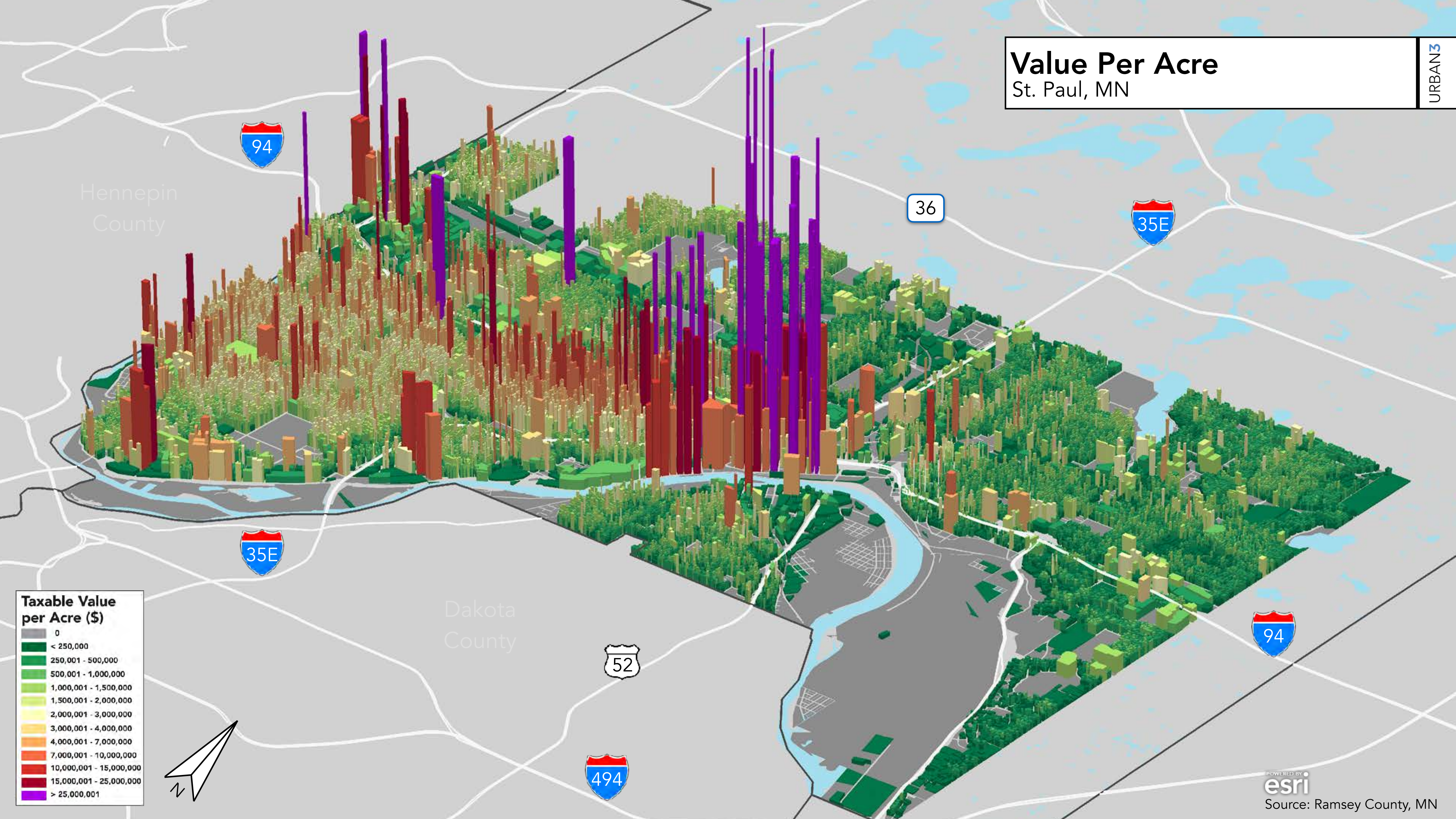
## Taxable Value per Acre (\$)



# Value Per Acre

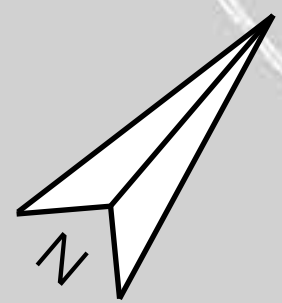
St. Paul, MN

URBAN3



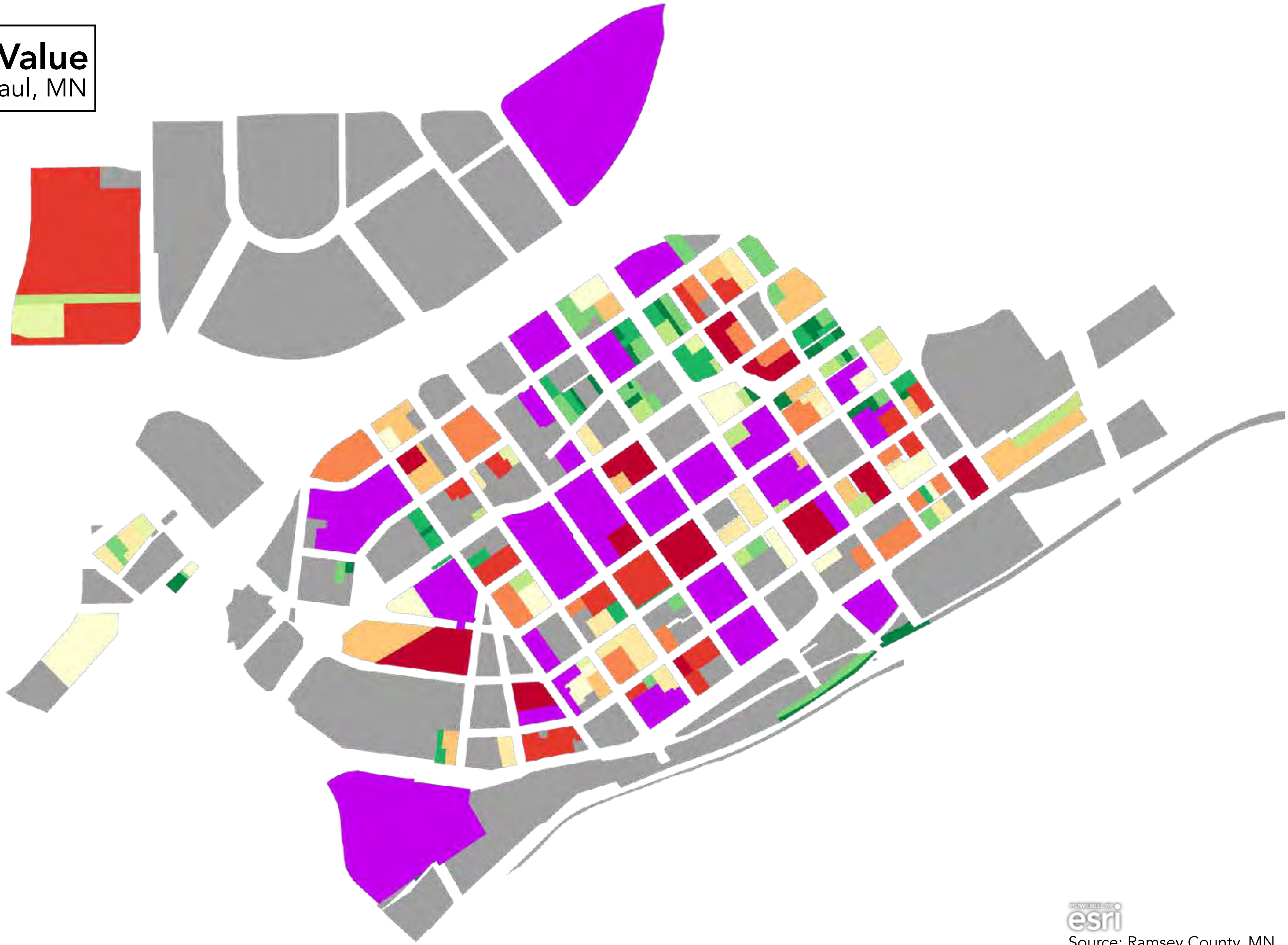
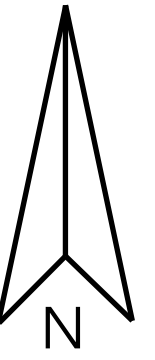
**Taxable Value per Acre (\$)**

Grey	0
Dark Green	< 250,000
Green	250,001 - 500,000
Light Green	500,001 - 1,000,000
Yellow-Green	1,000,001 - 1,500,000
Yellow	1,500,001 - 2,000,000
Light Orange	2,000,001 - 3,000,000
Orange	3,000,001 - 4,000,000
Dark Orange	4,000,001 - 7,000,000
Red-Orange	7,000,001 - 10,000,000
Red	10,000,001 - 15,000,000
Dark Red	15,000,001 - 25,000,000
Purple	> 25,000,001



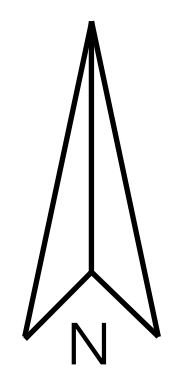
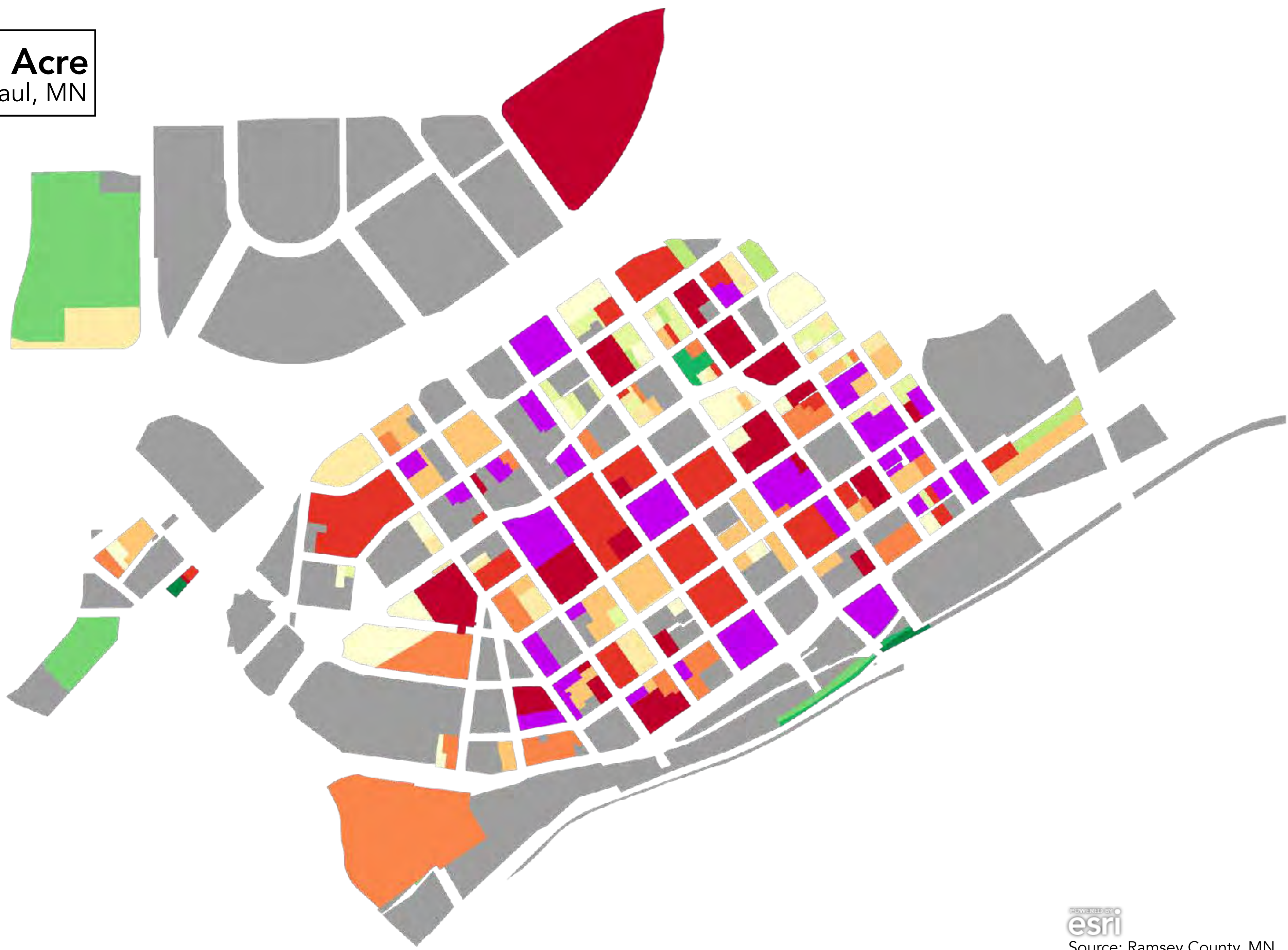
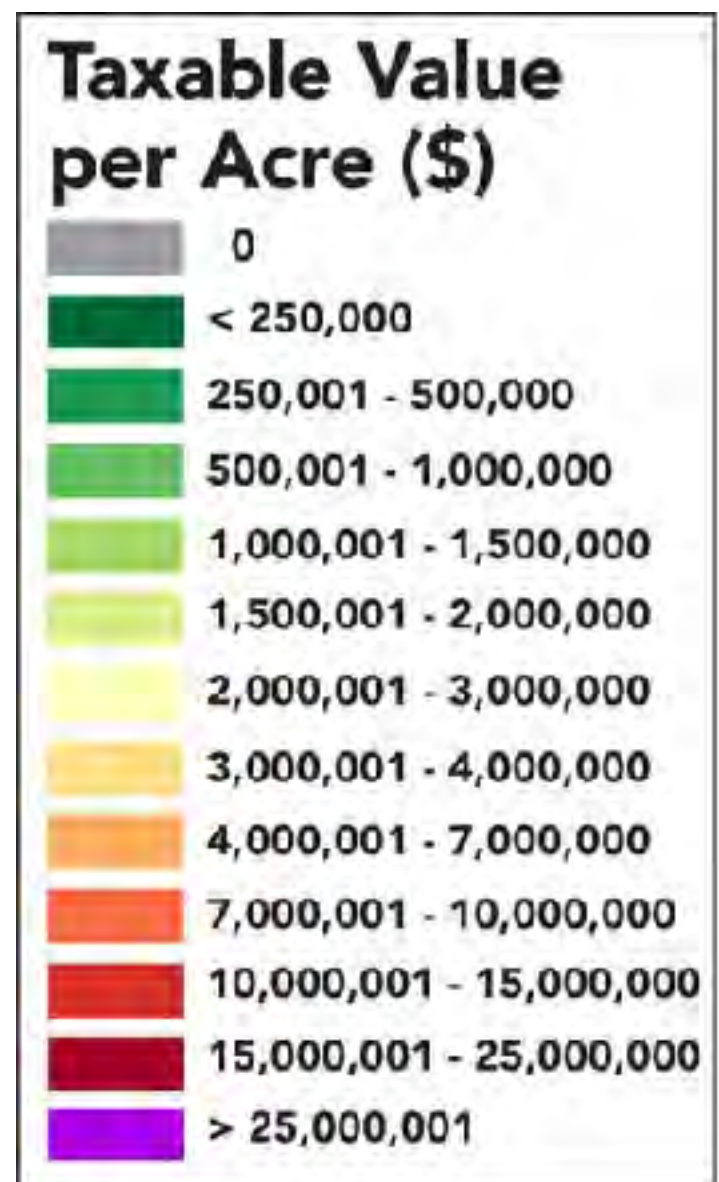
# Total Taxable Value

Downtown St. Paul, MN



# Value Per Acre

Downtown St. Paul, MN

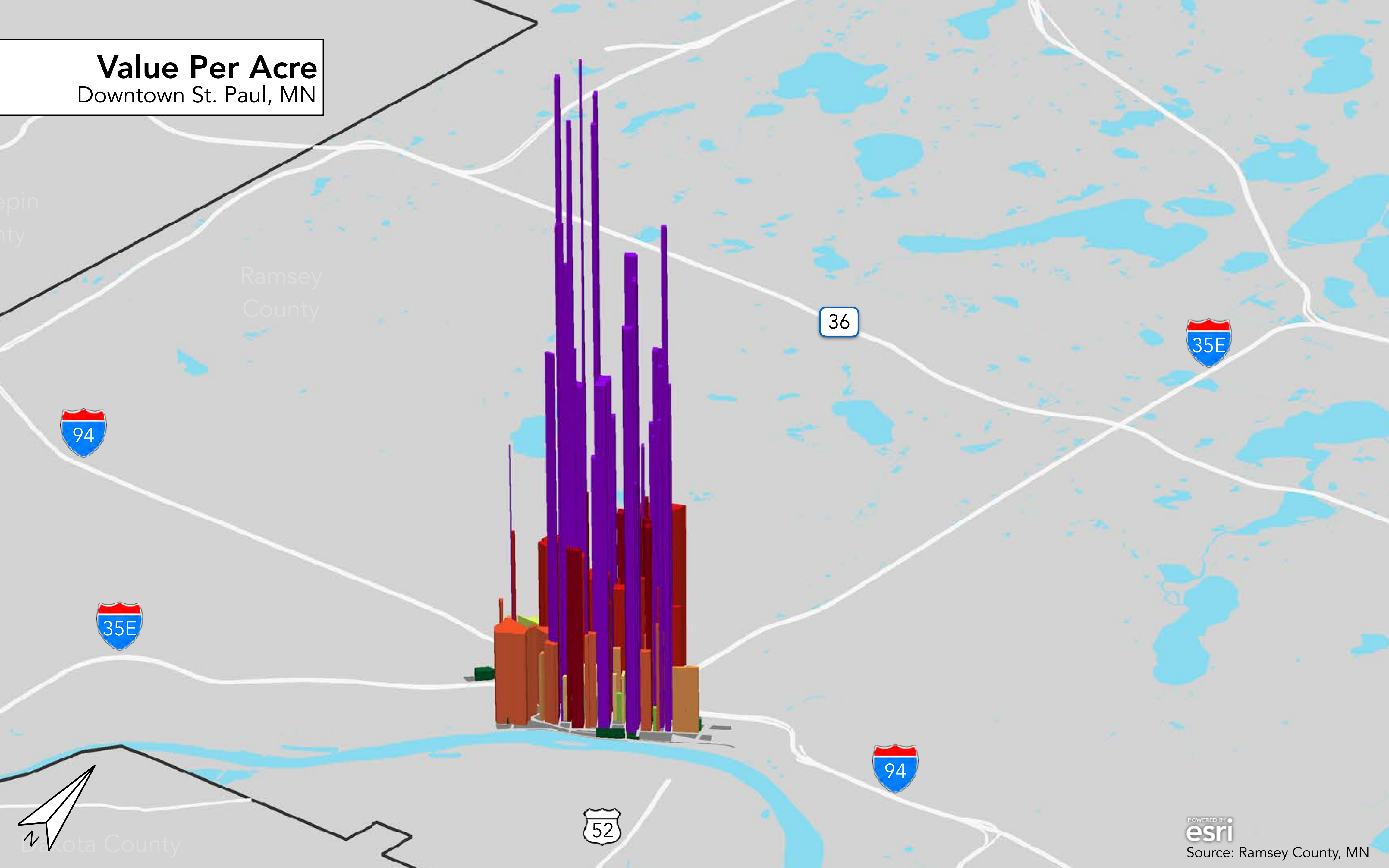
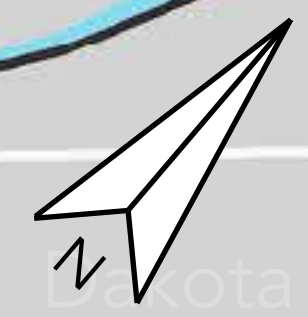
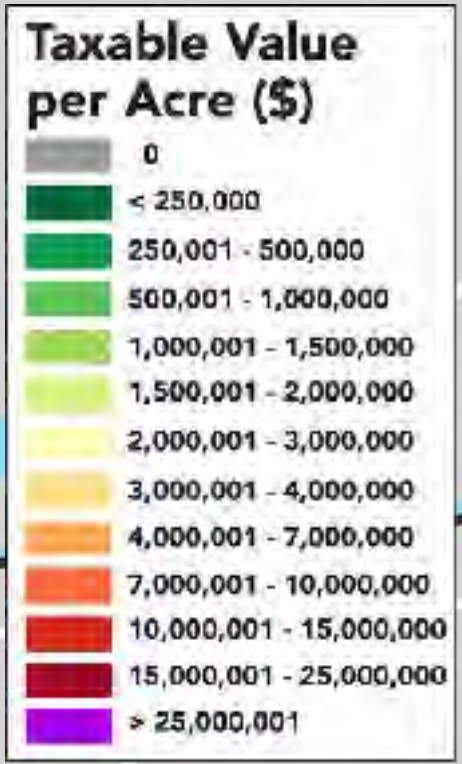


# Value Per Acre

Downtown St. Paul, MN

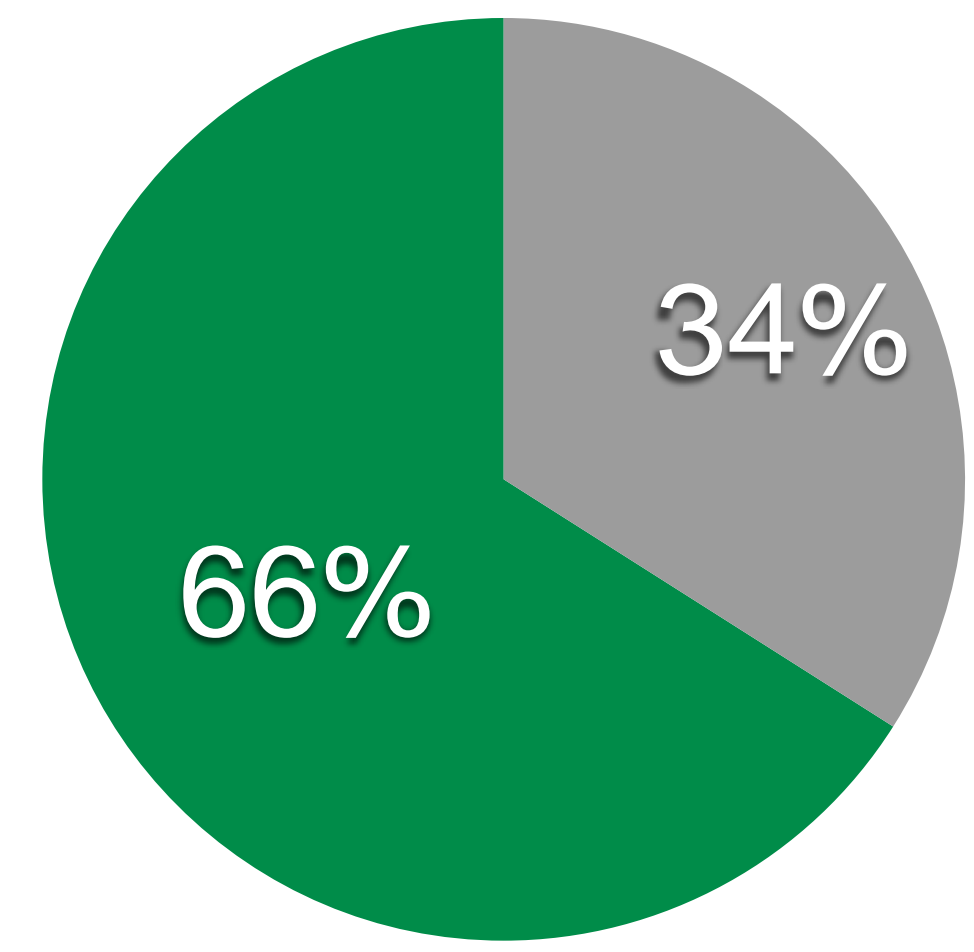
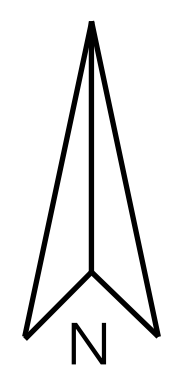
Hennepin  
County

Ramsey  
County

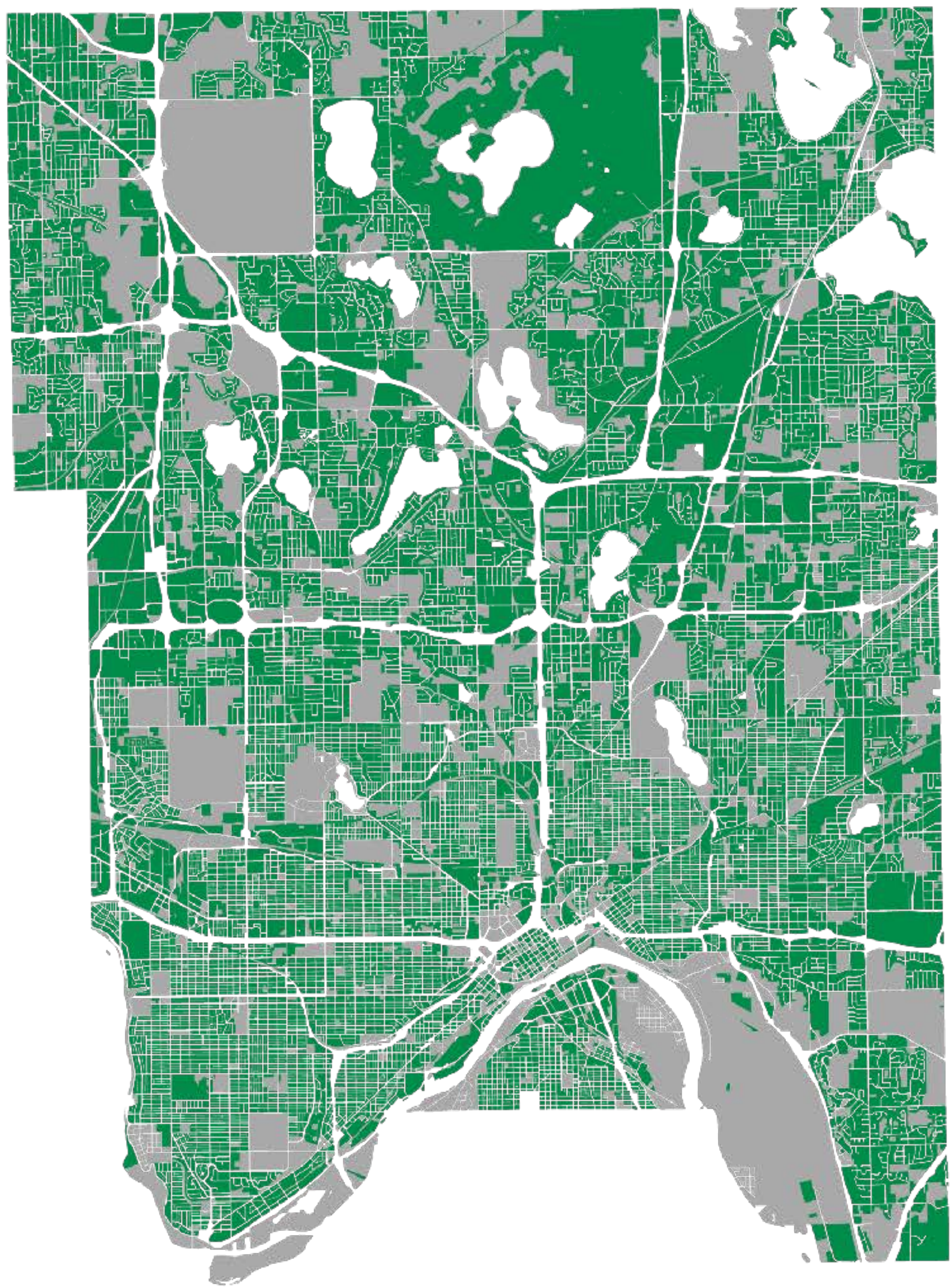


# Taxable Property

Ramsey County, MN

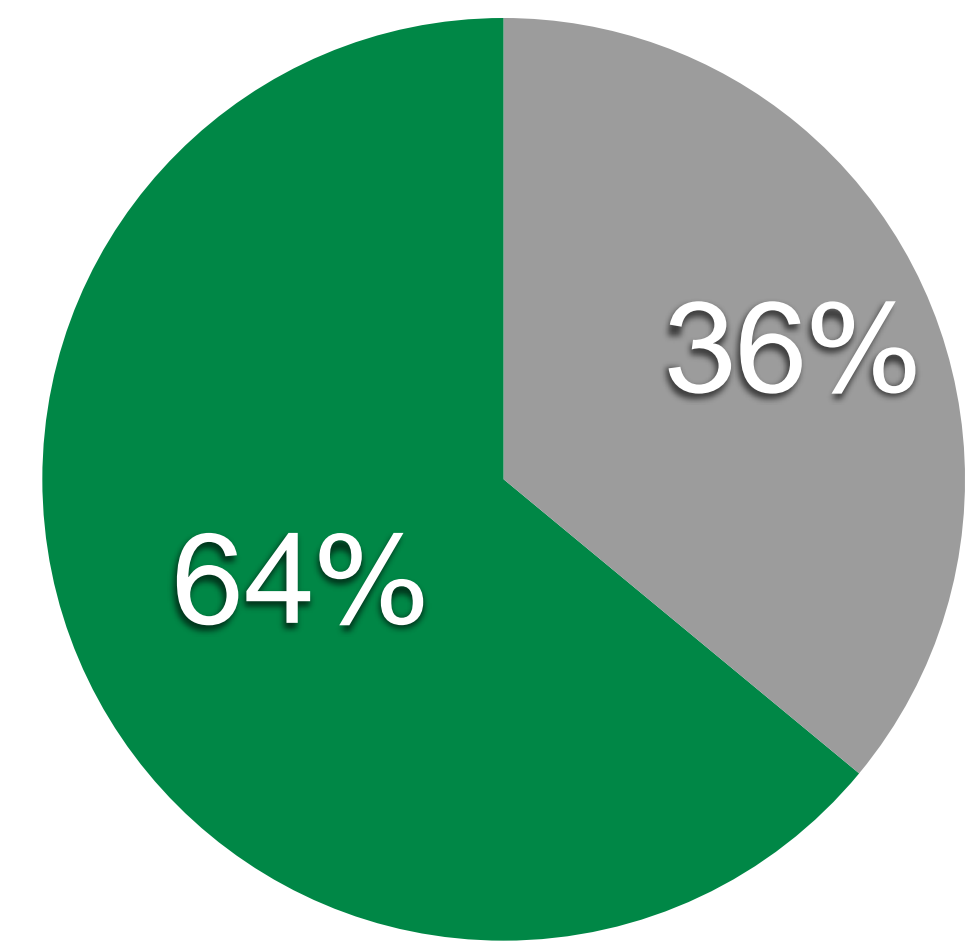
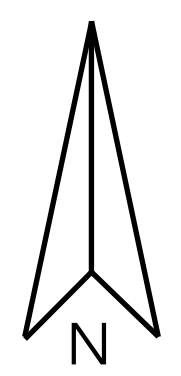
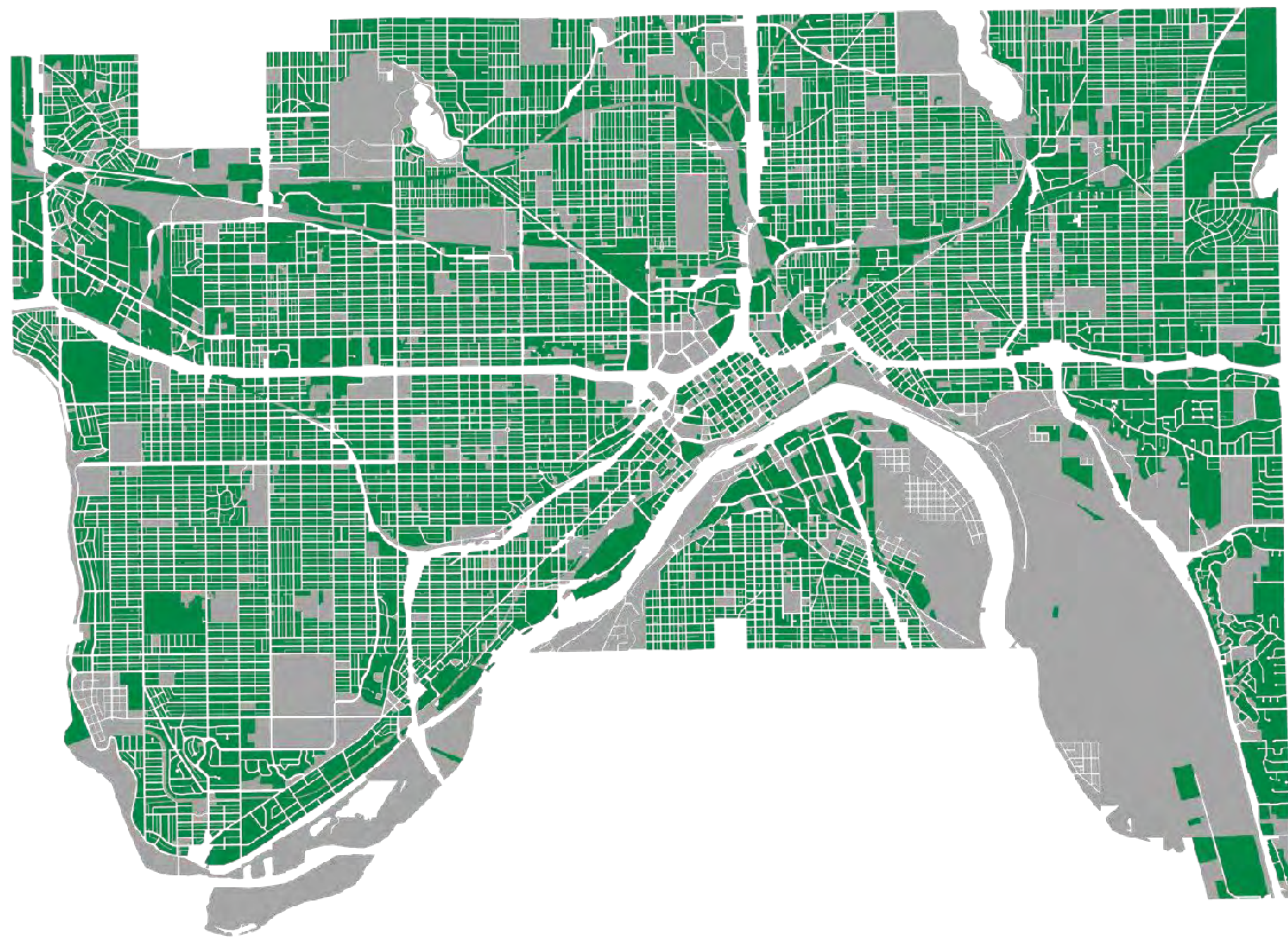


- Exempt
- Taxable



# Taxable Property

St Paul, MN



- Exempt
- Taxable

# Taxable Property

St Paul, MN



Concordia  
UNIVERSITY • SAINT PAUL

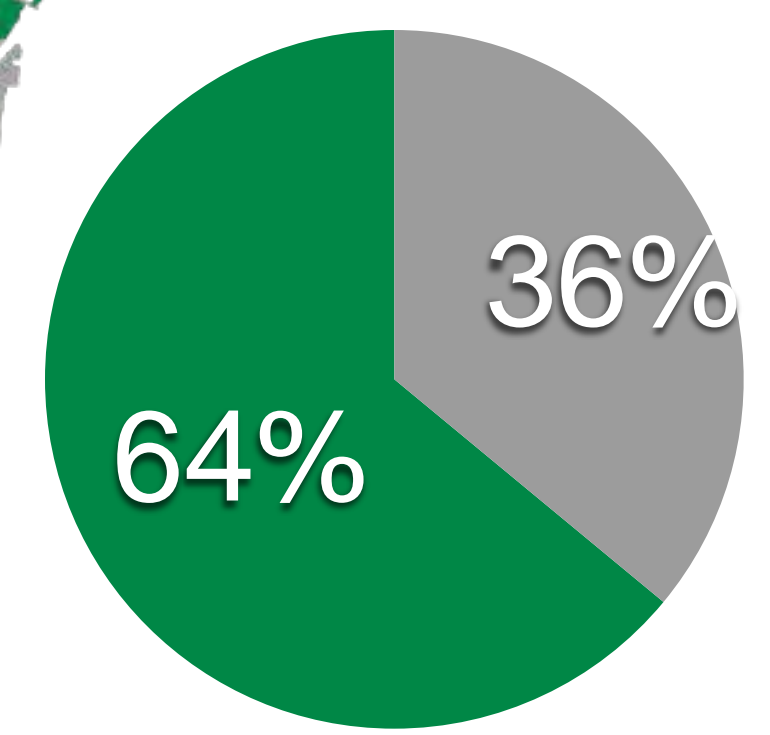
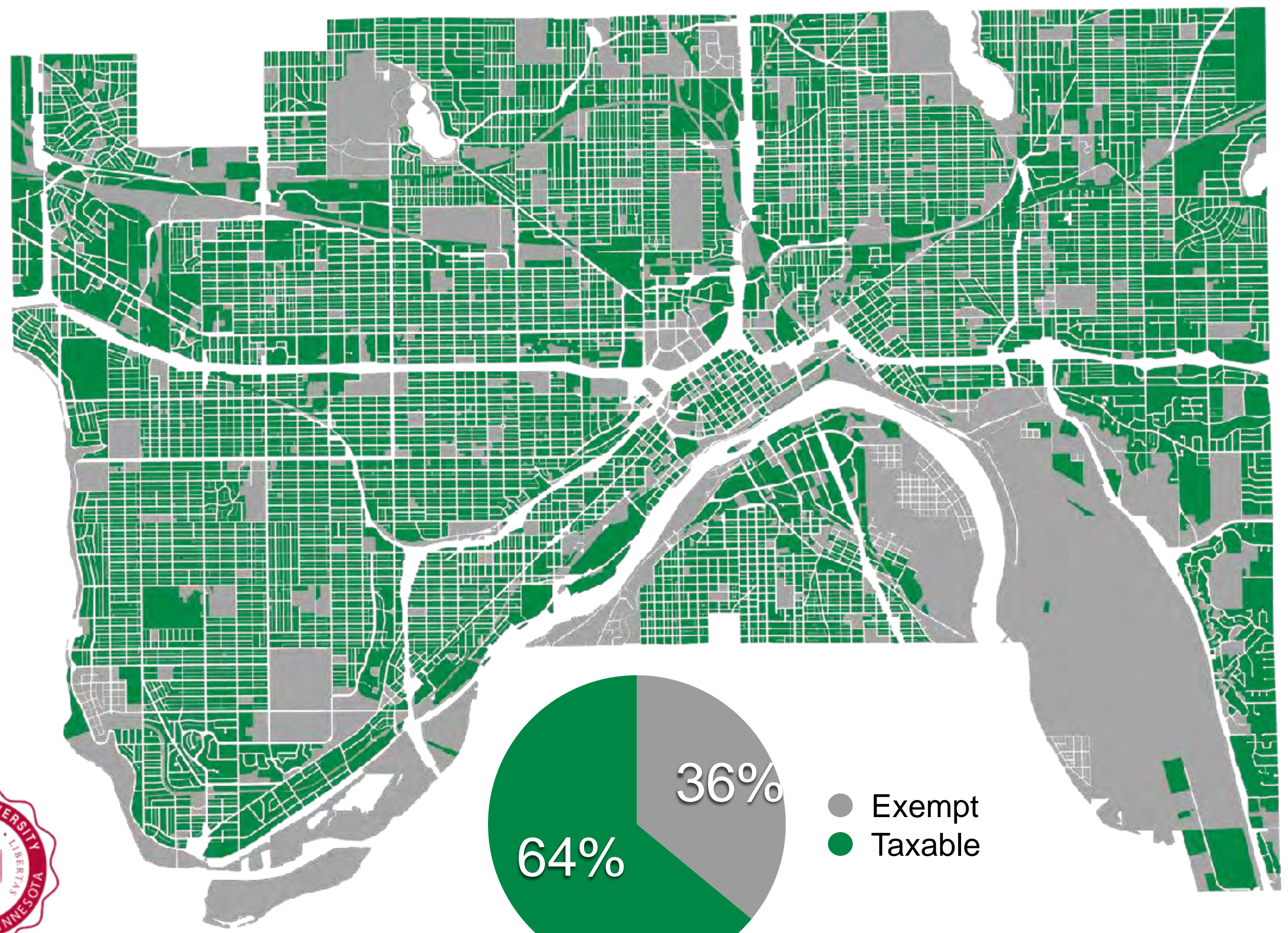


UNIVERSITY  
of ST. THOMAS  
MINNESOTA



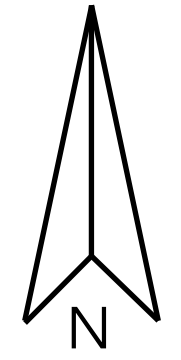
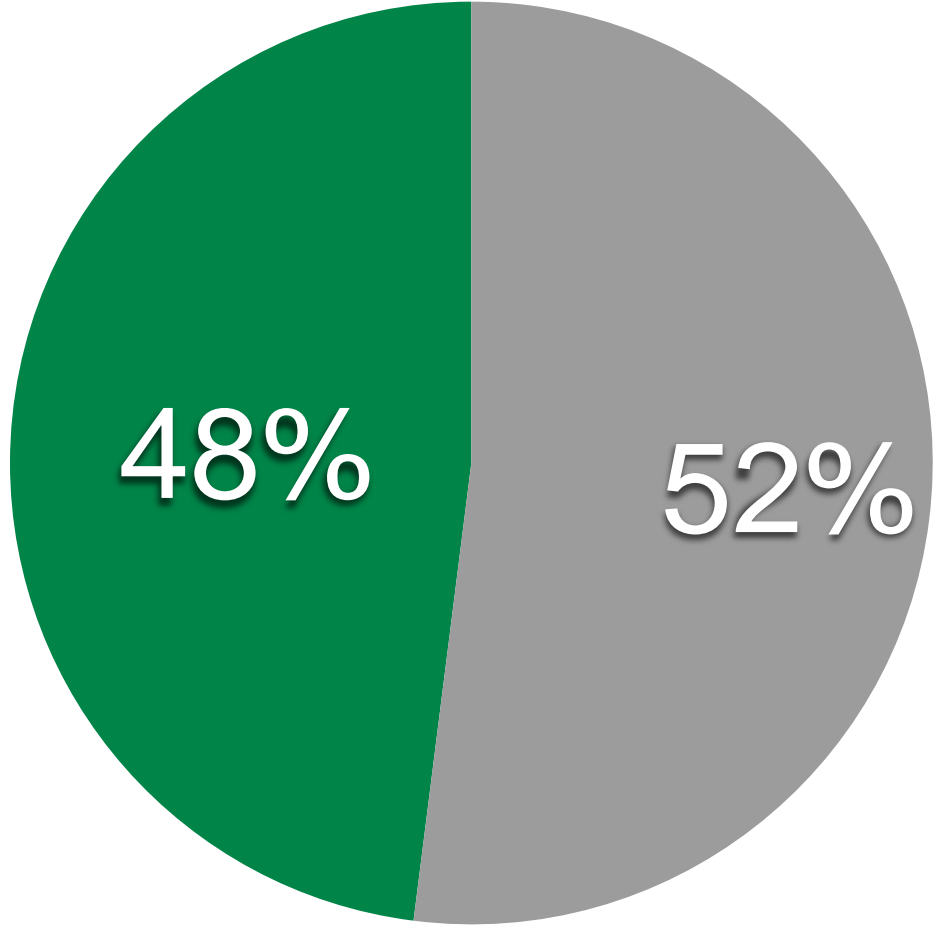
ST. CATHERINE  
UNIVERSITY

MACALESTER  
COLLEGE



● Exempt  
● Taxable

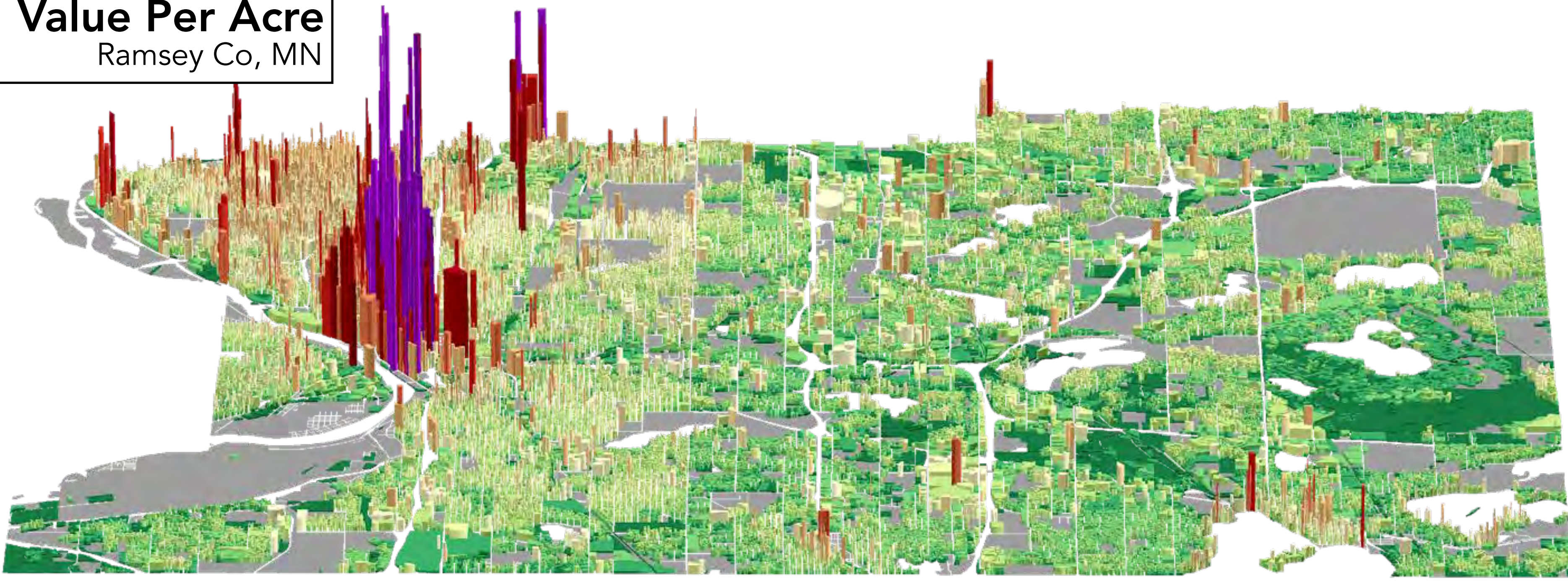




- Exempt
- Taxable

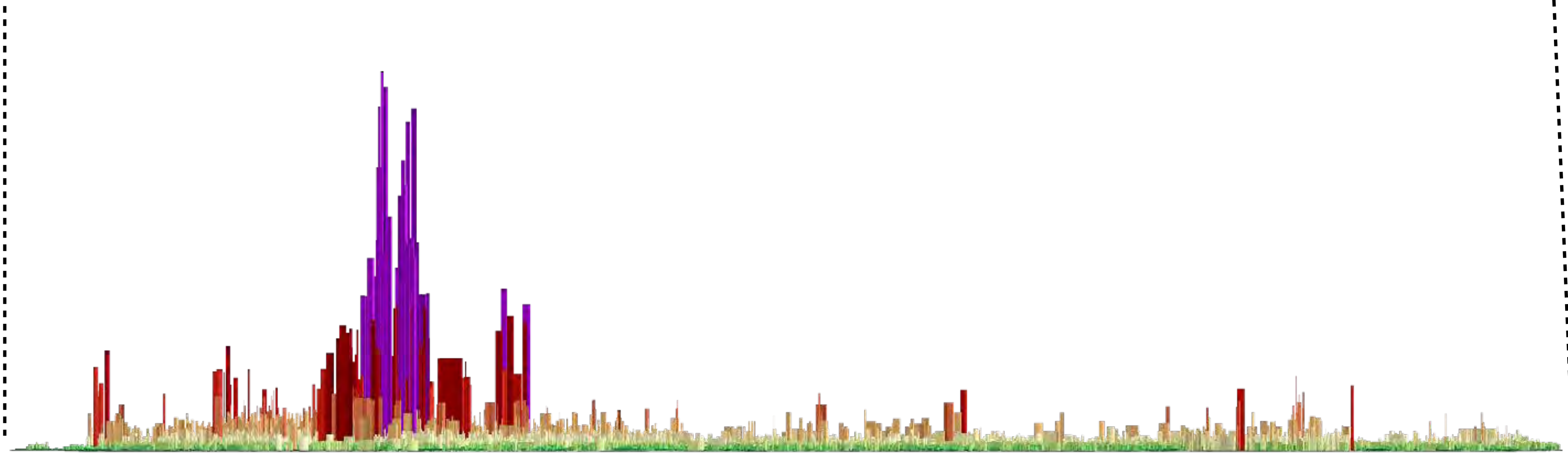
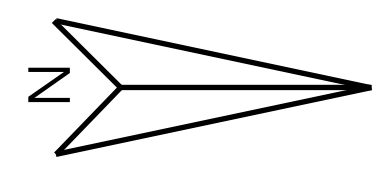
# Value Per Acre

Ramsey Co, MN



**Taxable Value per Acre (\$)**

0
< 250,000
250,001 - 500,000
500,001 - 1,000,000
1,000,001 - 1,500,000
1,500,001 - 2,000,000
2,000,001 - 3,000,000
3,000,001 - 4,000,000
4,000,001 - 7,000,000
7,000,001 - 10,000,000
10,000,001 - 15,000,000
15,000,001 - 25,000,000
> 25,000,001



# Value Per Acre

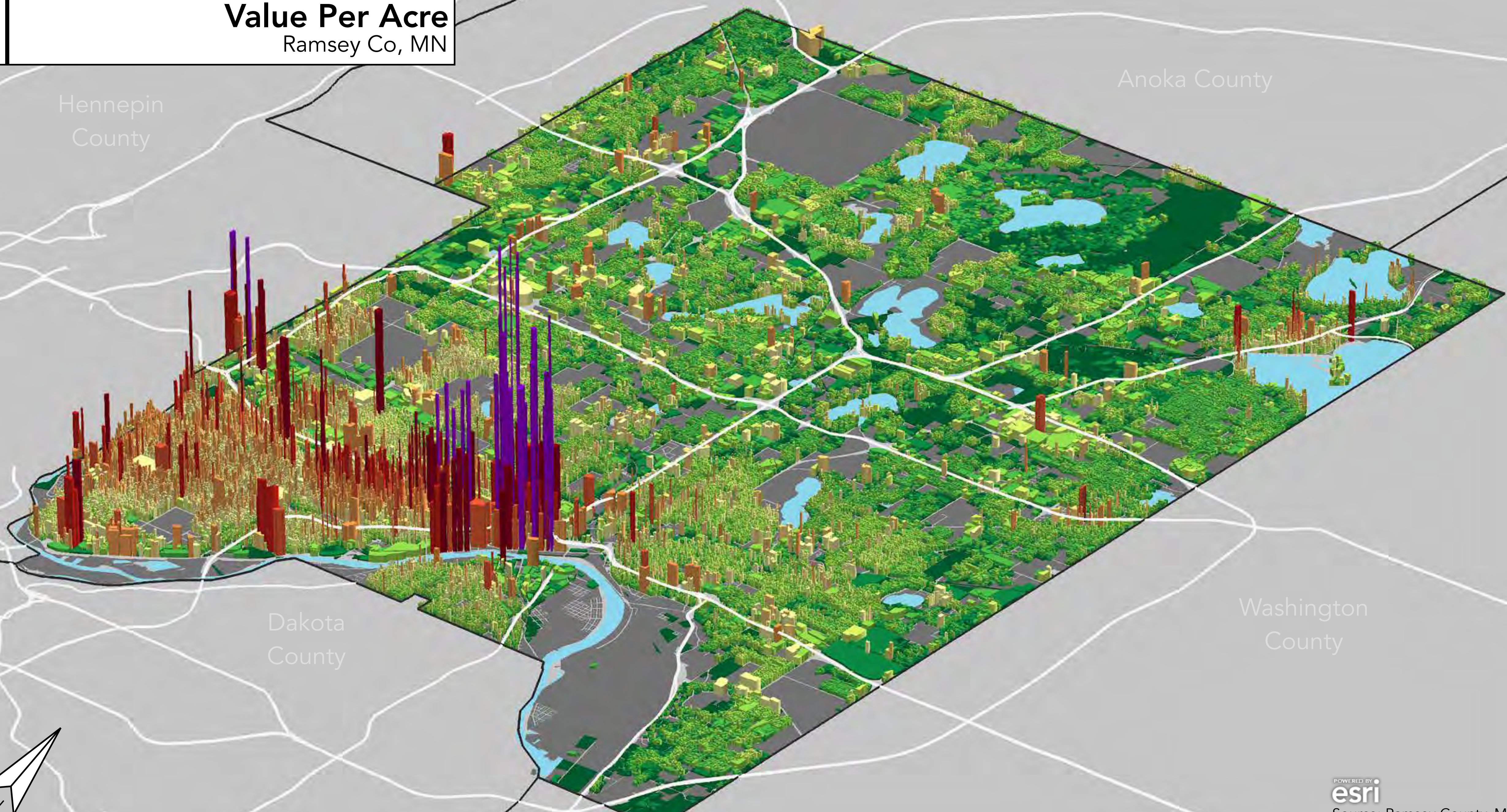
Ramsey Co, MN

Hennepin  
County

Anoka County

Dakota  
County

Washington  
County



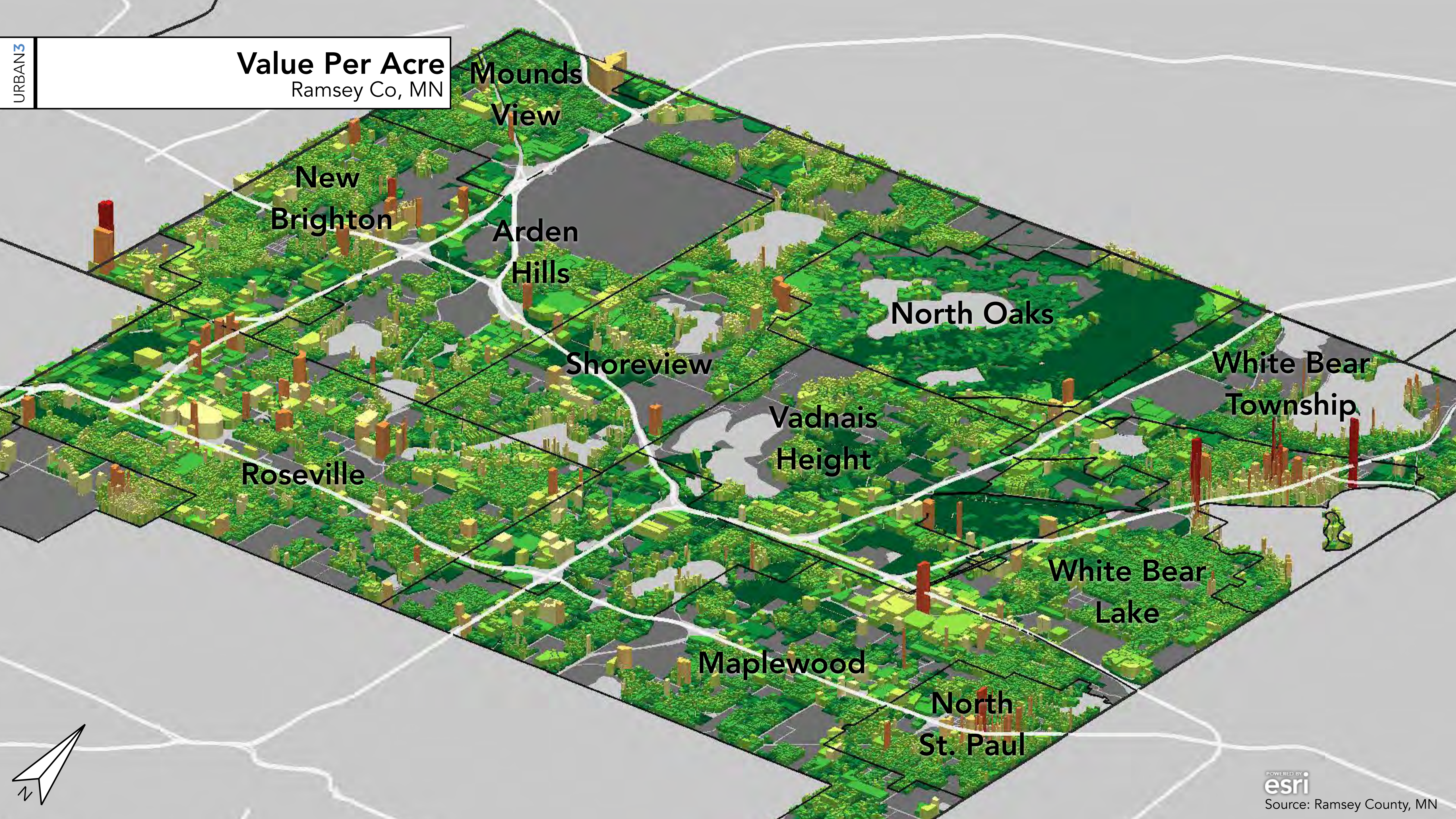
# Value Per Acre

Ramsey Co, MN



# Value Per Acre

Ramsey Co, MN



# Value Per Acre

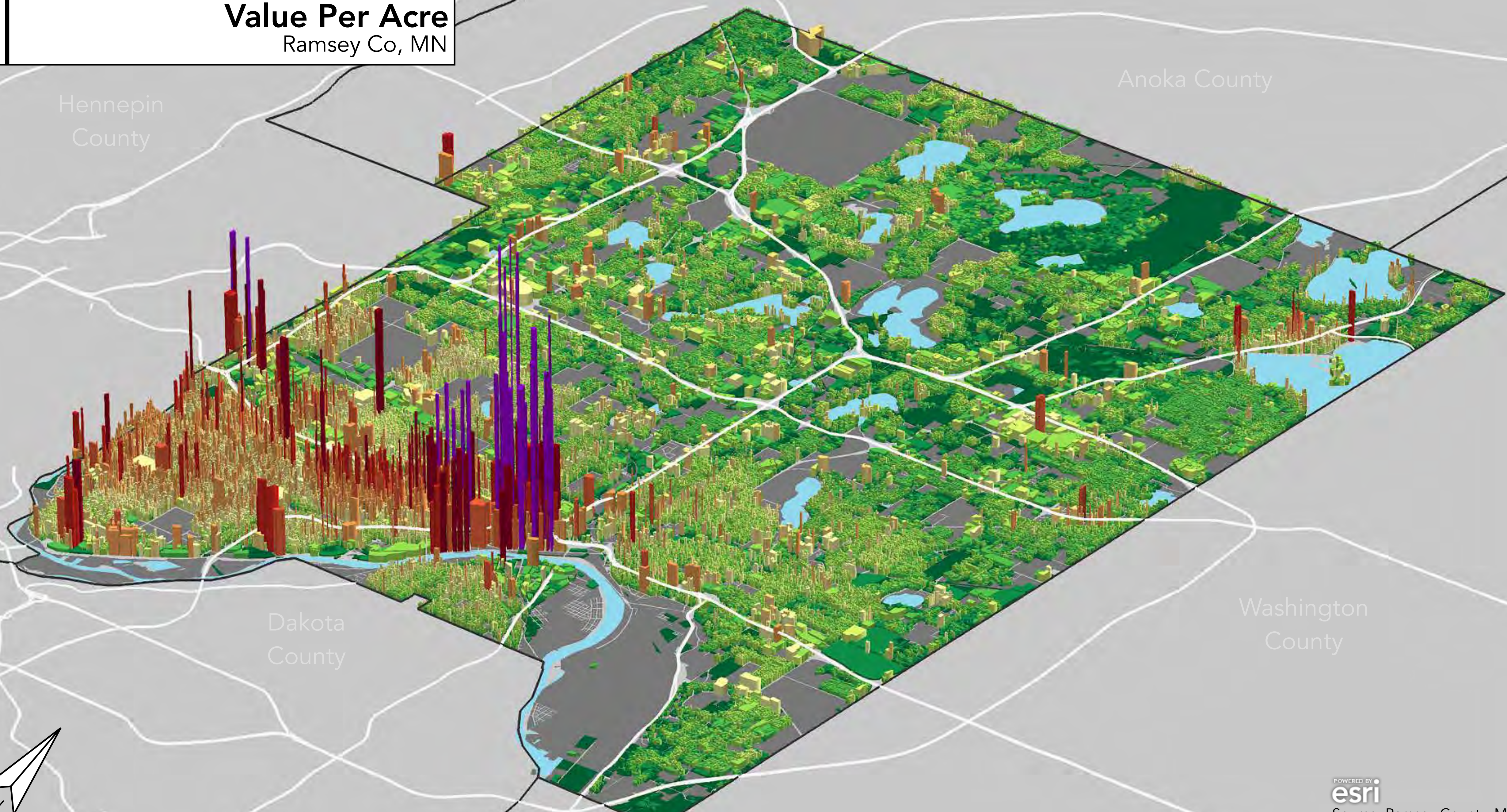
Ramsey Co, MN

Hennepin  
County

Anoka County

Dakota  
County

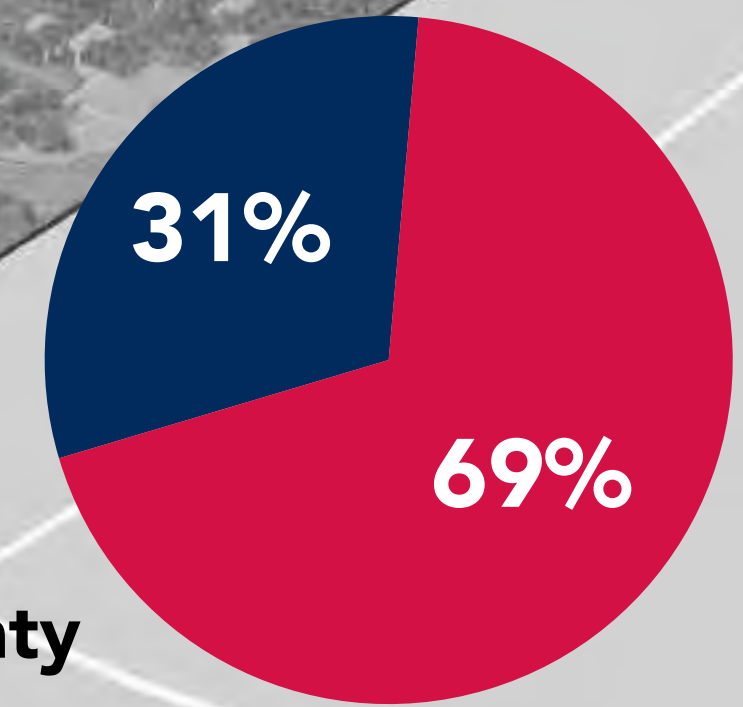
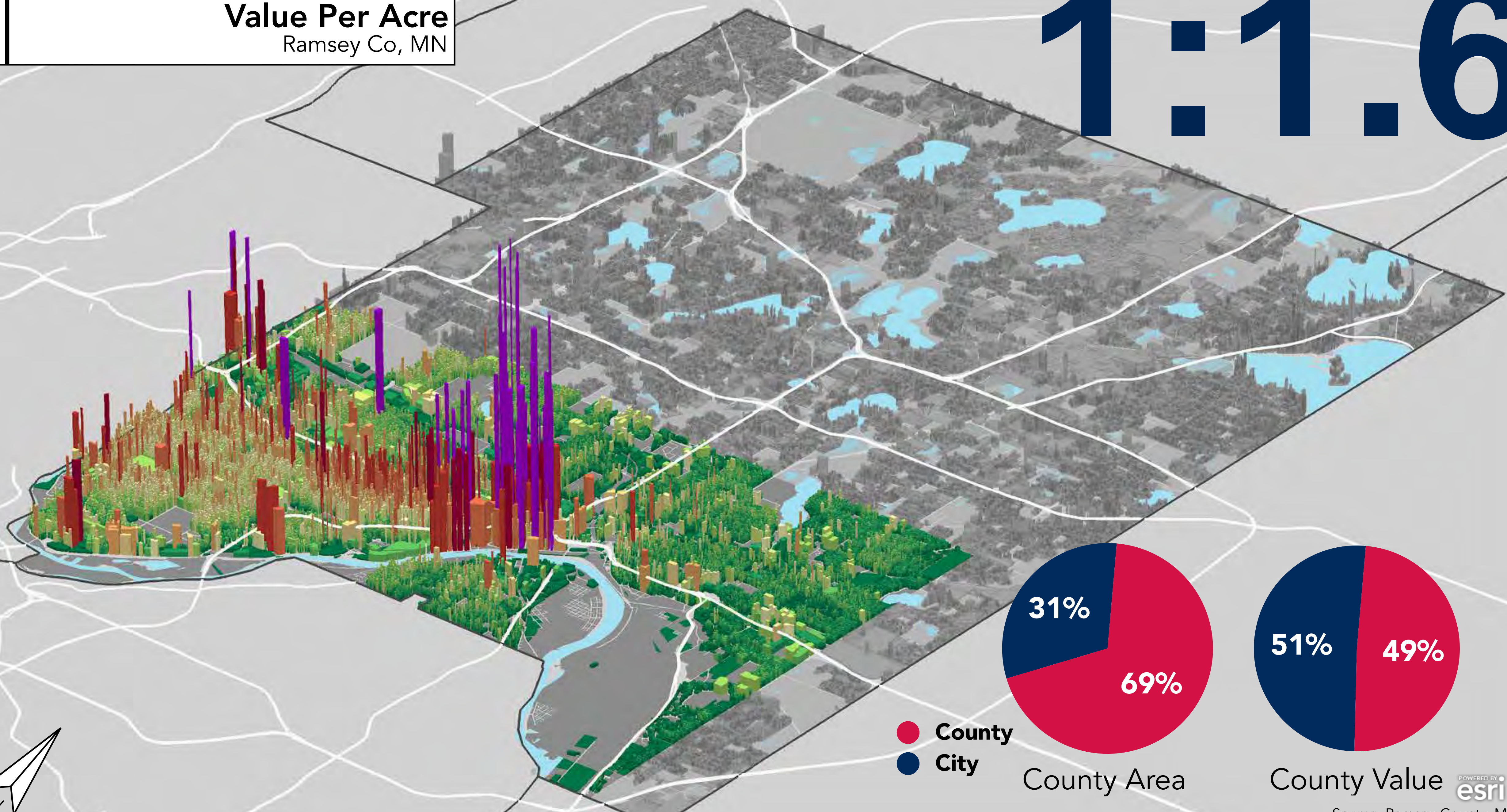
Washington  
County



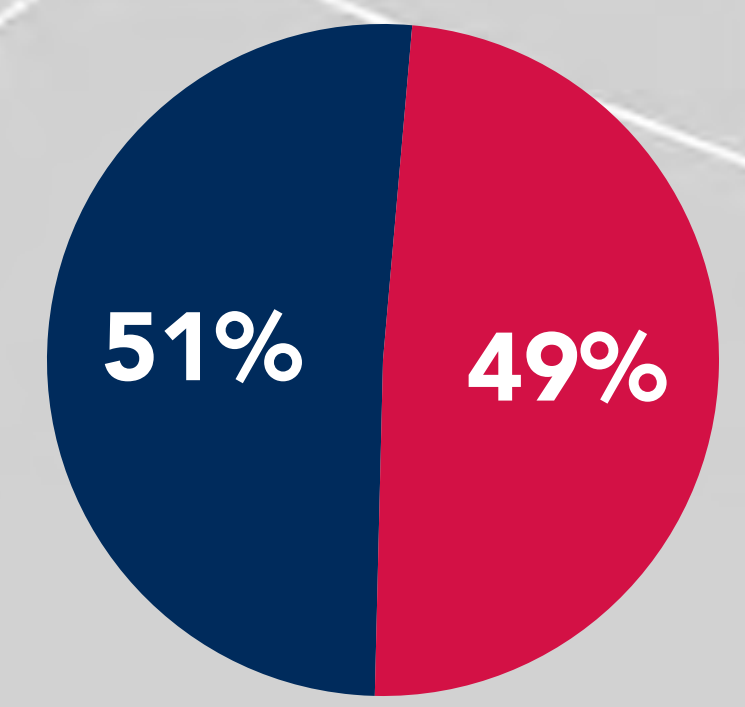
# Value Per Acre

Ramsey Co, MN

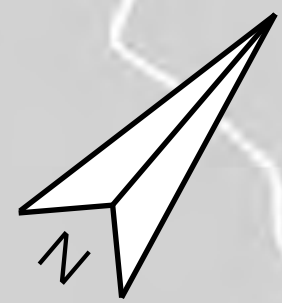
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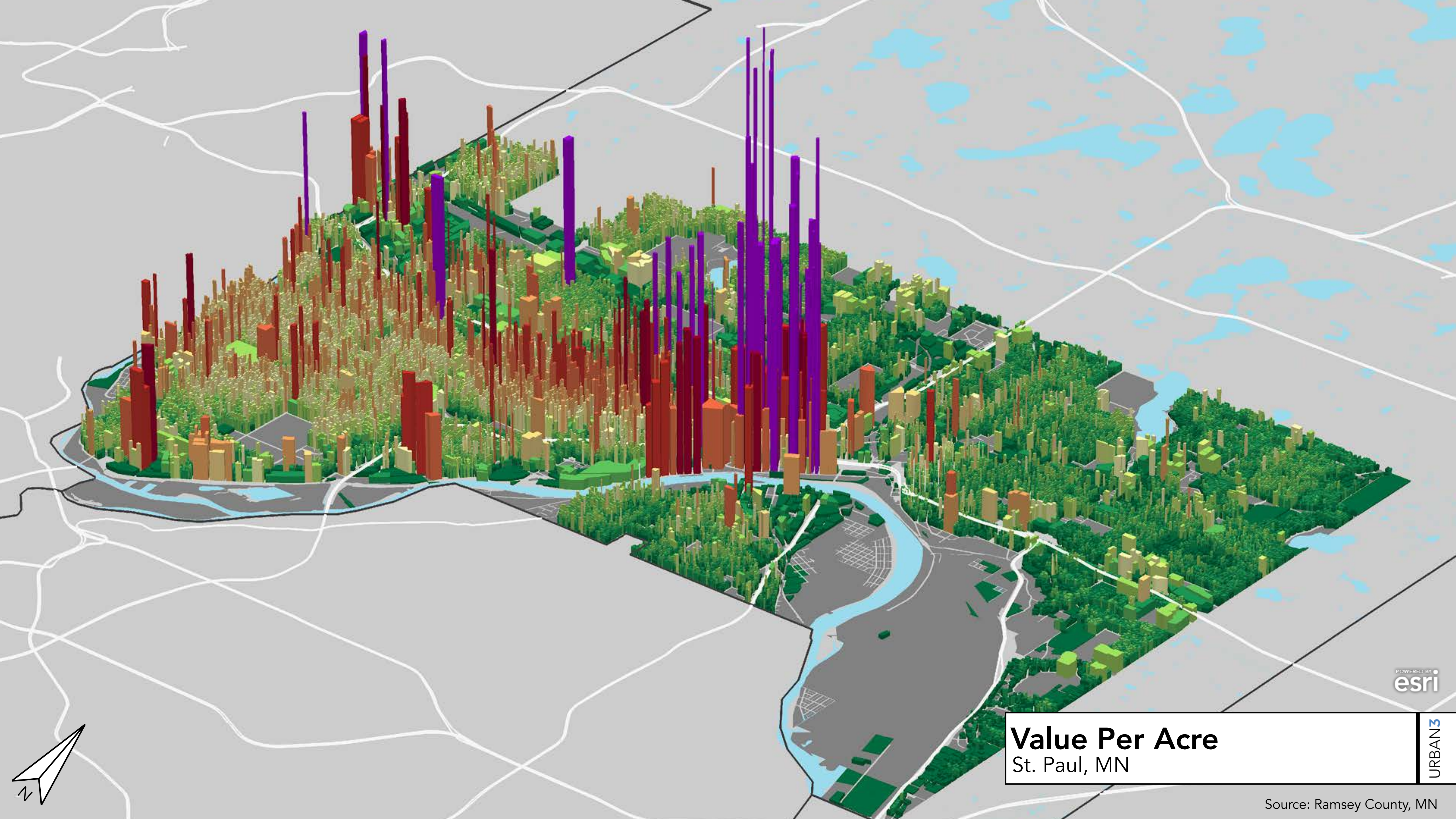


County Area



County Value





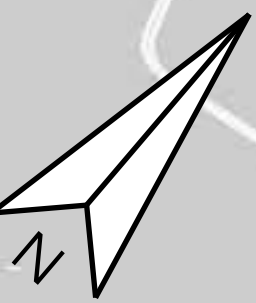
POWERED BY  
esri

# Value Per Acre

St. Paul, MN

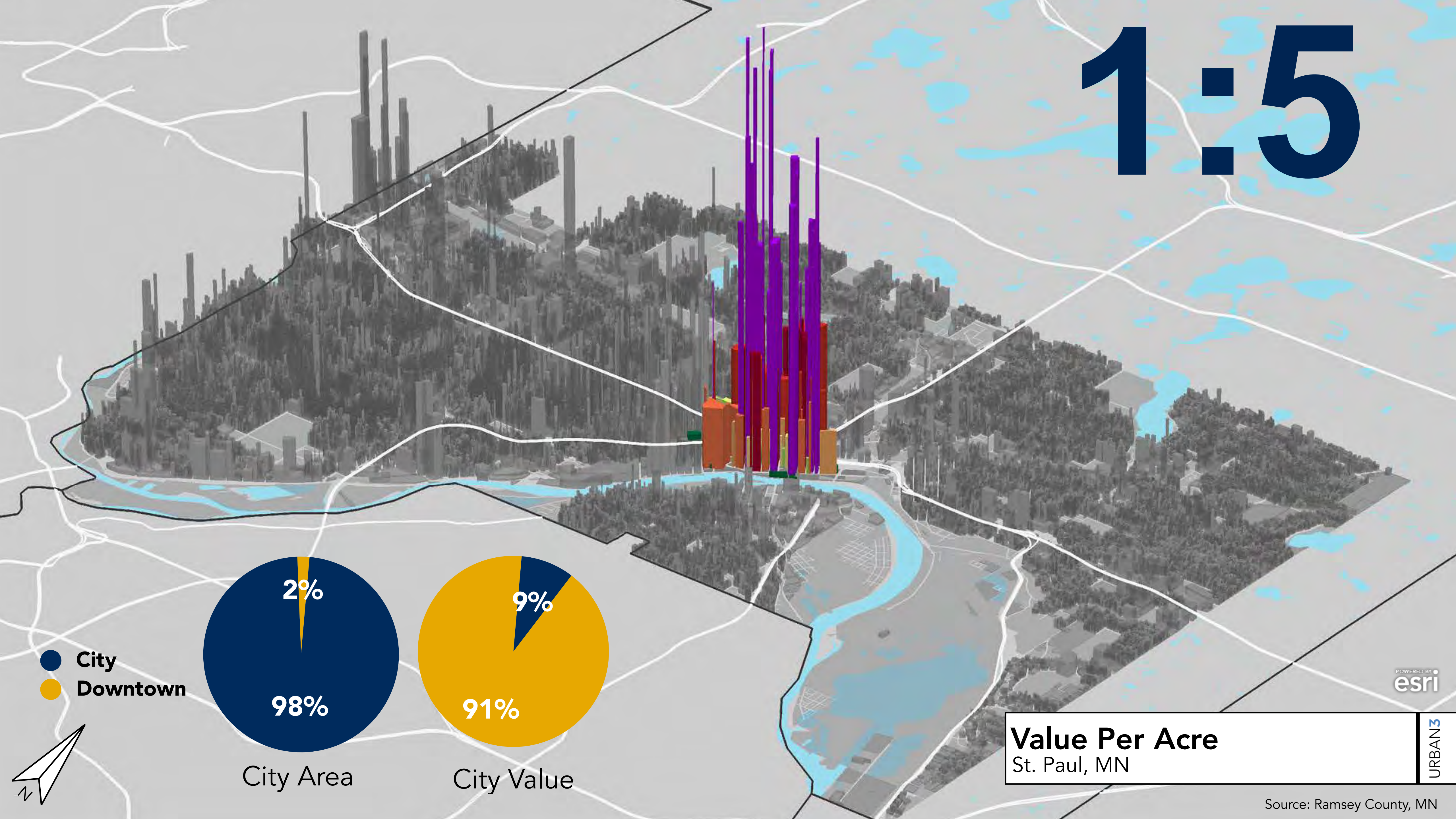
URBAN3

Source: Ramsey County, MN

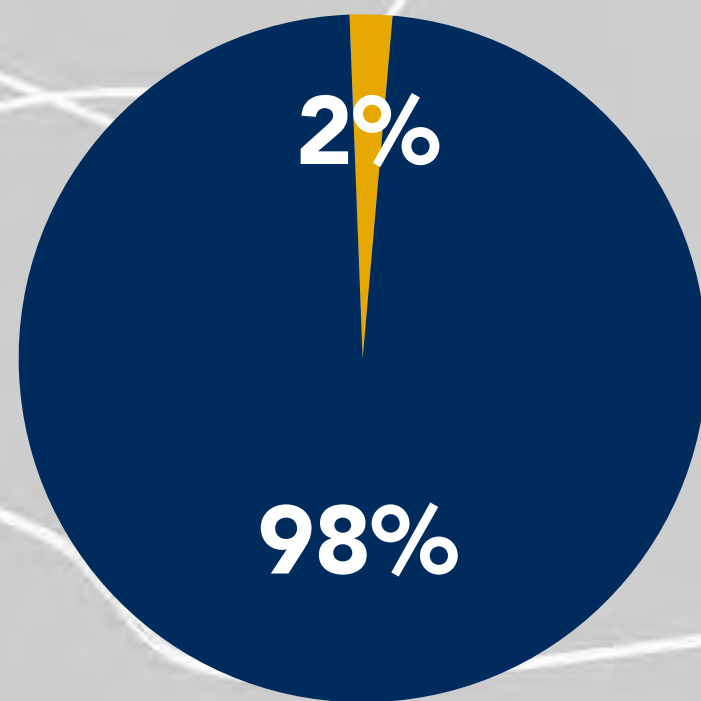




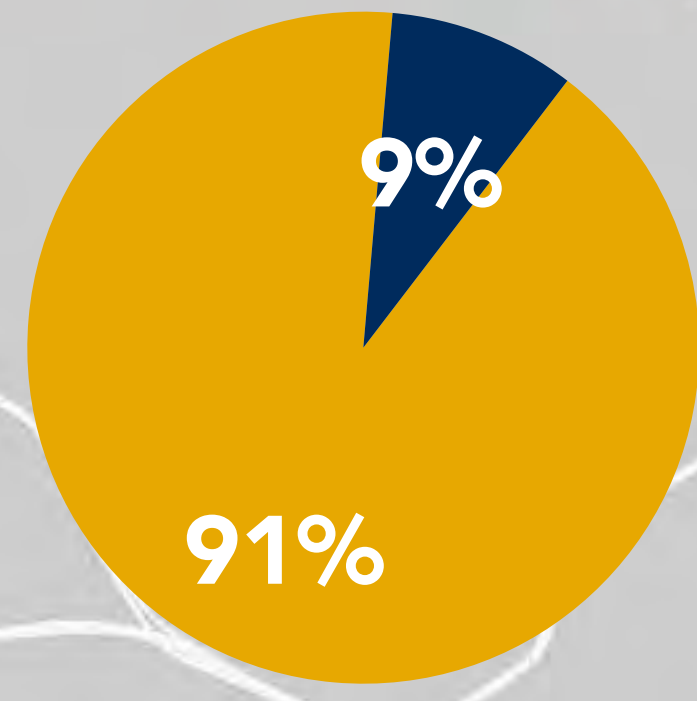
# 1:5



● City  
● Downtown



City Area



City Value

**Value Per Acre**  
St. Paul, MN

POWERED BY  
esri

URBAN3

Source: Ramsey County, MN

# Value Per Acre

Ramsey Co, MN

Hennepin County

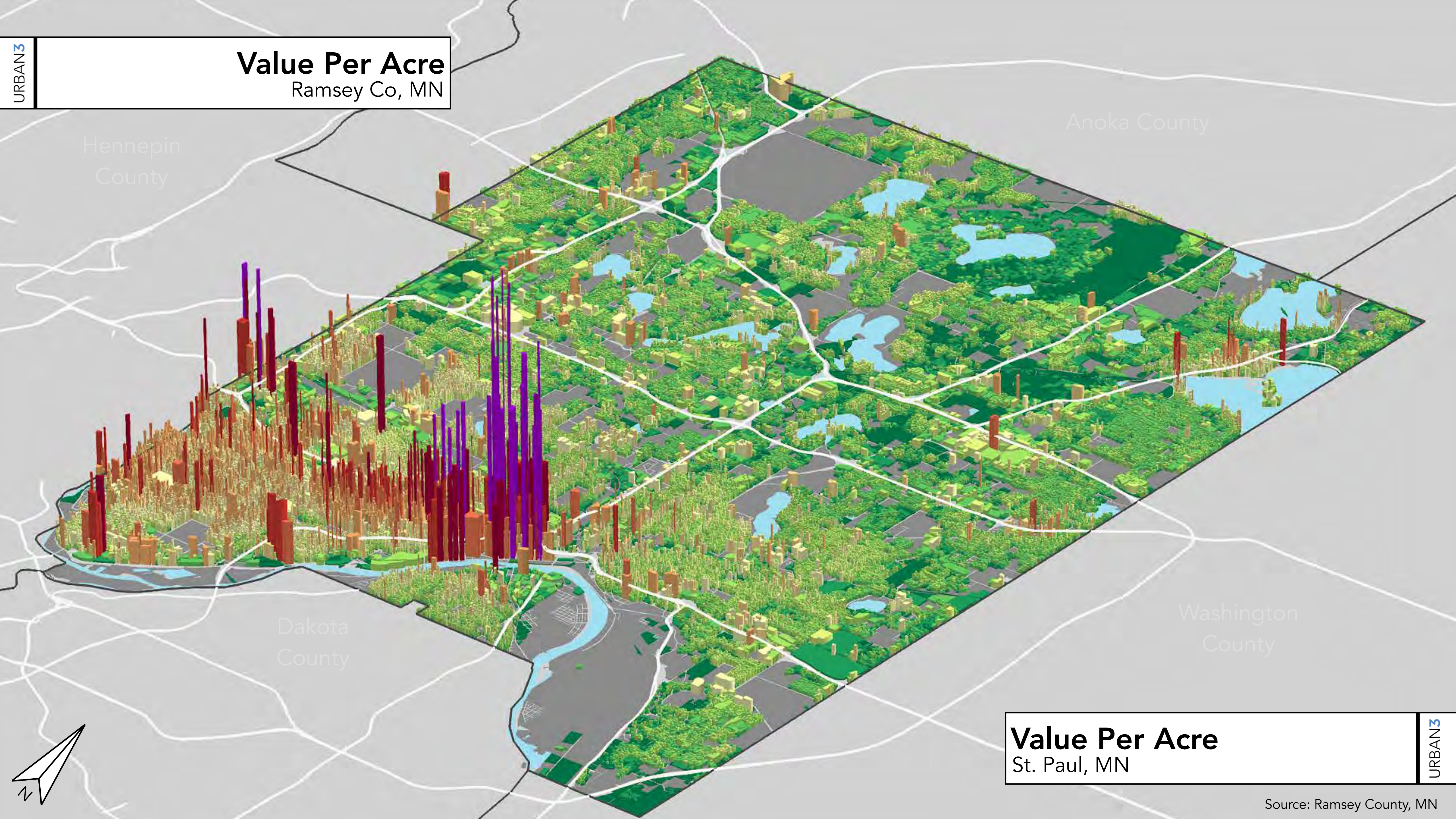
Anoka County

Dakota County

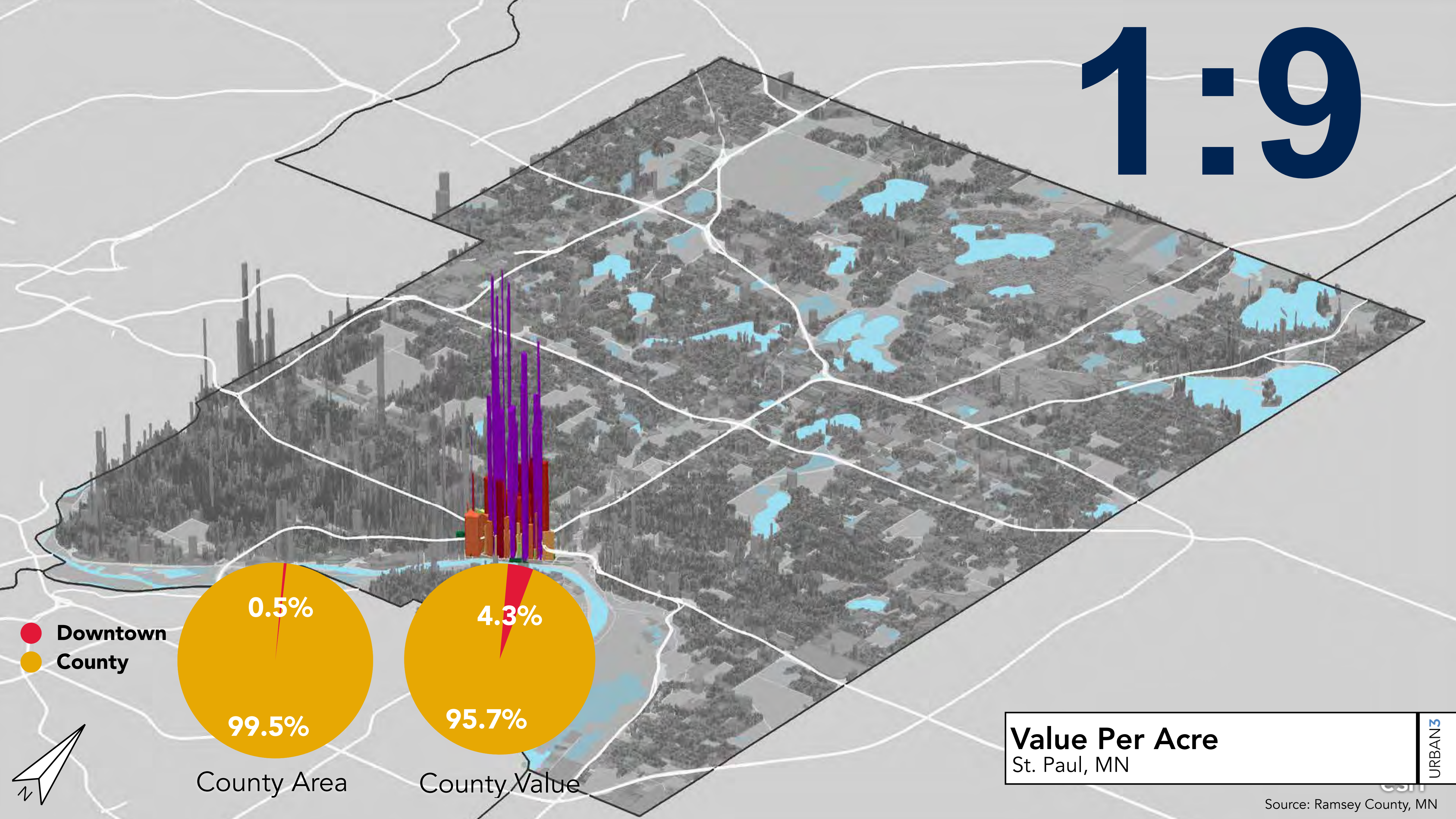
Washington County

# Value Per Acre

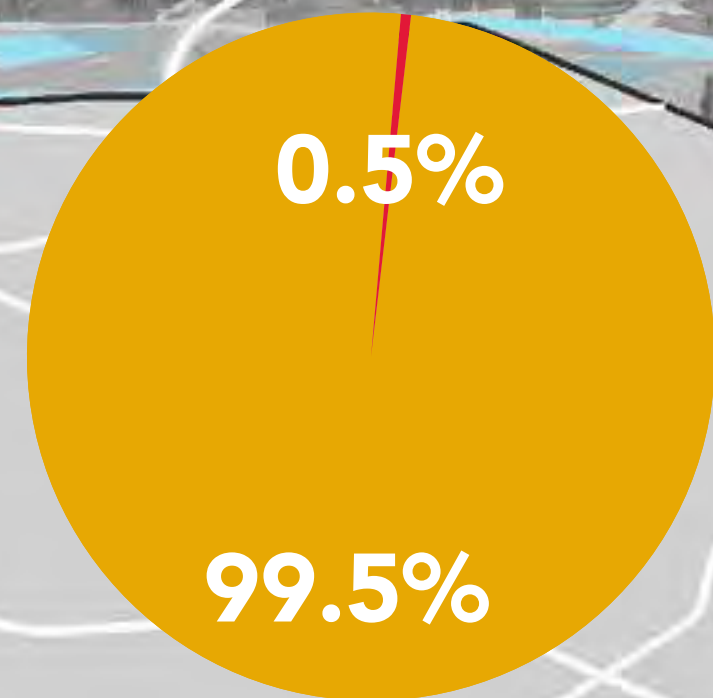
St. Paul, MN



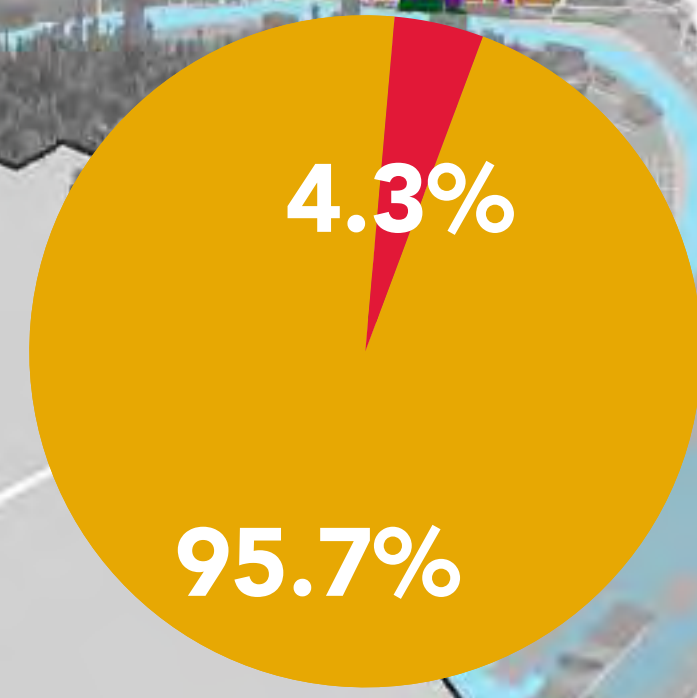
# 1:9



● Downtown  
● County



County Area



County Value

**Value Per Acre**  
St. Paul, MN

URBAN3

# Value Per Acre

Ramsey Co, MN



**Target (East St Paul)**  
\$739,632 per acre



**Target (Roseville)**  
\$1,217,977 per acre



**Target (West St Paul)**  
\$1,174,991 per acre



**Target (Vadnais Heights)**  
\$986,219 per acre



**Target (Shoreview)**  
\$1,136,223 per acre



**Target (Highland Park - St. Paul)**  
\$3,281,259 per acre

# Value Per Acre Ramsey Co, MN



Target (East St Paul)  
\$739,632 per acre



Target (Shoreview)  
\$1,217,977 per acre

# Average Target Value



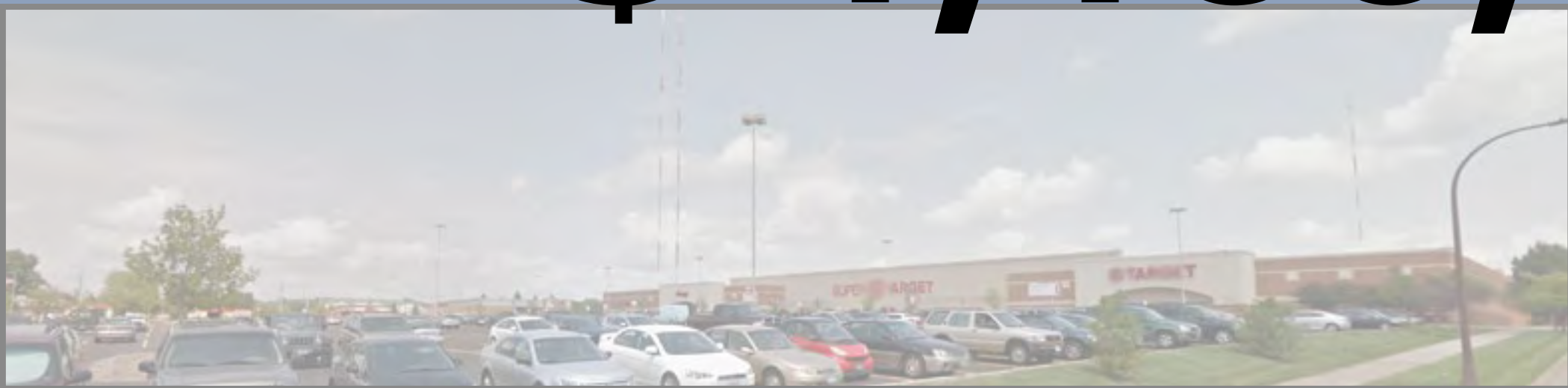
Target (West St Paul)  
\$1,174,991 per acre



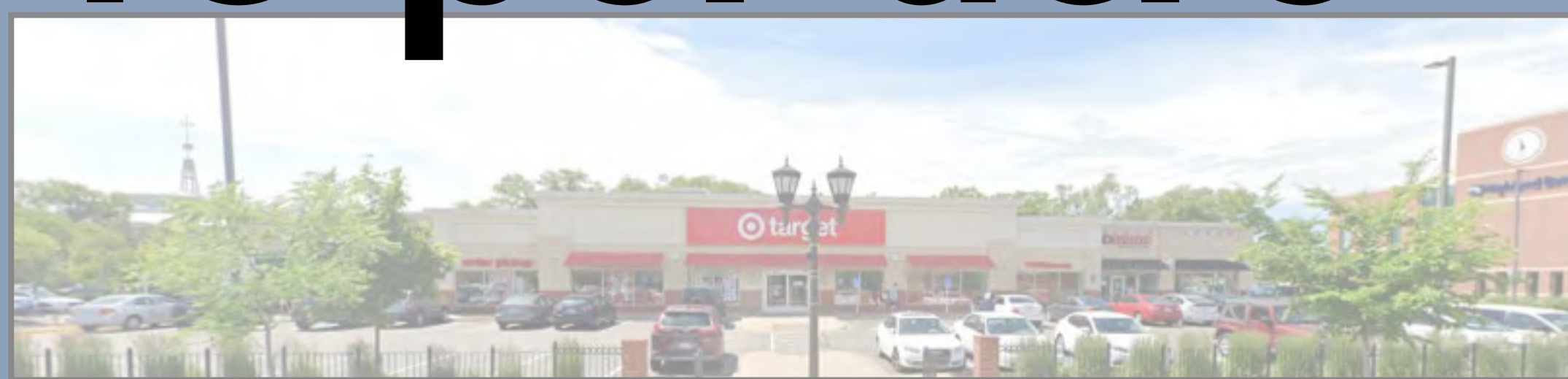
Target (Vandais Heights)  
\$6,700 per acre

# Per Acre

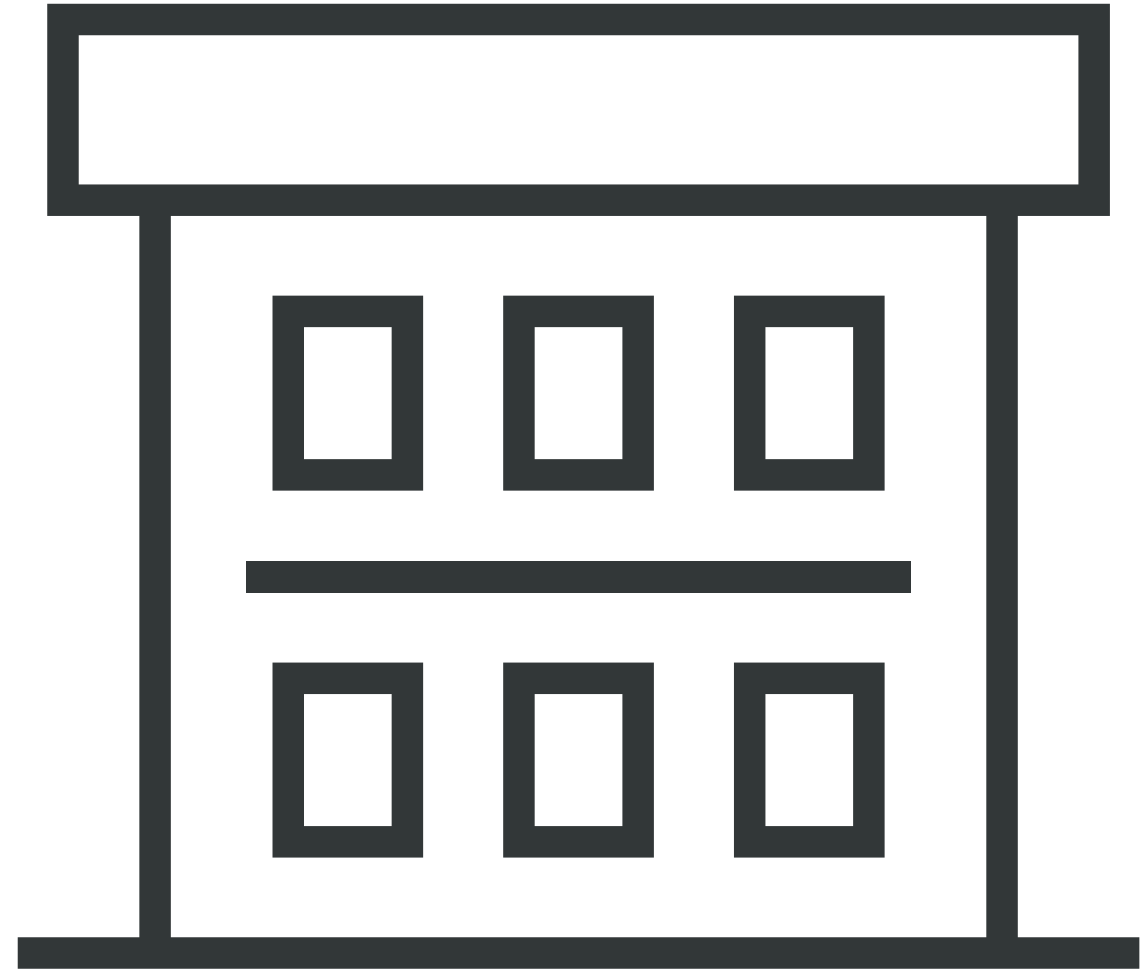
# \$ 1,138,018 per acre



Target (Shoreview)  
\$1,136,223 per acre



Target (St Paul South)  
\$3,281,259 per acre



# Residential Land Use Types

Samples of residential buildings and development types.

**Value Per Acre**  
Ramsey Co, MN



# Ramsey County

## Single Family Average:

# \$ 910,277 per acre



**Avg. Target**  
\$1,138,018 per acre

**Average Lot Size: 0.29 acres / 12,548 SqFt**

Source: Ramsey County, MN  
Image Credit: Google Streetview

Value Per Acre  
Ramsey Co, MN



# City of St Paul

## Single Family Average:

# \$ 1,447,351 per acre



Avg. Target  
\$1,138,018 per acre

Average Lot Size: 0.16 acres / 7028 SqFt

Source: Ramsey County, MN  
Image Credit: Google Streetview

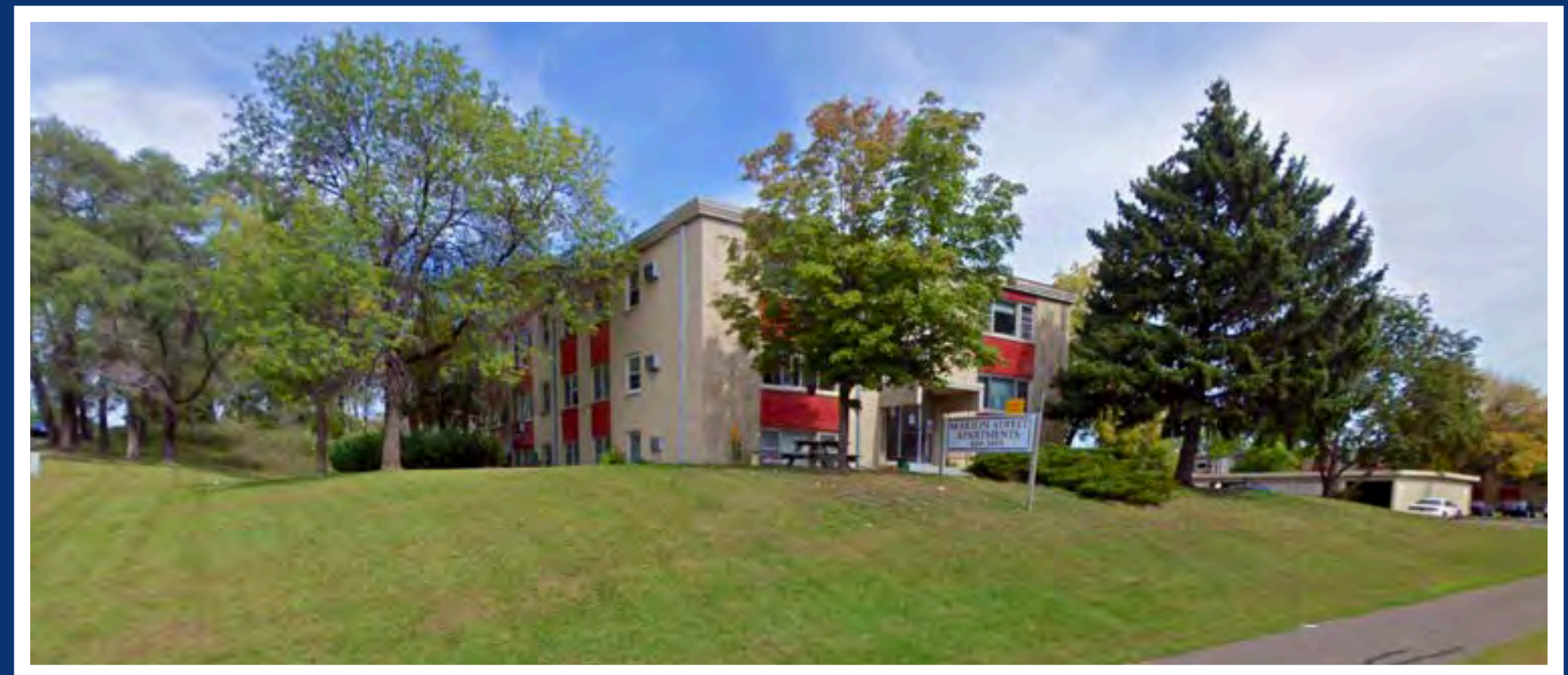


# Value Per Acre

Ramsey Co, MN



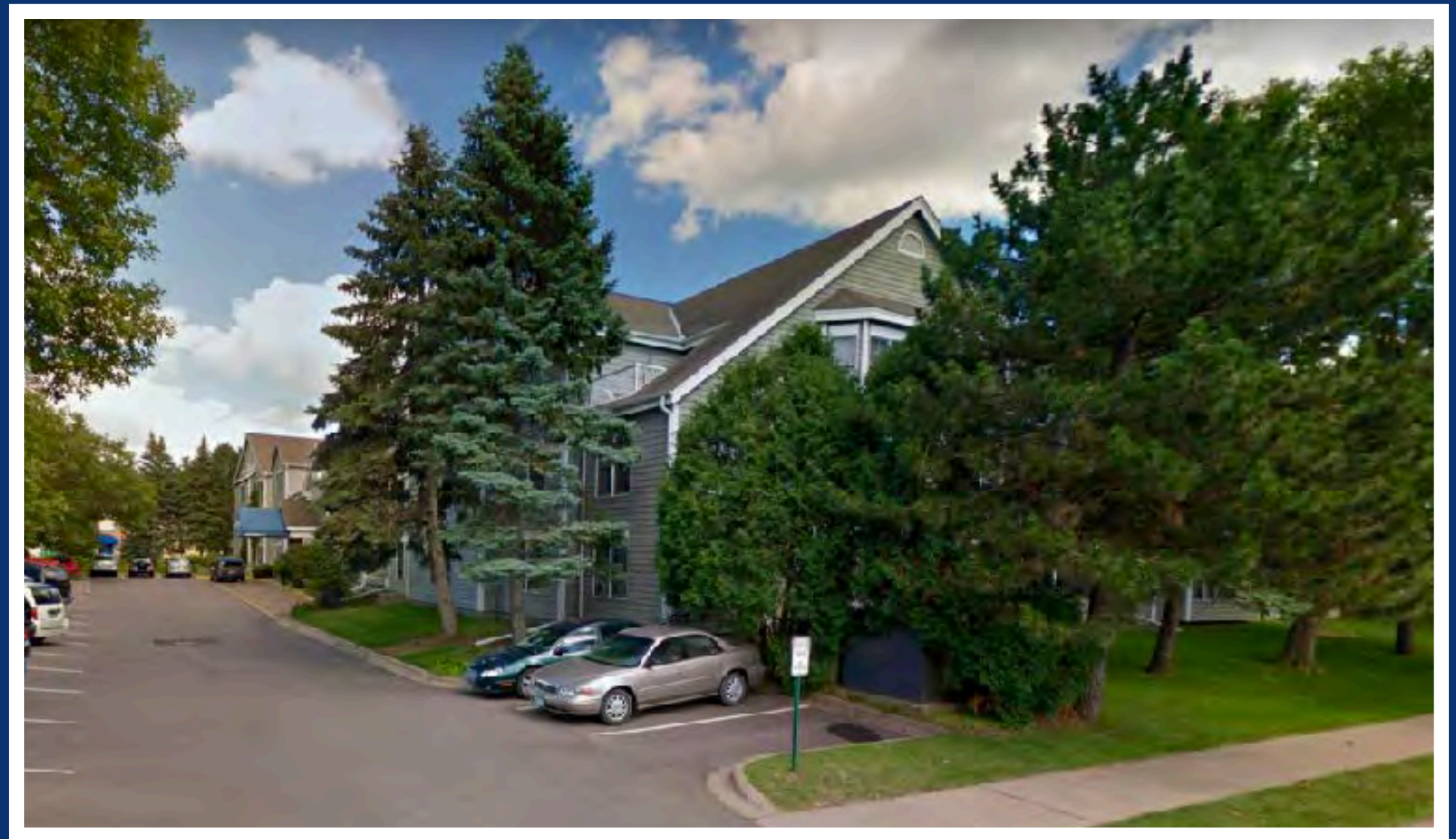
**Shoreview Hills Apartments**  
\$1,169,876 per acre



**Marion St Apartments (Roseville)**  
\$1,919,096 per acre



**Edgerton Highlands (Maplewood)**  
\$2,657,031 per acre



**Lake Square (White Bear Lake)**  
\$5,690,267 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

**Avg. Target**  
\$1,138,018 per acre

# Single Family Housing

**83,000 acres**  
**Total Parcel\***  
**Area in Ramsey**  
**County**

**33,000 acres** (40%)  
**Single Family Housing**



\*This includes industrial, manufacturing, parks, and everything else but roads and water

Value Per Acre  
Ramsey Co, MN



Shoreview Hills Apartments  
\$1,169,876 per acre



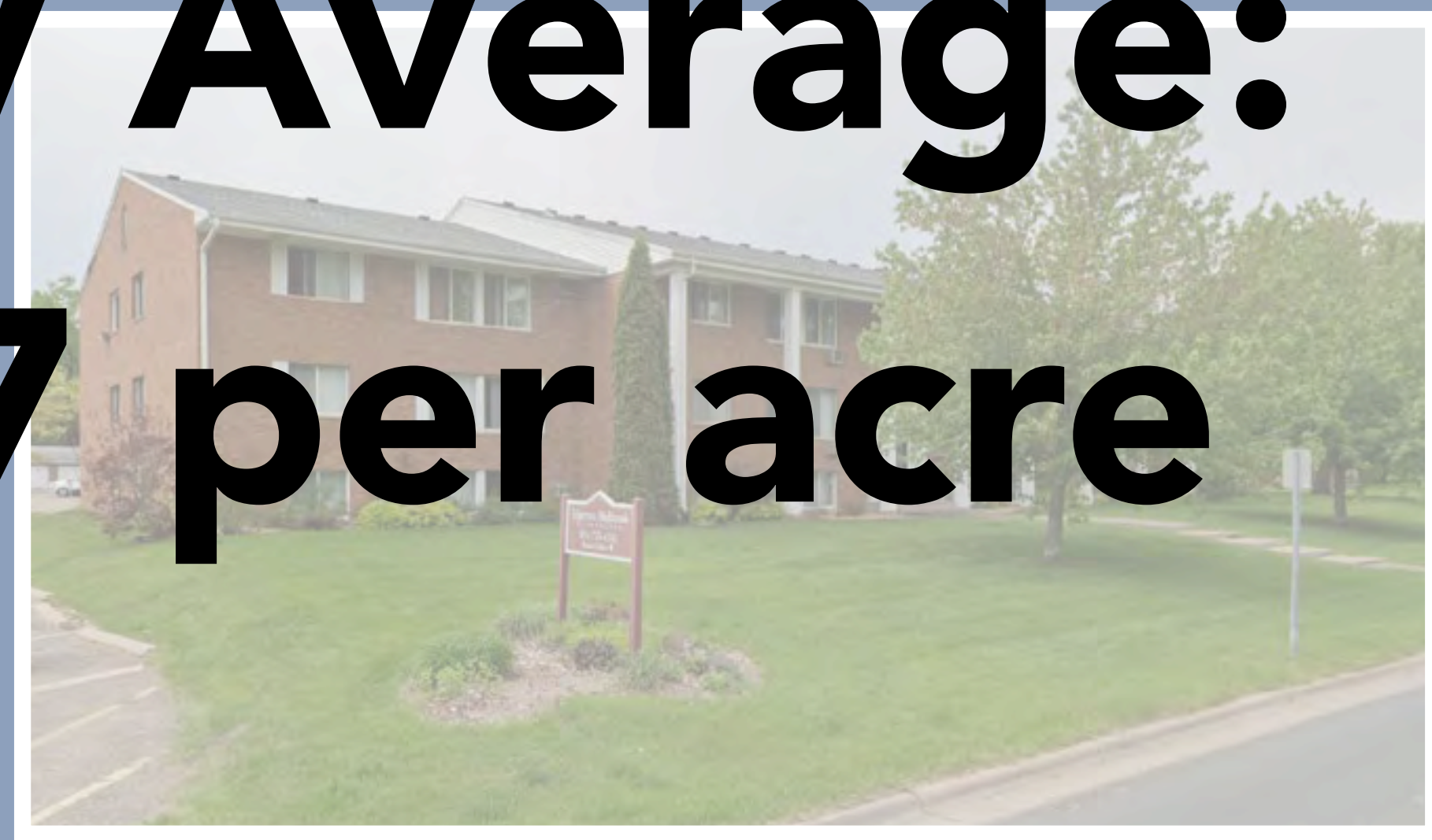
Merino Court Apartments  
\$1,919,096 per acre

# Ramsey County

# Multi Family Average: \$ 1,836,957 per acre



Lake Square  
\$5,690,267 per acre



Edgerton Highlands  
\$2,657,031 per acre

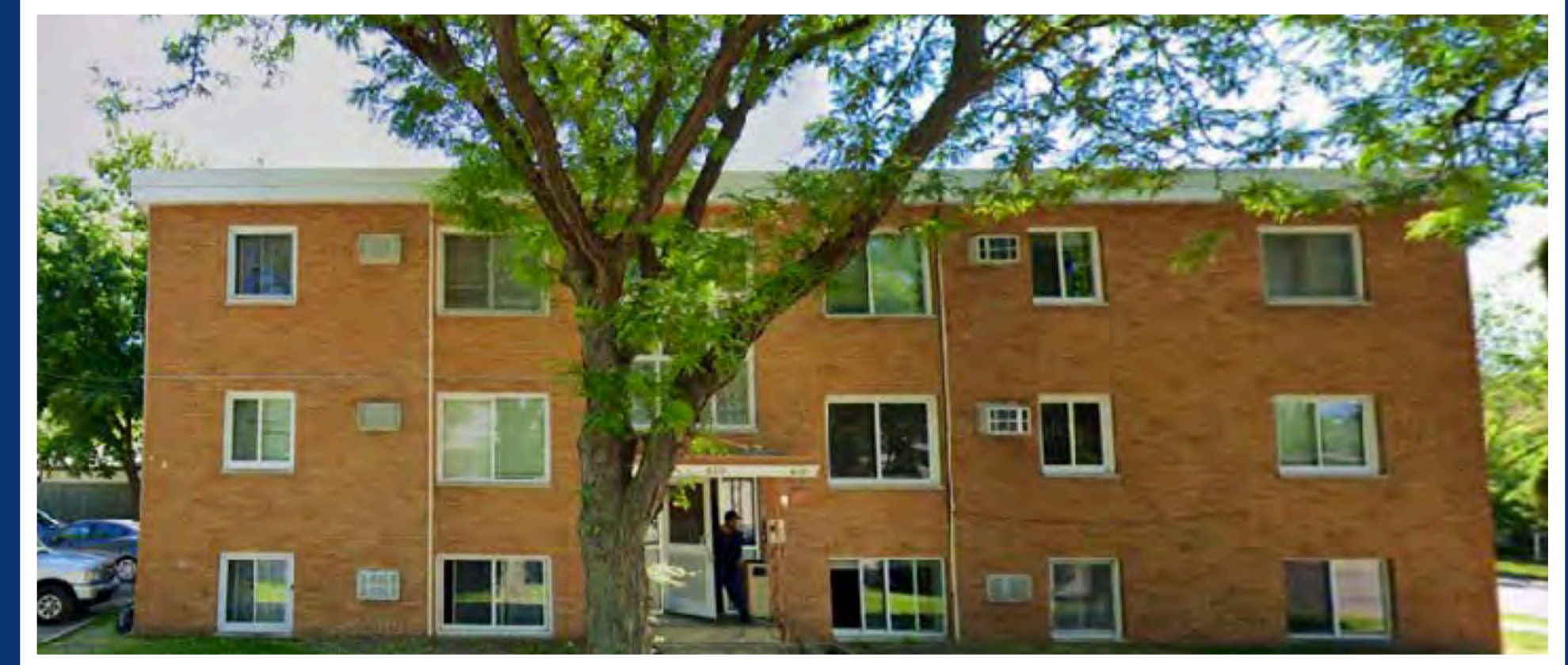
Avg. Target  
\$1,138,018 per acre

# Value Per Acre

Ramsey Co, MN



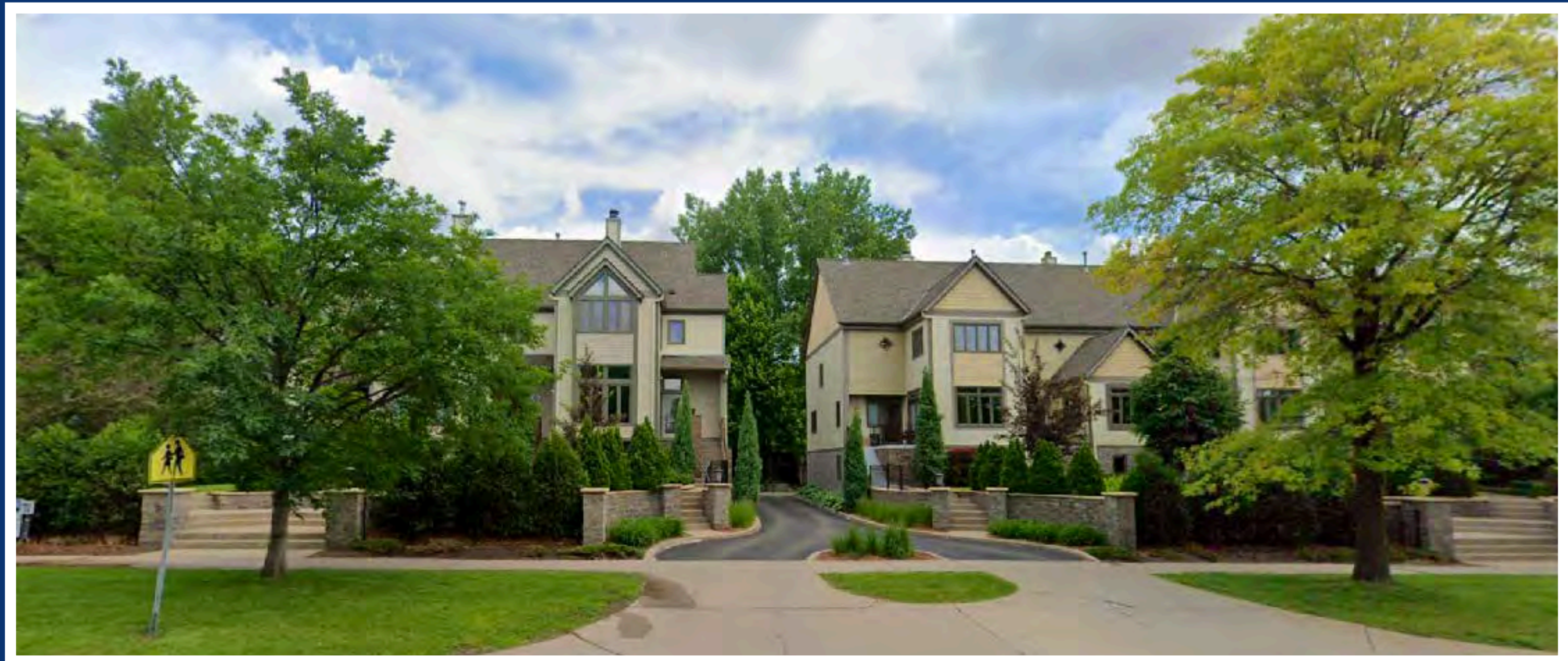
**496 Thomas Ave**  
\$3,219,741 per acre



**610 Chatsworth St N**  
\$3,571,786 per acre



**Neill Highrise**  
\$4,489,278 per acre



**Summit Ave (St. Paul)**  
\$5,020,278 per acre

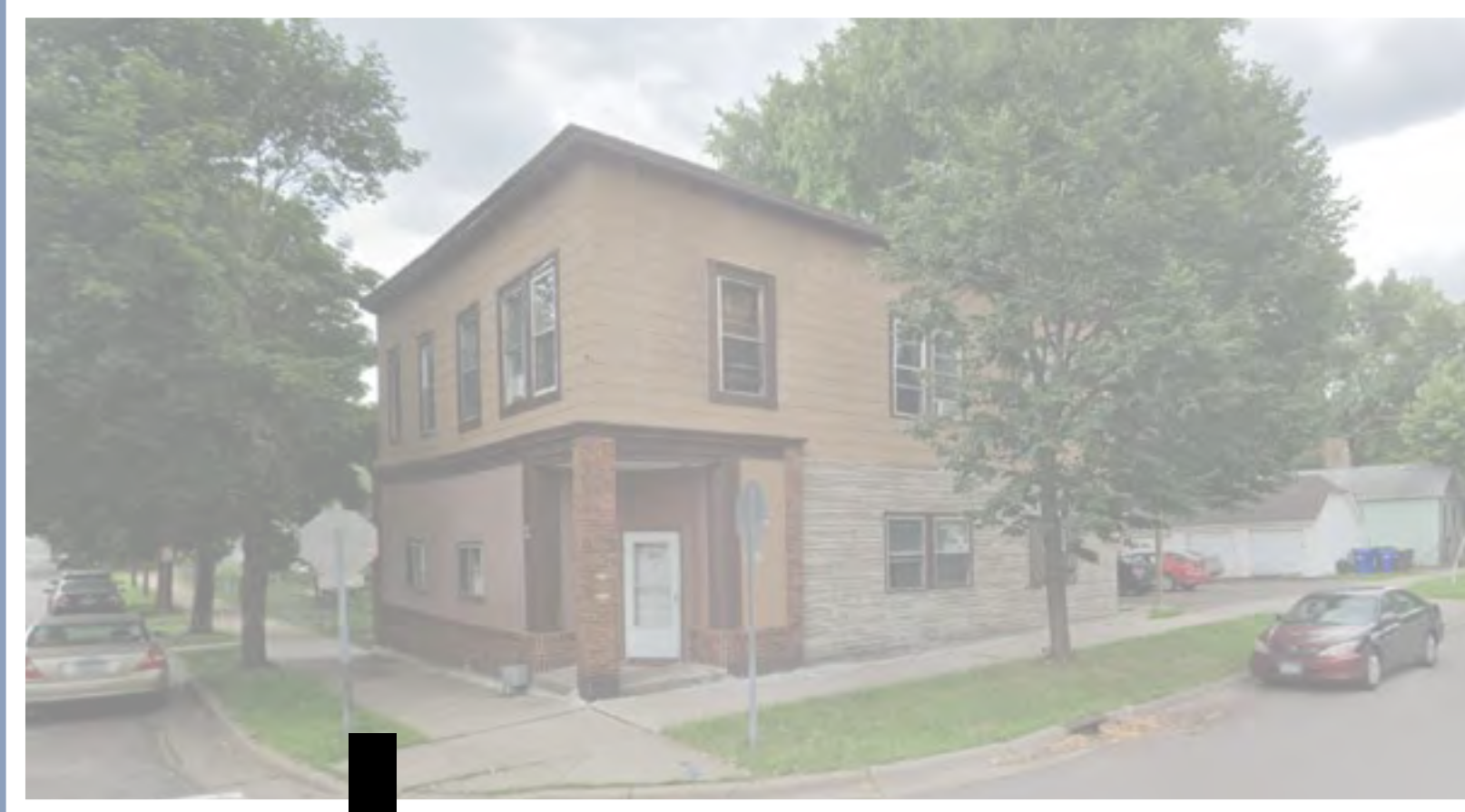
**Avg. Target**  
\$1,138,018 per acre

**Value Per Acre**  
Ramsey Co, MN



**Neill Highrise**  
\$4,489,278 per acre

**496 Thomas Ave**  
\$3,219,741 per acre



**54 Portland Av**  
10,371,500 per acre

# City of St Paul

## Multi Family Average:

# \$ 2,806,951 per acre



**610 Chatsworth St N**  
\$3,571,786 per acre



**Avg. Target**  
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

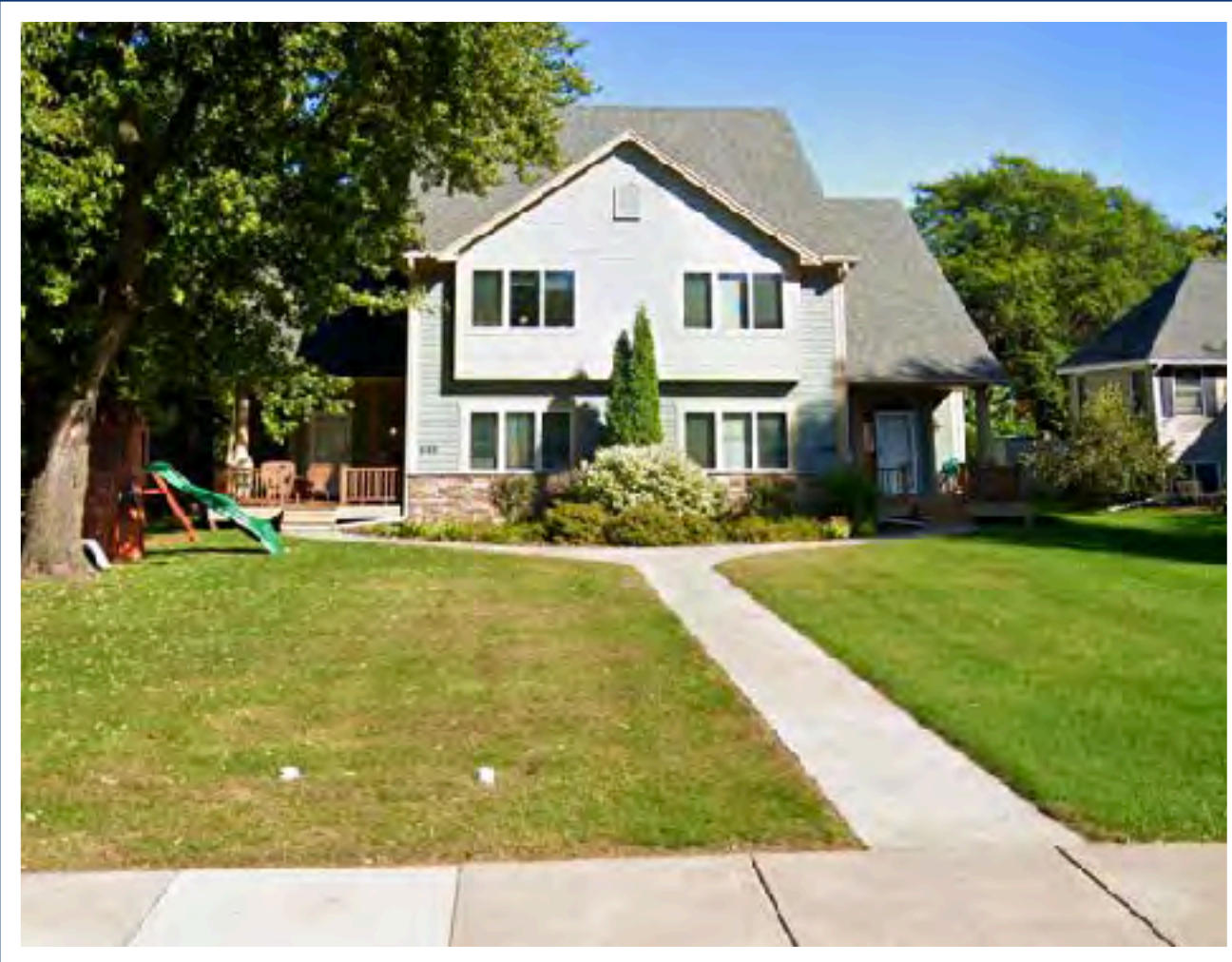
# Minneapolis Housing Type Value/Acre



Source: Ramsey County, MN Image Credit: Opticos Design

# Missing Middle

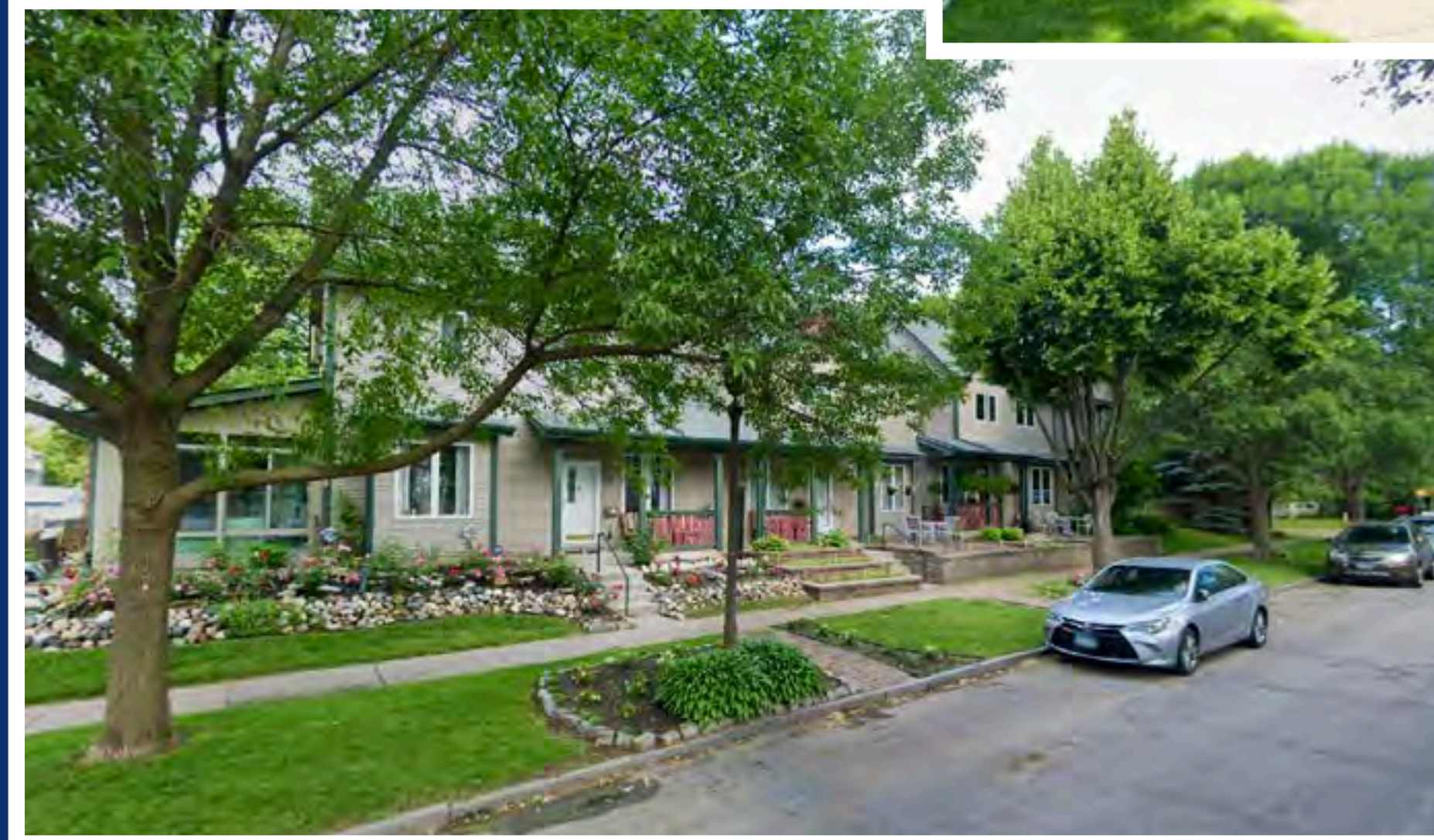
Ramsey Co, MN



**Bald Eagle Ave (White Bear Lake)**  
\$1,745,296 per acre



**554 Portland Ave**  
\$10,371,533 per acre



**Kent St (St. Paul)**  
\$4,316,546 per acre

**Avg. Target**  
\$1,138,018 per acre

# Missing Middle

Ramsey Co, MN



**Bluebird Apartments (St. Paul)**  
\$3,749,872 per acre

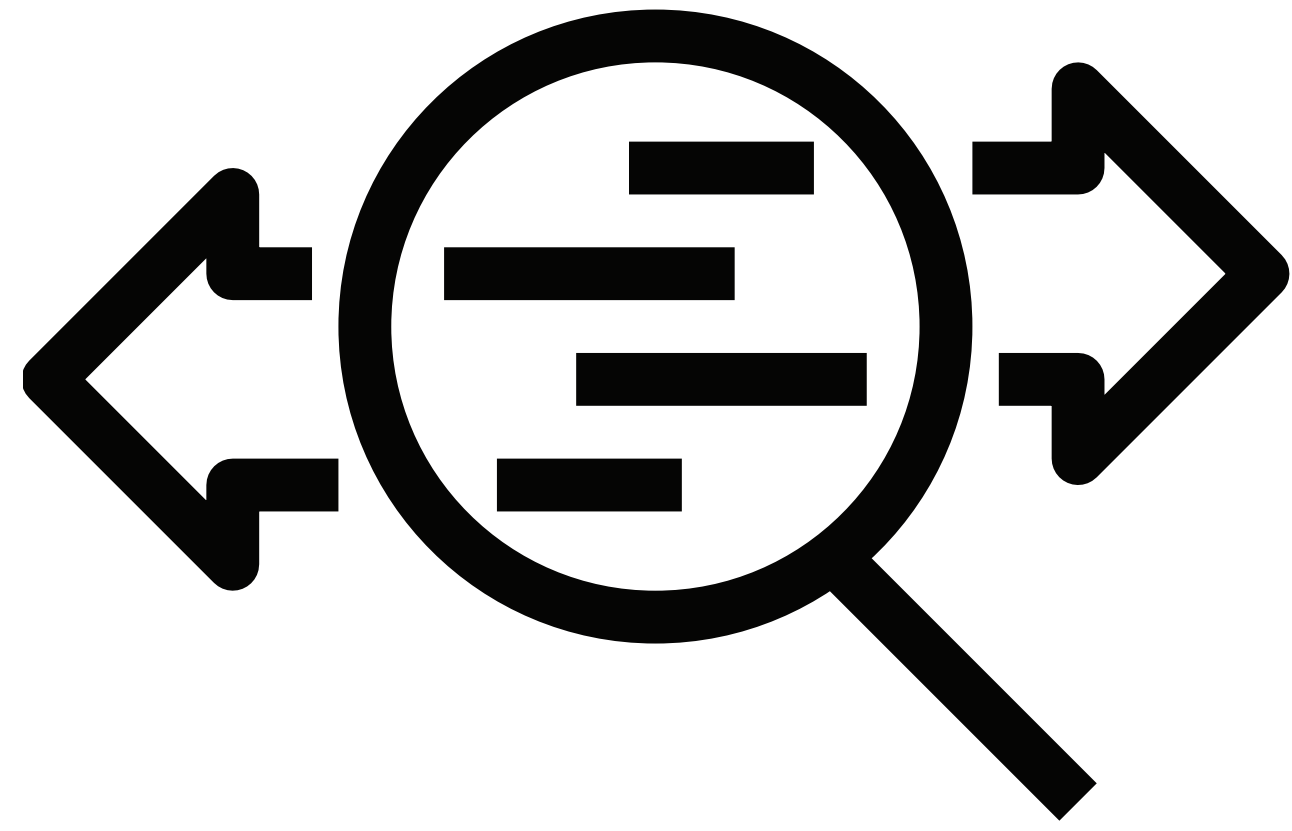


**The Winnipeg (St. Paul)**  
\$7,662,5



**Avg. Target**  
\$1,138,018 per acre





# Commercial Land Use Types

Samples of commercial buildings and development types.

# Value Per Acre

Ramsey County, MN



**Vadnais Heights Walmart**  
\$694,968 per acre



**Roseville Walmart**  
\$928,108 per acre

**Avg. Target**  
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview



**Home Depot (Maplewood)**  
\$622,723 per acre



**White Bear Hills Shopping Center**  
\$936,930 per acre



**HarMar Mall**  
\$948,281 per acre



**McCarron Hills Shopping Center**  
\$1,100,495 per acre

**Value Per Acre**  
Ramsey County, MN



**Maplewood Mall**  
\$1,306,509 per acre



**Rosedale Center**  
\$2,542,691 per acre

**Avg. Target**  
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

# Value Per Acre

Ramsey County, MN



**Maplewood Mall**  
\$1,306,509 per acre



**Rosedale Center**  
\$2,542,691 per acre



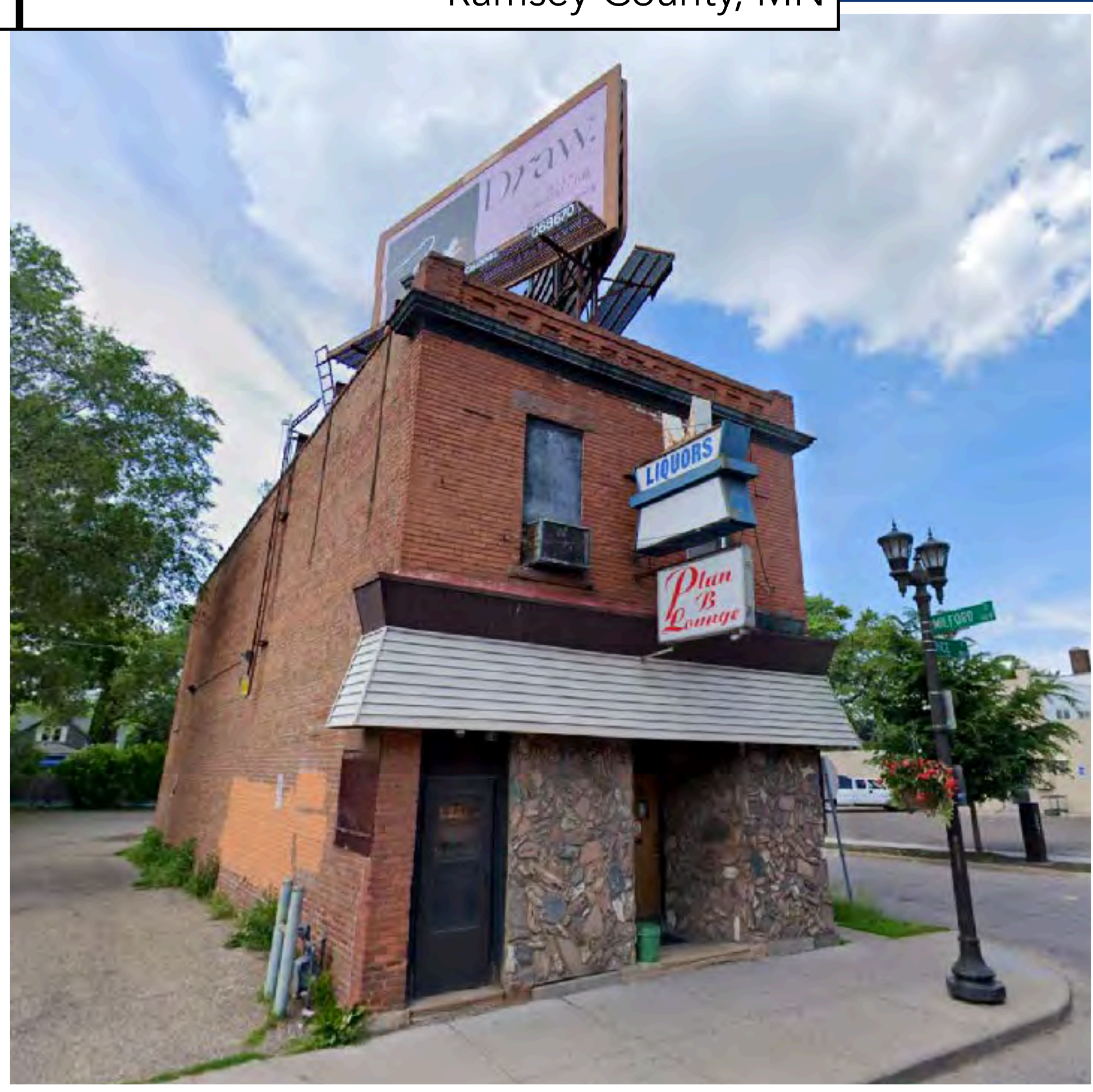
**West Mall Victoria Crossing**  
\$9,823,385 per acre  
(Built 1922)

Source: Ramsey County, MN Image Credit: Google Streetview

**Avg. Target**  
\$1,138,018 per acre

# Value Per Acre

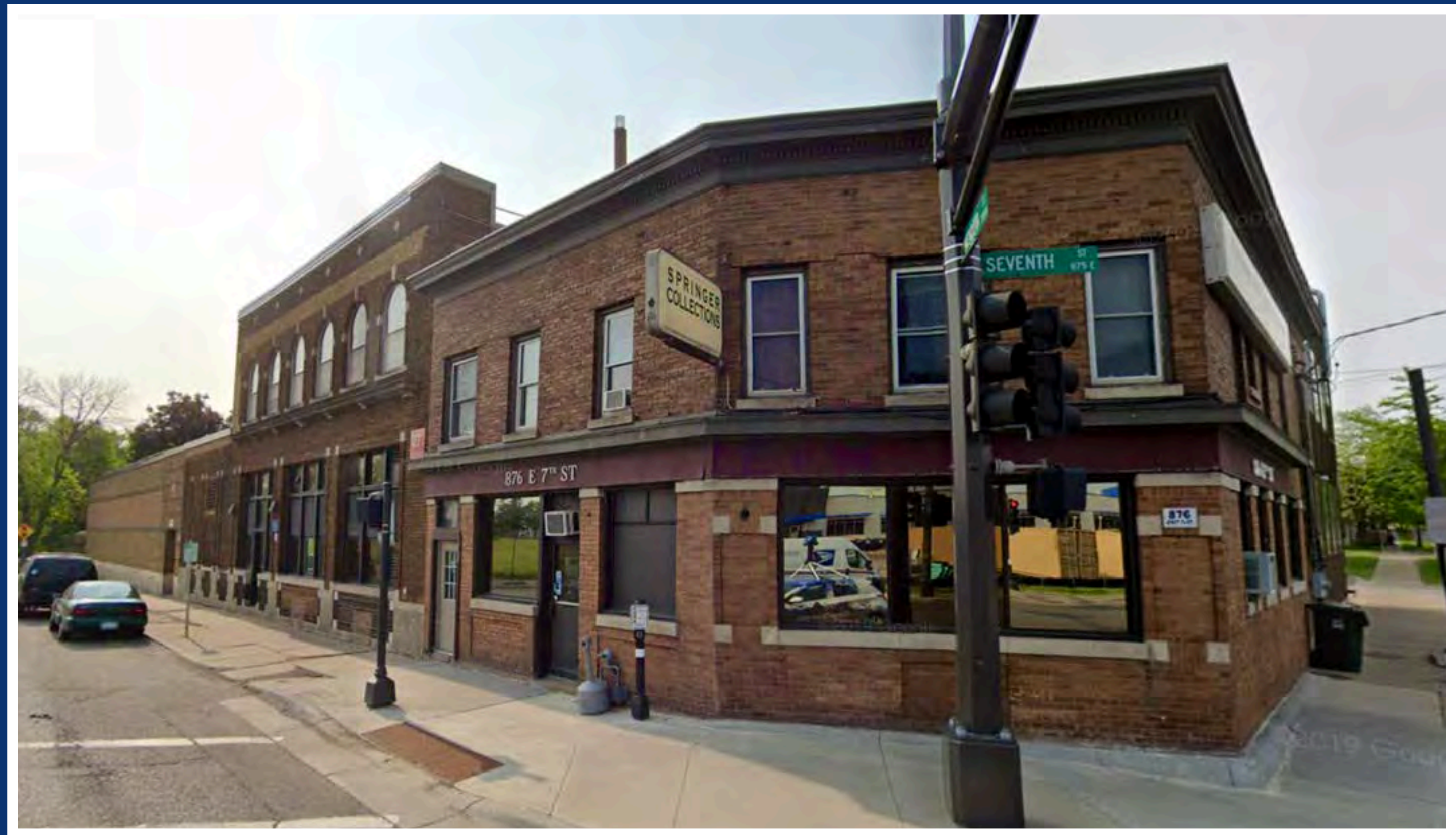
Ramsey County, MN



**879 Rice St**  
\$3,799,000 per acre



**999 Hudson Rd**  
\$934,233 per acre



**880 Minnehaha Rd**  
\$4,738,843 per acre

**Avg. Target**  
\$1,138,018 per acre

**Mixed-Use Offices (Vacant)**

Source: Ramsey County, MN Image Credit: Google Streetview

# Value Per Acre

Ramsey County, MN



**Schmitty's Sports Barbers Mixed Use**  
\$2,560,070 per acre



**101 Douglas St Mixed Use**  
\$3,909,311 per acre



**Day by Day Cafe**  
\$5,859,448 per acre



**622 Grand Ave**  
\$9,409,092 per acre

**Avg. Target**  
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview

# Value Per Acre

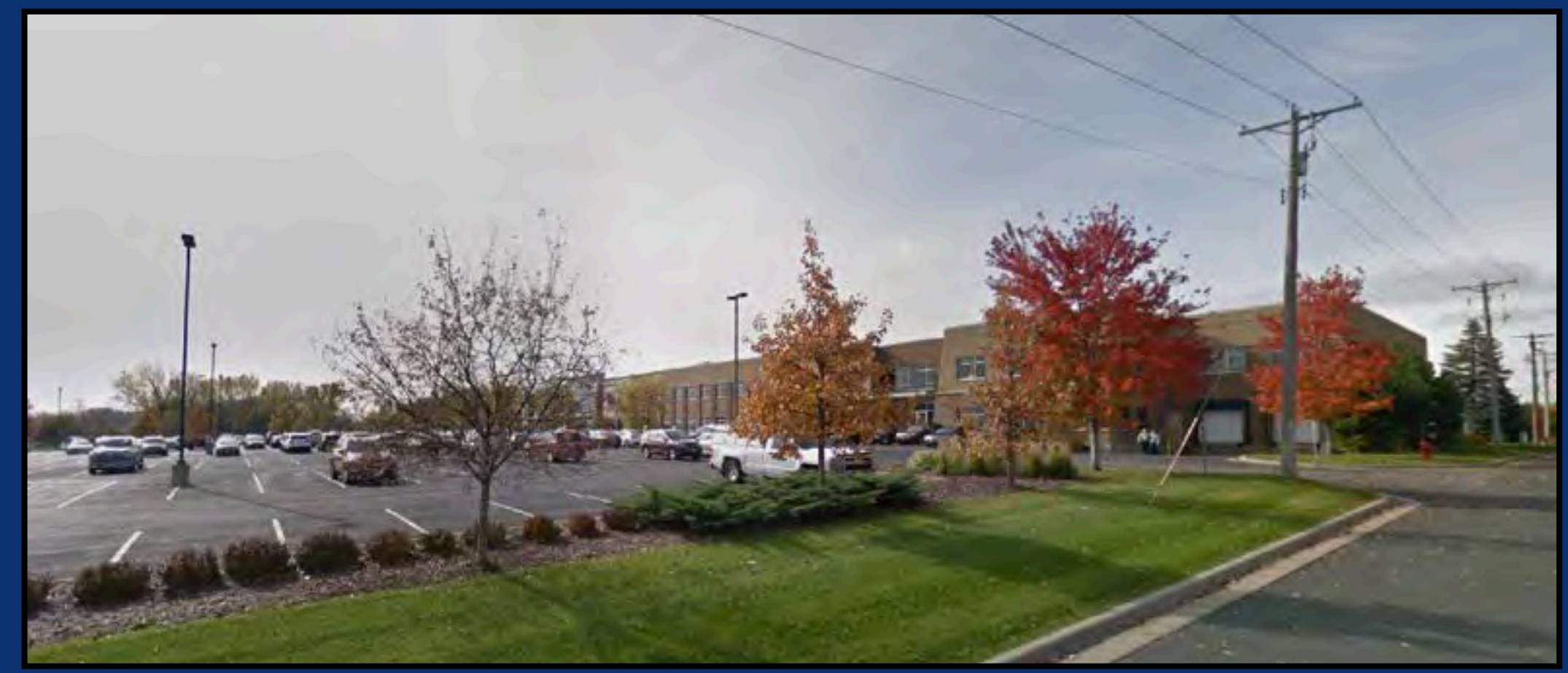
Ramsey County, MN



**3M Campus**  
\$426,506 per acre

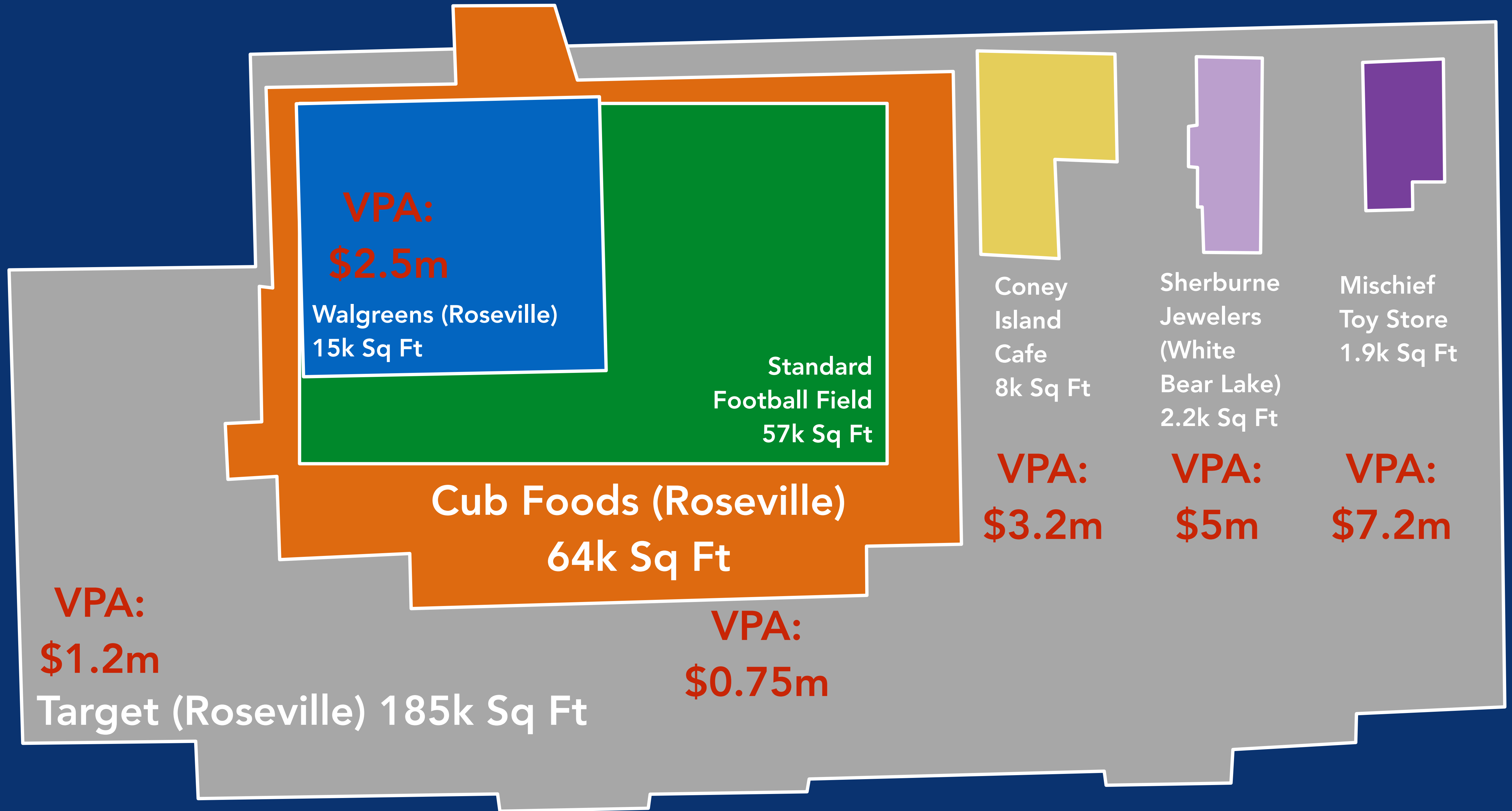


**Centre Pointe Office Park (Roseville)**  
\$1,372,698 per acre

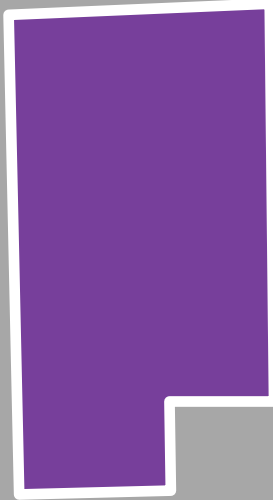


**Data Sciences International (New Brighton)**  
\$1,959,503 per acre





Mischief  
Toy Store  
1.9k Sq Ft



VPA:  
\$7.2m



VPA:  
\$1.2m

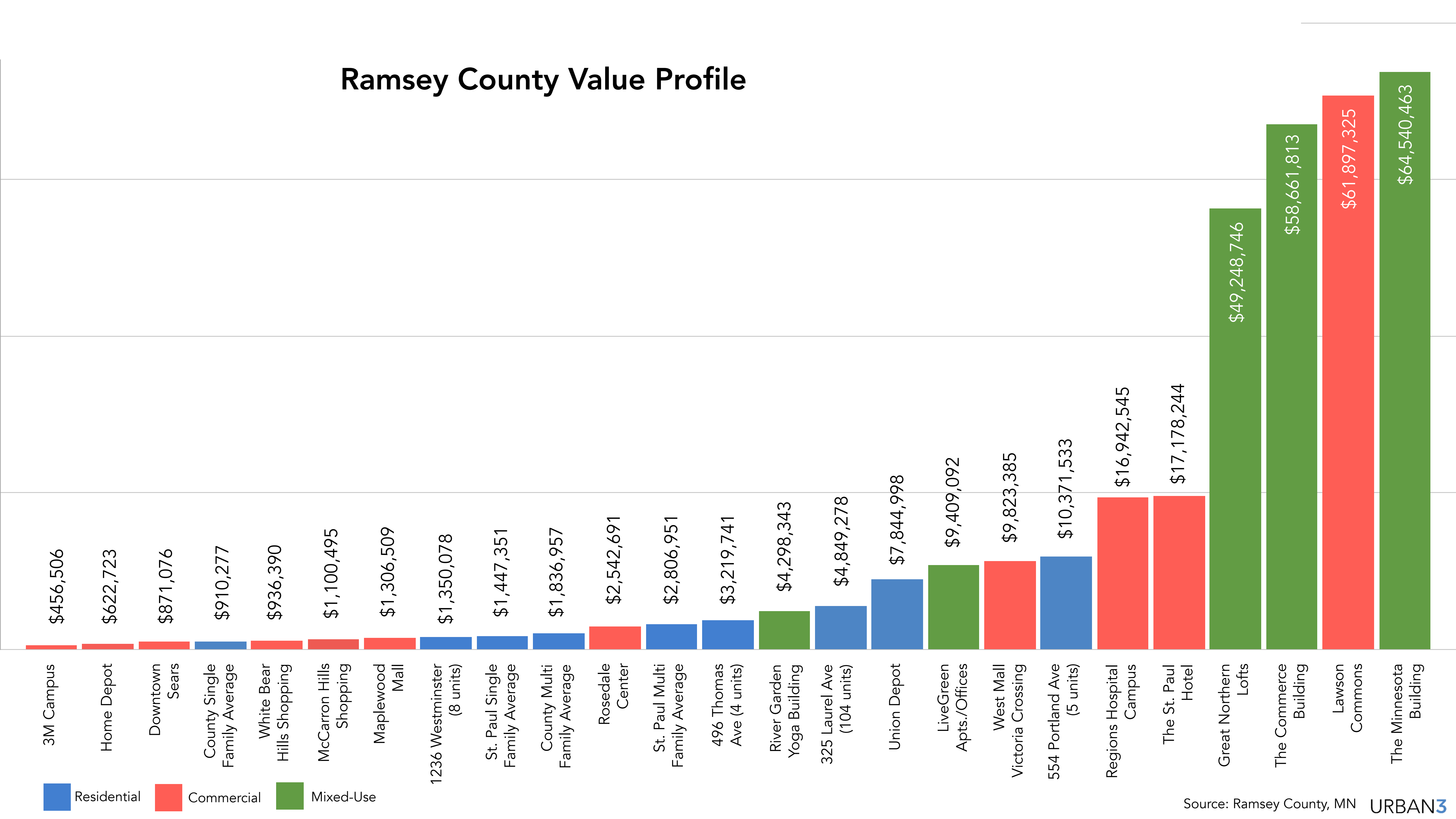
Target (Roseville) 185k Sq Ft



# Downtown Land Use Types

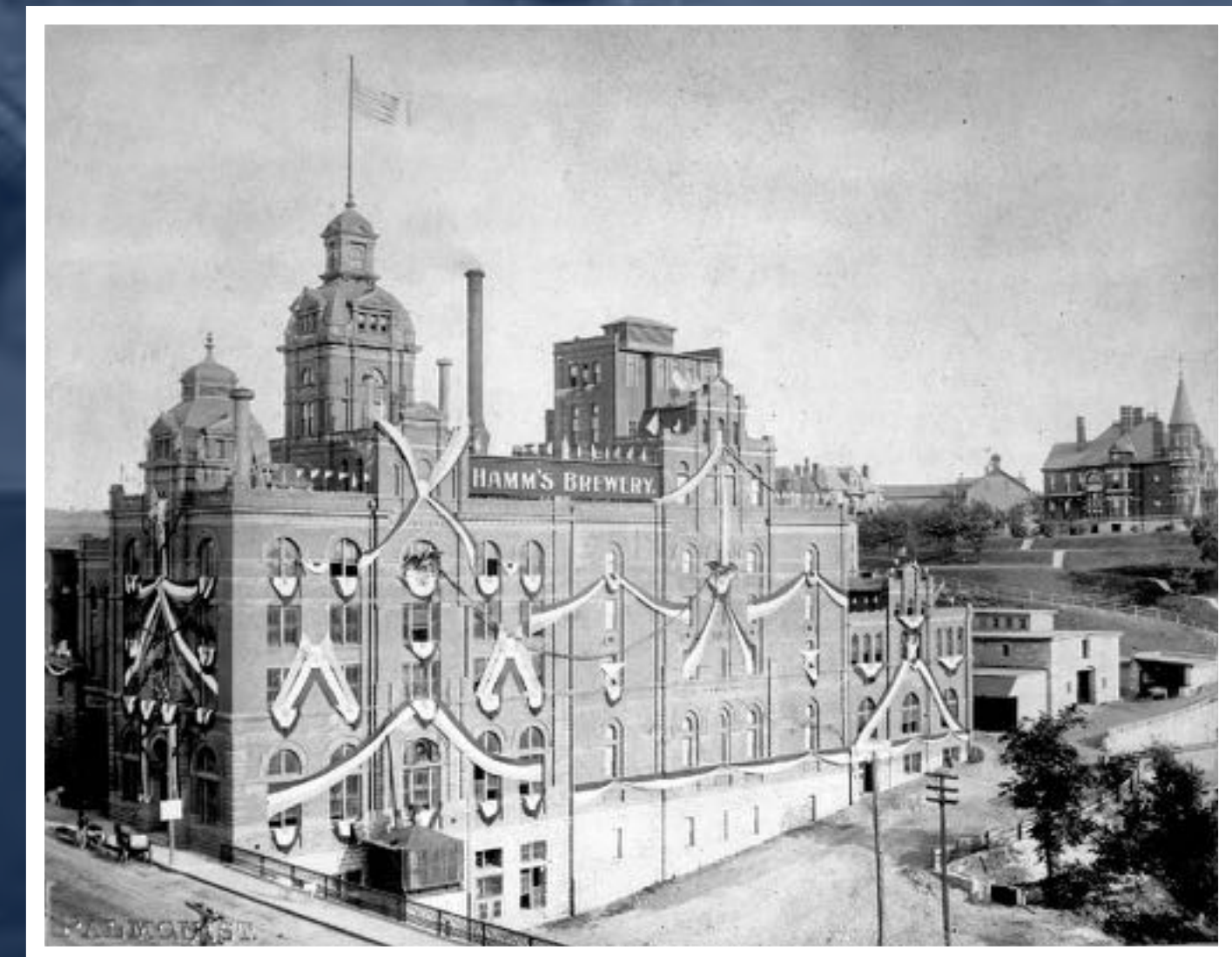
Samples of Downtown buildings and development types.

# Ramsey County Value Profile



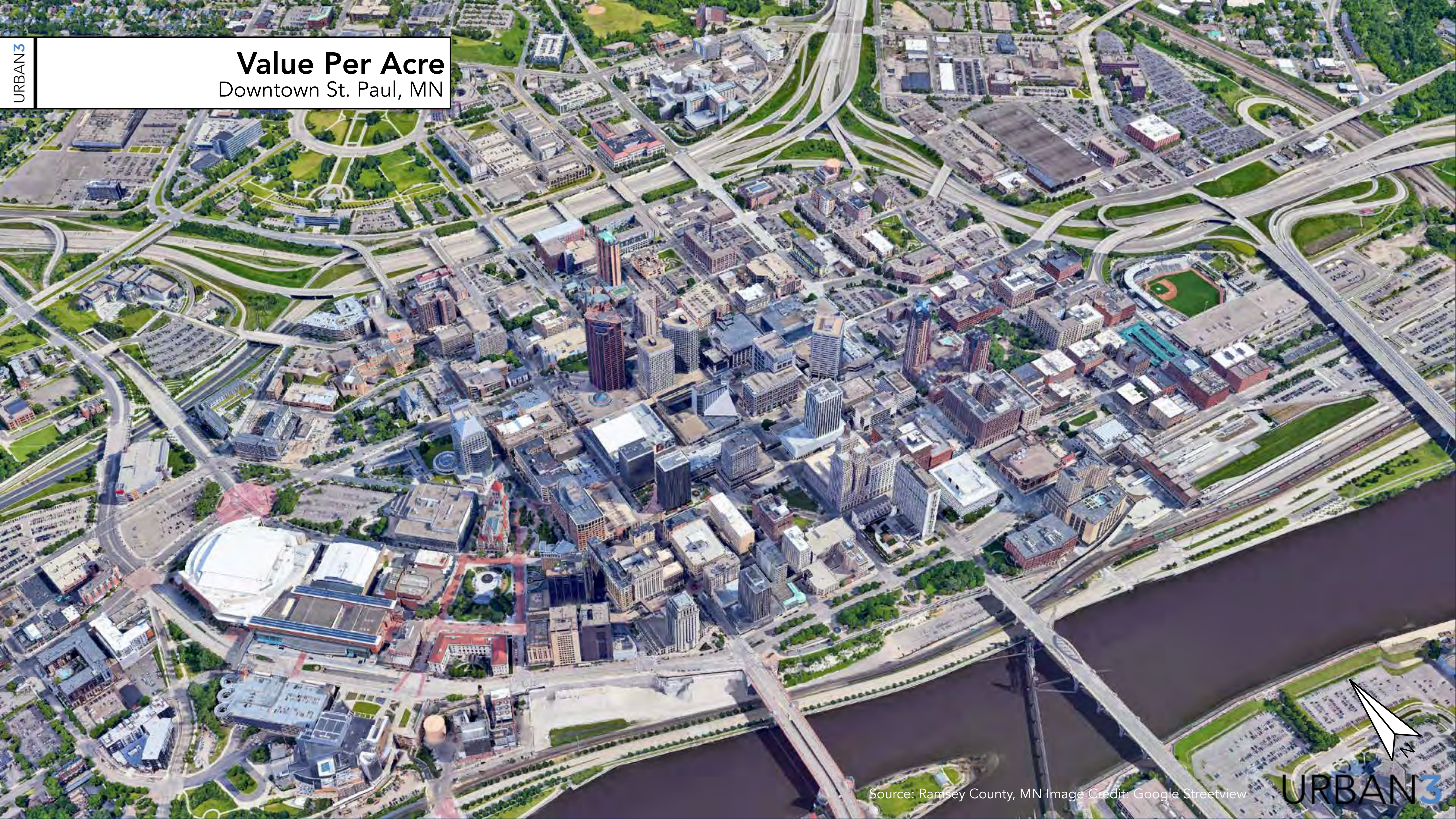
Residential Commercial Mixed-Use

# A Lasting Value



# Value Per Acre

Downtown St. Paul, MN



# Value Per Acre

Downtown St. Paul, MN

## Gallery Tower

Value Per Acre: **\$41m**

#10

## Sibley Square

Value Per Acre: **\$43m**

#9

## The Lowry

Value Per Acre: **\$48m**

#7

## Jackson Tower

Tallest Building in Ramsey County  
Value Per Acre: **\$45m**

#8

**Avg. Target**  
\$1,138,018 per acre

Source: Ramsey County, MN Image Credit: Google Streetview



**Value Per Acre**  
Downtown St. Paul, MN

**City Walk**  
Value Per Acre: **\$56m**

**#5**

**#4**

**The Pointe**  
Value Per Acre: **\$58m**

**Great Northern Lofts**  
Value Per Acre: **\$49m**

**#6**



**Avg. Target**  
\$1,138,018 per acre



**Lawson Commons** #2  
Value Per Acre: **\$53m**

**The Minnesota Building** #1  
Value Per Acre: **\$64m**

**The Commerce Building** #3  
Value Per Acre: **\$58m**

**Avg. Target**  
\$1,138,018 per acre

# Value Per Acre

Downtown St. Paul, MN

Built 1858, Oldest building in the City



**Original Coney Island Tavern**  
\$3.4 m per acre

**Original Coney Island Cafe**  
\$3.6 m per acre

**Avg. Target**  
\$1,138,018 per acre

# Valuation Comparison

Ramsey County, MN



**Maplewood Mall**  
\$1,306,509 per acre

**West Mall Victoria Crossing**  
\$9,823,385 per acre

9.1 acres of West Mall  
is equal to  
the 68 acre Maplewood  
Mall



# Valuation Comparison

Ramsey County, MN



**Home Depot (Maplewood)**  
\$622,723 per acre

**554 Portland Ave**  
\$10,371,533 per acre

0.75 acres of 554  
Portland Ave. is equal  
to  
the 12.5 acre Home  
Depot





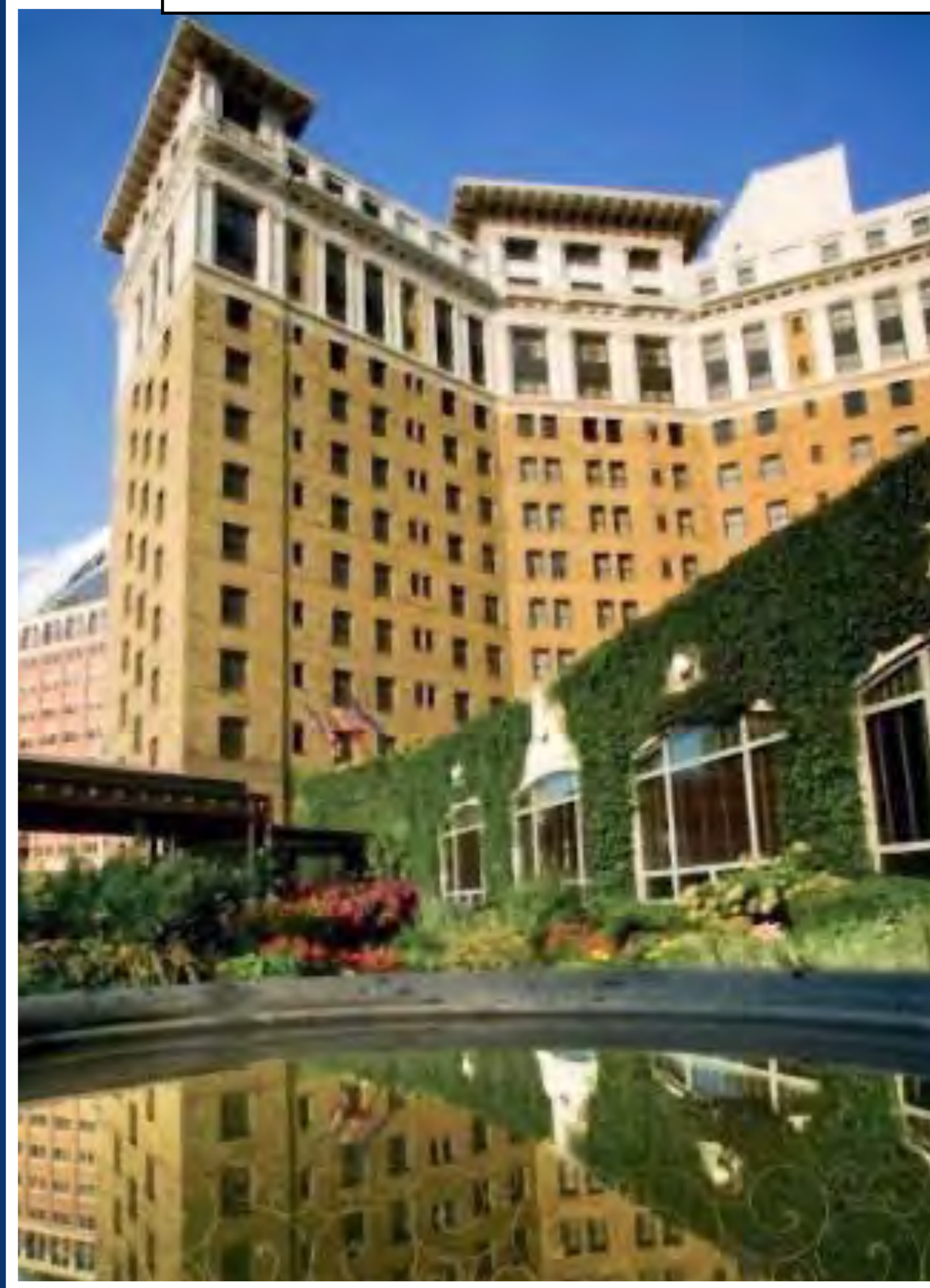
**Country Inn & Suites (Vadnais Heights)**  
\$1,146,197 per acre

**The St. Paul Hotel**  
\$17,178,244 per acre



## Valuation Comparison

Ramsey County, MN

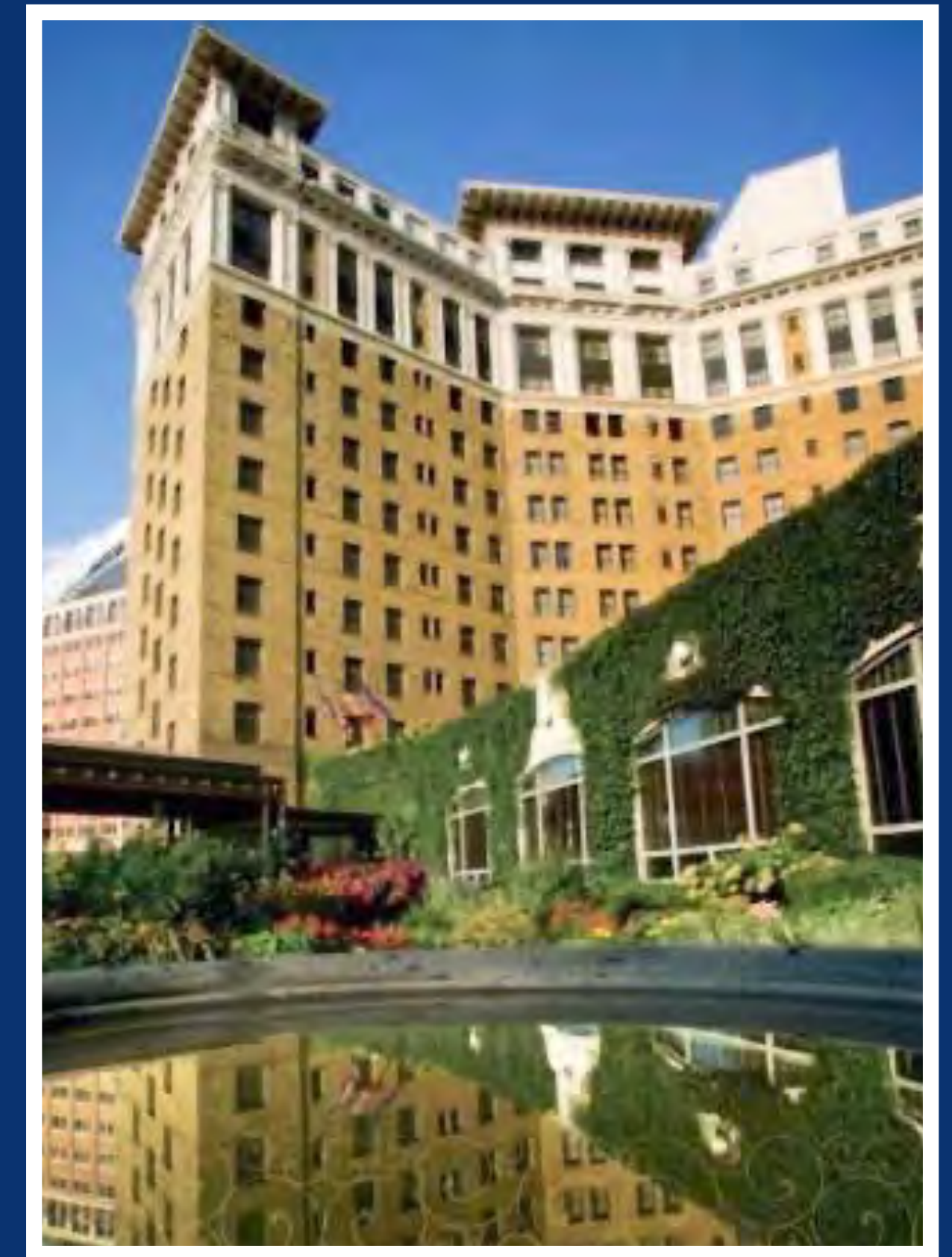


0.24 acres of The St. Paul Hotel (7%) would equal to the 3.6 acre Country Inn & Suites

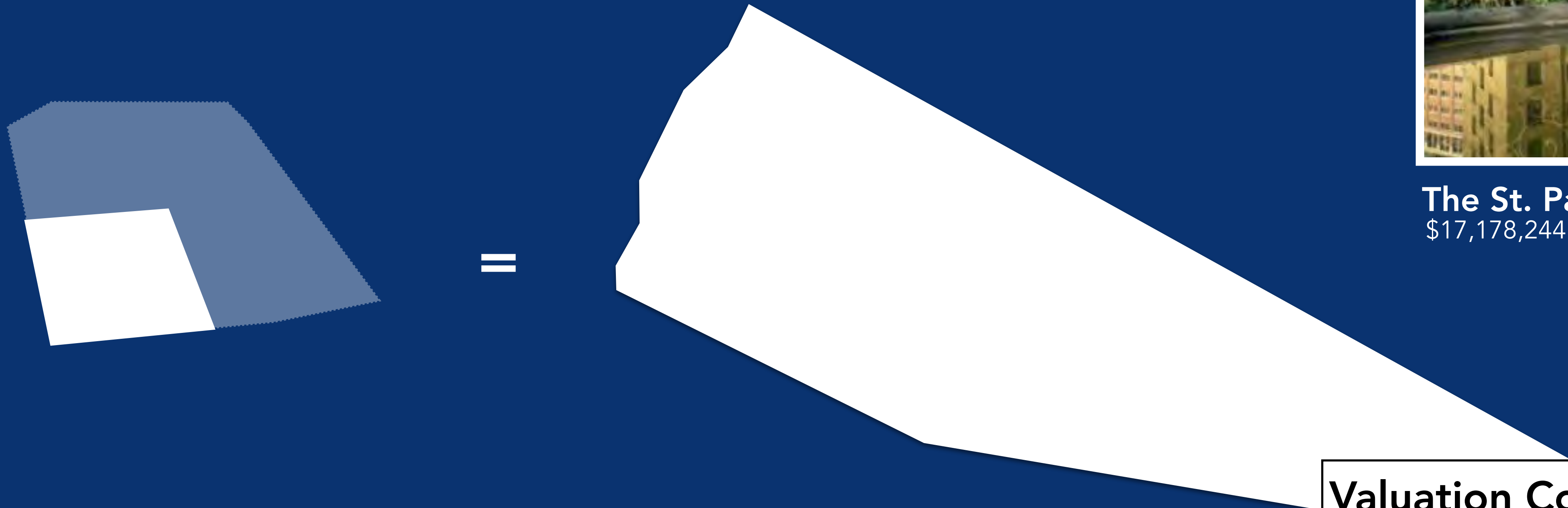


**Country Inn & Suites (Vadnais Heights)**  
\$1,146,197 per acre

0.24 acres of The St. Paul Hotel is equal to the 3.6 acre Country Inn & Suites



**The St. Paul Hotel**  
\$17,178,244 per acre





**Sibley Square at Meers Park**  
\$43,370,178 per acre

0.28 acres of Sibley Square is equal to the 18.6 acre Vadnais Heights Walmart



**Valuation Comparison**  
Ramsey County, MN

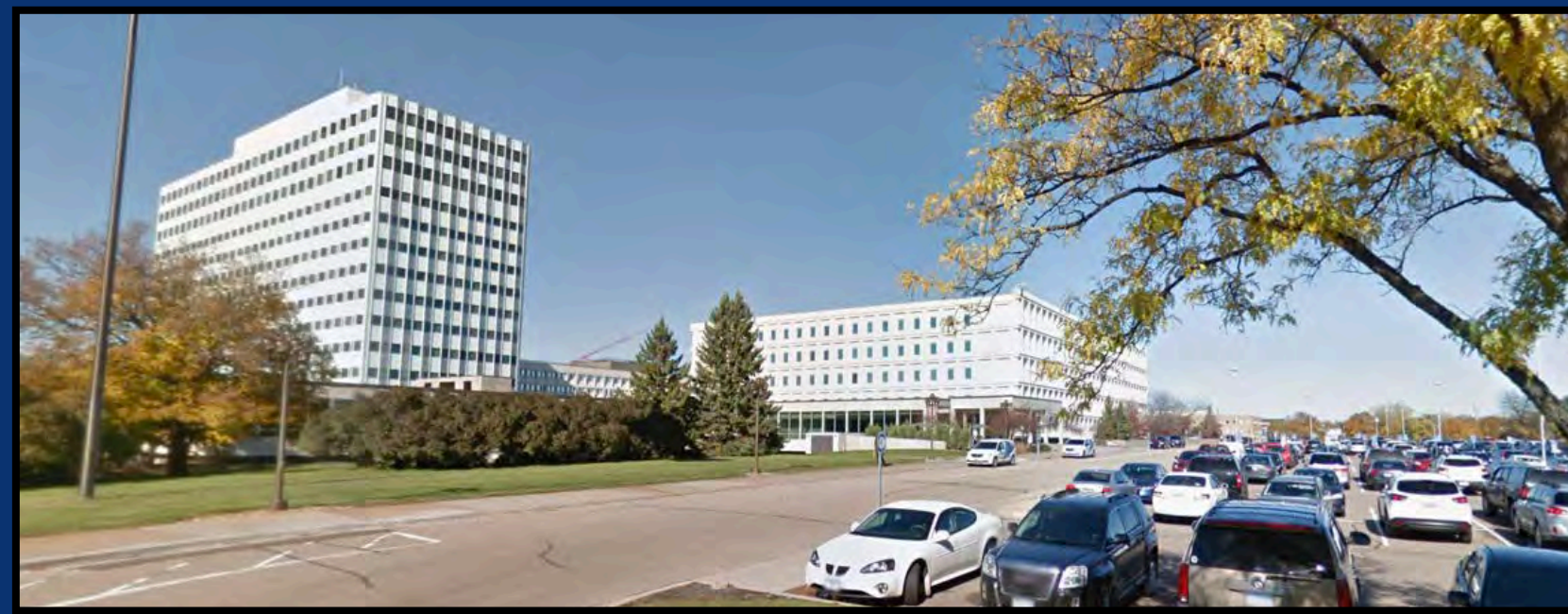
URBAN3

**Vadnais Heights Walmart**  
\$694,968 per acre



=





**3M Campus**  
\$426,506 per acre

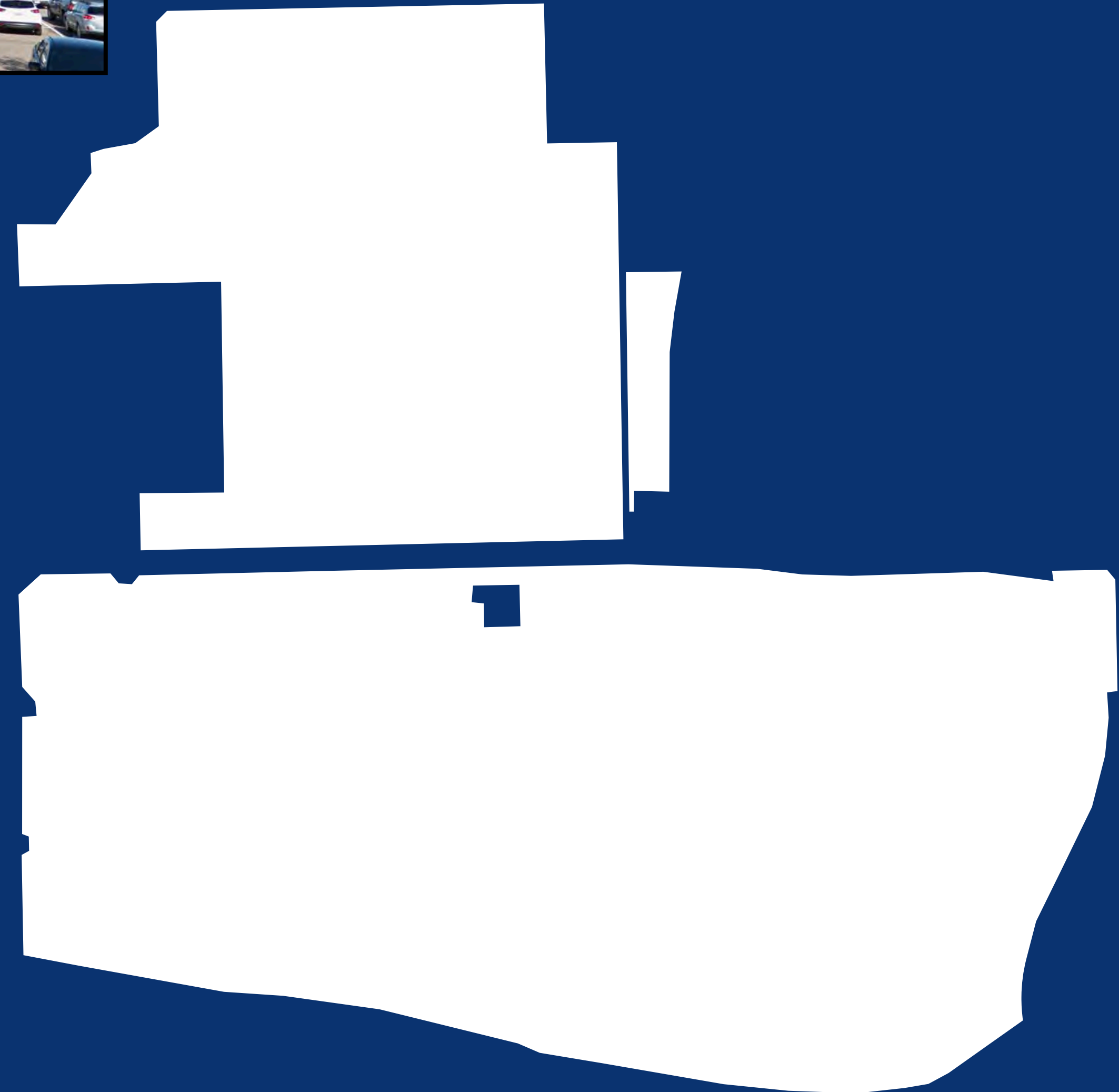
## Valuation Comparison

Ramsey County, MN

3 acres of Lawson Commons is equal to the 400 acre 3M Campus



**Lawson Comons**  
\$61,897,325 per acre





# Valuation Comparison

Ramsey County, MN

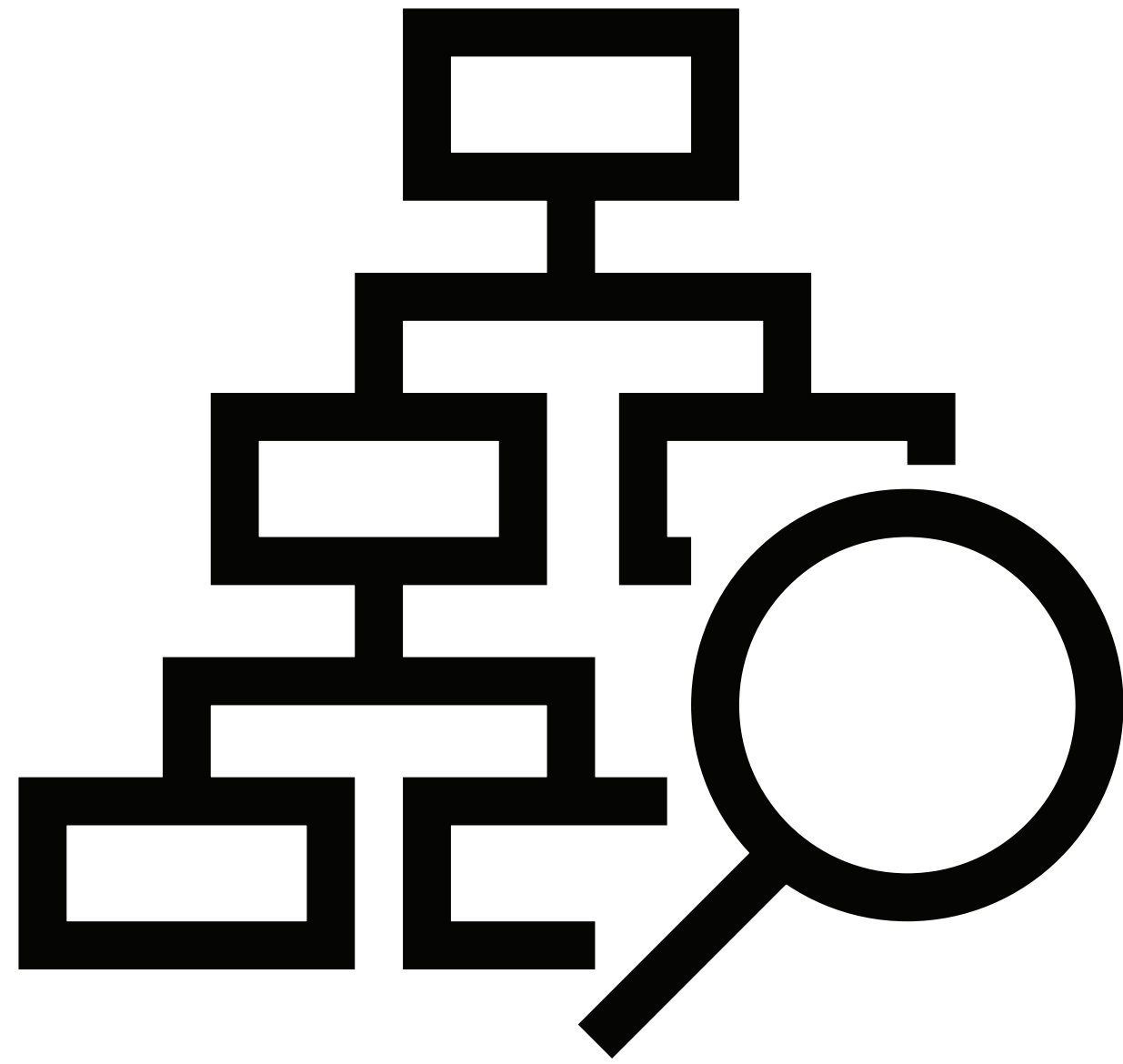


**496 Thomas Ave**  
\$3,219,741 per acre

0.27 acres of 496  
Thomas Ave is equal to  
the 12.5 acre Home  
Depot



**Home Depot (White Bear Lake)**  
\$622,723 per acre  
Source: Ramsey County, MN Image Credit: Google Streetview



# City Comparisons

Other cities in the area.

# City Comparisons

Ramsey County, MN

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA  
**\$654,501**



**Roseville**

Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

Average VPA  
**\$699,641**



**Maplewood**

Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
**\$435,022**



**Little Canada**

Total Value:..... \$1.1 b  
 Square Miles:..... 4.5  
 Pop:..... 11k  
 Peak VPA:..... \$5.6 m

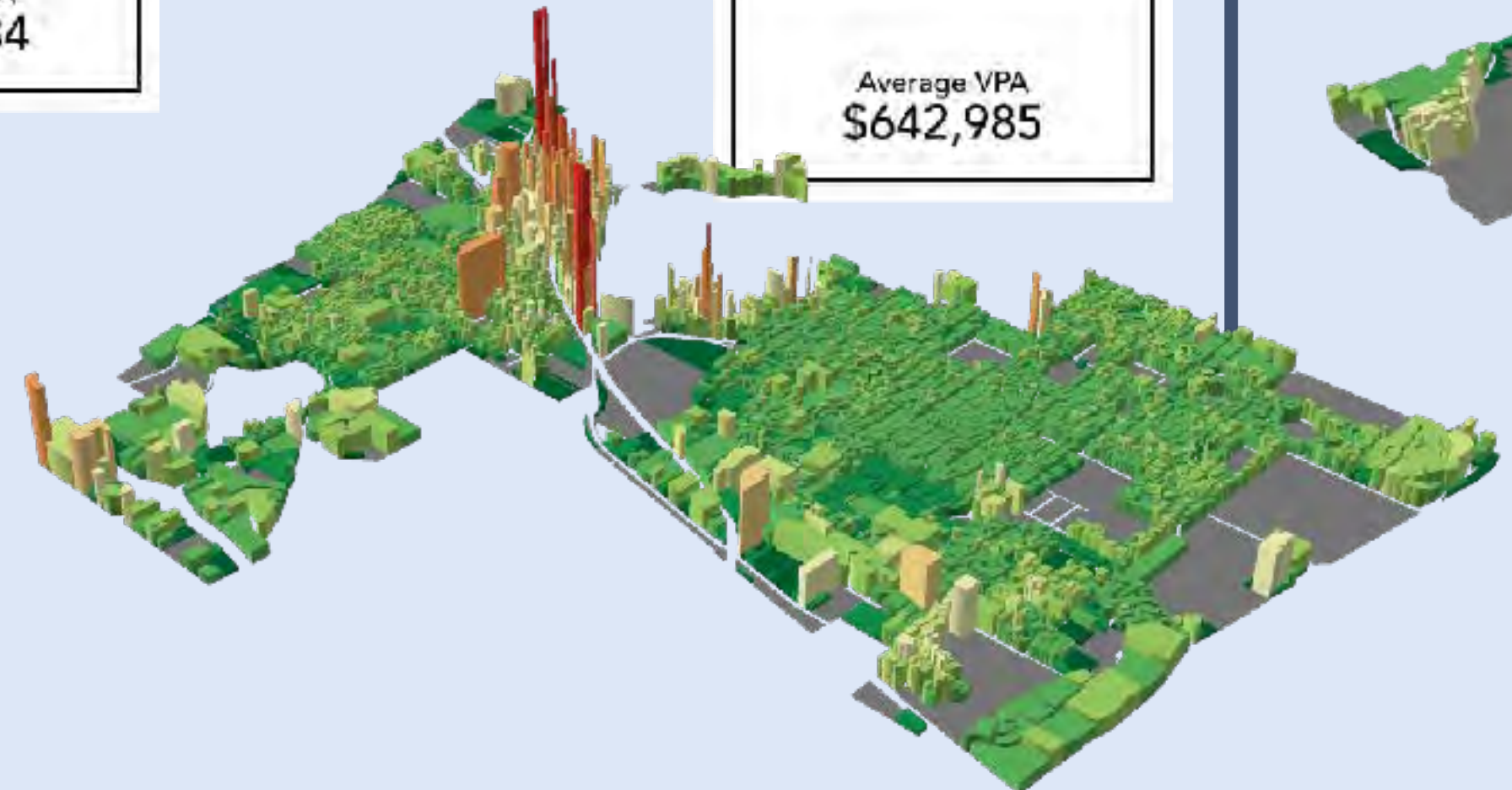
Average VPA  
**\$561,234**



**White Bear Lake**

Total Value:..... \$2.7 b  
 Square Miles:..... 8.7  
 Pop:..... 26k  
 Peak VPA:..... \$12.3 m

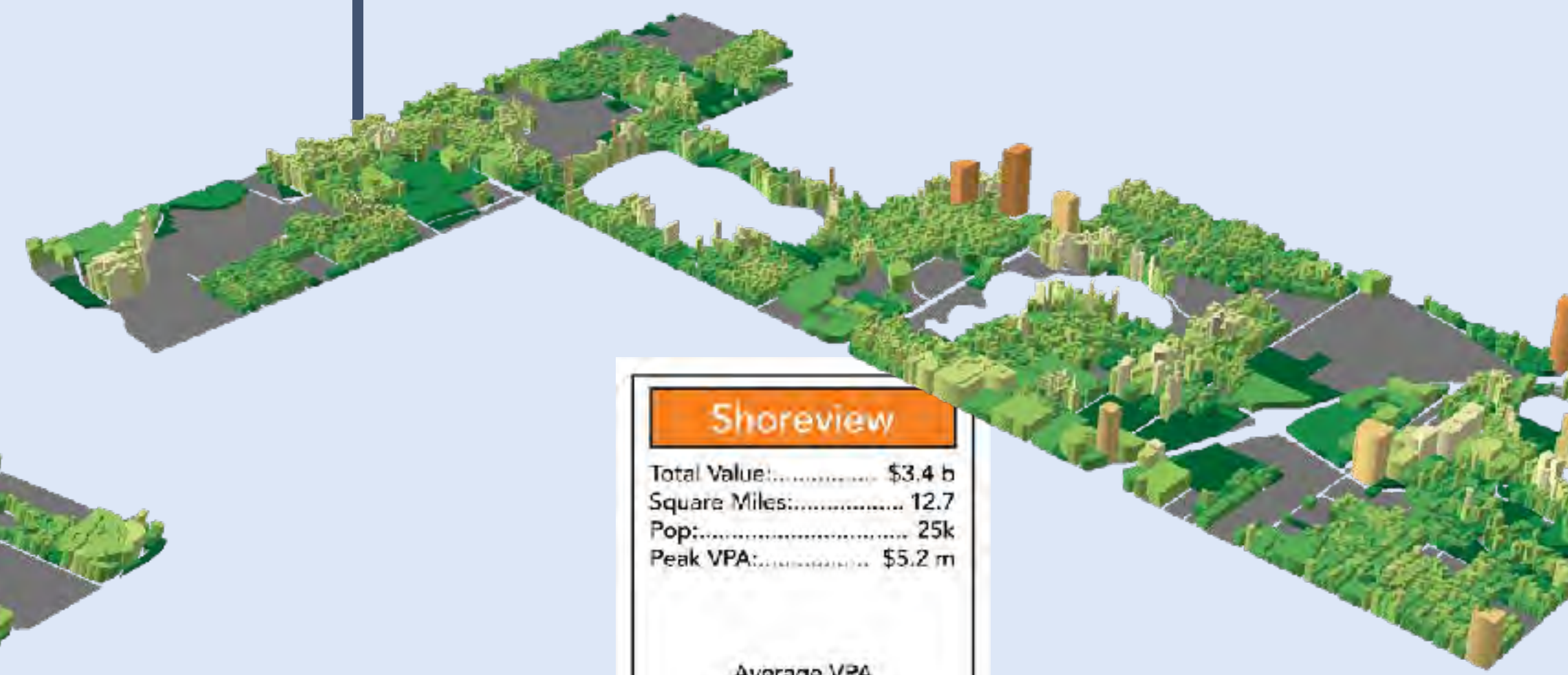
Average VPA  
**\$642,985**



**Shoreview**

Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
**\$540,954**



# City Comparisons

Ramsey County, MN

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA

**Roseville**

Total Value:.....  
 Square Miles:.....  
 Pop:.....

**Maplewood**

Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
 \$435,022

**White Bear Lake**

Total Value:..... \$2.7 b  
 Square Miles:..... 8.7  
 Pop:..... 26k  
 Peak VPA:..... \$12.3 m

Average VPA  
 \$642,985

**Shoreview**

Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
 \$540,954

**Maplewood**

Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
**\$435,022**



# City Comparisons

Ramsey County, MN

#1



**Seasons Assisted Living**  
\$8 million per acre



**Concordia Arms**  
\$3.3 million per acre



**Cardinal Pointe**  
\$2.5 million per acre



**Mapewood Mall**  
\$1.3 million per acre



# City Comparisons

Ramsey County, MN

**Roseville**  
 Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

**New Brighton**  
 Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

**Maplewood**  
 Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

**White Bear Lake**  
 Total Value:..... \$2.7 b  
 Square Miles:..... 8.7  
 Pop:..... 26k  
 Peak VPA:..... \$12.3 m

Average VPA  
 \$642,985

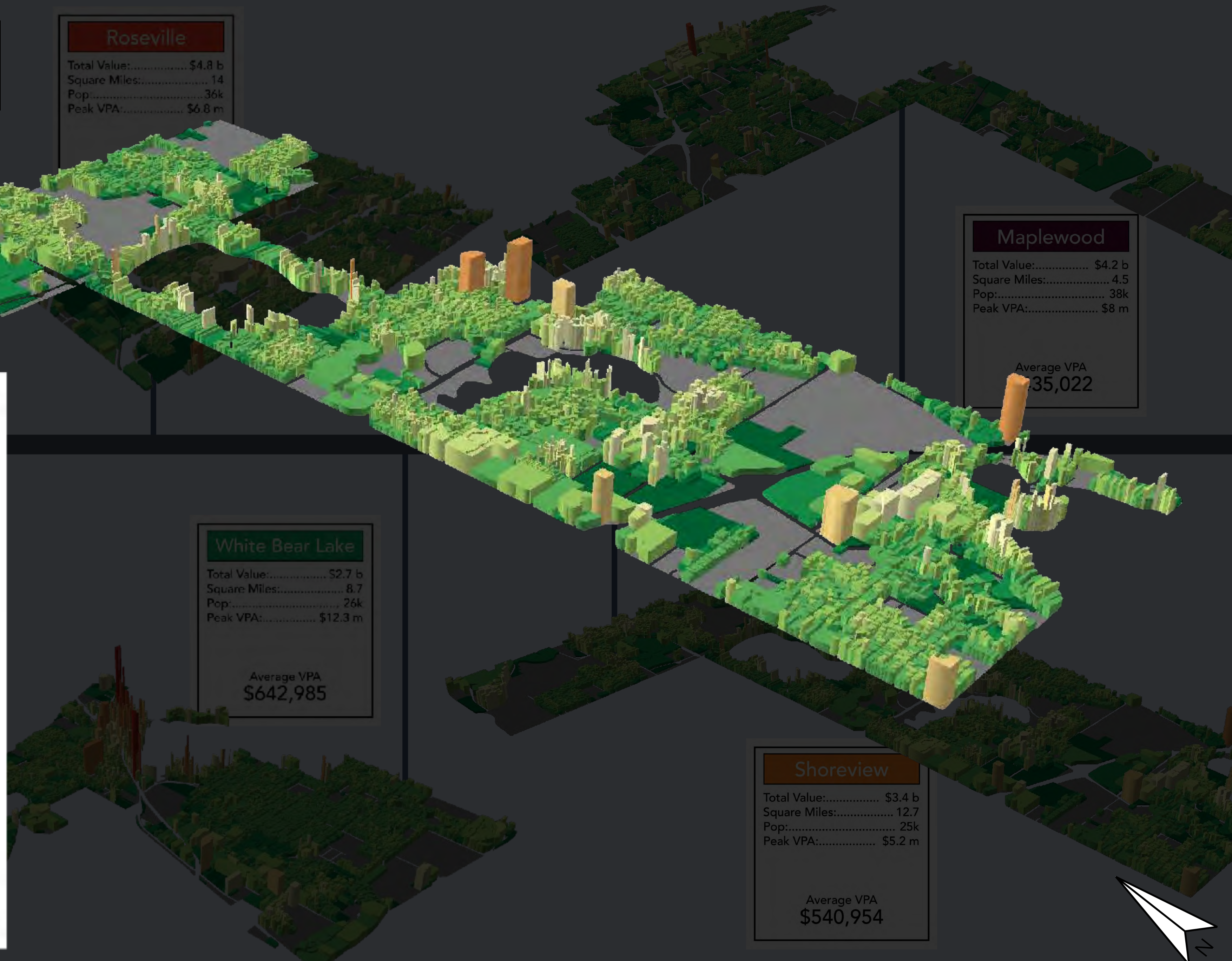
**Shoreview**  
 Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
 \$540,954

**Shoreview**

Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
**\$540,954**



# City Comparisons

Ramsey County, MN

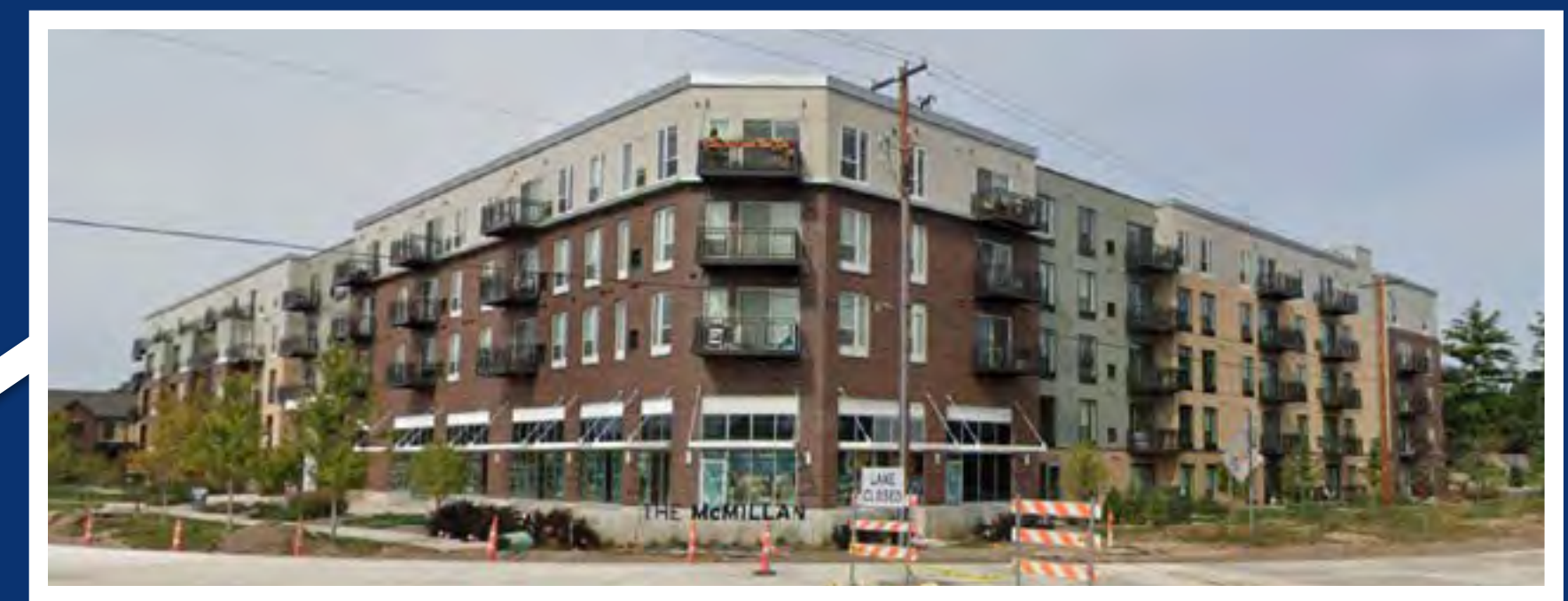


**Scandia Shores Senior Residence**  
\$3.6 million per acre



#1

**Shoreview Senior Living**  
\$5.2 million per acre



**The McMillan**  
\$4.8 million per acre



**Lakewood Terrace**  
\$3.5 million per acre



# City Comparisons

Ramsey County, MN

**Roseville**

Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

Average VPA  
 \$441

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA

**Maplewood**

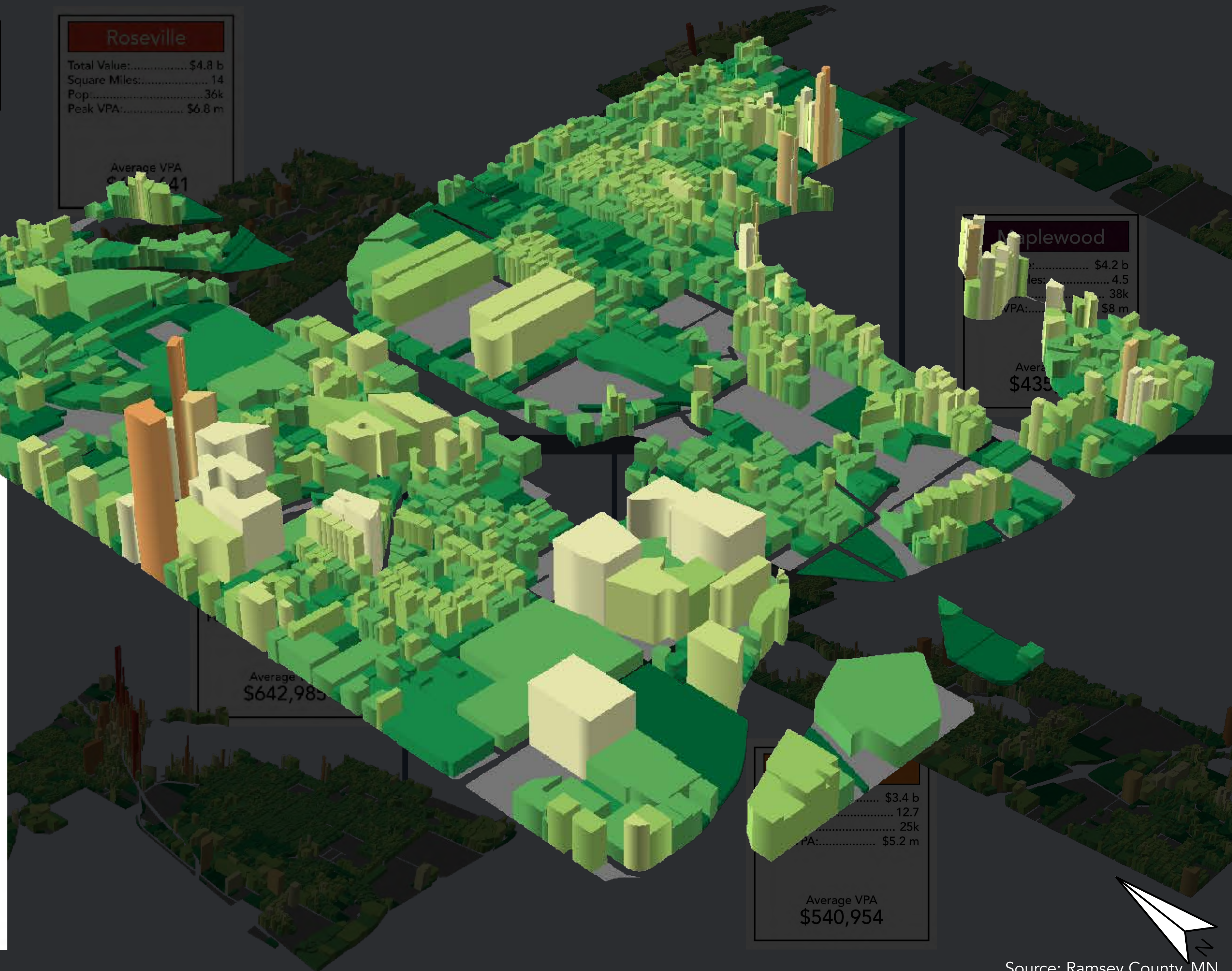
Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
 \$435

**Little Canada**

Total Value:..... \$1.1 b  
 Square Miles:..... 4.5  
 Pop:..... 11k  
 Peak VPA:..... \$5.6 m

Average VPA  
**\$561,234**



Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
 \$540,954





# City Comparisons

Ramsey County, MN



**Garden Terrace**  
\$3.7 million per acre

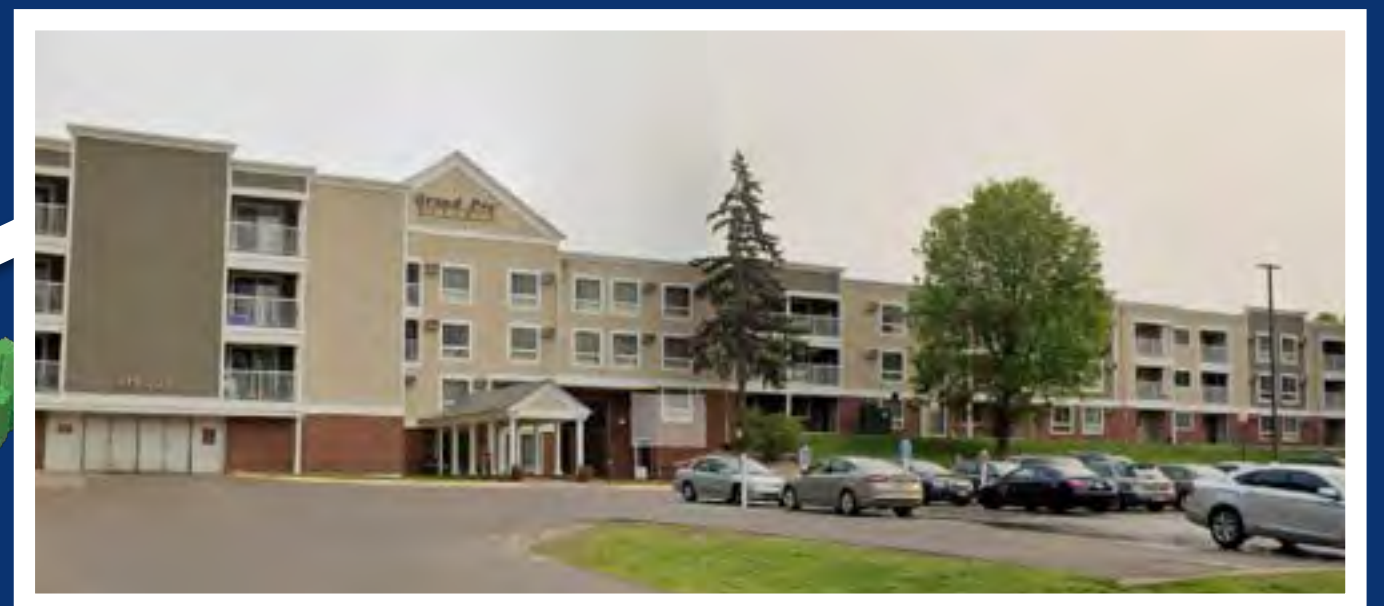


**Montreal Courts Apts**  
\$1.7 million per acre

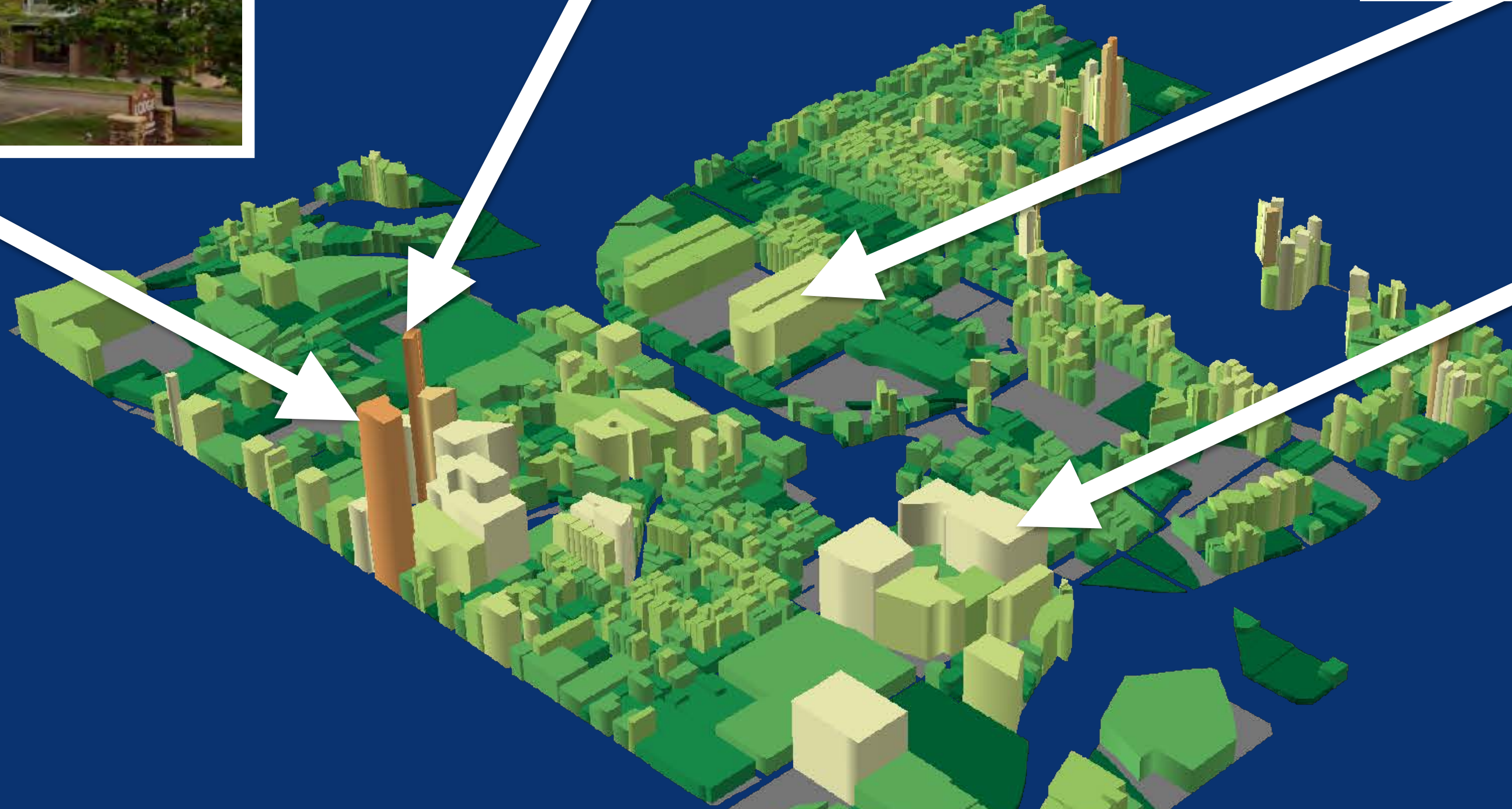
#1



**The Lodge**  
\$5.6 million per acre



**Grand Pre East**  
\$2.6 million per acre



# City Comparisons

Ramsey County, MN

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA

**Roseville**

Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

Average VPA  
**\$699,641**

**Maplewood**

Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

**White Bear Lake**

Total Value:..... \$2.7 b  
 Square Miles:..... 8.7  
 Pop:..... 26k  
 Peak VPA:..... \$12.3 m

Average VPA  
**\$642,985**

**White Bear Lake**

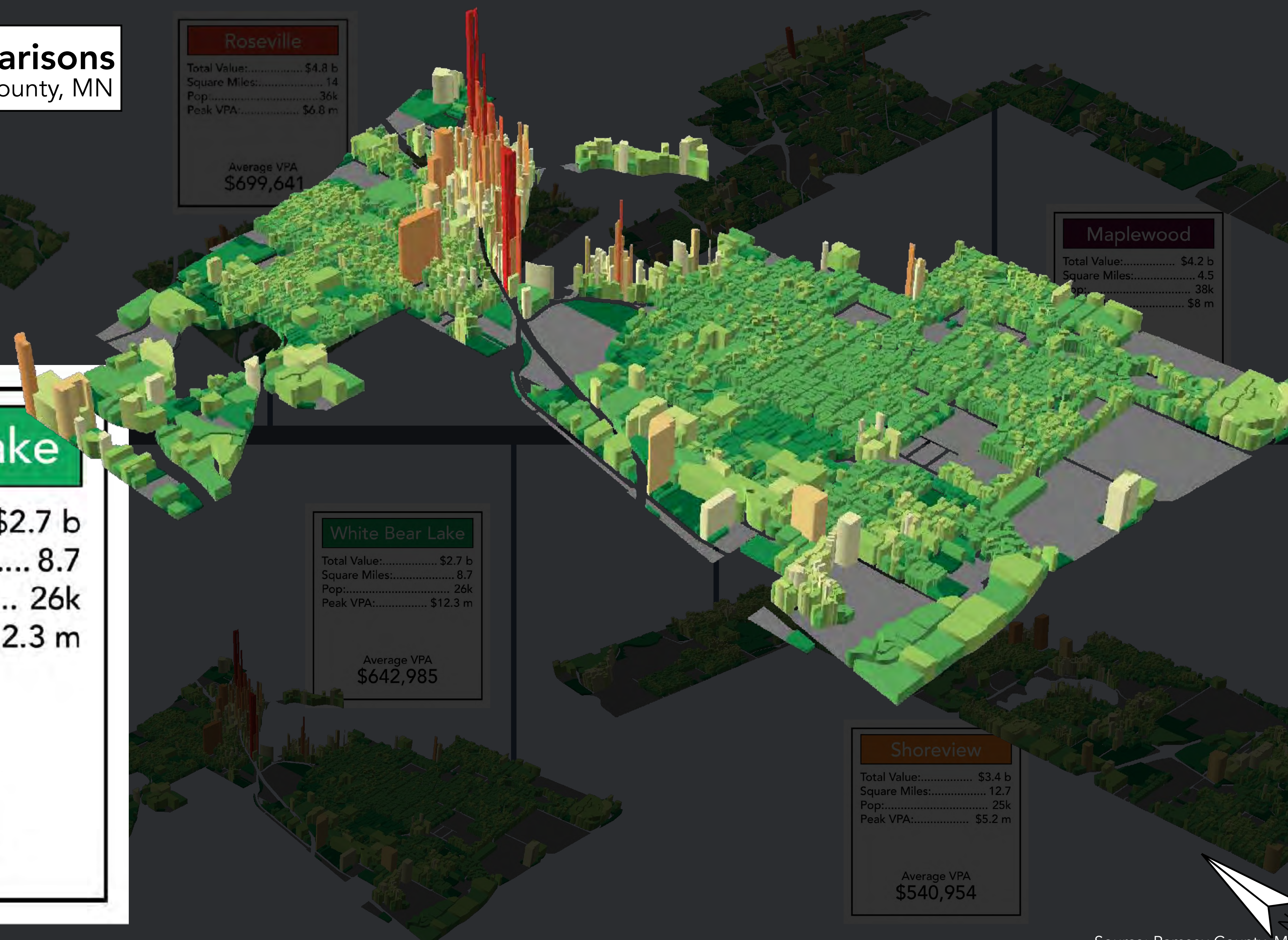
Total Value:..... \$2.7 b  
 Square Miles:..... 8.7  
 Pop:..... 26k  
 Peak VPA:..... \$12.3 m

Average VPA  
**\$642,985**

**Shoreview**

Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
**\$540,954**



# City Comparisons

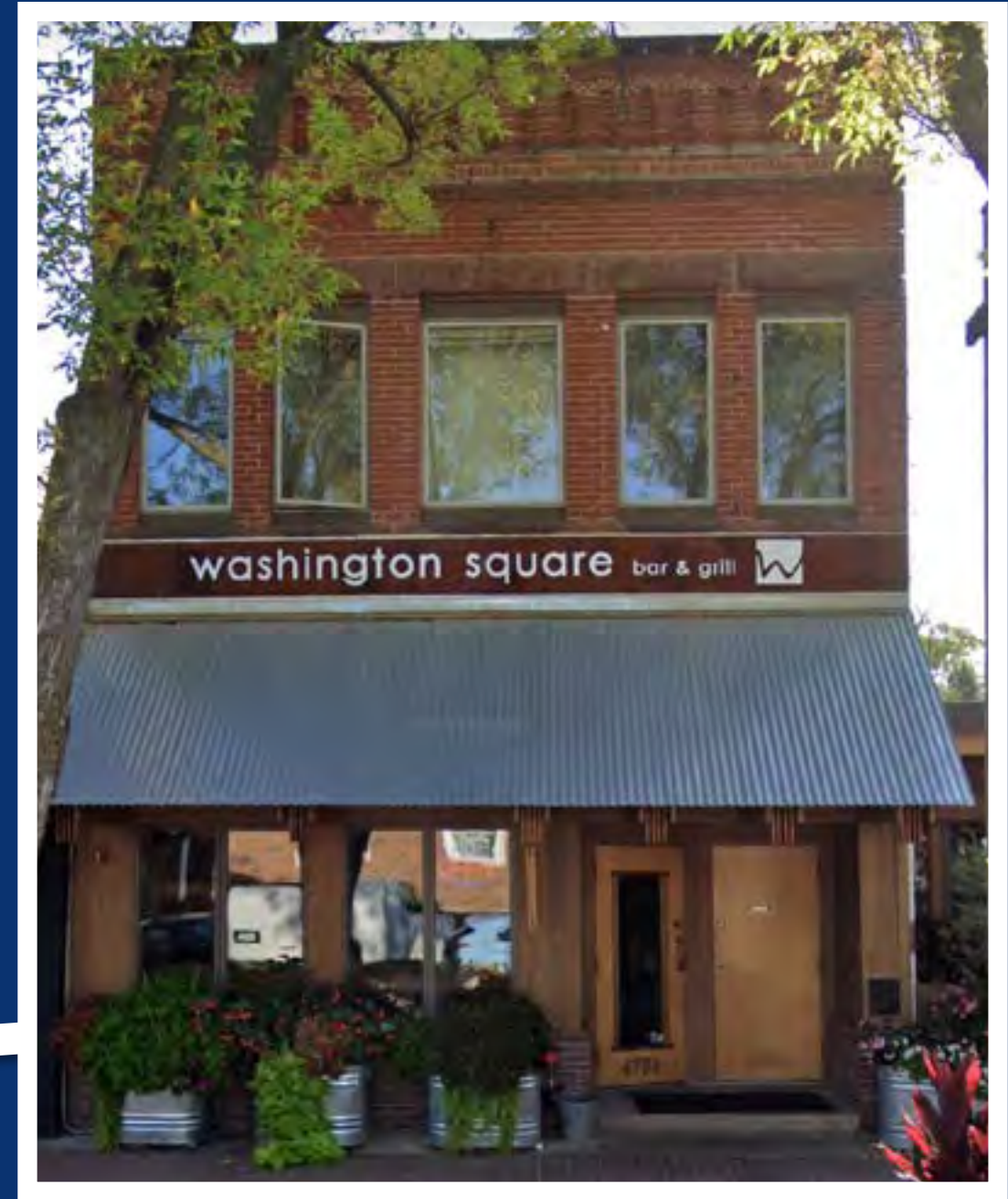
Ramsey County, MN



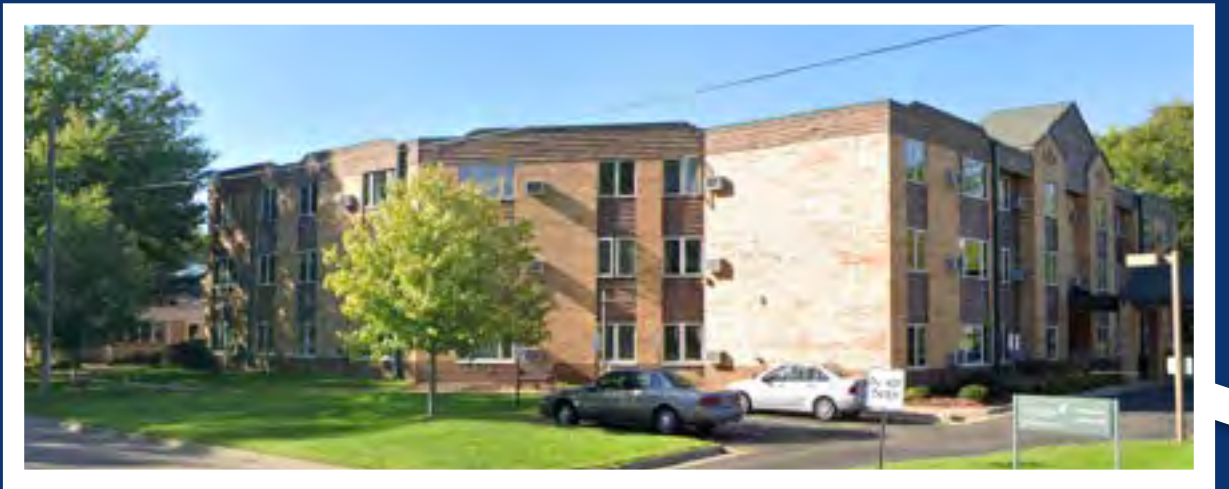
**Lake Ave Condos**  
\$10.8 million per acre



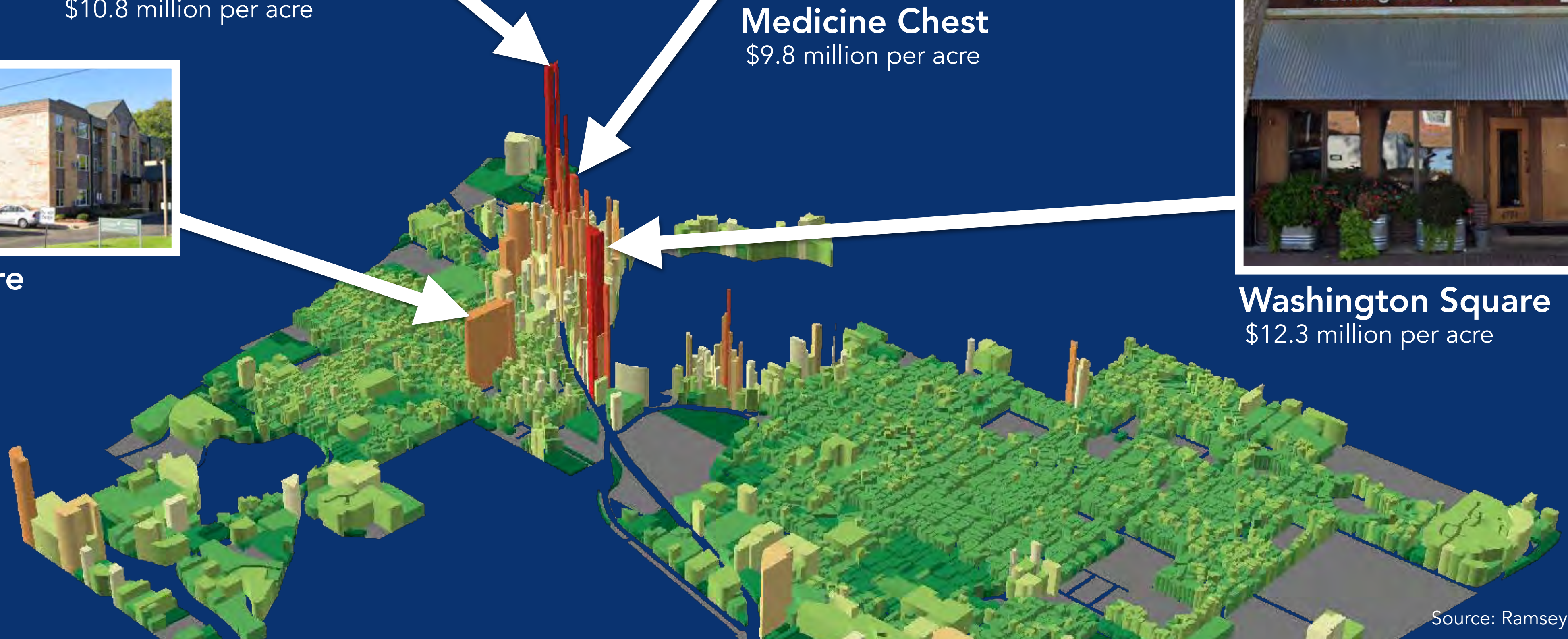
**Medicine Chest**  
\$9.8 million per acre



**Washington Square #1**  
\$12.3 million per acre



**Cerenity Senior Care**  
\$4.7 million per acre



# City Comparisons

Ramsey County, MN

**Roseville**  
 Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

**Maplewood**  
 Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
**\$435,022**

**New Brighton**  
 Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA

Total Value:.....  
 Square Miles:.....  
 Pop:.....  
 Peak VPA:.....

Average VPA  
**\$642,985**

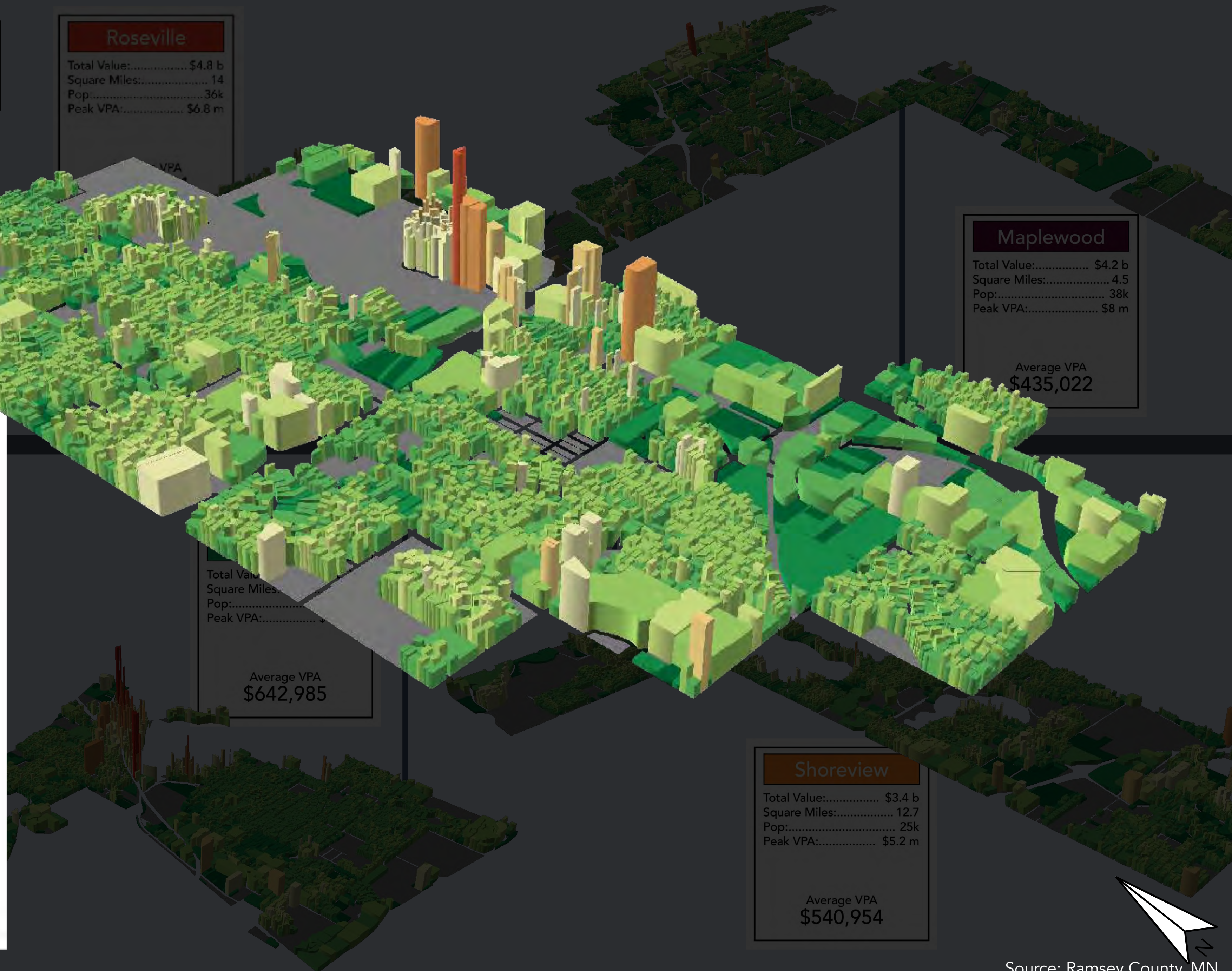
**Shoreview**  
 Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
**\$540,954**

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA  
**\$654,501**



# City Comparisons

Ramsey County, MN

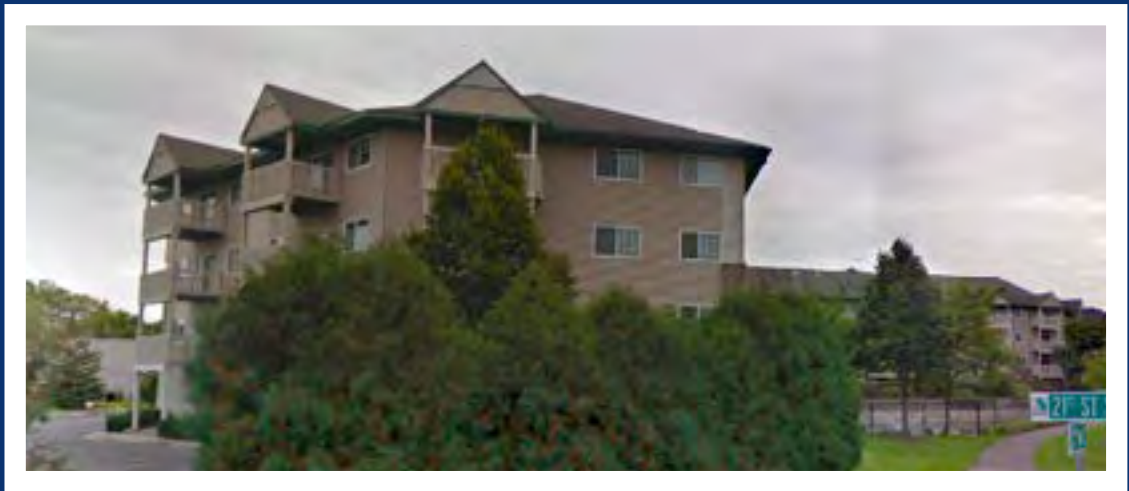


**Homewood Suites**  
\$4.9 million per acre

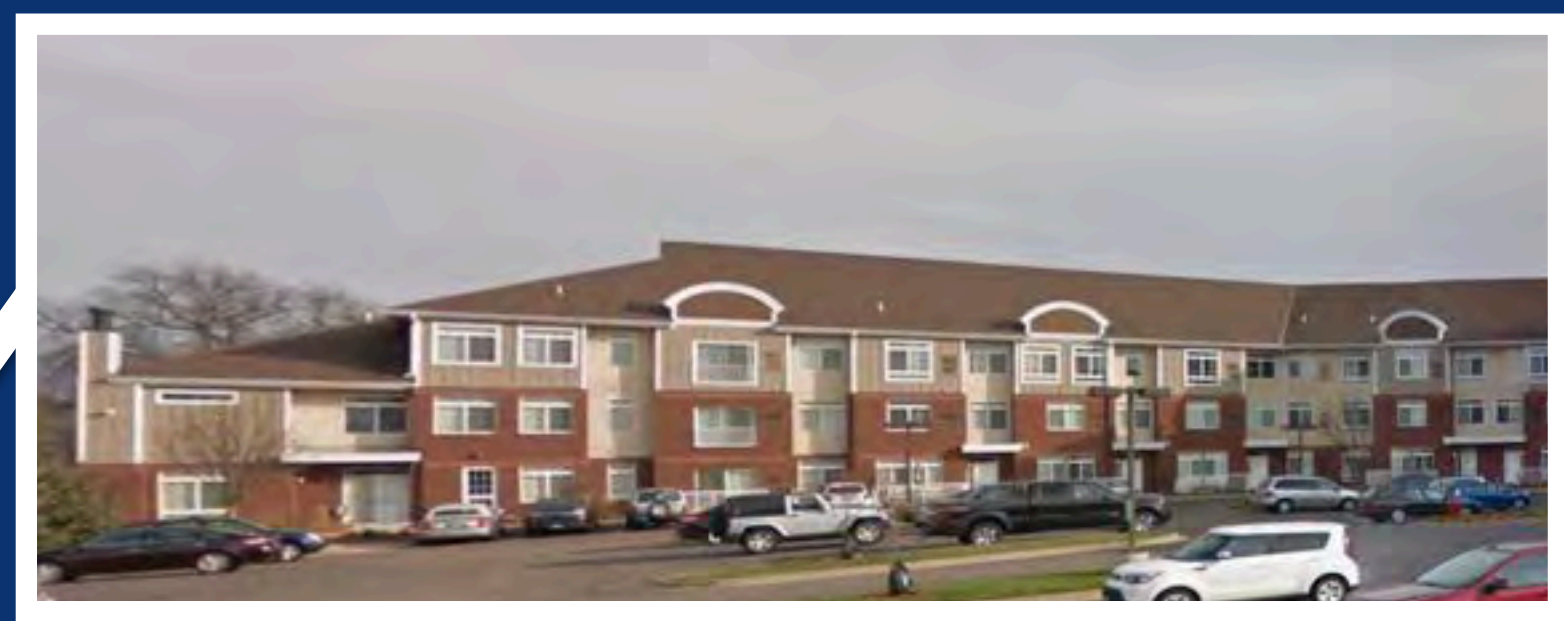


**The View Apartments**  
\$5.5 million per acre

#1



**Meadowwood Senior Care Housing**  
\$4.4 million per acre



**Main St Village Condos**  
\$5.3 million per acre



# City Comparisons

Ramsey County, MN

**Roseville**

Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

Average VPA  
**\$699,641**

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA

Total Value:..... \$4.5 b  
 Square Miles:..... 12.7  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
**\$435,022**

## Roseville

Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$6.8 m

Average VPA  
**\$699,641**

Average VPA  
**\$642,985**

**Shoreview**

Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
**\$540,954**

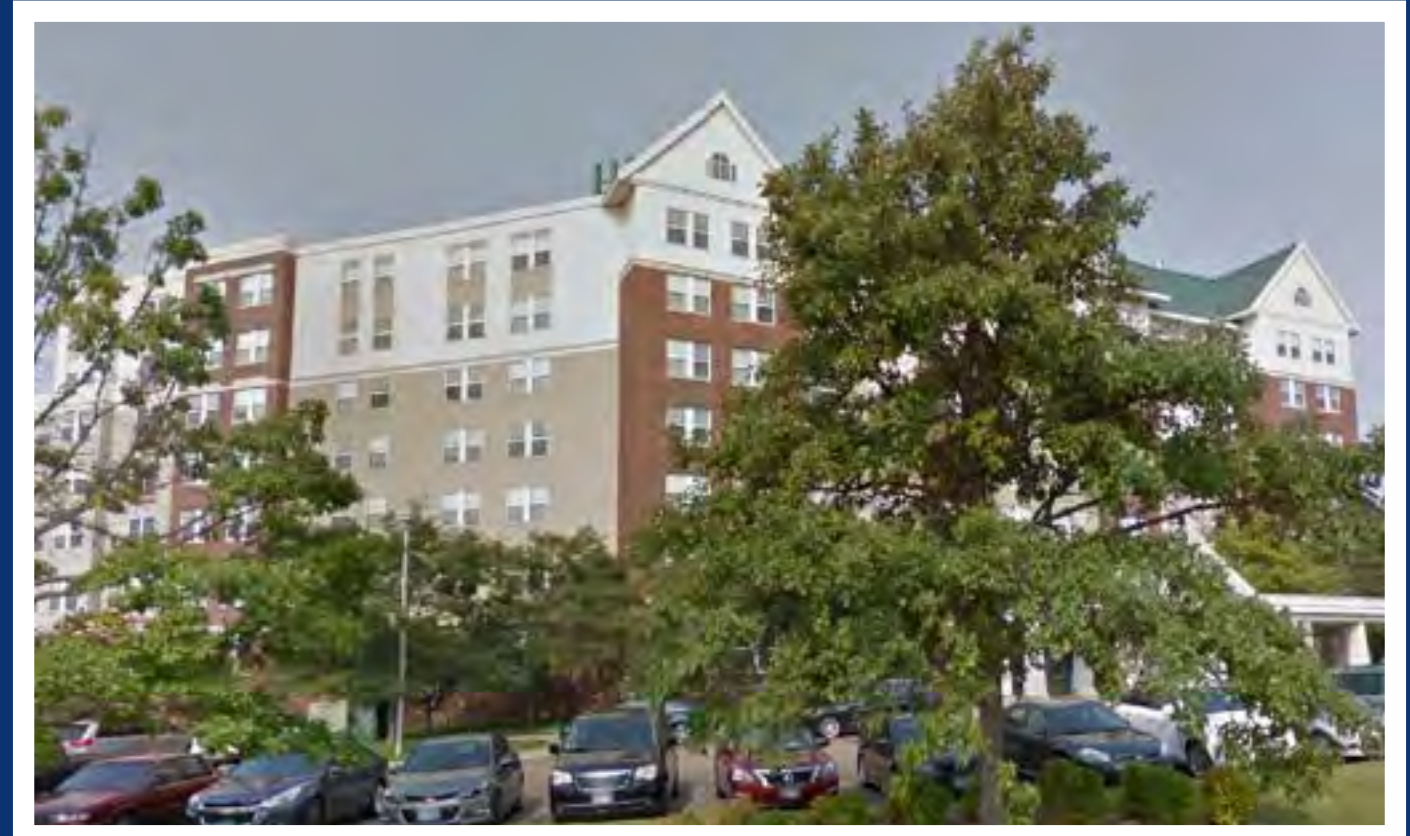


# City Comparisons

Ramsey County, MN



**Rosedale Center**  
\$2.5 million per acre



**Eaglecrest Senior Living**  
\$4.8 million per acre



**Applewood Pointe Senior Co-op** \$5.1 million per acre



**Sienna Green**  
\$4.3 million per acre

#1

# City Comparisons

Ramsey County, MN

**New Brighton**

Total Value:..... \$2.4 b  
 Square Miles:..... 7  
 Pop:..... 23k  
 Peak VPA:..... \$7.9 m

Average VPA

**Roseville**

Total Value:..... \$4.8 b  
 Square Miles:..... 14  
 Pop:..... 36k  
 Peak VPA:..... \$4.3 m

Average VPA  
 \$690,000

**Maplewood**

Total Value:..... \$4.2 b  
 Square Miles:..... 4.5  
 Pop:..... 38k  
 Peak VPA:..... \$8 m

Average VPA  
 \$15,022

**White Bear Lake**

Total Value:..... \$2.7 b  
 Square Miles:..... 8.7  
 Pop:..... 26k  
 Peak VPA:..... \$12.3 m

Average VPA  
 \$642,985

**Shoreview**

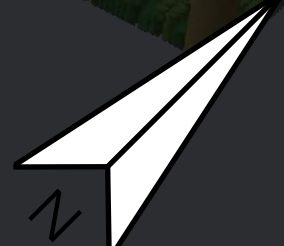
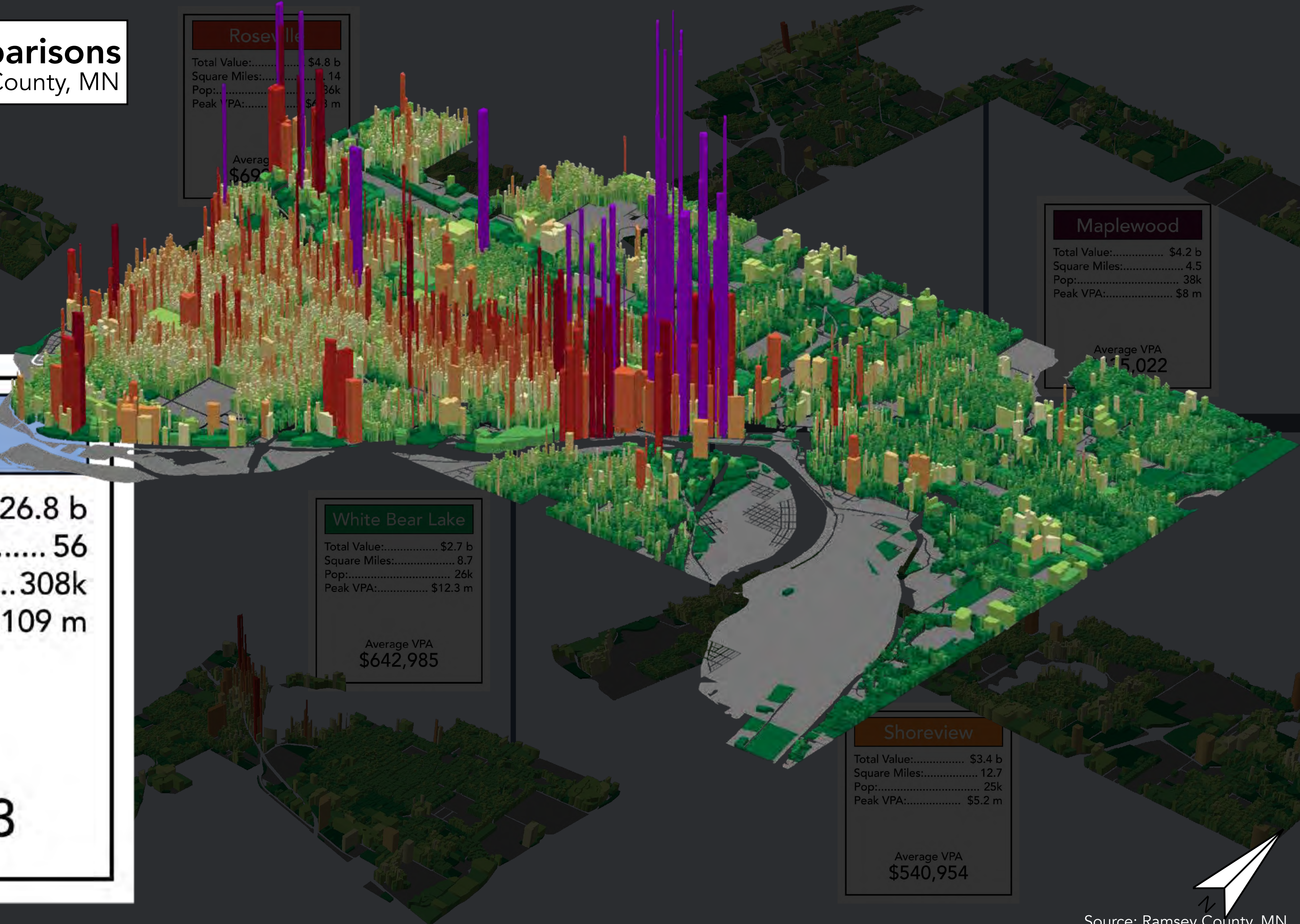
Total Value:..... \$3.4 b  
 Square Miles:..... 12.7  
 Pop:..... 25k  
 Peak VPA:..... \$5.2 m

Average VPA  
 \$540,954

**St Paul**

Total Value:..... \$26.8 b  
 Square Miles:..... 56  
 Pop:..... 308k  
 Peak VPA:..... \$109 m

Average VPA  
**\$1,635,213**





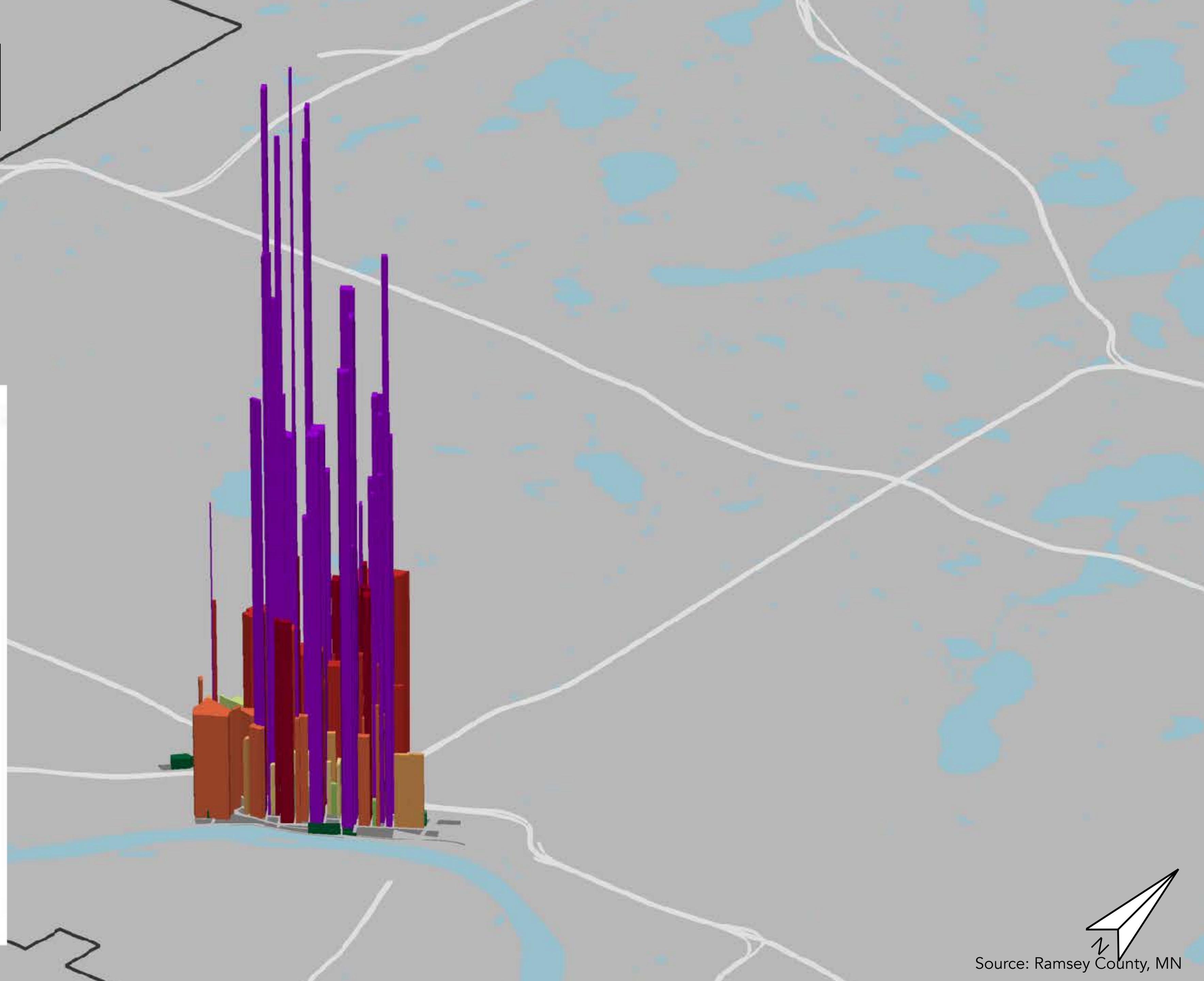
# City Comparisons

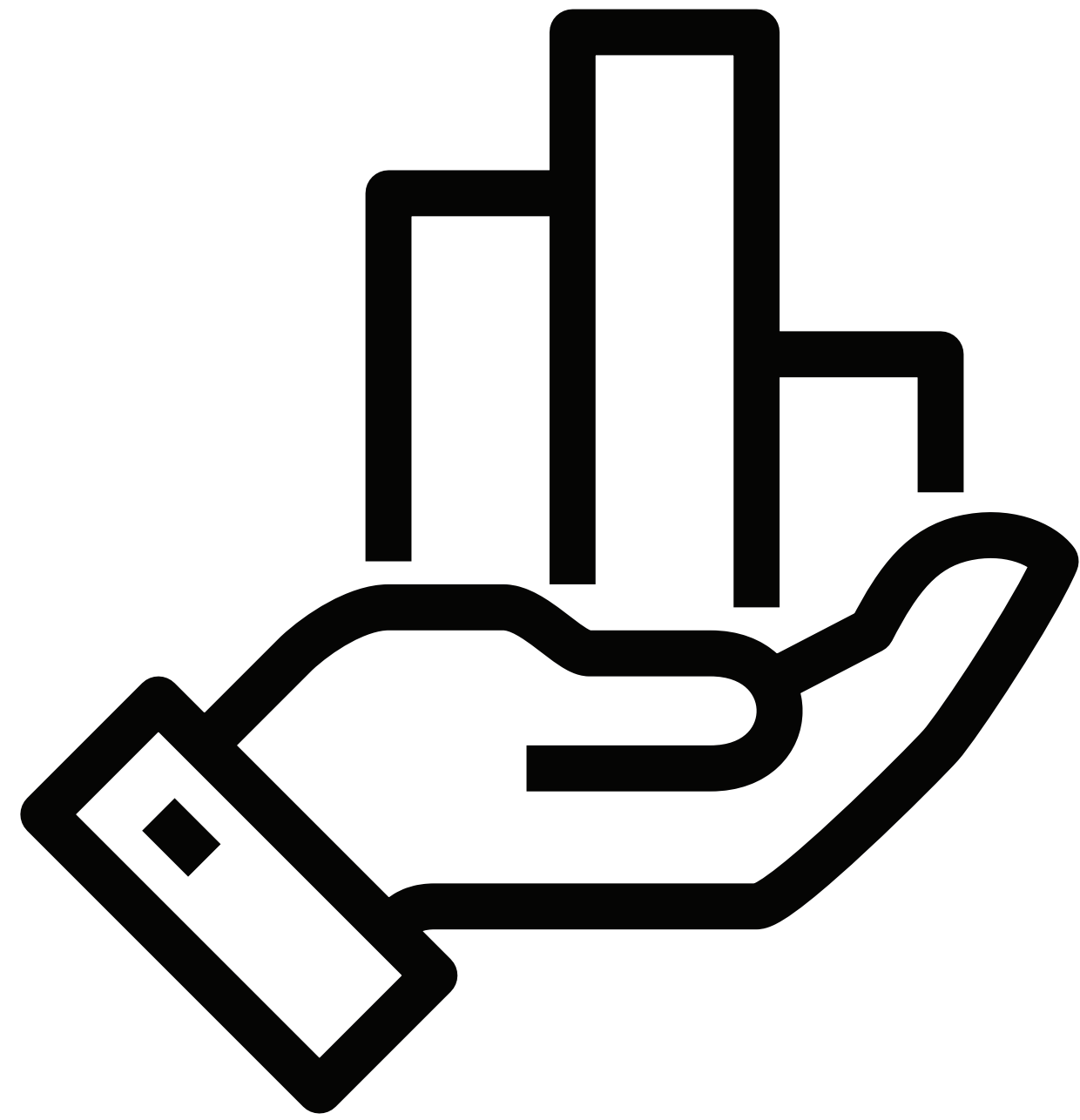
Ramsey County, MN

## Downtown St Paul

Total Value:..... \$2.3 b  
Square Miles:..... 1  
Pop:.....  
Peak VPA:..... \$109 m

Average VPA  
**\$12,591,002**





# Projections

Walton, MOTS, and Fayette Meadows

# Development Projections

Arden Hills, MN



# Former Twin Cities Army Ammunition Plan

Size: 372 acres

# Value Per Acre

Arden Hills, MN

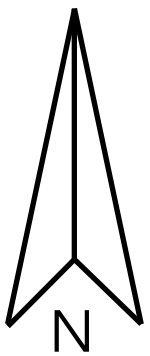


# Suburban Projection



## Building Type

- Civic
- Commercial Campus
- Flex Business
- Mixed-Use Retail
- Mixed-Use Office
- Neighborhood 1**
- Neighborhood 2
- Neighborhood 3
- Neighborhood 4
- Open Space
- Town Center
- Water Infrastructure



# Suburban Projection

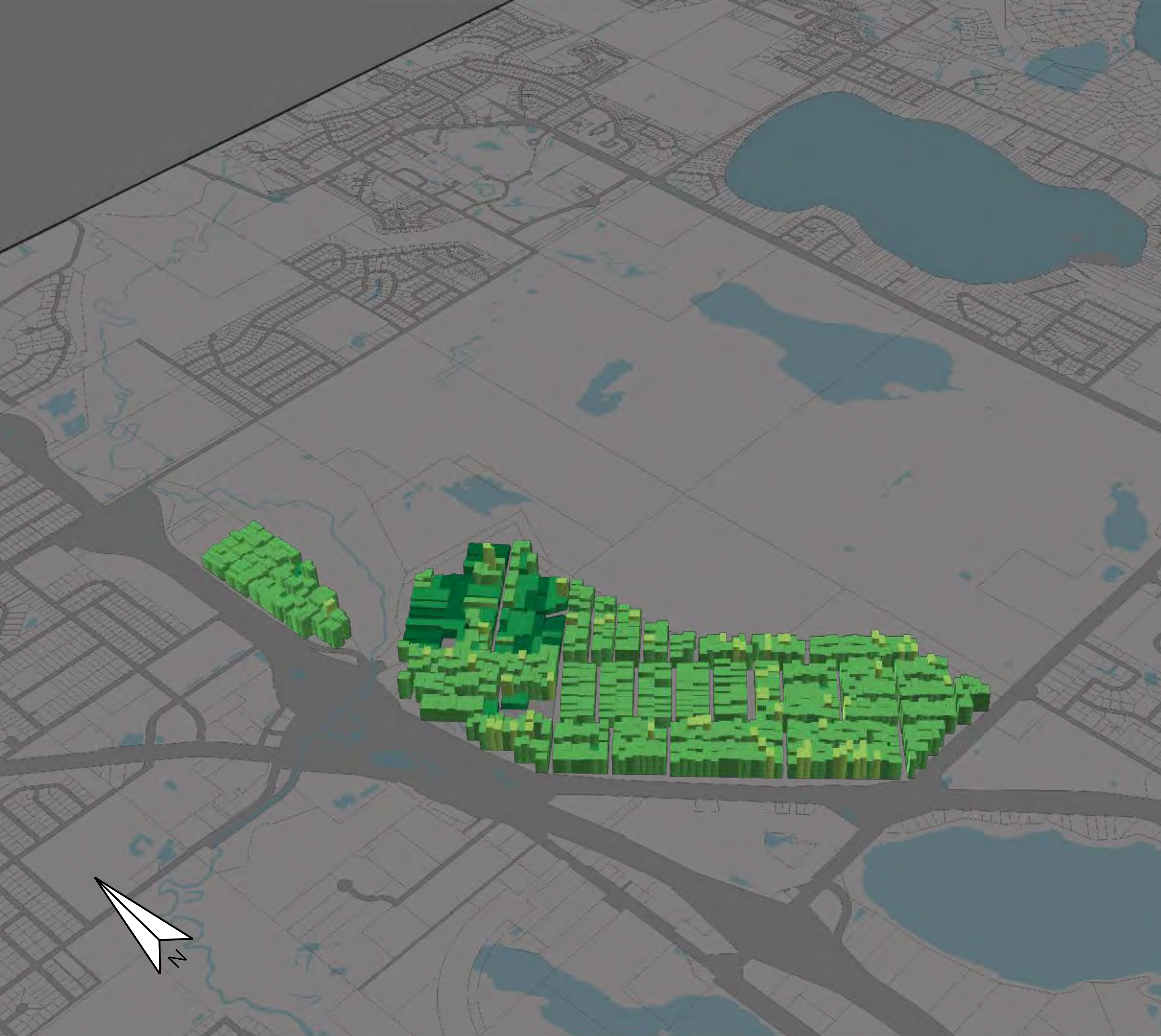
Parcel Acres:  
292



# Suburban Projection

Total Value:  
\$196,422,600

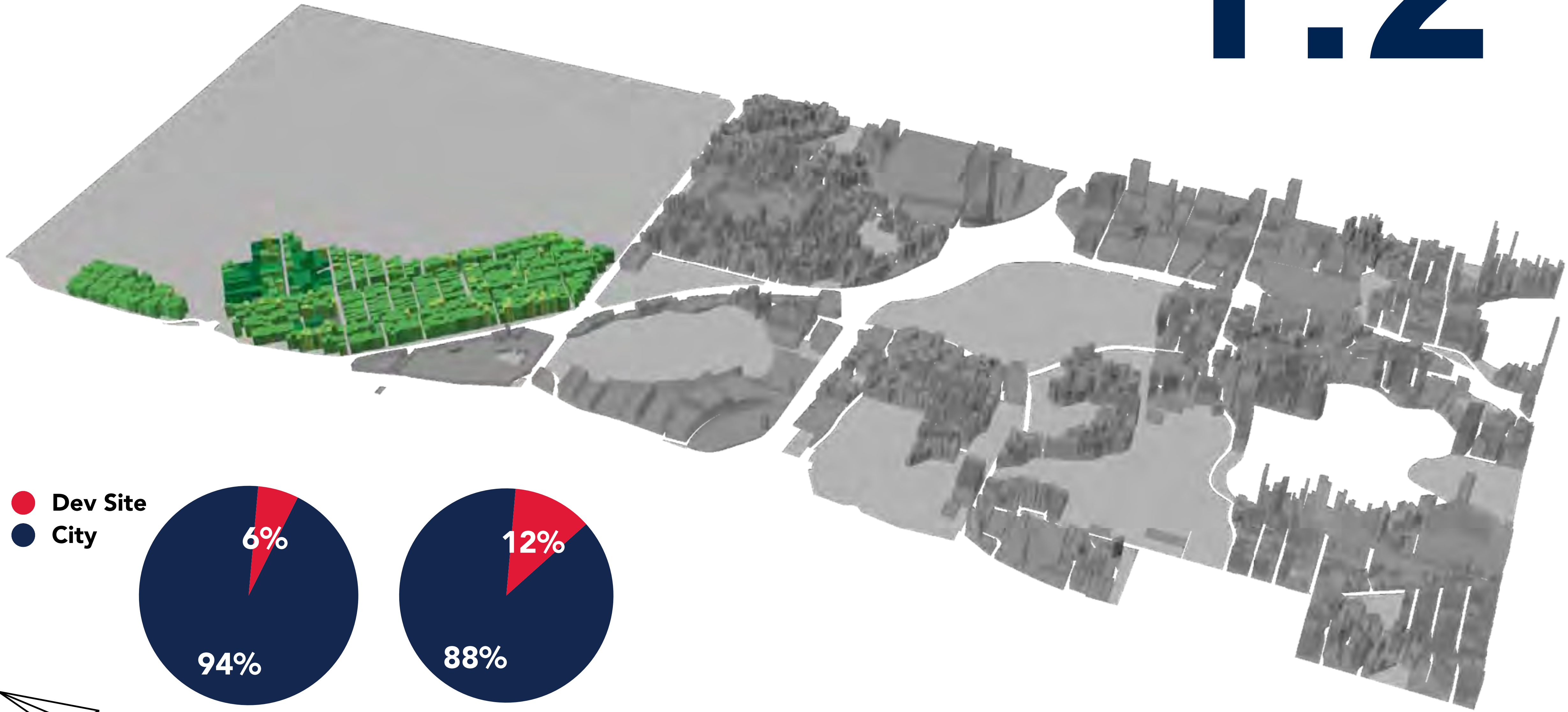
Value Per Acre:  
\$672,747



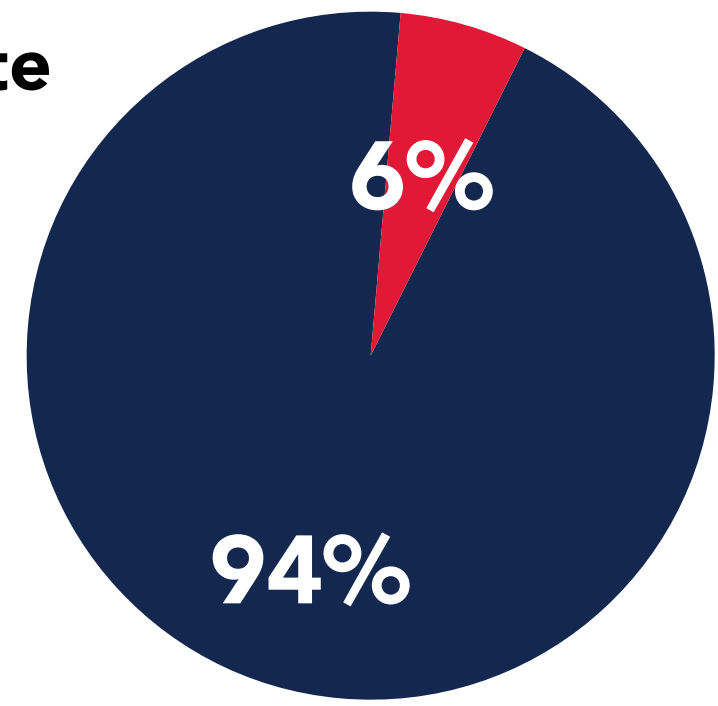
# Value Per Acre

Arden Hills, MN

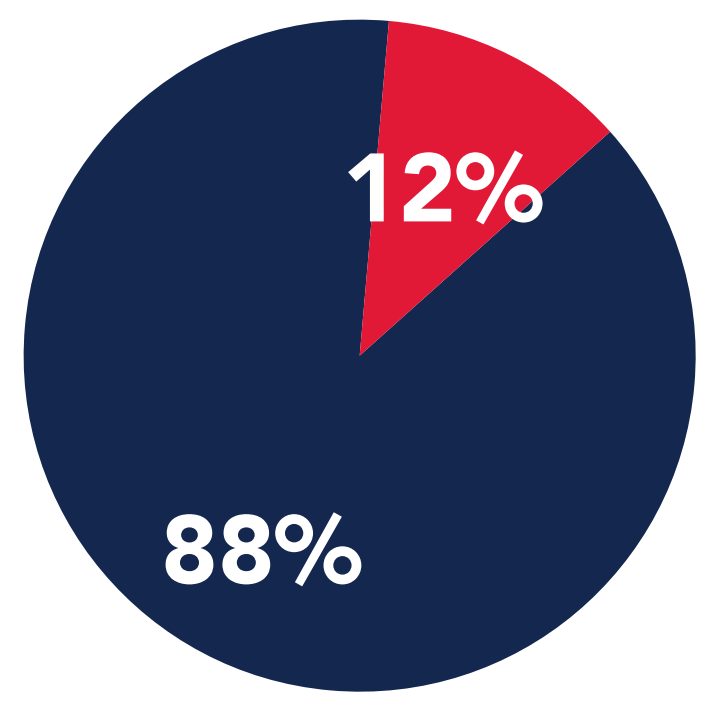
# 1:2



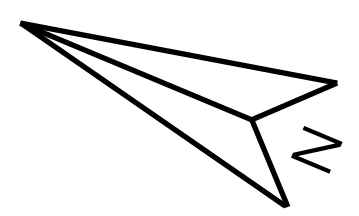
- Dev Site
- City



City Area

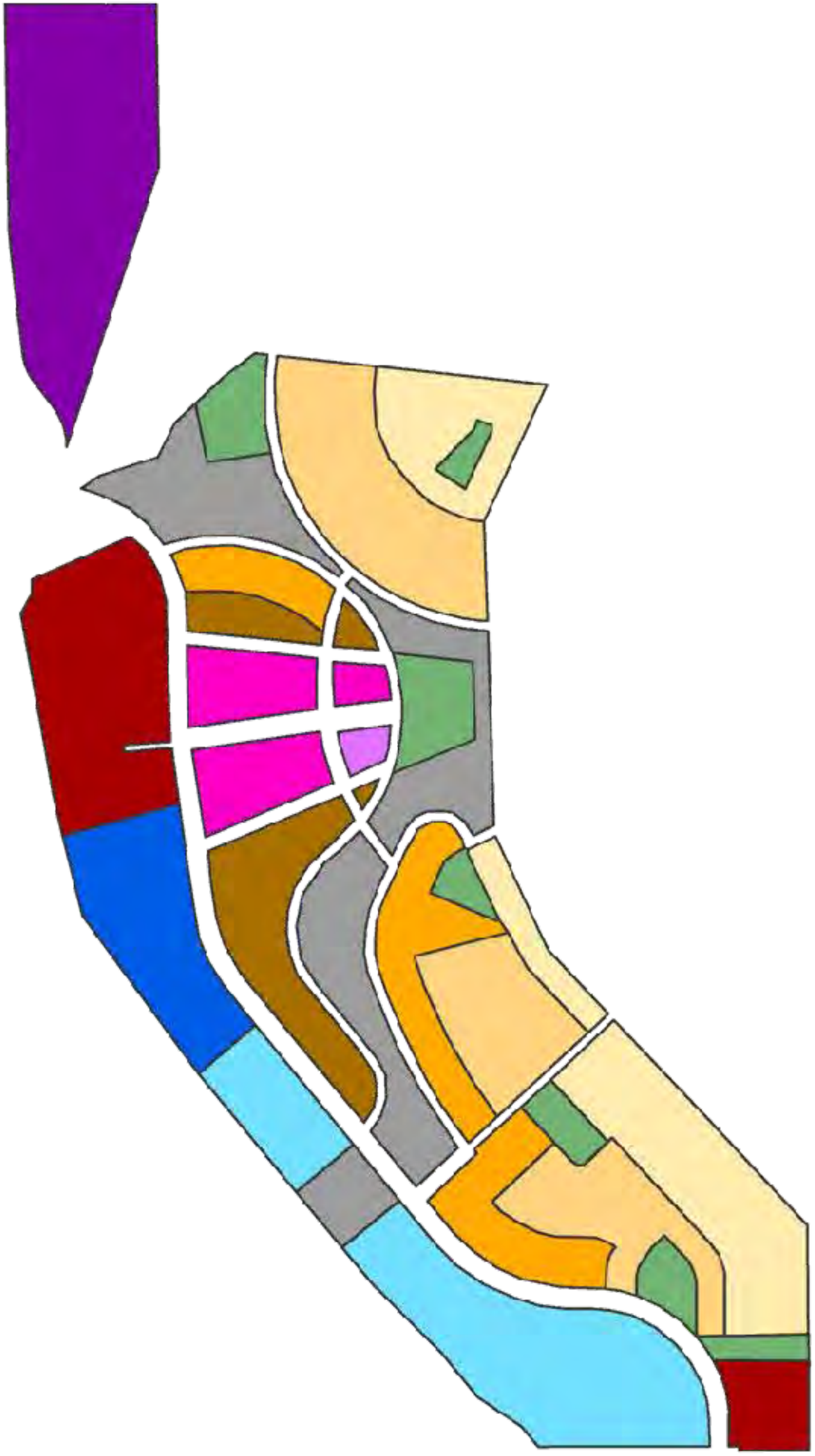


City Value



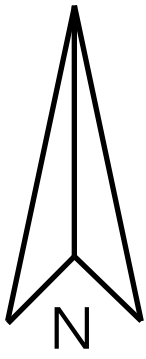


# Rice Creek Projection



## Building Type

-  Civic
-  Commercial Campus
-  Flex Business
-  Mixed-Use Retail
-  Mixed-Use Office
-  Neighborhood 1
-  Neighborhood 2
-  Neighborhood 3
-  Neighborhood 4
-  Open Space
-  Town Center
-  Water Infrastructure



# Rice Creek Projection

Parcel Acres:  
364

Housing Units:  
1142



# Rice Creek Projection

Total Value:  
\$657,074,366

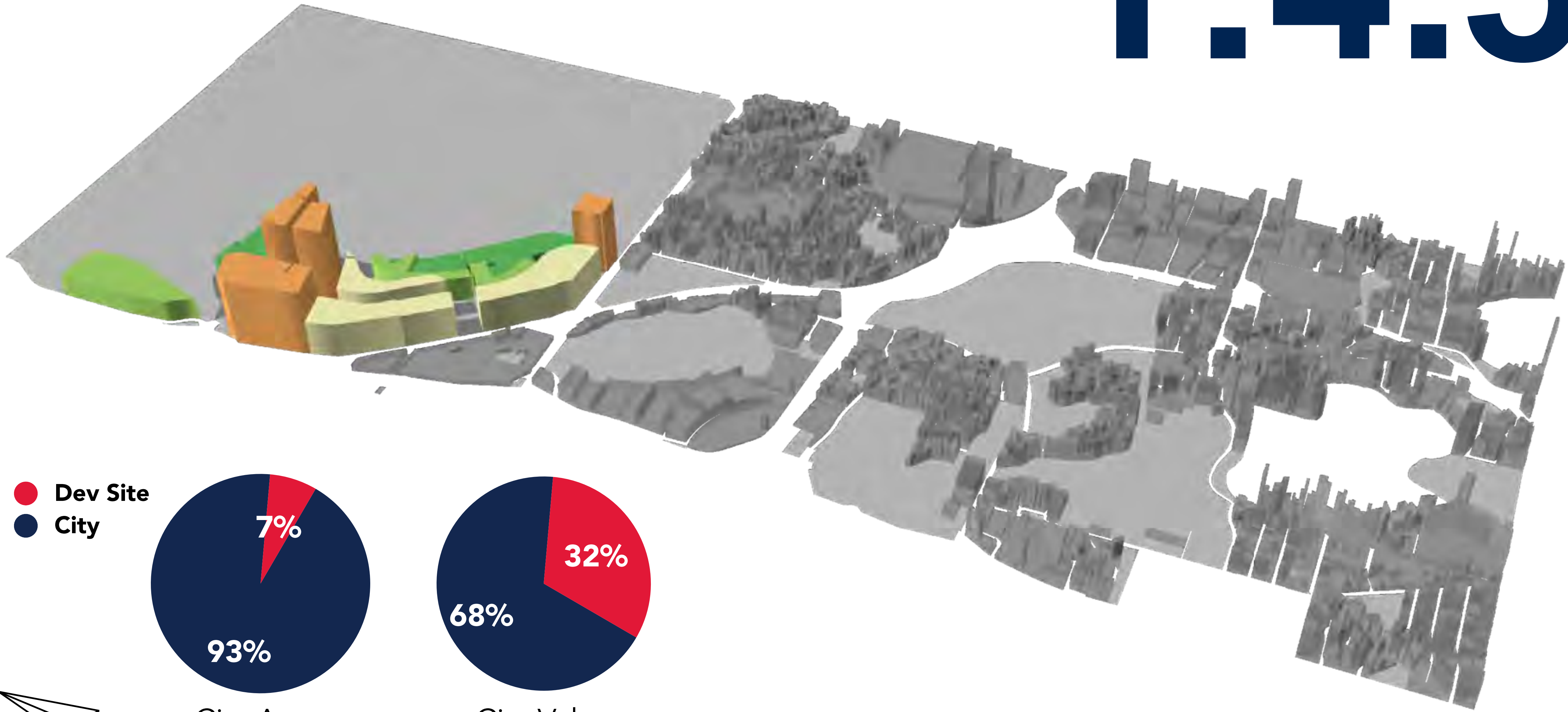
Value Per Acre:  
\$1,814,916



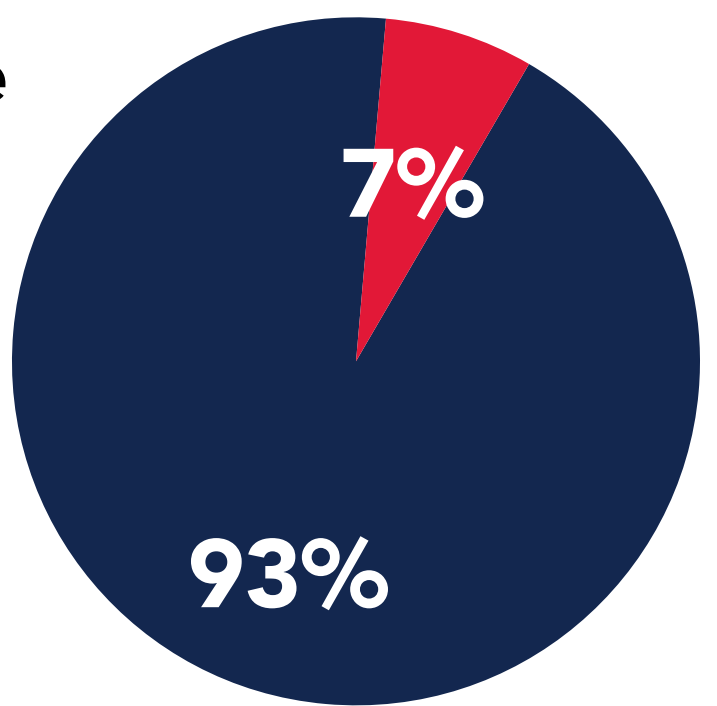
# Value Per Acre

Arden Hills, MN

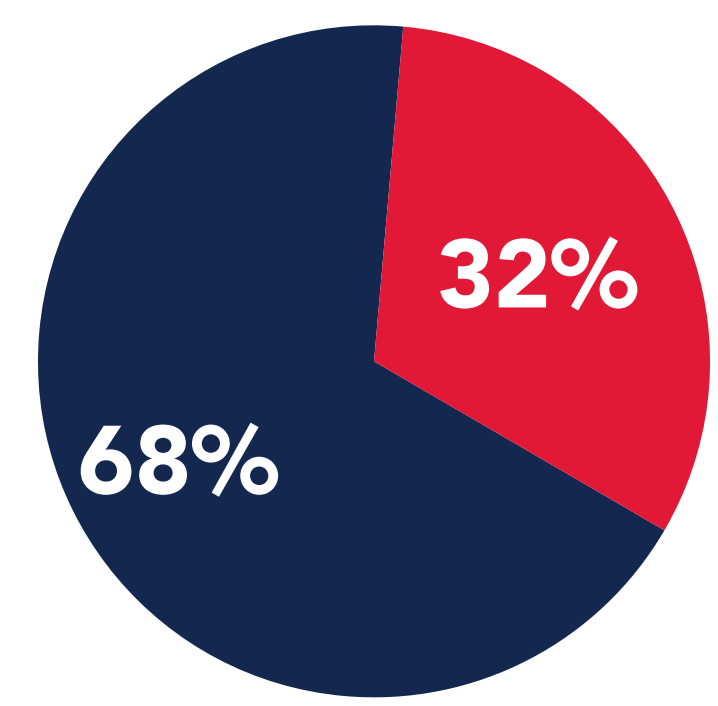
# 1:4.5



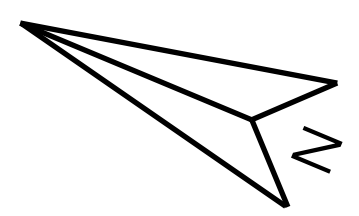
- Dev Site
- City



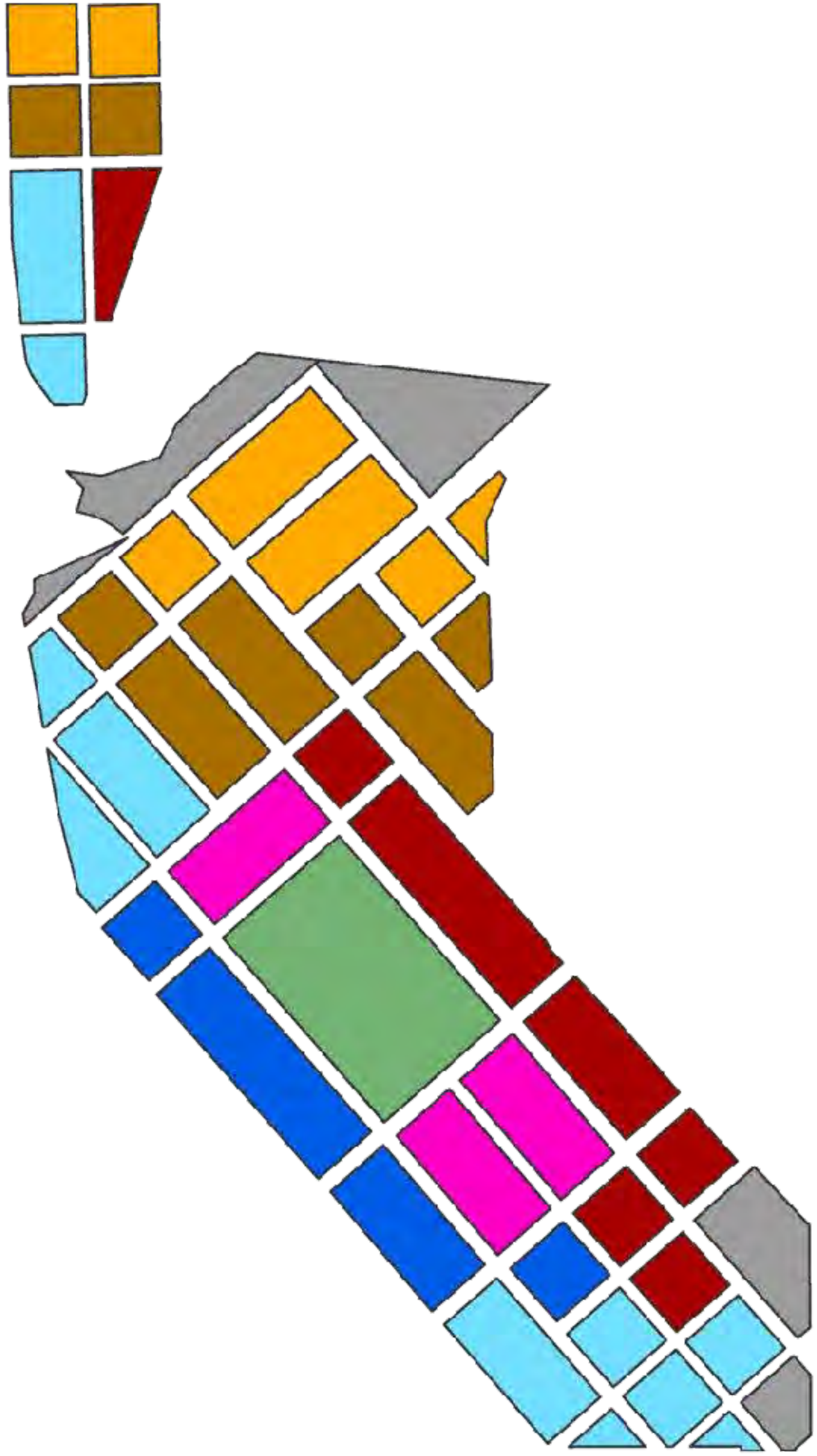
City Area



City Value

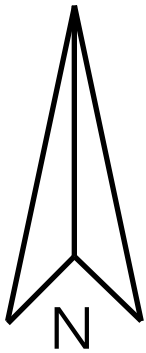


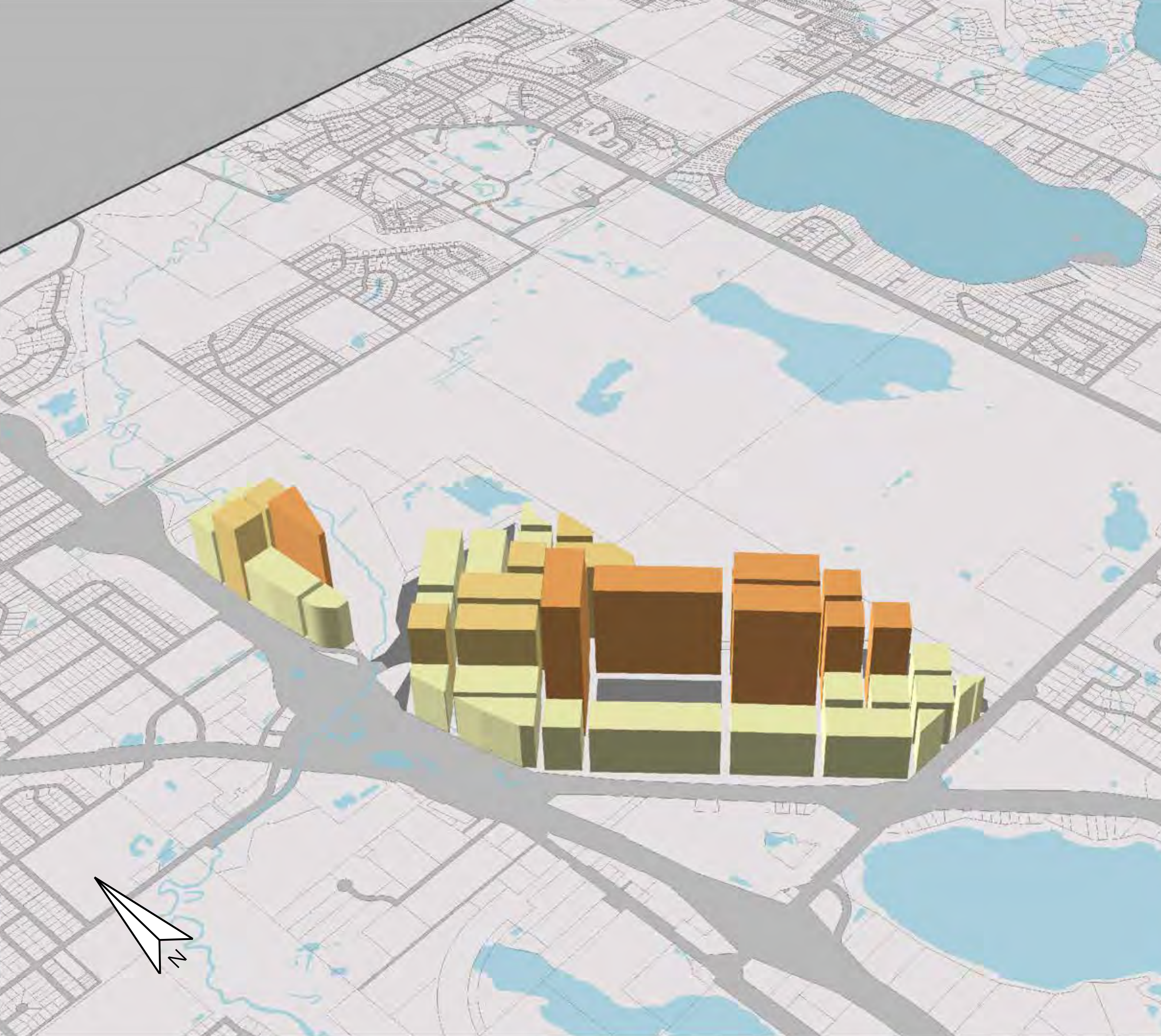
# Dense Mixed-Use Projection



## Building Type

- Civic
- Commercial Campus
- Flex Business
- Mixed-Use Retail
- Mixed-Use Office
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood 4
- Open Space
- Town Center
- Water Infrastructure





# Dense Mixed-Use Projection

Parcel Acres:  
301

Housing Units:  
1453

# Dense Mixed-Use Projection

Total Value:  
\$771,879,071

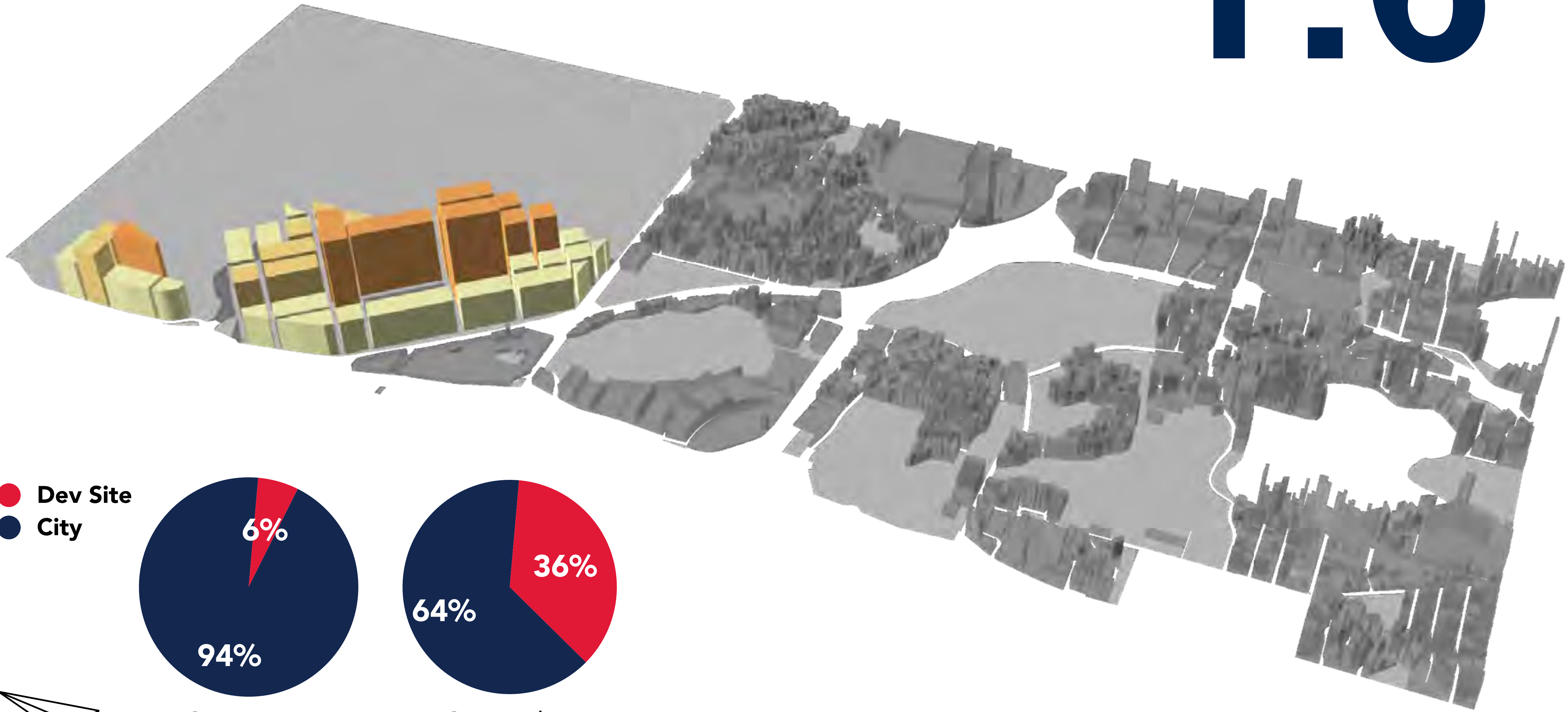
Value Per Acre:  
\$2,561,534



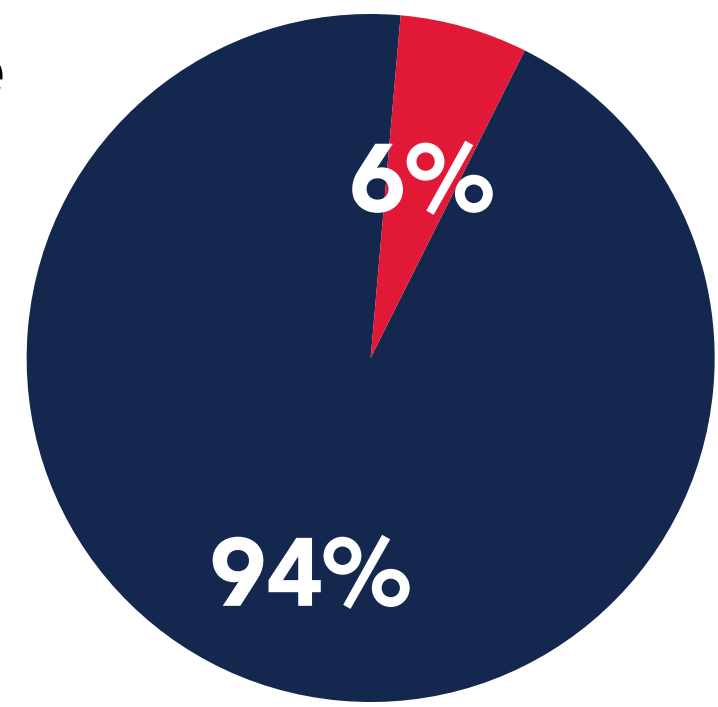
# Value Per Acre

Arden Hills, MN

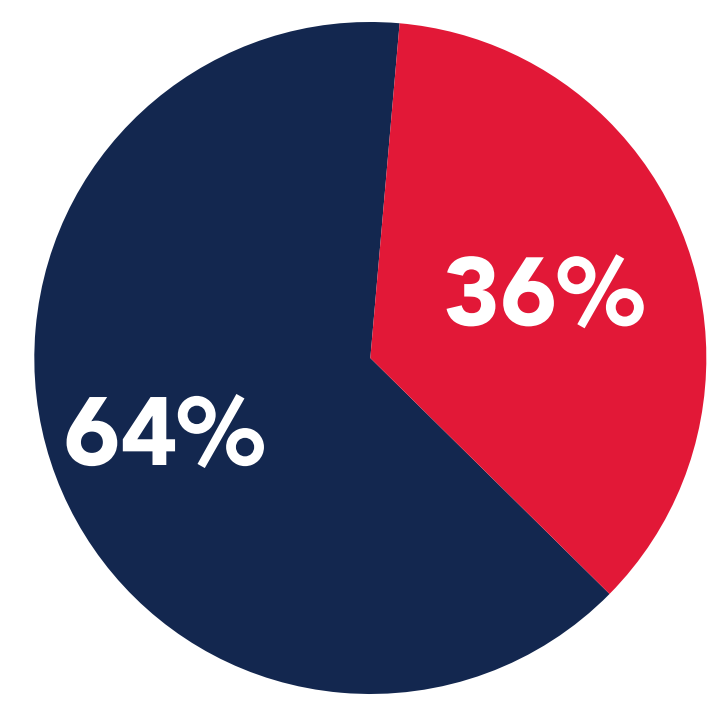
# 1:6



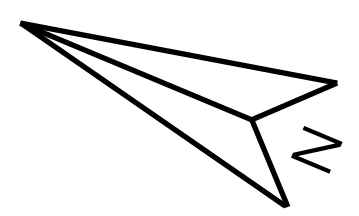
- Dev Site
- City



City Area



City Value





Mixed-Use Retail



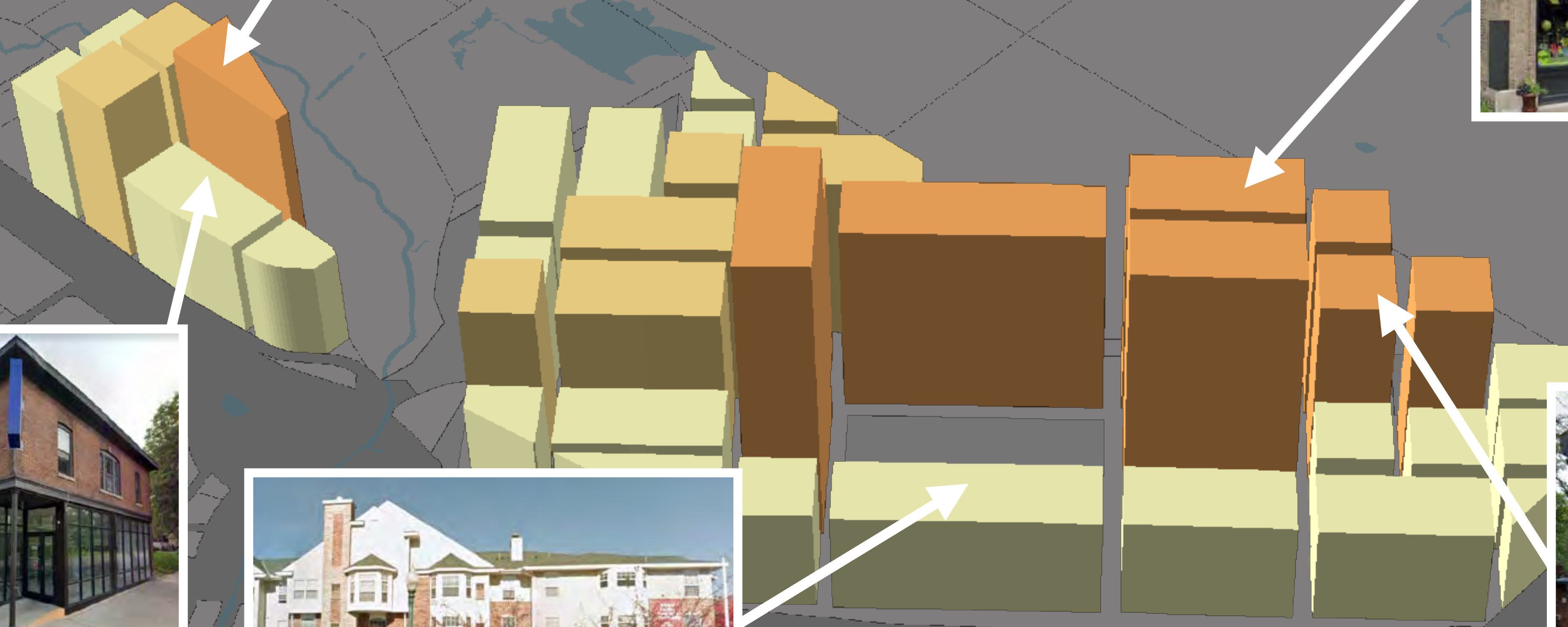
Mixed-Use Retail



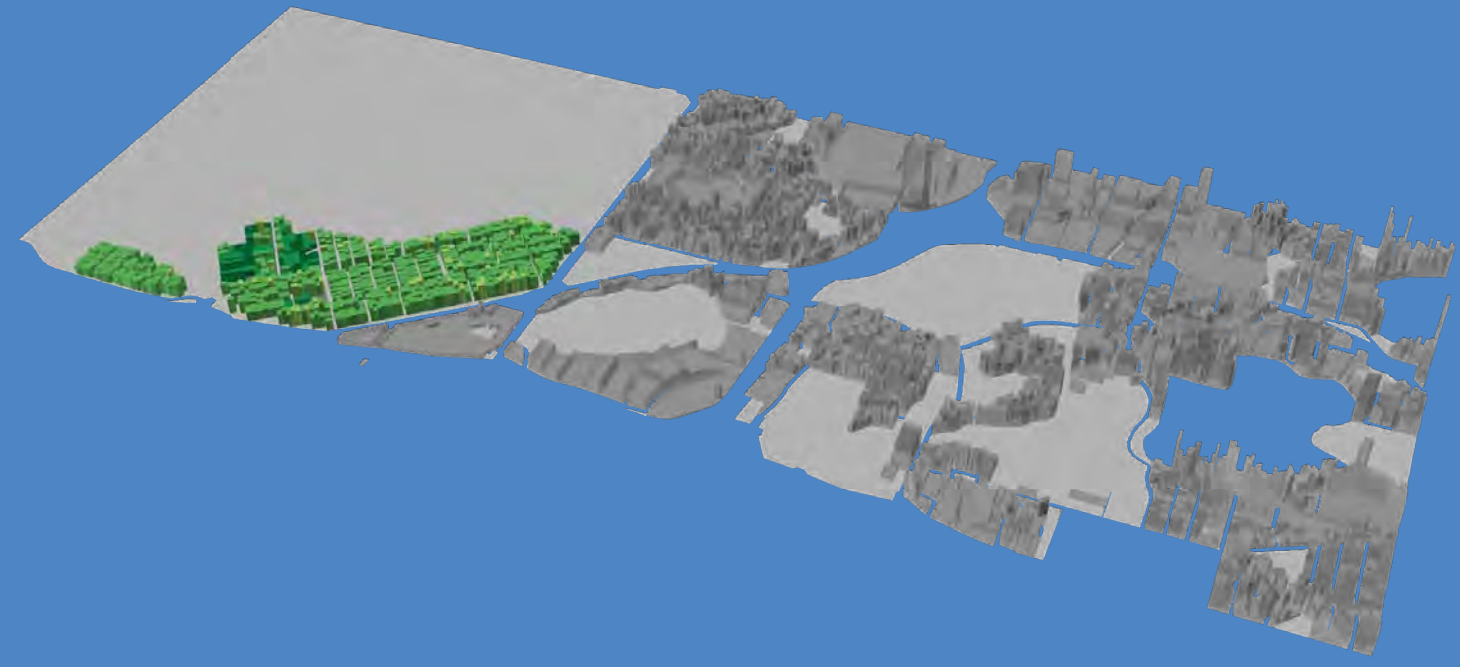
Flex Business



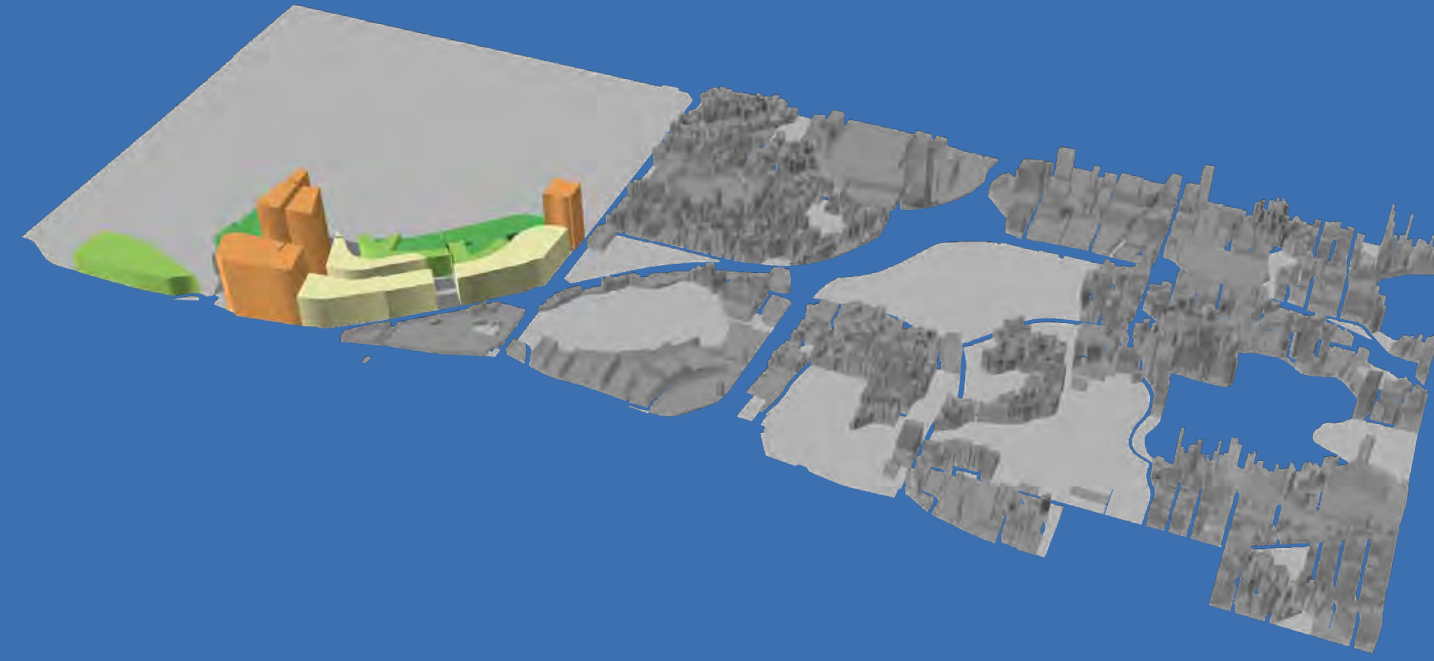
Mixed-Use Office



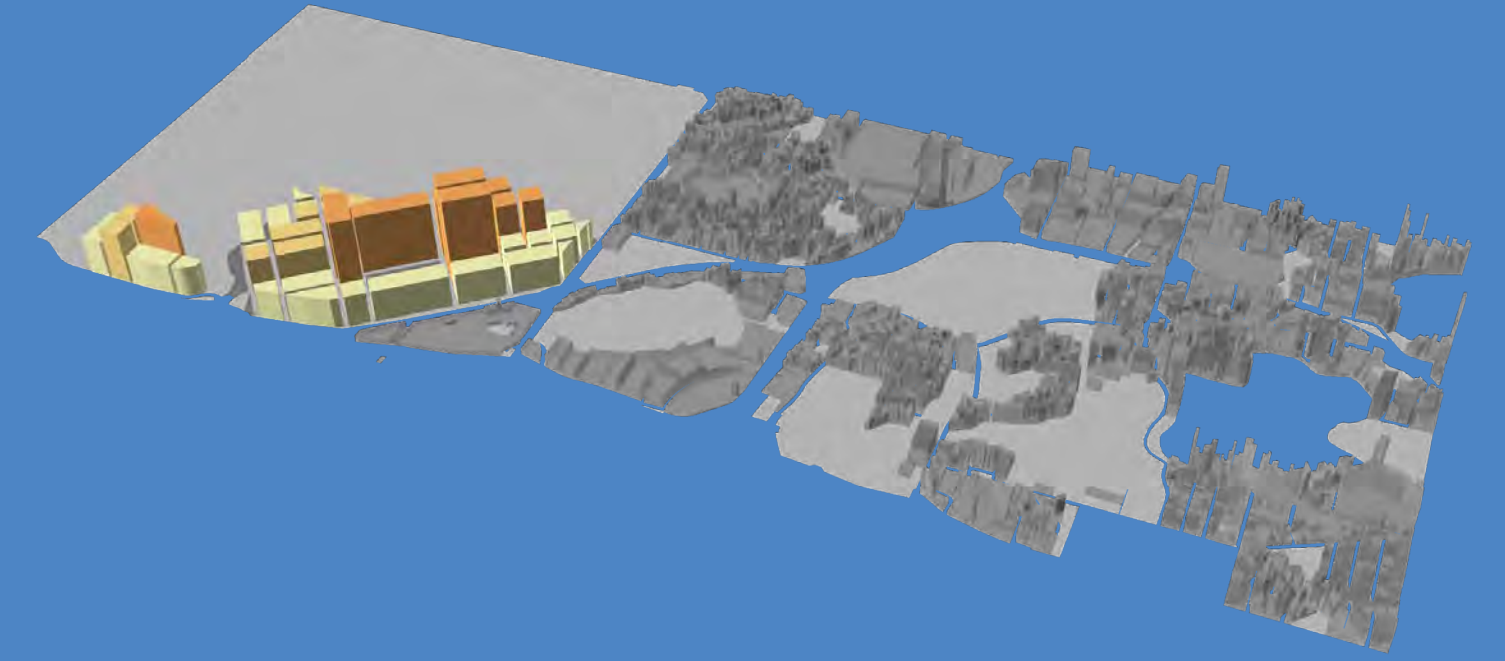
# Suburbs



# Rice Creek



# Mixed-Use



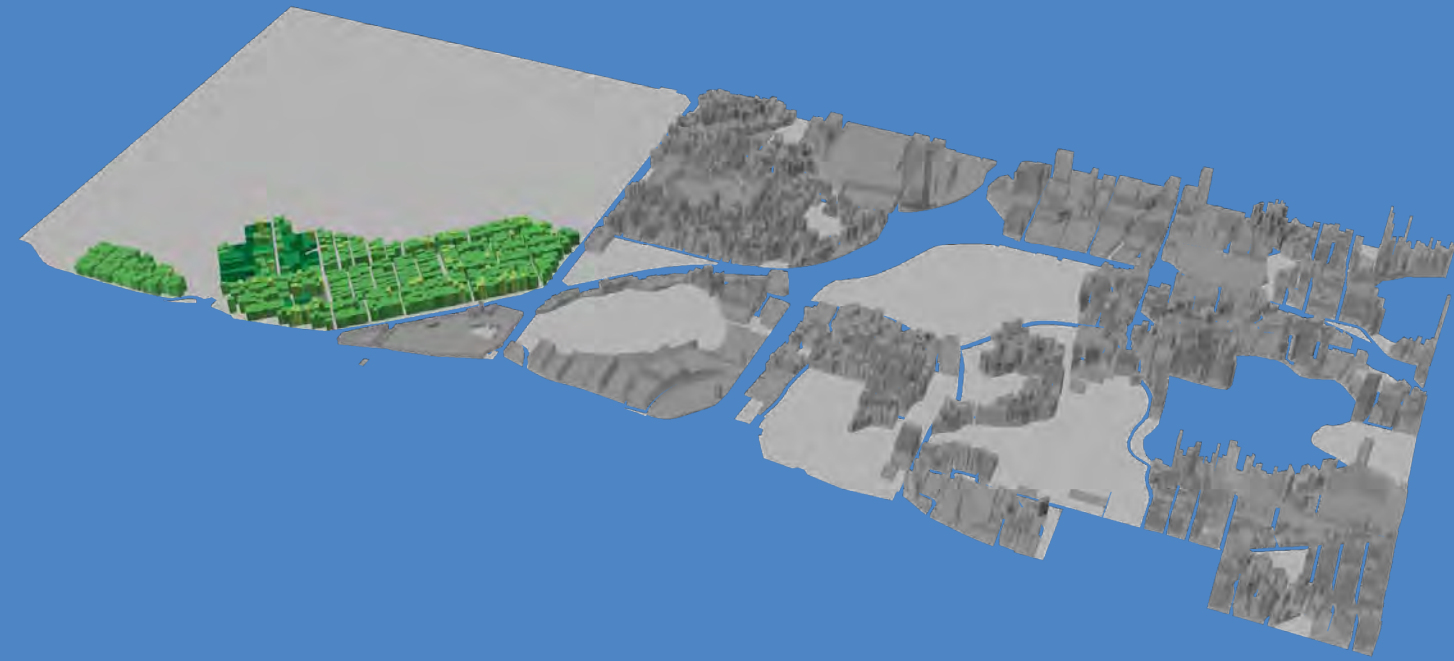
Valuation Ratio

**1:2**

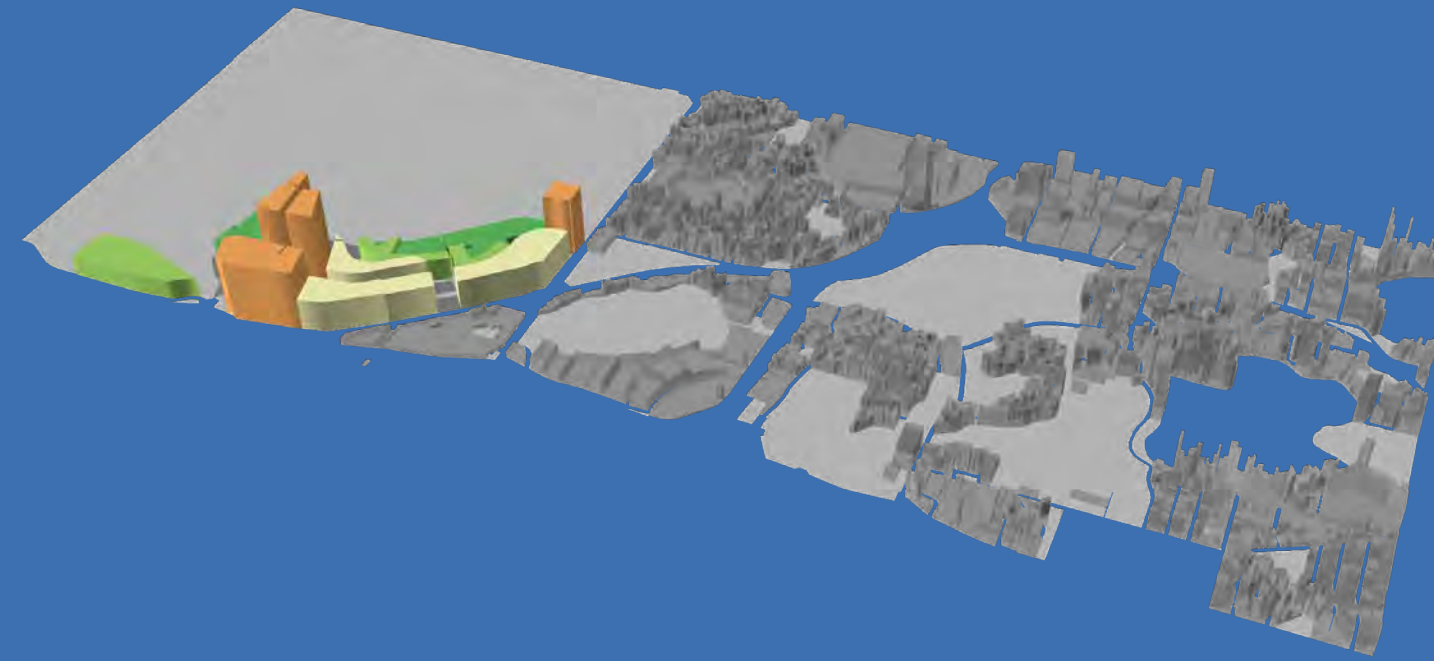
**1:4.5**

**1:6**

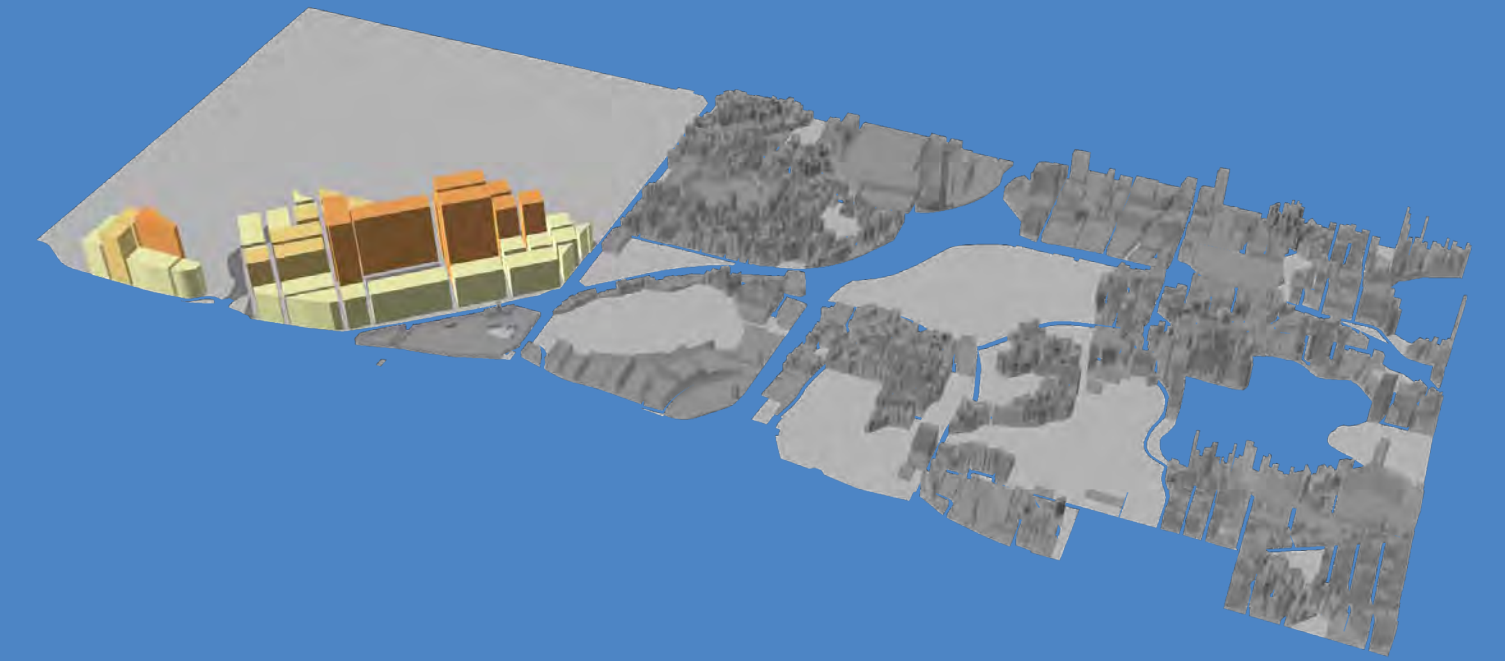
# Suburbs



# Rice Creek



# Mixed-Use



Valuation Ratio

**1:2**

**1:4.5**

**1:6**

Average Value Per Acre

**\$672,747**

**\$1,814,916**

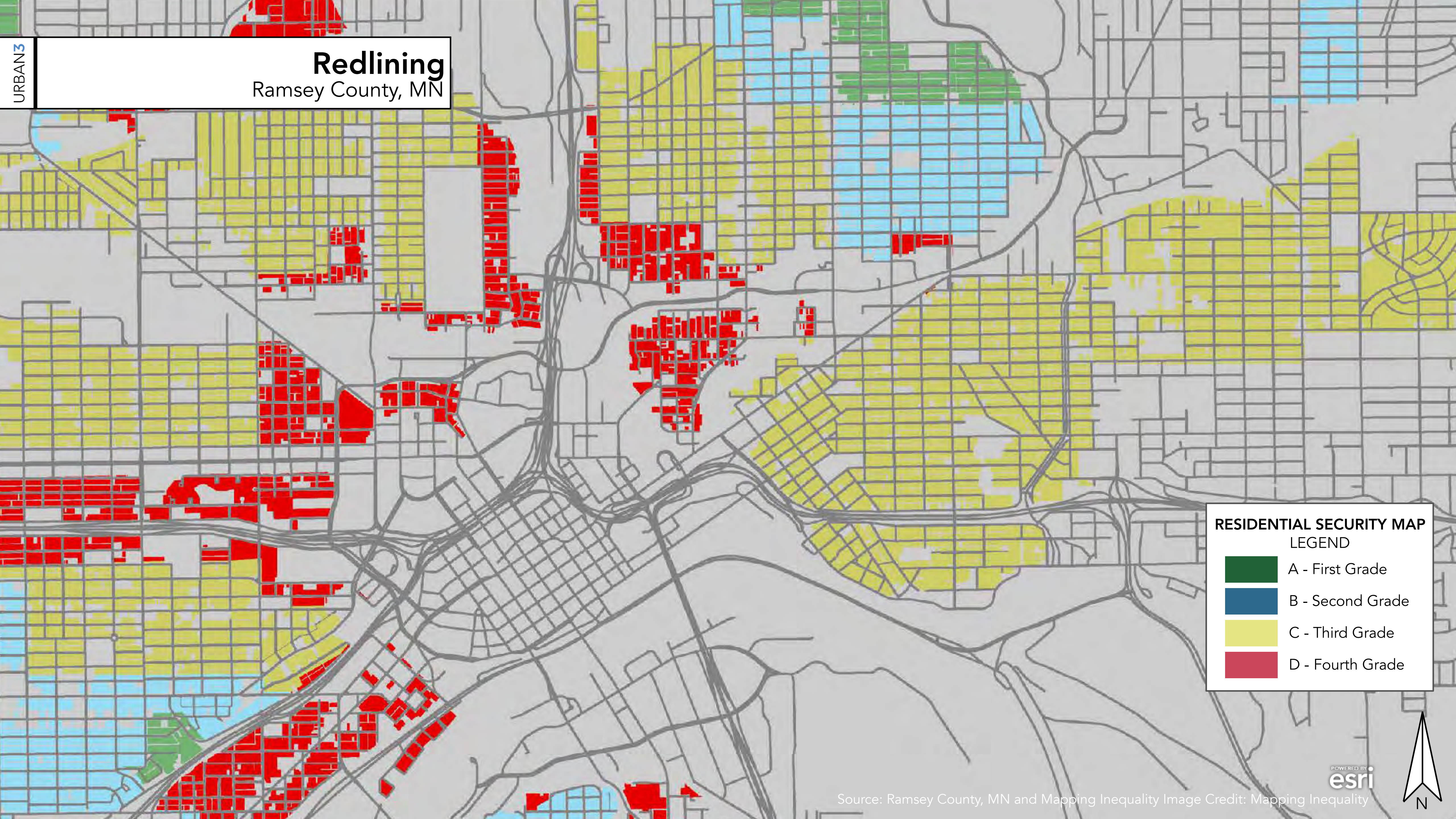
**\$2,561,534**







# Redlining & Urban Renewal

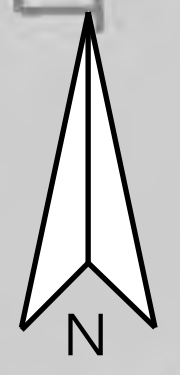
# Redlining

Ramsey County, MN



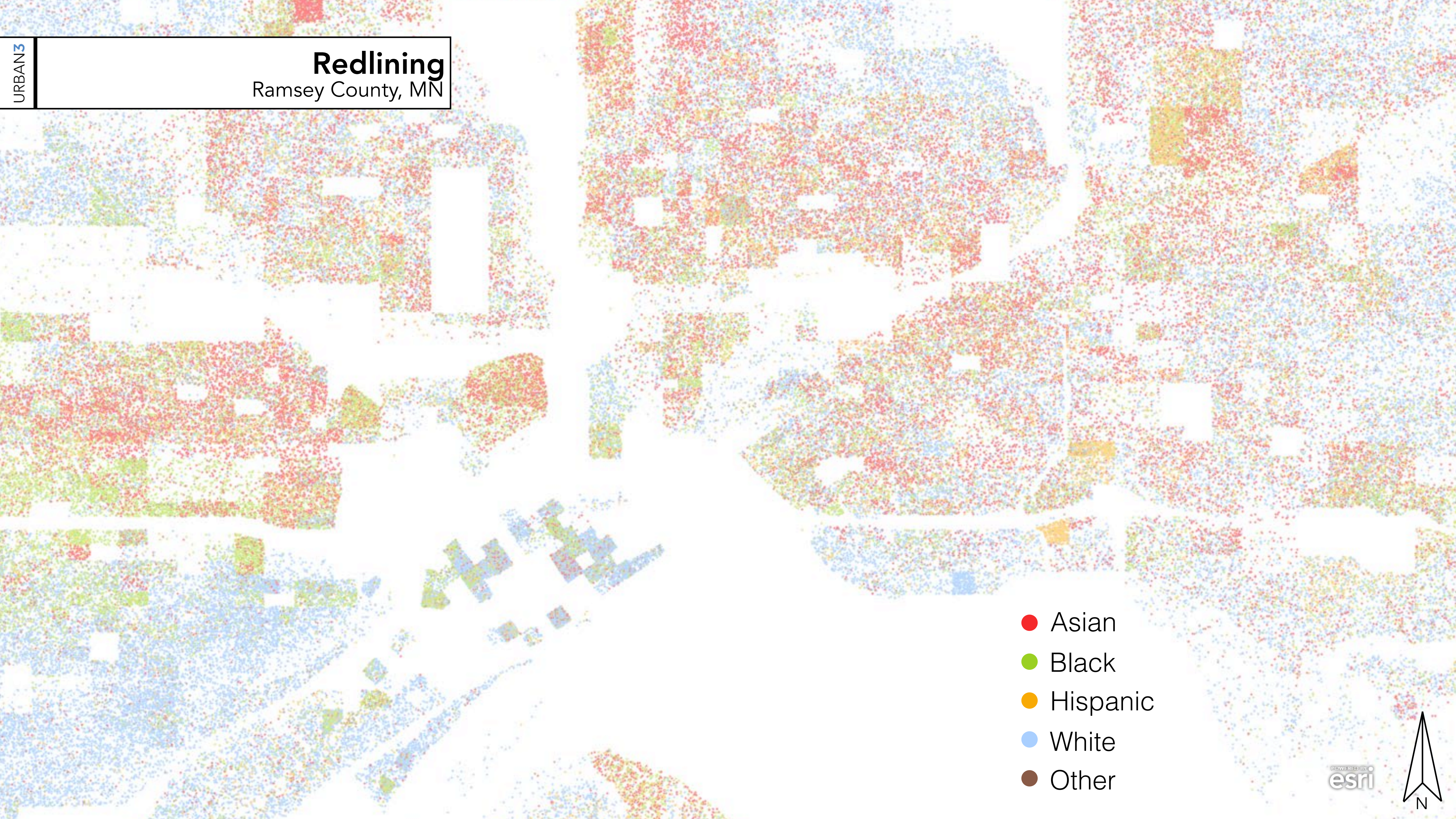
**RESIDENTIAL SECURITY MAP**  
LEGEND

-  A - First Grade
-  B - Second Grade
-  C - Third Grade
-  D - Fourth Grade

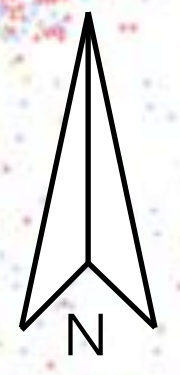


# Redlining

Ramsey County, MN

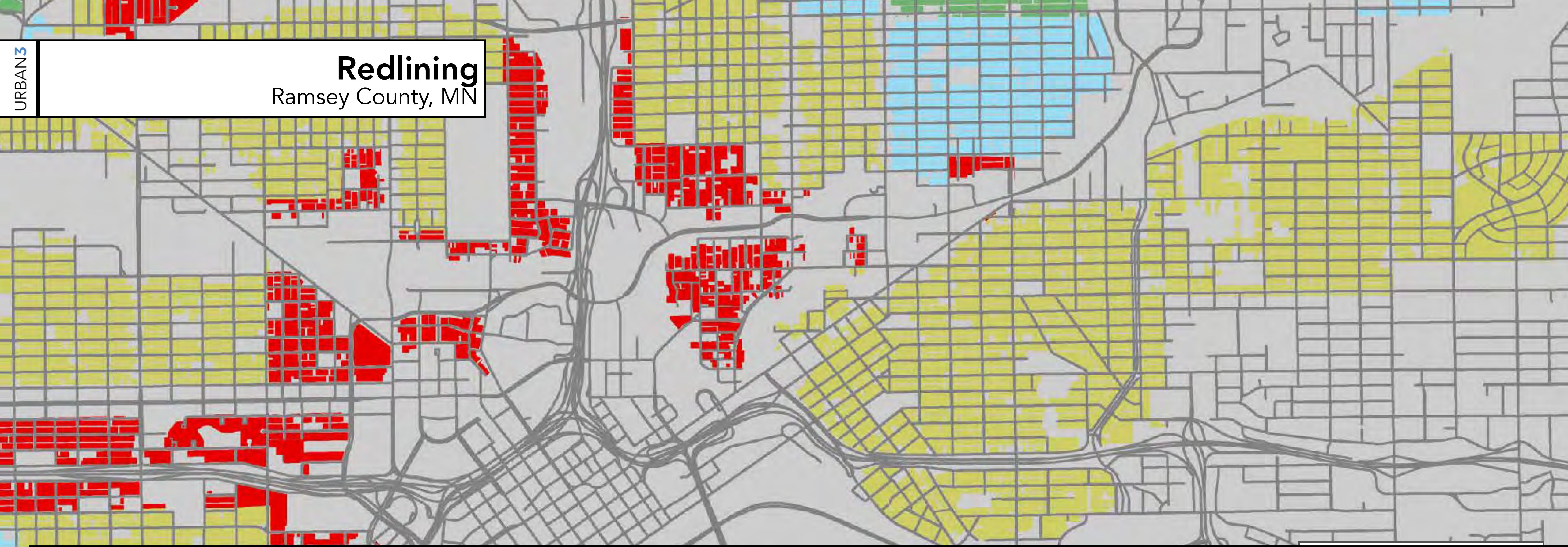


- Asian
- Black
- Hispanic
- White
- Other

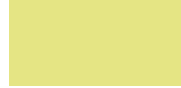



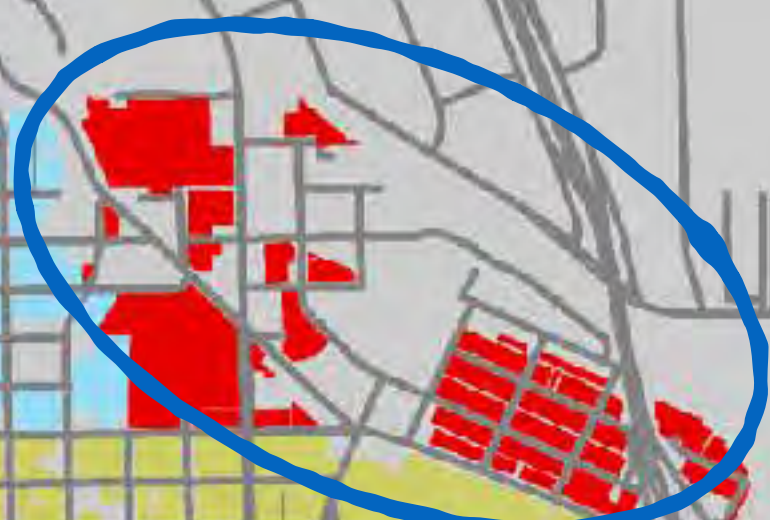
# Redlining

Ramsey County, MN



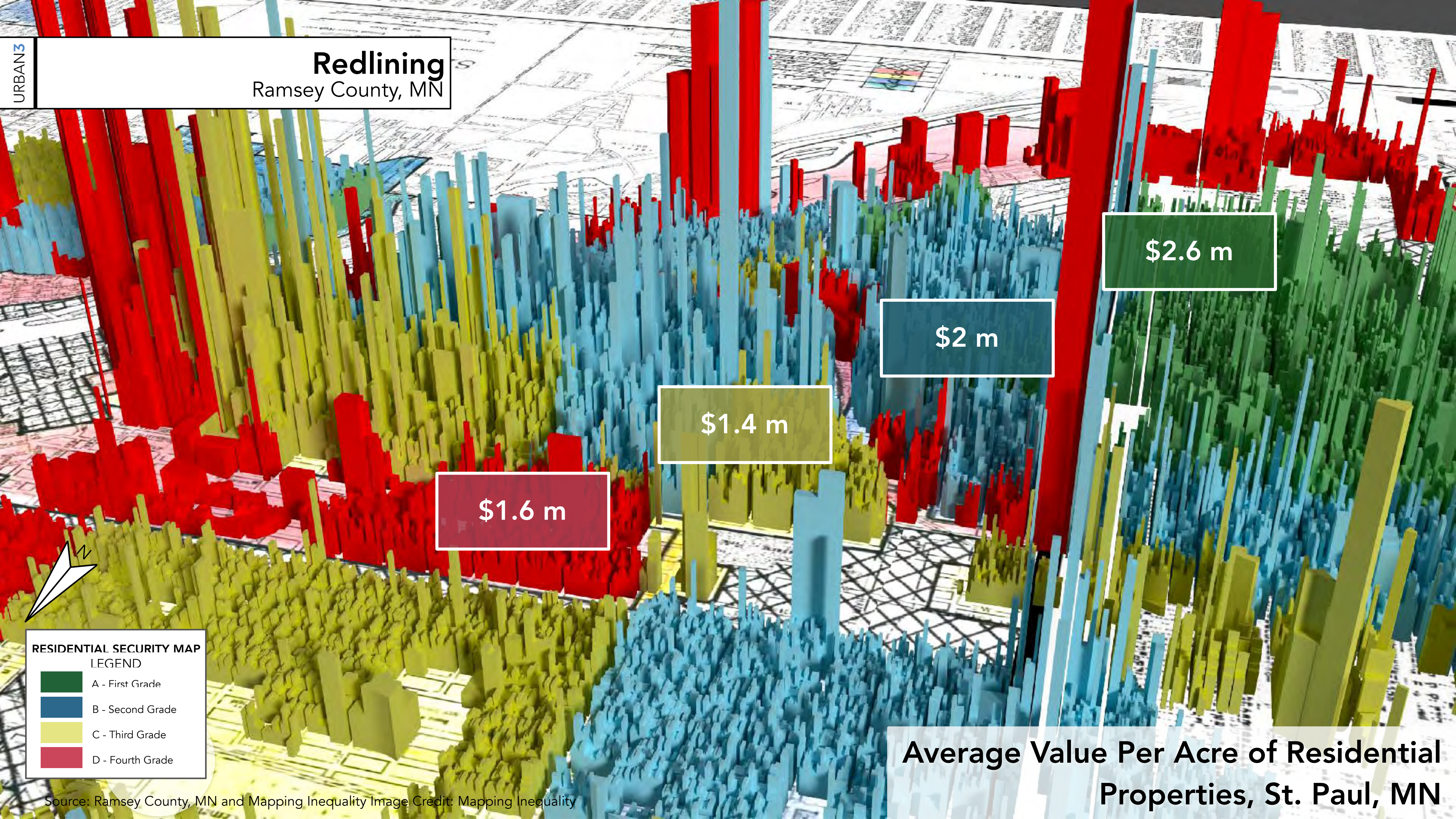
This is the Ghetto District - Russians, Jews, Mexicans, Chinese, and riff-raff live here, the most undesirable district in St. Paul. The

	C - Third Grade
	D - Fourth Grade



# Redlining

Ramsey County, MN



\$2.6 m

\$2 m

\$1.4 m

\$1.6 m



**RESIDENTIAL SECURITY MAP LEGEND**

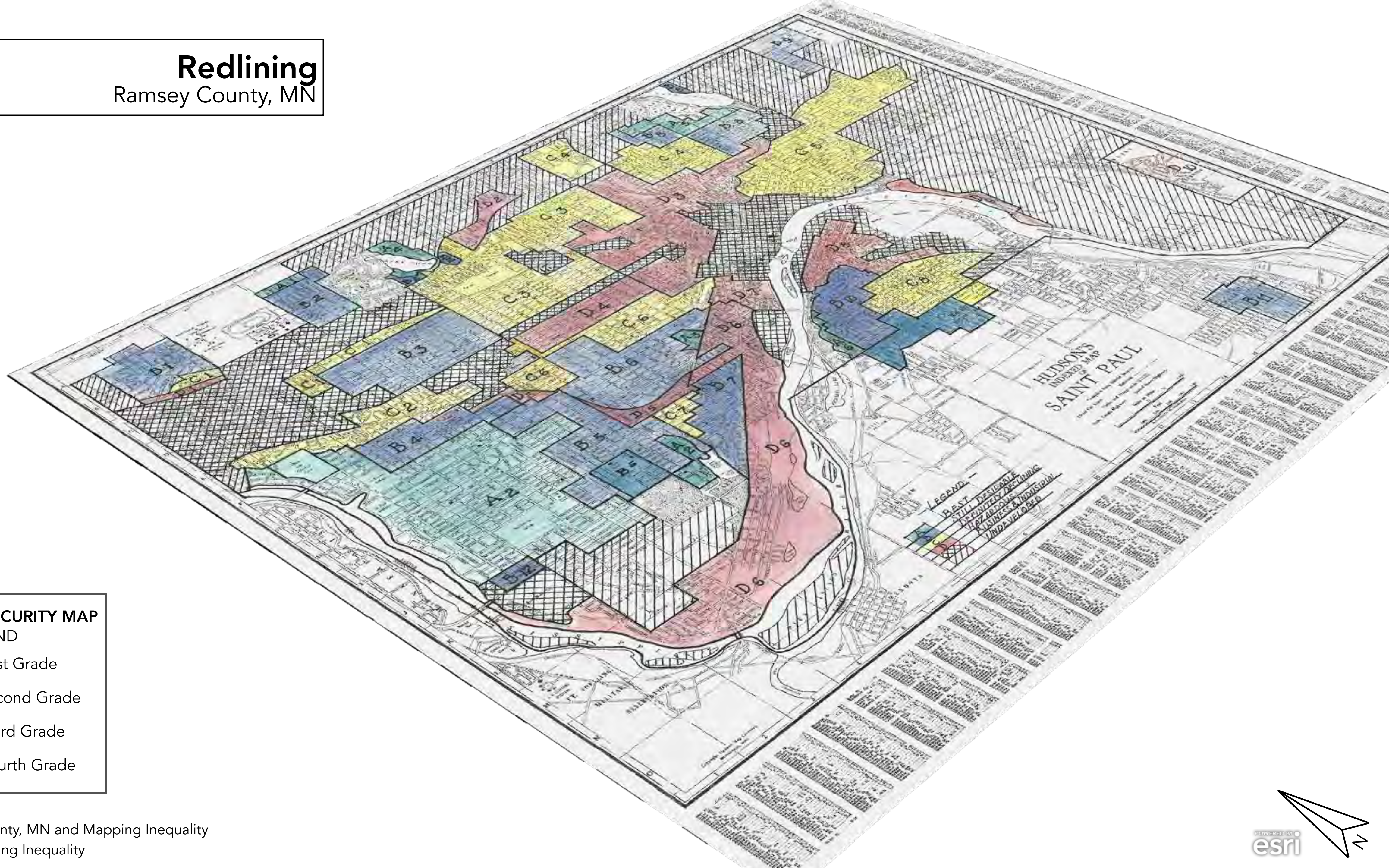
- A - First Grade
- B - Second Grade
- C - Third Grade
- D - Fourth Grade

**Average Value Per Acre of Residential Properties, St. Paul, MN**







# Redlining

Ramsey County, MN



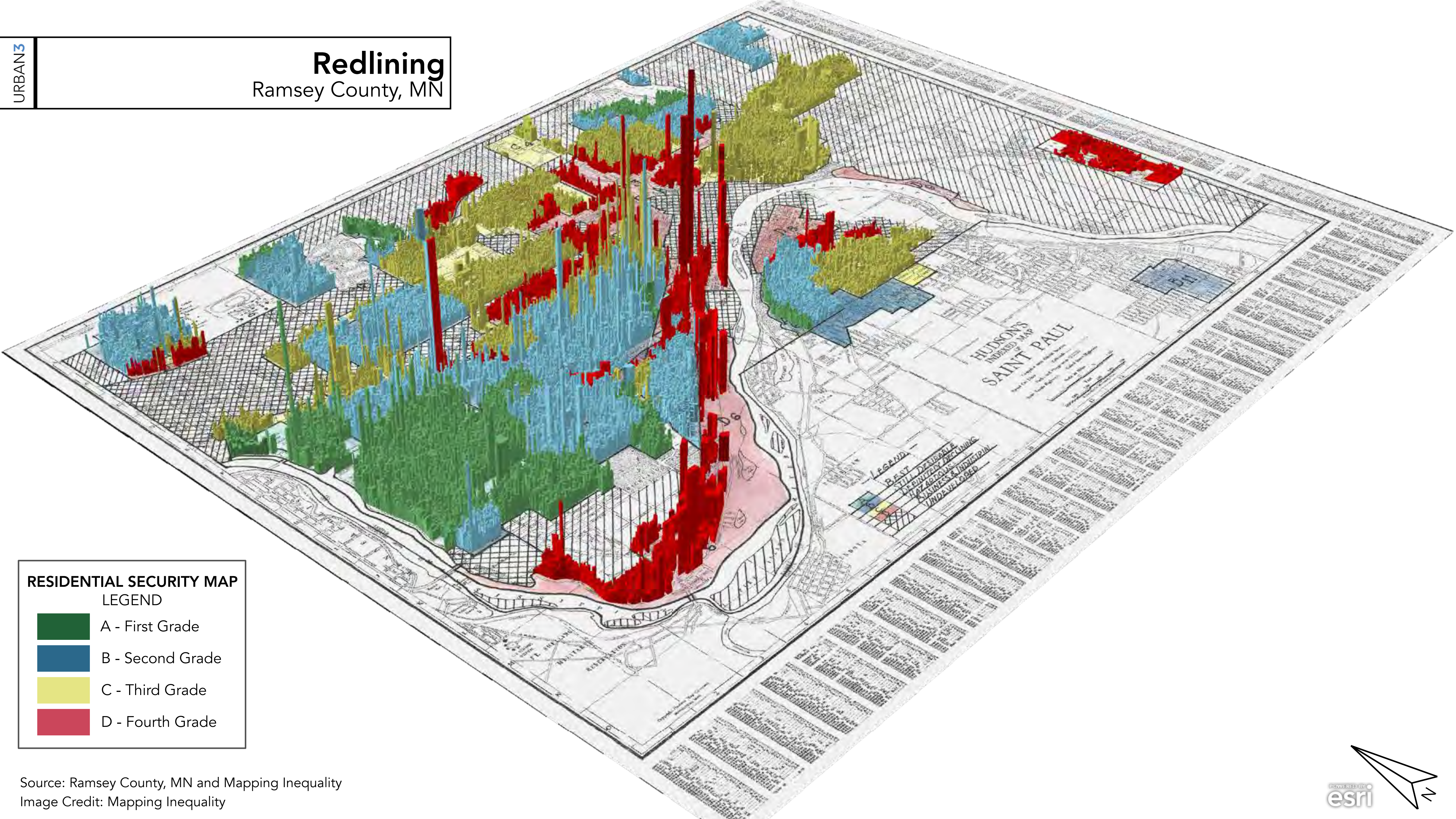
**RESIDENTIAL SECURITY MAP**  
LEGEND

	A - First Grade
	B - Second Grade
	C - Third Grade
	D - Fourth Grade





Source: Ramsey County, MN and Mapping Inequality  
Image Credit: Mapping Inequality

# Redlining

Ramsey County, MN



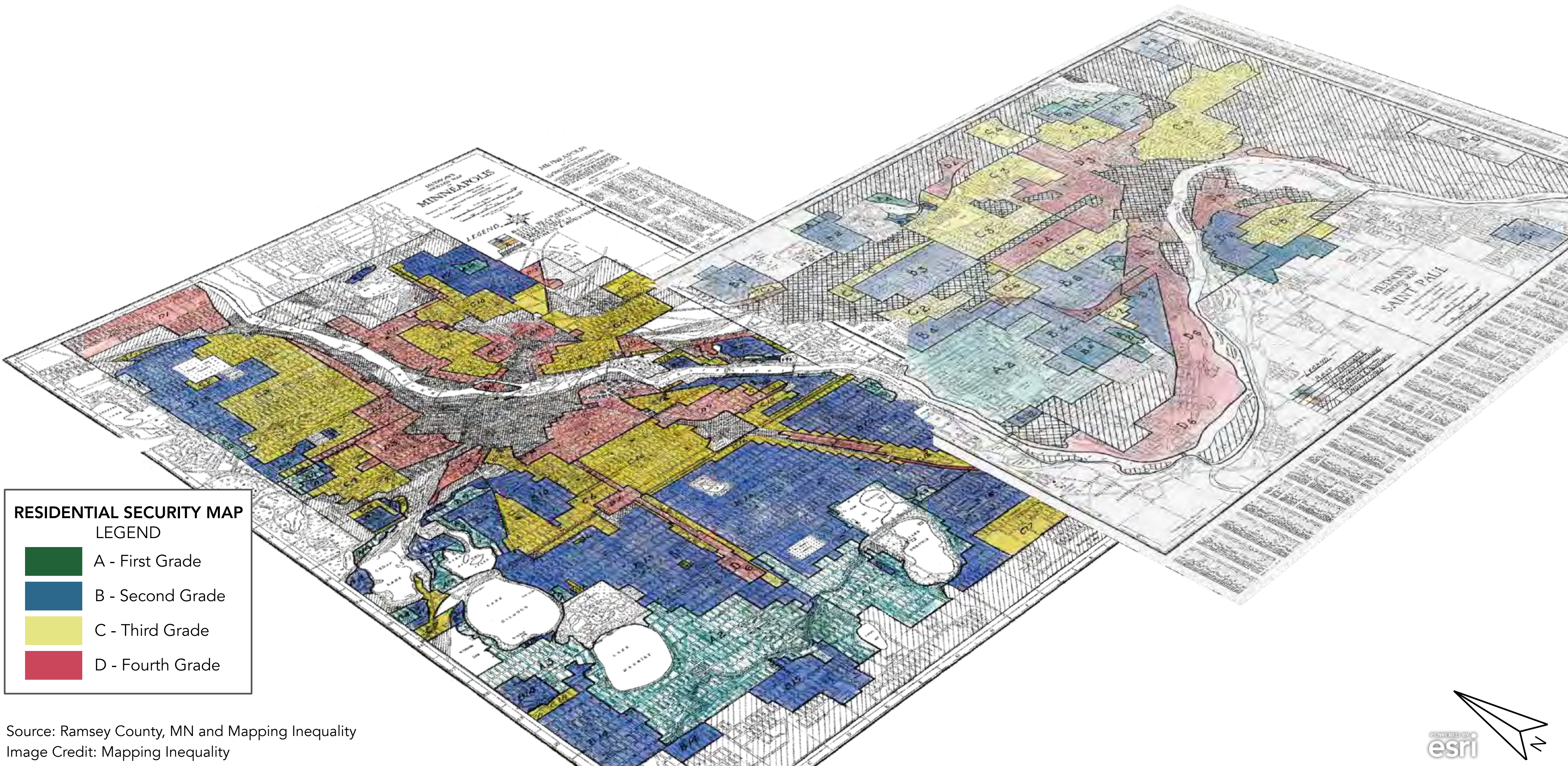
**RESIDENTIAL SECURITY MAP**  
LEGEND

	A - First Grade
	B - Second Grade
	C - Third Grade
	D - Fourth Grade





Source: Ramsey County, MN and Mapping Inequality  
Image Credit: Mapping Inequality

# Redlining

Twin Cities, MN

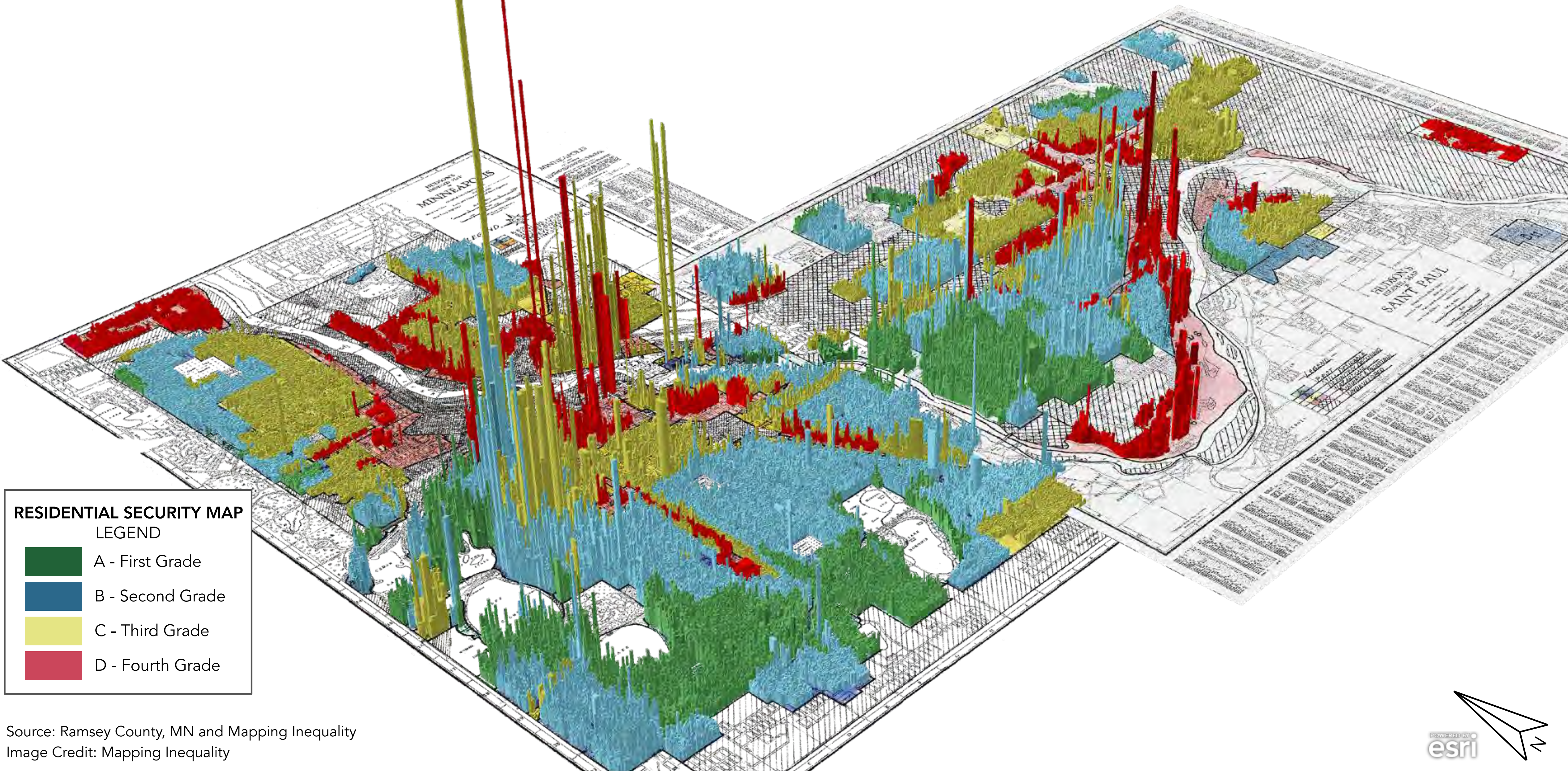


### RESIDENTIAL SECURITY MAP LEGEND



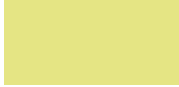

-  A - First Grade
-  B - Second Grade
-  C - Third Grade
-  D - Fourth Grade

# Redlining

Twin Cities, MN



### RESIDENTIAL SECURITY MAP LEGEND

-  A - First Grade
-  B - Second Grade
-  C - Third Grade
-  D - Fourth Grade

# Redlining MSP

## Twin Cities St. Paul

\$2.8 m

\$2.6 m

\$2 m

\$2 m

\$1.4 m

\$1.7 m

\$1.6 m

\$1.6 m

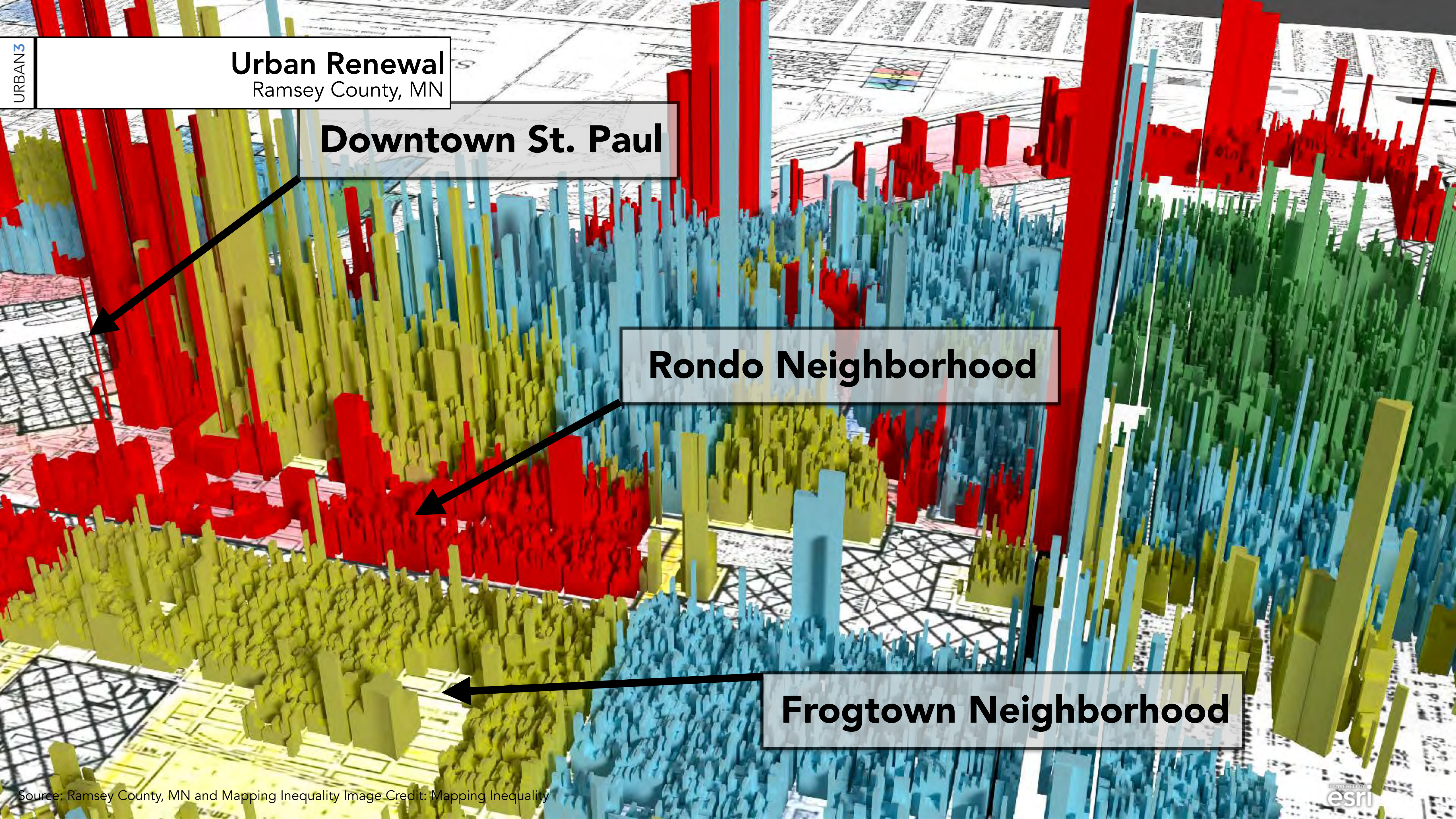
Average Value Per Acre of Residential  
Properties, St. Paul & Minneapolis

**Urban Renewal**  
Ramsey County, MN

**Downtown St. Paul**

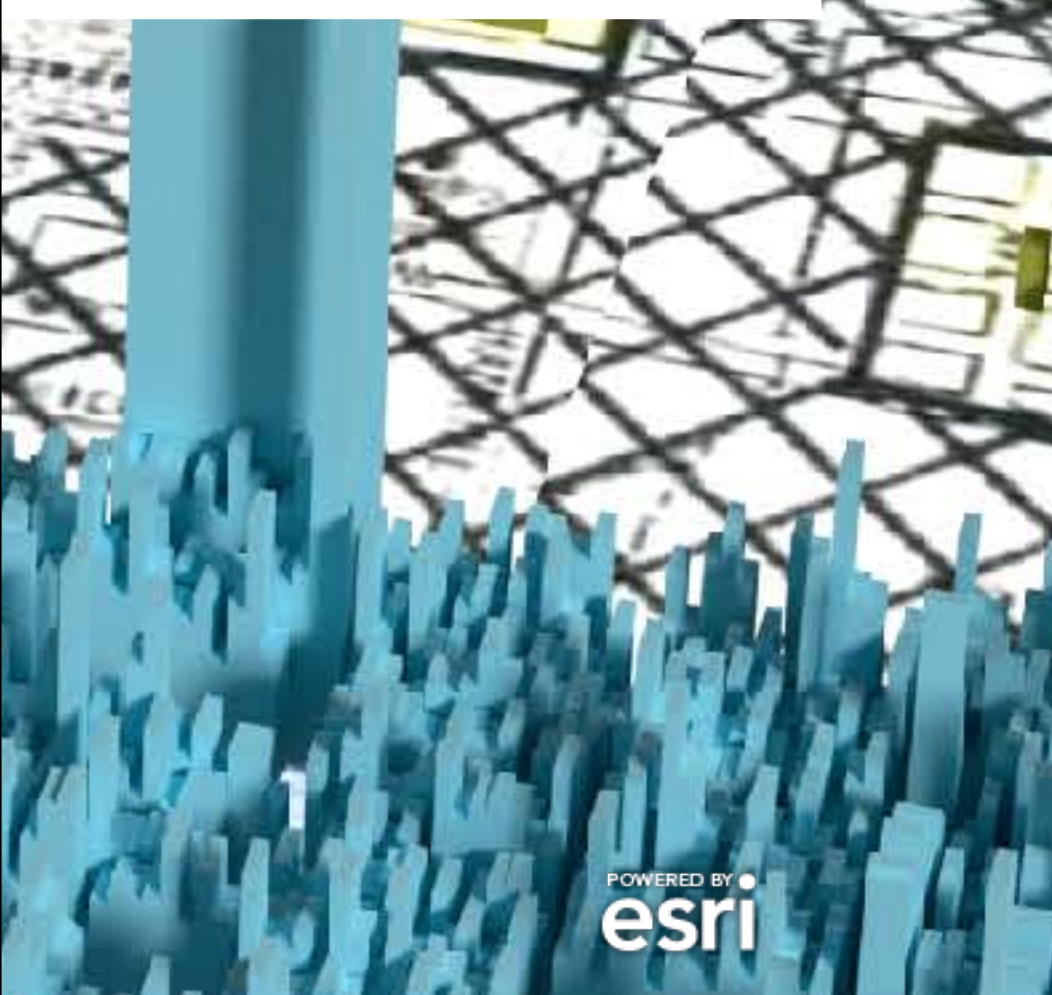
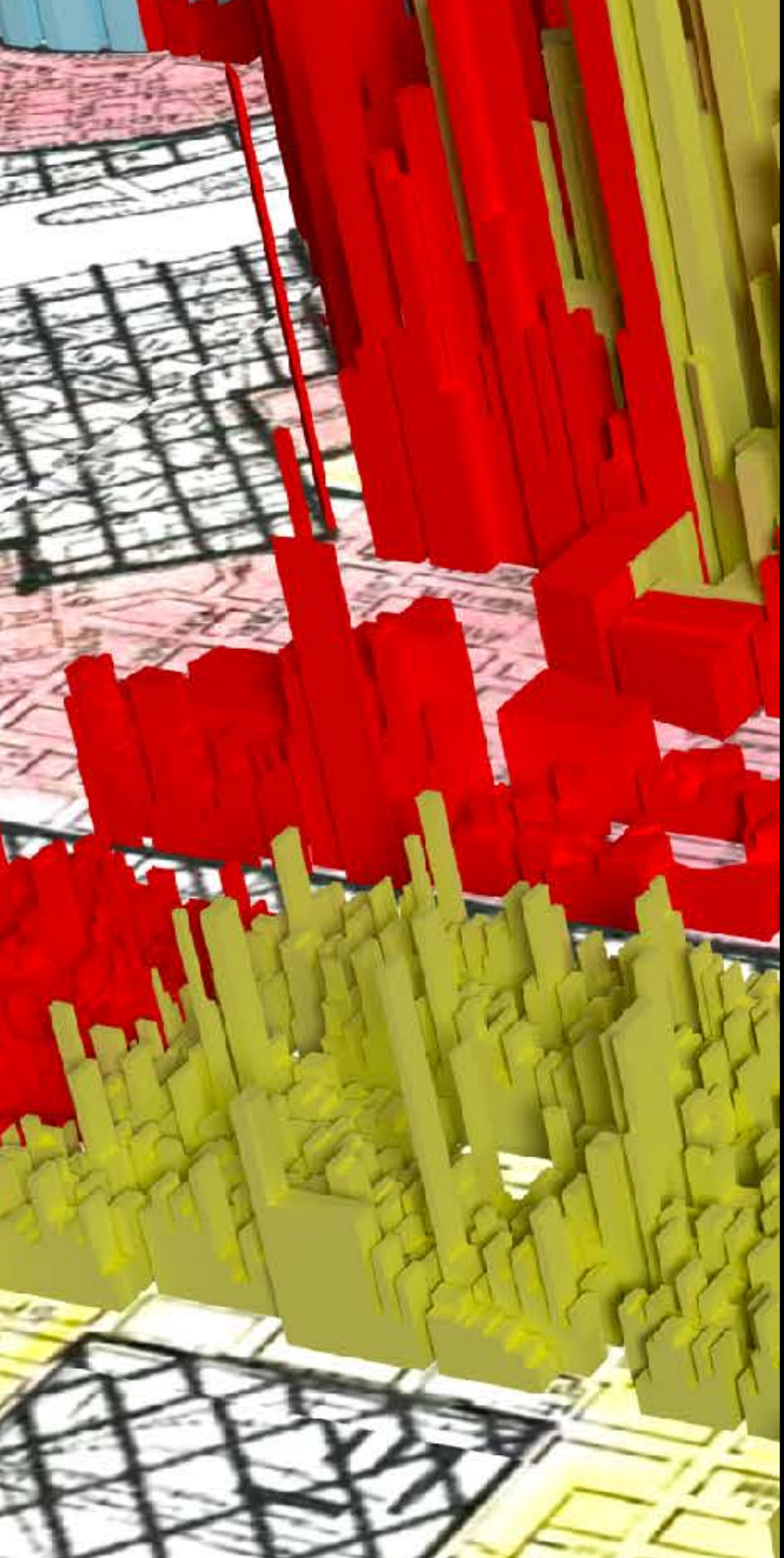
**Rondo Neighborhood**

**Frogtown Neighborhood**



# Urban Renewal

Ramsey County, MN



# Urban Renewal

Ramsey County, MN





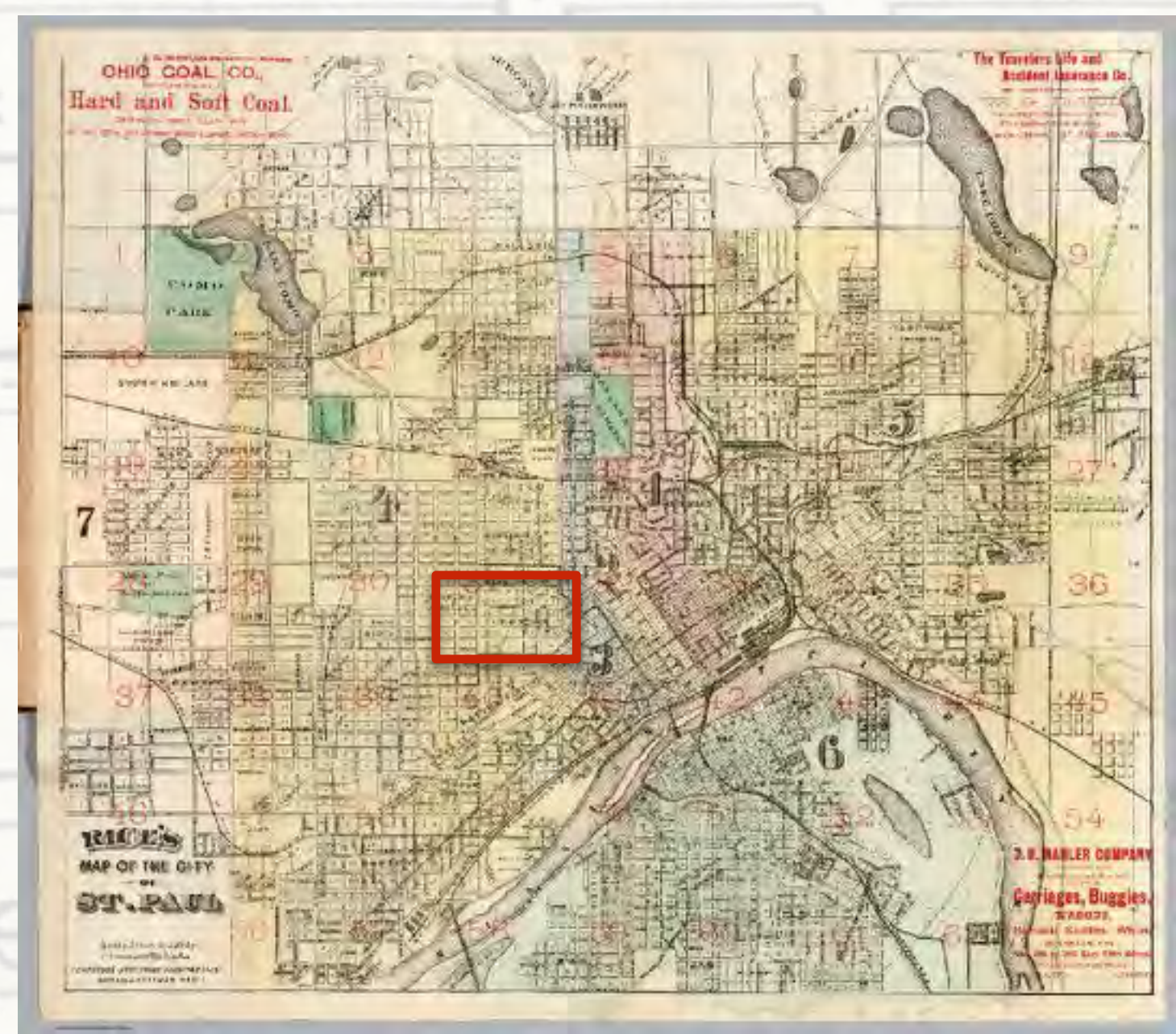
# Urban Renewal

Ramsey County, MN



# Urban Renewal

Ramsey County, MN

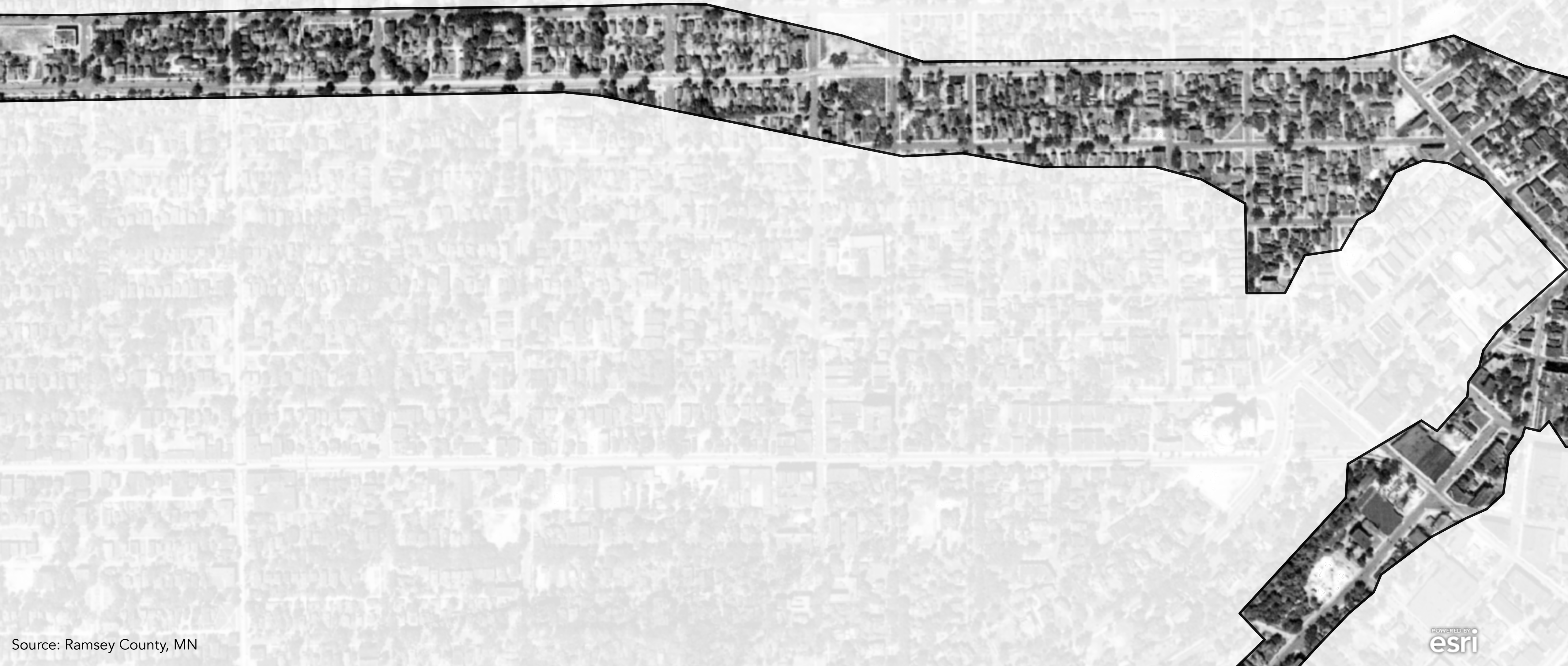


Source: Rice's Map of the City of St. Paul, 1885

Image Credit: David Rumsey Map Collection

# Urban Renewal

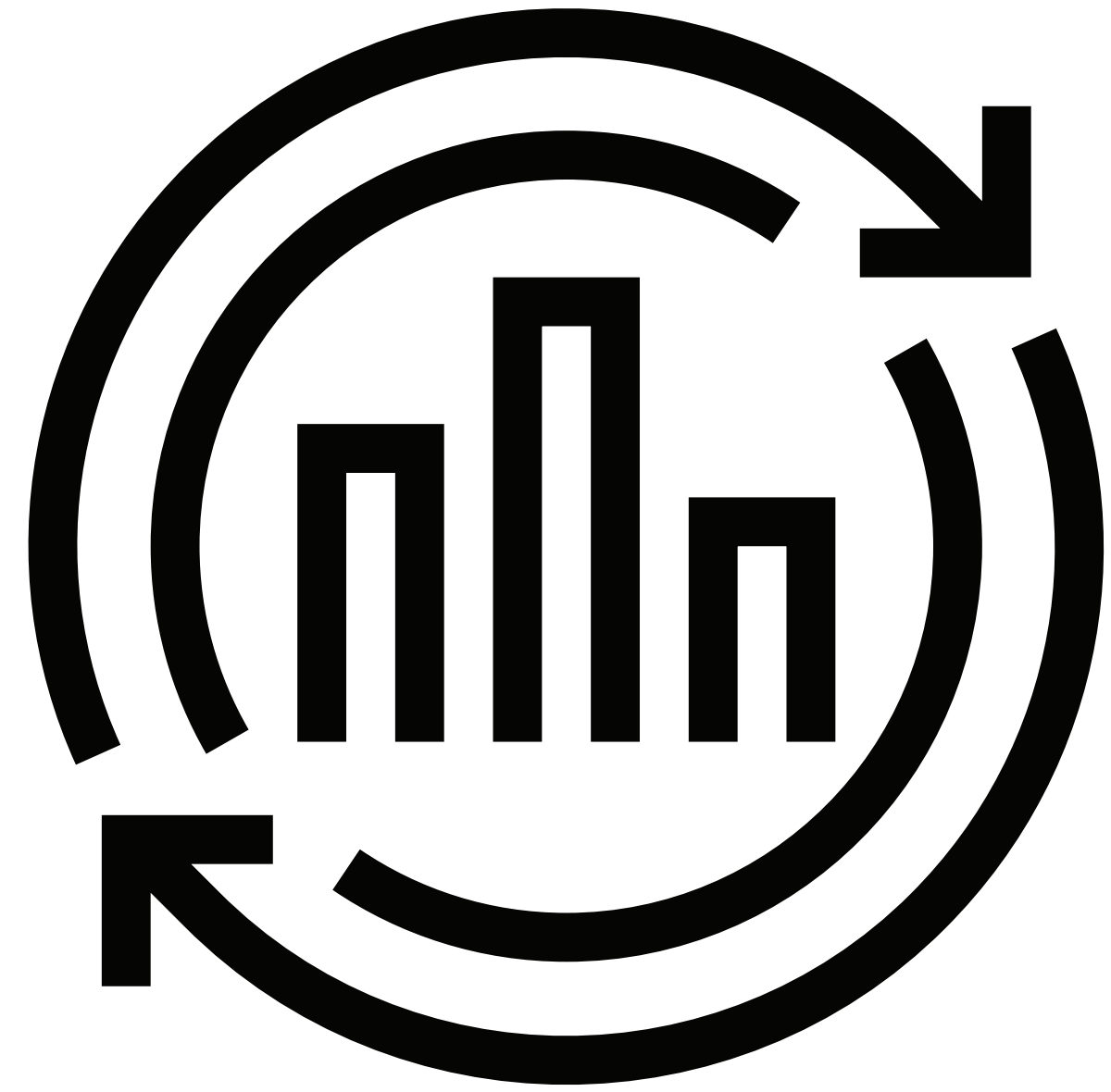
Ramsey County, MN



# Urban Renewal

Ramsey County, MN

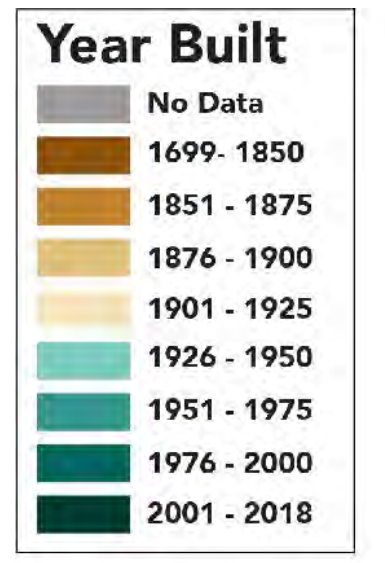
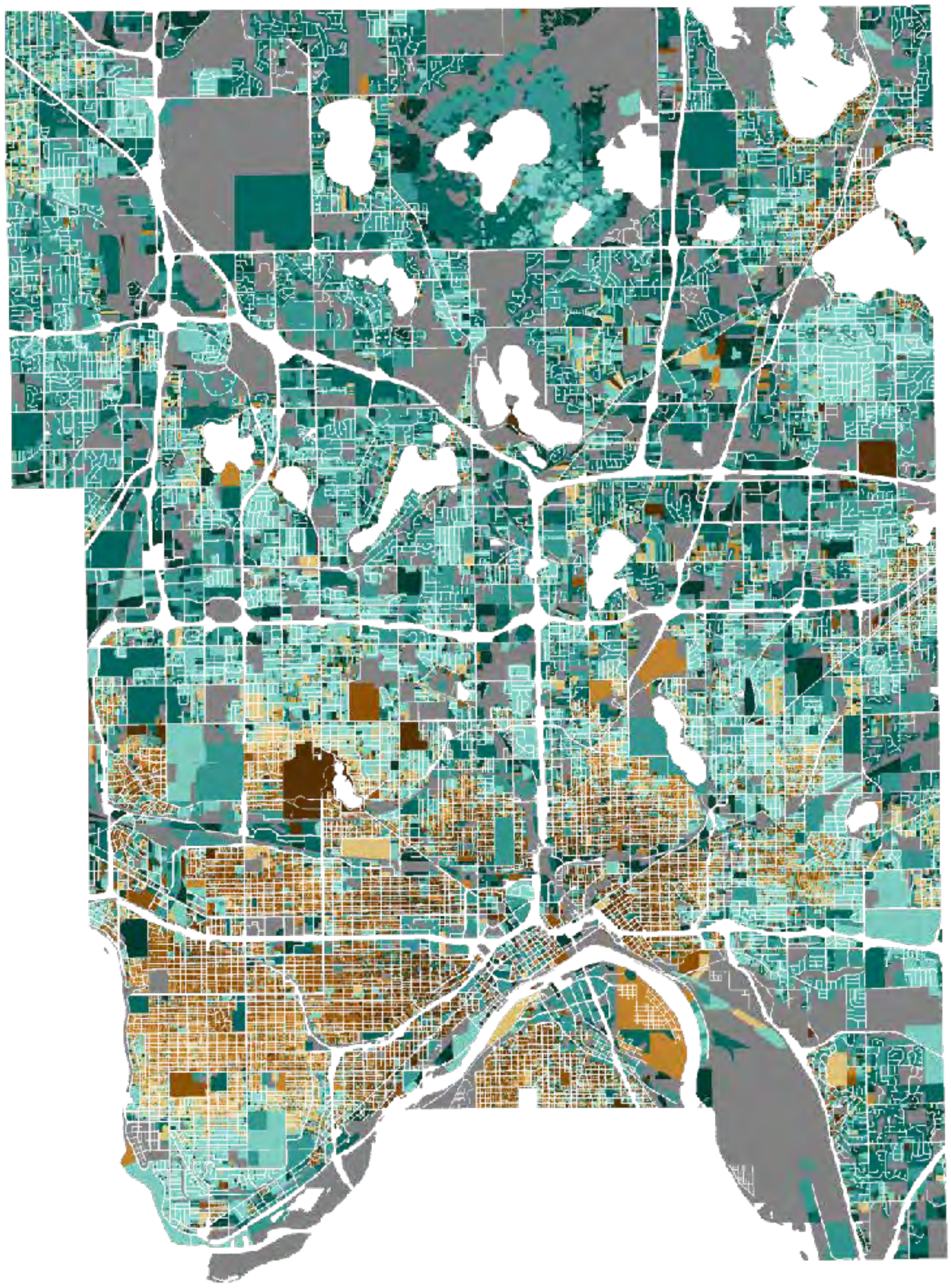
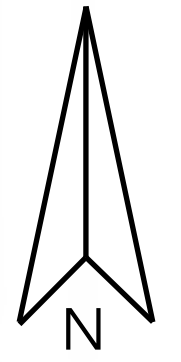
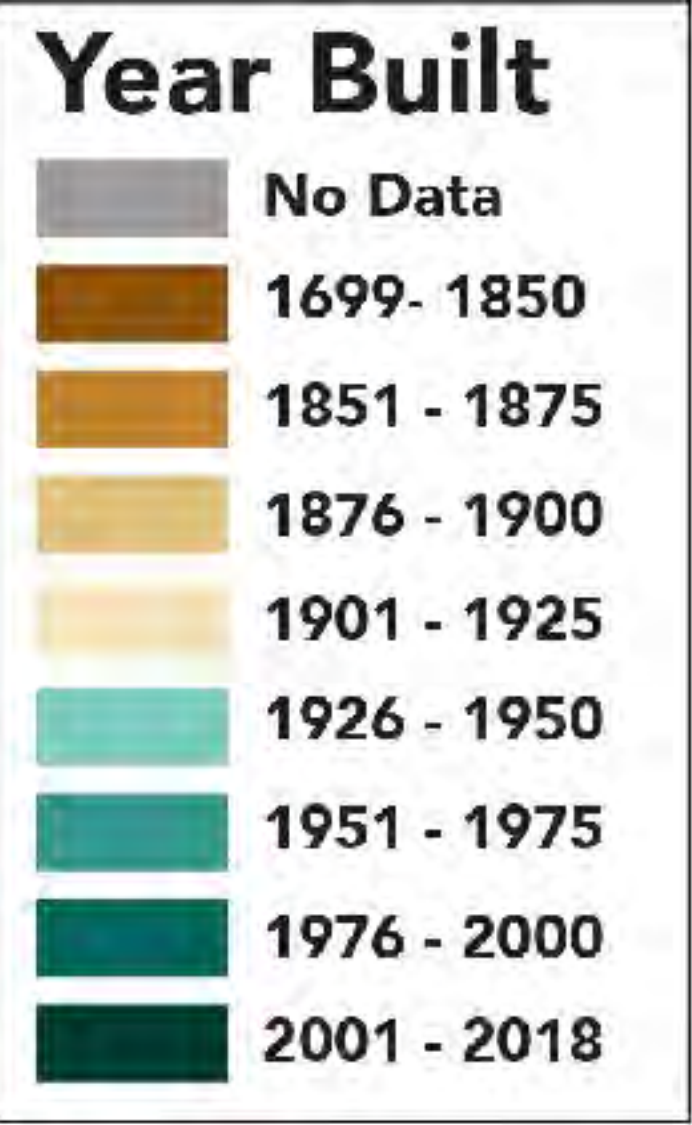




# Building Age

# Building Age

Ramsey County, MN

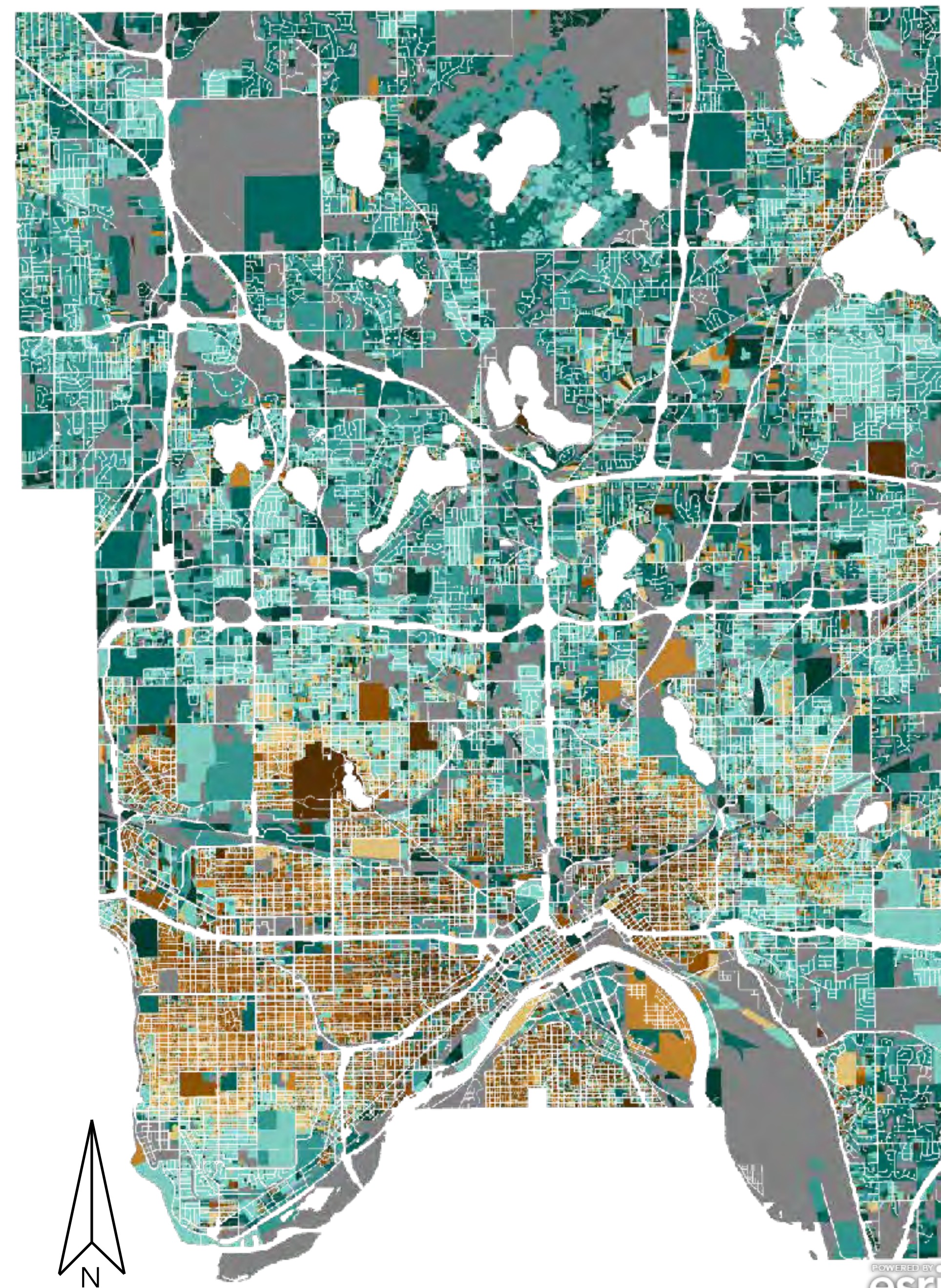


# Building Age

Ramsey County, MN

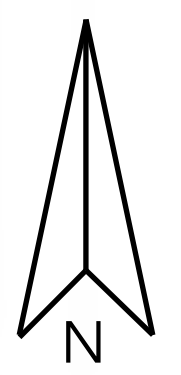
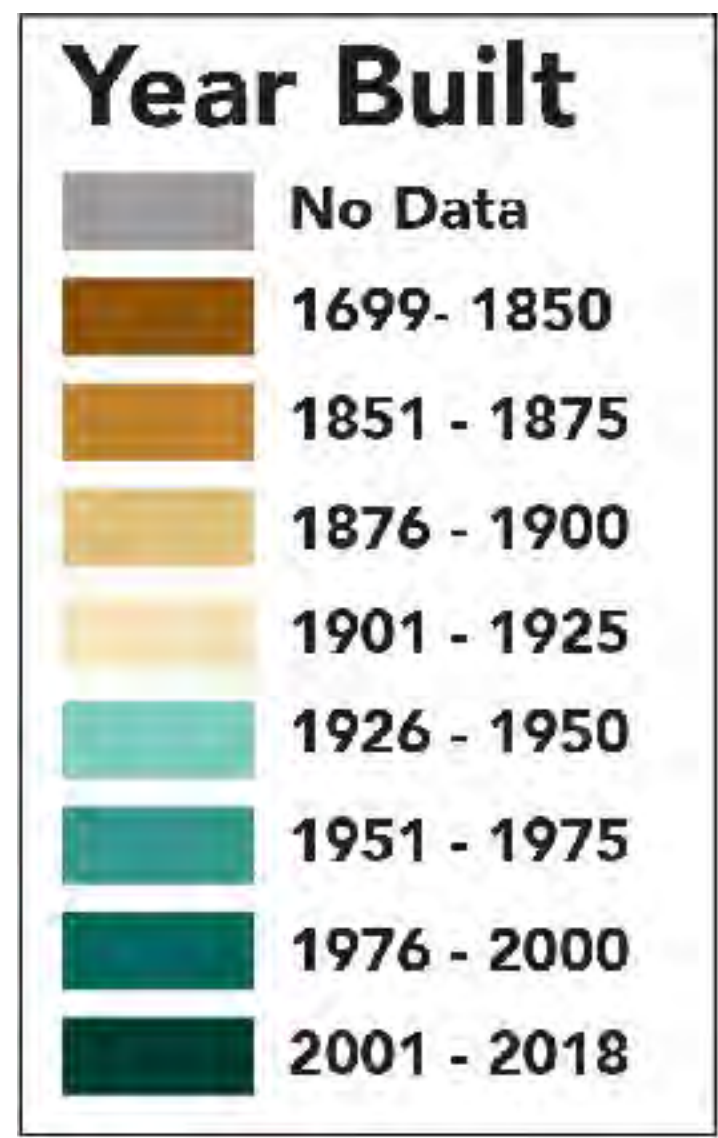
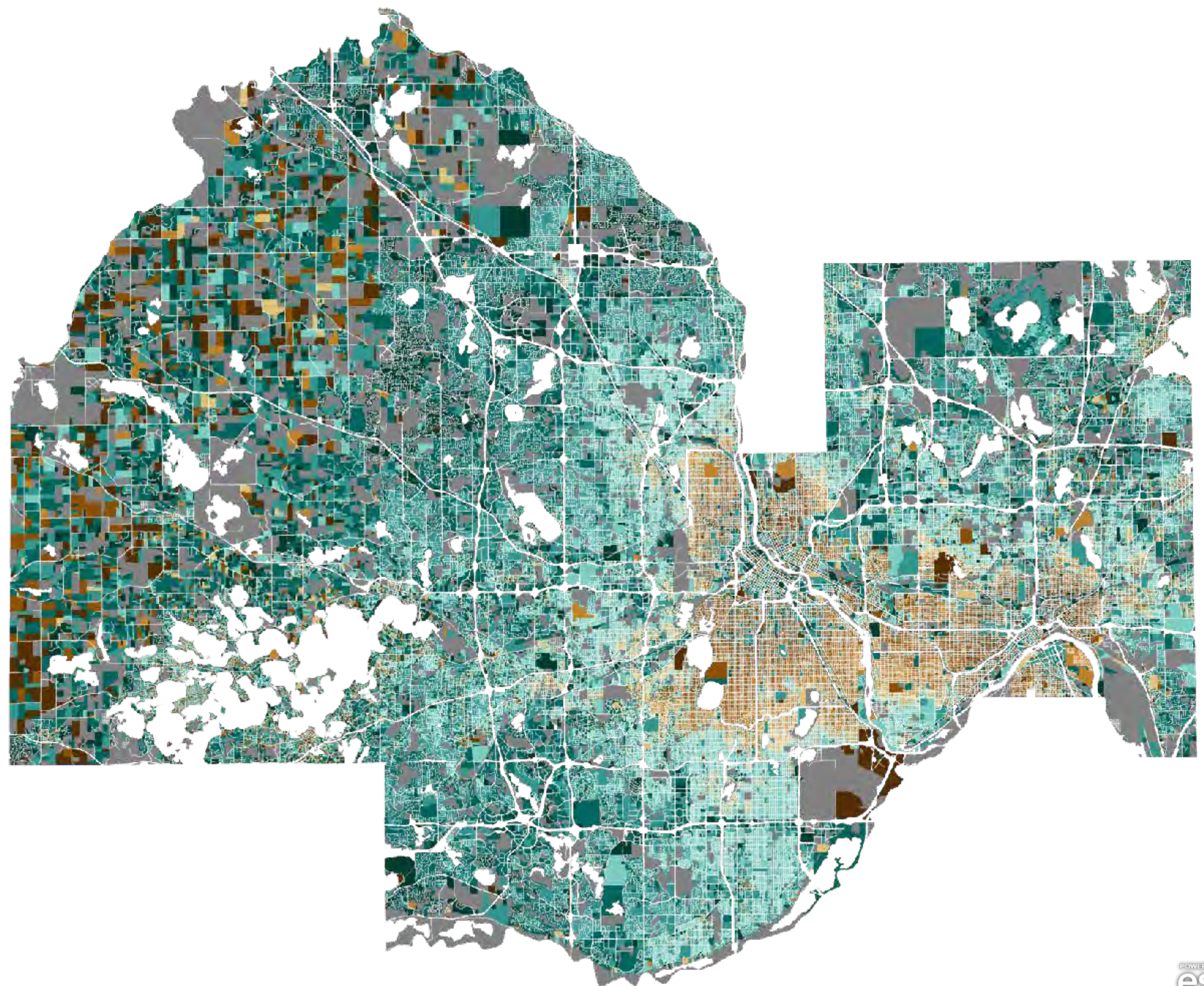
## Land Area By Building Age

Pre-1900	3%
1900-1920	4%
1921-1930	4%
1931-1945	4%
1946-1960	15%
1961-1980	19%
1981-2000	16%
2001-2020	5%



# Building Age

Twin Cities, MN

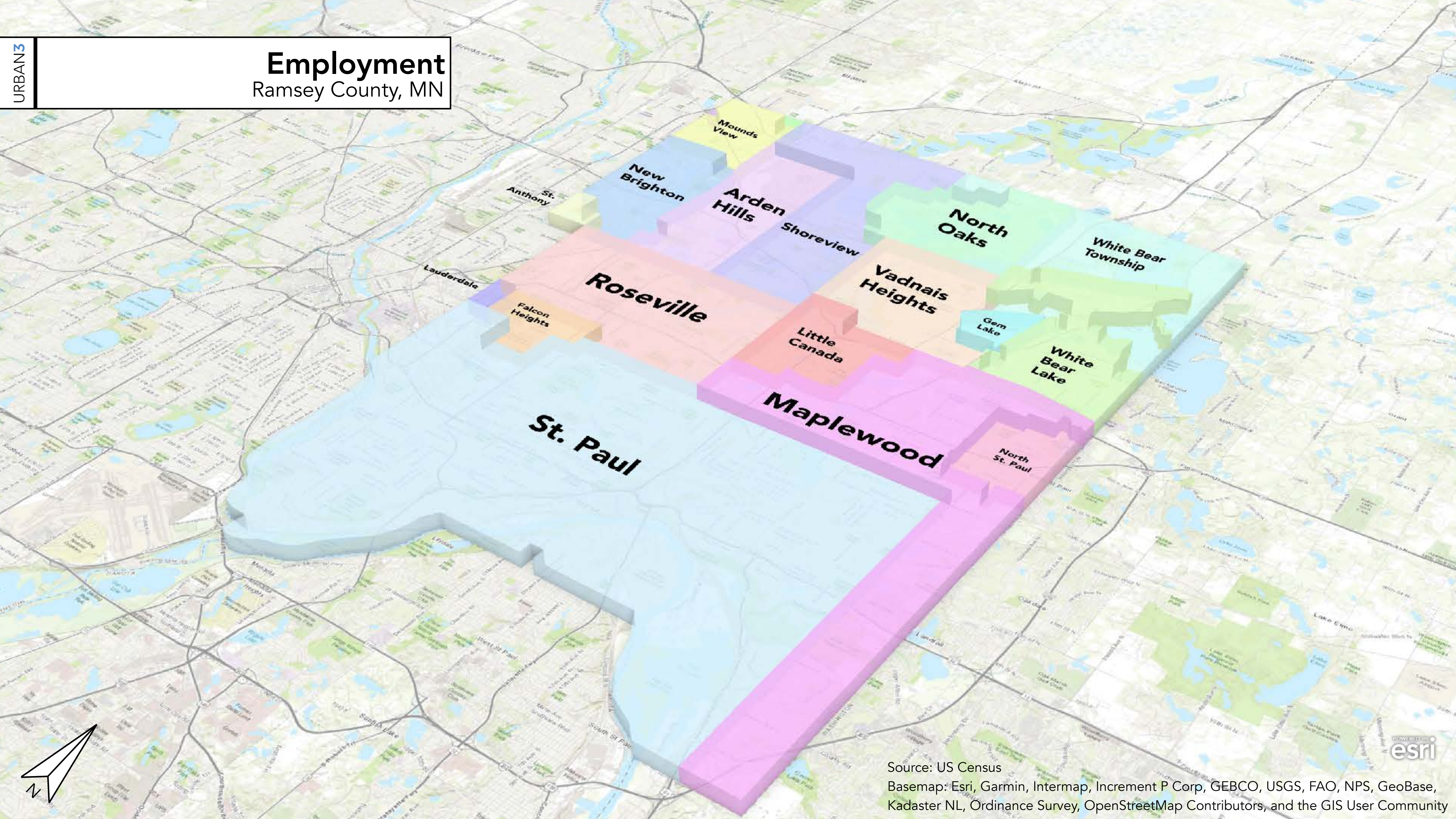






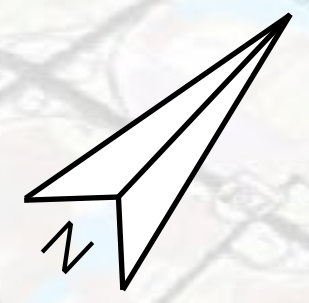
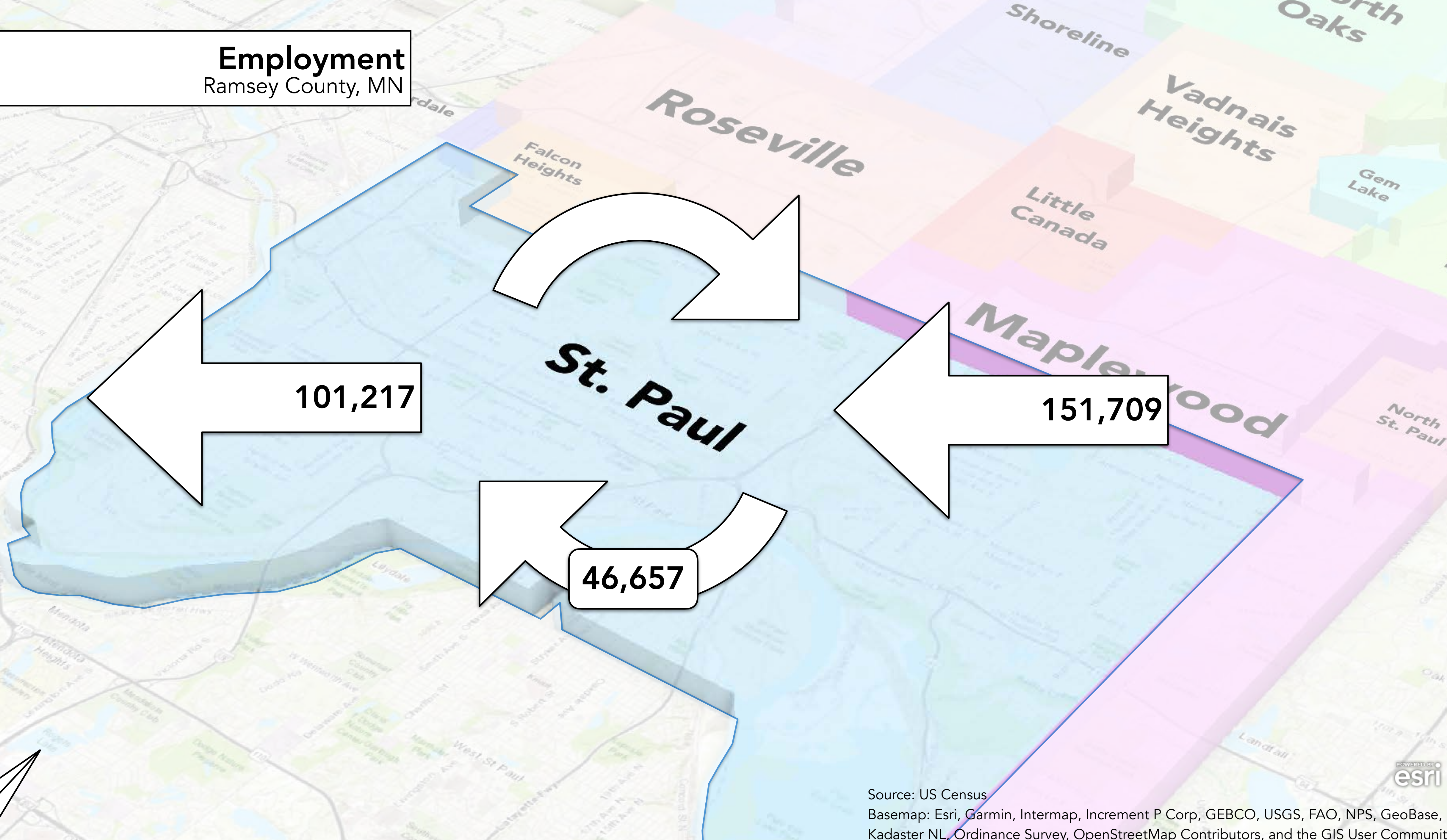
# Employment

# Employment Ramsey County, MN



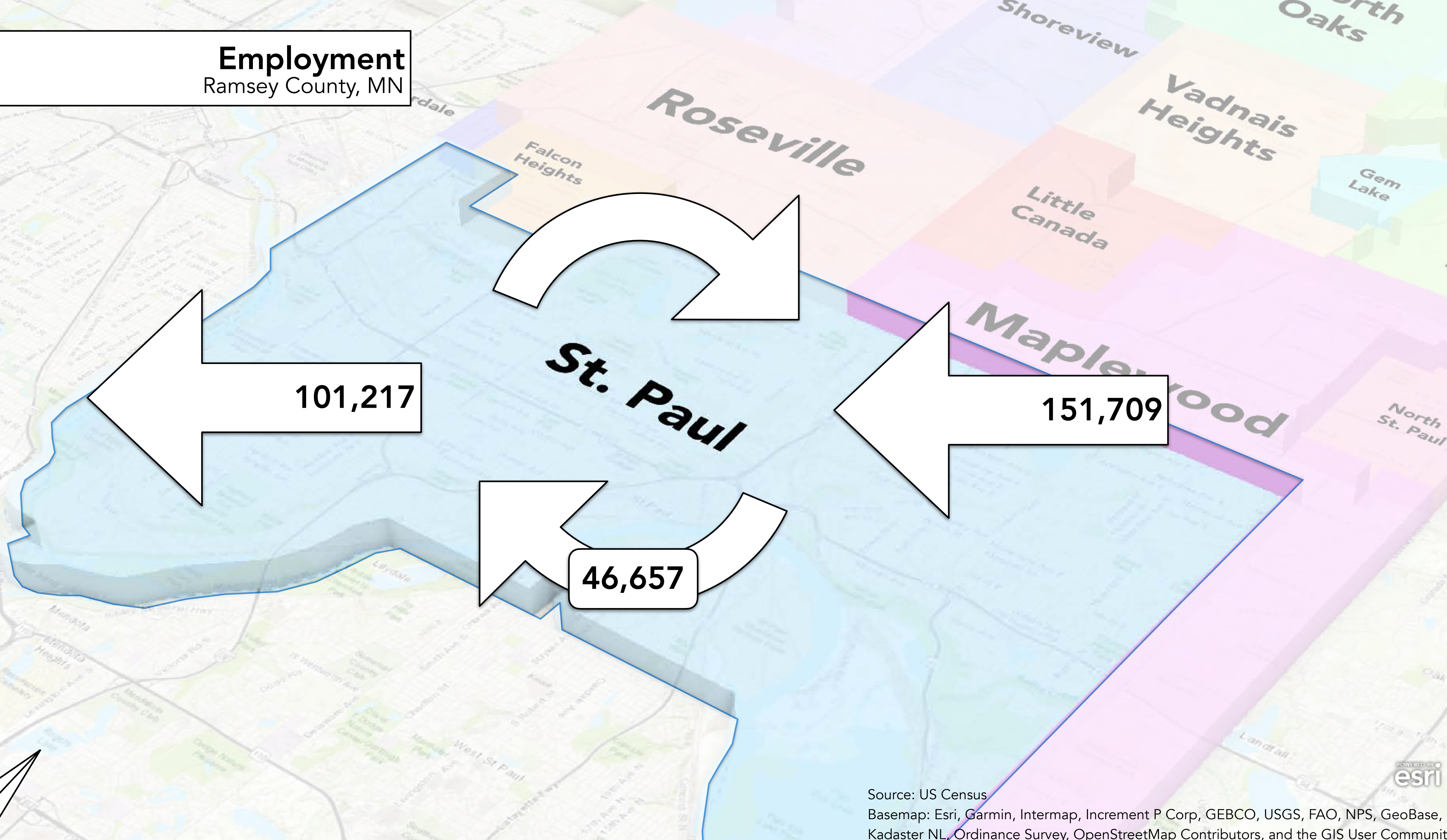
# Employment

Ramsey County, MN



# Employment

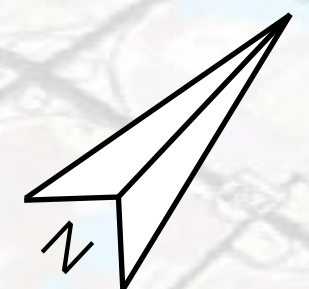
Ramsey County, MN



101,217

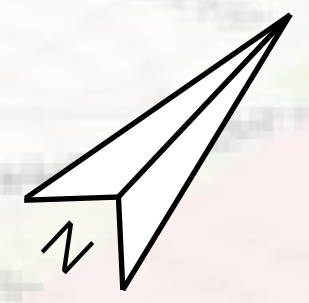
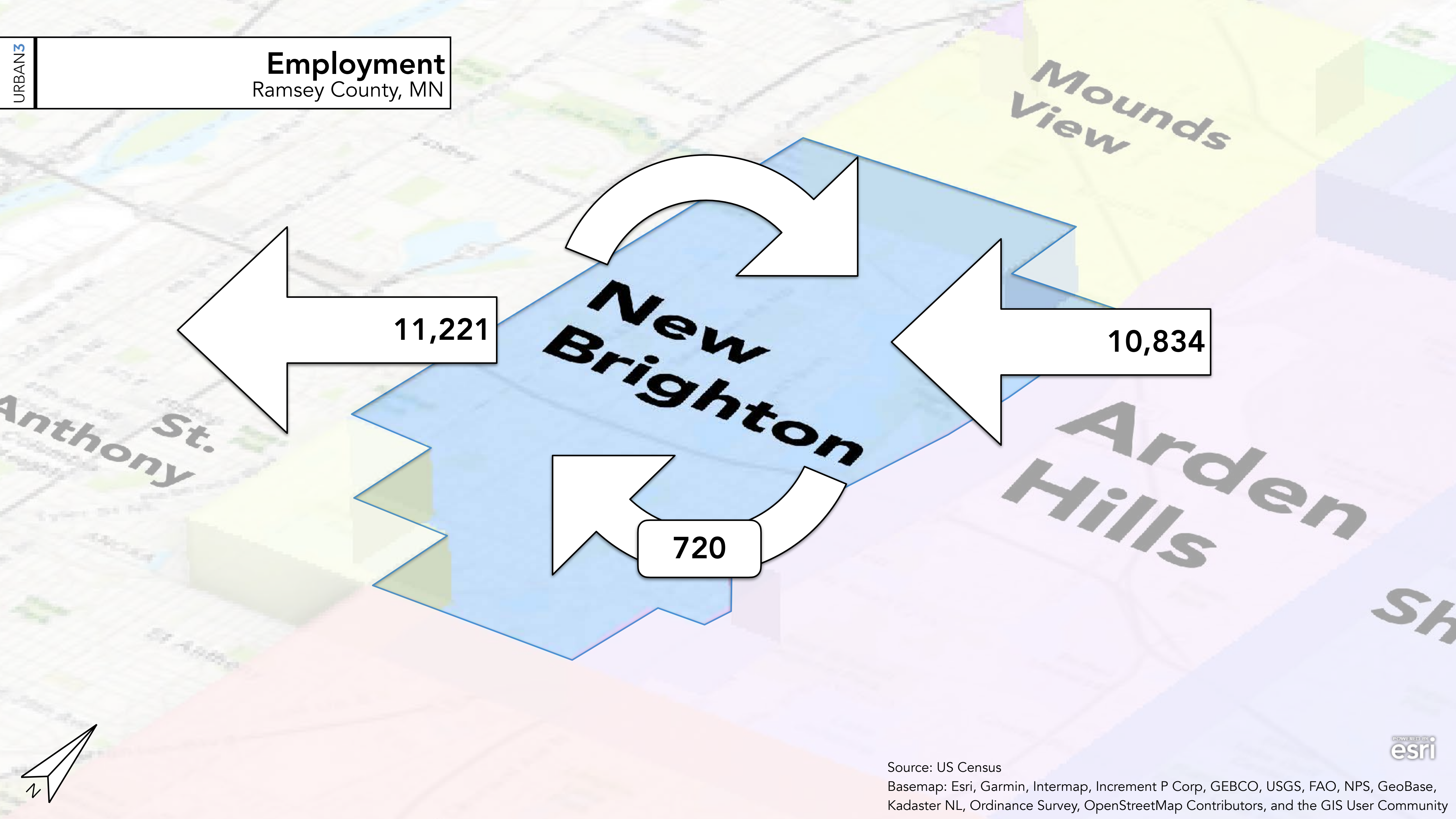
46,657

151,709



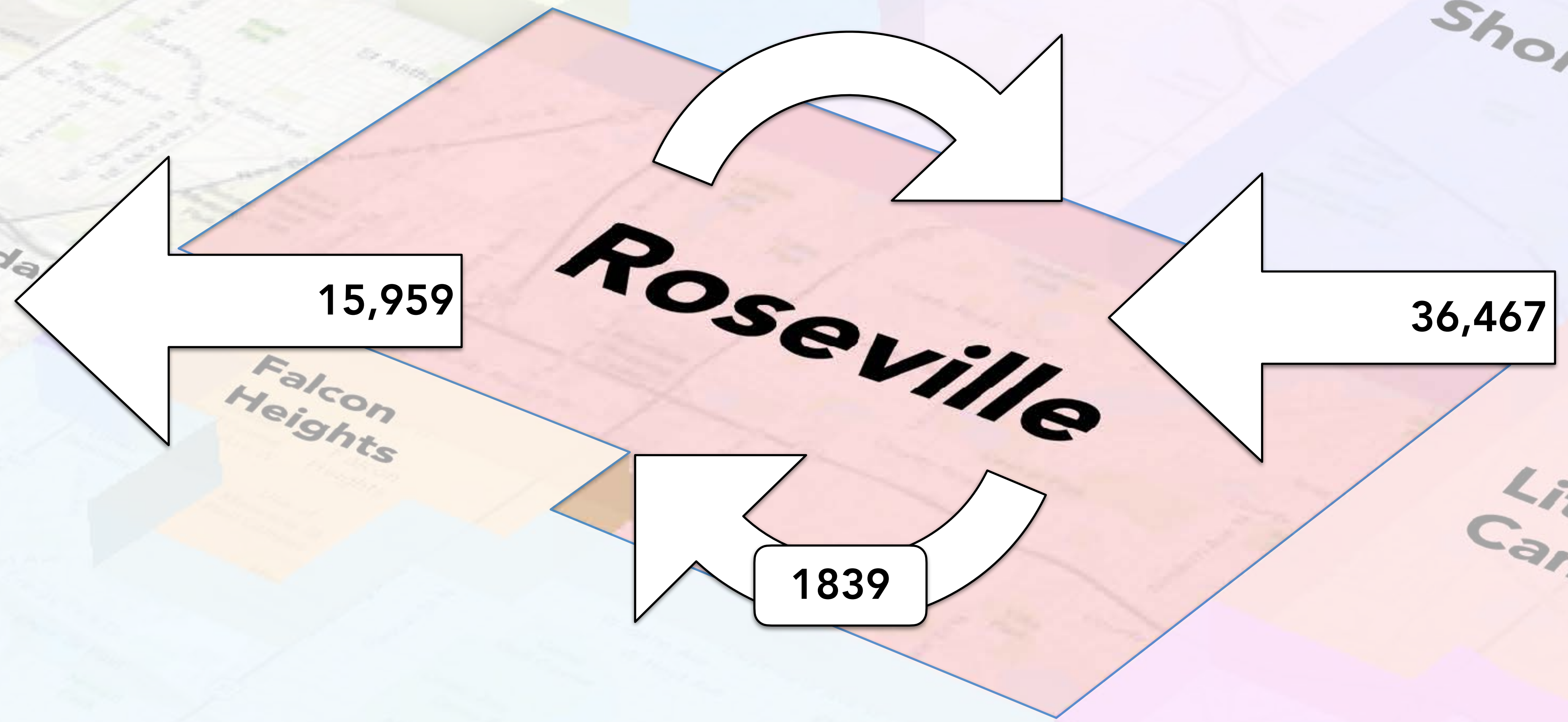
# Employment

Ramsey County, MN



# Employment

Ramsey County, MN



# Employment

Ramsey County, MN

Vadnais Heights

White Bear Township

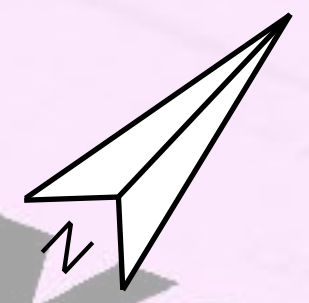
Gem Lake

White Bear Lake

10,888

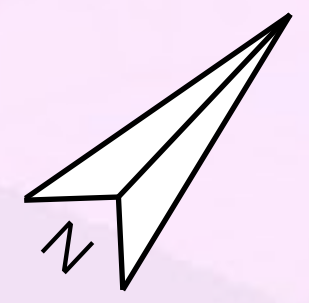
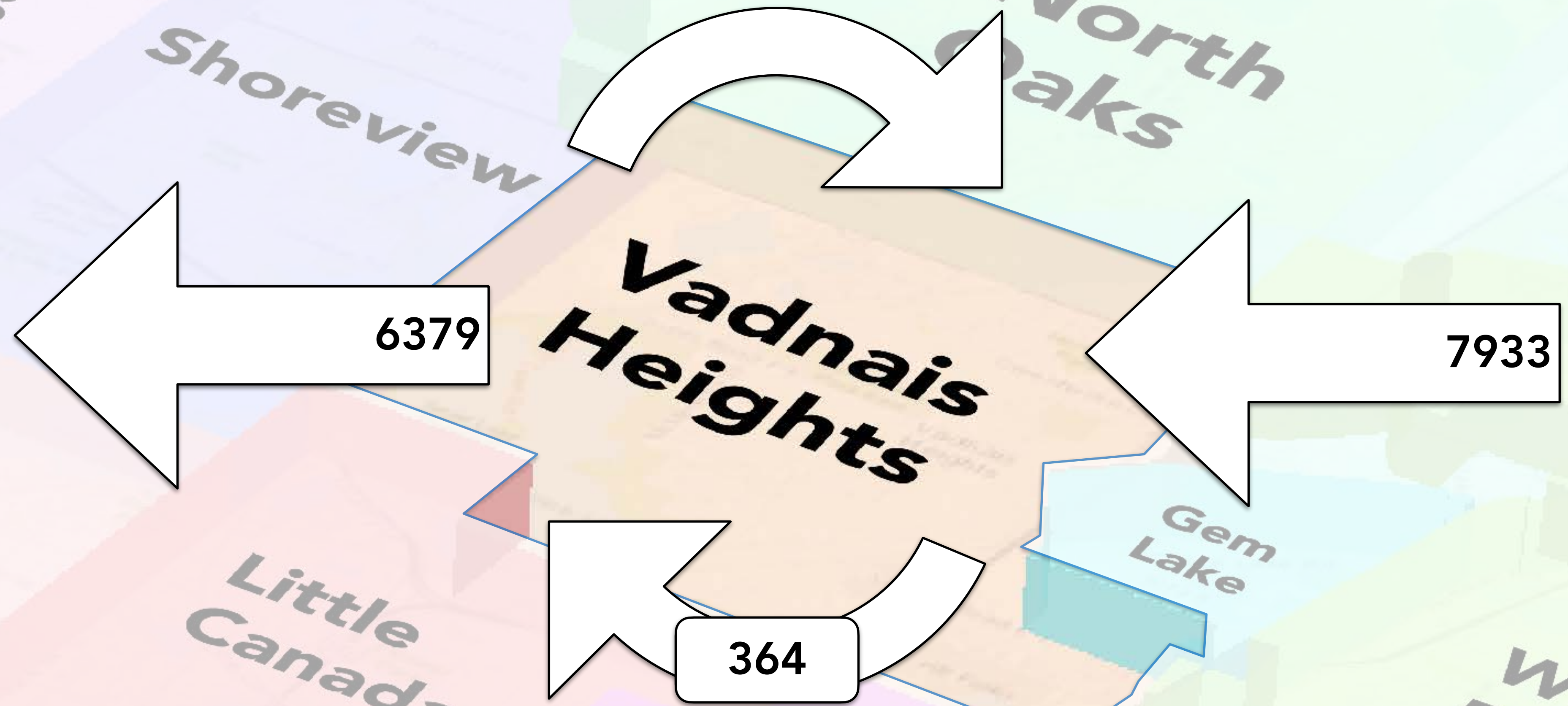
12,092

1505



# Employment

Ramsey County, MN



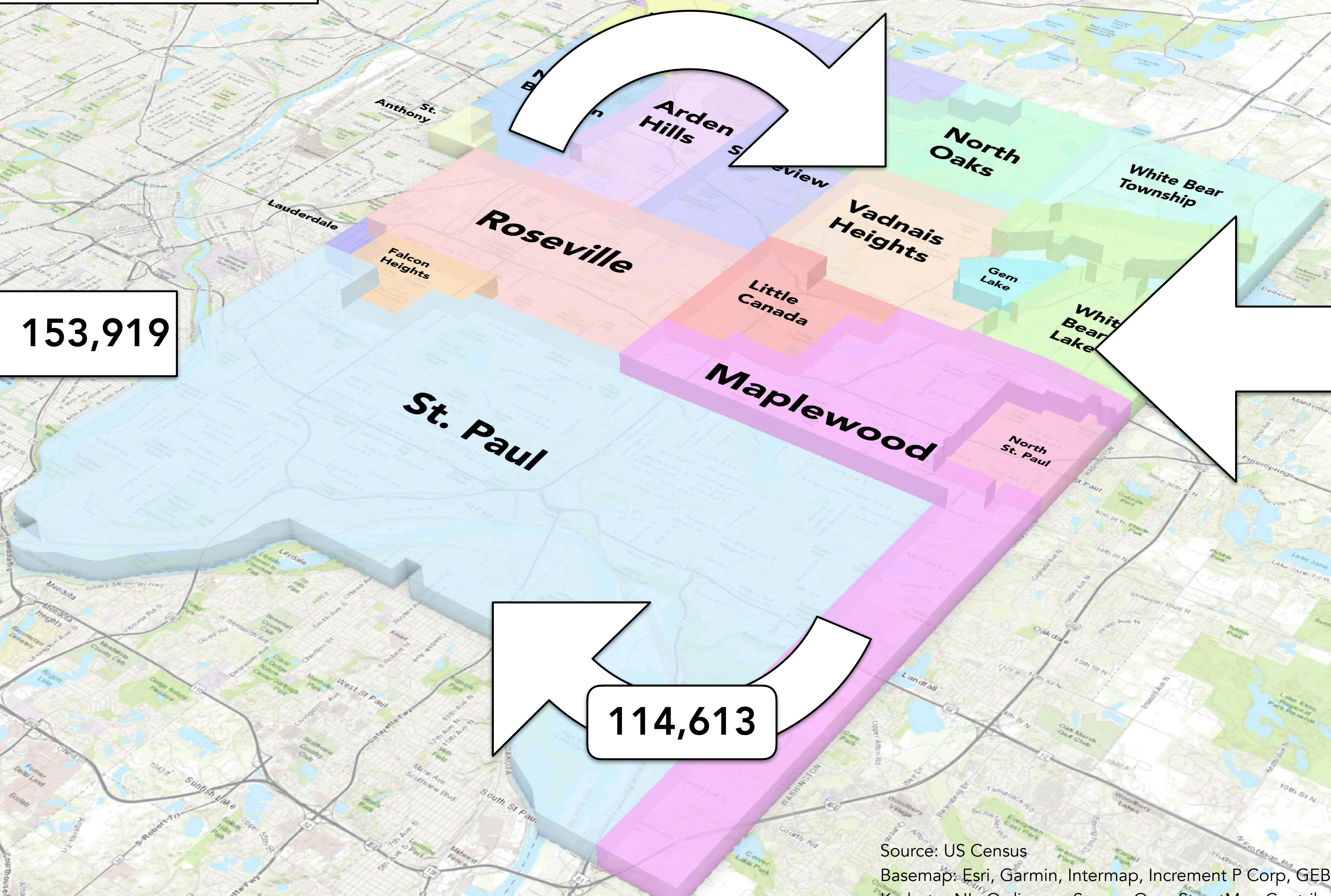
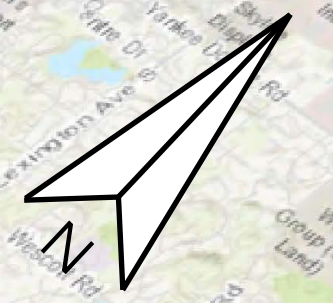


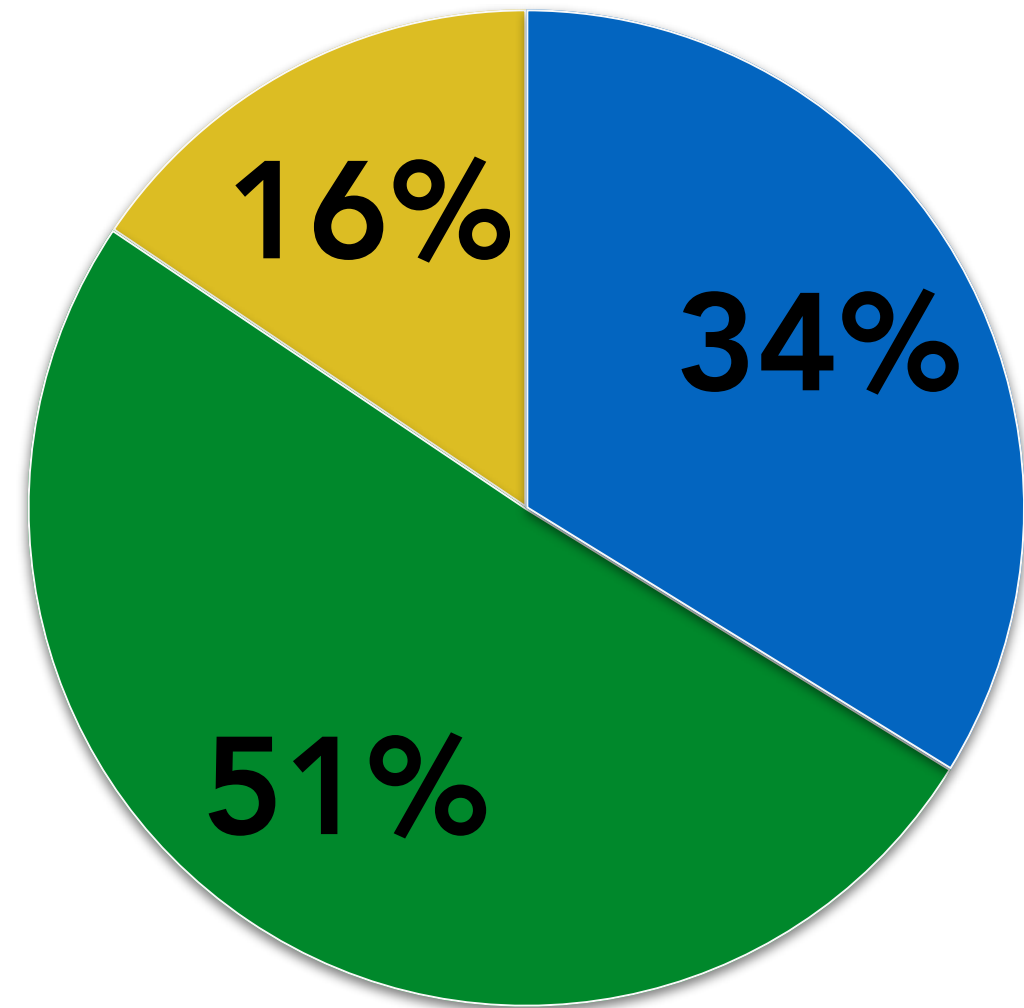
# Employment Ramsey County, MN

153,919

114,613

230,641

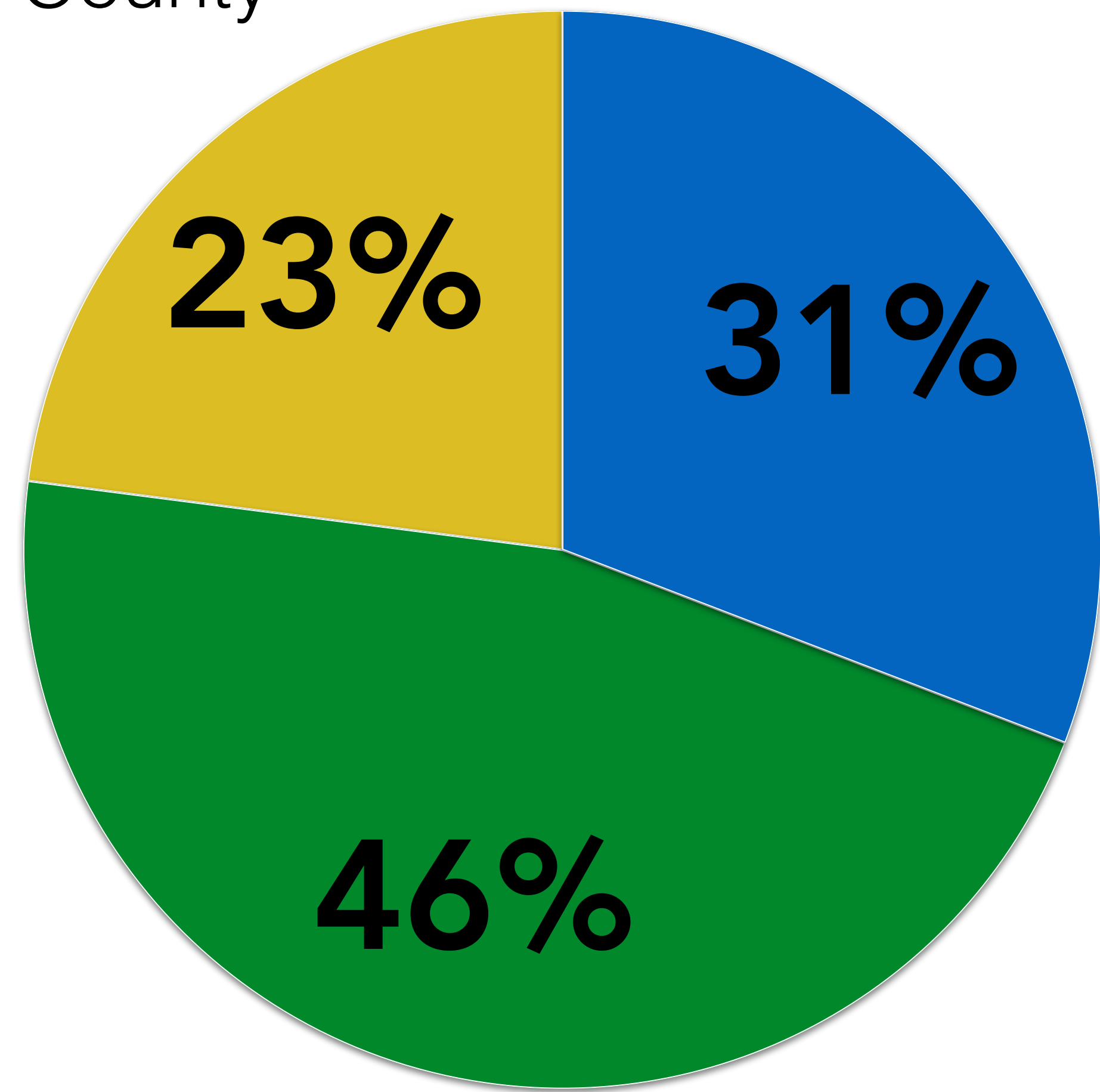




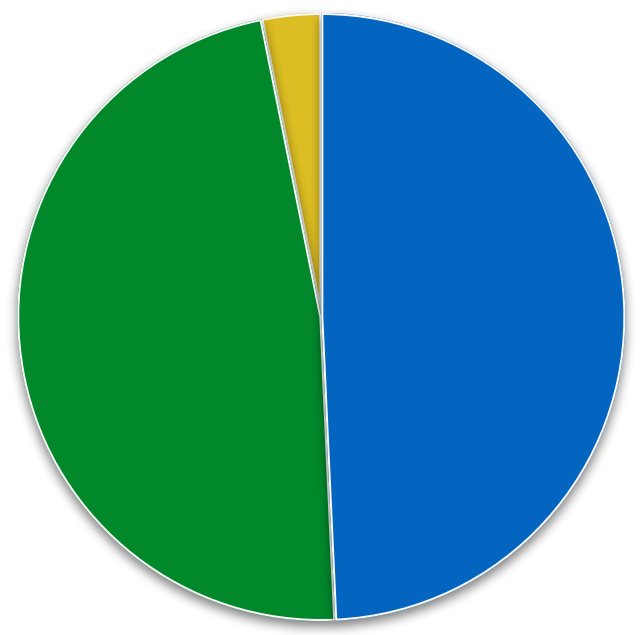
St Paul

- out
- in
- retain

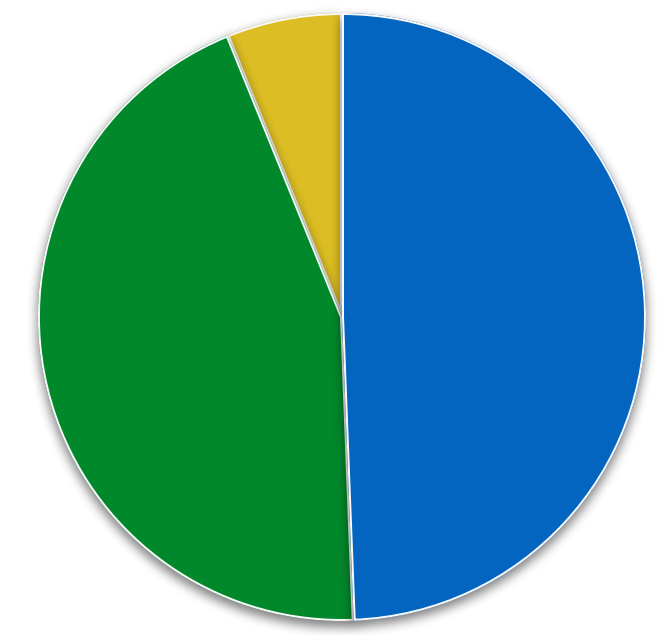
# Ramsey County



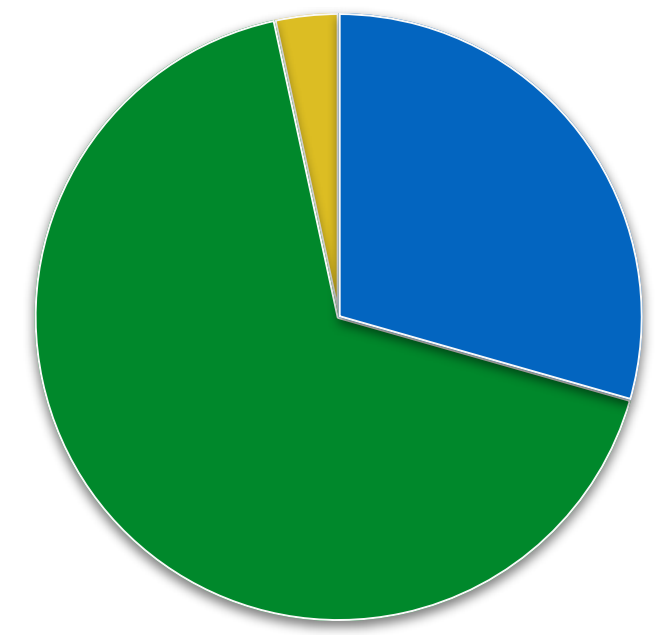
New Brighton



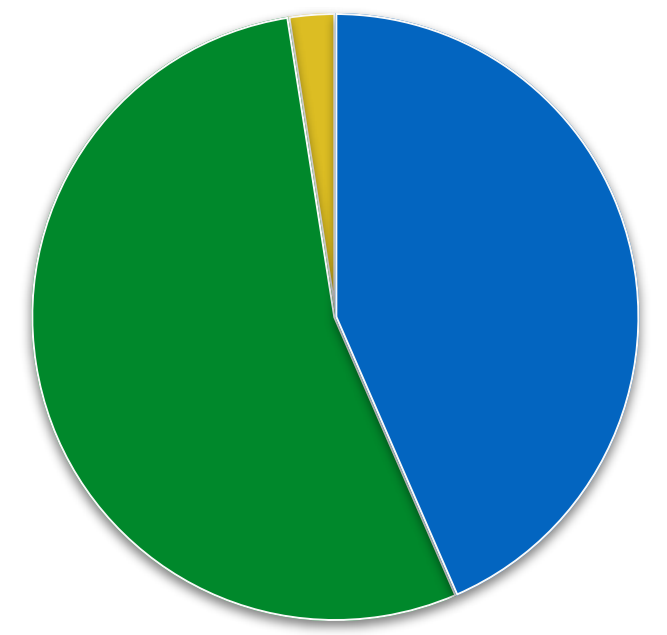
White Bear Lake

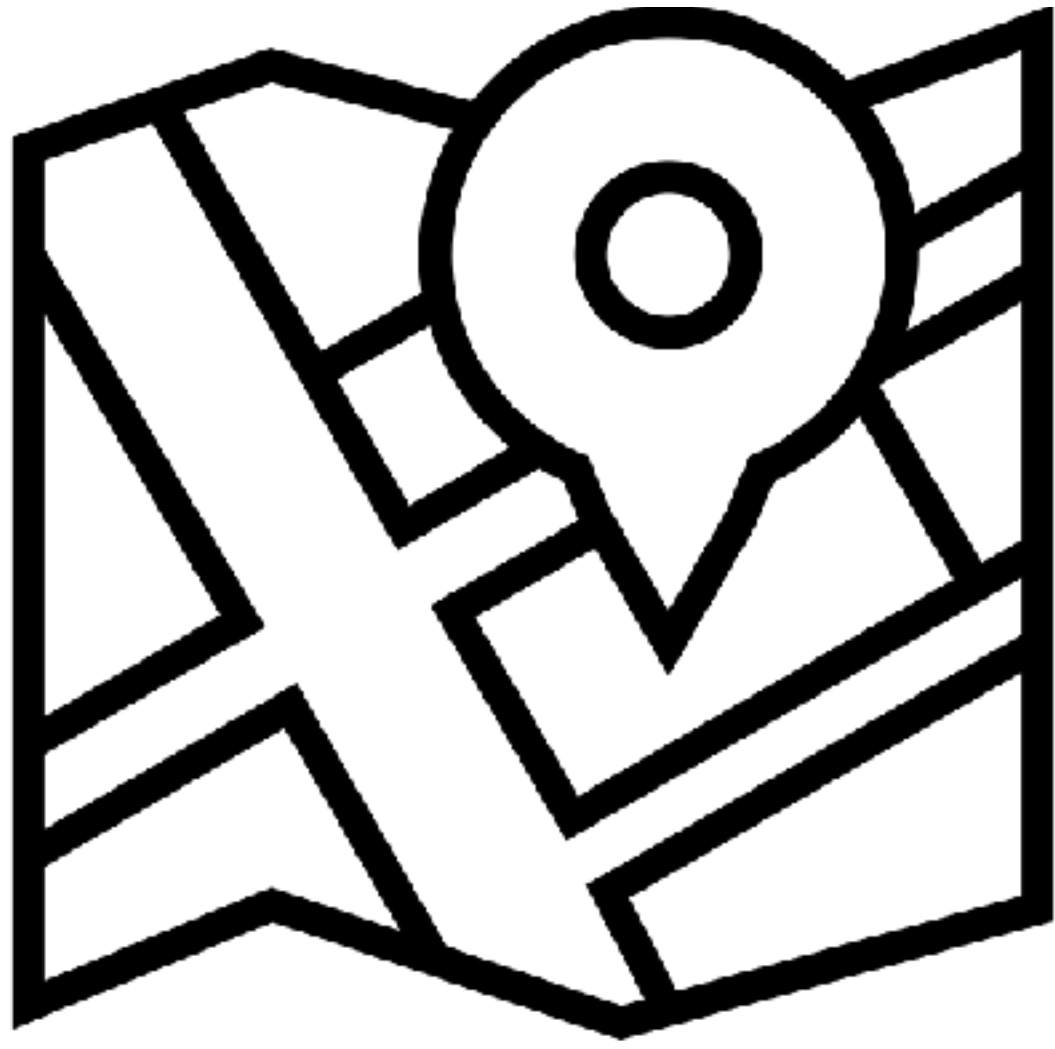


Roseville



Vadnais Heights

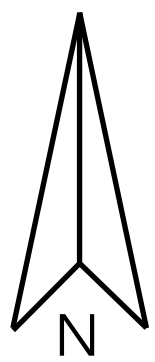




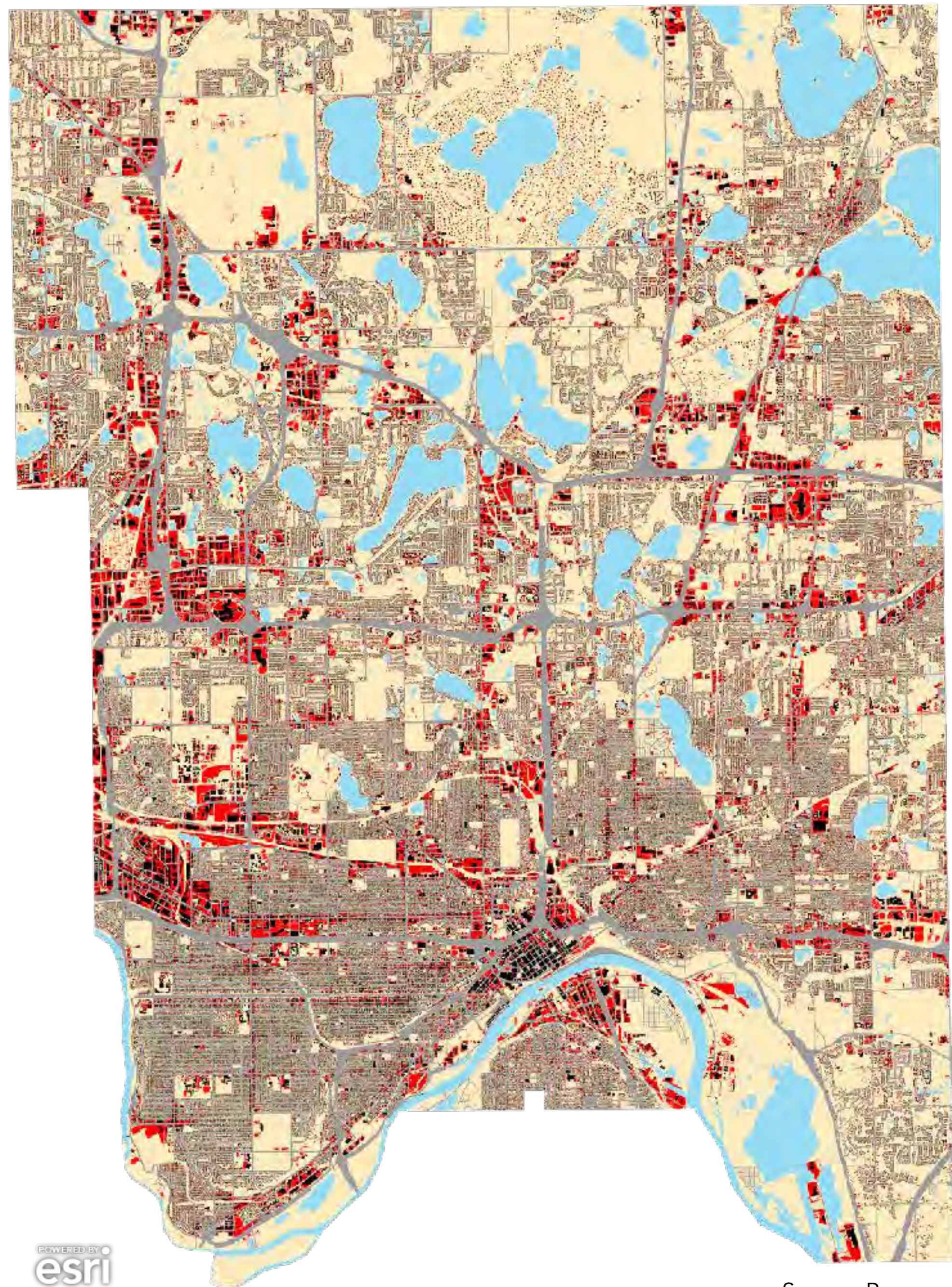
# Land Use

# Land Use

Ramsey County, MN

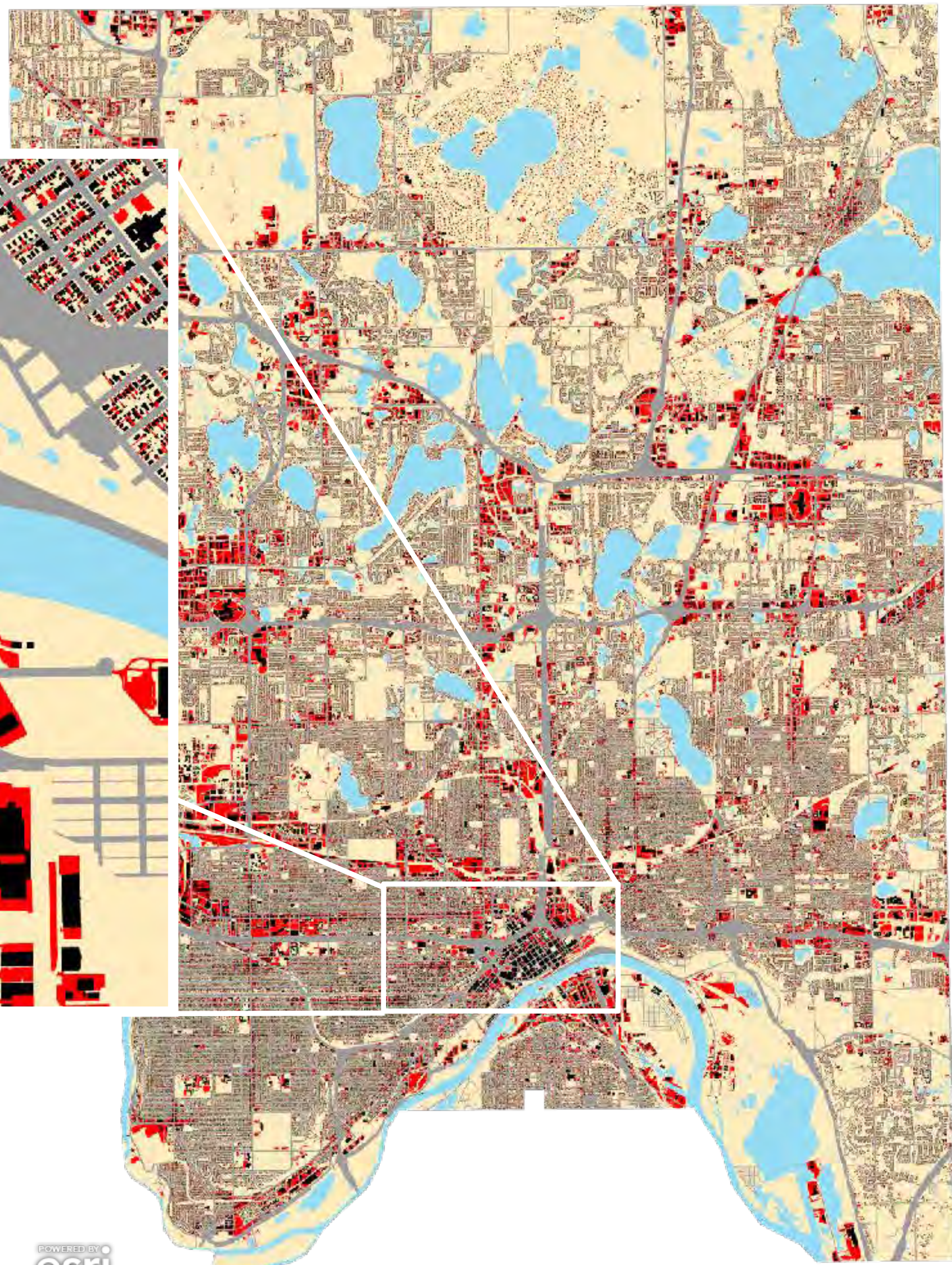


- Other
- Roads/ROW
- Buildings
- Parking



# Land Use

Ramsey County, MN

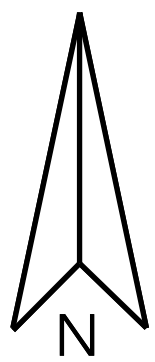


Other

Buildings

Roads/ROW

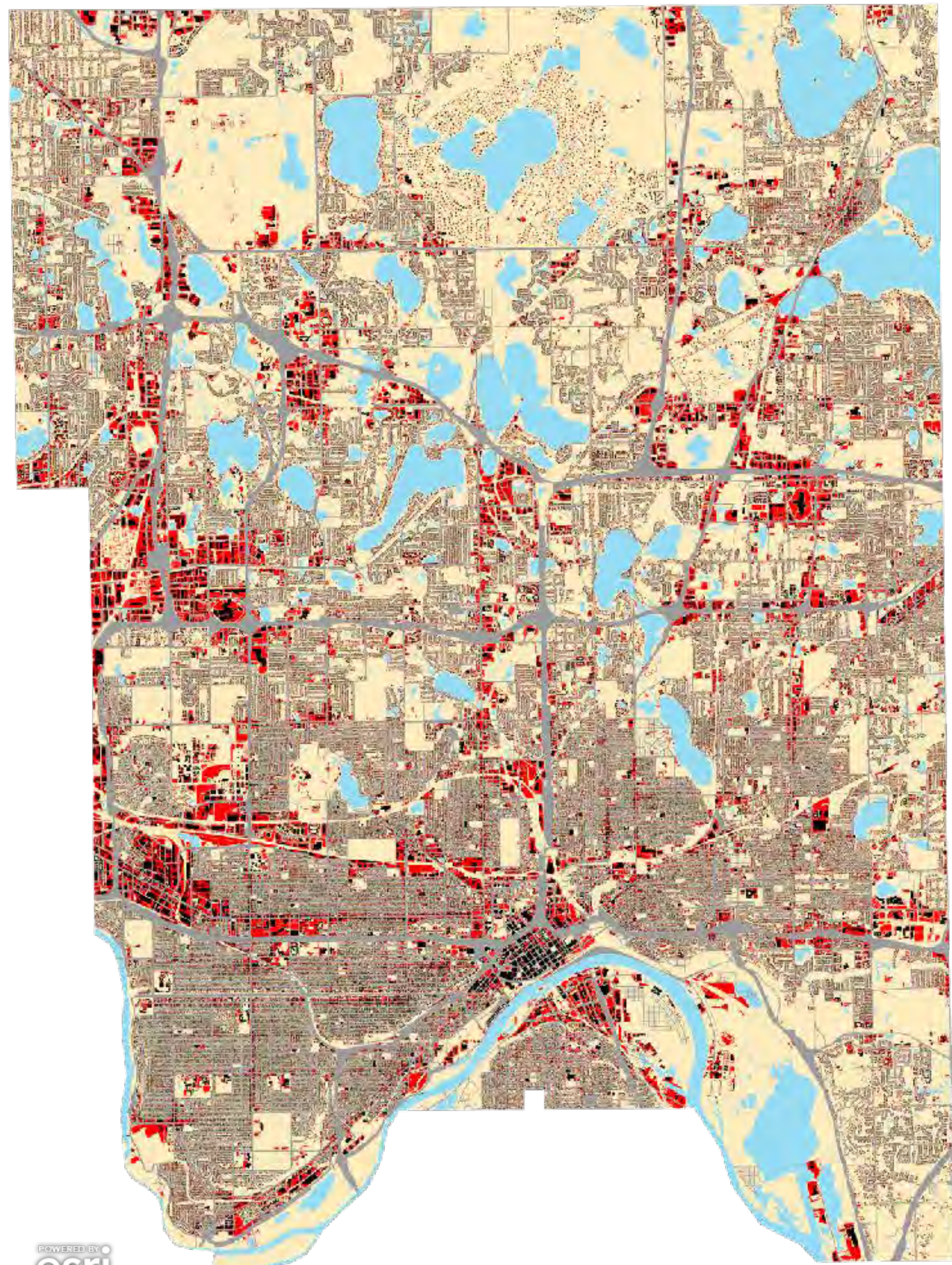
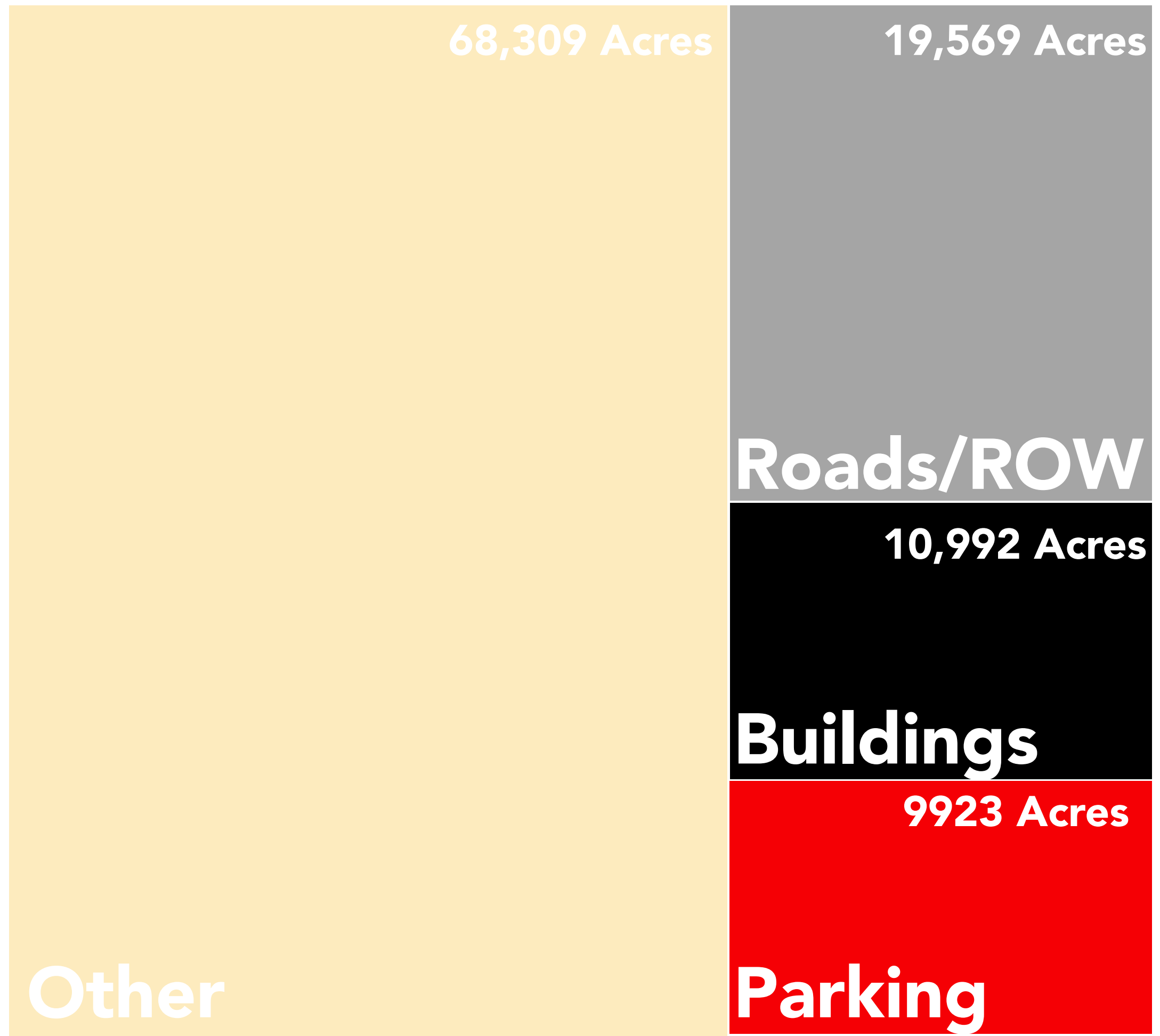
Parking



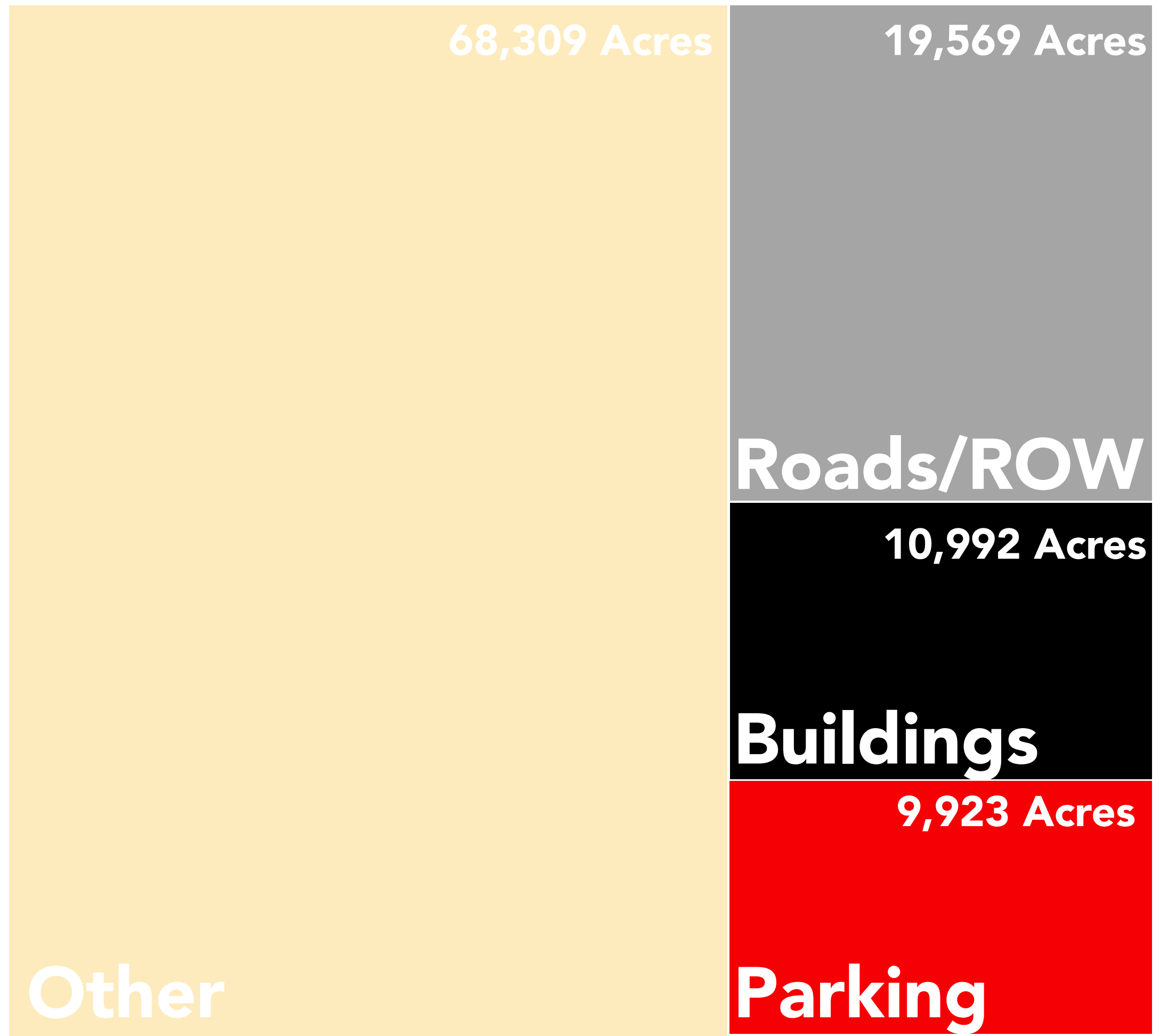
# Land Use

Ramsey County, MN

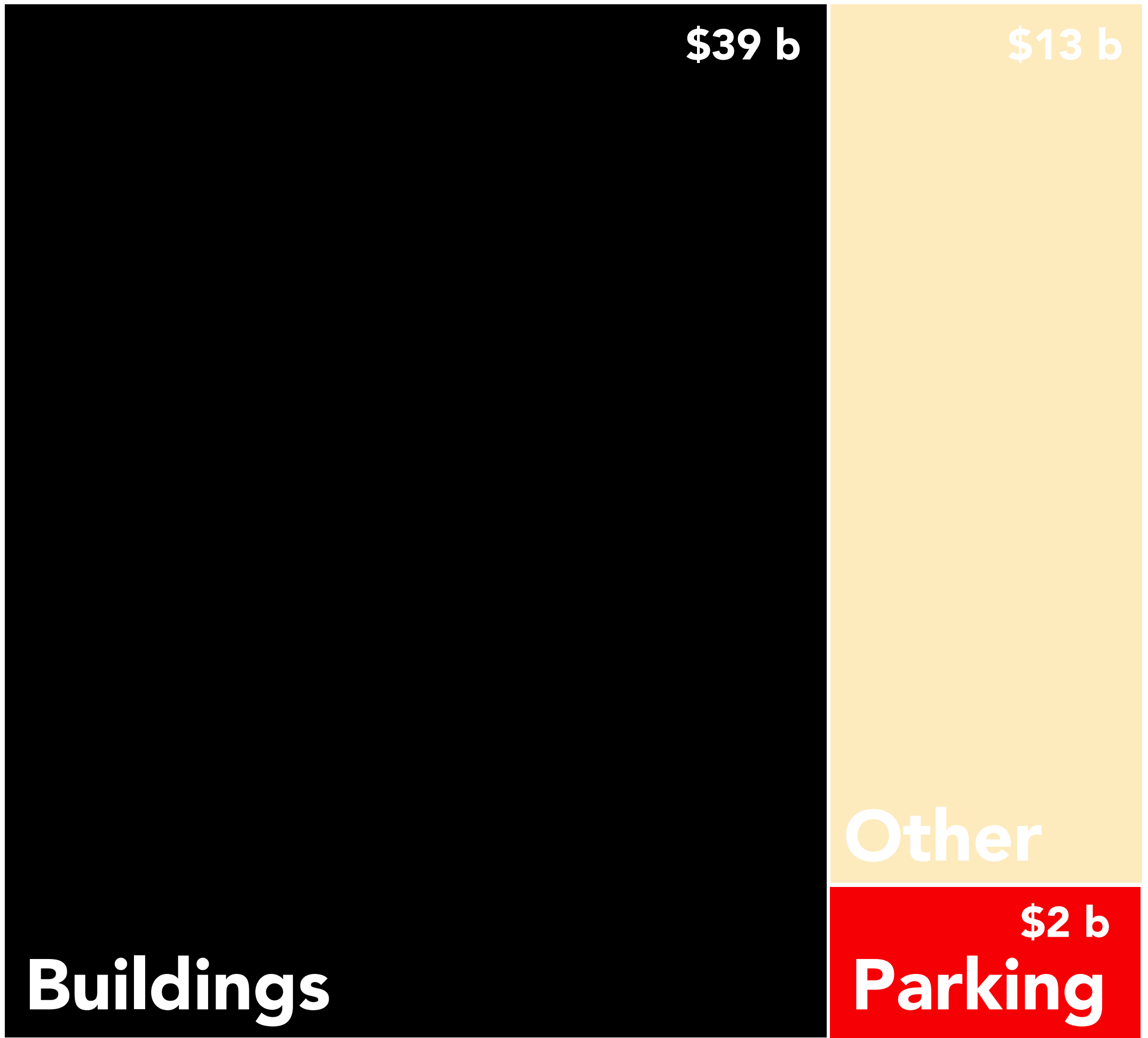
## Area

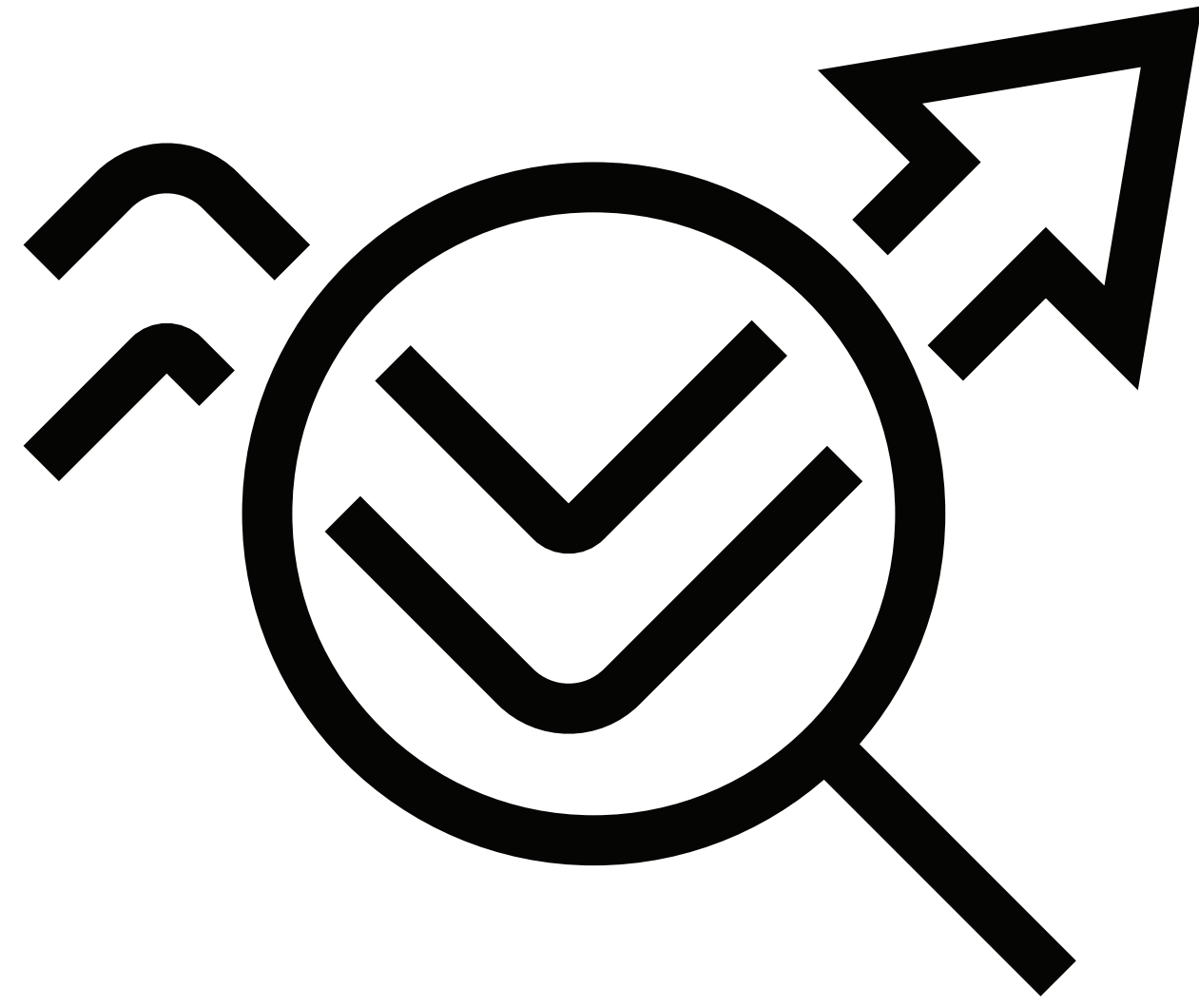


**Area**



**Taxable Value**





**Sales Tax**



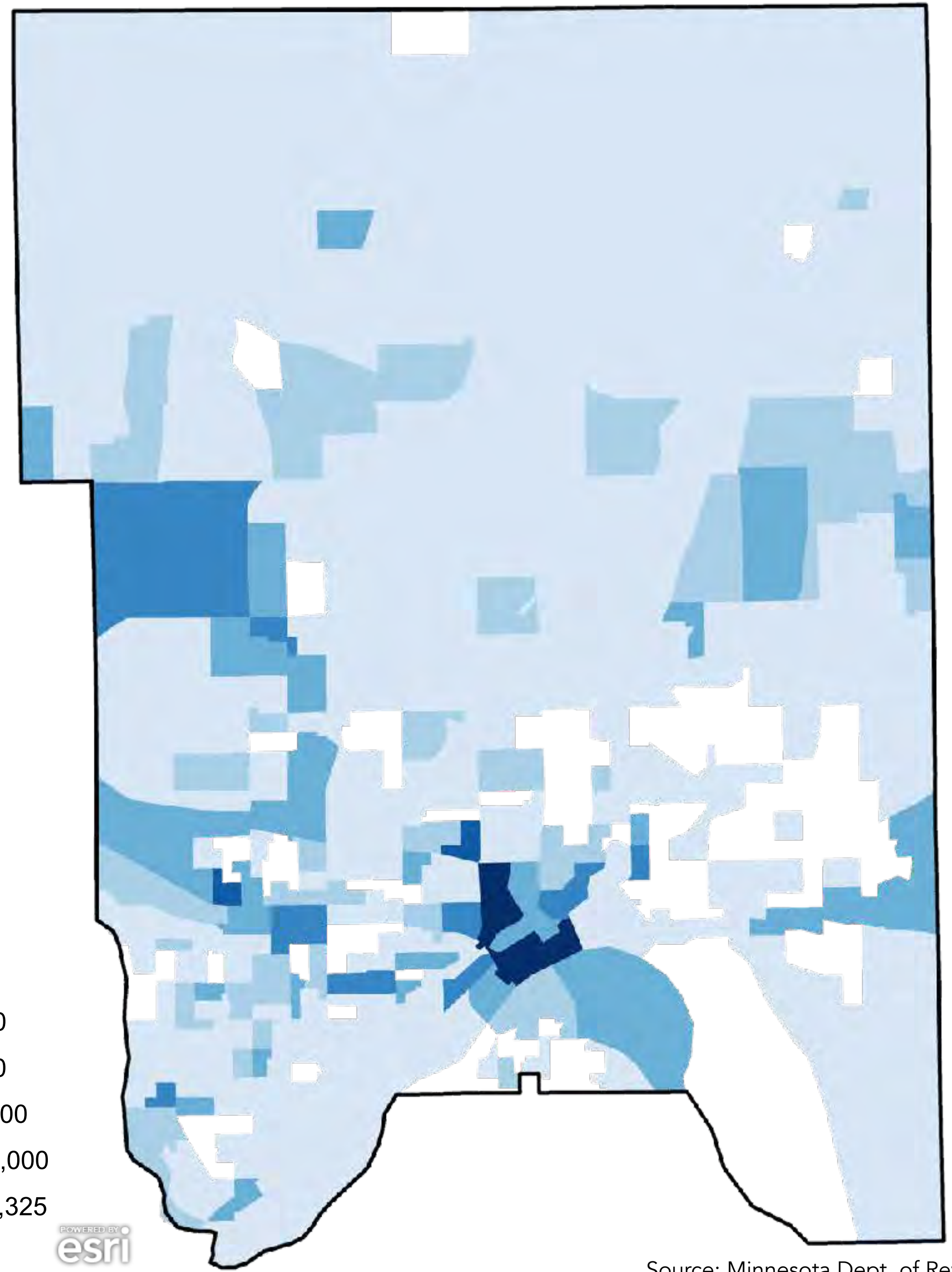
# Sales Tax Per Acre

Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue

### taxable sales/acre

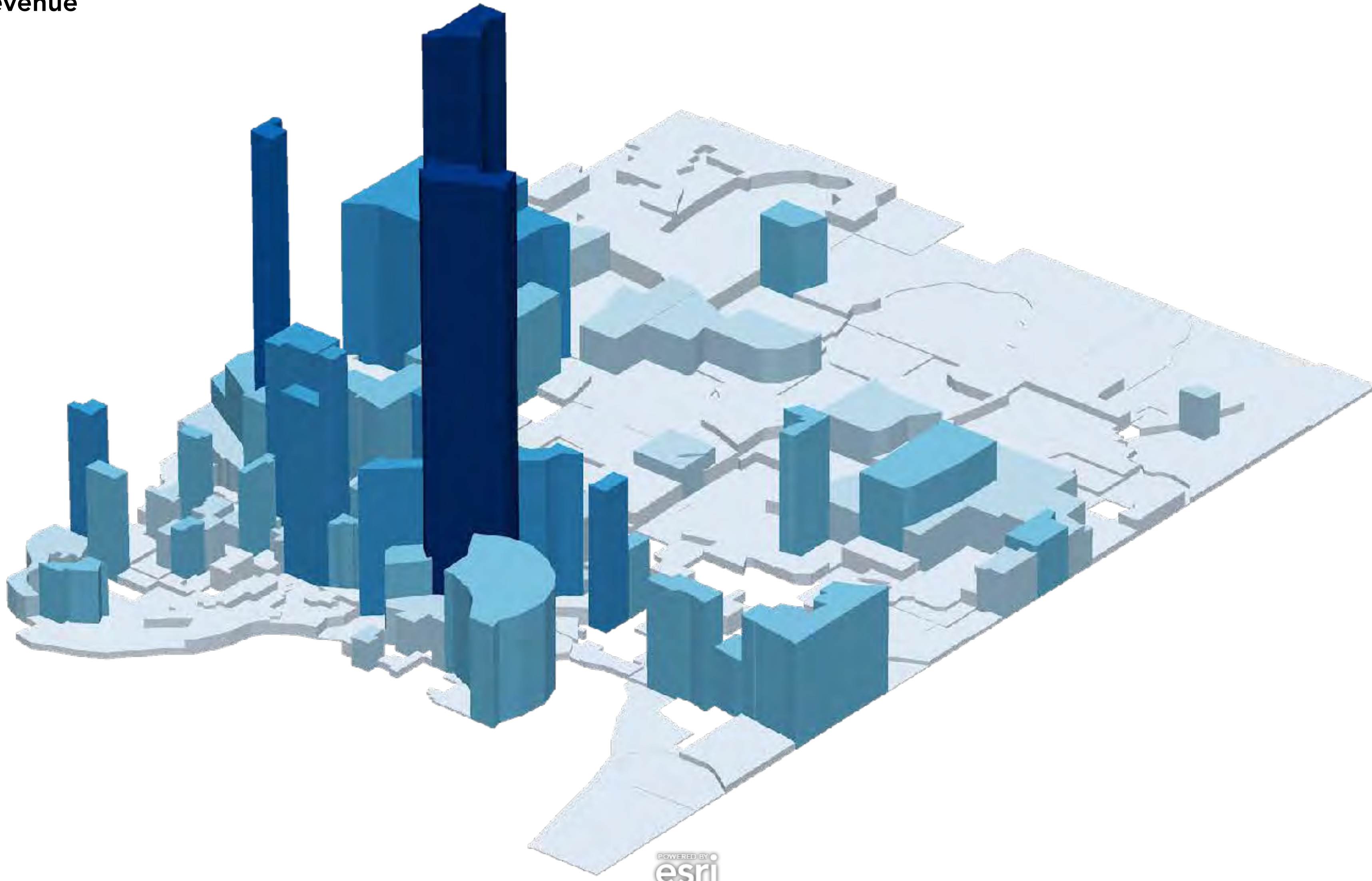
- 0
- 1 - 150,000
- 150,001 - 300,000
- 300,001 - 600,000
- 600,001 - 1,200,000
- 1,200,001 - 2,400,000
- 2,400,001 - 6,011,325



# Sales Tax Per Acre

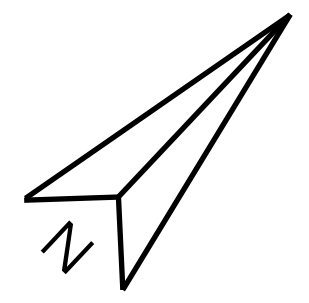
Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



**taxable sales/acre**

0
1 - 150,000
150,001 - 300,000
300,001 - 600,000
600,001 - 1,200,000
1,200,001 - 2,400,000
2,400,001 - 6,011,325



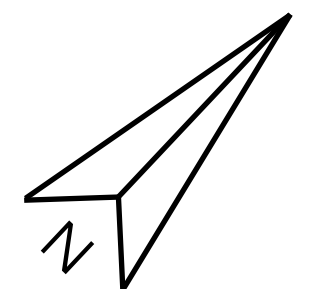
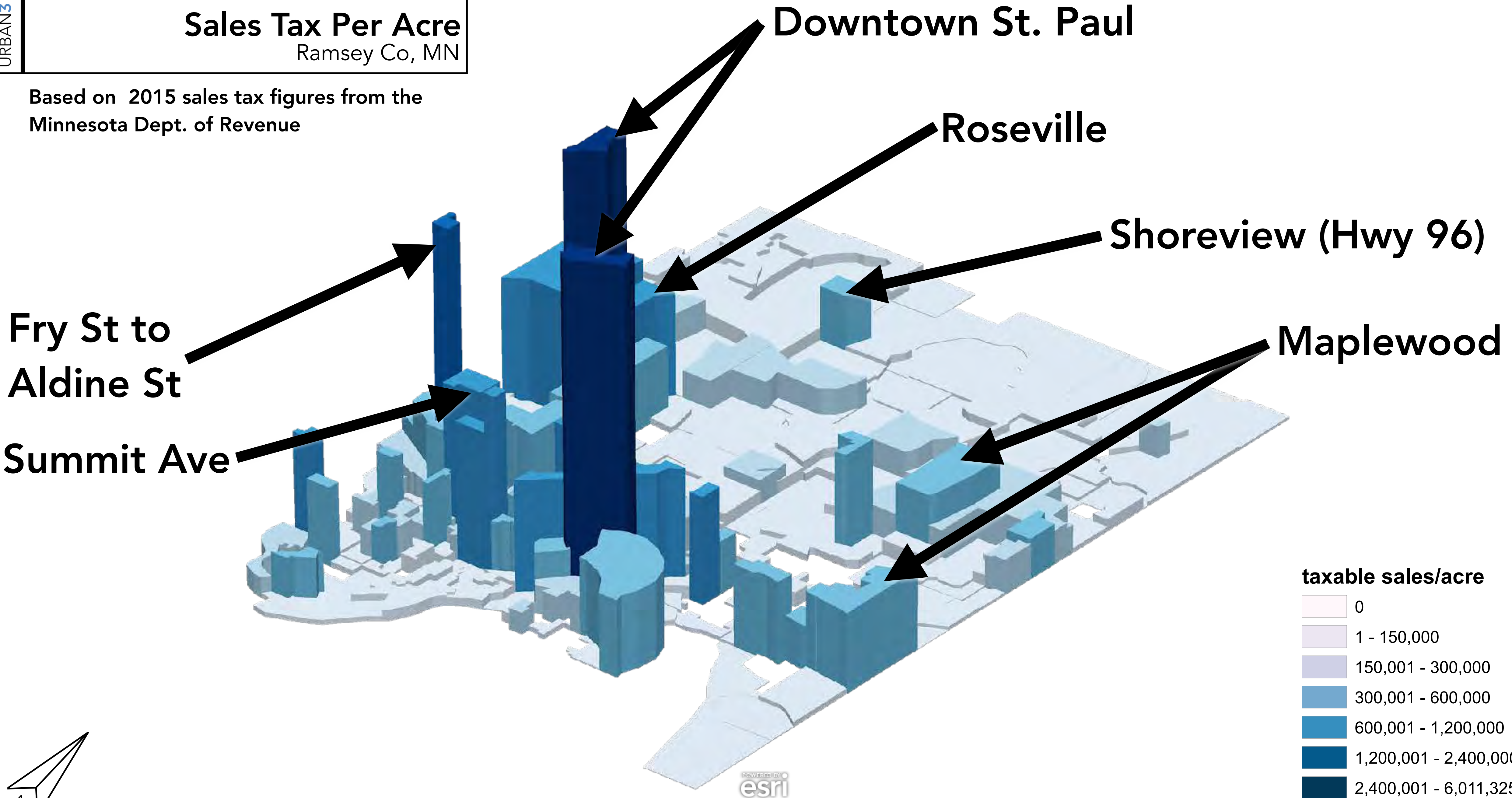
Source: Minnesota Dept. of Revenue

URBAN3

# Sales Tax Per Acre

Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



Source: Minnesota Dept. of Revenue

# Sales Tax Per Acre

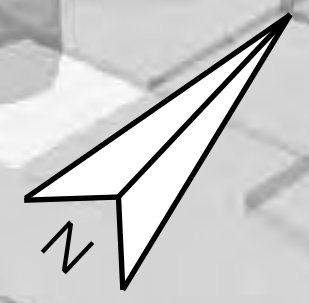
Ramsey Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



**taxable sales/acre**

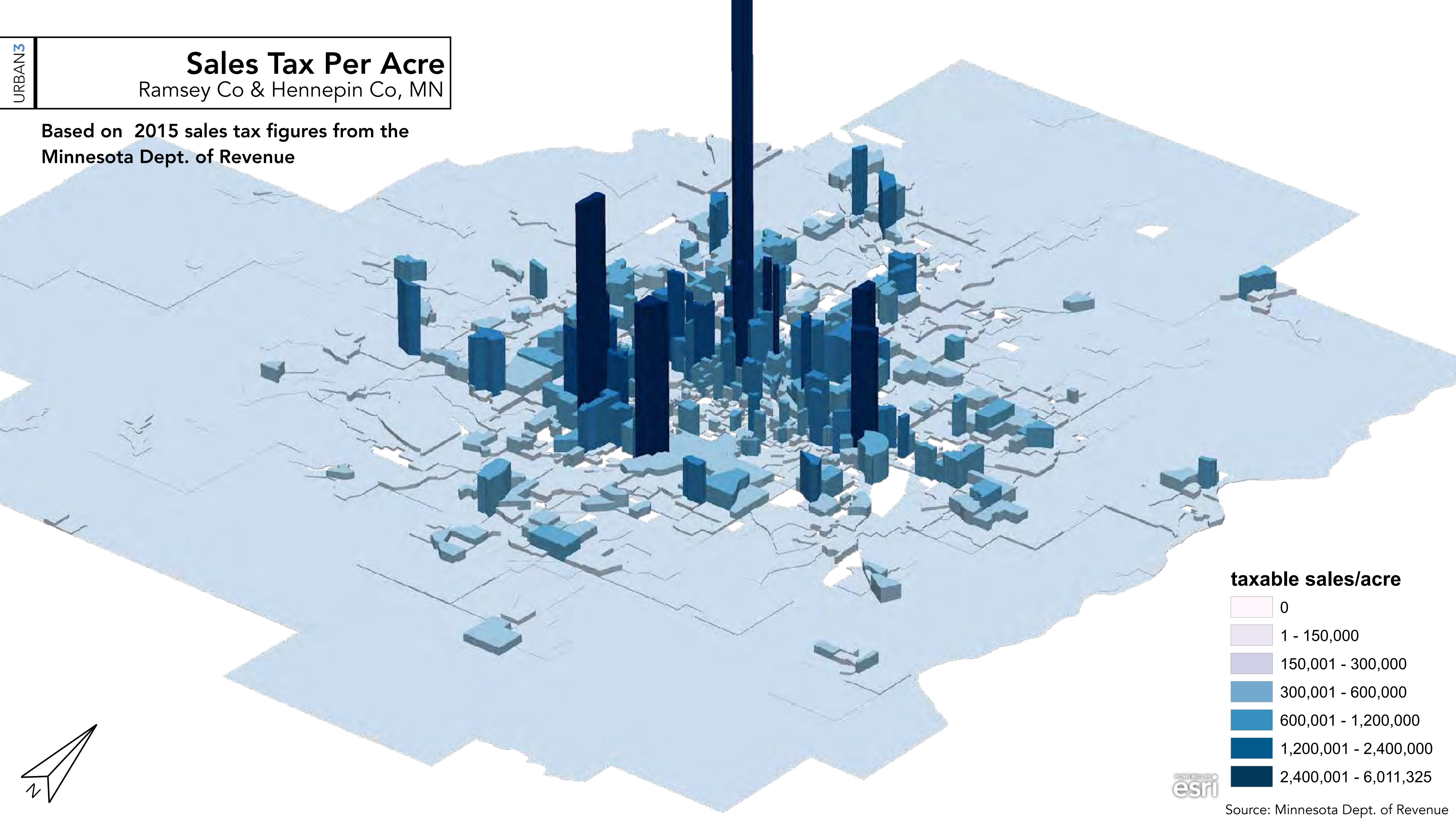
0
1 - 150,000
150,001 - 300,000
300,001 - 600,000
600,001 - 1,200,000
1,200,001 - 2,400,000
2,400,001 - 6,011,325



# Sales Tax Per Acre

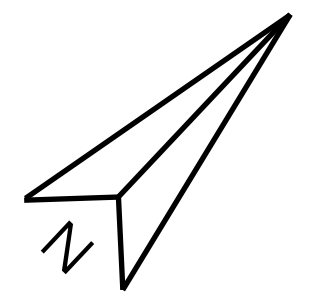
Ramsey Co & Hennepin Co, MN

Based on 2015 sales tax figures from the Minnesota Dept. of Revenue



### taxable sales/acre

- 0
- 1 - 150,000
- 150,001 - 300,000
- 300,001 - 600,000
- 600,001 - 1,200,000
- 1,200,001 - 2,400,000
- 2,400,001 - 6,011,325



# Sales Tax Per Acre

Ramsey Co & Hennepin Co, MN

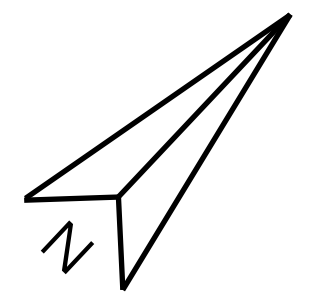
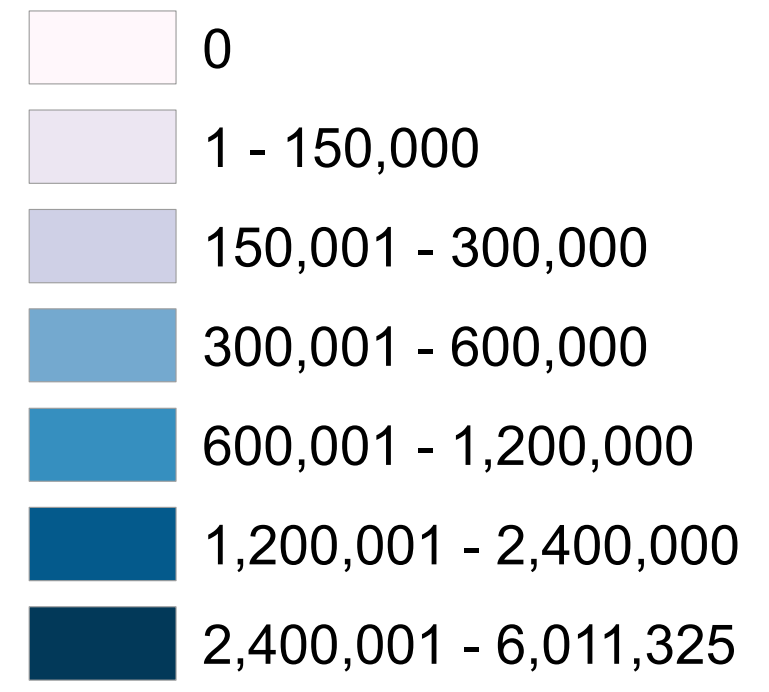
Based on 2015 sales tax figures from the Minnesota Dept. of Revenue

Downtown Minneapolis

Downtown St. Paul

Mall of America

### taxable sales/acre

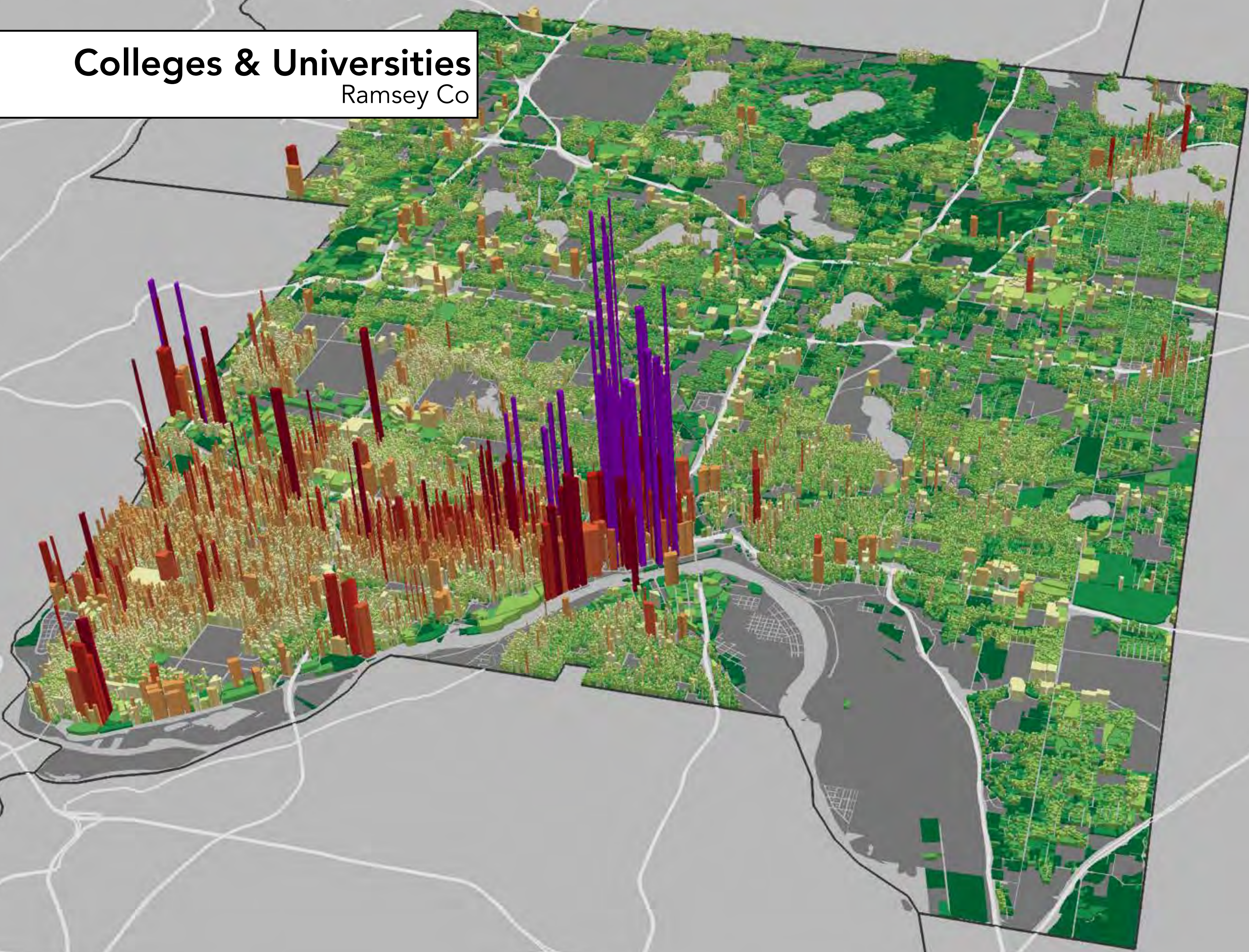




# Colleges

# Colleges & Universities

Ramsey Co



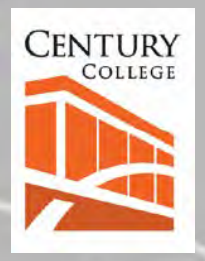
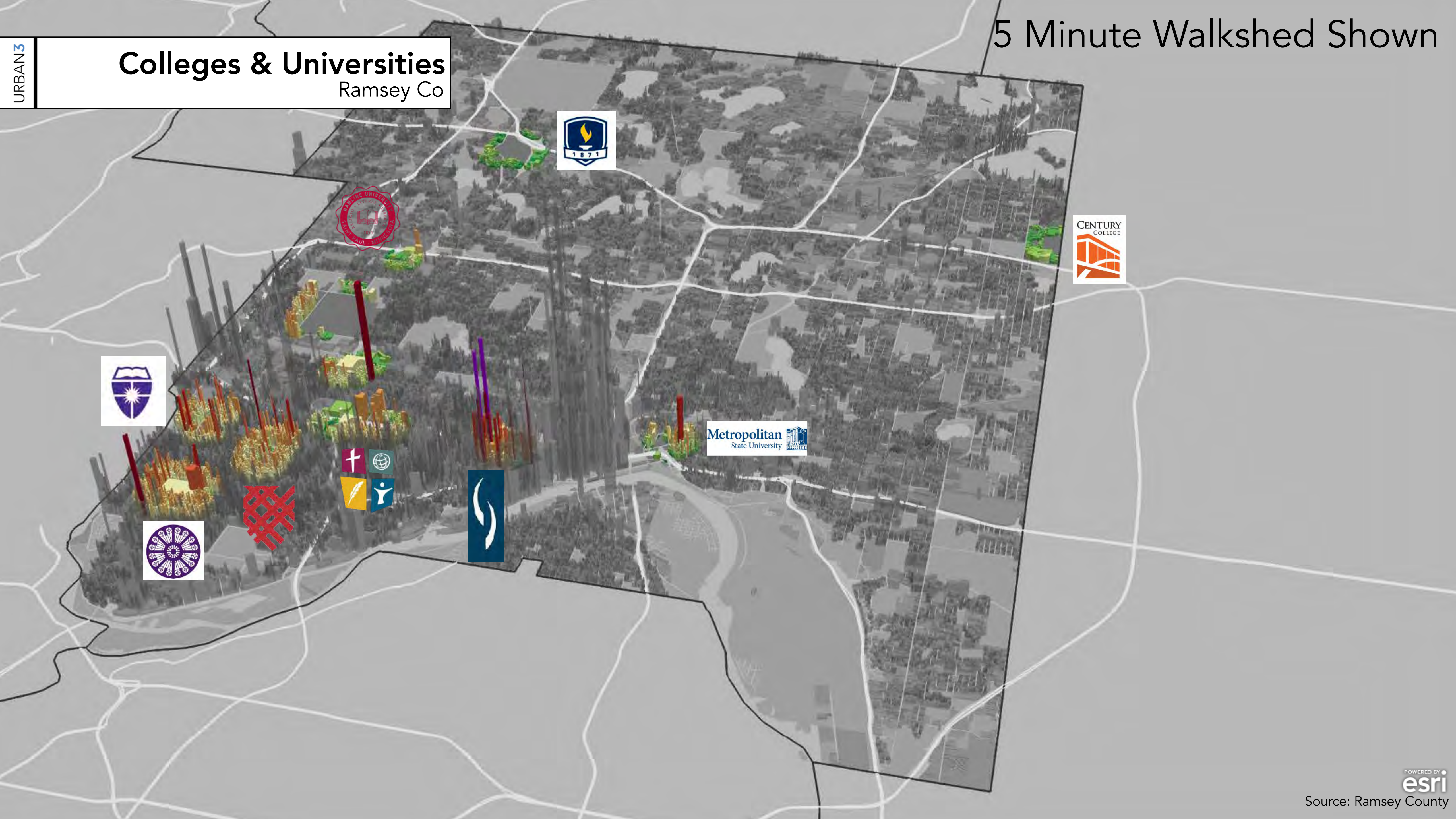


5 Minute Walkshed Shown

URBAN3

# Colleges & Universities

Ramsey Co

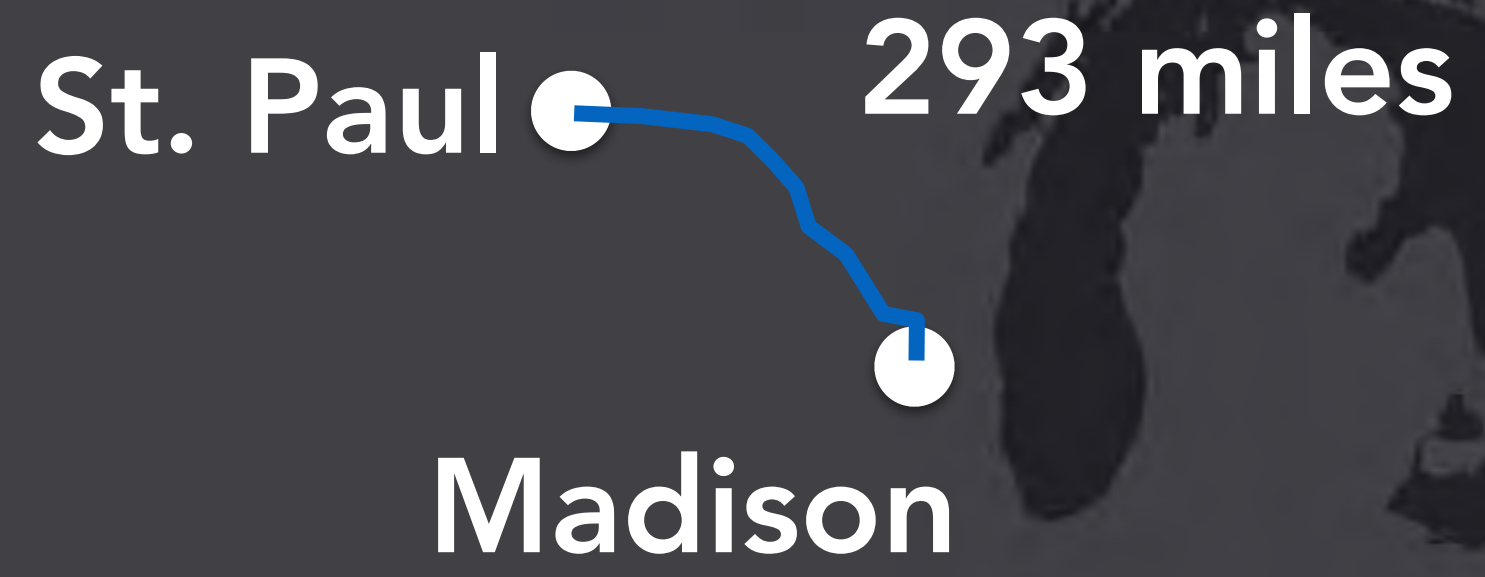




# Infrastructure

The economics infrastructure

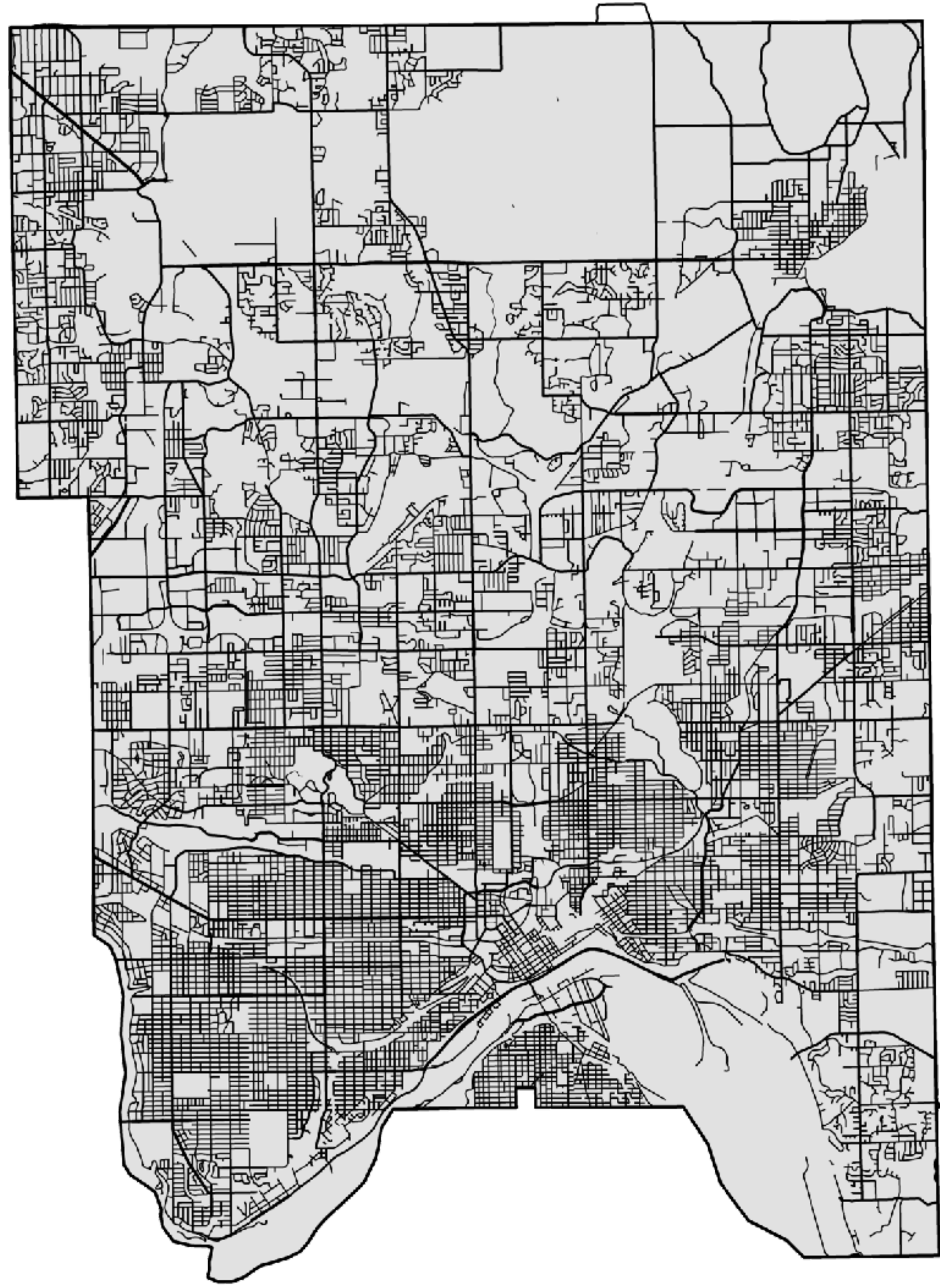
# Ramsey County Works Maintained Roads



UNITED STATES

# Infrastructure

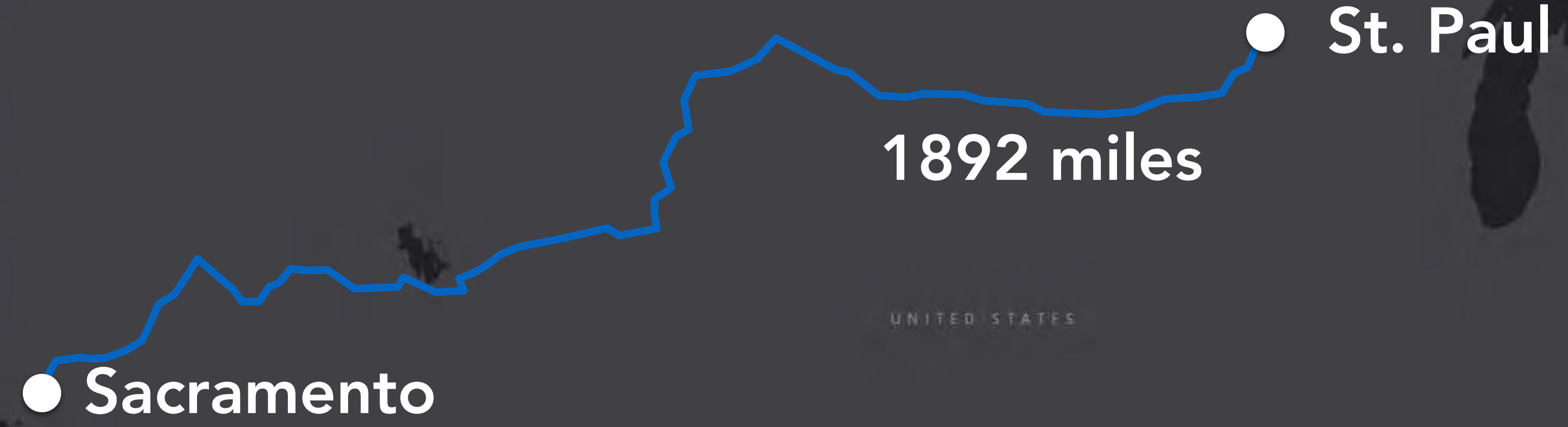
Ramsey Co, MN



# Infrastructure

Ramsey Co, MN

All city and county roads (2 lane)





# Fiscal Disparity

# Fiscal Disparities



## HOW TAX-BASE SHARING WORKS

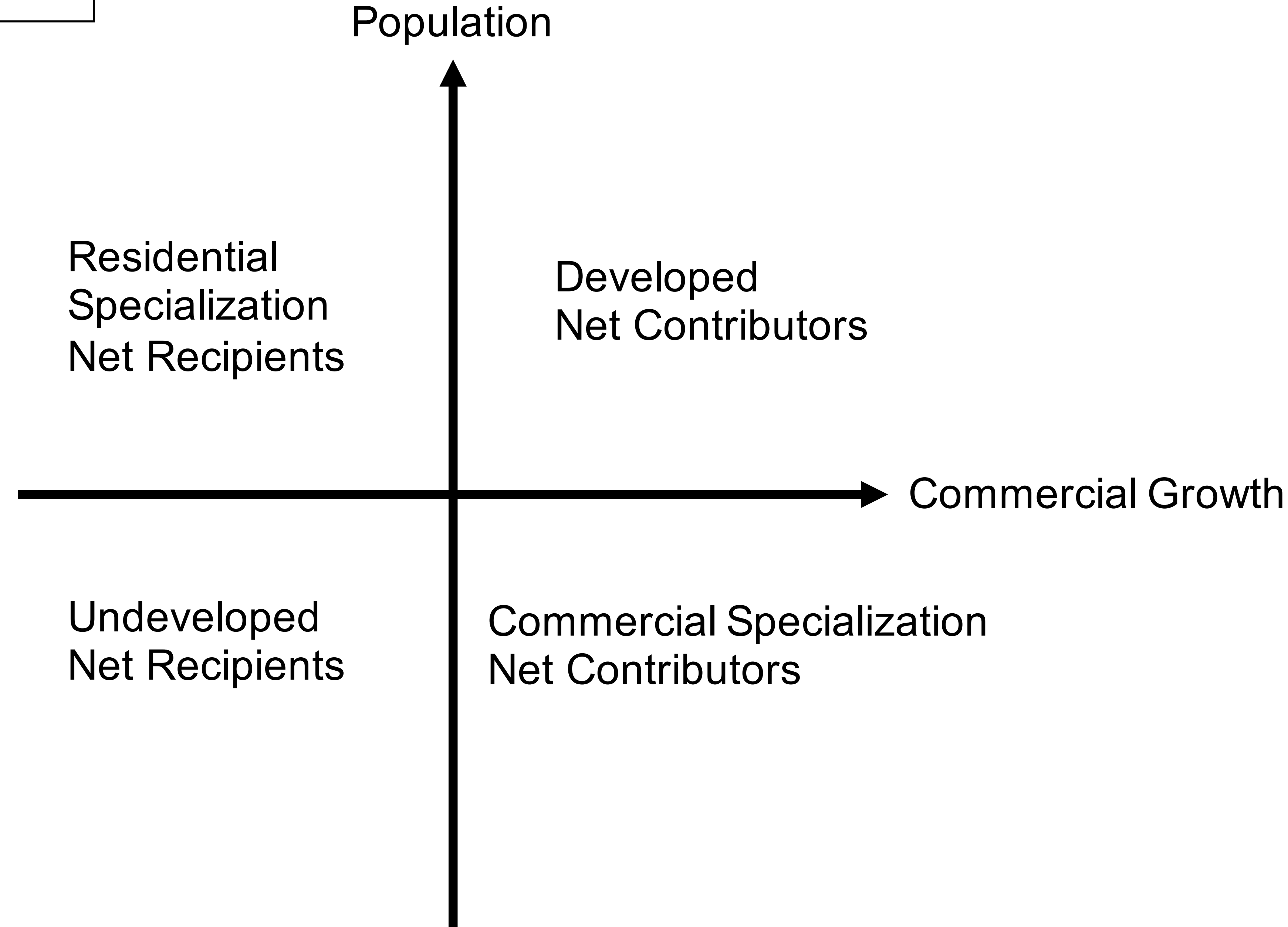
Local taxing jurisdictions contribute 40% of growth in commercial, industrial, and public utility property tax base since 1971 into an area-wide shared pool of tax base. Local property tax administrators distribute the shared pool of tax base.

- Communities with below-average property tax value per person receive a somewhat larger share of the area-wide tax base.
- Communities with above-average property tax value per person receive a somewhat smaller share of the area-wide tax base.

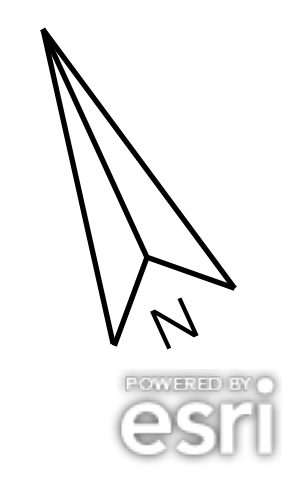
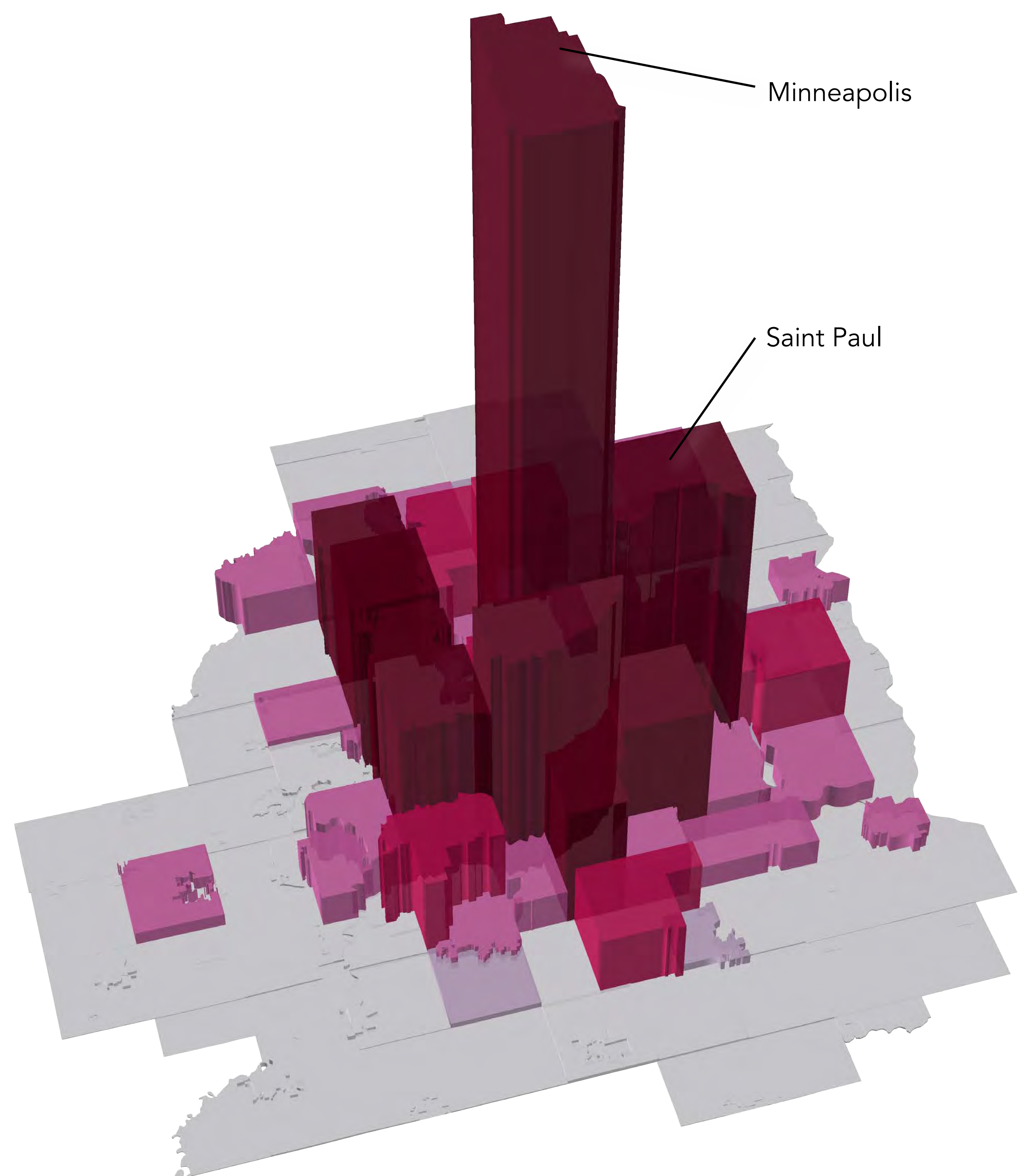
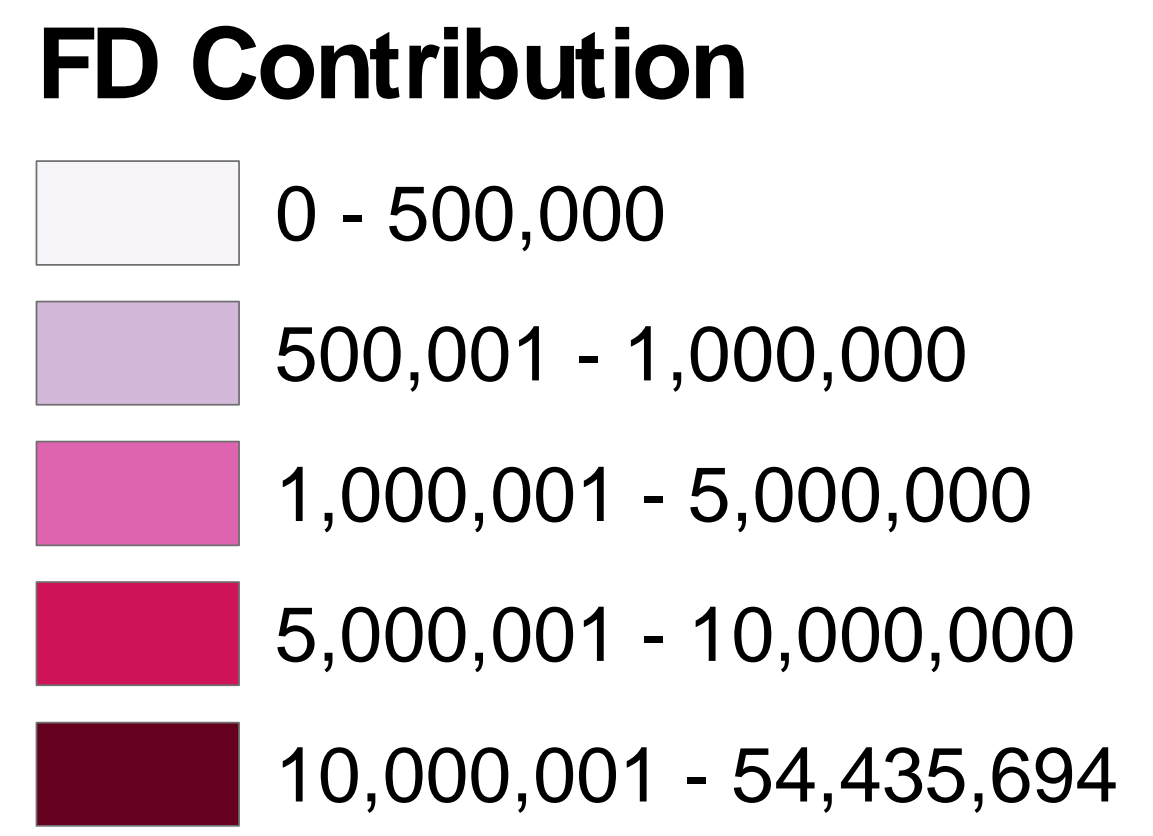




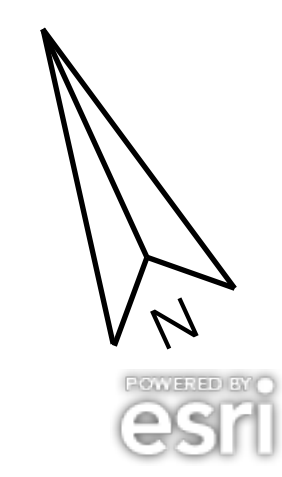
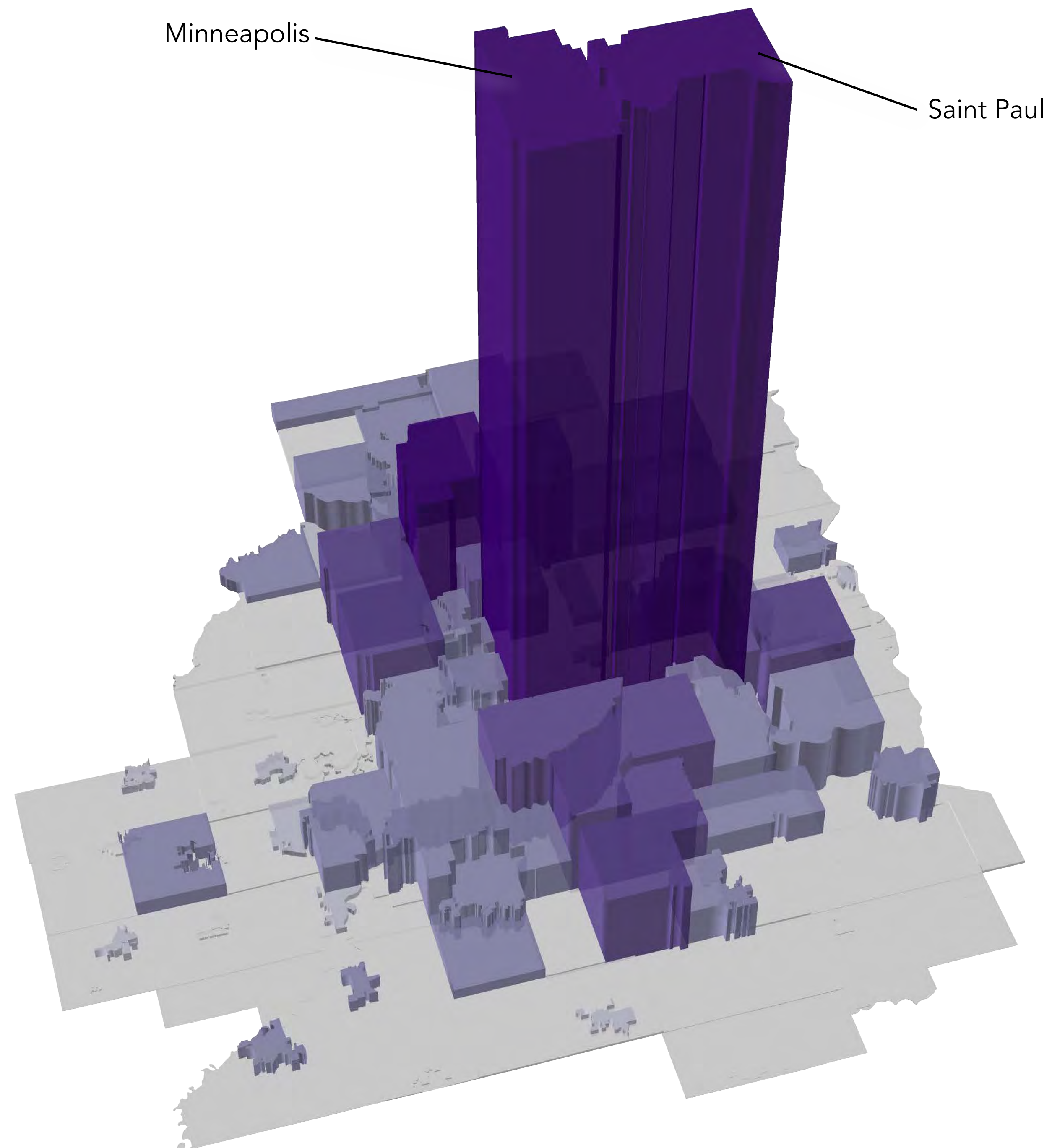
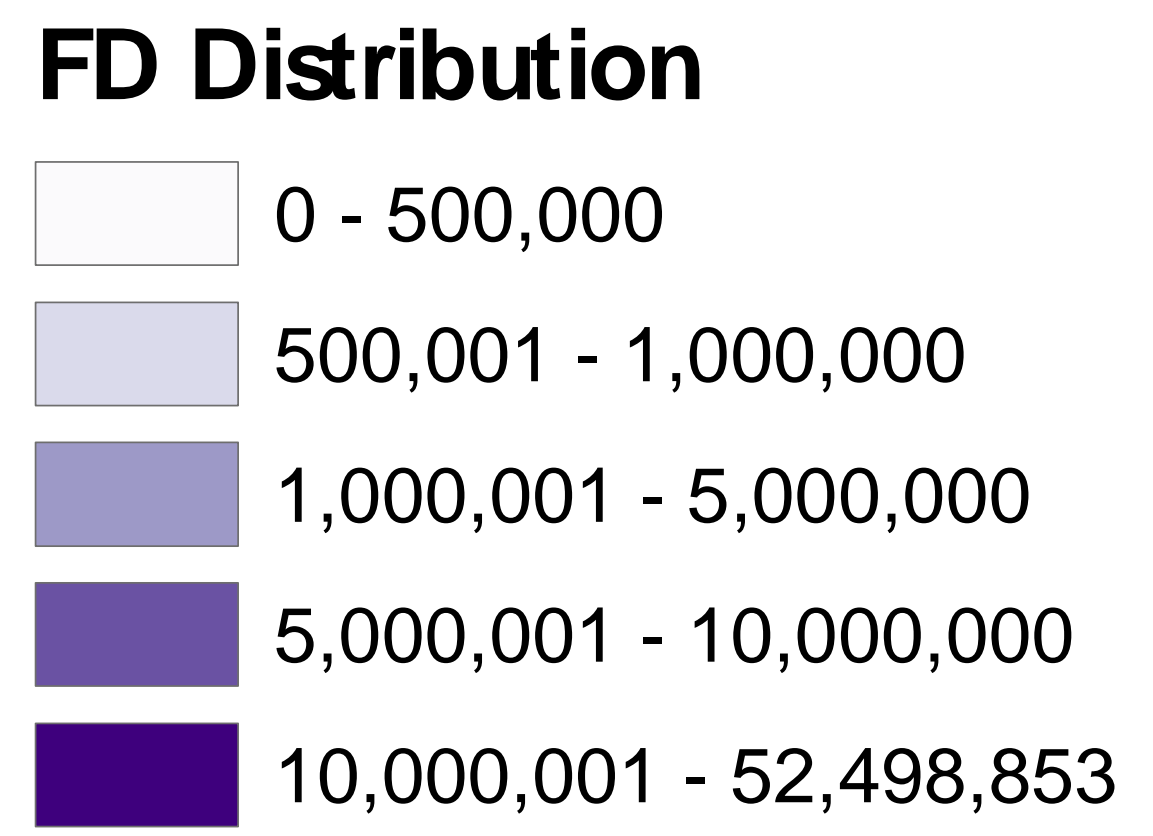
# Tax Base Sharing



# Fiscal Disparity contribution by municipality

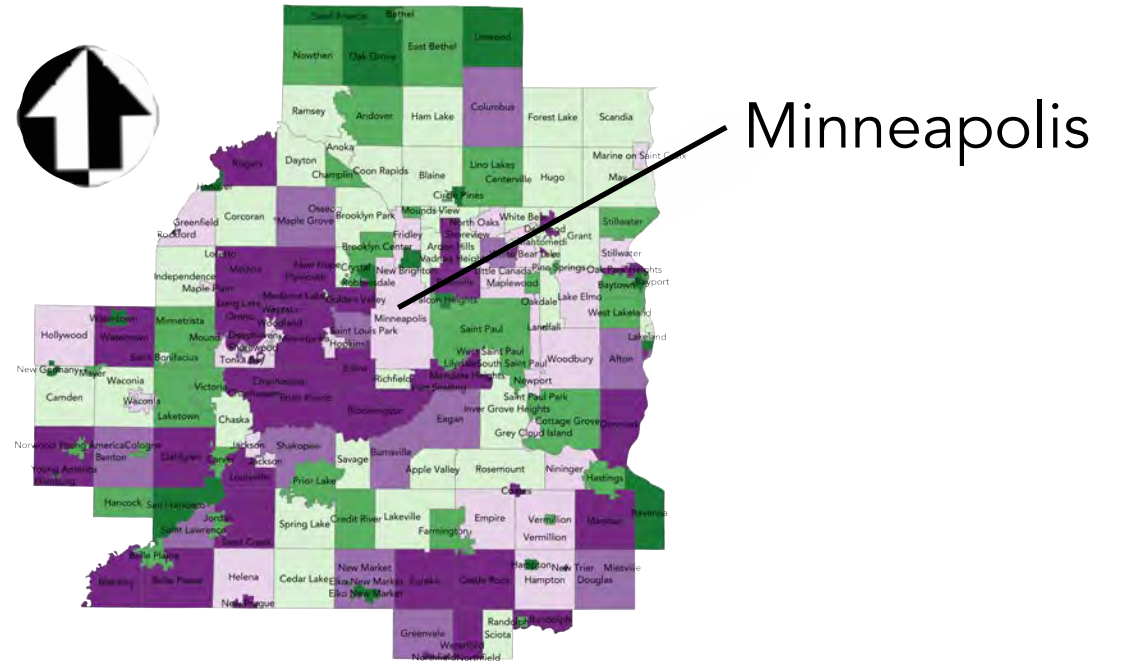


Fiscal Disparity  
**distribution** (payback)  
by municipality



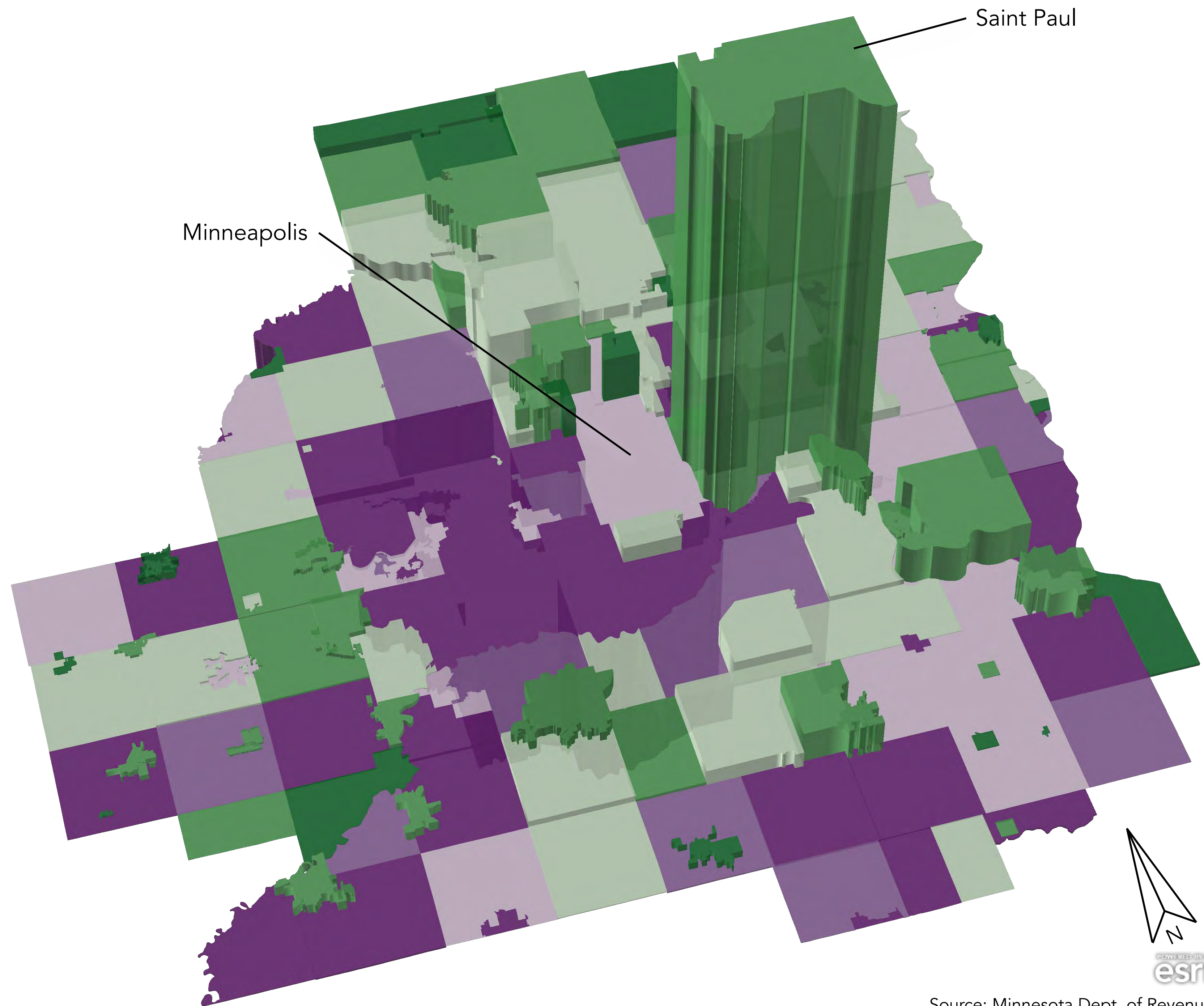
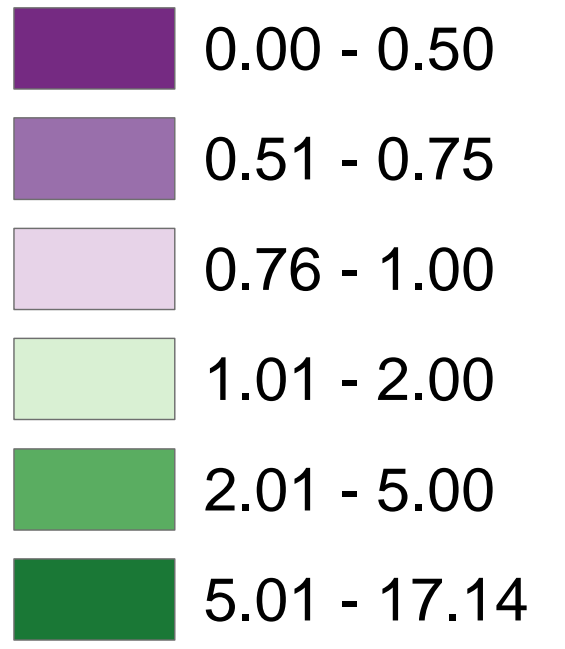
Top Net Recipients

Place	Contribution	Distribution	Net Change
St. Paul	22,956,879	52,498,853	29,541,974
Brooklyn Park	7,561,349	12,878,011	5,316,662
Coon Rapids	6,355,191	10,350,803	3,995,612
Brooklyn Center	2,635,082	6,505,797	3,870,715
Columbia Heights	555,792	4,149,906	3,594,114
Andover	1,055,282	4,264,789	3,209,507
Crystal	1,088,334	3,999,304	2,910,970
Cottage Grove	2,080,062	4,933,374	2,853,312
South St. Paul	1,099,836	3,616,583	2,516,747



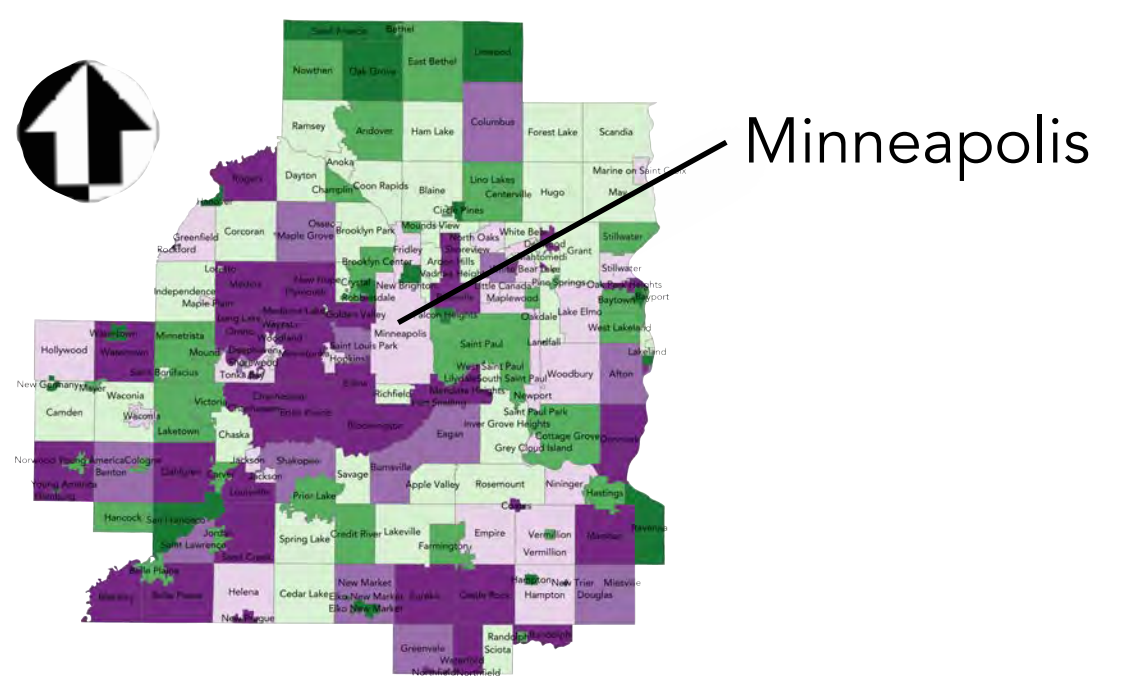
Key Map

FD Contribution/FD Received



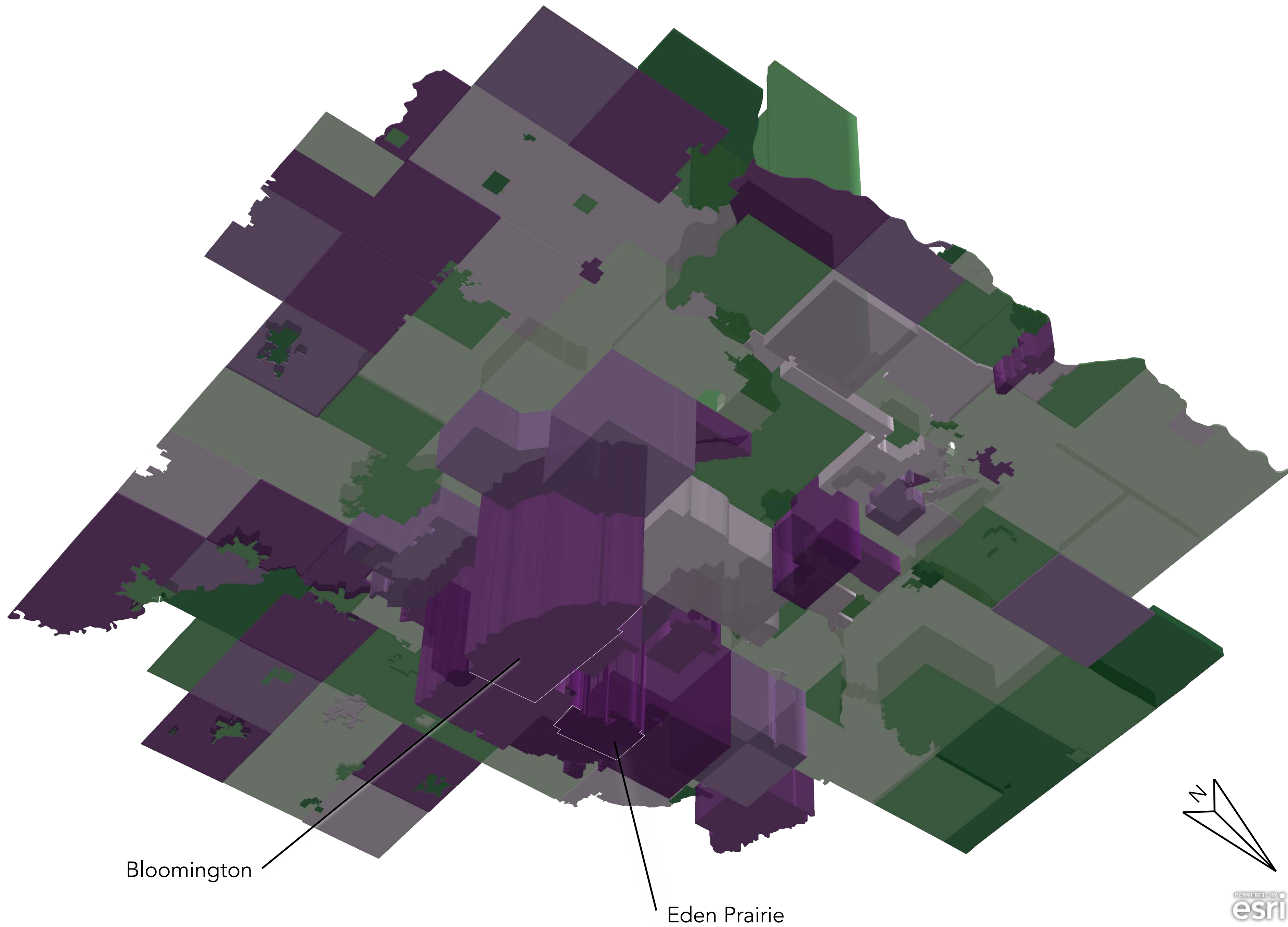
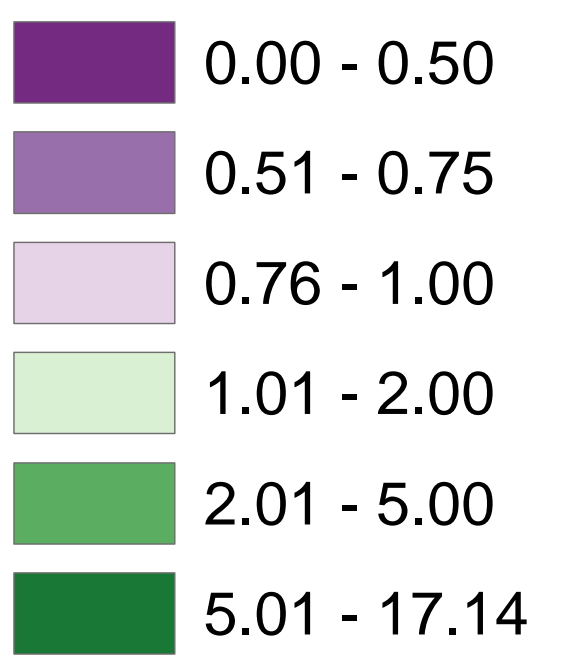
Top Net Contributors

Place	Contribution	Distribution	Net
Bloomington	20,609,437	8,103,749	-12,505,688
Eden Prairie	15,104,618	4,628,586	-10,476,032
Minnetonka	13,311,268	3,566,532	-9,744,736
Edina	10,679,187	2,636,381	-8,042,806
Plymouth	13,817,644	6,152,077	-7,665,567
Eagan	12,847,851	7,037,776	-5,810,075
Maple Grove	11,121,628	5,953,103	-5,168,525
Roseville	8,628,777	3,589,374	-5,039,403
Golden Valley	5,880,892	1,617,771	-4,263,121
Minneapolis	54,435,694	51,125,630	-3,310,064



Key Map

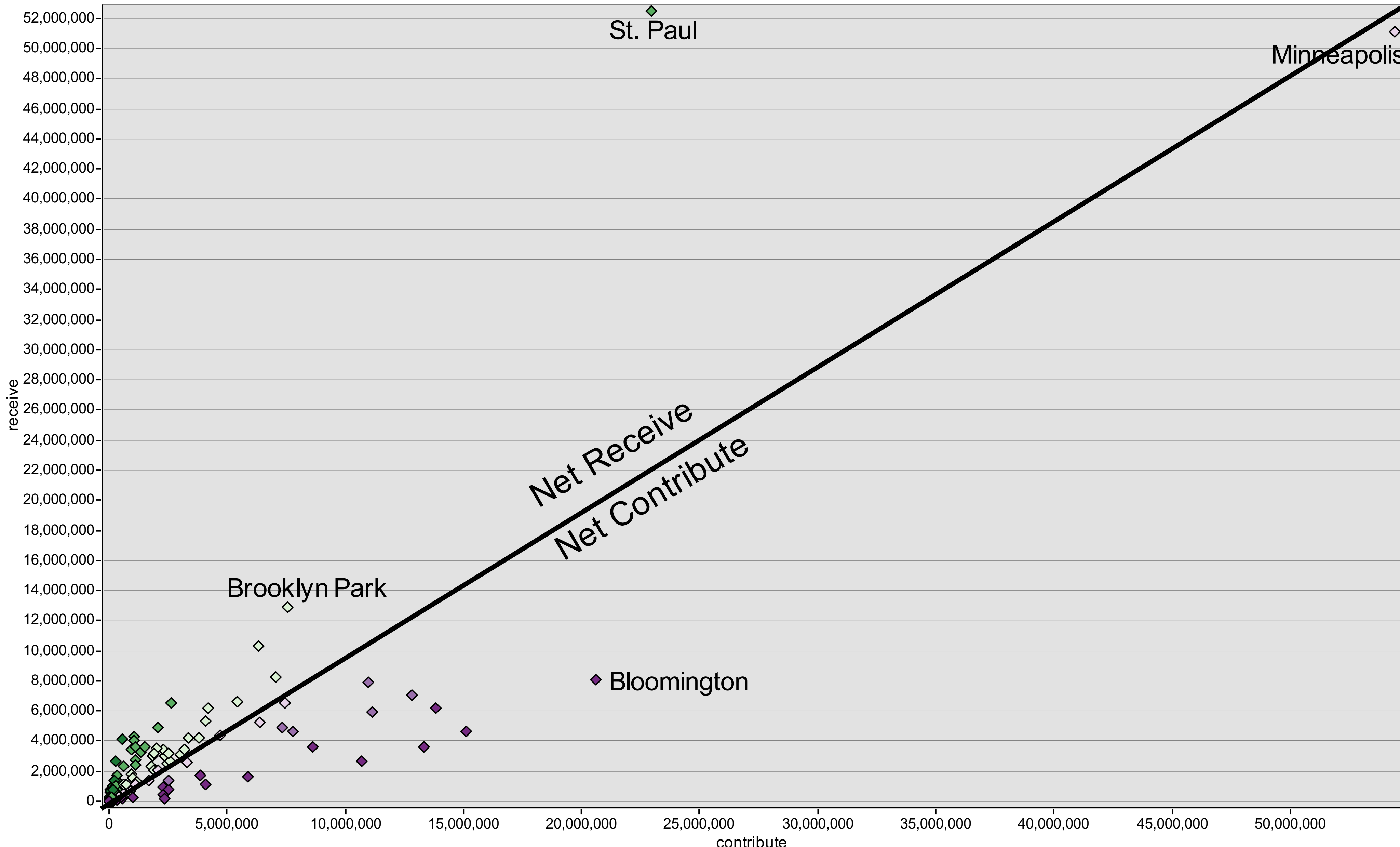
FD Contribution/FD Received



# Fiscal Disparities

7-County Metro Area, MN

Graph of FD Contribution/FD Recieved

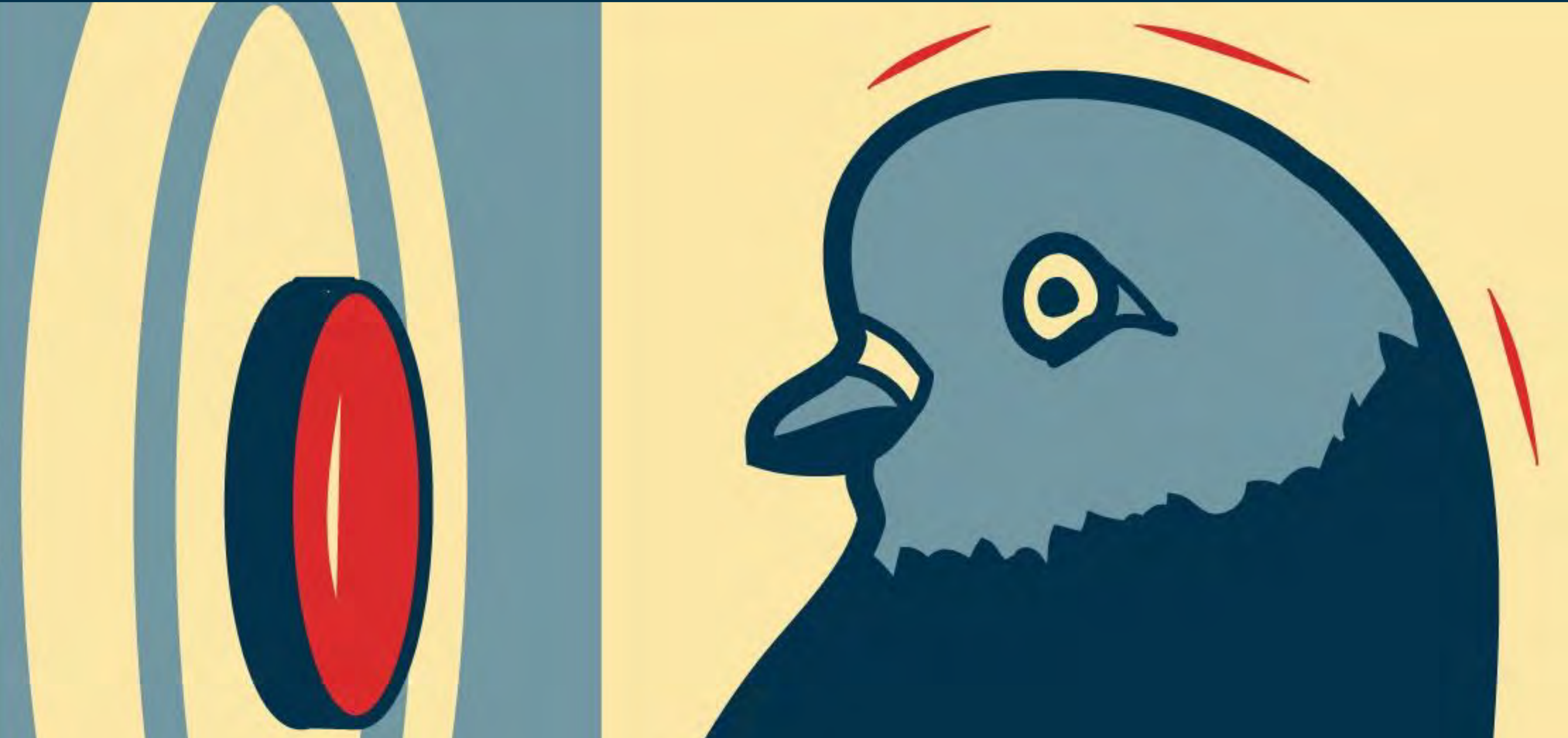




# Land Value Analysis

The economics of land valuation.

# Behavioral Economics







Dell Avenue

# FAIR+EQUITABLE

AUGUST 2019 | VOLUME 17 | NUMBER 7

*A publication of IAAD on appraisal and appraisal management, within the property assessment industry.*

## DON'T CUT ME OFF!

USING POST-VALUATION DATE EVIDENCE IN APPRAISALS | 8

**INSIDE**

**IAAD CONFERENCE SESSION HIGHLIGHTS**  
Available session topics are vast and wide for 2019. | 17

**HIGHEST AND BEST USE**  
TEGoVA extends Highest and Best Use value to encompass Hope Value | 28



**Legend**

- Study Area
- Tax Exempt

**LAND Assessment**

**Assessed Value Per Acre**

	\$0.00 - \$5,000.00
	\$5,000.01 - \$10,000.00
	\$10,000.01 - \$15,000.00
	\$15,000.01 - \$20,000.00
	\$20,000.01 - \$25,000.00
	\$25,000.01 - \$30,000.00
	\$30,000.01 - \$35,000.00
	\$35,000.01 - \$40,000.00
	\$40,000.01 - \$45,000.00
	\$45,000.01 +



**Tax  
Code**

44444444

44444444

44444444  
44444444

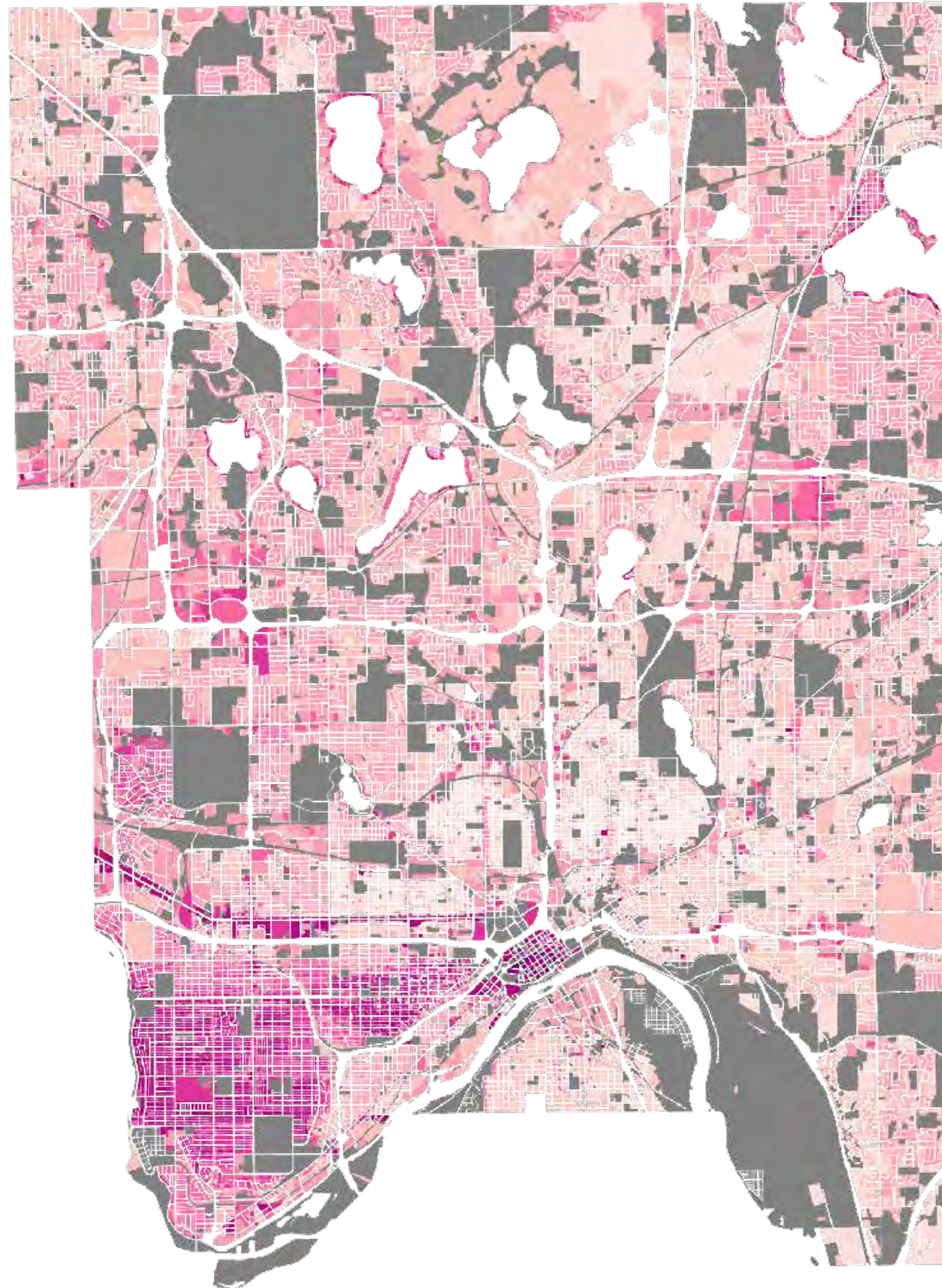
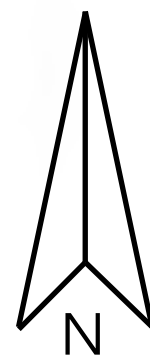
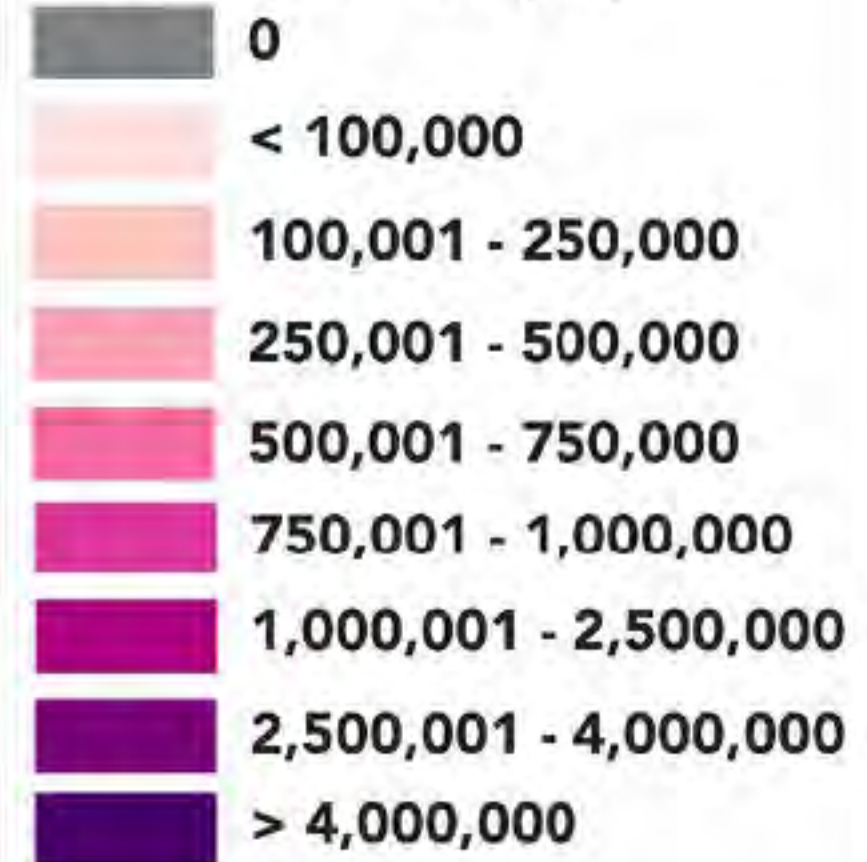


# MARKET FORCES

# Land Value Per Acre

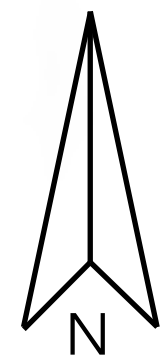
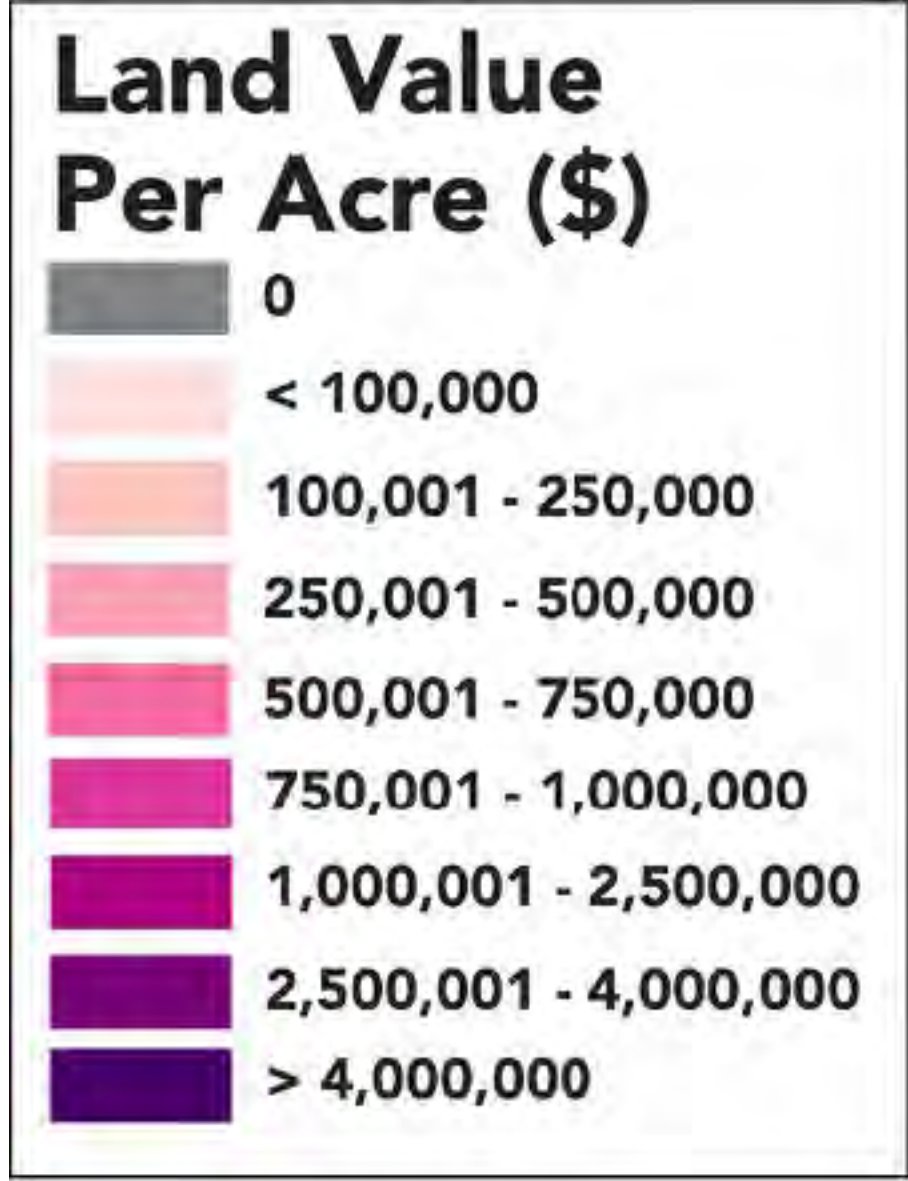
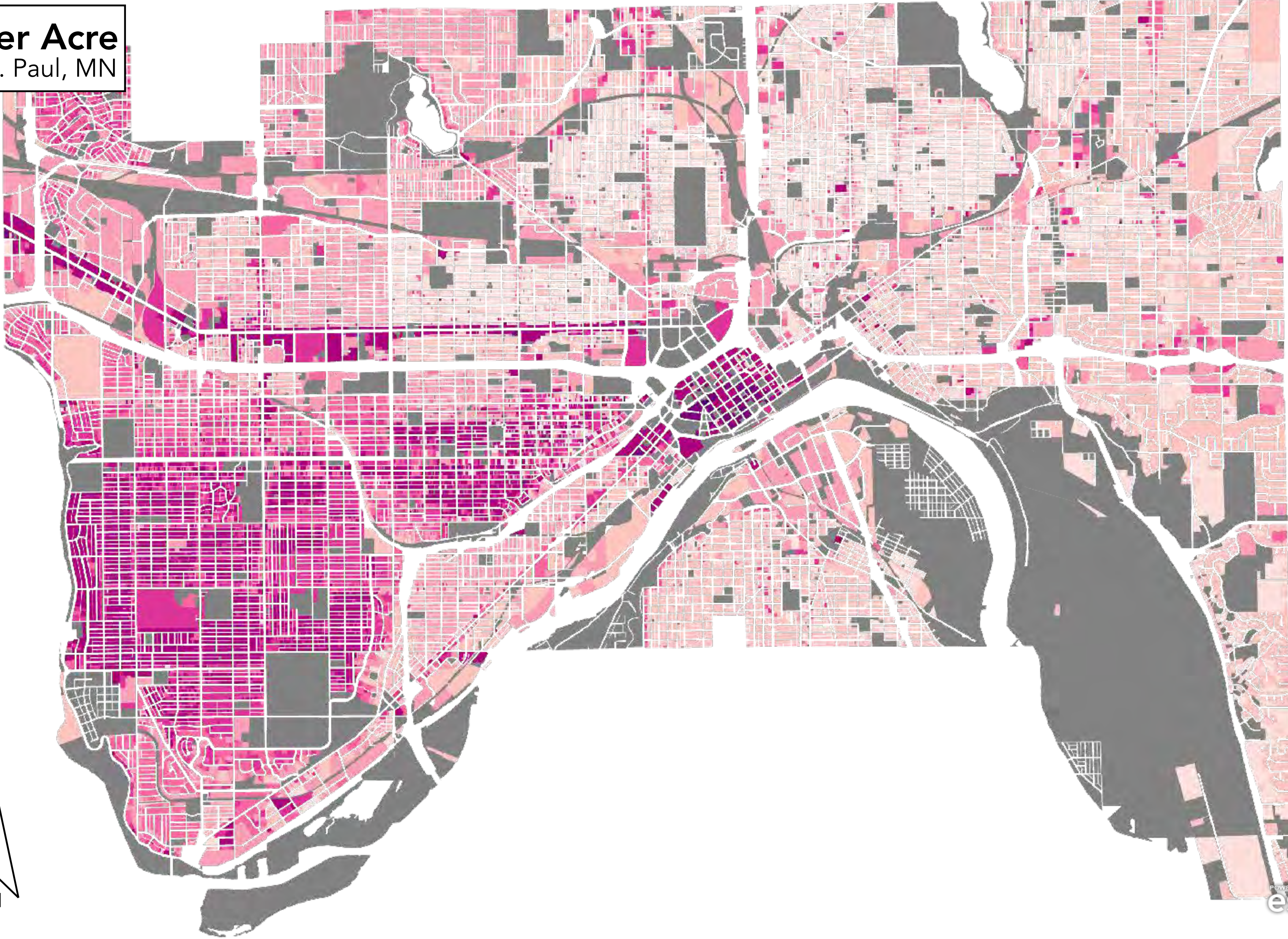
Ramsey Co, MN

## Land Value Per Acre (\$)



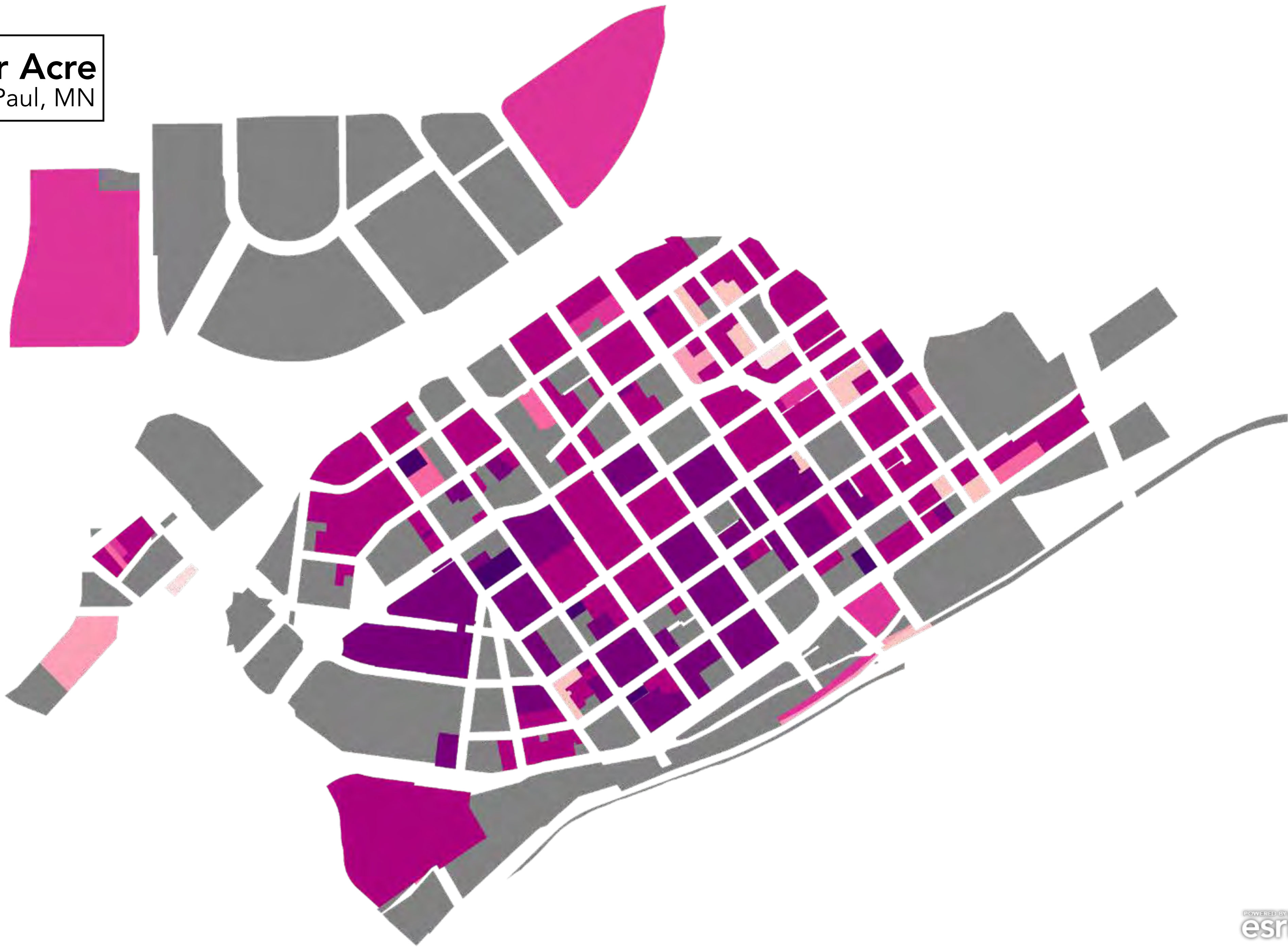
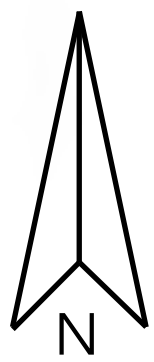
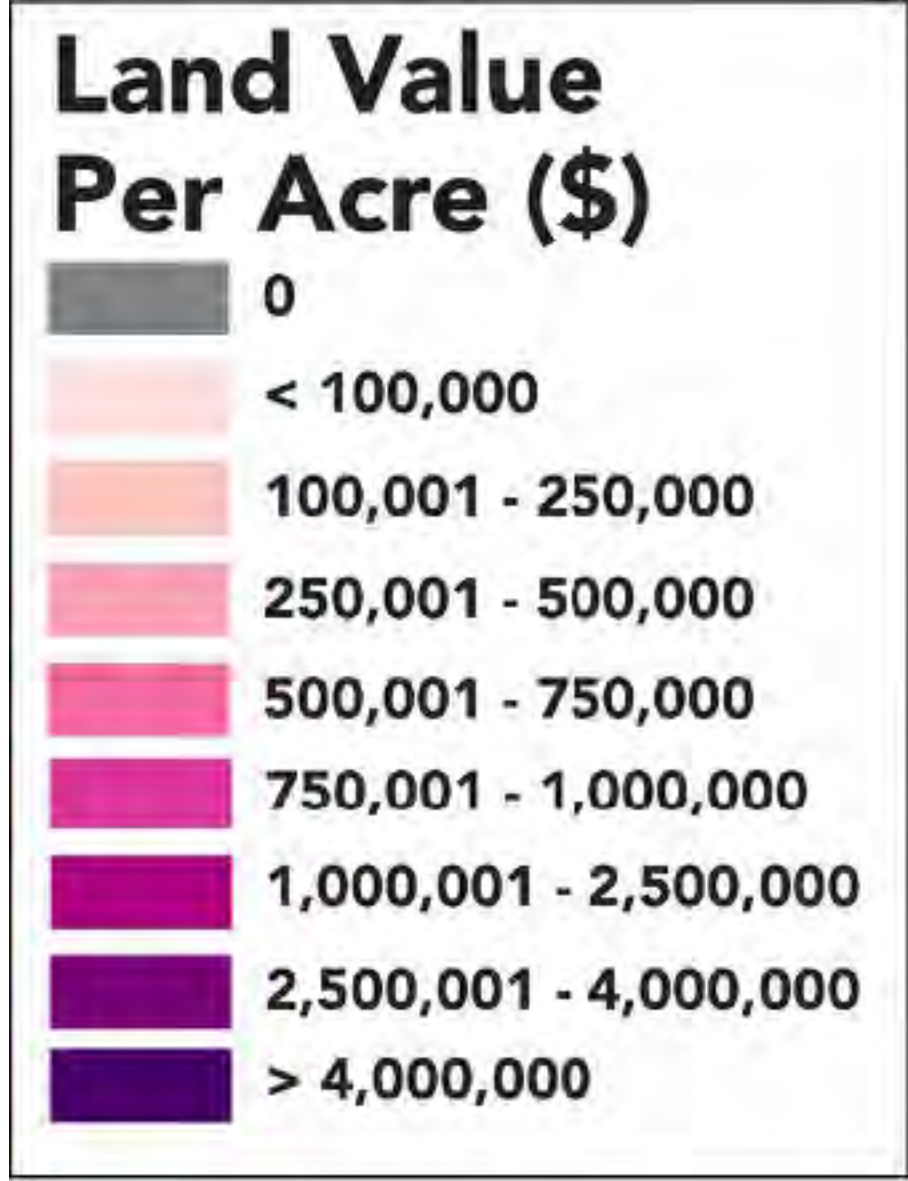
# Land Value Per Acre

St. Paul, MN



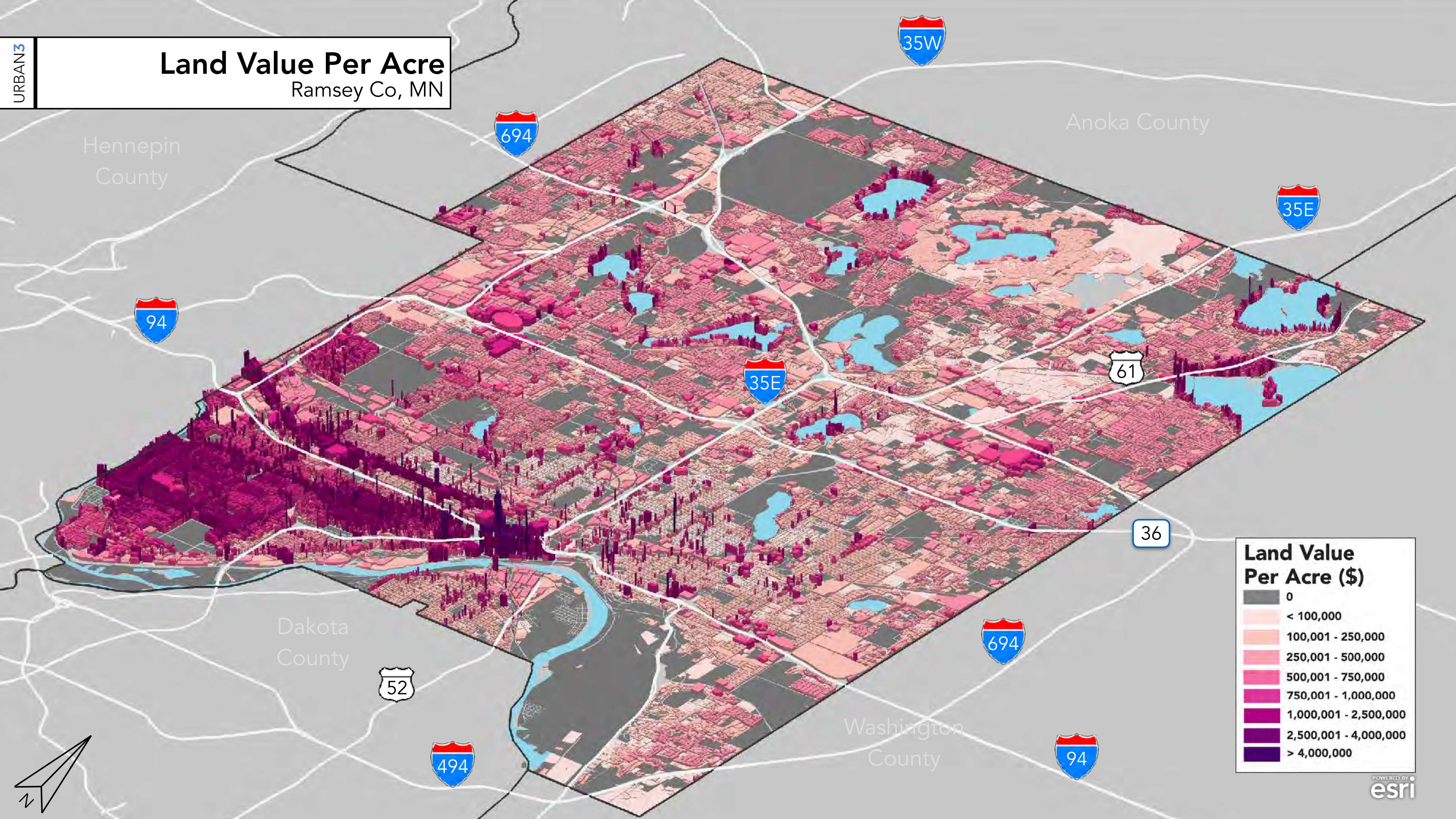
# Land Value Per Acre

Downtown St. Paul, MN



# Land Value Per Acre

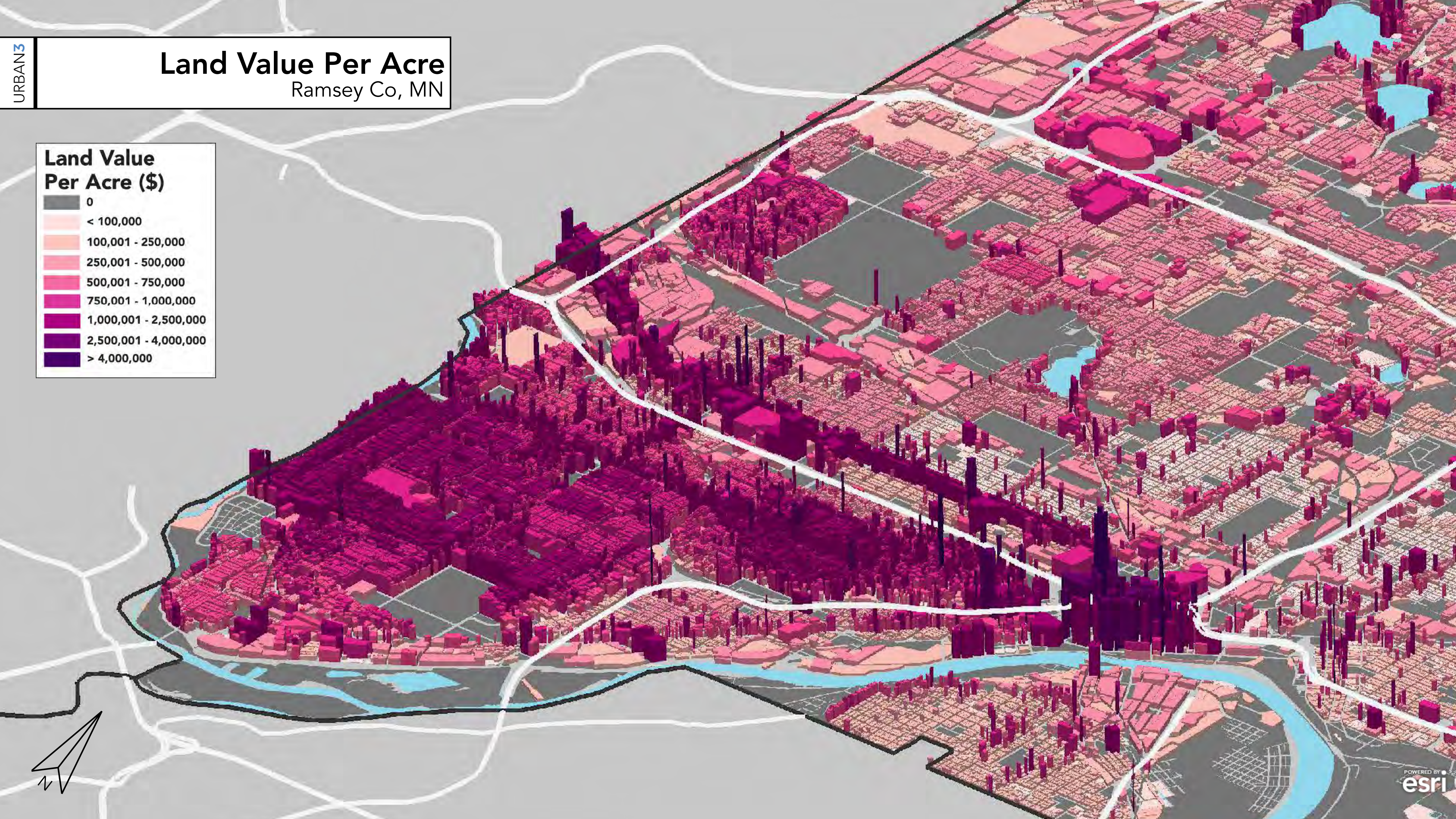
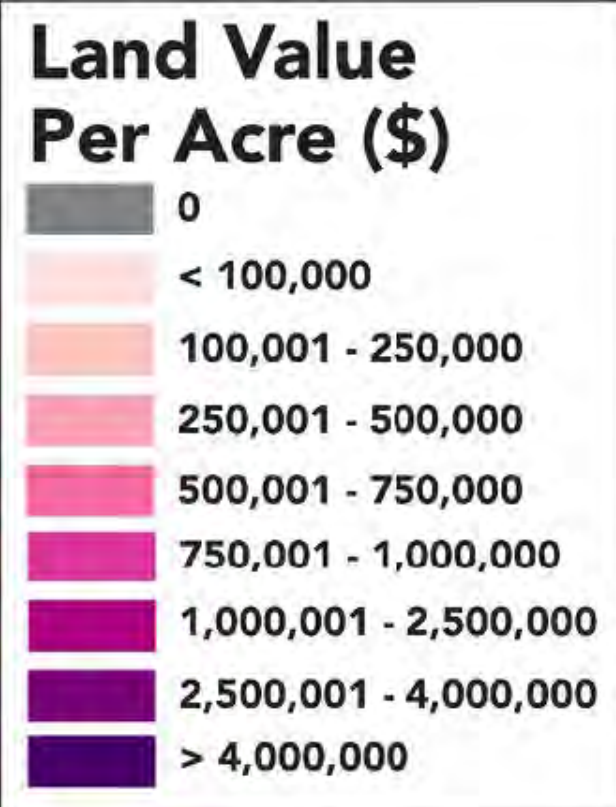
Ramsey Co, MN



Land Value Per Acre (\$)	
0	0
< 100,000	< 100,000
100,001 - 250,000	100,001 - 250,000
250,001 - 500,000	250,001 - 500,000
500,001 - 750,000	500,001 - 750,000
750,001 - 1,000,000	750,001 - 1,000,000
1,000,001 - 2,500,000	1,000,001 - 2,500,000
2,500,001 - 4,000,000	2,500,001 - 4,000,000
> 4,000,000	> 4,000,000

# Land Value Per Acre

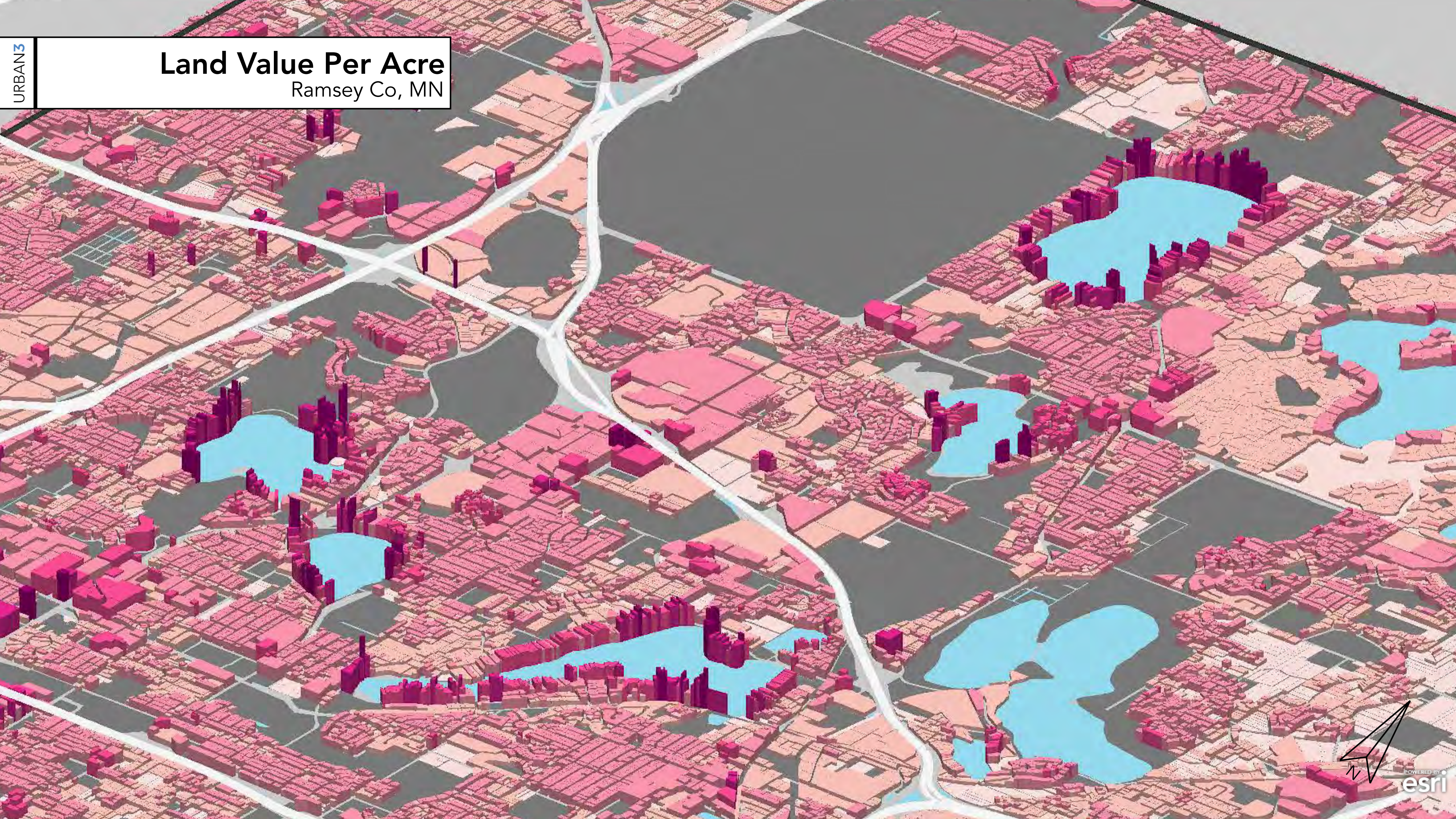
Ramsey Co, MN





# Land Value Per Acre

Ramsey Co, MN



# Land Value Per Acre

Ramsey Co, MN



# Land Value Per Acre

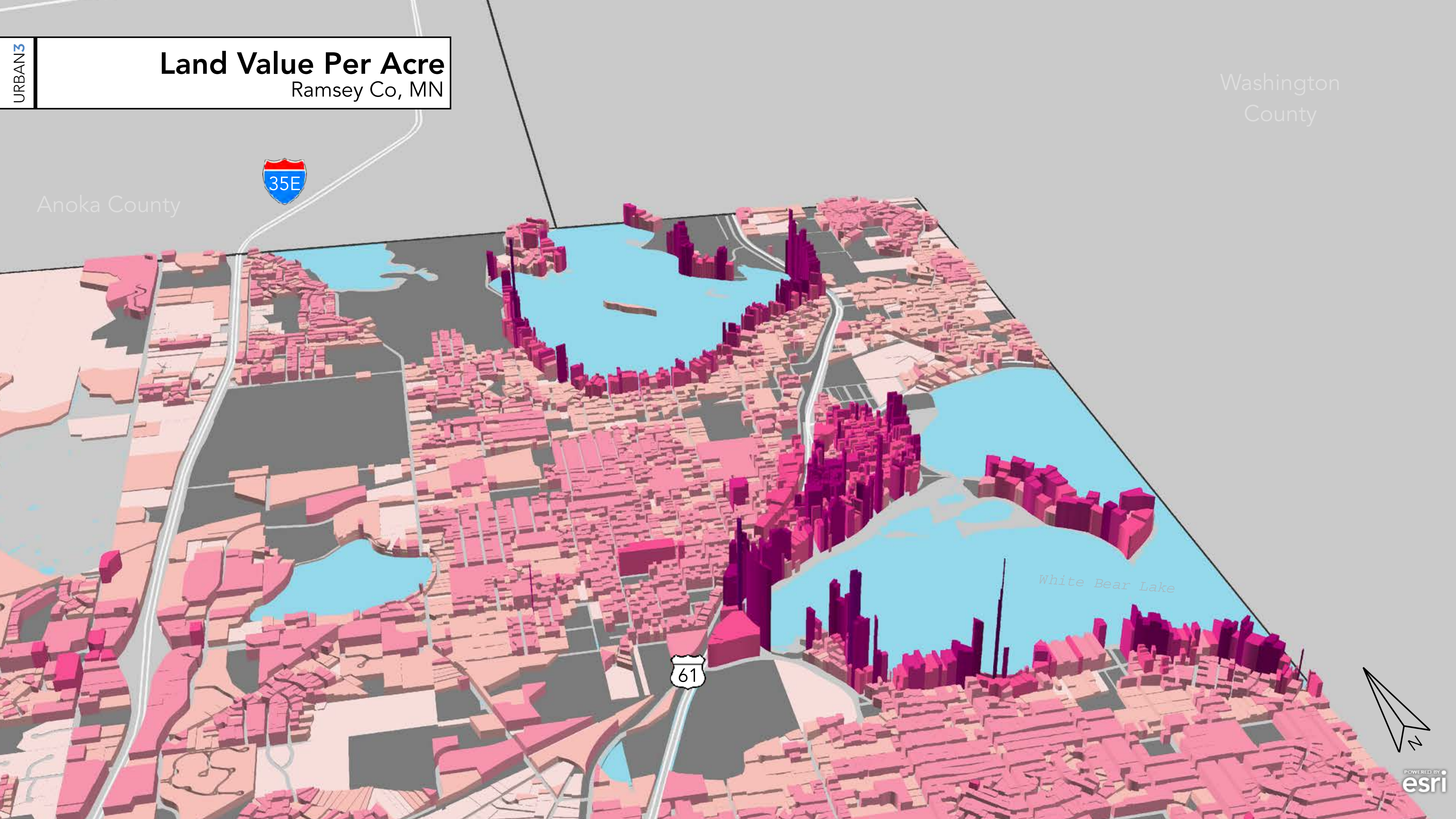
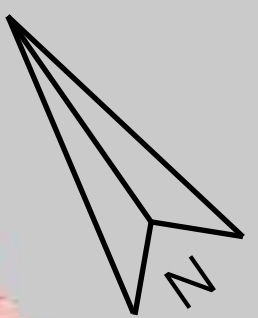
Ramsey Co, MN

Washington  
County

Anoka County



White Bear Lake



# Land Value Per Acre

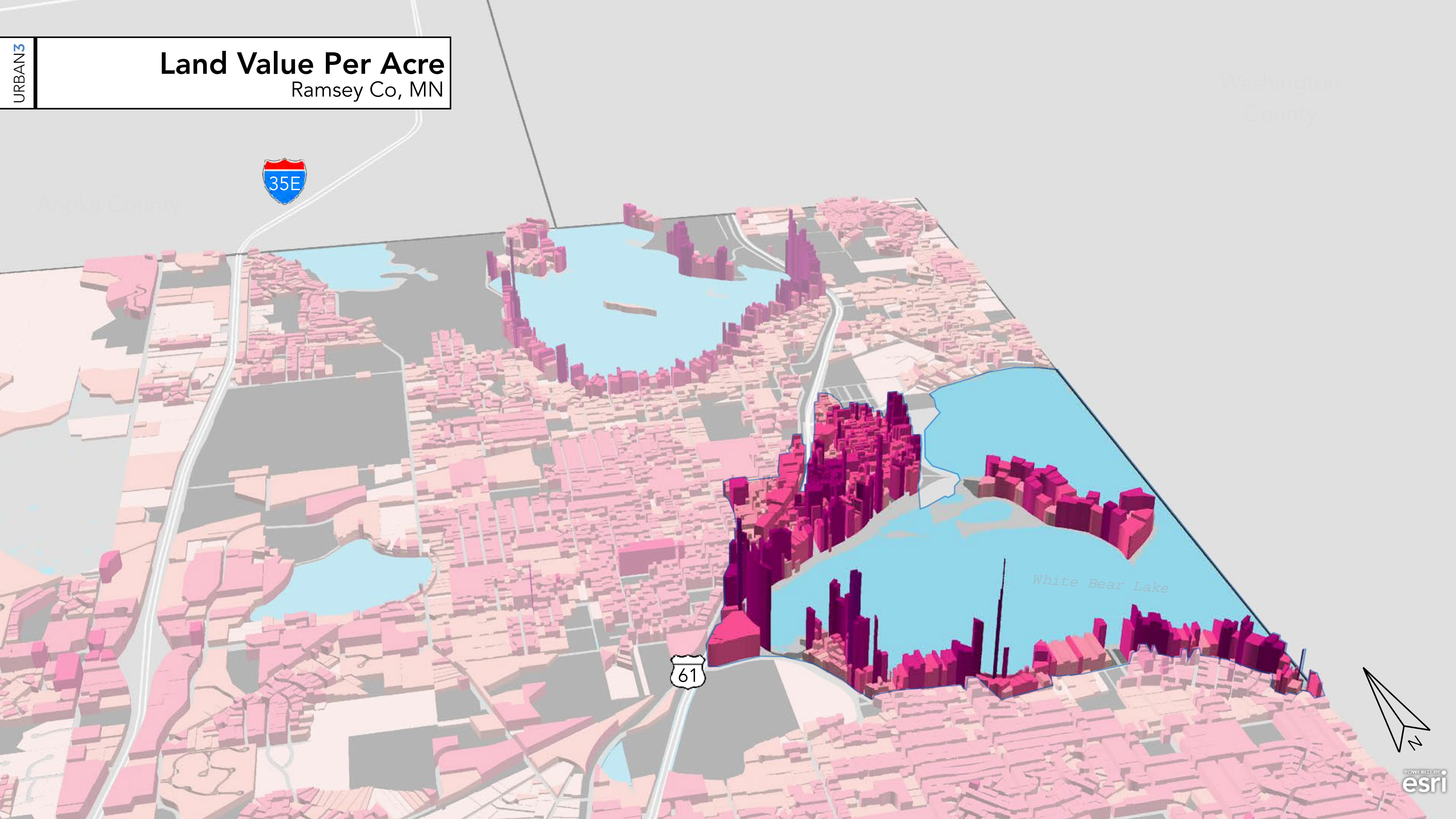
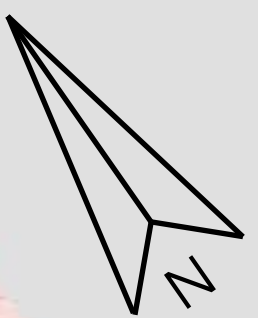
Ramsey Co, MN

Washington  
County

Anoka County

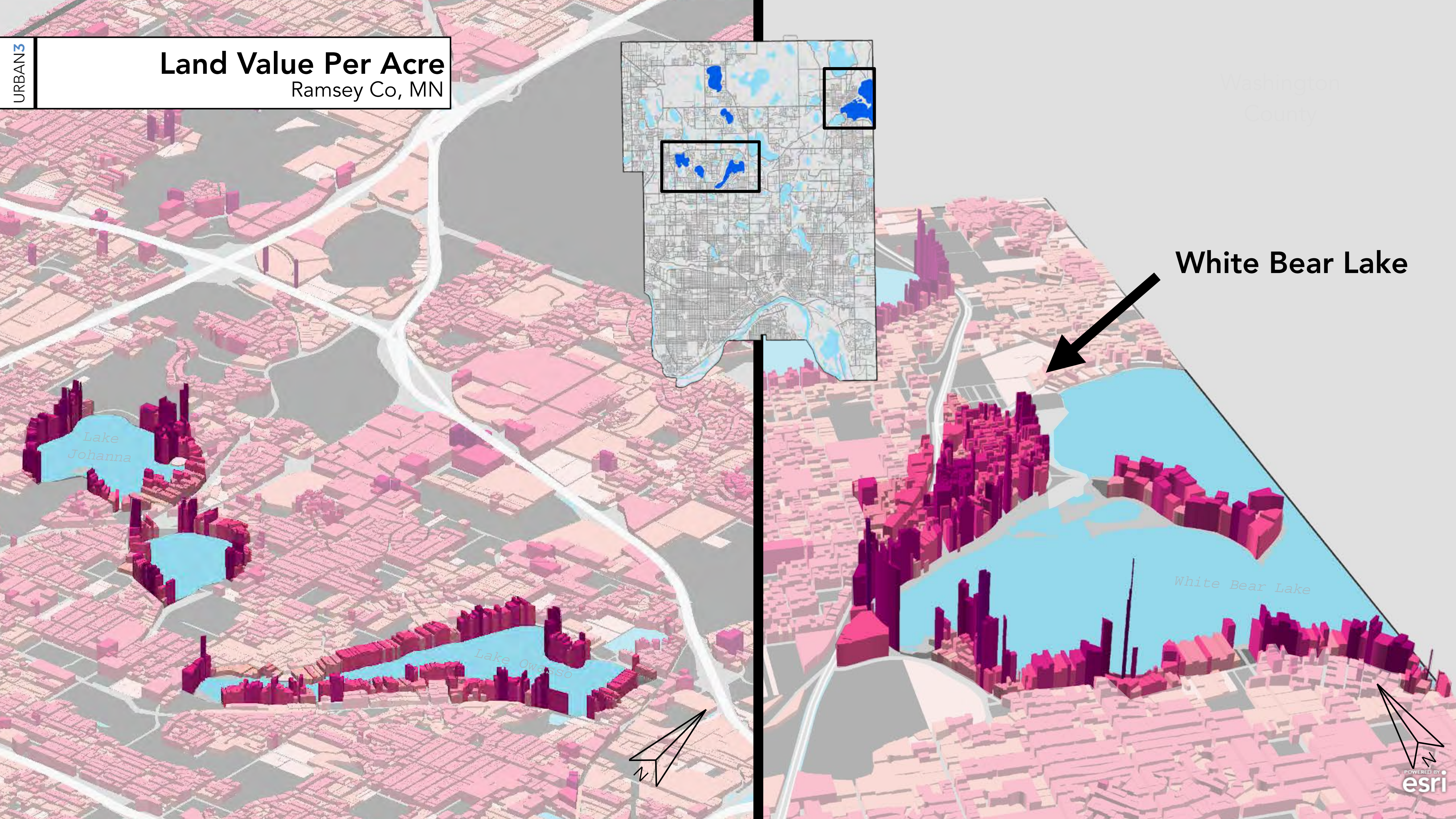


White Bear Lake



# Land Value Per Acre

Ramsey Co, MN



Washington  
County

**White Bear Lake**



White Bear Lake



# Conclusions

Suggestions for the future

# Take a hard look at economic implications of redlining

## Twin Cities

### St. Paul

\$2.6 m

\$2.8 m

\$2 m

\$2 m

\$1.7 m

\$1.4 m

\$1.6 m

\$1.6 m

Average Value Per Acre of Residential Properties, St. Paul & Minneapolis

# Conclusions

Ramsey County, MN

## Residential

## Commercial

## Mixed Use



**County Single Family Avg**  
\$910,227 per acre



**Vadnais Heights Walmart**  
\$694,968 per acre



**999 Hudson Rd**  
\$934,233 per acre



**The Winnipeg**  
\$7,662,584 per acre



**Rosedale Center**  
\$2,542,691 per acre



**Day by Day Cafe**  
\$5,859,448 per acre



**The Pointe of St. Paul**  
\$42 million per acre



**Wells Fargo Place**  
\$32 million per acre



**The Commerce Building**  
\$58.7 million per acre

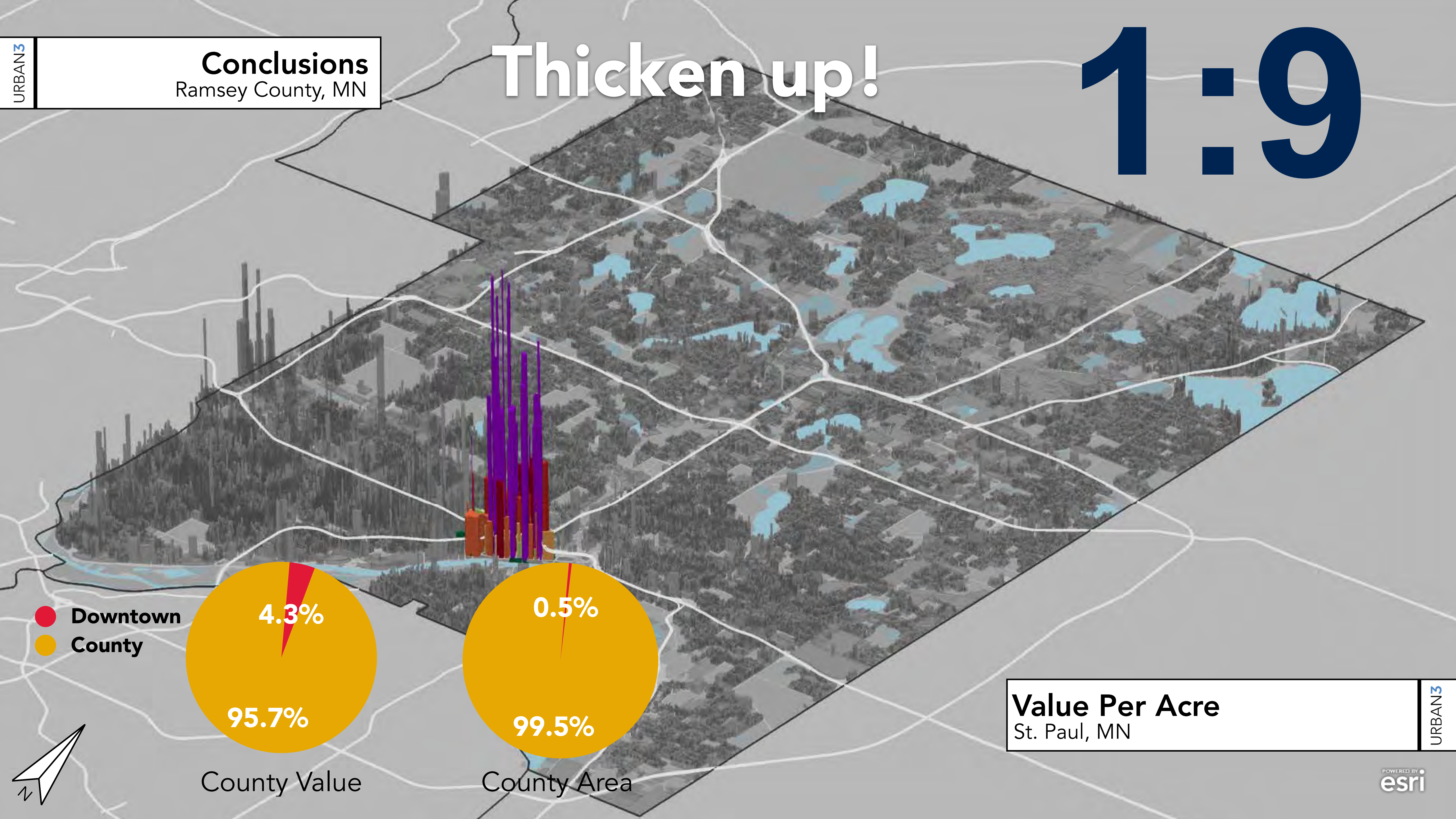


# Conclusions

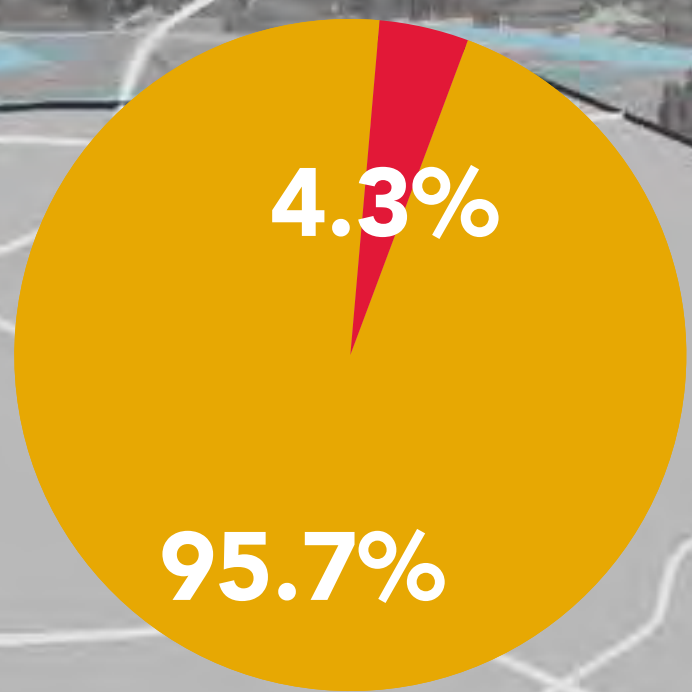
Ramsey County, MN

# Thicken up!

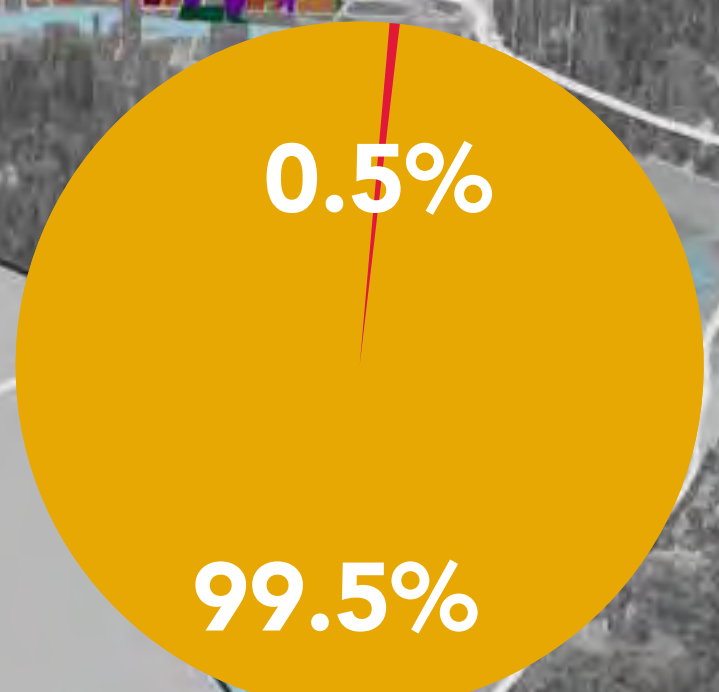
# 1:9



- Downtown
- County

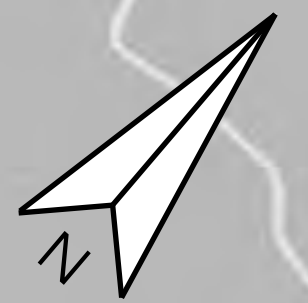


County Value

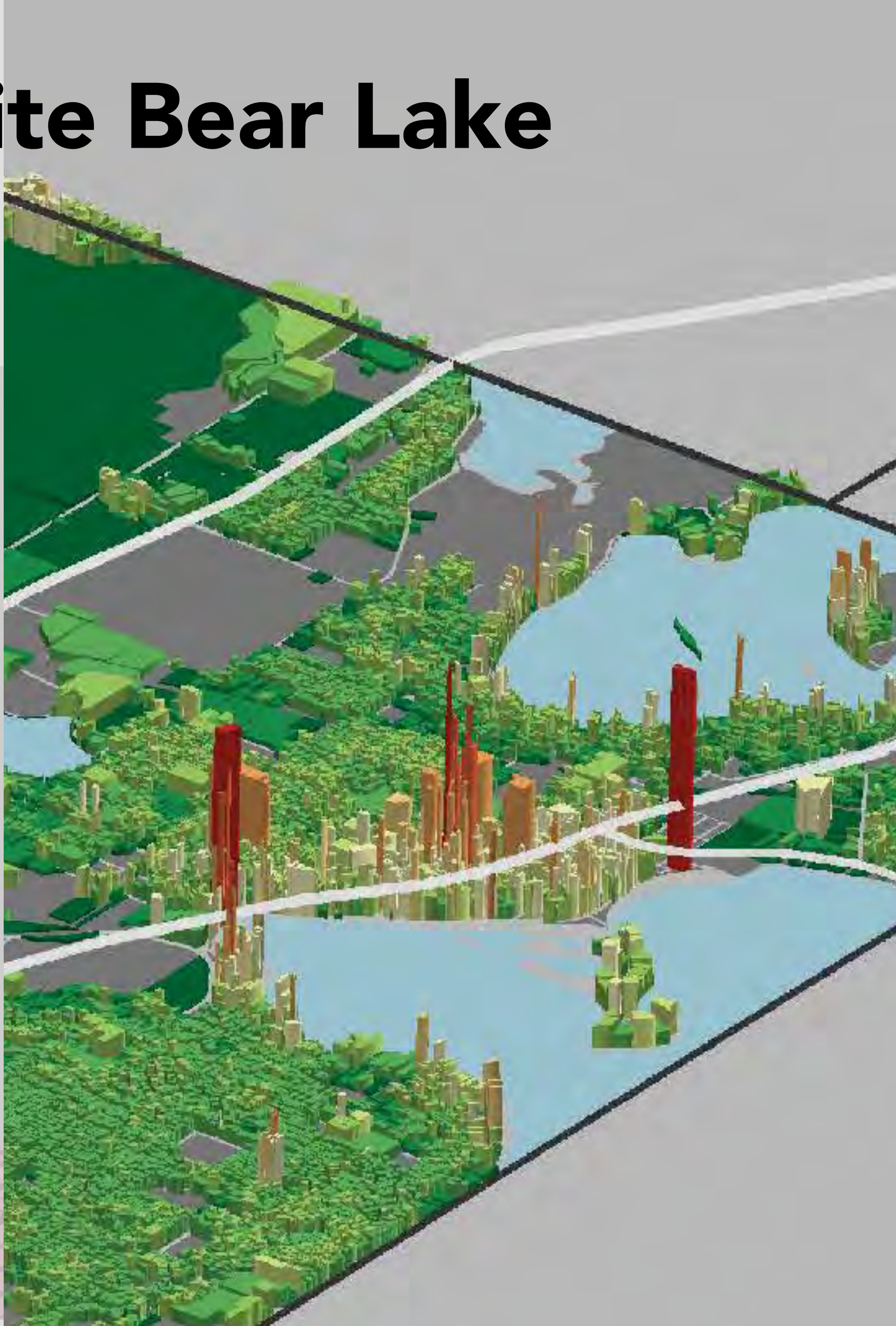


County Area

**Value Per Acre**  
St. Paul, MN



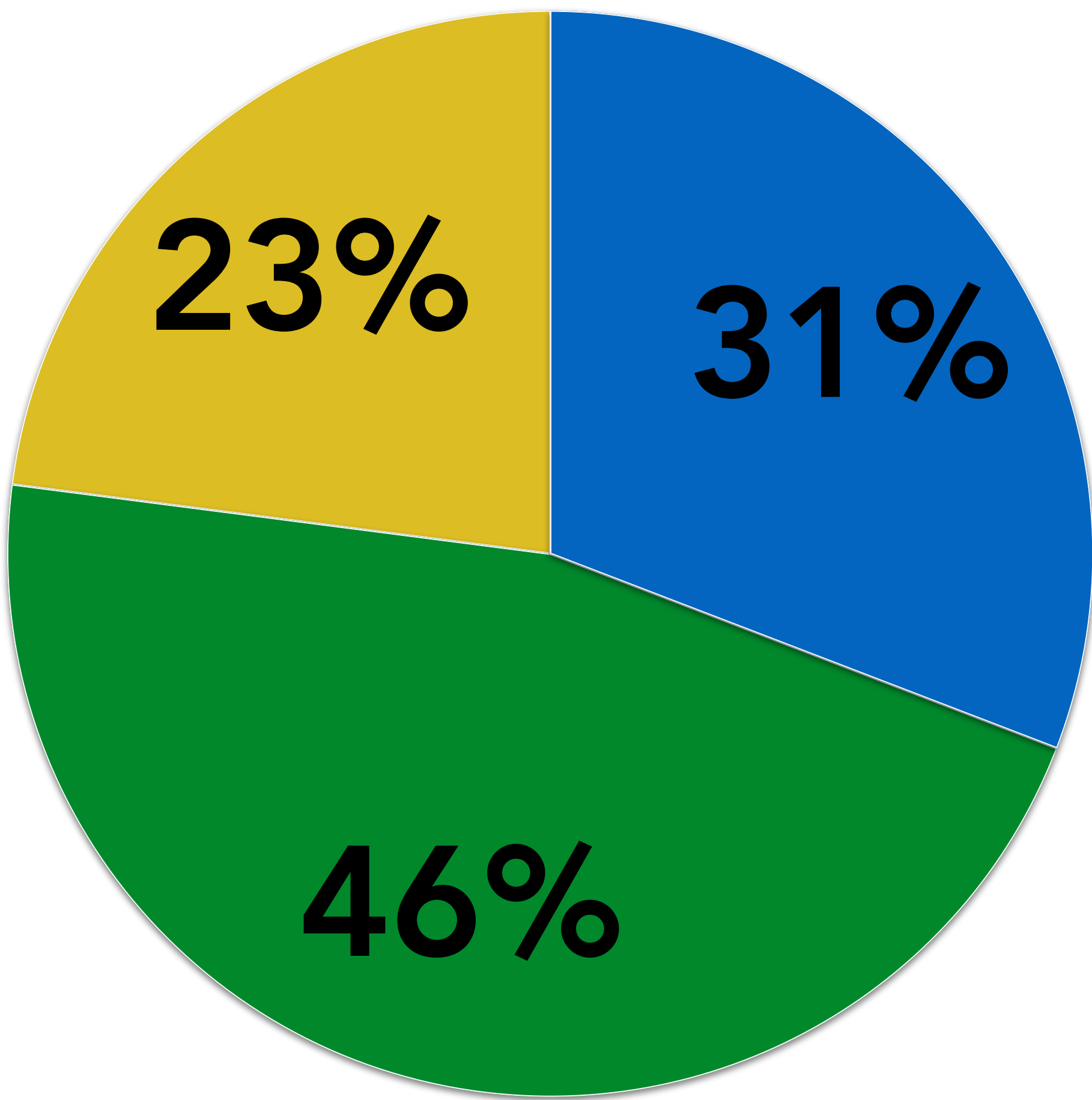
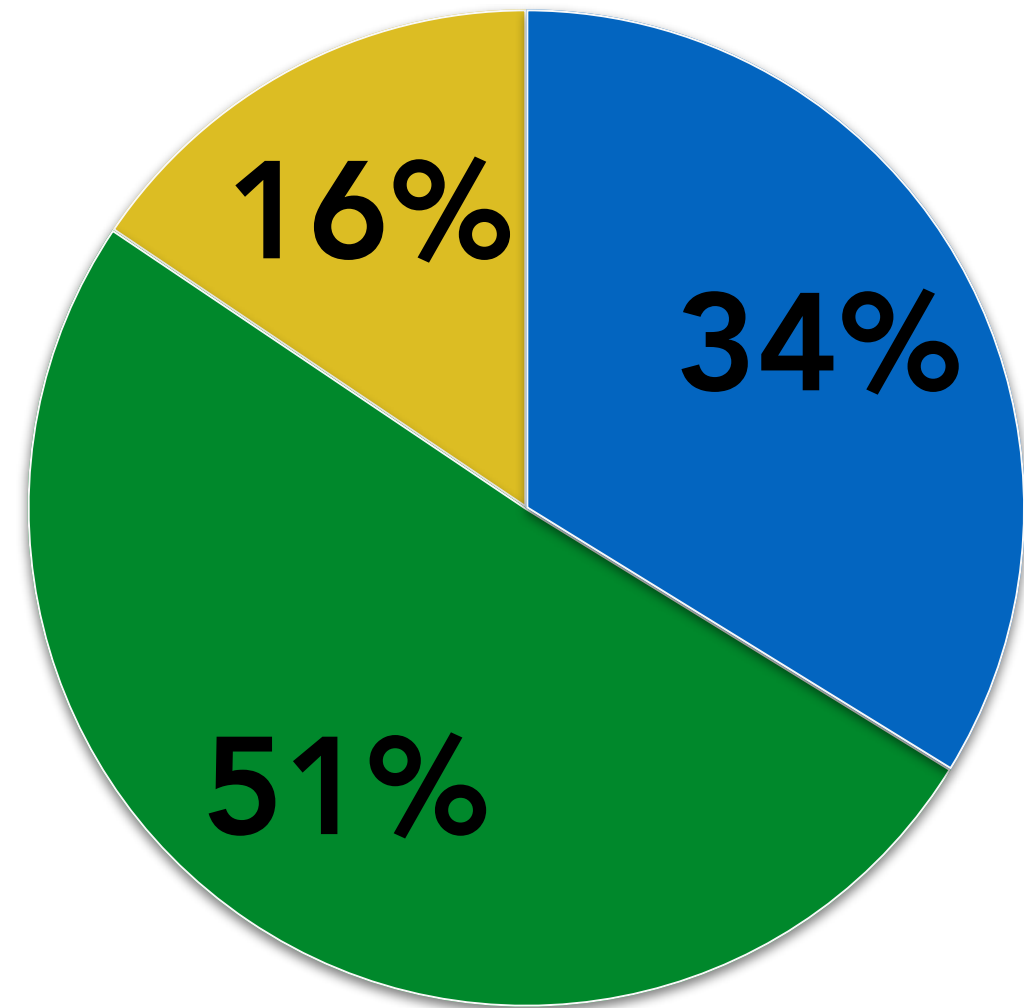
# Learn From White Bear Lake



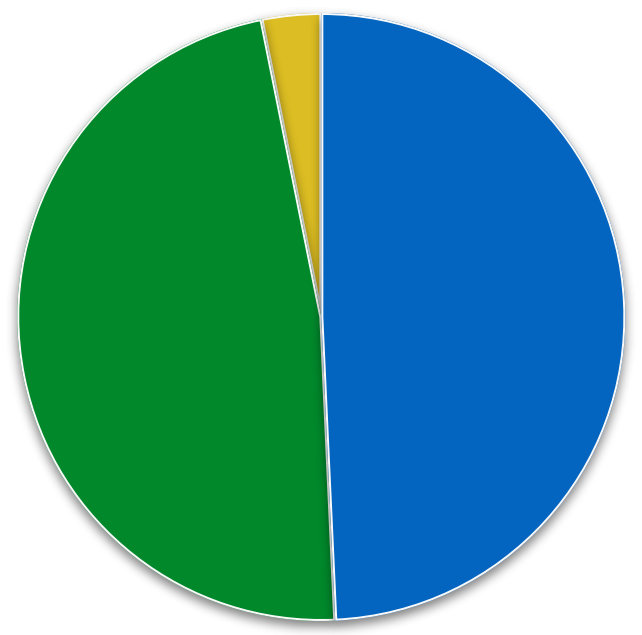
# Work Together

St Paul

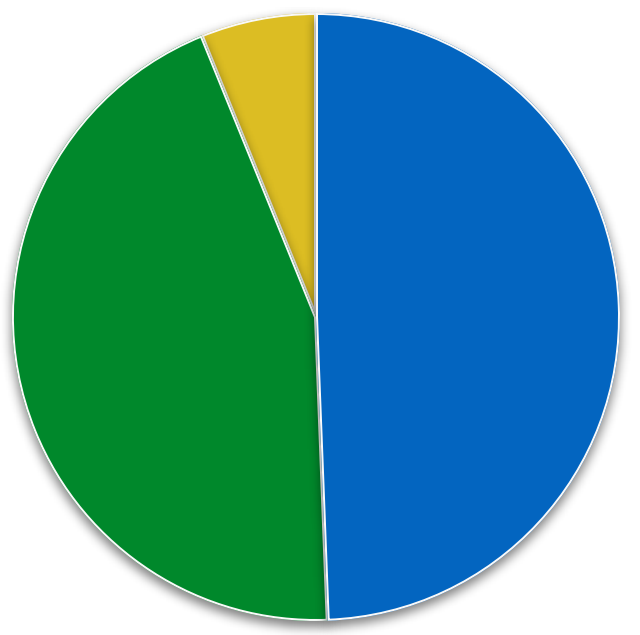
- out
- in
- retain



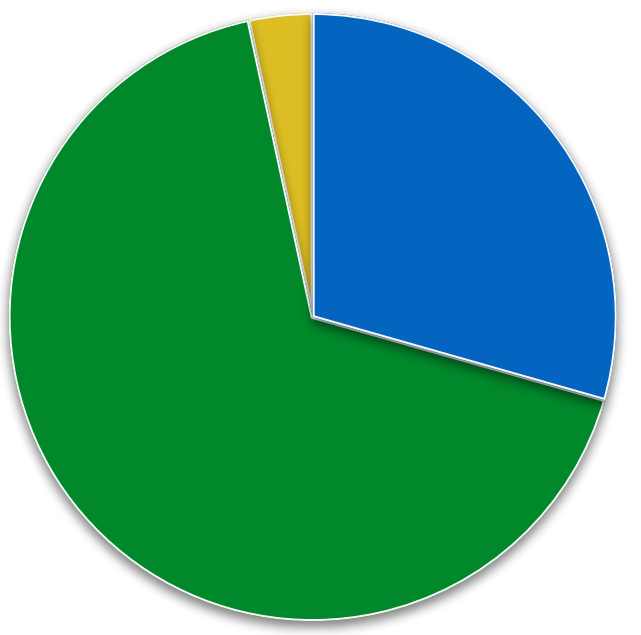
New Brighton



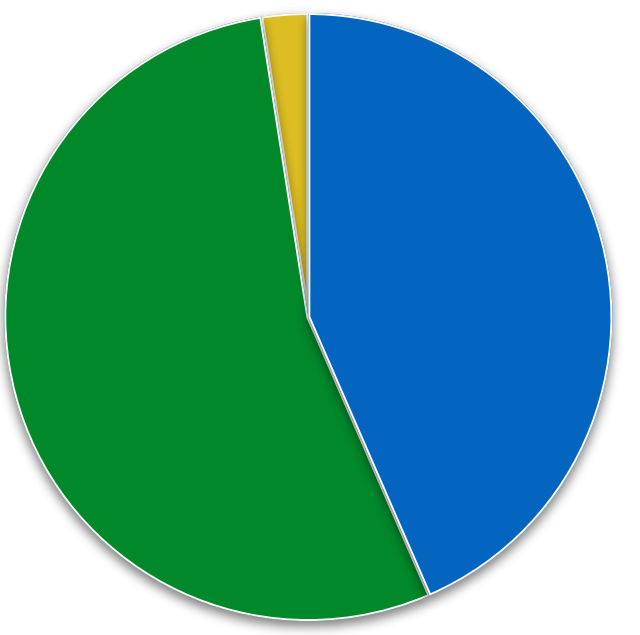
White Bear Lake



Roseville



Vadnais Heights

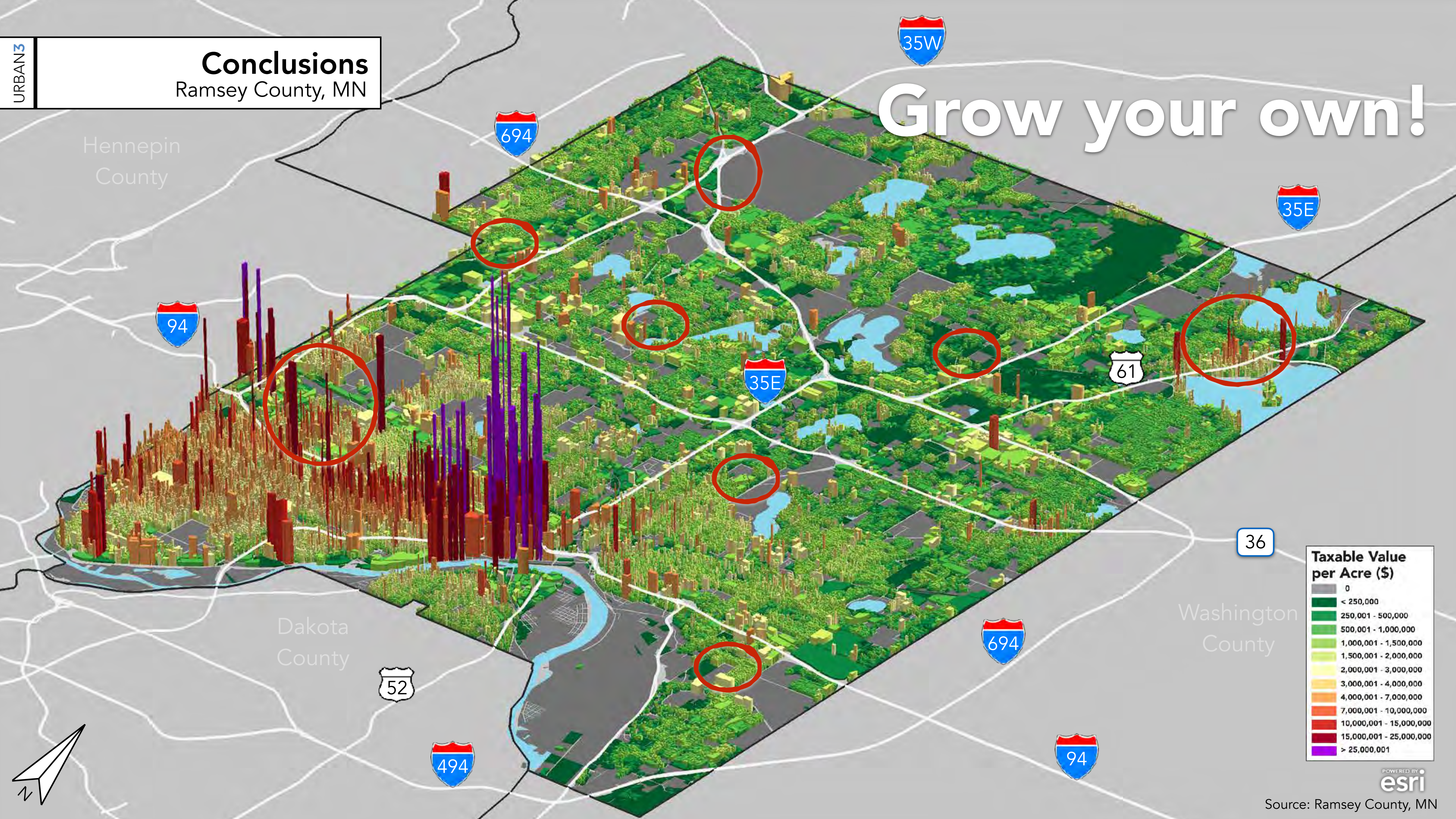


Ramsey County

# Conclusions

Ramsey County, MN

# Grow your own!



**Taxable Value per Acre (\$)**

0
< 250,000
250,001 - 500,000
500,001 - 1,000,000
1,000,001 - 1,500,000
1,500,001 - 2,000,000
2,000,001 - 3,000,000
3,000,001 - 4,000,000
4,000,001 - 7,000,000
7,000,001 - 10,000,000
10,000,001 - 15,000,000
15,000,001 - 25,000,000
> 25,000,001

