RAMSEY COUNTY

Ramsey County Assessor's Office
Stephen Baker, County Assessor

Date: March 29, 2010

To: Ramsey County Citizens and Web Visitors

From: Stephen L. Baker CAE, SAMA,

Subject: 2010 payable 2011 Assessment Report

We recently mailed the 2010 payable 2011 valuation notice to each Ramsey County property owner. The valuation notice included the assessors' proposed estimated market value, the proposed taxable market value, and the proposed property classification for 2010 payable 2011.

This year we reduced values for most properties. The total countywide reduction in market value was $2.75 billion before adding back the value from new construction. After factoring in all changes in value deferments and exclusions, and new construction the total countywide decline in value is $2.588 billion, the total estimated market value for 2010 taxes payable 2011 is $42.925 billion (*not-including personal property, utilities and railroad*).

This year we experienced declines in assessed value in all three major property types.

2010 Assessment

The percentage changes in 2010 aggregate value *(excluding new construction but including land)* by property class, for the City of St. Paul and for the suburbs taken together and countywide are as follows:

	Overall	Residential	Commercial/Industrial	Apartments
City of Saint Paul	**-7.0%**	**-7.4%**	**-7.4%**	**-4.0%**
Suburban Ramsey	**-5.2%**	**-5.3%**	**-4.8%**	**-4.2%**
Countywide	**-6.0%**	**-6.3%**	**-5.9%**	**--4.1%**

Median Values for 2009 and 2010 are as follow:

	Residential	Commercial/Industrial	Apartments
City of Saint Paul - 2009	**$167,400**	**$442,600**	**$500,000**
City of Saint Paul - 2010	**$154,400**	**$399,900**	**$465,500**

Median Values for 2009 and 2010 continued:

	Residential	Commercial/Industrial	Apartments
Suburban Ramsey -2009	**$210,800**	**$829,000**	**$881,400**
Suburban Ramsey -2010	**$200,400**	**$767,600**	**$817,400**
Countywide - 2009	**$191,600**	**$569,500**	**$549,800**
Countywide - 2010	**$180,400**	**$525,000**	**$505,400**

As we move into 2010 and 2011 the commercial markets continue to be the biggest unknown. Commercial fundamentals remain soft- rents are falling and vacancy is rising and market activity remains extremely flat. Yet we have not seen the declines in value that have been widely speculated to by the "experts". Sellers appear to be holding tight and attempting to weather the storm, while buyers are waiting to purchase at distressed price levels. It remains unclear which side will make the more significant move, or move first.

Apartments have been impacted by stagnating rents and soft demand for occupancy. The creation of new households continues to be weak – limiting demand for apartments. This situation is likely to persist until the job picture improves.

The residential markets appear to be showing modest signs of improvement. However it is still too early to say that we have truly turned the corner and put the problems of the past few years behind us. But there are reasons for cautious optimism that residential prices may begin to rise in 2010. Housing is now much more affordable than in recent years, interest rates remain low, foreclosures are ebbing, marketing times are down and activity is improving.

The assessor's office continues to actively track the market activity and we will continue to follow the prices determined by market in 2010 for our 2011 assessment. We continue to closely monitor all sales including short-sales and foreclosure activity. Although declining, the foreclosures and the resulting bank REO sales constitute a continuing threat to some local market areas of the county, and we continue to adjust values to reflect their influence.

We do not use bank-sales or short sales in our valuation models, or as market comparables. We view the decline in market inventory of lender mediated sales as a positive sign, and an indication of stabilizing markets. Two upcoming changes in market forces scheduled in the coming weeks bear watching. First, the federal home-buyer tax credit program ends April 30, and secondly the Federal Reserve is planning to pull back from the mortgage securities market April 1. How the markets react to these changes will tell us a lot about the sustainability of the budding recovery.

Taxpayer Review Options for their Proposed2010 pay 2011 Assessment

The final quality-control step in the development and finalization of the 2010 assessment is the review process triggered by the taxpayers after they receive their valuation notice. It is at this point that the taxpayers bring to our attention any proposed valuations that appear to be inaccurate. There are three main options for our citizens in this review process. They can call our office or attend one of the open book meetings, they can appeal to the Ramsey County Special Board of Appeal and Equalization, or they can file a petition with the Minnesota Tax Court.

Open Book Meetings

The assessor's office will again be holding open book meetings with the public. The intent of these meetings is to provide an opportunity for property owners to meet individually with a county appraiser to review their property information for accuracy, discuss how their property was valued, and to answer questions about the assessment.

The 2010 meetings are scheduled as follows:

April 5th through April 8th, 10:00 a.m. - 7:00 p.m.
Property Records & Revenue Conference Center, 90 West Plato Blvd., St. Paul

Taxpayers will be asked to fill out a registration form prior to meeting with an Assessor.

We request owners bring a copy of their 2010 Valuation Notice.

County Board of Appeal and Equalization

Step 1 – Taxpayers may request a formal review by the County Assessor by completing a County Board of Appeal and Equalization form, which can be obtained from our office. Appeal forms must be postmarked by May 7, 2010. These appeals will be reviewed and owners will be notified by mail of the result. We will continue to perform assessment reviews after May 7.

Step 2 – If an owner is not satisfied with our response to their appeal, they may appear before the County Board of Appeal and Equalization in person, by letter, or through an authorized personal representative. They must call 651.266.2131 in advance to be scheduled on the Board's agenda. All appearances will be by appointment only. The 2010 County Board of Appeal and Equalization will meet at the Ramsey County Property Records and Revenue Building at 90 W. Plato Boulevard St. Paul MN. The Special Board of Appeal and Equalization will convene June 14, 2010 and will conclude on or before June 25, 2010. The meeting times will be from 8:30 a.m. to 5:00 p.m.

Minnesota Tax Court

Taxpayers have until April 30, 2010, to file an appeal with the Minnesota Tax Court for the 2009 payable 2010 valuation. Most residential property owners can file in the Small Claims division of the tax court, non-homestead property valued at $300,000 or higher must file in Regular Division. The deadline for filing an appeal of the 2010 payable 2011 assessment is April 30, 2011.The Tax Court Web site is **http://www.taxcourt.state.mn.us/**

Revaluation Activities

Please remember that we will have appraisers out reviewing one-fifth of the properties in the county again this year, so don't be surprised if you have visit from one of our staff appraisers. We thank you in advance for your cooperation with our appraisers as they perform their work and encourage you to allow them to review the entire property. Our appraisers will always have county ID and will be carrying county records describing your property.

If you would like additional information about this year's assessment, please call or email. We are happy to provide you any additional information you feel might be helpful.

Our office may be reached at 266-2131 or by email at: **AskPropertyTaxandRecords@co.ramsey.mn.us**

Our website address is: **http://www.co.ramsey.mn.us/prr/index.htm**

Sincerely,

Stephen L. Baker

Stephen L. Baker, CAE, SAMA
County Assessor

RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS

SORTED BY PROPERTY TYPE AND CITY/SUBURBAN

2009 payable 2010 vs. 2010 payable 2011

CITY ST. PAUL	2009 pay 2010 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2010 pay 2011 ADDED IMPROVEMENT	2010 pay 2011 ESTIMATED MARKET VALUE TOTALS with Added Improvemnt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Growth 09 to 10 Asmt
RESIDENTIAL	14,756,876,800	41,535,300	13,707,302,500	-1,049,574,300	-1,091,109,600	-7.4%
AGRICULTURAL HIGH VALUE	4,036,400	0	4,023,200	-13,200	-13,200	-0.3%
APARTMENT	2,242,037,600	32,218,000	2,183,867,600	-58,170,000	-90,388,000	-4.0%
COMMERCIAL/ INDUSTRIAL	4,189,460,300	9,093,700	3,889,886,200	-299,574,100	-308,667,800	-7.4%
TOTAL	**21,192,411,100**	**82,847,000**	**19,785,079,500**	**-1,407,331,600**	**-1,490,178,600**	**-7.0%**

SUBURBS	2009 pay 2010 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2010 pay 2011 ADDED IMPROVEMENT	2010 pay 2011 ESTIMATED MARKET VALUE TOTALS with Added Improvement	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Growth 09 to 10 Asmt
RESIDENTIAL	17,306,133,500	44,697,000	16,427,776,300	-878,357,200	-923,054,200	-5.3%
AGRICULTURAL HIGH VALUE	39,271,400	0	35,730,100	-3,541,300	-3,541,300	-9.0%
APARTMENT	1,468,661,900	4,708,000	1,411,582,000	-57,079,900	-61,787,900	-4.2%
COMMERCIAL/ INDUSTRIAL	5,507,974,400	23,717,500	5,265,394,800	-242,579,600	-266,297,100	-4.8%
TOTAL	**24,322,041,200**	**73,122,500**	**23,140,483,200**	**-1,181,558,000**	**-1,254,680,500**	**-5.2%**

COUNTY WIDE	2009 pay 2010 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2010 pay 2011 ADDED IMPROVEMENT	2010 pay 2011 ESTIMATED MARKET VALUE TOTALS with Added Improvement	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Growth 09 to 10 Asmt
RESIDENTIAL	32,063,010,300	86,232,300	30,135,078,800	-1,927,931,500	-2,014,163,800	-6.3%
AGRICULTURAL HIGH VALUE	43,307,800	0	39,753,300	-3,554,500	-3,554,500	-8.2%
APARTMENT	3,710,699,500	36,926,000	3,595,449,600	-115,249,900	-152,175,900	-4.1%
COMMERCIAL/ INDUSTRIAL	9,697,434,700	32,811,200	9,155,281,000	-542,153,700	-574,964,900	-5.9%
TOTAL	**45,514,452,300**	**155,969,500**	**42,925,562,700**	**-2,588,889,600**	**-2,744,859,100**	**-6.0%**

AI is Added Improvement

(Reported Values Exclude Personal Property, Manufactured Homes, and State Assessed Utility & Railroad Property)

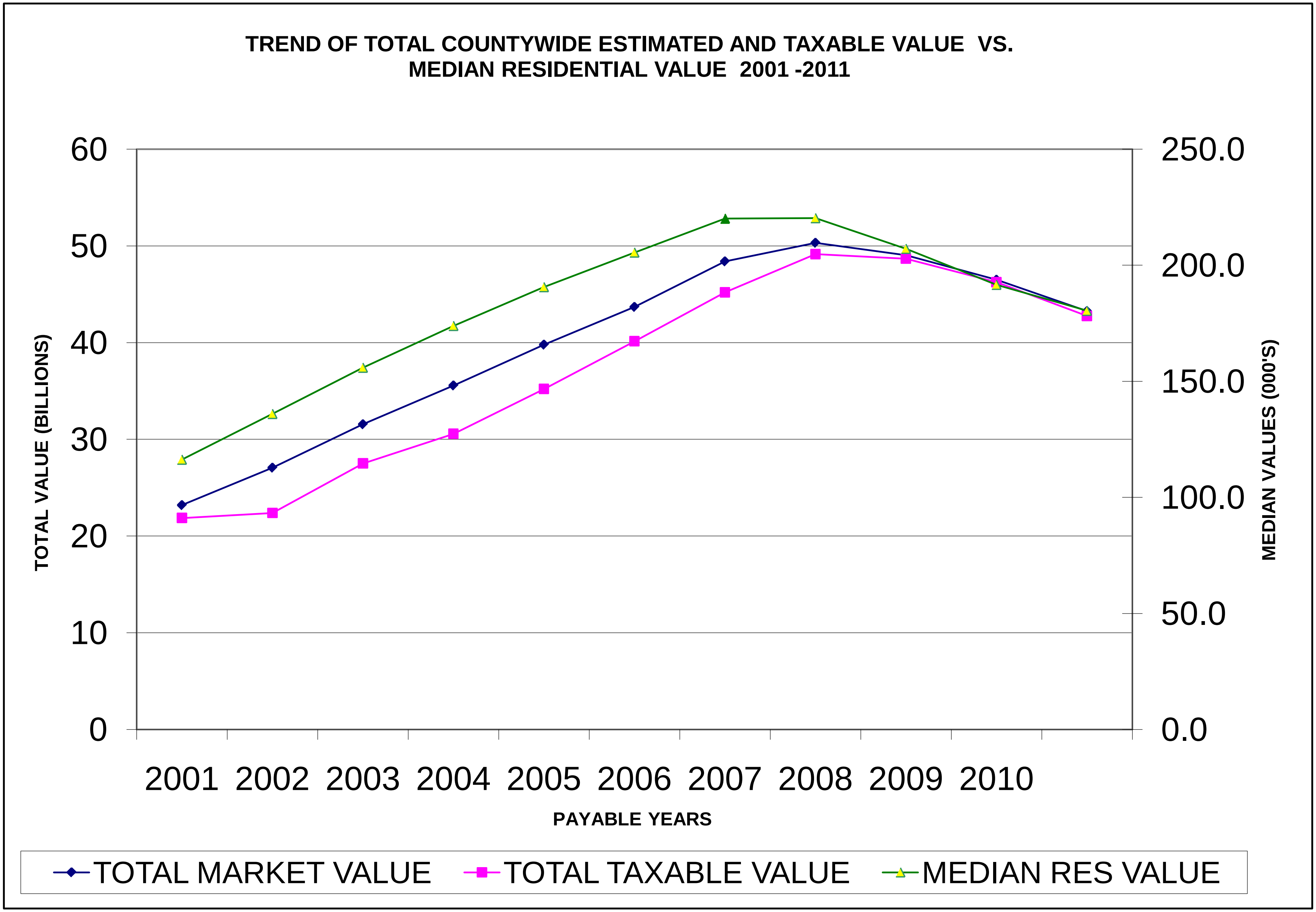
(All 2010 pay 2011 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2010)

(2009 p 2010 Values Taken From the 2009 Fall Mini, 2010 p 2011 Values Taken From Preliminary Value Reports Run 3-1-2010.

(Includes Added Improvement for 2009 p 2010 and 2010 p 2011)

(Includes Vacant Land for all Property Types)

Prepared 3/17/2010 JS/SB



TREND OF TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS.
MEDIAN RESIDENTIAL VALUE 2001 -2011
TOTAL VALUE (BILLIONS)
MEDIAN VALUES (000'S)
0
10
20
30
40
50
60
0.0
50.0
100.0
150.0
200.0
250.0
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
PAYABLE YEARS
TOTAL MARKET VALUE
TOTAL TAXABLE VALUE
MEDIAN RES VALUE

Ramsey County
Breakdown of 2010 Estimated Market Value and Percent Change from 2009

	2010 Resididential Estimated Market Value	Percentage Change in Resid. Value '09 to '10	2010 Apartment Estimated Market Value	Percentage Change in Apartment Value '09 to '10	2010 Commercial / Industrial Estimated Market Value	Percentage Change in Commercial Value '09 to '10	2010 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	Percentage Change in Total Value '09 to '10
ARDENHILLS	723,182,100	-2.84	18,254,000	-2.17	356,962,900	-9.94	1,098,399,000	-5.25
BLAINE	0	0.00	0	0.00	44,900,300	-3.04	44,900,300	-3.04
FALCON HEIGHTS	335,478,200	-4.11	36,108,800	-7.22	24,465,300	-4.58	396,052,300	-4.43
GEM LAKE	78,925,000	-2.95	0	0.00	25,536,500	-4.24	104,461,500	-3.27
LAUDERDALE	120,893,500	1.49	22,328,400	-9.51	17,562,700	-1.76	160,784,600	-0.55
LITTLE CANADA	557,817,900	-5.32	91,382,400	-5.78	251,544,000	-7.21	900,744,300	-5.90
MAPLEWOOD	2,262,324,500	-6.13	233,443,200	-3.63	990,122,400	-4.93	3,485,890,100	-5.63
MOUNDS VIEW	581,230,600	-4.85	78,244,300	-5.69	272,382,200	-7.31	931,857,100	-5.65
NORTH ST PAUL	637,797,700	-8.09	61,653,300	-6.25	99,533,600	-2.29	798,984,600	-7.26
NEW BRIGHTON	1,403,662,100	-3.92	155,428,700	-5.90	331,011,100	-10.53	1,890,101,900	-5.31
NORTH OAKS	1,061,455,400	-3.64	59,298,800	34.32	59,301,100	-5.21	1,180,055,300	-2.33
ROSEVILLE	2,411,157,800	-4.43	283,052,700	-5.85	1,384,683,500	-3.38	4,078,894,000	-4.18
SHOREVIEW	2,358,080,100	-6.13	70,694,100	-2.60	416,690,300	-0.56	2,845,464,500	-5.27
SPRING LAKE PARK	11,954,800	-6.29	498,500	-10.00	442,000	0.00	12,895,300	-6.24
ST ANTHONY	123,739,600	-4.29	79,613,800	-9.87	70,853,000	-5.37	274,206,400	-6.25
ST PAUL	13,665,319,200	-7.39	2,151,649,600	-4.03	3,880,792,500	-7.37	19,697,761,300	-7.03
VADNAIS HEIGHTS	998,144,000	-4.19	41,628,300	-5.48	365,136,300	-1.42	1,404,908,600	-3.52
WHITE BEAR LAKE	1,631,507,900	-6.84	171,539,700	-4.22	369,305,700	-4.40	2,172,353,300	-6.23
WHITE BEAR TOWN	1,074,220,400	-7.59	3,705,000	-5.00	161,244,400	-5.22	1,239,169,800	-7.28
SUBURBAN	16,371,571,600	-5.33	1,406,874,000	-4.21	5,241,677,300	-4.83	23,020,122,900	-5.15
COUNTYWIDE	30,036,890,800	-6.28	3,558,523,600	-4.10	9,122,469,800	-5.93	42,717,884,200	-6.03

RAMSEY COUNTY
BREAKDOWN of 2009 PAYABLE 2010 ESTIMATED MARKET VALUE

	2009 Residential Estimated Market Value	2009 Apartment Estimated Market Value	2009 Commercial/Industrial Estimated Market Value	2009 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf. Homes and Railroad)*
ARDENHILLS	744,297,500	18,659,500	396,362,100	1,159,319,100
BLAINE	0	0	46,310,200	46,310,200
FALCON HEIGHTS	349,854,400	38,918,600	25,638,600	414,411,600
GEM LAKE	81,327,100	0	26,668,400	107,995,500
LAUDERDALE	119,122,900	24,676,200	17,877,600	161,676,700
LITTLE CANADA	589,138,500	96,992,300	271,086,000	957,216,800
MAPLEWOOD	2,410,035,900	242,231,800	1,041,490,200	3,693,757,900
MOUNDS VIEW	610,873,600	82,967,300	293,868,100	987,709,000
NORTH ST PAUL	693,942,600	65,765,600	101,861,300	861,569,500
NEW BRIGHTON	1,460,904,700	165,175,900	369,953,700	1,996,034,300
NORTH OAKS	1,101,514,600	44,148,200	62,562,700	1,208,225,500
ROSEVILLE	2,523,013,200	300,625,100	1,433,131,000	4,256,769,300
SHOREVIEW	2,512,139,900	72,579,400	419,052,500	3,003,771,800
SPRING LAKE PARK	12,757,100	553,900	442,000	13,753,000
ST ANTHONY	129,289,100	88,327,800	74,875,400	292,492,300
ST PAUL	14,756,417,300	2,242,037,600	4,189,460,300	21,187,915,200
VADNAIS HEIGHTS	1,041,812,700	44,039,900	370,379,700	1,456,232,300
WHITE BEAR LAKE	1,751,388,100	179,100,400	386,298,400	2,316,786,900
WHITE BEAR TOWN	1,162,481,400	3,900,000	170,116,500	1,336,497,900
SUBURBAN	17,293,893,300	1,468,661,900	5,507,974,400	24,270,529,600
COUNTYWIDE	32,050,310,600	3,710,699,500	9,697,434,700	45,458,444,800

MEDIAN ESTIMATED MARKET VALUE OF RESIDENTIAL** IN RAMSEY COUNTY*

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011 Sorted by City

JURISDICTION		# Parcels	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change	2010 Average Value
SUNRAY-BATTLECREEK	1	4,831	158,800	149,500	-5.86%	161,274
GREATER EAST SIDE	2	7,060	141,500	125,100	-11.59%	125,093
WEST SIDE	3	3,707	155,600	147,500	-5.21%	154,529
DAYTON'S BLUFF	4	3,989	123,450	105,400	-14.62%	107,840
PAYNE-PHALEN	5	6,838	141,300	116,700	-17.41%	120,124
NORTH END	6	5,613	135,800	114,000	-16.05%	119,437
THOMAS DALE	7	3,019	113,000	96,500	-14.60%	95,189
SUMMIT-UNIVERSITY	8	3,781	188,700	176,800	-6.31%	228,333
WEST SEVENTH	9	3,248	166,500	155,850	-6.40%	167,954
COMO	10	3,688	206,100	198,400	-3.74%	206,517
HAMLINE-MIDWAY	11	3,301	173,100	160,100	-7.51%	161,806
ST ANTHONY PARK	12	1,680	264,700	252,100	-4.76%	271,485
MERRIAM	13	3,873	259,500	247,400	-4.66%	286,202
MACALESTER-GROVELAND	14	6,285	262,900	259,600	-1.26%	289,830
HIGHLAND	15	6,491	268,000	257,800	-3.81%	299,742
SUMMIT HILL	16	1,824	353,400	343,650	-2.76%	410,866
DOWNTOWN	17	1,961	141,600	140,200	-0.99%	169,712
AIRPORT	20					
ARDEN HILLS	25	2,510	260,500	255,850	-1.79%	283,729
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	259,600	249,150	-4.03%	259,141
GEM LAKE	37	155	270,800	256,700	-5.21%	427,091
LAUDERDALE	47	645	182,200	183,700	0.82%	186,495
LITTLE CANADA	53	2,618	209,800	197,950	-5.65%	209,403
MAPLEWOOD	57	11,239	195,300	183,900	-5.84%	199,078
MOUNDS VIEW	59	3,180	183,200	173,300	-5.40%	181,489
NEW BRIGHTON	63	6,214	214,500	207,400	-3.31%	225,475
NORTH OAKS	67	1,562	591,400	577,200	-2.40%	641,991
NORTH ST. PAUL	69	3,594	179,500	166,500	-7.24%	176,070
ROSEVILLE	79	10,966	213,900	204,300	-4.49%	218,041
ST. ANTHONY	81	606	197,200	187,500	-4.92%	203,924
SHOREVIEW	83	9,390	238,000	227,900	-4.24%	250,204
SPRING LAKE PARK	85	69	180,100	166,100	-7.77%	173,258
VADNAIS HEIGHTS	89	4,313	212,750	205,900	-3.22%	227,523
WHITE BEAR LAKE	93	7,649	194,100	183,700	-5.36%	211,712
WHITE BEAR TOWN	97	4,327	239,900	220,300	-8.17%	245,071
SUBURBS		**70,329**	**210,800**	**200,400**	**-4.93%**	**229,920**
CITY		**71,189**	**167,400**	**154,400**	**-7.77%**	**190,522**
COUNTYWIDE		**141,518**	**191,600**	**180,400**	**-5.85%**	**210,101**

***Excludes added improvement in 2009 values, leased public property, exempt property, and vacant land.**

****Residential property includes single-family, duplexes, triplexes, condos and townhomes.** Mar-10

MEDIAN ESTIMATED MARKET VALUE OF SINGLE-FAMILY HOMES IN RAMSEY COUNTY

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change	Average Value
SUNRAY-BATTLECREEK	1	4,365	159,100	150,100	-5.66%	162,599
GREATER EAST SIDE	2	6,588	142,900	124,900	-12.60%	124,542
WEST SIDE	3	3,051	153,900	146,600	-4.74%	153,467
DAYTON'S BLUFF	4	3,183	121,100	105,000	-13.29%	107,207
PAYNE-PHALEN	5	5,707	143,100	120,000	-16.14%	122,426
NORTH END	6	4,777	136,100	115,700	-14.99%	120,038
THOMAS DALE	7	2,142	113,700	99,750	-12.27%	95,901
SUMMIT-UNIVERSITY	8	1,894	171,100	161,850	-5.41%	239,293
WEST SEVENTH	9	2,364	162,800	148,950	-8.51%	150,980
COMO	10	3,453	207,000	199,900	-3.43%	208,947
HAMLINE-MIDWAY	11	2,901	170,300	159,200	-6.52%	160,694
ST ANTHONY PARK	12	1,079	299,800	286,800	-4.34%	298,885
MERRIAM	13	3,254	259,000	249,100	-3.82%	293,383
MACALESTER-GROVELAND	14	5,652	264,900	263,400	-0.57%	300,420
HIGHLAND	15	5,731	278,000	269,500	-3.06%	314,329
SUMMIT HILL	16	1,117	417,000	412,900	-0.98%	492,725
DOWNTOWN	17	28	337,000	352,100	4.48%	661,429
AIRPORT	20					
ARDEN HILLS	25	2,081	278,800	276,000	-1.00%	308,943
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,134	264,200	254,550	-3.65%	268,742
GEM LAKE	37	153	270,800	256,700	-5.21%	408,097
LAUDERDALE	47	481	186,150	187,600	0.78%	195,680
LITTLE CANADA	53	1,681	228,000	222,300	-2.50%	257,376
MAPLEWOOD	57	8,975	205,400	195,100	-5.01%	212,059
MOUNDS VIEW	59	2,828	186,300	176,300	-5.37%	185,628
NEW BRIGHTON	63	5,018	224,600	218,100	-2.89%	241,081
NORTH OAKS	67	1,504	592,300	576,650	-2.64%	646,053
NORTH ST. PAUL	69	3,362	180,000	167,150	-7.14%	177,145
ROSEVILLE	79	8,509	223,900	214,200	-4.33%	238,921
ST. ANTHONY	81	153	246,800	231,100	-6.36%	287,933
SHOREVIEW	83	6,652	262,200	249,350	-4.90%	289,586
SPRING LAKE PARK	85	34	191,350	181,300	-5.25%	182,135
VADNAIS HEIGHTS	89	2,906	245,300	230,600	-5.99%	264,847
WHITE BEAR LAKE	93	6,386	196,200	186,450	-4.97%	216,643
WHITE BEAR TOWN	97	3,395	241,400	226,700	-6.09%	256,878
SUBURBS		**55,252**	**222,400**	**213,400**	**-4.05%**	**249,345**
CITY		**57,286**	**168,100**	**155,500**	**-7.50%**	**194,820**
COUNTYWIDE		**112,538**	**199,700**	**189,700**	**-5.01%**	**221,590**

***Excludes added improvement from 2010 values, leased public property, and exempt property, and vacant land.**

**** Single-family includes LUC 545, 1/2 double dwelling.**

Mar-10

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011

Arrayed By District and City

District / Jurisdiction		Parcel Count	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change	2010 Average Value
SUNRAY-BATTLECREEK	1	147	137,700	112,900	-18.01%	120,277
GREATER EAST SIDE	2	77	144,600	119,900	-17.08%	113,760
WEST SIDE	3	89	152,200	110,700	-27.27%	116,778
DAYTON'S BLUFF	4	39	190,800	160,300	-15.99%	149,331
PAYNE-PHALEN	5	53	165,200	158,600	-4.00%	148,989
NORTH END	6	123	182,700	144,100	-21.13%	144,149
THOMAS DALE	7	20	120,050	110,500	-7.96%	123,200
SUMMIT-UNIVERSITY	8	173	180,000	157,100	-12.72%	215,892
WEST SEVENTH	9	92	211,050	198,500	-5.95%	254,511
COMO	10	8	132,100	128,100	-3.03%	123,838
HAMLINE-MIDWAY	11					
ST ANTHONY PARK	12	71	161,600	156,800	-2.97%	151,537
MERRIAM	13	4	135,300	128,500	-5.03%	129,850
MACALESTER-GROVELAND	14	28	277,800	272,200	-2.02%	254,175
HIGHLAND	15	60	237,950	218,500	-8.17%	226,560
SUMMIT HILL	16	25	353,400	325,600	-7.87%	282,040
DOWNTOWN	17	9	414,500	400,000	-3.50%	458,267
ARDEN HILLS	25	349	171,800	156,300	-9.02%	170,803
FALCON HEIGHTS	33	15	448,000	448,000	0.00%	362,093
GEM LAKE	37					
LAUDERDALE	47	42	227,900	208,500	-8.51%	207,455
LITTLE CANADA	53	308	230,250	189,200	-17.83%	191,475
MAPLEWOOD	57	953	170,500	161,400	-5.34%	170,560
MOUNDS VIEW	59	38	218,600	209,000	-4.39%	162,939
NEW BRIGHTON	63	440	177,700	167,100	-5.97%	173,956
NORTH OAKS	67	146	705,500	651,250	-7.69%	651,199
NORTH ST. PAUL	69	105	163,300	124,400	-23.82%	150,790
ROSEVILLE	79	672	203,200	189,100	-6.94%	225,526
ST. ANTHONY	81	148	175,850	174,650	-0.68%	181,238
SHOREVIEW	83	1,814	168,500	152,500	-9.50%	172,493
SPRING LAKE PARK	85	35	167,100	166,000	-0.66%	164,634
VADNAIS HEIGHTS	89	692	180,600	154,300	-14.56%	186,001
WHITE BEAR LAKE	93	671	199,200	173,000	-13.15%	196,316
WHITE BEAR TOWN	97	620	280,000	223,000	-20.36%	242,898
SUBURBS		**7,048**	**188,400**	**170,300**	**-9.61%**	**198,211**
CITY		**1,018**	**163,900**	**147,750**	**-9.85%**	**172,561**
COUNTYWIDE		**8,066**	**185,500**	**167,450**	**-9.73%**	**194,974**

***Excludes added improvement from 2010 values, leased public property, exempt property, and vacant land.**

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011 Sorted by City or District

Jurisdiction	#	Count	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change	2010 Average Value
SUNRAY-BATTLECREEK	1	115	109,800	97,600	-11.11%	99,132
GREATER EAST SIDE	2	161	142,500	111,900	-21.47%	116,965
WEST SIDE	3	97	119,200	112,800	-5.37%	119,058
DAYTON'S BLUFF	4	132	118,700	109,300	-7.92%	106,895
PAYNE-PHALEN	5	83	95,800	92,600	-3.34%	87,540
NORTH END	6	184	114,300	103,200	-9.71%	110,178
THOMAS DALE	7	250	56,000	56,000	0.00%	75,563
SUMMIT-UNIVERSITY	8	1,164	184,200	172,250	-6.49%	188,903
WEST SEVENTH	9	444	198,700	195,000	-1.86%	236,253
COMO	10	126	139,200	125,300	-9.99%	126,198
HAMLINE-MIDWAY	11	12	115,900	104,500	-9.84%	105,342
ST ANTHONY PARK	12	367	208,300	200,000	-3.98%	204,455
MERRIAM	13	123	157,300	138,500	-11.95%	145,565
MACALESTER-GROVELAND	14	300	87,800	62,600	-28.70%	87,459
HIGHLAND	15	535	175,100	157,600	-9.99%	161,659
SUMMIT HILL	16	478	206,900	201,050	-2.83%	225,563
DOWNTOWN	17	1,919	139,800	138,500	-0.93%	157,912
ARDEN HILLS	25	72	104,600	94,350	-9.80%	90,971
FALCON HEIGHTS	33	131	191,300	164,600	-13.96%	168,189
GEM LAKE	37					
LAUDERDALE	47	104	118,000	133,300	12.97%	126,733
LITTLE CANADA	53	612	88,250	85,500	-3.12%	85,668
MAPLEWOOD	57	1,284	129,900	121,000	-6.85%	128,399
MOUNDS VIEW	59	259	133,100	133,100	0.00%	132,794
NEW BRIGHTON	63	668	145,600	143,200	-1.65%	139,862
NORTH OAKS	67	19	409,300	352,000	-14.00%	347,889
NORTH ST. PAUL	69	77	146,600	131,900	-10.03%	139,883
ROSEVILLE	79	1,696	97,700	93,700	-4.09%	108,861
ST. ANTHONY	81	294	133,250	133,250	0.00%	170,332
SHOREVIEW	83	973	133,800	114,400	-14.50%	119,504
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	701	119,200	107,300	-9.98%	112,542
WHITE BEAR LAKE	93	514	151,000	141,200	-6.49%	164,503
WHITE BEAR TOWN	97	305	127,300	119,200	-6.36%	118,985
SUBURBS		**7,706**	**122,500**	**111,700**	**-8.82%**	**123,862**
CITY		**6,490**	**152,400**	**143,700**	**-5.71%**	**163,449**
COUNTYWIDE		**14,196**	**132,250**	**122,200**	**-7.60%**	**141,960**

***Excludes exempt property, leased public property, added improvementfromthe 2010 values, and vacant land.**

Mar-10

RESIDENTIAL SALES BETWEEN 10/1/08 AND 9/30/09
By District / City

Jurisdiction		Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	114	160,687	166,708	54,028	50,000	439,000
GREATER EAST SIDE	2	179	140,000	140,206	23,711	69,900	224,900
WEST SIDE	3	87	168,500	168,639	55,077	55,000	350,000
DAYTON'S BLUFF	4	61	127,500	126,893	35,842	50,000	231,500
PAYNE-PHALEN	5	122	141,000	141,557	43,597	60,900	302,000
NORTH END	6	86	151,000	151,188	51,731	50,000	435,000
THOMAS DALE	7	25	138,500	126,556	31,218	59,500	165,000
SUMMIT-UNIVERSITY	8	78	229,500	276,786	158,530	53,000	850,000
WEST SEVENTH	9	96	207,700	245,785	108,019	78,000	529,900
COMO	10	104	210,625	220,582	54,229	127,000	405,500
HAMLINE-MIDWAY	11	78	171,250	174,520	30,117	122,000	322,200
ST ANTHONY	12	47	259,000	273,086	94,096	125,100	525,000
MERRIAM	13	94	258,000	289,155	144,512	110,000	935,000
MACALESTER-GROVELAND	14	200	258,500	269,203	117,967	35,000	895,000
HIGHLAND	15	188	255,000	282,900	115,213	83,000	853,000
SUMMIT HILL	16	50	355,000	418,475	255,255	97,800	1,225,000
DOWNTOWN	17	64	157,500	188,362	109,397	57,500	650,000
ARDEN HILLS	25	42	274,000	304,936	152,674	129,900	830,000
FALCON HEIGHTS	33	37	275,000	298,747	89,603	180,000	640,500
GEM LAKE	37	3	191,900	189,079	12,572	175,336	200,000
LAUDERDALE	47	19	222,000	215,805	46,855	126,300	330,000
LITTLE CANADA	53	41	210,000	213,029	89,704	50,000	660,000
MAPLEWOOD	57	224	184,250	204,824	81,564	75,000	850,000
MOUNDS VIEW	59	43	175,500	185,387	68,296	119,000	550,000
NEW BRIGHTON	63	115	225,900	246,623	95,864	97,000	700,000
NORTH OAKS	67	23	588,000	694,978	368,202	250,000	1,515,000
NORTH ST. PAUL	69	69	174,900	184,173	42,429	109,700	349,500
ROSEVILLE	79	202	219,700	248,501	128,472	60,000	882,500
ST. ANTHONY	81	30	220,000	225,251	46,050	135,000	323,575
SHOREVIEW	83	214	231,350	267,230	151,909	41,200	1,239,852
SPRING LAKE	85	1	190,545	190,545		190,545	190,545
VADNAIS	89	71	209,000	241,464	131,022	85,000	750,000
WHITE BEAR	93	142	195,500	209,184	71,987	102,000	525,000
WHITE BEAR	97	76	243,750	278,059	152,869	78,800	1,200,000
CITY		1,673	184,000	216,203	120,075	35,000	1,225,000
SUBURBS		1,352	212,430	244,439	137,544	41,200	1,515,000
COUNTYWIDE		3,025	199,000	228,823	128,922	35,000	1,515,000

**Residential property includes single-family, duplexes, triplexes, condos and townhomes.
The sales reported here include some sales that do not satisfy the State of Minnesotsa tests as a valid market indicator. The state sales study for this period included a total of 2,281 sales, not the 3,025 reported here.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011 Sorted by City

JURISDICTION		# Parcels	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change	2010 Average Value
SUNRAY-BATTLECREEK	1	40	2,905,100	2,635,000	-9.30%	4,026,805
GREATER EAST SIDE	2	100	568,500	528,000	-7.12%	1,123,193
WEST SIDE	3	66	324,550	292,650	-9.83%	608,833
DAYTON'S BLUFF	4	114	317,900	280,500	-11.76%	649,868
PAYNE-PHALEN	5	167	318,550	276,200	-13.29%	676,004
NORTH END	6	153	589,050	528,000	-10.36%	929,010
THOMAS DALE	7	81	300,000	270,000	-10.00%	555,226
SUMMIT-UNIVERSITY	8	218	446,150	396,600	-11.11%	760,476
WEST SEVENTH	9	72	378,600	324,000	-14.42%	1,604,525
COMO	10	29	708,000	637,200	-10.00%	3,599,676
HAMLINE-MIDWAY	11	80	394,800	358,600	-9.17%	548,223
ST ANTHONY PARK	12	80	511,200	475,900	-6.91%	1,416,350
MERRIAM	13	246	475,000	436,500	-8.11%	642,045
MACALESTER-GROVELAND	14	122	622,500	563,400	-9.49%	727,710
HIGHLAND	15	155	915,300	867,000	-5.28%	2,075,828
SUMMIT HILL	16	113	648,900	616,500	-4.99%	825,692
DOWNTOWN	17	41	627,500	1,146,100	82.65%	3,556,173
ARDEN HILLS	25	11	315,100	341,000	8.22%	983,645
FALCON HEIGHTS	33	23	638,000	574,200	-10.00%	1,183,009
LAUDERDALE	47	17	911,200	820,100	-10.00%	1,306,024
LITTLE CANADA	53	36	432,000	388,800	-10.00%	2,360,478
MAPLEWOOD	57	99	1,028,000	974,700	-5.18%	2,327,976
MOUNDS VIEW	59	70	320,000	288,000	-10.00%	1,122,259
NEW BRIGHTON	63	68	888,300	793,500	-10.67%	2,206,941
NORTH OAKS	67	6	1,633,400	3,670,350	124.71%	9,410,517
NORTH ST. PAUL	69	63	414,000	372,600	-10.00%	954,557
ROSEVILLE	79	106	1,007,800	1,013,000	0.52%	2,672,619
ST. ANTHONY	81	24	1,112,600	1,000,850	-10.04%	3,055,600
SHOREVIEW	83	21	3,034,550	2,827,200	-6.83%	3,743,971
SPRING LAKE PARK	85	1	553,900	498,500	-10.00%	498,500
VADNAIS HEIGHTS	89	20	1,551,000	1,500,000	-3.29%	2,071,255
WHITE BEAR LAKE	93	61	1,975,950	1,937,400	-1.95%	2,820,410
WHITE BEAR TWP	97	1	3,900,000	3,705,000	-5.00%	3,705,000
CITY OF ST PAUL		**1,877**	**500,000**	**465,500**	**-6.90%**	**1,085,836**
SUBURBS		**627**	**881,400**	**817,400**	**-7.26%**	**2,191,129**
COUNTYWIDE		**2,504**	**549,800**	**505,400**	**-8.08%**	**1,362,600**

***Excludes added improvement in 2010 values, and leased public property.**

Mar-10

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN CITY OF ST. PAUL

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011 Sorted by Land Use Code (LUC)

PROPERTY DESC.	LUC	# PARCELS	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change
4 TO 9 UNITS	401	828	351,000	317,700	-9.49%
10 TO 19 UNITS	402	465	660,000	605,900	-8.20%
20 TO 49 UNITS	403	244	1,373,050	1,300,000	-5.32%
50 TO 99 UNITS	404	66	3,850,000	3,676,600	-4.50%
VACANT LAND	405	167	48,000	47,000	-2.08%
APT MISC. IMPROV	406				
FRATERNITY/SORORITY	407	6	402,600	402,650	0.01%
100 PLUS UNITS	408	94	7,301,000	7,270,900	-0.41%
CITYWIDE		**1,870**	**500,000**	**465,500**	**-6.90%**

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2008 Assessment Payable 2009 to 2009 Assessment Payable 2010 Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2008p2009 Median Value	2009p2010 Median Value	% Change
4 TO 9 UNITS	401	168	360,000	315,000	-12.50%
10 TO 19 UNITS	402	134	856,000	770,400	-10.00%
20 TO 49 UNITS	403	108	1,975,950	1,937,700	-1.94%
50 TO 99 UNITS	404	80	4,546,000	4,339,400	-4.54%
APT MISC IMPROV	405	54	62,400	63,400	1.60%
100 PLUS UNITS	408	58	7,670,500	7,235,200	-5.67%
ALL SUBURBAN		**548**	**988,000**	**817,400**	**-17.27%**

*Excludes added improvement in 2010 values, leased public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*

2009 Assessment Payable 2010 to 2010 Assessment Payable 2011 Sorted by City / District

JURISDICTION		# Parcels	2009 p 2010 Median Value	2010 p 2011 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	69	862,500	876,600	1.63%	23,500,000
GREATER EAST SIDE	2	107	323,500	280,200	-13.38%	15,600,000
WEST SIDE	3	213	458,800	412,900	-10.00%	23,750,000
DAYTON'S BLUFF	4	164	286,000	243,550	-14.84%	21,375,000
PAYNE-PHALEN	5	327	261,550	235,800	-9.85%	20,000,000
NORTH END	6	332	315,950	285,450	-9.65%	8,088,300
THOMAS DALE	7	194	442,500	398,250	-10.00%	6,384,600
SUMMIT-UNIVERSITY	8	167	386,400	358,600	-7.19%	10,619,400
WEST SEVENTH	9	238	461,700	419,750	-9.09%	21,446,200
COMO	10	61	552,500	522,500	-5.43%	18,810,000
HAMLINE-MIDWAY	11	177	484,450	435,200	-10.17%	16,758,000
ST ANTHONY PARK	12	253	884,000	797,000	-9.84%	17,846,000
MERRIAM	13	227	532,600	488,400	-8.30%	24,937,500
MACALESTER-GROVELAND	14	146	459,450	398,600	-13.24%	3,500,000
HIGHLAND	15	134	696,300	666,250	-4.32%	23,500,000
SUMMIT HILL	16	113	696,800	623,300	-10.55%	10,500,000
DOWNTOWN	17	290	395,750	382,550	-3.34%	85,547,300
AIRPORT	20					
ARDEN HILLS	25	90	2,050,000	1,803,100	-12.04%	80,000,000
BLAINE	29	23	875,000	831,200	-5.01%	5,500,000
FAIRGROUNDS	30					
FALCON HEIGHTS	33	19	822,300	781,200	-5.00%	10,179,400
GEM LAKE	37	34	500,750	475,750	-4.99%	3,807,600
LAUDERDALE	47	18	675,850	642,050	-5.00%	3,229,100
LITTLE CANADA	53	238	488,800	446,800	-8.59%	18,900,000
MAPLEWOOD	57	391	936,650	810,800	-13.44%	214,120,000
MOUNDS VIEW	59	86	1,126,750	1,014,050	-10.00%	99,537,300
NEW BRIGHTON	63	204	938,700	772,550	-17.70%	10,114,000
NORTH OAKS	67	15	2,700,000	2,600,000	-3.70%	30,999,600
NORTH ST. PAUL	69	113	451,650	405,000	-10.33%	11,400,000
ROSEVILLE	79	430	1,620,700	1,520,000	-6.21%	100,000,000
ST. ANTHONY	81	42	913,850	831,350	-9.03%	14,364,000
SHOREVIEW	83	124	1,182,600	1,123,150	-5.03%	46,400,000
SPRING LAKE PARK	85	2	199,000	199,000	0.00%	230,000
VADNAIS HEIGHTS	89	193	843,100	862,500	2.30%	15,300,000
WHITE BEAR LAKE	93	356	476,150	462,650	-2.84%	13,500,000
WHITE BEAR TWP	97	69	1,028,900	1,016,300	-1.22%	11,191,600
CITY OF ST PAUL		**3,212**	**442,600**	**399,900**	**-9.65%**	**85,547,300**
SUBURBS		**2,447**	**829,000**	**767,600**	**-7.41%**	**214,120,000**
COUNTYWIDE		**5,659**	**569,500**	**525,000**	**-7.81%**	**214,120,000**

***Excludes added improvement in 2010 values, leased public property, exempt property, and vacant land.**

Mar-10

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2009 Payable 2010 Assessment VS. 2010 Payable 2011 Assessment

By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2010 Count	2009 Median Value	2010 Median Value	Change in Median Value 2009 to 2010	2010 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORA	16	1,259,850	1,133,900	-10.0%	1,886,781
320	FOUNDRIES & HEAVY MANUFACT PLANTS	17	2,032,700	2,308,900	13.6%	2,818,735
330	MANUFACTURING AND ASSEEMPLY MED					
340	MANUFACTURING & ASSEMBLY LIGHT	285	1,186,200	1,090,500	-8.1%	1,757,386
350	INDUSTRIAL WAREHOUSE LIGHT	1	1,675,000			
370	SMALL -MEDIUM SHOPS	1		927,000		927,000
390	GRAIN ELEVATORS	1	2,136,750	826,400	-61.3%	826,400
398	INDUSTRIAL - MINUMUM IMPROVEMENT	16		1,090,700	%	1,134,069
399	OTHER INDUSTRIAL STRUCTURES	18	345,000	339,200	-1.7%	1,401,461
410	MOTELS & TOURIST CABINS	21	1,976,600	1,881,800	-4.8%	2,633,705
411	HOTELS	21	4,900,400	4,920,000	0.4%	6,065,714
412	NURSING HOMES & PRIVATE HOSPITALS	28	2,375,000	2,339,900	-1.5%	2,694,264
413	ASSISTED LIVING	1		1,500,000		1,500,000
415	TRAILER/ MOBILE HOME PARK	29	2,049,300	2,127,400	3.8%	2,900,117
419	OTHER COMMERCIAL HOUSING	2	1,628,500	1,597,500	-1.9%	1,597,500
420	SMALL DETACHED RETAIL (UNDER 10,000	545	370,500	332,100	-10.4%	406,902
421	SUPERMARKETS	29	2,908,900	2,660,000	-8.6%	3,765,652
422	DISCOUNT STORES & JR DEPT STORES	17	11,245,500	11,400,000	1.4%	12,163,324
423	MEDIUM DETACHED RETAIL	91	1,906,800	1,938,600	1.7%	2,059,165
424	FULL LINE DEPARTMENT STORES	11	9,000,000	8,787,400	-2.4%	8,235,055
425	NEIGHBORHOOD SHOPPING CENTER	85	2,973,100	2,944,900	-0.9%	3,529,627
426	COMMUNITY SHOPPING CENTER	21	12,000,000	12,500,200	4.2%	14,574,471
427	REGIONAL SHOPPING CENTER	4	64,250,000	62,750,000	-2.3%	63,875,000
428	VETERINARY CLINIC	24	529,550	526,000	-0.7%	584,613
429	MIXED RESIDENTIAL/COMMERCIAL	660	340,750	308,550	-9.4%	526,030
430	RESTAURANT, CAFETERIA, AND/OR BAR	208	514,300	474,500	-7.7%	759,025
431	SMALL STRIP CENTER	73	917,000	847,200	-7.6%	1,001,952
432	CONVENIENCE STORE	143	636,400	585,000	-8.1%	665,464
433	MIXED RETAIL /COMMERCIAL	38	555,200	571,200	2.9%	844,263
434	RETAIL CONDO	12	233,250	215,950	-7.4%	441,908
435	DRIVE-IN RESTAURANT/FOOD SERVICE FA	134	713,600	650,000	-8.9%	671,304
437	DAYCARE CENTERS	33	803,900	763,600	-5.0%	872,333
441	FUNERAL HOMES	29	733,750	685,900	-6.5%	851,100
442	MEDICAL CLINICS & OFFICES	103	449,400	415,100	-7.6%	599,127
443	MEDICAL OFFICE	49	3,653,500	3,350,600	-8.3%	4,842,496
444	FULL SERVICE BANKS	79	1,446,200	1,382,500	-4.4%	1,706,277
446	CORPORATE CAMPUS	5	100,000,000	80,000,000	-20.0%	83,141,460
447	OFFICE BUILDINGS (1-2 STORIES)	484	615,800	560,050	-9.1%	1,488,969
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, E	118	4,655,950	4,436,900	-4.7%	8,597,147
450	CONDOMINIUM OFFICE UNITS	459	273,600	239,400	-12.5%	307,567
451	GAS STATION	35	461,900	406,700	-12.0%	499,514
452	AUTOMOTIVE SERVICE STATION	321	442,500	396,400	-10.4%	632,731
453	CAR WASHES	22	398,350	358,500	-10.0%	500,636
454	AUTO CAR SALES & SERVICE	72	651,300	746,500	14.6%	1,458,218
455	COMMERCIAL GARAGES	6	220,300	531,250	141.1%	791,667
456	PARKING GARAGE STRUCTURE & LOTS	12	223,350	205,700	-7.9%	544,475
457	PARKING RAMP	59	12,000	12,000	0.0%	821,536
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	6	1,068,000	1,014,600	-5.0%	3,412,433
463	GOLF COURSES	23	680,800	680,800	0.0%	5,452,952
464	BOWLING ALLEYS	6	1,201,050	1,172,000	-2.4%	1,050,883
465	LODGE HALLS & AMUSEMENT PARKS	31	462,000	438,900	-5.0%	572,526
479	FLEX INDUSTRIAL BUILDINGS	180	2,529,000	2,487,600	-1.6%	3,041,262
480	COMMERCIAL WAREHOUSES	700	752,500	690,600	-8.2%	1,362,016
481	MINI WAREHOUSE	26	2,671,800	2,404,550	-10.0%	2,449,496
482	COMMERCIAL TRUCK TERMINALS	18	2,593,600	2,272,650	-12.4%	2,591,656
483	CONDO WAREHOUSE	42	366,350	319,250	-12.9%	649,586
485	RESEARCH & DEVELOPMENT FACILITY	10	5,288,550	7,078,100	33.8%	8,514,500
490	MARINE SERVICE FACILITY	2	1,134,100	707,300	-37.6%	707,300
496	MARINA (SMALL BOAT)					
498	COMMERCIAL MINIMUM IMPROVEMENT	66		489,300		736,830
499	OTHER COMMERCIAL STRUCTURES	111	399,750	401,300	0.4%	953,956
	ALL CITY	**3,212**	**442,600**	**399,900**	**-9.6%**	**1,167,227**
	ALL SUBURBS	**2,447**	**829,000**	**767,600**	**-7.4%**	**2,018,390**
	ALL COUNTYWIDE	**5,659**	**569,550**	**525,000**	**-7.8%**	**1,535,277**

*** Excludes added improvement, and State assessed railroad and utility property**

*** Excludes Vacant Commercial and Industrial Land Parcels**

Mar-10

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE

2009 Payable 2010 Assessment VS. 2010 Payable 2011 Assessment

By Land Use Code (LUC) -City of St. Paul only

LUC	Property Use - Land use	2010 Count	2009 Median Value	2010 Median Value	Change in Median Value 2009 to 2010	2010 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	10	902,700	778,850	-13.7%	1,020,840
320	FOUNDRIES & HEAVY MANUFACT PLANTS	14	1,500,000	1,772,700	18.2%	2,301,043
340	MANUFACTURING & ASSEMBLY LIGHT	131	914,600	823,100	-10.0%	1,406,506
390	GRAIN ELEVATORS	1	2,136,750	826,400	-61.3%	826,400
398	INDUSTRIAL MINIMUM IMPROVEMENT	12		1,038,600		1,099,875
399	OTHER INDUSTRIAL STRUCTURES	10	337,400	332,750	-1.4%	1,007,360
410	MOTELS & TOURIST CABINS	7	1,089,750	935,600	-14.1%	1,559,029
411	HOTELS	8	6,000,000	5,737,500	-4.4%	8,846,300
412	NURSING HOMES & PRIVATE HOSPITALS	17	954,400	936,900	-1.8%	2,090,535
413	ASSISTED LIVING	1		1,500,000		1,500,000
419	OTHER COMMERCIAL HOUSING	1	550,000	495,000	-10.0%	495,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	417	347,400	315,000	-9.3%	376,484
421	SUPERMARKETS	18	1,669,400	1,492,200	-10.6%	2,230,961
422	DISCOUNT STORES & JR DEPT STORES	5	12,000,000	11,400,000	-5.0%	11,172,980
423	MEDIUM DETACHED RETAIL	35	1,217,500	1,149,500	-5.6%	1,546,089
424	FULL LINE DEPARTMENT STORES	4	10,370,000	9,564,250	-7.8%	10,702,025
425	NEIGHBORHOOD SHOPPING CENTER	28	2,500,000	2,417,200	-3.3%	3,170,925
426	COMMUNITY SHOPPING CENTER	8	9,530,000	10,280,000	7.9%	12,122,813
428	VETERINARY CLINIC	10	459,100	425,550	-7.3%	407,650
429	MIXED RESID/COMMERCIAL	579	328,200	295,400	-10.0%	497,930
430	RESTAURANT, CAFETERIA, AND/OR BAR	126	402,500	359,500	-10.7%	531,091
431	SMALL STRIP CENTER	26	941,300	872,500	-7.3%	985,835
432	CONVENIENCE STORE	74	537,800	502,600	-6.5%	577,512
433	MIXED RETAIL /COMMERCIAL	25	218,100	508,200	133.0%	793,456
434	RETAIL CONDO	5	850,000	800,000	-5.9%	833,980
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	65	633,600	614,800	-3.0%	607,054
437	DAYCARE CENTERS	12	650,500	613,800	-5.6%	683,433
441	FUNERAL HOMES	18	717,000	622,850	-13.1%	770,500
442	MEDICAL CLINICS & OFFICES	66	373,200	336,150	-9.9%	606,659
443	MEDICAL OFFICE	24	4,752,850	4,515,250	-5.0%	6,408,375
444	FULL SERVICE BANKS	37	1,406,600	1,361,600	-3.2%	1,787,195
447	OFFICE BUILDINGS (1-2 STORIES)	254	460,400	425,550	-7.6%	999,181
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	80	4,602,600	4,133,050	-10.2%	9,690,081
450	CONDOMINIUM OFFICE UNITS	146	249,750	220,000	-11.9%	417,971
451	GAS STATION	18	466,550	430,600	-7.7%	445,567
452	AUTOMOTIVE SERVICE STATION	193	339,000	310,000	-8.6%	440,953
453	CAR WASHES	10	433,950	390,550	-10.0%	417,390
454	AUTO CAR SALES & SERVICE	28	281,200	243,600	-13.4%	331,879
455	COMMERCIAL GARAGES	2	153,200	149,650	-2.3%	149,650
456	PARKING GARAGE STRUCTURE & LOTS	12	223,350	205,700	-7.9%	544,475
457	PARKING RAMP	58	12,000	12,000	0.0%	822,295
460	THEATERS	2	844,100	783,100	-7.2%	783,100
463	GOLF COURSES	13	474,800	422,200	-11.1%	3,953,723
464	BOWLING ALLEYS	2	605,000	800,650	32.3%	800,650
465	LODGE HALLS & AMUSEMENT PARKS	17	365,000	343,700	-5.8%	532,788
479	FLEX INDUSTRIAL BUILDINGS	41	2,766,900	2,628,600	-5.0%	3,520,278
480	COMMERCIAL WAREHOUSES	419	640,200	588,300	-8.1%	1,210,480
481	MINI WAREHOUSE	12	2,531,100	2,084,100	-17.7%	2,227,217
482	COMMERCIAL TRUCK TERMINALS	6	1,108,150	1,035,800	-6.5%	1,064,333
483	CONDO WAREHOUSE	11	503,400	453,100	-10.0%	494,445
485	RESEARCH & DEVELOPMENT FACILITY	2	5,552,700	5,437,200	-2.1%	5,437,200
498	COMMERCIAL MINIMUM IMPROVEMENT	27		340,200		615,319
499	OTHER COMMERCIAL STRUCTURES	65	213,600	202,900	-5.0%	583,788
	ALL CITY	**3,212**	**442,600**	**399,900**	**-9.6%**	**1,167,227**

*** Excludes added improvement, and State assessed railroad and utility property**

*** Excludes Vacant Commercial and Industrial Land Parcels**

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2009 Payable 2010 Assessment VS. 2010 Payable 2011 Assessment

LUC	By Land Use Code (LUC) -SUBURBAN ONLY Property Use - Land Use	2010 Count	2009 Median Value	2010 Median Value	Change in Median Value 2009 to 2010	2010 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	6	3,389,050	3,289,150	-2.9%	3,330,017
320	FOUNDRIES & HEAVY MANUFACT PLANTS	3	2,565,400	2,308,900	-10.0%	5,234,633
340	MANUFACTURING & ASSEMBLY LIGHT	154	1,455,350	1,385,750	-4.8%	2,055,862
350	INDUSTRIAL WAREHOUSE LIGHT	1	1,675,000			1,675,000
370	SMALL MEDIUM SHOPS	1		927,000		927,000
398	INDUSTRIAL MEDIUM IMPROVEMENTS	4		1,223,300		1,236,650
399	OTHER INDUSTRIAL STRUCTURES	8	408,950	391,700	-4.2%	1,894,088
410	MOTELS & TOURIST CABINS	14	2,697,000	2,741,600	1.7%	3,171,043
411	HOTELS	13	4,661,250	4,200,000	-9.9%	4,354,585
412	NURSING HOMES & PRIVATE HOSPITALS	11	3,256,750	3,291,800	1.1%	3,627,300
415	TRAILER/ MOBILE HOME PARK	29	2,049,300	2,127,400	3.8%	2,900,117
419	OTHER COMMERCIAL HOUSING	1	2,707,000	2,700,000	-0.3%	2,700,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	128	441,300	409,200	-7.3%	506,001
421	SUPERMARKETS	11	7,200,000	7,200,000	0.0%	6,276,964
422	DISCOUNT STORES & JR DEPT STORES	12	11,122,750	11,375,000	2.3%	12,575,967
423	MEDIUM DETACHED RETAIL	56	2,343,900	2,200,400	-6.1%	2,379,838
424	FULL LINE DEPARTMENT STORES	7	8,700,000	8,265,000	-5.0%	6,825,357
425	NEIGHBORHOOD SHOPPING CENTER	57	3,450,000	3,230,000	-6.4%	3,705,832
426	COMMUNITY SHOPPING CENTER	13	15,750,000	14,725,000	-6.5%	16,083,185
427	REGIONAL SHOPPING CENTER	4	64,250,000	62,750,000	-2.3%	63,875,000
428	VETERINARY CLINIC	14	657,050	630,450	-4.0%	711,014
429	MIXED RESID/COMMERCIAL	81	420,300	384,000	-8.6%	726,895
430	RESTAURANT, CAFETERIA, AND/OR BAR	82	875,000	873,850	-0.1%	1,109,265
431	SMALL STRIP CENTER	47	886,000	837,900	-5.4%	1,010,868
432	CONVENIENCE STORE	69	702,900	665,000	-5.4%	759,790
433	MIXED RETAIL/COMMERCIAL	13	767,500	932,700	21.5%	941,969
434	RETAIL CONDO	7	144,900	137,700	-5.0%	161,857
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	69	789,000	720,700	-8.7%	731,830
437	DAYCARE CENTERS	21	865,500	866,800	0.2%	980,276
441	FUNERAL HOMES	11	880,000	792,000	-10.0%	982,991
442	MEDICAL CLINICS & OFFICES	37	484,450	464,500	-4.1%	585,692
443	MEDICAL OFFICE	25	3,207,250	3,179,800	-0.9%	3,339,252
444	FULL SERVICE BANKS	42	1,497,000	1,423,400	-4.9%	1,634,993
446	CORPORATE CAMPUS	5	100,000,000	80,000,000	-20.0%	83,141,460
447	OFFICE BUILDINGS (1-2 STORIES)	230	960,000	852,750	-11.2%	2,029,865
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	38	4,900,000	5,020,000	2.4%	6,296,232
450	CONDOMINIUM OFFICE UNITS	313	286,800	243,800	-15.0%	256,069
451	GAS STATION	17	460,300	373,100	-18.9%	556,635
452	AUTOMOTIVE SERVICE STATION	128	681,500	588,850	-13.6%	921,895
453	CAR WASHES	12	385,350	346,800	-10.0%	570,008
454	AUTO CAR SALES & SERVICE	44	1,971,700	2,089,550	6.0%	2,174,980
455	COMMERCIAL GARGAGE	4	1,089,700	1,035,250	-5.0%	1,112,675
457	PARKING RAMP	1		777,500		777,500
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	4	4,797,150	3,631,800	-24.3%	4,727,100
463	GOLF COURSES	10	883,250	883,250	0.0%	7,401,950
464	BOWLING ALLEYS	4	1,349,100	1,172,000	-13.1%	1,176,000
465	LODGE HALLS & AMUSEMENT PARKS	14	662,750	629,650	-5.0%	620,779
479	FLEX INDUSTRIAL BUILDINGS	139	2,500,500	2,425,000	-3.0%	2,899,969
480	COMMERCIAL WAREHOUSES	281	916,750	872,700	-4.8%	1,587,972
481	MINI WAREHOUSE	14	2,813,700	2,680,100	-4.7%	2,640,021
482	COMMERCIAL TRUCK TERMINALS	12	2,902,100	2,978,550	2.6%	3,355,317
483	CONDO WAREHOUSE	31	344,300	309,900	-10.0%	704,635
485	RESEARCH & DEVELOPMENT FACILITY	8	5,288,550	7,394,800	39.8%	9,283,825
490	MARINE SERVICE FACILITY	2	1,134,100	707,300	-37.6%	707,300
496	MARINA (SMALL BOAT)					
499	OTHER COMMERCIAL STRUCTURES	46	489,700	588,500	20.2%	1,477,020
	ALL SUBURBS	**2,447**	**829,000**	**767,600**	**-7.4%**	**2,018,390**

*** Excludes added improvement, and State assessed railroad and utility property** Mar-10

*** Excludes Vacant Commercial and Industrial Land Parcels**

AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE

2008 PAYABLE 2009 VS 2009 PAYABLE 2010

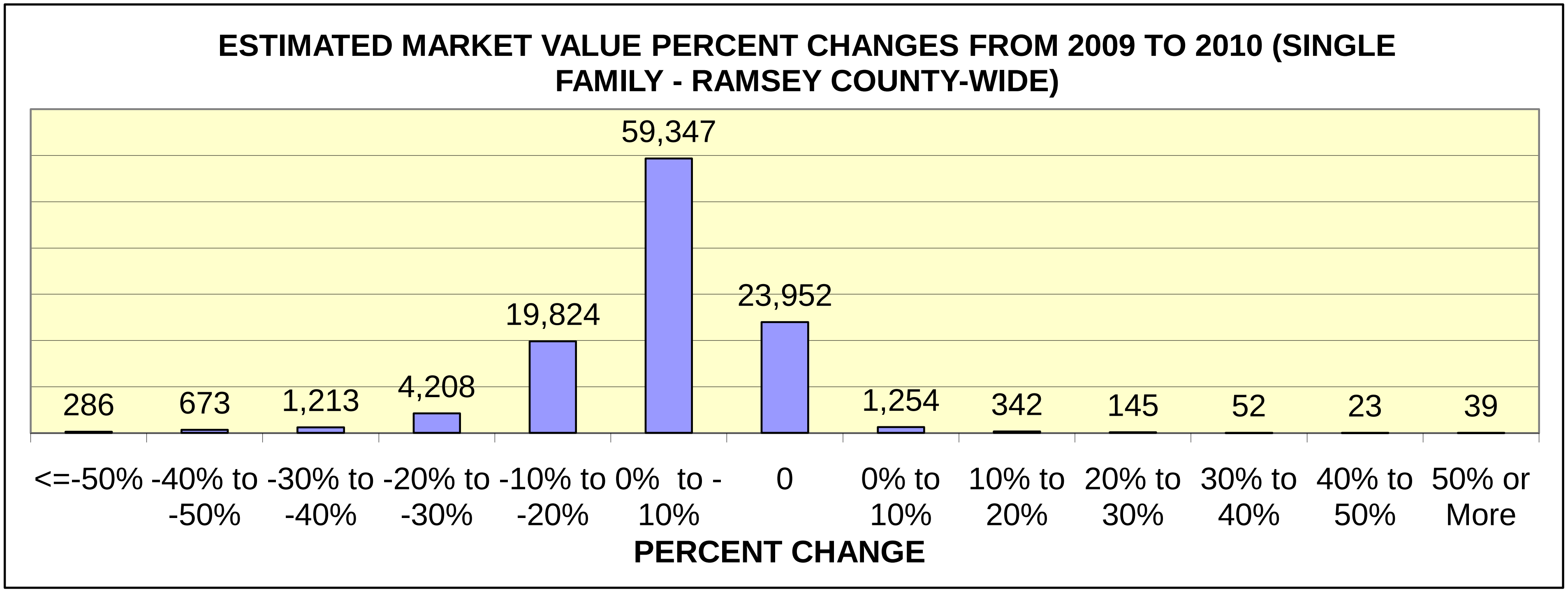
LAND USE CODE	PARCEL COUNT	TOTAL 2009 VALUE	TOTAL 2010 VALUE	AGGREGATE CHANGE
300 INDUSTRIAL LAND	579	155,338,600	142,055,000	-8.55%
310 FOOD & DRINK PROCESS PLANTS & STORAGE	16	34,852,300	30,188,500	-13.38%
320 FOUNDRIES & HEAVY MANUFACT PLANTS	17	56,592,600	47,918,500	-15.33%
340 MANUFACTURING & ASSEMBLY LIGHT	284	536,015,400	499,855,000	-6.75%
350 INDUSTRIAL WAREHOUSE LIGHT	0	1,675,000		
370 SMALL MEDUIUM SHOPS	1		927,000	
390 GRAIN ELEVATORS	1	4,273,500	826,400	-80.66%
398 INDUSTRIAL MINIMUM IMPROVEMENTS	16		18,145,100	
399 OTHER INDUSTRIAL STRUCTURES	18	30,606,900	25,226,300	-17.58%
400 COMMERCIAL LAND	1,361	368,620,800	362,145,700	-1.76%
410 MOTELS & TOURIST CABINS	21	59,101,400	55,307,800	-6.42%
411 HOTELS	18	119,399,900	116,328,400	-2.57%
412 NURSING HOMES & PRIVATE HOSPITALS	27	65,489,200	75,031,700	14.57%
413 ASSISTED LIVING	1		1,500,000	
415 TRAILER/ MOBILE HOME PARK	27	85,415,100	82,127,500	-3.85%
419 OTHER COMMERCIAL HOUSING	2	3,257,000	3,195,000	-1.90%
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	544	245,953,900	221,443,900	-9.97%
421 SUPERMARKETS	28	114,725,350	108,132,300	-5.75%
422 DISCOUNT STORES & JR DEPT STORES	17	205,794,700	206,776,500	0.48%
423 MEDIUM DETACHED RETAIL	90	196,924,600	187,219,000	-4.93%
424 FULL LINE DEPARTMENT STORES	10	93,220,300	90,465,600	-2.96%
425 NEIGHBORHOOD SHOPPING CENTER	85	330,088,100	300,018,300	-9.11%
426 COMMUNITY SHOPPING CENTER	21	305,437,000	306,063,900	0.21%
427 REGIONAL SHOPPING CENTER	4	253,500,000	255,500,000	0.79%
428 VETERINARY CLINIC	24	16,261,500	14,030,700	-13.72%
429 MIXED RESID/COMMERCIAL	660	380,813,800	347,179,900	-8.83%
430 RESTAURANT, CAFETERIA, AND/OR BAR	207	169,920,100	156,176,600	-8.09%
431 SMALL STRIP CENTER	73	80,816,400	73,142,500	-9.50%
432 CONVENIENCE STORE	143	102,928,000	95,161,400	-7.55%
433 MIXED RETAIL/COMMERCIAL	38	28,123,100	32,082,000	14.08%
434 RETAIL CONDO	12	5,668,900	5,302,900	-6.46%
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	133	95,292,900	89,460,400	-6.12%
437 DAYCARE CENTERS	33	28,817,300	28,787,000	-0.11%
441 FUNERAL HOMES	29	28,280,300	24,681,900	-12.72%
442 MEDICAL CLINICS & OFFICES	103	61,676,700	61,710,100	0.05%
443 MEDICAL OFFICE	49	255,575,200	237,282,300	-7.16%
444 FULL SERVICE BANKS	79	138,497,200	134,795,900	-2.67%
446 CORPORATE CAMPUS	5	482,517,200	415,707,300	-13.85%
447 OFFICE BUILDINGS (1-2 ST)	483	783,457,100	718,447,000	-8.30%
449 OFFICE BUILDINGS 3 + ST	118	1,101,015,900	1,014,463,300	-7.86%
450 CONDOMINIUM OFFICE UNITS	459	155,446,300	141,173,200	-9.18%
451 GAS STATION	35	21,135,200	17,483,000	-17.28%
452 AUTOMOTIVE SERVICE STATION	320	229,155,200	201,821,100	-11.93%
453 CAR WASHES	22	11,983,000	11,014,000	-8.09%
454 AUTO CAR SALES & SERVICE	72	115,869,400	104,991,700	-9.39%
455 COMMERCIAL GARAGES	6	5,071,900	4,750,000	-6.35%
456 PARKING GARAGE/STRUCTURE	12	6,536,300	6,533,700	-0.04%
457 PARKING RAMP	58	48,541,400	47,693,100	-1.75%
458 COMMERCIAL CONDO OUTLOT	1	100		-100.00%
460 THEATERS	6	23,566,600	20,474,600	-13.12%
463 GOLF COURSES	7	135,682,000	112,867,400	-16.81%
464 BOWLING ALLEYS	6	11,969,500	6,305,300	-47.32%
465 LODGE HALLS & AMUSEMENT PARKS	31	18,799,700	17,748,300	-5.59%
479 FLEX INDUSTRIAL BUILDINGS	180	567,192,000	547,427,100	-3.48%
480 COMMERCIAL WAREHOUSES	700	1,033,084,600	953,411,300	-7.71%
481 MINI WAREHOUSE	26	65,462,300	63,686,900	-2.71%
482 COMMERCIAL TRUCK TERMINALS	17	58,500,600	44,741,600	-23.52%
483 CONDO WAREHOUSE	42	30,510,600	27,282,600	-10.58%
485 RESEARCH & DEVELOPMENT FACILITY	10	73,329,500	85,145,000	16.11%
490 MARINE SERVICE FACILITY	2	3,209,800	1,414,600	-55.93%
496 MARINA (SMALL BOAT)				
498 COMMERCIAL MINIMUM IMPROVEMENT	65		48,194,800	
499 OTHER COMMERCIAL STRUCTURES	108	115,729,700	105,427,700	-8.90%

*** Excludes added improvement, and State assessed railroad and utility property**

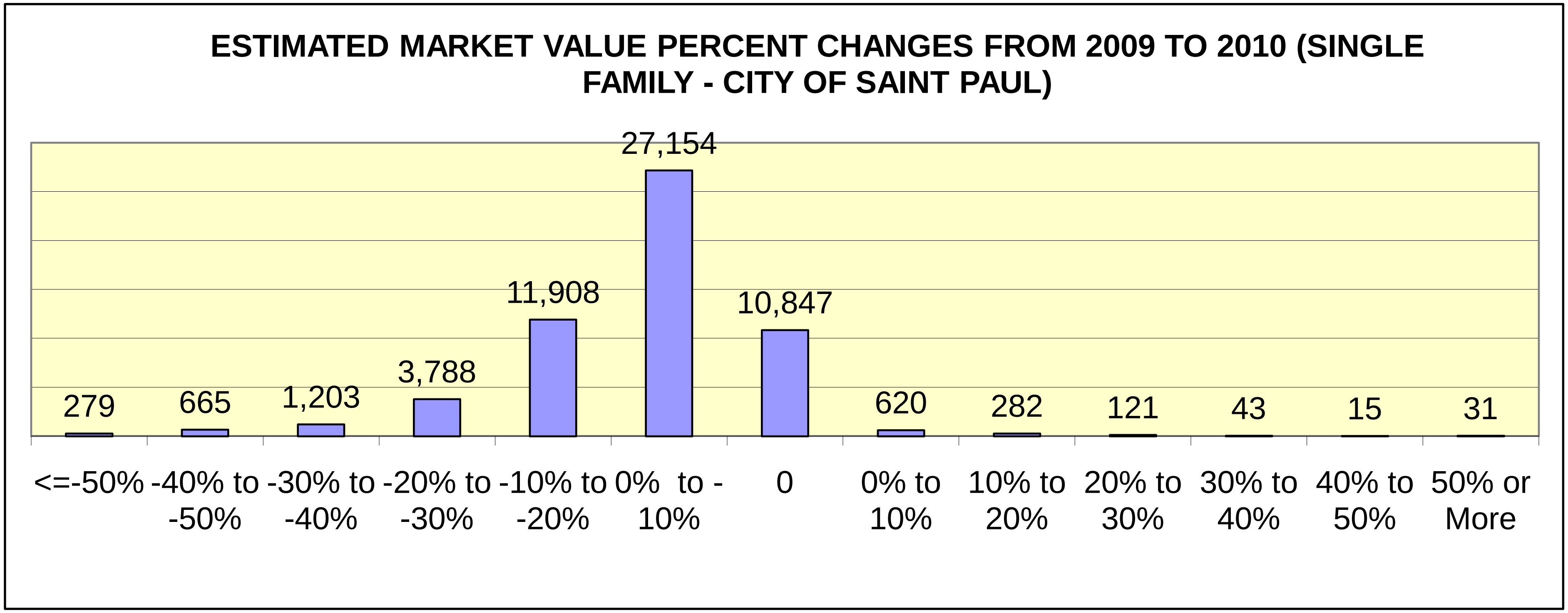
*** Excludes Vacant Commercial and Industrial Land Parcels**

Mar-10

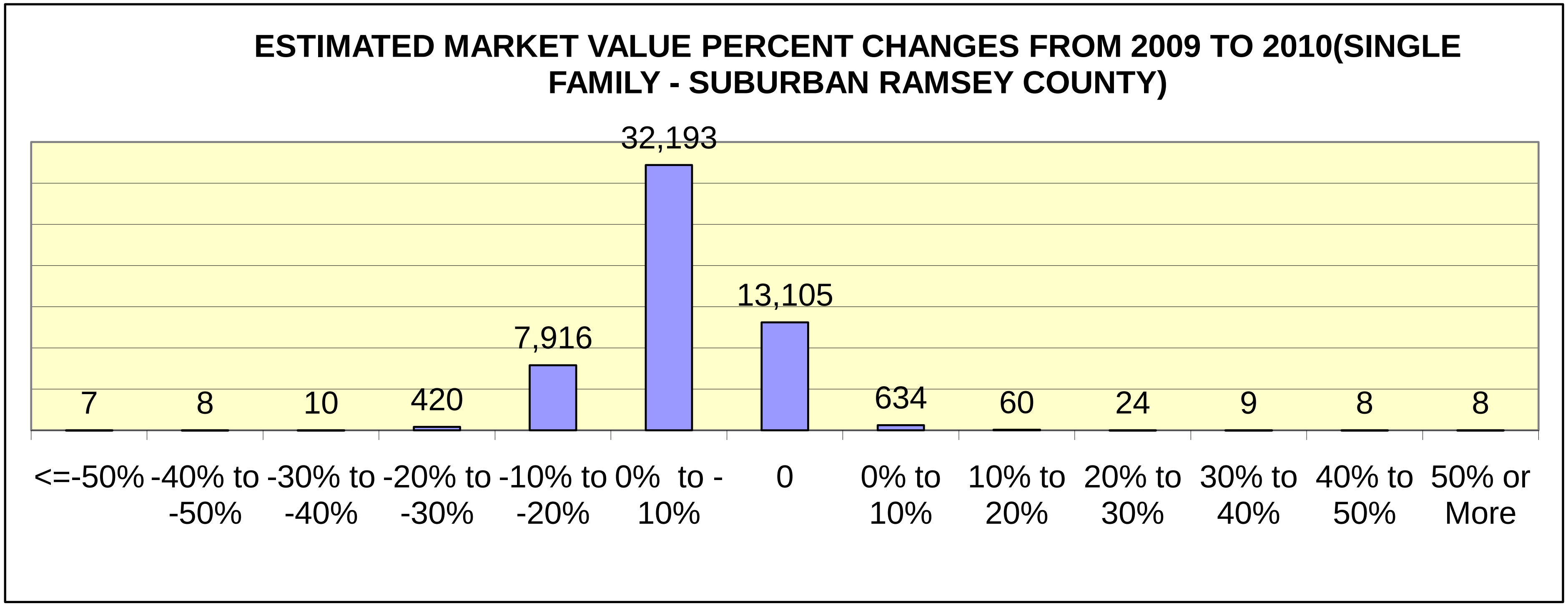
Change in Assessed Value	Number of Parcels
<=-50%	286
-40% to -50%	673
-30% to -40%	1,213
-20% to -30%	4,208
-10% to -20%	19,824
0% to -10%	59,347
0	23,952
0% to 10%	1,254
10% to 20%	342
20% to 30%	145
30% to 40%	52
40% to 50%	23
50% or More	39



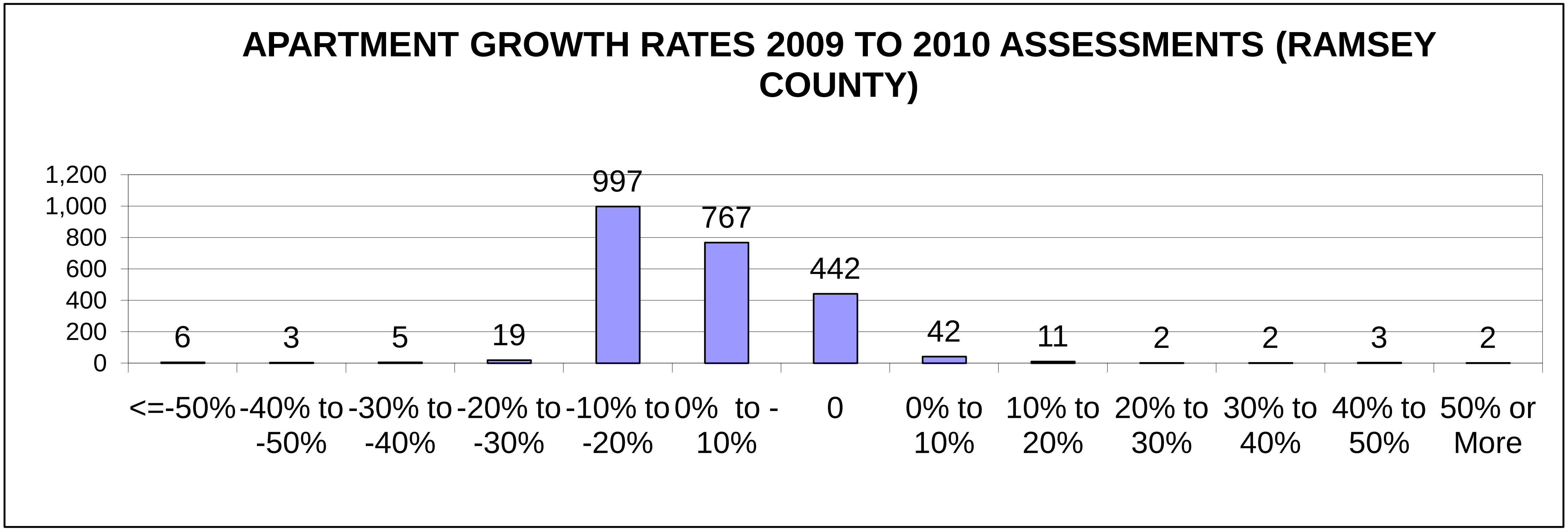
Change in Assessed Value	Number of Parcels
<=-50%	279
-40% to -50%	665
-30% to -40%	1,203
-20% to -30%	3,788
-10% to -20%	11,908
0% to -10%	27,154
0	10,847
0% to 10%	620
10% to 20%	**282**
20% to 30%	121
30% to 40%	43
40% to 50%	15
50% or More	31



Change in Assessed Value	Number of Parcels
<=-50%	7
-40% to -50%	8
-30% to -40%	10
-20% to -30%	420
-10% to -20%	7,916
0% to -10%	32,193
0	13,105
0% to 10%	634
10% to 20%	60
20% to 30%	24
30% to 40%	9
40% to 50%	8
50% or More	8

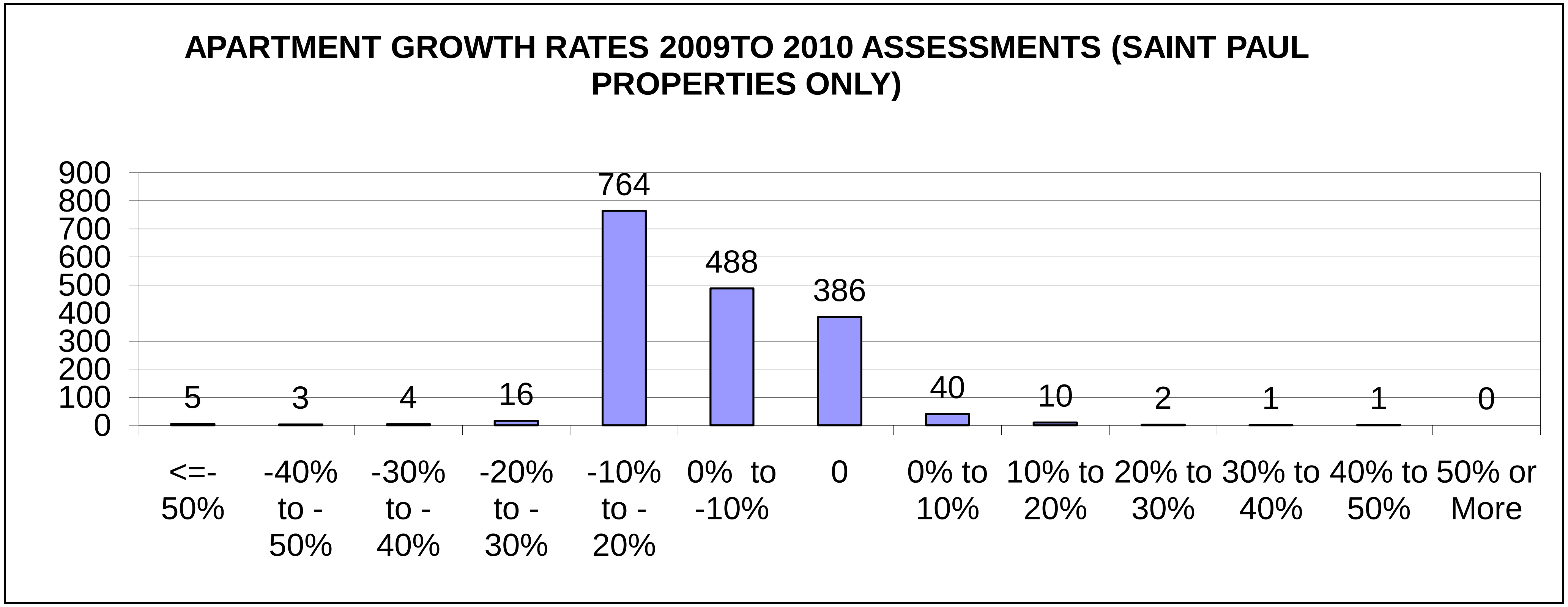


Change in Assessed Value	Number of Parcels
<=-50%	6
-40% to -50%	3
-30% to -40%	5
-20% to -30%	19
-10% to -20%	997
0% to -10%	767
0	442
0% to 10%	42
10% to 20%	11
20% to 30%	2
30% to 40%	2
40% to 50%	3
50% or More	2

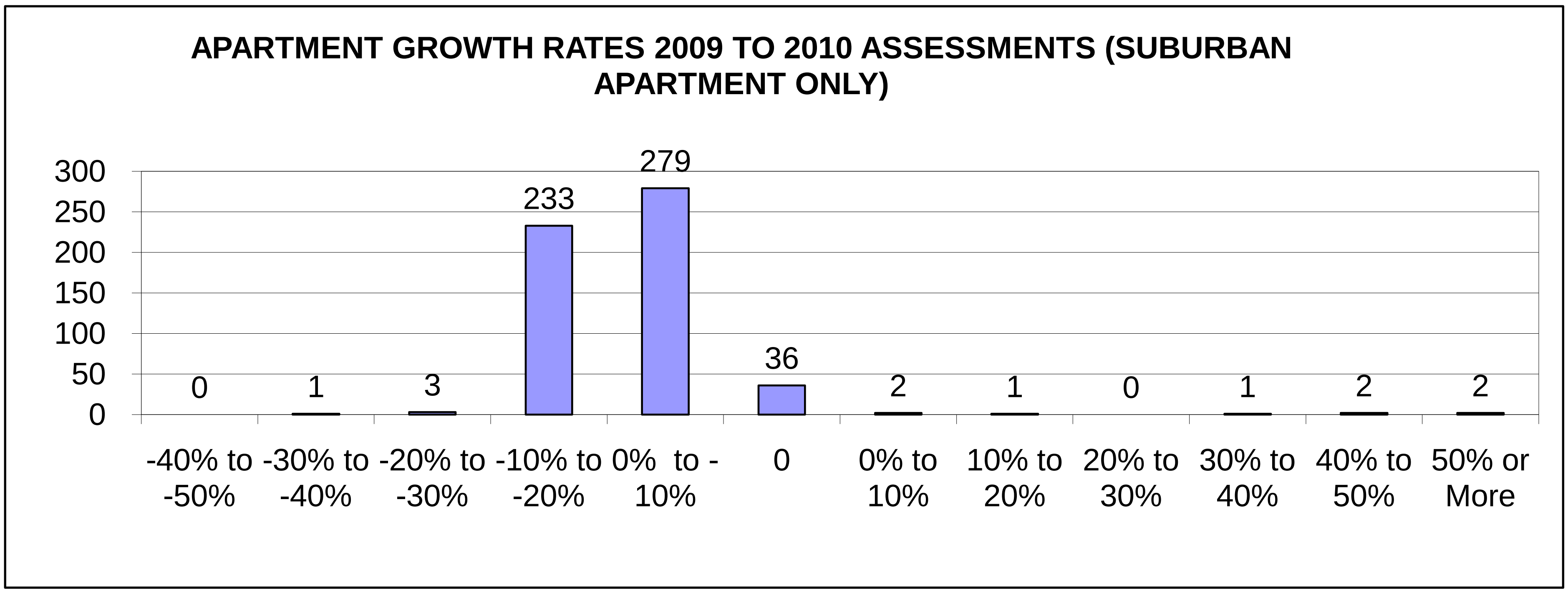


2010 Growth Stratification for St. Paul Apartments

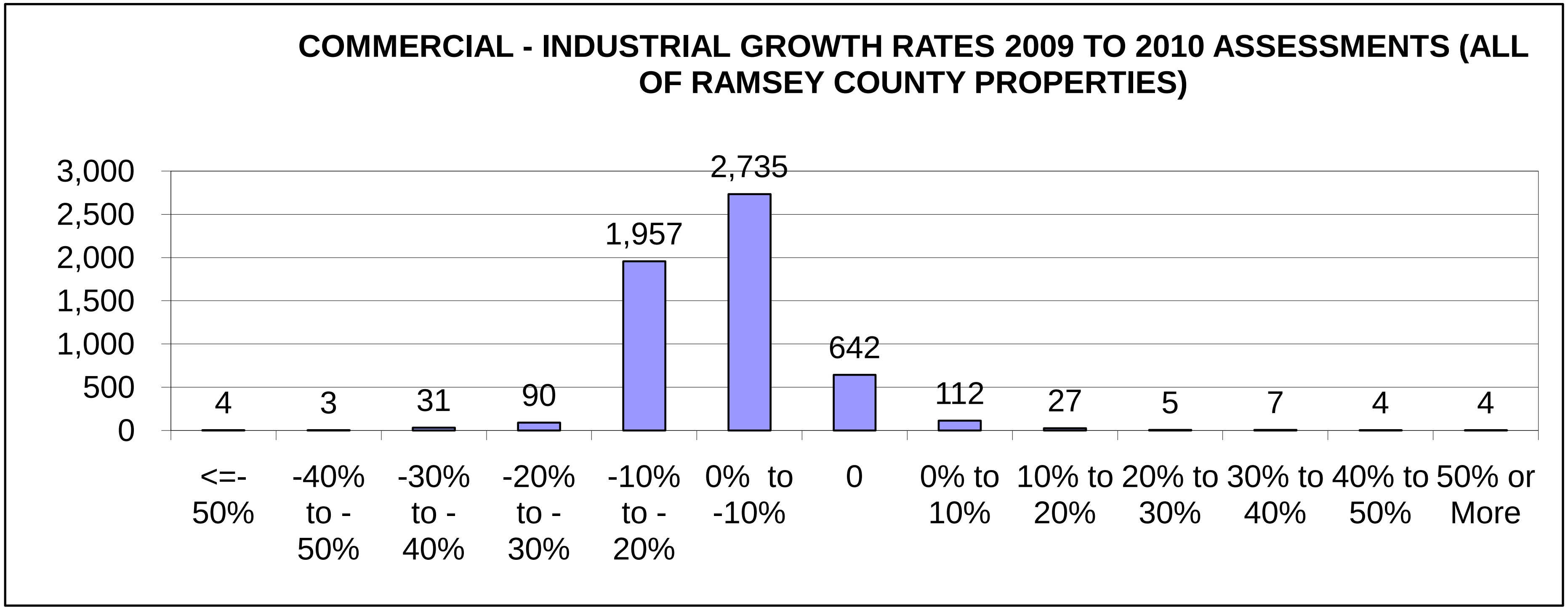
Change in Assessed Value	Number of Parcels
<=-50%	5
-40% to -50%	3
-30% to -40%	4
-20% to -30%	16
-10% to -20%	764
0% to -10%	488
0	386
0% to 10%	40
10% to 20%	10
20% to 30%	2
30% to 40%	1
40% to 50%	1
50% or More	0



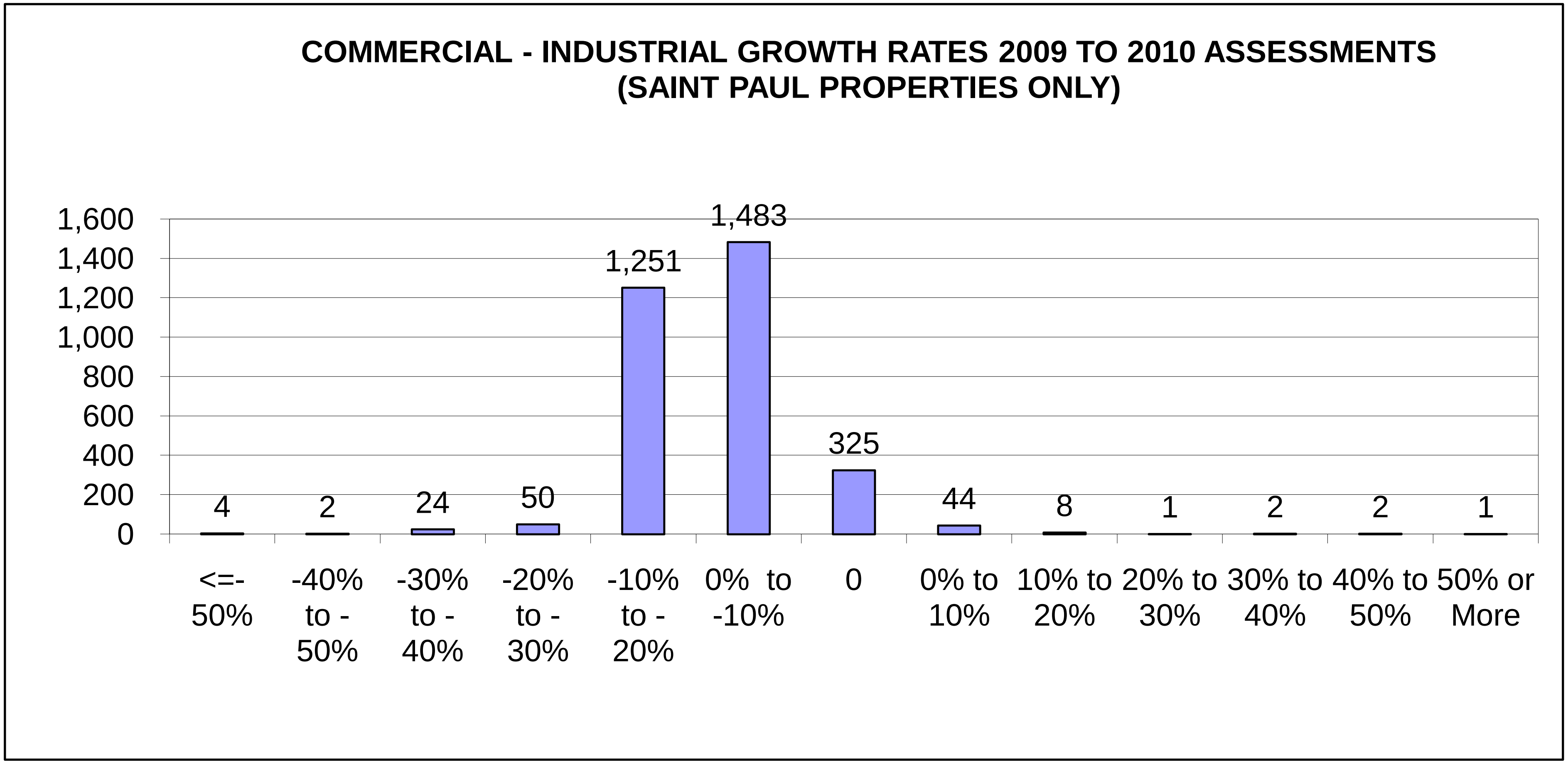
Change in Assessed Value	Number of Parcels
<=-50%	1
-40% to -50%	0
-30% to -40%	1
-20% to -30%	3
-10% to -20%	233
0% to -10%	279
0	36
0% to 10%	2
10% to 20%	1
20% to 30%	0
30% to 40%	1
40% to 50%	2
50% or More	2



Change in Assessed Value	Number of Parcels
<=-50%	4
-40% to -50%	3
-30% to -40%	31
-20% to -30%	90
-10% to -20%	1,957
0% to -10%	2,735
0	642
0% to 10%	112
10% to 20%	27
20% to 30%	5
30% to 40%	7
40% to 50%	4
50% or More	4



Change in Assessed Value	Number of Parcels
<=-50%	4
-40% to -50%	2
-30% to -40%	24
-20% to -30%	50
-10% to -20%	1,251
0% to -10%	1,483
0	325
0% to 10%	44
10% to 20%	8
20% to 30%	1
30% to 40%	2
40% to 50%	2
50% or More	1



Change in Assessed Value	Number of Parcels
<=-50%	0
-40% to -50%	1
-30% to -40%	7
-20% to -30%	40
-10% to -20%	706
0% to -10%	1,252
0	317
0% to 10%	68
10% to 20%	19
20% to 30%	4
30% to 40%	5
40% to 50%	2
50% or More	3