Office of the County Assessor
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Date: March 18, 2011

To: Ramsey County Citizens and Web Visitors

From: Stephen L. Baker CAE, SAMA,

Subject: 2011 payable 2012 Assessment Report

We recently mailed the 2011 payable 2012 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 2011 payable 2012.

This year we reduced values for most properties. The total countywide reduction in market value was $1.614 billion before adding back the value from new construction; this is a slight improvement from last year's reduction of $2.75 billion. Of the entire population of values 100,167 properties had a decrease in value, 50,905 properties had no change in value and 5,689 properties had an increase in value. 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 2011 taxes payable 2012 is $41.25 billion (*not-including personal property, utilities and railroad*).

This year we experienced declines in assessed value in residential and commercial property, but increases in overall market value for the apartment property segment. But even the apartment class, which experienced an increase in aggregate value, had more parcels with declining value than parcels with increasing value; this was because the parcels with increasing values tended to be the larger, more valuable properties.

2011 Assessment

The percentage changes in 2011 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	***-3.3%***	***-4.2%***	***-3.2%***	***+2.1%***
Suburban Ramsey	**-3.5%**	**-4.4%**	**-3.0%**	**+4.3%**
Countywide	**-3.4%**	**-4.3%**	**-3.1%**	**+2.9%**

Median Values for 2010 and 2011 are as follow:

	Residential	Commercial/Industrial	Apartments
City of Saint Paul - 2010	**$154,400**	**$399,900**	**$465,500**
City of Saint Paul – 2011	**$146,600**	**$385,000**	**$465,300**

	Residential	Commercial/Industrial	Apartments
Suburban Ramsey -2010	**$200,400**	**$767,600**	**$817,400**
Suburban Ramsey -2011	**$191,700**	**$756,200**	**$799,500**
Countywide - 2010	**$180,400**	**$525,000**	**$505,400**
Countywide - 2011	**$172,200**	**$498,800**	**$508,300**

Last year I reported, *"As we move into 2011 and 2012 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"*." The good news now seems to be that this market has bottomed and is stabilizing, and sellers appear to have weathered the worst of the storm. The activity in the fourth quarter of 2010 seems to be a harbinger of improvements in commercial property valuations. We are beginning to see buyers and liquidity returning to the market. This is particularly true for investment grade property.

Apartments have benefitted from an increased demand for rental housing, a byproduct of the continued weakness in the overall housing market, and by a number of years of very low construction of new units. Vacancy rates for apartments are falling, rents are increasing, and cap rates remain low.

The residential markets, which a year ago appeared to be showing modest signs of improvement during the period of the Federal Tax Credit for buyers, suffered a set-back in 2010 after the rise of economic troubles in Europe and the end of the tax credit program. So we now enter 2011 with a market that remains soft, with a very unclear road to recovery. Buyers appear to remain skittish, and lending practices and credit remain tight. As troubling is current appraisal practice, appraisals had often been inflated in the years leading up to the bubble, but practices have now reversed too far, and have become overly conservative. We now receive reports of buyer and sellers reaching agreement as to sale price, and the appraiser undercutting the price and stalling or killing the transaction. We can verify that this is happening when these appraisals are presented to us by potential buyers or sellers as evidence of market value.

The assessor's office continues to actively track the market activity and we will continue to follow the prices determined in the market in 2011 for our 2012 assessment. We continue to closely monitor all sales including short-sales and foreclosure activity. Foreclosures increased in 2010, not to as high a level as 2008 but the trend is troubling. The resulting bank REO sales still constitute a continuing threat to some local market areas of the county, and we continue to adjust values to reflect the foreclosure influence, although these adjustments were much smaller this year – a good sign that the market may be stabilizing.

Taxpayer Review Options for their Proposed 2011 pay 2012 Assessment

The final quality-control step in the development and finalization of the 2011 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 2011 meetings are scheduled as follows:

April 5th through April 7th, 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 2011 Valuation Notice. Please note that we require our appraisers perform an interior inspection of a property prior to authorizing a reduction in assessed value.

Special 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 6, 2011. These appeals will be reviewed and owners will be notified by mail of the result. We will continue to perform assessment reviews after May 6.

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. Owners must call 651-266-2131, in advance, to be scheduled on the Board's agenda. The filing of an appeal form does not automatically place an owner on the Board's agenda. All appearances will be by appointment only. The 2011 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 13, 2011 and will conclude on or before June 24, 2011. The meeting times will be from 9:00 a.m. to 5:00 p.m. or 9:00 am to 7:00 pm

Minnesota Tax Court

Taxpayers have until April 30, 2011, to file an appeal with the Minnesota Tax Court for the 2010 payable 2011 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 2011 payable 2012 assessment is April 29, 2012. 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: **AskCountyAssessor@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

2010 payable 2011 vs. 2011 payable 2012

CITY ST. PAUL	2010 pay 2011 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2011 pay 2012 ADDED IMPROVEMENT	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvemnt	ESTIMATED MARKET VALUE INCREASE FROM 2010 p 2011 TO 2011 p 2012 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Growth 10 to 11 Asmt
RESIDENTIAL	13,688,412,410	36,497,500	13,117,309,650	-571,102,760	-607,600,260	-4.17%
AGRICULTURAL HIGH VALUE	4,023,200	0	4,023,200	0	0	0.00%
APARTMENT	2,178,229,190	16,834,700	2,223,681,150	45,451,960	28,617,260	2.09%
COMMERCIAL/ INDUSTRIAL	3,822,054,900	12,095,600	3,697,684,200	-124,370,700	-136,466,300	-3.25%
TOTAL	**19,692,719,700**	**65,427,800**	**19,042,698,200**	**-650,021,500**	**-715,449,300**	**-3.30%**

SUBURBS	2010 pay 2011 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2011 pay 2012 ADDED IMPROVEMENT	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvement	ESTIMATED MARKET VALUE INCREASE FROM 2010 p 2011 TO 2011 p 2012 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Growth 10 to 11 Asmt
RESIDENTIAL	16,395,640,200	38,718,500	15,671,380,500	-724,259,700	-762,978,200	-4.42%
AGRICULTURAL HIGH VALUE	35,381,100	0	33,835,900	-1,545,200	-1,545,200	-4.37%
APARTMENT	1,402,854,700	28,747,200	1,463,128,400	60,273,700	31,526,500	4.30%
COMMERCIAL/ INDUSTRIAL	5,192,505,200	11,430,100	5,038,296,100	-154,209,100	-165,639,200	-2.97%
TOTAL	**23,026,381,200**	**78,895,800**	**22,206,640,900**	**-819,740,300**	**-898,636,100**	**-3.56%**

COUNTY WIDE	2010 pay 2011 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2011 pay 2012 ADDED IMPROVEMENT	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvement	ESTIMATED MARKET VALUE INCREASE FROM 2010 p 2011 TO 2011 p 2012 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Growth 10 to 11 Asmt
RESIDENTIAL	30,084,052,610	75,216,000	28,788,690,150	-1,295,362,460	-1,370,578,460	-4.31%
AGRICULTURAL HIGH VALUE	39,404,300	0	37,859,100	-1,545,200	-1,545,200	-3.92%
APARTMENT	3,581,083,890	45,581,900	3,686,809,550	105,725,660	60,143,760	2.95%
COMMERCIAL/ INDUSTRIAL	9,014,560,100	23,525,700	8,735,980,300	-278,579,800	-302,105,500	-3.09%
TOTAL	**42,719,100,900**	**144,323,600**	**41,249,339,100**	**-1,469,761,800**	**-1,614,085,400**	**-3.44%**

AI is Added Improvement

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

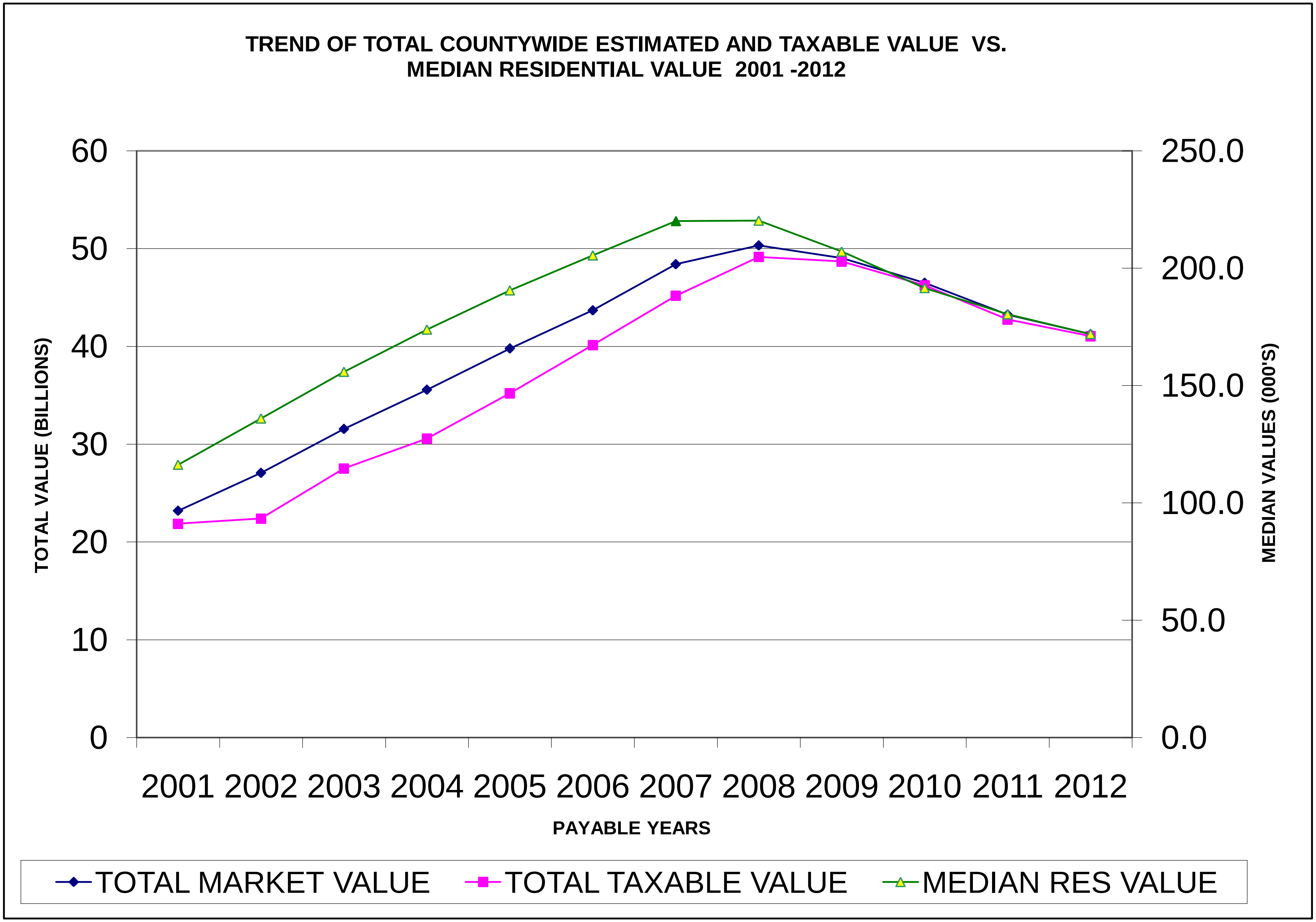
(All 2011 pay 2012 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2011)

(2010 p 2011 Values Taken From the 2010 Fall Mini, 2011 p 2012 Values Taken From Preliminary 2011 Spring Mini Run 3-15-2011.

(Includes Added Improvement for 2010 p 2011 and 2011 p 2012)

(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 -2012
TOTAL VALUE (BILLIONS)
MEDIAN VALUES (000'S)
60
50
40
30
20
10
0
250.0
200.0
150.0
100.0
50.0
0.0
2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012
PAYABLE YEARS
TOTAL MARKET VALUE
TOTAL TAXABLE VALUE
MEDIAN RES VALUE

Ramsey County

Breakdown of 2011 Estimated Market Value and Percentage Chage from 2010

	2011 Residential Estimated Market Value	Percentage Change in Resid. Value '10 to '11	2011 Apartment Estimated Market Value	Percentage Change in Apartment Value '10 to '11	2011 Commercial / Industrial Estimated Market Value	Percentage Change in Commercial Value '10 to '11	2011 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	Percentage Change in Total Value '0 to '11
ARDENHILLS	697,733,300	-3.58	18,582,800	1.80	351,460,200	-0.64	1,067,776,300	-2.54
BLAINE	0	0.00	0	0.00	43,919,200	-1.85	43,919,200	-1.85
FALCON HEIGHTS	328,211,500	-2.24	36,634,700	1.40	24,866,300	1.64	389,712,500	-1.67
GEM LAKE	73,683,300	-6.86	1,772,100	15.39	24,652,500	0.15	100,107,900	-4.90
LAUDERDALE	115,568,000	-4.43	23,033,700	3.16	17,508,900	-0.70	156,110,600	-2.97
LITTLE CANADA	530,018,000	-3.86	94,870,000	3.89	250,084,500	-1.39	874,972,500	-2.37
MAPLEWOOD	2,125,923,700	-6.20	243,355,800	3.72	950,374,100	-2.11	3,319,653,600	-4.39
MOUNDS VIEW	557,907,000	-4.28	81,186,100	3.17	267,867,000	-1.20	906,960,100	-2.75
NORTH ST PAUL	613,122,400	-3.80	62,618,000	1.72	91,526,200	-3.41	767,266,600	-3.33
NEW BRIGHTON	1,332,193,900	-5.08	158,244,400	2.90	333,180,600	-1.88	1,823,618,900	-3.86
NORTH OAKS	1,032,664,100	-2.60	49,603,400	-20.10	57,322,000	-3.34	1,139,589,500	-3.55
ROSEVILLE	2,321,106,300	-4.00	288,440,700	2.15	1,319,412,900	-4.35	3,928,959,900	-3.69
SHOREVIEW	2,249,378,500	-4.84	75,419,400	4.78	375,960,000	-4.09	2,700,757,900	-4.49
SPRING LAKE PARK	10,605,000	-9.70	498,500	0.00	442,000	0.00	11,545,500	-8.98
ST ANTHONY	116,791,200	-5.54	81,741,300	2.89	68,520,400	-3.15	267,052,900	-2.48
ST PAUL	13,060,644,500	-4.48	2,205,799,700	0.56	3,689,087,600	-2.95	18,955,531,800	-3.62
VADNAIS HEIGHTS	952,018,500	-4.54	44,789,700	7.59	348,080,200	-2.43	1,344,888,400	-3.64
WHITE BEAR LAKE	1,551,027,200	-4.92	179,150,800	5.62	353,582,200	-3.78	2,083,760,200	-3.91
WHITE BEAR TOWN	1,012,801,900	-5.69	6,352,000	-0.33	147,637,700	-4.26	1,166,791,600	-5.48
SUBURBAN	15,620,753,800	-4.64	1,446,293,400	2.41	5,026,396,900	-2.88	22,093,444,100	-3.81
COUNTYWIDE	28,681,398,300	-3.72	3,652,093,100	1.28	8,715,484,500	-2.91	41,048,975,900	-3.72

Preliminary Matket Value Totals -
(as stated on Notices of Valuation, prior to initial owner appeals)

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

	2010 Residential 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

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

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City

JURISDICTION		# Parcels	2010 p 2011 Median Value	2011 p 2012 Median Value	% Change	2011 Average Value
SUNRAY-BATTLECREEK	1	4,828	149,500	138,850	-7.12%	150,065
GREATER EAST SIDE	2	7,060	125,100	118,600	-5.20%	117,866
WEST SIDE	3	3,713	147,500	140,200	-4.95%	144,315
DAYTON'S BLUFF	4	3,995	105,400	101,400	-3.80%	103,579
PAYNE-PHALEN	5	6,820	116,700	106,700	-8.57%	109,619
NORTH END	6	5,615	114,000	109,600	-3.86%	115,045
THOMAS DALE	7	3,023	96,500	90,800	-5.91%	90,647
SUMMIT-UNIVERSITY	8	3,781	176,800	167,400	-5.32%	217,560
WEST SEVENTH	9	3,278	155,850	146,750	-5.84%	158,397
COMO	10	3,686	198,400	193,350	-2.55%	201,499
HAMLINE-MIDWAY	11	3,305	160,100	155,800	-2.69%	157,891
ST ANTHONY PARK	12	1,681	252,100	234,300	-7.06%	256,927
MERRIAM	13	3,870	247,400	242,850	-1.84%	281,984
MACALESTER-GROVELAND	14	6,287	259,600	251,000	-3.31%	282,225
HIGHLAND	15	6,490	257,800	250,050	-3.01%	290,312
SUMMIT HILL	16	1,825	343,650	331,400	-3.56%	393,095
DOWNTOWN	17	1,959	140,200	129,800	-7.42%	154,063
AIRPORT	20					
ARDEN HILLS	25	2,511	255,850	250,800	-1.97%	273,743
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	249,150	238,900	-4.11%	253,411
GEM LAKE	37	155	256,700	247,000	-3.78%	406,153
LAUDERDALE	47	645	183,700	177,000	-3.65%	178,238
LITTLE CANADA	53	2,627	197,950	192,300	-2.85%	198,379
MAPLEWOOD	57	11,254	183,900	171,800	-6.58%	187,021
MOUNDS VIEW	59	3,182	173,300	168,200	-2.94%	174,182
NEW BRIGHTON	63	6,212	207,400	200,500	-3.33%	213,841
NORTH OAKS	67	1,566	577,200	533,700	-7.54%	620,244
NORTH ST. PAUL	69	3,595	166,500	159,200	-4.38%	169,164
ROSEVILLE	79	10,970	204,300	196,500	-3.82%	209,903
ST. ANTHONY	81	607	187,500	183,500	-2.13%	192,261
SHOREVIEW	83	9,395	227,900	215,400	-5.48%	238,572
SPRING LAKE PARK	85	69	166,100	145,500	-12.40%	153,696
VADNAIS HEIGHTS	89	4,314	205,900	197,750	-3.96%	216,981
WHITE BEAR LAKE	93	7,659	183,700	176,000	-4.19%	201,024
WHITE BEAR TOWN	97	4,334	220,300	208,500	-5.36%	230,962
SUBURBS		**70,387**	**200,400**	**191,700**	**-4.34%**	**219,197**
CITY		**71,216**	**154,400**	**146,600**	**-5.05%**	**182,278**
COUNTYWIDE		**141,603**	**180,400**	**172,200**	**-4.55%**	**200,630**

***Excludes added improvement in 2011 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

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2010 p 2011 Median Value	2011 p 2012 Median Value	% Change	Average Value
SUNRAY-BATTLECREEK	1	4,358	150,100	139,700	-6.93%	152,304
GREATER EAST SIDE	2	6,590	124,900	118,700	-4.96%	117,862
WEST SIDE	3	3,051	146,600	140,400	-4.23%	145,234
DAYTON'S BLUFF	4	3,171	105,000	101,900	-2.95%	103,866
PAYNE-PHALEN	5	5,687	120,000	110,100	-8.25%	112,928
NORTH END	6	4,767	115,700	112,300	-2.94%	117,253
THOMAS DALE	7	2,128	99,750	97,400	-2.36%	94,179
SUMMIT-UNIVERSITY	8	1,889	161,850	158,900	-1.82%	232,356
WEST SEVENTH	9	2,366	148,950	144,900	-2.72%	145,455
COMO	10	3,451	199,900	195,800	-2.05%	204,986
HAMLINE-MIDWAY	11	2,902	159,200	155,100	-2.58%	157,202
ST ANTHONY PARK	12	1,081	286,800	278,400	-2.93%	288,512
MERRIAM	13	3,257	249,100	245,000	-1.65%	288,818
MACALESTER-GROVELAND	14	5,652	263,400	256,300	-2.70%	292,913
HIGHLAND	15	5,731	269,500	262,300	-2.67%	305,706
SUMMIT HILL	16	1,119	412,900	397,500	-3.73%	472,676
DOWNTOWN	17	26	352,100	291,200	-17.30%	555,912
AIRPORT	20					
ARDEN HILLS	25	2,083	276,000	272,800	-1.16%	303,104
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,134	254,550	244,800	-3.83%	259,650
GEM LAKE	37	153	256,700	247,000	-3.78%	389,273
LAUDERDALE	47	481	187,600	183,200	-2.35%	191,551
LITTLE CANADA	53	1,690	222,300	217,000	-2.38%	251,973
MAPLEWOOD	57	8,987	195,100	182,900	-6.25%	199,517
MOUNDS VIEW	59	2,830	176,300	171,300	-2.84%	179,158
NEW BRIGHTON	63	5,016	218,100	214,100	-1.83%	230,696
NORTH OAKS	67	1,508	576,650	545,050	-5.48%	626,107
NORTH ST. PAUL	69	3,363	167,150	160,000	-4.28%	170,579
ROSEVILLE	79	8,511	214,200	206,300	-3.69%	231,055
ST. ANTHONY	81	154	231,100	233,900	1.21%	289,517
SHOREVIEW	83	6,657	249,350	235,700	-5.47%	275,666
SPRING LAKE PARK	85	34	181,300	176,450	-2.68%	171,985
VADNAIS HEIGHTS	89	2,908	230,600	222,900	-3.34%	254,190
WHITE BEAR LAKE	93	6,391	186,450	179,200	-3.89%	206,023
WHITE BEAR TOWN	97	3,401	226,700	212,900	-6.09%	240,777
SUBURBS		**55,301**	**213,400**	**204,700**	**-4.08%**	**238,788**
CITY		**57,226**	**155,500**	**149,300**	**-3.99%**	**188,108**
COUNTYWIDE		**112,527**	**189,700**	**182,100**	**-4.01%**	**213,015**

*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*

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012

Arrayed By District and City District / Jurisdiction		Parcel Count	2010 p 2011 Median Value	2011 p 2012 Median Value	% Change	2011 Average Value
SUNRAY-BATTLECREEK	1	147	112,900	100,400	-11.07%	103,067
GREATER EAST SIDE	2	77	119,900	113,900	-5.00%	107,091
WEST SIDE	3	89	110,700	88,600	-19.96%	106,262
DAYTON'S BLUFF	4	39	160,300	152,300	-4.99%	141,915
PAYNE-PHALEN	5	53	158,600	135,900	-14.31%	129,479
NORTH END	6	123	144,100	100,900	-29.98%	129,704
THOMAS DALE	7	20	110,500	102,400	-7.33%	90,100
SUMMIT-UNIVERSITY	8	173	157,100	152,400	-2.99%	204,969
WEST SEVENTH	9	92	198,500	190,950	-3.80%	234,923
COMO	10	8	128,100	128,100	0.00%	123,838
HAMLINE-MIDWAY	11					
ST ANTHONY PARK	12	71	156,800	149,000	-4.97%	146,248
MERRIAM	13	4	128,500	128,500	0.00%	129,850
MACALESTER-GROVELAND	14	28	272,200	272,200	0.00%	254,175
HIGHLAND	15	60	218,500	194,000	-11.21%	221,212
SUMMIT HILL	16	25	325,600	343,200	5.41%	313,180
DOWNTOWN	17	9	400,000	400,000	0.00%	456,289
ARDEN HILLS	25	349	156,300	121,200	-22.46%	138,019
FALCON HEIGHTS	33	15	448,000	448,000	0.00%	349,587
GEM LAKE	37					
LAUDERDALE	47	42	208,500	207,750	-0.36%	207,419
LITTLE CANADA	53	308	189,200	188,600	-0.32%	184,560
MAPLEWOOD	57	962	161,400	149,400	-7.43%	155,636
MOUNDS VIEW	59	38	209,000	201,500	-3.59%	173,839
NEW BRIGHTON	63	440	167,100	151,900	-9.10%	162,034
NORTH OAKS	67	146	651,250	616,350	-5.36%	614,934
NORTH ST. PAUL	69	105	124,400	124,400	0.00%	140,252
ROSEVILLE	79	672	189,100	188,400	-0.37%	216,335
ST. ANTHONY	81	148	174,650	164,150	-6.01%	170,517
SHOREVIEW	83	1,816	152,500	147,400	-3.34%	166,483
SPRING LAKE PARK	85	35	166,000	142,300	-14.28%	135,929
VADNAIS HEIGHTS	89	693	154,300	146,600	-4.99%	176,147
WHITE BEAR LAKE	93	677	173,000	170,300	-1.56%	189,352
WHITE BEAR TOWN	97	620	223,000	222,000	-0.45%	235,325
SUBURBS		**7,066**	**170,300**	**159,800**	**-6.17%**	**187,513**
CITY		**821**	**147,750**	**136,850**	**-7.38%**	**161,394**
COUNTYWIDE		**8,084**	**167,450**	**157,300**	**-6.06%**	**184,224**

***Excludes added improvement from 2011 values, leased public property, exempt property, and vacant land.**

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City or District

Jurisdiction	#	Count	2010 p 2011 Median Value	2011 p 2012 Median Value	% Change	2011 Average Value
SUNRAY-BATTLECREEK	1	116	97,600	90,600	-7.17%	91,699
GREATER EAST SIDE	2	156	111,900	109,000	-2.59%	110,878
WEST SIDE	3	97	112,800	95,000	-15.78%	104,212
DAYTON'S BLUFF	4	132	109,300	75,700	-30.74%	81,575
PAYNE-PHALEN	5	44	92,600	93,200	0.65%	78,016
NORTH END	6	184	103,200	95,250	-7.70%	101,695
THOMAS DALE	7	244	56,000	51,000	-8.93%	65,200
SUMMIT-UNIVERSITY	8	1,160	172,250	160,000	-7.11%	174,390
WEST SEVENTH	9	464	195,000	187,950	-3.62%	226,719
COMO	10	126	125,300	113,300	-9.58%	116,594
HAMLINE-MIDWAY	11	12	104,500	100,300	-4.02%	101,142
ST ANTHONY PARK	12	366	200,000	192,000	-4.00%	193,403
MERRIAM	13	119	138,500	133,000	-3.97%	159,003
MACALESTER-GROVELAND	14	300	62,600	60,000	-4.15%	80,895
HIGHLAND	15	535	157,600	144,500	-8.31%	148,764
SUMMIT HILL	16	478	201,050	184,350	-8.31%	212,359
DOWNTOWN	17	1,919	138,500	127,900	-7.65%	144,445
ARDEN HILLS	25	72	94,350	83,000	-12.03%	80,044
FALCON HEIGHTS	33	131	164,600	183,600	11.54%	192,732
GEM LAKE	37					
LAUDERDALE	47	104	133,300	110,000	-17.48%	100,962
LITTLE CANADA	53	612	85,500	48,000	-43.86%	56,640
MAPLEWOOD	57	1,284	121,000	116,200	-3.97%	123,223
MOUNDS VIEW	59	259	133,100	118,700	-10.82%	121,361
NEW BRIGHTON	63	668	143,200	120,800	-15.64%	125,101
NORTH OAKS	67	19	352,000	334,400	-5.00%	330,484
NORTH ST. PAUL	69	77	131,900	124,500	-5.61%	131,505
ROSEVILLE	79	1,696	93,700	84,200	-10.14%	100,287
ST. ANTHONY	81	294	133,250	121,050	-9.16%	152,015
SHOREVIEW	83	973	114,400	108,300	-5.33%	114,901
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	700	107,300	95,600	-10.90%	102,319
WHITE BEAR LAKE	93	514	141,200	135,600	-3.97%	153,711
WHITE BEAR TOWN	97	305	119,200	118,300	-0.76%	115,720
SUBURBS		**6,452**	**111,700**	**102,200**	**-8.50%**	**113,947**
CITY		**7,708**	**143,700**	**135,000**	**-6.05%**	**152,282**
COUNTYWIDE		**14,160**	**122,200**	**113,100**	**-7.45%**	**131,414**

***Excludes exempt property, leased public property, added improvement fromthe 2011 values, and vacant land.**

Mar-11

RESIDENTIAL SALES BETWEEN 10/1/09 AND 9/30/10

By District / City

Jurisdiction		Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	123	152,000	159,452	48,377	75,000	465,000
GREATER EAST SIDE	2	223	135,000	133,805	24,765	45,000	190,000
WEST SIDE	3	93	145,000	143,871	39,906	46,200	335,000
DAYTON'S BLUFF	4	106	120,000	116,561	36,262	25,000	245,000
PAYNE-PHALEN	5	226	124,505	121,415	43,214	29,000	300,000
NORTH END	6	132	133,225	140,573	57,806	33,000	445,000
THOMAS DALE	7	53	125,000	116,719	34,051	39,000	174,900
SUMMIT-UNIVERSITY	8	98	201,500	256,578	191,707	73,556	1,625,000
WEST SEVENTH	9	108	181,575	207,549	97,498	45,000	585,000
COMO	10	69	205,000	211,759	48,286	115,000	320,000
HAMLINE-MIDWAY	11	75	167,000	168,753	30,584	84,000	252,000
ST ANTHONY	12	43	250,000	264,943	75,522	152,000	466,100
MERRIAM	13	85	233,000	307,074	223,628	97,800	1,785,000
MACALESTER-GROVELAND	14	189	255,500	292,298	171,911	33,000	1,550,000
HIGHLAND	15	165	240,000	282,442	136,622	68,000	1,010,000
SUMMIT HILL	16	35	385,000	464,650	259,535	121,500	1,400,000
DOWNTOWN	17	102	164,950	179,512	78,574	50,000	600,000
ARDEN HILLS	25	42	243,325	289,788	234,614	115,000	1,650,000
FALCON HEIGHTS	33	32	243,000	277,209	86,184	115,000	488,000
GEM LAKE	37	1	438,000	438,000		438,000	438,000
LAUDERDALE	47	14	187,450	179,589	47,079	92,000	265,000
LITTLE CANADA	53	56	202,750	191,811	105,608	40,000	560,000
MAPLEWOOD	57	243	181,000	198,427	73,232	63,000	665,000
MOUNDS VIEW	59	53	190,000	192,370	45,492	110,000	329,900
NEW BRIGHTON	63	115	189,900	204,498	59,872	95,700	410,000
NORTH OAKS	67	32	514,500	602,575	272,480	225,000	1,270,000
NORTH ST. PAUL	69	84	174,800	182,696	50,918	89,900	450,000
ROSEVILLE	79	217	217,500	236,182	111,694	52,800	920,005
ST. ANTHONY	81	20	208,500	224,553	116,229	116,900	675,000
SHOREVIEW	83	224	226,500	250,482	123,216	45,000	671,000
SPRING LAKE	85	4	146,900	149,675	41,589	105,000	199,900
VADNAIS	89	92	197,000	224,023	116,627	85,000	550,000
WHITE BEAR	93	170	191,500	217,197	97,000	85,000	775,000
WHITE BEAR	97	80	226,500	255,487	163,669	73,010	1,450,000
CITY		**1,925**	**160,000**	**195,382**	**132,127**	**25,000**	**1,785,000**
SUBURBS		**1,479**	**202,900**	**231,046**	**128,383**	**40,000**	**1,650,000**
COUNTYWIDE		**3,404**	**179,000**	**210,877**	**131,687**	**25,000**	**1,785,000**

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

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City

JURISDICTION		# Parcels	2010p 2011 Median Value	2011 p 2012 Median Value	% Change	2011 Average Value
SUNRAY-BATTLECREEK	1	39	2,635,000	2,940,000	11.57%	4,170,244
GREATER EAST SIDE	2	100	528,000	528,000	0.00%	1,148,493
WEST SIDE	3	66	292,650	278,000	-5.01%	610,594
DAYTON'S BLUFF	4	116	280,500	271,400	-3.24%	640,024
PAYNE-PHALEN	5	169	276,200	275,000	-0.43%	694,024
NORTH END	6	153	528,000	567,000	7.39%	968,797
THOMAS DALE	7	79	270,000	260,000	-3.70%	535,095
SUMMIT-UNIVERSITY	8	217	396,600	390,000	-1.66%	770,553
WEST SEVENTH	9	72	324,000	295,800	-8.70%	1,614,153
COMO	10	28	637,200	637,200	0.00%	3,652,675
HAMLINE-MIDWAY	11	79	358,600	360,000	0.39%	548,959
ST ANTHONY PARK	12	79	475,900	479,300	0.71%	1,529,881
MERRIAM	13	249	436,500	432,000	-1.03%	633,425
MACALESTER-GROVELAND	14	123	563,400	580,000	2.95%	741,281
HIGHLAND	15	155	867,000	867,000	0.00%	2,182,611
SUMMIT HILL	16	113	616,500	610,000	-1.05%	831,901
DOWNTOWN	17	40	1,146,100	1,229,850	7.31%	3,709,720
ARDEN HILLS	25	10	341,000	315,100	-7.60%	959,640
FALCON HEIGHTS	33	23	574,200	574,200	0.00%	1,214,996
LAUDERDALE	47	17	820,100	820,100	0.00%	1,347,141
LITTLE CANADA	53	36	388,800	369,400	-4.99%	2,457,356
MAPLEWOOD	57	99	974,700	1,430,000	46.71%	2,405,696
MOUNDS VIEW	59	67	288,000	273,600	-5.00%	1,180,690
NEW BRIGHTON	63	68	793,500	793,500	0.00%	2,242,631
NORTH OAKS	67	6	3,670,350	3,810,500	3.82%	7,920,717
NORTH ST. PAUL	69	63	372,600	354,000	-4.99%	971,270
ROSEVILLE	79	104	1,013,000	885,200	-12.62%	2,600,202
ST. ANTHONY	81	24	1,000,850	1,001,300	0.04%	3,144,100
SHOREVIEW	83	19	2,827,200	2,968,600	5.00%	3,600,847
SPRING LAKE PARK	85	1	498,500	498,500	0.00%	498,500
VADNAIS HEIGHTS	89	28	1,500,000	342,000	-77.20%	1,592,132
WHITE BEAR LAKE	93	59	1,937,400	2,034,300	5.00%	2,933,958
WHITE BEAR TWP	97	1	3,705,000	3,890,300	5.00%	3,890,300
CITY OF ST PAUL		**1,877**	**465,500**	**462,000**	**-0.75%**	**1,107,805**
SUBURBS		**628**	**817,400**	**792,400**	**-3.06%**	**2,182,013**
COUNTYWIDE		**2,505**	**505,400**	**504,000**	**-0.28%**	**1,376,143**

***Excludes added improvement in 2011 values, and leased public property.**

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

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by Land Use Code (LUC)

PROPERTY DESC.	LUC	# PARCELS	2010 p 2011 Median Value	2011 p 2012 Median Value	% Change
4 TO 9 UNITS	401	825	317,700	310,000	-2.42%
10 TO 19 UNITS	402	469	605,900	609,000	0.51%
20 TO 49 UNITS	403	244	1,300,000	1,360,800	4.68%
50 TO 99 UNITS	404	67	3,676,600	3,836,700	4.35%
VACANT LAND	405	172	47,000	48,000	2.13%
APT MISC. IMPROV	406	15		402,650	
FRATERNITY/SORORITY	407	6	402,650	402,650	0.00%
100 PLUS UNITS	408	93	7,270,900	7,624,900	4.87%
CITYWIDE		**1,884**	**465,500**	**465,250**	**-0.05%**

***Excludes added improvement in 2011 values, leased public property, exempt property, and vacant land.**

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2010p2011 Median Value	2011p2012 Median Value	% Change
4 TO 9 UNITS	401	169	315,000	288,000	-8.57%
10 TO 19 UNITS	402	137	770,400	770,400	0.00%
20 TO 49 UNITS	403	111	1,937,700	2,034,300	4.99%
50 TO 99 UNITS	404	80	4,339,400	4,534,650	4.50%
APT MISC IMPROV	405	69	63,400	87,600	38.17%
	406	7		73,400	
100 PLUS UNITS	408	59	7,235,200	7,573,100	4.67%
ALL SUBURBAN		**638**	**817,400**	**799,500**	**-2.19%**

*Excludes added improvement in 2011 values, leased public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City / District

JURISDICTION		# Parcels	2010 p 2011 Median Value	2011 p 2012 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	69	876,600	830,000	-5.32%	22,325,000
GREATER EAST SIDE	2	106	280,200	267,800	-4.43%	15,550,000
WEST SIDE	3	214	412,900	400,950	-2.89%	12,121,700
DAYTON'S BLUFF	4	160	243,550	225,250	-7.51%	19,000,000
PAYNE-PHALEN	5	322	235,800	223,350	-5.28%	20,000,000
NORTH END	6	332	285,450	274,550	-3.82%	8,455,000
THOMAS DALE	7	190	398,250	391,900	-1.59%	6,065,400
SUMMIT-UNIVERSITY	8	166	358,600	348,700	-2.76%	10,088,400
WEST SEVENTH	9	239	419,750	393,700	-6.21%	26,476,100
COMO	10	62	522,500	497,550	-4.78%	17,869,500
HAMLINE-MIDWAY	11	174	435,200	423,750	-2.63%	16,758,000
ST ANTHONY PARK	12	251	797,000	749,500	-5.96%	16,953,700
MERRIAM	13	229	488,400	454,200	-7.00%	24,937,500
MACALESTER-GROVELAND	14	143	398,600	395,900	-0.68%	3,325,000
HIGHLAND	15	134	666,250	634,850	-4.71%	22,325,000
SUMMIT HILL	16	113	623,300	611,300	-1.93%	8,500,000
DOWNTOWN	17	287	382,550	365,500	-4.46%	79,300,000
AIRPORT	20					
ARDEN HILLS	25	90	1,803,100	1,803,100	0.00%	80,000,000
BLAINE	29	23	831,200	831,200	0.00%	5,500,000
FAIRGROUNDS	30					
FALCON HEIGHTS	33	19	781,200	758,100	-2.96%	10,179,400
GEM LAKE	37	34	475,750	463,600	-2.55%	4,415,700
LAUDERDALE	47	19	642,050	608,000	-5.30%	3,229,100
LITTLE CANADA	53	238	446,800	416,500	-6.78%	18,900,000
MAPLEWOOD	57	392	810,800	796,000	-1.83%	210,000,000
MOUNDS VIEW	59	86	1,014,050	972,450	-4.10%	102,592,700
NEW BRIGHTON	63	204	772,550	771,200	-0.17%	11,222,000
NORTH OAKS	67	15	2,600,000	2,470,000	-5.00%	29,810,500
NORTH ST. PAUL	69	110	405,000	403,400	-0.40%	11,400,000
ROSEVILLE	79	425	1,520,000	1,454,500	-4.31%	100,000,000
ST. ANTHONY	81	42	831,350	822,450	-1.07%	14,000,000
SHOREVIEW	83	128	1,123,150	1,060,550	-5.57%	41,515,000
SPRING LAKE PARK	85	2	199,000	199,000	0.00%	230,000
VADNAIS HEIGHTS	89	189	862,500	835,600	-3.12%	15,300,000
WHITE BEAR LAKE	93	358	462,650	432,950	-6.42%	11,300,000
WHITE BEAR TWP	97	70	1,016,300	928,600	-8.63%	9,566,000
CITY OF ST PAUL		**3,191**	**399,900**	**385,000**	**-3.73%**	**79,300,000**
SUBURBS		**2,444**	**767,600**	**756,200**	**-1.49%**	**210,000,000**
COUNTYWIDE		**5,635**	**525,000**	**498,800**	**-4.99%**	**210,000,000**

***Excludes added improvement in 2011 values, leased public property, exempt property, and vacant land.**

Mar-10

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2010 Payable 2011 Assessment VS. 2011 Payable 2012 Assessment

By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2011 Count	2010 Median Value	2011 Median Value	Change in Median Value 2010 to 2011	2011 Average Value
310	FOOD & DRINK PROCESS PLANTS & STOR/	17	1,133,900	1,209,100	6.6%	1,895,888
320	FOUNDRIES & HEAVY MANUFACT PLANT:	18	2,308,900	1,750,550	-24.2%	2,753,139
330	MANUFACTURING AND ASSEEMPLY MED	1		4,500,000		4,500,000
340	MANUFACTURING & ASSEMBLY LIGHT	277	1,090,500	1,081,800	-0.8%	1,718,057
350	INDUSTRIAL WAREHOUSE LIGHT	3		337,100		852,467
370	SMALL -MEDIUM SHOPS		927,000			
390	GRAIN ELEVATORS	1	826,400	1,226,400	48.4%	1,226,400
398	INDUSTRIAL - MINUMUM IMPROVEMENT	14	1,090,700	729,100	-33.2%	958,557
399	OTHER INDUSTRIAL STRUCTURES	18	339,200	330,850	-2.5%	1,147,478
410	MOTELS & TOURIST CABINS	21	1,881,800	1,843,400	-2.0%	2,553,024
411	HOTELS	21	4,920,000	5,170,800	5.1%	5,787,943
412	NURSING HOMES & PRIVATE HOSPITALS	29	2,339,900	1,901,900	-18.7%	3,088,783
413	ASSISTED LIVING	1	1,500,000	1,217,000	-18.9%	1,217,000
415	TRAILER/ MOBILE HOME PARK	25	2,127,400	2,468,500	16.0%	3,364,136
419	OTHER COMMERCIAL HOUSING	2	1,597,500	1,597,500	0.0%	1,597,500
420	SMALL DETACHED RETAIL (UNDER 10,000	541	332,100	316,000	-4.8%	390,919
421	SUPERMARKETS	30	2,660,000	2,513,500	-5.5%	3,639,557
422	DISCOUNT STORES & JR DEPT STORES	17	11,400,000	11,300,000	-0.9%	11,329,094
423	MEDIUM DETACHED RETAIL	90	1,938,600	1,946,950	0.4%	2,003,678
424	FULL LINE DEPARTMENT STORES	10	8,787,400	8,893,700	1.2%	8,201,350
425	NEIGHBORHOOD SHOPPING CENTER	82	2,944,900	2,848,850	-3.3%	3,405,718
426	COMMUNITY SHOPPING CENTER	24	12,500,200	10,830,000	-13.4%	13,106,425
427	REGIONAL SHOPPING CENTER	4	62,750,000	61,500,000	-2.0%	63,250,000
428	VETERINARY CLINIC	26	526,000	526,000	0.0%	585,642
429	MIXED RESIDENTIAL/COMMERCIAL	655	308,550	299,300	-3.0%	508,736
430	RESTAURANT, CAFETERIA, AND/OR BAR	210	474,500	433,200	-8.7%	701,903
431	SMALL STRIP CENTER	76	847,200	819,150	-3.3%	970,671
432	CONVENIENCE STORE	140	585,000	559,250	-4.4%	646,316
433	MIXED RETAIL /COMMERCIAL	39	571,200	573,400	0.4%	852,733
434	RETAIL CONDO	12	215,950	212,500	-1.6%	438,533
435	DRIVE-IN RESTAURANT/FOOD SERVICE F/	135	650,000	650,000	0.0%	683,842
437	DAYCARE CENTERS	34	763,600	757,550	-0.8%	853,288
441	FUNERAL HOMES	29	685,900	685,900	0.0%	848,124
442	MEDICAL CLINICS & OFFICES	104	415,100	411,650	-0.8%	599,838
443	MEDICAL OFFICE	49	3,350,600	3,234,700	-3.5%	4,701,667
444	FULL SERVICE BANKS	78	1,382,500	1,364,850	-1.3%	1,684,719
446	CORPORATE CAMPUS	5	80,000,000	80,000,000	0.0%	82,928,540
447	OFFICE BUILDINGS (1-2 STORIES)	476	560,050	514,850	-8.1%	1,366,889
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES,	118	4,436,900	4,448,050	0.3%	7,863,333
450	CONDOMINIUM OFFICE UNITS	458	239,400	215,700	-9.9%	289,448
451	GAS STATION	33	406,700	400,200	-1.6%	461,694
452	AUTOMOTIVE SERVICE STATION	321	396,400	378,600	-4.5%	602,732
453	CAR WASHES	21	358,500	340,700	-5.0%	475,424
454	AUTO CAR SALES & SERVICE	74	746,500	746,500	0.0%	1,419,903
455	COMMERCIAL GARAGES	6	531,250	460,800	-13.3%	764,183
456	PARKING GARAGE STRUCTURE & LOTS	10	205,700	241,350	17.3%	641,790
457	PARKING RAMP	57	12,000	12,000	0.0%	796,449
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	5	1,014,600	750,000	-26.1%	3,004,120
463	GOLF COURSES	23	680,800	680,800	0.0%	5,229,896
464	BOWLING ALLEYS	5	1,172,000	1,073,300	-8.4%	1,141,560
465	LODGE HALLS & AMUSEMENT PARKS	31	438,900	450,400	2.6%	518,165
470		1		8,933,800		8,933,800
479	FLEX INDUSTRIAL BUILDINGS	199	2,487,600	2,379,900	-4.3%	2,967,395
480	COMMERCIAL WAREHOUSES	696	690,600	677,000	-2.0%	1,279,389
481	MINI WAREHOUSE	26	2,404,550	2,357,200	-2.0%	2,373,581
482	COMMERCIAL TRUCK TERMINALS	15	2,272,650	2,334,200	2.7%	2,722,487
483	CONDO WAREHOUSE	37	319,250	331,000	3.7%	375,281
485	RESEARCH & DEVELOPMENT FACILITY	9	7,078,100	5,360,800	-24.3%	8,336,533
490	MARINE SERVICE FACILITY	2	707,300	680,300	-3.8%	680,300
496	MARINA (SMALL BOAT)					
498	COMMERCIAL MINIMUM IMPROVEMENT	61	489,300	524,000	7.1%	798,798
499	OTHER COMMERCIAL STRUCTURES	112	401,300	380,600	-5.2%	811,859
	ALL CITY	3,191	399,900	385,000	-3.7%	1,122,453
	ALL SUBURBS	2,444	767,600	756,200	-1.5%	1,942,742
	ALL COUNTYWIDE	5,635	525,000	498,800	-5.0%	1,478,227

*** 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

2010 Payable 2011 Assessment VS. 2011 Payable 2012 Assessment

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

LUC	Property Use - Land use	2011 Count	2010 Median Value	2011 Median Value	Change in Median Value 2010 to 2011	2011 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	10	778,850	778,850	0.0%	1,020,840
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,772,700	1,192,200	-32.7%	2,297,847
330		1		4,500,000		4,500,000
340	MANUFACTURING & ASSEMBLY LIGHT	127	823,100	739,900	-10.1%	1,387,178
350		3		337,100		852,467
390	GRAIN ELEVATORS	1	826,400	1,226,400	48.4%	1,226,400
398	INDUSTRIAL MINIMUM IMPROVEMENT	10	1,038,600	372,500	-64.1%	847,320
399	OTHER INDUSTRIAL STRUCTURES	11	332,750	264,400	-20.5%	581,636
410	MOTELS & TOURIST CABINS	7	935,600	935,600	0.0%	
411	HOTELS	8	5,737,500	6,076,200	5.9%	7,654,100
412	NURSING HOMES & PRIVATE HOSPITALS	18	936,900	921,800	-1.6%	2,763,956
413	ASSISTED LIVING	1	1,500,000	1,217,000	-18.9%	1,217,000
419	OTHER COMMERCIAL HOUSING	1	495,000	495,000	0.0%	495,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	411	315,000	298,700	-5.2%	365,672
421	SUPERMARKETS	19	1,492,200	2,080,500	39.4%	2,258,816
422	DISCOUNT STORES & JR DEPT STORES	5	11,400,000	11,000,000	-3.5%	10,623,500
423	MEDIUM DETACHED RETAIL	34	1,149,500	1,063,150	-7.5%	1,458,203
424	FULL LINE DEPARTMENT STORES	3	9,564,250	10,341,100	8.1%	11,526,167
425	NEIGHBORHOOD SHOPPING CENTER	26	2,417,200	2,393,750	-1.0%	2,957,046
426	COMMUNITY SHOPPING CENTER	10	10,280,000	8,575,500	-16.6%	11,893,990
428	VETERINARY CLINIC	10	425,550	425,550	0.0%	407,650
429	MIXED RESID/COMMERCIAL	575	295,400	285,300	-3.4%	482,008
430	RESTAURANT, CAFETERIA, AND/OR BAR	128	359,500	325,500	-9.5%	484,959
431	SMALL STRIP CENTER	28	872,500	828,850	-5.0%	983,600
432	CONVENIENCE STORE	73	502,600	475,000	-5.5%	554,247
433	MIXED RETAIL /COMMERCIAL	26	508,200	524,500	3.2%	784,769
434	RETAIL CONDO	5	800,000	800,000	0.0%	833,980
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	64	614,800	573,500	-6.7%	612,202
437	DAYCARE CENTERS	13	613,800	598,500	-2.5%	641,092
441	FUNERAL HOMES	18	622,850	622,850	0.0%	767,333
442	MEDICAL CLINICS & OFFICES	65	336,150	311,800	-7.2%	609,058
443	MEDICAL OFFICE	24	4,515,250	4,515,250	0.0%	6,163,233
444	FULL SERVICE BANKS	35	1,361,600	1,293,500	-5.0%	1,766,151
447	OFFICE BUILDINGS (1-2 STORIES)	254	425,550	396,000	-6.9%	940,396
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	79	4,133,050	3,893,600	-5.8%	8,913,213
450	CONDOMINIUM OFFICE UNITS	145	220,000	203,000	-7.7%	413,057
451	GAS STATION	17	430,600	407,500	-5.4%	427,618
452	AUTOMOTIVE SERVICE STATION	193	310,000	298,700	-3.6%	419,382
453	CAR WASHES	10	390,550	371,050	-5.0%	410,330
454	AUTO CAR SALES & SERVICE	29	243,600	242,200	-0.6%	324,917
455	COMMERCIAL GARAGES	1	149,650	55,000	-63.2%	55,000
456	PARKING GARAGE STRUCTURE & LOTS	10	205,700	241,350	17.3%	641,790
457	PARKING RAMP	57	12,000	12,000	0.0%	796,449
460	THEATERS	2	783,100	625,000	-20.2%	625,000
463	GOLF COURSES	13	422,200	474,800	12.5%	3,865,038
464	BOWLING ALLEYS	1	800,650	1,301,300	62.5%	1,301,300
465	LODGE HALLS & AMUSEMENT PARKS	17	343,700	309,300	-10.0%	492,800
479	FLEX INDUSTRIAL BUILDINGS	43	2,628,600	2,537,400	-3.5%	3,390,658
480	COMMERCIAL WAREHOUSES	414	588,300	550,500	-6.4%	1,129,072
481	MINI WAREHOUSE	12	2,084,100	2,096,850	0.6%	2,180,025
482	COMMERCIAL TRUCK TERMINALS	5	1,035,800	1,570,400	51.6%	1,322,880
483	CONDO WAREHOUSE	11	453,100	432,000	-4.7%	571,873
485	RESEARCH & DEVELOPMENT FACILITY	2	5,437,200	5,437,200	0.0%	5,437,200
498	COMMERCIAL MINIMUM IMPROVEMENT	24	340,200	450,000	32.3%	672,838
499	OTHER COMMERCIAL STRUCTURES	66	202,900	192,650	-5.1%	539,962
	ALL CITY	**3,191**	**399,900**	**385,000**	**-3.7%**	**1,122,453**

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

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

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2010 Payable 2011 Assessment VS. 2011 Payable 2012Assessment

LUC	By Land Use Code (LUC) -SUBURBAN ONLY Property Use - Land Use	2011 Count	2010 Median Value	2011 Median Value	Change in Median Value 2010 to 2011	2011 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	7	3,289,150	3,131,600	-4.8%	3,145,957
320	FOUNDRIES & HEAVY MANUFACT PLANTS	3	2,308,900	2,308,900	0.0%	5,029,600
340	MANUFACTURING & ASSEMBLY LIGHT	150	1,385,750	1,307,400	-5.7%	1,998,201
350	INDUSTRIAL WAREHOUSE LIGHT					
370	SMALL MEDIUM SHOPS		927,000			
398	INDUSTRIAL MEDIUM IMPROVEMENTS	4	1,223,300	1,223,300	0.0%	1,236,650
399	OTHER INDUSTRIAL STRUCTURES	7	391,700	450,000	14.9%	2,036,657
410	MOTELS & TOURIST CABINS	14	2,741,600	2,677,750	-2.3%	
411	HOTELS	13	4,200,000	4,000,000	-4.8%	4,639,538
412	NURSING HOMES & PRIVATE HOSPITALS	11	3,291,800	3,291,800	0.0%	3,620,318
415	TRAILER/ MOBILE HOME PARK	25	2,127,400	2,468,500	16.0%	3,364,136
419	OTHER COMMERCIAL HOUSING	1	2,700,000	2,700,000	0.0%	2,700,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	130	409,200	383,600	-6.3%	470,740
421	SUPERMARKETS	11	7,200,000	6,840,000	-5.0%	6,024,473
422	DISCOUNT STORES & JR DEPT STORES	12	11,375,000	11,300,000	-0.7%	11,623,092
423	MEDIUM DETACHED RETAIL	56	2,200,400	2,117,350	-3.8%	2,334,859
424	FULL LINE DEPARTMENT STORES	7	8,265,000	8,265,000	0.0%	6,776,429
425	NEIGHBORHOOD SHOPPING CENTER	56	3,230,000	2,993,750	-7.3%	3,614,030
426	COMMUNITY SHOPPING CENTER	14	14,725,000	11,352,600	-22.9%	13,972,450
427	REGIONAL SHOPPING CENTER	4	62,750,000	61,500,000	-2.0%	63,250,000
428	VETERINARY CLINIC	16	630,450	630,450	0.0%	696,888
429	MIXED RESID/COMMERCIAL	80	384,000	376,600	-1.9%	700,844
430	RESTAURANT, CAFETERIA, AND/OR BAR	82	873,850	841,100	-3.7%	1,040,548
431	SMALL STRIP CENTER	48	837,900	819,150	-2.2%	963,129
432	CONVENIENCE STORE	67	665,000	621,900	-6.5%	746,631
433	MIXED RETAIL/COMMERCIAL	13	932,700	932,700	0.0%	988,662
434	RETAIL CONDO	7	137,700	133,600	-3.0%	156,071
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	71	720,700	728,600	1.1%	748,420
437	DAYCARE CENTERS	21	866,800	866,800	0.0%	984,648
441	FUNERAL HOMES	11	792,000	792,000	0.0%	980,327
442	MEDICAL CLINICS & OFFICES	39	464,500	444,300	-4.3%	584,469
443	MEDICAL OFFICE	25	3,179,800	3,000,000	-5.7%	3,298,564
444	FULL SERVICE BANKS	43	1,423,400	1,426,600	0.2%	1,618,437
446	CORPORATE CAMPUS	5	80,000,000	80,000,000	0.0%	82,928,540
447	OFFICE BUILDINGS (1-2 STORIES)	222	852,750	850,000	-0.3%	1,854,858
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	39	5,020,000	4,845,000	-3.5%	5,736,654
450	CONDOMINIUM OFFICE UNITS	313	243,800	219,400	-10.0%	232,185
451	GAS STATION	16	373,100	348,750	-6.5%	497,900
452	AUTOMOTIVE SERVICE STATION	128	588,850	596,300	1.3%	879,188
453	CAR WASHES	11	346,800	340,700	-1.8%	534,600
454	AUTO CAR SALES & SERVICE	45	2,089,550	2,000,000	-4.3%	2,125,560
455	COMMERCIAL GARGAGE	5	1,035,250	711,400	-31.3%	906,020
457	PARKING RAMP		777,500			777,500
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	3	3,631,800	5,817,400	60.2%	4,590,200
463	GOLF COURSES	10	883,250	883,250	0.0%	7,004,210
464	BOWLING ALLEYS	4	1,172,000	1,047,250	-10.6%	1,101,625
465	LODGE HALLS & AMUSEMENT PARKS	14	629,650	545,400	-13.4%	548,964
479	FLEX INDUSTRIAL BUILDINGS	156	2,425,000	2,364,150	-2.5%	2,850,726
480	COMMERCIAL WAREHOUSES	282	872,700	848,350	-2.8%	1,500,067
481	MINI WAREHOUSE	14	2,680,100	2,392,200	-10.7%	2,539,486
482	COMMERCIAL TRUCK TERMINALS	10	2,978,550	2,909,650	-2.3%	3,422,290
483	CONDO WAREHOUSE	26	309,900	281,850	-9.1%	292,108
485	RESEARCH & DEVELOPMENT FACILITY	7	7,394,800	5,360,800	-27.5%	9,164,914
490	MARINE SERVICE FACILITY	2	707,300	680,300	-3.8%	680,300
496	MARINA (SMALL BOAT)					
498		37		525,000		880,503
499	OTHER COMMERCIAL STRUCTURES	46	588,500	588,500	0.0%	1,201,972
	ALL SUBURBS	**2,444**	**767,600**	**756,200**	**-1.5%**	**1,942,742**

*** 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

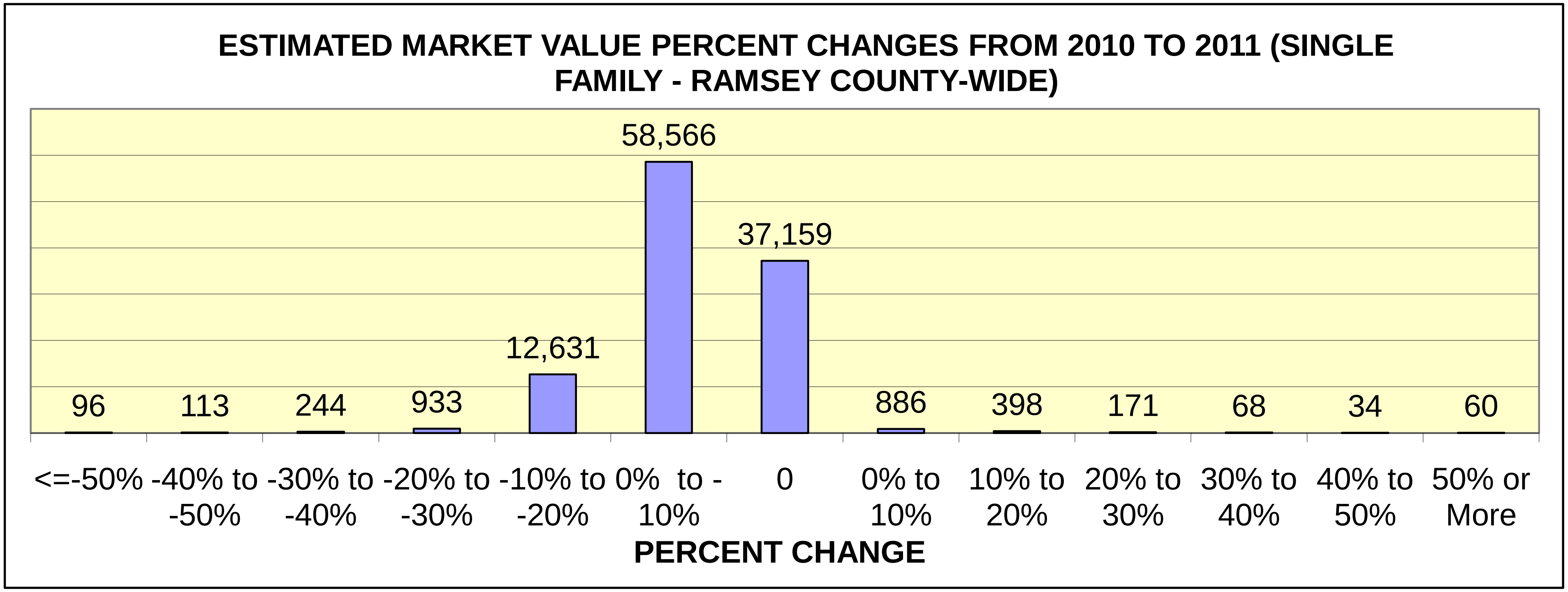
2010 PAYABLE 2011 VS 2011 PAYABLE 2012

LAND USE CODE	PARCEL COUNT	TOTAL 2010 VALUE	TOTAL 2011 VALUE	AGGREGATE CHANGE
300 INDUSTRIAL LAND	581	142,055,000	145,648,800	2.53%
310 FOOD & DRINK PROCESS PLANTS & STORAGE	17	30,188,500	32,230,100	6.76%
320 FOUNDRIES & HEAVY MANUFACT PLANTS	18	47,918,500	49,556,500	3.42%
330	1		4,500,000	
340 MANUFACTURING & ASSEMBLY LIGHT	277	499,855,000	475,901,800	-4.79%
350 INDUSTRIAL WAREHOUSE LIGHT	3		2,557,400	
370 SMALL MEDUIUM SHOPS		927,000		
390 GRAIN ELEVATORS	1	826,400	1,226,400	48.40%
398 INDUSTRIAL MINIMUM IMPROVEMENTS	14	18,145,100	13,419,800	-26.04%
399 OTHER INDUSTRIAL STRUCTURES	18	25,226,300	20,654,600	-18.12%
400 COMMERCIAL LAND	1355	362,145,700	356,161,600	-1.65%
410 MOTELS & TOURIST CABINS	21	55,307,800	53,613,500	-3.06%
411 HOTELS	21	116,328,400	121,546,800	4.49%
412 NURSING HOMES & PRIVATE HOSPITALS	29	75,031,700	89,574,700	19.38%
413 ASSISTED LIVING	1	1,500,000	1,217,000	-18.87%
415 TRAILER/ MOBILE HOME PARK	25	82,127,500	84,103,400	2.41%
419 OTHER COMMERCIAL HOUSING	2	3,195,000	3,195,000	0.00%
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	541	221,443,900	211,487,255	-4.50%
421 SUPERMARKETS	30	108,132,300	109,186,700	0.98%
422 DISCOUNT STORES & JR DEPT STORES	17	206,776,500	192,594,600	-6.86%
423 MEDIUM DETACHED RETAIL	90	187,219,000	180,331,000	-3.68%
424 FULL LINE DEPARTMENT STORES	10	90,465,600	82,013,500	-9.34%
425 NEIGHBORHOOD SHOPPING CENTER	82	300,018,300	279,268,900	-6.92%
426 COMMUNITY SHOPPING CENTER	24	306,063,900	314,554,200	2.77%
427 REGIONAL SHOPPING CENTER	4	255,500,000	253,000,000	-0.98%
428 VETERINARY CLINIC	26	14,030,700	15,226,700	8.52%
429 MIXED RESID/COMMERCIAL	655	347,179,900	333,222,100	-4.02%
430 RESTAURANT, CAFETERIA, AND/OR BAR	210	156,176,600	147,399,600	-5.62%
431 SMALL STRIP CENTER	76	73,142,500	73,771,000	0.86%
432 CONVENIENCE STORE	140	95,161,400	90,484,300	-4.91%
433 MIXED RETAIL/COMMERCIAL	39	32,082,000	33,256,600	3.66%
434 RETAIL CONDO	12	5,302,900	5,262,400	-0.76%
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	135	89,460,400	92,318,700	3.20%
437 DAYCARE CENTERS	34	28,787,000	29,011,800	0.78%
441 FUNERAL HOMES	29	24,681,900	24,595,600	-0.35%
442 MEDICAL CLINICS & OFFICES	104	61,710,100	62,383,100	1.09%
443 MEDICAL OFFICE	49	237,282,300	230,381,700	-2.91%
444 FULL SERVICE BANKS	78	134,795,900	131,408,100	-2.51%
446 CORPORATE CAMPUS	5	415,707,300	414,642,700	-0.26%
447 OFFICE BUILDINGS (1-2 ST)	476	718,447,000	650,639,000	-9.44%
449 OFFICE BUILDINGS 3 + ST	118	1,014,463,300	927,873,300	-8.54%
450 CONDOMINIUM OFFICE UNITS	458	141,173,200	132,567,300	-6.10%
451 GAS STATION	33	17,483,000	15,235,900	-12.85%
452 AUTOMOTIVE SERVICE STATION	321	201,821,100	193,476,900	-4.13%
453 CAR WASHES	21	11,014,000	9,983,900	-9.35%
454 AUTO CAR SALES & SERVICE	74	104,991,700	105,072,800	0.08%
455 COMMERCIAL GARAGES	6	4,750,000	4,585,100	-3.47%
456 PARKING GARAGE/STRUCTURE	10	6,533,700	6,417,900	-1.77%
457 PARKING RAMP	57	47,693,100	45,397,600	-4.81%
458 COMMERCIAL CONDO OUTLOT	1		100	
460 THEATERS	5	20,474,600	15,020,600	-26.64%
463 GOLF COURSES	23	112,867,400	120,287,600	6.57%
464 BOWLING ALLEYS	5	6,305,300	5,707,800	-9.48%
465 LODGE HALLS & AMUSEMENT PARKS	31	17,748,300	16,063,100	-9.49%
479 FLEX INDUSTRIAL BUILDINGS	199	547,427,100	590,511,540	7.87%
480 COMMERCIAL WAREHOUSES	696	953,411,300	890,454,900	-6.60%
481 MINI WAREHOUSE	26	63,686,900	61,713,100	-3.10%
482 COMMERCIAL TRUCK TERMINALS	15	44,741,600	40,837,300	-8.73%
483 CONDO WAREHOUSE	37	27,282,600	13,885,400	-49.11%
485 RESEARCH & DEVELOPMENT FACILITY	9	85,145,000	75,028,800	-11.88%
490 MARINE SERVICE FACILITY	2	1,414,600	1,360,600	-3.82%
496 MARINA (SMALL BOAT)				
498 COMMERCIAL MINIMUM IMPROVEMENT	61	48,194,800	48,726,700	1.10%
499 OTHER COMMERCIAL STRUCTURES	112	105,427,700	90,928,200	-13.75%

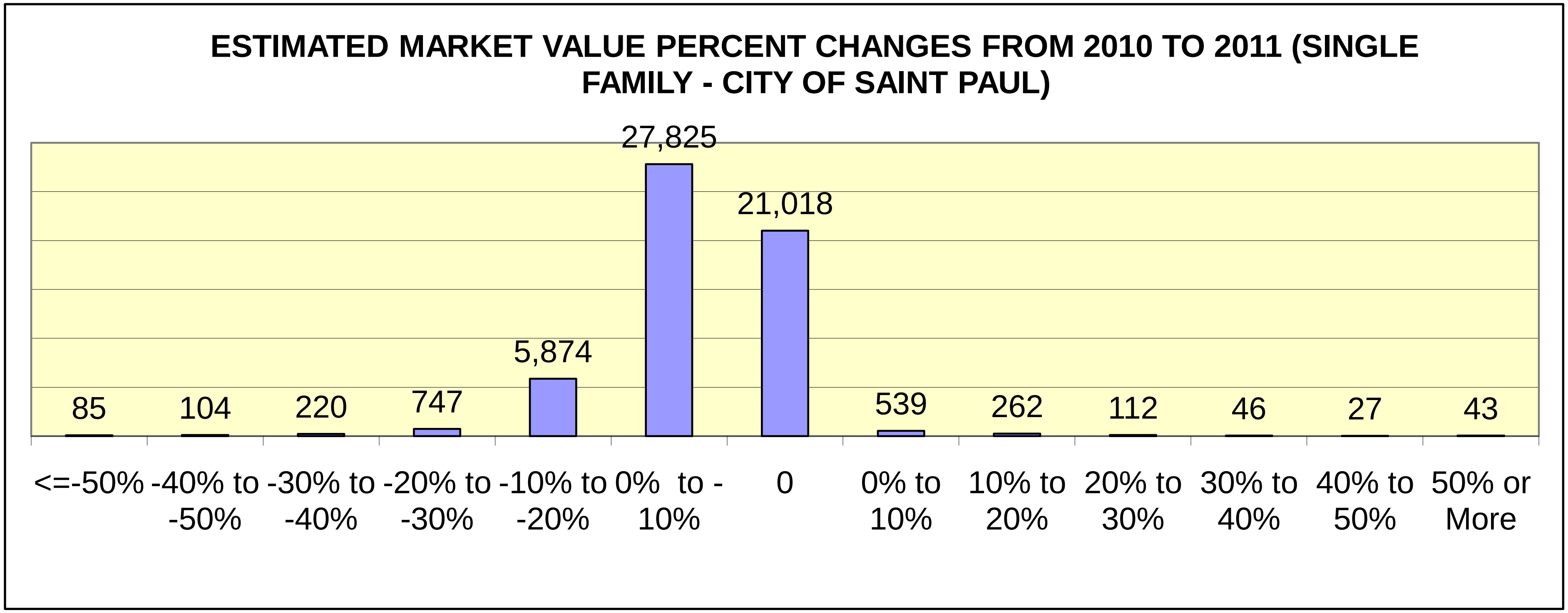
*** Excludes added improvement, and State assessed railroad and utility property**

Mar-10

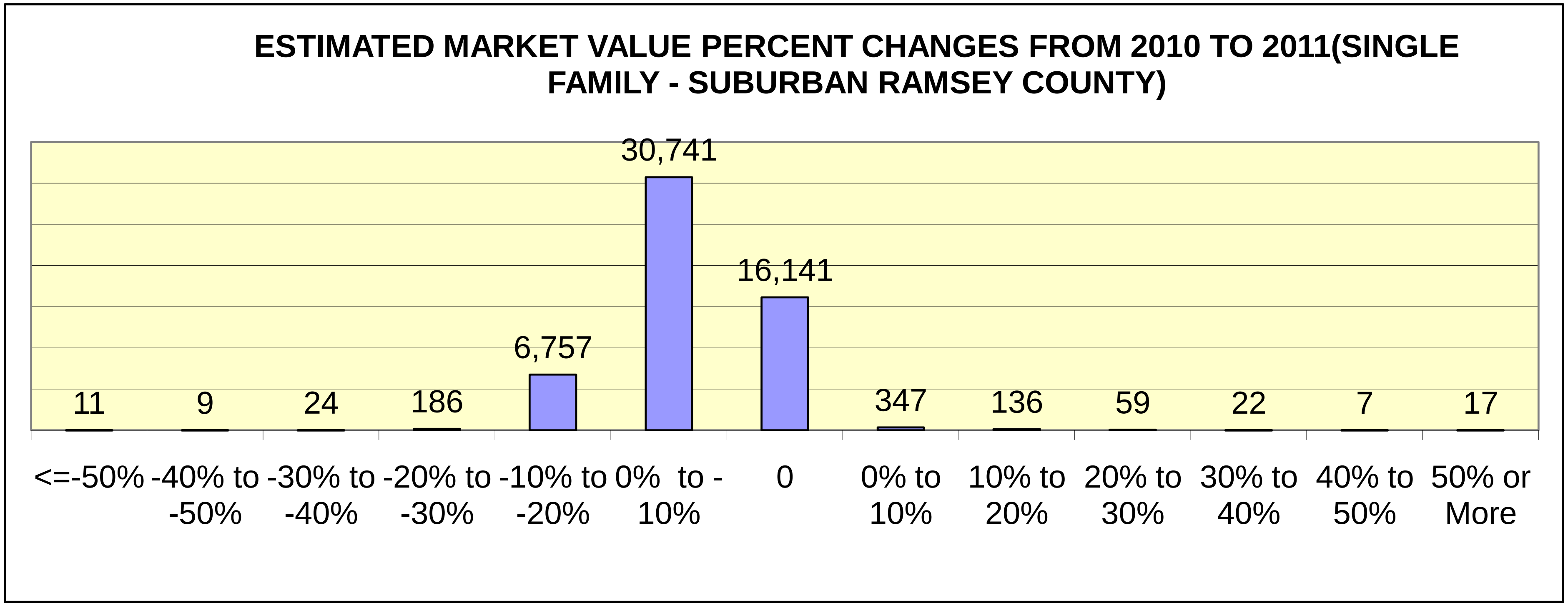
Change in Assessed Value	Number of Parcels
<=-50%	96
-40% to -50%	113
-30% to -40%	244
-20% to -30%	933
-10% to -20%	12,631
0% to -10%	58,566
0	37,159
0% to 10%	886
10% to 20%	398
20% to 30%	171
30% to 40%	68
40% to 50%	34
50% or More	60



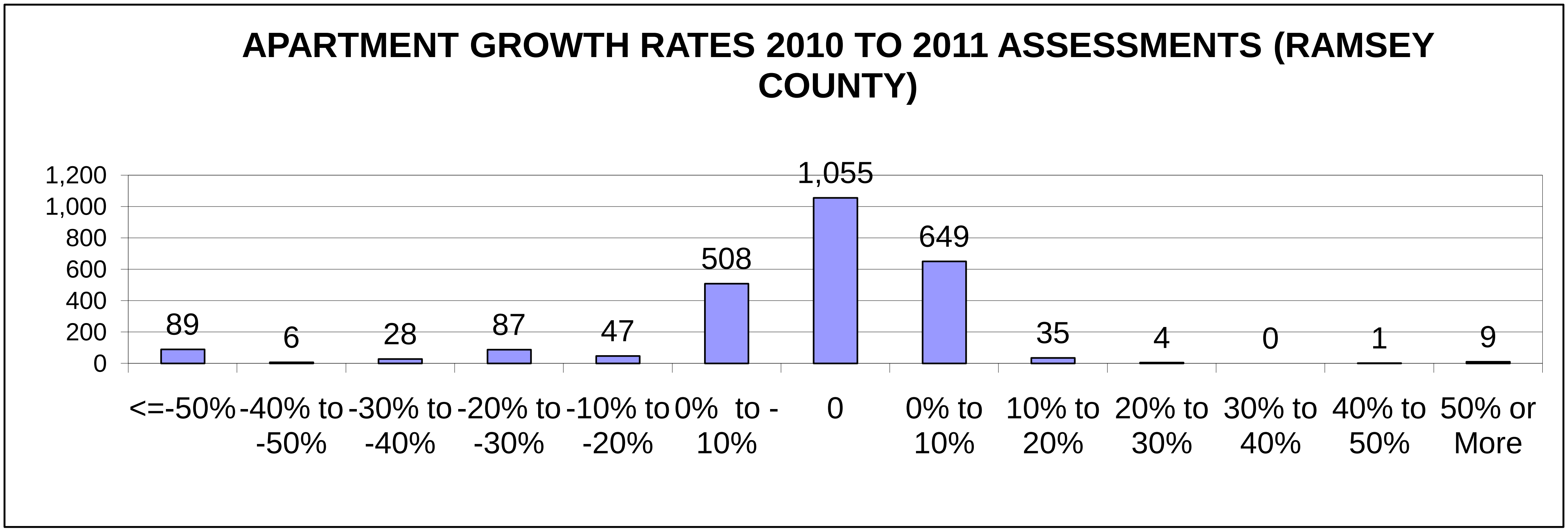
Change in Assessed Value	Number of Parcels
<=-50%	85
-40% to -50%	104
-30% to -40%	220
-20% to -30%	747
-10% to -20%	5,874
0% to -10%	27,825
0	21,018
0% to 10%	539
10% to 20%	**262**
20% to 30%	112
30% to 40%	46
40% to 50%	27
50% or More	43



Change in Assessed Value	Number of Parcels
<=-50%	11
-40% to -50%	9
-30% to -40%	24
-20% to -30%	186
-10% to -20%	6,757
0% to -10%	30,741
0	16,141
0% to 10%	347
10% to 20%	136
20% to 30%	59
30% to 40%	22
40% to 50%	7
50% or More	17

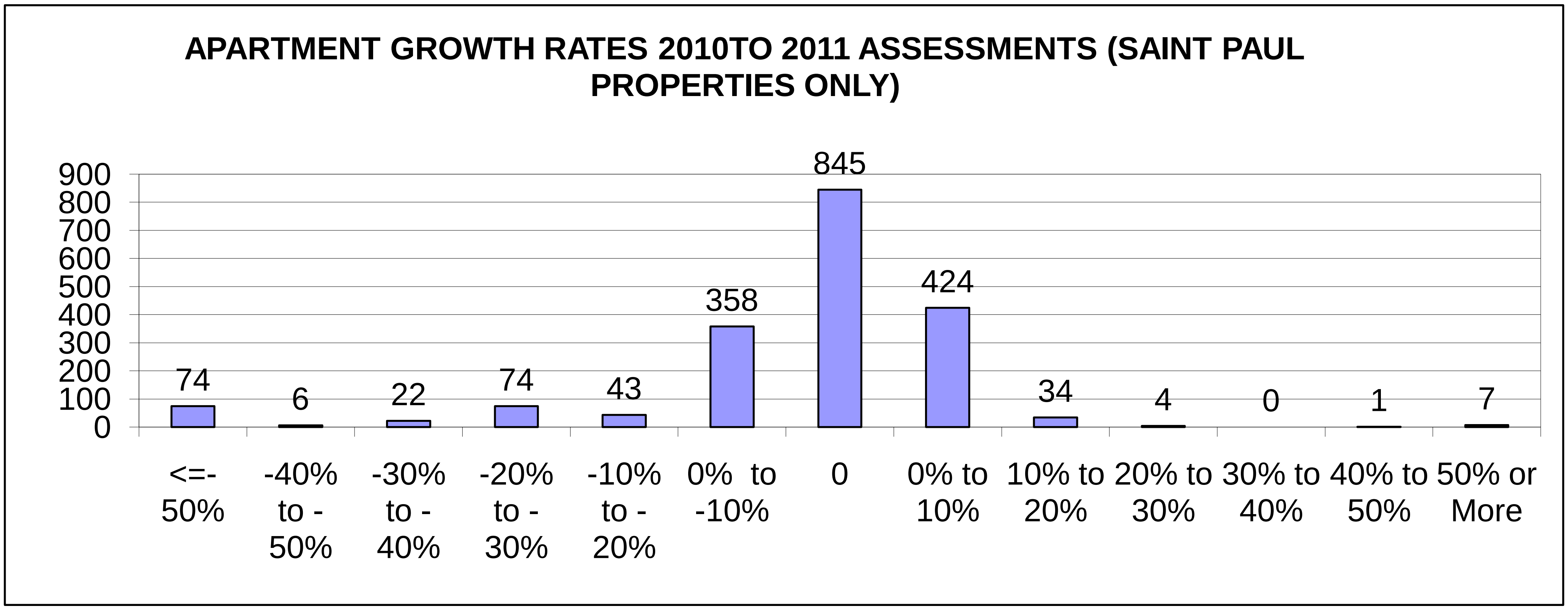


Change in Assessed Value	Number of Parcels
<=-50%	89
-40% to -50%	6
-30% to -40%	28
-20% to -30%	87
-10% to -20%	47
0% to -10%	508
0	1,055
0% to 10%	649
10% to 20%	35
20% to 30%	4
30% to 40%	0
40% to 50%	1
50% or More	9

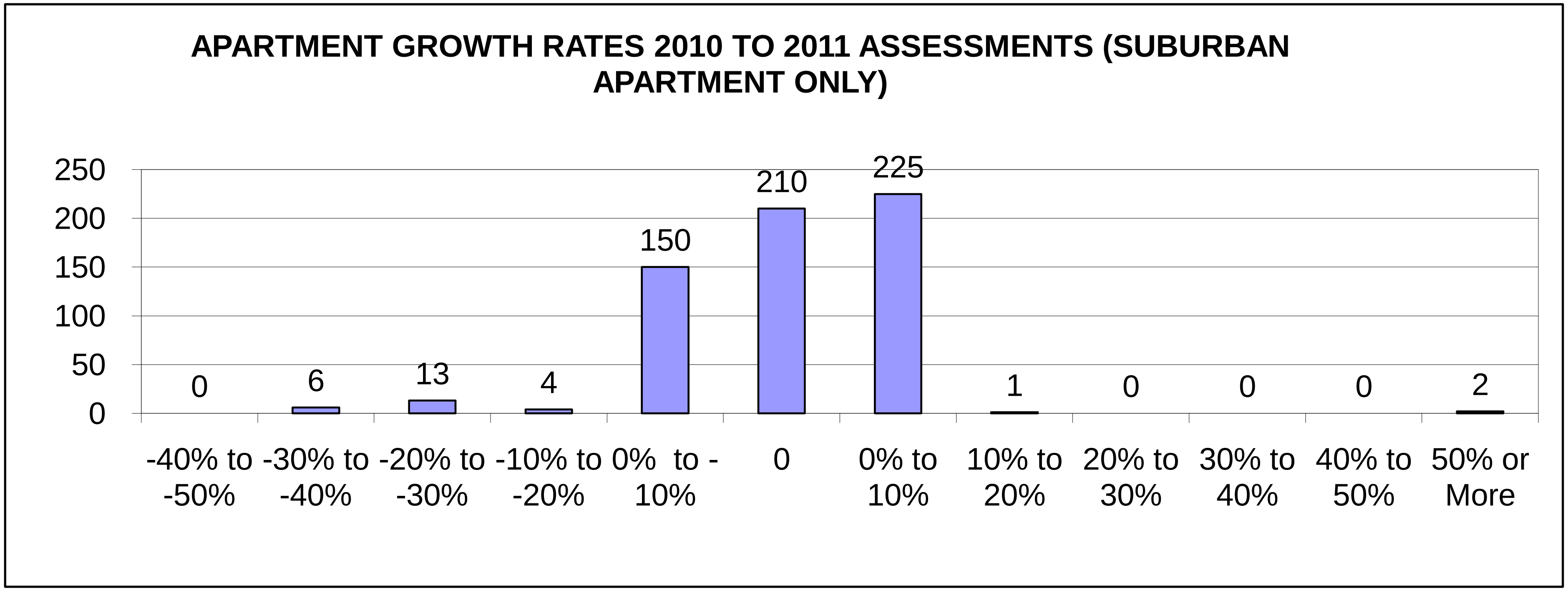


2010 Growth Stratification for St. Paul Apartments

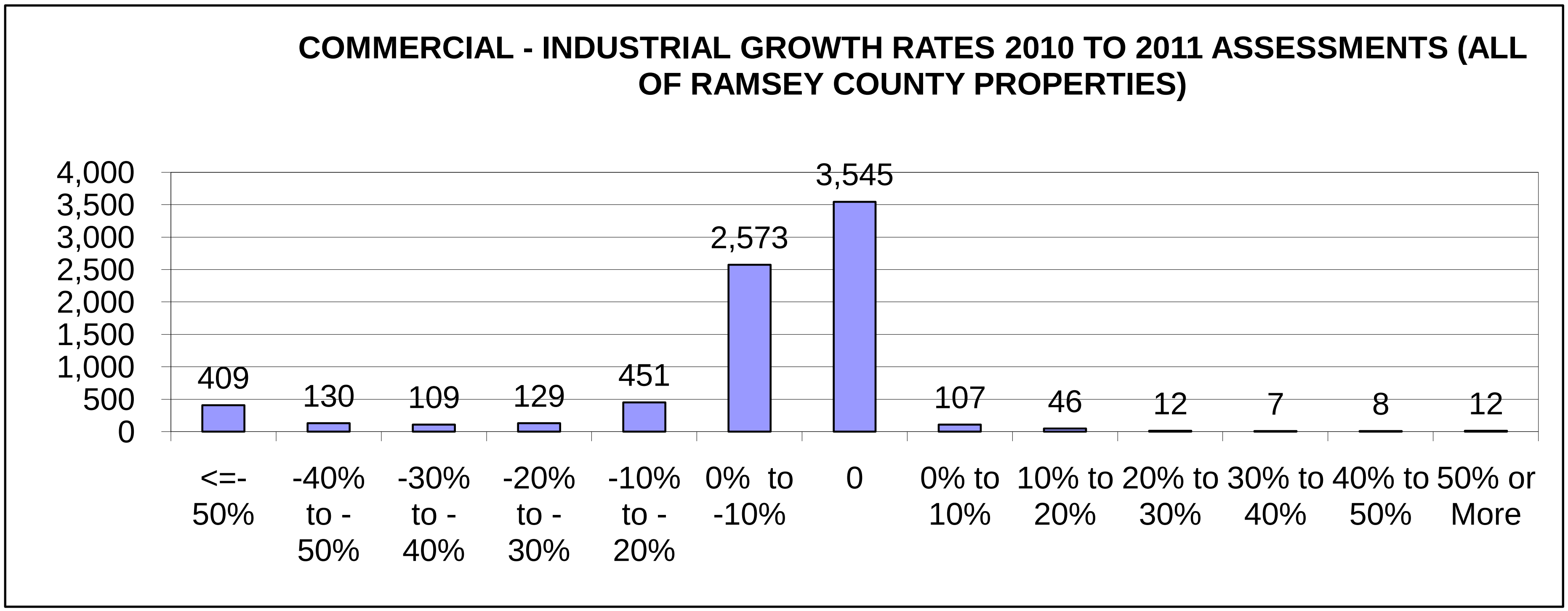
Change in Assessed Value	Number of Parcels
<=-50%	74
-40% to -50%	6
-30% to -40%	22
-20% to -30%	74
-10% to -20%	43
0% to -10%	358
0	845
0% to 10%	424
10% to 20%	34
20% to 30%	4
30% to 40%	0
40% to 50%	1
50% or More	7



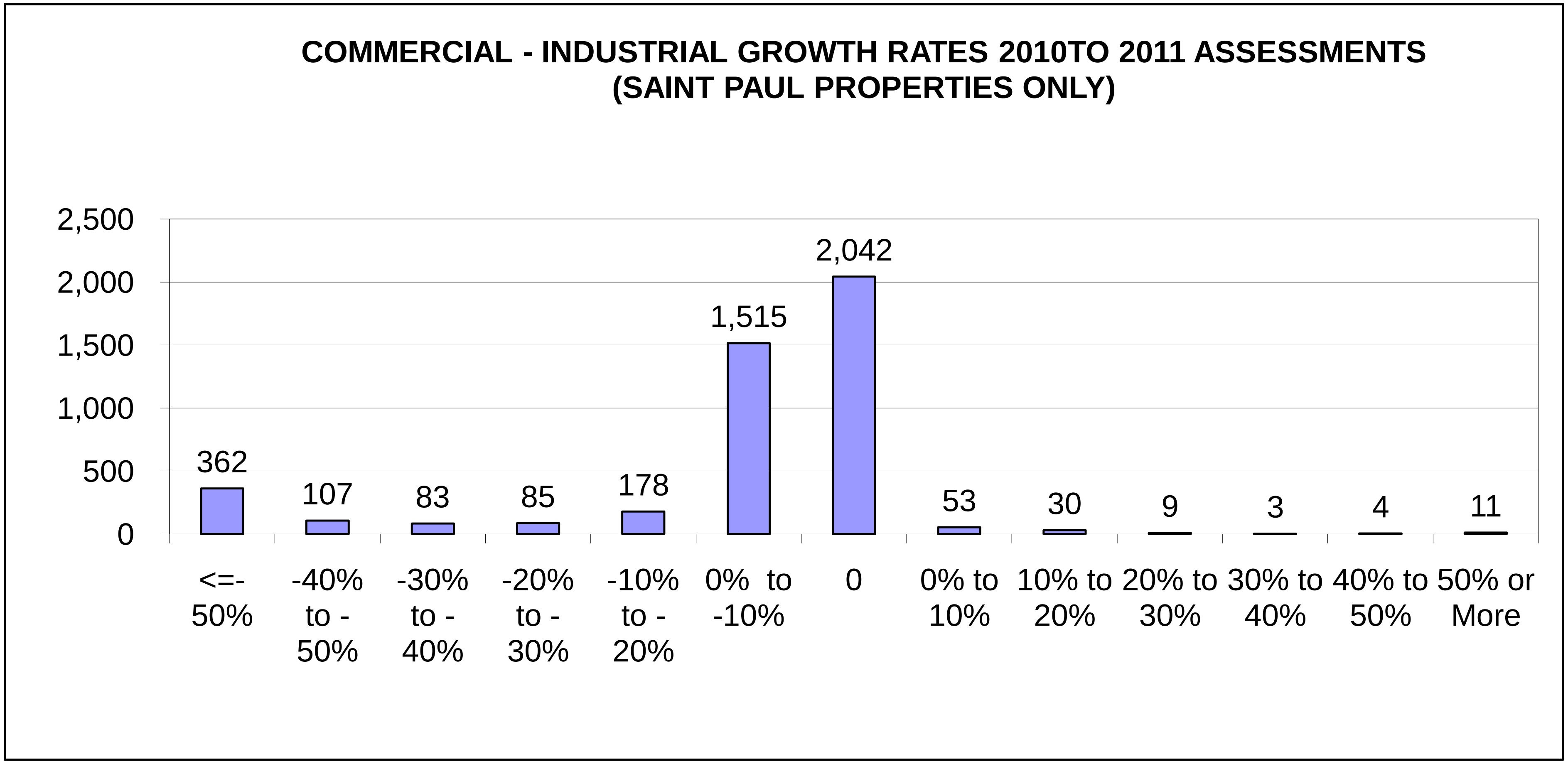
Change in Assessed Value	Number of Parcels
<=-50%	15
-40% to -50%	0
-30% to -40%	6
-20% to -30%	13
-10% to -20%	4
0% to -10%	150
0	210
0% to 10%	225
10% to 20%	1
20% to 30%	0
30% to 40%	0
40% to 50%	0
50% or More	2



Change in Assessed Value	Number of Parcels
<=-50%	409
-40% to -50%	130
-30% to -40%	109
-20% to -30%	129
-10% to -20%	451
0% to -10%	2,573
0	3,545
0% to 10%	107
10% to 20%	46
20% to 30%	12
30% to 40%	7
40% to 50%	8
50% or More	12



Change in Assessed Value	Number of Parcels
<=-50%	362
-40% to -50%	107
-30% to -40%	83
-20% to -30%	85
-10% to -20%	178
0% to -10%	1,515
0	2,042
0% to 10%	53
10% to 20%	30
20% to 30%	9
30% to 40%	3
40% to 50%	4
50% or More	11



Change in Assessed Value	Number of Parcels
<=-50%	47
-40% to -50%	23
-30% to -40%	26
-20% to -30%	44
-10% to -20%	273
0% to -10%	1,058
0	1,503
0% to 10%	54
10% to 20%	16
20% to 30%	3
30% to 40%	4
40% to 50%	4
50% or More	1