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Date: May 7, 2012

To: Ramsey County Citizens and Web Visitors

From: Stephen L. Baker CAE, SAMA,

Subject: 2012 payable 2013 Assessment Report

The valuation notices mailed to each Ramsey County property owner in mid March included the assessors' proposed 2012 estimated market value, the proposed taxable market value, and the proposed property classification for 2012 payable 2013.

We have now had five consecutive years of declines in total assessed value; this has primarily been driven by falling residential property values. After experiencing nearly a billion dollars in value increase in 2007 assessment we have lost a little over $11 billion in value in the last five years. There are some encouraging signs that the markets are stabilizing. Apartment markets are very healthy, the commercial and industrial markets have substantially recovered and seem to be stabilized, and residential markets are showing some promise. The exception may be the townhouse and condominium markets which continue to struggle.

The total countywide reduction in market value this year was $2.427 billion before adding back the $132.9 million of value from new construction. This is a slight improvement from last year's reduction of $2.75 billion. Of the population of 156,237 taxable properties, 123,697 (79.2%) properties had a decrease in value, 22,177 (14.2%) properties had no change in value, and 10,363 (6.6%) properties had an increase in value.

The total estimated market value for 2012, taxes payable 2013, is $38.797 billion down from last year's $41.092 billion (*not-including personal property, utilities and railroad*). After factoring in all changes in value deferments, exclusions, and new construction the total countywide decline in Estimated Market Value is $2.427 billion.

The impact of the new Homestead Market Value Exclusion will continue to be seen as a significant difference between Estimated Market Value and Taxable Value; this new program will likely continue to result in an additional loss of approximately $2.3 billion dollars in assessed value.

This year we reduced values for 95,343 residential properties, held the values on 7,743 properties and 8,226 properties had increased assessed values. Overall residential property values had the largest percentage decline in recent history this year, however due to the smaller base the total loss in value was less than for the 2009 assessment. However, suburban residential property in the county experienced the largest drop in value this year.

For 2012 we experienced declines in assessed value in residential and commercial property, but increases in overall assessed 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.

2012 Assessment

The percentage changes in 2012 <u>aggregate value</u> *(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	***-5.3%***	***-7.4%***	***-3.2%***	***+3.1%***
Suburban Ramsey	**-5.8%**	**-7.8%**	**-2.3%**	**+3.4%**
Countywide	**-5.6%**	**-7.6%**	**-2.7%**	**+3.3%**

Median Values for 2012 and 2011 are as follow:

	Residential	Commercial/Industrial	Apartments
City of Saint Paul – 2011	**$146,600**	**$385,000**	**$462,000**
City of Saint Paul – 2012	**$131,800**	**$399,900**	**$440,000**

	Residential	Commercial/Industrial	Apartments
Suburban Ramsey -2011	**$191,700**	**$756,200**	**$799,500**
Suburban Ramsey -2012	**$174,700**	**$767,600**	**$799,500**

	Residential	Commercial/Industrial	Apartments
Countywide - 2011	**$172,200**	**$498,800**	**$504,000**
Countywide - 2012	**$156,600**	**$525,000**	**$495,000**

The assessor's office continues to actively track the market activity and we will continue to follow the prices determined in the market in 2012 for our 2013 assessment. We continue to closely monitor all sales including short-sales and foreclosure activity. Foreclosures in Ramsey County decreased in 2011 to 2,082; the lowest level in five years. Bank REO sales and short sales are a continuing threat price stability and market recovery, particularly in some market areas of the county, we continue to adjust values in these areas to reflect the foreclosure influence. The good news is that these adjustments again were smaller this year than they were two to four years ago– another sign that the market may be stabilizing.

Residential Market Summary

The residential market continues to be influenced by foreclosure activity, remaining a major obstacle in residential market recovery. It is forecast that a growing number of foreclosures will again hit the market now that the federal lawsuit of unlawful foreclosure processing has been settled.

The foreclosure rate improved in Ramsey County in 2011, from 2608 in 2010 to 2082 in 2011, a decrease of 20%. The rate of foreclosure as a percentage of residential parcels *(sheriff's sales/ residential parcels in county)* in Ramsey County in 2010 was 1.71%, and improved in 2011 to a rate of 1.36%. However, the high percentage of distressed sales on the market continues to have a negative effect on median sale prices.

According to the Minneapolis Area Association of Realtors year end median sale price of residential property in Ramsey County was $125,950 in 2011 down from $146,000 in 2010.

Median countywide residential estimated market values decreased from $172,200 in 2011 to $156,600 in 2012. Median values of single family homes declined most dramatically in the Thomas Dale, Dayton's Bluff and North End neighborhoods in the City of St. Paul. Suburbs experiencing the highest decline in median values are Maplewood, North St. Paul and Falcon Heights.

Townhome and Condo markets continue to be challenged. Townhomes in St. Anthony Park, Merriam Park and North Oaks had the largest percentage decrease in median values. Estimated market values of condos in Payne-Phalen, North End and Arden Hills declined the greatest.

Median Prices for traditional home sales seem to improving in the 1st quarter 2012. However, the number of traditional homes on the market remains at historic lows. Sellers who would like to sell their homes, but don't have to, are on the sidelines waiting for market conditions to improve. The inventory of distressed properties in the market needs to be sold in order for meaningful recovery to continue in the housing market.

Commercial market Summary

Office – Large space users were the most active, locking in long term leases at favorable rates. Small space users are hanging on, with most renegotiating lease terms with their landlords. Class C office space in both the City of St. Paul and suburban market has struggled with tenants upgrading to better space at attractive rates. Vacancy and rental rates will remain volatile in this class of office space until more space is absorbed.

Retail –Market fundamentals are slowly improving, and demand for retail space moderately increased. Vacancy rates dropped slightly with rents starting to stabilized. Improvements in the economy will determine if this trend will continue. Maplewood Mall went through an extensive remodel with result in a loss of some long-term tenants. However, a number of new tenants have moved into mall. Landlords in secondary locations continue to offer aggressive lease terms to backfill empty space.

Industrial – The industrial market has somewhat stabilize with well located properties with high ceilings beginning to see rates more favorable to landlords. Older properties will continue to struggle.

Apartment Market Summary

The apartment market in Ramsey County has become bifurcated over the past year and can be generally divided into two markets. The smaller lower quality Class C apartment market consisting of complexes of 4 – 12 units and the larger better quality Class B and Class A complexes. Foreclosures on four-unit apartments, especially on the East Side of St. Paul have continued. A number of properties that were bought at the top of the market in 2005 & 2006 are now in most cases "under water". The smaller complexes were attractive to investors with an expectation of double digit increases in value on an annual basis. These properties rarely provided enough cash flow to support the sale price, but investor anticipation of double digit increases in value drove the market up. As the economy worsened, rents flattened out, expenses increased, Gross Rent Multipliers (GRM) depending on location has decreased and values of these overpriced properties dropped. These properties are now the most likely to fall into foreclosure since they have become unaffordable for many owners.

Apartment properties larger than 50 units, especially better Class C and B, are experiencing growth in market value due to the number of residential foreclosures, resulting in falling vacancy and rising rental rates. Planned new construction will increase the number of available units especially along the Central Corridor Light Rail Line. Some developers are expecting rental rates to rise to $2 per square foot for new product.

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

2011 payable 2012 vs. 2012 payable 2013

CITY ST. PAUL	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2012 pay 2013 ADDED IMPROVEMENT	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS with Added Improvemnt	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Including Added Improvements	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt
RESIDENTIAL	13,094,910,500	34,675,000	12,126,902,000	-968,008,500	-1,002,683,500	-7.4%
AGRICULTURAL HIGH VALUE	5,042,500	0	4,940,500	-102,000	-102,000	-2.0%
APARTMENT	2,219,626,900	13,169,100	2,289,173,300	69,546,400	56,377,300	3.1%
COMMERCIAL/ INDUSTRIAL	3,662,381,800	9,581,200	3,547,000,900	-115,380,900	-124,962,100	-3.2%
TOTAL	**18,981,961,700**	**57,425,300**	**17,968,016,700**	**-1,013,945,000**	**-1,071,370,300**	**-5.3%**

SUBURBS	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2012 pay 2013 ADDED IMPROVEMENT	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS with Added Improvemnt	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Including Added Improvements	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt
RESIDENTIAL	15,638,219,800	49,803,000	14,421,059,000	-1,217,160,800	-1,266,963,800	-7.8%
AGRICULTURAL HIGH VALUE	35,032,500	0	37,066,700	2,034,200	2,034,200	5.8%
APARTMENT	1,461,171,600	10,360,600	1,511,461,100	50,289,500	39,928,900	3.4%
COMMERCIAL/ INDUSTRIAL	4,976,063,000	15,349,000	4,859,946,800	-116,116,200	-131,465,200	-2.3%
TOTAL	**22,110,486,900**	**75,512,600**	**20,829,533,600**	**-1,280,953,300**	**-1,356,465,900**	**-5.8%**

COUNTY WIDE	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2012 pay 2013 ADDED IMPROVEMENT	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS with Added Improvemnt	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Including Added Improvements	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt
RESIDENTIAL	28,733,130,300	84,478,000	26,547,961,000	-2,185,169,300	-2,269,647,300	-7.6%
AGRICULTURAL HIGH VALUE	40,075,000	0	42,007,200	1,932,200	1,932,200	4.8%
APARTMENT	3,680,798,500	23,529,700	3,800,634,400	119,835,900	96,306,200	3.3%
COMMERCIAL/ INDUSTRIAL	8,638,444,800	24,930,200	8,406,947,700	-231,497,100	-256,427,300	-2.7%
TOTAL	**41,092,448,600**	**132,937,900**	**38,797,550,300**	**-2,294,898,300**	**-2,427,836,200**	**-5.6%**

AI is Added Improvement

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

(All 2012 pay 2013 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2012)

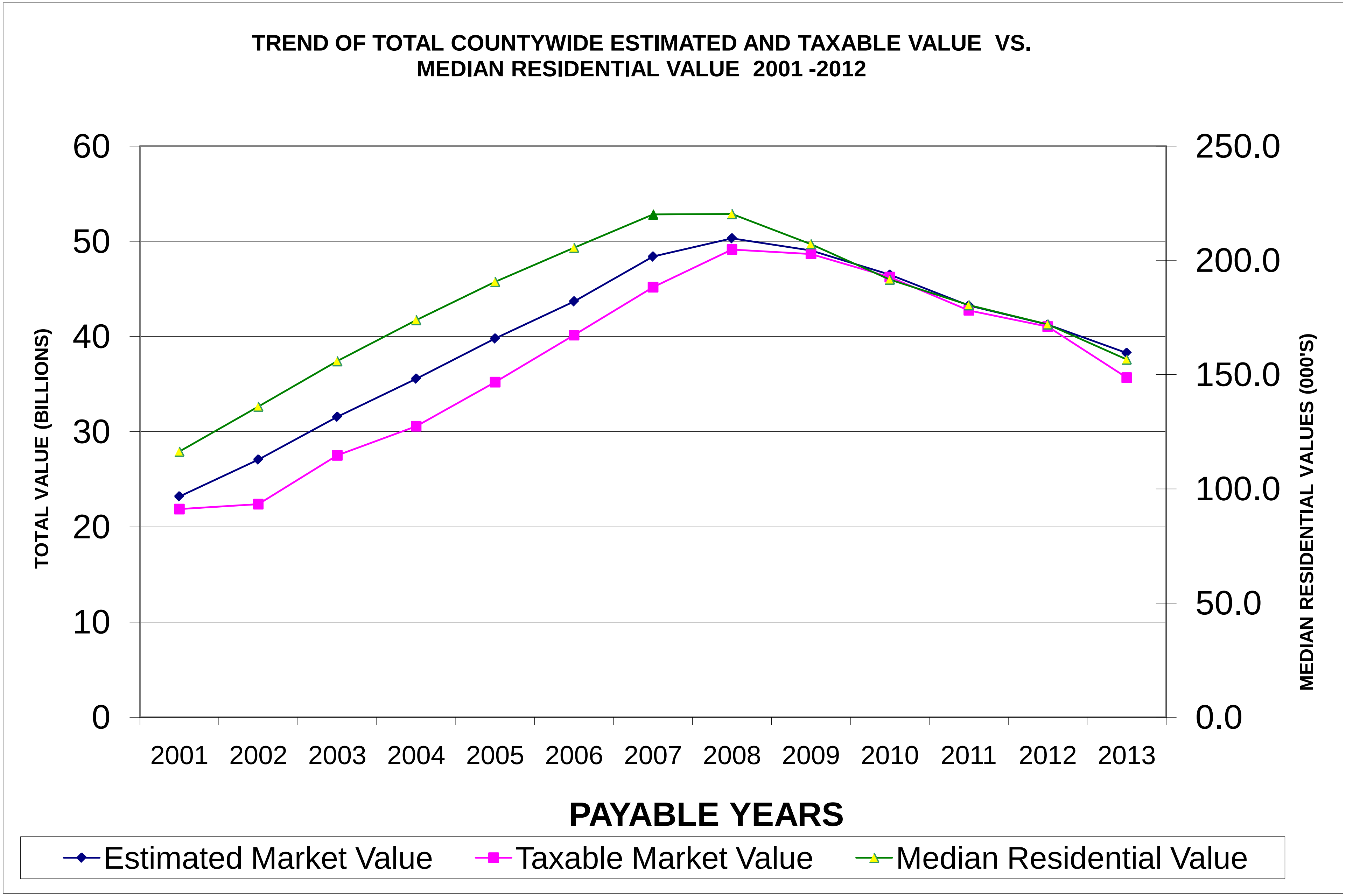
(2011 p 2012 Values Taken From the 2011 p 2012 Fall Mini Abstract

(2012 p 2013 Values Taken From the 2012 p 2013 Spring Mini Abstract

(Includes Added Improvement for 2011 p 2012 and 2012 p 2013)

(Includes Vacant Land for all Property Types)

Prepared 3/22/2012 JG/SB



TREND OF TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS.
MEDIAN RESIDENTIAL VALUE 2001 -2012
60
50
40
30
20
10
0
250.0
200.0
150.0
100.0
50.0
0.0
TOTAL VALUE (BILLIONS)
MEDIAN RESIDENTIAL VALUES (000'S)
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
PAYABLE YEARS
Estimated Market Value
Taxable Market Value
Median Residential Value

Mar-12

2012	2012 Residential Estimated Market Value	Percentage Change in Resid. Value '11 to '12	2012 Apartment Estimated Market Value	Percentage Change in Apartment Value '11 to '12	2012 Commercial / Industrial Estimated Market Value	Percentage Change in Commercial Value '11 to '12	2012 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	Percentage Change in Total Value '11 to '12
ARDENHILLS	663,470,600	-5.70	9,132,200	3.60	337,009,800	-2.30	1,009,612,600	-4.29
BLAINE	0		0		40,609,000	-5.20	40,609,000	-5.15
FALCON HEIGHTS	298,713,700	-8.90	36,422,400	-1.80	24,791,800	-0.30	359,927,900	-7.67
GEM LAKE	66,005,700	-11.50	0	0.00	23,566,200	-4.40	89,571,900	-9.75
LAUDERDALE	107,092,500	-7.40	23,414,400	1.65	17,743,100	-0.35	148,250,000	-5.25
LITTLE CANADA	498,745,700	-6.20	96,367,000	1.80	241,257,900	-3.40	836,370,600	-4.54
MAPLEWOOD	1,887,737,300	-11.20	278,150,200	4.50	922,364,700	-1.70	3,088,252,200	-7.31
MOUNDS VIEW	517,880,900	-7.33	80,707,700	0.90	267,392,600	0.02	865,981,200	-4.35
NORTH ST PAUL	551,100,600	-10.10	62,893,600	1.15	86,485,800	-5.40	700,480,000	-8.58
NEW BRIGHTON	1,236,589,700	-7.16	167,833,400	5.20	327,359,900	-1.70	1,731,783,000	-5.09
NORTH OAKS	969,148,000	-5.60	46,499,800	-0.60	55,091,500	-3.90	1,070,739,300	-5.35
ROSEVILLE	2,151,651,400	-7.60	295,986,100	3.08	1,281,410,700	-2.30	3,729,048,200	-5.05
SHOREVIEW	2,118,595,900	-6.02	77,076,500	4.30	357,425,100	-2.40	2,553,097,500	-5.23
SPRING LAKE PARK	10,119,700	-4.80	498,500	0.00	440,800	-0.27	11,059,000	-4.41
ST ANTHONY	101,781,500	-9.10	83,788,100	2.50	64,960,800	-5.20	250,530,400	-4.47
ST PAUL	12,126,455,100	-7.40	2,288,747,300	3.10	3,544,546,200	-3.20	17,959,748,600	-5.36
VADNAIS HEIGHTS	880,336,200	-7.50	51,555,500	10.00	330,639,700	-3.00	1,262,531,400	-5.77
WHITE BEAR LAKE	1,421,512,300	-8.70	185,279,300	2.90	337,907,100	-3.20	1,944,698,700	-6.80
WHITE BEAR TOWN	936,973,800	-7.80	4,200,000	8.00	142,780,300	-0.40	1,083,954,100	-6.86
SUBURBAN	**14,417,455,500**	**-7.80**	**1,499,804,700**	**3.28**	**4,818,627,800**	**-2.26**	**20,735,888,000**	**-5.83**
COUNTYWIDE	**26,543,910,600**	**-7.60**	**3,788,552,000**	**3.18**	**8,403,783,000**	**-2.68**	**38,736,245,600**	**-5.61**

2011	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 '10 to '11
ARDENHILLS	701,292,900	-3.58	8,814,500	1.80	344,802,300	-0.64	1,054,909,700	-2.54
BLAINE	0		0		42,816,000	-1.85	42,816,000	-1.85
FALCON HEIGHTS	327,866,900	-2.24	37,078,600	1.40	24,866,300	1.64	389,811,800	-1.67
GEM LAKE	74,598,100	-6.86	0	0.00	24,652,500	0.15	99,250,600	-4.90
LAUDERDALE	115,622,500	-4.43	23,033,700	3.16	17,808,900	-0.70	156,465,100	-2.97
LITTLE CANADA	531,832,900	-3.86	94,625,200	3.89	249,655,800	-1.39	876,113,900	-2.37
MAPLEWOOD	2,126,885,100	-6.20	266,121,600	3.72	938,695,200	-2.11	3,331,701,900	-4.39
MOUNDS VIEW	558,393,700	-4.28	79,988,400	3.17	266,944,700	-1.20	905,326,800	-2.75
NORTH ST PAUL	612,653,600	-3.80	62,179,800	1.72	91,398,800	-3.41	766,232,200	-3.33
NEW BRIGHTON	1,331,857,500	-5.08	159,491,900	2.90	333,245,600	-1.88	1,824,595,000	-3.86
NORTH OAKS	1,027,127,300	-2.60	46,760,000	-20.10	57,322,000	-3.34	1,131,209,300	-3.55
ROSEVILLE	2,328,009,100	-4.00	287,131,300	2.15	1,312,064,700	-4.35	3,927,205,100	-3.69
SHOREVIEW	2,253,690,000	-4.84	73,935,600	4.78	366,349,900	-4.09	2,693,975,500	-4.49
SPRING LAKE PARK	10,629,300	-9.70	498,500	0.00	442,000	0.00	11,569,800	-8.98
ST ANTHONY	111,980,400	-5.54	81,741,300	2.89	68,520,400	-3.15	262,242,100	-2.48
ST PAUL	13,094,907,500	-4.48	2,219,626,900	0.56	3,662,381,800	-2.95	18,976,916,200	-3.62
VADNAIS HEIGHTS	951,995,200	-4.54	46,869,100	7.59	340,928,000	-2.43	1,339,792,300	-3.64
WHITE BEAR LAKE	1,557,296,400	-4.92	180,025,400	5.62	349,185,100	-3.78	2,086,506,900	-3.91
WHITE BEAR TOWN	1,016,488,900	-5.69	3,890,300	-0.33	143,364,800	-4.26	1,163,744,000	-5.48
SUBURBAN	**15,638,219,800**	**-4.64**	**1,452,185,200**	**2.41**	**4,930,247,000**	**-2.88**	**22,020,652,000**	**-3.81**
COUNTYWIDE	**28,733,127,300**	**-3.72**	**3,671,812,100**	**1.28**	**8,635,444,800**	**-2.91**	**41,040,384,200**	**-3.72**

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

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City

JURISDICTION		# Parcels	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	4,830	138,850	125,200	-9.83%	137,537
GREATER EAST SIDE	2	7,052	118,600	105,000	-11.47%	105,346
WEST SIDE	3	3,706	140,200	124,100	-11.48%	130,674
DAYTON'S BLUFF	4	4,001	101,400	82,900	-18.24%	84,893
PAYNE-PHALEN	5	6,831	106,700	98,900	-7.31%	100,276
NORTH END	6	5,616	109,600	90,000	-17.88%	98,681
THOMAS DALE	7	3,038	90,800	72,700	-19.93%	73,883
SUMMIT-UNIVERSITY	8	3,773	167,400	159,400	-4.78%	206,071
WEST SEVENTH	9	3,276	146,750	133,300	-9.17%	147,071
COMO	10	3,686	193,350	168,600	-12.80%	178,463
HAMLINE-MIDWAY	11	3,304	155,800	137,000	-12.07%	139,141
ST ANTHONY PARK	12	1,673	234,300	231,500	-1.20%	253,578
MERRIAM PARK	13	3,869	242,850	228,000	-6.11%	266,207
MACALESTER-GROVELAND	14	6,279	251,000	245,000	-2.39%	274,988
HIGHLAND	15	6,482	250,050	240,800	-3.70%	279,969
SUMMIT HILL	16	1,823	331,400	290,100	-12.46%	369,295
DOWNTOWN	17	1,956	129,800	115,800	-10.79%	142,765
AIRPORT	20					
ARDEN HILLS	25	2,507	250,800	237,600	-5.26%	258,466
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	238,900	215,050	-9.98%	230,911
GEM LAKE	37	154	247,000	228,100	-7.65%	375,042
LAUDERDALE	47	645	177,000	162,300	-8.31%	165,170
LITTLE CANADA	53	2,617	192,300	183,200	-4.73%	184,603
MAPLEWOOD	57	11,235	171,800	151,400	-11.87%	165,802
MOUNDS VIEW	59	3,181	168,200	157,900	-6.12%	161,632
NEW BRIGHTON	63	6,212	200,500	184,550	-7.96%	198,658
NORTH OAKS	67	1,562	533,700	485,150	-9.10%	583,577
NORTH ST. PAUL	69	3,593	159,200	140,800	-11.56%	151,486
ROSEVILLE	79	10,952	196,500	177,500	-9.67%	193,301
ST. ANTHONY	81	607	183,500	174,600	-4.85%	176,132
SHOREVIEW	83	9,387	215,400	203,500	-5.52%	223,909
SPRING LAKE PARK	85	69	145,500	146,662	0.80%	29,142
VADNAIS HEIGHTS	89	4,309	197,750	187,400	-5.23%	200,524
WHITE BEAR LAKE	93	7,610	176,000	160,500	-8.81%	184,386
WHITE BEAR TOWN	97	4,322	208,500	186,950	-10.34%	212,692
SUBURBS		**70,254**	**191,700**	**174,700**	**-8.87%**	**201,881**
CITY OF ST. PAUL		**71,195**	**146,600**	**131,800**	**-10.10%**	**168,828**
COUNTYWIDE		**141,449**	**172,200**	**156,600**	**-9.06%**	**185,244**

***Excludes added improvement in 2012 values, leased public property, exempt property, and vacant land.**

****Residential property includes single-family, duplexes, triplexes, condos and townhomes.** Mar-12

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

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	4,359	139,700	126,400	-9.52%	139,952
GREATER EAST SIDE	2	6,581	118,700	104,600	-11.88%	104,917
WEST SIDE	3	3,048	140,400	124,400	-11.40%	131,672
DAYTON'S BLUFF	4	3,183	101,900	82,800	-18.74%	84,032
PAYNE-PHALEN	5	5,702	110,100	100,250	-8.95%	102,547
NORTH END	6	4,763	112,300	91,700	-18.34%	100,182
THOMAS DALE	7	2,139	97,400	72,900	-25.15%	72,495
SUMMIT-UNIVERSITY	8	1,888	158,900	153,200	-3.59%	220,872
WEST SEVENTH	9	2,362	144,900	132,300	-8.70%	134,184
COMO	10	3,451	195,800	171,100	-12.61%	181,521
HAMLINE-MIDWAY	11	2,901	155,100	136,300	-12.12%	138,051
ST ANTHONY PARK	12	1,077	278,400	275,100	-1.19%	289,098
MERRIAM PARK	13	3,253	245,000	228,300	-6.82%	271,698
MACALESTER-GROVELAND	14	5,649	256,300	249,600	-2.61%	285,330
HIGHLAND	15	5,722	262,300	254,450	-2.99%	295,799
SUMMIT HILL	16	1,117	397,500	365,800	-7.97%	446,891
DOWNTOWN	17	26	291,200	270,400	-7.14%	506,642
AIRPORT	20					
ARDEN HILLS	25	2,078	272,800	257,400	-5.65%	286,017
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,134	244,800	218,900	-10.58%	234,602
GEM LAKE	37	152	247,000	228,100	-7.65%	360,682
LAUDERDALE	47	481	183,200	166,700	-9.01%	175,118
LITTLE CANADA	53	1,680	217,000	205,350	-5.37%	235,813
MAPLEWOOD	57	8,971	182,900	160,700	-12.14%	176,579
MOUNDS VIEW	59	2,829	171,300	161,200	-5.90%	165,934
NEW BRIGHTON	63	5,016	214,100	197,300	-7.85%	213,862
NORTH OAKS	67	1,504	545,050	493,200	-9.51%	591,044
NORTH ST. PAUL	69	3,361	160,000	142,000	-11.25%	153,423
ROSEVILLE	79	8,496	206,300	188,400	-8.68%	213,954
ST. ANTHONY	81	154	233,900	220,050	-5.92%	272,344
SHOREVIEW	83	6,649	235,700	222,200	-5.73%	261,600
SPRING LAKE PARK	85	34	176,450	164,700	-6.66%	161382
VADNAIS HEIGHTS	89	2,903	222,900	213,300	-4.31%	239,186
WHITE BEAR LAKE	93	6,381	179,200	163,600	-8.71%	189,831
WHITE BEAR TOWN	97	3,389	212,900	190,500	-10.52%	222,479
SUBURBS		**55,212**	**204,700**	**186,900**	**-8.70%**	**220,797**
CITY OF ST. PAUL		**57,221**	**149,300**	**133,700**	**-10.45%**	**174,046**
COUNTYWIDE		**112,433**	**182,100**	**165,800**	**-8.95%**	**197,004**

***Excludes added improvement from 2012 values, leased public property, and exempt property, and vacant land.**

**** Single-family includes LUC 545, 1/2 double dwelling.** Mar-12

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013

Arrayed By District and City District / Jurisdiction		Parcel Count	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	147	100,400	80,500	-19.82%	91,437
GREATER EAST SIDE	2	77	113,900	116,200	2.02%	109,055
WEST SIDE	3	89	88,600	88,600	0.00%	105,081
DAYTON'S BLUFF	4	39	152,300	144,700	-4.99%	133,190
PAYNE-PHALEN	5	53	135,900	129,200	-4.93%	126,757
NORTH END	6	123	100,900	100,900	0.00%	124,576
THOMAS DALE	7	20	102,400	102,400	0.00%	90,100
SUMMIT-UNIVERSITY	8	173	152,400	149,500	-1.90%	198,836
WEST SEVENTH	9	92	190,950	168,800	-11.60%	225,186
COMO	10	8	128,100	128,100	0.00%	123,838
HAMLINE-MIDWAY	11					
ST ANTHONY PARK	12	71	149,000	111,800	-24.97%	126,887
MERRIAM PARK	13	4	128,500	96,400	-24.98%	97,400
MACALESTER-GROVELAND	14	28	272,200	272,200	0.00%	253,350
HIGHLAND	15	60	194,000	194,000	0.00%	200,107
SUMMIT HILL	16	25	343,200	348,100	1.43%	313,952
DOWNTOWN	17	9	400,000	400,000	0.00%	458,267
ARDEN HILLS	25	349	121,200	118,800	-1.98%	134,096
FALCON HEIGHTS	33	15	448,000	448,000	0.00%	347,127
GEM LAKE	37					
LAUDERDALE	47	42	207,750	207,750	0.00%	207,419
LITTLE CANADA	53	308	188,600	184,100	-2.39%	177,474
MAPLEWOOD	57	953	149,400	132,000	-11.65%	142,954
MOUNDS VIEW	59	38	201,500	187,400	-7.00%	178,876
NEW BRIGHTON	63	440	151,900	146,700	-3.42%	155,876
NORTH OAKS	67	146	616,350	476,650	-22.67%	502,827
NORTH ST. PAUL	69	105	124,400	111,800	-10.13%	117,162
ROSEVILLE	79	672	188,400	164,100	-12.90%	201,186
ST. ANTHONY	81	148	164,150	144,950	-11.70%	152,551
SHOREVIEW	83	1,815	147,400	123,900	-15.94%	151,891
SPRING LAKE PARK	85	35	142,300	136,500	-4.08%	132,363
VADNAIS HEIGHTS	89	692	146,600	123,400	-15.83%	156,552
WHITE BEAR LAKE	93	634	170,300	142,500	-16.32%	171,767
WHITE BEAR TOWN	97	620	222,000	211,800	-4.59%	218,447
SUBURBS		**7,012**	**159,800**	**143,800**	**-10.01%**	**171,631**
CITY OF ST. PAUL		**1,018**	**136,850**	**128,750**	**-5.92%**	**154,034**
COUNTYWIDE		**8,030**	**157,300**	**142,200**	**-9.60%**	**169,400**

***Excludes added improvement from 2012 values, leased public property, exempt property, and vacant land.**

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*
2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City or District

Jurisdiction	#	Parcel Count	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	116	90,600	71,200	-21.41%	74,108
GREATER EAST SIDE	2	156	109,000	106,500	-2.29%	108,338
WEST SIDE	3	97	95,000	87,300	-8.11%	93,384
DAYTON'S BLUFF	4	132	75,700	66,200	-12.55%	69,776
PAYNE-PHALEN	5	44	93,200	60,600	-34.98%	59,357
NORTH END	6	184	95,250	62,500	-34.38%	73,165
THOMAS DALE	7	250	51,000	51,000	0.00%	64,825
SUMMIT-UNIVERSITY	8	1,156	160,000	154,000	-3.75%	166,014
WEST SEVENTH	9	462	187,950	185,800	-1.14%	222,588
COMO	10	125	113,300	102,000	-9.97%	105,886
HAMLINE-MIDWAY	11	12	100,300	85,250	-15.00%	85,983
ST ANTHONY PARK	12	362	192,000	186,200	-3.02%	182,430
MERRIAM PARK	13	119	133,000	124,600	-6.32%	146,392
MACALESTER-GROVELAND	14	297	60,000	55,200	-8.00%	78,816
HIGHLAND	15	535	144,500	131,100	-9.27%	138,207
SUMMIT HILL	16	477	184,350	170,700	-7.40%	203,343
DOWNTOWN	17	1,916	127,900	114,500	-10.48%	133,818
ARDEN HILLS	25	72	83,000	58,100	-30.00%	56,036
FALCON HEIGHTS	33	131	183,600	174,000	-5.23%	188,308
GEM LAKE	37					
LAUDERDALE	47	104	110,000	107,800	-2.00%	98,848
LITTLE CANADA	53	612	48,000	43,000	-10.42%	46,813
MAPLEWOOD	57	1,284	116,200	103,600	-10.84%	107,809
MOUNDS VIEW	59	259	118,700	113,600	-4.30%	112,657
NEW BRIGHTON	63	668	120,800	117,400	-2.81%	115,361
NORTH OAKS	67	19	334,400	327,700	-2.00%	323,874
NORTH ST. PAUL	69	77	124,500	94,500	-24.10%	98,314
ROSEVILLE	79	1,695	84,200	72,500	-13.90%	85,296
ST. ANTHONY	81	294	121,050	102,900	-14.99%	136,754
SHOREVIEW	83	973	108,300	88,000	-18.74%	96,666
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	700	95,600	74,400	-22.18%	83,226
WHITE BEAR LAKE	93	514	135,600	115,400	-14.90%	130,494
WHITE BEAR TOWN	97	305	118,300	97,500	-17.58%	94,100
SUBURBS		**7,707**	**102,200**	**89,900**	**-12.04%**	**98,468**
CITY OF ST. PAUL		**6,440**	**135,000**	**125,900**	**-6.74%**	**142,743**
COUNTYWIDE		**14,147**	**113,100**	**100,600**	**-11.05%**	**118,623**

***Excludes exempt property, leased public property, added improvement from the 2012 values, and vacant land.**

Mar-12

QUALIFIED RESIDENTIAL SALES BETWEEN 10/1/10 AND 9/30/11

By District / City

Jurisdiction		Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	82	134,500	152,253	64,099	63,000	446,500
GREATER EAST SIDE	2	155	124,350	122,663	26,330	57,205	235,000
WEST SIDE	3	50	131,427	131,445	37,354	40,000	260,000
DAYTON'S BLUFF	4	47	107,500	106,876	32,459	45,000	174,600
PAYNE-PHALEN	5	130	118,388	117,699	29,063	40,000	200,000
NORTH END	6	84	120,165	118,746	46,114	40,630	305,000
THOMAS DALE	7	15	115,000	113,387	32,067	57,000	169,050
SUMMIT-UNIVERSITY	8	85	218,250	272,769	213,244	62,900	1,600,000
WEST SEVENTH	9	62	160,526	185,038	91,708	40,000	505,000
COMO	10	80	177,950	185,376	54,434	70,000	379,000
HAMLINE-MIDWAY	11	57	149,900	145,675	41,255	58,000	302,000
ST ANTHONY	12	34	283,800	293,635	137,167	113,000	684,000
MERRIAM PARK	13	77	232,000	285,387	176,755	74,900	1,150,000
MACALESTER-GROVELAND	14	175	253,000	273,013	132,154	40,000	1,070,000
HIGHLAND	15	189	254,000	297,933	151,841	85,450	910,000
SUMMIT HILL	16	42	328,500	400,987	228,288	121,000	875,000
DOWNTOWN	17	51	161,630	197,437	119,327	54,900	700,000
ARDEN HILLS	25	41	204,800	234,754	109,488	53,350	425,000
FALCON HEIGHTS	33	26	203,100	216,762	56,649	145,000	358,000
GEM LAKE	37	1	240,000	240,000		240,000	240,000
LAUDERDALE	47	6	135,825	136,269	33,477	90,000	192,035
LITTLE CANADA	53	59	164,900	187,877	168,498	**32,000**	596,000
MAPLEWOOD	57	179	161,873	179,488	76,748	40,000	415,000
MOUNDS VIEW	59	40	177,750	180,898	63,178	97,000	462,000
NEW BRIGHTON	63	91	181,000	197,543	77,376	85,000	500,000
NORTH OAKS	67	43	555,000	635,713	272,362	340,000	1,555,000
NORTH ST. PAUL	69	63	156,700	158,978	42,510	94,570	305,000
ROSEVILLE	79	191	175,000	201,244	119,673	36,750	825,000
ST. ANTHONY	81	16	187,703	197,834	72,304	100,000	338,500
SHOREVIEW	83	188	219,000	255,574	176,468	37,500	1,280,043
SPRING LAKE	85						
VADNAIS	89	66	193,600	205,680	109,993	65,770	575,000
WHITE BEAR	93	152	168,000	197,933	181,647	63,000	**2,100,000**
WHITE BEAR	97	67	244,000	251,591	99,189	112,500	695,000
SUBURBS		**1,229**	**182,263**	**221,532**	**158,544**	**32,000**	**2,100,000**
CITY OF ST. PAUL		**1,415**	**160,000**	**205,524**	**140,589**	**40,000**	**1,600,000**
COUNTYWIDE		**2,644**	**171,000**	**212,965**	**149,389**	**32,000**	**2,100,000**

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

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City

JURISDICTION		# Parcels	2011p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	39	2,940,000	3,087,000	5.00%	4,444,121
GREATER EAST SIDE	2	100	528,000	528,000	0.00%	1,183,077
WEST SIDE	3	66	278,000	260,600	-6.26%	619,633
DAYTON'S BLUFF	4	115	271,400	247,500	-8.81%	631,443
PAYNE-PHALEN	5	170	275,000	240,000	-12.73%	676,499
NORTH END	6	155	567,000	554,400	-2.22%	975,154
THOMAS DALE	7	80	260,000	234,000	-10.00%	514,218
SUMMIT-UNIVERSITY	8	220	390,000	360,000	-7.69%	756,741
WEST SEVENTH	9	72	295,800	266,200	-10.01%	1,644,076
COMO	10	28	637,200	605,300	-5.01%	3,773,346
HAMLINE-MIDWAY	11	79	360,000	345,600	-4.00%	538,118
ST ANTHONY PARK	12	80	479,300	446,150	-6.92%	1,621,201
MERRIAM PARK	13	250	432,000	400,000	-7.41%	620,866
MACALESTER-GROVELAND	14	123	580,000	580,000	0.00%	761,051
HIGHLAND	15	157	867,000	860,000	-0.81%	2,139,236
SUMMIT HILL	16	114	610,000	578,800	-5.11%	812,469
DOWNTOWN	17	42	1,229,850	1,121,000	-8.85%	3,904,800
ARDEN HILLS	25	10	315,100	247,100	-21.58%	913,220
FALCON HEIGHTS	33	23	574,200	563,000	-1.95%	1,216,313
LAUDERDALE	47	18	820,100	837,000	2.06%	1,300,800
LITTLE CANADA	53	36	369,400	324,000	-12.29%	2,498,806
MAPLEWOOD	57	98	1,430,000	1,207,350	-15.57%	2,737,231
MOUNDS VIEW	59	67	273,600	263,300	-3.76%	1,177,118
NEW BRIGHTON	63	68	793,500	799,500	0.76%	2,309,513
NORTH OAKS	67	6	3,810,500	3,957,650	3.86%	8,046,300
NORTH ST. PAUL	69	62	354,000	310,000	-12.43%	982,537
ROSEVILLE	79	100	885,200	997,900	12.73%	2,809,397
ST. ANTHONY	81	25	1,001,300	1,020,000	1.87%	3,103,144
SHOREVIEW	83	18	2,968,600	3,117,000	5.00%	3,855,432
SPRING LAKE PARK	85	1	498,500	498,500	0.00%	498,500
VADNAIS HEIGHTS	89	22	342,000	770,400	125.26%	2,031,445
WHITE BEAR LAKE	93	58	2,034,300	2,136,000	5.00%	3,008,895
WHITE BEAR TWP	97	1	3,890,300	4,200,000	7.96%	4,200,000
CITY OF ST PAUL		**1,890**	**462,000**	**440,000**	**-4.76%**	**1,119,819**
SUBURBS		**614**	**799,500**	**799,500**	**0.00%**	**2,311,912**
COUNTYWIDE		**2,504**	**504,000**	**495,000**	**-1.79%**	**1,412,129**

***Excludes added improvement in 2012 values, and leased public property.**

Parcels analyzed include vacant land zoned for apartment use   Mar-12

Note: A new apartment plat in Vadnais Heights last year created a number of new vacant land parcels resulting in a dramatic shift in median value.

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

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by Land Use Code (LUC, IN ST. PAUL)*

PROPERTY DESC.	LUC	# PARCELS	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change
4 TO 9 UNITS	401	827	310,000	283,500	-8.55%
10 TO 19 UNITS	402	466	609,000	599,450	-1.57%
20 TO 49 UNITS	403	245	1,360,800	1,375,900	1.11%
50 TO 99 UNITS	404	66	3,836,700	4,017,750	4.72%
VACANT LAND	405	172	48,000	48,000	0.00%
APT MISC. IMPROV	406	14	112,000	117,600	5.00%
FRATERNITY/SORORITY	407	6	402,650	402,650	0.00%
100 PLUS UNITS	408	94	7,624,900	8,395,600	10.11%
CITYWIDE		**1,890**	**462,000**	**440,000**	**-4.76%**

***Excludes added improvement in 2012 values, leased public property, exempt property, and vacant land.**

Mar-12

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2011p2012 Median Value	2012p2013 Median Value	% Change
4 TO 9 UNITS	401	168	288,000	**270,000**	-6.25%
10 TO 19 UNITS	402	134	770,400	**789,200**	2.44%
20 TO 49 UNITS	403	110	2,034,300	**2,059,850**	1.26%
50 TO 99 UNITS	404	78	4,534,650	**4,761,350**	5.00%
APT MISC IMPROV	405	60	87,600	**64,150**	-26.77%
	406	5	73,400	**82,700**	12.67%
100 PLUS UNITS	408	59	7,573,100	8,115,700	7.16%
ALL SUBURBAN		**614**	**799,500**	**799,500**	**0.00%**

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

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City / District

JURISDICTION		# Parcels	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	69	830,000	808,200	-2.63%	21,209,000
GREATER EAST SIDE	2	103	267,800	248,200	-7.32%	15,550,000
WEST SIDE	3	213	400,950	377,200	-5.92%	11,515,600
DAYTON'S BLUFF	4	162	225,250	198,000	-12.10%	18,050,000
PAYNE-PHALEN	5	324	223,350	206,300	-7.63%	20,000,000
NORTH END	6	325	274,550	261,300	-4.83%	7,516,200
THOMAS DALE	7	189	391,900	364,900	-6.89%	6,065,400
SUMMIT-UNIVERSITY	8	167	348,700	341,400	-2.09%	9,115,700
WEST SEVENTH	9	233	393,700	374,000	-5.00%	26,476,100
COMO	10	61	497,550	485,800	-2.36%	16,976,000
HAMLINE-MIDWAY	11	172	423,750	399,550	-5.71%	16,762,400
ST ANTHONY PARK	12	247	749,500	750,000	0.07%	16,106,000
MERRIAM	13	226	454,200	437,250	-3.73%	23,690,600
MACALESTER-GROVELAND	14	145	395,900	385,700	-2.58%	3,181,000
HIGHLAND	15	135	634,850	632,200	-0.42%	10,604,400
SUMMIT HILL	16	112	611,300	587,550	-3.89%	8,500,000
DOWNTOWN	17	272	365,500	406,000	11.08%	71,426,100
AIRPORT	20					
ARDEN HILLS	25	88	1,803,100	1,805,650	0.14%	80,000,000
BLAINE	29	23	831,200	775,000	-6.76%	5,813,300
FAIRGROUNDS	30					
FALCON HEIGHTS	33	19	758,100	600,000	-20.85%	10,500,000
GEM LAKE	37	34	463,600	436,600	-5.82%	3,084,500
LAUDERDALE	47	18	608,000	604,000	-0.66%	3,229,100
LITTLE CANADA	53	237	416,500	400,000	-3.96%	21,900,100
MAPLEWOOD	57	389	796,000	745,800	-6.31%	210,000,000
MOUNDS VIEW	59	86	972,450	949,100	-2.40%	105,879,200
NEW BRIGHTON	63	204	771,200	671,200	-12.97%	11,222,000
NORTH OAKS	67	15	2,470,000	2,252,500	-8.81%	29,133,700
NORTH ST. PAUL	69	110	403,400	356,700	-11.58%	11,000,000
ROSEVILLE	79	422	1,454,500	1,428,000	-1.82%	93,901,400
ST. ANTHONY	81	42	822,450	841,350	2.30%	13,500,000
SHOREVIEW	83	123	1,060,550	1,037,200	-2.20%	41,515,000
SPRING LAKE PARK	85	2	199,000	198,400	-0.30%	228,800
VADNAIS HEIGHTS	89	183	835,600	792,600	-5.15%	15,026,500
WHITE BEAR LAKE	93	356	432,950	422,350	-2.45%	10,900,000
WHITE BEAR TWP	97	69	928,600	891,700	-3.97%	9,753,300
CITY OF ST PAUL		**3,155**	**385,000**	**375,000**	**-2.60%**	**71,426,100**
SUBURBS		**2,420**	**756,200**	**714,700**	**-5.49%**	**210,000,000**
COUNTYWIDE		**5,575**	**498,800**	**476,800**	**-4.41%**	**210,000,000**

***Excludes added improvement in 2012 values, leased public property, exempt property, and vacant land.**

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2011 Payable 2012 Assessment VS. 2012 Payable 2013 Assessment

By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2012 Parcel Count	2011 Median Value	2012 Median Value	Change in Median Value 2011 to 2012	2012 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	16	1,209,100	1,091,550	-9.7%	1,843,400
320	FOUNDRIES & HEAVY MANUFACT PLANTS	18	1,750,550	1,650,000	-5.7%	2,650,372
330	MANUFACTURING AND ASSEEMPLY MED		4,500,000			
340	MANUFACTURING & ASSEMBLY LIGHT	279	1,081,800	1,058,000	-2.2%	1,678,593
350	INDUSTRIAL WAREHOUSE LIGHT	3	337,100			
370	SMALL -MEDIUM SHOPS	1		380,000		380,000
390	GRAIN ELEVATORS	1	1,226,400	1,226,400	0.0%	1,226,400
398	INDUSTRIAL - MINUMUM IMPROVEMENT	16	729,100	1,090,700	49.6%	1,007,475
399	OTHER INDUSTRIAL STRUCTURES	18	330,850	244,600	-26.1%	1,086,467
410	MOTELS & TOURIST CABINS		1,843,400			
411	HOTELS	20	5,170,800	4,875,900	-5.7%	5,729,355
412	NURSING HOMES & PRIVATE HOSPITALS	28	1,901,900	1,976,000	3.9%	3,196,354
413	ASSISTED LIVING	1	1,217,000	1,200,000	-1.4%	1,200,000
415	TRAILER/ MOBILE HOME PARK	24	2,468,500	2,426,000	-1.7%	3,212,854
419	OTHER COMMERCIAL HOUSING	4	1,597,500	476,500	-70.2%	1,020,250
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	537	316,000	299,400	-5.3%	378,761
421	SUPERMARKETS	29	2,513,500	2,400,000	-4.5%	3,619,817
422	DISCOUNT STORES & JR DEPT STORES	16	11,300,000	10,850,000	-4.0%	10,992,881
423	MEDIUM DETACHED RETAIL	86	1,946,950	1,906,350	-2.1%	1,930,114
424	FULL LINE DEPARTMENT STORES	11	8,893,700	8,575,000	-3.6%	7,908,491
425	NEIGHBORHOOD SHOPPING CENTER	84	2,848,850	2,607,500	-8.5%	3,166,671
426	COMMUNITY SHOPPING CENTER	21	10,830,000	11,875,200	9.7%	13,030,357
427	REGIONAL SHOPPING CENTER	4	61,500,000	57,650,000	-6.3%	59,899,025
428	VETERINARY CLINIC	22	526,000	477,450	-9.2%	533,532
429	MIXED RESIDENTIAL/COMMERCIAL	660	299,300	276,500	-7.6%	490,575
430	RESTAURANT, CAFETERIA, AND/OR BAR	207	433,200	404,300	-6.7%	664,021
431	SMALL STRIP CENTER	73	819,150	804,800	-1.8%	945,623
432	CONVENIENCE STORE	138	559,250	534,500	-4.4%	632,568
433	MIXED RETAIL /COMMERCIAL	28	573,400	635,750	10.9%	1,026,596
434	RETAIL CONDO	12	212,500	201,250	-5.3%	417,708
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	132	650,000	650,000	0.0%	680,436
437	DAYCARE CENTERS	33	757,550	751,500	-0.8%	847,658
441	FUNERAL HOMES	29	685,900	685,900	0.0%	843,990
442	MEDICAL CLINICS & OFFICES	102	411,650	405,900	-1.4%	579,643
443	MEDICAL OFFICE	49	3,234,700	3,049,300	-5.7%	4,509,455
444	FULL SERVICE BANKS	79	1,364,850	1,349,100	-1.2%	1,632,994
446	CORPORATE CAMPUS	5	80,000,000	80,000,000	0.0%	83,585,840
447	OFFICE BUILDINGS (1-2 STORIES)	478	514,850	495,950	-3.7%	1,314,677
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	118	4,448,050	4,225,650	-5.0%	7,452,118
450	CONDOMINIUM OFFICE UNITS	458	215,700	199,400	-7.6%	263,888
451	GAS STATION	33	400,200	350,000	-12.5%	439,452
452	AUTOMOTIVE SERVICE STATION	317	378,600	360,400	-4.8%	602,562
453	CAR WASHES	22	340,700	312,650	-8.2%	422,541
454	AUTO CAR SALES & SERVICE	68	746,500	881,450	18.1%	1,489,653
455	COMMERCIAL GARAGES	6	460,800	465,850	1.1%	769,700
456	PARKING GARAGE STRUCTURE & LOTS	10	241,350	158,900	-34.2%	443,930
457	PARKING RAMP	59	12,000	12,000	0.0%	865,495
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	6	750,000	1,200,000	60.0%	2,778,433
463	GOLF COURSES	22	680,800	601,350	-11.7%	3,809,082
464	BOWLING ALLEYS	7	1,073,300	1,073,300	0.0%	1,596,229
465	LODGE HALLS & AMUSEMENT PARKS	31	450,400	405,400	-10.0%	477,426
470		1	8,933,800			
479	FLEX INDUSTRIAL BUILDINGS	179	2,379,900	2,326,800	-2.2%	2,863,897
480	COMMERCIAL WAREHOUSES	693	677,000	631,800	-6.7%	1,271,190
481	MINI WAREHOUSE	26	2,357,200	2,357,200	0.0%	2,311,758
482	COMMERCIAL TRUCK TERMINALS	17	2,334,200	2,357,200	1.0%	2,560,547
483	CONDO WAREHOUSE	42	331,000	293,000	-11.5%	575,352
485	RESEARCH & DEVELOPMENT FACILITY	9	5,360,800	4,500,000	-16.1%	8,613,933
490	MARINE SERVICE FACILITY	2	680,300	662,500	-2.6%	662,500
496	MARINA (SMALL BOAT)					
498	COMMERCIAL - MINIMUM IMPROVEMENT	65	524,000	400,000	-23.7%	670,126
499	OTHER COMMERCIAL STRUCTURES	102	380,600	420,400	10.5%	911,195
	ALL CITY ST. PAUL	3,155	385,000	375,000	-2.6%	1,081,848
	ALL SUBURBS	2,420	756,200	714,750	-5.5%	1,870,375
	COUNTYWIDE	5,575	498,800	476,800	-4.4%	1,424,132

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

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

Mar-12

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE

2011 Payable 2012 Assessment VS. 2012 Payable 2013Assessment

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

LUC	Property Use - Land use	2012 Count	2011 Median Value	2012 Median Value	Change in Median Value 2011 to 2012	2012 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	10	778,850	777,350	-0.2%	990,260
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,192,200	1,100,000	-7.7%	2,161,067
330			4,500,000		-100.0%	
340	MANUFACTURING & ASSEMBLY LIGHT	127	739,900	781,900	5.7%	1,403,001
350			337100		-100.0%	
370		1		380,000		380,000
390	GRAIN ELEVATORS	1	1,226,400	1,226,400	0.0%	1,226,400
398	INDUSTRIAL MINIMUM IMPROVEMENT	12	372,500	751,600	101.8%	984,267
399	OTHER INDUSTRIAL STRUCTURES	10	264,400	218,500	-17.4%	508,420
410	MOTELS & TOURIST CABINS		935,600		-100.0%	
411	HOTELS	8	6,076,200	6,082,050	0.1%	7,604,350
412	NURSING HOMES & PRIVATE HOSPITALS	17	921,800	936,900	1.6%	2,905,076
413	ASSISTED LIVING	1	1,217,000	1,200,000	-1.4%	1,200,000
419	OTHER COMMERCIAL HOUSING	3	495,000	458,000	-7.5%	470,333
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	410	298,700	285,900	-4.3%	357,688
421	SUPERMARKETS	18	2,080,500	2,118,350	1.8%	2,270,006
422	DISCOUNT STORES & JR DEPT STORES	5	11,000,000	10,800,000	-1.8%	10,529,120
423	MEDIUM DETACHED RETAIL	32	1,063,150	1,011,350	-4.9%	1,393,425
424	FULL LINE DEPARTMENT STORES	4	10,341,100	8,861,850	-14.3%	10,455,175
425	NEIGHBORHOOD SHOPPING CENTER	29	2,393,750	2,003,800	-16.3%	2,776,452
426	COMMUNITY SHOPPING CENTER	8	8,575,500	8,660,300	1.0%	11,167,038
428	VETERINARY CLINIC	9	425,550	439,400	3.3%	391,611
429	MIXED RESID/COMMERCIAL	579	285,300	269,400	-5.6%	462,163
430	RESTAURANT, CAFETERIA, AND/OR BAR	125	325,500	315,200	-3.2%	464,641
431	SMALL STRIP CENTER	26	828,850	828,850	0.0%	941,454
432	CONVENIENCE STORE	71	475,000	475,000	0.0%	541,055
433	MIXED RETAIL /COMMERCIAL	15	524,500	620,600	18.3%	1,145,553
434	RETAIL CONDO	5	800,000	800,000	0.0%	784,000
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	64	573,500	574,850	0.2%	605,339
437	DAYCARE CENTERS	12	598,500	627,350	4.8%	669,142
441	FUNERAL HOMES	18	622,850	594,800	-4.5%	760,672
442	MEDICAL CLINICS & OFFICES	65	311,800	311,800	0.0%	588,534
443	MEDICAL OFFICE	24	4,515,250	3,983,100	-11.8%	5,824,313
444	FULL SERVICE BANKS	36	1,293,500	1,314,250	1.6%	1,739,539
447	OFFICE BUILDINGS (1-2 STORIES)	250	396,000	380,000	-4.0%	854,452
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	79	3,893,600	3,502,500	-10.0%	8,376,723
450	CONDOMINIUM OFFICE UNITS	145	203000	203,000	0.0%	377,310
451	GAS STATION	17	407,500	406,700	-0.2%	415,382
452	AUTOMOTIVE SERVICE STATION	190	298,700	292,200	-2.2%	427,874
453	CAR WASHES	10	371,050	354,300	-4.5%	358,820
454	AUTO CAR SALES & SERVICE	25	242,200	242,200	0.0%	351,568
455	COMMERCIAL GARAGES	2	55,000	137,650	150.3%	137,650
456	PARKING GARAGE STRUCTURE & LOTS	10	241,350	158,900	-34.2%	443,930
457	PARKING RAMP	58	12,000	12,000	0.0%	802,371
460	THEATERS	2	625,000	625,000	0.0%	625,000
463	GOLF COURSES	13	474,800	456,200	-3.9%	3,646,746
464	BOWLING ALLEYS	2	1301300	798,150	-38.7%	798,150
465	LODGE HALLS & AMUSEMENT PARKS	17	309,300	255,800	-17.3%	444,835
479	FLEX INDUSTRIAL BUILDINGS	41	2,537,400	2,375,000	-6.4%	3,395,115
480	COMMERCIAL WAREHOUSES	415	550,500	520,200	-5.5%	1,122,597
481	MINI WAREHOUSE	12	2,096,850	2,096,850	0.0%	2,206,858
482	COMMERCIAL TRUCK TERMINALS	5	1,570,400	575,000	-63.4%	662,580
483	CONDO WAREHOUSE	11	432,000	423,000	-2.1%	514,400
485	RESEARCH & DEVELOPMENT FACILITY	2	5,437,200	5,747,250	5.7%	5,747,250
498	COMMERCIAL - MINIMUM IMPROVEMENT	25	450,000	334,500	-25.7%	591,628
499	OTHER COMMERCIAL STRUCTURES	57	192,650	190,000	-1.4%	584,967
	ALL CITY OF ST. PAUL COMMERCIAL	**3,155**	**385,000**	**375,000**	**-2.6%**	**1,081,848**

* **Excludes added improvement, and State assessed railroad and utility property**
* Excludes Vacant Commercial and Industrial Land Parcels

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2011Payable 2012 Assessment VS. 2012 Payable 2013 Assessment

LUC	By Land Use Code (LUC) -SUBURBAN ONLY Property Use - Land Use	2012 Count	2011 Median Value	2012 Median Value	Change in Median Value 2011 to 2012	2012 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	6	3,131,600	3,383,700	8.1%	3,265,300
320	FOUNDRIES & HEAVY MANUFACT PLANTS	3	2,308,900	2,565,400	11.1%	5,096,900
340	MANUFACTURING & ASSEMBLY LIGHT	152	1,307,400		-100.0%	
350	INDUSTRIAL WAREHOUSE LIGHT			1,270,400		1,908,857
370	SMALL MEDIUM SHOPS					
398	INDUSTRIAL MEDIUM IMPROVEMENTS	4	1,223,300	1,223,300	0.0%	1,077,100
399	OTHER INDUSTRIAL STRUCTURES	8	450,000	383,300	-14.8%	1,809,025
410	MOTELS & TOURIST CABINS		2,677,750		-100.0%	
411	HOTELS	12	4,000,000	3,636,250	-9.1%	4,479,358
412	NURSING HOMES & PRIVATE HOSPITALS	11	3,291,800	3,291,800	0.0%	3,646,509
415	TRAILER/ MOBILE HOME PARK	24	2,468,500	2,426,000	-1.7%	3,212,854
419	OTHER COMMERCIAL HOUSING	1	2,700,000	2,670,000	-1.1%	2,670,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	127	383,600	370,400	-3.4%	446,792
421	SUPERMARKETS	11	6,840,000	6,840,000	0.0%	5,828,600
422	DISCOUNT STORES & JR DEPT STORES	11	11,300,000	10,900,000	-3.5%	11,203,682
423	MEDIUM DETACHED RETAIL	54	2,117,350	2,103,200	-0.7%	2,248,152
424	FULL LINE DEPARTMENT STORES	7	8,265,000	8,233,800	-0.4%	6,453,243
425	NEIGHBORHOOD SHOPPING CENTER	55	2,993,750	2,755,000	-8.0%	3,372,424
426	COMMUNITY SHOPPING CENTER	13	11,352,600	13,900,000	22.4%	14,177,015
427	REGIONAL SHOPPING CENTER	4	61,500,000	57,650,000	-6.3%	59,899,025
428	VETERINARY CLINIC	13	630,450	600,000	-4.8%	631,785
429	MIXED RESID/COMMERCIAL	81	376,600	350,000	-7.1%	693,672
430	RESTAURANT, CAFETERIA, AND/OR BAR	82	841,100	813,700	-3.3%	967,954
431	SMALL STRIP CENTER	47	819,150	778,400	-5.0%	947,930
432	CONVENIENCE STORE	67	621,900	607,400	-2.3%	729,545
433	MIXED RETAIL/COMMERCIAL	13	932,700	886,100	-5.0%	889,338
434	RETAIL CONDO	7	133,600	133,600	0.0%	156,071
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	68	728,600	759,150	4.2%	751,116
437	DAYCARE CENTERS	21	866,800	831,500	-4.1%	949,667
441	FUNERAL HOMES	11	792,000	792,000	0.0%	980,327
442	MEDICAL CLINICS & OFFICES	37	444,300	454,900	2.4%	564,024
443	MEDICAL OFFICE	25	3,000,000	3,000,000	0.0%	3,247,192
444	FULL SERVICE BANKS	43	1,426,600	1,349,200	-5.4%	1,543,793
446	CORPORATE CAMPUS	5	80,000,000	80,000,000	0.0%	83,585,840
447	OFFICE BUILDINGS (1-2 STORIES)	228	850,000	789,450	-7.1%	1,819,308
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVAT	39	4,845,000	4,845,000	0.0%	5,579,200
450	CONDOMINIUM OFFICE UNITS	313	219,400	197,500	-10.0%	211,344
451	GAS STATION	16	348,700	333,900	-4.2%	465,025
452	AUTOMOTIVE SERVICE STATION	127	596,300	581,000	-2.6%	863,906
453	CAR WASHES	12	340,700	305,800	-10.2%	475,642
454	AUTO CAR SALES & SERVICE	43	2,000,000	2,000,000	0.0%	2,151,330
455	COMMERCIAL GARGAGE	4	711,400	969,800	36.3%	1,085,725
457	PARKING RAMP	1		4,526,700		4,526,700
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	4	5,817,400	3,733,700	-35.8%	3,855,150
463	GOLF COURSES	9	883,200	814,600	-7.8%	4,043,567
464	BOWLING ALLEYS	5	1,047,200	1,073,300	2.5%	1,915,460
465	LODGE HALLS & AMUSEMENT PARKS	14	545,400	537,800	-1.4%	517,000
479	FLEX INDUSTRIAL BUILDINGS	138	2,364,100	2,304,600	-2.5%	2,706,072
480	COMMERCIAL WAREHOUSES	278	848,300	813,500	-4.1%	1,493,010
481	MINI WAREHOUSE	14	2,392,200	2,392,200	0.0%	2,401,671
482	COMMERCIAL TRUCK TERMINALS	12	2,909,600	2,939,300	1.0%	3,351,367
483	CONDO WAREHOUSE	31	281,800	287,000	1.8%	596,981
485	RESEARCH & DEVELOPMENT FACILITY	7	5,360,800	4,500,000	-16.1%	9,432,986
490	MARINE SERVICE FACILITY	2	680,300	662,500	-2.6%	662,500
496	MARINA (SMALL BOAT)					
498	COMMERCIAL - MINIMUM IMPROVEMENT	40	525,000	433,900	-17.4%	719,188
499	OTHER COMMERCIAL STRUCTURES	45	588,500	575,000	-2.3%	1,324,418
	ALL SUBURBURBAN COMMERCIAL	**2,420**	**756,200**	**714,700**	**-5.5%**	**1,870,375**

*** Excludes added improvement, and State assessed railroad and utility property** Mar-12

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

AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE

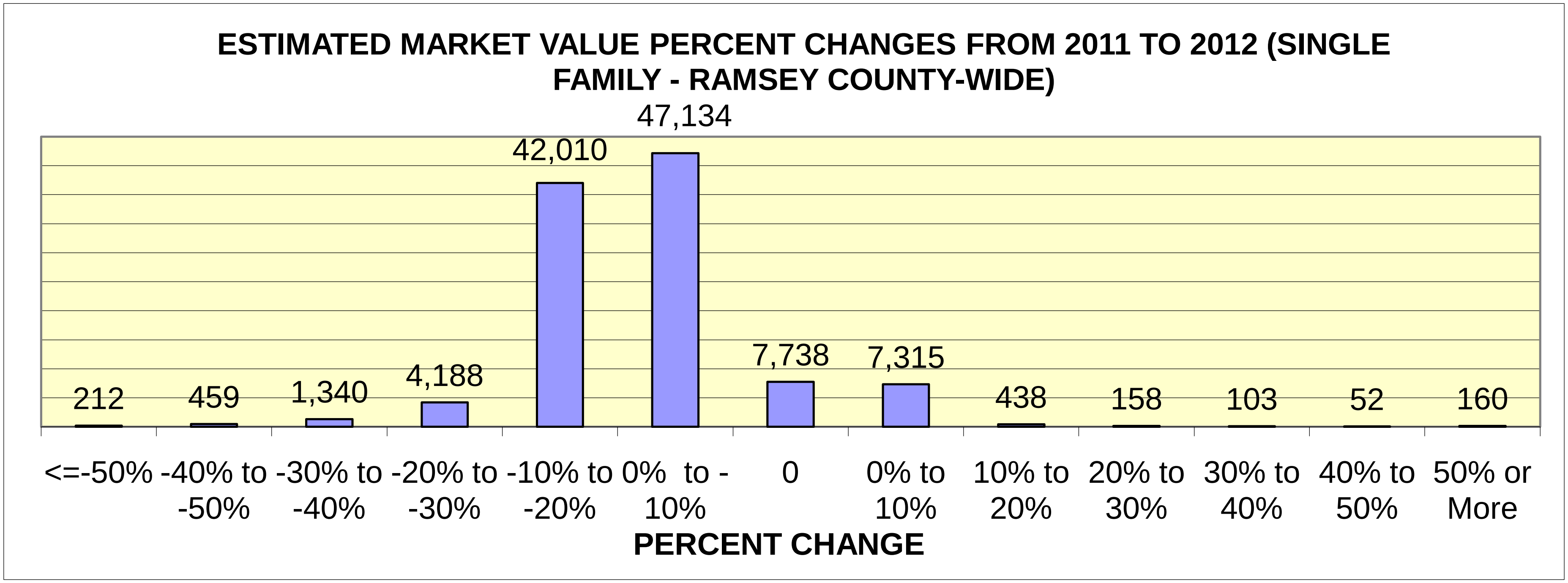
2011 PAYABLE 2012 VS 2012 PAYABLE 2013

LAND USE CODE	PARCEL COUNT	TOTAL 2011 VALUE	TOTAL 2012 VALUE	AGGREGATE CHANGE
300 INDUSTRIAL LAND	559	145,648,800	124,842,800	-14.29%
310 FOOD & DRINK PROCESS PLANTS & STORAGE	16	32,230,100	29,494,400	-8.49%
320 FOUNDRIES & HEAVY MANUFACT PLANTS	18	49,556,500	47,706,700	-3.73%
330		4,500,000		-100.00%
340 MANUFACTURING & ASSEMBLY LIGHT	279	475,901,800	468,327,400	-1.59%
350 INDUSTRIAL WAREHOUSE LIGHT		2,557,400		-100.00%
370 SMALL MEDUIUM SHOPS	1		380,000	
390 GRAIN ELEVATORS	1	1,226,400	1,226,400	0.00%
398 INDUSTRIAL MINIMUM IMPROVEMENTS	16	13,419,800	16,119,600	20.12%
399 OTHER INDUSTRIAL STRUCTURES	18	20,654,600	19,556,400	-5.32%
400 COMMERCIAL LAND	1283	356,161,600	326,807,600	-8.24%
410 MOTELS & TOURIST CABINS	21	53,613,500	53,418,500	-0.36%
411 HOTELS	20	121,546,800	114,587,100	-5.73%
412 NURSING HOMES & PRIVATE HOSPITALS	28	89,574,700	89,497,900	-0.09%
413 ASSISTED LIVING	1	1,217,000	1,200,000	-1.40%
415 TRAILER/ MOBILE HOME PARK	24	84,103,400	77,108,500	-8.32%
419 OTHER COMMERCIAL HOUSING	4	3,195,000	4,081,000	27.73%
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	537	211,487,255	203,394,500	-3.83%
421 SUPERMARKETS	29	109,186,700	104,974,700	-3.86%
422 DISCOUNT STORES & JR DEPT STORES	16	192,594,600	175,886,100	-8.68%
423 MEDIUM DETACHED RETAIL	86	180,331,000	165,989,800	-7.95%
424 FULL LINE DEPARTMENT STORES	11	82,013,500	86,993,400	6.07%
425 NEIGHBORHOOD SHOPPING CENTER	84	279,268,900	266,000,400	-4.75%
426 COMMUNITY SHOPPING CENTER	21	314,554,200	273,637,500	-13.01%
427 REGIONAL SHOPPING CENTER	4	253,000,000	239,596,100	-5.30%
428 VETERINARY CLINIC	22	15,226,700	11,737,700	-22.91%
429 MIXED RESID/COMMERCIAL	660	333,222,100	323,779,700	-2.83%
430 RESTAURANT, CAFETERIA, AND/OR BAR	207	147,399,600	137,452,300	-6.75%
431 SMALL STRIP CENTER	73	73,771,000	69,030,500	-6.43%
432 CONVENIENCE STORE	138	90,484,300	87,294,400	-3.53%
433 MIXED RETAIL/COMMERCIAL	28	33,256,600	28,744,700	-13.57%
434 RETAIL CONDO	12	5,262,400	5,012,500	-4.75%
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILI	132	92,318,700	89,817,600	-2.71%
437 DAYCARE CENTERS	33	29,011,800	27,972,700	-3.58%
441 FUNERAL HOMES	29	24,595,600	24,475,700	-0.49%
442 MEDICAL CLINICS & OFFICES	102	62,383,100	59,123,600	-5.22%
443 MEDICAL OFFICE	49	230,381,700	220,963,300	-4.09%
444 FULL SERVICE BANKS	79	131,408,100	129,006,500	-1.83%
446 CORPORATE CAMPUS	5	414,642,700	417,929,200	0.79%
447 OFFICE BUILDINGS (1-2 ST)	478	650,639,000	628,415,400	-3.42%
449 OFFICE BUILDINGS 3 + ST	118	927,873,300	879,349,900	-5.23%
450 CONDOMINIUM OFFICE UNITS	458	132,567,300	120,860,600	-8.83%
451 GAS STATION	33	15,235,900	14,501,900	-4.82%
452 AUTOMOTIVE SERVICE STATION	317	193,476,900	191,012,100	-1.27%
453 CAR WASHES	22	9,983,900	9,295,900	-6.89%
454 AUTO CAR SALES & SERVICE	68	105,072,800	101,296,400	-3.59%
455 COMMERCIAL GARAGES	6	4,585,100	4,618,200	0.72%
456 PARKING GARAGE/STRUCTURE	10	6,417,900	4,439,300	-30.83%
457 PARKING RAMP	59	45,397,600	51,064,200	12.48%
458 COMMERCIAL CONDO OUTLOT	1	100	100	0.00%
460 THEATERS	6	15,020,600	16,670,600	10.98%
463 GOLF COURSES	22	120,287,600	83,799,800	-30.33%
464 BOWLING ALLEYS	7	5,707,800	11,173,600	95.76%
465 LODGE HALLS & AMUSEMENT PARKS	31	16,063,100	14,800,200	-7.86%
479 FLEX INDUSTRIAL BUILDINGS	179	590,511,540	512,637,600	-13.19%
480 COMMERCIAL WAREHOUSES	693	890,454,900	880,934,625	-1.07%
481 MINI WAREHOUSE	26	61,713,100	60,105,700	-2.60%
482 COMMERCIAL TRUCK TERMINALS	17	40,837,300	43,529,300	6.59%
483 CONDO WAREHOUSE	42	13,885,400	24,164,800	74.03%
485 RESEARCH & DEVELOPMENT FACILITY	9	75,028,800	77,525,400	3.33%
490 MARINE SERVICE FACILITY	2	1,360,600	1,325,000	-2.62%
496 MARINA (SMALL BOAT)				
498 COMMERCIAL -MINIMUM IMPROVEMENT	65	48,726,700	43,558,200	-10.61%
499 OTHER COMMERCIAL STRUCTURES	102	90,928,200	92,941,900	2.21%
Totals		8,731,755,195	8,298,246,025	-4.96%

*** Excludes added improvement, and State assessed railroad and utility property** **Mar-12**

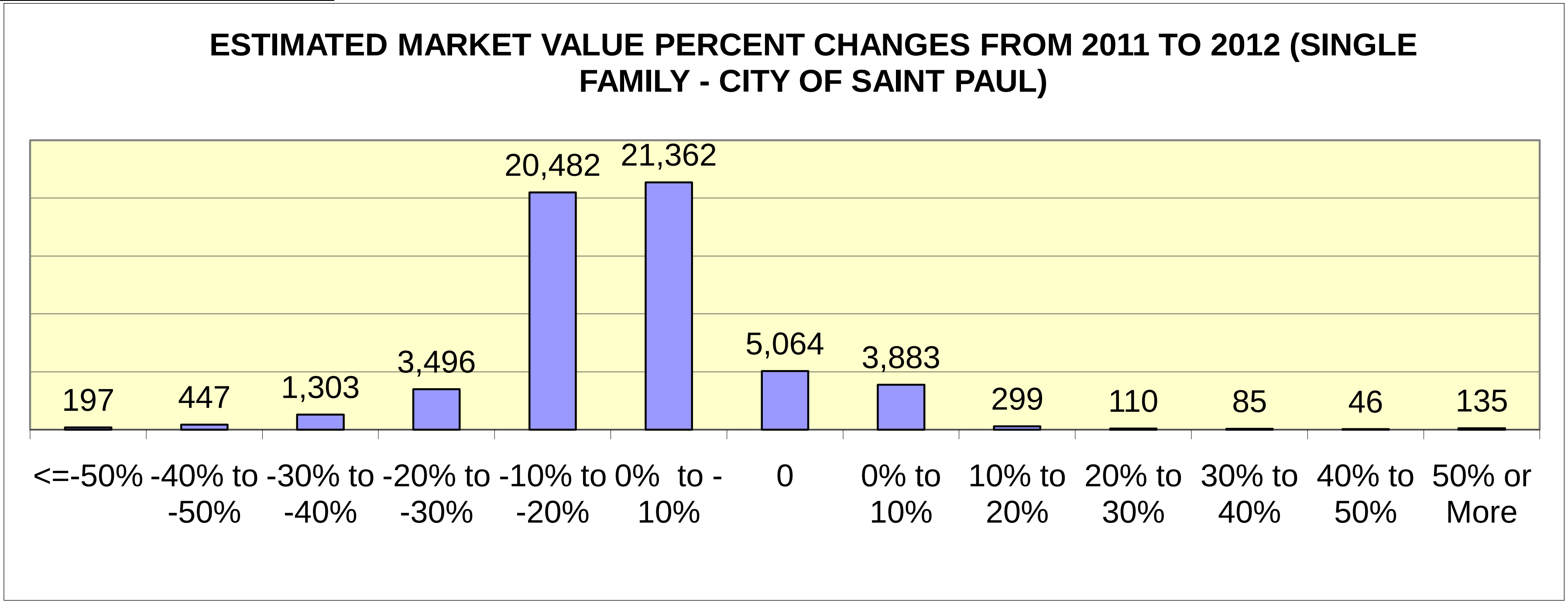
Change in Assessed Value	Number of Parcels
<=-50%	212
-40% to -50%	459
-30% to -40%	1,340
-20% to -30%	4,188
-10% to -20%	42,010
0% to -10%	47,134
0	7,738
0% to 10%	7,315
10% to 20%	438
20% to 30%	158
30% to 40%	103
40% to 50%	52
50% or More	160

Mar-12



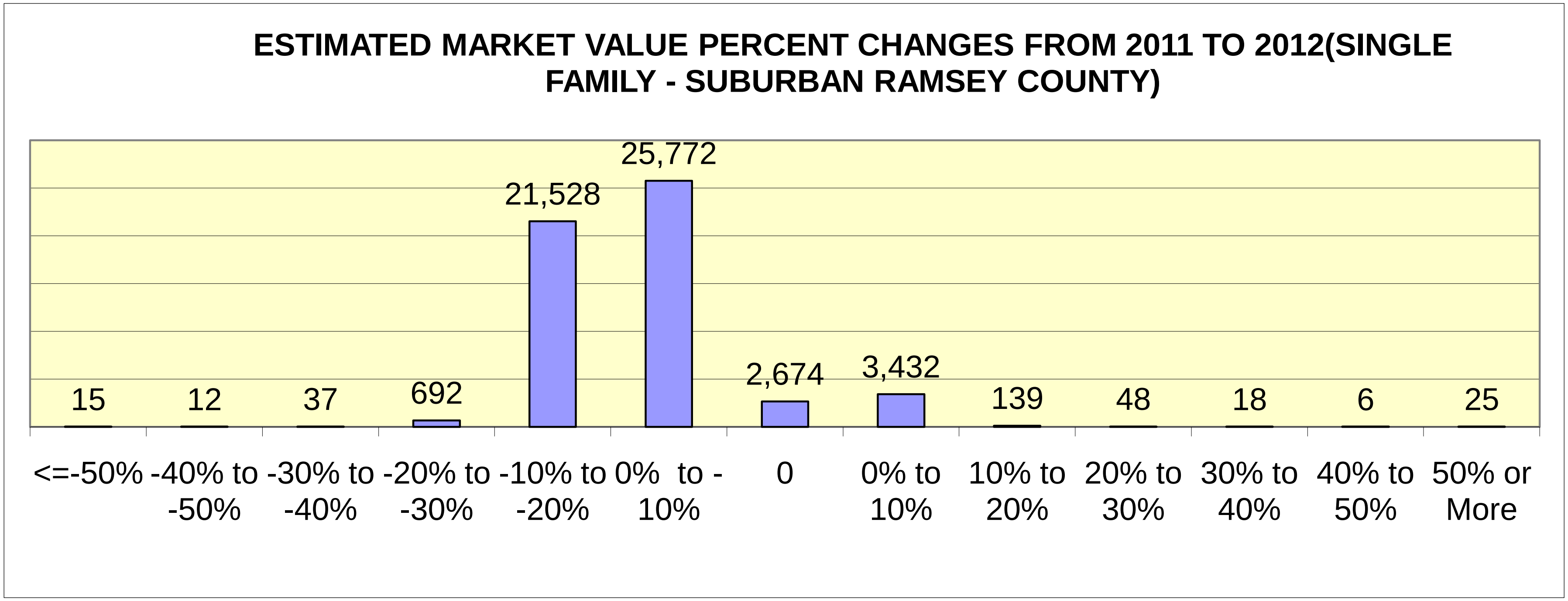
Change in Assessed Value	Number of Parcels
<=-50%	197
-40% to -50%	447
-30% to -40%	1,303
-20% to -30%	3,496
-10% to -20%	20,482
0% to -10%	21,362
0	5,064
0% to 10%	3,883
10% to 20%	**299**
20% to 30%	110
30% to 40%	85
40% to 50%	46
50% or More	135

Mar-12



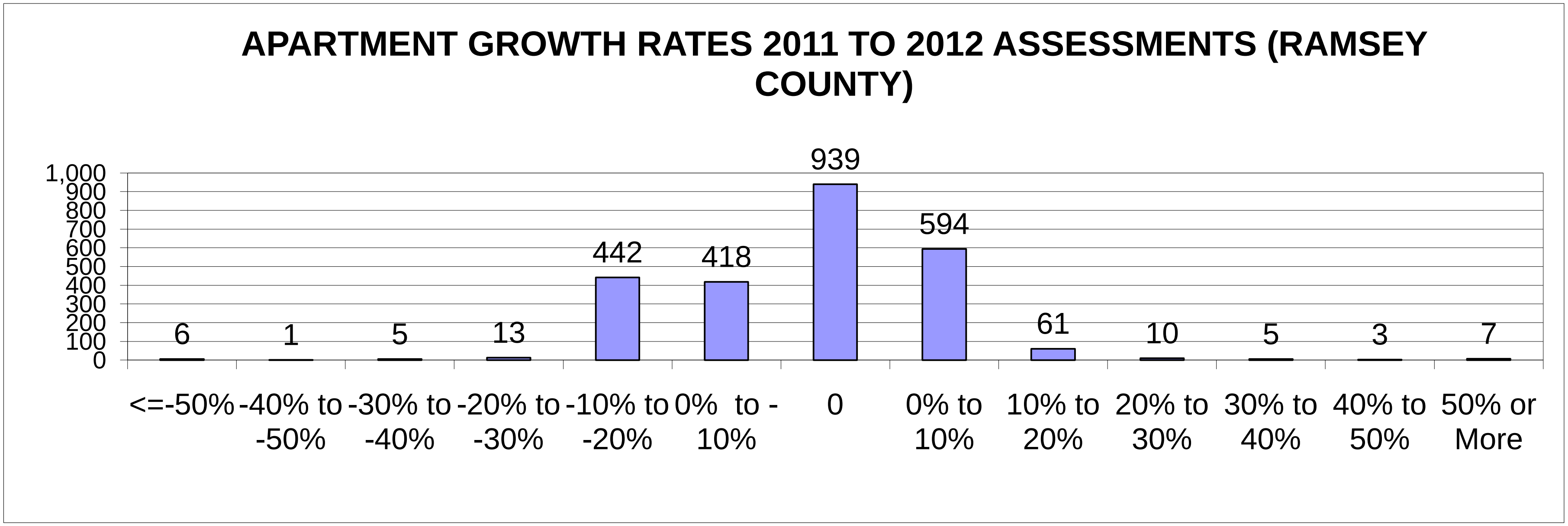
Change in Assessed Value	Number of Parcels
<=-50%	15
-40% to -50%	12
-30% to -40%	37
-20% to -30%	692
-10% to -20%	21,528
0% to -10%	25,772
0	2,674
0% to 10%	3,432
10% to 20%	139
20% to 30%	48
30% to 40%	18
40% to 50%	6
50% or More	25

Mar-12



Change in Assessed Value	Number of Parcels
<=-50%	6
-40% to -50%	1
-30% to -40%	5
-20% to -30%	13
-10% to -20%	442
0% to -10%	418
0	939
0% to 10%	594
10% to 20%	61
20% to 30%	10
30% to 40%	5
40% to 50%	3
50% or More	7

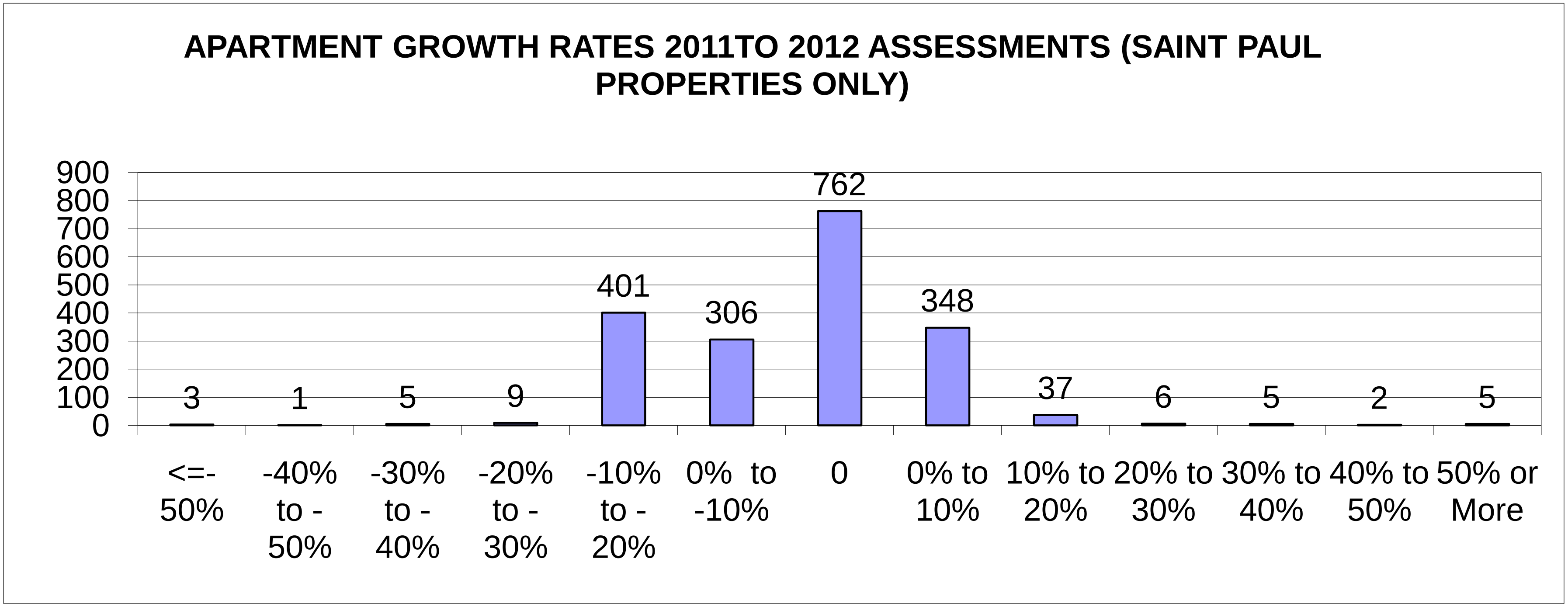
Mar-12



2010 Growth Stratification for St. Paul Apartments

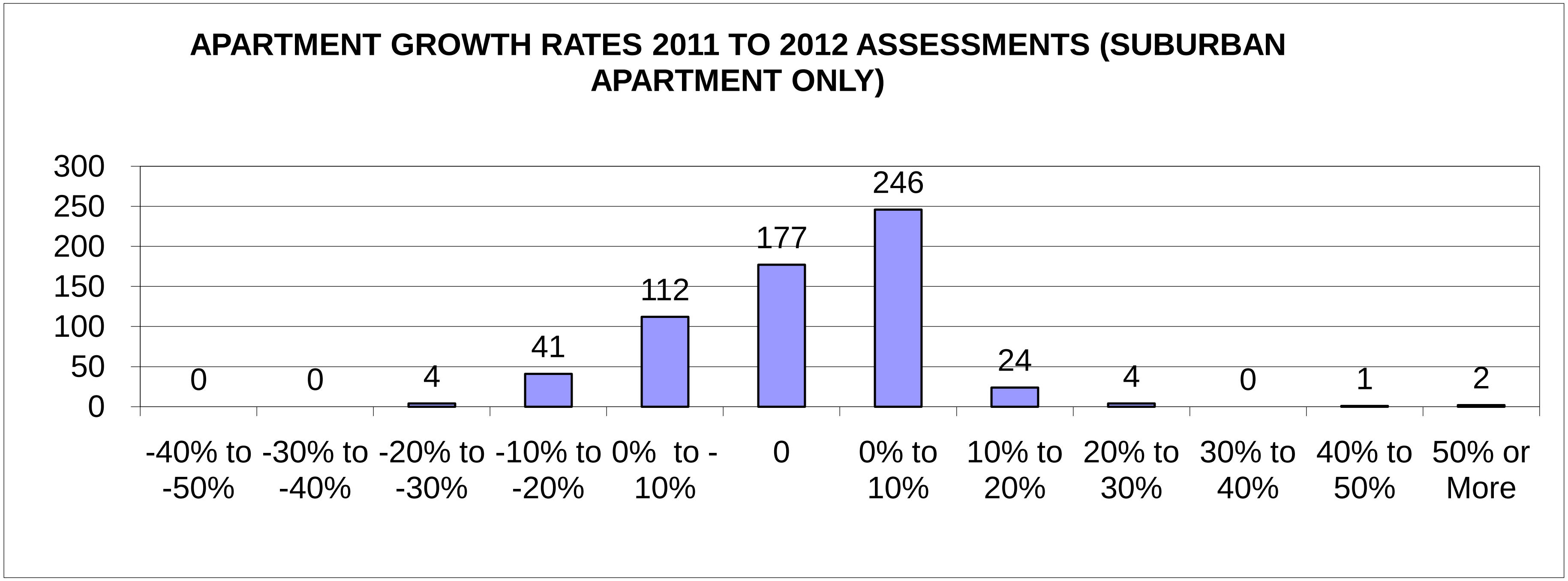
Change in Assessed Value	Number of Parcels
<=-50%	3
-40% to -50%	1
-30% to -40%	5
-20% to -30%	9
-10% to -20%	401
0% to -10%	306
0	762
0% to 10%	348
10% to 20%	37
20% to 30%	6
30% to 40%	5
40% to 50%	2
50% or More	5

Mar-12



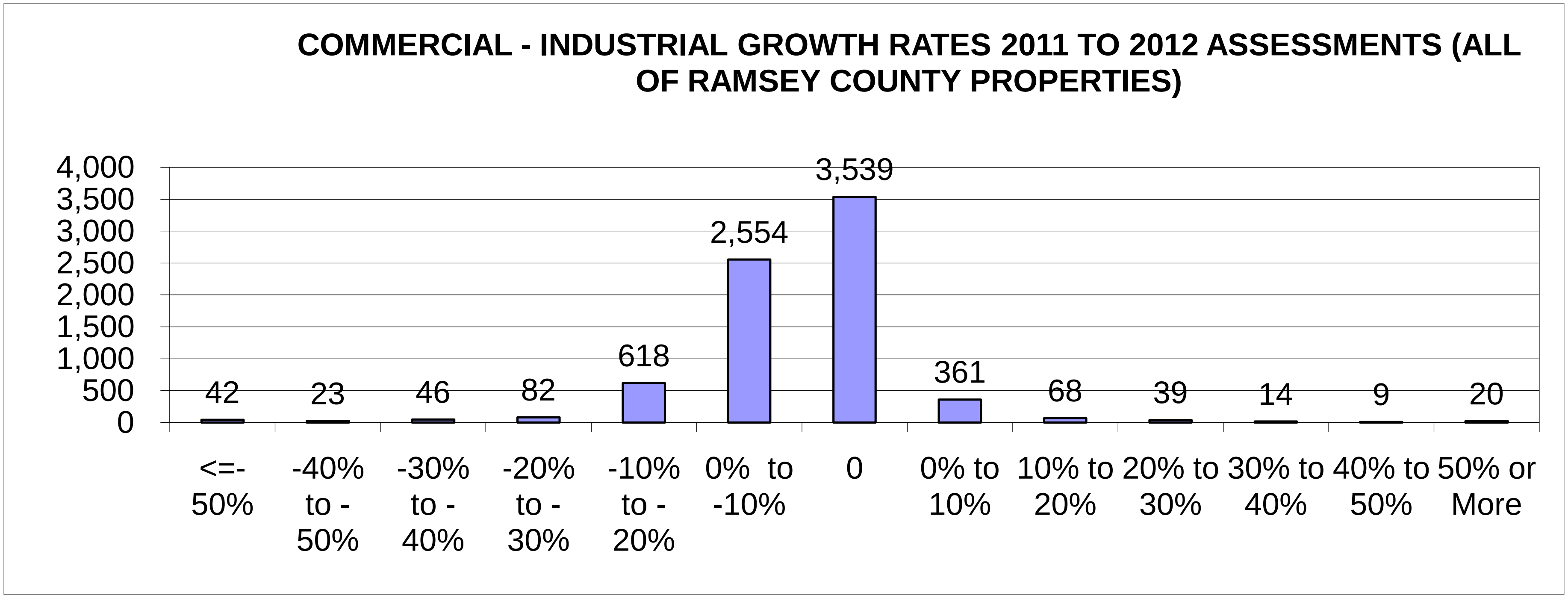
Change in Assessed Value	Number of Parcels
<=-50%	3
-40% to -50%	0
-30% to -40%	0
-20% to -30%	4
-10% to -20%	41
0% to -10%	112
0	177
0% to 10%	246
10% to 20%	24
20% to 30%	4
30% to 40%	0
40% to 50%	1
50% or More	2

Mar-12



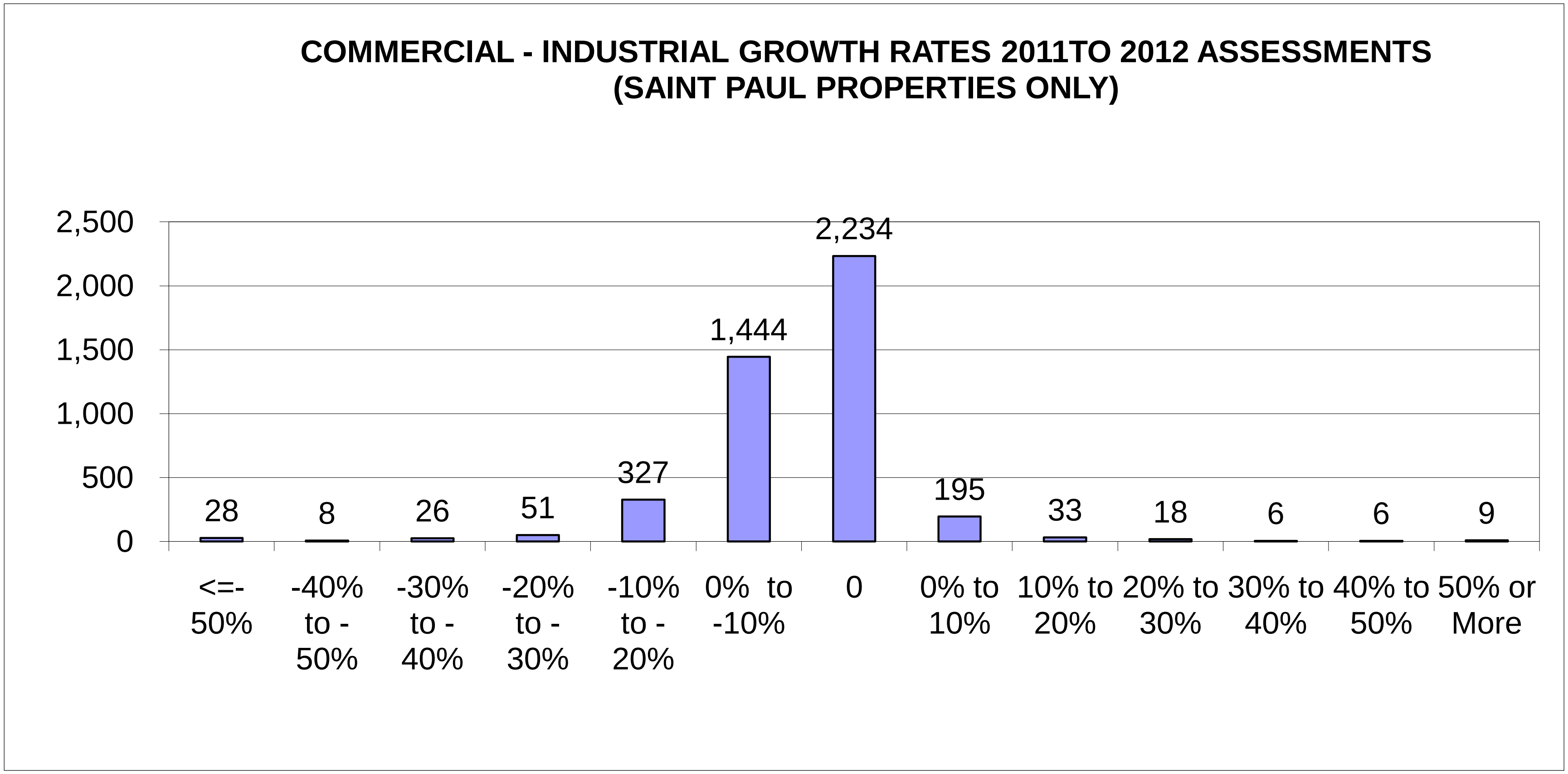
Change in Assessed Value	Number of Parcels
<=-50%	42
-40% to -50%	23
-30% to -40%	46
-20% to -30%	82
-10% to -20%	618
0% to -10%	2,554
0	3,539
0% to 10%	361
10% to 20%	68
20% to 30%	39
30% to 40%	14
40% to 50%	9
50% or More	20

Mar-12



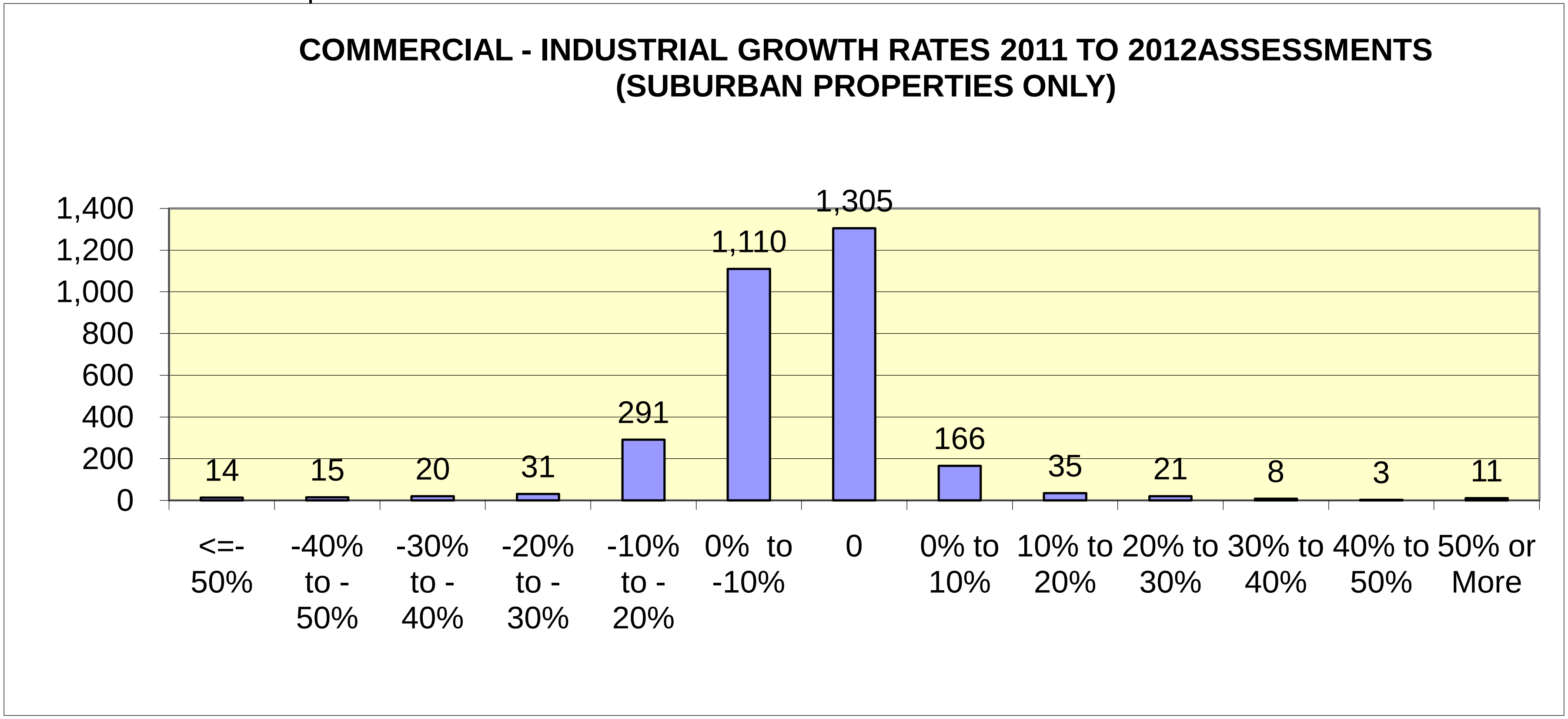
Change in Assessed Value	Number of Parcels
<=-50%	28
-40% to -50%	8
-30% to -40%	26
-20% to -30%	51
-10% to -20%	327
0% to -10%	1,444
0	2,234
0% to 10%	195
10% to 20%	33
20% to 30%	18
30% to 40%	6
40% to 50%	6
50% or More	9

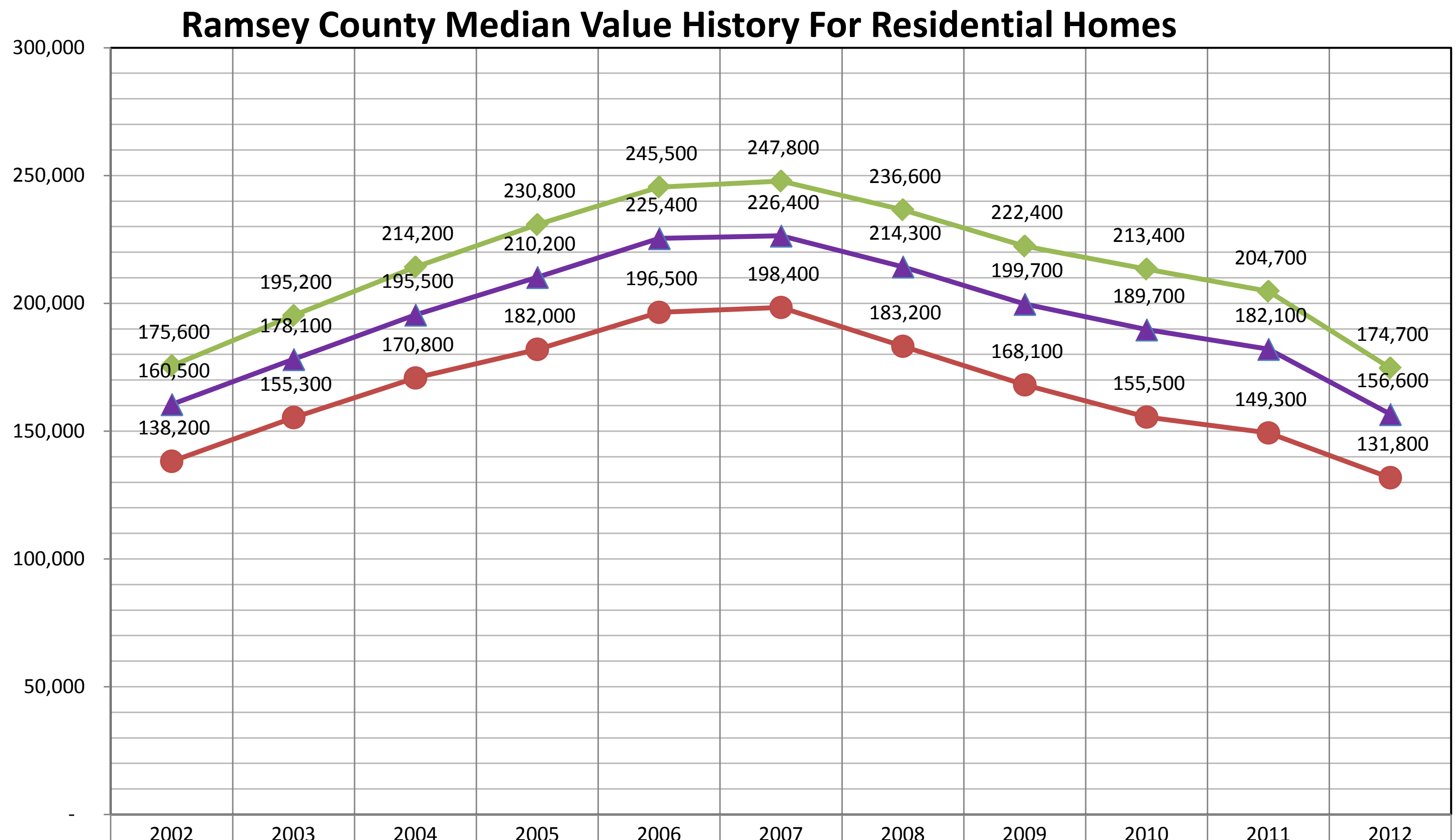
Mar-12



Change in Assessed Value	Number of Parcels
<=-50%	14
-40% to -50%	15
-30% to -40%	20
-20% to -30%	31
-10% to -20%	291
0% to -10%	1,110
0	1,305
0% to 10%	166
10% to 20%	35
20% to 30%	21
30% to 40%	8
40% to 50%	3
50% or More	11

Mar-12



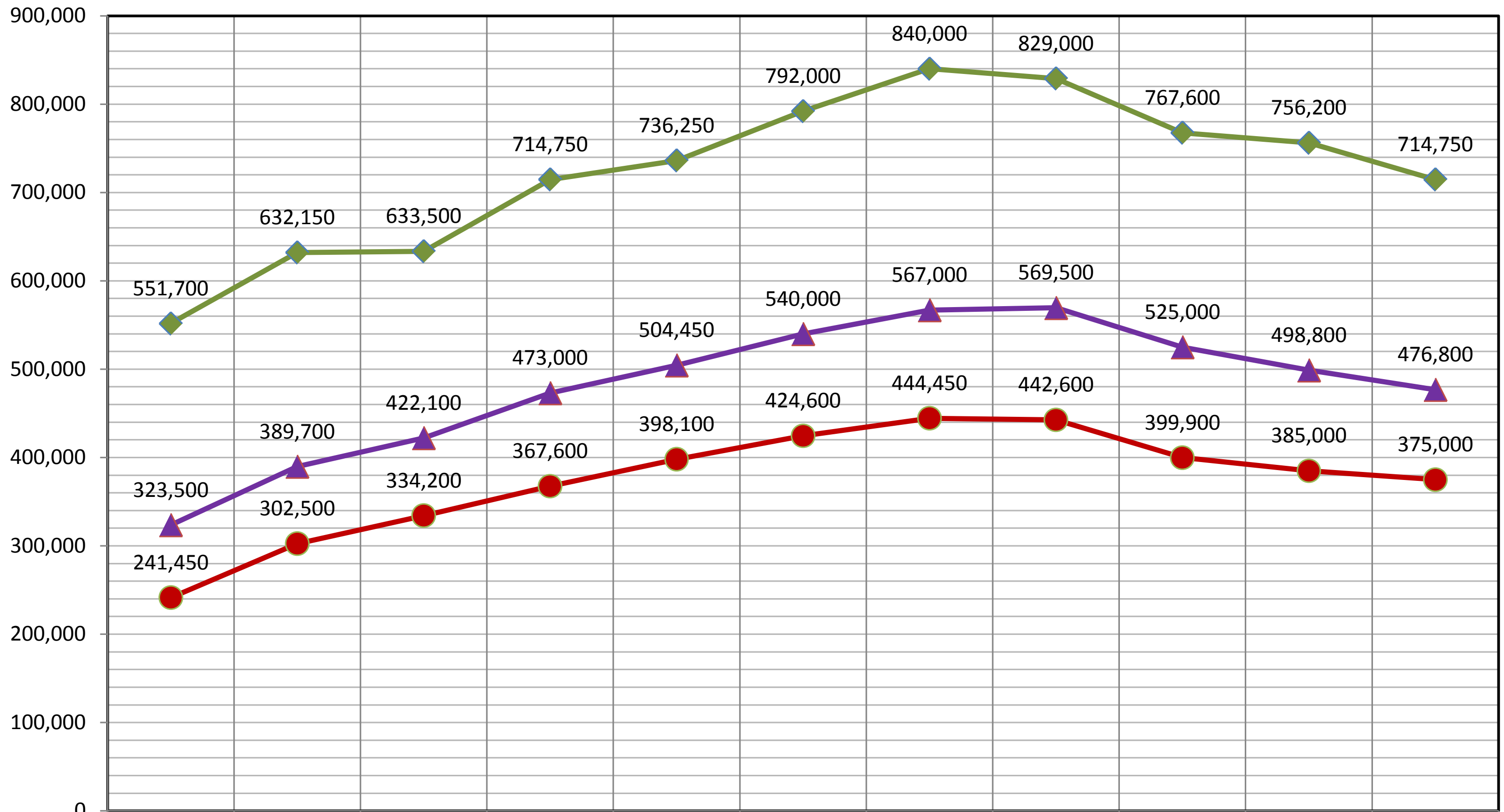


	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Suburb	175,600	195,200	214,200	230,800	245,500	247,800	236,600	222,400	213,400	204,700	174,700
County Wide	160,500	178,100	195,500	210,200	225,400	226,400	214,300	199,700	189,700	182,100	156,600
City	138,200	155,300	170,800	182,000	196,500	198,400	183,200	168,100	155,500	149,300	131,800

Apartment Median Values History

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Suburb	762,500	900,000	1,020,000	1,020,000	1,020,000	1,050,600	926,800	881,400	817,400	792,400	799,500
Countywide	392,100	483,050	580,000	600,000	600,000	612,000	605,000	549,800	505,400	504,000	495,000
City	344,000	410,000	530,000	550,000	556,200	566,500	520,000	500,000	465,500	462,000	440,000

Commercial Median Values History



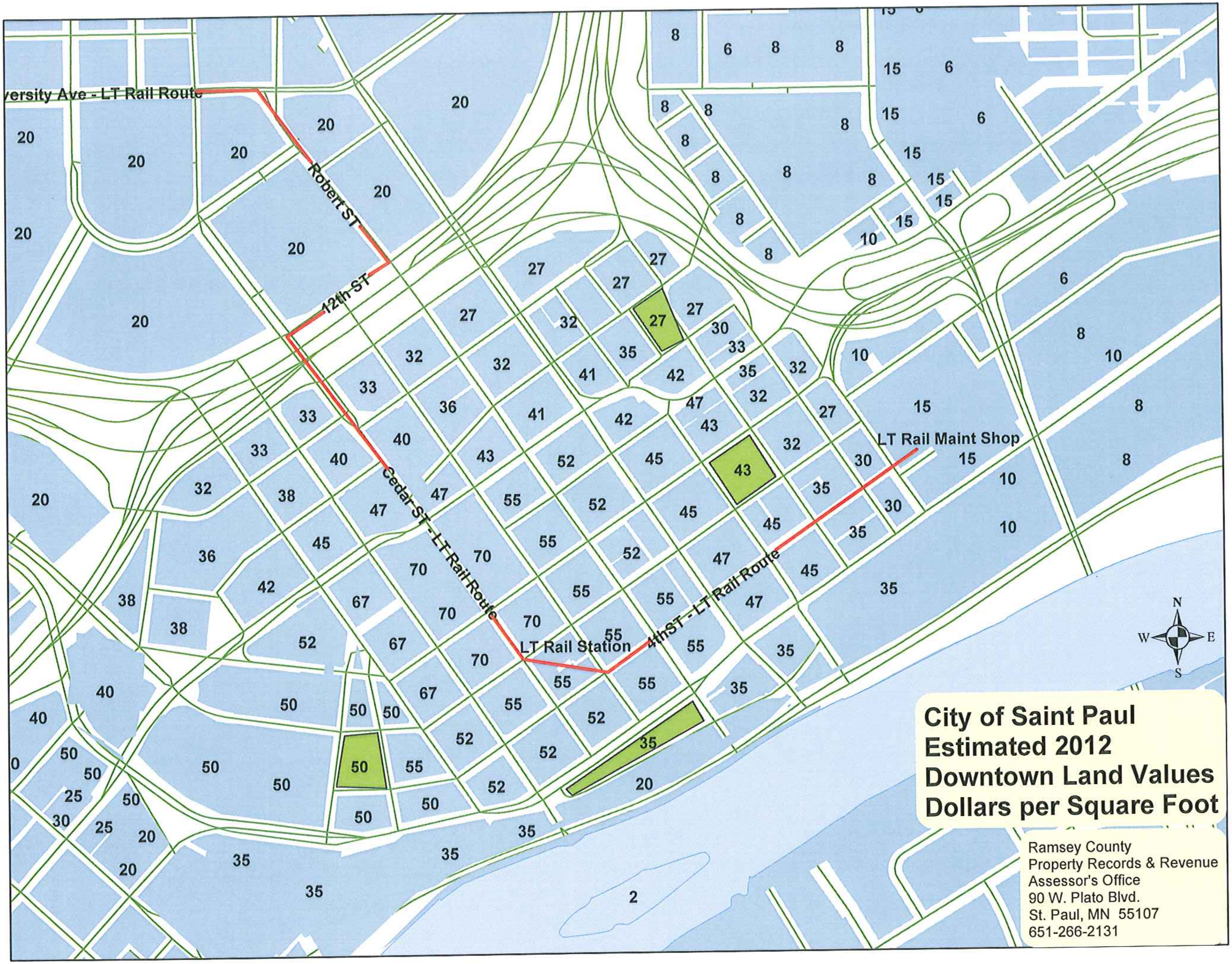
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Suburb	551,700	632,150	633,500	714,750	736,250	792,000	840,000	829,000	767,600	756,200	714,750
Countywide	323,500	389,700	422,100	473,000	504,450	540,000	567,000	569,500	525,000	498,800	476,800
City	241,450	302,500	334,200	367,600	398,100	424,600	444,450	442,600	399,900	385,000	375,000

FIVE YEAR SUMMARY OF CHANGE IN ASSESSED VALUE

	Five Year Change	2012 Assessment		2011 Assessment		2010 Assessment		2009 Assessment		2008 Assessment	
City St. Paul	5 year change	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Change 2010 to 2011 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Change 2009 to 2010 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Change 08 to 09 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2007 p 2008 TO 2008 p 2009 Without Added Improvements	Growth 07 to 08 Asmt
RESIDENTIAL	-5,137,820,760	-1,002,683,500	-7.39%	-607,600,260	-4.17%	-1,091,109,600	-7.39%	-1,183,607,100	-7.43%	-1,252,820,300	-7.31%
AGRICULTURAL HIGH VALUE	-884,100	-102,000	-2.02%	0	0.00%	-13,200	-0.33%	-741,900	-15.53%	-27,000	-0.56%
APARTMENT	-63,002,640	56,377,300	3.13%	28,617,260	2.09%	-90,388,000	-4.03%	-98,957,700	-4.27%	41,348,500	1.82%
COMMERCIAL/ INDUSTRIAL	-405,897,200	-124,962,100	-3.15%	-136,466,300	-3.25%	-308,667,800	-7.37%	-47,559,800	-1.12%	211,758,800	5.25%
TOTAL	-5,607,604,700	-1,071,370,300	-5.34%	-715,449,300	-3.30%	-1,490,178,600	-7.00%	-1,330,866,500	-5.92%	-999,740,000	-4.26%
Suburbs	5 year change	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Change 2010 to 2011 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Growth 2009 to 2010 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Change 08 to 09 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2007 p 2008 TO 2008 p 2009 Without Added Improvements	Growth 07 to 08 Asmt
RESIDENTIAL	-4,992,596,400	-1,266,963,800	-7.78%	-762,978,200	-4.42%	-923,054,200	-5.33%	-1,134,679,800	-6.16%	-904,920,400	-4.70%
AGRICULTURAL HIGH VALUE	-28,257,000	2,034,200	5.81%	-1,545,200	-4.37%	-3,541,300	-9.02%	-15,231,100	-27.90%	-9,973,600	-16.19%
APARTMENT	-742,100	39,928,900	3.44%	31,526,500	4.30%	-61,787,900	-4.21%	4,020,100	0.28%	-14,429,700	-0.98%
COMMERCIAL/ INDUSTRIAL	-389,949,100	-131,465,200	-2.33%	-165,639,200	-2.97%	-266,297,100	-4.83%	-79,271,600	-1.42%	252,724,000	4.78%
TOTAL	-5,411,544,600	-1,356,465,900	-5.79%	-898,636,100		-1,254,680,500	-5.16%	-1,225,162,400	-4.80%	-676,599,700	-2.60%
County-wide	5 year change	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Change 2010 to 2011 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Change 2009 to 2010 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Change 08 to 09 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Without Added Improvements	Growth 07 to 08 Asmt
RESIDENTIAL	-10,130,417,160	-2,269,647,300	-7.61%	-1,370,578,460	-4.31%	-2,014,163,800	-6.28%	-2,318,286,900	-6.75%	-2,157,740,700	-5.93%
AGRICULTURAL HIGH VALUE	-29,141,100	1,932,200	4.82%	-1,545,200	-3.92%	-3,554,500	-8.21%	-15,973,000	-26.90%	-10,000,600	-15.06%
APARTMENT	-63,744,740	96,306,200	3.26%	60,143,760	2.95%	-152,175,900	-4.10%	-94,937,600	-2.51%	26,918,800	0.72%
COMMERCIAL/ INDUSTRIAL	-795,846,300	-256,427,300	-2.68%	-302,105,500	-3.09%	-574,964,900	-5.93%	-126,831,400	-1.29%	464,482,800	4.98%
TOTAL	-11,019,149,300	-2,427,836,200	-5.58%	-1,614,085,400	-3.44%	-2,744,859,100	-6.03%	-2,556,028,900	-5.32%	-1,676,339,700	-3.38%
Five Yr Res Value decline per capita -	(20,220)										

Ramsey County Tax Parcel Counts
Totals by Tax Area Group (TAG) and Municipality/Township

TAG	Tag Counts	City Count
ARDEN HILLS 621 R	2,720	
ARDEN HILLS 621 RK	45	
ARDEN HILLS 623 R	120	2,885
BLAINE 621 R	39	39
FAIRGROUNDS 623 C	3	
FAIRGROUNDS 625 C	8	
FALCON HEIGHTS 623 C	1,379	
FALCON HEIGHTS 623 R	29	1,419
GEM LAKE 624 MNB	15	
GEM LAKE 624 NONE	221	236
LAUDERDALE 623 C	72	
LAUDERDALE 623 I	23	
LAUDERDALE 623 R	636	731
LITTLE CANADA 623 MNB	3,095	
LITTLE CANADA 624 MNB	157	3,252
MAPLEWOOD 622 MBC	1,188	
MAPLEWOOD 622 MNB	9,395	
MAPLEWOOD 622 V	26	
MAPLEWOOD 623 C	661	
MAPLEWOOD 623 MNB	1,434	
MAPLEWOOD 624 MNB	153	12,857
MOUNDS VIEW 621 R	3,539	3,539
N ST PAUL 622 MNB	3,901	
N ST PAUL 622 V	131	4,032
NEW BRIGHTON 282 R	591	
NEW BRIGHTON 621 R	6,229	
NEW BRIGHTON 621 RB	14	
NEW BRIGHTON 621 RD	24	6,858
NORTH OAKS 621 NONE	1,418	
NORTH OAKS 624 NONE	504	1,922
ROSEVILLE 621 R	1,575	
ROSEVILLE 623 C	2,981	
ROSEVILLE 623 NONE	4,315	
ROSEVILLE 623 R	3,524	12,395
SHOREVIEW 621 G	3,659	
SHOREVIEW 621 R	5,738	
SHOREVIEW 623 G	440	
SHOREVIEW 623 R	300	10,137
SPRING LAKE PARK 621 R	77	77
ST ANTHONY 282 R	721	721
ST PAUL 625 C	62,368	
ST PAUL 625 I	78	
ST PAUL 625 L	4,676	
ST PAUL 625 MBC	2,011	
ST PAUL 625 MNB	14,916	84,049
VADNAIS HTS 621 NONE	444	
VADNAIS HTS 624 MNB	1,099	
VADNAIS HTS 624 NONE	3,463	5,006
WHITE BEAR LK 622 V	3	
WHITE BEAR LK 624 MNB	2,909	
WHITE BEAR LK 624 NO	3,327	
WHITE BEAR LK 624 R	2,101	
WHITE BEAR LK 624 V	388	8,728
WHITE BEAR TN 621 R	19	
WHITE BEAR TN 624 NO	1,881	
WHITE BEAR TN 624 R	3,116	
WHITE BEAR TN 624MNB	4	5,020
Totals County Wide	**163,903**	**163,903**


versity Ave - LT Rail Route
Robert ST
12th ST
Cedar ST - LT Rail Route
LT Rail Station
4thST - LT Rail Route
LT Rail Maint Shop
N
W
E
S
City of Saint Paul
Estimated 2012
Downtown Land Values
Dollars per Square Foot
Ramsey County
Property Records & Revenue
Assessor's Office
90 W. Plato Blvd.
St. Paul, MN 55107
651-266-2131