Office of the County Assessor
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March 26, 2013

Dear Ramsey County Community,

I am respectfully submitting the 2013 Payable 2014 Ramsey County Assessors' Report.

The valuation notices mailed to each Ramsey County property owner in mid March included the assessors' proposed 2013 estimated market value, the proposed taxable market value, and the proposed property classification for 2013 payable 2014.

After five consecutive years of declines in total assessed value; this year we experienced a small increase in market value. The countywide trend these past years has primarily been driven by falling residential property values. After experiencing an $11 billion decline in value in the previous five years, we have finally begun to see substantial signs of market stabilization, and indeed aggregate residential value, helped by $132.8 million in new construction, increased by $72.5 million this past year. There are many encouraging signs that the real estate market in our county has stabilized. Apartment markets continue to be very healthy, and substantial construction of new apartments is underway all across the Twin Cities metro area. Commercial and industrial markets have recovered most of the loss in value from the recession. But it was the residential markets that experienced the most positive improvement this past year. With inventory of for-sale property low, foreclosure listings down, and buyer activity increasing, homes are beginning to command higher list prices, shorter marketing times, and higher sale prices than recent years.

The total assessed estimated market value of Ramsey County property for 2013, taxes payable 2014, is now $38.950 billion up from last year's $38.637 billion (*not-including personal property, utilities and railroad*). The total countywide increase in market value this year was $313.8 million, including $271.3 million of value from new construction. This is a substantial improvement from last year's 2.43 billion loss in value. This year, of the population of 156,099 taxable real-property parcels in our county, 77,486 (49.7%) properties had a decrease in value, 15,492 (9.9%) properties had no change in value, and 63,121 (40.4%) properties had an increase in value.

This year we reduced values for 59,153 single family residential properties, held the values on 3,609 properties and 48,690 properties had increased assessed values. Generally suburban residential property experienced more increasing values than did City of St Paul property.

The commercial property segment included three times as many declining values as increasing values, yet total value declined only 0.14%.

Apartments were more even, with 888 parcels declining, 3,186 staying the same, and 1,184 increasing

For 2013 we experienced small aggregate declines in assessed value of residential and commercial property, but increases in overall assessed value for apartment property.

The Homestead Market Value Exclusion, while benefitting homesteaded residential property, excludes a total of $2.564 billion dollars in taxable value in Ramsey County, shifting the taxes which would have been levied against this value to other property.

2013 Assessment

The percentage changes in 2013 aggregate value 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	***+0.3%***	***-0.5%***	***-0.7%***	***+6.2%***
Suburban Ramsey	**+1.2%**	**+0.9%**	**+0.7%**	**+5.9%**
Countywide	**+0.8%**	**+0.3%**	**+0.1%**	**+0.8%**

Median Values for 2012 and 2013 are as follow:

	Residential	Commercial/Industrial	Apartments
City of Saint Paul – 2012	**$131,800**	**$375,000**	**$500,000**
City of Saint Paul – 2013	**$129,600**	**$368,300**	**$510,300**

	Residential	Commercial/Industrial	Apartments
Suburban Ramsey -2012	**$174,700**	**$714,700**	**$872,100**
Suburban Ramsey -2013	**$176,100**	**$729,200**	**$941,600**

	Residential	Commercial/Industrial	Apartments
Countywide - 2012	**$156,600**	**$476,800**	**$540,000**
Countywide - 2013	**$156,500**	**$480,000**	**$572,000**

Residential Market Summary

The residential market continues to be influenced by foreclosure activity, albeit at a much lower level. But foreclosures remain an obstacle to a full residential market recovery. We anticipate that the number of foreclosures will continue to decrease, and that the market share made up of this inventory will continue to wane.

According to the Minneapolis Area Association of Realtors the median sale price of residential property in Ramsey County at 2012 year-end was $142,000, up from $125,500 year-end 2011; the 2012 price this was still slightly below the 2010 median sale price of $146,000.

Median countywide residential estimated market values decreased from $156,600 in 2012 to $156,500 in 2013. Median values of single family homes declined most dramatically in the West Side, Payne-Phalen and West Seventh neighborhoods in the City of St. Paul. Suburbs experiencing the highest decline in median values are St Anthony, Gem Lake and Mounds View.

Townhome and Condo markets continue to be challenged. Townhomes in St. Anthony, New Brighton and Como had the largest percentage decrease in median values. Townhomes in Sunray-Battlecreek, West Side and North End experienced the largest recovery. Downtown condos showed an uptick late in the year.

Median prices for traditional home sales seem to be improving in the 1st quarter 2013. However, the number of traditional homes on the market remains at historic lows. Too many sellers who would like to sell their homes, but who don't have to sell are on the sidelines waiting for market conditions to improve. The inventory of distressed properties in the market needs to continue to decline and interest rates need to remain low in order for the housing recovery to solidify.

The foreclosure rate improved in Ramsey County in 2012, this number fell from 2,082 in 2011 to 1623 in 2012; this is 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 2011 was 1.36%; this rate improved in 2012 to a rate of 1.14%. However, the effect of distressed sales on the traditional market continues to be a drag on median sale prices, but the impact is lessening, and the market is showing a corresponding improvement.

Strong new home construction activity took place in Ramsey County in 2012 as three notable new plat developments started and sold very well. Fox Ridge in Arden Hills, Josephine Woods in Roseville and Rapp Farm 1, 2 and 3 in North Oaks all experienced brisk sales in 2012. Fox Ridge, Josephine Woods and Rapp Farm phase 1 are virtually sold out. Early indications of 2013 show that Rapp Farm phase 2 and 3 are having brisk sales activity, showing hope for the upcoming year

The assessor's office continues to actively track the market activity and we will continue to follow the prices determined in the market in 2013 for our 2014 assessment.

Commercial market Summary

Office –Landlords of Class A and B office space continue to face a very competitive market with tenants actively shopping for new lease deals two or three years prior to the end of their leases. Class C office space in both the City of St. Paul and suburban market continues to struggle with soft demand as tenants upgrade to better space, at attractive rates, in class A and B space. Vacancy and rental rates will remain volatile in the office market until more vacant space is absorbed. Medical office is the strongest sector of the office market with good demand, particularly for the new product being constructed in "retail" locations around the county, primarily in two to four story buildings.

Retail –Market fundamentals continue to improve, and demand for retail space has increased. Vacancy rates have dropped slightly and rents have stabilized. Well-leased properties, particularly grocery anchored centers are very attractive to investors and cap rates have declined. The net-lease market continues to be very strong with Walgreens and CVS continuing to grow rapidly through construction of new stores on A corners.

Industrial – The industrial market for well located space with ceiling heights greater than 18' has stabilized and prices are increasing. The bulk warehouse and distribution warehouse market seems quite strong.

Apartment Market Summary

The apartment market in Ramsey County continues as a somwhat bifurcated market, with the smaller buildings and the Class C apartment market consisting of complexes of 4 – 12 units functioning as one market, and the larger, better quality, Class B and Class A complexes operating as a diferent market. The smaller properties and the Class C apartments continue to lag somewhat behind the larger Class A and B properties. Apartment properties larger than 50 units, especially the class A and B properties, are experiencing rapid growth in market value due strong investor interest, strengthening demand for rental units, falling vacancy rates, and rising rental rates. Planned new construction will increase the number of available units especially along the Central Corridor Light Rail Line, in downtown St Paul, and on available vacant multi-family land in the suburbs. Currently we have new apartment buildings underway in Roseville, Shoreview and New Brighton. Developers continue to target rental rates of $2 per square foot (or more) per month 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 a 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 available 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
Ramsey County Assessor

CC: Ramsey County Commissioners, Ramsey County Manager, Director PR&R, City Mangers of Ramsey County

RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS
SORTED BY PROPERTY TYPE AND CITY/SUBURBAN

2012 payable 2013 vs. 2013 payable 2014

CITY ST. PAUL	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS (*with Added Improvement)*	2013 pay 2014 ADDED IMPROVEMENT	2013 pay 2014 ESTIMATED MARKET VALUE TOTALS *(with Added Improvement)*	ESTIMATED MARKET VALUECHANGE FROM 2012 p 2013 TO 2013 p 2014 *(Including Added Improvements)*	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 *(Without Added Improvements)*	Growth 12 to 13 Asmt
RESIDENTIAL	12,104,398,000	55,348,200	12,045,907,750	-58,490,250	-113,838,450	-0.48%
AGRICULTURAL HIGH VALUE	5,333,000	0	5,016,000	-317,000	-317,000	-5.94%
APARTMENT	2,274,399,800	42,962,500	2,415,642,450	141,242,650	98,280,150	6.21%
COMMERCIAL/ INDUSTRIAL	3,511,545,000	17,179,000	3,488,194,000	-23,351,000	-40,530,000	-0.66%
TOTAL	17,895,675,800	115,489,700	17,954,760,200	59,084,400	-56,405,300	0.33%

SUBURBS	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS *(with Added Improvement)*	2013 pay 2014 ADDED IMPROVEMENT	2013 pay 2014 ESTIMATED MARKET VALUE TOTALS *(with Added Improvement)*	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 *(Including Added Improvements)*	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 *(Without Added Improvements)*	Growth 12 to 13 Asmt
RESIDENTIAL	14,400,719,500	77,472,200	14,531,686,300	130,966,800	53,494,600	0.91%
AGRICULTURAL HIGH VALUE	37,582,200	0	38,356,000	773,800	773,800	2.06%
APARTMENT	1,506,764,500	50,639,600	1,595,015,400	88,250,900	37,611,300	5.86%
COMMERCIAL/ INDUSTRIAL	4,795,915,800	27,730,400	4,830,628,500	34,712,700	6,982,300	0.72%
TOTAL	20,740,982,000	155,842,200	20,995,686,200	254,704,200	98,862,000	1.23%

COUNTY WIDE	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS *(with Added Improvement)*	2013 pay 2014 ADDED IMPROVEMENT	2013 pay 2014 ESTIMATED MARKET VALUE TOTALS *(with Added Improvement)*	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 *(Including Added Improvements)*	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 *(Without Added Improvements)*	Growth 12 to 13 Asmt
RESIDENTIAL	26,505,117,500	132,820,400	26,577,594,050	72,476,550	-60,343,850	0.27%
AGRICULTURAL HIGH VALUE	42,915,200	0	43,372,000	456,800	456,800	1.06%
APARTMENT	3,781,164,300	93,602,100	4,010,657,850	229,493,550	135,891,450	6.07%
COMMERCIAL/ INDUSTRIAL	8,307,460,800	44,909,400	8,318,822,500	11,361,700	-33,547,700	0.14%
TOTAL	38,636,657,800	271,331,900	38,950,446,400	313,788,600	42,456,700	0.81%

AI is Added Improvement

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

(All 2013 pay 2014 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2013)

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

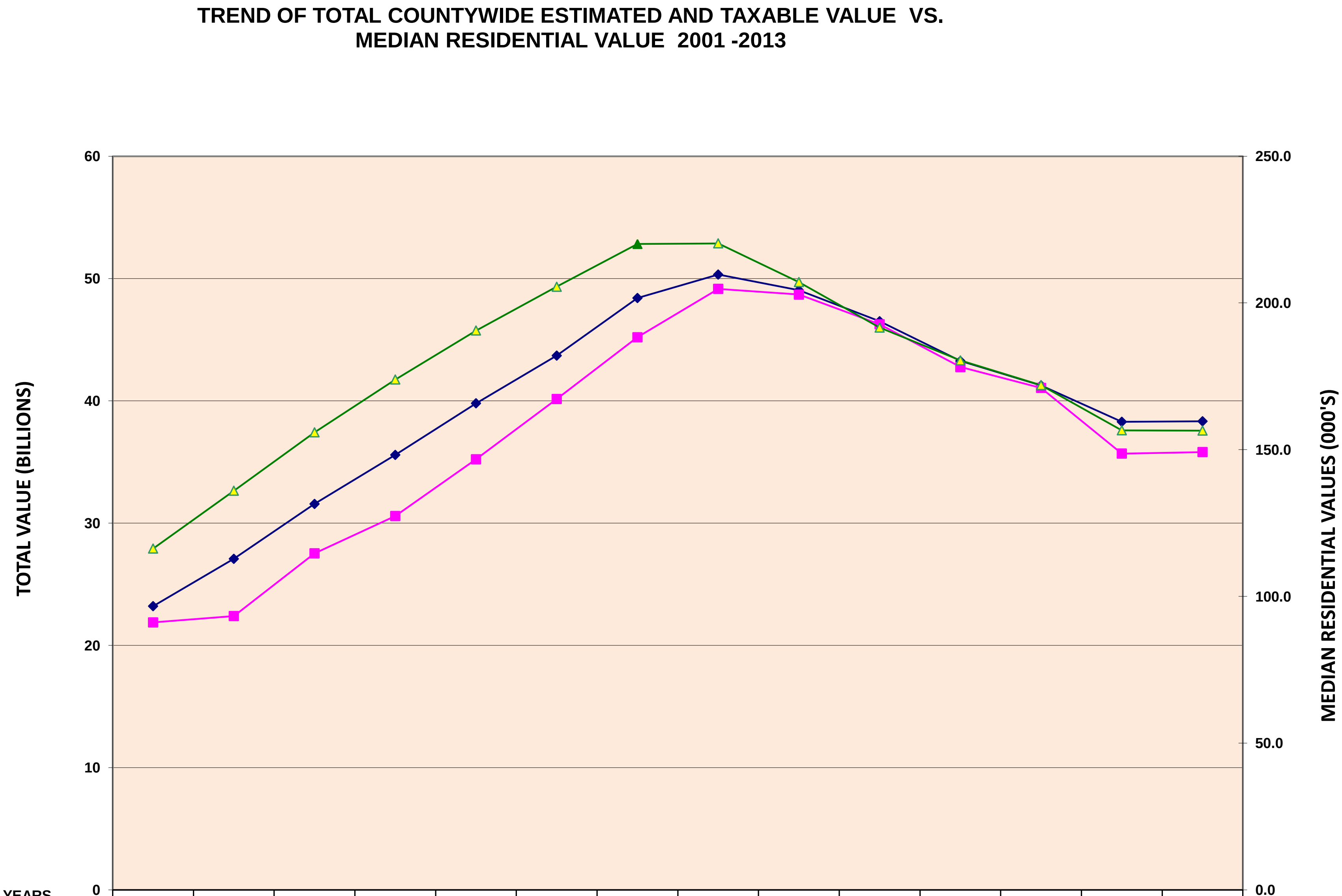
(2013 p 2014 Values Taken From the 2013 p 2014 Spring Mini Abstract

(Includes Added Improvement for 2012 p 2013 and 2013 p 2014)

(Includes Vacant Land for all Property Types)

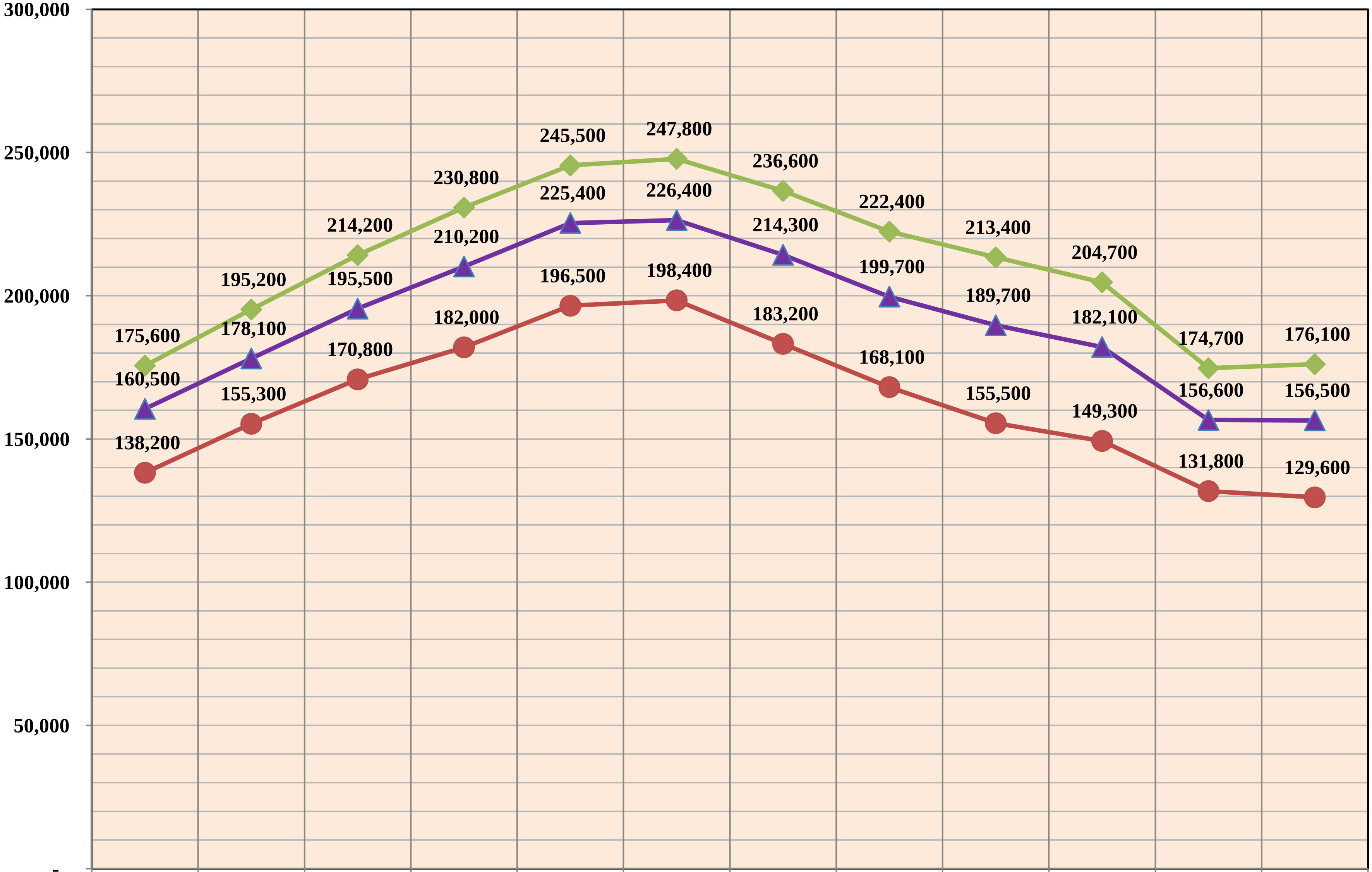
Prepared 3/14/2013 JG/SB

RAMSEY COUNTY VALUE TRENDS 2001 TO 2013



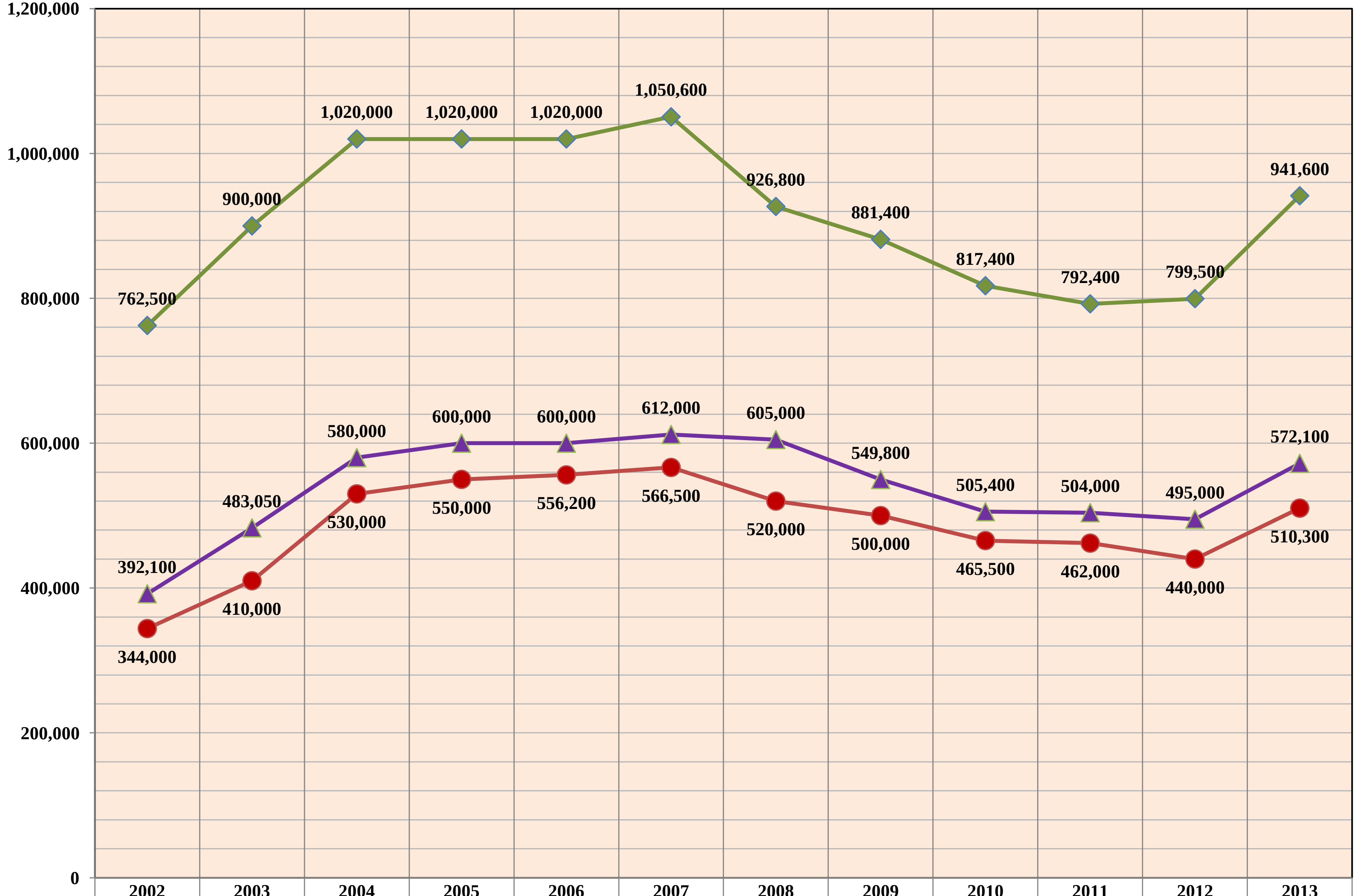
PAYABLE YEARS	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Estimated Market Value	23.20	27.07	31.56	35.57	39.79	43.69	48.40	50.32	49.04	46.50	43.25	41.25	38.28	38.32
Taxable Market Value	21.87	22.39	27.52	30.57	35.21	40.14	45.19	49.15	48.68	46.25	42.75	41.05	35.68	35.80
Median Residential Value	116.30	136.00	155.90	173.90	190.60	205.50	220.10	220.30	207.10	191.60	180.40	172.00	156.60	156.50

Ramsey County Trends in Median Value of Residential Property



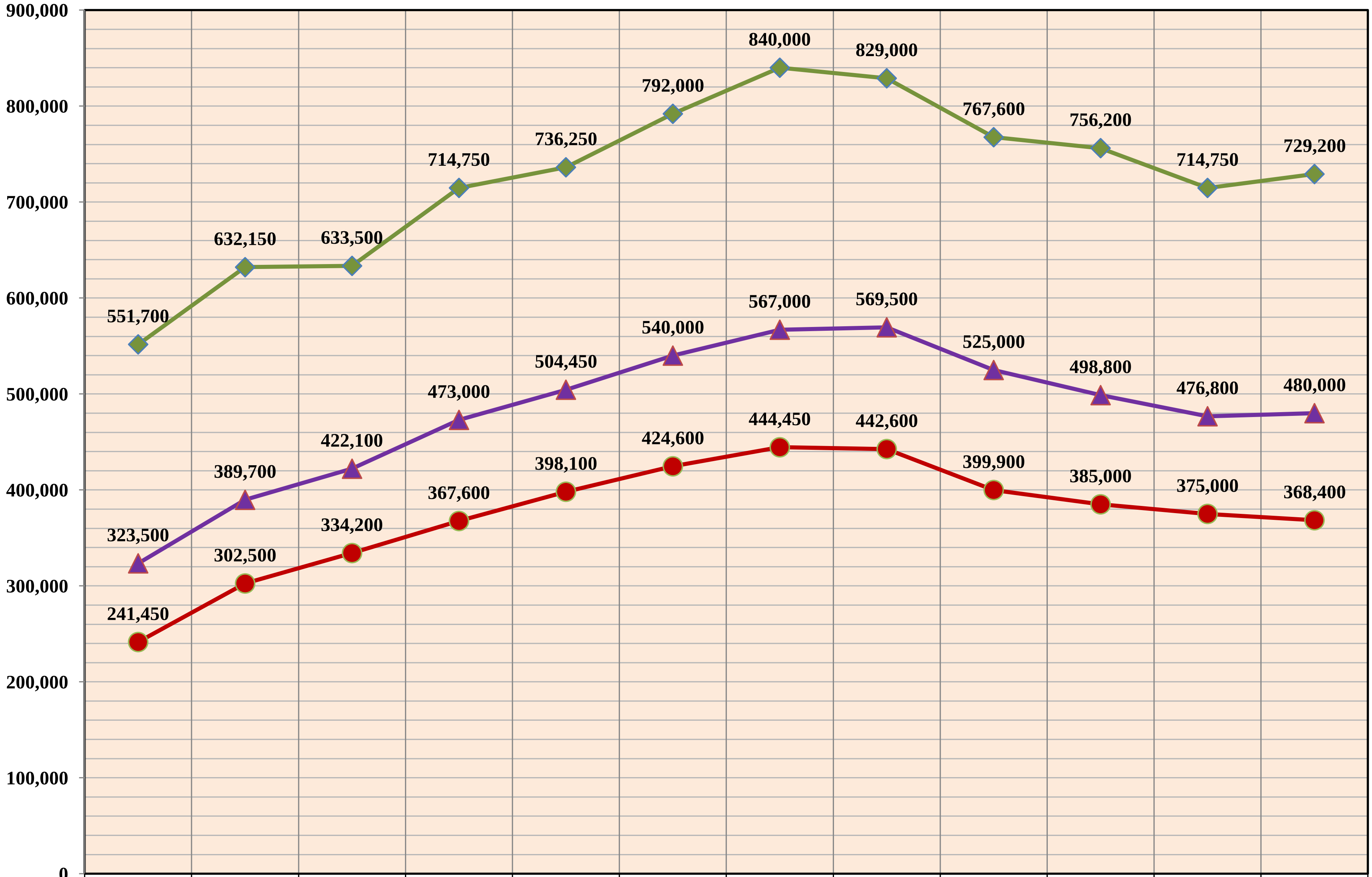
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Suburb	175,600	195,200	214,200	230,800	245,500	247,800	236,600	222,400	213,400	204,700	174,700	176,100
County Wide	160,500	178,100	195,500	210,200	225,400	226,400	214,300	199,700	189,700	182,100	156,600	156,500
City	138,200	155,300	170,800	182,000	196,500	198,400	183,200	168,100	155,500	149,300	131,800	129,600

Apartment Median Value Trends



	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
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	941,600
Countywide	392,100	483,050	580,000	600,000	600,000	612,000	605,000	549,800	505,400	504,000	495,000	572,100
City	344,000	410,000	530,000	550,000	556,200	566,500	520,000	500,000	465,500	462,000	440,000	510,300

Commercial Median Value Trends



	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Suburb	551,700	632,150	633,500	714,750	736,250	792,000	840,000	829,000	767,600	756,200	714,750	729,200
Countywide	323,500	389,700	422,100	473,000	504,450	540,000	567,000	569,500	525,000	498,800	476,800	480,000
City	241,450	302,500	334,200	367,600	398,100	424,600	444,450	442,600	399,900	385,000	375,000	368,400

Ramsey County
Breakdown of 2013 Estimated Market Value and Percent Change from 2012

2013	2013 Residential Estimated Market Value*	Percentage Change in Resid. Value '12 to '13	2013 Apartment Estimated Market Value*	Percentage Change in Apartment Value '12 to '13	2013 Commercial / Industrial Estimated Market Value*	Percentage Change in Commercial Value '12 to '13	2013 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	Percentage Change in Total Value '12 to '13
ARDEN HILLS	676,761,500	1.78%	9,902,200	8.43%	322,840,800	-3.69%	1,009,504,500	0.02%
BLAINE	0	0.00	0	0.00	37,822,300	-2.96%	37,822,300	
FALCON HEIGHTS	299,890,800	1.29%	40,295,700	4.73%	21,332,000	-2.47%	361,518,500	1.43%
GEM LAKE	56,740,000	-7.16%	0	0.00	24,684,200	-0.91%	81,424,200	
LAUDERDALE	105,072,100	-1.64%	22,731,500	-2.29%	17,856,100	0.27%	145,659,700	-1.51%
LITTLE CANADA	493,433,800	-0.46%	102,056,000	5.56%	232,868,400	-1.86%	828,358,200	-0.16%
MAPLEWOOD	1,886,331,000	0.35%	263,404,200	-0.63%	915,326,300	0.29%	3,065,061,500	0.24%
MOUNDS VIEW	503,050,900	-2.69%	79,843,400	1.28%	266,006,400	0.89%	848,900,700	-1.23%
NORTH ST PAUL	533,957,000	-2.72%	61,231,100	-0.49%	85,629,400	-1.87%	680,817,500	-2.42%
NEW BRIGHTON	1,223,517,200	-0.81%	166,768,600	3.95%	326,246,200	-0.66%	1,716,532,000	-0.34%
NORTH OAKS	951,484,900	0.58%	2,392,500	0.00%	62,956,400	-17.56%	1,016,833,800	-0.78%
ROSEVILLE	2,175,922,700	1.47%	298,397,900	7.73%	1,280,002,500	-0.25%	3,754,323,100	1.34%
SHOREVIEW	2,108,178,300	-0.24%	74,529,700	3.53%	345,176,600	-0.59%	2,527,884,600	-0.18%
SPRING LAKE PARK	9,683,600	-4.31%	639,300	0.00	425,900	-3.38%	10,748,800	-8.59%
ST ANTHONY	100,572,400	-1.08%	80,203,100	3.38%	70,377,400	-1.02%	251,152,900	0.32%
ST PAUL	**11,924,748,600**	**3.53%**	**2,276,941,000**	**-0.94%**	**3,497,745,900**	**-1.38%**	**17,699,435,500**	**-3.80%**
VADNAIS HEIGHTS	865,306,600	-0.84%	52,420,300	4.70%	310,443,700	-1.49%	1,228,170,600	-0.78%
WHITE BEAR LAKE	1,425,610,600	0.80%	179,727,300	9.81%	342,118,800	0.60%	1,947,456,700	1.53%
WHITE BEAR TOWN	966,839,700	-7.80	4,996,100	18.95%	141,683,700	0.26%	1,113,519,500	3.16%
SUBURBAN	**14,382,353,100**	**0.29%**	**1,439,538,900**	**4.25%**	**4,803,797,100**	**-0.81%**	**20,625,689,100**	**0.30%**
COUNTYWIDE	**26,307,101,700**	**-0.27%**	**3,716,479,900**	**3.66%**	**8,301,543,000**	**-1.05%**	**38,325,124,600**	**-0.08%**

2013 values are subject to review and change until mid -June at the conclusion of the 2013 Special Board of Appeal and Equalization.
*****The 2012 values have been updated since our previous report in March 2012.***

Ramsey County
Breakdown of 2012 Estimated Market Value and Percent Change from 2011

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	Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	Percentage Change in Total Value '11 to '12
ARDEN HILLS	656,584,400	-5.90%	9,132,200	-50.86%	332,434,500	-5.41%	998,151,100	-6.52%
BLAINE	0		0		40,609,000	-7.54%	40,609,000	-7.54%
FALCON HEIGHTS	298,684,400	-9.00%	27,975,200	-23.64%	32,373,200	30.19%	359,032,800	-7.87%
GEM LAKE	66,062,200	-10.34%	0	-100.00%	24,912,000	1.05%	90,974,200	-9.12%
LAUDERDALE	106,828,000	-7.56%	23,414,400	1.65%	18,007,600	2.85%	148,250,000	-5.04%
LITTLE CANADA	497,228,800	-6.19%	89,957,000	-5.18%	248,532,200	-0.62%	835,718,000	-4.49%
MAPLEWOOD	1,882,039,080	-11.47%	268,248,600	10.23%	898,802,600	-5.43%	3,049,090,280	-8.15%
MOUNDS VIEW	517,011,770	-7.33%	78,866,900	-2.86%	264,545,300	-1.24%	860,423,970	-5.13%
NORTH ST PAUL	547,860,200	-10.64%	60,917,300	-2.72%	84,363,200	-7.83%	693,140,700	-9.66%
NEW BRIGHTON	1,236,753,600	-7.16%	152,333,000	-3.74%	322,856,800	-3.10%	1,711,943,400	-6.12%
NORTH OAKS	963,200,710	-6.73%	48,277,800	-2.67%	57,094,200	-0.40%	1,068,572,710	-6.23%
ROSEVILLE	2,134,635,030	-8.03%	280,939,700	-2.60%	1,200,237,900	-9.03%	3,615,812,630	-7.97%
SHOREVIEW	2,114,030,500	-6.02%	73,253,200	-2.87%	338,307,700	-10.01%	2,525,591,400	-6.49%
SPRING LAKE PARK	10,119,700	-4.58%	498,500	0.00%	440,800	-0.27%	11,059,000	-4.21%
ST ANTHONY	106,920,300	-8.45%	77,578,600	-5.09%	70,478,000	2.86%	254,976,900	-4.52%
ST PAUL	**12,067,800,410**	**-7.60%**	**2,116,457,950**	**-4.05%**	**3,612,587,925**	**-2.07%**	**17,796,846,285**	**-6.11%**
VADNAIS HEIGHTS	879,371,930	-7.63%	44,691,800	-0.22%	296,741,700	-14.75%	1,220,805,430	-9.23%
WHITE BEAR LAKE	1,414,832,520	-8.78%	174,515,900	-2.59%	331,833,500	-6.15%	1,921,181,920	-7.80%
WHITE BEAR TOWN	932,448,800	-7.93%	4,200,000	-33.88%	132,689,600	-10.12%	1,069,338,400	-8.35%
SUBURBAN	**14,364,611,480**	**-8.04%**	**1,419,514,000**	**-1.85%**	**4,695,687,100**	**-6.58%**	**20,479,812,580**	**-7.30%**
COUNTYWIDE	**26,432,411,890**	**-7.84%**	**3,535,971,950**	**-3.18%**	**8,308,275,025**	**-4.67%**	**38,276,658,865**	**-6.75%**

Ramsey County
Breakdown of 2011 Estimated Market Value and Percentage Chage from 2010

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	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**

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

2010	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***

2012 Assessment Payable 2013 to 2013 Assessment Payable 2014

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change	2013 Average Value
SUNRAY-BATTLECREEK	1	4,825	125,200	125,200	0.0%	136,602
GREATER EAST SIDE	2	7,049	105,000	99,400	-5.3%	100,889
WEST SIDE	3	3,681	124,100	115,000	-7.3%	122,780
DAYTON'S BLUFF	4	3,929	82,900	81,200	-2.1%	85,416
PAYNE-PHALEN	5	6,721	98,900	94,200	-4.8%	95,878
NORTH END	6	5,584	90,000	89,050	-1.1%	98,564
THOMAS DALE	7	2,967	72,700	74,600	2.6%	77,135
SUMMIT-UNIVERSITY	8	3,766	159,400	161,700	1.4%	208,488
WEST SEVENTH	9	3,256	133,300	127,450	-4.4%	143,877
COMO	10	3,683	168,600	172,600	2.4%	181,161
HAMLINE-MIDWAY	11	3,300	137,000	132,100	-3.6%	134,685
ST ANTHONY PARK	12	1,684	231,500	229,850	-0.7%	254,702
MERRIAM	13	3,874	228,000	229,900	0.8%	267,517
MACALESTER-GROVELAND	14	6,289	245,000	243,600	-0.6%	275,180
HIGHLAND	15	6,484	240,800	235,200	-2.3%	275,790
SUMMIT HILL	16	1,823	290,100	298,300	2.8%	374,407
DOWNTOWN	17	1,907	115,800	117,700	1.6%	143,640
AIRPORT	20					
ARDEN HILLS	25	2,552	237,600	242,200	1.9%	262,212
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	215,050	222,000	3.2%	233,609
GEM LAKE	37	157	228,100	200,800	-12.0%	340,724
LAUDERDALE	47	645	162,300	159,100	-2.0%	162,447
LITTLE CANADA	53	2,637	183,200	180,200	-1.6%	185,026
MAPLEWOOD	57	11,285	151,400	148,100	-2.2%	166,345
MOUNDS VIEW	59	3,186	157,900	152,600	-3.4%	157,344
NEW BRIGHTON	63	6,217	184,550	184,000	-0.3%	196,657
NORTH OAKS	67	1,591	485,150	484,400	-0.2%	582,632
NORTH ST. PAUL	69	3,595	140,800	136,000	-3.4%	147,786
ROSEVILLE	79	11,040	177,500	183,100	3.2%	195,960
ST. ANTHONY	81	607	174,600	156,600	-10.3%	165,675
SHOREVIEW	83	9,401	203,500	200,300	-1.6%	223,469
SPRING LAKE PARK	85	69	146,662	125,000	-14.8%	140,342
VADNAIS HEIGHTS	89	4,339	187,400	188,600	0.6%	197,874
WHITE BEAR LAKE	93	7,662	160,500	163,950	2.1%	185,291
WHITE BEAR TOWN	97	4,365	186,950	196,500	5.1%	219,402
SUBURBS		**70,640**	**174,700**	**176,100**	**0.8%**	**202,251**
CITY		**70,822**	**131,800**	**129,600**	**-1.7%**	**167,848**
COUNTYWIDE		**141,462**	**156,600**	**156,500**	**-0.1%**	**185,027**

**Excludes: added improvement in 2013 values, leased public property, exempt property, and vacant land.*

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

MEDIAN ESTIMATED MARKET VALUE OF SINGLE-FAMILY HOMES IN RAMSEY COUNTY
2012 Assessment Payable 2013 to 2013 Assessment Payable 2014
Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change	2013 Average Value
SUNRAY-BATTLECREEK	1	4,361	126,400	126,400	0.0%	138,853
GREATER EAST SIDE	2	6,582	104,600	98,600	-5.7%	100,157
WEST SIDE	3	3,034	124,400	114,800	-7.7%	122,864
DAYTON'S BLUFF	4	3,161	82,800	81,300	-1.8%	84,758
PAYNE-PHALEN	5	5,668	100,250	94,800	-5.4%	96,719
NORTH END	6	4,757	91,700	90,100	-1.7%	99,617
THOMAS DALE	7	2,128	72,900	75,550	3.6%	76,389
SUMMIT-UNIVERSITY	8	1,904	153,200	152,550	-0.4%	224,669
WEST SEVENTH	9	2,365	132,300	126,400	-4.5%	129,023
COMO	10	3,450	171,100	174,600	2.0%	184,206
HAMLINE-MIDWAY	11	2,906	136,300	131,100	-3.8%	133,465
ST ANTHONY PARK	12	1,084	275,100	276,500	0.5%	291,669
MERRIAM	13	3,261	228,300	230,400	0.9%	273,078
MACALESTER-GROVELAND	14	5,655	249,600	248,700	-0.4%	285,245
HIGHLAND	15	5,728	254,450	247,600	-2.7%	291,217
SUMMIT HILL	16	1,124	365,800	371,000	1.4%	451,708
DOWNTOWN	17	26	270,400	270,800	0.1%	518,931
AIRPORT	20					
ARDEN HILLS	25	2,121	257,400	264,700	2.8%	289,888
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,135	218,900	224,900	2.7%	237,963
GEM LAKE	37	155	228,100	200,800	-12.0%	328,295
LAUDERDALE	47	481	166,700	163,600	-1.9%	173,898
LITTLE CANADA	53	1,700	205,350	204,600	-0.4%	237,809
MAPLEWOOD	57	9,011	160,700	157,000	-2.3%	177,202
MOUNDS VIEW	59	2,834	161,200	156,100	-3.2%	162,132
NEW BRIGHTON	63	5,017	197,300	197,000	-0.2%	213,083
NORTH OAKS	67	1,536	493,200	495,650	0.5%	588,476
NORTH ST. PAUL	69	3,363	142,000	137,200	-3.4%	149,630
ROSEVILLE	79	8,534	188,400	195,000	3.5%	219,908
ST. ANTHONY	81	154	220,050	221,850	0.8%	272,922
SHOREVIEW	83	6,679	222,200	224,500	1.0%	262,760
SPRING LAKE PARK	85	34	164,700	161,100	-2.2%	157,221
VADNAIS HEIGHTS	89	2,913	213,300	209,500	-1.8%	236,594
WHITE BEAR LAKE	93	6,389	163,600	167,100	2.1%	191,849
WHITE BEAR TOWN	97	3,413	190,500	202,400	6.2%	232,810
SUBURBS		**55,469**	**186,900**	**188,300**	**0.7%**	**222,551**
CITY		**57,194**	**133,700**	**130,500**	**-2.4%**	**172,315**
COUNTYWIDE		**112,663**	**165,800**	**165,900**	**0.1%**	**197,049**

**Excludes added improvement from 2013 values, leased public property, and exempt property, and vacant land.*
*** Single-family includes LUC 545, 2 and 3 unit dwelling.*

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*
2012 Assessment Payable 2013 to 2013 Assessment Payable 2014
Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change	2013 Average Value
SUNRAY-BATTLECREEK	1	147	80,500	92,200	14.5%	97,701
GREATER EAST SIDE	2	77	116,200	114,900	-1.1%	115,694
WEST SIDE	3	101	88,600	129,100	45.7%	114,743
DAYTON'S BLUFF	4	39	144,700	144,700	0.0%	133,190
PAYNE-PHALEN	5	53	129,200	132,700	2.7%	128,098
NORTH END	6	123	100,900	114,000	13.0%	124,009
THOMAS DALE	7	20	102,400	102,400	0.0%	90,100
SUMMIT-UNIVERSITY	8	173	149,500	165,400	10.6%	206,253
WEST SEVENTH	9	92	168,800	180,400	6.9%	222,396
COMO	10	8	128,100	115,300	-10.0%	111,463
HAMLINE-MIDWAY	11					
ST ANTHONY PARK	12	79	111,800	112,200	0.4%	121,738
MERRIAM	13	4	96,400	96,400	0.0%	97,400
MACALESTER-GROVELAND	14	28	272,200	259,300	-4.7%	245,200
HIGHLAND	15	60	194,000	194,000	0.0%	219,577
SUMMIT HILL	16	25	348,100	340,500	-2.2%	317,616
DOWNTOWN	17	9	400,000	400,000	0.0%	432,956
ARDEN HILLS	25	349	118,800	115,400	-2.9%	132,123
FALCON HEIGHTS	33	15	448,000	421,100	-6.0%	329,093
GEM LAKE	37					
LAUDERDALE	47	42	207,750	190,000	-8.5%	207,419
LITTLE CANADA	53	308	184,100	170,100	-7.6%	192,371
MAPLEWOOD	57	986	132,000	133,250	0.9%	165,523
MOUNDS VIEW	59	38	187,400	188,200	0.4%	140,726
NEW BRIGHTON	63	440	146,700	128,850	-12.2%	173,784
NORTH OAKS	67	148	476,650	489,500	2.7%	139,412
NORTH ST. PAUL	69	108	111,800	113,800	1.8%	496,394
ROSEVILLE	79	672	164,100	153,400	-6.5%	119,810
ST. ANTHONY	81	148	144,950	127,400	-12.1%	184,666
SHOREVIEW	83	1,821	123,900	122,100	-1.5%	151,831
SPRING LAKE PARK	85	35	136,500	123,500	-9.5%	145,500
VADNAIS HEIGHTS	89	713	123,400	120,700	-2.2%	123,946
WHITE BEAR LAKE	93	685	142,500	147,200	3.3%	155,576
WHITE BEAR TOWN	97	640	211,800	207,600	-2.0%	168,632
SUBURBS		**7,148**	**143,800**	**136,300**	**-5.2%**	**165,396**
CITY		**1,038**	**128,750**	**134,150**	**4.2%**	**156,856**
COUNTYWIDE		**8,186**	**142,200**	**135,900**	**-4.4%**	**164,313**

Excludes added improvement from 2013 values, leased public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*
2012 Assessment Payable 2013 to 2013 Assessment Payable 2014
Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change	2013 Average Value
SUNRAY-BATTLECREEK	1	116	71,200	71,150	-0.1%	74,332
GREATER EAST SIDE	2	158	106,500	109,700	3.0%	111,146
WEST SIDE	3	86	87,300	89,200	2.2%	94,342
DAYTON'S BLUFF	4	113	66,200	56,700	-14.4%	60,548
PAYNE-PHALEN	5	43	60,600	57,000	-5.9%	57,730
NORTH END	6	184	62,500	60,600	-3.0%	72,520
THOMAS DALE	7	244	51,000	51,000	0.0%	65,273
SUMMIT-UNIVERSITY	8	1,165	154,000	155,600	1.0%	172,355
WEST SEVENTH	9	462	185,800	195,300	5.1%	227,126
COMO	10	126	102,000	93,800	-8.0%	102,595
HAMLINE-MIDWAY	11	12	85,250	80,950	-5.0%	81,692
ST ANTHONY PARK	12	362	186,200	179,800	-3.4%	177,668
MERRIAM	13	124	124,600	125,350	0.6%	144,235
MACALESTER-GROVELAND	14	298	55,200	47,800	-13.4%	76,962
HIGHLAND	15	535	131,100	123,200	-6.0%	133,627
SUMMIT HILL	16	476	170,700	175,700	2.9%	210,271
DOWNTOWN	17	1,867	114,500	114,300	-0.2%	134,480
ARDEN HILLS	25	72	58,100	55,900	-3.8%	54,900
FALCON HEIGHTS	33	131	174,000	177,500	2.0%	192,166
GEM LAKE	37					
LAUDERDALE	47	104	107,800	102,400	-5.0%	93,905
LITTLE CANADA	53	612	43,000	46,200	7.4%	47,373
MAPLEWOOD	57	1,283	103,600	103,200	-0.4%	109,469
MOUNDS VIEW	59	259	113,600	103,500	-8.9%	102,320
NEW BRIGHTON	63	674	117,400	114,100	-2.8%	113,636
NORTH OAKS	67	19	327,700	327,700	0.0%	323,874
NORTH ST. PAUL	69	77	94,500	86,400	-8.6%	93,494
ROSEVILLE	79	1,745	72,500	66,000	-9.0%	82,808
ST. ANTHONY	81	294	102,900	97,750	-5.0%	115,380
SHOREVIEW	83	973	88,000	84,300	-4.2%	95,330
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	700	74,400	70,500	-5.2%	79,400
WHITE BEAR LAKE	93	514	115,400	100,700	-12.7%	122,395
WHITE BEAR TOWN	97	306	97,500	73,400	-24.7%	83,177
SUBURBS		**7,763**	**89,900**	**85,700**	**-4.7%**	**95,311**
CITY		**6,371**	**125,900**	**124,500**	**-1.1%**	**144,454**
COUNTYWIDE		**14,134**	**100,600**	**95,550**	**-5.0%**	**117,462**

Excludes added improvement from 2013 values, leased public property, exempt property, and vacant land.

RESIDENTIAL SALES BETWEEN 10/1/11 AND 9/30/12
By District / City

Jurisdiction	#	Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	120	128,520	134,968	41,892	55,000	285,800
GREATER EAST SIDE	2	169	120,000	117,814	25,028	40,900	168,000
WEST SIDE	3	94	132,638	132,839	41,304	24,900	296,888
DAYTON'S BLUFF	4	73	100,000	101,092	38,056	44,905	237,000
PAYNE-PHALEN	5	121	122,000	116,933	36,662	23,500	217,250
NORTH END	6	119	106,500	111,282	43,617	34,900	275,000
THOMAS DALE	7	46	106,700	106,854	34,192	33,900	180,000
SUMMIT-UNIVERSITY	8	86	229,000	279,781	154,559	72,800	749,900
WEST SEVENTH	9	83	159,900	205,021	119,249	42,500	620,000
COMO	10	106	183,881	186,295	52,240	68,500	359,000
HAMLINE-MIDWAY	11	83	145,000	146,243	28,457	81,000	226,495
ST ANTHONY	12	48	245,000	272,015	146,858	95,000	735,000
MERRIAM	13	120	276,695	332,931	204,559	64,000	1,490,000
MACALESTER-GROVELAND	14	206	258,250	287,887	168,060	31,500	1,354,000
HIGHLAND	15	232	239,310	275,963	142,101	48,403	1,125,000
SUMMIT HILL	16	52	300,500	433,974	355,571	105,000	2,300,000
DOWNTOWN	17	59	180,000	211,813	117,127	40,000	630,000
ARDEN HILLS	25	71	368,800	353,453	213,771	62,500	1,450,000
FALCON HEIGHTS	33	41	249,000	266,163	96,983	98,900	549,734
GEM LAKE	37						
LAUDERDALE	47	13	187,000	189,896	39,732	125,000	269,000
LITTLE CANADA	53	56	201,073	238,063	171,064	34,250	775,000
MAPLEWOOD	57	285	160,000	175,853	71,588	29,900	475,000
MOUNDS VIEW	59	76	145,200	151,464	47,346	50,000	299,000
NEW BRIGHTON	63	171	173,958	186,655	70,691	64,500	465,000
NORTH OAKS	67	48	554,000	646,485	393,359	301,000	2,850,000
NORTH ST. PAUL	69	80	159,190	167,122	46,588	80,000	296,500
ROSEVILLE	79	281	196,000	217,742	123,283	40,549	1,000,000
ST. ANTHONY	81	14	140,000	156,279	135,923	39,500	569,000
SHOREVIEW	83	265	209,000	227,626	121,007	42,000	699,000
SPRING LAKE	85	1	139,200	139,200		139,200	139,200
VADNAIS	89	99	179,900	191,120	101,449	58,000	535,000
WHITE BEAR	93	196	172,250	185,142	81,309	42,000	800,000
WHITE BEAR	97	80	224,450	225,219	96,896	57,000	550,000
CITY		**1,817**	**160,000**	**205,087**	**152,314**	**23,500**	**2,300,000**
SUBURBS		**1,777**	**184,900**	**217,679**	**146,954**	**29,900**	**2,850,000**
COUNTYWIDE		**3,594**	**172,580**	**211,313**	**149,800**	**23,500**	**2,850,000**

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

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*

2012 Assessment Payable 2013 to 2013 Assessment Payable 2014 Sorted by City

JURISDICTION	#	# Parcels	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change	2013 Average Value
SUNRAY-BATTLECREEK	1	29	5,373,100	5,144,200	-4.3%	6,283,214
GREATER EAST SIDE	2	96	550,000	560,200	1.9%	1,309,571
WEST SIDE	3	68	270,000	258,950	-4.1%	741,366
DAYTON'S BLUFF	4	104	262,400	264,850	0.9%	609,514
PAYNE-PHALEN	5	151	277,500	287,800	3.7%	778,728
NORTH END	6	138	675,250	682,000	1.0%	1,186,664
THOMAS DALE	7	73	252,000	234,400	-7.0%	587,171
SUMMIT-UNIVERSITY	8	196	409,900	415,700	1.4%	906,415
WEST SEVENTH	9	61	367,350	340,200	-7.4%	1,985,980
COMO	10	23	4,410,000	4,224,700	-4.2%	4,657,726
HAMLINE-MIDWAY	11	81	345,600	325,400	-5.8%	552,051
ST ANTHONY PARK	12	73	522,000	528,700	1.3%	1,766,203
MERRIAM	13	234	412,900	400,200	-3.1%	668,525
MACALESTER-GROVELAND	14	123	580,000	617,500	6.5%	810,238
HIGHLAND	15	144	884,000	905,850	2.5%	2,361,083
SUMMIT HILL	16	111	603,250	618,000	2.4%	854,272
DOWNTOWN	17	40	3,209,950	3,797,800	18.3%	5,975,738
AIRPORT	20	3				
ARDEN HILLS	25	3	3,528,000	3,898,100	10.5%	2,858,333
BLAINE	29	24				1,678,988
FAIRGROUNDS	30	16				1,416,519
FALCON HEIGHTS	33	24	572,100	603,850	5.5%	1,678,988
GEM LAKE	37					
LAUDERDALE	47	16	843,500	874,900	3.7%	1,416,519
LITTLE CANADA	53	37	324,000	275,000	-15.1%	2,758,270
MAPLEWOOD	57	87	1,731,300	1,642,500	-5.1%	2,995,462
MOUNDS VIEW	59	61	280,000	266,800	-4.7%	1,300,910
NEW BRIGHTON	63	60	1,272,500	1,353,800	6.4%	2,882,865
NORTH OAKS	67					
NORTH ST. PAUL	69	62	320,000	309,800	-3.2%	987,563
ROSEVILLE	79	96	1,148,850	1,212,800	5.6%	3,003,007
ST. ANTHONY	81	23	1,020,000	1,058,900	3.8%	3,476,239
SHOREVIEW	83	15	3,410,200	3,415,000	0.1%	4,926,713
SPRING LAKE PARK	85	1	498,500	639,300	28.2%	639,300
VADNAIS HEIGHTS	89	26	960,000	1,056,000	10.0%	1,982,550
WHITE BEAR LAKE	93	53	2,199,900	2,121,000	-3.6%	3,379,530
WHITE BEAR TWP	97	1	4,200,000	4,996,100	19.0%	4,996,100
CITY OF ST PAUL		**1,745**	**500,000**	**510,300**	**2.1%**	**1,292,705**
SUBURBS		**565**	**872,100**	**941,600**	**8.0%**	**2,512,349**
COUNTYWIDE		**2,310**	**540,000**	**572,050**	**5.9%**	**1,591,016**

***Excludes added improvement in 2013 values, and leased public property and vacant land..**

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN CITY OF ST. PAUL 2012 Assessment Payable 2013 to 2013 Assessment Payable 2014, Sorted by LUC					
PROPERTY DESC.	**LUC**	**# PARCELS**	**Median Value**	**Median Value**	**% Change**
4 TO 9 UNITS	401	823	283,500	275,400	-2.9%
10 TO 19 UNITS	402	471	599,450	636,300	6.1%
20 TO 49 UNITS	403	253	1,375,900	1,421,000	3.3%
50 TO 99 UNITS	404	72	4,017,750	4,163,350	3.6%
100 PLUS UNITS	408	97	8,395,600	8,079,400	-3.77%
VACANT LAND	405	181	48,000	47,000	-2.1%
APT MISC. IMPROV	406	17	117,600	109,200	-7.1%
FRATERNITY/SORORITY	407	6	402,650	402,650	0.0%
BED AND BREAKFAST	409	1		340,600	
CITYWIDE		**1,921**	**440,000**	**444,400**	

***Excludes added improvement in 2013 values, leased public property, exempt property.**

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2012 Assessment Payable 2013 to 2013 Assessment Payable 2014, Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change
4 TO 9 UNITS	401	169	270,000	259,900	-3.7%
10 TO 19 UNITS	402	140	789,200	835,600	5.9%
20 TO 49 UNITS	403	109	2,059,850	1,935,800	-6.0%
50 TO 99 UNITS	404	80	4,761,350	4,701,950	-1.2%
100 PLUS UNITS	408	62	8,115,700	7,986,650	-1.6%
APT MISC	406	5	82,700	66,000	-20.2%
ALL SUBURBAN		629	799,500	853,100	6.7%

Excludes added improvement in 2013 values, leased public property, exempt property.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*
2012 Assessment Payable 2013 to 2013 Assessment Payable 2014 Sorted by City / District

JURISDICTION	#	# Parcels	2012 p 2013 Median Value	2013 p 2014 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	68	808,200	800,550	-0.9%	21,209,000
GREATER EAST SIDE	2	104	248,200	239,400	-3.5%	15,550,000
WEST SIDE	3	210	377,200	358,000	-5.1%	11,515,600
DAYTON'S BLUFF	4	153	198,000	180,000	-9.1%	22,933,500
PAYNE-PHALEN	5	310	206,300	180,250	-12.6%	22,303,500
NORTH END	6	319	261,300	252,200	-3.5%	6,600,000
THOMAS DALE	7	190	364,900	376,400	3.2%	6,070,900
SUMMIT-UNIVERSITY	8	164	341,400	320,350	-6.2%	8,720,600
WEST SEVENTH	9	248	374,000	361,050	-3.5%	22,928,600
COMO	10	60	485,800	489,400	0.7%	16,976,000
HAMLINE-MIDWAY	11	169	399,550	391,100	-2.1%	18,386,700
ST ANTHONY PARK	12	254	750,000	768,200	2.4%	17,036,600
MERRIAM	13	221	437,250	428,100	-2.1%	23,690,600
MACALESTER-GROVELAND	14	140	385,700	402,300	4.3%	2,954,400
HIGHLAND	15	134	632,200	624,850	-1.2%	38,756,800
SUMMIT HILL	16	112	587,550	588,500	0.2%	8,575,600
DOWNTOWN	17	260	406,000	399,850	-1.5%	71,984,300
AIRPORT	20					
ARDEN HILLS	25	92	1,805,650	1,565,500	-13.3%	77,500,000
BLAINE	29	24	775,000	865,000	11.6%	5,500,000
FAIRGROUNDS	30					
FALCON HEIGHTS	33	18	600,000	600,000	0.0%	3,731,600
GEM LAKE	37	34	436,600	459,550	5.3%	3,047,000
LAUDERDALE	47	17	604,000	666,500	10.3%	3,229,100
LITTLE CANADA	53	237	400,000	371,500	-7.1%	21,000,000
MAPLEWOOD	57	394	745,800	744,900	-0.1%	210,000,000
MOUNDS VIEW	59	86	949,100	795,750	-16.2%	109,120,700
NEW BRIGHTON	63	205	671,200	669,800	-0.2%	11,222,000
NORTH OAKS	67	17	2,252,500	2,338,500	3.8%	16,341,100
NORTH ST. PAUL	69	108	356,700	378,050	6.0%	10,979,800
ROSEVILLE	79	429	1,428,000	1,431,600	0.3%	97,224,400
ST. ANTHONY	81	41	841,350	904,500	7.5%	13,500,000
SHOREVIEW	83	126	1,037,200	998,500	-3.7%	37,898,500
SPRING LAKE PARK	85	2	198,400	195,400	-1.5%	230,800
VADNAIS HEIGHTS	89	187	792,600	833,700	5.2%	16,500,000
WHITE BEAR LAKE	93	356	422,350	415,000	-1.7%	10,900,000
WHITE BEAR TWP	97	73	891,700	1,000,000	12.1%	10,206,100
CITY OF ST PAUL		**3,116**	**375,000**	**368,350**	**-1.8%**	**71,984,300**
SUBURBS		**2,446**	**714,750**	**729,200**	**2.0%**	**210,000,000**
COUNTYWIDE		**5,562**	**476,800**	**480,000**	**0.7%**	**210,000,000**

Excludes added improvement in 2013 values, leased public property, exempt property, and vacant land.

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2012 Payable 2013 Assessment VS. 2013 Payable 2014 Assessment

By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2013 Count	2012 Median Value	2013 Median Value	Change in Median Value 2012 to 2013	2013 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	16	1,091,550	1,051,950	-3.6%	2,233,038
320	FOUNDRIES & HEAVY MANUFACT PLANTS	19	1,650,000	2,200,000	33.3%	4,657,511
330	MANUFACTURING AND ASSEEMPLY MED					
340	MANUFACTURING & ASSEMBLY LIGHT	288	1,058,000	1,034,550	-2.2%	1,641,000
350	INDUSTRIAL WAREHOUSE LIGHT					
370	SMALL -MEDIUM SHOPS					
390	GRAIN ELEVATORS					
398	INDUSTRIAL - MINUMUM IMPROVEMENT	13	1,090,700	390,000	-64.2%	929,769
399	OTHER INDUSTRIAL STRUCTURES	25	244,600	450,000	84.0%	1,033,860
410	MOTELS & TOURIST CABINS	20		1,879,250		2,694,720
411	HOTELS	24	4,875,900	4,985,900	2.3%	5,924,583
412	NURSING HOMES & PRIVATE HOSPITALS	29	1,976,000	1,900,000	-3.8%	2,211,224
413	ASSISTED LIVING	8	1,200,000	1,984,400	65.4%	4,370,063
415	TRAILER/ MOBILE HOME PARK	26	2,426,000	2,426,000	0.0%	3,199,588
419	OTHER COMMERCIAL HOUSING	4	476,500	474,300	-0.5%	1,019,150
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	521	299,400	300,500	0.4%	368,498
421	SUPERMARKETS	29	2,400,000	2,551,600	6.3%	3,664,228
422	DISCOUNT STORES & JR DEPT STORES	17	10,850,000	10,900,000	0.5%	11,326,165
423	MEDIUM DETACHED RETAIL	85	1,906,350	1,900,700	-0.3%	1,951,325
424	FULL LINE DEPARTMENT STORES	11	8,575,000	8,713,700	1.6%	8,285,764
425	NEIGHBORHOOD SHOPPING CENTER	81	2,607,500	2,665,000	2.2%	3,290,098
426	COMMUNITY SHOPPING CENTER	23	11,875,200	8,918,000	-24.9%	12,114,643
427	REGIONAL SHOPPING CENTER	4	57,650,000	60,625,600	5.2%	62,065,825
428	VETERINARY CLINIC	27	477,450	450,100	-5.7%	513,137
429	MIXED RESIDENTIAL/COMMERCIAL	621	276,500	262,300	-5.1%	359,695
430	RESTAURANT, CAFETERIA, AND/OR BAR	211	404,300	392,200	-3.0%	680,531
431	SMALL STRIP CENTER	83	804,800	837,300	4.0%	977,792
432	CONVENIENCE STORE	135	534,500	542,400	1.5%	635,781
433	MIXED RETAIL /COMMERCIAL	37	635,750	713,800	12.3%	1,061,032
434	RETAIL CONDO	3	201,250	180,000	-10.6%	373,333
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	132	650,000	650,650	0.1%	686,188
437	DAYCARE CENTERS	34	751,500	748,900	-0.3%	828,726
441	FUNERAL HOMES	28	685,900	691,300	0.8%	848,193
442	MEDICAL CLINICS & OFFICES	106	405,900	431,850	6.4%	700,057
443	MEDICAL OFFICE	49	3,049,300	3,000,000	-1.6%	4,543,496
444	FULL SERVICE BANKS	79	1,349,100	1,293,500	-4.1%	1,607,919
446	CORPORATE CAMPUS	6	80,000,000	45,500,000	-43.1%	70,471,783
447	OFFICE BUILDINGS (1-2 STORIES)	483	495,950	480,800	-3.1%	1,216,430
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	116	4,225,650	3,765,100	-10.9%	7,336,026
450	CONDOMINIUM OFFICE UNITS	462	199,400	192,400	-3.5%	261,552
451	GAS STATION	32	350,000	348,200	-0.5%	444,322
452	AUTOMOTIVE SERVICE STATION	320	360,400	367,300	1.9%	596,987
453	CAR WASHES	20	312,650	314,750	0.7%	453,870
454	AUTO CAR SALES & SERVICE	70	881,450	787,500	-10.7%	1,465,566
455	COMMERCIAL GARAGES	6	465,850	460,800	-1.1%	768,017
456	PARKING GARAGE STRUCTURE & LOTS	9	158,900	230,000	44.7%	463,256
457	PARKING RAMP	56	12,000	12,000	0.0%	794,902
458	COMMERCIAL CONDO OUTLOT					
460	THEATERS	5	1,200,000	750,000	-37.5%	2,840,640
463	GOLF COURSES	23	601,350	539,300	-10.3%	3,604,970
464	BOWLING ALLEYS	5	1,073,300	1,073,300	0.0%	1,218,500
465	LODGE HALLS & AMUSEMENT PARKS	28	405,400	402,700	-0.7%	464,736
470	FITNESS CENTER	2		4,934,150		4,934,150
479	FLEX INDUSTRIAL BUILDINGS	214	2,326,800	2,282,650	-1.9%	2,796,940
480	COMMERCIAL WAREHOUSES	665	631,800	622,500	-1.5%	1,273,234
481	MINI WAREHOUSE	25	2,357,200	2,255,700	-4.3%	2,328,412
482	COMMERCIAL TRUCK TERMINALS	16	2,357,200	2,345,700	-0.5%	2,574,556
483	CONDO WAREHOUSE	39	293,000	287,000	-2.0%	343,800
485	RESEARCH & DEVELOPMENT FACILITY	8	4,500,000	6,868,450	52.6%	8,967,038
490	MARINE SERVICE FACILITY		662,500			
496	MARINA (SMALL BOAT)					
498	COMMERCIAL MINIMUM IMPROVEMENT	55	400,000	412,000	3.0%	768,038
499	OTHER COMMERCIAL STRUCTURES	109	420,400	341,600	-18.7%	795,239
ALL CITY		**3,116**	**375,000**	**368,350**	**-1.8%**	**1,076,303**
ALL SUBURBS		**2,446**	**714,750**	**729,200**	**2.0%**	**1,879,145**
ALL COUNTYWIDE		**5,562**	**476,800**	**480,000**	**0.7%**	**1,429,369**

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

** Excludes Vacant Commercial and Industrial Land Parcels*

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE
2012 Payable 2013 Assessment VS. 2013 Payable 2014 Assessment
By Land Use Code (LUC) -City of St. Paul only

LUC	Property Use - Land use	2013 Count	2012 Median Value	2013 Median Value	Change in Median Value 2012 to 2013	2013 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	11	777,350	779,700	0.3%	1,777,755
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,100,000	1,700,000	54.5%	4,616,647
330						
340	MANUFACTURING & ASSEMBLY LIGHT	136	781,900	723,700	-7.4%	1,358,838
350						
370						
390	GRAIN ELEVATORS					
398	INDUSTRIAL MINIMUM IMPROVEMENT	10	751,600	372,500	-50.4%	922,860
399	OTHER INDUSTRIAL STRUCTURES	17	218,500	446,400	104.3%	564,929
410	MOTELS & TOURIST CABINS			936,400		1,615,286
411	HOTELS	7	6,082,050	6,082,050	0.0%	8,036,740
412	NURSING HOMES & PRIVATE HOSPITALS	18	936,900	938,450	0.2%	1,454,700
413	ASSISTED LIVING	4	1,200,000	791,050	-34.1%	3,158,225
419	OTHER COMMERCIAL HOUSING	3	458,000	458,000	0.0%	468,867
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	393	285,900	281,450	-1.6%	345,155
421	SUPERMARKETS	18	2,118,350	2,155,700	1.8%	2,390,933
422	DISCOUNT STORES & JR DEPT STORES	5	10,800,000	10,574,700	-2.1%	10,716,420
423	MEDIUM DETACHED RETAIL	34	1,011,350	1,156,800	14.4%	1,425,194
424	FULL LINE DEPARTMENT STORES	3	8,861,850	8,789,900	-0.8%	10,962,300
425	NEIGHBORHOOD SHOPPING CENTER	24	2,003,800	2,073,800	3.5%	2,963,000
426	COMMUNITY SHOPPING CENTER	9	8,660,300	8,720,600	0.7%	10,417,689
428	VETERINARY CLINIC	12	439,400	377,500	-14.1%	357,842
429	MIXED RESID/COMMERCIAL	543	269,400	251,900	-6.5%	344,982
430	RESTAURANT, CAFETERIA, AND/OR BAR	129	315,200	299,400	-5.0%	459,392
431	SMALL STRIP CENTER	31	828,850	947,200	14.3%	1,061,806
432	CONVENIENCE STORE	70	475,000	485,700	2.3%	563,217
433	MIXED RETAIL /COMMERCIAL	23	620,600	620,600	0.0%	1,084,035
434	RETAIL CONDO	3	800,000	180,000	-77.5%	373,333
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	61	574,850	590,000	2.6%	604,464
437	DAYCARE CENTERS	13	627,350	548,300	-12.6%	629,638
441	FUNERAL HOMES	17	594,800	645,300	8.5%	752,929
442	MEDICAL CLINICS & OFFICES	67	311,800	356,400	14.3%	701,879
443	MEDICAL OFFICE	21	3,983,100	3,500,000	-12.1%	6,290,143
444	FULL SERVICE BANKS	33	1,314,250	1,293,500	-1.6%	1,774,567
447	OFFICE BUILDINGS (1-2 STORIES)	264	380,000	383,100	0.8%	840,917
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	78	3,502,500	3,244,800	-7.4%	8,294,910
450	CONDOMINIUM OFFICE UNITS	144	203,000	203,000	0.0%	396,643
451	GAS STATION	17	406,700	414,500	1.9%	420,435
452	AUTOMOTIVE SERVICE STATION	190	292,200	299,100	2.4%	422,980
453	CAR WASHES	9	354,300	381,500	7.7%	391,433
454	AUTO CAR SALES & SERVICE	27	242,200	247,600	2.2%	357,215
455	COMMERCIAL GARAGES	1	137,650	55,000	-60.0%	55,000
456	PARKING GARAGE STRUCTURE & LOTS	9	158,900	230,000	44.7%	463,256
457	PARKING RAMP	56	12,000	12,000	0.0%	794,902
460	THEATERS	2	625,000	625,000	0.0%	625,000
463	GOLF COURSES	13	456,200	270,100	-40.8%	2,867,731
464	BOWLING ALLEYS	1	798,150	1,286,000	61.1%	1,286,000
465	LODGE HALLS & AMUSEMENT PARKS	14	255,800	261,300	2.2%	422,800
470	FITNESS CENTER	2		4,934,150		4,934,150
479	FLEX INDUSTRIAL BUILDINGS	41	2,375,000	2,458,000	3.5%	3,361,490
480	COMMERCIAL WAREHOUSES	394	520,200	524,350	0.8%	1,114,072
481	MINI WAREHOUSE	11	2,096,850	1,763,700	-15.9%	2,220,091
482	COMMERCIAL TRUCK TERMINALS	5	575,000	977,900	70.1%	1,329,060
483	CONDO WAREHOUSE	11	423,000	387,000	-8.5%	468,136
485	RESEARCH & DEVELOPMENT FACILITY	2	5,747,250	5,836,000	1.5%	5,836,000
498	COMMERCIAL MINIMUM IMPROVEMENT	19	334,500	350,000	4.6%	657,784
499	OTHER COMMERCIAL STRUCTURES	63	190,000	182,300	-4.1%	584,108
ALL CITY OF SAINT PAUL COMMERCIAL		**3,116**	**375,000**	**368,350**	**-1.8%**	**1,076,303**

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

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2012Payable 2013 Assessment VS. 2013 Payable 2014 Assessment

By Land Use Code (LUC) -SUBURBAN ONLY

LUC	Property Use - Land Use	2013 Count	2012 Median Value	2013 Median Value	Change in Median Value 2012 to 2013	2013 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	5	3,383,700	3,288,200	-2.8%	3,234,660
320	FOUNDRIES & HEAVY MANUFACT PLANTS	4	2,565,400	3,258,850	27.0%	4,810,750
340	MANUFACTURING & ASSEMBLY LIGHT	152		1,231,750		1,893,461
350	INDUSTRIAL WAREHOUSE LIGHT					
370	SMALL MEDIUM SHOPS					
398	INDUSTRIAL MEDIUM IMPROVEMENTS	3	1,223,300	1,218,200	-0.4%	952,800
399	OTHER INDUSTRIAL STRUCTURES	8	383,350	625,000	63.0%	2,030,338
410	MOTELS & TOURIST CABINS	13		2,434,500		3,275,954
411	HOTELS	14	3,636,250	3,990,800	9.8%	4,415,900
412	NURSING HOMES & PRIVATE HOSPITALS	11	3,291,800	3,291,800	0.0%	3,449,173
413	ASSISTED LIVING	4		4,474,350		5,581,900
415	TRAILER/ MOBILE HOME PARK	26	2,426,000	2,426,000	0.0%	3,199,588
419	OTHER COMMERCIAL HOUSING	1	2,670,000	2,670,000	0.0%	2,670,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	125	370,400	360,200	-2.8%	442,452
421	SUPERMARKETS	11	6,840,000	6,840,000	0.0%	5,747,800
422	DISCOUNT STORES & JR DEPT STORES	12	10,900,000	10,939,900	0.4%	11,580,225
423	MEDIUM DETACHED RETAIL	51	2,103,200	2,110,100	0.3%	2,302,078
424	FULL LINE DEPARTMENT STORES	8	8,233,800	8,489,350	3.1%	7,282,063
425	NEIGHBORHOOD SHOPPING CENTER	57	2,755,000	2,876,800	4.4%	3,427,823
426	COMMUNITY SHOPPING CENTER	14	13,900,000	12,678,100	-8.8%	13,205,543
427	REGIONAL SHOPPING CENTER	4	57,650,000	60,625,600	5.2%	62,065,825
428	VETERINARY CLINIC	15	600,000	581,000	-3.2%	637,373
429	MIXED RESID/COMMERCIAL	78	350,000	339,500	-3.0%	462,118
430	RESTAURANT, CAFETERIA, AND/OR BAR	82	813,700	876,000	7.7%	1,028,420
431	SMALL STRIP CENTER	52	778,400	745,800	-4.2%	927,706
432	CONVENIENCE STORE	65	607,400	621,300	2.3%	713,928
433	MIXED RETAIL/COMMERCIAL	14	886,100	912,100	2.9%	1,023,243
434	RETAIL CONDO					
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	71	759,150	747,900	-1.5%	756,401
437	DAYCARE CENTERS	21	831,500	850,500	2.3%	951,971
441	FUNERAL HOMES	11	792,000	792,000	0.0%	995,418
442	MEDICAL CLINICS & OFFICES	39	454,900	464,400	2.1%	696,926
443	MEDICAL OFFICE	28	3,000,000	2,900,000	-3.3%	3,233,511
444	FULL SERVICE BANKS	46	1,349,200	1,276,700	-5.4%	1,488,367
446	CORPORATE CAMPUS	6	80,000,000	45,500,000	-43.1%	70,471,783
447	OFFICE BUILDINGS (1-2 STORIES)	219	789,450	774,300	-1.9%	1,669,103
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	38	4,845,000	4,769,000	-1.6%	5,367,789
450	CONDOMINIUM OFFICE UNITS	318	197,500	191,500	-3.0%	200,378
451	GAS STATION	15	333,950	325,900	-2.4%	471,393
452	AUTOMOTIVE SERVICE STATION	130	581,000	587,050	1.0%	851,305
453	CAR WASHES	11	305,800	300,000	-1.9%	504,955
454	AUTO CAR SALES & SERVICE	43	2,000,000	2,005,600	0.3%	2,161,507
455	COMMERCIAL GARGAGE	5	969,850	711,400	-26.6%	910,620
457	PARKING RAMP					
458	COMMERCIAL CONDO OUTLOT					
460	THEATERS	4	3,733,700	5,000,000	33.9%	4,317,733
463	GOLF COURSES	10	814,600	666,100	-18.2%	4,563,380
464	BOWLING ALLEYS	4	1,073,300	1,047,250	-2.4%	1,201,625
465	LODGE HALLS & AMUSEMENT PARKS	14	537,800	537,800	0.0%	506,671
479	FLEX INDUSTRIAL BUILDINGS	173	2,304,650	2,252,400	-2.3%	2,663,145
480	COMMERCIAL WAREHOUSES	271	813,550	807,700	-0.7%	1,504,637
481	MINI WAREHOUSE	14	2,392,200	2,308,850	-3.5%	2,413,521
482	COMMERCIAL TRUCK TERMINALS	11	2,939,300	2,649,700	-9.9%	3,140,691
483	CONDO WAREHOUSE	28	287,000	233,050	-18.8%	294,954
485	RESEARCH & DEVELOPMENT FACILITY	6	4,500,000	9,368,450	108.2%	10,010,717
490	MARINE SERVICE FACILITY					
496	MARINA (SMALL BOAT)					
498		36	433,950	472,550	8.9%	826,228
499	OTHER COMMERCIAL STRUCTURES	46	575,000	484,050	-15.8%	1,084,398
	ALL SUBURBAN COMMERCIAL	**2,446**	**714,750**	**729,200**	**2.0%**	**1,879,145**

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

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

AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE
2012 PAYABLE 2013 VS 2013 PAYABLE 2014

LAND USE CODE		PARCEL COUNT	TOTAL 2012 VALUE	TOTAL 2013 VALUE	AGGREGATE CHANGE
300	INDUSTRIAL LAND	533	110,316,000	100,511,500	-8.89%
310	FOOD & DRINK PROCESS PLANTS & STORAGE	16	35,621,700	35,728,600	0.30%
320	FOUNDRIES & HEAVY MANUFACT PLANTS	19	92,438,100	88,492,700	-4.27%
340	MANUFACTURING & ASSEMBLY LIGHT	286	469,910,000	470,735,900	0.18%
398	INDUSTRIAL MINIMUM IMPROVEMENTS	13	11,937,000	12,087,000	1.26%
399	OTHER INDUSTRIAL STRUCTURES	22	23,724,700	23,526,300	-0.84%
400	COMMERCIAL LAND	1320	327,914,800	305,964,900	-6.69%
410	MOTELS & TOURIST CABINS	20	50,198,500	53,894,400	7.36%
411	HOTELS	23	135,296,300	136,659,600	1.01%
412	NURSING HOMES & PRIVATE HOSPITALS	29	63,401,100	64,125,500	1.14%
413	ASSISTED LIVING	7	35,019,700	34,960,500	-0.17%
415	TRAILER/ MOBILE HOME PARK	26	82,502,600	83,189,300	0.83%
419	OTHER COMMERCIAL HOUSING	4	4,081,000	4,076,600	-0.11%
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	520	194,242,900	191,769,000	-1.27%
421	SUPERMARKETS	29	105,791,700	106,262,600	0.45%
422	DISCOUNT STORES & JR DEPT STORES	17	192,386,100	192,544,800	0.08%
423	MEDIUM DETACHED RETAIL	83	162,597,000	164,005,600	0.87%
424	FULL LINE DEPARTMENT STORES	11	90,436,300	91,143,400	0.78%
425	NEIGHBORHOOD SHOPPING CENTER	80	264,036,500	265,035,900	0.38%
426	COMMUNITY SHOPPING CENTER	23	279,301,200	278,636,800	-0.24%
427	REGIONAL SHOPPING CENTER	4	239,596,100	248,263,300	3.62%
428	VETERINARY CLINIC	27	13,925,500	13,854,700	-0.51%
429	MIXED RESID/COMMERCIAL	619	227,573,600	222,997,300	-2.01%
430	RESTAURANT, CAFETERIA, AND/OR BAR	211	145,384,600	143,592,000	-1.23%
431	SMALL STRIP CENTER	82	80,686,400	80,410,900	-0.34%
432	CONVENIENCE STORE	135	86,354,100	85,830,500	-0.61%
433	MIXED RETAIL/COMMERCIAL	36	37,301,700	37,642,400	0.91%
434	RETAIL CONDO	3	1,120,000	1,120,000	0.00%
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	132	90,965,300	90,576,800	-0.43%
437	DAYCARE CENTERS	34	28,107,700	28,176,700	0.25%
441	FUNERAL HOMES	28	23,995,800	23,749,400	-1.03%
442	MEDICAL CLINICS & OFFICES	104	72,626,300	70,936,700	-2.33%
443	MEDICAL OFFICE	49	215,066,400	222,631,300	3.52%
444	FULL SERVICE BANKS	78	124,903,900	126,341,600	1.15%
446	CORPORATE CAMPUS	6	421,366,700	422,830,700	0.35%
447	OFFICE BUILDINGS (1-2 ST)	482	608,875,000	587,197,000	-3.56%
449	OFFICE BUILDINGS 3 + ST	114	858,802,900	844,260,000	-1.69%
450	CONDOMINIUM OFFICE UNITS	461	121,569,600	120,113,000	-1.20%
451	GAS STATION	32	14,416,400	14,218,300	-1.37%
452	AUTOMOTIVE SERVICE STATION	315	187,835,700	186,347,000	-0.79%
453	CAR WASHES	20	8,659,800	9,077,400	4.82%
454	AUTO CAR SALES & SERVICE	70	102,180,400	102,589,600	0.40%
455	COMMERCIAL GARAGES	6	4,608,100	4,608,100	0.00%
456	PARKING GARAGE/STRUCTURE	9	4,792,400	4,169,300	-13.00%
457	PARKING RAMP	56	45,181,300	44,514,500	-1.48%
458	COMMERCIAL CONDO OUTLOT				
460	THEATERS	5	14,203,200	14,203,200	0.00%
463	GOLF COURSES	23	112,871,000	82,914,300	-26.54%
464	BOWLING ALLEYS	5	5,707,800	6,092,500	6.74%
465	LODGE HALLS & AMUSEMENT PARKS	28	13,360,900	13,012,600	-2.61%
479	FLEX INDUSTRIAL BUILDINGS	214	602,605,400	598,545,200	-0.67%
480	COMMERCIAL WAREHOUSES	655	823,849,500	829,572,100	0.69%
481	MINI WAREHOUSE	25	56,741,400	58,210,300	2.59%
482	COMMERCIAL TRUCK TERMINALS	16	41,328,000	41,192,900	-0.33%
483	CONDO WAREHOUSE	39	13,503,700	13,408,200	-0.71%
485	RESEARCH & DEVELOPMENT FACILITY	8	71,405,900	71,736,300	0.46%
498	COMMERCIAL MINIMUM IMPROVEMENT	55	42,670,200	42,242,100	-1.00%
499	OTHER COMMERCIAL STRUCTURES	108	84,544,200	83,812,300	-0.87%
AGGREGATE VALUE - COMMERCIAL			**8,379,840,100**	**8,294,341,400**	**-1.02%**

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

****The 2013 values are subject to change until the conclusion of County the Board of Appeal and Equalization.***

****The 2012 values have been updated since the last report in March 2012.***

Ramsey County Residential Sales Ratio Trend for 2012 Assessment

10/1/11 to 10/31/12*

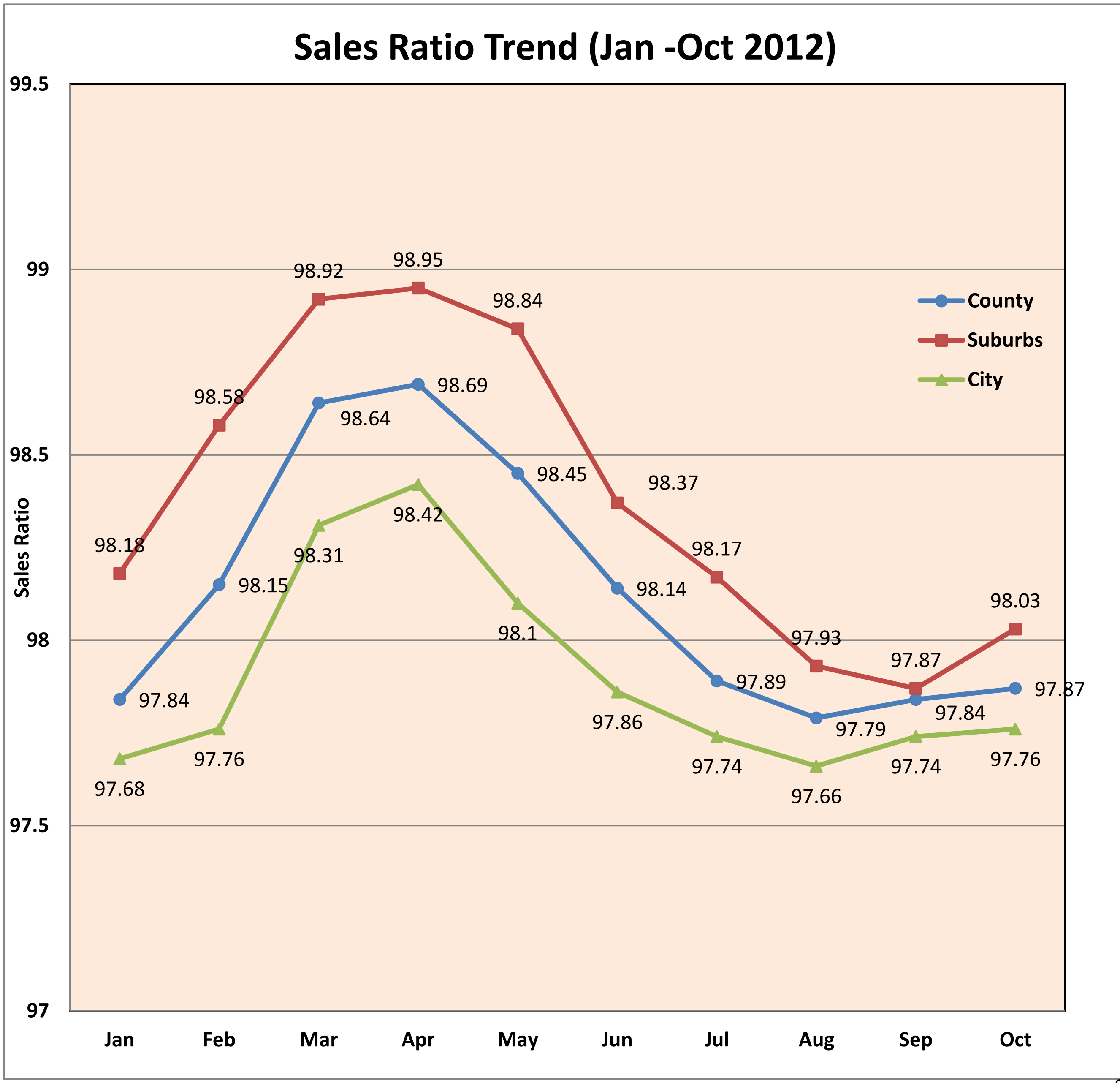
2012

Month	Count	County	Suburbs	City
Jan	594	97.84	98.18	97.68
Feb	732	98.15	98.58	97.76
Mar	938	98.64	98.92	98.31
Apr	1185	98.69	98.95	98.42
May	1463	98.45	98.84	98.1
Jun	1792	98.14	98.37	97.86
Jul	2088	97.89	98.17	97.74
Aug	2341	97.79	97.93	97.66
Sep	2505	97.84	97.87	97.74
Oct	2607	97.87	98.03	97.76

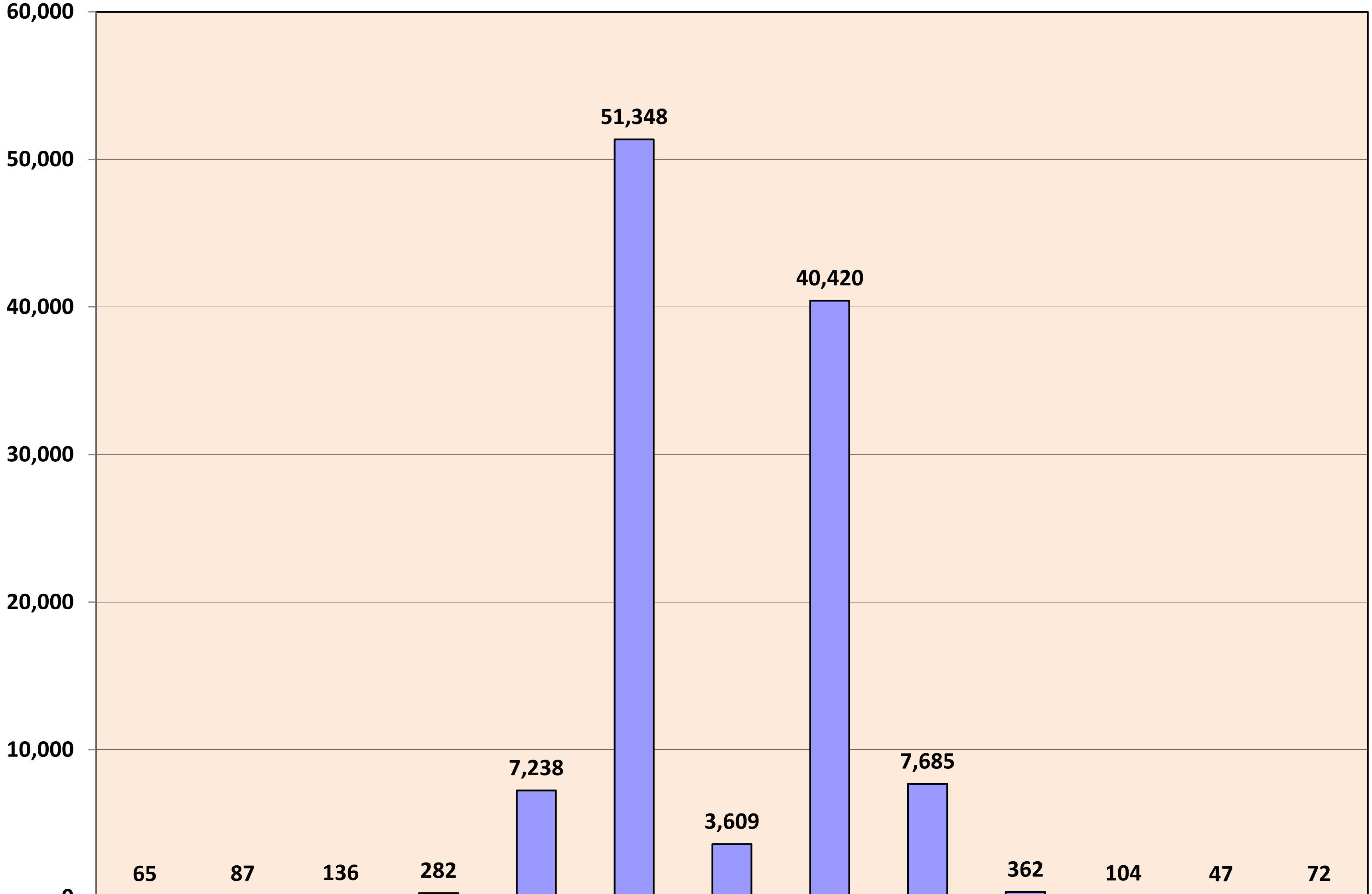
* Accumulative sales from 10/1/11 to 10/31/12

(NOT TIME ADJUSTED)

Note: Falling ratios signifies rising prices.

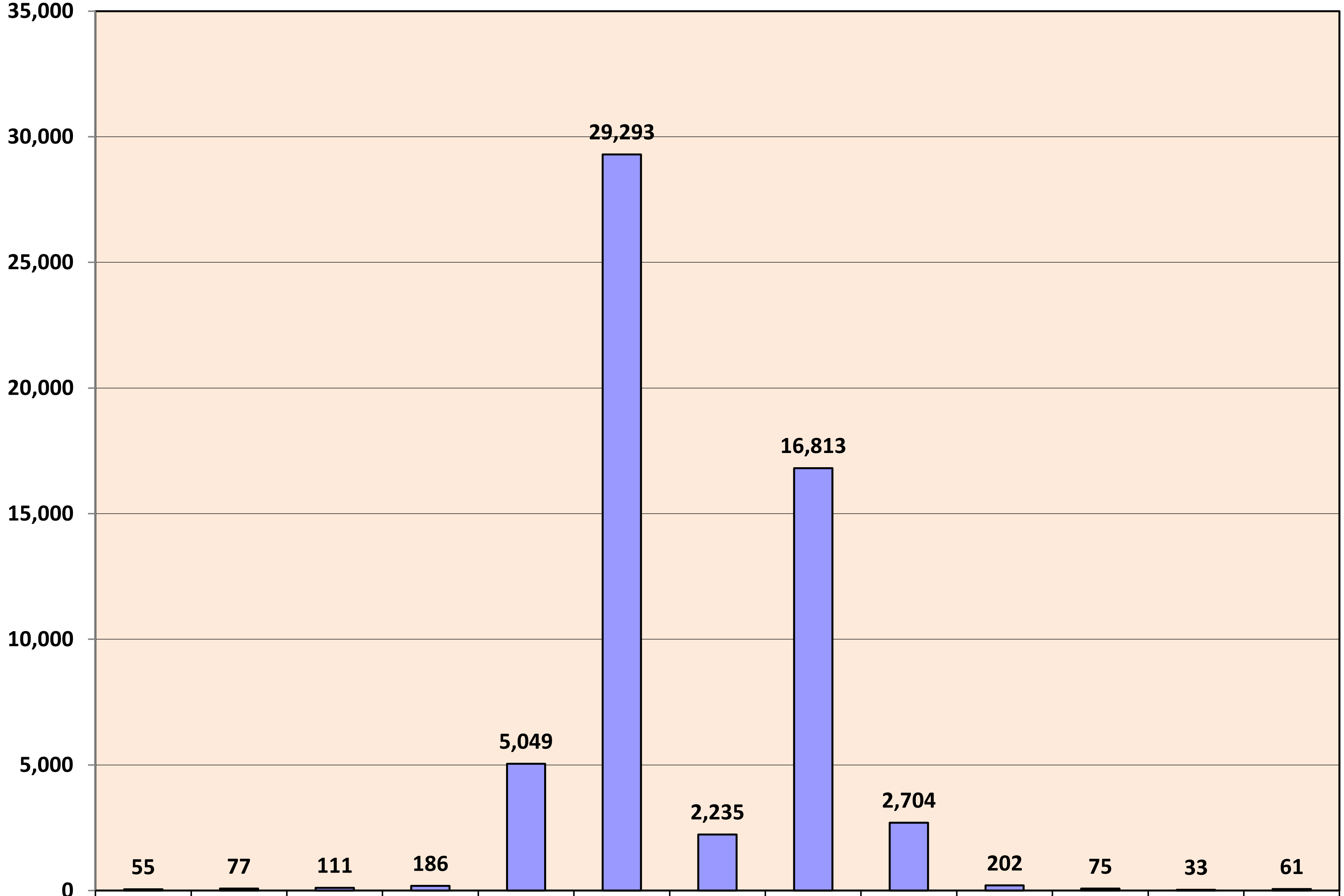


ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2012 TO 2013
(SINGLE FAMILY - RAMSEY COUNTY-WIDE)



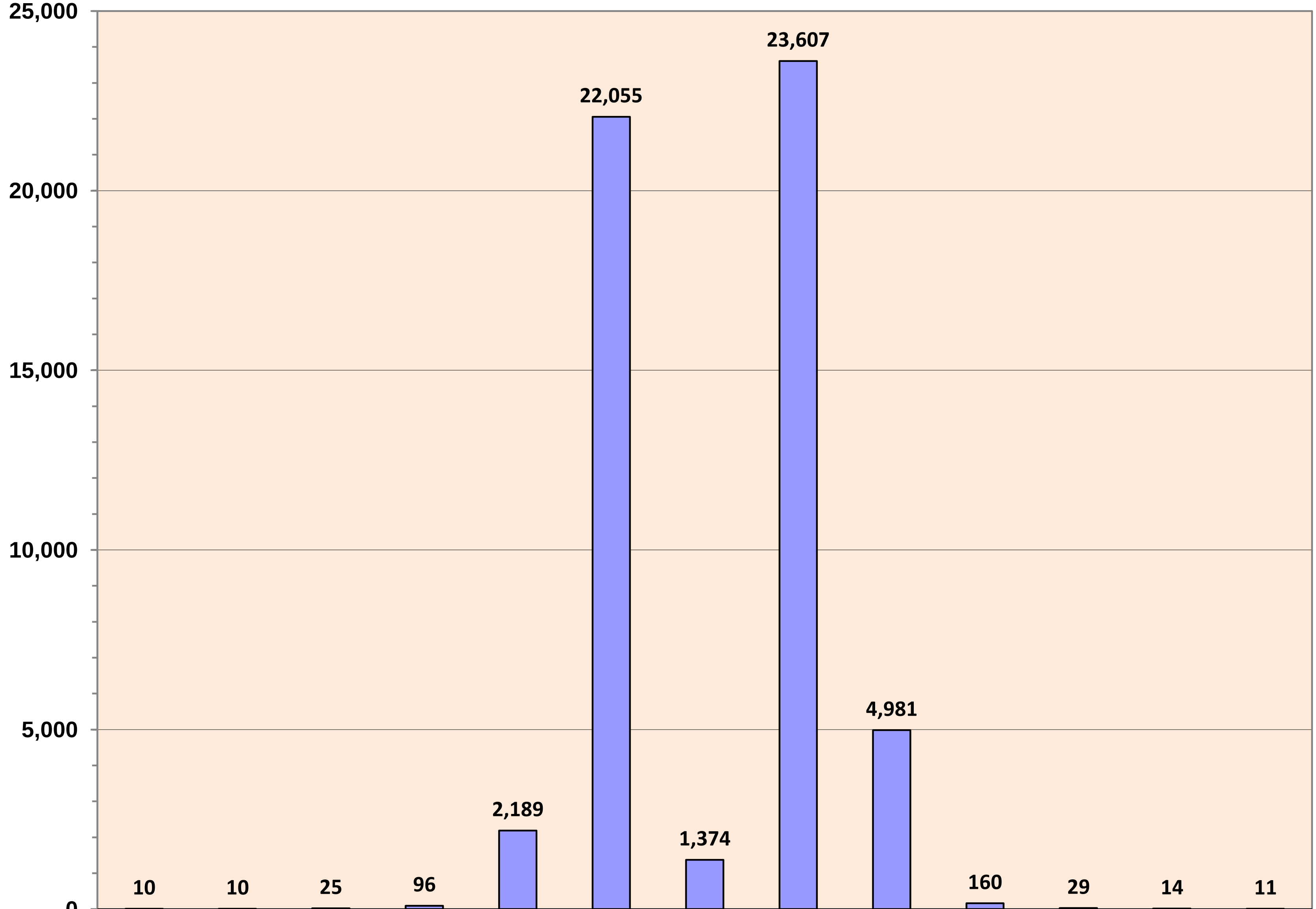
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	65	87	136	282	7,238	51,348	3,609	40,420	7,685	362	104	47	72

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2012 TO 2013
(SINGLE FAMILY - CITY OF SAINT PAUL)



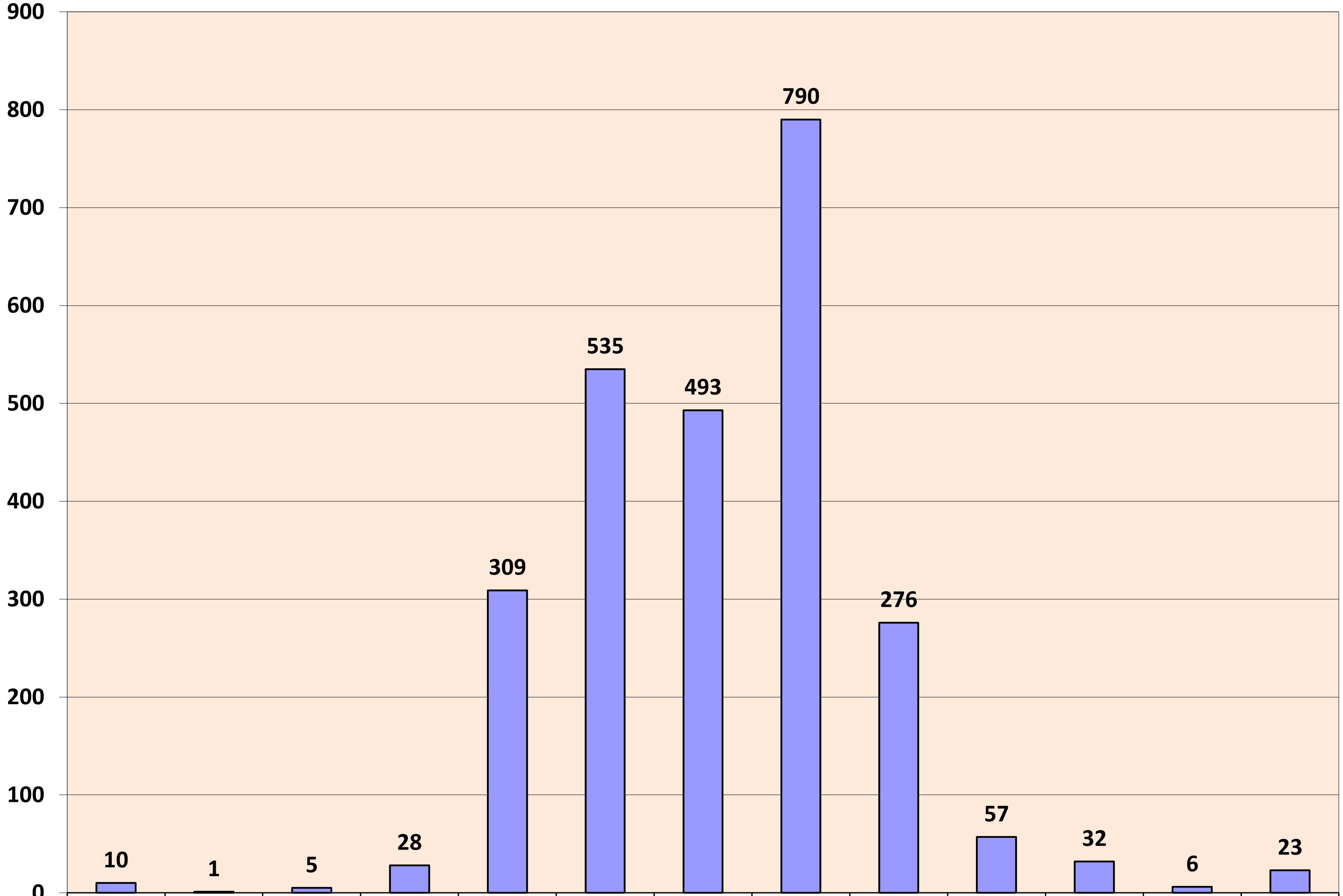
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	55	77	111	186	5,049	29,293	2,235	16,813	2,704	202	75	33	61

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2012 TO 2013
(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



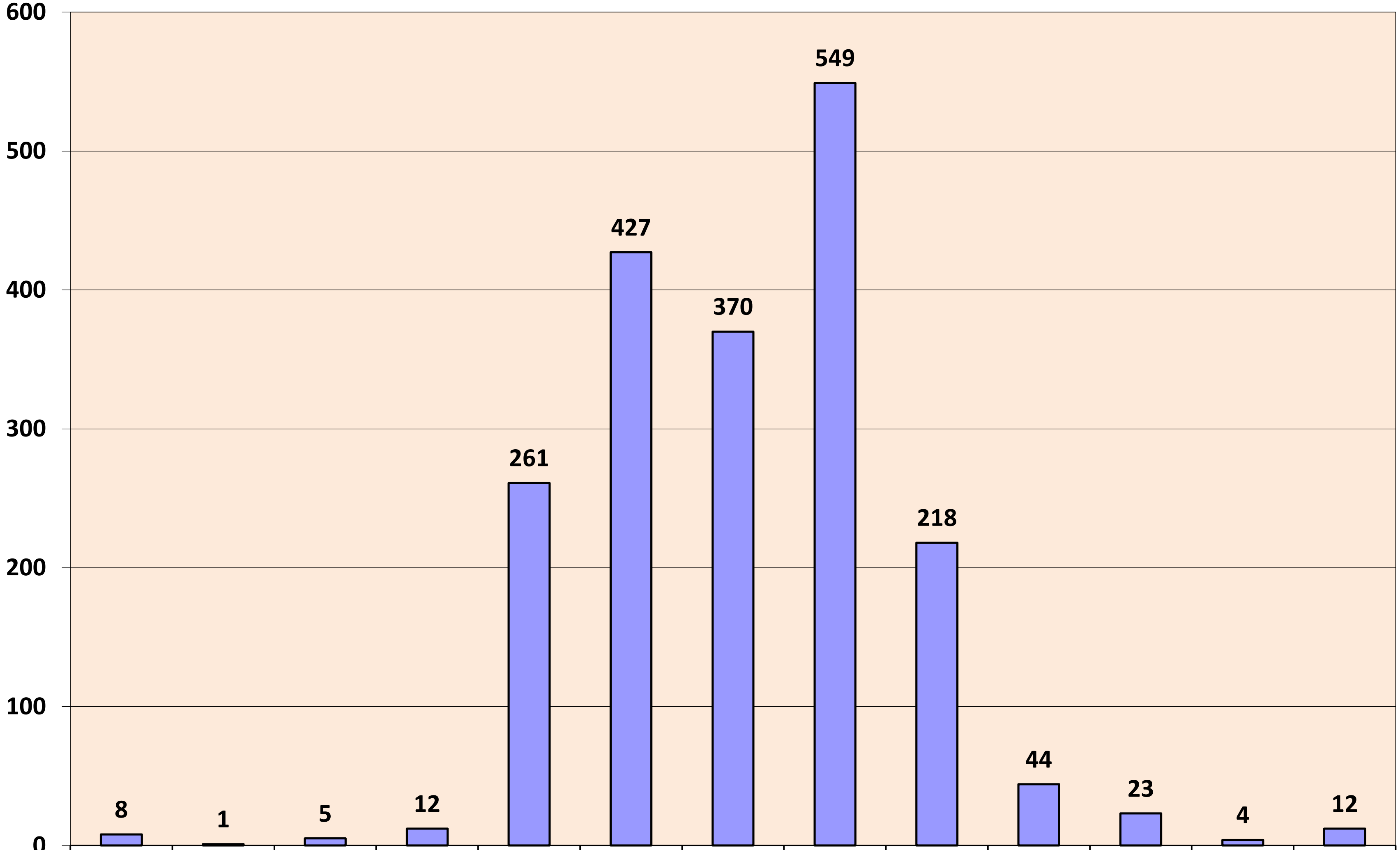
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	10	10	25	96	2,189	22,055	1,374	23,607	4,981	160	29	14	11

APARTMENT GROWTH RATES 2012 TO 2013 ASSESSMENTS
(RAMSEY COUNTY)



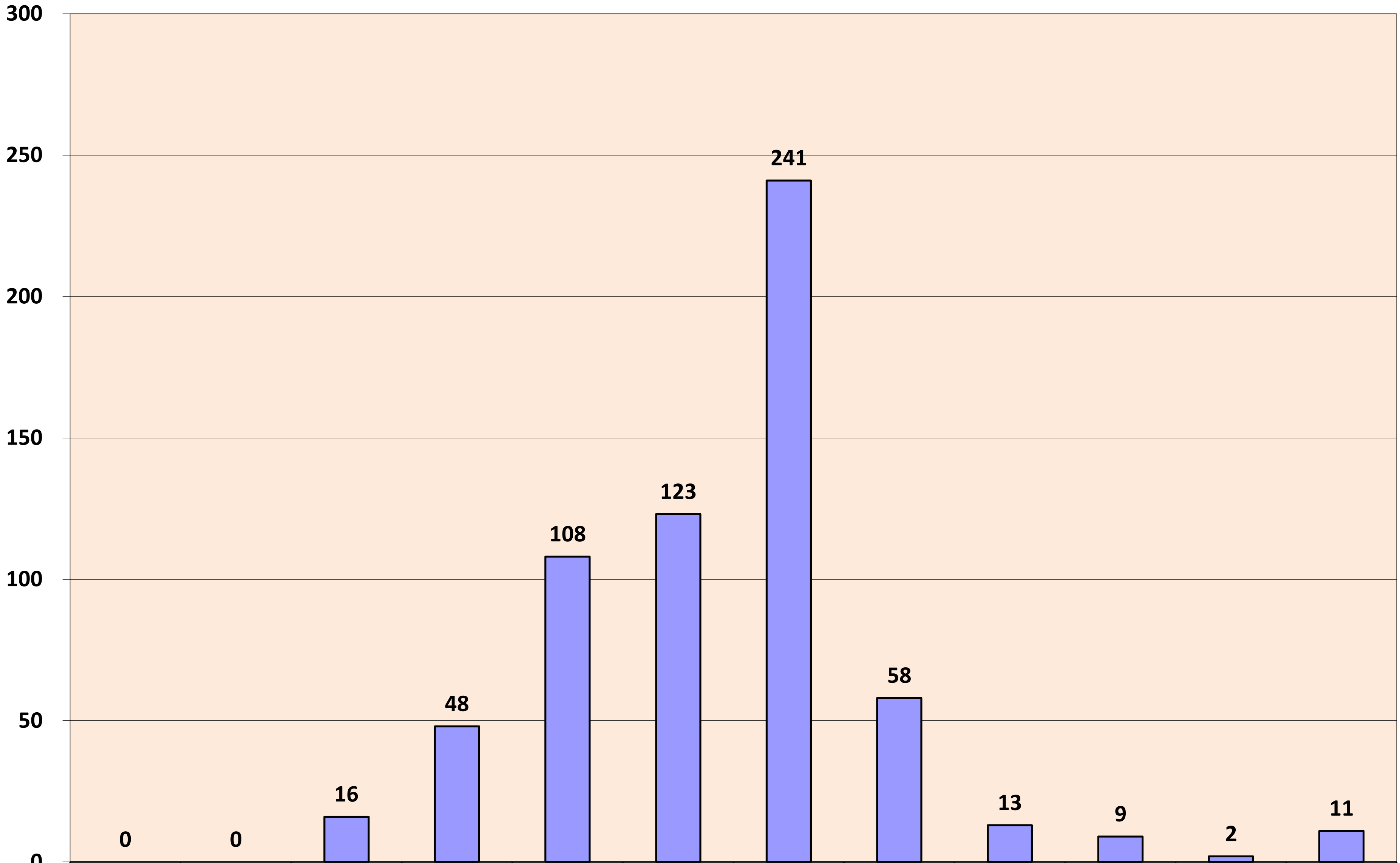
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	10	1	5	28	309	535	493	790	276	57	32	6	23

APARTMENT GROWTH RATES 2012TO 2013 ASSESSMENTS
(SAINT PAUL PROPERTIES ONLY)



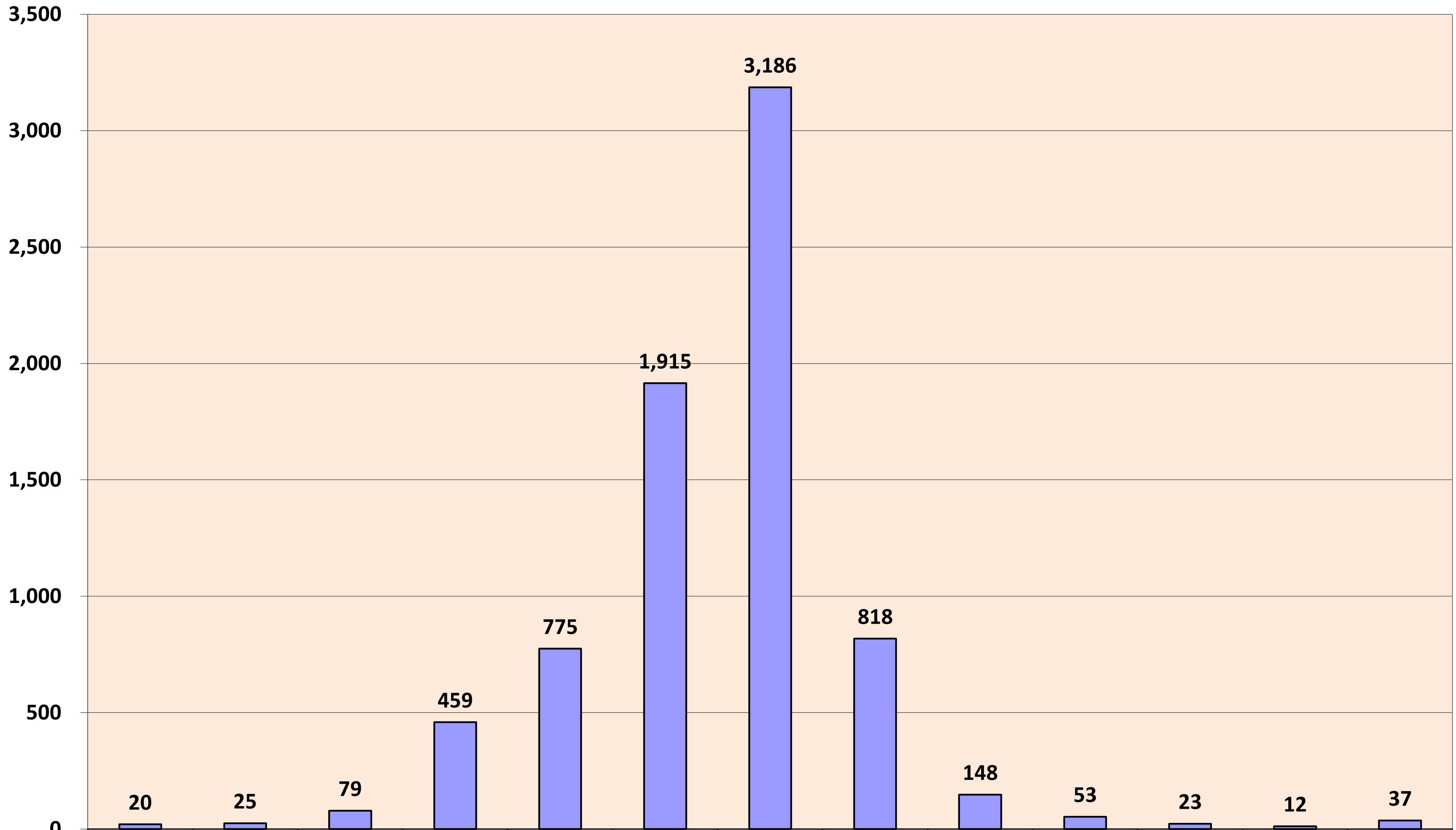
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	8	1	5	12	261	427	370	549	218	44	23	4	12

APARTMENT GROWTH RATES 2012 TO 2013 ASSESSMENTS (SUBURBAN APARTMENT ONLY)

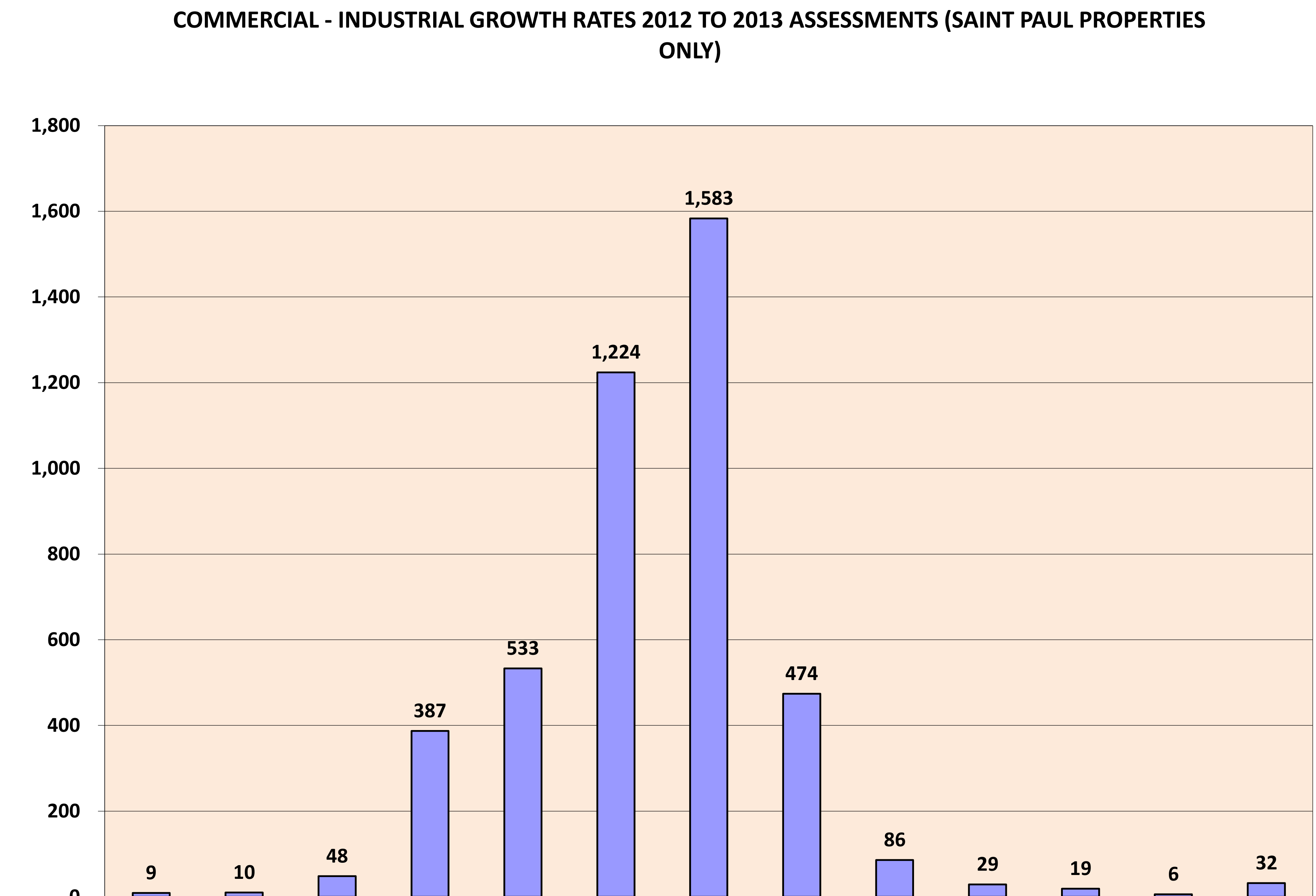


% Change	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	0	0	16	48	108	123	241	58	13	9	2	11

COMMERCIAL - INDUSTRIAL GROWTH RATES 2012 TO 2013 ASSESSMENTS
(RAMSEY COUNTY - PROPERTIES COUNTYWIDE)

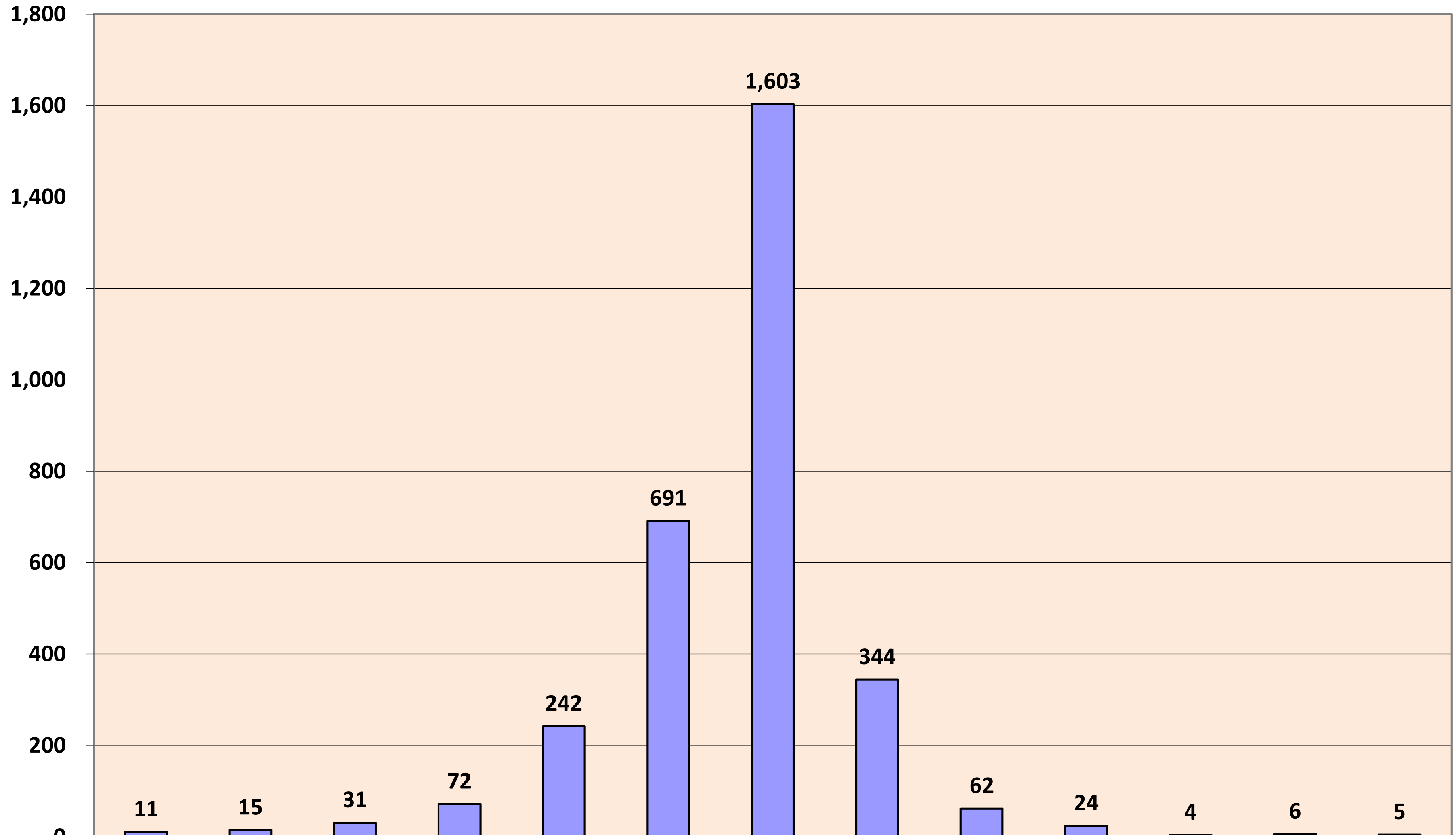


% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	20	25	79	459	775	1,915	3,186	818	148	53	23	12	37



% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	9	10	48	387	533	1,224	1,583	474	86	29	19	6	32

COMMERCIAL - INDUSTRIAL GROWTH RATES 2012 TO 2013 ASSESSMENTS (SUBURBAN PROPERTIES ONLY)



% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	11	15	31	72	242	691	1,603	344	62	24	4	6	5

FIVE YEAR SUMMARY OF CHANGE IN ASSESSED VALUE 2008 - 2012

	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 CHANGE 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 CHANGE 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 CHANGE 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)