



**Office of the County Assessor**

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March 21, 2014

Dear Ramsey County Community,

I am respectfully submitting the 2014 Payable 2015 Ramsey County Assessors' Report.

The valuation notices mailed to each Ramsey County property owner in mid March included the assessors' proposed 2014 estimated market value, the proposed taxable market value, and the proposed property classification for 2014 payable 2015.

Last year, we began to see substantial signs of market stabilization, and indeed small aggregate value appreciation in residential value. We are pleased to be able to say this trend has continued, and has substantially strengthened. This year we can report growth in assessed value of Ramsey County real property of \$2.8 billion, with \$2.5 billion of this growth coming from the residential property in our county. The real estate market in our county continues to strengthen, the recovery has become more robust, and we are seeing signs of normalizing market conditions. The residential market in particular is showing many signs of improvement, prices are up, days on market are down, affordability is still good, but the market is still constrained by a lack of available listings, and slightly higher volatility than would be considered typical. Apartment markets continue to be very healthy, and substantial construction of new apartments is underway all across the Twin Cities metro area, including Ramsey County. Commercial and industrial values in our County appear to be poised for a rebound.

The total assessed estimated market value of Ramsey County property for 2014, taxes payable 2015, is now \$41.631 billion up from last year's \$38.818 billion (*not-including personal property, utilities and railroad*). The total countywide increase in market value this year was \$2.813 billion, including \$326.5 million of value from new construction. This is a substantial improvement from recent years. From 2013 to 2014 assessment, there were 20,284 parcels (13.0%) with decreases, 14,910 (9.6%) parcels with no change, and 120,496 (77.4%) parcels with value increases, out of a total of 155,690 taxable parcels analyzed.

This year we reduced values for only 13,670 single family residential properties, compared to 59,153 homes with declining values last year. Single family homes with increasing values totaled 96,144; this is nearly 86% of the homes in the county. Overall residential value is up 9.44% or \$2.5 billion.

The commercial property assessment had 2,172 parcels with declining values and 844 parcels with increasing values, and 2,569 parcels had values that were unchanged. Total commercial value went up 0.64%, this is nearly flat.

The apartment assessment included 349 properties with declining assessed value, and 1,225 with increasing assessed value, and 1,119 parcels were unchanged. So nearly four times as many increasing values as decreasing values, and overall value is up 6.48%.

The Homestead Market Value Exclusion, while benefiting homesteaded residential property, excludes \$2.21 billion dollars of our estimated market value, this exclusion reduces taxable value in Ramsey County by this amount, this shifting the taxes which would have been levied against this value to other property. We note that due to the nature of the exclusion law, and that values of individual properties are rising, that this exclusion fell by \$203.3 million this year.

## 2014 Assessment

The percentage changes in 2014 aggregate value by property class, for the City of St. Paul, and for all the suburbs taken together and county-wide are as follows:

	<u>Overall</u>	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	+7.5%	+9.4%	+0.9%	+7.4%
Suburban Ramsey	+7.0%	+9.5%	+0.5%	+5.1%
Countywide	+7.3%	+9.4%	+0.6%	+6.5%

## Median Values for 2013 and 2014 are as follow:

		<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul –	2013	\$129,600	\$368,400	\$510,300
City of Saint Paul –	2014	\$143,600	\$361,200	\$517,950
		<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
Suburban Ramsey -	2013	\$176,100	\$729,200	\$941,600
Suburban Ramsey -	2014	\$194,800	\$725,000	\$983,400
		<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
Countywide -	2013	\$156,500	\$480,000	\$572,100
Countywide -	2014	\$172,800	\$475,000	\$589,100

## Residential Market Summary

With a historic low supply of homes for sale, low interest rates and improving economic conditions will continue to put upward pressure on the median home sales prices in 2014. According to the Minneapolis Area Association of Realtors the median sale price for Ramsey County at the end of 2013 was \$163,000, up from \$142,000 at the end of 2012.

The market in Ramsey County showed steady improvements to the median sale prices although there is still a gap of 45% between the difference in the median price of traditional sales at \$185,000 and foreclosed sales at \$102,000 with short sales showing a gap of 37% at a median of \$117,000.

The median values of single family homes increased most dramatically in the Payne-Phalen and Como neighborhoods in the City of St. Paul. In the Suburbs the most dramatic increases were in the Cities of Maplewood and Shoreview.

The Townhomes and Condo market continue to have mixed results. Townhomes in the Thomas-Dale and Como had the largest percentage increases in the median values. Townhomes in the Westside experienced a minor setback in 2013. The Downtown condo market is improving and continues to show strong sales in 2014.

Strong new home construction activity took place in Ramsey County in 2013 with few notable new plats developments started and sold very well. Pine Tree Ponds in Little Canada, Rapp Farm III and IV in North Oaks all experience brisk sales in 2013. Rapp Farm is selling well and phase III is almost sold out with phase IV 20%-30% sold to date. Pine Tree Ponds in Little Canada has 15 lots and construction has begun on four of the lots. In North Oaks the Old Good Shepherd Church site was platted into 64 lots called the Charles Lake Preserve, and new construction is just beginning. Two new development sites in Ramsey County, TCAAP in Arden Hills and TCAP in St. Paul, will create opportunity for hundreds of new residential units in the coming years, and both locations will feature very strong demand once development begins.

The assessor's office continues to actively track market activity, and we will continue to follow the prices determined by the market in 2014 for our 2015 assessment.

### **Commercial Market Summary**

**Office** –The Ramsey County Office market continues to be the softest market segment, particularly in the suburban areas. On a positive note, the Medical Office market remains very strong. Demand for this property type is strong enough to support new construction throughout Ramsey County, particularly in prime retail areas and even in some secondary retail nodes. The story for offices in the past year is stable market fundamentals, not enough demand for new space to move the numbers. Rental rates, although not improving, are not losing ground, and occupancy rates, although still weak, are not getting worse. Occupancy levels are best with Class A and C properties, while Class B properties continue to show a slower recovery. Overall, this is in contrast to recent years when market fundamentals deteriorated year to year.

**Retail** –The retail market is showing some improvement, particularly in the County's two major retail areas surrounding Rosedale and Maplewood Malls. After several years of struggling to fill space vacated by mid-sized, or "junior box" retail tenants during the national economic downturn, many of these spaces have backfilled with a variety of new retail users, including fitness centers, fast casual restaurants, and tenants new to the Twin Cities retail market. The story is somewhat different for those properties in lesser locations that have experienced continued difficulty in filling space and decreasing rental rates.

**Industrial** – Certain segments of the industrial market appear to be showing some strength. Well located properties with ceiling heights greater than 22 feet are experiencing increased demand. This segment is also experiencing slight compression of capitalization rates, which is an indicator of increased investor demand. Many industrial users throughout the County are also expanding their facilities due to increased business demand. The story is different for older industrial properties with ceiling heights

under 18 feet. Demand for these properties has eroded somewhat and values are decreasing for many of these properties.

**Apartment** - Overall, the apartment market in Ramsey County continues to show considerable strength. Vacancy rates are down and rental rates are up for all market segments and most areas. This is particularly true for the larger complexes, in high demand locations, that can be identified as Class A and Class B properties. This segment is experiencing very strong demand for rental units as well as investor interest. The City of St. Paul has several larger projects that are either nearing completion, have just been completed or are near ground breaking. Many of these are older office buildings that are being converted to apartments. This further demonstrates the overall strength of this market. It remains to be seen whether this added supply will lead to an oversupply in our market, but with strong market fundamentals expectations are high.

#### **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](mailto: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 Managers of Ramsey County

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

**2013 payable 2014 vs. 2014 payable 2015**

<b>CITY ST. PAUL</b>	<b>2013 pay 2014 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>2014 pay 2015 ADDED IMPROVEMENT</b>	<b>2014 pay 2015 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Including Added Improvements)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Without Added Improvements)</b>	<b>Growth 13 to 14 Asmt</b>
RESIDENTIAL	12,027,767,250	76,786,300	13,159,649,600	1,131,882,350	1,055,096,050	9.41%
AGRICULTURAL HIGH VALUE	4,251,400	80,000	4,363,200	111,800	31,800	2.63%
APARTMENT	2,408,718,050	75,299,800	2,586,795,000	178,076,950	102,777,150	7.39%
COMMERCIAL/ INDUSTRIAL	3,451,548,800	21,934,000	3,483,105,200	31,556,400	9,622,400	0.91%
<b>TOTAL</b>	<b>17,892,285,500</b>	<b>174,100,100</b>	<b>19,233,913,000</b>	<b>1,341,627,500</b>	<b>1,167,527,400</b>	<b>7.50%</b>
<b>SUBURBS</b>	<b>2013 pay 2014 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>2014 pay 2015 ADDED IMPROVEMENT</b>	<b>2014 pay 2015 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Including Added Improvements)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Without Added Improvements)</b>	<b>Growth 13 to 14 Asmt</b>
RESIDENTIAL	14,519,467,600	81,422,700	15,892,558,600	1,373,091,000	1,291,668,300	9.46%
AGRICULTURAL HIGH VALUE	37,877,200	0	34,372,700	-3,504,500	-3,504,500	-9.25%
APARTMENT	1,580,672,000	16,719,900	1,661,162,500	80,490,500	63,770,600	5.09%
COMMERCIAL/ INDUSTRIAL	4,787,276,500	54,292,200	4,808,621,400	21,344,900	-32,947,300	0.45%
<b>TOTAL</b>	<b>20,925,293,300</b>	<b>152,434,800</b>	<b>22,396,715,200</b>	<b>1,471,421,900</b>	<b>1,318,987,100</b>	<b>7.03%</b>
<b>COUNTY WIDE</b>	<b>2013 pay 2014 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>2014 pay 2015 ADDED IMPROVEMENT</b>	<b>2014 pay 2015 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Including Added Improvements)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Without Added Improvements)</b>	<b>Growth 13 to 14 Asmt</b>
RESIDENTIAL	26,547,234,850	158,209,000	29,052,208,200	2,504,973,350	2,346,764,350	9.44%
AGRICULTURAL HIGH VALUE	42,128,600	80,000	38,735,900	-3,392,700	-3,472,700	-8.05%
APARTMENT	3,989,390,050	92,019,700	4,247,957,500	258,567,450	166,547,750	6.48%
COMMERCIAL/ INDUSTRIAL	8,238,825,300	76,226,200	8,291,726,600	52,901,300	-23,324,900	0.64%
<b>TOTAL</b>	<b>38,817,578,800</b>	<b>326,534,900</b>	<b>41,630,628,200</b>	<b>2,813,049,400</b>	<b>2,486,514,500</b>	<b>7.25%</b>

AI is Added Improvement

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

*(All 2014 pay 2015 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2014)*

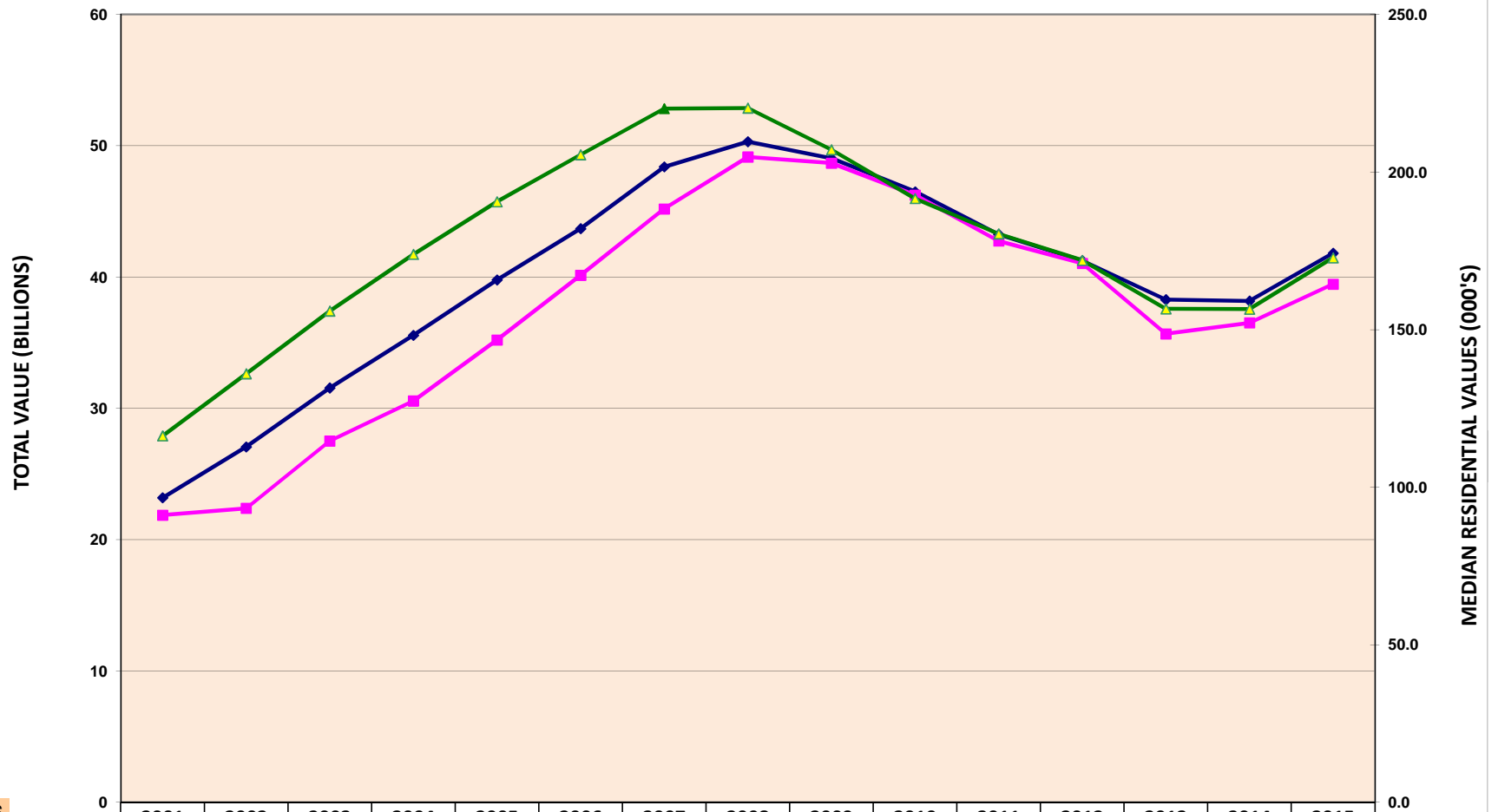
*(2013 p 2014 Values Taken From the 2013 p 2014 Fall Mini Abstract)*

*(2014 p 2015 Values Taken From the 2014 p 2015 Spring Mini Abstract)*

*(Includes Added Improvement for 2013 p 2014 and 2014 p 2015)*

*(Includes Vacant Land for all Property Types)*

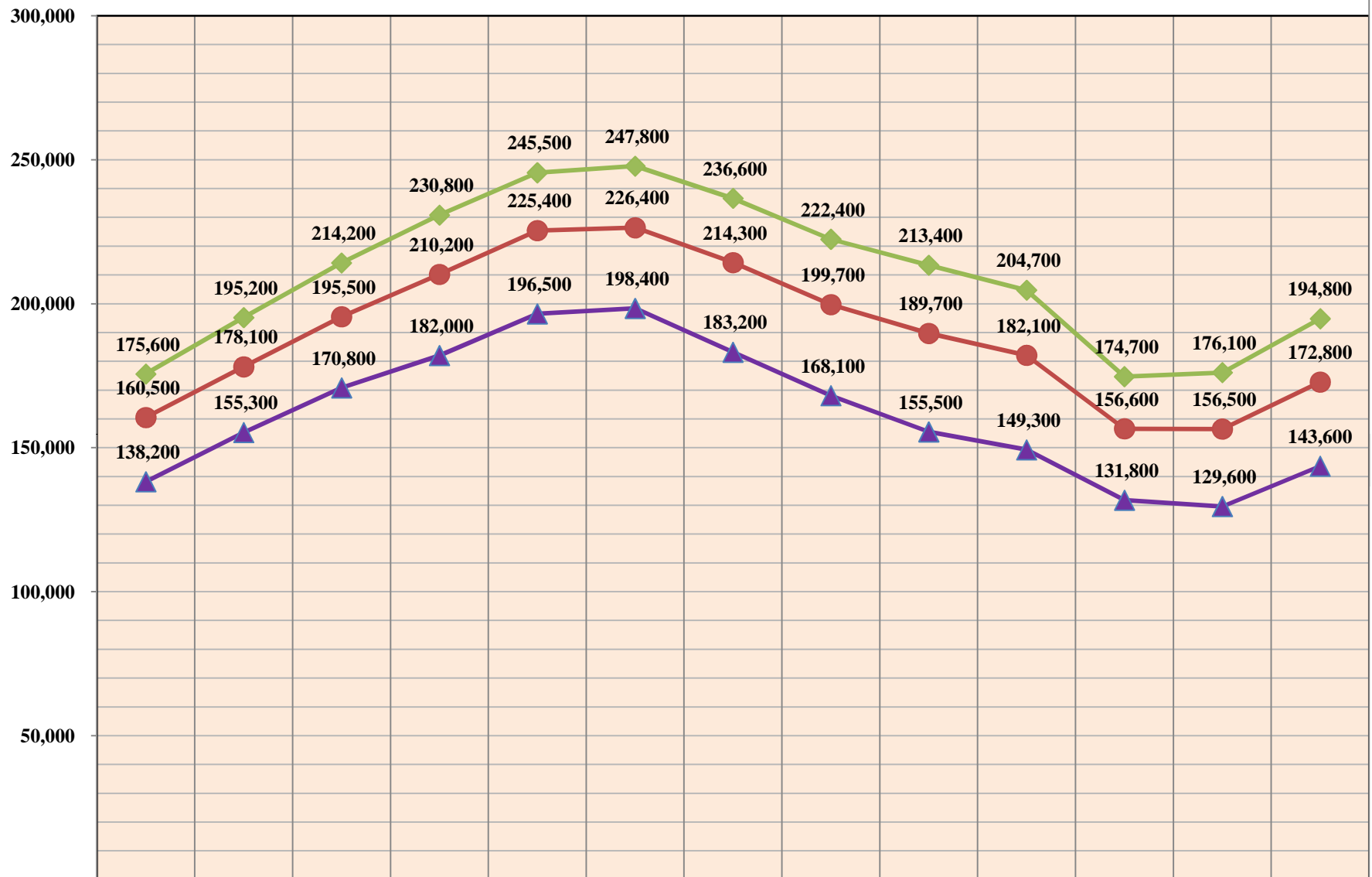
**TREND OF TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS.  
MEDIAN RESIDENTIAL VALUES FOR TAX YEARS 2001 - 2015**



**PAYABLE YEARS**

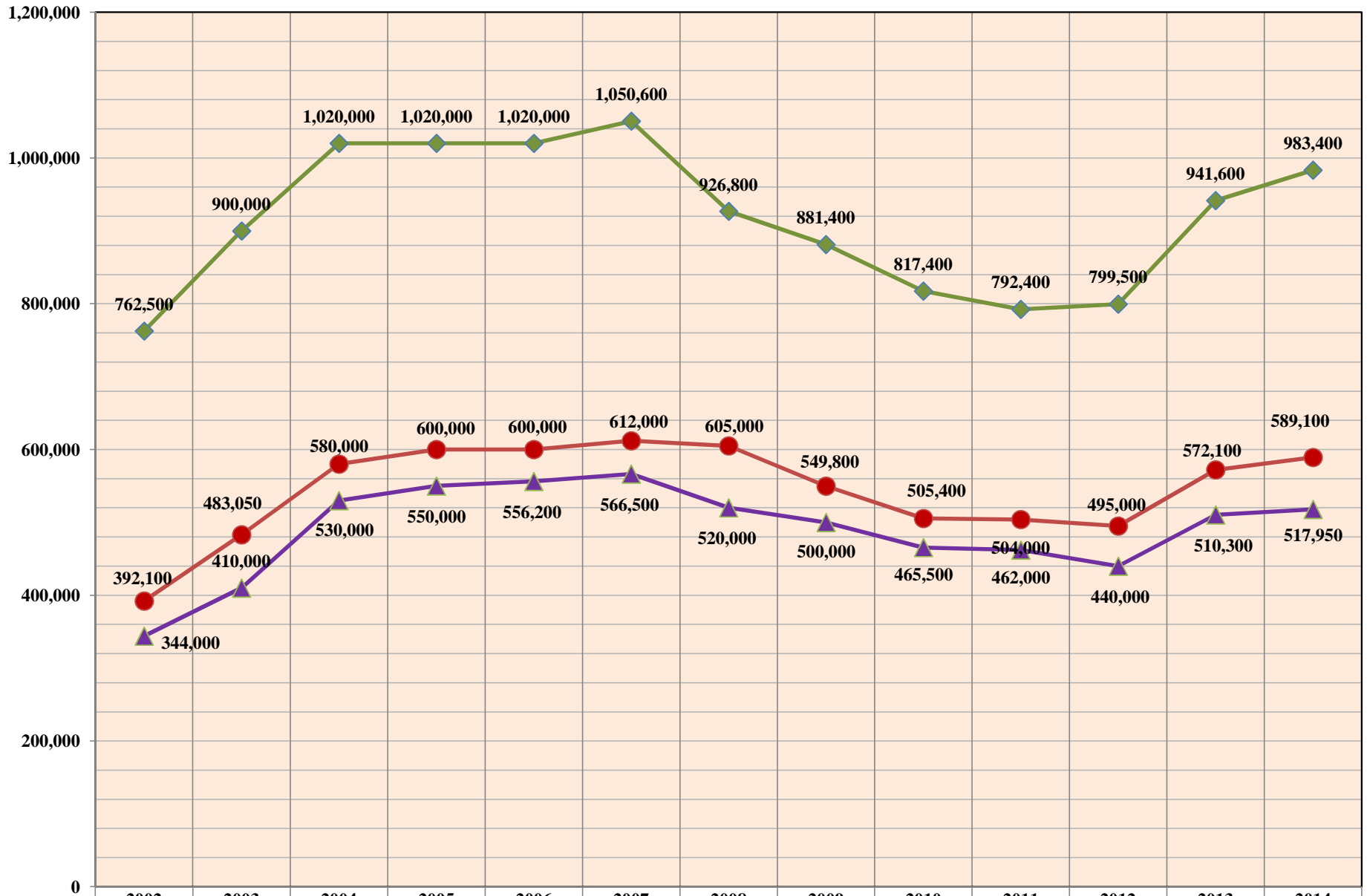
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Estimated Market Value	23.20	27.07	31.56	35.57	39.79	43.69	48.40	50.32	49.04	46.50	43.25	41.25	38.28	38.18	41.82
Taxable Market Value	21.87	22.39	27.52	30.57	35.21	40.14	45.19	49.15	48.68	46.25	42.75	41.05	35.68	36.52	39.46
Median 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	172.80

## Ramsey County Trends in Median Value of Residential Property



◆ 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	194,800
▲ 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	143,600
● Countywide	160,500	178,100	195,500	210,200	225,400	226,400	214,300	199,700	189,700	182,100	156,600	156,500	172,800

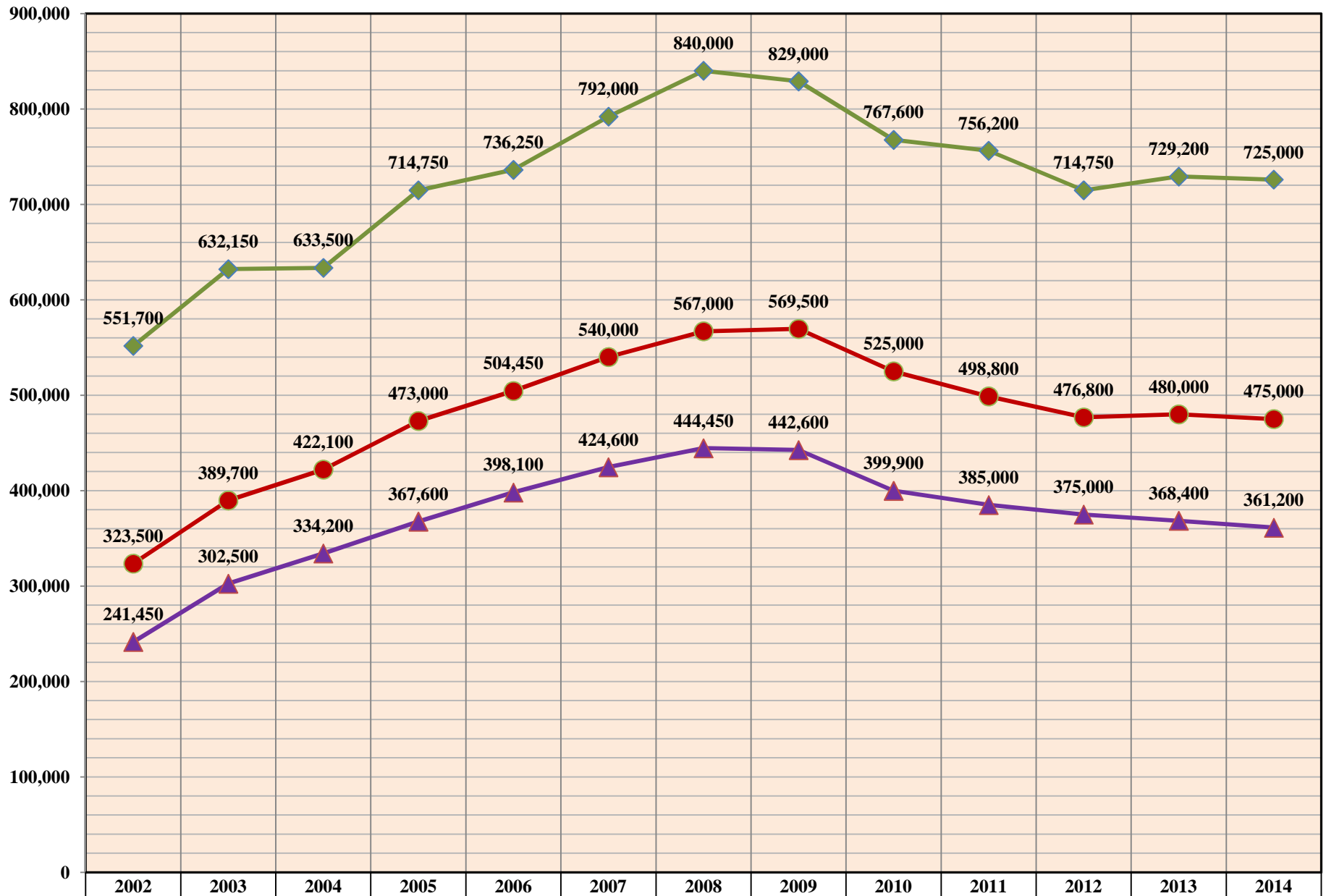
## Apartment Median Value Trends



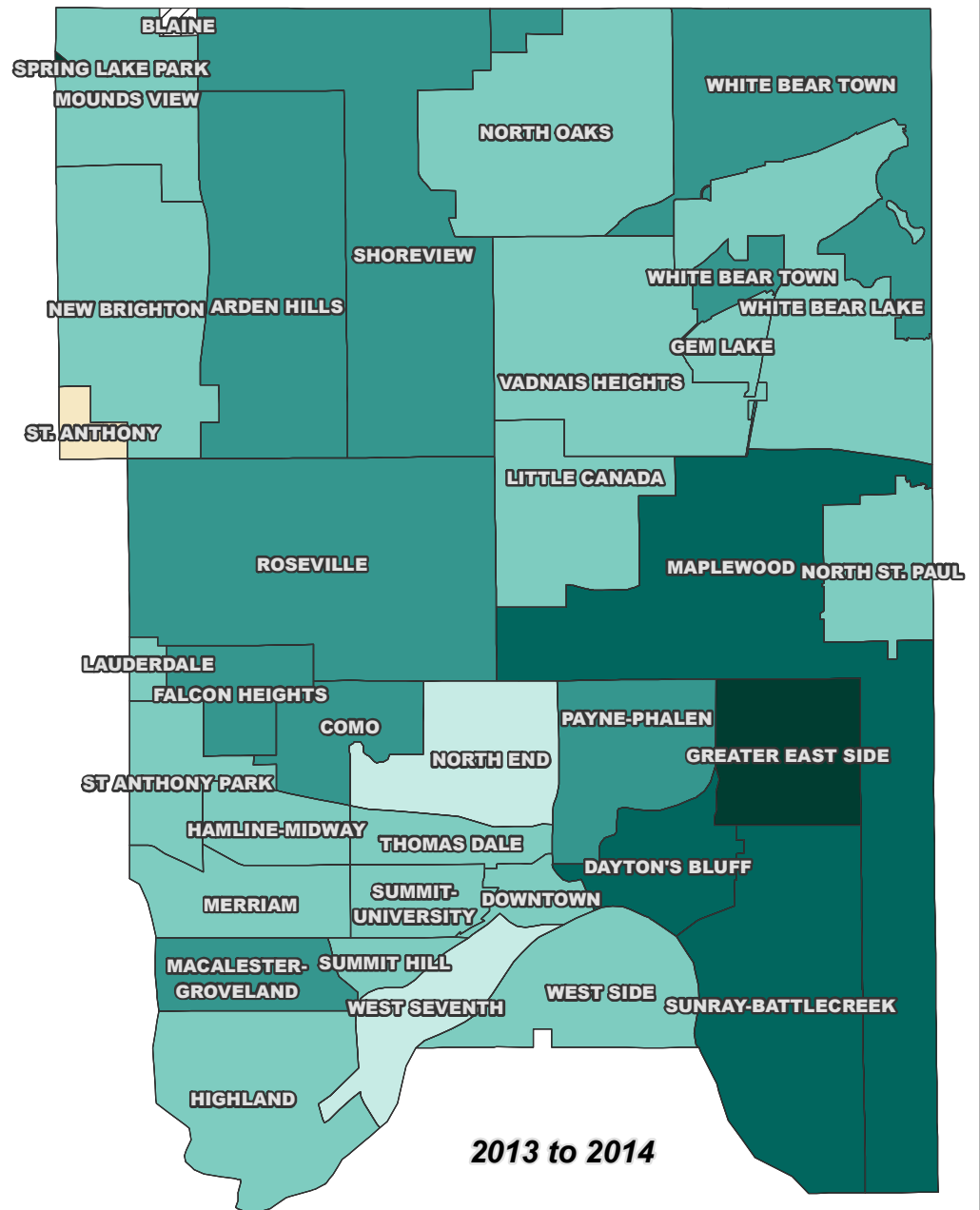
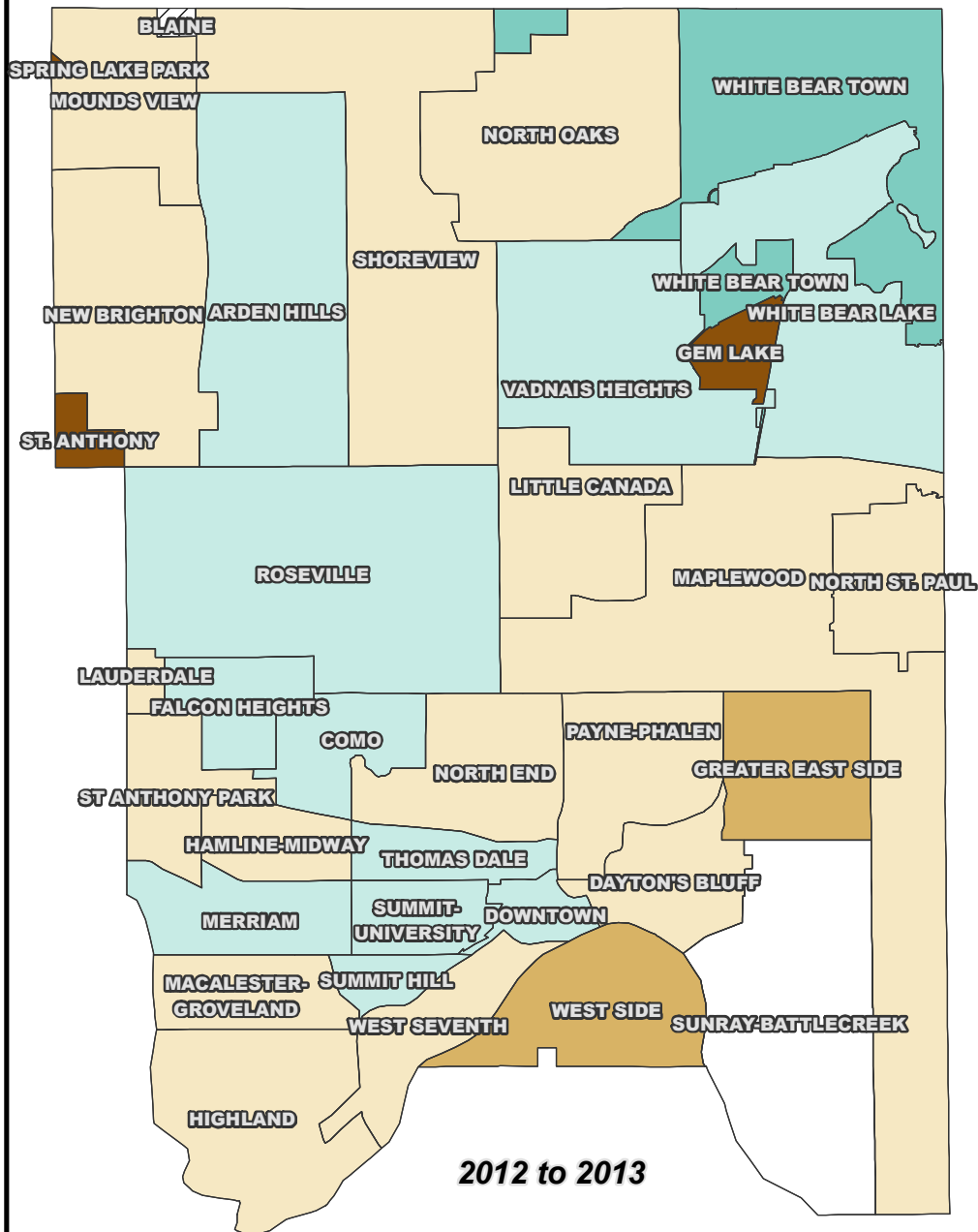
◆ Suburb	762,500	900,000	1,020,000	1,020,000	1,020,000	1,050,600	926,800	881,400	817,400	792,400	799,500	941,600	983,400
▲ City	344,000	410,000	530,000	550,000	556,200	566,500	520,000	500,000	465,500	462,000	440,000	510,300	517,950
● Countywide	392,100	483,050	580,000	600,000	600,000	612,000	605,000	549,800	505,400	504,000	495,000	572,100	589,100



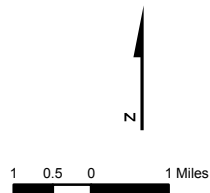
## Commercial Median Value Trends



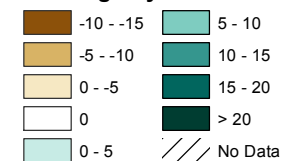
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Suburb	551,700	632,150	633,500	714,750	736,250	792,000	840,000	829,000	767,600	756,200	714,750	729,200	725,950
City	241,450	302,500	334,200	367,600	398,100	424,600	444,450	442,600	399,900	385,000	375,000	368,400	361,200
Countywide	323,500	389,700	422,100	473,000	504,450	540,000	567,000	569,500	525,000	498,800	476,800	480,000	475,000

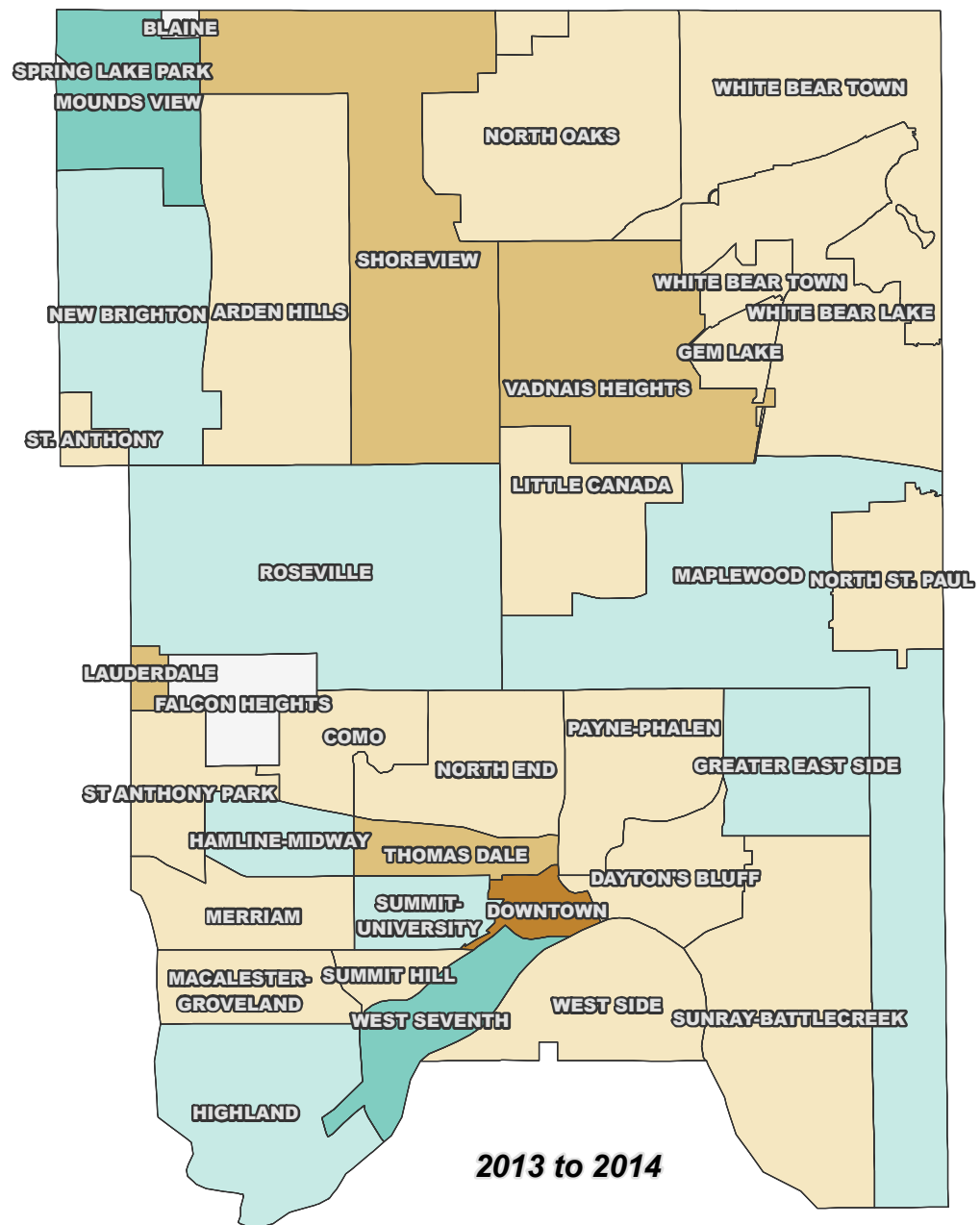
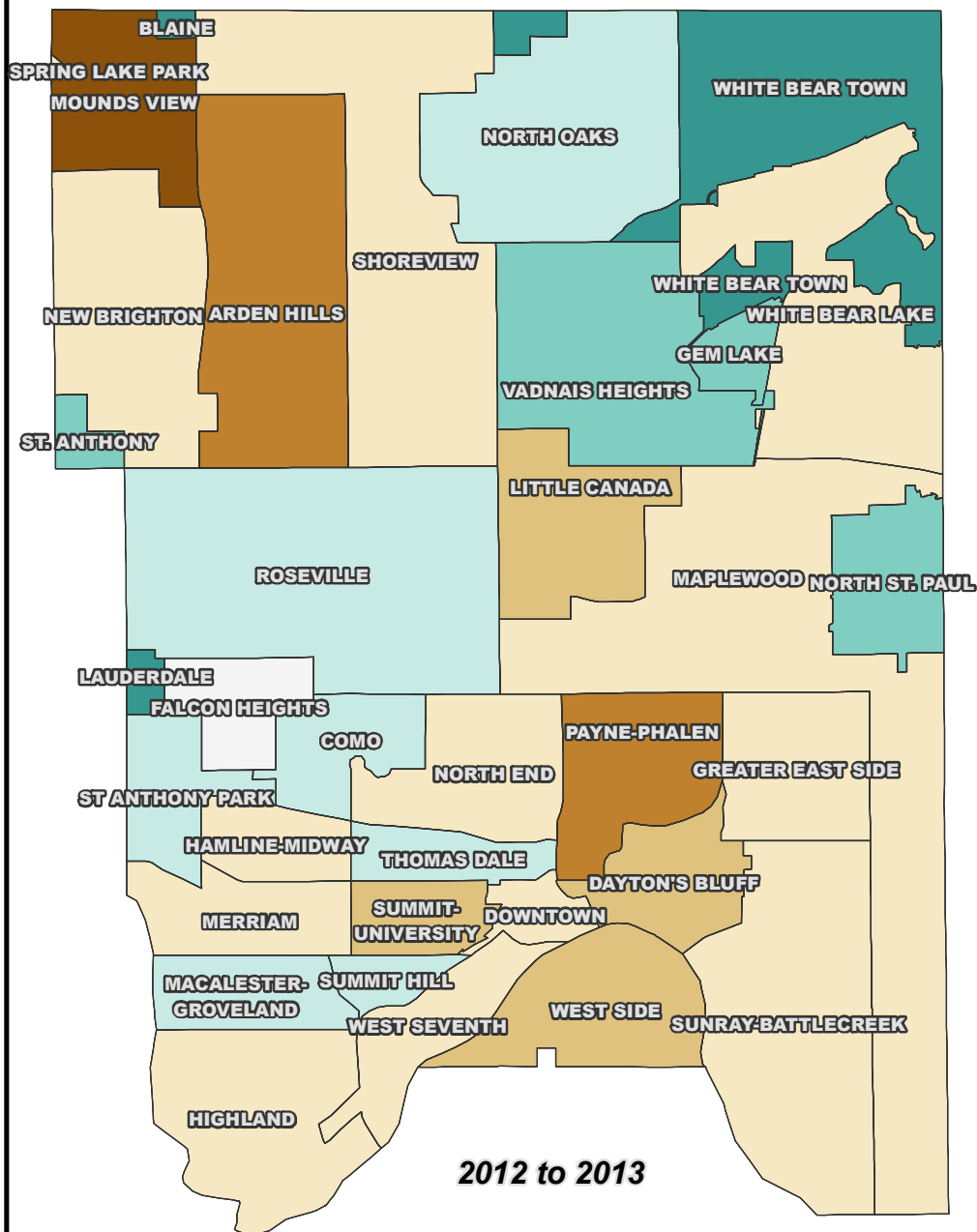


**Ramsey County  
Median Estimated Market Value % Change:  
Residential Property**

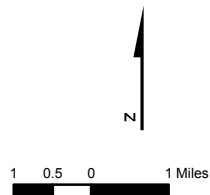


**% Change by Jurisdiction**

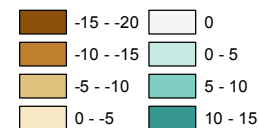


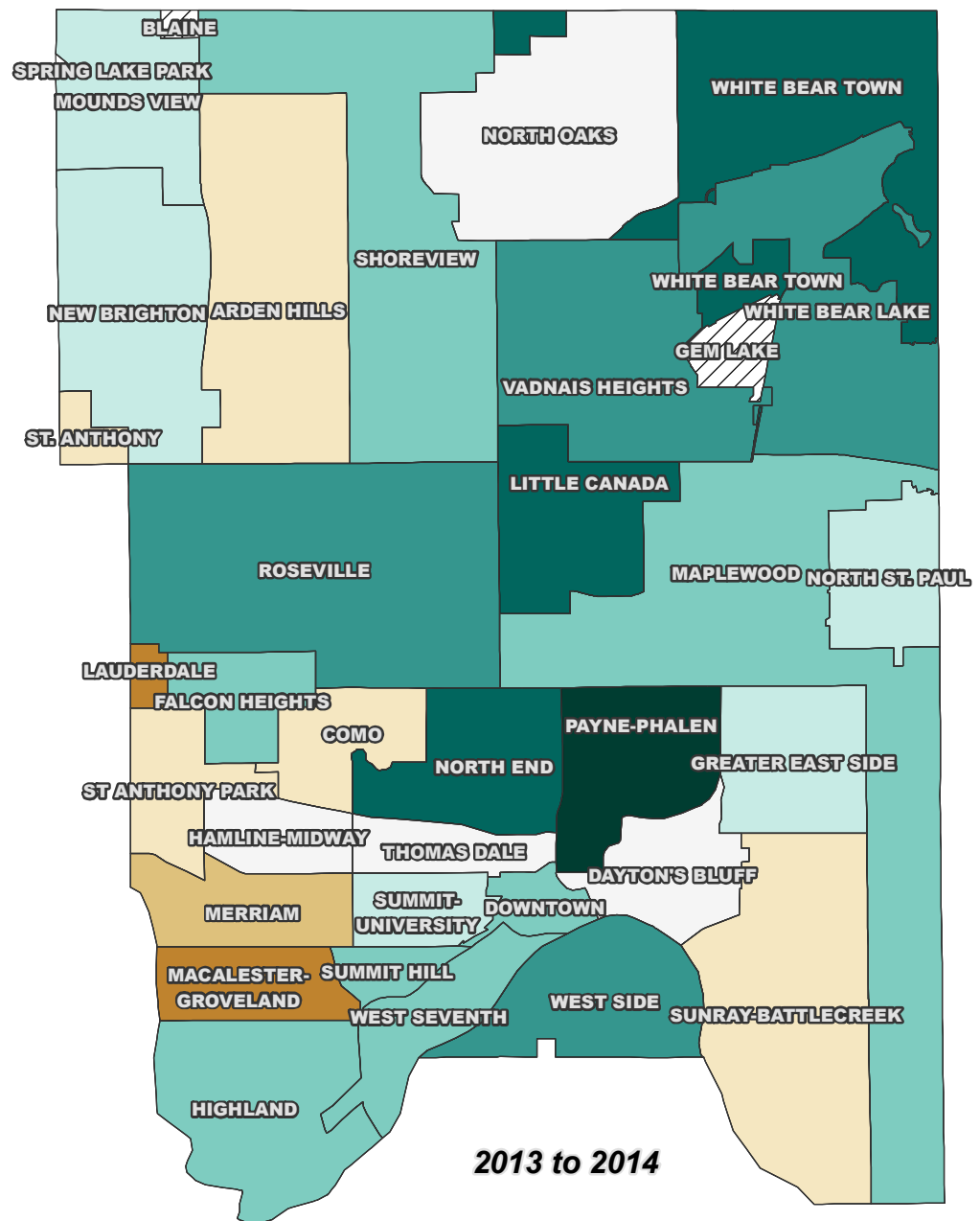
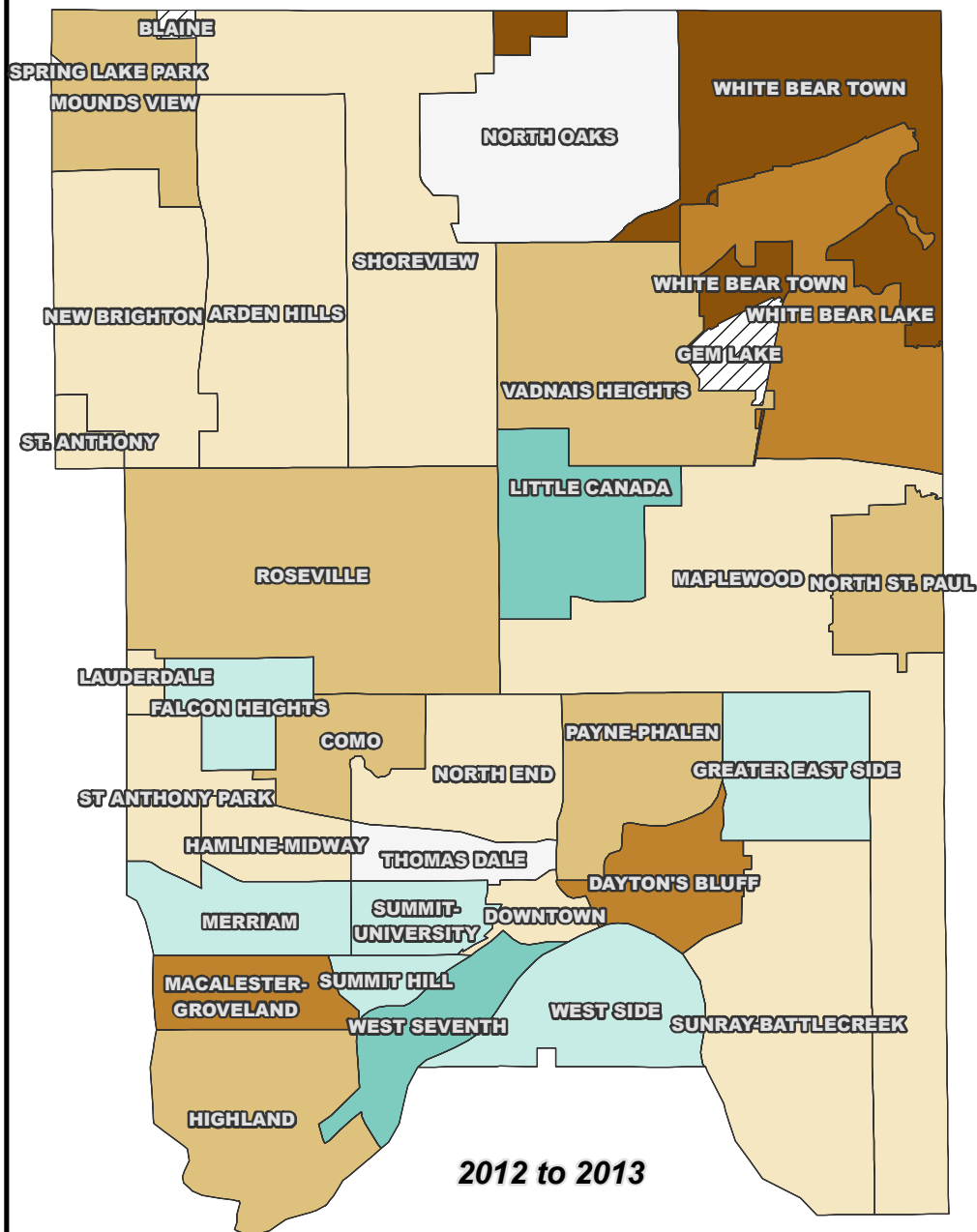


**Ramsey County  
Median Estimated Market Value % Change:  
Commercial Property**

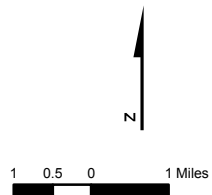


**% Change by Jurisdiction**

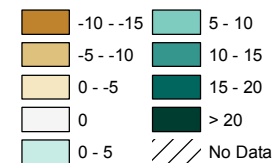


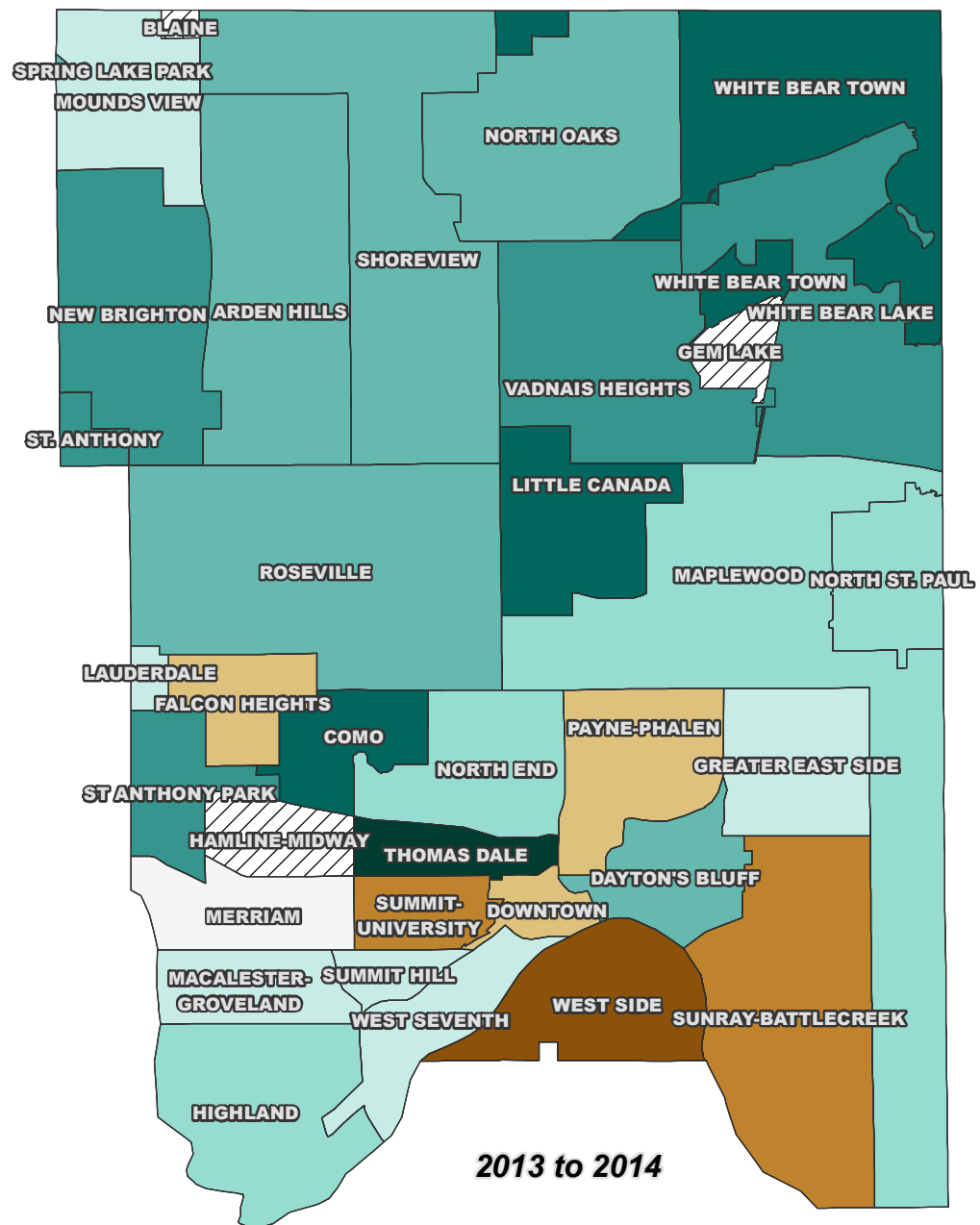
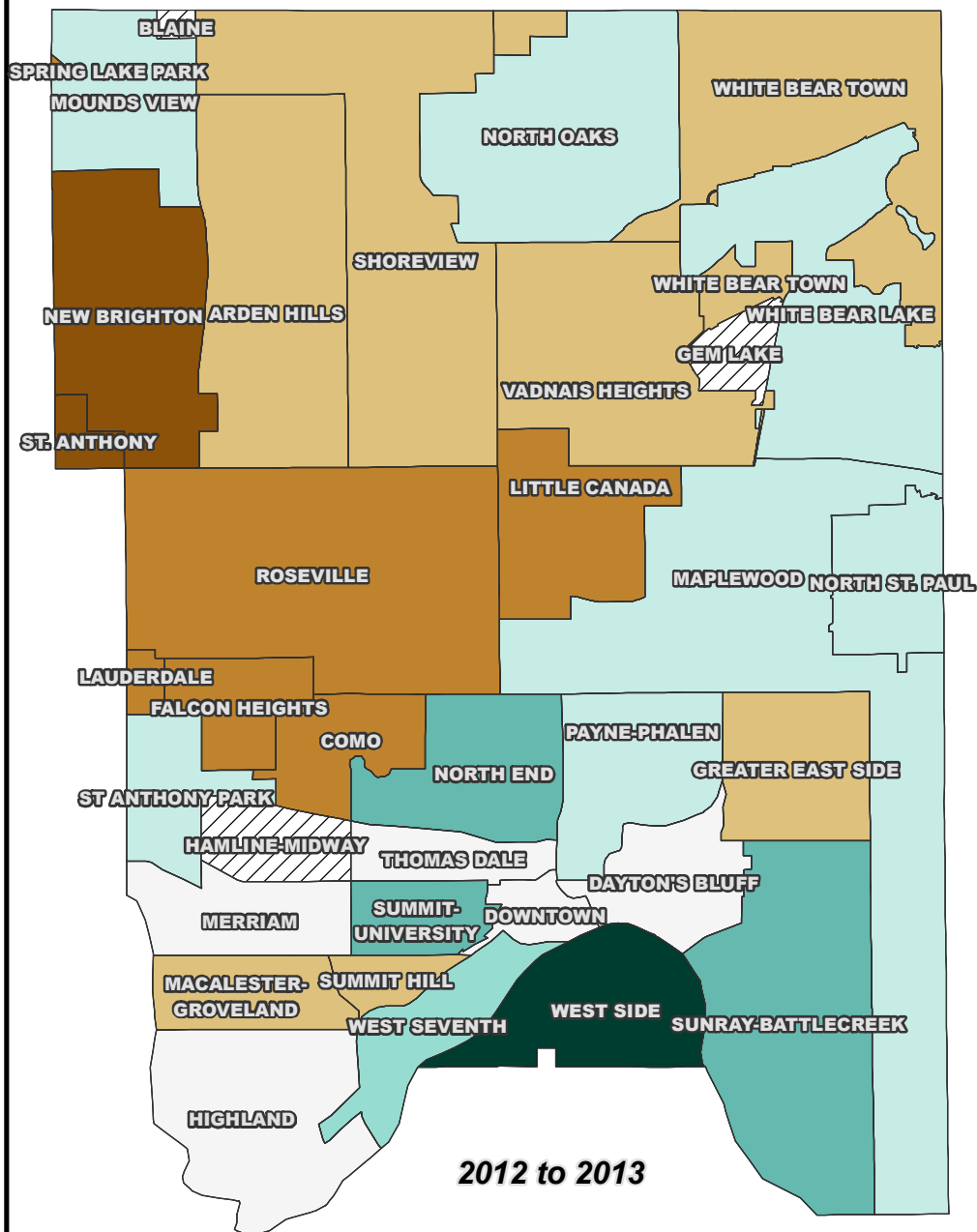


# **Ramsey County** **Median Estimated Market Value % Change:** **Condos**

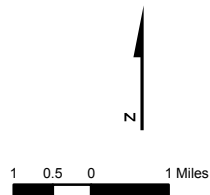


## **% Change by Jurisdiction**





**Ramsey County  
Median Estimated Market Value % Change:  
Townhomes**



**% Change by Jurisdiction**



**Ramsey County**  
**Breakdown of 2014 Estimated Market Value and Percent Change from 2013**

2014	2014 Residential Estimated Market Value*	Percentage Change in Resid. Value '13 to '14	2014 Apartment Estimated Market Value*	Percentage Change in Apartment Value '13 to '14	2014 Commercial / Industrial Estimated Market Value*	Percentage Change in Commercial Value '13 to '14	2014 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	Percentage Change in Total Value '13 to '14
ARDEN HILLS	745,920,500	8.63%	32,267,200	12.93%	331,922,200	2.48%	1,110,109,900	6.83%
BLAINE	0	0.00%	0	0.00	36,709,500	-2.58%	36,709,500	-2.58%
FALCON HEIGHTS	335,337,600	10.59%	41,627,800	8.55%	22,850,200	-8.60%	399,815,600	9.06%
GEM LAKE	65,633,900	7.29%	0	0.00	21,650,200	-2.20%	87,284,100	4.77%
LAUDERDALE	110,871,000	5.16%	23,785,700	4.64%	18,831,600	-4.37%	153,488,300	3.81%
LITTLE CANADA	537,318,300	7.89%	101,463,500	2.72%	222,848,500	-1.91%	861,630,300	4.57%
MAPLEWOOD	2,180,056,300	14.81%	292,243,600	2.61%	938,192,200	0.30%	3,410,492,100	9.34%
MOUNDS VIEW	545,709,000	8.24%	84,789,000	3.63%	265,403,100	1.14%	895,901,100	5.60%
NORTH ST PAUL	578,935,100	7.78%	64,998,800	4.79%	82,723,200	-1.55%	726,657,100	6.36%
NEW BRIGHTON	1,311,249,500	6.87%	185,425,600	3.30%	323,318,400	0.22%	1,819,993,500	5.26%
NORTH OAKS	1,075,204,000	8.75%	49,328,900	8.83%	41,794,400	0.67%	1,166,327,300	8.44%
ROSEVILLE	2,410,505,600	9.60%	328,424,300	3.87%	1,290,482,000	-0.33%	4,029,411,900	5.75%
SHOREVIEW	2,313,666,100	9.35%	105,427,200	16.75%	344,798,000	0.69%	2,763,891,300	8.45%
SPRING LAKE PARK	10,859,500	12.14%	659,700	0.20	425,900	0.00%	11,945,100	12.06%
ST ANTHONY	103,934,000	3.24%	93,733,500	8.47%	64,694,700	0.57%	262,362,200	4.36%
ST PAUL	13,159,649,550	9.41%	2,586,795,050	7.39%	3,483,105,200	0.91%	19,229,549,800	7.50%
VADNAIS HEIGHTS	953,566,000	8.81%	56,617,200	3.50%	323,341,500	3.76%	1,333,524,700	7.31%
WHITE BEAR LAKE	1,542,211,800	7.67%	195,042,400	5.08%	336,116,300	0.25%	2,073,370,500	6.15%
WHITE BEAR TOWN	1,071,580,400	9.91%	5,328,000	6.64%	142,519,500	4.09%	1,219,427,900	9.18%
SUBURBAN	15,892,558,600	9.46%	1,661,162,400	5.09%	4,808,621,400	0.45%	22,362,342,400	7.06%
COUNTYWIDE	29,052,208,150	9.44%	4,247,957,450	6.48%	8,291,726,600	0.64%	41,591,892,200	7.26%

\* 2014 values are from the 2014 Spring Mini Abstract and are subject to review and change until mid-June at the conclusion of the 2014 Special Board of Appeal and Equalization.

\*\*The 2013 values have been updated since our previous report in March 2013.

**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.

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

**2013 Assessment Payable 2014 to 2014 Assessment Payable 2015**

*Sorted by St. Paul Planning District or City*

JURISDICTION	#	# Parcels	2013 p 2014 Median Value	2014 pay 2015Median Value	% Change	2014 Average Value
SUNRAY-BATTLECREEK	1	4,823	125,200	144,200	15.2%	154,411
GREATER EAST SIDE	2	7,047	99,400	123,900	24.6%	122,126
WEST SIDE	3	3,675	115,000	121,400	5.6%	128,572
DAYTON'S BLUFF	4	3,906	81,200	94,400	16.3%	99,671
PAYNE-PHALEN	5	6,680	94,200	104,900	11.4%	109,157
NORTH END	6	5,566	89,050	90,600	1.7%	103,091
THOMAS DALE	7	2,916	74,600	81,600	9.4%	83,655
SUMMIT-UNIVERSITY	8	3,754	161,700	170,800	5.6%	221,929
WEST SEVENTH	9	3,241	127,450	130,000	2.0%	148,784
COMO	10	3,682	172,600	191,900	11.2%	199,845
HAMLIN-MIDWAY	11	3,295	132,100	143,900	8.9%	146,226
ST ANTHONY PARK	12	1,686	229,850	250,950	9.2%	278,333
MERRIAM	13	3,865	229,900	250,700	9.0%	289,590
MACALESTER-GROVELAND	14	6,287	243,600	269,900	10.8%	301,589
HIGHLAND	15	6,482	235,200	256,750	9.2%	297,478
SUMMIT HILL	16	1,818	298,300	328,050	10.0%	389,978
DOWNTOWN	17	1,906	117,700	124,200	5.5%	154,899
AIRPORT	20					
ARDEN HILLS	25	2,546	242,200	273,800	13.0%	287,755
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	222,000	247,450	11.5%	258,544
GEM LAKE	37	162	200,800	214,000	6.6%	344,312
LAUDERDALE	47	643	159,100	170,400	7.1%	170,800
LITTLE CANADA	53	2,635	180,200	191,700	6.4%	198,886
MAPLEWOOD	57	11,291	148,100	176,000	18.8%	191,095
MOUNDS VIEW	59	3,188	152,600	165,600	8.5%	169,606
NEW BRIGHTON	63	6,212	184,000	193,550	5.2%	209,820
NORTH OAKS	67	1,621	484,400	522,000	7.8%	615,480
NORTH ST. PAUL	69	3,596	136,000	147,700	8.6%	159,425
ROSEVILLE	79	11,044	183,100	203,200	11.0%	215,617
ST. ANTHONY	81	607	156,600	152,200	-2.8%	170,026
SHOREVIEW	83	9,394	200,300	224,400	12.0%	244,275
SPRING LAKE PARK	85	69	125,000	150,500	20.4%	157,167
VADNAIS HEIGHTS	89	4,361	188,600	201,200	6.7%	215,170
WHITE BEAR LAKE	93	7,666	163,950	178,850	9.1%	199,184
WHITE BEAR TOWN	97	4,360	196,500	222,400	13.2%	241,084
SUBURB		70,687	176,100	194,800	10.6%	221,194
CITY OF ST PAUL		70,629	129,600	143,600	10.8%	183,553
COUNTYWIDE		<b>141,316</b>	<b>156,500</b>	<b>172,800</b>	<b>10.4%</b>	<b>202,381</b>

\*Excludes: added improvement in 2014 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**

**2013 Assessment Payable 2014 to 2014 Assessment Payable 2015**

*Sorted by St. Paul Planning District or City*

JURISDICTION	#	# Parcels	2013 p 2014Median Value	2014 p 2015 Median Value	% Change	2014 Average Value
SUNRAY-BATTLECREEK	1	4,358	126,400	146,000	15.5%	157,930
GREATER EAST SIDE	2	6,581	98,600	124,200	26.0%	122,162
WEST SIDE	3	3,031	114,800	120,800	5.2%	128,555
DAYTON'S BLUFF	4	3,156	81,300	94,850	16.7%	99,597
PAYNE-PHALEN	5	5,650	94,800	105,600	11.4%	110,155
NORTH END	6	4,746	90,100	92,000	2.1%	103,836
THOMAS DALE	7	2,128	75,550	81,500	7.9%	81,778
SUMMIT-UNIVERSITY	8	1,899	152,550	166,200	8.9%	238,498
WEST SEVENTH	9	2,355	126,400	126,900	0.4%	130,251
COMO	10	3,449	174,600	193,400	10.8%	203,429
HAMLIN-MIDWAY	11	2,908	131,100	142,700	8.8%	144,965
ST ANTHONY PARK	12	1,088	276,500	301,900	9.2%	325,336
MERRIAM	13	3,262	230,400	252,850	9.7%	296,524
MACALESTER-GROVELAND	14	5,656	248,700	275,600	10.8%	313,184
HIGHLAND	15	5,727	247,600	269,200	8.7%	313,129
SUMMIT HILL	16	1,126	371,000	385,150	3.8%	463,673
DOWNTOWN	17	26	270,800	263,350	-2.8%	508,569
AIRPORT	20					
ARDEN HILLS	25	2,117	264,700	295,100	11.5%	319,708
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,135	224,900	251,500	11.8%	264,696
GEM LAKE	37	160	200,800	214,000	6.6%	332,353
LAUDERDALE	47	479	163,600	175,000	7.0%	186,665
LITTLE CANADA	53	1,698	204,600	216,950	6.0%	251,556
MAPLEWOOD	57	9,016	157,000	187,300	19.3%	205,544
MOUNDS VIEW	59	2,836	156,100	168,700	8.1%	174,132
NEW BRIGHTON	63	5,012	197,000	209,200	6.2%	226,675
NORTH OAKS	67	1,566	495,650	527,500	6.4%	621,218
NORTH ST. PAUL	69	3,360	137,200	148,900	8.5%	160,959
ROSEVILLE	79	8,538	195,000	216,500	11.0%	241,870
ST. ANTHONY	81	154	221,850	247,400	11.5%	292,719
SHOREVIEW	83	6,672	224,500	247,500	10.2%	284,751
SPRING LAKE PARK	85	34	161,100	175,900	9.2%	169,550
VADNAIS HEIGHTS	89	2,919	209,500	224,900	7.4%	256,167
WHITE BEAR LAKE	93	6,389	167,100	181,300	8.5%	204,730
WHITE BEAR TOWN	97	3,413	202,400	227,200	12.3%	251,883
SUBURBS		55,492	188,300	208,400	10.7%	223,014
CITY		57,147	130,500	145,000	11.1%	172,751
COUNTYWIDE		112,639	165,900	183,600	10.7%	197,513

\*Excludes added improvement from 2014 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\***

**2013 Assessment Payable 2014 to 2014 Assessment Payable 2015**

*Sorted by St. Paul Planning District or City*

JURISDICTION	#	# Parcels	2013 p 2014 Median Value	2014 p 2015 Median Value	% Change	2014 Average Value
SUNRAY-BATTLECREEK	1	147	92,200	86,900	-5.7%	103,280
GREATER EAST SIDE	2	77	114,900	117,300	2.1%	129,713
WEST SIDE	3	100	129,100	104,900	-18.7%	117,461
DAYTON'S BLUFF	4	39	144,700	165,500	14.4%	154,356
PAYNE-PHALEN	5	55	132,700	129,200	-2.6%	140,087
NORTH END	6	123	114,000	121,700	6.8%	129,756
THOMAS DALE	7	20	102,400	144,400	41.0%	124,990
SUMMIT-UNIVERSITY	8	172	165,400	150,000	-9.3%	205,061
WEST SEVENTH	9	92	180,400	183,300	1.6%	239,914
COMO	10	8	115,300	139,400	20.9%	135,763
HAMLIN-MIDWAY	11					
ST ANTHONY PARK	12	79	112,200	129,300	15.2%	131,723
MERRIAM	13	4	96,400	96,400	0.0%	97,400
MACALESTER-GROVELAND	14	28	259,300	263,400	1.6%	241,696
HIGHLAND	15	60	194,000	208,450	7.4%	241,698
SUMMIT HILL	16	25	340,500	355,600	4.4%	310,588
DOWNTOWN	17	9	400,000	397,000	-0.8%	421,833
AIRPORT	20					
ARDEN HILLS	25	349	115,400	132,000	14.4%	142,822
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	15	421,100	407,700	-3.2%	323,947
GEM LAKE	37					
LAUDERDALE	47	42	190,000	193,600	1.9%	196,217
LITTLE CANADA	53	308	170,100	211,250	24.2%	191,968
MAPLEWOOD	57	998	133,250	143,950	8.0%	159,316
MOUNDS VIEW	59	38	188,200	196,700	4.5%	183,000
NEW BRIGHTON	63	440	128,850	151,400	17.5%	162,786
NORTH OAKS	67	153	489,500	548,400	12.0%	545,701
NORTH ST. PAUL	69	111	113,800	124,600	9.5%	150,201
ROSEVILLE	79	672	153,400	173,200	12.9%	205,579
ST. ANTHONY	81	148	127,400	152,000	19.3%	156,697
SHOREVIEW	83	1,824	122,100	139,100	13.9%	167,186
SPRING LAKE PARK	85	35	123,500	141,300	14.4%	145,137
VADNAIS HEIGHTS	89	735	120,700	140,600	16.5%	173,345
WHITE BEAR LAKE	93	687	147,200	172,100	16.9%	192,316
WHITE BEAR TOWN	97	637	207,600	253,100	21.9%	253,892
SUBURBS		7,170	136,300	139,300	2.2%	166,984
CITY		1,038	134,150	133,400	-0.6%	156,010
COUNTYWIDE		8,208	135,900	138,800	2.1%	165,597

\*Excludes added improvement from 2014 values, leased public property, exempt property, and vacant land.

**MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY\***

**2013 Assessment Payable 2014 to 2014 Assessment Payable 2015**

*Sorted by St. Paul Planning District or City*

JURISDICTION	#	# Parcels	2013 p 2014 Median Value	2014 p 2015 Median Value	% Change	2014 Average Value
SUNRAY-BATTLECREEK	1	116	71,150	71,050	-0.1%	71,336
GREATER EAST SIDE	2	158	109,700	109,900	0.2%	113,592
WEST SIDE	3	86	89,200	98,400	10.3%	107,322
DAYTON'S BLUFF	4	113	56,700	56,700	0.0%	64,241
PAYNE-PHALEN	5	43	57,000	71,200	24.9%	67,321
NORTH END	6	184	60,600	69,700	15.0%	76,884
THOMAS DALE	7	208	51,000	51,000	0.0%	68,829
SUMMIT-UNIVERSITY	8	1,169	155,600	162,800	4.6%	182,445
WEST SEVENTH	9	462	195,300	208,200	6.6%	242,208
COMO	10	126	93,800	91,000	-3.0%	107,421
HAMLIN-MIDWAY	11	12	80,950	80,950	0.0%	81,692
ST ANTHONY PARK	12	362	179,800	171,700	-4.5%	173,853
MERRIAM	13	119	125,350	112,900	-9.9%	147,613
MACALESTER-GROVELAND	14	298	47,800	42,600	-10.9%	82,906
HIGHLAND	15	535	123,200	135,400	9.9%	151,510
SUMMIT HILL	16	473	175,700	189,800	8.0%	223,939
DOWNTOWN	17	1,866	114,300	123,900	8.4%	146,205
AIRPORT	20					
ARDEN HILLS	25	72	55,900	54,800	-2.0%	53,785
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	131	177,500	192,300	8.3%	202,815
GEM LAKE	37					
LAUDERDALE	47	104	102,400	89,100	-13.0%	81,701
LITTLE CANADA	53	611	46,200	54,300	17.5%	55,524
MAPLEWOOD	57	1,283	103,200	110,600	7.2%	114,692
MOUNDS VIEW	59	259	103,500	107,400	3.8%	116,463
NEW BRIGHTON	63	673	114,100	116,400	2.0%	118,218
NORTH OAKS	67	19	327,700	327,700	0.0%	324,947
NORTH ST. PAUL	69	77	86,400	88,100	2.0%	95,358
ROSEVILLE	79	1,745	66,000	73,900	12.0%	89,682
ST. ANTHONY	81	294	97,750	97,250	-0.5%	111,393
SHOREVIEW	83	973	84,300	90,200	7.0%	107,731
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	700	70,500	80,600	14.3%	87,484
WHITE BEAR LAKE	93	514	100,700	110,900	10.1%	133,055
WHITE BEAR TOWN	97	306	73,400	85,100	15.9%	99,011
SUBURBS		7,761	85,700	91,900	7.2%	95,936
CITY		6,330	124,500	132,600	6.5%	144,706
COUNTYWIDE		14,091	95,550	100,600	5.3%	117,845

*\*Excludes added improvement from 2014 values, leased public property, exempt property, and vacant land.*

**RESIDENTIAL SALES BETWEEN 10/1/12 AND 9/30/13**

**By District / City**

<b>Jurisdiction</b>	<b>#</b>	<b>Sale Count</b>	<b>Median Price</b>	<b>Average Price</b>	<b>Standard Deviation</b>	<b>Minimum Price</b>	<b>Maximum Price</b>
SUNRAY-BATTLECREEK	1	178	143,107	151,085	57,407	53,000	397,400
GREATER EAST SIDE	2	260	130,719	127,285	29,376	30,000	217,000
WEST SIDE	3	122	143,920	147,912	56,538	49,000	498,150
DAYTON'S BLUFF	4	120	119,150	119,800	41,718	44,000	299,000
PAYNE-PHALEN	5	178	125,615	126,490	40,198	40,000	321,500
NORTH END	6	169	111,550	117,146	53,129	30,400	417,100
THOMAS DALE	7	57	105,000	108,452	39,722	40,000	255,000
SUMMIT-UNIVERSITY	8	155	225,000	257,310	143,314	48,000	945,000
WEST SEVENTH	9	107	159,000	186,915	102,428	59,289	570,000
COMO	10	157	195,030	202,599	61,406	67,803	500,000
HAMLIN-MIDWAY	11	86	155,585	161,597	37,382	88,250	279,500
ST ANTHONY	12	51	261,803	300,954	134,051	128,000	637,000
MERRIAM	13	133	274,900	312,394	168,776	69,000	1,500,000
MACALESTER-GROVELAND	14	265	275,001	292,776	155,240	29,000	1,600,000
HIGHLAND	15	287	261,900	295,507	144,494	59,900	925,000
SUMMIT HILL	16	79	335,000	366,404	186,703	94,810	1,050,000
DOWNTOWN	17	98	180,000	205,047	130,537	45,100	650,500
ARDEN HILLS	25	103	365,000	343,638	133,552	45,000	660,000
FALCON HEIGHTS	33	37	250,745	267,896	66,909	162,000	409,000
GEM LAKE	37	3	455,500	434,904	74,511	352,261	496,950
LAUDERDALE	47	25	181,390	186,409	70,858	70,400	363,750
LITTLE CANADA	53	88	211,230	217,775	140,045	45,000	759,500
MAPLEWOOD	57	351	179,450	198,626	75,177	40,000	520,000
MOUNDS VIEW	59	90	169,875	175,799	43,516	82,500	296,000
NEW BRIGHTON	63	199	185,000	204,620	92,316	70,000	884,000
NORTH OAKS	67	89	557,000	594,400	233,031	250,000	1,795,000
NORTH ST. PAUL	69	122	161,525	168,408	50,373	69,900	331,800
ROSEVILLE	79	364	205,335	229,304	117,527	29,879	728,000
ST. ANTHONY	81	24	151,250	168,516	64,581	70,500	344,900
SHOREVIEW	83	340	223,875	233,908	102,489	50,000	637,500
SPRING LAKE	85	3	140,243	144,081	16,342	130,000	162,000
VADNAIS	89	126	197,500	214,799	105,631	49,000	730,000
WHITE BEAR	93	268	183,000	201,615	78,587	66,000	660,000
WHITE BEAR	97	138	250,000	269,629	125,116	75,000	938,000
SUBURBS		2,370	202,727	234,566	132,701	29,879	1,795,000
CITY		2,502	165,000	205,766	132,577	29,000	1,600,000
COUNTYWIDE		4,872	184,239	219,775	133,403	29,000	1,795,000

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

**MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY\***  
**2013 Assessment Payable 2014 to 2014 Assessment Payable 2015 Sorted by City**

JURISDICTION	#	# Parcels	2013 p 2014 Median Value	2014 p 2015 Median Value	% Change	2014 Average Value
SUNRAY-BATTLECREEK	1	29	5,144,200	6,522,800	26.8%	6,592,517
GREATER EAST SIDE	2	96	560,200	579,550	3.5%	1,322,330
WEST SIDE	3	69	258,950	256,100	-1.1%	768,854
DAYTON'S BLUFF	4	102	264,850	273,750	3.4%	620,901
PAYNE-PHALEN	5	150	287,800	279,050	-3.0%	795,667
NORTH END	6	137	682,000	660,300	-3.2%	1,164,028
THOMAS DALE	7	72	234,400	228,750	-2.4%	587,915
SUMMIT-UNIVERSITY	8	196	415,700	415,650	0.0%	935,341
WEST SEVENTH	9	64	340,200	365,100	7.3%	2,147,053
COMO	10	23	4,224,700	4,490,700	6.3%	4,990,765
HAMLIN-MIDWAY	11	82	325,400	322,100	-1.0%	533,507
ST ANTHONY PARK	12	74	528,700	565,900	7.0%	2,072,068
MERRIAM	13	235	400,200	400,400	0.0%	651,856
MACALESTER-GROVELAND	14	123	617,500	650,200	5.3%	845,182
HIGHLAND	15	145	905,850	948,900	4.8%	2,473,280
SUMMIT HILL	16	111	618,000	626,400	1.4%	889,659
DOWNTOWN	17	42	3,797,800	4,006,850	5.5%	6,197,826
AIRPORT	20					
ARDEN HILLS	25	4	3,898,100	2,611,500	-33.0%	2,536,250
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	24	603,850	624,150	3.4%	1,752,338
GEM LAKE	37					
LAUDERDALE	47	15	874,900	906,600	3.6%	1,558,813
LITTLE CANADA	53	37	275,000	302,400	10.0%	2,778,014
MAPLEWOOD	57	88	1,642,500	1,805,500	9.9%	3,156,288
MOUNDS VIEW	59	61	266,800	266,800	0.0%	1,348,525
NEW BRIGHTON	63	61	1,353,800	1,277,300	-5.7%	2,953,392
NORTH OAKS	67					
NORTH ST. PAUL	69	62	309,800	309,800	0.0%	1,017,544
ROSEVILLE	79	97	1,212,800	1,249,900	3.1%	3,158,596
ST. ANTHONY	81	23	1,058,900	1,092,300	3.2%	3,782,330
SHOREVIEW	83	14	3,415,000	4,084,900	19.6%	5,953,571
SPRING LAKE PARK	85	1	639,300	659,700	3.2%	659,700
VADNAIS HEIGHTS	89	27	1,056,000	1,084,800	2.7%	2,036,670
WHITE BEAR LAKE	93	49	2,121,000	2,266,200	6.8%	3,681,810
WHITE BEAR TWP	97	1	4,996,100	5,328,000	6.6%	5,328,000
SUBURBS		564	941,600	983,400	4.4%	2,659,116
CITY OF ST PAUL		1,750	510,300	517,950	1.5%	1,350,342
COUNTYWIDE		2,314	572,050	589,100	3.0%	1,669,334

\*Excludes added improvement in 2014 values, and leased public property and vacant land..

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

2013 Assessment Payable 2014 to 2014 Assessment Payable 2015, Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2013 p 2014 Median Value	2014 p 2015 Median Value	% Change
4 TO 9 UNITS	401	824	275,400	275,200	-0.1%
10 TO 19 UNITS	402	471	636,300	668,800	5.1%
20 TO 49 UNITS	403	255	1,421,000	1,497,900	5.4%
50 TO 99 UNITS	404	72	4,163,350	4,153,000	-0.2%
100 PLUS UNITS	408	104	8,079,400	8,287,150	2.6%
VACANT LAND	405	170	47,000	44,950	-4.4%
APT MISC. IMPROV	406	16	109,200	94,600	-13.4%
FRATERNITY/SORORITY	407	7	402,650	386,900	-3.9%
BED AND BREAKFAST	409	1	340,600	340,600	0.0%
CITYWIDE		1,920	444,400	452,500	1.8%

\*Excludes added improvement in 2014 values, leased public property, exempt property.

## MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS\*

2013 Assessment Payable 2014 to 2014 Assessment Payable 2015, Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2013 p 2014 Median Value	2014 p 2015 Median Value	% Change
4 TO 9 UNITS	401	167	259,900	259,550	-0.1%
10 TO 19 UNITS	402	140	835,600	863,500	3.3%
20 TO 49 UNITS	403	108	1,935,800	1,999,200	3.3%
50 TO 99 UNITS	404	80	4,701,950	4,986,550	6.1%
100 PLUS UNITS	408	64	7,986,650	8,612,300	7.8%
APT MISC	406	5	66,000	66,000	0.0%
ALL SUBURBAN		564	853,100	883,400	3.6%

*\*Excludes added improvement in 2014 values, leased public property, exempt property.*

**MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY\***  
**2013Assessment Payable 2014 to 2014 Assessment Payable 2015 Sorted by City / District**

JURISDICTION	#	# Parcels	2013 p 2014 Median Value	2014 p 2015 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	68	800,550	777,350	-2.9%	18,000,000
GREATER EAST SIDE	2	103	239,400	240,900	0.6%	15,549,400
WEST SIDE	3	208	358,000	353,000	-1.4%	11,515,600
DAYTON'S BLUFF	4	148	180,000	174,850	-2.9%	20,713,500
PAYNE-PHALEN	5	305	180,250	175,900	-2.4%	22,303,500
NORTH END	6	311	252,200	247,000	-2.1%	6,402,000
THOMAS DALE	7	183	376,400	348,500	-7.4%	6,065,400
SUMMIT-UNIVERSITY	8	159	320,350	334,200	4.3%	8,035,700
WEST SEVENTH	9	235	361,050	361,300	0.1%	22,722,600
COMO	10	56	489,400	485,100	-0.9%	17,004,300
HAMLIN-MIDWAY	11	166	391,100	391,700	0.2%	18,232,200
ST ANTHONY PARK	12	247	768,200	737,200	-4.0%	16,980,500
MERRIAM	13	216	428,100	418,600	-2.2%	23,108,100
MACALESTER-GROVELAND	14	141	402,300	400,000	-0.6%	2,930,800
HIGHLAND	15	134	624,850	647,300	3.6%	47,642,000
SUMMIT HILL	16	112	588,500	587,550	-0.2%	8,565,300
DOWNTOWN	17	245	399,850	343,000	-14.2%	74,360,900
AIRPORT	20					
ARDEN HILLS	25	89	1,565,500	1,540,000	-1.6%	80,000,000
BLAINE	29	24	865,000	865,000	0.0%	4,777,800
FAIRGROUNDS	30					
FALCON HEIGHTS	33	17	600,000	600,000	0.0%	3,731,600
GEM LAKE	37	34	459,550	440,500	-4.1%	3,047,000
LAUDERDALE	47	17	666,500	619,400	-7.1%	2,774,500
LITTLE CANADA	53	230	371,500	359,700	-3.2%	21,185,700
MAPLEWOOD	57	386	744,900	759,750	2.0%	208,622,000
MOUNDS VIEW	59	84	795,750	838,450	5.4%	112,459,500
NEW BRIGHTON	63	203	669,800	692,600	3.4%	10,887,700
NORTH OAKS	67	17	2,338,500	2,326,200	-0.5%	16,240,100
NORTH ST. PAUL	69	107	378,050	375,000	-0.8%	10,887,700
ROSEVILLE	79	423	1,431,600	1,464,500	2.3%	97,224,400
ST. ANTHONY	81	41	904,500	900,700	-0.4%	13,500,000
SHOREVIEW	83	125	998,500	945,000	-5.4%	36,898,500
SPRING LAKE PARK	85	2	195,400	195,400	0.0%	230,800
VADNAIS HEIGHTS	89	184	833,700	791,500	-5.1%	16,500,000
WHITE BEAR LAKE	93	352	415,000	413,450	-0.4%	10,955,700
WHITE BEAR TWP	97	73	1,000,000	965,500	-3.5%	7,710,100
SUBURBS		2408	729,200	725,950	-0.4%	208,622,000
CITY OF ST PAUL		3037	368,350	361,200	-1.9%	74,360,900
COUNTYWIDE		5445	480,000	475,000	-1.0%	208,622,000

\*Excludes added improvement in 2014values, leased public property, exempt property, and vacant land.



**ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE**

2013 Payable 2014 Assessment VS. 2014 Payable 2015 Assessment

By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2014 Count	2013 Median Value	2014 Median Value	Change in Median Value 2013 to 2014	2014 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	15	1,051,950	1,206,500	14.69%	2,267,927
320	FOUNDRIES & HEAVY MANUFACT PLANTS	19	2,200,000	2,200,000	0.00%	5,259,763
330	MANUFACTURING AND ASSEMBLY MED					
340	MANUFACTURING & ASSEMBLY LIGHT	276	1,034,550	1,041,750	0.70%	1,583,244
350	INDUSTRIAL WAREHOUSE LIGHT					
370	SMALL -MEDIUM SHOPS					
390	GRAIN ELEVATORS					
398	INDUSTRIAL - MINIMUM IMPROVEMENT	10	390,000	578,450	48.32%	1,011,267
399	OTHER INDUSTRIAL STRUCTURES	22	450,000	283,950	-36.90%	973,936
410	MOTELS & TOURIST CABINS	17	1,879,250	1,732,400	-7.81%	2,325,341
411	HOTELS	24	4,985,900	4,679,900	-6.14%	5,925,888
412	NURSING HOMES & PRIVATE HOSPITALS	24	1,900,000	2,026,000	6.63%	2,333,183
413	ASSISTED LIVING	7	1,984,400	6,179,900	211.42%	6,377,271
415	TRAILER/ MOBILE HOME PARK	25	2,426,000	2,383,500	-1.75%	3,051,040
419	OTHER COMMERCIAL HOUSING	3	474,300	458,000	-3.44%	484,033
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	514	300,500	300,000	-0.17%	366,132
421	SUPERMARKETS	30	2,551,600	2,435,400	-4.55%	3,446,793
422	DISCOUNT STORES & JR DEPT STORES	15	10,900,000	10,887,700	-0.11%	11,317,193
423	MEDIUM DETACHED RETAIL	86	1,900,700	1,955,400	2.88%	1,952,837
424	FULL LINE DEPARTMENT STORES	10	8,713,700	8,608,950	-1.20%	7,766,790
425	NEIGHBORHOOD SHOPPING CENTER	78	2,665,000	2,588,950	-2.85%	3,240,304
426	COMMUNITY SHOPPING CENTER	23	8,918,000	8,812,300	-1.19%	11,795,004
427	REGIONAL SHOPPING CENTER	4	60,625,600	58,250,000	-3.92%	60,878,025
428	VETERINARY CLINIC	27	450,100	467,000	3.75%	531,289
429	MIXED RESIDENTIAL/COMMERCIAL	608	262,300	256,600	-2.17%	355,610
430	RESTAURANT, CAFETERIA, AND/OR BAR	204	392,200	393,050	0.22%	688,553
431	SMALL STRIP CENTER	81	837,300	824,300	-1.55%	987,821
432	CONVENIENCE STORE	131	542,400	512,500	-5.51%	622,626
433	MIXED RETAIL /COMMERCIAL	41	713,800	721,200	1.04%	1,291,429
434	RETAIL CONDO	3	180,000	180,000	0.00%	371,933
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	130	650,650	645,250	-0.83%	670,068
437	DAYCARE CENTERS	36	748,900	734,750	-1.89%	795,394
441	FUNERAL HOMES	28	691,300	683,750	-1.09%	838,182
442	MEDICAL CLINICS & OFFICES	105	431,850	454,900	5.34%	836,424
443	MEDICAL OFFICE	47	3,000,000	2,904,200	-3.19%	4,552,126
444	FULL SERVICE BANKS	79	1,293,500	1,250,000	-3.36%	1,591,370
446	CORPORATE CAMPUS	6	45,500,000	46,750,000	2.75%	71,215,250
447	OFFICE BUILDINGS (1-2 STORIES)	484	480,800	479,950	-0.18%	1,141,043
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	109	3,765,100	3,848,900	2.23%	7,308,157
450	CONDOMINIUM OFFICE UNITS	455	192,400	191,500	-0.47%	251,301
451	GAS STATION	29	348,200	406,700	16.80%	460,686
452	AUTOMOTIVE SERVICE STATION	319	367,300	365,800	-0.41%	592,512
453	CAR WASHES	20	314,750	345,550	9.79%	465,205
454	AUTO CAR SALES & SERVICE	69	787,500	700,000	-11.11%	1,495,064
455	COMMERCIAL GARAGES		460,800		-100.00%	
456	PARKING GARAGE STRUCTURE & LOTS	9	230,000	230,000	0.00%	458,378
457	PARKING RAMP	55	12,000	12,000	0.00%	785,551
458	COMMERCIAL CONDO OUTLOT					
460	THEATERS	5	750,000	750,000	0.00%	2,840,640
463	GOLF COURSES	23	539,300	454,900	-15.65%	3,271,400
464	BOWLING ALLEYS	6	1,073,300	1,177,750	9.73%	1,876,583
465	LODGE HALLS & AMUSEMENT PARKS	27	402,700	400,000	-0.67%	463,459
470	FITNESS CENTER	2	4,934,150	4,891,850	-0.86%	4,891,850
479	FLEX INDUSTRIAL BUILDINGS	210	2,282,650	2,250,000	-1.43%	2,830,304
480	COMMERCIAL WAREHOUSES	651	622,500	600,000	-3.61%	1,231,755
481	MINI WAREHOUSE	25	2,255,700	2,215,700	-1.77%	2,267,992
482	COMMERCIAL TRUCK TERMINALS	16	2,345,700	2,417,100	3.04%	3,005,031
483	CONDO WAREHOUSE	39	287,000	287,000	0.00%	337,110
485	RESEARCH & DEVELOPMENT FACILITY	7	6,868,450	9,372,500	36.46%	9,833,514
490	MARINE SERVICE FACILITY					
496	MARINA (SMALL BOAT)					
498	COMMERCIAL MINIMUM IMPROVEMENT	53	412,000	400,000	-2.91%	765,508
499	OTHER COMMERCIAL STRUCTURES	99	341,600	341,600	0.00%	816,082
<b>ALL SUBURBS</b>		<b>2,405</b>	<b>714,750</b>	<b>725,000</b>	<b>1.4%</b>	<b>1,858,074</b>
<b>ALL CITY</b>		<b>3,037</b>	<b>375,000</b>	<b>361,200</b>	<b>-3.7%</b>	<b>1,055,012</b>
<b>ALL COUNTYWIDE</b>		<b>5,442</b>	<b>476,800</b>	<b>475,000</b>	<b>-0.4%</b>	<b>1,409,912</b>

\* 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**  
**2013 Payable 2014 Assessment VS. 2014 Payable 2015 Assessment**

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

LUC	Property Use - Land use	2014 Count	2013 Median Value	2014 Median Value	Change in Median Value 2013 to 2014	2014 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	10	779,700	818,500	4.98%	1,886,330
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,700,000	1,649,000	-3.00%	5,383,847
330						
340	MANUFACTURING & ASSEMBLY LIGHT	129	723,700	706,200	-2.42%	1,287,033
350						
370						
390	GRAIN ELEVATORS					
398	INDUSTRIAL MINIMUM IMPROVEMENT	10	372,500	377,700	1.40%	953,860
399	OTHER INDUSTRIAL STRUCTURES	14	446,400	208,050	-53.39%	479,350
410	MOTELS & TOURIST CABINS	6	936,400	1,392,450	48.70%	1,736,117
411	HOTELS	8	6,082,050	7,662,850	25.99%	8,830,763
412	NURSING HOMES & PRIVATE HOSPITALS	16	938,450	1,020,400	8.73%	1,609,431
413	ASSISTED LIVING	2	791,050	5,997,500	658.17%	5,997,500
419	OTHER COMMERCIAL HOUSING	3	458,000	458,000	0.00%	484,033
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	391	281,450	280,500	-0.34%	342,399
421	SUPERMARKETS	18	2,155,700	2,121,100	-1.61%	2,312,256
422	DISCOUNT STORES & JR DEPT STORES	5	10,574,700	10,485,100	-0.85%	10,671,280
423	MEDIUM DETACHED RETAIL	34	1,156,800	1,217,500	5.25%	1,511,797
424	FULL LINE DEPARTMENT STORES	2	8,789,900	9,962,500	13.34%	9,962,500
425	NEIGHBORHOOD SHOPPING CENTER	23	2,073,800	2,025,000	-2.35%	3,054,326
426	COMMUNITY SHOPPING CENTER	9	8,720,600	8,035,700	-7.85%	9,914,422
428	VETERINARY CLINIC	12	377,500	428,250	13.44%	419,150
429	MIXED RESID/COMMERCIAL	532	251,900	244,700	-2.86%	341,563
430	RESTAURANT, CAFETERIA, AND/OR BAR	125	299,400	304,000	1.54%	473,971
431	SMALL STRIP CENTER	29	947,200	940,300	-0.73%	1,067,214
432	CONVENIENCE STORE	67	485,700	451,300	-7.08%	548,493
433	MIXED RETAIL /COMMERCIAL	26	620,600	622,950	0.38%	1,276,504
434	RETAIL CONDO	3	180,000	180,000	0.00%	371,933
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	60	590,000	583,850	-1.04%	608,467
437	DAYCARE CENTERS	15	548,300	511,300	-6.75%	577,813
441	FUNERAL HOMES	17	645,300	645,300	0.00%	756,976
442	MEDICAL CLINICS & OFFICES	67	356,400	367,100	3.00%	878,281
443	MEDICAL OFFICE	19	3,500,000	3,500,000	0.00%	6,641,137
444	FULL SERVICE BANKS	33	1,293,500	1,293,500	0.00%	1,729,470
447	OFFICE BUILDINGS (1-2 STORIES)	268	383,100	373,650	-2.47%	801,558
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	71	3,244,800	3,676,700	13.31%	8,436,170
450	CONDOMINIUM OFFICE UNITS	141	203,000	213,100	4.98%	378,670
451	GAS STATION	15	414,500	450,000	8.56%	429,280
452	AUTOMOTIVE SERVICE STATION	189	299,100	298,200	-0.30%	420,917
453	CAR WASHES	9	381,500	381,500	0.00%	414,356
454	AUTO CAR SALES & SERVICE	26	247,600	239,850	-3.13%	278,385
455	COMMERCIAL GARAGES		55,000		-100.00%	
456	PARKING GARAGE STRUCTURE & LOTS	9	230,000	230,000	0.00%	458,378
457	PARKING RAMP	55	12,000	12,000	0.00%	785,551
460	THEATERS	2	625,000	625,000	0.00%	625,000
463	GOLF COURSES	13	270,100	335,700	24.29%	2,513,108
464	BOWLING ALLEYS	1	1,286,000	1,282,200	-0.30%	1,282,200
465	LODGE HALLS & AMUSEMENT PARKS	13	261,300	255,800	-2.10%	419,577
470	FITNESS CENTER	2	4,934,150	4,891,850	-0.86%	4,891,850
479	FLEX INDUSTRIAL BUILDINGS	40	2,458,000	2,476,450	0.75%	3,514,458
480	COMMERCIAL WAREHOUSES	381	524,350	506,100	-3.48%	1,056,935
481	MINI WAREHOUSE	11	1,763,700	1,763,700	0.00%	2,119,145
482	COMMERCIAL TRUCK TERMINALS	5	977,900	977,900	0.00%	1,273,740
483	CONDO WAREHOUSE	11	387,000	387,000	0.00%	470,409
485	RESEARCH & DEVELOPMENT FACILITY	1	5,836,000	9,372,500	60.60%	9,372,500
498	COMMERCIAL MINIMUM IMPROVEMENT	19	350,000	316,000	-9.71%	612,268
499	OTHER COMMERCIAL STRUCTURES	55	182,300	150,000	-17.72%	604,715
<b>ALL CITY OF SAINT PAUL COMMERCIAL</b>		<b>3,037</b>	<b>375,000</b>	<b>361,200</b>	<b>-3.7%</b>	<b>1,055,142</b>

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

\* Excludes Vacant Commercial and Industrial Land Parcels

**SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE**  
**2013 Payable 2014 Assessment VS. 2014 Payable 2015 Assessment**  
 By Land Use Code (LUC) -SUBURBAN ONLY

LUC	Property Use - Land Use	2014 Count	2013 Median Value	2014 Median Value	Change in Median Value 2013 to 2014	2014 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	5	3,288,200	2,795,800	-14.97%	3,031,120
320	FOUNDRIES & HEAVY MANUFACT PLANTS	4	3,258,850	3,188,650	-2.15%	4,794,450
340	MANUFACTURING & ASSEMBLY LIGHT	147	1,231,750	1,220,300	-0.93%	1,843,146
350	INDUSTRIAL WAREHOUSE LIGHT					
370	SMALL MEDIUM SHOPS					
398	INDUSTRIAL MEDIUM IMPROVEMENTS	2	1,218,200	1,298,300	6.58%	1,298,300
399	OTHER INDUSTRIAL STRUCTURES	8	625,000	464,650	-25.66%	1,839,463
410	MOTELS & TOURIST CABINS	11	2,434,500	1,732,400	-28.84%	2,646,736
411	HOTELS	16	3,990,800	4,018,000	0.68%	4,473,450
412	NURSING HOMES & PRIVATE HOSPITALS	8	3,291,800	3,654,550	11.02%	3,780,688
413	ASSISTED LIVING	5	4,474,350	6,179,900	38.12%	6,529,180
415	TRAILER/ MOBILE HOME PARK	25	2,426,000	2,383,500	-1.75%	3,051,040
419	OTHER COMMERCIAL HOUSING		2,670,000		-100.00%	
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	123	360,200	360,300	0.03%	443,564
421	SUPERMARKETS	12	6,840,000	5,557,250	-18.75%	5,148,600
422	DISCOUNT STORES & JR DEPT STORES	10	10,939,900	10,921,700	-0.17%	11,640,150
423	MEDIUM DETACHED RETAIL	52	2,110,100	2,082,300	-1.32%	2,241,210
424	FULL LINE DEPARTMENT STORES	8	8,489,350	8,453,950	-0.42%	7,217,863
425	NEIGHBORHOOD SHOPPING CENTER	55	2,876,800	2,665,000	-7.36%	3,339,895
426	COMMUNITY SHOPPING CENTER	14	12,678,100	12,340,050	-2.67%	13,003,950
427	REGIONAL SHOPPING CENTER	4	60,625,600	58,250,000	-3.92%	60,878,025
428	VETERINARY CLINIC	15	581,000	574,800	-1.07%	621,000
429	MIXED RESID/COMMERCIAL	76	339,500	319,650	-5.85%	456,317
430	RESTAURANT, CAFETERIA, AND/OR BAR	79	876,000	897,000	2.40%	1,028,081
431	SMALL STRIP CENTER	52	745,800	789,200	5.82%	943,544
432	CONVENIENCE STORE	64	621,300	610,650	-1.71%	700,234
433	MIXED RETAIL/COMMERCIAL	15	912,100	938,100	2.85%	1,317,300
434	RETAIL CONDO					
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	70	747,900	741,700	-0.83%	722,869
437	DAYCARE CENTERS	21	850,500	841,500	-1.06%	950,810
441	FUNERAL HOMES	11	792,000	792,000	0.00%	963,682
442	MEDICAL CLINICS & OFFICES	38	464,400	480,050	3.37%	762,624
443	MEDICAL OFFICE	28	2,900,000	2,764,900	-4.66%	3,134,582
444	FULL SERVICE BANKS	46	1,276,700	1,243,300	-2.62%	1,492,298
446	CORPORATE CAMPUS	6	45,500,000	46,750,000	2.75%	71,215,250
447	OFFICE BUILDINGS (1-2 STORIES)	216	774,300	743,750	-3.95%	1,562,189
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	38	4,769,000	4,340,350	-8.99%	5,200,553
450	CONDOMINIUM OFFICE UNITS	314	191,500	188,900	-1.36%	194,107
451	GAS STATION	14	325,900	324,400	-0.46%	494,336
452	AUTOMOTIVE SERVICE STATION	130	587,050	546,700	-6.87%	841,985
453	CAR WASHES	11	300,000	318,600	6.20%	506,809
454	AUTO CAR SALES & SERVICE	43	2,005,600	2,000,000	-0.28%	2,230,730
455	COMMERCIAL GARGAGE		711,400		-100.00%	
457	PARKING RAMP					
458	COMMERCIAL CONDO OUTLOT					
460	THEATERS	3	5,000,000	5,000,000	0.00%	4,317,733
463	GOLF COURSES	10	666,100	589,800	-11.45%	4,257,180
464	BOWLING ALLEYS	5	1,047,250	1,073,300	2.49%	1,995,460
465	LODGE HALLS & AMUSEMENT PARKS	14	537,800	537,800	0.00%	504,207
479	FLEX INDUSTRIAL BUILDINGS	170	2,252,400	2,187,750	-2.87%	2,669,326
480	COMMERCIAL WAREHOUSES	270	807,700	797,200	-1.30%	1,478,444
481	MINI WAREHOUSE	14	2,308,850	2,281,250	-1.20%	2,384,943
482	COMMERCIAL TRUCK TERMINALS	11	2,649,700	3,200,000	20.77%	3,791,982
483	CONDO WAREHOUSE	28	233,050	231,500	-0.67%	284,743
485	RESEARCH & DEVELOPMENT FACILITY	6	9,368,450	9,044,100	-3.46%	9,910,350
490	MARINE SERVICE FACILITY					
496	MARINA (SMALL BOAT)					
498		34	472,550	438,850	-7.13%	851,141
499	OTHER COMMERCIAL STRUCTURES	44	484,050	503,950	4.11%	1,080,291
<b>ALL SUBURBAN COMMERCIAL</b>		<b>2,405</b>	<b>729,200</b>	<b>725,000</b>	<b>-0.6%</b>	<b>1,858,074</b>

\* 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**  
**2013 PAYABLE 2014 VS 2014 PAYABLE 2015**

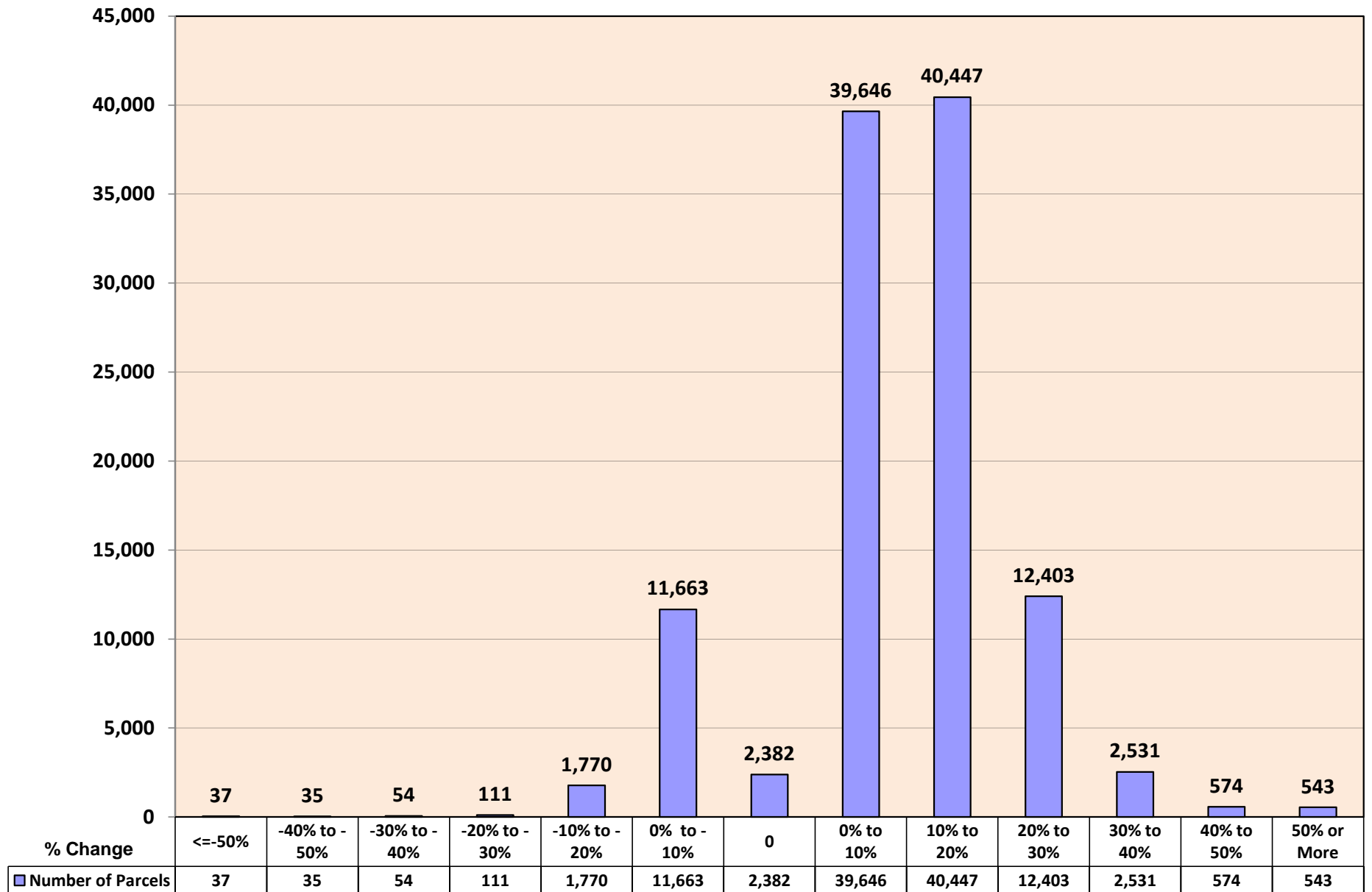
LAND USE CODE		PARCEL COUNT	TOTAL 2013 VALUE	TOTAL 2014VALUE	AGGREGATE CHANGE
300	INDUSTRIAL LAND	527	100,511,500	101,354,400	0.84%
310	FOOD & DRINK PROCESS PLANTS & STORAGE	15	35,728,600	34,018,900	-4.79%
320	FOUNDRIES & HEAVY MANUFACT PLANTS	19	88,492,700	99,935,500	12.93%
340	MANUFACTURING & ASSEMBLY LIGHT	276	470,735,900	436,969,700	-7.17%
398	INDUSTRIAL MINIMUM IMPROVEMENTS	10	12,087,000	12,135,200	0.40%
399	OTHER INDUSTRIAL STRUCTURES	22	23,526,300	21,426,600	-8.92%
400	COMMERCIAL LAND	1274	305,964,900	287,784,300	-5.94%
410	MOTELS & TOURIST CABINS	17	53,894,400	39,530,800	-26.65%
411	HOTELS	24	136,659,600	142,221,300	4.07%
412	NURSING HOMES & PRIVATE HOSPITALS	24	64,125,500	55,996,400	-12.68%
413	ASSISTED LIVING	7	34,960,500	44,640,900	27.69%
415	TRAILER/ MOBILE HOME PARK	25	83,189,300	76,276,000	-8.31%
419	OTHER COMMERCIAL HOUSING	3	4,076,600	1,452,100	-64.38%
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	514	191,769,000	188,436,500	-1.74%
421	SUPERMARKETS	30	106,262,600	103,403,800	-2.69%
422	DISCOUNT STORES & JR DEPT STORES	15	192,544,800	169,757,900	-11.83%
423	MEDIUM DETACHED RETAIL	86	164,005,600	167,944,000	2.40%
424	FULL LINE DEPARTMENT STORES	10	91,143,400	77,667,900	-14.78%
425	NEIGHBORHOOD SHOPPING CENTER	78	265,035,900	252,743,700	-4.64%
426	COMMUNITY SHOPPING CENTER	23	278,636,800	271,285,100	-2.64%
427	REGIONAL SHOPPING CENTER	4	248,263,300	243,512,100	-1.91%
428	VETERINARY CLINIC	27	13,854,700	14,344,800	3.54%
429	MIXED RESID/COMMERCIAL	608	222,997,300	216,210,600	-3.04%
430	RESTAURANT, CAFETERIA, AND/OR BAR	204	143,592,000	140,464,800	-2.18%
431	SMALL STRIP CENTER	81	80,410,900	80,013,500	-0.49%
432	CONVENIENCE STORE	131	85,830,500	81,564,000	-4.97%
433	MIXED RETAIL/COMMERCIAL	41	37,642,400	52,948,600	40.66%
434	RETAIL CONDO	3	1,120,000	1,115,800	-0.38%
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	130	90,576,800	87,108,800	-3.83%
437	DAYCARE CENTERS	36	28,176,700	28,634,200	1.62%
441	FUNERAL HOMES	28	23,749,400	23,469,100	-1.18%
442	MEDICAL CLINICS & OFFICES	105	70,936,700	87,824,500	23.81%
443	MEDICAL OFFICE	47	222,631,300	213,949,900	-3.90%
444	FULL SERVICE BANKS	79	126,341,600	125,718,200	-0.49%
446	CORPORATE CAMPUS	5	422,830,700	427,291,500	1.05%
447	OFFICE BUILDINGS (1-2 ST)	483	587,197,000	552,264,600	-5.95%
449	OFFICE BUILDINGS 3 + ST	109	844,260,000	796,589,100	-5.65%
450	CONDOMINIUM OFFICE UNITS	455	120,113,000	114,342,100	-4.80%
451	GAS STATION	29	14,218,300	13,359,900	-6.04%
452	AUTOMOTIVE SERVICE STATION	319	186,347,000	189,011,400	1.43%
453	CAR WASHES	20	9,077,400	9,304,100	2.50%
454	AUTO CAR SALES & SERVICE	69	102,589,600	103,159,400	0.56%
455	COMMERCIAL GARAGES		4,608,100		-100.00%
456	PARKING GARAGE/STRUCTURE	9	4,169,300	4,125,400	-1.05%
457	PARKING RAMP	55	44,514,500	43,205,300	-2.94%
458	COMMERCIAL CONDO OUTLOT				
460	THEATERS	5	14,203,200	14,203,200	0.00%
463	GOLF COURSES	23	82,914,300	75,242,200	-9.25%
464	BOWLING ALLEYS	6	6,092,500	11,259,500	84.81%
465	LODGE HALLS & AMUSEMENT PARKS	27	13,012,600	12,513,400	-3.84%
470		2		9,783,700	
479	FLEX INDUSTRIAL BUILDINGS	210	598,545,200	594,363,800	-0.70%
480	COMMERCIAL WAREHOUSES	651	829,572,100	801,872,400	-3.34%
481	MINI WAREHOUSE	25	58,210,300	56,699,800	-2.59%
482	COMMERCIAL TRUCK TERMINALS	16	41,192,900	48,080,500	16.72%
483	CONDO WAREHOUSE	39	13,408,200	13,147,300	-1.95%
485	RESEARCH & DEVELOPMENT FACILITY	7	71,736,300	68,834,600	-4.04%
498	COMMERCIAL MINIMUM IMPROVEMENT	53	42,242,100	40,571,900	-3.95%
499	OTHER COMMERCIAL STRUCTURES	99	83,812,300	80,792,100	-3.60%
		<b>7,239</b>	<b>8,294,341,400</b>	<b>8,061,877,100</b>	<b>-2.8%</b>

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

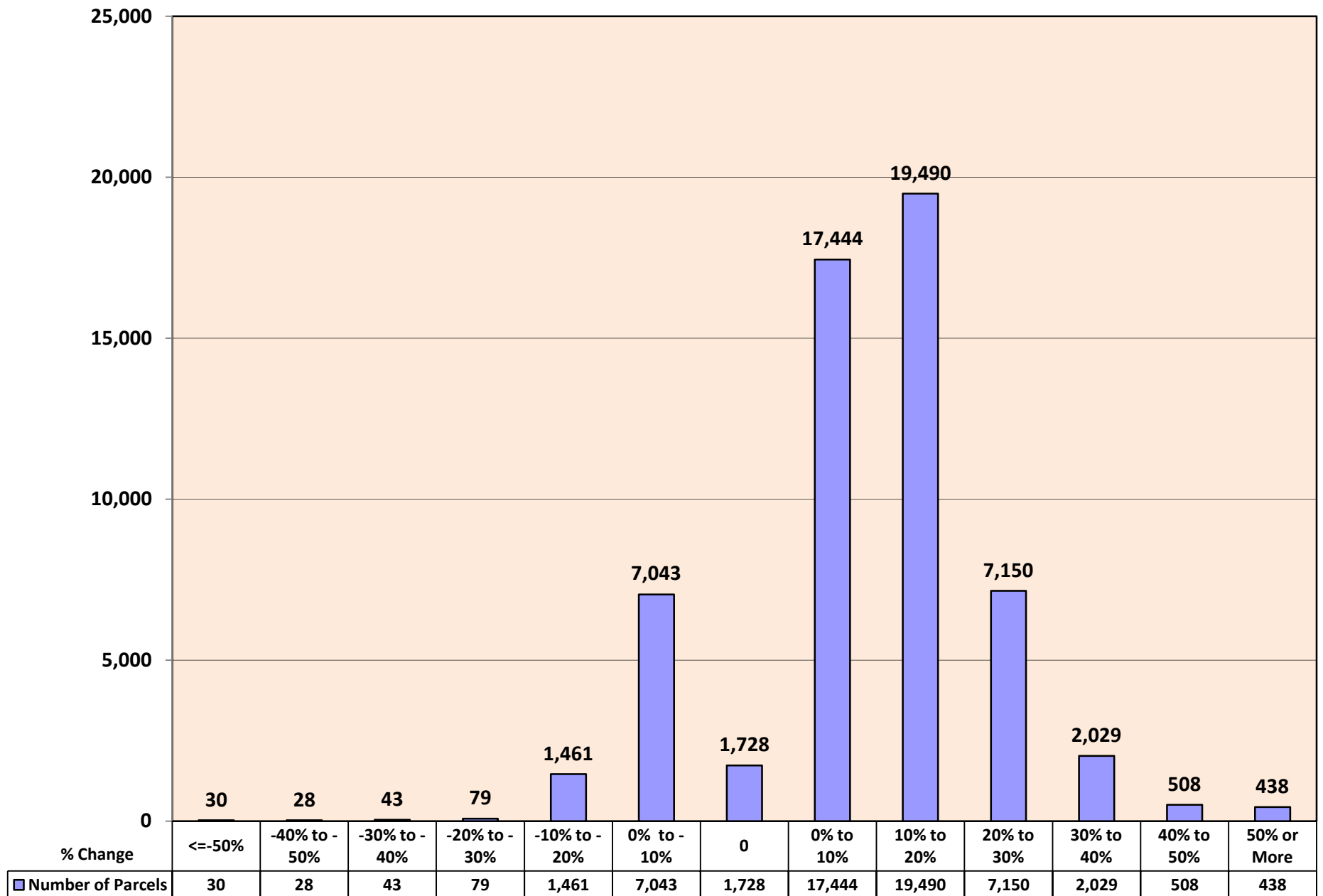
\*The 2014 values are subject to change until the conclusion of County the Board of Appeal and Equalization.

\*The 2013 values have been updated since the last report in March 2013.

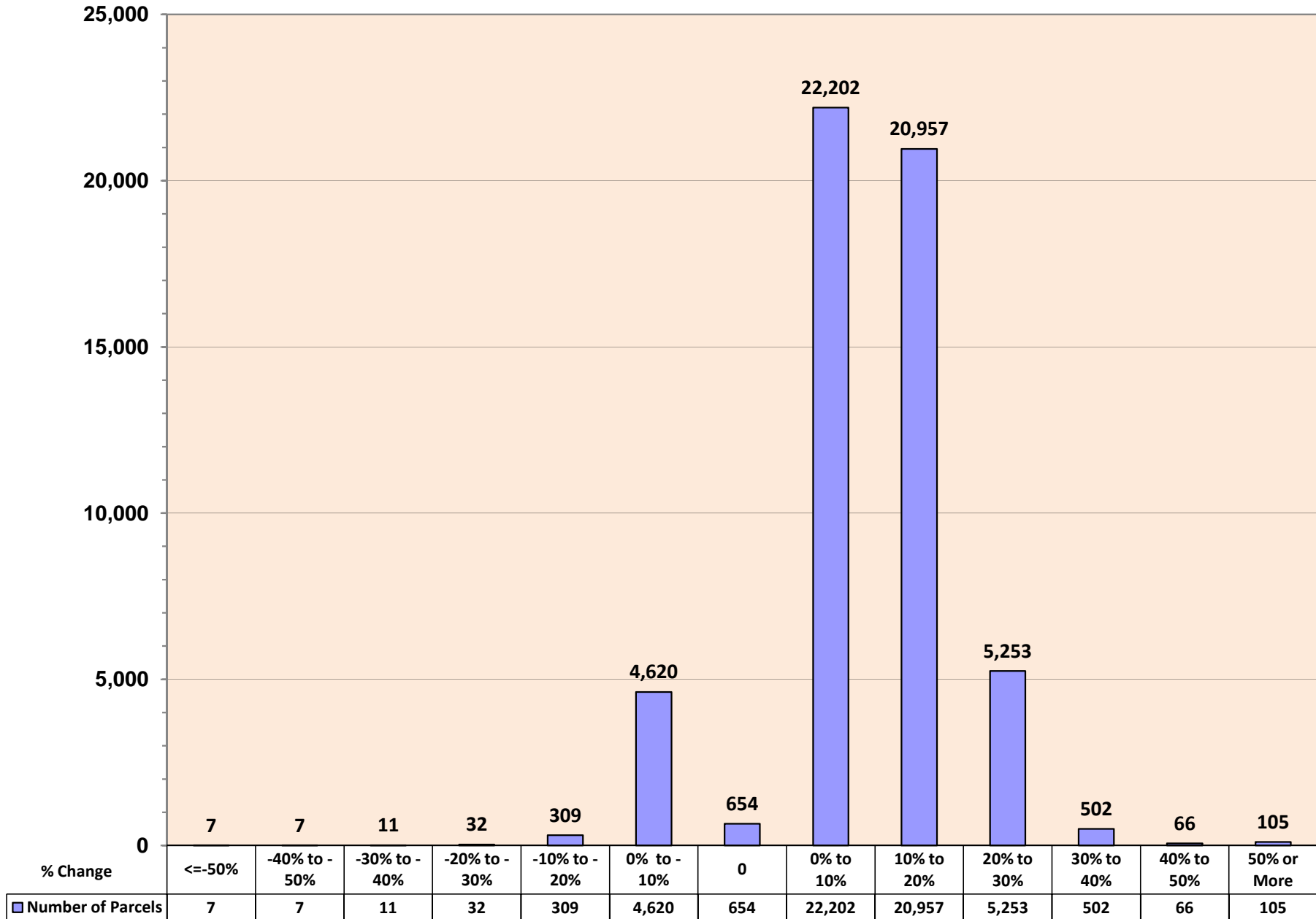
**ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2013 TO 2014  
(SINGLE FAMILY - RAMSEY COUNTY-WIDE)**



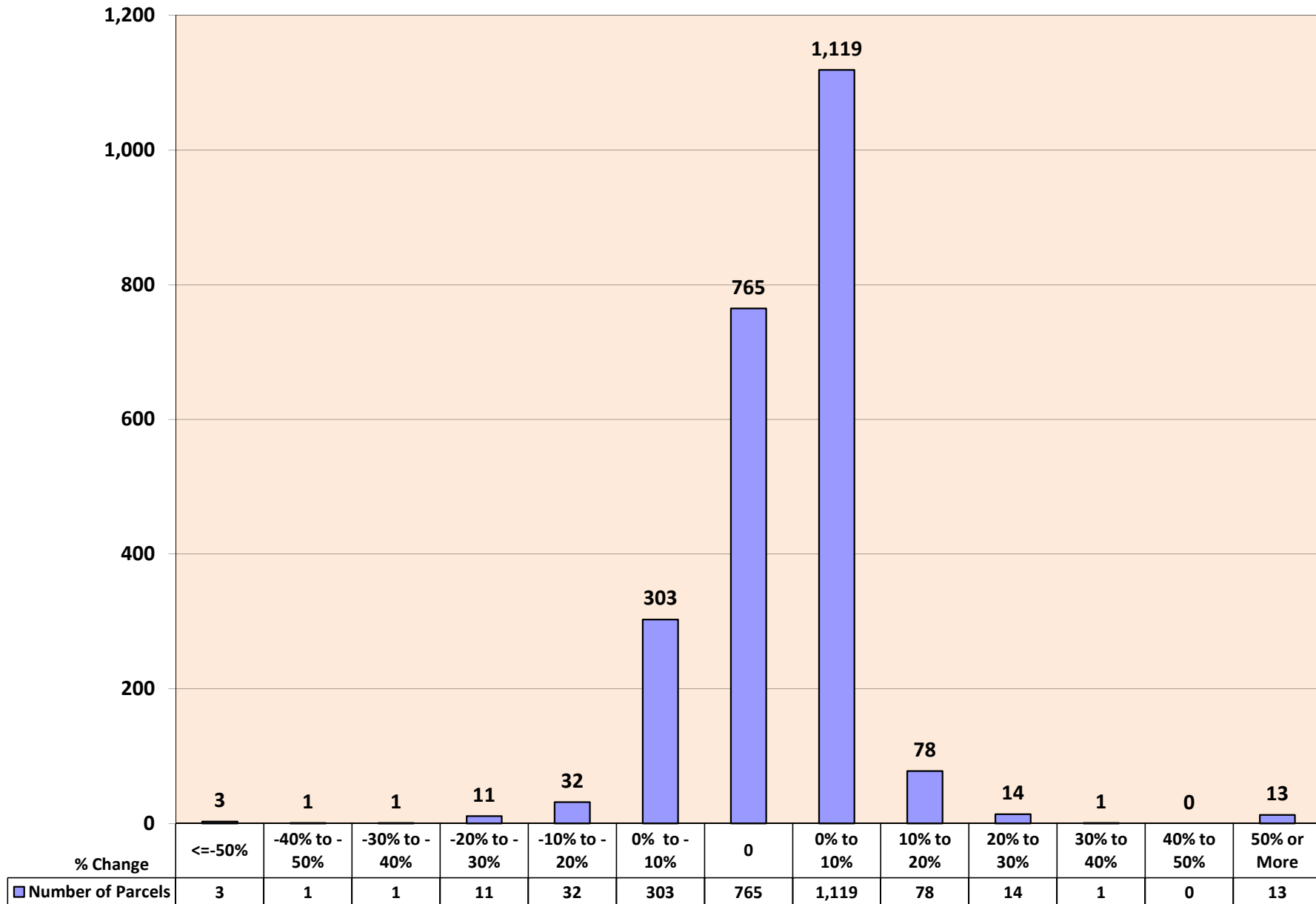
# ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2013 TO 2014 (SINGLE FAMILY - CITY OF SAINT PAUL)



**ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2013 TO 2014  
(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)**

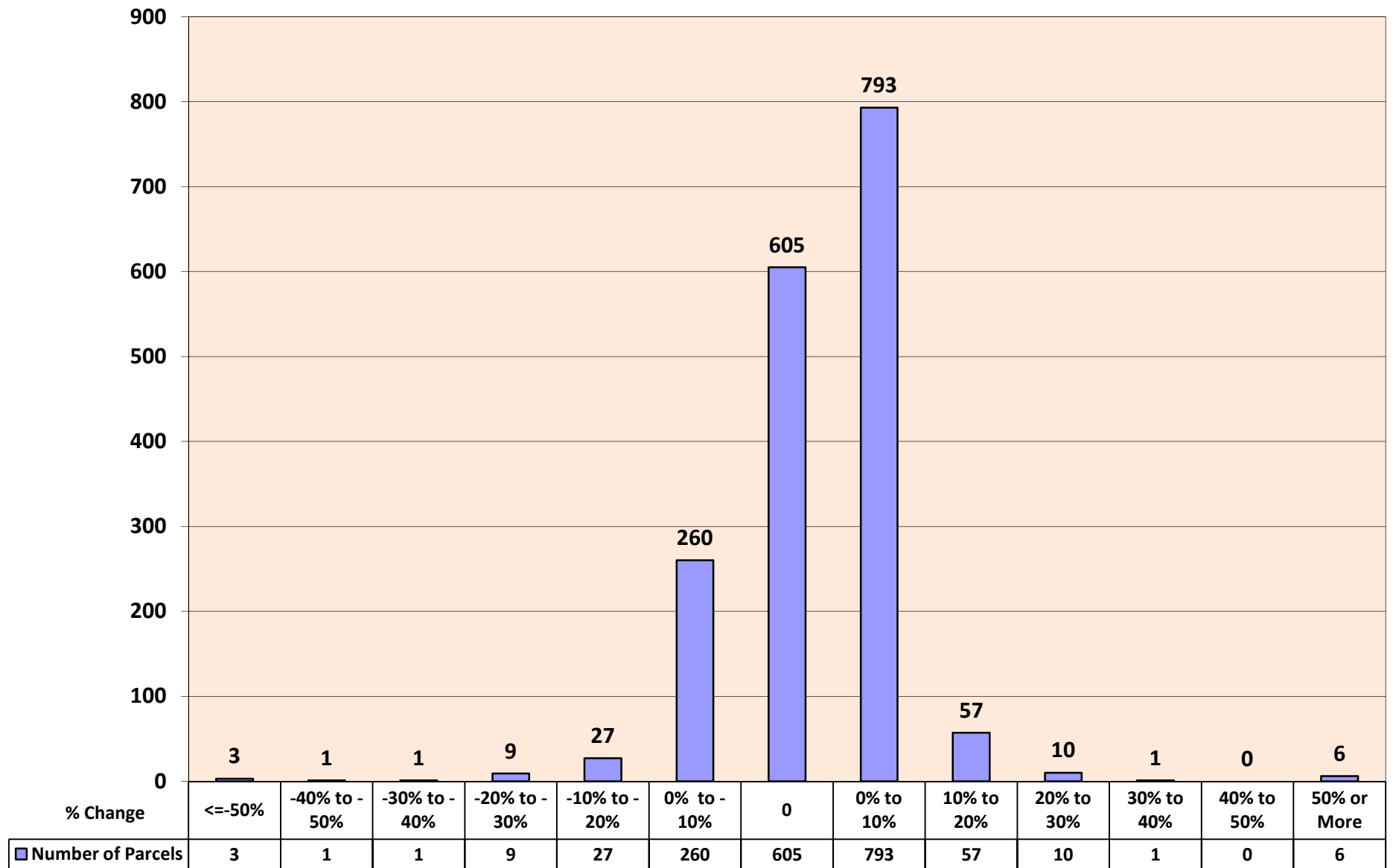


## APARTMENT GROWTH RATES 2013 TO 2014 ASSESSMENTS (RAMSEY COUNTY)

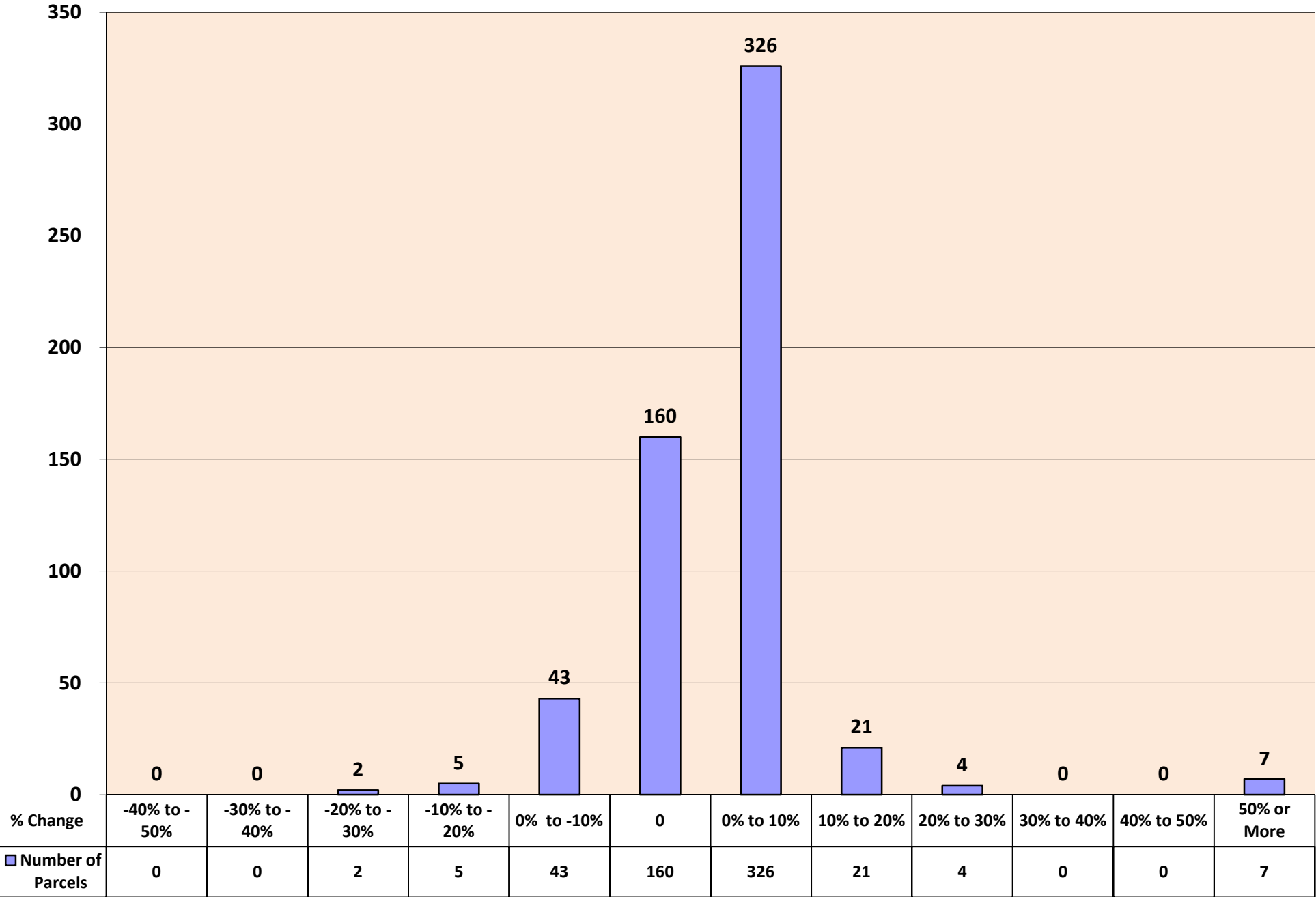




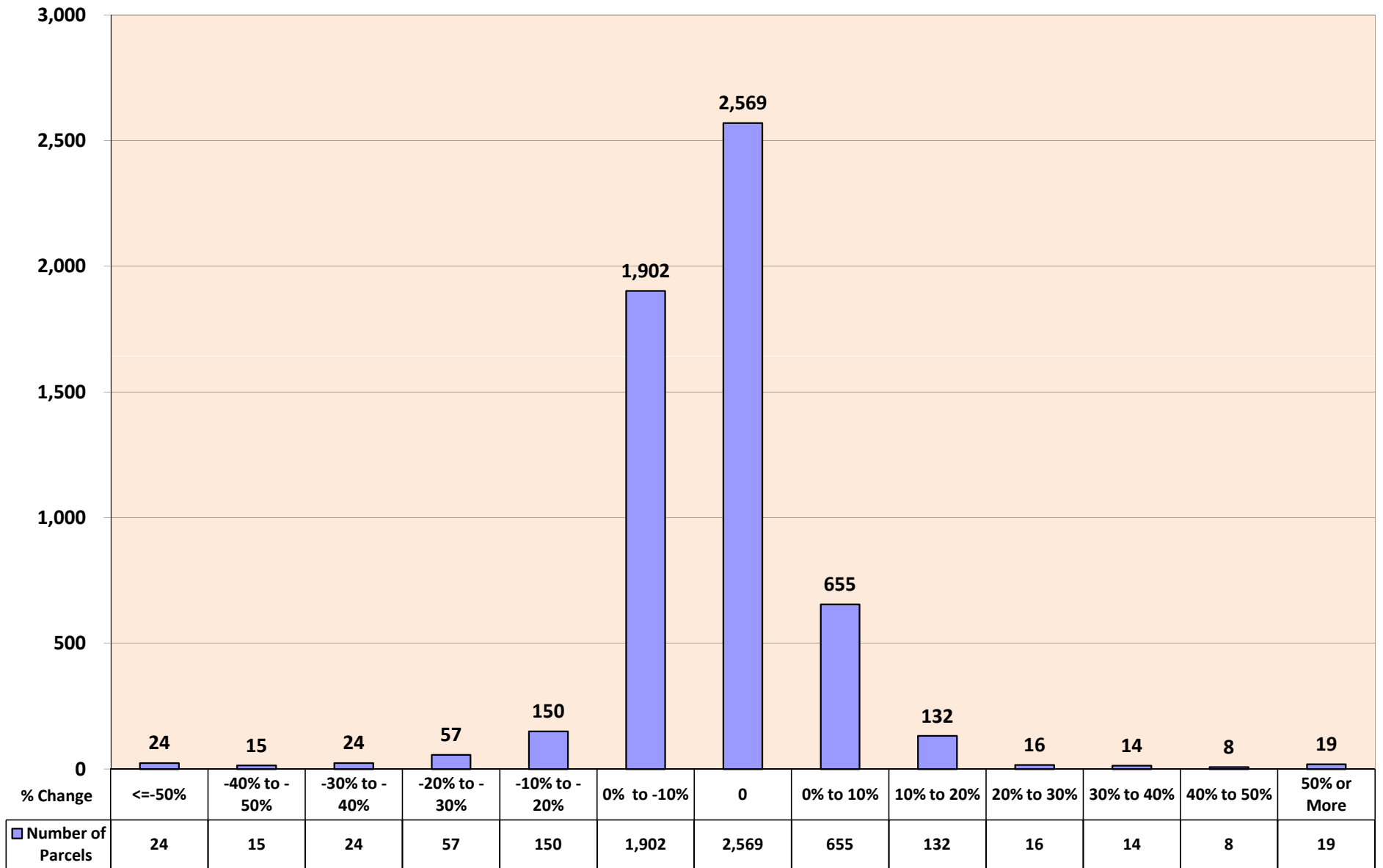
# **APARTMENT GROWTH RATES 2013 TO 2014 ASSESSMENTS (SAINT PAUL PROPERTIES ONLY)**



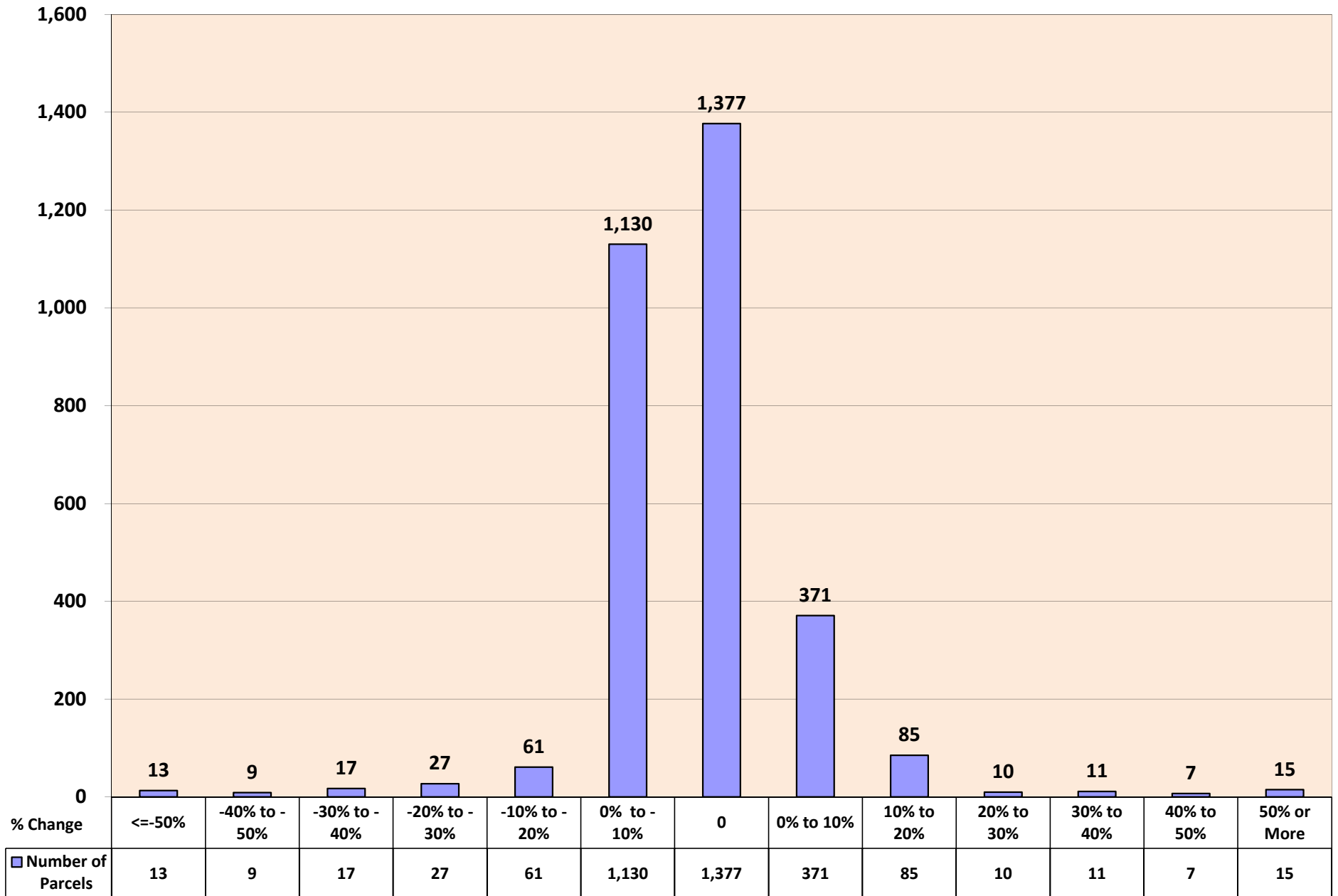
APARTMENT GROWTH RATES 2013 TO 2014 ASSESSMENTS (SUBURBAN APARTMENT ONLY)



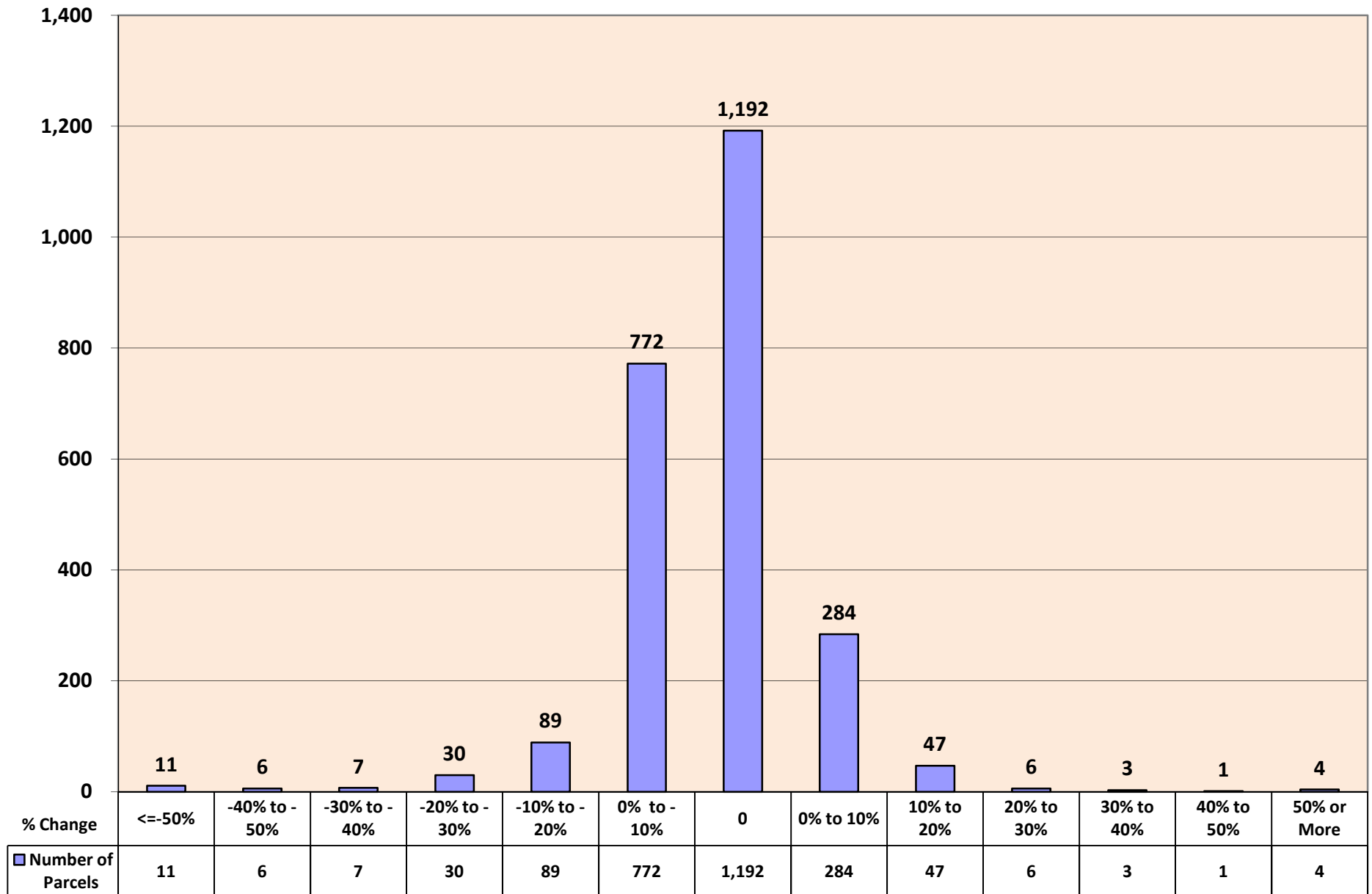
**COMMERCIAL - INDUSTRIAL GROWTH RATES 2013 TO 2014 ASSESSMENTS  
(RAMSEY COUNTY - PROPERTIES COUNTYWIDE)**



# COMMERCIAL - INDUSTRIAL GROWTH RATES 2013 TO 2014 ASSESSMENTS (SAINT PAUL PROPERTIES ONLY)



# COMMERCIAL - INDUSTRIAL GROWTH RATES 2013 TO 2014 ASSESSMENTS (SUBURBAN PROPERTIES ONLY)



**SEVEN YEAR SUMMARY OF CHANGE IN ASSESSED VALUE 2008 - 2014**

		Change in Past Seven Assessments	2014 Assessment	2013 Assessment	2012 Assessment	2011 Assessment	2010 Assessment	2009 Assessment	2008 Assessment							
City St. Paul		8 year change	ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Without Added Improvements)	Growth 13 to 14 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 (Without Added Improvements)	Growth 12 to 13 Asmt	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	-4,196,563,160	1,055,096,050	9.41%	-113,838,450	-0.48%	-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	-1,169,300	31,800	2.63%	-317,000	-5.94%	-102,000	-2.02%	0	0.00%	-13,200	-0.33%	-741,900	-15.53%	-27,000	-0.56%	
APARTMENT	138,054,660	102,777,150	7.39%	98,280,150	6.21%	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	-436,804,800	9,622,400	0.91%	-40,530,000	-0.66%	-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	-4,496,482,600	1,167,527,400	7.50%	-56,405,300	0.33%	-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		8 year change	ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Without Added Improvements)	Growth 13 to 14 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 (Without Added Improvements)	Growth 12 to 13 Asmt	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	-4,205,306,500	733,795,300	9.46%	53,494,600	0.91%	-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	-30,987,700	-3,504,500	-9.25%	773,800	2.06%	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	100,639,800	63,770,600	5.09%	37,611,300	5.86%	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	-415,914,100	-32,947,300	0.45%	6,982,300	0.72%	-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	-4,551,568,500	761,114,100	7.03%	98,862,000	1.23%	-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		8 year change	ESTIMATED MARKET VALUE INCREASE FROM 2013 p 2014 TO 2014 p 2015 (Without Added Improvements)	Growth 13 to 14 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2012 p 2013 TO 2013 p 2014 (Without Added Improvements)	Growth 12 to 13 Asmt	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	-8,401,869,660	1,788,891,350	9.44%	-60,343,850	0.27%	-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	-32,157,000	-3,472,700	-8.05%	456,800	1.06%	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	238,694,460	166,547,750	6.48%	135,891,450	6.07%	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	-852,718,900	-23,324,900	0.64%	-33,547,700	0.14%	-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	-9,048,051,100	1,928,641,500	7.25%	42,456,700	0.81%	-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%	

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

<b>2012</b>	<b>2012 Residential Estimated Market Value</b>	<b>Percentage Change in Resid. Value '11 to '12</b>	<b>2012 Apartment Estimated Market Value</b>	<b>Percentage Change in Apartment Value '11 to '12</b>	<b>2012 Commercial / Industrial Estimated Market Value</b>	<b>Percentage Change in Commercial Value '11 to '12</b>	<b>2012 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>Percentage Change in Total Value '11 to '12</b>
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**

<b>2011</b>	<b>2011 Residential Estimated Market Value</b>	<b>Percentage Change in Resid. Value '10 to '11</b>	<b>2011 Apartment Estimated Market Value</b>	<b>Percentage Change in Apartment Value '10 to '11</b>	<b>2011 Commercial / Industrial Estimated Market Value</b>	<b>Percentage Change in Commercial Value '10 to '11</b>	<b>2011 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>Percentage Change in Total Value '10 to '11</b>
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**

<b>2010</b>	<b>2010 Residential Estimated Market Value</b>	<b>Percentage Change in Resid. Value '09 to '10</b>	<b>2010 Apartment Estimated Market Value</b>	<b>Percentage Change in Apartment Value '09 to '10</b>	<b>2010 Commercial / Industrial Estimated Market Value</b>	<b>Percentage Change in Commercial Value '09 to '10</b>	<b>2010 Total Real Property Estimated Market Value (<i>Excludes Utility, Leased Public, Manuf Homes and Railroad</i>)</b>	<b>Percentage Change in Total Value '09 to '10</b>
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