

Stephen Baker, SAMA, CAE – County Assessor  
90 Plato Blvd West, Suite 400  
Saint Paul, MN 55107

Tel: (651) 266-2131  
Fax: (651) 266-2001  
AskCountyAssessor@co.ramsey.mn.us

March 27, 2017

Dear Ramsey County Community,

We are respectfully submitting the 2017 Payable 2018 Ramsey County Assessor's Report.

The valuation notices mailed to each Ramsey County property owner on March 14, 2017 included the assessor's proposed 2017 estimated market value, the proposed taxable market value, and the proposed property classification for 2017 payable 2018.

Market conditions continue to recover and we are now seeing positive value trends that vary by market areas of the county and by property value and property type. Residential value growth continued to accelerate this past year. Commercial and apartment property values generally experienced greater appreciation than in the 1-3 unit residential property values.

Total growth in the 2017 assessed value of Ramsey County real property was \$3.78 billion, with \$1.98 billion of the growth in value coming from residential property. The total assessed estimated market value of Ramsey County property for 2017, taxes payable 2018, is \$49.49 billion, up from last year's \$45.71 billion (not-including personal property, utilities and railroad). The total countywide increase in market value of \$3.78 billion, included \$600 million of value from new construction.

As of the 2017 assessment, total estimated market value is \$245,871,400 below the peak 2007 estimated market value. The 2017 total estimated market value is also up \$10,853,797,400 from the most recent low point in the real estate cycle (2012 assessment). Growth in 2016 in many areas of Ramsey County was greater than it was in 2015. Differences in the increases in value between the three major property classes will likely lead to some tax shifting from residential to apartment, commercial and industrial property in 2018.

The Homestead Market Value Exclusion benefits most homesteaded residential property in Ramsey County, but it also continues to exaggerate the impact of rising property values on residential property taxes. Due to the nature of the homestead benefit, which declines as the value rises, many homestead property owners are experiencing a greater increase in taxable market value than in their estimated market value. This pattern is established by law and is not scheduled to change.

### **2017 Assessment**

The percentage changes in 2017 aggregate value by property class for the City of St. Paul, and for all the suburbs taken together and countywide are as follows:

	<u>Overall</u>	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	+9.9%	+7.1%	+13.7%	+17.4%
Suburban Ramsey	+6.9%	+5.7%	+8.9%	+11.8%
Countywide	+8.3%	+6.3%	+11.0%	+15.2%

Median Values for 2016 and 2017 are as follows:

			<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	–	2016	\$159,400	\$397,100	\$650,950
City of Saint Paul	–	2017	\$172,000	\$466,750	\$714,000
Suburban Ramsey	–	2016	\$208,100	\$772,200	\$1,255,700
Suburban Ramsey	–	2017	\$220,600	\$872,850	\$1,463,200
Countywide	–	2016	\$186,700	\$513,100	\$723,600
Countywide	–	2017	\$199,400	\$590,150	\$790,000

### **Residential Market Summary**

Ramsey County experienced steady growth in the 2016 residential real estate market. According to Northstar MLS, the median sale price for residential property in Ramsey County was \$200,000 at the end of 2016, up from \$188,000 at 2015-year end. With continued job growth, positive wage increases, attractive rates, and rising rental rates, a healthy real estate market should continue.

A historic low supply of homes for sale and high demand are resulting in increasing sale prices and market values. In Ramsey County, foreclosures and short sales continue to fall. In 2016, foreclosures totaled 562, a drop from 714 in 2015, and a reduction of 80% from the 2008 peak.

Median values of single family homes increased most significantly in the St. Paul neighborhoods of North End, Thomas-Dale/Frogstown, and the Greater East Side. In the suburbs, the most significant value increases were in the cities of Arden Hills, White Bear Township and Shoreview.

The townhome and condo markets continue to show steady growth in value and strong sale volume. Townhomes in the Highland Park, Thomas-Dale/Frogstown, Greater East Side, New Brighton and Maplewood had the largest percentage increase in median value. Condos in Union Park, Macalester-Groveland, Highland Park Maplewood, White Bear Lake and Vadnais Heights had the largest percentage of increase in median value.

New home construction in Ramsey County in 2016 was strong once again. Notable developments included, Rapp Farm in North Oaks, Wheaton Woods in Roseville, Autumn Meadows Development in Shoreview and Pulte Enclave Development in New Brighton. The assessor's office continues to actively track all market activity and will continue to follow the prices determined by the market in 2017 for our 2018 assessment.

### **Commercial Market Summary**

**Office** - While many areas of Ramsey County are still experiencing a soft office market, the overall vacancy rate for competitive office space in downtown Saint Paul is at its lowest level since 2001. With the addition of several new housing options, and the continued redevelopment of the Lowertown area, downtown is showing strength. Although new office development remains scarce countywide, a couple of notable projects underway include significant improvements to the First National Bank Building downtown and a major expansion to the Land O' Lakes corporate headquarters in Arden Hills.

The medical office market remains strong, which is evident by the construction of HealthPartners new neuroscience center on Phalen Boulevard in St. Paul. The continued strength of this property type is also evident by market fundamentals that make this sector a favorite among investors.

**Retail** – The retail market continues to adjust to different shopping trends. One of the brighter spots for retail is the result of intense competition among grocery stores competing for sites. Both, Kowalski's and Fresh Thyme Market added locations in Ramsey County in the past several months, and a new Aldi store is under construction

in Roseville. Rosedale Shopping Center is in the early stages of a major remodel, which will include the addition of a new Von Maur department store.

Well located retail properties continue to perform well, and have enjoyed value appreciation. Other properties are adjusting well to changing market trends. An example of this is the downtown Macy's store, which closed in 2013, but is now undergoing a major repurposing. The finished product will include a practice rink for the Minnesota Wild, an orthopedic clinic, a brewpub, and other retail and office space.

**Industrial** – The industrial market is showing considerable strength, partly due to the continued growth of e-commerce which is creating large demand for properties. This has resulted in dropping vacancy rates, strong sale volume, and price appreciation. Like office and multi-family developers and users in recent years, industrial users are beginning to look for properties that offer local amenities that are not available in outer tertiary locations. This bodes well for centrally located Ramsey County.

Several former St. Paul industrial properties have been redeveloped in the past year to new uses, including the former Silgan Can factory and former King Koil mattress factory. However, with strong market fundamentals, most properties are continuing to operate successfully as industrial uses.

**Apartment** – The Ramsey County apartment market remains very strong, with continued low vacancy, solid rent growth, robust development and continued strong sales volume and price appreciation. The continued strong sales activity has led to more competition from more parties. Capitalization rate compression is most evident in the Class B and C property classes.

In addition to the many new apartment projects either recently completed or in the works, several existing St. Paul buildings are being converted to apartments. These include the former Sibley Square office building, the Degree of Honor building and the former home of the Pioneer Press at 345 Cedar Street. Several new projects are also in the works in suburban Ramsey County. Although there are some signs that all of the new apartment units may begin to create competition for renters, demand is still strong enough to sustain growth for the foreseeable future.

### **Revaluation Activities**

Once again, we will have appraisers out reviewing one-fifth of the properties in the county. Thank you in advance for your cooperation with our appraisers as they perform their work. I encourage you to allow them to review the entire property. Our appraisers will always have Ramsey County identification, as well as records describing your property.

Please contact or email our office if you would like additional information about this years' assessment. We are happy to provide you with any available information that would be helpful to your research.

Our office may be reached at 651-266-2131 or by email at: [AskCountyAssessor@co.ramsey.mn.us](mailto:AskCountyAssessor@co.ramsey.mn.us)

Our website address is: [www.ramseycounty.us/property](http://www.ramseycounty.us/property)

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**

**2016 payable 2017 vs. 2017payable 2018**

<b>CITY ST. PAUL</b>	<b>2016 pay 2017 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>2017 pay 2018 ADDED IMPROVEMENT</b>	<b>2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2016 p 2017 TO 2017 p 2018 (Including Added Improvements)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2016 p 2017 TO 2017 p 2018 (Without Added Improvements)</b>	<b>Total Growth 16 to 17 Asmt</b>
RESIDENTIAL	14,340,275,400	78,829,100	15,352,053,200	1,011,777,800	932,948,700	7.06%
AGRICULTURAL HIGH VALUE	1,162,500	0	1,162,500	0	0	0.00%
APARTMENT	3,381,179,900	189,708,300	3,968,856,900	587,677,000	397,968,700	17.38%
COMMERCIAL/ INDUSTRIAL	3,737,283,600	115,926,200	4,250,825,300	513,541,700	397,615,500	13.74%
<b>TOTAL</b>	<b>21,459,901,400</b>	<b>384,463,600</b>	<b>23,572,897,900</b>	<b>2,112,996,500</b>	<b>1,728,532,900</b>	<b>9.85%</b>
<b>SUBURBS</b>	<b>2016 pay 2017 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>2017 pay 2018 ADDED IMPROVEMENT</b>	<b>2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2016 p 2017 TO 2017 p 2018 (Including Added Improvements)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2016 p 2017 TO 2017 p 2018 (Without Added Improvements)</b>	<b>Total Growth 16 to 17 Asmt</b>
RESIDENTIAL	17,060,386,550	115,429,500	18,028,055,100	967,668,550	852,239,050	5.67%
AGRICULTURAL HIGH VALUE	36,779,100	0	36,584,900	-194,200	-194,200	-0.53%
APARTMENT	2,188,788,550	61,506,600	2,447,301,500	258,512,950	197,006,350	11.81%
COMMERCIAL/ INDUSTRIAL	4,965,643,200	38,644,300	5,405,615,800	439,972,600	401,328,300	8.86%
<b>TOTAL</b>	<b>24,251,597,400</b>	<b>215,580,400</b>	<b>25,917,557,300</b>	<b>1,665,959,900</b>	<b>1,450,379,500</b>	<b>6.87%</b>
<b>COUNTY WIDE</b>	<b>2016 pay 2017 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>2017 pay 2018 ADDED IMPROVEMENT</b>	<b>2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2016 p 2017 TO 2017 p 2018 (Including Added Improvements)</b>	<b>ESTIMATED MARKET VALUE INCREASE FROM 2016 p 2017 TO 2017 p 2018 (Without Added Improvements)</b>	<b>Total Growth 16 to 17 Asmt</b>
RESIDENTIAL	31,400,661,950	194,258,600	33,380,108,300	1,979,446,350	1,785,187,750	6.30%
AGRICULTURAL HIGH VALUE	37,941,600	0	37,747,400	-194,200	-194,200	-0.51%
APARTMENT	5,569,968,450	251,214,900	6,416,158,400	846,189,950	594,975,050	15.19%
COMMERCIAL/ INDUSTRIAL	8,702,926,800	154,570,500	9,656,441,100	953,514,300	798,943,800	10.96%
<b>TOTAL</b>	<b>45,711,498,800</b>	<b>600,044,000</b>	<b>49,490,455,200</b>	<b>3,778,956,400</b>	<b>3,178,912,400</b>	<b>8.27%</b>

AI is Added Improvement

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

*(All 2017 pay 2018 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2017)*

*(2016 p 2017 Values Taken From the 2016 Spring Mini Abstract Ran on 3/11/16)*

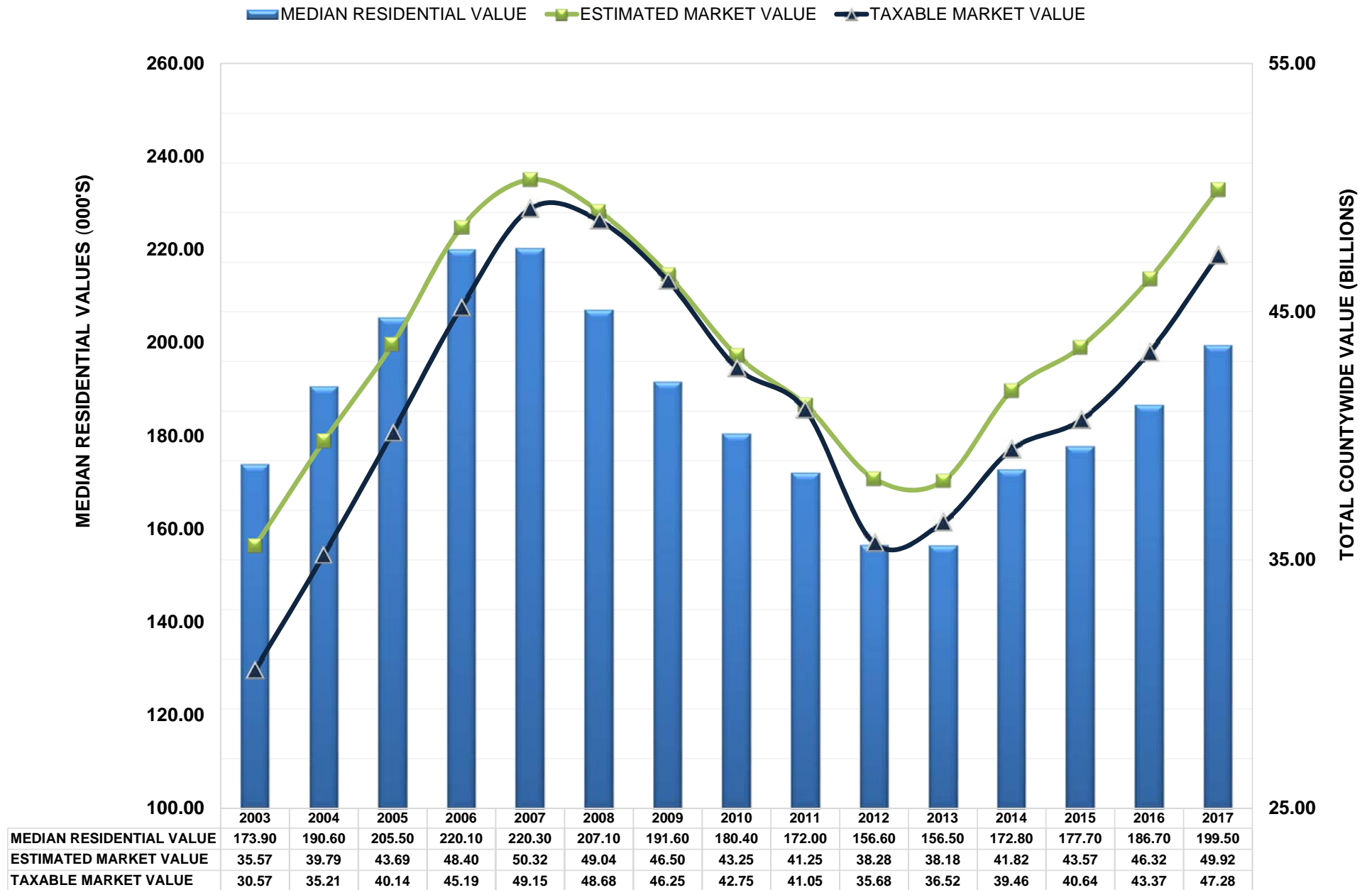
*(2017 p 2018 Values Taken From the 2017 Spring Mini Abstract Ran on 3/13/17)*

*(Total Growth Includes Added Improvement for 2016 p 2017 and 2017 p 2018)*

*(Includes Vacant Land for all Property Types)*

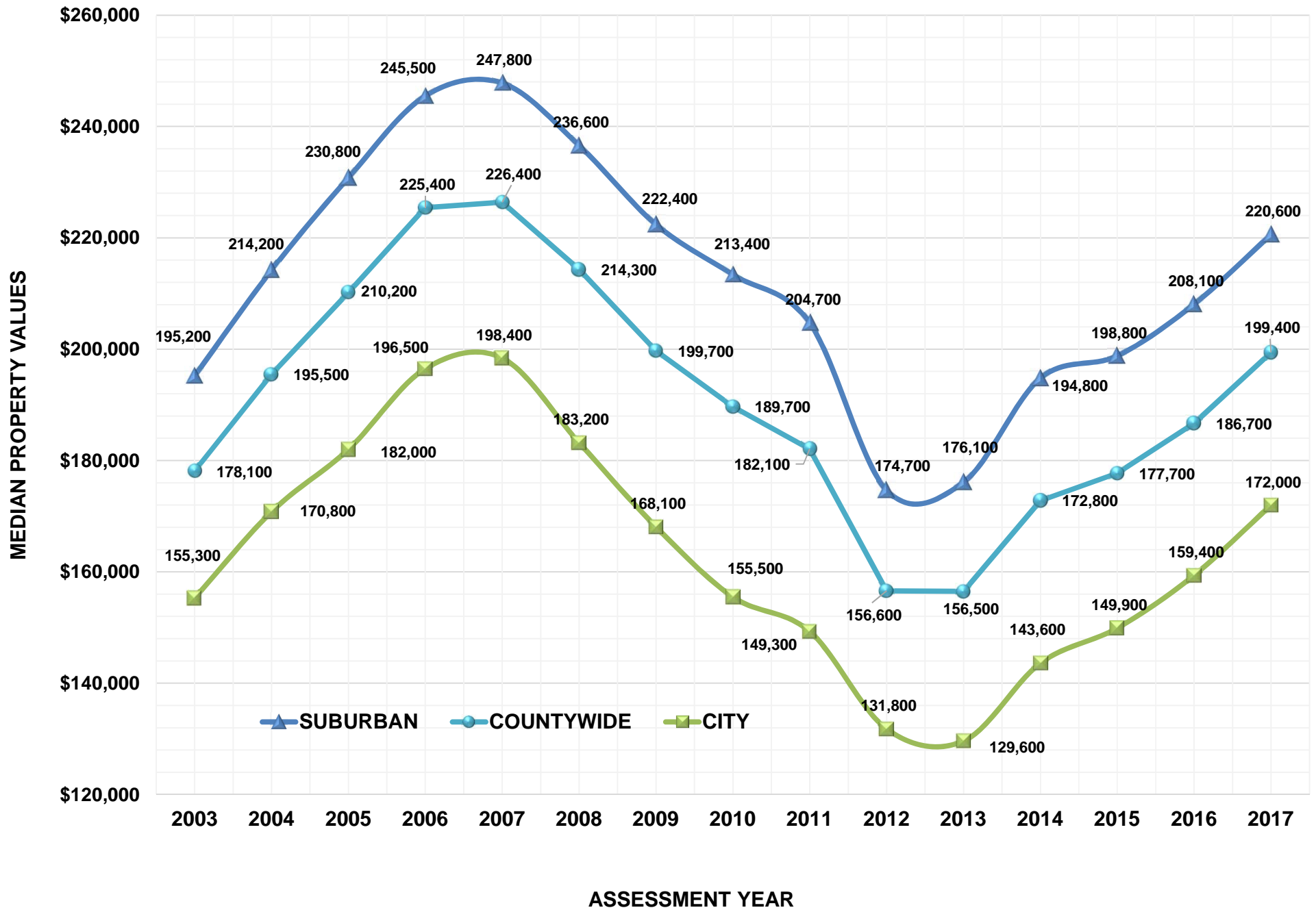
Prepared 3/14/17 JG/TG

## TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS. MEDIAN RESIDENTIAL VALUE TRENDS\* ASSESSMENT YEARS (2003 - 2017)

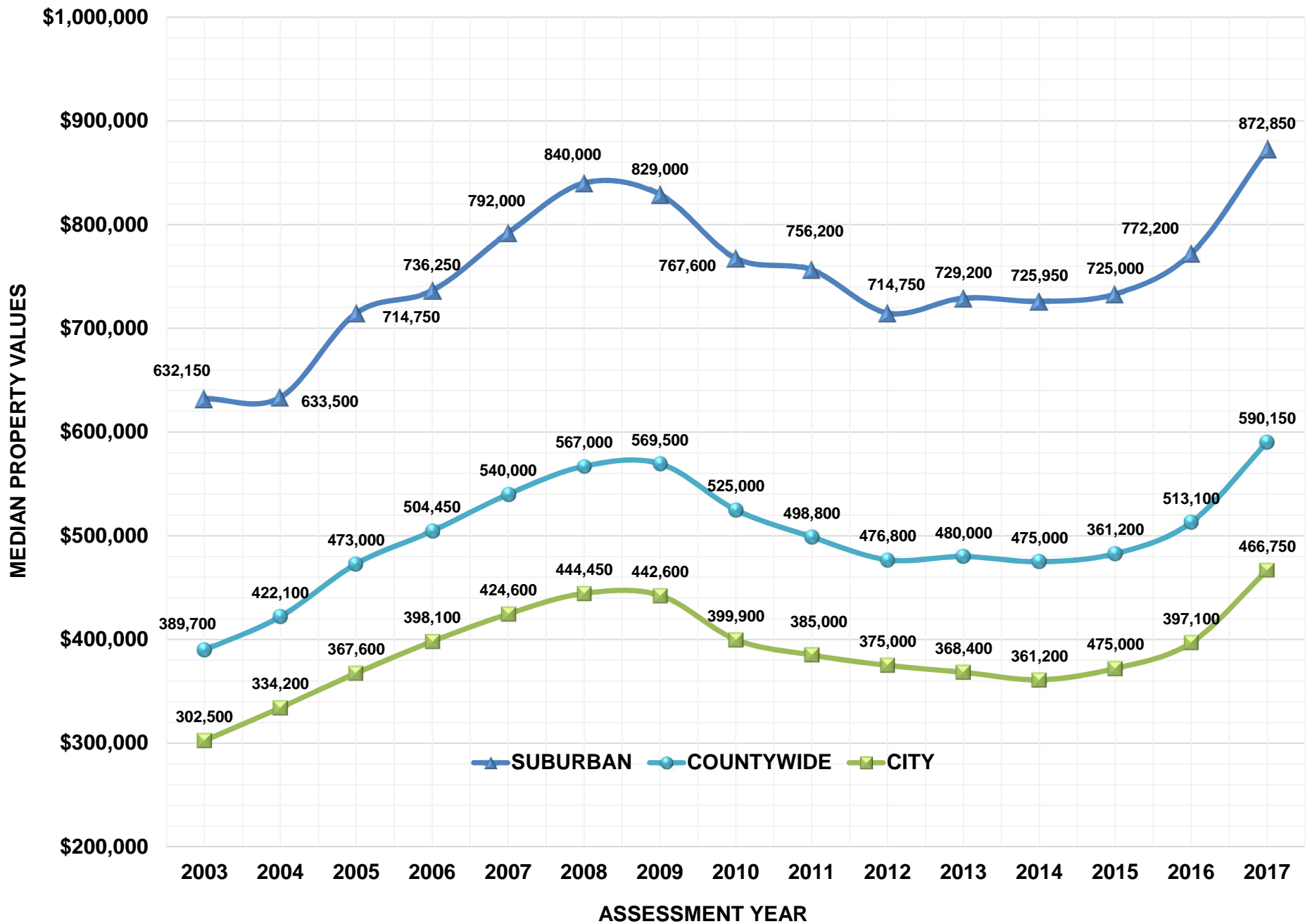


\*Total Countywide EMV excludes Exempt property value

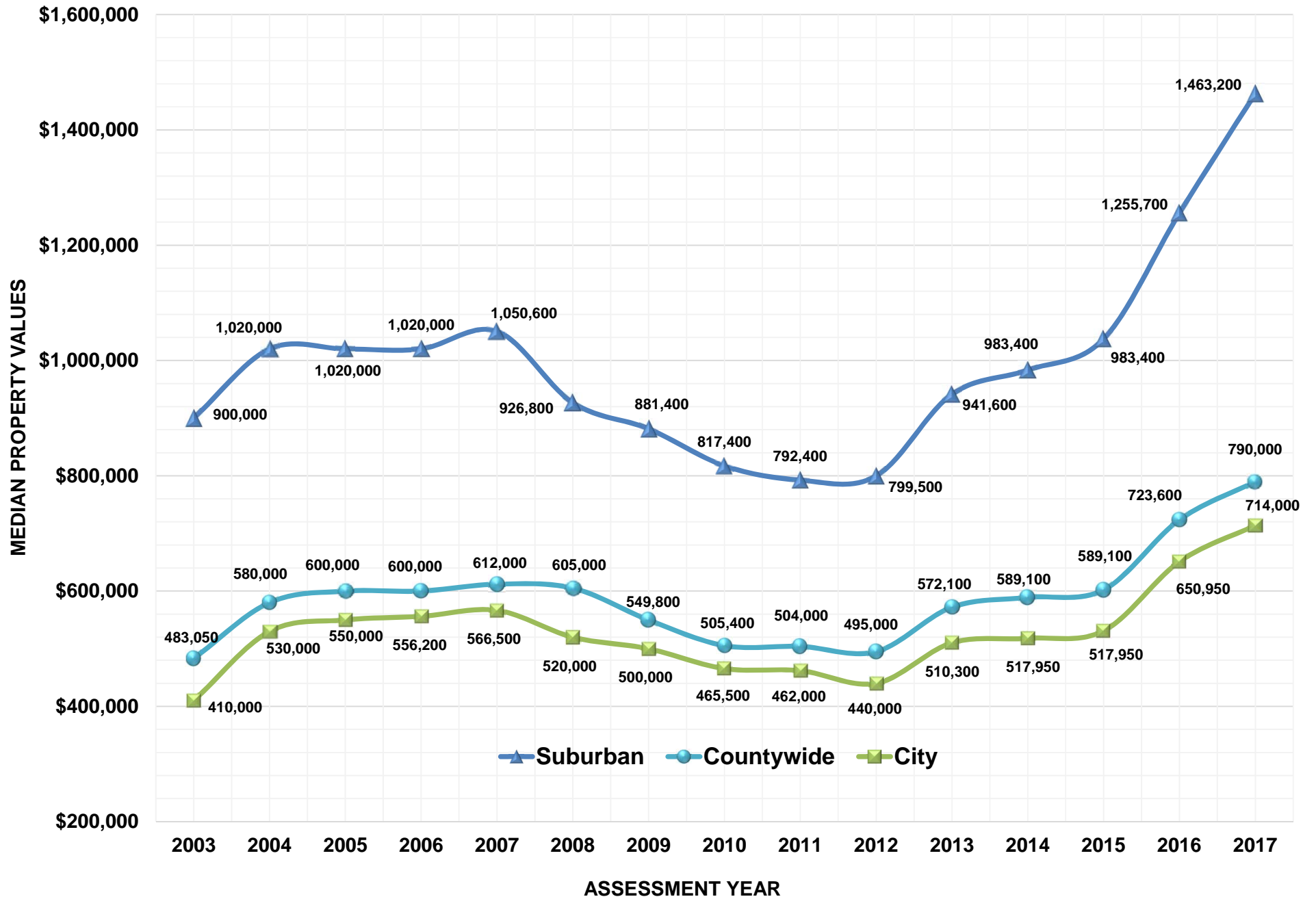
# Ramsey County Residential Median Property Value Trends



# Ramsey County Commercial/Industrial Median Property Value Trends

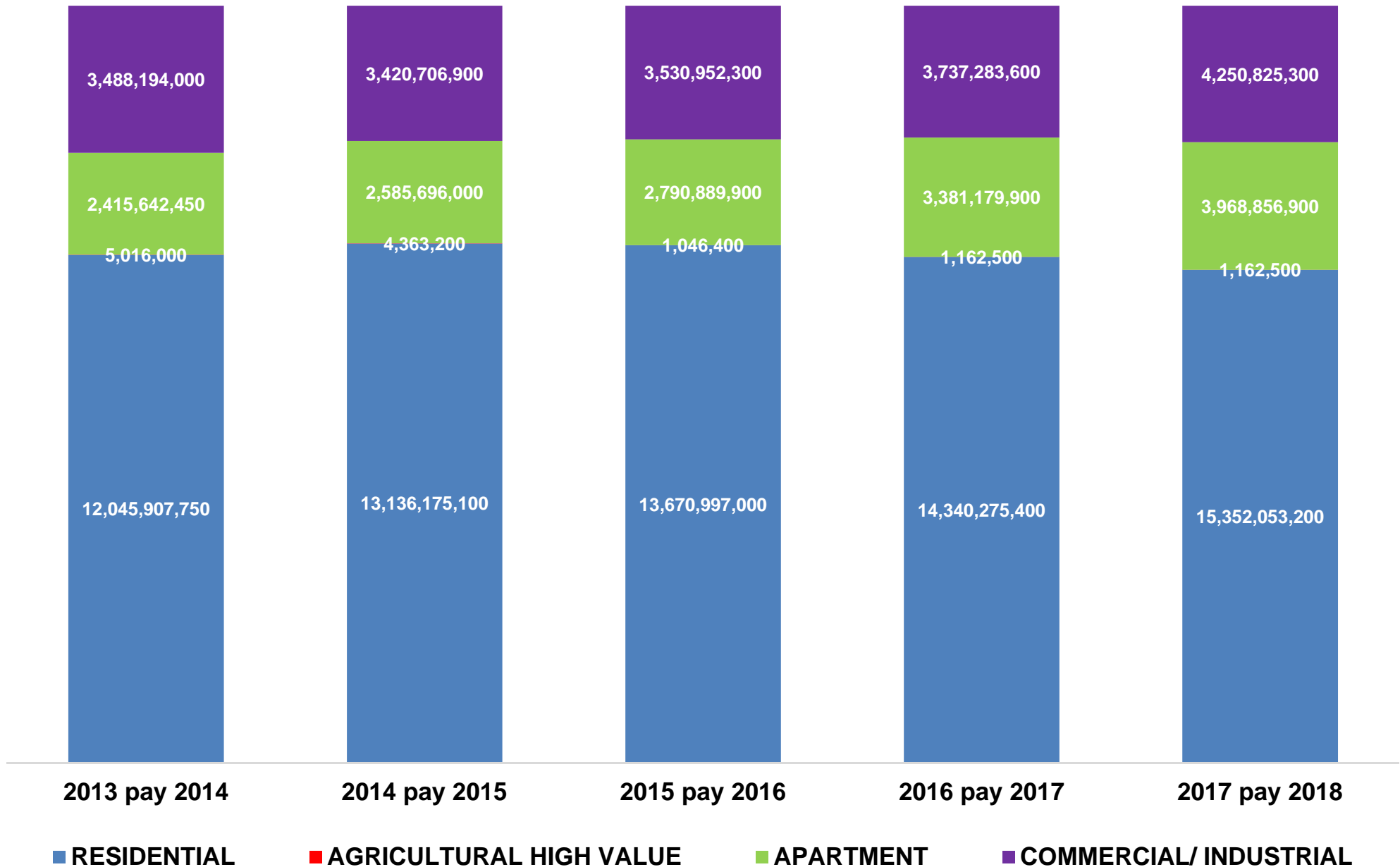


# Ramsey County Apartment Median Property Value Trends



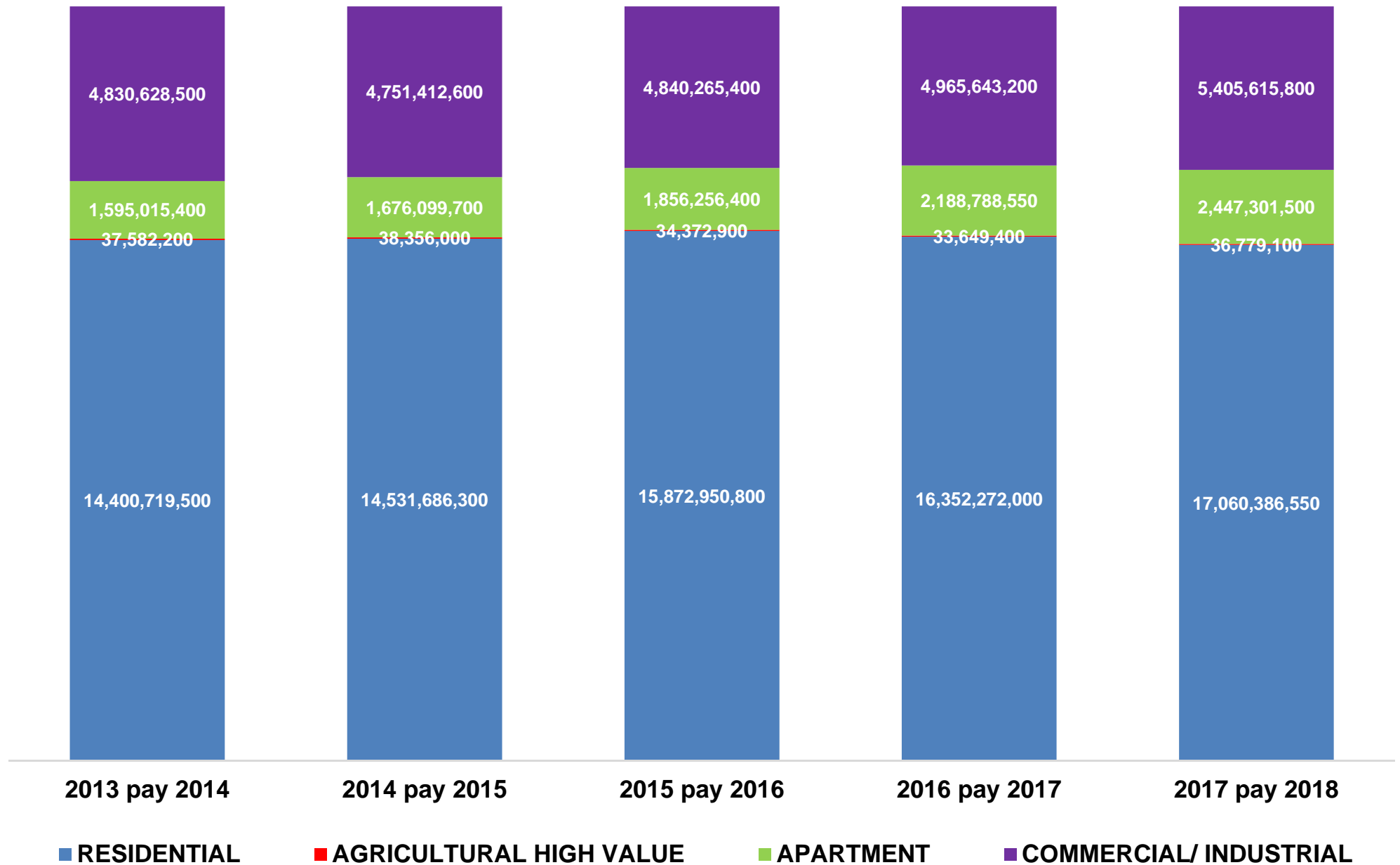


## City of Saint Paul – Overall Values (Allocated by Use) \*



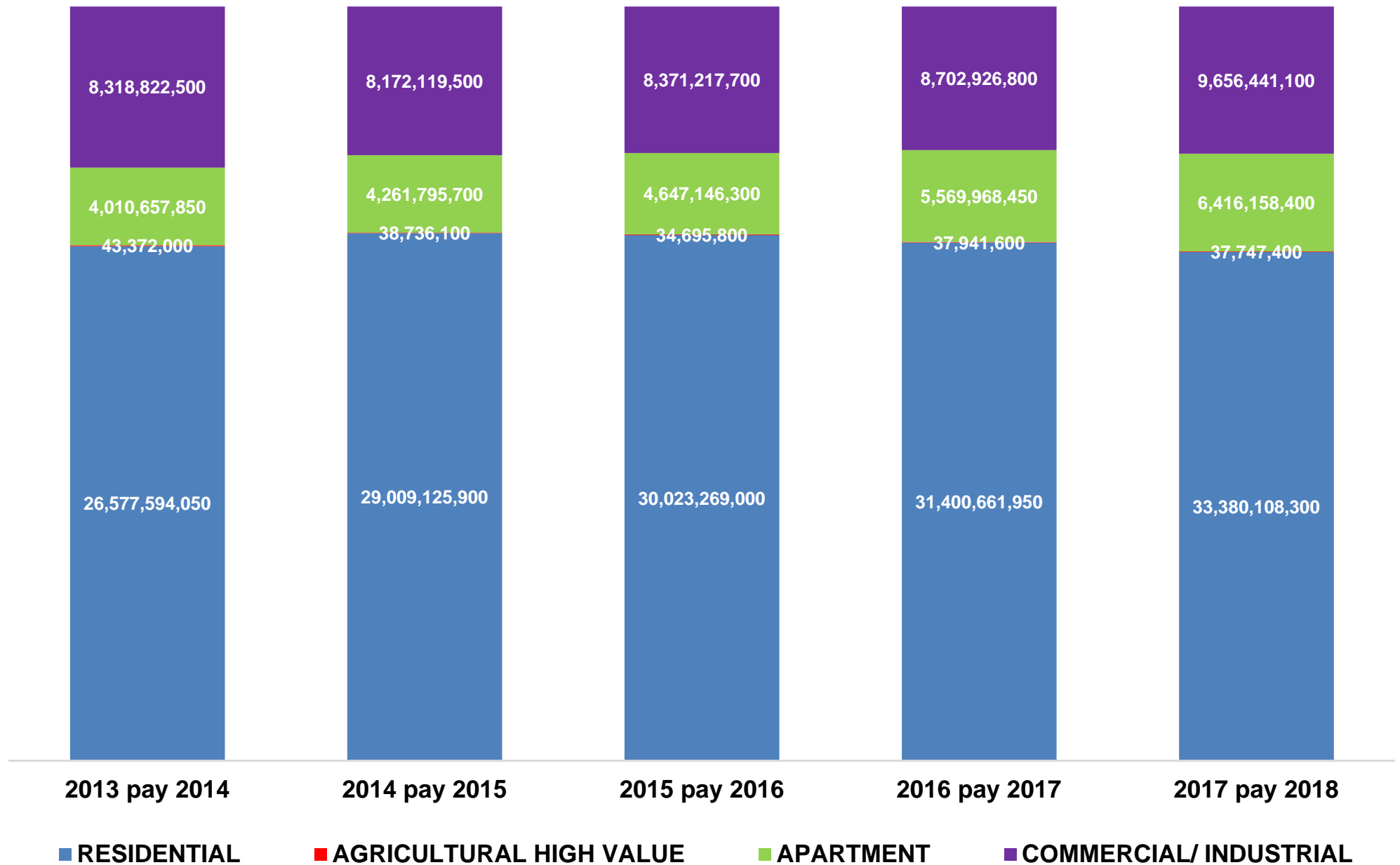
\* New construction value is included in values quoted above. Values exclude personal property, manufactured homes and state assessed railroad property.

## Ramsey County Suburban – Overall Values (Allocated by Use) \*

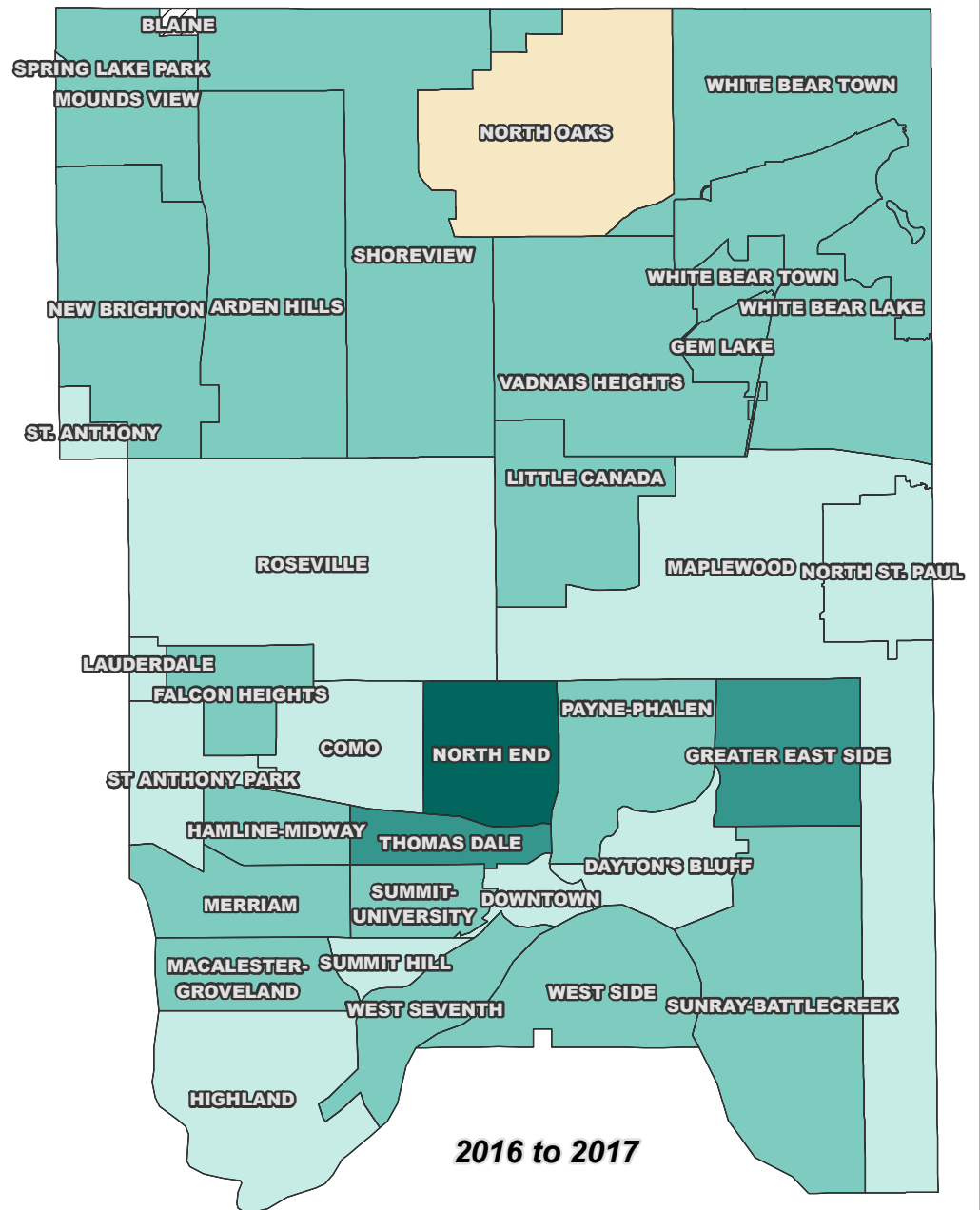
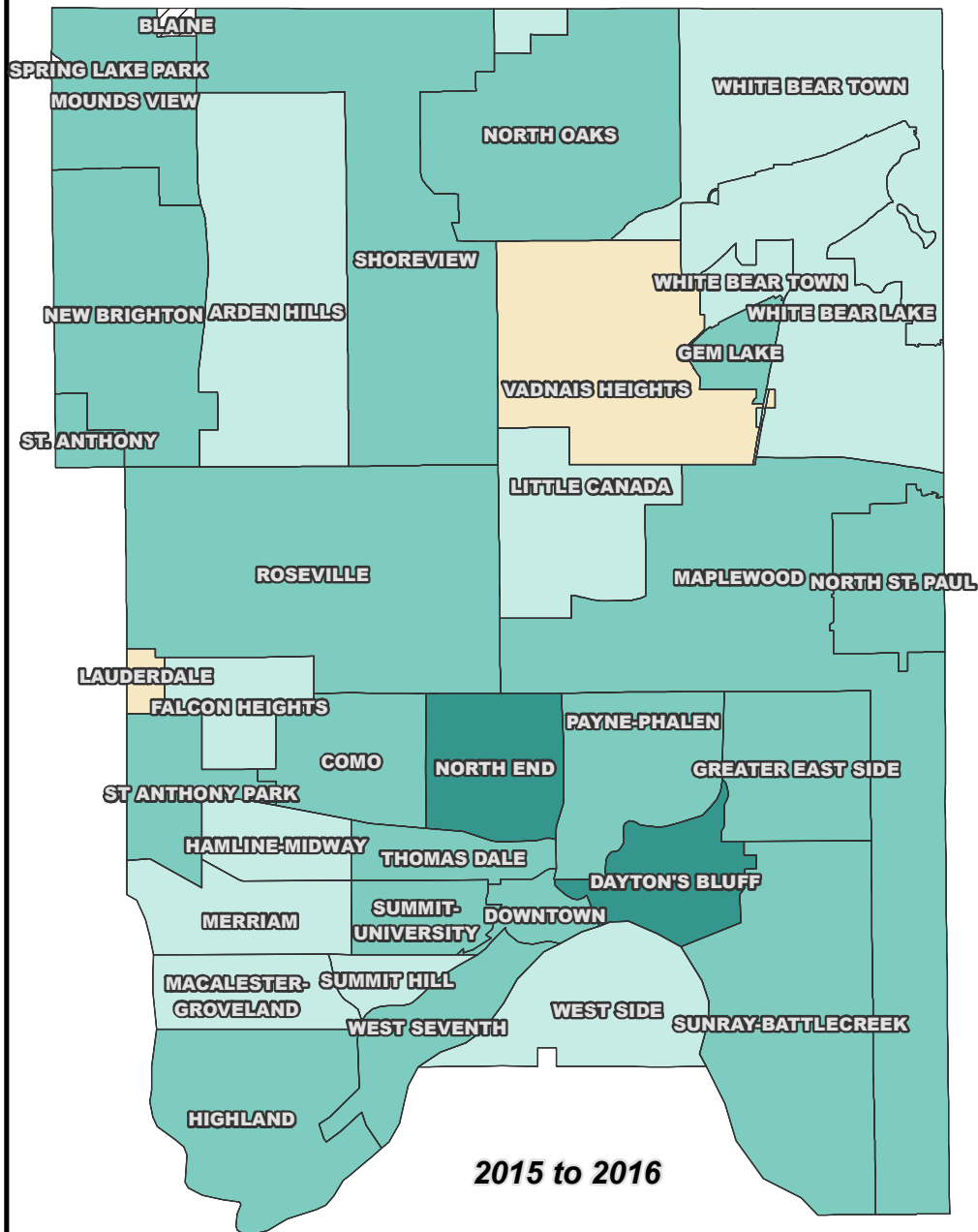


\* New construction value is included in values quoted above. Values exclude personal property, manufactured homes and state assessed railroad property.

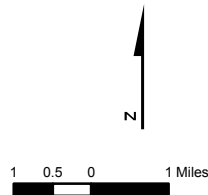
## Ramsey County – Overall Values (Allocated by Use) \*



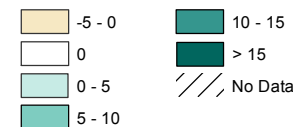
\* New construction value is included in values quoted above. Values exclude personal property, manufactured homes and state assessed railroad property.

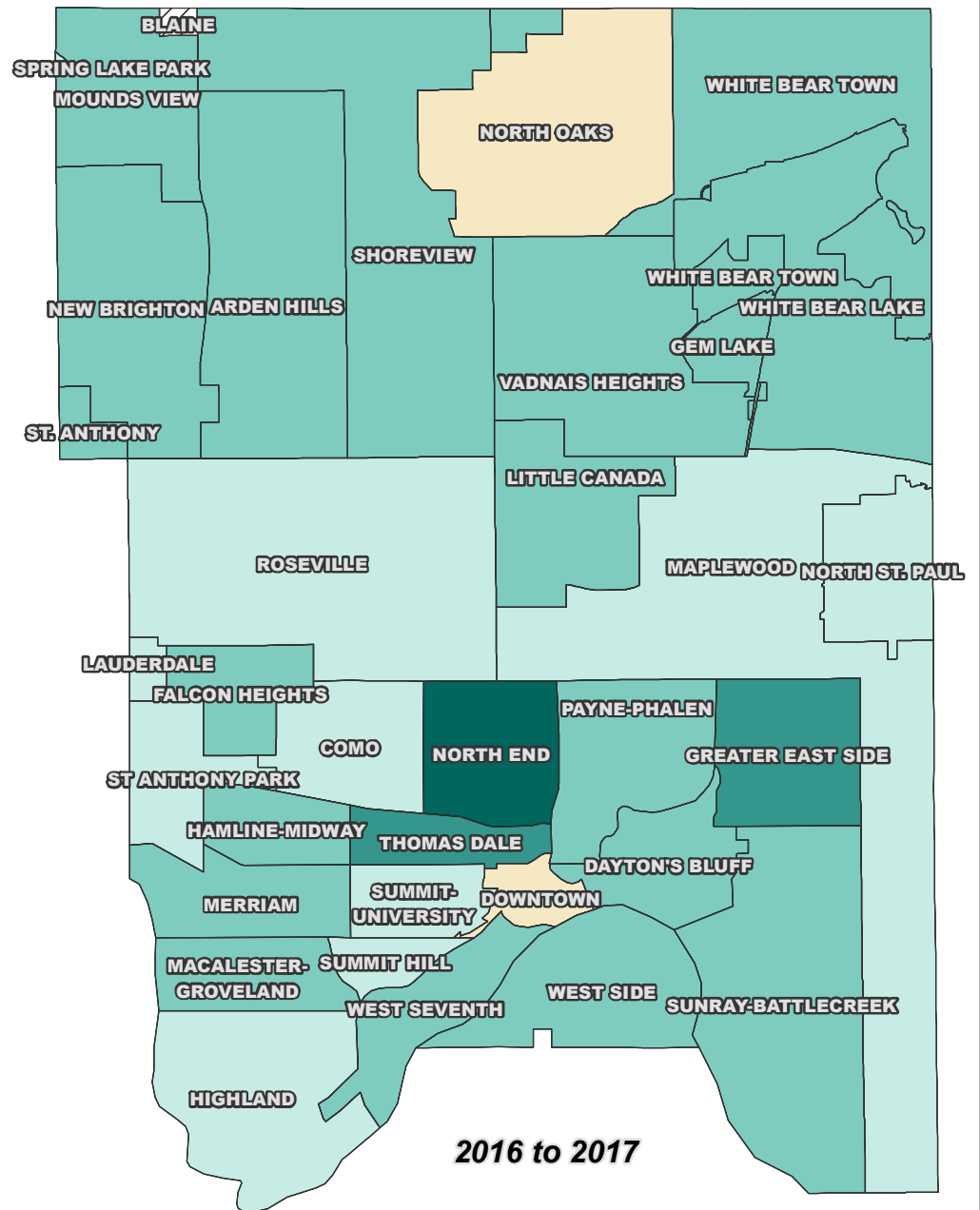
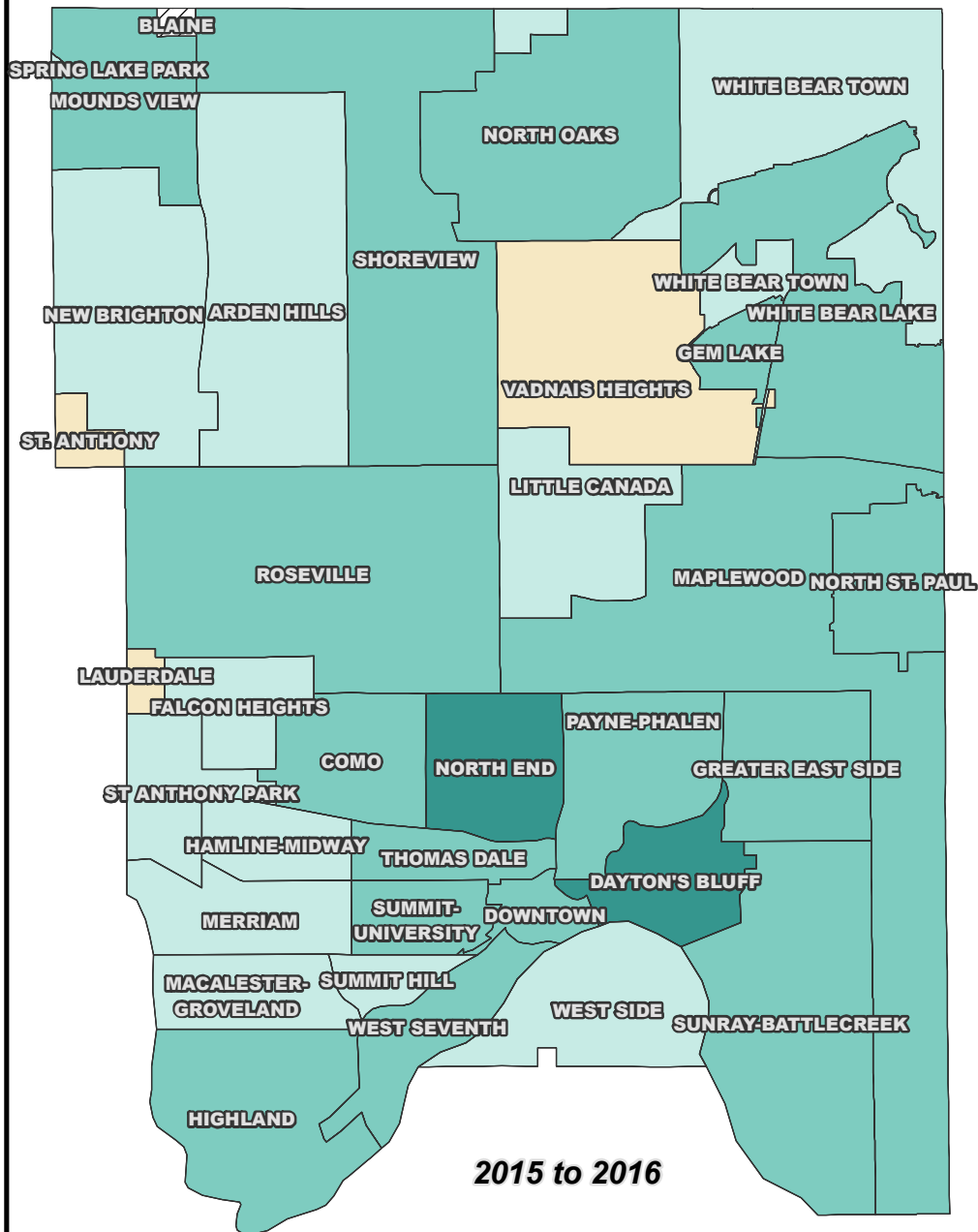


**Ramsey County  
Median Estimated Market Value % Change:  
Residential Property**

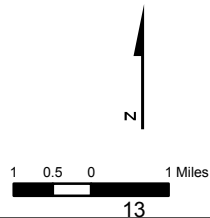


**% Change by Jurisdiction**

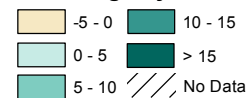


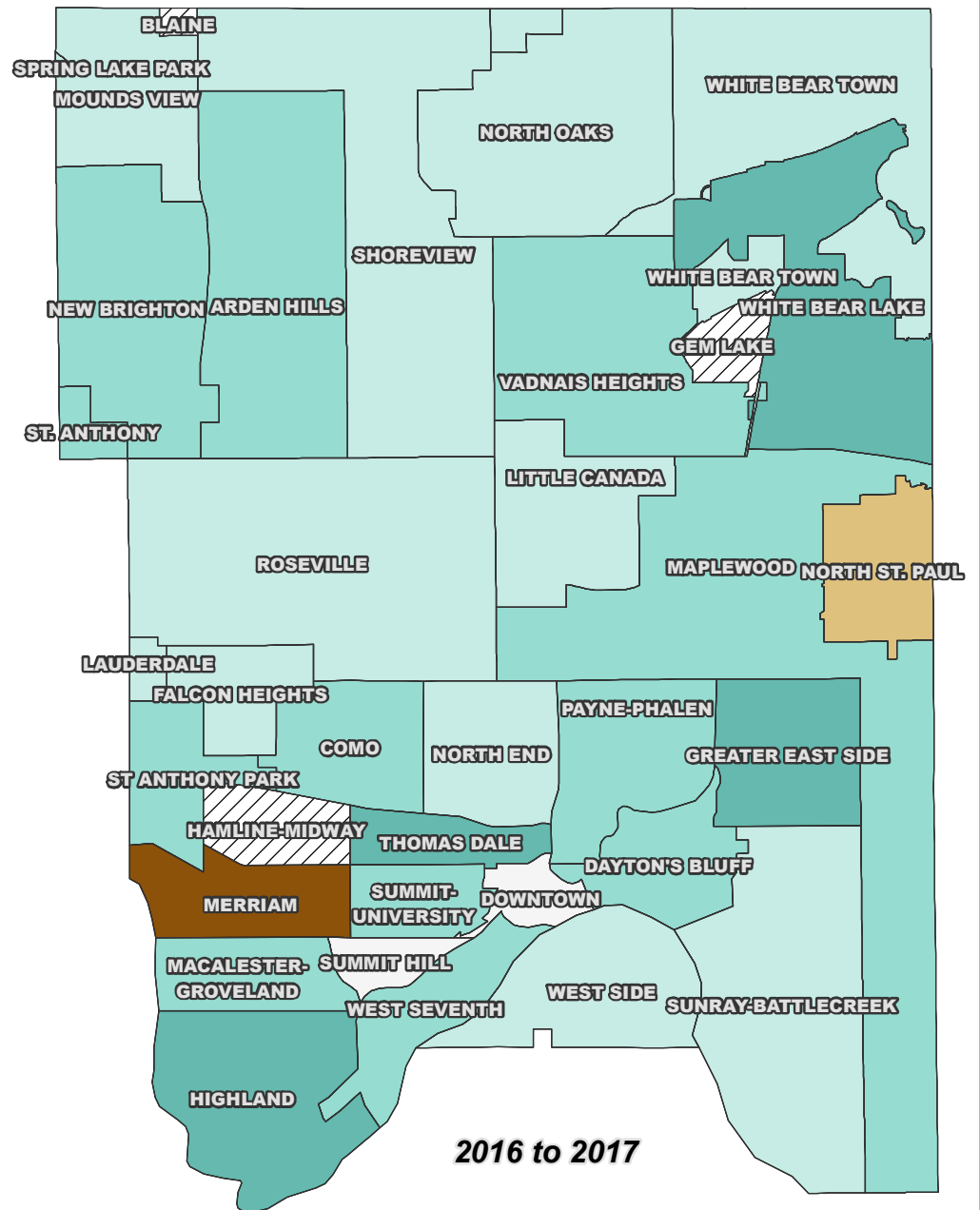
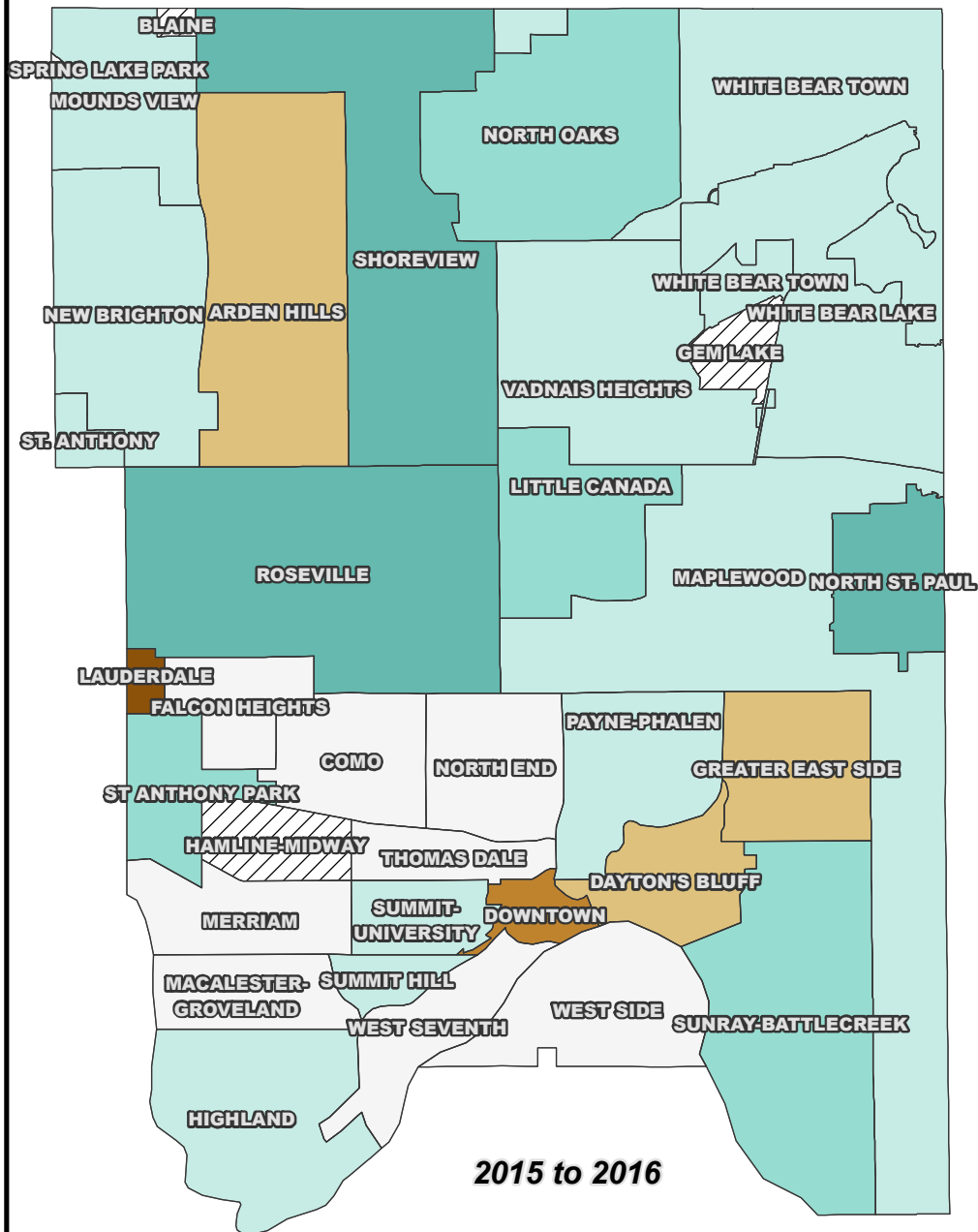


**Ramsey County**  
**Median Estimated Market Value % Change:**  
**Single Family Residential**

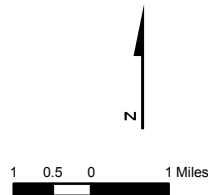


**% Change by Jurisdiction**

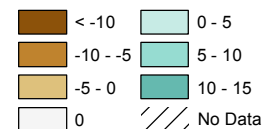


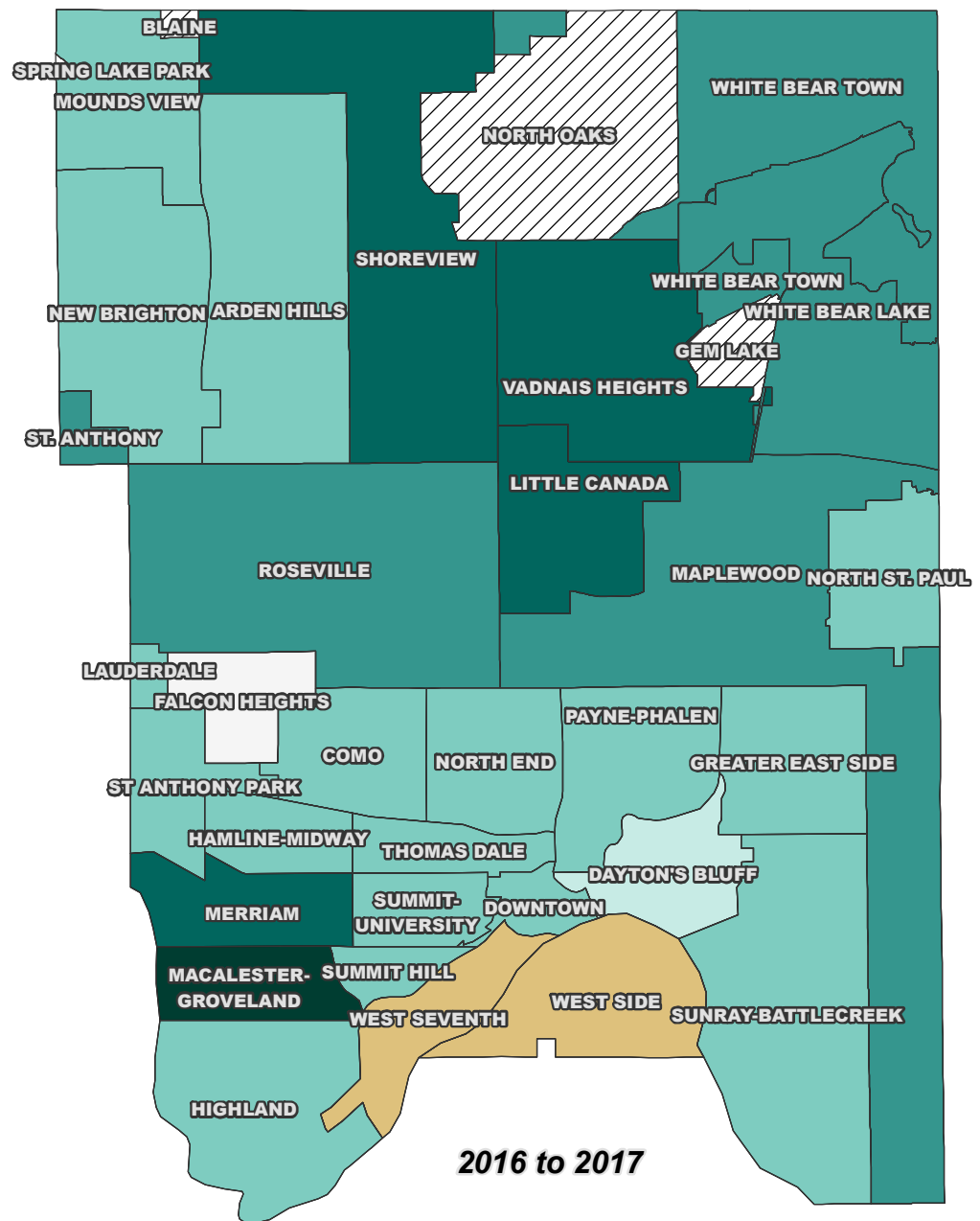
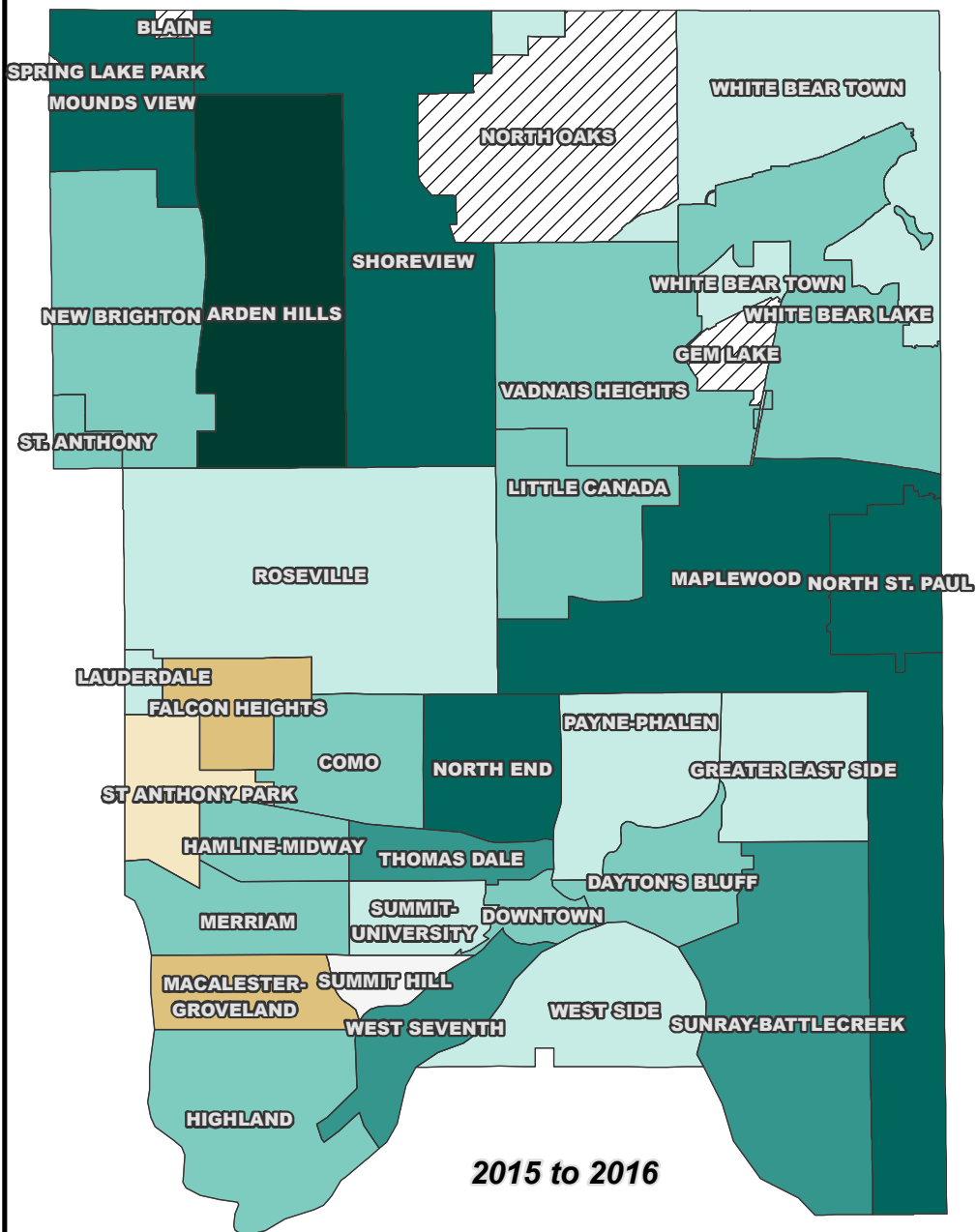


# **Ramsey County** **Median Estimated Market Value % Change:** **Townhomes**

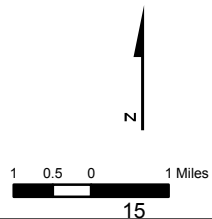


## **% Change by Jurisdiction**

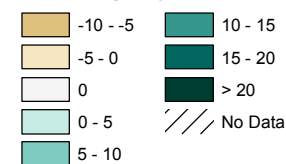


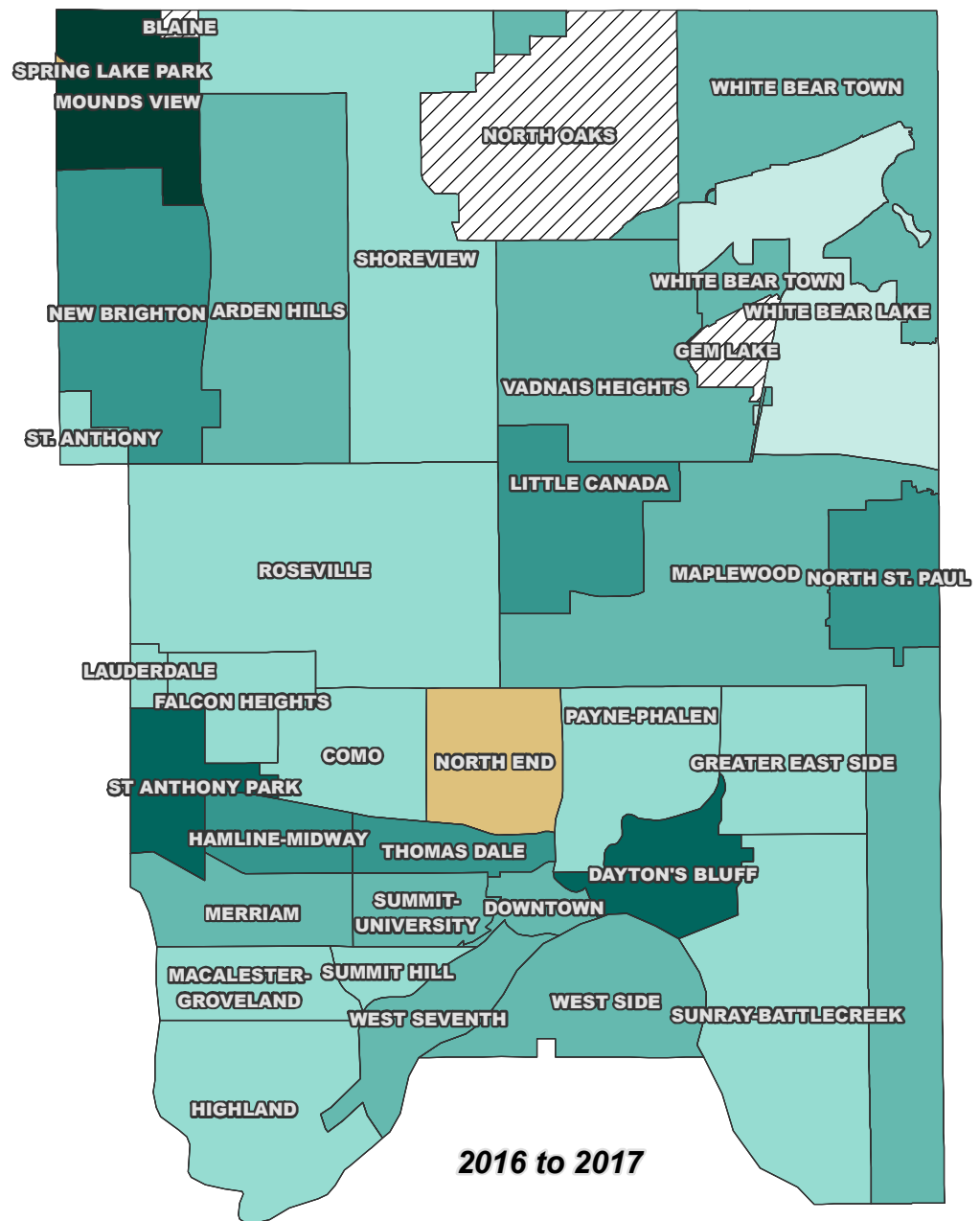
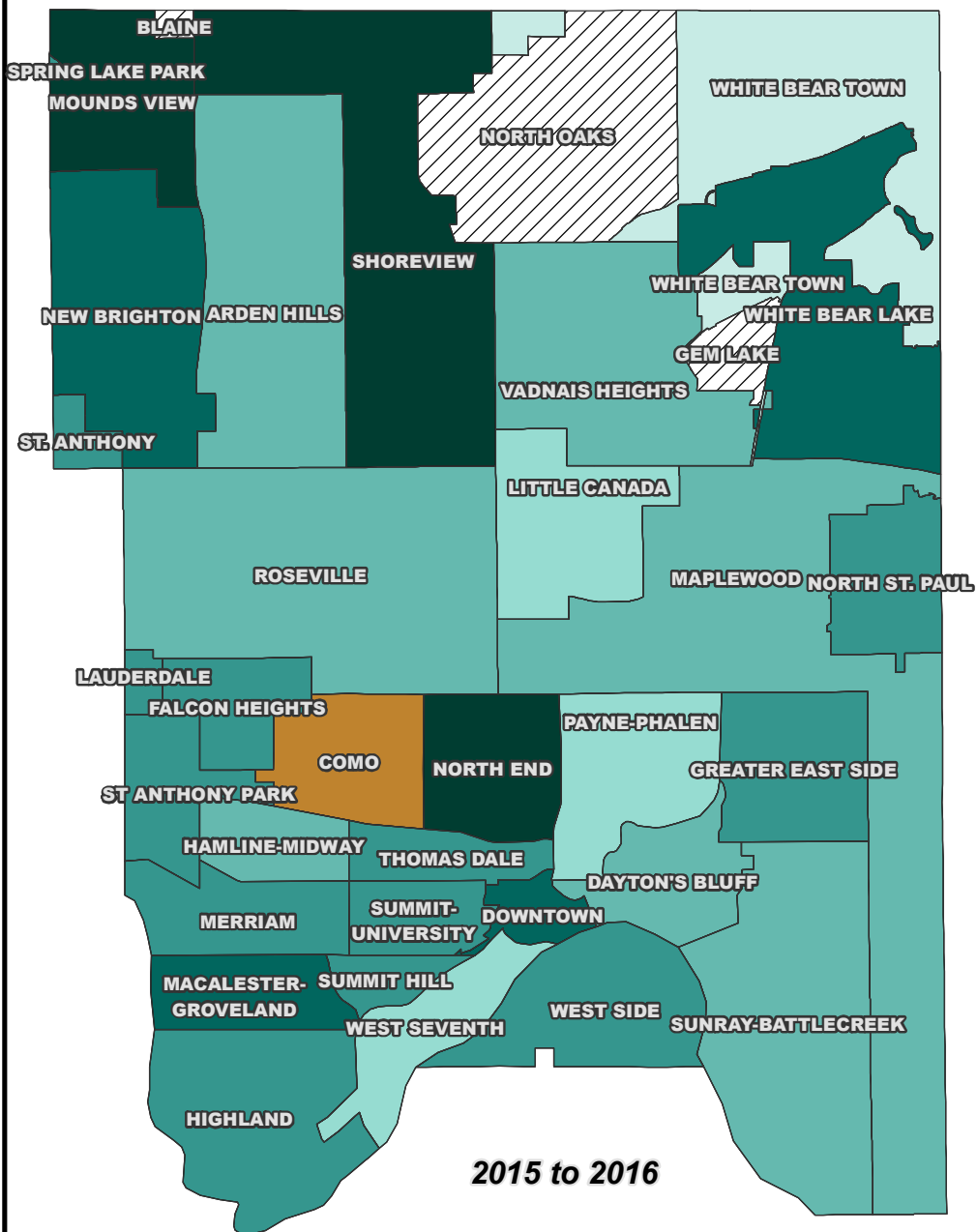


**Ramsey County  
Median Estimated Market Value % Change:  
Condos/Co-ops**

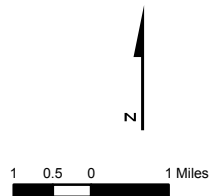


**% Change by Jurisdiction**

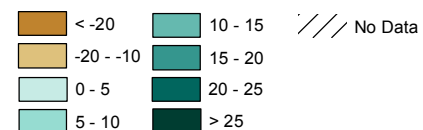




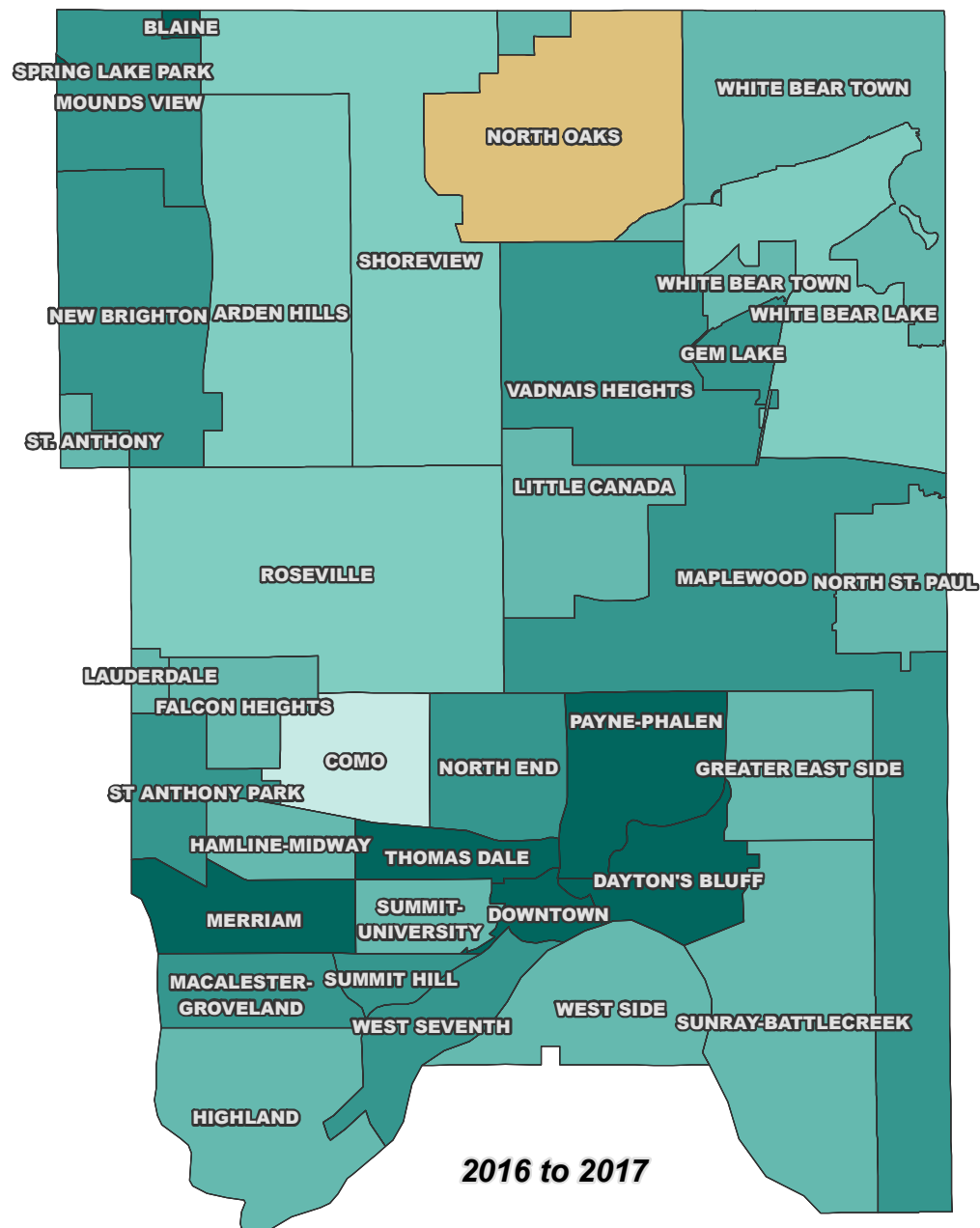
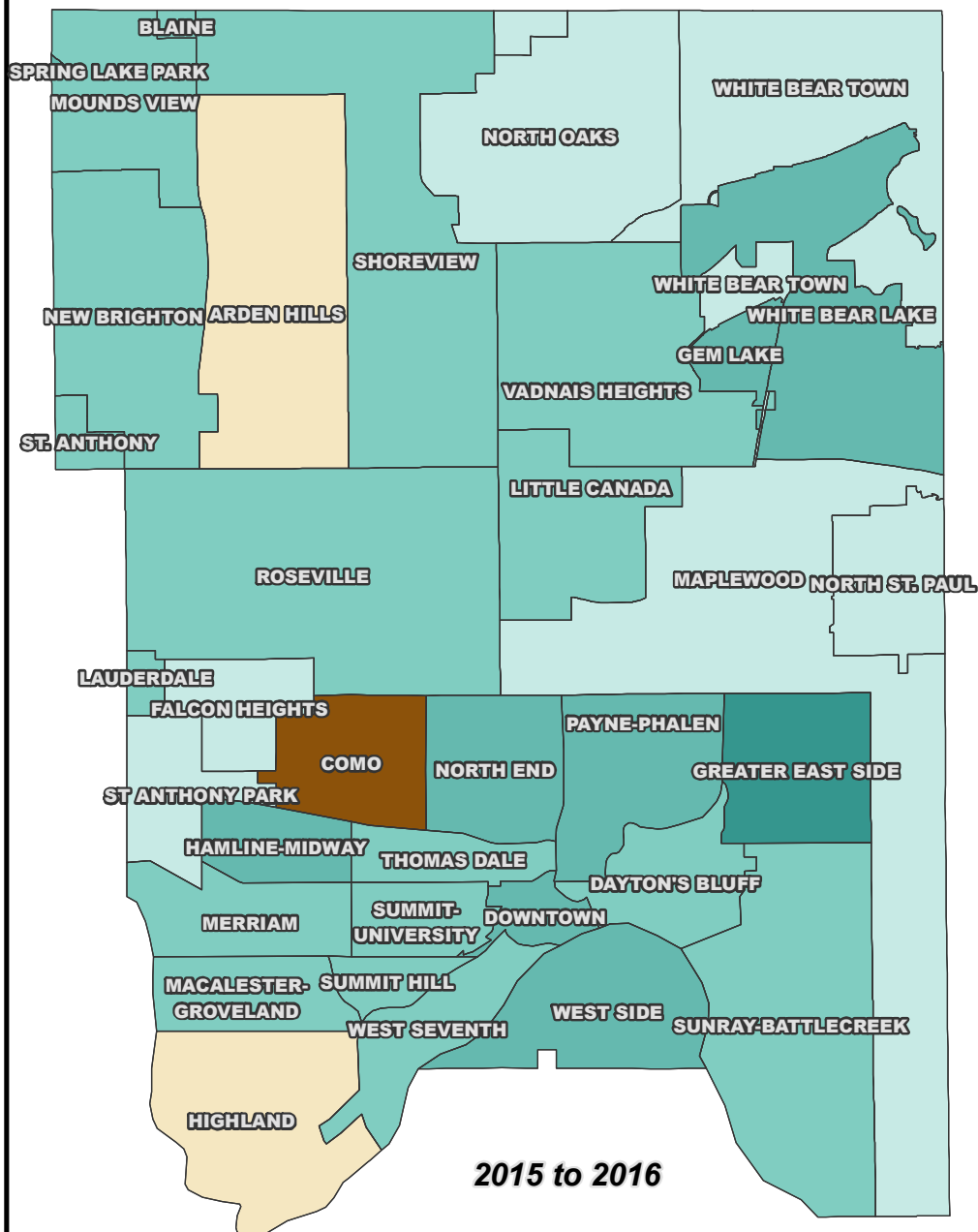
# **Ramsey County** **Median Estimated Market Value % Change:** **Apartments**



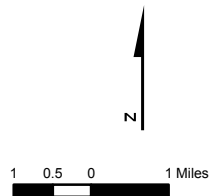
## **% Change by Jurisdiction**







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



## **% Change by Jurisdiction**



**Ramsey County**  
**Breakdown of 2017 Estimated Market Value and Percent Change from 2016**

<b>2017</b>	<b>2017 Residential Est. Market Value Less Added Improvement*</b>	<b>% Change in Resid. Value '16 to '17</b>	<b>2017 Apartment Est. Market Value Less Added Improvement*</b>	<b>% Change in Apt. Value '16 to '17</b>	<b>2017 Commercial / Industrial Est. Market Value Less Added Improvement*</b>	<b>% Change in Comm'l Value '16 to '17</b>	<b>2017 Agricultural Est. Market Value Less Added Improvement*</b>	<b>% Change in Ag Value '16 to '17</b>	<b>2017 Total Real Property Est. Market Value (Excludes Added Improvement, Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>% Change in Total Value '16 to '17</b>
Arden Hills	848,586,500	7.69%	48,942,200	2.70%	341,483,500	3.68%	-		1,239,012,200	6.35%
Blaine	0		0		44,719,700	10.36%	-		44,719,700	10.36%
Falcon Heights	356,924,500	4.13%	54,133,700	3.66%	27,335,200	24.78%	-		438,393,400	5.15%
Gem Lake	78,086,300	1.53%	0		26,563,800	12.08%	2,923,500	2.87%	107,573,600	3.99%
Lauderdale	121,414,600	2.74%	38,905,100	4.72%	21,784,200	14.04%	-		182,103,900	4.40%
Little Canada	602,629,500	4.77%	142,534,200	8.11%	263,628,600	10.28%	1,224,600	0.69%	1,010,016,900	6.62%
Maplewood	2,440,531,000	4.70%	395,040,900	10.12%	1,003,013,700	6.25%	5,773,900	0.00%	3,844,359,500	5.63%
Mounds View	640,022,800	6.29%	125,165,500	23.83%	301,845,200	5.44%	-		1,067,033,500	7.84%
North St Paul	659,413,000	2.99%	102,606,100	10.31%	91,868,000	11.01%	-		853,887,100	4.64%
New Brighton	1,524,574,500	5.78%	260,396,400	8.41%	406,506,400	12.95%	1,495,800	-15.90%	2,192,973,100	7.33%
North Oaks	1,172,106,200	-1.80%	62,069,300	9.72%	48,108,100	8.73%	11,964,100	0.00%	1,294,247,700	-0.92%
Roseville	2,641,122,100	3.57%	455,041,100	10.01%	1,410,251,000	6.60%	172,500	0.00%	4,506,586,700	5.13%
Shoreview	2,661,890,600	6.96%	149,796,900	-0.71%	363,804,600	7.51%	4,806,000	0.00%	3,180,298,100	6.62%
Spring Lake Park	11,752,100	4.57%	675,800	-16.59%	551,000	18.49%	-		12,978,900	3.72%
St Anthony	127,309,500	2.71%	148,273,800	9.23%	67,388,800	9.16%	-		342,972,100	6.70%
St Paul	15,273,224,100	6.51%	3,779,148,600	11.77%	4,134,899,100	10.64%	1,162,500	0.00%	23,188,434,300	8.05%
Vadnais Heights	1,054,034,800	6.57%	89,243,600	12.16%	385,010,600	10.81%	2,741,200	0.30%	1,531,030,200	7.91%
White Bear Lake	1,760,555,800	6.24%	305,923,600	7.97%	395,025,300	11.46%	-		2,461,504,700	7.26%
White Bear Town	1,211,671,800	7.13%	7,046,700	11.11%	168,083,800	12.45%	5,483,300	0.00%	1,392,285,600	7.73%
Suburban	17,912,625,600	5.00%	2,385,794,900	9.00%	5,366,971,500	8.08%	36,584,900	-0.50%	25,701,976,900	5.98%
Countywide	33,185,849,700	5.69%	6,164,943,500	10.68%	9,501,870,600	9.18%	37,747,400	-0.49%	48,890,411,200	6.95%

\* 2017 values are from the 2016 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2017 Special Board of Appeal and Equal.

\*\*The 2016 values have been updated since our previous report in March 2016.

**Ramsey County**  
**Breakdown of 2016 Estimated Market Value and Percent Change from 2015**

<b>2016</b>	<b>2016 Residential Est. Market Value Less Added Improvement*</b>	<b>% Change in Resid. Value '15 to '16</b>	<b>2016 Apartment Est. Market Value Less Added Improvement*</b>	<b>% Change in Apt. Value '15 to '16</b>	<b>2016 Commercial / Industrial Est. Market Value Less Added Improvement*</b>	<b>% Change in Comm'l Value '15 to '16</b>	<b>2016 Agricultural Est. Market Value Less Added Improvement*</b>	<b>% Change in Ag Value '15 to '16</b>	<b>2016 Total Real Property Est. Market Value (Excludes Added Imp.t, Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>% Change in Total Value '15 to '16</b>
Arden Hills	783,397,000	2.61%	45,253,600	7.96%	324,528,400	-0.10%	-		1,153,179,000	2.03%
Blaine	0		0		40,522,500	10.67%	-		40,522,500	10.67%
Falcon Heights	341,528,100	2.47%	51,637,900	16.78%	21,906,600	3.79%	-		415,072,600	4.13%
Gem Lake	75,494,000	3.06%	0		23,700,200	12.21%	2,841,800	-1.79%	102,036,000	4.90%
Lauderdale	117,631,400	-1.69%	37,151,200	14.80%	19,101,800	5.37%	-		173,884,400	2.20%
Little Canada	569,810,400	2.54%	131,837,400	18.47%	237,222,700	4.98%	1,216,200	9.41%	940,086,700	5.15%
Maplewood	2,323,978,200	4.06%	352,470,800	15.17%	921,624,400	-4.52%	5,773,900	0.00%	3,603,847,300	2.66%
Mounds View	599,221,600	4.99%	101,081,100	16.53%	282,940,400	5.12%	-		983,243,100	6.11%
North St Paul	638,764,100	4.40%	90,687,400	17.05%	82,754,900	0.64%	-		812,206,400	5.27%
New Brighton	1,423,109,850	3.67%	240,196,550	18.24%	350,776,500	6.04%	1,778,500	5.33%	2,015,861,400	5.63%
North Oaks	1,155,154,600	2.36%	56,568,600	5.21%	44,244,100	2.63%	11,964,100	28.57%	1,267,931,400	2.69%
Roseville	2,537,937,100	4.62%	413,651,300	16.26%	1,305,172,000	2.87%	172,500	370.03%	4,256,932,900	5.10%
Shoreview	2,476,153,900	4.55%	137,155,200	18.09%	337,996,500	-2.31%	4,806,000	0.00%	2,956,111,600	4.26%
Spring Lake Park	11,231,400	1.22%	810,200	19.89%	465,000	9.18%	-		12,506,600	2.53%
St Anthony	123,571,000	4.15%	129,580,900	11.31%	61,733,200	-5.01%	-		314,885,100	4.94%
St Paul	14,264,143,600	4.44%	3,318,576,000	18.70%	3,677,073,300	5.16%	1,068,900	2.15%	21,260,861,800	6.57%
Vadnais Heights	985,060,400	0.15%	71,311,600	15.96%	345,158,600	3.90%	2,732,900	8.09%	1,404,263,500	1.77%
White Bear Lake	1,652,979,100	4.43%	258,261,100	16.19%	345,246,500	4.88%	-	-100.00%	2,256,486,700	5.70%
White Bear Town	1,127,762,700	3.46%	6,342,000	3.23%	147,896,800	4.60%	5,483,300	-0.39%	1,287,484,800	3.57%
Suburban	16,942,784,850	3.67%	2,123,996,850	15.69%	4,892,991,100	1.49%	36,769,200	7.75%	23,996,542,000	4.18%
Countywide	31,206,928,450	4.02%	5,442,572,850	17.51%	8,570,064,400	3.03%	37,838,100	7.59%	45,257,403,800	5.29%

\* 2016 values are from the 2016 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2016 Special Board of Appeal and Equal.

\*\*The 2015 values have been updated since our previous report in March 2015.

**Median Estimated Market Value Of Residential\*\* In Ramsey County\***

**2016 Assessment Payable 2017 to 2017 Assessment Payable 2018**

**Sorted by St. Paul Planning District or City**

Jurisdiction	MUNI #	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
Sunray-Battlecreek	1	4,829	4,840	0.2%	159,800	168,900	5.7%	177,253
Greater East Side	2	6,995	7,005	0.1%	139,500	153,900	10.3%	152,127
West Side	3	3,706	3,710	0.1%	134,400	144,250	7.3%	153,895
Dayton'S Bluff	4	3,950	3,958	0.2%	110,300	115,800	5.0%	119,070
Payne-Phalen	5	6,736	6,749	0.2%	122,100	131,200	7.5%	132,920
North End	6	4,399	4,404	0.1%	102,500	121,000	18.0%	126,078
Thomas Dale	7	2,787	2,803	0.6%	100,400	111,700	11.3%	113,916
Summit-University	8	3,688	3,711	0.6%	186,100	199,000	6.9%	255,888
West Seventh	9	3,353	3,359	0.2%	149,400	162,600	8.8%	178,847
Como	10	4,863	4,865	0.0%	195,400	204,700	4.8%	213,031
Hamline-Midway	11	3,299	3,300	0.0%	154,500	167,700	8.5%	171,890
St Anthony Park	12	1,683	1,687	0.2%	278,800	285,600	2.4%	311,766
Merriam	13	3,853	3,859	0.2%	266,500	287,600	7.9%	326,626
Macalester-Groveland	14	6,291	6,287	-0.1%	287,300	308,400	7.3%	340,371
Highland	15	6,481	6,489	0.1%	281,500	292,900	4.0%	335,376
Summit Hill	16	1,803	1,824	1.2%	355,800	367,600	3.3%	431,156
Downtown	17	1,836	1,833	-0.2%	152,600	160,200	5.0%	201,231
Airport	20							
Arden Hills	25	2,562	2,573	0.4%	284,700	307,000	7.8%	327,819
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	1,292	1,292	0.0%	247,500	260,250	5.2%	276,110
Gem Lake	37	174	175	0.6%	246,900	262,500	6.3%	424,902
Lauderdale	47	647	643	-0.6%	177,600	183,600	3.4%	188,012
Little Canada	53	2,666	2,670	0.2%	203,300	214,750	5.6%	223,267
Maplewood	57	11,188	11,198	0.1%	190,900	199,800	4.7%	214,866
Mounds View	59	3,126	3,131	0.2%	182,400	193,700	6.2%	200,794
New Brighton	63	6,178	6,207	0.5%	215,000	228,500	6.3%	242,429
North Oaks	67	1,716	1,745	1.7%	585,200	568,900	-2.8%	646,026
North St. Paul	69	3,602	3,612	0.3%	166,800	170,950	2.5%	181,742
Roseville	79	10,774	10,790	0.1%	217,400	227,400	4.6%	240,100
St. Anthony	81	607	607	0.0%	182,200	186,800	2.5%	209,518
Shoreview	83	9,441	9,436	-0.1%	241,850	260,300	7.6%	279,044
Spring Lake Park	85	69	69	0.0%	150,500	158,000	5.0%	170,320
Vadnais Heights	89	4,414	4,406	-0.2%	207,200	220,150	6.3%	237,168
White Bear Lake	93	7,674	7,684	0.1%	191,500	204,100	6.6%	227,804
White Bear Town	97	4,383	4,400	0.4%	232,000	251,400	8.4%	272,726
Suburbs		70,513	70,638	0.2%	208,800	220,600	5.7%	250,190
City of St. Paul		70,552	70,683	0.2%	159,700	172,000	7.7%	214,327
Countywide		141,065	141,321	0.2%	187,100	199,400	6.6%	232,253

\*Excludes: added improvement in 2017 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\*

2016 Assessment Payable 2017 to 2017 Assessment Payable 2018

Sorted by St. Paul Planning District or City

Jurisdiction	MUNI #	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
Sunray-Battlecreek	1	4,361	4,363	0.0%	162,000	170,900	5.5%	181,433
Greater East Side	2	6,562	6,566	0.1%	139,700	154,400	10.5%	152,636
West Side	3	3,029	3,028	0.0%	134,200	144,000	7.3%	154,174
Dayton'S Bluff	4	3,188	3,192	0.1%	111,400	117,500	5.5%	119,598
Payne-Phalen	5	5,725	5,732	0.1%	122,950	133,200	8.3%	133,998
North End	6	3,683	3,688	0.1%	103,900	124,800	20.1%	127,990
Thomas Dale	7	2,166	2,183	0.8%	99,450	111,200	11.8%	112,482
Summit-University	8	1,893	1,896	0.2%	184,100	189,200	2.8%	263,692
West Seventh	9	2,369	2,371	0.1%	146,800	161,100	9.7%	164,344
Como	10	4,537	4,535	0.0%	197,600	207,100	4.8%	216,043
Hamline-Midway	11	2,912	2,914	0.1%	153,800	166,600	8.3%	170,091
St Anthony Park	12	1,092	1,094	0.2%	334,200	340,250	1.8%	356,778
Merriam	13	3,249	3,253	0.1%	269,100	286,600	6.5%	331,700
Macalester-Groveland	14	5,663	5,660	-0.1%	291,400	312,200	7.1%	351,212
Highland	15	5,725	5,727	0.0%	295,100	305,400	3.5%	351,998
Summit Hill	16	1,132	1,135	0.3%	410,050	422,700	3.1%	501,847
Downtown	17	26	31	19.2%	292,450	287,500	-1.7%	496,655
Airport	20							
Arden Hills	25	2,134	2,143	0.4%	308,200	333,800	8.3%	362,988
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	1,135	1,135	0.0%	253,600	266,600	5.1%	283,822
Gem Lake	37	172	172	0.0%	246,900	262,850	6.5%	415,334
Lauderdale	47	483	479	-0.8%	184,800	189,100	2.3%	201,461
Little Canada	53	1,730	1,732	0.1%	229,200	240,800	5.1%	277,747
Maplewood	57	8,946	8,953	0.1%	200,550	209,600	4.5%	228,323
Mounds View	59	2,848	2,853	0.2%	184,800	197,300	6.8%	204,107
New Brighton	63	5,061	5,083	0.4%	227,600	242,400	6.5%	259,411
North Oaks	67	1,536	1,561	1.6%	578,800	558,400	-3.5%	645,074
North St. Paul	69	3,369	3,369	0.0%	168,450	172,800	2.6%	183,981
Roseville	79	8,553	8,553	0.0%	227,150	236,900	4.3%	262,530
St. Anthony	81	154	154	0.0%	263,700	278,700	5.7%	341,019
Shoreview	83	6,613	6,613	0.0%	266,200	289,800	8.9%	324,762
Spring Lake Park	85	34	34	0.0%	187,800	188,300	0.3%	192,438
Vadnais Heights	89	2,922	2,924	0.1%	229,250	246,200	7.4%	278,071
White Bear Lake	93	6,375	6,377	0.0%	194,700	208,400	7.0%	233,882
White Bear Town	97	3,416	3,424	0.2%	234,900	255,400	8.7%	285,452
Suburbs		55,481	55,559	0.1%	221,900	234,900	5.9%	270,972
City of St. Paul		57,312	57,368	0.1%	161,400	173,900	7.7%	218,783
Countywide		112,793	112,927	0.1%	197,400	209,900	6.3%	244,460

\*Excludes: added improvement in 2017 values, leased public property, exempt property, and vacant land.

\*\* Single-family includes half double dwellings (LUC: 510, 545)

# **Median Estimated Market Value Of Townhomes In Ramsey County\***

**2016 Assessment Payable 2017 to 2017 Assessment Payable 2018**

**Sorted by St. Paul Planning District or City**

Jurisdiction	MUNI #	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
Sunray-Battlecreek	1	159	159	0.0%	108,600	114,000	5.0%	114,845
Greater East Side	2	152	152	0.0%	116,300	128,200	10.2%	133,284
West Side	3	107	107	0.0%	118,800	124,700	5.0%	121,041
Dayton'S Bluff	4	44	44	0.0%	158,000	165,900	5.0%	147,766
Payne-Phalen	5	60	60	0.0%	129,700	136,200	5.0%	146,097
North End	6	143	143	0.0%	120,500	126,500	5.0%	142,599
Thomas Dale	7	45	45	0.0%	134,800	148,800	10.4%	146,071
Summit-University	8	189	191	1.1%	170,600	186,400	9.3%	229,743
West Seventh	9	141	143	1.4%	193,600	206,600	6.7%	241,459
Como	10	40	40	0.0%	170,100	185,800	9.2%	185,643
Hamline-Midway	11							
St Anthony Park	12	85	85	0.0%	145,700	153,000	5.0%	154,192
Merriam	13	16	10	-37.5%	360,250	287,950	-20.1%	262,460
Macalester-Groveland	14	80	80	0.0%	247,800	265,500	7.1%	261,748
Highland	15	134	134	0.0%	176,700	199,800	13.1%	242,284
Summit Hill	16	36	36	0.0%	373,600	373,600	0.0%	404,494
Downtown	17	11	11	0.0%	402,800	402,800	0.0%	475,782
Airport	20							
Arden Hills	25	349	349	0.0%	133,000	139,900	5.2%	162,506
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	53	53	0.0%	205,000	209,000	2.0%	265,236
Gem Lake	37							
Lauderdale	47	42	42	0.0%	190,250	199,750	5.0%	205,202
Little Canada	53	308	308	0.0%	211,450	219,250	3.7%	206,292
Maplewood	57	1,789	1,790	0.1%	148,500	163,300	10.0%	167,341
Mounds View	59	143	143	0.0%	166,200	171,400	3.1%	171,501
New Brighton	63	714	748	4.8%	163,600	172,900	5.7%	173,749
North Oaks	67	176	182	3.4%	609,400	622,200	2.1%	625,842
North St. Paul	69	111	117	5.4%	152,800	150,300	-1.6%	148,403
Roseville	79	867	873	0.7%	190,800	197,300	3.4%	226,085
St. Anthony	81	204	204	0.0%	154,850	162,900	5.2%	175,082
Shoreview	83	2,282	2,282	0.0%	161,000	168,000	4.3%	189,348
Spring Lake Park	85	35	35	0.0%	146,200	153,500	5.0%	148,834
Vadnais Heights	89	904	913	1.0%	145,500	156,100	7.3%	183,115
White Bear Lake	93	1000	1003	0.3%	162,000	181,800	12.2%	196,834
White Bear Town	97	672	678	0.9%	264,800	276,500	4.4%	273,630
Suburbs		9,649	9,720	0.7%	163,300	172,300	5.5%	200,488
City of St. Paul		1,442	1,440	-0.1%	145,700	153,000	5.0%	186,438
Countywide		11,091	11,160	0.6%	162,000	170,950	5.5%	198,675

*\*Excludes added improvement from 2017 values, leased public property, exempt property, and vacant land.*

*\*\*Townhome property include LUCs: 570, 573, 574, 575*



**Median Estimated Market Value Of Condos/Co-Ops In Ramsey County\***

**2016 Assessment Payable 2017 to 2017 Assessment Payable 2018**

**Sorted by St. Paul Planning District or City**

Jurisdiction	MUNI #	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
Sunray-Battlecreek	1	111	111	0.0%	79,000	86,300	9.2%	83,444
Greater East Side	2	81	86	6.2%	106,300	116,700	9.8%	110,021
West Side	3	80	102	27.5%	102,300	95,200	-6.9%	102,481
Dayton'S Bluff	4	113	120	6.2%	65,800	68,800	4.6%	70,093
Payne-Phalen	5	38	38	0.0%	74,400	79,100	6.3%	65,255
North End	6	164	168	2.4%	81,600	87,350	7.0%	93,968
Thomas Dale	7	183	183	0.0%	57,100	62,800	10.0%	64,514
Summit-University	8	1,048	1,053	0.5%	175,900	188,800	7.3%	216,033
West Seventh	9	413	508	23.0%	224,100	210,500	-6.1%	241,717
Como	10	94	94	0.0%	86,400	93,750	8.5%	98,503
Hamline-Midway	11	12	16	33.3%	73,100	80,400	10.0%	80,900
St Anthony Park	12	356	356	0.0%	197,900	208,700	5.5%	211,019
Merriam	13	112	118	5.4%	121,700	142,300	16.9%	189,477
Macalester-Groveland	14	246	246	0.0%	42,700	56,500	32.3%	70,726
Highland	15	461	461	0.0%	148,400	159,600	7.5%	170,505
Summit Hill	16	463	476	2.8%	189,800	200,450	5.6%	239,318
Downtown	17	1,878	1,880	0.1%	143,600	150,900	5.1%	185,627
Airport	20							
Arden Hills	25	72	72	0.0%	84,700	89,800	6.0%	84,846
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	93	93	0.0%	198,600	198,600	0.0%	194,714
Gem Lake	37							
Lauderdale	47	104	104	0.0%	110,400	116,950	5.9%	108,833
Little Canada	53	612	612	0.0%	66,700	78,300	17.4%	78,244
Maplewood	57	512	511	-0.2%	108,700	122,900	13.1%	121,982
Mounds View	59	154	154	0.0%	114,750	121,000	5.4%	124,854
New Brighton	63	404	402	-0.5%	117,500	128,450	9.3%	125,724
North Oaks	67							
North St. Paul	69	77	77	0.0%	117,700	127,900	8.7%	129,796
Roseville	79	1,256	1,545	23.0%	76,000	86,900	14.3%	104,203
St. Anthony	81	238	238	0.0%	134,500	148,300	10.3%	151,121
Shoreview	83	515	592	15.0%	77,700	91,200	17.4%	103,570
Spring Lake Park	85							
Vadnais Heights	89	550	550	0.0%	93,900	111,600	18.8%	109,624
White Bear Lake	93	207	207	0.0%	120,100	135,500	12.8%	176,243
White Bear Town	97	277	276	-0.4%	98,100	111,800	14.0%	114,955
Suburbs		5,357	5,433	1.4%	91,800	102,300	11.4%	112,699
City of St. Paul		5,853	6,016	2.8%	143,000	150,800	5.5%	180,330
Countywide		11,210	11,449	2.1%	106,800	116,300	8.9%	148,237

\*Excludes added improvement from 2017 values, leased public property, exempt property, and vacant land.

\*Starting with the 2017 report, Residential Co-Ops are included in this chart.

\*\*LUCs: 550 and 560

**Residential Sales Between 10/1/15 and 9/30/16**  
**By District / City**

<b>Jurisdiction</b>	<b>MUNI #</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	183	180,000	185,651	60,672	56,600	590,000
Greater East Side	2	238	157,464	154,968	33,134	37,000	335,000
West Side	3	107	156,589	157,572	47,767	40,000	315,000
Dayton'S Bluff	4	123	145,500	148,569	51,078	43,500	330,000
Payne-Phalen	5	273	148,847	146,658	46,364	20,000	309,000
North End	6	150	139,840	140,392	52,890	35,000	350,000
Thomas Dale	7	99	136,770	132,459	42,894	30,000	362,392
Summit-University	8	157	219,705	250,535	119,672	78,000	720,000
West Seventh	9	103	188,000	229,441	148,615	60,000	975,625
Como	10	204	203,376	212,263	69,262	67,000	600,000
Hamline-Midway	11	130	178,737	184,200	51,941	87,000	532,000
St Anthony	12	82	239,850	282,324	126,586	118,000	749,000
Merriam	13	152	274,075	307,148	142,686	80,000	905,000
Macalester-Groveland	14	313	306,900	336,399	179,057	37,580	1,495,000
Highland	15	330	277,500	321,848	173,818	79,000	2,245,000
Summit Hill	16	72	324,975	379,491	221,189	86,000	1,100,000
Downtown	17	181	170,000	200,300	125,639	55,000	850,000
Arden Hills	25	74	263,088	307,153	183,629	75,563	1,220,000
Falcon Heights	33	35	288,800	289,559	80,311	130,000	518,406
Gem Lake	37						
Lauderdale	47	24	176,815	166,896	55,766	86,755	304,600
Little Canada	53	122	213,715	216,734	130,986	51,500	740,000
Maplewood	57	432	199,330	215,347	76,120	55,900	530,000
Mounds View	59	117	190,000	193,964	56,431	75,000	362,900
New Brighton	63	219	232,000	254,644	109,116	78,000	805,000
North Oaks	67	71	593,000	612,946	285,287	162,300	1,690,000
North St. Paul	69	132	197,000	202,027	54,596	89,900	365,000
Roseville	79	381	219,000	229,206	111,140	42,100	785,000
St. Anthony	81	34	162,000	197,801	118,333	62,900	543,510
Shoreview	83	331	223,000	247,691	134,656	56,163	1,400,000
Spring Lake	85	3	147,750	164,599	31,594	145,000	201,046
Vadnais	89	146	207,200	225,645	108,471	84,000	641,000
White Bear	93	248	206,075	232,398	133,505	70,000	1,500,000
White Bear	97	150	240,775	259,643	170,865	50,000	1,775,000
City of St. Paul		<b>2,897</b>	<b>186,735</b>	<b>226,211</b>	<b>138,830</b>	<b>20,000</b>	<b>2,245,000</b>
Suburbs		<b>2,519</b>	<b>216,326</b>	<b>242,575</b>	<b>140,127</b>	<b>42,100</b>	<b>1,775,000</b>
Countywide		<b>5,416</b>	<b>201,000</b>	<b>233,822</b>	<b>139,661</b>	<b>20,000</b>	<b>2,245,000</b>

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

**\*\*Good for state study sales only.**



**Median Estimated Market Value Of Apartments In Ramsey County\***  
**2016 Assessment Payable 2017 to 2017 Assessment Payable 2018 Sorted by City**

Jurisdiction	MUNI #	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
Sunray-Battlecreek	1	30	30	0.0%	7,490,150	8,019,700	7.1%	8,535,017
Greater East Side	2	96	96	0.0%	710,550	766,600	7.9%	1,664,244
West Side	3	69	73	5.8%	304,800	335,300	10.0%	1,450,968
Dayton'S Bluff	4	101	105	4.0%	303,400	369,700	21.9%	989,328
Payne-Phalen	5	151	154	2.0%	303,400	326,000	7.4%	1,040,648
North End	6	112	114	1.8%	1,229,450	1,098,000	-10.7%	1,565,351
Thomas Dale	7	74	79	6.8%	278,600	330,800	18.7%	807,958
Summit-University	8	205	216	5.4%	526,500	579,850	10.1%	1,288,029
West Seventh	9	65	68	4.6%	424,500	482,350	13.6%	3,840,890
Como	10	46	49	6.5%	790,900	846,000	7.0%	4,041,265
Hamline-Midway	11	85	86	1.2%	384,600	453,050	17.8%	847,994
St Anthony Park	12	75	82	9.3%	702,300	850,600	21.1%	3,045,006
Merriam	13	240	247	2.9%	493,150	550,800	11.7%	1,203,123
Macalester-Groveland	14	122	123	0.8%	799,450	848,500	6.1%	1,156,773
Highland	15	144	151	4.9%	1,246,050	1,341,800	7.7%	3,721,437
Summit Hill	16	112	111	-0.9%	770,150	827,800	7.5%	1,169,079
Downtown	17	41	49	19.5%	4,819,400	5,440,900	12.9%	10,565,624
Airport	20							
Arden Hills	25	5	5	0.0%	5,615,700	6,264,000	11.5%	8,725,060
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	24	24	0.0%	753,250	821,850	9.1%	2,354,908
Gem Lake	37							
Lauderdale	47	17	17	0.0%	1,029,900	1,124,600	9.2%	2,284,582
Little Canada	53	37	38	2.7%	322,600	379,100	17.5%	3,787,339
Maplewood	57	87	94	8.0%	2,089,400	2,392,450	14.5%	4,181,372
Mounds View	59	62	64	3.2%	335,650	500,800	49.2%	1,953,780
New Brighton	63	61	64	4.9%	1,768,800	2,038,450	15.2%	4,056,339
North Oaks	67		4			10695900		15127450
North St. Paul	69	63	64	1.6%	359,000	418,100	16.5%	1,592,497
Roseville	79	98	102	4.1%	1,520,850	1,669,850	9.8%	4,409,800
St. Anthony	81	24	25	4.2%	1,339,900	1,470,600	9.8%	5,920,968
Shoreview	83	16	16	0.0%	5,882,900	6,456,800	9.8%	8,807,594
Spring Lake Park	85	1	1	0.0%	810,200	675,800	-16.6%	675,800
Vadnais Heights	89	28	29	3.6%	1,397,400	1,552,600	11.1%	3,034,797
White Bear Lake	93	53	59	11.3%	2,970,000	3,038,900	2.3%	5,153,188
White Bear Twp	97	1	1	0.0%	6,342,000	7,046,700	11.1%	7,046,700
Suburbs		577	607	5.2%	1,255,700	1,463,200	16.5%	3,890,513
City of St. Paul		1,768	1,833	3.7%	650,950	714,000	9.7%	2,038,770
Countywide		2,345	2,440	4.1%	723,600	790,000	9.2%	2,499,429

*\*Excludes added improvement in 2017 values, and leased public property and vacant land..*

<b>Median Estimated Market Value of Apartments in City Of St. Paul*</b> <b>2016 Assessment Payable 2017 to 2017 Assessment Payable 2018, Sorted by LUC</b>							
Property Desc.	LUC	2016 #Parcels	2017 #Parcels	% Chg #Parcels	16 p '17 Median Value	17 p '18 Median Value	% Chg Median
4 – 6 Units****	401	670	796	18.8%	293,900	336,300	14.4%
7 – 19 Units****	402	652	668	2.5%	726,000	785,300	8.2%
20 – 49 Units	403	257	279	8.6%	1,873,000	1,979,900	5.7%
50 – 99 Units	404	86	99	15.1%	4,808,400	5,457,600	13.5%
100+ Units	408	106	145	36.8%	11,119,500	13,797,200	24.1%
Vacant Land**	405	172	189	9.9%	43,600	51,000	17.0%
Apt Misc. Improv	406	16	16	0.0%	129,200	142,100	10.0%
Fraternity/Sorority	407	7	7	0.0%	426,500	469,200	10.0%
Bed And Breakfast	409	2	3	50.0%	411,300	412,200	0.2%
Nursing Home	412	17	15	-11.8%	1,277,800	1,887,300	47.7%
Assisted Living Apt.	413	8	9	12.5%	2,050,850	4,835,500	135.8%
All City		1,993	2,226	11.7%	552,200	609,950	10.5%

\*Excludes added improvement in 2017 values, leased public property, exempt property.

\*\* #Parcels include vacant land parcels (405)

\*\*\*\*For the 2017 report, LUC 412 and 413 data was added to this chart. 16P17 figures were updated as well.

<b>Median Estimated Market Value of Apartments in Suburbs*</b> <b>2016 Assessment Payable 2017 to 2017 Assessment Payable 2018, Sorted by LUC</b>							
Property Desc.	LUC	2016 #Parcels	2017 #Parcels	% Chg #Parcels	16 p '17 Median Value	17 p '18 Median Value	% Chg Median
4 – 6 Units****	401	137	147	7.3%	286,600	338,400	18.1%
7 – 19 Units****	402	177	179	1.1%	984,000	1,116,800	13.5%
20 – 49 Units	403	109	113	3.7%	2,422,900	2,735,700	12.9%
50 – 99 Units	404	85	91	7.1%	6,022,900	6,825,100	13.3%
100+ Units	408	67	77	14.9%	11,120,500	12,728,600	14.5%
Vacant Land**	405	68	73	7.4%	55,950	58,300	4.2%
Apt Misc. Improv	406	5	6	20.0%	69,300	111,400	60.8%
Fraternity/Sorority	407	–	–	–			–
Bed And Breakfast	409	–	–	–			–
Nursing Home	412	9	8	-11.1%	2,853,300	2,450,000	-14.1%
Assisted Living Apt.	413	12	14	16.7%	5,908,000	7,411,450	25.4%
All Suburban***		669	708	5.8%	1,130,800	1,286,100	13.7%

\*Excludes added improvement in 2017 values, leased public property, exempt property.

\*\* #Parcels include vacant land parcels (405)

\*\*\*\*For the 2017 report, LUC 412 and 413 data was added to this chart. 16P17 figures were updated as well.

**Median Estimated Market Value Of Commercial Property In Ramsey County\***  
**2016 Assessment Payable 2017 to 2017 Assessment Payable 2018 Sorted by City / District**

Jurisdiction	MUNI #	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	Maximum Value
Sunray-Battlecreek	1	68	65	-4.41%	840,850	934,000	11.08%	23,859,100
Greater East Side	2	102	102	0.00%	286,400	318,200	11.10%	21,711,100
West Side	3	206	206	0.00%	391,850	448,600	14.48%	23,560,000
Dayton'S Bluff	4	151	156	3.31%	194,600	234,550	20.53%	19,800,000
Payne-Phalen	5	306	308	0.65%	206,050	251,350	21.98%	24,464,700
North End	6	285	282	-1.05%	282,800	336,750	19.08%	8,085,100
Thomas Dale	7	179	184	2.79%	375,400	456,100	21.50%	7,589,400
Summit-University	8	154	163	5.84%	363,850	408,500	12.27%	9,830,200
West Seventh	9	227	232	2.20%	402,000	476,150	18.45%	32,285,300
Como	10	82	86	4.88%	356,750	374,000	4.84%	19,750,400
Hamline-Midway	11	164	167	1.83%	431,800	495,300	14.71%	17,365,100
St Anthony Park	12	245	249	1.63%	739,200	858,800	16.18%	20,134,000
Merriam	13	221	221	0.00%	455,200	554,300	21.77%	27,581,400
Macalester-Groveland	14	144	144	0.00%	434,050	509,200	17.31%	3,563,500
Highland	15	137	136	-0.73%	650,000	728,350	12.05%	13,417,900
Summit Hill	16	111	111	0.00%	634,900	756,000	19.07%	11,175,300
Downtown	17	251	253	0.80%	397,950	499,900	25.62%	84,142,400
Airport	20							
Arden Hills	25	93	96	3.23%	1,675,200	1,825,650	8.98%	54,720,000
Blaine	29	24	24	0.00%	932,850	1,239,800	32.90%	6,318,700
Fairgrounds	30							
Falcon Heights	33	18	18	0.00%	708,350	801,200	13.11%	3,311,400
Gem Lake	37	34	34	0.00%	470,700	557,700	18.48%	3,912,400
Lauderdale	47	16	16	0.00%	759,850	866,800	14.08%	3,300,000
Little Canada	53	233	236	1.29%	389,800	448,100	14.96%	20,973,700
Maplewood	57	386	393	1.81%	832,200	958,000	15.12%	142,500,000
Mounds View	59	83	83	0.00%	932,100	1,100,000	18.01%	123,088,600
New Brighton	63	202	203	0.50%	740,200	862,500	16.52%	16,100,000
North Oaks	67	17	14	-17.65%	2,593,900	2,427,750	-6.41%	16,466,600
North St. Paul	69	106	105	-0.94%	370,200	421,100	13.75%	10,146,000
Roseville	79	427	424	-0.70%	1,501,000	1,647,050	9.73%	123,935,900
St. Anthony	81	41	40	-2.44%	1,006,200	1,154,950	14.78%	12,150,000
Shoreview	83	127	129	1.57%	1,081,600	1,144,000	5.77%	38,743,400
Spring Lake Park	85	2	2	0.00%	214,950	257,950	20.00%	304,700
Vadnais Heights	89	180	180	0.00%	874,750	1,021,450	16.77%	17,780,900
White Bear Lake	93	356	351	-1.40%	447,500	480,000	7.26%	13,769,500
White Bear Twp	97	72	76	5.56%	817,350	938,150	14.78%	9,606,000
Suburbs		2,417	2,424	0.29%	772,200	872,850	13.03%	142,500,000
City of St. Paul		3,033	3,065	1.06%	397,100	466,750	17.54%	84,142,400
Countywide		5,450	5,489	0.72%	513,100	590,150	15.02%	142,500,000

\*Excludes added improvement in 2017 values, leased public property, exempt property, and vacant land.

**All Ramsey County Commercial Property By Land Use Code**  
**2016 Payable 2017 Assessment vs. 2017 Payable 2018 Assessment**

**By Land Use Code (LUC) -COUNTYWIDE**

LUC	Property Use - Land use	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
310	Food & Drink Process Plants & Storage	14	15	7.14%	1,200,550	1,696,700	41.33%	2,695,947
320	Foundries & Heavy Manufact Plants	16	15	-6.25%	1,450,650	1,452,600	0.13%	3,655,920
340	Manufacturing & Assembly Light	268	270	0.75%	1,102,600	1,307,050	18.54%	1,986,360
398	Industrial - Minimum Improvement	9	6	-33.33%	553,100	1,392,350	**151.74%	1,605,367
399	Other Industrial Structures	24	27	12.50%	236,300	273,000	15.53%	827,200
410	Motels & Tourist Cabins	16	15	-6.25%	1,843,750	2,137,800	15.95%	2,604,653
411	Hotels	24	28	16.67%	5,356,450	6,635,550	23.88%	7,991,307
415	Trailer/ Mobile Home Park	26	27	3.85%	2,909,200	3,519,800	20.99%	4,026,289
420	Small Detached Retail (Under 10,000 Sf)	487	492	1.03%	315,000	378,000	20.00%	457,941
421	Supermarkets	31	32	3.23%	2,834,900	2,981,050	5.16%	3,600,834
422	Discount Stores & Jr Dept Stores	18	18	0.00%	10,483,950	10,483,950	0.00%	11,025,661
423	Medium Detached Retail	103	107	3.88%	1,633,000	1,850,000	13.29%	2,156,133
424	Full Line Department Stores	9	10	11.11%	8,050,100	7,240,250	-10.06%	6,888,260
425	Neighborhood Shopping Center	77	75	-2.60%	2,769,300	3,303,100	19.28%	4,273,460
426	Community Shopping Center	25	25	0.00%	8,548,000	12,033,200	40.77%	13,445,276
427	Regional Shopping Center	4	3	-25.00%	56,500,000	78,000,000	38.05%	76,497,600
428	Veterinary Clinic	27	27	0.00%	519,700	603,800	16.18%	631,085
429	Mixed Residential/Commercial	596	606	1.68%	275,750	326,750	18.50%	469,132
430	Restaurant, Cafeteria, And/Or Bar	203	209	2.96%	467,700	543,400	16.19%	849,978
431	Small Strip Center	82	84	2.44%	906,650	1,033,350	13.97%	1,262,851
432	Convenience Store	134	132	-1.49%	579,350	693,350	19.68%	804,039
433	Mixed Retail /Commercial	45	54	20.00%	715,000	921,100	28.83%	1,434,567
434	Retail Condo	6	5	-16.67%	137,350	157,600	14.74%	309,660
435	Drive-In Restaurant/Food Service Facility	131	131	0.00%	663,400	763,000	15.01%	808,049
437	Daycare Centers	38	43	13.16%	816,900	914,900	12.00%	964,216
441	Funeral Homes	30	30	0.00%	712,250	819,100	15.00%	931,880
442	Medical Clinics & Offices	103	104	0.97%	499,200	586,650	17.52%	1,336,414
443	Medical Office	49	50	2.04%	2,927,600	3,478,050	18.80%	5,284,764
444	Full Service Banks	80	80	0.00%	1,273,000	1,428,850	12.24%	1,784,531
446	Corporate Campus	7	7	0.00%	13,500,000	13,500,000	0.00%	51,739,529
447	Office Buildings (1-2 Stories)	477	505	5.87%	485,600	544,400	12.11%	1,220,004
449	Office Buildings (3 Or More Stories)	122	131	7.38%	3,675,300	3,306,800	-10.03%	7,684,044
450	Condominium Office Units	457	452	-1.09%	197,100	203,450	3.22%	284,031
451	Gas Station	27	27	0.00%	435,200	494,700	13.67%	558,974
452	Automotive Service Station	322	321	-0.31%	404,450	476,500	17.81%	767,190
453	Car Washes	18	19	5.56%	466,600	471,900	1.14%	608,889
454	Auto Car Sales & Service	72	74	2.78%	843,450	1,063,550	26.10%	1,986,949
456	Parking Garage Structure & Lots	8	7	-12.50%	223,150	301,900	35.29%	765,229
457	Parking Ramp	57	60	5.26%	12,600	14,500	15.08%	1,157,267
460	Theaters	5	5	0.00%	800,000	920,000	15.00%	2,584,060
463	Golf Courses	23	24	4.35%	569,900	554,600	-2.68%	3,317,942
464	Bowling Alleys	4	4	0.00%	1,605,400	1,710,400	6.54%	2,220,050
465	Lodge Halls & Amusement Parks	26	28	7.69%	381,950	401,250	5.05%	527,989
470	Fitness Center	2	1	-50.00%	5,178,200	9,539,000	**84.21%	9,539,000
479	Flex Industrial Buildings	216	221	2.31%	2,375,400	2,690,900	13.28%	3,442,085
480	Commercial Warehouses	655	660	0.76%	642,600	739,650	15.10%	1,524,794
481	Mini Warehouse	27	29	7.41%	2,449,000	2,820,000	15.15%	3,142,786
482	Commercial Truck Terminals	14	16	14.29%	2,796,300	2,921,750	4.49%	3,447,931
483	Condo Warehouse	39	37	-5.13%	268,800	260,900	-2.94%	341,308
485	Research & Development Facility	8	8	0.00%	6,790,150	7,484,450	10.23%	12,802,363
498	Commercial Minimum Improvement	43	32	-25.58%	420,000	489,350	16.51%	871,056
499	Other Commercial Structures	109	101	-7.34%	288,800	332,100	14.99%	912,101
<b>All Suburbs</b>		<b>2,417</b>	<b>2,424</b>	<b>0.29%</b>	<b>772,200</b>	<b>872,850</b>	<b>13.03%</b>	<b>2,130,235</b>
<b>All City of St. Paul</b>		<b>3,033</b>	<b>3,065</b>	<b>1.06%</b>	<b>397,100</b>	<b>466,750</b>	<b>17.54%</b>	<b>1,295,731</b>
<b>All Countywide</b>		<b>5,450</b>	<b>5,489</b>	<b>0.72%</b>	<b>513,100</b>	<b>590,150</b>	<b>15.02%</b>	<b>1,664,190</b>

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

\* Excludes Vacant Commercial and Industrial Land Parcels

\*\*2016 median value updated for LUC 485 due to an open book value adjustment.

\*\*LUCs: 398 and 470 had higher median value shifts due to LUC shifts or parcel counts assigned between 2016 and 2017.

**City Of St. Paul Commercial Property By Land Use Code**  
**2016 Payable 2017 Assessment vs. 2017 Payable 2018 Assessment**  
**By Land Use Code (LUC) -City of St. Paul only**

LUC	Property Use - Land use	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
310	Food & Drink Process Plants & Storage	7	8	14.29%	897,600	857,950	-4.42%	1,904,075
320	Foundries & Heavy Manufact Plants	13	12	-7.69%	932,000	1,003,850	7.71%	3,082,133
340	Manufacturing & Assembly Light	122	121	-0.82%	692,850	799,500	15.39%	1,572,390
398	Industrial - Minumum Improvement	8	5	-37.50%	481,300	1,120,300	**132.77%	1,593,560
399	Other Industrial Structures	15	17	13.33%	198,800	265,700	33.65%	612,565
410	Motels & Tourist Cabins	6	6	0.00%	1,588,850	1,906,600	20.00%	2,360,767
411	Hotels	7	10	42.86%	8,900,000	9,157,700	2.90%	10,348,240
415	Trailer/ Mobile Home Park							
420	Small Detached Retail (Under 10,000 Sf)	364	369	1.37%	295,200	362,200	22.70%	428,450
421	Supermarkets	19	19	0.00%	2,307,500	2,538,300	10.00%	2,539,453
422	Discount Stores & Jr Dept Stores	5	6	20.00%	8,548,300	7,994,200	-6.48%	8,323,767
423	Medium Detached Retail	48	48	0.00%	1,051,950	1,307,600	24.30%	1,732,967
424	Full Line Department Stores	2	2	0.00%	10,464,800	10,464,800	0.00%	10,464,800
425	Neighborhood Shopping Center	23	22	-4.35%	1,927,800	2,801,350	45.31%	4,045,586
426	Community Shopping Center	10	10	0.00%	7,786,150	8,306,250	6.68%	10,780,700
427	Regional Shopping Center							
428	Veterinary Clinic	12	12	0.00%	417,700	492,400	17.88%	516,867
429	Mixed Residential/Commercial	525	532	1.33%	263,300	311,100	18.15%	449,647
430	Restaurant, Cafeteria, And/Or Bar	126	128	1.59%	369,700	412,450	11.56%	648,214
431	Small Strip Center	31	33	6.45%	915,800	1,096,200	19.70%	1,285,809
432	Convenience Store	69	69	0.00%	525,100	637,400	21.39%	709,371
433	Mixed Retail /Commercial	29	36	24.14%	647,400	755,950	16.77%	1,340,583
434	Retail Condo	6	5	-16.67%	137,350	157,600	14.74%	309,660
435	Drive-In Restaurant/Food Service Facility	61	63	3.28%	603,200	710,200	17.74%	718,337
437	Daycare Centers	17	21	23.53%	577,500	681,100	17.94%	779,948
441	Funeral Homes	19	19	0.00%	571,500	697,200	21.99%	838,005
442	Medical Clinics & Offices	66	67	1.52%	473,950	590,200	24.53%	1,144,019
443	Medical Office	19	19	0.00%	3,748,500	4,498,200	20.00%	7,968,826
444	Full Service Banks	32	32	0.00%	1,324,150	1,499,500	13.24%	2,084,747
446	Corporate Campus							
447	Office Buildings (1-2 Stories)	262	279	6.49%	404,000	460,000	13.86%	886,047
449	Office Buildings (3 Or More Stories)	82	87	6.10%	3,244,150	3,253,000	0.27%	9,184,020
450	Condominium Office Units	146	143	-2.05%	230,000	258,000	12.17%	437,824
451	Gas Station	15	14	-6.67%	450,000	526,200	16.93%	517,421
452	Automotive Service Station	188	188	0.00%	325,750	391,750	20.26%	548,834
453	Car Washes	8	9	12.50%	516,100	500,000	-3.12%	593,811
454	Auto Car Sales & Service	28	28	0.00%	260,350	319,600	22.76%	364,096
456	Parking Garage Structure & Lots	8	7	-12.50%	223,150	301,900	35.29%	765,229
457	Parking Ramp	57	60	5.26%	12,600	14,500	15.08%	1,157,267
460	Theaters	2	2	0.00%	650,000	747,500	15.00%	747,500
463	Golf Courses	13	13	0.00%	539,300	539,300	0.00%	2,789,969
464	Bowling Alleys	1	1	0.00%	1,354,500	1,475,800	8.96%	1,475,800
465	Lodge Halls & Amusement Parks	N/A	14	N/A	N/A	301,150	N/A	475,721
470	Fitness Center	2	1	-50.00%	5,178,200	9,539,000	**84.21%	9,539,000
479	Flex Industrial Buildings	42	47	11.90%	2,566,600	2,932,600	14.26%	4,242,798
480	Commercial Warehouses	380	379	-0.26%	549,550	625,100	13.75%	1,354,411
481	Mini Warehouse	13	14	7.69%	2,200,000	2,807,000	27.59%	3,024,221
482	Commercial Truck Terminals	4	4	0.00%	1,707,000	1,843,600	8.00%	2,005,650
483	Condo Warehouse	11	11	0.00%	400,000	460,000	15.00%	549,309
485	Research & Development Facility	1	1	0.00%	9,180,300	9,948,300	8.37%	9,948,300
498	Commercial Minimum Improvement	13	10	-23.08%	331,800	317,100	-4.43%	885,000
499	Other Commercial Structures	65	62	-4.62%	160,500	180,700	12.59%	632,519
<b>All City Of Saint Paul Commercial</b>		<b>3,033</b>	<b>3,065</b>	<b>1.06%</b>	<b>372,150</b>	<b>466,750</b>	<b>25.42%</b>	<b>1,295,731</b>

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

\* Excludes Vacant Commercial and Industrial Land Parcels

\*\*LUCs: 398 and 470 had higher median value shifts due to LUC shifts or parcel counts assigned between 2016 and 2017.



**Suburban Commercial Property By Land Use Code**  
**2016 Payable 2017 Assessment vs. 2017 Payable 2018 Assessment**  
**By Land Use Code (LUC) -SUBURBAN ONLY**

LUC	Property Use - Land Use	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16p '17 Median Value	'17 p '18 Median Value	% Chg Median	'17 Average Value
310	Food & Drink Process Plants & Storage	7	7	0.00%	3,029,600	3,484,000	15.00%	3,600,943
320	Foundries & Heavy Manufact Plants	3	3	0.00%	2,817,500	2,901,600	2.98%	5,951,067
340	Manufacturing & Assembly Light	146	149	2.05%	1,337,700	1,517,300	13.43%	2,322,536
398	Industrial - Minumum Improvement	1	1	0.00%	1,447,300	1,664,400	15.00%	1,664,400
399	Other Industrial Structures	9	10	11.11%	472,500	466,750	-1.22%	1,192,080
410	Motels & Tourist Cabins	10	9	-10.00%	1,843,750	2,137,800	15.95%	2,767,244
411	Hotels	17	18	5.88%	4,427,500	5,703,000	28.81%	6,681,900
415	Trailer/ Mobile Home Park	26	27	3.85%	2,909,200	3,519,800	20.99%	4,026,289
420	Small Detached Retail (Under 10,000 Sf)	123	123	0.00%	386,500	446,000	15.39%	546,416
421	Supermarkets	12	13	8.33%	5,776,750	5,539,000	-4.12%	5,152,085
422	Discount Stores & Jr Dept Stores	13	12	-7.69%	11,481,000	11,815,500	2.91%	12,376,608
423	Medium Detached Retail	55	59	7.27%	2,228,100	2,394,100	7.45%	2,500,403
424	Full Line Department Stores	7	8	14.29%	7,500,000	7,177,750	-4.30%	5,994,125
425	Neighborhood Shopping Center	54	53	-1.85%	3,005,450	3,388,400	12.74%	4,368,049
426	Community Shopping Center	15	15	0.00%	13,099,900	14,409,900	10.00%	15,221,660
427	Regional Shopping Center	4	3	-25.00%	56,500,000	78,000,000	38.05%	76,497,600
428	Veterinary Clinic	15	15	0.00%	602,000	676,900	12.44%	722,460
429	Mixed Residential/Commercial	71	74	4.23%	330,000	383,000	16.06%	609,212
430	Restaurant, Cafeteria, And/Or Bar	77	81	5.19%	877,000	889,600	1.44%	1,168,816
431	Small Strip Center	51	51	0.00%	877,100	975,200	11.18%	1,247,996
432	Convenience Store	65	63	-3.08%	653,700	781,800	19.60%	907,722
433	Mixed Retail /Commercial	16	18	12.50%	1,059,750	1,435,850	35.49%	1,622,533
434	Retail Condo							
435	Drive-In Restaurant/Food Service Facility	70	68	-2.86%	766,300	866,850	13.12%	891,165
437	Daycare Centers	21	22	4.76%	945,200	1,074,500	13.68%	1,140,109
441	Funeral Homes	11	11	0.00%	914,800	874,000	-4.46%	1,094,027
442	Medical Clinics & Offices	37	37	0.00%	520,900	583,100	11.94%	1,684,805
443	Medical Office	30	31	3.33%	2,907,450	3,390,000	16.60%	3,639,694
444	Full Service Banks	48	48	0.00%	1,268,050	1,394,850	10.00%	1,584,388
446	Corporate Campus	7	7	0.00%	13,500,000	13,500,000	0.00%	51,739,529
447	Office Buildings (1-2 Stories)	215	226	5.12%	671,600	733,400	9.20%	1,632,279
449	Office Buildings (3 Or More Stories)	40	44	10.00%	4,305,750	3,581,200	-16.83%	4,718,184
450	Condominium Office Units	311	309	-0.64%	195,000	198,900	2.00%	212,858
451	Gas Station	12	13	8.33%	381,200	448,600	17.68%	603,723
452	Automotive Service Station	134	133	-0.75%	588,200	693,300	17.87%	1,075,843
453	Car Washes	10	10	0.00%	355,150	399,300	12.43%	622,460
454	Auto Car Sales & Service	44	46	4.55%	2,282,550	2,597,450	13.80%	2,974,772
456	Parking Garage Structure & Lots							
457	Parking Ramp							
460	Theaters		3	N/A		4250000	N/A	3,808,433
463	Golf Courses	10	11	10.00%	666,350	651,900	-2.17%	3,941,909
464	Bowling Alleys	3	3	0.00%	1,856,300	1,945,000	4.78%	2,468,133
465	Lodge Halls & Amusement Parks	14	14	0.00%	556,000	608,000	9.35%	580,257
470	Fitness Center							
479	Flex Industrial Buildings	174	174	0.00%	2,337,200	2,653,250	13.52%	3,225,800
480	Commercial Warehouses	275	281	2.18%	821,500	923,700	12.44%	1,754,599
481	Mini Warehouse	14	15	7.14%	2,544,100	3,016,800	18.58%	3,253,447
482	Commercial Truck Terminals	10	12	20.00%	3,795,550	3,146,050	-17.11%	3,928,692
483	Condo Warehouse	28	26	-7.14%	225,950	255,800	13.21%	253,308
485	Research & Development Facility	7	7	0.00%	4,400,000	4,870,600	10.70%	13,210,086
498	Commercial Minimum Improvement	30	22	-26.67%	522,100	561,600	7.57%	864,718
499	Other Commercial Structures	44	39	-11.36%	529,150	554,500	4.79%	1,356,564
<b>All Suburban Commercial</b>		<b>2,396</b>	<b>2,424</b>	<b>1.17%</b>	<b>772,200</b>	<b>872,850</b>	<b>13.03%</b>	<b>2,130,235</b>

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

\* Excludes Vacant Commercial and Industrial Land Parcels

\*\*2016 median value updated for LUCs: 485 due to an open book value adjustment.

**Aggregate Change For Countywide Commercial Values - By Land Use Code**  
**2016 Payable 2017 vs. 2017 Payable 2018**

LUC	Property Use - Land use	2016 #Parcels	2017 #Parcels	% Chg #Parcels	'16 p '17 Total Value	'17 p '18 Total Value	Aggregate Change
300	Industrial, Vacant Land	503	474	-5.77%	92,336,600	98,708,100	6.90%
310	Food & Drink Process Plants & Storage	14	15	7.14%	26,621,000	40,439,200	51.91%
320	Foundries & Heavy Manufact Plants	16	15	-6.25%	49,979,900	54,838,800	9.72%
340	Manufacturing & Assembly Light	268	270	0.75%	460,521,800	536,317,100	16.46%
398	Industrial - Minumum Improvement	9	6	-33.33%	9,148,300	9,632,200	5.29%
399	Other Industrial Structures	24	27	12.50%	18,412,700	22,334,400	21.30%
400	Commercial, Vacant Land	1188	1212	2.02%	258,290,800	310,925,400	20.38%
410	Motels & Tourist Cabins	16	15	-6.25%	39,987,600	39,069,800	-2.30%
411	Hotels	24	28	16.67%	148,534,400	223,756,600	50.64%
415	Trailer/ Mobile Home Park	26	27	3.85%	90,088,900	108,709,800	20.67%
420	Small Detached Retail (Under 10,000 Sf)	487	492	1.03%	188,203,500	225,307,100	19.71%
421	Supermarkets	31	32	3.23%	101,887,100	115,226,700	13.09%
422	Discount Stores & Jr Dept Stores	18	18	0.00%	199,705,800	198,461,900	-0.62%
423	Medium Detached Retail	103	107	3.88%	194,522,600	230,706,200	18.60%
424	Full Line Department Stores	9	10	11.11%	62,438,600	68,882,600	10.32%
425	Neighborhood Shopping Center	77	75	-2.60%	277,997,500	320,509,500	15.29%
426	Community Shopping Center	25	25	0.00%	296,565,600	336,131,900	13.34%
427	Regional Shopping Center	4	3	-25.00%	230,500,000	229,492,800	-0.44%
428	Veterinary Clinic	27	27	0.00%	14,990,600	17,039,300	13.67%
429	Mixed Residential/Commercial	596	606	1.68%	231,644,900	284,293,900	22.73%
430	Restaurant, Cafeteria, And/Or Bar	203	209	2.96%	149,988,500	177,645,500	18.44%
431	Small Strip Center	82	84	2.44%	89,092,100	106,079,500	19.07%
432	Convenience Store	134	132	-1.49%	89,915,000	106,133,100	18.04%
433	Mixed Retail /Commercial	45	54	20.00%	56,269,900	77,466,600	37.67%
434	Retail Condo	6	5	-16.67%	1,529,600	1,548,300	1.22%
435	Drive-In Restaurant/Food Service Facility	131	131	0.00%	94,161,500	105,854,400	12.42%
437	Daycare Centers	38	43	13.16%	32,332,300	41,461,300	28.23%
441	Funeral Homes	30	30	0.00%	24,609,300	27,956,400	13.60%
442	Medical Clinics & Offices	103	104	0.97%	115,294,600	138,987,100	20.55%
443	Medical Office	49	50	2.04%	236,842,800	264,238,200	11.57%
444	Full Service Banks	80	80	0.00%	126,783,600	142,762,500	12.60%
446	Corporate Campus	7	7	0.00%	362,228,000	362,176,700	-0.01%
447	Office Buildings (1-2 Stories)	477	505	5.87%	544,437,300	616,102,100	13.16%
449	Office Buildings (3 Or More Stories)	122	131	7.38%	866,108,500	1,006,609,800	16.22%
450	Condominium Office Units	457	452	-1.09%	123,433,600	128,381,800	4.01%
451	Gas Station	27	27	0.00%	13,576,800	15,092,300	11.16%
452	Automotive Service Station	322	321	-0.31%	207,456,800	246,267,900	18.71%
453	Car Washes	18	19	5.56%	9,787,700	11,568,900	18.20%
454	Auto Car Sales & Service	72	74	2.78%	119,768,500	147,034,200	22.77%
456	Parking Garage Structure & Lots		7			5,356,600	
457	Parking Ramp	57	60	5.26%	55,595,400	69,436,000	24.90%
460	Theaters	5	5	0.00%	14,367,200	12,920,300	-10.07%
463	Golf Courses	23	24	4.35%	79,403,200	79,630,600	0.29%
464	Bowling Alleys	4	4	0.00%	7,958,100	8,880,200	11.59%
465	Lodge Halls & Amusement Parks	26	28	7.69%	12,473,100	14,783,700	18.52%
470	Fitness Center	2	1	-50.00%	10,356,400	9,539,000	-7.89%
479	Flex Industrial Buildings	215	221	2.79%	644,962,900	760,700,700	17.94%
480	Commercial Warehouses	655	660	0.76%	871,908,100	1,006,364,000	15.42%
481	Mini Warehouse	27	29	7.41%	69,481,100	91,140,800	31.17%
482	Commercial Truck Terminals	14	16	14.29%	46,629,100	55,166,900	18.31%
483	Condo Warehouse	39	37	-5.13%	13,292,700	12,628,400	-5.00%
485	Research & Development Facility	8	8	0.00%	95,517,100	102,418,900	7.23%
498	Commercial Minimum Improvement	43	32	-25.58%	34,457,400	27,873,800	-19.11%
499	Other Commercial Structures	109	101	-7.34%	85,956,400	92,122,200	7.17%
<b>Total</b>		<b>7095</b>	<b>7,175</b>	<b>1.13%</b>	<b>8,298,352,800</b>	<b>9,543,112,000</b>	<b>15.00%</b>

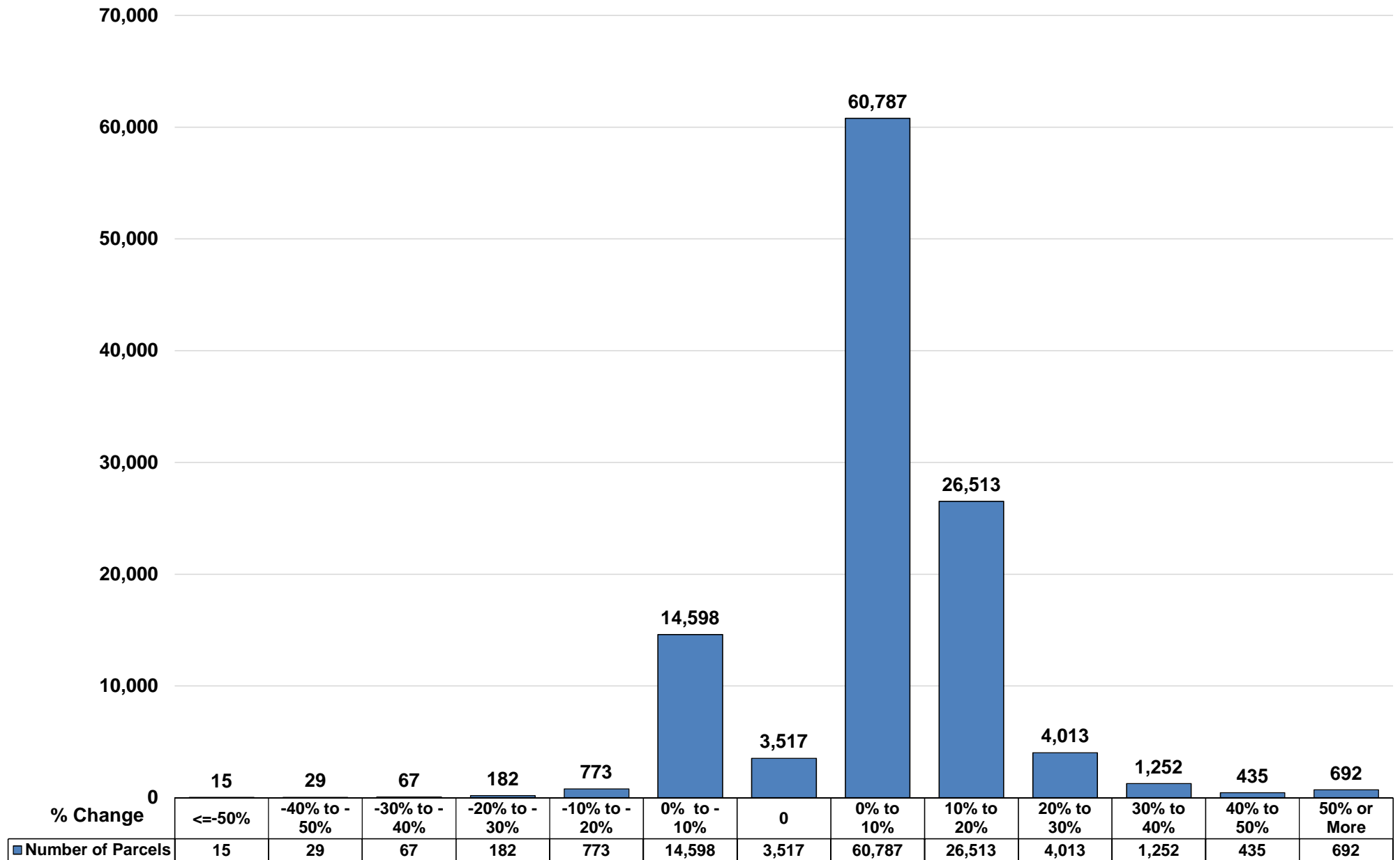
\* Excludes added improvement, and State assessed railroad and utility property

\* Includes vacant land (LUC 300 and 400)

\*The 2017 values are subject to change until the conclusion of County the Board of Appeal and Equalization.

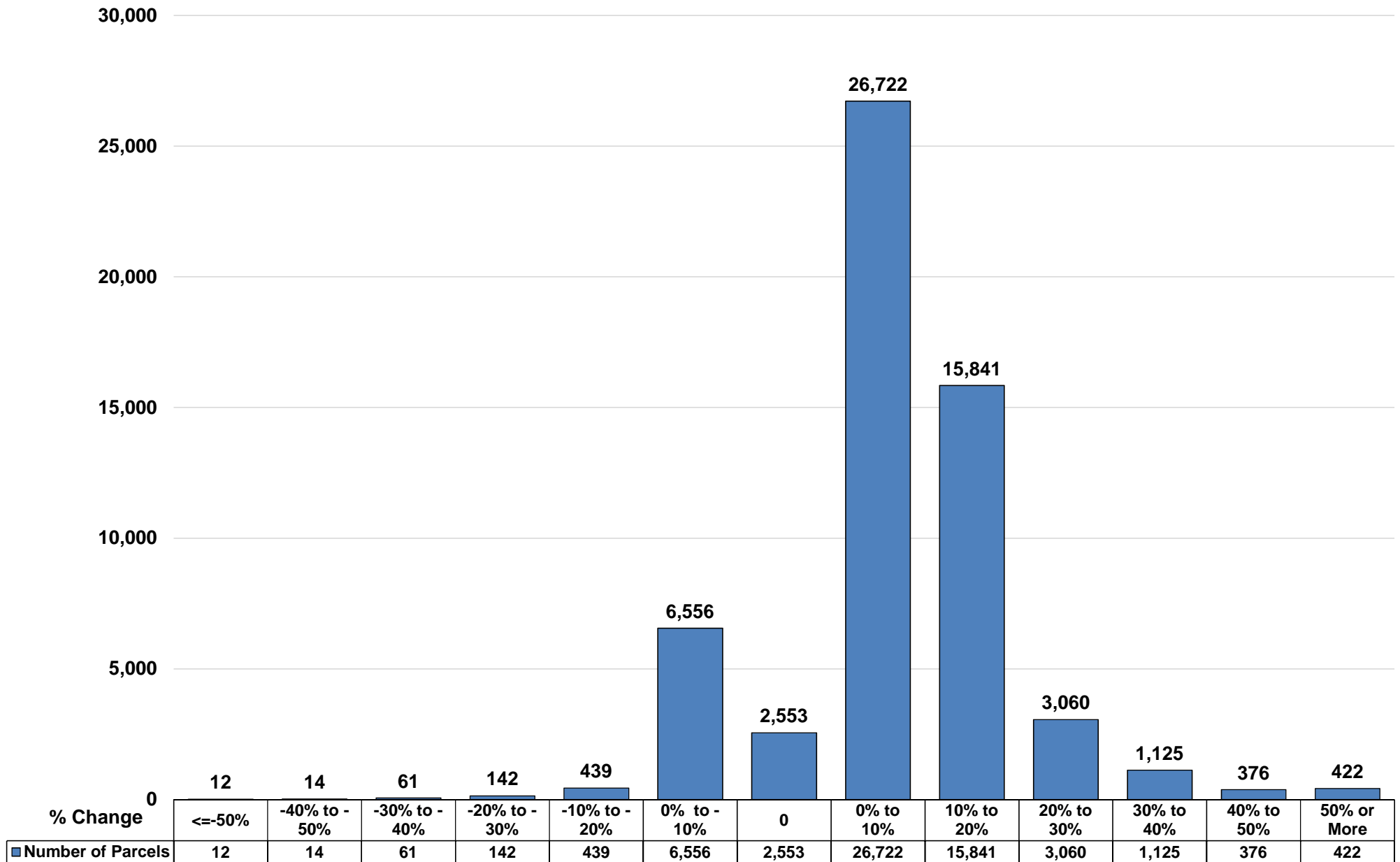
\*\*2016 median value updated for LUC 485 due to an open book value adjustment.

# ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2016 TO 2017 (SINGLE FAMILY - RAMSEY COUNTY)

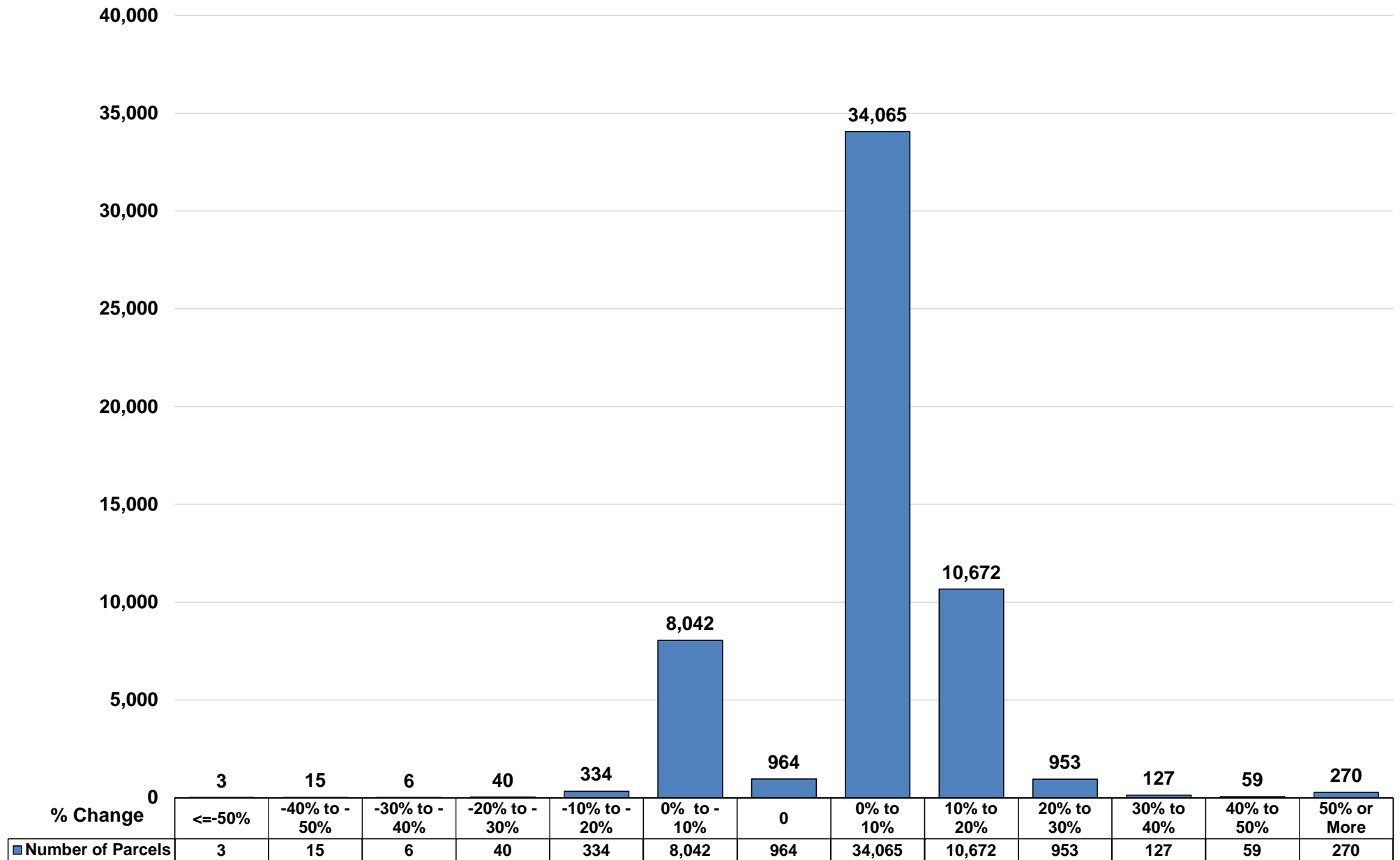




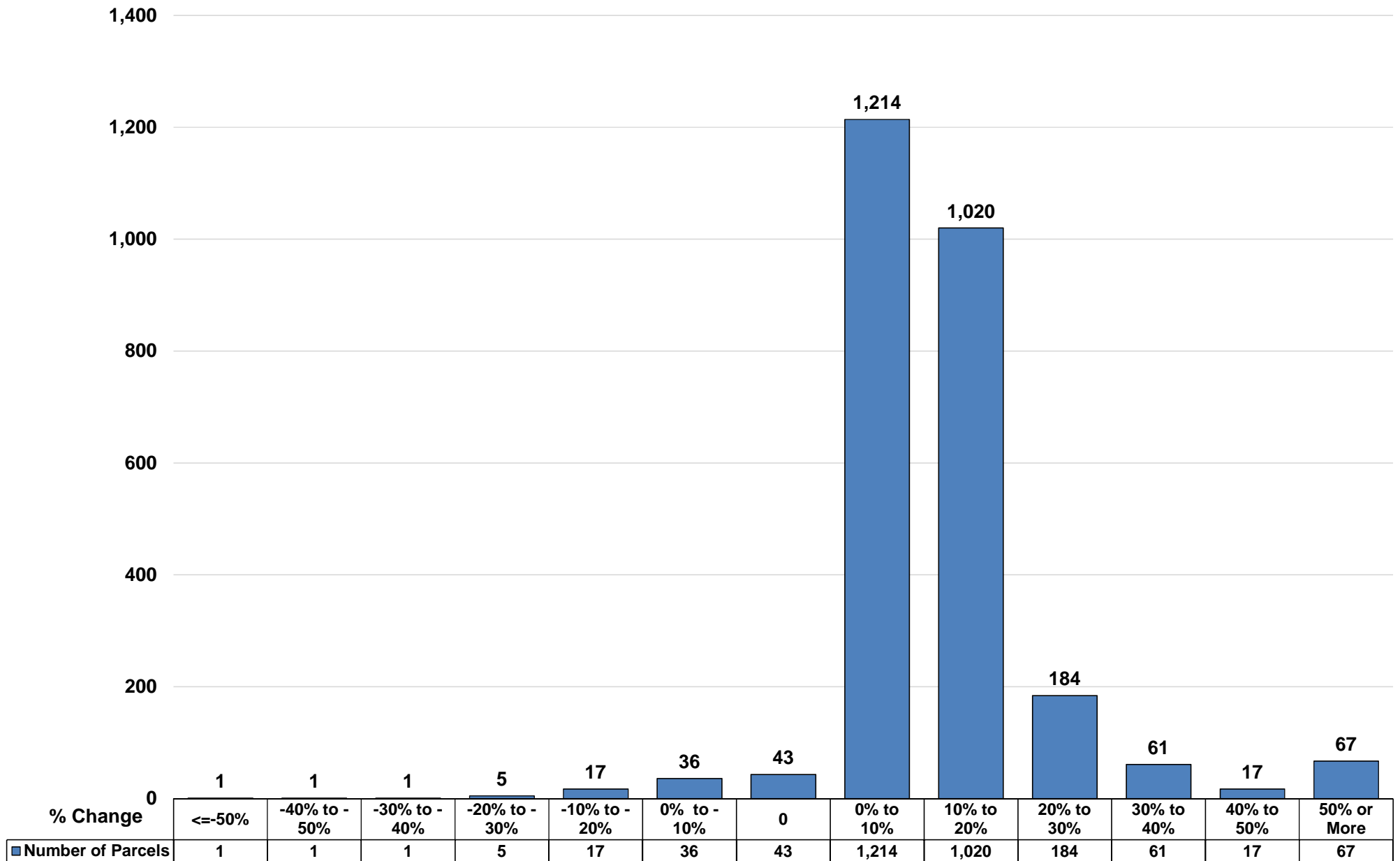
# ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2016 TO 2017 (SINGLE FAMILY - CITY OF SAINT PAUL)



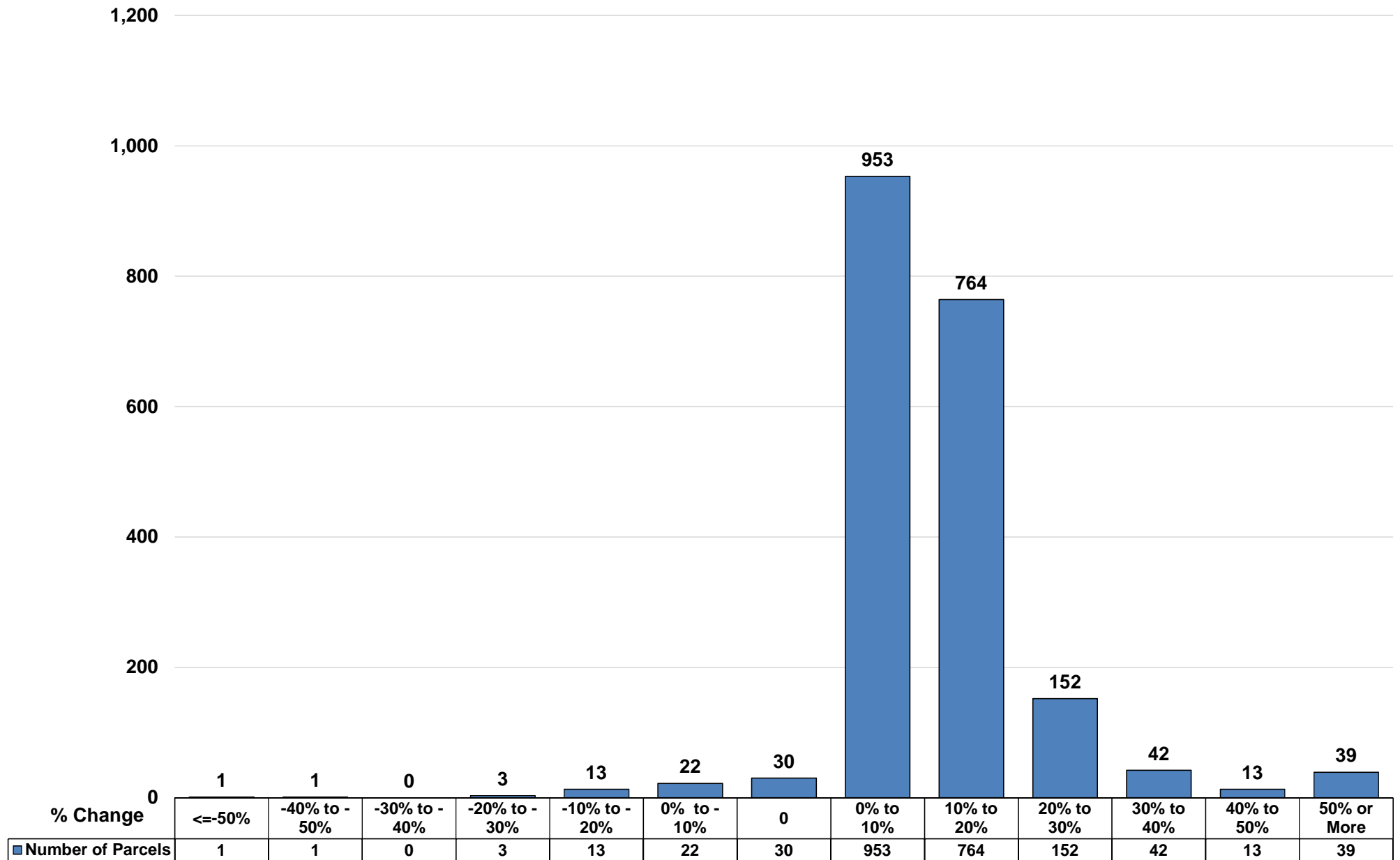
# ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2016 TO 2017 (SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



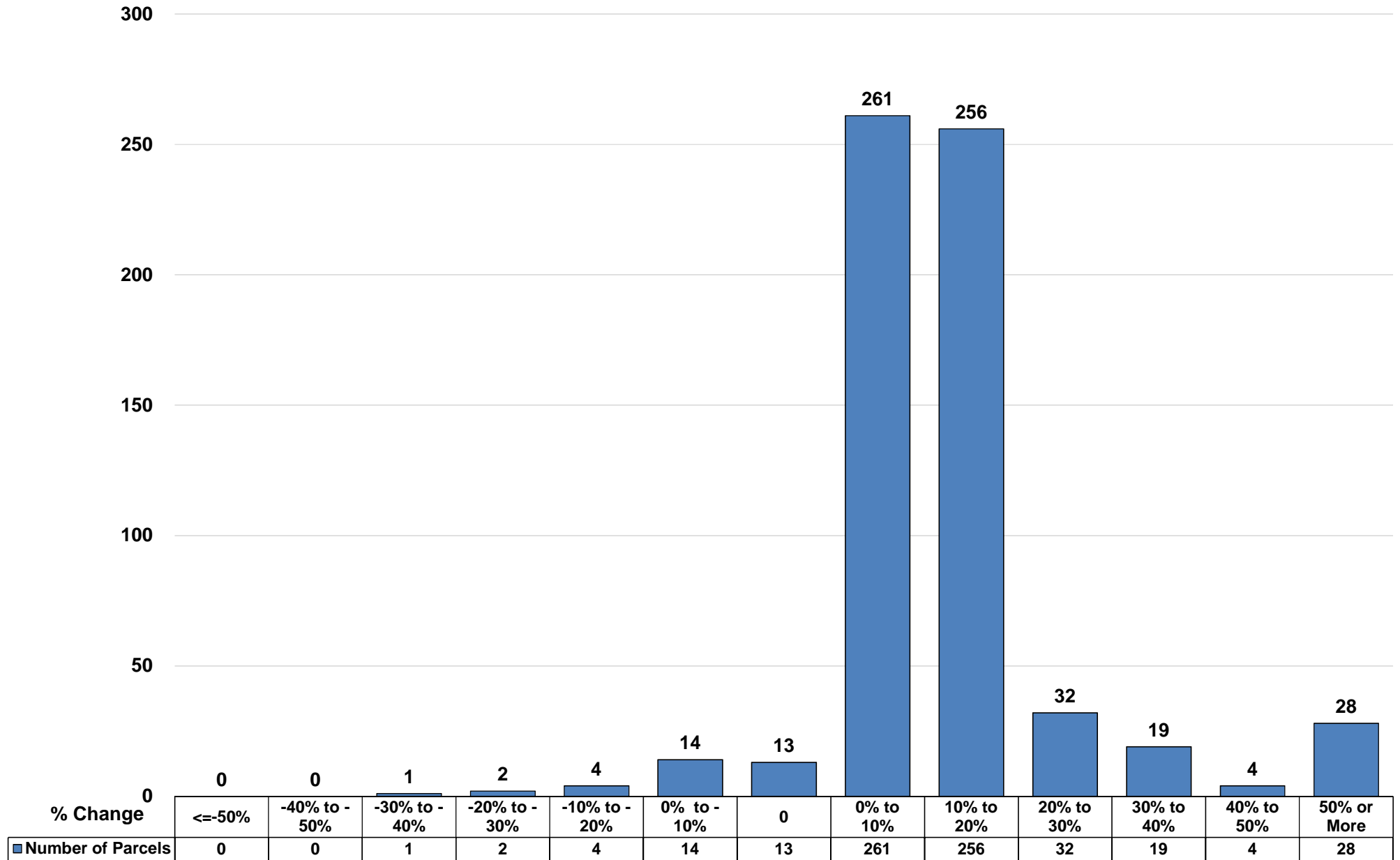
# **APARTMENT GROWTH RATES 2016 TO 2017 ASSESSMENTS (RAMSEY COUNTY)**



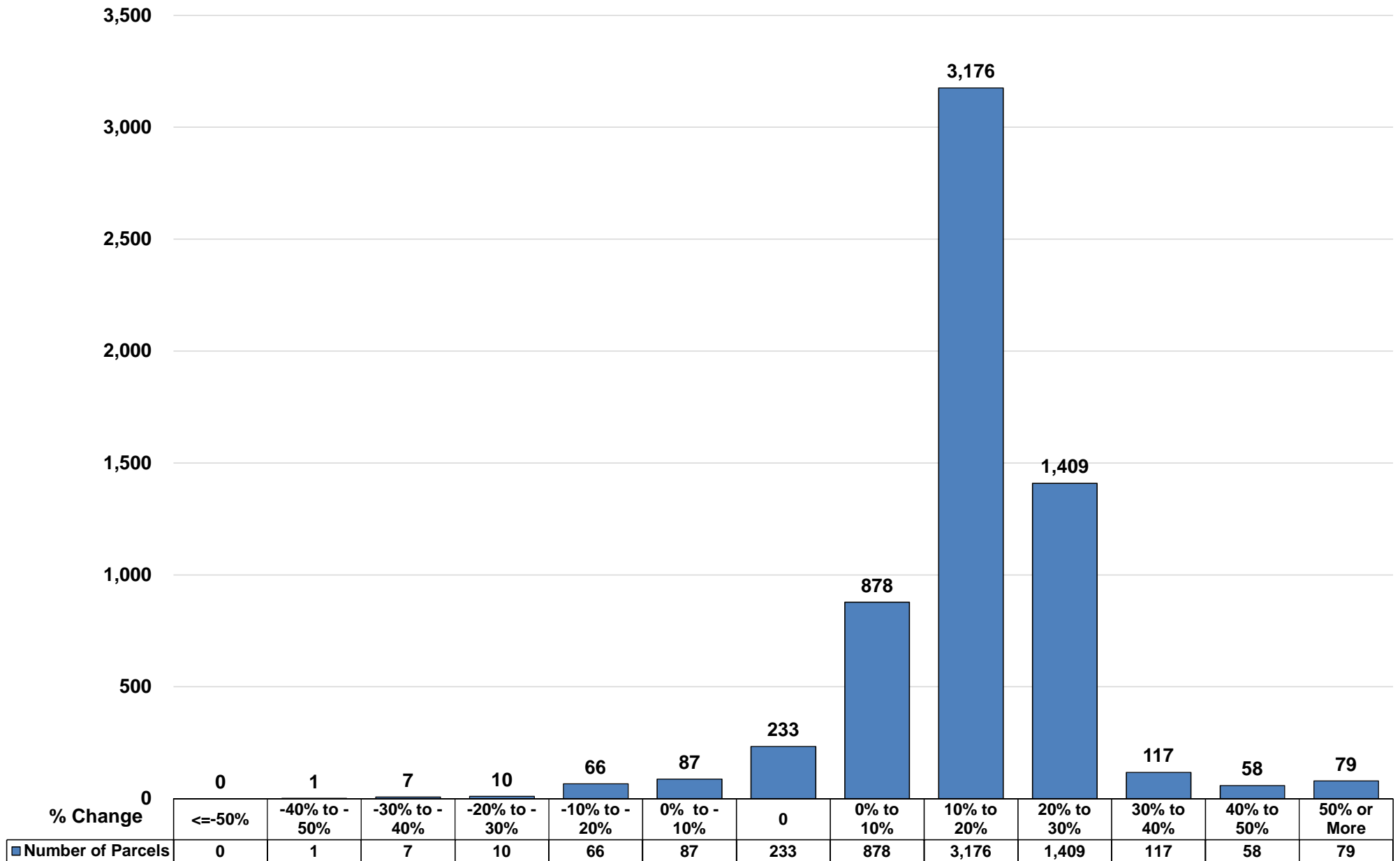
# **APARTMENT GROWTH RATES 2016 TO 2017 ASSESSMENTS (CITY OF SAINT PAUL)**



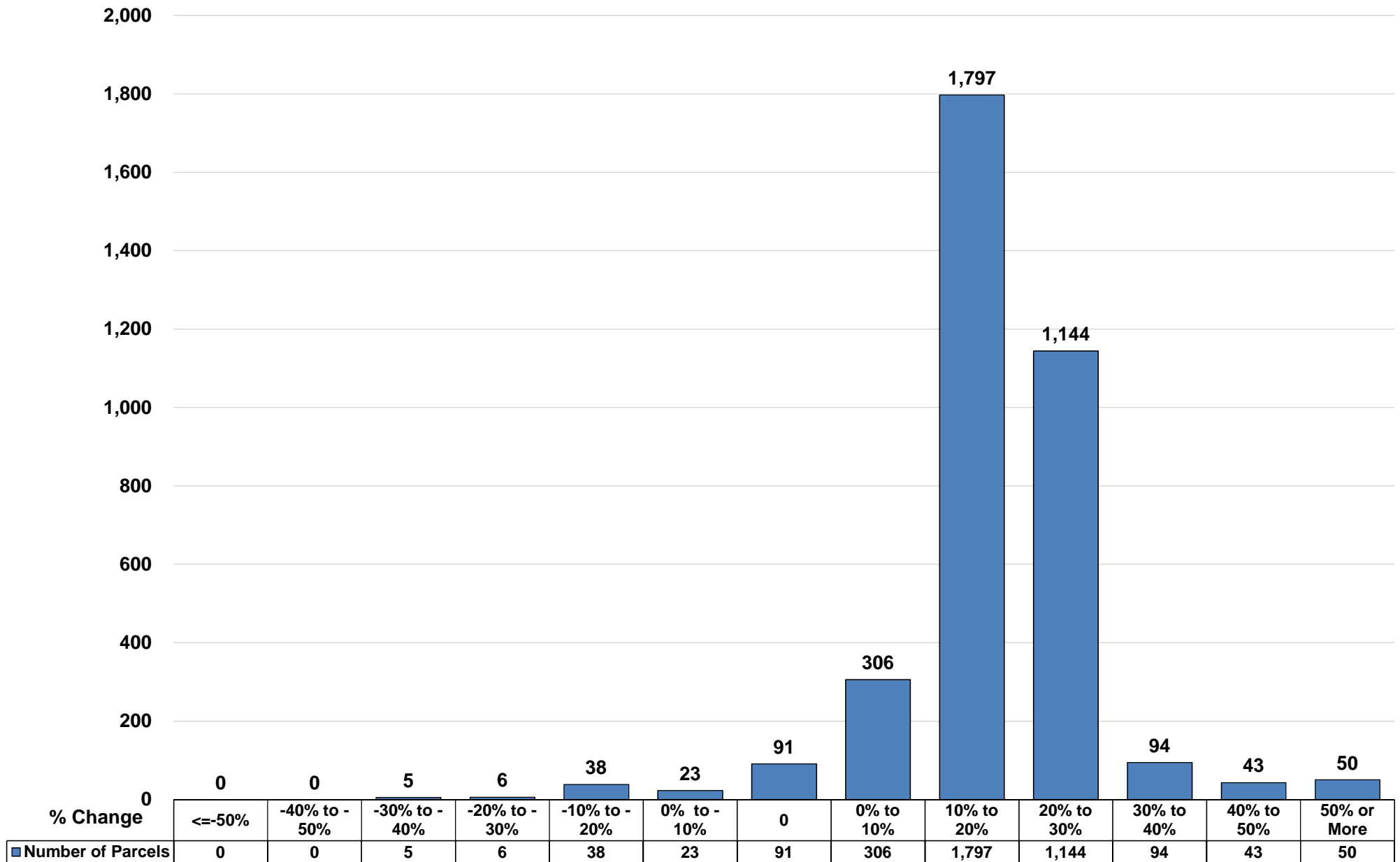
# **APARTMENT GROWTH RATES 2016 TO 2017 ASSESSMENTS (SUBURBAN RAMSEY COUNTY)**



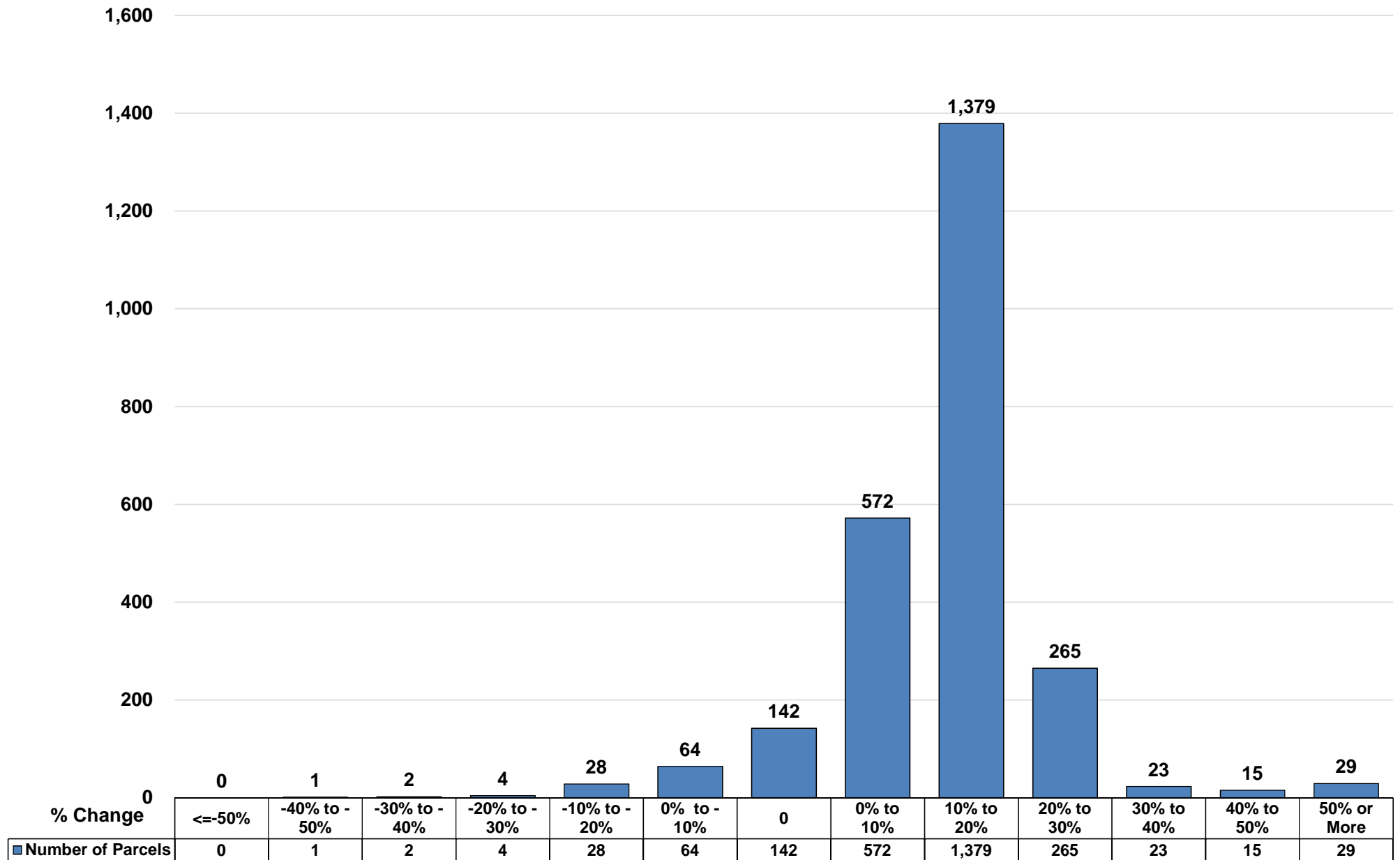
# COMMERCIAL/INDUSTRIAL GROWTH RATES 2016 TO 2017 ASSESSMENTS (RAMSEY COUNTY)



# COMMERCIAL/INDUSTRIAL GROWTH RATES 2016 TO 2017 ASSESSMENTS (CITY OF SAINT PAUL)



# COMMERCIAL/INDUSTRIAL GROWTH RATES 2016 TO 2017 ASSESSMENTS (SUBURBAN RAMSEY COUNTY)





# TEN YEAR CHANGE IN ASSESSED VALUE 2007 - 2017

	Change 2007 to 2017	2017 Assessment		2007 Assessment	
	Assessed value change in the ten years since the 2007 assessment	2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	Percentage Value Change '16 to '17 Asmt	2007 pay 2008 Est. Market Value Totals (with Added Improvement)	Percentage Value Change '07 to '08 Asmt
<b>City St. Paul</b>					
RESIDENTIAL	-1,798,109,400	15,352,053,200	7.06%	17,150,162,600	-7.31%
AGRICULTURAL HIGH VALUE	-4,177,500	1,162,500	0.00%	5,340,000	-0.56%
APARTMENT	1,691,357,200	3,968,856,900	17.38%	2,277,499,700	1.82%
COMMERCIAL/ INDUSTRIAL	152,185,100	4,250,825,300	13.74%	4,098,640,200	5.25%
<b>TOTAL</b>	<b>41,255,400</b>	<b>23,572,897,900</b>	<b>9.85%</b>	<b>23,531,642,500</b>	<b>-4.26%</b>
<b>Suburbs</b>					
	Assessed value change in the ten years since the 2007 assessment	2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	Percentage Value Change '16 to '17 Asmt	2007 pay 2008 Est. Market Value Totals (with Added Improvement)	Percentage Value Change '07 to '08 Asmt
RESIDENTIAL	-1,282,801,700	18,028,055,100	5.67%	19,310,856,800	-4.70%
AGRICULTURAL HIGH VALUE	-38,136,000	36,584,900	-0.53%	74,720,900	-16.19%
APARTMENT	986,697,400	2,447,301,500	11.81%	1,460,604,100	-0.98%
COMMERCIAL/ INDUSTRIAL	47,113,500	5,405,615,800	8.86%	5,358,502,300	4.78%
<b>TOTAL</b>	<b>-287,126,800</b>	<b>25,917,557,300</b>	<b>6.87%</b>	<b>26,204,684,100</b>	<b>-2.60%</b>
<b>County-wide</b>					
	Assessed value change in the ten years since the 2007 assessment	2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)	Percentage Value Change '16 to '17 Asmt	2007 pay 2008 Est. Market Value Totals (with Added Improvement)	Percentage Value Change '07 to '08 Asmt
RESIDENTIAL	-3,080,911,100	33,380,108,300	6.30%	36,461,019,400	-5.93%
AGRICULTURAL HIGH VALUE	-42,313,500	37,747,400	-0.51%	80,060,900	-15.06%
APARTMENT	2,678,054,600	6,416,158,400	15.19%	3,738,103,800	0.72%
COMMERCIAL/ INDUSTRIAL	199,298,600	9,656,441,100	10.96%	9,457,142,500	4.98%
<b>TOTAL</b>	<b>-245,871,400</b>	<b>49,490,455,200</b>	<b>8.27%</b>	<b>49,736,326,600</b>	<b>-3.38%</b>

Per capita value change in ten years (2007 to 2017) in 1 - 3 unit residential property- -5,725

*The total estimated market value for Ramsey County was highest in the 2007 Assessment.*

*U.S Census Population estimates, July 1, 2015, (V2015)*

538,133

**FIVE YEAR CHANGE IN ASSESSED VALUE 2012 - 2017  
(2012 was Value Low Point of Real Estate Cycle)**

	<b>Change 2012 to 2017</b>	<b>2017 Assessment</b>		<b>2012 Assessment (Low Point for Total Value)</b>	
<b>City St. Paul</b>	<b>Assessed value change in the five years since the low point of the 2012 assessment</b>	<b>2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>Percentage Value Change '16 to '17 Asmt</b>	<b>2012 pay 2013 Est. Market Value Totals (with Added Improvement)</b>	<b>Percentage Value Change '12 to '13 Asmt</b>
RESIDENTIAL	3,247,655,200	15,352,053,200	7.06%	12,104,398,000	-0.48%
AGRICULTURAL HIGH VALUE	-4,170,500	1,162,500	0.00%	5,333,000	-5.94%
APARTMENT	1,694,457,100	3,968,856,900	17.38%	2,274,399,800	6.21%
COMMERCIAL/ INDUSTRIAL	739,280,300	4,250,825,300	13.74%	3,511,545,000	-0.66%
<b>TOTAL</b>	<b>5,677,222,100</b>	<b>23,572,897,900</b>	<b>9.85%</b>	<b>17,895,675,800</b>	<b>0.33%</b>
<b>Suburbs</b>	<b>Assessed value change in the five years since the low point of the 2012 assessment</b>	<b>2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>Percentage Value Change '16 to '17 Asmt</b>	<b>2012 pay 2013 Est. Market Value Totals (with Added Improvement)</b>	<b>Percentage Value Change '12 to '13 Asmt</b>
RESIDENTIAL	3,627,335,600	18,028,055,100	5.67%	14,400,719,500	0.91%
AGRICULTURAL HIGH VALUE	-997,300	36,584,900	-0.53%	37,582,200	2.06%
APARTMENT	940,537,000	2,447,301,500	11.81%	1,506,764,500	5.86%
COMMERCIAL/ INDUSTRIAL	609,700,000	5,405,615,800	8.86%	4,795,915,800	0.72%
<b>TOTAL</b>	<b>5,176,575,300</b>	<b>25,917,557,300</b>	<b>6.87%</b>	<b>20,740,982,000</b>	<b>1.23%</b>
<b>County-wide</b>	<b>Assessed value change in the five years since the low point of the 2012 assessment</b>	<b>2017 pay 2018 ESTIMATED MARKET VALUE TOTALS (with Added Improvement)</b>	<b>Percentage Value Change '16 to '17 Asmt</b>	<b>2012 pay 2013 Est. Market Value Totals (with Added Improvement)</b>	<b>Percentage Value Change '12 to '13 Asmt</b>
RESIDENTIAL	6,874,990,800	33,380,108,300	6.30%	26,505,117,500	0.27%
AGRICULTURAL HIGH VALUE	-5,167,800	37,747,400	-0.51%	42,915,200	1.06%
APARTMENT	2,634,994,100	6,416,158,400	15.19%	3,781,164,300	6.07%
COMMERCIAL/ INDUSTRIAL	1,348,980,300	9,656,441,100	10.96%	8,307,460,800	0.14%
<b>TOTAL</b>	<b>10,853,797,400</b>	<b>49,490,455,200</b>	<b>8.27%</b>	<b>38,636,657,800</b>	<b>0.81%</b>

Per capita value change over five years (2012 to 2017) in 1 - 3 unit residential property-	12,776
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*The total estimated market value for 2012 was was lowest point in current market cycle for Ramsey County.*  
*U.S Census Population estimates, July 1, 2015, (V2015)* 538,133

**Ramsey County**  
**Breakdown of 2015 Estimated Market Value and Percent Change from 2014**

<b>2015</b>	<b>2015 Residential Est. Market Value*</b>	<b>% Change in Resid. Value '14 to '15</b>	<b>2015 Apartment Est. Market Value*</b>	<b>% Change in Apt. Value '14 to '15</b>	<b>2015 Commercial / Industrial Est. Market Value*</b>	<b>% Change in Comm'l Value '14 to '15</b>	<b>2015 Agricultural</b>	<b>% Change in Ag Value '14 to '15</b>	<b>2015 Total Real Property Est. Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>% Change in Total Value '14 to '15</b>
Arden Hills	763,531,400	2.53%	42,664,900	19.75%	323,214,400	-0.61%	-	0.00%	1,129,410,700	2.16%
Blaine	0	0.00%	0	0.00%	36,616,800	0.21%	-	0.00%	36,616,800	0.21%
Falcon Heights	333,747,100	-0.42%	43,908,800	0.54%	21,106,600	-0.35%	-	0.00%	398,762,500	-0.31%
Gem Lake	73,377,800	11.82%	0	0.00%	21,692,400	0.19%	2,893,600	-7.74%	97,963,800	8.36%
Lauderdale	119,708,500	8.00%	40,367,600	69.71%	18,703,300	0.22%	-	0.00%	178,779,400	16.63%
Little Canada	556,284,700	3.67%	111,279,200	9.67%	226,264,100	2.18%	1,111,600	0.00%	894,939,600	3.99%
Maplewood	2,234,510,800	2.61%	316,846,500	8.54%	968,271,500	3.82%	5,773,900	-0.12%	3,525,402,700	3.45%
Mounds View	572,061,500	4.87%	88,118,300	3.86%	269,148,800	4.34%	-	0.00%	929,328,600	4.62%
North St Paul	612,413,800	6.12%	77,656,400	19.46%	82,515,400	-0.05%	-	0.00%	772,585,600	6.61%
New Brighton	1,372,358,600	4.74%	204,111,500	9.66%	320,116,900	-0.59%	1,688,500	0.00%	1,898,275,500	4.29%
North Oaks	1,130,578,100	5.58%	53,768,000	9.00%	43,109,400	3.26%	9,305,800	0.00%	1,236,761,300	5.60%
Roseville	2,428,157,200	0.83%	355,799,100	7.30%	1,285,808,200	0.93%	36,700	0.00%	4,069,801,200	1.40%
Shoreview	2,370,352,700	2.55%	116,148,800	9.40%	350,214,500	2.43%	4,806,000	0.00%	2,841,522,000	2.79%
Spring Lake Park	11,096,200	2.18%	675,800	2.44%	425,900	0.00%	-	0.00%	12,197,900	2.12%
St Anthony	112,569,500	8.31%	116,415,300	24.20%	64,988,900	1.68%	-	0.00%	293,973,700	12.38%
St Paul	13,670,997,000	4.07%	2,790,889,900	7.94%	3,530,952,300	3.22%	1,046,400	-76.02%	19,993,885,600	4.42%
Vadnais Heights	984,776,400	3.37%	62,367,000	10.16%	335,248,000	4.67%	2,528,400	0.00%	1,384,919,800	3.96%
White Bear Lake	1,584,656,100	2.83%	219,985,800	9.86%	331,186,300	0.78%	-	-100.00%	2,135,828,200	3.16%
White Bear Town	1,092,091,600	2.02%	6,143,400	15.30%	141,634,000	0.71%	5,504,900	0.00%	1,245,373,900	1.92%
									0.00%	
Suburban	16,352,272,000	3.02%	1,856,256,400	10.75%	4,840,265,400	1.87%	33,649,400	-2.10%	23,082,443,200	3.35%
Countywide	30,023,269,000	3.50%	4,647,146,300	9.04%	8,371,217,700	2.44%	34,695,800	-10.43%	43,076,328,800	3.84%

\* 2015 values are from the 2015 Spring Mini Abstract and are subject to review and change until mid-June at the conclusion of the 2015 Special Board of Appeal and Equal.

\*\*The 2014 values have been updated since our previous report in March 2014.

Note: Lauderdale Apt % Change reflects a 14M property going from exempt in 2014 to taxable in 2015

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

<b>2014</b>	<b>2014 Residential Est. Market Value*</b>	<b>% Change in Resid. Value '13 to '14</b>	<b>2014 Apartment Est. Market Value*</b>	<b>% Change in Apartment Value '13 to '14</b>	<b>2014 Commercial / Industrial Est. Market Value*</b>	<b>% Change in Commercial Value '13 to '14</b>	<b>2014 Total Real Property Est. Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>% Change in Total Value '13 to '14</b>
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%
<b>ST PAUL</b>	<b>13,159,649,550</b>	<b>9.41%</b>	<b>2,586,795,050</b>	<b>7.39%</b>	<b>3,483,105,200</b>	<b>0.91%</b>	<b>19,229,549,800</b>	<b>7.50%</b>
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%
<b>SUBURBAN</b>	<b>15,892,558,600</b>	<b>9.46%</b>	<b>1,661,162,400</b>	<b>5.09%</b>	<b>4,808,621,400</b>	<b>0.45%</b>	<b>22,362,342,400</b>	<b>7.06%</b>
<b>COUNTYWIDE</b>	<b>29,052,208,150</b>	<b>9.44%</b>	<b>4,247,957,450</b>	<b>6.48%</b>	<b>8,291,726,600</b>	<b>0.64%</b>	<b>41,591,892,200</b>	<b>7.26%</b>

\* 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**

<b>2013</b>	<b>2013 Residential Estimated Market Value*</b>	<b>% Change in Resid. Value '12 to '13</b>	<b>2013 Apartment Estimated Market Value*</b>	<b>% Change in Apartment Value '12 to '13</b>	<b>2013 Commercial / Industrial Estimated Market Value*</b>	<b>% Change in Commercial Value '12 to '13</b>	<b>2013 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)</b>	<b>% Change in Total Value '12 to '13</b>
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	-780.00%	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.

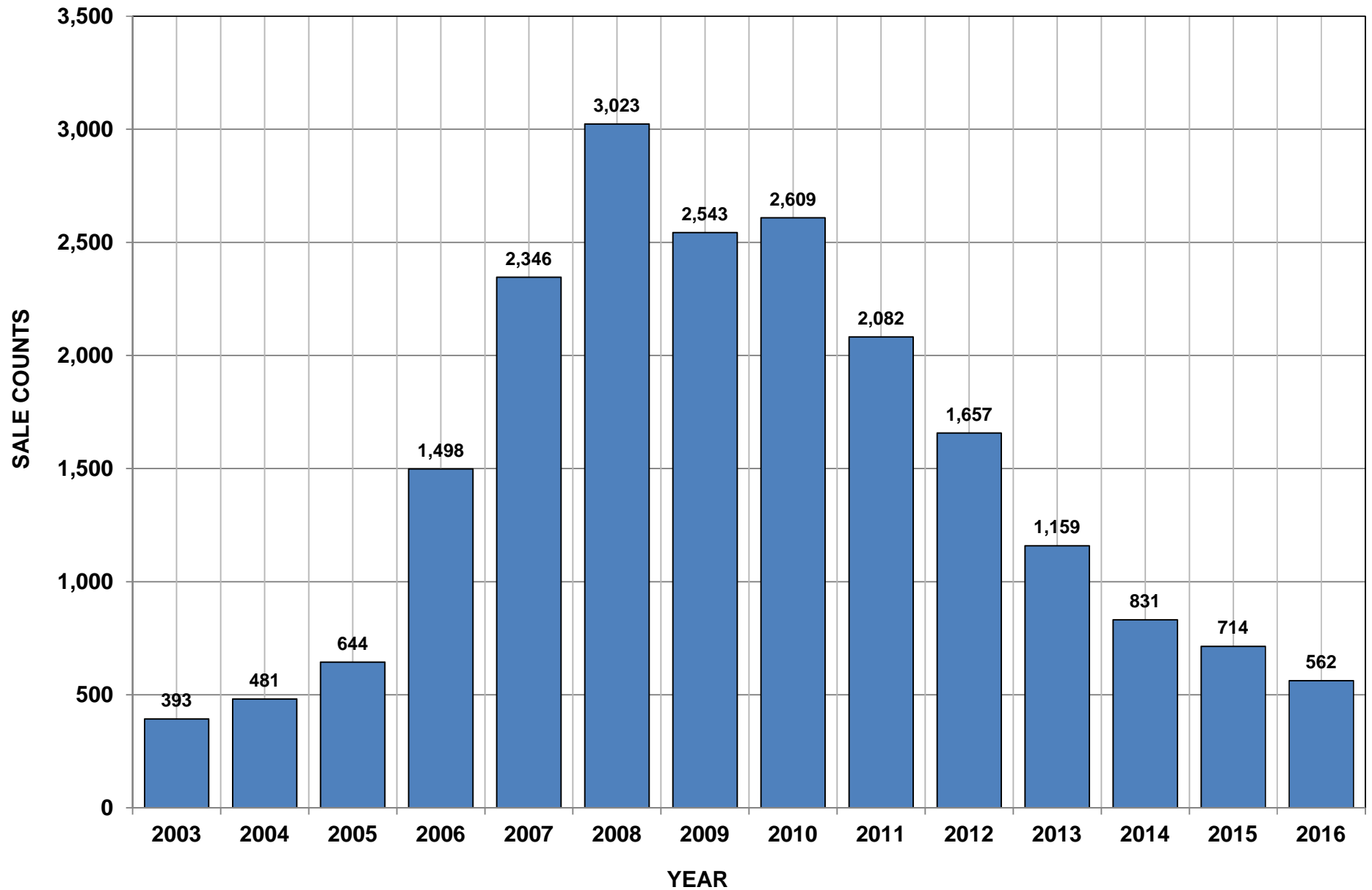
**Ramsey County**  
**Breakdown of 2012 Estimated Market Value and Percent Change from 2011**

<b>2012</b>	<b>2012 Residential Estimated Market Value</b>	<b>% Change in Resid. Value '11 to '12</b>	<b>2012 Apartment Estimated Market Value</b>	<b>% Change in Apartment Value '11 to '12</b>	<b>2012 Commercial / Industrial Estimated Market Value</b>	<b>% 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>% Change in Total Value '11 to '12</b>
<b>ARDEN HILLS</b>	656,584,400	-5.90%	9,132,200	-50.86%	332,434,500	-5.41%	998,151,100	-6.52%
<b>BLAINE</b>	0		0		40,609,000	-7.54%	40,609,000	-7.54%
<b>FALCON HEIGHTS</b>	298,684,400	-9.00%	27,975,200	-23.64%	32,373,200	30.19%	359,032,800	-7.87%
<b>GEM LAKE</b>	66,062,200	-10.34%	0	-100.00%	24,912,000	1.05%	90,974,200	-9.12%
<b>LAUDERDALE</b>	106,828,000	-7.56%	23,414,400	1.65%	18,007,600	2.85%	148,250,000	-5.04%
<b>LITTLE CANADA</b>	497,228,800	-6.19%	89,957,000	-5.18%	248,532,200	-0.62%	835,718,000	-4.49%
<b>MAPLEWOOD</b>	1,882,039,080	-11.47%	268,248,600	10.23%	898,802,600		3,049,090,280	-8.15%
<b>MOUNDS VIEW</b>	517,011,770	-7.33%	78,866,900	-2.86%	264,545,300	-1.24%	860,423,970	-5.13%
<b>NORTH ST PAUL</b>	547,860,200	-10.64%	60,917,300	-2.72%	84,363,200	-7.83%	693,140,700	-9.66%
<b>NEW BRIGHTON</b>	1,236,753,600	-7.16%	152,333,000	-3.74%	322,856,800	-3.10%	1,711,943,400	-6.12%
<b>NORTH OAKS</b>	963,200,710	-6.73%	48,277,800	-2.67%	57,094,200	-0.40%	1,068,572,710	-6.23%
<b>ROSEVILLE</b>	2,134,635,030	-8.03%	280,939,700	-2.60%	1,200,237,900	-9.03%	3,615,812,630	-7.97%
<b>SHOREVIEW</b>	2,114,030,500	-6.02%	73,253,200	-2.87%	338,307,700	-10.01%	2,525,591,400	-6.49%
<b>SPRING LAKE PARK</b>	10,119,700	-4.58%	498,500	0.00%	440,800	-0.27%	11,059,000	-4.21%
<b>ST ANTHONY</b>	106,920,300	-8.45%	77,578,600	-5.09%	70,478,000	2.86%	254,976,900	-4.52%
<b>ST PAUL</b>	<b>12,067,800,410</b>	<b>-7.60%</b>	<b>2,116,457,950</b>	<b>-4.05%</b>	<b>3,612,587,925</b>	<b>-2.07%</b>	<b>17,796,846,285</b>	<b>-6.11%</b>
<b>VADNAIS HEIGHTS</b>	879,371,930	-7.63%	44,691,800	-0.22%	296,741,700	-14.75%	1,220,805,430	-9.23%
<b>WHITE BEAR LAKE</b>	1,414,832,520	-8.78%	174,515,900	-2.59%	331,833,500	-6.15%	1,921,181,920	-7.80%
<b>WHITE BEAR TOWN</b>	932,448,800	-7.93%	4,200,000	-33.88%	132,689,600	-10.12%	1,069,338,400	-8.35%
<b>SUBURBAN</b>	<b>14,364,611,480</b>	<b>-8.04%</b>	<b>1,419,514,000</b>	<b>-1.85%</b>	<b>4,695,687,100</b>	<b>-6.58%</b>	<b>20,479,812,580</b>	<b>-7.30%</b>
<b>COUNTYWIDE</b>	<b>26,432,411,890</b>	<b>-7.84%</b>	<b>3,535,971,950</b>	<b>-3.18%</b>	<b>8,308,275,025</b>	<b>-4.67%</b>	<b>38,276,658,865</b>	<b>-6.75%</b>

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

<b>2011</b>	<b>2011 Residential Estimated Market Value</b>	<b>% Change in Resid. Value '10 to '11</b>	<b>2011 Apartment Estimated Market Value</b>	<b>% Change in Apartment Value '10 to '11</b>	<b>2011 Commercial / Industrial Estimated Market Value</b>	<b>% Change in Commercial Value '10 to '11</b>	<b>2011 Total Real Property Estimated Market Value (<i>Excludes Utility, Leased Public, Manuf Homes and Railroad</i>)</b>	<b>% 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		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	<b>13,060,644,500</b>	<b>-4.48</b>	<b>2,205,799,700</b>	<b>0.56</b>	<b>3,689,087,600</b>	<b>-2.95</b>	<b>18,955,531,800</b>	<b>-3.62</b>
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	<b>15,620,753,800</b>	<b>-4.64</b>	<b>1,446,293,400</b>	<b>2.41</b>	<b>5,026,396,900</b>	<b>-2.88</b>	<b>22,093,444,100</b>	<b>-3.81</b>
COUNTYWIDE	<b>28,681,398,300</b>	<b>-3.72</b>	<b>3,652,093,100</b>	<b>1.28</b>	<b>8,715,484,500</b>	<b>-2.91</b>	<b>41,048,975,900</b>	<b>-3.72</b>

## RAMSEY COUNTY SHERIFF FORECLOSURE SALES (2003 - 2016)



**Sources:** Ramsey County Sheriff's Department and Ramsey County Assessor's Office