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RAIVISE Property Ta	Y COUNT ax Services	Y	*012823		
P.O. Box 64097				2019	9 Property Tax Statement 2018 Values for Taxes Payable in
Saint Paul, MN 5	5164-0097				VALUES AND CLASSIFICATION Taxable Payable Year 2018 2019
SELBY AVENUE	SIOR GROUP LLC 100 S STE 400			Step	Estimated Market Value \$ 18,499,200 \$ 20,284 Improvements Excluded Homestead Exclusion 0 Taxable Market Value 18,499,200 20,282
					Property Classification Apartment Apart Comm/Ind Comr
					Value Notice sent March 2018 PROPOSED TAX NOTICE
PROPERTY ADDRESS 400 SELBY AVE				Step 2	
ABBREVIATED TAX DE	SCRIPTION				PROPERTY TAX STATEMENT
COCHRAN'S SUBDIV ALL OF VAC ALLEY A THE FOL; LOTS 13 TI PROPERTY IDENTIFICA	ADJ TO LOT & VAC ST HRU LOT 20 BLK 11 ATION NUMBER (P.I.N.)	r		Step 3	First-half taxes due 5/15/2019         258,10           Second-half taxes due 10/15/2019         258,10           Total Taxes Due in 2019:         516,21
012823210400	151 2019		TAXES PAYABLE YEAR		
2010		4			
\$ 0.00	\$ 0.00	1. 2.	File by August 15. If box is	checked	see if you're eligible for a property tax refund. d, you owe delinquent taxes and are not eligible. to see if you are eligible for a special refund.
461,779.58	512,923.44	<b>Pro</b> 3.	perty Tax and Credits Property taxes before credit	'e	
0.00 461,779.58	0.00	4.	Agricultural credits that redu Property taxes after credits		erty taxes
	0.1_,0_0.1		perty Tax by Jurisdiction	1	
117,737.05 9,135.85		6.	Ramsey County a. Regional Rail Author		
0,	· · · · · · ·		b.	,	PROPERTY TAX REFUNE
119,060.17		7.	City or Town - ST PAUL		You may be eligible one or more refund
40,139.98	42,637.41	8. 9.	State General Tax School District 625		
11,272.55 106,817.19			a. Voter approved levie b. Other local levies	S	that reduce your property ta in 2019 – even if you have
		10.	Special taxing districts		been eligible before.
6,183.65 12,058.71	12,822.67		a. Metropolitan special b. Other special taxing		See enclosed insert for deta or visit <b>revenue.state.mn</b> .
0.00 39,374.43			c. Tax increment d. Fiscal disparity		
0.00 461,779.58		11. <b>12.</b>	Non-school voter approved Total property tax before		
5,414.42		13.	Special assessments and c a. 3,290.56 2	harges ad	idded to this property tax statement for taxes payable in 201 CYCLING
0.00		44	b. c. d. e. f. g. h. Contamination Tax		recommente Foot
\$ 467,194.00	\$ 516,214.00	14.	Total Property Tax and Sp	ecial AS	ssessments 149640 20/21
CONTAC	TINFORMA property t Paul, MN 55107	TI	ON		

90 Plato Blvd. West, Saint Paul, MN 55107

General – taxes, payments, addresses, special assessmentsAskPropertyTaxandRecords@ramseycounty.us651-266-2222

Assessing services – value, classification AskCountyAssessor@ramseycounty.us	, exer	<b>nptions</b> 651-266-2131
Homestead AskHomesteads@ramseycounty.us		651-266-2040
Delinquent taxes AskPropertyTaxandRecords@ramseycounty.us		651-266-2002

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RAMSEY Property Tax	x Services		*012823		Property 1	Tax Sta	tement	20	
P.O. Box 64097 Saint Paul, MN 55	164-0097				2019 Values fo	or Taxes F			
					Taxable Payable		2019	202	20
150440***G51**5.689 SELBY AVENUE R C/O THE EXCELSI 1660 HIGHWAY 10 ST LOUIS PARK M	OR GROUP LLC 10 S STE 400			Step 1	Estimated Market N Improvements Exclu Homestead Exclusion Taxable Market Valu New Improvements Expired Exclusions Property Classificati	uded on ue /	20,284,100 0 20,284,100	\$ 21,4 21,4	
							Apartment Comm/Ind		oartn
							sent March 20	-	
				Step 2	Proposed tax *Note: Did not i approved by th	sent in Nov	ember 2019. ial assessme	\$ 559,8 nts or refere	enda
400 SELBY AVE ABBREVIATED TAX DES	CRIPTION				PRO	OPERTY T	AX STATEN	IENT	
COCHRAN'S SUBDIVIS ALL OF VAC ALLEY AD THE FOL; LOTS 13 THF	DJ TO LÓT & VAC ST RU LOT 20 BLK 11	Г		Step 3	First-half taxes du Second-half taxes Total Taxes Due i	s due 10/15/	-	270,8 270,8 541,0	821
PROPERTY IDENTIFICAT 012823210400	10N NUMBER (P.I.N.) 151								
2019	2020		TAXES PAYABLE YEA	R					2-
		1.	TAXES PAYABLE YEA Use this amount on Form M File by August 15. If box is	11PR to se checked,	you owe delinque	ent taxes an	nd are not eli	gible.	2-
	2020	2.	Use this amount on Form M File by August 15. <b>If box is</b> Use these amounts on Forr	11PR to se checked,	you owe delinque	ent taxes an	nd are not eli	gible.	2.
2019	2020	2. <b>Pro</b> 3. 4.	Use this amount on Form M File by August 15. <b>If box is</b>	11PR to se <b>checked</b> , m M1PR to ts uce proper	you owe delinque see if you are eligi	ent taxes an	nd are not eli	gible.	2-
2019 \$ 0.00 \$ 512,923.44 0.00 \$ 512,923.44	2020 \$ 0.00 534,666.22 0.00 534,666.22	2. <b>Pro</b> 3. 4. 5. <b>Pro</b>	Use this amount on Form M File by August 15. If box is Use these amounts on Forr perty Tax and Credits Property taxes before credi Agricultural credits that red Property taxes after credits perty Tax by Jurisdiction	11PR to se <b>checked</b> , m M1PR to ts uce proper	you owe delinque see if you are eligi	ent taxes an	nd are not eli	gible.	2-
2019 \$ 0.00 512,923.44 0.00	2020 \$ 0.00 534,666.22 0.00	2. <b>Pro</b> 3. 4. 5.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits	11PR to se checked, m M1PR to ts uce proper 1	you owe delinque see if you are eligi	ent taxes an ible for a spe	nd are not eli		]
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23	2020 \$ 0.00 \$ 534,666.22 0.00 534,666.22 130,608.97 10,665.32	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b.	11PR to se checked, m M1PR to ts uce proper 1	you owe delinque see if you are eligi	PROPI	ecial refund. ERTY TA)	REFUN	ND e f
2019 \$ 0.00 \$ 512,923.44 0.00 \$ 512,923.44 126,020.72	2020 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax	11PR to se checked, m M1PR to ts uce proper 1	you owe delinque see if you are eligi	PROPI	nd are not eli ecial refund. ERTY TA)	REFUN	ND e f
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23 130,713.26	2020 \$ 0.00 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8. 9.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies	11PR to se <b>checked</b> , m M1PR to ts uce proper <b>n</b> rity	you owe delinque see if you are eligi	PROPI You m one of that reduced	ERTY TA) ay be e or more uce your p ) – even if	REFUN ligible refun property f	ND e f ids tax /en
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23 130,713.26 42,637.41 25,895.33 113,105.72 6,554.04 12,822.67	2020 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59 6,548.48 14,728.78	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing	11PR to see checked, m M1PR to ts uce proper n n tity	y <b>ou owe delinque</b> see if you are eligi rty taxes	PROPI You m one of that redu in 2020 be See end	ERTY TA) nay be e or more	REFUN eligible property f you hav before. ert for de	ND e f ids tax /en
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23 130,713.26 42,637.41 25,895.33 113,105.72 6,554.04 12,822.67 0.00 45,068.06	2020 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59 6,548.48 14,728.78 0.00 51,712.23	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8. 9. 10.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing c. Tax increment d. Fiscal disparity	11PR to see checked, m M1PR to ts uce proper n rity	y <b>ou owe delinque</b> o see if you are eligi rty taxes	PROPI You m one of that redu in 2020 be See end	ERTY TA) ay be e or more uce your p ) – even if en eligible closed ins	REFUN eligible property f you hav before. ert for de	ND e f ids tax /er
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23 130,713.26 42,637.41 25,895.33 113,105.72 6,554.04 12,822.67 0.00	2020 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59 6,548.48 14,728.78 0.00	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8. 9.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credi Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing c. Tax increment	A1PR to see checked, m M1PR to ts uce proper n rity es taxing dist districts referenda	y <b>ou owe delinque</b> o see if you are eligi rty taxes tricts	PROPI You m one of that redu in 2020 be See end	ERTY TA) ay be e or more uce your p ) – even if en eligible closed ins	REFUN eligible property f you hav before. ert for de	ND e f ids tax /en
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23 130,713.26 42,637.41 25,895.33 113,105.72 6,554.04 12,822.67 0.00 45,068.06 0.00	2020 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59 6,548.48 14,728.78 0.00 51,712.23 0.00	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8. 9. 10. 11.	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credit Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing c. Tax increment d. Fiscal disparity Non-school voter approved <b>Total property tax before</b> Special assessments and c a. 3,286.92 b. 2,277.32 c. 1,411.54 d. e. f. g.	A1PR to see checked, m M1PR to ts uce proper n rity es taxing disf districts referenda special as charges ad 2020 REC <sup>1</sup> 2019 SSSC	you owe delinque o see if you are eligi rty taxes tricts levies ssessments ded to this property	PROPI You m one of that redu in 2020 be See end or visit	ERTY TA) ay be e or more uce your p ) – even if en eligible closed ins revenue.	REFUN eligible property f you hav before. ert for de state.mr	ND e f ds tax /en
2019 \$ 0.00 512,923.44 0.00 512,923.44 126,020.72 10,106.23 130,713.26 42,637.41 25,895.33 113,105.72 6,554.04 12,822.67 0.00 45,068.06 0.00 512,923.44	2020 \$ 0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59 6,548.48 14,728.78 0.00 51,712.23 0.00 534,666.22	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8. 9. 10. 11. <b>12.</b>	Use this amount on Form M File by August 15. If box is Use these amounts on Forr <b>perty Tax and Credits</b> Property taxes before credit Agricultural credits that red Property taxes after credits <b>perty Tax by Jurisdiction</b> Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing c. Tax increment d. Fiscal disparity Non-school voter approved <b>Total property tax before</b> Special assessments and c a. 3,286.92 b. 2,277.32 c. 1,411.54 d. e. f.	A1PR to see checked, m M1PR to ts uce proper n rity es taxing disf districts referenda special as charges ad 2020 REC <sup>1</sup> 2019 SSSC	rty taxes tricts levies ssessments ided to this property YCLING C/Storm Sewer	PROPI You m one of that redu in 2020 be See end or visit	ERTY TA) ay be e or more uce your p ) – even if en eligible closed ins revenue.	REFUN eligible property f you hav before. ert for de state.mr	e fo ds tax /en eta n.u

## ramseycounty.us/property

90 Plato Blvd. West, Saint Paul, MN 55107

### General – taxes, payments, addresses, special assessments

AskPropertyTaxandRecords@ramseycounty.us		651-266-2222
Assessing services – value, classification AskCountyAssessor@ramseycounty.us	, exem 	1 <b>ptions</b> 651-266-2131
Homestead AskHomesteads@ramseycounty.us		651-266-2040
Delinquent taxes AskPropertyTaxandRecords@ramseycounty.us		651-266-2002

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R. Pr	roperty Tax	<b>Services</b>		*012823	210400*	Property Tax Statement
	D. Box 64097 aint Paul, MN 55 <sup>-</sup>	164-0097				2020 Values for Taxes Payable in VALUES AND CLASSIFICATION Taxable Payable Year 2020 2021
-	SELBY AVENI C/O THE EXC 1660 HIGHWA	5.689**39/42********SNGL JE REALTY LLC ELSIOR GROUP LLC Y 100 S STE 400 RK MN 55416-1507	P		Step 1	Estimated Market Value \$ 21,476,100 \$ 25,910,3 Improvements Excluded Homestead Exclusion 0 Taxable Market Value 21,476,100 25,910,3 New Improvements/ Expired Exclusions Property Classification Apartment Apartmet Comm/Ind Comm/
	RTY ADDRESS ELBY AVE				Step 2	Value Notice sent March 2020 PROPOSED TAX NOTICE Proposed tax sent in November 2020. \$ 600,530. *Note: Did not include special assessments or referenda approved by the voters at the 2020 November election.
ABBREV COCHR ALL OF THE FC	VIATED TAX DESC RAN'S SUBDIVIS VAC ALLEY AD DL; LOTS 13 THF	ION OF,AND A J TO LOT & VAC ST RU LOT 20 BLK 11	Г		Step 3	PROPERTY TAX STATEMENT           First-half taxes due 5/17/2021         302,141.           Second-half taxes due 10/15/2021         302,141.           Total Taxes Due in 2021:         604,282.
<b>PROPER</b> 0128232		<b>ON NUMBER (P.I.N.)</b> 151				3-
\$	2020	2021 \$ 0.00	2.	File by August 15. If box is Use these amounts on For	/1PR to se checked,	ee if you're eligible for a property tax refund. <b>you owe delinquent taxes and are not eligible.</b> to see if you are eligible for a special refund.
\$	0.00 534,666.22 0.00 534,666.22	\$ 0.00 600,809.44 0.00 600,809.44	2. Prop 3. 4. 5. Prop	Use this amount on Form M File by August 15. If box is Use these amounts on For perty Tax and Credits Property taxes before cred Agricultural or disaster cred Property taxes after credits perty Tax by Jurisdiction	MIPR to se checked, m MIPR to ts lits that red	you owe delinquent taxes and are not eligible.
\$	0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59	\$ 0.00 600,809.44 0.00 600,809.44 145,824.10 12,744.89 150,269.46 46,389.31 22,435.40 144,949.16	2. <b>Prop</b> 3. 4. 5.	Use this amount on Form M File by August 15. If box is Use these amounts on For perty Tax and Credits Property taxes before cred Agricultural or disaster cred Property taxes after credits perty Tax by Jurisdiction Ramsey County a. Regional Rail Autho b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts	A1PR to set checked, m M1PR to ts lits that rec n rity	you owe delinquent taxes and are not eligible.
\$	0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71	\$ 0.00 600,809.44 0.00 600,809.44 145,824.10 12,744.89 150,269.46 46,389.31 22,435.40	2. <b>Prop</b> 3. 4. 5. <b>Prop</b> 6. 7. 8. 9.	Use this amount on Form M File by August 15. If box is Use these amounts on For perty Tax and Credits Property taxes before cred Agricultural or disaster cred Property taxes after credits perty Tax by Jurisdiction Ramsey County a. Regional Rail Autho b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies	A1PR to set checked, m M1PR to ts dits that red n rity es taxing dist districts referenda	A you owe delinquent taxes and are not eligible.
\$	0.00 534,666.22 0.00 534,666.22 130,608.97 10,665.32 136,663.83 41,387.31 19,035.71 123,315.59 6,548.48 14,728.78 0.00 51,712.23 0.00	\$ 0.00 600,809.44 0.00 600,809.44 145,824.10 12,744.89 150,269.46 46,389.31 22,435.40 144,949.16 7,244.15 16,316.23 0.00 54,636.74 0.00	2. <b>Prop</b> 3. 4. 5. <b>Prop</b> 6. 7. 8. 9. 10.	Use this amount on Form M File by August 15. If box is Use these amounts on For perty Tax and Credits Property taxes before cred Agricultural or disaster cred Property taxes after credits perty Tax by Jurisdiction Ramsey County a. Regional Rail Autho b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing c. Tax increment d. Fiscal disparity Non-school voter approved Special assessments and o	A1PR to see <b>checked</b> , m M1PR to ts lits that rec <b>n</b> rity es taxing dist districts referenda <b>special as</b>	A you owe delinquent taxes and are not eligible.

#### ramseycounty.us/Property

90 Plato Blvd. West, Saint Paul, MN 55107

General – taxes, payments, addresses, special assessmentsAskPropertyTaxandRecords@ramseycounty.us651-266-2222

Assessing services – value, classification AskCountyAssessor@ramseycounty.us	, exei	<b>nptions</b> 651-266-2131
Homestead AskHomesteads@ramseycounty.us		651-266-2040
Delinquent taxes AskPropertyTaxandRecords@ramseycounty.us		651-266-2002

PO. Box 64097, Saint Paul, MN 55164-0097       2022       Property Case Service Payable Values of Traves Payable Values of	RAMSE Property Ta			*012823		Droporty Tax Statement	
Trackle Pavalle Your         2021         2022           If if y to proceed by the set of the set					2024	2021 Values for Taxes Payable in	2
Property appression         State Section         Control         State Section           Property appress         State Section         0         Taxate Market Value         \$ 50,000         \$ 25,98,3           Property appress         State Section         0         Taxate Market Value         25,910,300         25,98,3           Property appress         State Section         0         Taxate Market Value         25,910,300         2,98,3           Property appress         State Section         0         Taxate Market Value         25,910,300         2,98,3           State Section         0         Taxate Market Value         2,910,300         2,98,3           State Section         0         Taxate Market Value         2,910,300         2,98,3           State Section         0         0         1,92,92         1,92,92         1,92,92           State Section         0         1,92,92         1,92,92         1,92,92         1,92,92           State Section         1,92,92         1,92,92         1,92,92         1,92,92         1,92,92           State Section         1,92,92         1,92,92         1,92,92         1,92,92         1,92,92           State Section         1,92,92         1,92,92         1,92,92         1,92,92<	651-266-2222 • rai	mseycounty.us/Prope	erty		.		22
Property ADDRESS 400 SELEY AVE  Proprety TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION OF NA DA ADDRESS 400 SELEY AVE  ABREVANTED TAX DESCRIPTION COCHEAVES SUBDIVISION COCHEAVES 5	SELBY AVEN C/O RYAN 533 S 3RD S	IUE REALTY LLC T STE 100	LP		Step	Estimated Market Value\$25,910,300\$25,99Improvements ExcludedHomestead Exclusion0Taxable Market Value25,910,30025,99New Improvements/	996,3
PROPERTY ADDRESS 400 SELEY AVE         Step 2         PROPERTY ADDRESS 400 SELEY AVE         Step 2         Propert 2021         Ste12.01 Step 2           ABBREVATED TAX DESCRIPTION COCHRANS SUBDIVISION OF AND A ALL OF VAC ALLEY ADUTOL OT & VAC ST THE FOL; LOTS 13 THRU LOT 20 BLK 11         First-haff taxes due 10/17/2022         312.6133. 312.6133. Second-haff taxes due 10/17/2022         312.6133. Second-haff taxes due 10/17/2022         312.6133. Second-haff taxes due 10/17/2022         312.6133. Second -haff taxes due 10/17/2022         312.6133.						Property Classification Apartment Apa	
Stop         Property table seesanes         Stop         Proposed tax sent in November 2021.         S \$ 21,20.0           400 SELBY AVE         ABBREVATED TAX DESCRIPTION         COCHRAND SUBDIVISION OF AND A CALL OF VAC ALL							
BBREVIATED TAX DESCRIPTION           COCHRAYS SUBDIVISION OF AND A ALL OF VAC ALLEY ADJ TOLOT IS AVACST THE FOL: LOT'S 13 THRU LOT 20 BLK 11         State of 10/2022         312,613.           PROPERTY IDENTIFICATION NUMBER (PLN.)         OUTREST OF 10/2022         312,613.           2021         2022         TAXES PAYABLE YEAR           2010         2:10           Sold of 15.         2:10           2:10           Sold of 15.           2:10           CORRECT TAX STATEMENT           Sold of 15.           Sold of 15.           CORRECT TAX STATEMENT           Sold of 15.           Sold of 15.           Sold of 15.           Property taxes before credits           Property Tax and					- · · ·	Proposed tax sent in November 2021. \$621,2 *Note: Did not include special assessments or referen	enda
COCHRANS SUBDINION OF AND A ALL OF VACALEY AD TO LOT & VAC ST THE FOL. ICOT 3 THRUL LOT 20 BLK 11 PROPERTY IDENTIFICATION NUMBER (P.I.N)         Image: State of State						PROPERTY TAX STATEMENT	
012823210400         151         2102           2021         2022         TAXES PAYABLE YEAR	COCHRAN'S SUBDIVIS ALL OF VAC ALLEY AI THE FOL; LOTS 13 TH	SION OF,AND A DJ TO LOT & VAC S <sup>-</sup> RU LOT 20 BLK 11	т			Second-half taxes due 10/17/2022 312,6	613.0
2021         2022         TAXES PAYABLE YEAR           \$         0.00         1.         Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.           \$         0.00         2.         Use these amounts on Form M1PR to see if you're eligible for a special refund.           Property Tax and Credits         0.00         0.00         4.           600,809.44         618,497.02         3.         Property Tax by Jurisdiction           600,809.44         618,497.02         5.         Property Tax by Jurisdiction           145,824.10         144,234.33         6.         Ramsey County a. Regional Rail Authority b.         PROPERTY TAX REFUNDS           150,269.46         157,665.58         7.         City or Town - ST PAUL 8.         State General Tax 9.         School District 625 a. Voter approved tevies b. Other pocal taxing districts a. Voter approved tevies b. Other pocal taxing districts a. Metropolitan special taxing districts 0.00         0.00         In 2022 - even if you haven't been eligible before.           546,363.74         59,677.48         c. Tax increment d. Fiscal disparity 0.00         0.00         11.         Non-school voter approved referenda levies           600,809.44         618,497.02         12.         Total property tax before special assessments           3.472.56 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
\$       0.00       1.       Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.         \$       0.00       2.       Use these amounts on Form M1PR to see if you are eligible for a special refund.         \$       0.00       0.00       4.       Agricultural or disaster credits         \$       0.00       0.00       4.       Agricultural or disaster credits that reduce property taxes         \$       0.00       0.00       4.       Agricultural or disaster credits       Property Tax by Jurisdiction         \$       144,5824.10       144,234.33       Property Tax by Jurisdiction       Property Tax Set Units       Property Tax Set Units       Property Tax Set Units         150,269.46       157,665.58       7.       City or Town - ST PAUL       School District 625       a. Netropolitan special taxing districts       b.       Cher local levies       10.012/20.22.       even if you haven'         163,616.23       23,208.78       b.       Other special taxing districts       c. Tax increment       Special taxing districts       Special taxing districts       Special taxing districts       Special assessments       Special assessments       Special assessments         3,472.56       6,728.98       13.       Special assessements and charges added to this property					D	2	2-16-
File by August 15. If box is checked, you owe delinquent taxes and are not eligible.         \$       0.00       2. Use these amounts on Form MIPR to see if you are eligible for a special refund.         Property Tax and Credits         600,809.44       618,497.02       3. Property taxes before credits         0.00       0.00       4. Agricultural or disaster credits that reduce property taxes         600,809.44       618,497.02       5. Property Tax by Jurisdiction         145,824.10       144,234.33       6. Ramsey County         12,744.89       13.318.22       a. Regional Rail Authority         b.       b.       b.         150,269.46       157,665.58       7. City or Town - ST PAUL         46,389.31       46,947.81       8. State General Tax         9. School Distric 625       a. Voter approved levies         10. Opecial taxing districts       b. Other local levies         10. Special taxing districts       b. Other special taxing districts         0.00       0.00       c. Tax increment         0.00       0.00       11. Non-school voter approved referenda levies         600,809.44       618,497.02       12. Total property tax before special assessments         3,472.56       6,728.98       13. Special asseessments and charges added to this pr	2021	2022		IAALS FAIADLE ILA	n		
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Property Tax by Jurisdiction145,824.10144,234.336.Ramsey County a. Regional Rail Authority b.Regional Rail Authority b.150,269.46157,665.587.City or Town - ST PAUL 8.State General Tax 9.School District 625 a. Voter approved levies b. Other local leviesPROPERTY TAX REFUNDS22,435.4025,038.40 144,949.16a. Voter approved levies b. Other local leviesa. Voter approved levies b. Other local leviesthat reduce your property taxe in 2022 – even if you haven' been eligible before.7,244.157,437.24 10.000.00 0.00c. Tax increment d. Fiscal disparityc. Tax increments0.000.000.0011.Non-school voter approved referenda levies 600,809.44618,497.023,472.566,728.9813.Special taxing districts d. Fiscal disparityR-01229996A 2022 Recycling b. 2,392.72T-012100250 2021 SMSP / Sweeping and d. e. f.0.000.000.00Contamination Tax	\$ 0.00	\$ 0.00	2.	File by August 15. <b>If box is</b> Use these amounts on Forr	checked	, you owe delinquent taxes and are not eligible.	
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b.       b.       PROPERTIFIA REPORTS         150,269.46       157,665.58       7.       City or Town - ST PAUL         46,389.31       46,947.81       8.       State General Tax         9.       School District 625       a. Voter approved levies       b. Other local levies         144,949.16       140,969.18       b. Other local levies       b. Other special taxing districts         7.244.15       7,437.24       a. Metropolitan special taxing districts       c. Tax increment         0.00       0.00       c. Tax increment       d. Fiscal disparity         0.00       0.00       11.       Non-school voter approved referenda levies         500,809.44       618,497.02       12.       Total property tax before special assessments         3,472.56       6,728.98       13.       Special assessments and charges added to this property tax statement for taxes payable in 2022         a. 3,472.56       6,728.98       13.       Special assessments and charges added to this property tax statement for taxes payable in 2022         a. 3,472.56       6,728.98       13.       Special assessments and charges added to this property tax statement for taxes payable in 2022         a. 3,472.56       6,728.98       13.       Special assessments and charges added to this property tax statement for taxes payable in 2022         b. 2,392.72		618,497.02 0.00	2. <b>Pro</b> 3. 4. 5.	File by August 15. If box is Use these amounts on Forr perty Tax and Credits Property taxes before credi Agricultural or disaster cred Property taxes after credits	ts that re	, you owe delinquent taxes and are not eligible.	]
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600,809.44         618,497.02         12.         Total property tax before special assessments           3,472.56         6,728.98         13.         Special assessments and charges added to this property tax statement for taxes payable in 2022           a.         3,472.56         R-01229996A 2022 Recycling           b.         2,392.72         T-012100800 2021 SSSC / Storm Sewer           c.         863.70         T-012100250 2021 SMSP / Sweeping and           d.         e.           f.         g.           h.         Contamination Tax	600,809.44 0.00 600,809.44 145,824.10 12,744.89 150,269.46 46,389.31 22,435.40 144,949.16 7,244.15 16,316.23	618,497.02 0.00 618,497.02 144,234.33 13,318.22 157,665.58 46,947.81 25,038.40 140,969.18 7,437.24 23,208.78	2. <b>Pro</b> 3. 4. 5. <b>Pro</b> 6. 7. 8. 9.	File by August 15. If box is Use these amounts on Form perty Tax and Credits Property taxes before credit Agricultural or disaster credits Property taxes after credits perty Tax by Jurisdiction Ramsey County a. Regional Rail Author b. City or Town - ST PAUL State General Tax School District 625 a. Voter approved levie b. Other local levies Special taxing districts a. Metropolitan special b. Other special taxing	e checked m M1PR to its dits that re n rity es taxing dis	you owe delinquent taxes and are not eligible. to see if you are eligible for a special refund. duce property taxes PROPERTY TAX REFUN You may be eligible one or more refund that reduce your property ta in 2022 – even if you have been eligible before. See enclosed insert for de	e fo ds taxe 'en't
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