



P.O. Box 64097
Saint Paul, MN 55164-0097



Tax Statement 2020 032823230045

032823230045

138197*688**G50**1.369**3/6*****AUTOALL FOR AADC 553
FRANK M PRAWER
MARY JO UNZELMAN
16400 KANGAROO ST NW
RAMSEY MN 55303-3470

PROPERTY ADDRESS
1517 PORTLAND AVE
ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT
LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 151

2020 Property Tax Statement		
2019 Values for Taxes Payable in 2020		
VALUES AND CLASSIFICATION		
Taxable Payable Year	2019	2020
Step 1	Estimated Market Value	\$ 480,000 \$ 547,200
	Improvements Excluded	
	Homestead Exclusion	0 0
	Taxable Market Value	480,000 547,200
	New Improvements/ Expired Exclusions	
	Property Classification	Apartment Apartment
	Value Notice sent March 2019	
Step 2	PROPOSED TAX NOTICE	
	Proposed tax sent in November 2019. \$ 11,738.00 *Note: Did not include special assessments or referenda approved by the voters at the 2019 November election.	
Step 3	PROPERTY TAX STATEMENT	
	First-half taxes due 5/15/2020	5,676.00
	Second-half taxes due 10/15/2020	5,676.00
	Total Taxes Due in 2020:	11,352.00

CURRENT STEP →

2019	2020	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 are eligible for a special refund.	
Property Tax and Credits		
9,836.96	11,109.12	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
9,836.96	11,109.12	5. Property taxes after credits
Property Tax by Jurisdiction		
2,908.67	3,281.74	6. Ramsey County
233.18	268.01	a. Regional Rail Authority
		b.
3,015.97	3,434.19	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
612.78	485.02	a. Voter approved levies
2,619.28	3,105.49	b. Other local levies
		10. Special taxing districts
151.22	164.56	a. Metropolitan special taxing districts
295.86	370.11	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
9,836.96	11,109.12	12. Total property tax before special assessments
243.04	242.88	13. Special assessments and charges added to this property tax statement for taxes payable in 2020
		a. 144.48 2020 RECYCLING
		b. 98.40 2020 SOLID WASTE
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 10,080.00	\$ 11,352.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2020 – even if you haven't been eligible before.

See enclosed insert for details or visit revenue.state.mn.us

CONTACT INFORMATION

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, exemptions

AskCountyAssessor@ramseycounty.us | 651-266-2131

Homestead

AskHomesteads@ramseycounty.us | 651-266-2040

Delinquent taxes

AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002





032823230045

2021 Property Tax Statement **2021**
2020 Values for Taxes Payable in

VALUES AND CLASSIFICATION			
Taxable Payable Year		2020	2021
Step 1	Estimated Market Value	\$ 547,200	\$ 597,800
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	547,200	597,800
	New Improvements/ Expired Exclusions		
	Property Classification	Apartment	Apartment
	Value Notice sent March 2020		
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2020.	\$ 11,234.00	
*Note: Did not include special assessments or referenda approved by the voters at the 2020 November election.			
Step 3	PROPERTY TAX STATEMENT		
	First-half taxes due 5/17/2021	5,750.00	
	Second-half taxes due 10/15/2021	5,750.00	
	Total Taxes Due in 2021:	11,500.00	

137894*681**G50**1.369**3/6*****AUTOALL FOR AADC 553
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MARY JO UNZELMAN
16400 KANGAROO ST NW
RAMSEY MN 55303-3470

PROPERTY ADDRESS
1517 PORTLAND AVE

ABBREVIATED TAX DESCRIPTION

CAMPBELL'S RE-ARRANGEMENT
LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

032823230045 151

CURRENT STEP →

2020	2021	TAXES PAYABLE YEAR
\$ 0.00	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	0.00	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
11,109.12	11,238.88	Property Tax and Credits
0.00	0.00	3. Property taxes before credits
11,109.12	11,238.88	4. Agricultural or disaster credits that reduce property taxes
		5. Property taxes after credits
3,281.74	3,270.03	Property Tax by Jurisdiction
268.01	285.88	6. Ramsey County
		a. Regional Rail Authority
		b.
3,434.19	3,370.65	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
485.02	517.63	9. School District 625
3,105.49	3,266.23	a. Voter approved levies
		b. Other local levies
164.56	162.48	10. Special taxing districts
370.11	365.98	a. Metropolitan special taxing districts
0.00	0.00	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
11,109.12	11,238.88	11. Non-school voter approved referenda levies
242.88	261.12	12. Total property tax before special assessments
		13. Special assessments and charges added to this property tax statement for taxes payable in 2021
		a. 152.64 2021 RECYCLING
		b. 108.48 2021 SOLID WASTE
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 11,352.00	\$ 11,500.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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that reduce your property taxes in 2021 – even if you haven't been eligible before.

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032823230045

2022 Property Tax Statement		
2021 Values for Taxes Payable in 2022		
VALUES AND CLASSIFICATION		
Taxable Payable Year	2021	2022
Estimated Market Value	\$ 597,800	\$ 599,300
Improvements Excluded		
Homestead Exclusion	0	0
Taxable Market Value	597,800	599,300
New Improvements/		
Expired Exclusions		
Property Classification	Apartment	Apartment
Value Notice sent March 2021		
PROPOSED TAX NOTICE		
Proposed tax sent in November 2021.		\$ 11,724.00
*Note: Did not include special assessments or referenda approved by the voters at the 2021 November election.		
PROPERTY TAX STATEMENT		
First-half taxes due 5/16/2022	5,974.00	
Second-half taxes due 10/17/2022	5,974.00	
Total Taxes Due in 2022:	11,948.00	

138334*690**G50**1.369**1/6*****AUTOALL FOR AADC 553
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032823230045 151

CURRENT STEP →

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 are eligible for a special refund.
11,238.88	11,683.04	Property Tax and Credits
0.00	0.00	3. Property taxes before credits
11,238.88	11,683.04	4. Agricultural or disaster credits that reduce property taxes
		5. Property taxes after credits
3,270.03	3,288.54	Property Tax by Jurisdiction
285.88	303.65	6. Ramsey County
		a. Regional Rail Authority
		b.
3,370.65	3,594.75	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
517.63	577.22	9. School District 625
3,266.23	3,220.15	a. Voter approved levies
		b. Other local levies
162.48	169.57	10. Special taxing districts
365.98	529.16	a. Metropolitan special taxing districts
0.00	0.00	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
11,238.88	11,683.04	11. Non-school voter approved referenda levies
		12. Total property tax before special assessments
261.12	264.96	13. Special assessments and charges added to this property tax statement for taxes payable in 2022
		a. 152.64 R-01229996A 2022 Recycling
		b. 112.32 T-012299970 2022 Solid Waste
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 11,500.00	\$ 11,948.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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that reduce your property taxes in 2022 – even if you haven't been eligible before.

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Delinquent taxes

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032823230045

ROBIN J DOROSHOW
RICHARD A KRONFELD
1517 PORTLAND AVE
SAINT PAUL MN 55104-6823

PROPERTY ADDRESS
1517 PORTLAND AVE

ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 0151

2023 Property Tax Statement 2023

2022 Values for Taxes Payable in

VALUES AND CLASSIFICATION			
Taxable Payable Year		2022	2023
Step 1	Estimated Market Value	\$ 599,300	\$ 725,500
	Homestead Exclusion		
	Taxable Market Value	599,300	725,500
	New Improvements		
	Property Classification	APARTMENT	APARTMENT
Value Notice sent March 2022			
PROPOSED TAX NOTICE			
Step 2	Proposed tax sent in November 2022.		\$ 13,630.00
	*Note: Did not include special assessments or referenda approved by the voters at the 2022 November election.		
PROPERTY TAX STATEMENT			
Step 3	First-half taxes due 05/15/2023		7,128.00
	Second-half taxes due 10/16/2023		7,128.00
	Total Taxes Due in 2023:		14,256.00

CURRENT STEP →

2022	2023	TAXES PAYABLE YEAR
	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. ☐
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
11,683.04	13,606.36	Property Tax and Credits
0.00	0.00	3. Property taxes before credits
11,683.04	13,606.36	4. Agricultural or disaster credits that reduce property taxes
		5. Property taxes after credits
3,288.54	3,731.50	Property Tax by Jurisdiction
303.65	334.00	6. Ramsey County
		a. Regional Rail Authority
		b.
3,594.75	4,589.40	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
577.22	659.52	a. Voter approved levies
3,220.15	3,481.24	b. Other local levies
		10. Special taxing districts
169.57	183.26	a. Metropolitan special taxing districts
529.16	627.44	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
11,683.04	13,606.36	12. Total property tax before special assessments
264.96	649.64	13. Special assessments and charges added to this property tax statement for taxes payable in 2023
		a. 517.64 R012399960 2023 RECYCLE
		b. 132.00 T012299970 2023 SOLID WASTE
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 11,948.00	\$ 14,256.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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that reduce your property taxes in 2023 – even if you haven't been eligible before.

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Delinquent taxes

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032823230045

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RICHARD A KRONFELD
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SAINT PAUL MN 55104-6823

PROPERTY ADDRESS
1517 PORTLAND AVE

ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 0151

2024 Property Tax Statement			2024
2023 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
Taxable Payable Year	2023	2024	
Step 1	Estimated Market Value	\$ 725,500	\$ 725,500
	Homestead Exclusion	0	0
	Taxable Market Value	725,500	725,500
	New Improvements		
	Property Classification	APARTMENT	APARTMENT
Value Notice sent March 2023			
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2023. \$ 13,366.00 *Note: Did not include special assessments or referenda approved by the voters at the 2023 November election.		
Step 3	PROPERTY TAX STATEMENT		
	First-half taxes due 05/15/2024		7,016.00
	Second-half taxes due 10/15/2024		7,016.00
	Total Taxes Due in 2024:		14,032.00

CURRENT STEP →

2023	2024	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 are eligible for a special refund.
13,606.36	13,360.36	Property Tax and Credits
0.00	0.00	3. Property taxes before credits
13,606.36	13,360.36	4. Agricultural or disaster credits that reduce property taxes
		5. Property taxes after credits
3,731.50	3,773.70	Property Tax by Jurisdiction
334.00	360.38	6. Ramsey County
		a. Regional Rail Authority
		b.
4,589.40	4,391.88	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
659.52	661.18	9. School District 625
3,481.24	3,373.58	a. Voter approved levies
		b. Other local levies
183.26	168.50	10. Special taxing districts
627.44	631.14	a. Metropolitan special taxing districts
0.00	0.00	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
13,606.36	13,360.36	11. Non-school voter approved referenda levies
		12. Total property tax before special assessments
649.64	671.64	13. Special assessments and charges added to this property tax statement for taxes payable in 2024
		a. 539.64 R012499960 2024 Recycling
		b. 132.00 T012499970 2024 Solid Waste
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 14,256.00	\$ 14,032.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2024 – even if you haven't been eligible before.

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CONTACT INFORMATION

ramseycounty.us/Property

90 Plato Blvd. West, Saint Paul, MN 55107

General – taxes, payments, addresses, special assessments

AskPropertyTaxandRecords@ramseycounty.us | 651-266-2222

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AskCountyAssessor@ramseycounty.us | 651-266-2131

Homestead

AskHomesteads@ramseycounty.us | 651-266-2040

Delinquent taxes

AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002



P.O. Box 64097, Saint Paul, MN 55164-0097
651-266-2222 • RamseyCountyMN.gov/Property

ROBIN J DOROSHOW
RICHARD A KRONFELD
1517 PORTLAND AVE
SAINT PAUL MN 55104-6823

PROPERTY ADDRESS
1517 PORTLAND AVE

ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 0151

2026 Property Tax Statement		
2025 Values for Taxes Payable in		
VALUES AND CLASSIFICATION		
Taxable Payable Year	2025	2026
Estimated Market Value	\$ 662,700	\$ 694,600
Homestead Exclusion	0	0
Taxable Market Value	662,700	694,600
New Improvements		
Property Classification	APARTMENT	APARTMENT
Value Notice sent March 2025		
PROPOSED TAX NOTICE		
Proposed tax sent in November 2025.		\$ 13,900.00
*Note: Did not include special assessments or referenda approved by the voters at the 2025 November election.		
PROPERTY TAX STATEMENT		
First-half taxes due 05/15/2026		7,717.00
Second-half taxes due 10/15/2026		7,717.00
Total Taxes Due in 2026:		15,434.00

CURRENT STEP →

2025	2026	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 are eligible for a special refund.
13,155.08	14,569.00	Property Tax and Credits
0.00	0.00	3. Property taxes before credits
13,155.08	14,569.00	4. Agricultural or disaster credits that reduce property taxes
		5. Property taxes after credits
3,611.74	4,016.10	Property Tax by Jurisdiction
345.92	349.42	6. Ramsey County
		a. Regional Rail Authority
		b.
4,365.40	4,689.24	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
662.04	1,372.80	9. School District 625
3,401.70	3,352.82	a. Voter approved levies
		b. Other local levies
158.68	165.66	10. Special taxing districts
609.60	622.96	a. Metropolitan special taxing districts
0.00	0.00	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
13,155.08	14,569.00	11. Non-school voter approved referenda levies
1,110.92	865.00	12. Total property tax before special assessments
		13. Special assessments and charges added to this property tax statement for taxes payable in 2026
		a. 691.00 R012699960 2026 Recycling
		b. 174.00 T012699970 2026 Solid Waste
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 14,266.00	\$ 15,434.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2026 – even if you haven't been eligible before.

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RAMSEY COUNTY

County Assessor's Office

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651-266-2131 • RamseyCountyMN.gov/PropertyValue

ROBIN J DOROSHOW
RICHARD A KRONFELD
1517 PORTLAND AVE
SAINT PAUL MN 55104-6823

Property ID: 032823230045
Description: CAMPBELL'S RE-ARRANGEMENT LOT 12

Property Address:
1517 PORTLAND AVE
ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

☐ If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2026
(2025 Assessment)
APARTMENT

Taxes Payable in 2027
(2026 Assessment)
APARTMENT

The assessor has estimated your property's market value to be:

Estimated Market Value: \$694,600 \$694,600

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements
Plat Deferment:	0	0	included in 2026 Estimated
Disabled Veterans Exclusion:	0	0	Market Value:
Mold Damage Exclusion:	0	0	\$ 0
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$694,600	\$694,600	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
April 7, 2026 10 a.m. - 7 p.m.

Special Board of Appeal and Equalization – BY APPOINTMENT ONLY

Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107

The board will convene June 16 and adjourn on completion of business.
Times - from 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment.
Appeal must be postmarked by May 4, 2026.

Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2026. We do not mail a separate notice prior to these inspections. View the year your property is scheduled to be inspected by visiting the annual property inspection map: RamseyCountyMN.gov/PropertyInspectionMap

Questions or concerns? Please call 651-266-2131.

Valuation Notice

2026 values for taxes payable in

2027

Property tax notices are delivered on the following schedule:

Valuation and classification notice

Step 1 Class: APARTMENT
Estimated Market Value: \$694,600 *See Details Below.*
Homestead Exclusion: \$0
Taxable Market Value: \$694,600

Step 2 Proposed Tax Notice
2027 proposed tax: Coming November 2026

Step 3 Property Tax Statement
1st half and 2nd half taxes: Coming March 2027

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.