

2015 BUDGET & PROPERTY TAX OVERVIEW

Total Spending Remains Flat

Composite Summary - Total Budget			
City of Saint Paul: All Funds			
Composite Plan	2014 Adopted Budget	2015 Proposed Budget	
City General Fund	231,063,787	234,020,892	
Library General Fund (a)	15,989,839	16,113,284	
General Fund Subtotal:	247,053,626	250,134,176	
General Fund Change 2013-2014		3,080,550	1.2%
City Special Funds	275,399,195	262,980,508	
Library Special Funds (a)	1,830,622	1,213,402	
Special Fund Subtotal:	277,229,817	264,193,910	
City Debt Service Funds	56,125,542	61,077,686	
Debt Service Subtotal:	56,125,542	61,077,686	
Total:	580,408,985	575,405,772	
Less Transfers	(48,467,858)	(46,048,429)	
Less Subsequent Year Debt	(15,185,950)	(14,146,883)	
Net Spending Total:	516,755,177	515,210,460	
Net Spending Total Change 2013-2014		(1,544,717)	-0.30%

Property Tax Levy Distribution

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	<u>2014 Adopted</u>	<u>2015 Proposed</u>	<u>Amount Change</u>	<u>Pct. Change</u>	<u>Pct of City 14 Total</u>	<u>Pct of City 15 Total</u>
City of Saint Paul						
General Fund	71,329,211	73,172,641	1,843,430	2.6%	72%	72%
General Debt Service	11,949,160	12,408,754	459,594	3.8%	12%	12%
Saint Paul Public Library Agency	16,117,781	16,243,747	125,966	0.8%	16%	16%
Total (City and Library combined)	99,396,152	101,825,142	2,428,990	2.4%	100%	100%
Port Authority	1,811,700	1,811,700	-	0.0%		
Overall Levy (City, Library & Port)	101,207,852	103,636,842	2,428,990	2.4%		

City Fees on a Typical Household

\$145,000 home with a 11.1% increase in value over 2014

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Payment to the City:	Adopted 2014	Proposed 2015
City share of property tax	\$484	\$529
<i>Tax Shifts</i>		\$30
<i>Levy Increase</i>		\$15
Right of way maintenance assessment	\$193	\$198
Sanitary sewer charges	\$306	\$317
Storm sewer charges	\$82	\$85
Recycling fee	\$52	\$53
Total direct billing for city services	\$1,117	\$1,182
Net Change Direct Billing		\$65
Water Charges (Saint Paul Regional Water Services)	\$246	\$292
Grand Total for All Services	\$1,363	\$1,474
Net Change Grand Total		\$111

2015 Property Tax Environment



- Residential property values are increasing by larger amounts than other properties in 2015.
- Some areas of the city are recovering from the recession faster than others, resulting property tax shifts between neighborhoods.
- 90% of commercial, industrial and apartment properties will have property tax decreases due to relatively slower market value growth.

Factors Affecting Payable 2015 St. Paul Property Taxes **For a Median Value Single Family Home** **of \$145,000 assuming an 11.1% Increase in Estimated Market Value**

Factors	Amount	
Final Payable 2014 Total Tax (\$130,500 Home)	\$ 1,895	
Gain of Fiscal Disparities	\$ (18)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	19	
Other Shifts	111	
Total Increase Due to Tax Shifts	\$ 112	
County Levy	\$ (1)	
Regional Rail Levy	-	\$ 36
School District Levy	9	3
City Levy	15	46
Other Special Taxing Districts Levy	4	45
Total Increase Due To Changes in Levy	\$ 27	9
		\$ 139
		Perc Change
Estimated Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,034	7.3%

<u>Assumptions:</u>	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	103,636,842	2,428,990	2.4%
ISD 625 Levy	135,056,533	136,403,614	1,347,081	1.0%
Regional Rail Authority Levy	19,053,307	19,143,354	90,047	0.5%
St. Paul HRA	3,178,148	3,278,148	100,000	3.1%

Explanation of terms:

- **Increase due to tax shifts:** This amount is how much property taxes would change assuming that none of the taxing authorities changed their levies. As market values of homes increase, the homestead exclusion decreases – which means that taxes are shifted from higher-valued homes, apartments and commercial property. Properties change in value at different rates of change. Properties with a faster rate of increase in value see an increase in taxes due to shifts from those with a slower rate of increase in value, no change or a decrease.
- **Increase due to changes in levy:** Shows the tax impact of levy changes.
- **What is a levy?:** A property tax levy is the amount of money requested by a governmental agency to be raised from property taxes in support of a given year's budget.

**Factors Affecting Payable 2015 St. Paul Property Taxes
For a Median Value Commercial Property
of \$361,200 assuming a 2.0% Decrease in Estimated Market Value**

Factors	Amount
Final Payable 2014 Total Tax (\$368,400 Commercial Property)	\$ 14,766
Gain of Fiscal Disparities	\$ (86)
Other Shifts	(825)
Total Decrease Due to Tax Shifts	\$ (911)
County Levy	\$ (5)
Regional Rail Levy	1
School District Levy	33
City Levy	58
Other Special Taxing Districts Levy	14
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 101
Estimated Payable 2015 Total Tax (\$361,200 Commercial)	\$ 13,956

Change that will appear on Proposed Notice
\$ (357)
(22)
(306)
(217)
(32)
145
(21)
\$ (810)
Perc Change -5.5%

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	103,636,842	2,428,990	2.4%
ISD 625 Levy	135,056,533	136,403,614	1,347,081	1.0%
Regional Rail Authority Levy	19,053,307	19,143,354	90,047	0.5%
St. Paul HRA	3,178,148	3,278,148	100,000	3.1%

**Median Estimated Market Value of Residential Property
By St. Paul Planning District
Taxes Payable Year 2014 to Estimated 2015
Assuming No Changes in Tax Levies**

Values as of: For Taxes Payable In: Planning District	Median Estimated Home Market Values		
	01/02/13 2014	01/02/14 2015	% Change From '14 - '15
1. Sunray/Battlecreek/Highwood	\$125,200	\$144,200	15.2%
2. Greater East Side	99,400	123,900	24.6%
3. West Side	115,000	121,400	5.6%
4. Dayton's Bluff	81,200	94,400	16.3%
5. Payne/Phalen	94,200	104,900	11.4%
6. North End	89,050	90,600	1.7%
7. Thomas Dale	74,600	81,600	9.4%
8. Summit/University	161,700	170,800	5.6%
9. West Seventh	127,450	130,000	2.0%
10. Como	172,600	191,900	11.2%
11. Hamline/Midway	132,100	143,900	8.9%
12. St. Anthony Park	229,850	250,950	9.2%
13. Merriam Park/Snelling/Lexington/Hamline	229,900	250,700	9.0%
14. Macalester/Groveland	243,600	269,900	10.8%
15. Highland	235,200	256,750	9.2%
16. Summit Hill	298,300	328,050	10.0%
17. Downtown	117,700	124,200	5.5%

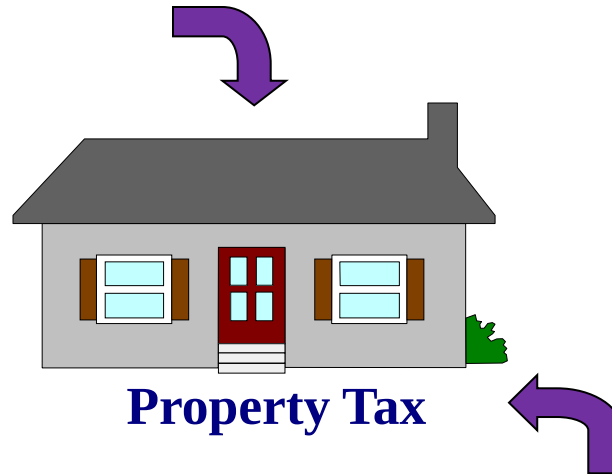
Final Payable 2014 Rate	Estimated Payable 2015 Rate	Estimated		
163.482%	151.996%			
0.13683%	0.13482%			
P2014 Final Taxes	P2015 Estimated Taxes	\$ Change From '14 - '15	% Change From '14 - '15	Targeting Property Tax Refund
\$1,793	\$2,017	\$224	12.5%	\$ (5)
1,298	1,654	356	27.4%	(120)
1,598	1,609	11	0.7%	
950	1,126	176	18.5%	(37)
1,198	1,313	115	9.6%	
1,099	1,057	-42	-3.8%	
834	896	62	7.4%	
2,494	2,493	-1	0.0%	
1,837	1,764	-73	-4.0%	
2,703	2,872	169	6.3%	
1,925	2,012	87	4.5%	
3,802	3,930	128	3.4%	
3,803	3,925	122	3.2%	
4,066	4,270	204	5.0%	
3,904	4,034	130	3.3%	
5,115	5,311	196	3.8%	
1,650	1,659	9	0.5%	

*Notes: Tax rates and taxes will be slightly higher for the small portion of the City located in the Ramsey/Washington Metro Watershed District.

Who Determines Your Property Tax?

State Legislature

- Sets Property Tax Policy
- Establishes Property Classes & Class Rates
- Determines Levels of State Aid
- Underfunded Mandates to Local Governments
- Levies State Business Tax



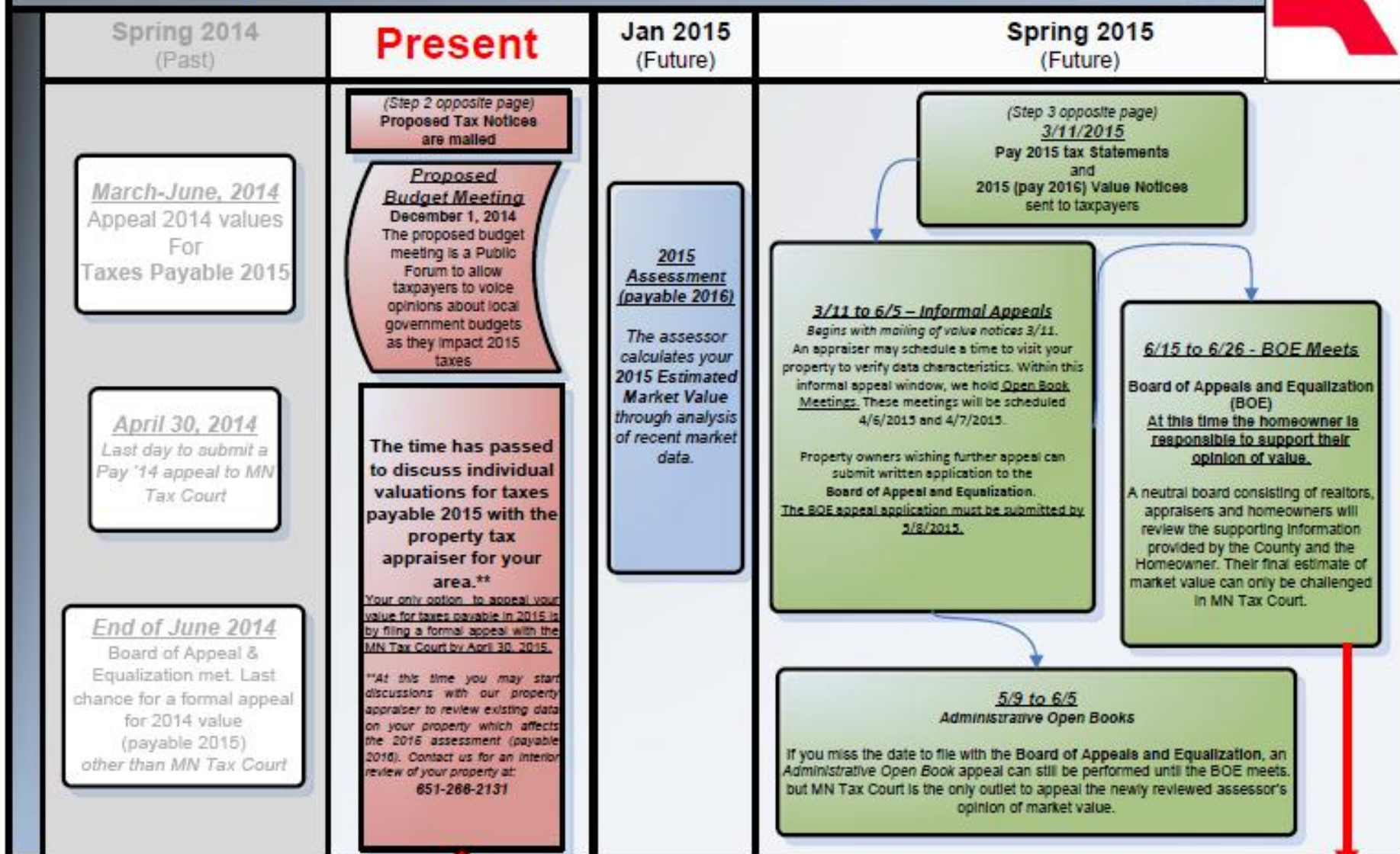
Taxing Jurisdictions

- Determines Levy Amount

County Assessor

- Determines Market Value
- Assigns Property Class

Process to Appeal your Estimated Market Value in Ramsey County



Property Records and Revenue 2014 Version 1.0



**AFTER THE BOE CLOSES ON JUNE 26, 2015
THE ONLY OPTION TO APPEAL IS MN TAX COURT**
(Deadline for filing is April 29, 2016)

Budget and Property Tax Resources

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- Saint Paul Budget Information

www.stpaul.gov/budget

- Local Property Tax Information

www.co.ramsey.mn.us/prr

- Property Tax Petition Process

www.co.ramsey.mn.us/prr/assessor/index.htm

- State Property Tax Refund Program

www.revenue.state.mn.us