

Trends Affecting Payable 2015 Property Taxes in St Paul

St. Paul City Council Meeting
August 13, 2014

Prepared by: Ramsey County, Property Records & Revenue

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

Major Factors Impacting Property Taxes

- Is the property tax levy going up, down or staying the same?
- Is there additional money available to reduce the local tax burden?
 - State aids
 - Fiscal disparity distribution
- How is the home's market value changing relative to other homes?
Relative to other types of property?
- Are there increases to the tax base that are not the result of inflationary or deflationary changes to the values of individual properties?
 - New construction
 - Property going from exempt to taxable
 - Decertified tax increment financing districts
- Legislative changes?

Factors Affecting Payable 2015 St. Paul Property Taxes
For a Median Value Single Family Home
of \$145,000 assuming a 11.1% Increase in Estimated Market Value and
Assuming No Change in City Levy

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	\$ -	\$ 37
Regional Rail Levy	-	3
School District Levy	-	38
City Levy	-	29
Other Special Taxing Districts Levy	-	5
Total Increase Due To Changes in Levy	\$ -	\$ 112
		Perc Change
Estimated Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,007	5.9%

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	101,207,852	-	0.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Factors Affecting Payable 2015 St. Paul Property Taxes
For a Median Value Single Family Home
of \$145,000 assuming a 11.1% Increase in Estimated Market Value and
Assuming a 2% Increase in City Levy

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	\$ -	\$ 37
Regional Rail Levy	-	3
School District Levy	-	38
City Levy	13	42
Other Special Taxing Districts Levy	-	5
Total Increase Due To Changes in Levy	\$ 13	\$ 125
		Perc Change
Estimated Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,020	6.6%

<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	103,232,009	2,024,157	2.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Factors Affecting Payable 2015 St. Paul Property Taxes
For a Median Value Single Family Home
of \$145,000 assuming a 11.1% Increase in Estimated Market Value and
Assuming a 4% Increase in City Levy

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	\$ -	\$ 37
Regional Rail Levy	-	3
School District Levy	-	38
City Levy	26	55
Other Special Taxing Districts Levy	-	5
Total Increase Due To Changes in Levy	\$ 26	\$ 138
		Perc Change
Estimated Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,033	7.3%

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	105,256,166	4,048,314	4.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

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 and
Assuming No Change in City Levy

Factors	Amount	
Final Payable 2014 Total Tax (\$368,400 Commercial Property)	\$ 14,766	
Gain of Fiscal Disparities	\$ (87)	
Other Shifts	(775)	
Total Decrease Due to Tax Shifts	\$ (862)	Change that will appear on Proposed Notice
County Levy	\$ -	\$ (349)
Regional Rail Levy	-	(23)
School District Levy	-	(337)
City Levy	-	(274)
Other Special Taxing Districts Levy	-	(46)
Fiscal Disparity Tax	-	188
State Business Tax	-	(21)
Total Increase Due To Changes in Levy	\$ -	\$ (862)
Estimated Payable 2015 Total Tax (\$361,200 Commercial)	\$ 13,904	Perc Change -5.8%

<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	101,207,852	-	0.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

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 and
Assuming a 2% Increase in City Levy

Factors	Amount	
Final Payable 2014 Total Tax (\$368,400 Commercial Property)	\$ 14,766	
Gain of Fiscal Disparities	\$ (87)	
Other Shifts	(775)	
Total Decrease Due to Tax Shifts	\$ (862)	
County Levy	\$ -	\$ (349)
Regional Rail Levy	-	(23)
School District Levy	-	(337)
City Levy	49	(225)
Other Special Taxing Districts Levy	-	(46)
Fiscal Disparity Tax	-	188
State Business Tax	-	(21)
Total Increase Due To Changes in Levy	\$ 49	\$ (813)
Estimated Payable 2015 Total Tax (\$361,200 Commercial)	\$ 13,953	Perc Change -5.5%

<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	103,232,009	2,024,157	2.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

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 and
Assuming a 4% Increase in City Levy

Factors	Amount	
Final Payable 2014 Total Tax (\$368,400 Commercial Property)	\$ 14,766	
Gain of Fiscal Disparities	\$ (87)	
Other Shifts	(775)	
Total Decrease Due to Tax Shifts	\$ (862)	Change that will appear on Proposed Notice
County Levy	\$ -	\$ (349)
Regional Rail Levy	-	(23)
School District Levy	-	(337)
City Levy	97	(177)
Other Special Taxing Districts Levy	-	(46)
Fiscal Disparity Tax	-	188
State Business Tax	-	(21)
Total Increase Due To Changes in Levy	\$ 97	\$ (765)
Estimated Payable 2015 Total Tax (\$361,200 Commercial)	\$ 14,001	Perc Change -5.2%

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	105,256,166	4,048,314	4.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming No Change in City Levy

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:	Median Estimated Home Market Values		
	01/02/13 2014	01/02/14 2015	% Change From '14 - '15
Planning District			
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/Hamlin	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%	149.168%			
0.13683%	0.14124%			
P2014 Final Taxes	P2015 Estimated Taxes	\$ Change From '14 - '15	% Change From '14 - '15	Targeting Property Tax Refund
\$1,793	\$1,992	\$199	11.1%	
1,298	1,634	336	25.9%	(108)
1,598	1,590	-8	-0.5%	
950	1,113	163	17.2%	(29)
1,198	1,298	100	8.3%	
1,099	1,045	-54	-4.9%	
834	886	52	6.2%	
2,494	2,462	-32	-1.3%	
1,837	1,742	-95	-5.2%	
2,703	2,835	132	4.9%	
1,925	1,987	62	3.2%	
3,802	3,879	77	2.0%	
3,803	3,874	71	1.9%	
4,066	4,215	149	3.7%	
3,904	3,981	77	2.0%	
5,115	5,241	126	2.5%	
1,650	1,639	-11	-0.7%	

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

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	101,207,852	-	0.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming a 2% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2014 to Estimated 2015

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/13 2014	01/02/14 2015	% Change From '14 - '15
Planning District			
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/Hamlin	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%	150.271%			
0.13683%	0.14124%			
P2014 Final Taxes	P2015 Estimated Taxes	\$ Change From '14 - '15	% Change From '14 - '15	Targeting Property Tax Refund
\$1,793	\$2,005	\$212	11.8%	
1,298	1,645	347	26.7%	(115)
1,598	1,601	3	0.2%	
950	1,121	171	18.0%	(34)
1,198	1,307	109	9.1%	
1,099	1,052	-47	-4.3%	
834	892	58	7.0%	
2,494	2,479	-15	-0.6%	
1,837	1,754	-83	-4.5%	
2,703	2,854	151	5.6%	
1,925	2,000	75	3.9%	
3,802	3,905	103	2.7%	
3,803	3,900	97	2.6%	
4,066	4,243	177	4.4%	
3,904	4,008	104	2.7%	
5,115	5,277	162	3.2%	
1,650	1,650	0	0.0%	

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

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	103,232,009	2,024,157	2.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming a 4% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2014 to Estimated 2015

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/13 2014	01/02/14 2015	% Change From '14 - '15
Planning District			
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/Hamlin	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%	151.373%			
0.13683%	0.14124%			
P2014 Final Taxes	P2015 Estimated Taxes	\$ Change From '14 - '15	% Change From '14 - '15	Targeting Property Tax Refund
\$1,793	\$2,019	\$226	12.6%	
1,298	1,655	357	27.5%	(121)
1,598	1,611	13	0.8%	
950	1,128	178	18.7%	(38)
1,198	1,315	117	9.8%	
1,099	1,059	-40	-3.6%	
834	898	64	7.7%	
2,494	2,495	1	0.0%	
1,837	1,765	-72	-3.9%	
2,703	2,873	170	6.3%	
1,925	2,014	89	4.6%	
3,802	3,931	129	3.4%	
3,803	3,926	123	3.2%	
4,066	4,271	205	5.0%	
3,904	4,035	131	3.4%	
5,115	5,312	197	3.9%	
1,650	1,660	10	0.6%	

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

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	105,256,166	4,048,314	4.0%
ISD 625 Levy	135,056,533	135,056,533	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Average Yearly Change in Property Taxes

From 2008 to Estimated 2015

By St. Paul Planning District By Type of Property

(Note: 2015 is based on estimated taxes as of June 2014 assuming no increases in tax levies for any taxing authority)

Planning District	Residential	Commercial & Industrial	Apartment
None - Personal Property	N/A	6.0%	N/A
1. Sunray/Battlecreek	-0.6%	0.8%	5.6%
2. Greater East Side	-2.0%	-0.1%	2.0%
3. West Side	-1.7%	1.5%	1.1%
4. Dayton's Bluff	-3.5%	-2.1%	0.5%
5. Payne/Phalen	-3.6%	-2.5%	0.1%
6. North End	-4.6%	-0.3%	2.5%
7. Thomas Dale	-4.2%	1.4%	-0.5%
8. Summit/University	0.6%	-1.0%	2.1%
9. West Seventh	0.1%	2.5%	2.4%
10. Como	1.6%	2.6%	1.9%
11. Hamline/Midway	0.1%	1.3%	1.5%
12. St. Anthony Park	2.7%	2.0%	4.3%
13. Merriam Park/Snelling/Hamline	2.8%	3.0%	2.8%
14. Mac/Groveland	2.9%	3.0%	4.1%
15. Highland	2.4%	2.4%	6.0%
16. Summit Hill	2.5%	3.1%	3.5%
17. Downtown	-1.7%	2.0%	6.4%
Total St Paul	-0.6%	1.0%	2.6%

Number of Residential Parcels By Year of Maximum Property Tax By St. Paul Planning District From 2008 to Estimated 2015

(Note: 2015 is based on estimated taxes as of June 2014 assuming no increases in tax levies for any taxing authority)

	Property Tax Year								
Planning District	2008	2009	2010	2011	2012	2013	2014	2015	Total
1. Sunray/Battlecreek	1,339	600	219	287	630	395	175	1,293	4,938
2. Greater East Side	3,403	1,300	265	116	415	236	53	1,425	7,213
3. West Side	296	877	266	555	932	592	99	218	3,835
4. Dayton's Bluff	2,006	445	564	109	411	78	47	386	4,046
5. Payne/Phalen	2,784	1,142	1,250	456	529	313	69	459	7,002
6. North End	2,343	817	652	196	874	419	152	412	5,865
7. Thomas Dale	1,247	852	78	89	357	222	67	164	3,076
8. Summit/University	395	229	229	123	625	769	594	1,033	3,997
9. West Seventh	293	463	363	430	997	573	301	266	3,686
10. Como	97	161	87	151	1,675	449	125	1,009	3,754
11. Hamline/Midway	142	289	222	58	2,004	140	55	427	3,337
12. St. Anthony Park	34	48	31	59	165	449	174	756	1,716
13. Merriam Park/Snelling/Hamline	70	112	48	51	969	747	298	1,617	3,912
14. Mac/Groveland	173	126	20	27	77	2,319	492	3,111	6,345
15. Highland	142	158	247	104	352	2,919	458	2,174	6,554
16. Summit Hill	51	62	39	145	420	549	192	450	1,908
17. Downtown	1,339	600	219	287	630	395	175	1,293	4,938
Total	16,154	8,281	4,799	3,243	12,062	11,564	3,526	16,493	76,122
% of Total	21.2%	10.9%	6.3%	4.3%	15.8%	15.2%	4.6%	21.7%	

Number of Residential Parcels By Number of Years With Property Tax Increases By St. Paul Planning District From 2008 to Estimated 2015

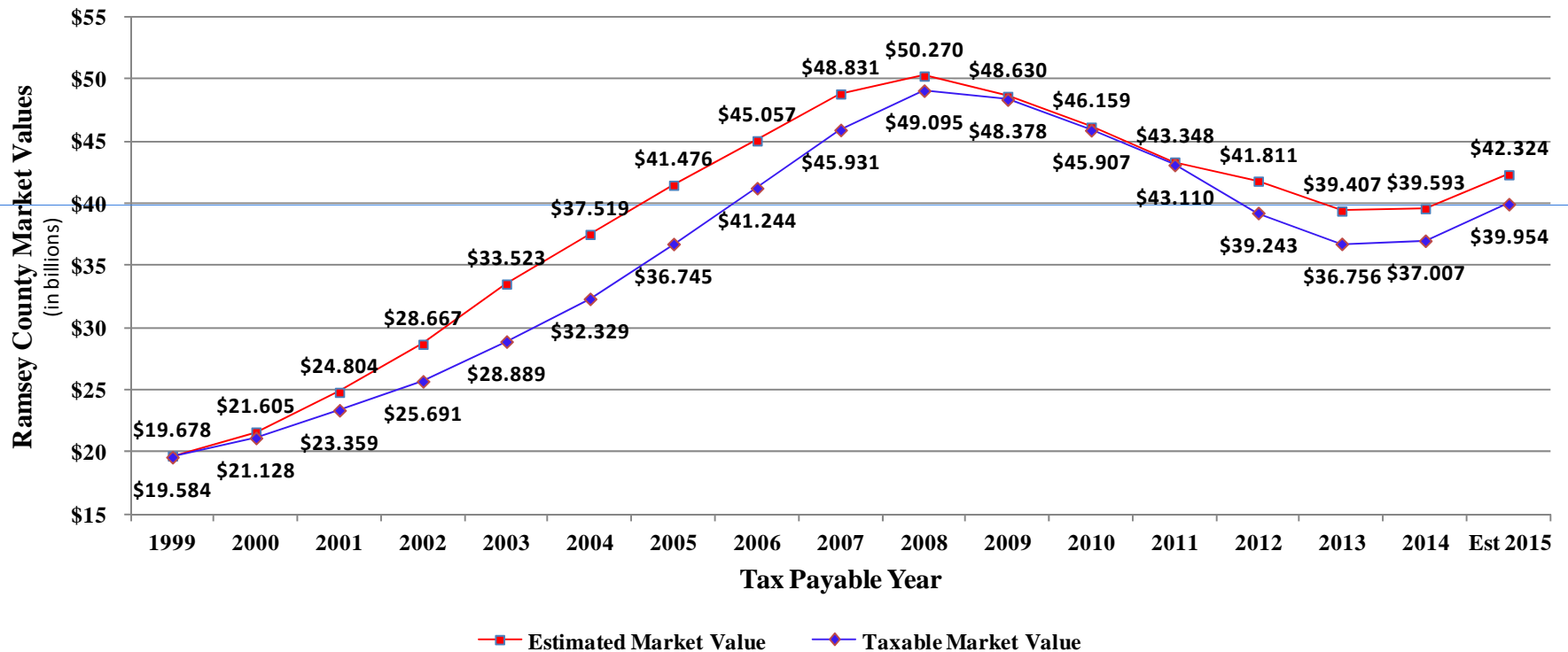
(Note: 2015 is based on estimated taxes as of June 2014 assuming no increases in tax levies for any taxing authority)

	Number of Years With Property Tax Increases									
	Majority Decrease					Majority Increase				
Planning District	0	1	2	3		4	5	6	7	Total
1. Sunray/Battlecreek	30	285	1,132	1,519		1,363	535	67	7	4,938
2. Greater East Side	59	761	2,130	2,612		1,262	360	27	2	7,213
3. West Side	32	110	512	1,414		1,207	446	104	10	3,835
4. Dayton's Bluff	36	183	730	1,567		1,144	357	29	-	4,046
5. Payne/Phalen	43	373	1,641	2,720		1,670	479	75	1	7,002
6. North End	96	547	1,435	1,764		1,380	564	77	2	5,865
7. Thomas Dale	61	327	792	954		742	173	27	-	3,076
8. Summit/University	16	95	339	740		1,122	1,057	499	129	3,997
9. West Seventh	19	102	349	1,299		1,230	502	161	24	3,686
10. Como	6	50	108	528		1,182	1,389	473	18	3,754
11. Hamline/Midway	10	28	261	1,035		1,342	573	85	3	3,337
12. St. Anthony Park	4	7	36	220		380	545	446	78	1,716
13. Merriam Park/Snelling/Hamline	4	9	51	407		1,184	1,463	705	89	3,912
14. Mac/Groveland	10	107	84	225		1,128	2,239	1,896	656	6,345
15. Highland	12	33	104	447		1,310	2,324	1,943	381	6,554
16. Summit Hill	4	19	80	281		659	665	162	38	1,908
17. Downtown	3	52	100	486		1,316	524	221	17	2,719
Total	445	3,088	9,884	18,218		19,621	14,195	6,997	1,455	73,903
% of Total	0.6%	4.2%	13.4%	24.7%		26.5%	19.2%	9.5%	1.9%	
	{ -----	42.8%		----- }		{ -----	57.1%		----- }	

Change in Fiscal Disparity Distribution Dollars From 2014 to 2015

	2014 FD Distribution	2015 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$46,700,247	\$47,714,761	\$1,014,514	2.2%
City of St. Paul	22,479,266	23,275,379	796,113	3.5%
St. Paul Schools	30,003,928	30,959,668	955,740	3.2%

Comparison of Ramsey County Estimated & Taxable Market Values 1999 to Estimated 2015



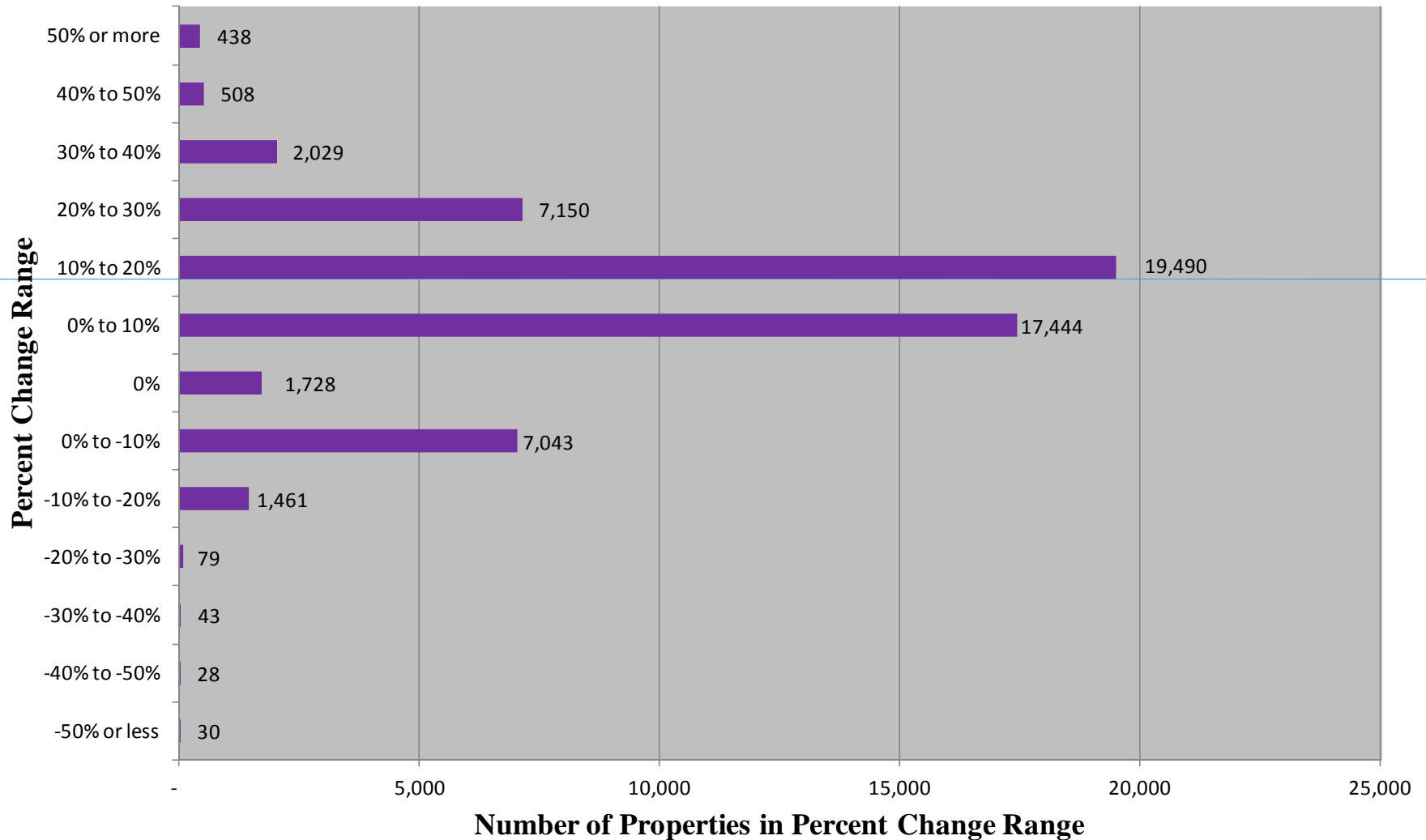
Comparison of Changes in Value From 2014 to Estimated 2015 For the City of St. Paul By Type of Property

	% Change		
	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Residential	9.3%	11.2%	11.2%
Commercial	-0.1%	0.0%	0.0%
Industrial, Utility & Railroad	0.0%	-0.3%	-0.3%
Apartment	7.2%	7.2%	7.5%
Personal Property	0.0%	0.0%	0.0%
Total	7.0%	8.0%	6.7%

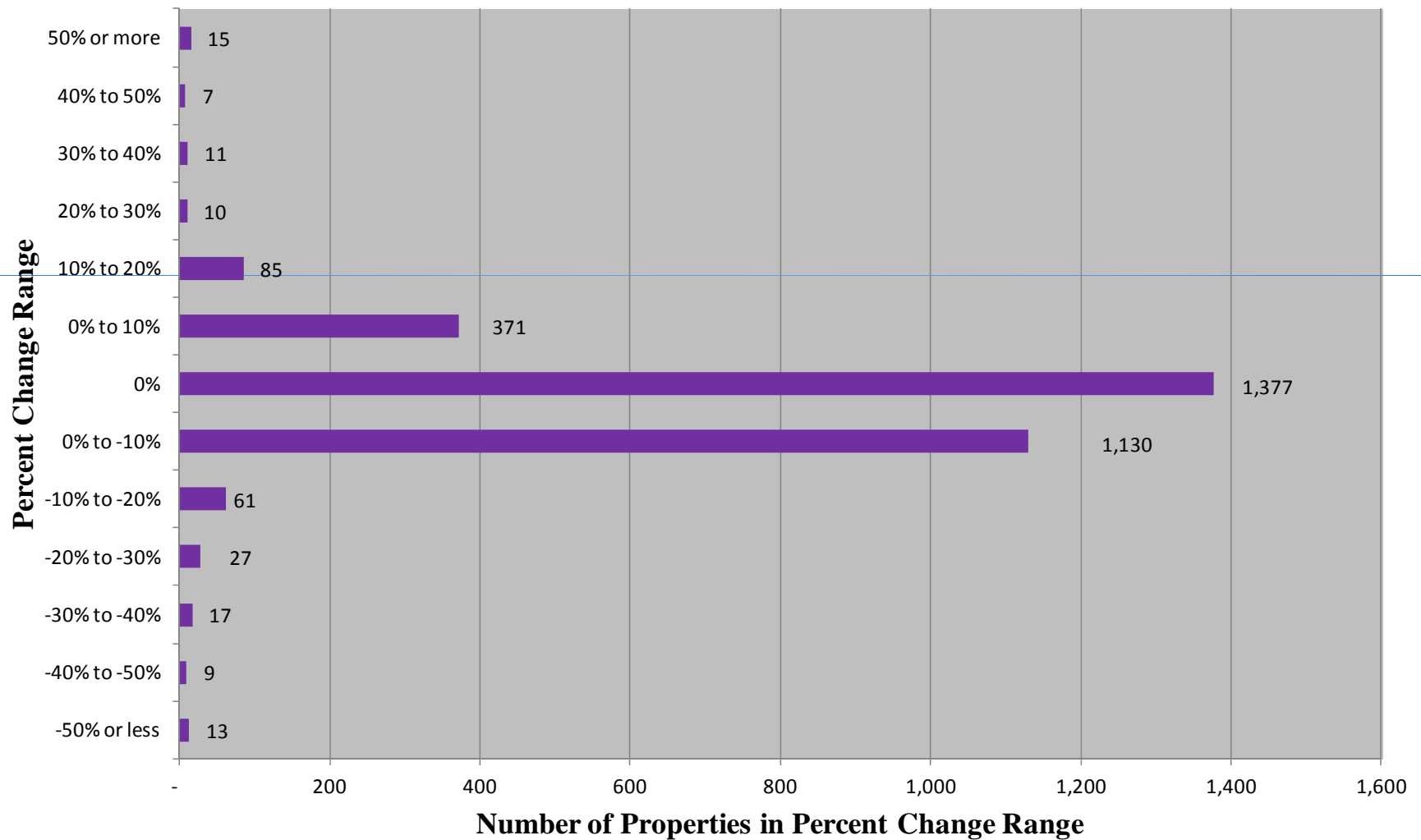
Est Payable 2015 St. Paul Values

Total Estimated Market Value	\$ 19.7 Billion
Total Taxable Market Value	\$ 18.5 Billion
Difference	\$ 1.2 Billion

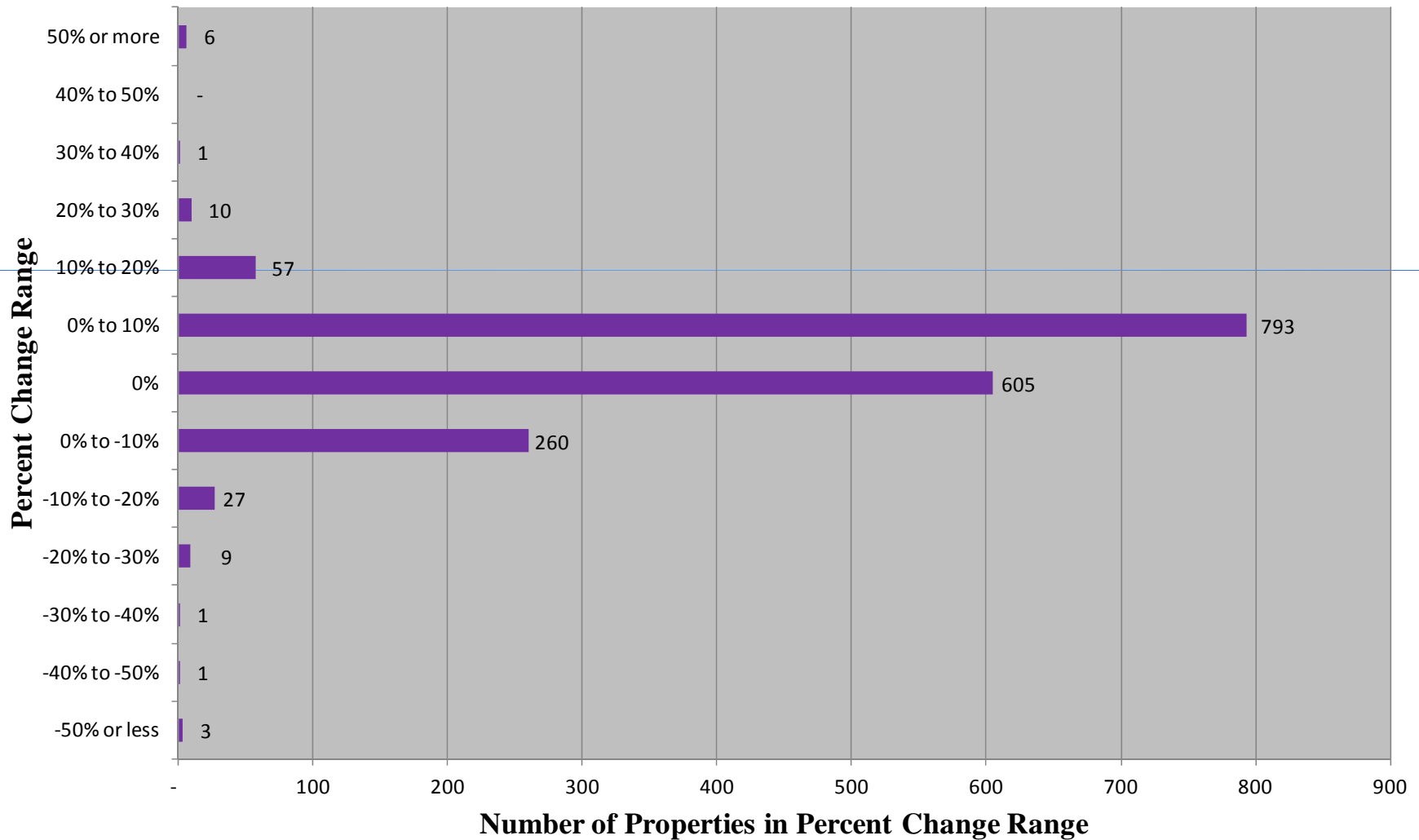
**Percentage Change in Estimated Market Value By Range of Change from
Payable 2014 to Payable 2015
Single Family Homes in St Paul
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2014 to Payable 2015
Commercial/Industrial/Utility Properties in St Paul
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2014 to Payable 2015
Apartment Properties in St Paul
Without Added Improvement Value**



Estimated Property Tax Impact on Selected St. Paul Homes Assuming No Change in City Tax Levy

	Payable 2013 Tax Year	% Change '12 to '13	Payable 2014 Tax Year	% Change '13 to '14	Estimated Payable 2015 Tax Year	Dollar Change '14 to Est '15	% Change '14 to Est '15
Property: 204 Granite Street							
Estimated Market Value:	\$52,700	-21.1%	\$56,200	6.6%	\$47,800	-\$8,400	-14.9%
Taxable Market Value:	\$31,600	-21.2%	\$33,700	6.6%	\$28,700	-\$5,000	-14.8%
Total Net Tax	\$615	-13.9%	\$628	2.1%	\$496	-\$132	-21.0%
Property: 1971 Hawthorne							
Estimated Market Value:	\$101,900	-15.0%	\$86,600	-15.0%	\$115,200	\$28,600	33.0%
Taxable Market Value:	\$73,800	-21.1%	\$57,200	-22.5%	\$88,300	\$31,100	54.4%
Total Net Tax	\$1,413	-13.1%	\$1,070	-24.3%	\$1,503	\$433	40.5%
Property: 1298 Sherburne							
Estimated Market Value:	\$86,900	-15.0%	\$82,600	-4.9%	\$94,500	\$11,900	14.4%
Taxable Market Value:	\$57,500	-22.5%	\$52,800	-8.2%	\$65,800	\$13,000	24.6%
Total Net Tax	\$1,103	-14.4%	\$976	-11.5%	\$1,115	\$139	14.2%
Property: 1361 Highland							
Estimated Market Value:	\$245,200	-5.0%	\$232,900	-5.0%	\$262,500	\$29,600	12.7%
Taxable Market Value:	\$230,000	-5.8%	\$216,600	-5.8%	\$248,900	\$32,300	14.9%
Total Net Tax	\$4,213	2.2%	\$3,860	-8.4%	\$4,083	\$223	5.8%
Property: 2194 Princeton							
Estimated Market Value:	\$427,500	-5.0%	\$437,000	2.2%	\$546,200	\$109,200	25.0%
Taxable Market Value:	\$427,500	-5.0%	\$437,000	2.2%	\$546,200	\$109,200	25.0%
Total Net Tax	\$7,777	2.8%	\$7,742	-0.5%	\$9,093	\$1,351	17.5%
Property: 768 Summit							
Estimated Market Value:	\$801,500	-5.0%	\$799,000	-0.3%	\$839,000	\$40,000	5.0%
Taxable Market Value:	\$801,500	-5.0%	\$799,000	-0.3%	\$839,000	\$40,000	5.0%
Total Net Tax	\$15,806	2.0%	\$15,378	-2.7%	\$14,965	-\$413	-2.7%
Assumptions:							
	2014 Levy		Proposed 2015 Levy		Levy Change		% Change
County Levy	\$	276,538,351	\$	276,538,351	\$	-	0.0%
City Levy		101,207,852		101,207,852		-	0.0%
ISD 625 Levy		133,719,340		133,719,340		-	0.0%
Regional Rail Authority Levy		19,053,307		19,053,307		-	0.0%
St. Paul HRA		3,178,148		3,178,148		-	0.0%

Estimated Property Tax Impact on Selected St. Paul Commercial Properties Assuming No Change In City Tax Levy

	Payable 2013 Tax Year	% Change '12 to '13	Payable 2014 Tax Year	% Change '13 to '14	Estimated Payable 2015 Tax Year	Dollar Change '14 to Est '15	% Change '14 to Est '15
Property: Mama's Pizza, Rice Street							
Estimated Market Value:	\$176,400	-6.9%	\$176,400	0.0%	\$185,000	\$8,600	4.9%
Taxable Market Value:	\$176,400	-6.9%	\$176,400	0.0%	\$185,000	\$8,600	4.9%
Total Net Tax	\$4,586	0.1%	\$4,537	-1.1%	\$4,514	-\$23	-0.5%
Property: St. Patrick's Guild, Randolph Ave.							
Estimated Market Value:	\$357,200	0.0%	\$375,100	5.0%	\$375,100	\$0	0.0%
Taxable Market Value:	\$357,200	0.0%	\$375,100	5.0%	\$375,100	\$0	0.0%
Total Net Tax	\$14,260	6.7%	\$15,066	5.7%	\$14,502	-\$564	-3.7%
Property: Hoa Bien Restaurant, University							
Estimated Market Value:	\$1,374,500	-5.0%	\$1,374,500	0.0%	\$1,293,800	-\$80,700	-5.9%
Taxable Market Value:	\$1,374,500	-5.0%	\$1,374,500	0.0%	\$1,293,800	-\$80,700	-5.9%
Total Net Tax	\$59,407	1.2%	\$56,321	-5.2%	\$53,818	-\$2,503	-4.4%
Property: US Bank Place, 5th St							
Estimated Market Value:	\$19,100,000	-4.5%	\$19,100,000	0.0%	\$19,100,000	\$0	0.0%
Taxable Market Value:	\$19,100,000	-4.5%	\$19,100,000	0.0%	\$19,100,000	\$0	0.0%
Total Net Tax	\$846,027	1.8%	\$847,862	0.2%	\$815,876	-\$31,986	-3.8%

Assumptions:	2014 Levy	Proposed 2015 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	101,207,852	101,207,852	-	0.0%
ISD 625 Levy	133,719,340	133,719,340	-	0.0%
Regional Rail Authority Levy	19,053,307	19,053,307	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%