

Trends Affecting Payable 2019 Property Taxes in St. Paul

St. Paul City Council Meeting
August 15, 2018

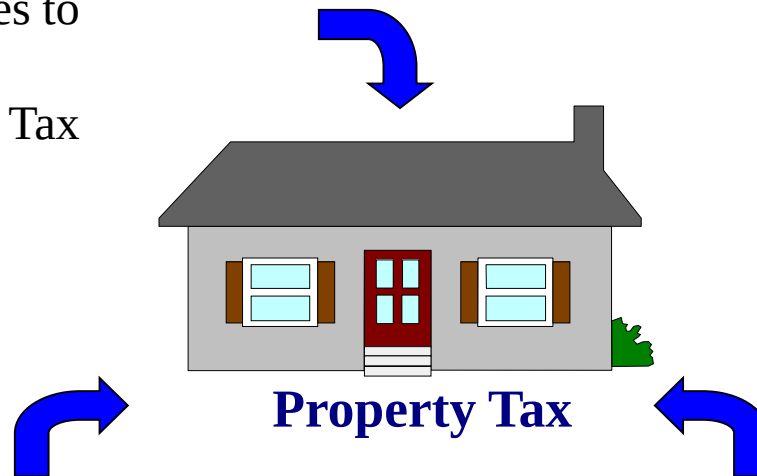
- Tax shifts due to market value changes
 - Overall estimated market values are up 7.6% from the prior year with values now above Pay 2008 peak.
 - Market values are increasing in the double digits for a number of apartment properties while residential, commercial and industrial increases are generally more moderate. This will cause shifting of taxes paid last year by residential, commercial and industrial property to apartment property.
 - Thomas/Dale, Dayton's Bluff, Payne/Phalen and the West Side are all areas with higher increases in residential market values. Properties in St. Paul increased slightly more in value than the suburbs which will shift some county taxes from the suburbs to St. Paul.

- Gain in fiscal disparity distribution levy
 - The City's fiscal disparity distribution levy will increase 22.7% or ~\$5.7 million. This will reduce the impact of the City's levy for most properties in the City by shifting a portion of the tax burden from local taxpayers (mostly residential) to commercial/industrial property throughout the 7-county metro area.

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

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Single Family Home
of \$186,200 assuming a 7.1% Increase in Estimated Market Value and
Assuming No Change in City Levy

Factors	Amount	
Final Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,516	
Gain of Fiscal Disparities	\$ (94)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	55	
Total Decrease Due to Tax Shifts	\$ (24)	
County Levy	\$ 41	\$ 48
Regional Rail Levy	5	
School District Levy	-	
City Levy	-	
Other Special Taxing Districts Levy	-	
Total Increase Due To Changes in Levy	\$ 46	\$ 22
Estimated Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,538	Perc Change
		0.9%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Single Family Home
of \$186,200 assuming a 7.1% Increase in Estimated Market Value and
Assuming a 6.5% Increase in City Levy

Factors	Amount	
Final Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,516	
Gain of Fiscal Disparities	\$ (94)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	55	
Total Decrease Due to Tax Shifts	\$ (24)	
County Levy	\$ 41	\$ 48
Regional Rail Levy	5	6
School District Levy	-	1
City Levy	60	29
Other Special Taxing Districts Levy	-	(2)
Total Increase Due To Changes in Levy	\$ 106	\$ 82
		Perc Change
Estimated Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,598	3.3%

<u>Assumptions:</u>	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	150,456,618	9,182,798	6.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Single Family Home
of \$186,200 assuming a 7.1% Increase in Estimated Market Value and
Assuming a 10% Increase in City Levy

Factors	Amount
Final Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,516
Gain of Fiscal Disparities	\$ (94)
Change in Homestead Exclusion Benefit	15
Other Shifts	55
Total Decrease Due to Tax Shifts	\$ (24)
County Levy	\$ 41
Regional Rail Levy	5
School District Levy	-
City Levy	93
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 139
Estimated Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,631

Change that will appear on Proposed Notice
\$ 48
6
1
62
(2)
\$ 115
Perc Change
4.6%

<u>Assumptions:</u>	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	155,401,202	14,127,382	10.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

**Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Single Family Home
of \$186,200 assuming a 7.1% Increase in Estimated Market Value and
Assuming a 11.5% Increase in City Levy**

Factors	Amount	
Final Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,516	
Gain of Fiscal Disparities	\$ (94)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	55	
Total Decrease Due to Tax Shifts	\$ (24)	
County Levy	\$ 41	\$ 48
Regional Rail Levy	5	6
School District Levy	-	1
City Levy	107	76
Other Special Taxing Districts Levy	-	(2)
Total Increase Due To Changes in Levy	\$ 153	\$ 129
		Perc Change
Estimated Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,645	5.1%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	157,520,309	16,246,489	11.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Single Family Home
of \$186,200 assuming a 7.1% Increase in Estimated Market Value and
Assuming a 13% Increase in City Levy

Factors	Amount	
Final Payable 2018 Total Tax (\$173,900 EMV Home)	\$ 2,516	
Gain of Fiscal Disparities	\$ (94)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	15	
Other Shifts	55	
Total Decrease Due to Tax Shifts	\$ (24)	
County Levy	\$ 41	\$ 48 6 1 90 (2)
Regional Rail Levy	5	
School District Levy	-	
City Levy	121	
Other Special Taxing Districts Levy	-	
Total Increase Due To Changes in Levy	\$ 167	\$ 143
		Perc Change
Estimated Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,659	5.7%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	159,639,417	18,365,597	13.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Commercial Property
of \$495,450 assuming a 6.1% Increase in Estimated Market Value and
Assuming No Change in City Levy

Factors	Amount
Final Payable 2018 Total Tax (\$466,750 Commercial Property)	\$ 16,478
Gain of Fiscal Disparities	\$ (342)
Other Shifts	380
Total Increase Due to Tax Shifts	\$ 38
County Levy	\$ 155
Regional Rail Levy	21
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 176
Estimated Payable 2019 Total Tax (\$495,450 Commercial)	\$ 16,692

Change that will appear on Proposed Notice
\$ 76
14
(82)
(229)
(23)
426
32
\$ 214
Perc Change
1.3%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Commercial Property
of \$495,450 assuming a 6.1% Increase in Estimated Market Value and
Assuming a 6.5% Increase in City Levy

Factors	Amount
Final Payable 2018 Total Tax (\$466,750 Commercial Property)	\$ 16,478
Gain of Fiscal Disparities	\$ (342)
Other Shifts	380
Total Increase Due to Tax Shifts	\$ 38
County Levy	\$ 155
Regional Rail Levy	21
School District Levy	-
City Levy	233
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 409
Estimated Payable 2019 Total Tax (\$495,450 Commercial)	\$ 16,925

Change that will appear on Proposed Notice
\$ 76
14
(82)
4
(23)
426
32
\$ 447
Perc Change 2.7%

<u>Assumptions:</u>	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	150,456,618	9,182,798	6.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Commercial Property
of \$495,450 assuming a 6.1% Increase in Estimated Market Value and
Assuming a 10% Increase in City Levy

Factors	Amount
Final Payable 2018 Total Tax (\$466,750 Commercial Property)	\$ 16,478
Gain of Fiscal Disparities	\$ (342)
Other Shifts	380
Total Increase Due to Tax Shifts	\$ 38
County Levy	\$ 155
Regional Rail Levy	21
School District Levy	-
City Levy	359
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 535
Estimated Payable 2019 Total Tax (\$495,450 Commercial)	\$ 17,051

Change that will appear on Proposed Notice
\$ 76
14
(82)
130
(23)
426
32
\$ 573
Perc Change 3.5%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	155,401,202	14,127,382	10.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Commercial Property
of \$495,450 assuming a 6.1% Increase in Estimated Market Value and
Assuming a 11.5% Increase in City Levy

Factors	Amount
Final Payable 2018 Total Tax (\$466,750 Commercial Property)	\$ 16,478
Gain of Fiscal Disparities	\$ (342)
Other Shifts	380
Total Increase Due to Tax Shifts	\$ 38
County Levy	\$ 155
Regional Rail Levy	21
School District Levy	-
City Levy	413
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 589
Estimated Payable 2019 Total Tax (\$495,450 Commercial)	\$ 17,105

Change that will appear on Proposed Notice
\$ 76
14
(82)
184
(23)
426
32
\$ 627
Perc Change 3.8%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	157,520,309	16,246,489	11.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Factors Affecting Payable 2019 St. Paul Property Taxes
For a Median Value Commercial Property
of \$495,450 assuming a 6.1% Increase in Estimated Market Value and
Assuming a 13% Increase in City Levy

Factors	Amount
Final Payable 2018 Total Tax (\$466,750 Commercial Property)	\$ 16,478
Gain of Fiscal Disparities	\$ (342)
Other Shifts	380
Total Increase Due to Tax Shifts	\$ 38
County Levy	\$ 155
Regional Rail Levy	21
School District Levy	-
City Levy	467
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 643
Estimated Payable 2019 Total Tax (\$495,450 Commercial)	\$ 17,158

Change that will appear on Proposed Notice
\$ 76
14
(82)
237
(23)
426
32
\$ 680
Perc Change
4.1%

Assumptions:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
St Paul Levy	141,273,820	159,639,417	18,365,597	13.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Assuming No Change in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2018 to 2019

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/17 2018	01/02/18 2019	% Change From '18 - '19
Planning District			
1. Sunray/Battlecreek/Highwood	\$168,900	\$181,900	7.7%
2. Greater East Side	153,900	165,900	7.8%
3. West Side	144,250	158,600	9.9%
4. Dayton's Bluff	115,800	128,100	10.6%
5. Payne/Phalen	131,200	144,900	10.4%
6. North End	121,000	131,200	8.4%
7. Thomas Dale	111,700	129,900	16.3%
8. Summit/University	199,000	213,800	7.4%
9. West Seventh	162,600	176,250	8.4%
10. Como	204,700	217,700	6.4%
11. Hamline/Midway	167,700	178,800	6.6%
12. St. Anthony Park	285,600	295,350	3.4%
13. Merriam Park/Snelling/Lexington/Hamlin	287,600	301,200	4.7%
14. Macalester/Groveland	308,400	329,000	6.7%
15. Highland	292,900	313,600	7.1%
16. Summit Hill	367,600	381,500	3.8%
17. Downtown	160,200	169,500	5.8%

Final Payable 2018 Rate	Estimated Payable 2019 Rate	Estimated		
149.826%	139.194%			
0.13466%	0.12433%			
P2018 Final Taxes	P2019 Estimated Taxes	\$ Change From '18 - '19	% Change From '18 - '19	Targeting Property Tax Refund
\$2,428	\$2,467	\$39	1.6%	
2,162	2,205	43	2.0%	
1,992	2,085	93	4.7%	
1,489	1,585	96	6.4%	
1,762	1,860	98	5.6%	
1,582	1,636	54	3.4%	
1,416	1,615	199	14.1%	\$ (17)
2,960	2,991	31	1.0%	
2,317	2,375	58	2.5%	
3,061	3,056	-5	-0.2%	
2,407	2,417	10	0.4%	
4,491	4,330	-161	-3.6%	
4,525	4,426	-99	-2.2%	
4,894	4,883	-11	-0.2%	
4,620	4,630	10	0.2%	
5,940	5,744	-196	-3.3%	
2,274	2,264	-10	-0.4%	

*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:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Assuming a 6.5% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2018 to 2019

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/17 2018	01/02/18 2019	% Change From '18 - '19
Planning District			
1. Sunray/Battlecreek/Highwood	\$168,900	\$181,900	7.7%
2. Greater East Side	153,900	165,900	7.8%
3. West Side	144,250	158,600	9.9%
4. Dayton's Bluff	115,800	128,100	10.6%
5. Payne/Phalen	131,200	144,900	10.4%
6. North End	121,000	131,200	8.4%
7. Thomas Dale	111,700	129,900	16.3%
8. Summit/University	199,000	213,800	7.4%
9. West Seventh	162,600	176,250	8.4%
10. Como	204,700	217,700	6.4%
11. Hamline/Midway	167,700	178,800	6.6%
12. St. Anthony Park	285,600	295,350	3.4%
13. Merriam Park/Snelling/Lexington/Hamlin	287,600	301,200	4.7%
14. Macalester/Groveland	308,400	329,000	6.7%
15. Highland	292,900	313,600	7.1%
16. Summit Hill	367,600	381,500	3.8%
17. Downtown	160,200	169,500	5.8%

Final Payable 2018 Rate	Estimated Payable 2019 Rate	Estimated		
149.826%	142.847%			
0.13466%	0.12433%			
P2018 Final Taxes	P2019 Estimated Taxes	\$ Change From '18 - '19	% Change From '18 - '19	Targeting Property Tax Refund
\$2,428	\$2,526	\$98	4.0%	
2,162	2,258	96	4.4%	
1,992	2,134	142	7.1%	
1,489	1,622	133	8.9%	
1,762	1,904	142	8.1%	
1,582	1,674	92	5.8%	
1,416	1,653	237	16.7%	\$ (40)
2,960	3,063	103	3.5%	
2,317	2,432	115	5.0%	
3,061	3,129	68	2.2%	
2,407	2,475	68	2.8%	
4,491	4,434	-57	-1.3%	
4,525	4,533	8	0.2%	
4,894	5,000	106	2.2%	
4,620	4,741	121	2.6%	
5,940	5,883	-57	-1.0%	
2,274	2,318	44	1.9%	

*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:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	150,456,618	9,182,798	6.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Assuming a 10% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2018 to 2019

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/17 2018	01/02/18 2019	% Change From '18 - '19
Planning District			
1. Sunray/Battlecreek/Highwood	\$168,900	\$181,900	7.7%
2. Greater East Side	153,900	165,900	7.8%
3. West Side	144,250	158,600	9.9%
4. Dayton's Bluff	115,800	128,100	10.6%
5. Payne/Phalen	131,200	144,900	10.4%
6. North End	121,000	131,200	8.4%
7. Thomas Dale	111,700	129,900	16.3%
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14. Macalester/Groveland	308,400	329,000	6.7%
15. Highland	292,900	313,600	7.1%
16. Summit Hill	367,600	381,500	3.8%
17. Downtown	160,200	169,500	5.8%

Final Payable 2018 Rate	Estimated Payable 2019 Rate	Estimated		
149.826%	144.815%			
0.13466%	0.12433%			
P2018 Final Taxes	P2019 Estimated Taxes	\$ Change From '18 - '19	% Change From '18 - '19	Targeting Property Tax Refund
\$2,428	\$2,558	\$130	5.4%	
2,162	2,286	124	5.7%	
1,992	2,161	169	8.5%	
1,489	1,642	153	10.3%	
1,762	1,928	166	9.4%	
1,582	1,695	113	7.1%	
1,416	1,673	257	18.1%	\$ (52)
2,960	3,101	141	4.8%	
2,317	2,462	145	6.3%	
3,061	3,168	107	3.5%	
2,407	2,506	99	4.1%	
4,491	4,490	-1	0.0%	
4,525	4,590	65	1.4%	
4,894	5,063	169	3.5%	
4,620	4,801	181	3.9%	
5,940	5,957	17	0.3%	
2,274	2,347	73	3.2%	

*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:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	155,401,202	14,127,382	10.0%
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Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Assuming a 11.5% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2018 to 2019

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/17 2018	01/02/18 2019	% Change From '18 - '19
Planning District			
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4. Dayton's Bluff	115,800	128,100	10.6%
5. Payne/Phalen	131,200	144,900	10.4%
6. North End	121,000	131,200	8.4%
7. Thomas Dale	111,700	129,900	16.3%
8. Summit/University	199,000	213,800	7.4%
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15. Highland	292,900	313,600	7.1%
16. Summit Hill	367,600	381,500	3.8%
17. Downtown	160,200	169,500	5.8%

Final Payable 2018 Rate	Estimated Payable 2019 Rate	Estimated		
149.826%	145.658%			
0.13466%	0.12433%			
P2018 Final Taxes	P2019 Estimated Taxes	\$ Change From '18 - '19	% Change From '18 - '19	Targeting Property Tax Refund
\$2,428	\$2,571	\$143	5.9%	
2,162	2,298	136	6.3%	
1,992	2,172	180	9.0%	
1,489	1,651	162	10.9%	
1,762	1,938	176	10.0%	
1,582	1,704	122	7.7%	
1,416	1,682	266	18.8%	\$ (58)
2,960	3,118	158	5.3%	
2,317	2,475	158	6.8%	
3,061	3,185	124	4.1%	
2,407	2,519	112	4.7%	
4,491	4,514	23	0.5%	
4,525	4,615	90	2.0%	
4,894	5,090	196	4.0%	
4,620	4,827	207	4.5%	
5,940	5,989	49	0.8%	
2,274	2,359	85	3.7%	

*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:	2018 Levy	2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	157,520,309	16,246,489	11.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Assuming a 13% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2018 to 2019

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/17 2018	01/02/18 2019	% Change From '18 - '19
Planning District			
1. Sunray/Battlecreek/Highwood	\$168,900	\$181,900	7.7%
2. Greater East Side	153,900	165,900	7.8%
3. West Side	144,250	158,600	9.9%
4. Dayton's Bluff	115,800	128,100	10.6%
5. Payne/Phalen	131,200	144,900	10.4%
6. North End	121,000	131,200	8.4%
7. Thomas Dale	111,700	129,900	16.3%
8. Summit/University	199,000	213,800	7.4%
9. West Seventh	162,600	176,250	8.4%
10. Como	204,700	217,700	6.4%
11. Hamline/Midway	167,700	178,800	6.6%
12. St. Anthony Park	285,600	295,350	3.4%
13. Merriam Park/Snelling/Lexington/Hamlin	287,600	301,200	4.7%
14. Macalester/Groveland	308,400	329,000	6.7%
15. Highland	292,900	313,600	7.1%
16. Summit Hill	367,600	381,500	3.8%
17. Downtown	160,200	169,500	5.8%

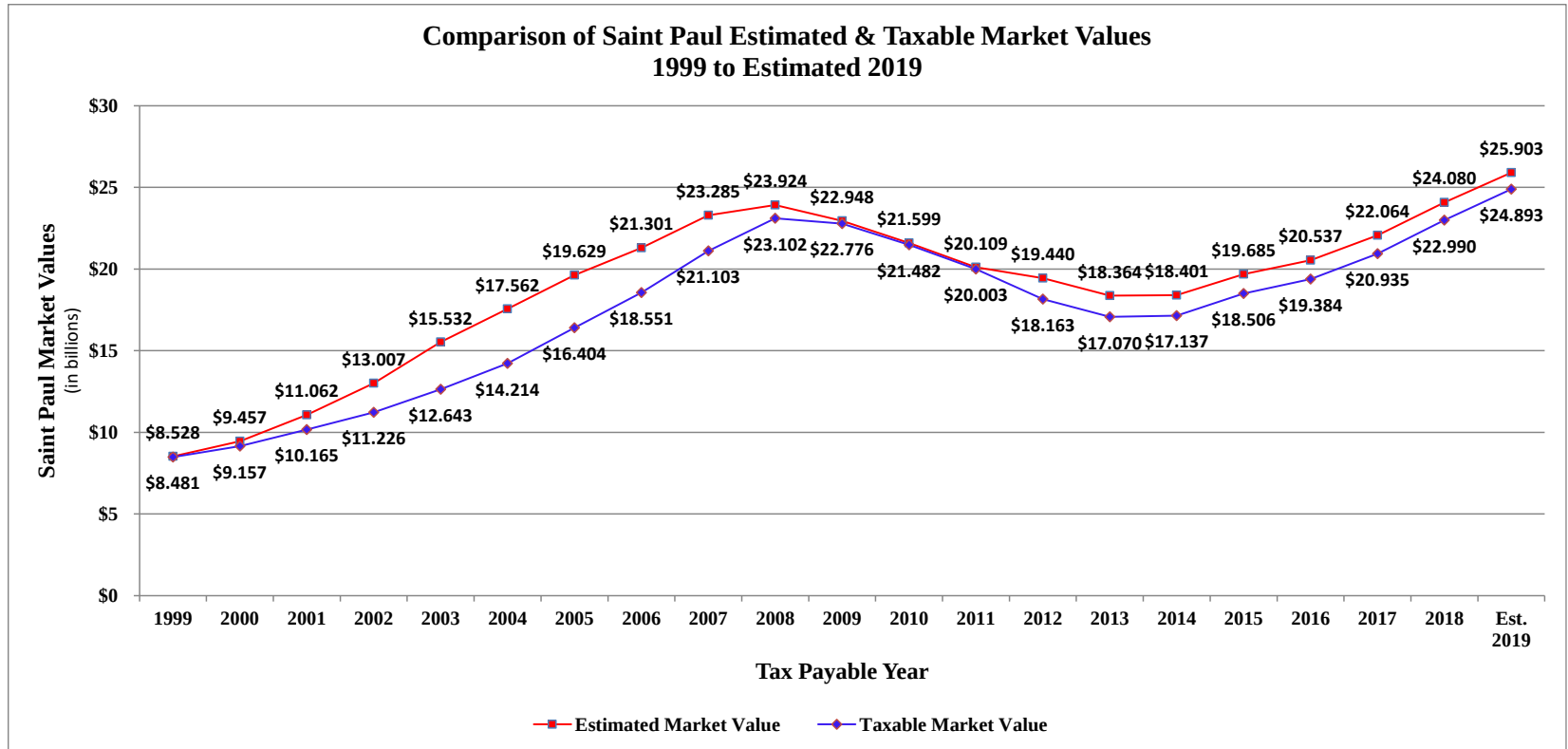
Final Payable 2018 Rate	Estimated Payable 2019 Rate	Estimated		
149.826%	146.501%			
0.13466%	0.12433%			
P2018 Final Taxes	P2019 Estimated Taxes	\$ Change From '18 - '19	% Change From '18 - '19	Targeting Property Tax Refund
\$2,428	\$2,585	\$157	6.5%	
2,162	2,310	148	6.8%	
1,992	2,184	192	9.6%	
1,489	1,659	170	11.4%	
1,762	1,948	186	10.6%	
1,582	1,713	131	8.3%	
1,416	1,691	275	19.4%	\$ (63)
2,960	3,134	174	5.9%	
2,317	2,488	171	7.4%	
3,061	3,202	141	4.6%	
2,407	2,533	126	5.2%	
4,491	4,538	47	1.0%	
4,525	4,639	114	2.5%	
4,894	5,118	224	4.6%	
4,620	4,852	232	5.0%	
5,940	6,021	81	1.4%	
2,274	2,372	98	4.3%	

*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:	2018 Levy		2019 Levy		Levy Change	% Change
County Levy	\$	305,199,197	\$	318,453,646	\$ 13,254,449	4.3%
City Levy		141,273,820		159,639,417	18,365,597	13.0%
ISD 625 Levy		155,464,946		155,464,946	-	0.0%
Regional Rail Authority Levy		22,524,228		24,273,554	1,749,326	7.8%
St. Paul HRA		3,822,159		3,822,159	-	0.0%

Change in Fiscal Disparity Distribution Dollars From 2018 to 2019

	2018 FD Distribution	2019 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$49,058,514	\$49,555,138	\$496,624	1.0%
City of St. Paul	25,006,662	30,676,566	5,669,904	22.7%
St. Paul Schools	32,114,480	32,457,649	343,169	1.1%



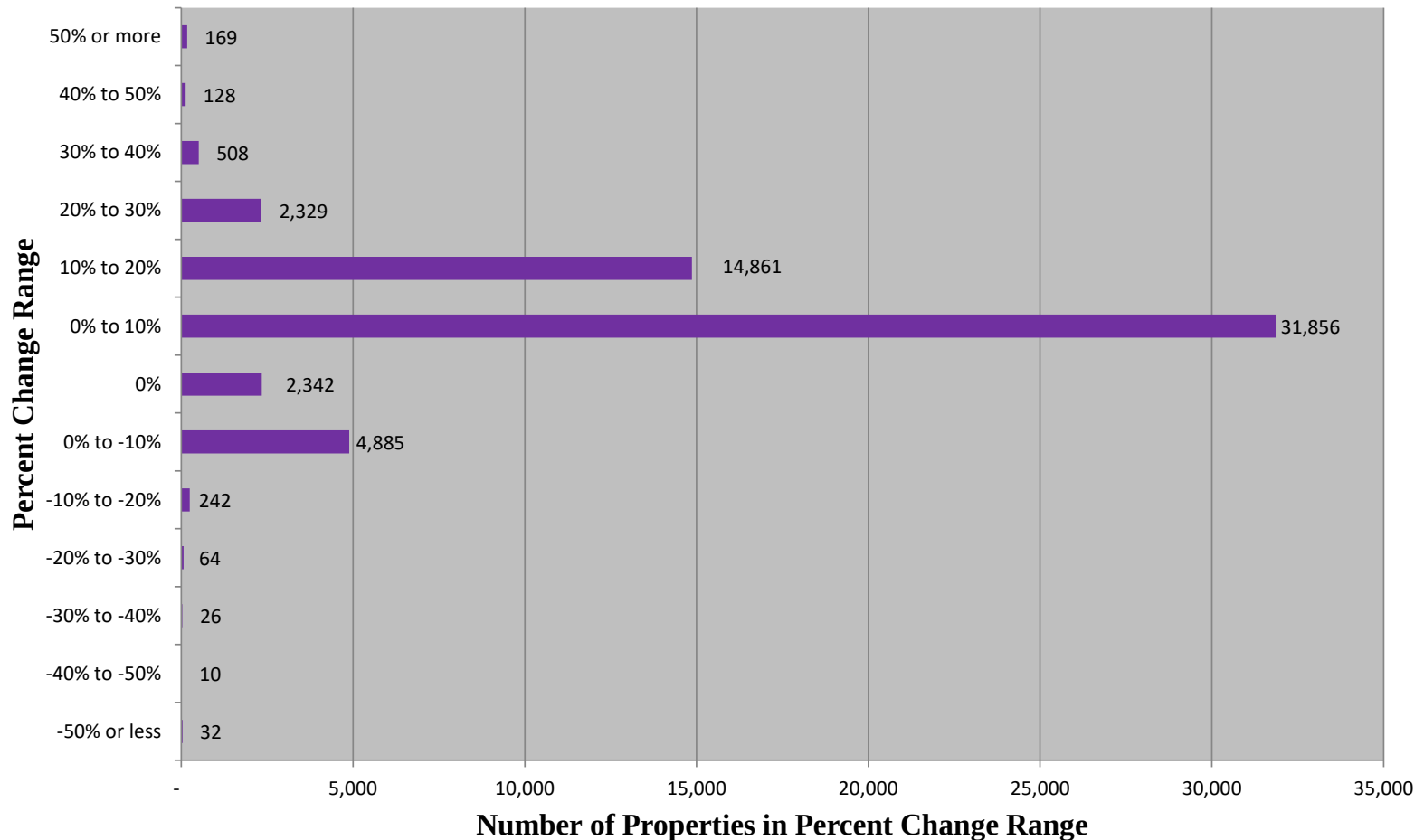
Comparison of Changes in Value From 2018 to Estimated 2019 For the City of St. Paul By Type of Property

	% Change		
	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Residential	6.7%	7.6%	7.7%
Commercial	4.8%	5.3%	5.4%
Industrial, Utility & Railroad	6.3%	6.3%	6.4%
Apartment	14.3%	14.3%	14.2%
Personal Property	1.6%	1.6%	1.7%
Total	7.6%	8.3%	8.0%

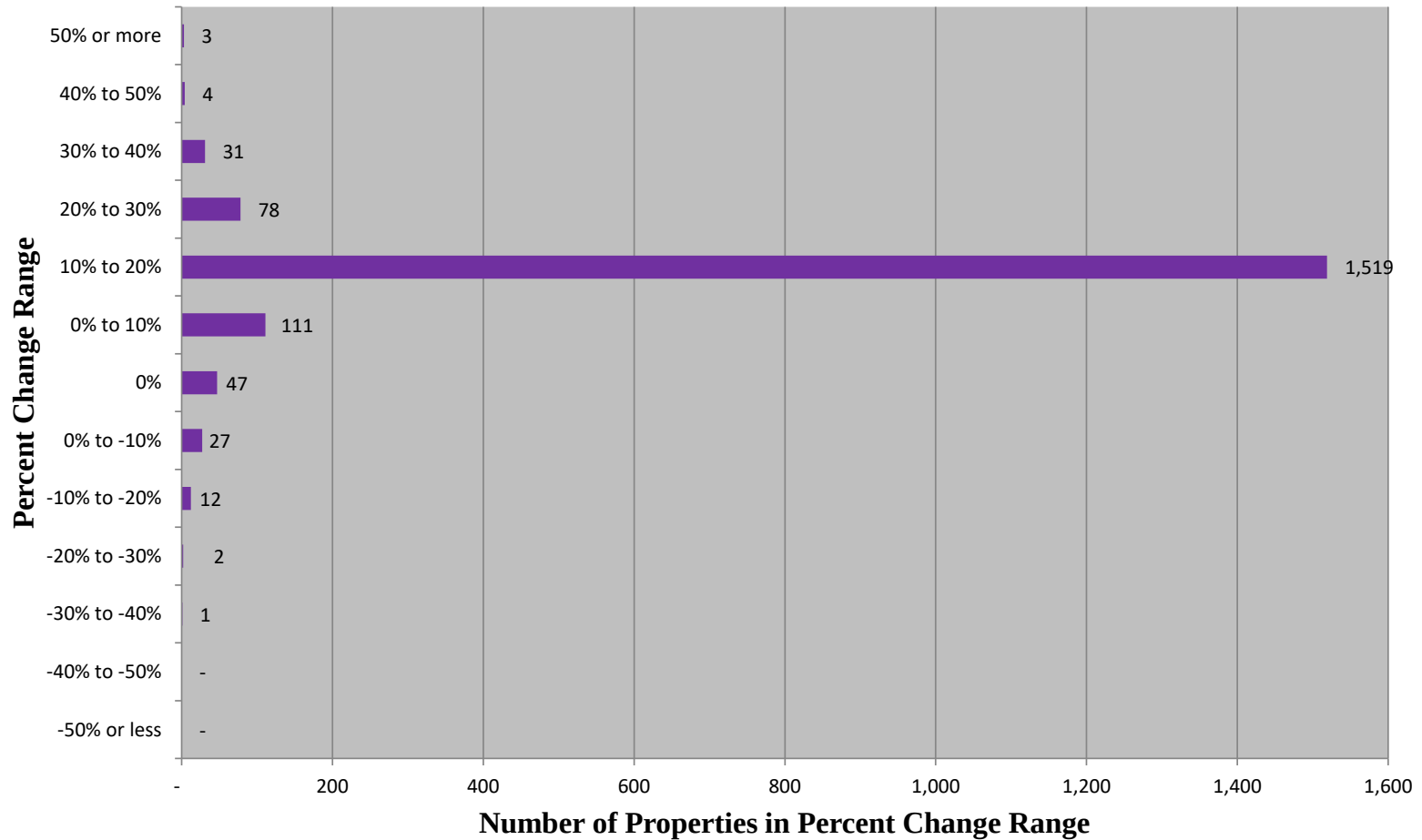
Est Payable 2019 St. Paul Values

Total Estimated Market Value	\$ 25.9 Billion
Total Taxable Market Value	\$ 24.9 Billion
Difference	\$ 1.0 Billion

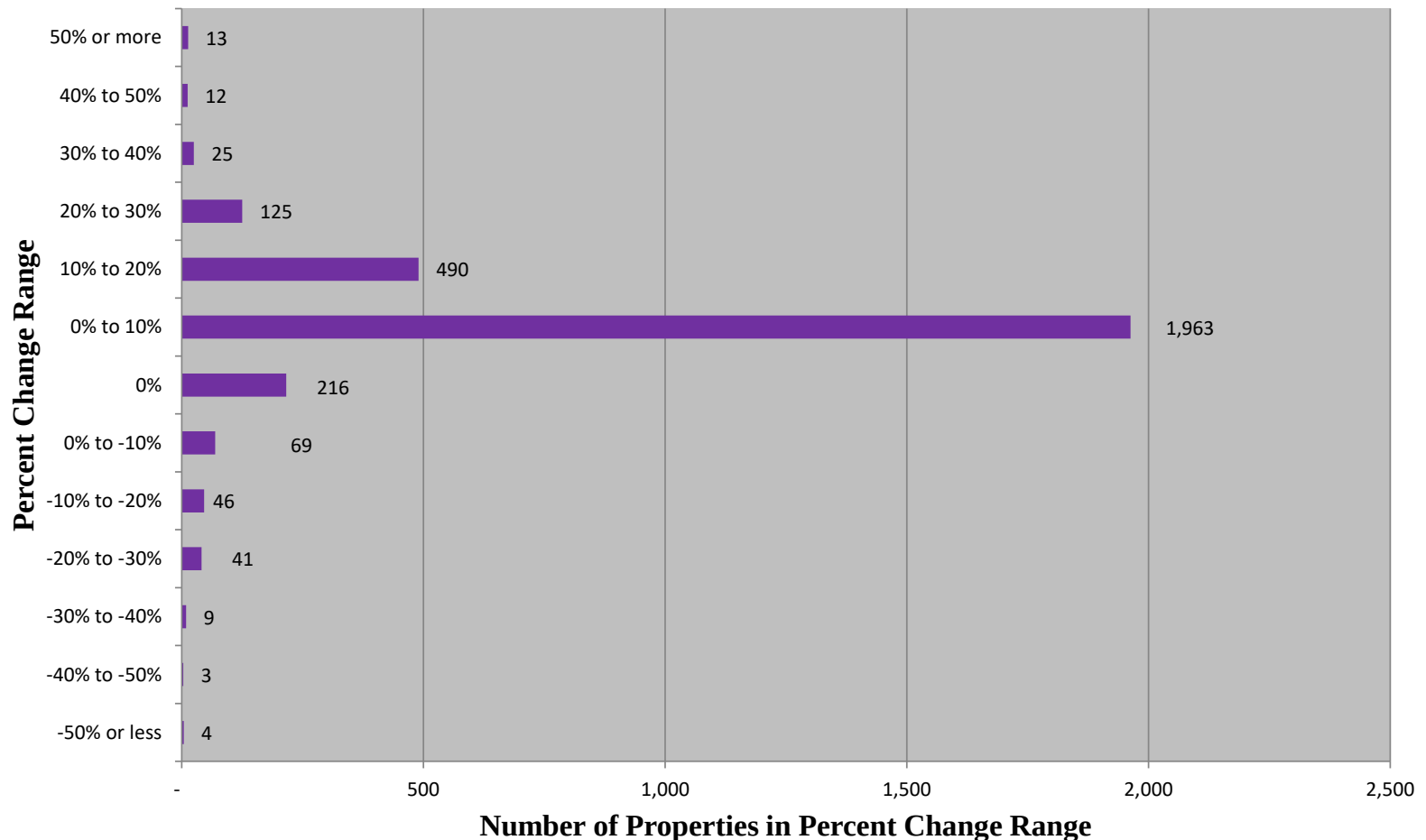
**Percentage Change in Estimated Market Value By Range of Change from
Payable 2018 to Payable 2019
Single Family Homes in St Paul
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2018 to Payable 2019
Apartment Properties in St Paul
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2018 to Payable 2019
Commercial/Industrial/Utility 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 2017 Tax Year	% Change '16 to '17	Payable 2018 Tax Year	% Change '17 to '18	Estimated Payable 2019 Tax Year	Dollar Change '18 to Est '19	% Change '18 to Est '19	Estimated Targeting Refund
<u>Property: 204 Granite Street</u>								
Estimated Market Value:	\$53,000	19.9%	\$73,400	38.5%	\$78,500	\$5,100	6.9%	
Taxable Market Value:	\$31,800	20.0%	\$44,000	38.4%	\$48,300	\$4,300	9.8%	
Total Net Tax	\$536	16.0%	\$757	41.2%	\$771	\$14	1.8%	
<u>Property: 1971 Hawthorne</u>								
Estimated Market Value:	\$122,900	4.5%	\$139,900	13.8%	\$150,900	\$11,000	7.9%	
Taxable Market Value:	\$96,700	6.4%	\$115,300	19.2%	\$127,200	\$11,900	10.3%	
Total Net Tax	\$1,592	2.6%	\$1,928	21.1%	\$1,973	\$45	2.3%	
<u>Property: 1298 Sherburne</u>								
Estimated Market Value:	\$128,700	13.5%	\$139,000	8.0%	\$155,700	\$16,700	12.0%	
Taxable Market Value:	\$103,000	19.2%	\$114,300	11.0%	\$132,500	\$18,200	15.9%	
Total Net Tax	\$1,676	14.9%	\$1,900	13.4%	\$2,038	\$138	7.3%	
<u>Property: 1361 Highland</u>								
Estimated Market Value:	\$267,700	0.3%	\$264,200	-1.3%	\$279,100	\$14,900	5.6%	
Taxable Market Value:	\$254,600	0.4%	\$250,700	-1.5%	\$267,000	\$16,300	6.5%	
Total Net Tax	\$4,072	-2.9%	\$4,111	1.0%	\$4,064	-\$47	-1.1%	
<u>Property: 2194 Princeton</u>								
Estimated Market Value:	\$559,100	2.4%	\$572,400	2.4%	\$574,800	\$2,400	0.4%	
Taxable Market Value:	\$559,100	2.4%	\$572,400	2.4%	\$574,800	\$2,400	0.4%	
Total Net Tax	\$9,118	-0.5%	\$9,617	5.5%	\$8,975	-\$642	-6.7%	
<u>Property: 768 Summit</u>								
Estimated Market Value:	\$808,800	0.0%	\$804,300	-0.6%	\$898,500	\$94,200	11.7%	
Taxable Market Value:	\$808,800	0.0%	\$804,300	-0.6%	\$898,500	\$94,200	11.7%	
Total Net Tax	\$14,002	-3.3%	\$14,273	1.9%	\$15,011	\$738	5.2%	

<u>Assumptions:</u>	2018 Levy	Proposed 2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

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

	Payable 2017 Tax Year	% Change '16 to '17	Payable 2018 Tax Year	% Change '17 to '18
<u>Property: Mama's Pizza, Rice Street</u>				
Estimated Market Value:	\$198,000	0.0%	\$237,600	20.0%
Taxable Market Value:	\$198,000	0.0%	\$237,600	20.0%
Total Net Tax	\$4,573	3.5%	\$4,869	6.5%

<u>Property: St. Patrick's Guild, Randolph Ave.</u>				
Estimated Market Value:	\$410,000	0.0%	\$445,000	8.5%
Taxable Market Value:	\$410,000	0.0%	\$445,000	8.5%
Total Net Tax	\$14,918	6.8%	\$15,614	4.7%

<u>Property: Hoa Bien Restaurant, University</u>				
Estimated Market Value:	\$994,200	0.0%	\$1,159,700	16.6%
Taxable Market Value:	\$994,200	0.0%	\$1,159,700	16.6%
Total Net Tax	\$38,233	-3.2%	\$44,066	15.3%

<u>Property: US Bank Place, 5th St</u>				
Estimated Market Value:	\$21,010,000	0.0%	\$23,111,000	10.0%
Taxable Market Value:	\$21,010,000	0.0%	\$23,111,000	10.0%
Total Net Tax	\$837,045	6.5%	\$917,921	9.7%

Estimated Payable 2019 Tax Year	Dollar Change '18 to Est '19	% Change '18 to Est '19
\$261,400	\$23,800	10.0%
\$261,400	\$23,800	10.0%
\$5,104	\$235	4.8%

\$467,300	\$22,300	5.0%
\$467,300	\$22,300	5.0%
\$15,634	\$20	0.1%

\$1,217,700	\$58,000	5.0%
\$1,217,700	\$58,000	5.0%
\$43,920	-\$146	-0.3%

\$23,111,000	\$0	0.0%
\$23,111,000	\$0	0.0%
\$869,196	-\$48,725	-5.3%

<u>Assumptions:</u>	2018 Levy	Proposed 2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	141,273,820	-	0.0%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Estimated Property Tax Impact on Selected St. Paul Homes

Assuming a 11.5% Increase in City Tax Levy

	Payable 2017 Tax Year	% Change '16 to '17	Payable 2018 Tax Year	% Change '17 to '18
<u>Property: 204 Granite Street</u>				
Estimated Market Value:	\$53,000	19.9%	\$73,400	38.5%
Taxable Market Value:	\$31,800	20.0%	\$44,000	38.4%
Total Net Tax	\$536	16.0%	\$757	41.2%

<u>Property: 1971 Hawthorne</u>				
Estimated Market Value:	\$122,900	4.5%	\$139,900	13.8%
Taxable Market Value:	\$96,700	6.4%	\$115,300	19.2%
Total Net Tax	\$1,592	2.6%	\$1,928	21.1%

<u>Property: 1298 Sherburne</u>				
Estimated Market Value:	\$128,700	13.5%	\$139,000	8.0%
Taxable Market Value:	\$103,000	19.2%	\$114,300	11.0%
Total Net Tax	\$1,676	14.9%	\$1,900	13.4%

<u>Property: 1361 Highland</u>				
Estimated Market Value:	\$267,700	0.3%	\$264,200	-1.3%
Taxable Market Value:	\$254,600	0.4%	\$250,700	-1.5%
Total Net Tax	\$4,072	-2.9%	\$4,111	1.0%

<u>Property: 2194 Princeton</u>				
Estimated Market Value:	\$559,100	2.4%	\$572,400	2.4%
Taxable Market Value:	\$559,100	2.4%	\$572,400	2.4%
Total Net Tax	\$9,118	-0.5%	\$9,617	5.5%

<u>Property: 768 Summit</u>				
Estimated Market Value:	\$808,800	0.0%	\$804,300	-0.6%
Taxable Market Value:	\$808,800	0.0%	\$804,300	-0.6%
Total Net Tax	\$14,002	-3.3%	\$14,273	1.9%

Estimated Payable 2019 Tax Year	Dollar Change '18 to Est '19	% Change '18 to Est '19	Estimated Targeting Refund
\$78,500	\$5,100	6.9%	
\$48,300	\$4,300	9.8%	
\$802	\$45	5.9%	

\$150,900	\$11,000	7.9%
\$127,200	\$11,900	10.3%
\$2,055	\$127	6.6%

\$155,700	\$16,700	12.0%
\$132,500	\$18,200	15.9%
\$2,124	\$224	11.8%

\$279,100	\$14,900	5.6%
\$267,000	\$16,300	6.5%
\$4,236	\$125	3.0%

\$574,800	\$2,400	0.4%
\$574,800	\$2,400	0.4%
\$9,359	-\$258	-2.7%

\$898,500	\$94,200	11.7%
\$898,500	\$94,200	11.7%
\$15,656	\$1,383	9.7%

<u>Assumptions:</u>	2018 Levy	Proposed 2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	157,520,309	16,246,489	11.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%

Estimated Property Tax Impact on Selected St. Paul Commercial Properties Assuming a 11.5% Increase In City Tax Levy

	Payable 2017 Tax Year	% Change '16 to '17	Payable 2018 Tax Year	% Change '17 to '18	Estimated Payable 2019 Tax Year	Dollar Change '18 to Est '19	% Change '18 to Est '19
<u>Property: Mama's Pizza, Rice Street</u>							
Estimated Market Value:	\$198,000	0.0%	\$237,600	20.0%	\$261,400	\$23,800	10.0%
Taxable Market Value:	\$198,000	0.0%	\$237,600	20.0%	\$261,400	\$23,800	10.0%
Total Net Tax	\$4,573	3.5%	\$4,869	6.5%	\$5,277	\$408	8.4%
<u>Property: St. Patrick's Guild, Randolph Ave.</u>							
Estimated Market Value:	\$410,000	0.0%	\$445,000	8.5%	\$467,300	\$22,300	5.0%
Taxable Market Value:	\$410,000	0.0%	\$445,000	8.5%	\$467,300	\$22,300	5.0%
Total Net Tax	\$14,918	6.8%	\$15,614	4.7%	\$16,021	\$407	2.6%
<u>Property: Hoa Bien Restaurant, University</u>							
Estimated Market Value:	\$994,200	0.0%	\$1,159,700	16.6%	\$1,217,700	\$58,000	5.0%
Taxable Market Value:	\$994,200	0.0%	\$1,159,700	16.6%	\$1,217,700	\$58,000	5.0%
Total Net Tax	\$38,233	-3.2%	\$44,066	15.3%	\$44,982	\$916	2.1%
<u>Property: US Bank Place, 5th St</u>							
Estimated Market Value:	\$21,010,000	0.0%	\$23,111,000	10.0%	\$23,111,000	\$0	0.0%
Taxable Market Value:	\$21,010,000	0.0%	\$23,111,000	10.0%	\$23,111,000	\$0	0.0%
Total Net Tax	\$837,045	6.5%	\$917,921	9.7%	\$889,968	-\$27,953	-3.0%

<u>Assumptions:</u>	2018 Levy	Proposed 2019 Levy	Levy Change	% Change
County Levy	\$ 305,199,197	\$ 318,453,646	\$ 13,254,449	4.3%
City Levy	141,273,820	157,520,309	16,246,489	11.5%
ISD 625 Levy	155,464,946	155,464,946	-	0.0%
Regional Rail Authority Levy	22,524,228	24,273,554	1,749,326	7.8%
St. Paul HRA	3,822,159	3,822,159	-	0.0%