

City of Saint Paul - 2011 ROW Maintenance Assessment  
Summary of Options and Dollar Impact on Sample Properties  
DRAFT - March 22, 2011

		A	B	C		D		E		F		G		H		I		J	K		L			
		Status Quo	2/16 Council Policy Session																3/23 Council Policy Session					
			Adjusting Tax-Exempt Properties										Adjusting Corner Commercial Properties						Combined Adjustments					
			Option 1A		Option 1B		Option 1C		Option 2		Option 3		Option 1		Option 2		Option 3		Option 1		Option 2		Option 3	
			Reduce Downtown Tax-Exempt Rates to Class 2 Residential Rate (outside of Downtown)		Reduce Downtown Tax-Exempt Rates to 40% of Commercial Rates		Reduce Downtown Tax-Exempt Rates to 50% of Commercial Rates		Increase Rates for Tax-Exempt Properties Outside-of-Downtown to Midway between Commercial and Residential Rates		Set Rates for All Tax-Exempt Properties Citywide at Midway between Commercial and Residential Rates		Eliminate Side Frontages for Commercial Properties Citywide (charge short side only, unless long side exceeds 150 ft)		Charge Long Side Frontages for Corner Residential Properties		If Corner Commercial Properties at Different Street Classes, Apply Lowest Rate to All Sides		Set Rates for All Tax-Exempts at Midway between Commercial and Residential Rates		Reduce Rates for Downtown churches to 50% of Commercial Rates		Reduce Rates for Downtown Churches to 50% of Commercial Rates	
Sample Property		2011 Proposed	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg	Amount	% Chg
Downtown																								
1	Large Commercial Property (600' Cls 1B [brick])	\$12,066.00	\$21,054.00	74.5%	\$17,808.00	47.6%	\$16,494.00	36.7%	\$12,066.00	0.0%	\$15,582.00	29.1%	\$17,442.00	44.6%	\$12,066.00	0.0%	\$12,552.00	4.0%	\$16,734.00	38.7%	\$12,414.00	2.9%	\$12,066.00	0.0%
2	Large Commercial Property (1200' Cls 1A [paved])	\$19,944.00	\$27,228.00	36.5%	\$24,984.00	25.3%	\$23,976.00	20.2%	\$19,944.00	0.0%	\$23,076.00	15.7%	\$29,088.00	45.8%	\$19,944.00	0.0%	\$20,064.00	0.6%	\$23,232.00	16.5%	\$20,376.00	2.2%	\$20,340.00	2.0%
3	Church (200' Cls 1A [paved])	\$3,324.00	\$930.00	-72.0%	\$1,666.00	-49.9%	\$1,998.00	-39.9%	\$3,324.00	0.0%	\$2,294.00	-31.0%	\$4,848.00	45.8%	\$3,324.00	0.0%	\$3,344.00	0.6%	\$2,310.00	-30.5%	\$2,026.00	-39.0%	\$1,694.00	-49.0%
4	City Park (1200' Cls 1A [paved])	\$19,944.00	\$5,580.00	-72.0%	\$9,996.00	-49.9%	\$11,988.00	-39.9%	\$19,944.00	0.0%	\$13,764.00	-31.0%	\$29,088.00	45.8%	\$19,944.00	0.0%	\$20,064.00	0.6%	\$13,860.00	-30.5%	\$20,376.00	2.2%	\$20,340.00	2.0%
Outside Downtown - Residential																								
5	Single Family Home - interior lot (40', Cls 2)	\$136.40	\$136.40	0.0%	\$136.40	0.0%	\$136.40	0.0%	\$124.00	-9.1%	\$124.00	-9.1%	\$158.80	16.4%	\$125.60	-7.9%	\$142.40	4.4%	\$128.40	-5.9%	\$142.40	4.4%	\$136.40	0.0%
6	Single Family Home - interior lot (40', Cls 3)	\$128.00	\$128.00	0.0%	\$128.00	0.0%	\$128.00	0.0%	\$122.00	-4.7%	\$122.00	-4.7%	\$139.60	9.1%	\$101.60	-20.6%	\$128.00	0.0%	\$122.00	-4.7%	\$128.00	0.0%	\$128.00	0.0%
7	Single Family Home - corner lot (40' Cls 3, 125' Cls 3)	\$128.00	\$128.00	0.0%	\$128.00	0.0%	\$128.00	0.0%	\$122.00	-4.7%	\$122.00	-4.7%	\$139.60	9.1%	\$419.10	227.4%	\$128.00	0.0%	\$122.00	-4.7%	\$128.00	0.0%	\$128.00	0.0%
Outside Downtown - Tax-Exempt																								
8	Large Neighborhood Church (300' Cls 2, 200' Cls 3)	\$1,663.00	\$1,663.00	0.0%	\$1,663.00	0.0%	\$1,663.00	0.0%	\$2,502.00	50.5%	\$2,502.00	50.5%	\$1,889.00	13.6%	\$1,450.00	-12.8%	\$1,708.00	2.7%	\$2,562.00	54.1%	\$1,708.00	2.7%	\$1,663.00	0.0%
9	College/University (500' Cls 2, 800' Cls 2)	\$4,433.00	\$4,433.00	0.0%	\$4,433.00	0.0%	\$4,433.00	0.0%	\$6,968.00	57.2%	\$6,968.00	57.2%	\$5,161.00	16.4%	\$4,082.00	-7.9%	\$4,628.00	4.4%	\$7,228.00	63.0%	\$4,628.00	4.4%	\$4,433.00	0.0%
10	Small Neighborhood Non-Profit (100' Cls 2, 300' Cls 3)	\$1,301.00	\$1,301.00	0.0%	\$1,301.00	0.0%	\$1,301.00	0.0%	\$1,877.00	44.3%	\$1,877.00	44.3%	\$1,444.00	11.0%	\$1,076.00	-17.3%	\$1,316.00	1.2%	\$1,897.00	45.8%	\$1,316.00	1.2%	\$1,301.00	0.0%
Outside Downtown - Commercial																								
11	Business - Interior Lot (50' Cls 2)	\$419.00	\$419.00	0.0%	\$419.00	0.0%	\$419.00	0.0%	\$380.50	-9.2%	\$380.50	-9.2%	\$488.00	16.5%	\$385.50	-8.0%	\$437.00	4.3%	\$394.50	-5.8%	\$437.00	4.3%	\$419.00	0.0%
12	Business - Corner Lot (50' Cls 2, 150 ft Cls 3)	\$1,346.00	\$1,346.00	0.0%	\$1,346.00	0.0%	\$1,346.00	0.0%	\$1,265.50	-6.0%	\$1,265.50	-6.0%	\$488.00	-63.7%	\$1,122.00	-16.6%	\$1,249.00	-7.2%	\$1,176.00	-12.6%	\$1,249.00	-7.2%	\$1,346.00	0.0%
13	Large Big Box Retail Bus. (500' Cls 2, 800' Cls 2)	\$10,894.00	\$10,894.00	0.0%	\$10,894.00	0.0%	\$10,894.00	0.0%	\$9,893.00	-9.2%	\$9,893.00	-9.2%	\$11,224.00	3.0%	\$10,023.00	-8.0%	\$11,362.00	4.3%	\$10,257.00	-5.8%	\$11,362.00	4.3%	\$10,894.00	0.0%