

Trends Affecting Payable 2020 Property Taxes in St. Paul

St. Paul City Council Meeting
August 7, 2019

- Tax shifts due to market value changes
 - Overall estimated market values are up 6.4% from the prior year with values now \$3.57 billion above Pay 2008 peak.
 - Market values are increasing in the double digits for 35% of homes, 40% of apartments and 37% of commercial/industrial property.
 - Thomas-Dale/Frogstown, Dayton's Bluff, Payne/Phalen, North End, and West Seventh are all areas with higher increases in residential market values.

2019 Legislative Change

- The Legislature lowered the state general tax levy against commercial-industrial property by \$47.5 million or 6.1%. This will lower state taxes against these types of property.

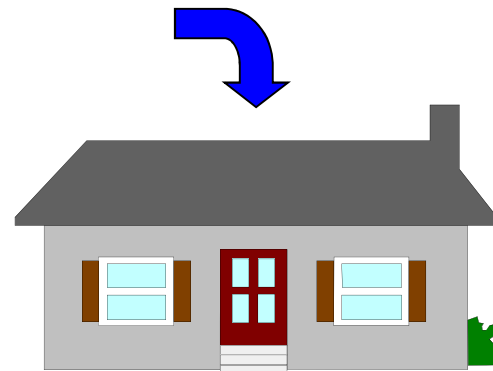
It does not impact the city levy or taxes.

- Gain in fiscal disparity distribution levy
 - The City's fiscal disparity distribution levy will increase 8.1% or ~\$2.48 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.
 - Ramsey County and the Saint Paul School District ISD #625 also have increases in fiscal disparity distribution levy.

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



Property Tax

Taxing Jurisdictions

- Determines Levy Amount

County Assessor

- Determines Market Value
- Assigns Property Class

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Single Family Home of \$199,800
Assuming a 7.3% Increase in Estimated Market Value and
Assuming No Change in City Levy**

Factors	Amount
Final Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,828
Gain of Fiscal Disparities	\$ (76)
Change in Homestead Exclusion Benefit	16
Other Shifts	45
Total Decrease Due to Tax Shifts	\$ (15)
County Levy	\$ 47
Regional Rail Levy	5
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 52
Estimated Payable 2020 Total Tax (\$199,800 EMV Home)	\$ 2,865

Change that will appear on Proposed Notice
\$ 57
6
(29)
2
1
\$ 37
Perc Change
1.3%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Single Family Home of \$199,800
Assuming a 7.3% Increase in Estimated Market Value and
Assuming a 4.0% Increase in City Levy**

Factors	Amount
Final Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,828
Gain of Fiscal Disparities	\$ (76)
Change in Homestead Exclusion Benefit	16
Other Shifts	45
Total Decrease Due to Tax Shifts	\$ (15)
County Levy	\$ 47
Regional Rail Levy	5
School District Levy	-
City Levy	42
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 94
Estimated Payable 2020 Total Tax (\$199,800 EMV Home)	\$ 2,907

Change that will appear on Proposed Notice
\$ 57
6
(29)
44
1
\$ 79
Perc Change
2.8%

<u>Assumptions:</u>	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	162,294,640	6,242,102	4.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Single Family Home of \$199,800
Assuming a 7.3% Increase in Estimated Market Value and
Assuming a 7.0% Increase in City Levy**

Factors	Amount	
Final Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,828	
Gain of Fiscal Disparities	\$ (76)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	16	
Other Shifts	45	
Total Decrease Due to Tax Shifts	\$ (15)	
County Levy	\$ 47	\$ 57
Regional Rail Levy	5	6
School District Levy	-	(29)
City Levy	74	76
Other Special Taxing Districts Levy	-	1
Total Increase Due To Changes in Levy	\$ 126	\$ 111
		Perc Change
Estimated Payable 2020 Total Tax (\$199,800 EMV Home)	\$ 2,939	3.9%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	166,976,216	10,923,678	7.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Single Family Home of \$199,800
Assuming a 7.3% Increase in Estimated Market Value and
Assuming a 11.5% Increase in City Levy**

Factors	Amount	
Final Payable 2019 Total Tax (\$186,200 EMV Home)	\$ 2,828	
Gain of Fiscal Disparities	\$ (76)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	16	
Other Shifts	45	
Total Decrease Due to Tax Shifts	\$ (15)	
County Levy	\$ 47	\$ 57
Regional Rail Levy	5	6
School District Levy	-	(29)
City Levy	122	124
Other Special Taxing Districts Levy	-	1
Total Increase Due To Changes in Levy	\$ 174	\$ 159
		Perc Change
Estimated Payable 2020 Total Tax (\$199,800 EMV Home)	\$ 2,987	5.6%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	173,998,580	17,946,042	11.5%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Commercial Property of \$525,000
Assuming a 6.0% Increase in Estimated Market Value and
Assuming No Change in City Levy**

Factors	Amount	
Final Payable 2019 Total Tax (\$495,450 Commercial Property)	\$ 17,674	
Gain of Fiscal Disparities	\$ (235)	
Other Shifts	15	
Total Decrease Due to Tax Shifts	\$ (220)	
County Levy	\$ 170	\$ 28
Regional Rail Levy	20	6
School District Levy	-	(217)
City Levy	-	(181)
Other Special Taxing Districts Levy	-	(22)
Fiscal Disparity Tax	-	552
State Business Tax	-	(196)
Total Increase Due To Changes in Levy	\$ 190	\$ (30)
Estimated Payable 2020 Total Tax (\$525,000 Commercial)	\$ 17,644	Perc Change -0.2%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Commercial Property of \$525,000
Assuming a 6.0% Increase in Estimated Market Value and
Assuming a 4.0% Increase in City Levy**

Factors	Amount	
Final Payable 2019 Total Tax (\$495,450 Commercial Property)	\$ 17,674	
Gain of Fiscal Disparities	\$ (235)	
Other Shifts	15	
Total Decrease Due to Tax Shifts	\$ (220)	Change that will appear on Proposed Notice
County Levy	\$ 170	\$ 28
Regional Rail Levy	20	6
School District Levy	-	(217)
City Levy	153	(28)
Other Special Taxing Districts Levy	-	(22)
Fiscal Disparity Tax	-	552
State Business Tax	-	(196)
Total Increase Due To Changes in Levy	\$ 343	\$ 123
Estimated Payable 2020 Total Tax (\$525,000 Commercial)	\$ 17,797	Perc Change 0.7%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	162,294,640	6,242,102	4.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Commercial Property of \$525,000
Assuming a 6.0% Increase in Estimated Market Value and
Assuming a 7.0% Increase in City Levy**

Factors	Amount	
Final Payable 2019 Total Tax (\$495,450 Commercial Property)	\$ 17,674	
Gain of Fiscal Disparities	\$ (235)	
Other Shifts	15	
Total Decrease Due to Tax Shifts	\$ (220)	
County Levy	\$ 170	\$ 28
Regional Rail Levy	20	6
School District Levy	-	(217)
City Levy	267	86
Other Special Taxing Districts Levy	-	(22)
Fiscal Disparity Tax	-	552
State Business Tax	-	(196)
Total Increase Due To Changes in Levy	\$ 457	\$ 237
Estimated Payable 2020 Total Tax (\$525,000 Commercial)	\$ 17,911	Perc Change 1.3%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	166,976,216	10,923,678	7.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Factors Affecting Payable 2020 St. Paul Property Taxes
For a Median Value Commercial Property of \$525,000
Assuming a 6.0% Increase in Estimated Market Value and
Assuming a 11.5% Increase in City Levy**

Factors	Amount	
Final Payable 2019 Total Tax (\$495,450 Commercial Property)	\$ 17,674	
Gain of Fiscal Disparities	\$ (235)	
Other Shifts	15	
Total Decrease Due to Tax Shifts	\$ (220)	
County Levy	\$ 170	\$ 28
Regional Rail Levy	20	6
School District Levy	-	(217)
City Levy	439	258
Other Special Taxing Districts Levy	-	(22)
Fiscal Disparity Tax	-	552
State Business Tax	-	(196)
Total Increase Due To Changes in Levy	\$ 629	\$ 409
Estimated Payable 2020 Total Tax (\$525,000 Commercial)	\$ 18,083	Perc Change 2.3%

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
St Paul Levy	156,052,538	173,998,580	17,946,042	11.5%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

Assuming No Change in City Levy

**Median Estimated Market Value of Residential Property
By St. Paul Planning District
Taxes Payable Year 2019 to Estimated 2020**

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/18 2019	01/02/19 2020	% Change From '19 - '20
Planning District			
1. Sunray/Battlecreek/Highwood	\$181,900	\$193,300	6.3%
2. Greater East Side	165,900	172,700	4.1%
3. West Side	158,600	171,600	8.2%
4. Dayton's Bluff	128,100	146,900	14.7%
5. Payne/Phalen	144,900	162,000	11.8%
6. North End	131,200	149,000	13.6%
7. Thomas Dale	129,900	154,100	18.6%
8. Summit/University	213,800	230,200	7.7%
9. West Seventh	176,250	195,650	11.0%
10. Como	217,700	234,700	7.8%
11. Hamline/Midway	178,800	187,900	5.1%
12. St. Anthony Park	295,350	319,700	8.2%
13. Merriam Park/Snelling/Lexington/Hamline	301,200	324,000	7.6%
14. Macalester/Groveland	329,000	350,000	6.4%
15. Highland	313,600	334,950	6.8%
16. Summit Hill	381,500	402,450	5.5%
17. Downtown	169,500	179,500	5.9%

Final Payable 2019 Rate	Estimated Payable 2020 Rate	Final		
P2019 Final Taxes	P2020 Estimated Taxes	\$ Change From '19 - '20	% Change From '19 - '20	Targeting Property Tax Refund
147.330%	139.440%			
0.20754%	0.17423%			
\$2,750	\$2,756	\$6	0.2%	
2,460	2,406	-54	-2.2%	
2,327	2,388	61	2.6%	
1,775	1,970	195	11.0%	
2,079	2,225	146	7.0%	
1,831	2,005	174	9.5%	
1,808	2,091	283	15.7%	\$ (40)
3,328	3,381	53	1.6%	
2,648	2,795	147	5.6%	
3,400	3,457	57	1.7%	
2,694	2,664	-30	-1.1%	
4,807	4,896	89	1.9%	
4,914	4,969	55	1.1%	
5,418	5,411	-7	-0.1%	
5,139	5,156	17	0.3%	
6,370	6,298	-72	-1.1%	
2,525	2,521	-4	-0.2%	

*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:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

Assuming a 4.0% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2019 to Estimated 2020

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/18 2019	01/02/19 2020	% Change From '19 - '20
Planning District			
1. Sunray/Battlecreek/Highwood	\$181,900	\$193,300	6.3%
2. Greater East Side	165,900	172,700	4.1%
3. West Side	158,600	171,600	8.2%
4. Dayton's Bluff	128,100	146,900	14.7%
5. Payne/Phalen	144,900	162,000	11.8%
6. North End	131,200	149,000	13.6%
7. Thomas Dale	129,900	154,100	18.6%
8. Summit/University	213,800	230,200	7.7%
9. West Seventh	176,250	195,650	11.0%
10. Como	217,700	234,700	7.8%
11. Hamline/Midway	178,800	187,900	5.1%
12. St. Anthony Park	295,350	319,700	8.2%
13. Merriam Park/Snelling/Lexington/Hamline	301,200	324,000	7.6%
14. Macalester/Groveland	329,000	350,000	6.4%
15. Highland	313,600	334,950	6.8%
16. Summit Hill	381,500	402,450	5.5%
17. Downtown	169,500	179,500	5.9%

Final Payable 2019 Rate	Estimated Payable 2020 Rate	Final		
P2019 Final Taxes	P2020 Estimated Taxes	\$ Change From '19 - '20	% Change From '19 - '20	Targeting Property Tax Refund
147.330%	141.788%			
0.20754%	0.17423%			
\$2,750	\$2,797	\$47	1.7%	
2,460	2,442	-18	-0.7%	
2,327	2,423	96	4.1%	
1,775	1,999	224	12.6%	\$ (7)
2,079	2,257	178	8.6%	
1,831	2,035	204	11.1%	
1,808	2,122	314	17.4%	\$ (58)
3,328	3,431	103	3.1%	
2,648	2,836	188	7.1%	
3,400	3,508	108	3.2%	
2,694	2,704	10	0.4%	
4,807	4,969	162	3.4%	
4,914	5,044	130	2.6%	
5,418	5,492	74	1.4%	
5,139	5,233	94	1.8%	
6,370	6,393	23	0.4%	
2,525	2,559	34	1.3%	

*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:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	162,294,640	6,242,102	4.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

Assuming a 7% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2019 to Estimated 2020

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/18 2019	01/02/19 2020	% Change From '19 - '20
Planning District			
1. Sunray/Battlecreek/Highwood	\$181,900	\$193,300	6.3%
2. Greater East Side	165,900	172,700	4.1%
3. West Side	158,600	171,600	8.2%
4. Dayton's Bluff	128,100	146,900	14.7%
5. Payne/Phalen	144,900	162,000	11.8%
6. North End	131,200	149,000	13.6%
7. Thomas Dale	129,900	154,100	18.6%
8. Summit/University	213,800	230,200	7.7%
9. West Seventh	176,250	195,650	11.0%
10. Como	217,700	234,700	7.8%
11. Hamline/Midway	178,800	187,900	5.1%
12. St. Anthony Park	295,350	319,700	8.2%
13. Merriam Park/Snelling/Lexington/Hamline	301,200	324,000	7.6%
14. Macalester/Groveland	329,000	350,000	6.4%
15. Highland	313,600	334,950	6.8%
16. Summit Hill	381,500	402,450	5.5%
17. Downtown	169,500	179,500	5.9%

Final Payable 2019 Rate	Estimated Payable 2020 Rate	Final		
P2019 Final Taxes	P2020 Estimated Taxes	\$ Change From '19 - '20	% Change From '19 - '20	Targeting Property Tax Refund
147.330%	143.550%			
0.20754%	0.17423%			
\$2,750	\$2,827	\$77	2.8%	
2,460	2,468	8	0.3%	
2,327	2,449	122	5.2%	
1,775	2,020	245	13.8%	\$ (19)
2,079	2,282	203	9.8%	
1,831	2,057	226	12.3%	\$ (4)
1,808	2,145	337	18.6%	\$ (72)
3,328	3,469	141	4.2%	
2,648	2,867	219	8.3%	
3,400	3,547	147	4.3%	
2,694	2,733	39	1.4%	
4,807	5,024	217	4.5%	
4,914	5,099	185	3.8%	
5,418	5,552	134	2.5%	
5,139	5,291	152	3.0%	
6,370	6,463	93	1.5%	
2,525	2,587	62	2.5%	

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

Assumptions:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	166,976,216	10,923,678	7.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	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 2019 to Estimated 2020

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/18 2019	01/02/19 2020	% Change From '19 - '20
Planning District			
1. Sunray/Battlecreek/Highwood	\$181,900	\$193,300	6.3%
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6. North End	131,200	149,000	13.6%
7. Thomas Dale	129,900	154,100	18.6%
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14. Macalester/Groveland	329,000	350,000	6.4%
15. Highland	313,600	334,950	6.8%
16. Summit Hill	381,500	402,450	5.5%
17. Downtown	169,500	179,500	5.9%

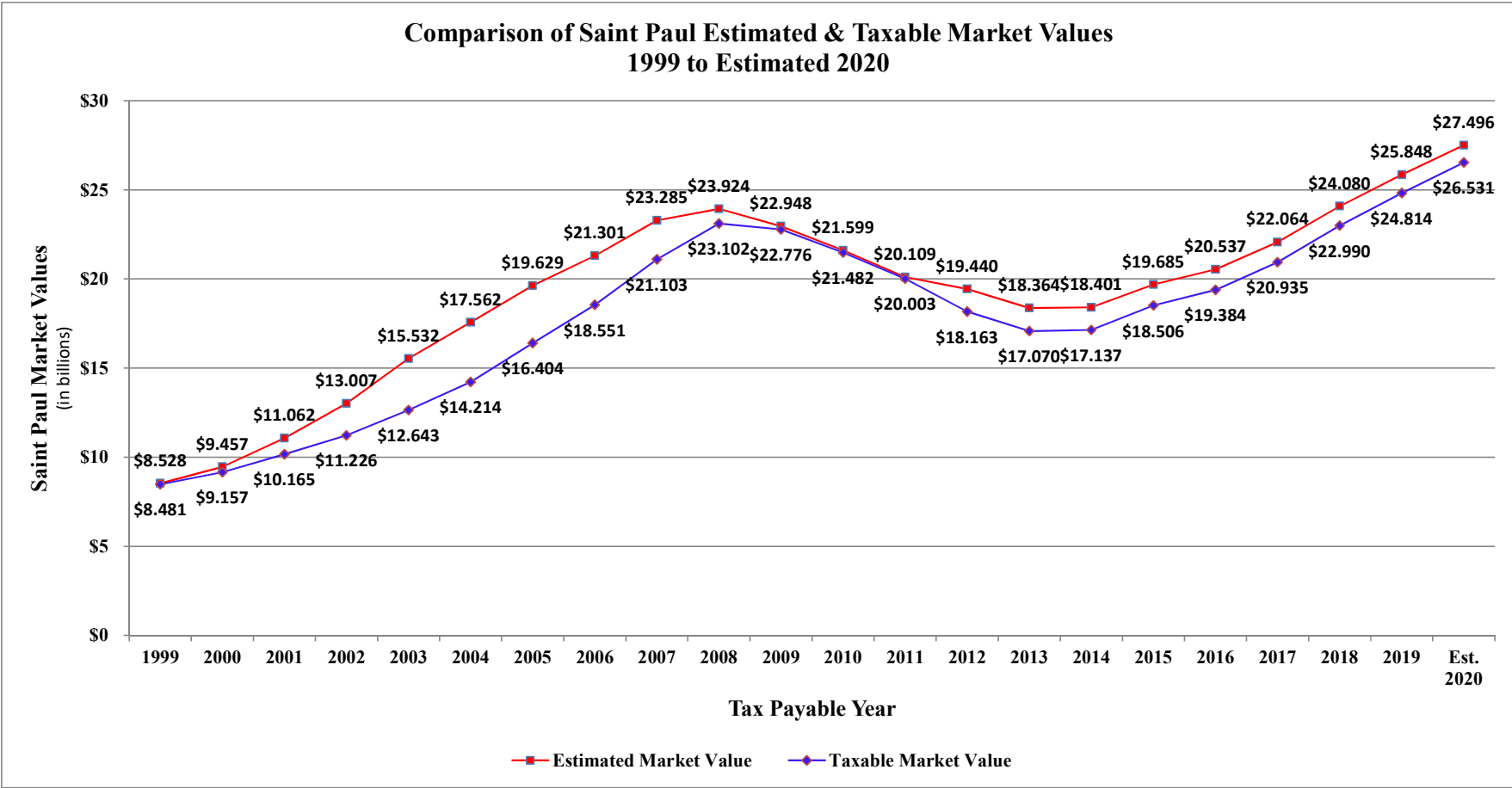
Final Payable 2019 Rate	Estimated Payable 2020 Rate	Final		
P2019 Final Taxes	P2020 Estimated Taxes	\$ Change From '19 - '20	% Change From '19 - '20	Targeting Property Tax Refund
147.330%	146.191%			
0.20754%	0.17423%			
\$2,750	\$2,873	\$123	4.5%	
2,460	2,508	48	2.0%	
2,327	2,489	162	7.0%	
1,775	2,053	278	15.7%	\$ (39)
2,079	2,319	240	11.5%	
1,831	2,090	259	14.1%	\$ (24)
1,808	2,179	371	20.5%	\$ (92)
3,328	3,525	197	5.9%	
2,648	2,914	266	10.0%	
3,400	3,605	205	6.0%	
2,694	2,778	84	3.1%	
4,807	5,106	299	6.2%	
4,914	5,183	269	5.5%	
5,418	5,643	225	4.2%	
5,139	5,377	238	4.6%	
6,370	6,569	199	3.1%	
2,525	2,628	103	4.1%	

*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:	2019 Levy	2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	173,998,580	17,946,042	11.5%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

**Change in Fiscal Disparity Distribution Dollars
From 2019 to 2020**

	2019 FD Distribution	2020 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$49,555,107	\$51,934,917	\$2,379,810	4.8%
City of St. Paul	30,676,537	33,158,533	2,481,996	8.1%
St. Paul Schools	32,457,617	38,588,204	6,130,587	18.9%

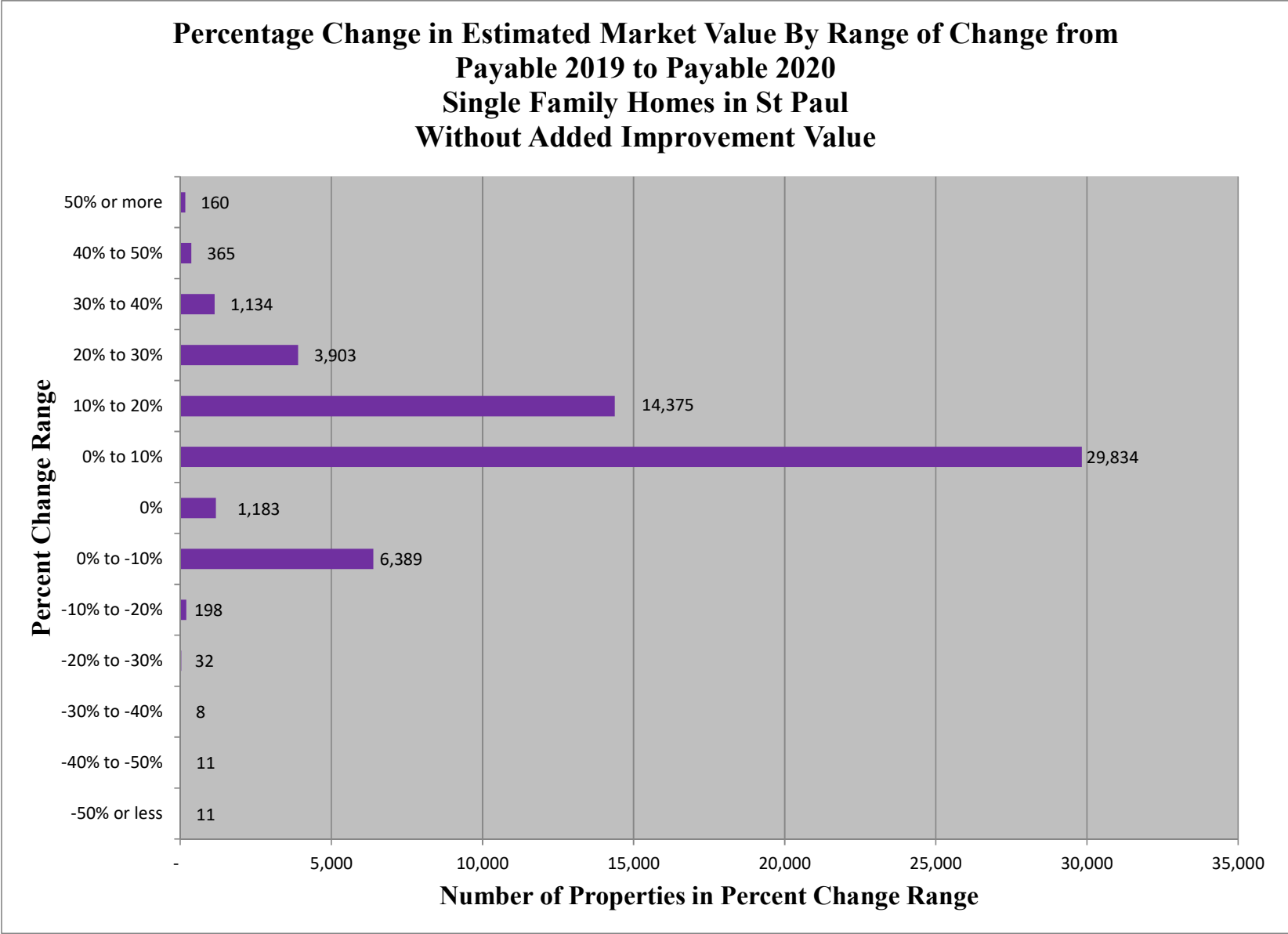


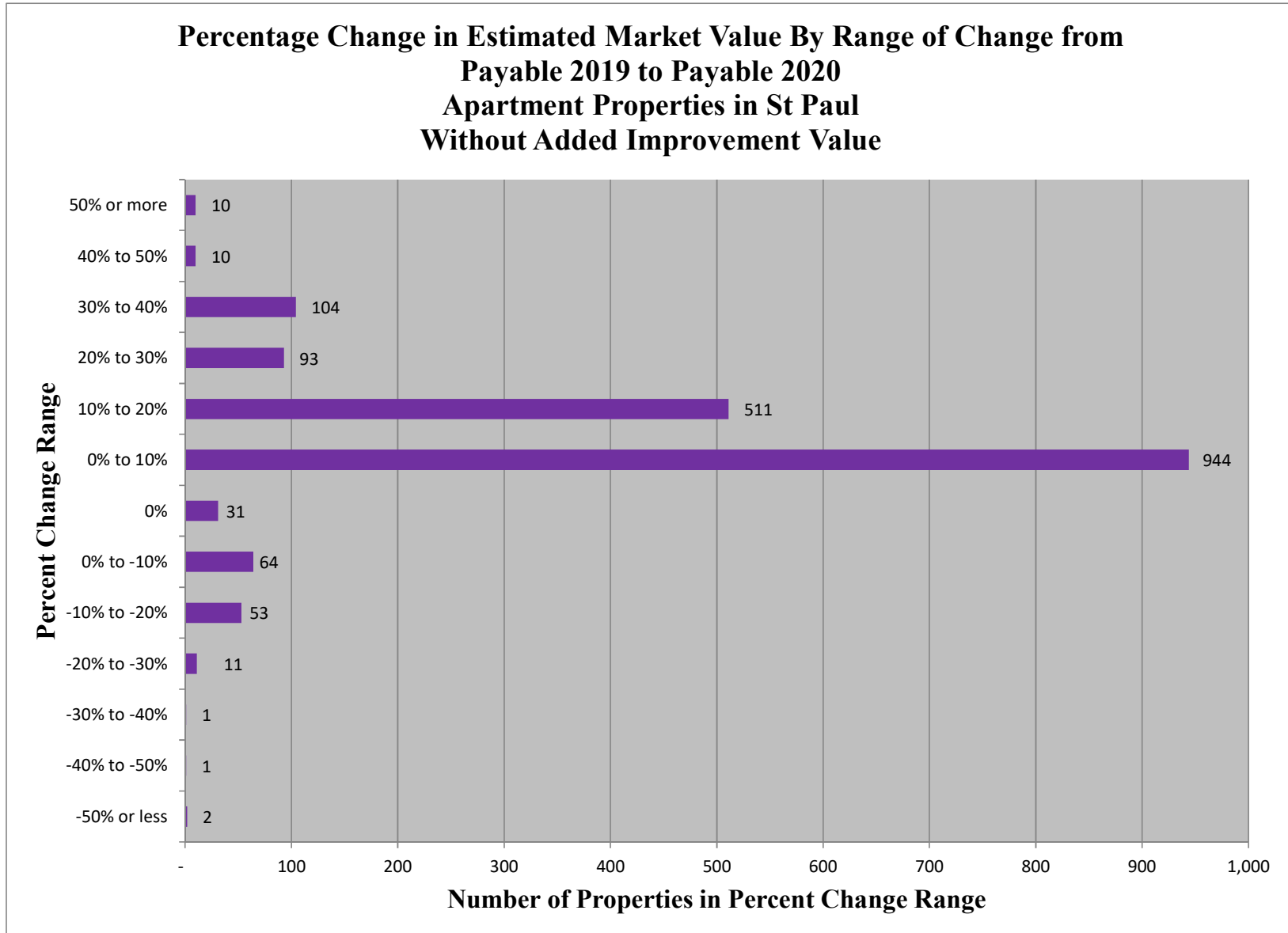
**Comparison of Changes in Value
From 2019 to Estimated 2020
For the City of St. Paul
By Type of Property**

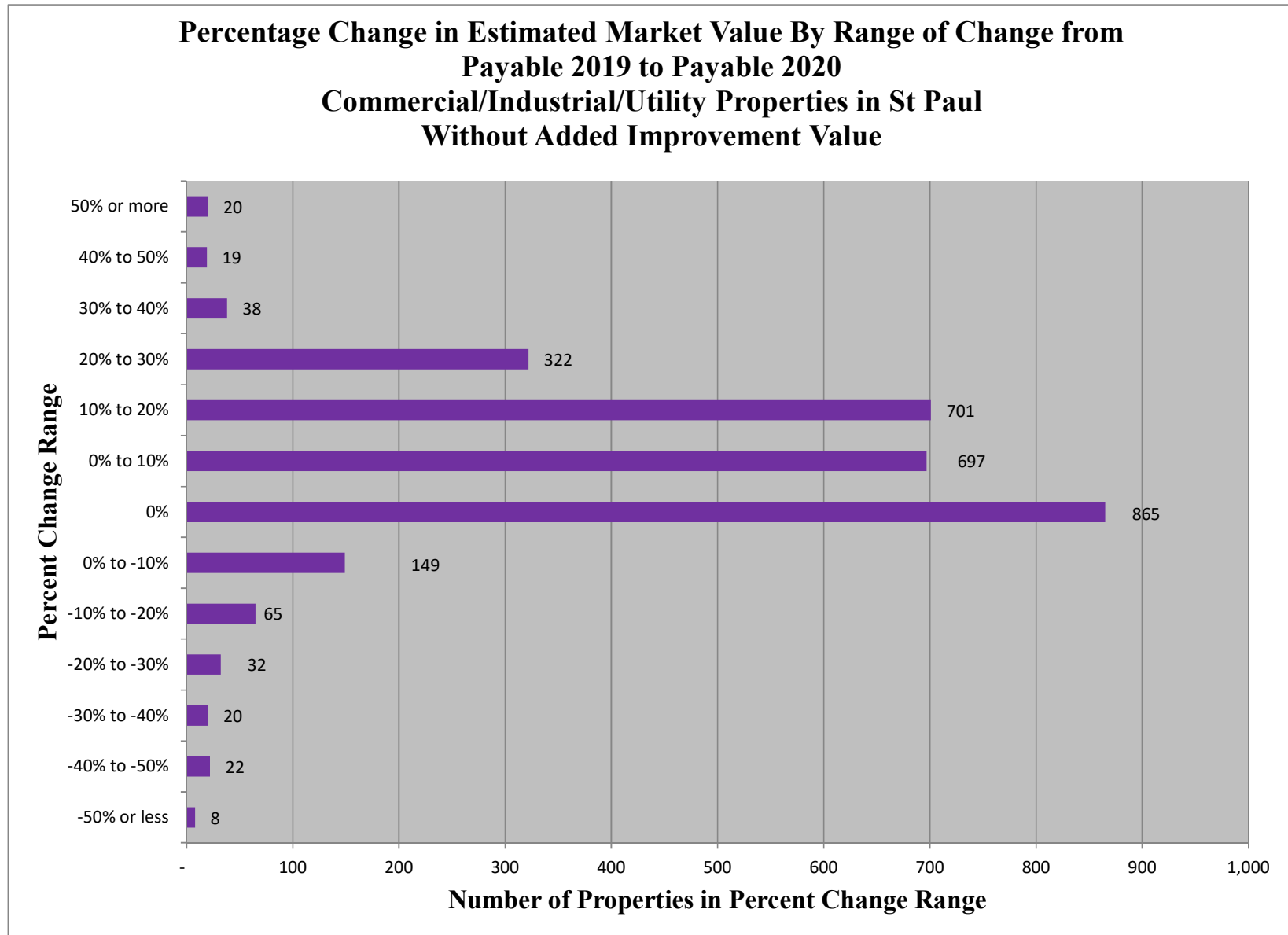
	% Change		
	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Residential	7.4%	8.3%	8.4%
Commercial	1.3%	1.3%	1.4%
Industrial, Utility & Railroad	0.4%	0.4%	0.2%
Apartment	8.3%	8.3%	8.6%
Personal Property	6.3%	6.3%	6.4%
Total	6.4%	6.9%	6.2%

Est Payable 2020 St. Paul Values

Total Estimated Market Value	\$ 27.5 Billion
Total Taxable Market Value	\$ 26.5 Billion
Difference	\$ 1.0 Billion







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

	Payable 2018 Tax Year	% Change '17 to '18	Payable 2019 Tax Year	% Change '18 to '19	Estimated Payable 2020 Tax Year	Dollar Change '19 to Est '20	% Change '19 to Est '20	Estimated Targeting Refund	Net Increase After Refund
Property: 204 Granite Street									
Estimated Market Value:	\$73,400	38.5%	\$78,500	6.9%	\$89,600	\$11,100	14.1%		
Taxable Market Value:	\$44,000	38.4%	\$78,500	78.4%	\$89,600	\$11,100	14.1%		
Total Net Tax	\$757	41.2%	\$1,320	74.4%	\$1,405	\$85	6.4%		
Property: 1971 Hawthorne									
Estimated Market Value:	\$139,900	13.8%	\$150,900	7.9%	\$153,100	\$2,200	1.5%		
Taxable Market Value:	\$115,300	19.2%	\$127,200	10.3%	\$129,600	\$2,400	1.9%		
Total Net Tax	\$1,928	21.1%	\$2,198	14.0%	\$2,084	-\$114	-5.2%		
Property: 1298 Sherburne									
Estimated Market Value:	\$139,000	8.0%	\$155,700	12.0%	\$156,700	\$1,000	0.6%		
Taxable Market Value:	\$114,300	11.0%	\$132,500	15.9%	\$133,600	\$1,100	0.8%		
Total Net Tax	\$1,900	13.4%	\$2,276	19.8%	\$2,136	-\$140	-6.2%		
Property: 1361 Highland									
Estimated Market Value:	\$264,200	-1.3%	\$279,100	5.6%	\$287,700	\$8,600	3.1%		
Taxable Market Value:	\$250,700	-1.5%	\$267,000	6.5%	\$276,400	\$9,400	3.5%		
Total Net Tax	\$4,111	1.0%	\$4,513	9.8%	\$4,355	-\$158	-3.5%		
Property: 2194 Princeton									
Estimated Market Value:	\$572,400	2.4%	\$574,800	0.4%	\$591,500	\$16,700	2.9%		
Taxable Market Value:	\$572,400	2.4%	\$574,800	0.4%	\$591,500	\$16,700	2.9%		
Total Net Tax	\$9,617	5.5%	\$9,937	3.3%	\$9,598	-\$339	-3.4%		
Property: 768 Summit									
Estimated Market Value:	\$804,300	-0.6%	\$898,500	11.7%	\$922,800	\$24,300	2.7%		
Taxable Market Value:	\$804,300	-0.6%	\$898,500	11.7%	\$922,800	\$24,300	2.7%		
Total Net Tax	\$14,273	1.9%	\$16,569	16.1%	\$15,949	-\$620	-3.7%		

Assumptions:	2019 Levy	Proposed 2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%

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

	Payable 2018 Tax Year	% Change '17 to '18	Payable 2019 Tax Year	% Change '18 to '19	Estimated Payable 2020 Tax Year	Dollar Change '19 to Est '20	% Change '19 to Est '20
Property: Mama's Pizza, Rice Street							
Estimated Market Value:	\$237,600	20.0%	\$261,400	10.0%	\$292,800	\$31,400	12.0%
Taxable Market Value:	\$237,600	20.0%	\$261,400	10.0%	\$292,800	\$31,400	12.0%
Total Net Tax	\$4,869	6.5%	\$5,532	13.6%	\$5,891	\$359	6.5%
Property: St. Patrick's Guild, Randolph Ave.							
Estimated Market Value:	\$445,000	8.5%	\$467,300	5.0%	\$467,300	\$0	0.0%
Taxable Market Value:	\$445,000	8.5%	\$467,300	5.0%	\$467,300	\$0	0.0%
Total Net Tax	\$15,614	4.7%	\$16,556	6.0%	\$15,499	-\$1,057	-6.4%
Property: Hoa Bien Restaurant, University							
Estimated Market Value:	\$1,159,700	16.6%	\$1,217,700	5.0%	\$1,363,800	\$146,100	12.0%
Taxable Market Value:	\$1,159,700	16.6%	\$1,217,700	5.0%	\$1,363,800	\$146,100	12.0%
Total Net Tax	\$44,066	15.3%	\$46,438	5.4%	\$48,851	\$2,413	5.2%
Property: US Bank Place, 5th St							
Estimated Market Value:	\$23,111,000	10.0%	\$23,111,000	0.0%	\$23,111,000	\$0	0.0%
Taxable Market Value:	\$23,111,000	10.0%	\$23,111,000	0.0%	\$23,111,000	\$0	0.0%
Total Net Tax	\$917,921	9.7%	\$918,225	0.0%	\$857,853	-\$60,372	-6.6%

Assumptions:	2019 Levy	Proposed 2020 Levy	Levy Change	% Change
County Levy	\$ 318,453,646	\$ 333,577,720	\$ 15,124,074	4.7%
City Levy	156,052,538	156,052,538	-	0.0%
ISD 625 Levy	178,694,997	178,694,997	-	0.0%
Regional Rail Authority Levy	24,273,554	25,964,032	1,690,478	7.0%
St. Paul HRA	4,185,264	4,185,264	-	0.0%