



Application for Appeal

Department of Safety and Inspection **RECEIVED IN D.S.I.**

375 Jackson Street, Suite 220

Saint Paul, MN 55101

General DSI Line: 651-266-9008

JUL 26 2018

Zoning office use only

File # 18-092770

Fee \$462-

Tentative hearing date:

Sept 5, 2018

Appellant

Name Jean Schroeffer
 Address 271 Summit Ave
 City Saint Paul St. MN Zip 55102 Daytime phone 651-225-9718
 Name of owner (if different) _____

Property Location

Address 1185 Dayton Avenue, Saint Paul, MN 55104
 Zoning file name 18-073086
 Legal description: Anna E. Ramsey Addition Lot 23 Block 2

 (attach additional sheet if necessary)

Type of Appeal: Application is hereby made for an appeal to the:

- Planning Commission**, under the provision of Chapter 61, Section 701, Paragraph C of the Zoning Code, of a decision made by the Planning Administrator or Zoning Administrator
- City Council**, under the provision of Chapter 61, Section 702, Paragraph A of the Zoning Code, of a Decision made by the Planning Commission
- Board of Zoning Appeals (BZA)**, under the provisions of Chapter 61, Section 701, Paragraph C of the Zoning Code, to appeal a decision made by the BZA on July 16, 2018 File Number 18-073086
 (date of decision)

Grounds of Appeal: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission, City Council, or BZA.

The BZA erred in refusing to grant a lot width variance and a side setback variance to allow use as a duplex an existing structure on an existing foundation in a neighborhood that is zoned for small multi-family uses and that already has many multi-family uses on the same width lots with similar setbacks.

The BZA violated policy by blocking access to an accessible two-bedroom unit by physically disabled persons who do not have enough linear family members to pay the rent on the four-bedroom, two-bath upper levels.

Although correctly agreeing with the applicant that the applicant's proposed use of 1185 Dayton as a duplex is reasonable and would not alter the essential character of the locality, the BZA erred in finding that the applicant has no practical difficulties in complying with the lot width and setback restrictions and no circumstances unique to 1185 Dayton that the applicant did not create.

Please see attached statement.

Appellant's signature Jean Schroeffer Date 7/26/18 City agent [Signature]



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street., Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-9090
Facsimile: 651-266-9099
Web: www.stpaul.gov/dsi

January 14, 2009

JOE HOLMES C/O LBJ REAL ESTATE SERV INC
11681 LANGFORD CIRCL
BURNSVILLE MN 55337

Re: 1185 Dayton Ave
File#: 08 091107 VB2

BUILDING

1. Jack-up rear porch and replace rotted wood and footing as needed per code.
2. Install handrail at front steps.
3. Remove fuel oil tank from basement.
4. Fill in water meter hole and cement over or install treated screw down cover.
5. Remove paneling from basement walls.
6. Remove rotted or decayed framing from basement.
7. Install tempered glass in windows within two feet of front door on each side to code also at stairs per code.
8. Insure basement cellar floor is even, is cleanable, and all holes are filled.
9. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
10. Tuck Point interior/exterior of foundation.
11. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
12. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
13. Provide complete storms and screens, in good repair, for all door and window openings.
14. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St. Paul Legislative Code, Chap. 34 for additional information).
15. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.
16. Provide general clean-up of premise.
17. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
18. Repair siding, soffit, fascia, trim, etc. as necessary.
19. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
20. Provide proper drainage around house to direct water away from foundation.
21. Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation.

BUILDING

22. Install downspouts and a complete gutter system.
23. Install rain leaders to direct drainage away from the foundation.
24. Dry out basement and eliminate source of moisture.
25. Remove mold, mildew and moldy or water-damaged materials.
26. Permanently secure top and bottom of support posts in an approved manner.

ELECTRICAL

1. Ground the electrical service to the water service within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel.
4. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
5. Install "S" type fuse adapters and proper size "S" fuses/ listed circuit breakers.
6. Verify that fuse/circuit breaker amperage matches wire size.
7. Close open knockouts in service panel/junction boxes with knockouts seals.
8. Properly strap cables and conduits in basement or service conduit on the exterior of the house.
9. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs.

ELECTRICAL

10. Install/replace GFCI receptacle in basement/first bathroom/second bathroom adjacent to the sink.
11. Ground bathroom light in basement first/second bathroom and disconnect receptacle on fixture.
12. Install globe-type enclosed light fixture on all closet lights.
13. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
14. Check all 3-wire outlets for proper polarity and verify ground.
15. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
16. Throughout building, install outlets and light fixtures, as specified in Bulletin 80-1.
17. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
18. Remove and/or rewire all illegal, improper or hazardous wiring in basement.
19. All electrical work must be done by a licensed electrical contractor under an electrical permit.
20. Any open walls or walls that are open as part of this project must be wired to the standards of the 2008 NEC.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

1. The water heater has no gas shutoff or gas piping is incorrect.
2. The water heater gas venting and water piping are incorrect.
3. The water heater is not fired or in service.
4. Raise water meter to minimum 12" above floor and support meter properly.
5. The water meter is removed and not in service.
6. The water meter service valves are not functional or correct.
7. The water meter has corroded and incorrect piping.
8. Remove water meter from pit.
9. Raise meter and run water main over head; omit lead service in floor.
10. Repair or replace all corroded, broken or leaking water piping.
11. The water piping has improper fittings, piping or usage.
12. The water piping boiler fill water line requires backflow assembly or device.
13. Provide water piping to all fixtures and appliances.
14. Run 1" water line from meter to first major take off.
15. The range and dryer gas shutoff, connector or gas piping are incorrect.
16. The dryer vent is incorrect.
17. The soil and waste piping has unplugged, open or back pitched piping.
18. The soil and waste piping has improper pipe supports and improper connections, transitions, fittings or pipe usage.
19. Raise front cleanout to flush with basement floor and provide full size 4" cleanout.

PLUMBING

Basement

20. The laundry stand pipe waste and water piping is incorrect.
21. The floor drain is unplugged.

First Floor

22. The kitchen sink waste is incorrect and the faucet is missing, broken or parts missing.
23. The lavatory waste is in correct and is incorrectly vented.
24. Plug unused waste properly.
25. The water closet is incorrectly vented. Reset water closet to floor.
26. The tub and shower is un-vented and the faucet is missing, broken or parts missing.
27. Provide anti-siphon/anti-scald valve on tub/shower and replace waste and overflow.

Second Floor

28. The lavatory is un-vented and the waste is incorrect.
29. The lavatory faucet is missing, broken or parts missing. Support fixture properly.
30. Reset water closet to floor. The water closet is incorrectly vented.
31. Provide heat for all second floor fixtures water pipes.
32. Replace tub/shower waste and overflow.

Re: 1185 Dayton Ave

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PLUMBING

Exterior

33. The lawn hydrant(s) are broken or parts missing and requires backflow assembly or device.
34. The rain leader(s) are not properly plugged or capped off.
35. Properly plug or cap any unused gas pipe at main.

HEATING

1. Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
2. Install chimney liner.
3. Replace damaged boiler flue venting to code.
4. Support the boiler vent connector from the building structure.
5. Connect boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
9. Repair or replace fin tube radiation and covers as needed.
10. Repair or replace radiator valves as needed.
11. Label zone valves or heating lines to indicate the areas they serve.
12. Gas and hydronic mechanical permits are required for the above work.
13. **Empty and remove abandoned oil tank per Minnesota Fire Code Section 3404.2.13.2.2. Permit required. Contact Phil Owens at 651-266-8941.**

ZONING This house was inspected as a single family dwelling.

NOTES

- See attachment for permit requirements and appeals procedure.
- Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments

1185 DAYTON APPEAL STATEMENT

The BZA erred in refusing to grant a lot width variance and a side setback variance to allow use as a duplex an existing structure on an existing foundation in a neighborhood that is zoned for small multi-family uses and that already has many multi-family uses on the same width lots with similar setbacks.

The BZA violated policy by blocking access to an accessible two-bedroom unit by physically disabled persons who do not have enough linear family members to pay the rent on the four-bedroom, two-bath upper levels.

Minn. Stat. § 462.357 Subd. 6a requires: “. . . persons with disabilities should not be excluded by municipal zoning ordinances or other land use regulations from the benefits of normal residential surroundings.” The statute proceeds to define certain licensed group homes as within single family residential use so that they be included. 1185 Dayton does not need to be a licensed facility to serve persons with disabilities; it needs only to be used as a duplex. Its two bedrooms and bathroom on the first floor are wheelchair accessible, available to independent persons with disabilities, but only if the first floor can be used as an apartment separate from the upper floors. To fully include persons with disabilities in this residential opportunity within the spirit of the statute and city policy, 1185 Dayton must be permitted to be used as a duplex.

Although correctly agreeing that the applicant's proposed use of 1185 Dayton as a duplex is reasonable and would not alter the essential character of the locality, the BZA erred in finding that the applicant has no practical difficulties in complying with the lot width and setback restrictions and no circumstances unique to 1185 Dayton that the applicant did not create.

Practical difficulties interfere with the use of 1185 Dayton as a single-family dwelling.

A. Any historic use of 1185 Dayton as a single-family dwelling had utterly failed by 2008. It was a boarded-up, Vacant Building Level II with a four-page city-generated code compliance worklist (*Please see attached*) that no one else with the means to do so considered it feasible to undertake. Before I rescued it in 2009, it had sat vacant for more than a year with no other offers

B. Use as a single-family dwelling for the last nine years since rehabilitation demonstrated practical difficulties.

1. Handicapped accessibility: The first floor is wheel-chair accessible, while the second floor is not. People who need the accessibility features cannot rent 1185 Dayton without teaming up with linear relatives to pay the rent on the rest of the house.

2. Six large bedrooms and 3400 sq. feet. Given city occupancy restrictions per unit, the only groups who could afford to pay for these large spaces are multi-generation families and group homes. Our large population of young single adults are excluded. Multi-generation renter families who could occupy the entire structure but who need a second kitchen are also excluded.

3. Styling differences: The historic first floor, with its beautiful original woodwork, built-ins and leaded glass, and the new construction on the upper levels, with its big walk-in closets, attract occupants with different tastes.

4. Economic issues: (a) The ability to occupy the entire building is essential to justify the cost to rehabilitate 1185 Dayton in 2009 and to sustain its ongoing contribution to St. Paul's tax base. *Please see attached Ramsey County Valuation.* **(b)** Lenders include a percentage of rental income in qualifying a purchaser; its use as a duplex increases financing opportunities for a new owner.

5. Multi-family neighbors: 1185 Dayton owners should have the same opportunities.

1185 Dayton has unique circumstances that authorize its use as a duplex.

1. Its historic use had been substantially expanded, but the expanded use created safety and structural issues. Although it was built originally to be a two-bedroom home on one level, occupants obviously evidently needed more bedrooms, because the attic was finished with two additional bedrooms and a bathroom. However, the roof structure was too low for these uses. Only children could stand up in

these rooms, and no window on this level allowed escape from fire. The attic floor joists were not strong enough to support the weight of habitation.

2. Its historic use was terminated. 1185 Dayton was a Vacant Building Level II in 2008.

3. Its rescue required substantial expenditures. Justifying my \$160,000 expenditures in correcting its deficiencies required that the second floor be made habitable rather than eliminated.

4. Correcting the deficiencies resulted in 3400 square feet of habitable space above grade. It was neither feasible nor appropriate to repair the second floor structural and safety violations without lifting the roof and reinforcing the floor. Due to 1185 Dayton's large 1205 square foot foundation, raising the second floor ceiling to habitable height and pitching the roof over it to fit in with its Victorian neighbors, even with no dormers, and even with opening the front porch, resulted in 3400 square feet finished above grade.

5. The character of the neighborhood is subdivided dwellings. 1185 Dayton is surrounded predominately by multi-family homes. As a large single-family residence, it does not fit in. It is limited in use compared to its neighbors.

6. The original platted shape of its large lot is very deep, but narrow. It has more than enough space to accommodate two families, but the ordinance arbitrarily requires an unnecessarily wide lot.

7. The size of its existing foundation enabled wheelchair-accessibility on the first floor. However, anyone who needs this feature cannot use it except by bringing with them several able-bodied linear relatives to rent the upper floors.

8. The ordinance disparately restricts 1185 Dayton compared to its identically situated neighbors. Requiring 50' wide lots and 9' setbacks create unreasonable restrictions on the use of 1185 Dayton as a duplex. It is in a neighborhood that is zoned for small multi-family buildings and that is characterized by them. 1185 Dayton was platted, just like its neighbors, with a deep, narrow lot that has enough square footage to support a duplex. Its original foundation was located less than 4' from its west lot line, consistent with the same westward shift of its western neighbor. The condition unique to 1185 Dayton, compared to its neighbors, is its disparate treatment under the zoning ordinance. Neither a greater lot width nor a greater west side setback would make 1185 Dayton's use as a duplex any more reasonable than it already is. The ordinances unreasonably prevent 1185 Dayton from being used the same way that its neighbors, with the same sized lots and setback issues, use theirs. *(Please see the attached portion of St. Paul's zoning map with the existing multi-family properties highlighted in blue. and Ramsey County tax records describing the lot dimensions and uses of 1185 Dayton and its immediate neighbors.)*

The owner's plight is not self-inflicted.

1. The owner did not create 1185 Dayton's state of disrepair in 2008, the necessity to correct its deficiencies to prevent its demolition and restore it to occupancy, the previous substandard attempts to add more space to it, the necessity to retain that space but replace it with code-compliant space, the large foundation, the width of the foundation, the shape of the lot, or the multi-family character of the neighborhood.

2. The owner did create wheelchair-accessible space, but those efforts should not be a basis for denial. The city should encourage these efforts.

3. The owner did choose to meet all of the structural and fire safety building code requirements rather than try to stay within an exception for undisturbed ceilings and floors. Given the need to insulate the second floor walls and ceiling, disturbance may have been unavoidable. Regardless, it would violate policy to use voluntary code compliance as a basis for denying 1185 Dayton's use as a duplex.

Conclusion:

The city has ample basis for granting the two variances to allow 1185 Dayton to be used as a duplex. My neighbors have resisted its conversion based on inappropriate prejudice against renters and unjust resistance to a potential minimal increase in density in a neighborhood that is bordered by a large park and that is close to transit.

1185 Dayton could better provide affordable housing opportunities as a duplex than a house. Duplexes allow occupants connection to the earth, flexibility in use, additional income for the owner when needed, and affordable housing opportunities for renters when offered, without any loss of greenspace. They are the ideal training opportunity for new landlords. For these reasons, they promote community stability and preserve the tax base. 1185 Dayton, in particular, because it meets all of the land and building criteria for allowing variances, should be allowed to be a duplex.

Please support my appeal and allow me the lot width and side setback variances that I need to use 1185 Dayton as a duplex.

FILE
18-073086

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: JAMES MICHAEL BRIDELL, R.L.S.

SIGNATURE *James Bridell* DATE *5/29/2018*
Professional Land Surveyor, Minnesota License No. 23266, Firm Name: State Engineering & Surveying Inc.

This certification is limited to EXISTING SITE CONDITION only.

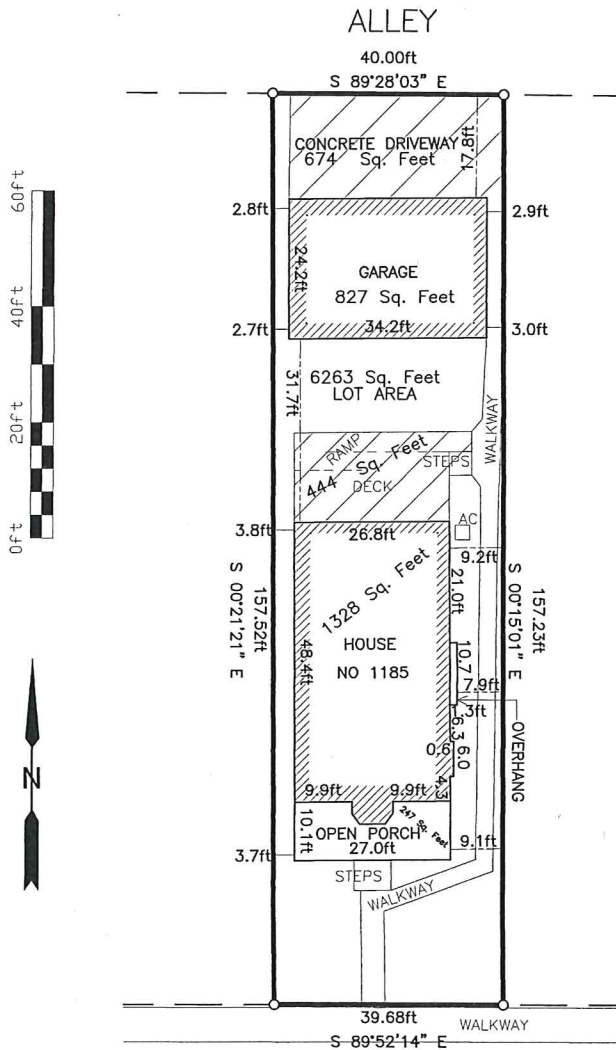
The signature and certification are hereby revoked or otherwise void for unauthorized copies. When this document is in possession of parties other than the customer, agent, or assigned parties the signature, and certification are hereby revoked. Do not rely on unauthorized copies, which may be fraudulent, incorrect, erroneous, misleading or having important and relevant information omitted. This document is copyrighted and intended for a specific use (EXISTING SITE CONDITONS MAY 28 2018) during a specific time period.

LEGAL DESCRIPTION

See RAMSEY COUNTY property tax description as source. Lot 23 Block 2 of ANNA E RAMSEY ADDITION

NOTES

1. OBSERVABLE UTILITIES ARE SHOWN IF ANY; ALL OTHER UTILITIES, NOT OBSERVABLE, IF ANY, ARE NOT SHOWN
2. THIS SURVEY SHOWS NO MARKINGS FROM ANY 811 UNDERGROUND UTILITY LOCATE / MARKUP FOR THIS SITE.
3. THIS SITE WAS LAST OBSERVED ON MAY 28, 2018.
4. DIRECTIONS OF LINES ARE RELATIVE BEARINGS ASSUMED.
5. LAND MARKERS RECOVERED OR SET DURING THIS SURVEY.
IRON PIN MONUMENT SET ON MAY 4, 2009.
○ 3/8TH DIAMETER ROD BY 12 INCHES LENGTH, WITH PLASTIC CAP STAMPED RLS 23266.



State Engineering and Surveying Company

5709 MCGUIRE ROAD
EDINA MN 55439
952-854-9002
www.state-engineering.com

EXISTING SITE CONDITION

1185 DAYTON AVENUE

ST PAUL MN

PREPARED FOR
JEAN SCHROEPFER
1185 DAYTON AVENUE
ST PAUL MN

SITE LOCATION
1185 DAYTON AVENUE
ST PAUL, MN

Project Job Number	Sheet Number
2018146	1 of 1

DAYTON AVENUE

1185 Dayton
(applicant)

Property Tax and Value Lookup - Structure Description

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> Structure Description

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[2017 Proposed Tax Statement](#)

[2017 Value Notice](#)

[2017 Property Tax Statement](#)

[2017 Payment Stubs](#)

[2016 Value Notice](#)

[2016 Property Tax Statement](#)

[2015 Value Notice](#)

[2015 Property Tax Statement](#)

[2014 Value Notice](#)

[2014 Property Tax Statement](#)

[2013 Value Notice](#)

[2013 Property Tax Statement](#)

[Minnesota State Form M1PR](#)

Property Identification Number (PIN) 03.28.23.11.0050
Property Address 1185 Dayton Ave
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

Residential Property:

Year Built 1911
of Stories 2.00
Style Two Story
Exterior Wall Stucco
Total Rooms 8
Total Family Rooms 0
Total Bedrooms 5
Full Baths 3
Half Baths 0
Attic Type Unfinished (*finished as one room*)

Finished SQ Feet 2505
Foundation Size 1257
Basement Area Finished
Finished Rec Area

Garage Type Detached
Area (sq.ft.) 816
Parcel Size .1500 Acres
Parcel Width 40.0000 Feet
Parcel Depth 158.0000 Feet

Land Use Code 510
Land Use Description R - Single Family Dwelling, Platted Lot

west neighbor

Property Tax and Value Lookup - Structure Description

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[2015 Value Notice](#)
[2015 Property Tax Statement](#)
[2014 Value Notice](#)
[2014 Property Tax Statement](#)
[2013 Value Notice](#)
[2013 Property Tax Statement](#)
[Minnesota State Form M1PR](#)

Property Identification Number (PIN) 03.28.23.11.0049
Property Address 1187 Dayton Ave
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

Residential Property:

Year Built 1890
of Stories 2.00
Style Two Story
Exterior Wall Alum/vinyl
Total Rooms 12
Total Family Rooms 0
Total Bedrooms 4
Full Baths 2
Half Baths 0
Attic Type Unfinished

Finished SQ Feet 2236
Foundation Size 1114
Basement Area Finished
Finished Rec Area

Garage Type Detached
Area (sq.ft.) 768
Parcel Size .1500 Acres
Parcel Width 40.0000 Feet
Parcel Depth 158.0000 Feet

Land Use Code 520
Land Use Description R - Two Family Dwelling - Up/dwn



EAST NEIGHBOR

Property Tax and Value Lookup - Structure Description

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[2015 Property Tax Statement](#)

[2014 Value Notice](#)

[2014 Property Tax Statement](#)

[2013 Value Notice](#)

[2013 Property Tax Statement](#)

[Minnesota State Form M1PR](#)

Property Identification Number (PIN) 03.28.23.11.0051
Property Address 1179 Dayton Ave
Municipality St. Paul
Watershed Capital Region W/S
School District Number 625

Residential Property:

Year Built 1913
of Stories 2.00
Style Two Story
Exterior Wall Frame
Total Rooms 12
Total Family Rooms 0
Total Bedrooms 5
Full Baths 3
Half Baths 0
Attic Type

Finished SQ Feet 3064
Foundation Size 1164
Basement Area Finished
Finished Rec Area

Garage Type
Area (sq.ft.)
Parcel Size .1500 Acres
Parcel Width 40.0000 Feet
Parcel Depth 158.0000 Feet

Land Use Code 530
Land Use Description R - Three Family Dwelling, Platted Lot



RAMSEY COUNTY

County Assessor's Office

90 Plato Blvd. West, Saint Paul, MN 55107
651-266-2131 • ramseycounty.us/propertyvalue

10749*51**G50**1.602**2/4*****AUTO5-DIGIT 55102
JEAN E SCHROEPFER
MARK T SCHROEPFER
271 SUMMIT AVE APT 1
SAINT PAUL MN 55102-2161

Go paperless next year!

Go to eNoticesOnline.com and register with this code: **RMS-TAL8KPWC**

Property ID: 032823110050

Description: Block 2 Lot 23 SubdivisionCd 0
1597
SubdivisionName ANNA E RAMSEY
ADD

Property Address:
1185 DAYTON AVE
ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

If this box is checked your classification has changed from last year's assessment.

Taxes Payable in 2018
(2017 Assessment)
Res Non-Hstd

Taxes Payable in 2019
(2018 Assessment)
Res Non-Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value:	\$398,900	\$430,800
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Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2018 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$398,900	\$430,800	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, please contact your assessor first at 651-266-2131 to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

Valuation Notice 2019

2018 values for taxes payable in

Property tax notices are delivered on the following schedule:

Valuation and classification notice		
Step 1	Class: Res Non-Hstd	
	Estimated Market Value:	\$430,800 <i>See Details Below.</i>
	Homestead Exclusion:	\$0
	Taxable Market Value:	\$430,800
<hr/>		
Step 2	Proposed Tax Notice	
	2019 proposed tax: Coming November 2018	
<hr/>		
Step 3	Property Tax Statement	
	1st half taxes:	
	2nd half taxes: Coming March 2019	

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
April 2, 2018 10 am - 7 pm

County Board of Appeal and Equalization – BY APPOINTMENT ONLY

Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
June 13 and adjourns on or before June 26, 2018















5811

1185 Dayton Avenue 18-073086



0000.00000.013
Miles

Date: 6/18/2018 Time: 10:28:10 AM

Service Layer Credits: OTC GIS



The City of Saint Paul Office of Technology cannot accept any responsibility for errors, omissions, or positional inaccuracy in this map.