

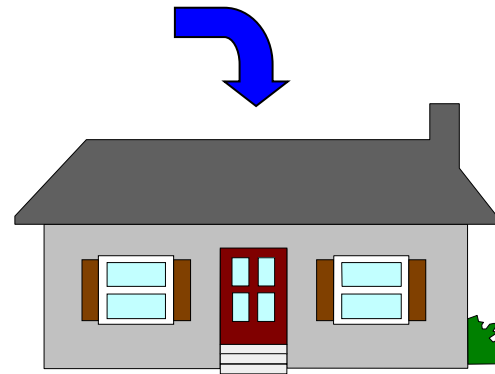
Trends Affecting Payable 2016 Property Taxes in St. Paul

St. Paul City Council Meeting
August 12, 2015

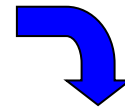
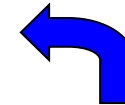
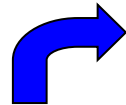
Who Determines Your Property Tax?

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 2016 St. Paul Property Taxes
 For a Median Value Single Family Home
 of \$151,500 assuming a 4.5% Increase in Estimated Market Value and
 Assuming No Change in City Levy**

Factors	Amount	
Final Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,036	
Loss of Fiscal Disparities	\$ 16	
Change in Homestead Exclusion Benefit	9	
Other Shifts	(26)	
Total Decrease Due to Tax Shifts	\$ (1)	
County Levy	\$ -	\$ 6
Regional Rail Levy	-	-
School District Levy	-	(2)
City Levy	-	(5)
Other Special Taxing Districts Levy	-	-
Total Increase Due To Changes in Levy	\$ -	\$ (1)
Estimated Payable 2016 Total Tax (\$151,500 EMV Home)	\$ 2,035	Perc Change 0.0%

<u>Assumptions:</u>	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	103,636,842	-	0.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
 For a Median Value Single Family Home
 of \$151,500 assuming a 4.5% Increase in Estimated Market Value and
 Assuming a 1% Increase in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,036
Loss of Fiscal Disparities	\$ 16
Change in Homestead Exclusion Benefit	9
Other Shifts	(26)
Total Decrease Due to Tax Shifts	\$ (1)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	7
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 7
Estimated Payable 2016 Total Tax (\$151,500 EMV Home)	\$ 2,042

Change that will appear on Proposed Notice
\$ 6
-
(2)
2
-
\$ 6
Perc Change
0.3%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	104,673,210	1,036,368	1.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
For a Median Value Single Family Home
of \$151,500 assuming a 4.5% Increase in Estimated Market Value and
Assuming a 3% Increase in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,036
Loss of Fiscal Disparities	\$ 16
Change in Homestead Exclusion Benefit	9
Other Shifts	(26)
Total Decrease Due to Tax Shifts	\$ (1)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	20
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 20
Estimated Payable 2016 Total Tax (\$151,500 EMV Home)	\$ 2,055

Change that will appear on Proposed Notice
\$ 6
-
(2)
15
-
\$ 19
Perc Change
0.9%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	106,745,947	3,109,105	3.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
For a Median Value Single Family Home
of \$151,500 assuming a 4.5% Increase in Estimated Market Value and
Assuming a 5% Increase in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$145,000 EMV Home)	\$ 2,036
Loss of Fiscal Disparities	\$ 16
Change in Homestead Exclusion Benefit	9
Other Shifts	(26)
Total Decrease Due to Tax Shifts	\$ (1)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	34
Other Special Taxing Districts Levy	-
Total Increase Due To Changes in Levy	\$ 34
Estimated Payable 2016 Total Tax (\$151,500 EMV Home)	\$ 2,069

Change that will appear on Proposed Notice
\$ 6
-
(2)
29
-
\$ 33
Perc Change
1.6%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	108,818,684	5,181,842	5.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
For a Median Value Commercial Property
of \$372,150 assuming a 3.0% Increase in Estimated Market Value and
Assuming No Change in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$361,200 Commercial Property)	\$ 13,832
Loss of Fiscal Disparities	\$ 61
Other Shifts	(65)
Total Decrease Due to Tax Shifts	\$ (4)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ -
Estimated Payable 2016 Total Tax (\$372,150 Commercial)	\$ 13,828

Change that will appear on Proposed Notice
\$ 99
6
50
44
8
(333)
122
\$ (4)
Perc Change
0.0%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	103,636,842	-	0.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
For a Median Value Commercial Property
of \$372,150 assuming a 3.0% Increase in Estimated Market Value and
Assuming a 1% Increase in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$361,200 Commercial Property)	\$ 13,832
Loss of Fiscal Disparities	\$ 61
Other Shifts	(65)
Total Decrease Due to Tax Shifts	\$ (4)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	25
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 25
Estimated Payable 2016 Total Tax (\$372,150 Commercial)	\$ 13,853

Change that will appear on Proposed Notice
\$ 99
6
50
69
8
(333)
122
\$ 21
Perc Change 0.2%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	104,673,210	1,036,368	1.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
For a Median Value Commercial Property
of \$372,150 assuming a 3.0% Increase in Estimated Market Value and
Assuming a 3% Increase in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$361,200 Commercial Property)	\$ 13,832
Loss of Fiscal Disparities	\$ 61
Other Shifts	(65)
Total Decrease Due to Tax Shifts	\$ (4)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	76
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 76
Estimated Payable 2016 Total Tax (\$372,150 Commercial)	\$ 13,904

Change that will appear on Proposed Notice
\$ 99
6
50
120
8
(333)
122
\$ 72
Perc Change
0.5%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	106,745,947	3,109,105	3.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

**Factors Affecting Payable 2016 St. Paul Property Taxes
For a Median Value Commercial Property
of \$372,150 assuming a 3.0% Increase in Estimated Market Value and
Assuming a 5% Increase in City Levy**

Factors	Amount
Final Payable 2015 Total Tax (\$361,200 Commercial Property)	\$ 13,832
Loss of Fiscal Disparities	\$ 61
Other Shifts	(65)
Total Decrease Due to Tax Shifts	\$ (4)
County Levy	\$ -
Regional Rail Levy	-
School District Levy	-
City Levy	127
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
Total Increase Due To Changes in Levy	\$ 127
Estimated Payable 2016 Total Tax (\$372,150 Commercial)	\$ 13,955

Change that will appear on Proposed Notice
\$ 99
6
50
171
8
(333)
122
\$ 123
Perc Change
0.9%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	108,818,684	5,181,842	5.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

Assuming No Change in City Levy

Median Estimated Market Value of Residential Property
By St. Paul Planning District
Taxes Payable Year 2015 to Estimated 2016
Assuming No Changes in Tax Levies

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/14 2015	01/02/15 2016	% Change From '15 - '16
Planning District			
1. Sunray/Battlecreek/Highwood	\$144,200	\$146,600	1.7%
2. Greater East Side	123,900	129,700	4.7%
3. West Side	121,400	130,100	7.2%
4. Dayton's Bluff	94,400	98,700	4.6%
5. Payne/Phalen	104,900	112,000	6.8%
6. North End	90,600	104,400	15.2%
7. Thomas Dale	81,600	89,800	10.0%
8. Summit/University	170,800	176,000	3.0%
9. West Seventh	130,000	140,400	8.0%
10. Como	191,900	195,000	1.6%
11. Hamline/Midway	143,900	148,900	3.5%
12. St. Anthony Park	250,950	261,700	4.3%
13. Merriam Park/Snelling/Lexington/Hamline	250,700	257,850	2.9%
14. Macalester/Groveland	269,900	275,200	2.0%
15. Highland	256,750	265,800	3.5%
16. Summit Hill	328,050	339,150	3.4%
17. Downtown	124,200	139,100	12.0%

Final Payable 2015 Rate	Estimated Payable 2016 Rate	Estimated		
P2015 Final Taxes	P2016 Estimated Taxes	\$ Change From '15 - '16	% Change From '15 - '16	Targeting Property Tax Refund
152.350%	144.010%			
0.13495%	0.12782%			
\$2,021	\$1,953	-\$68	-3.4%	
1,657	1,665	8	0.5%	
1,613	1,673	60	3.7%	
1,128	1,139	11	1.0%	
1,316	1,364	48	3.6%	
1,059	1,237	178	16.8%	\$ (31)
898	987	89	9.9%	
2,499	2,451	-48	-1.9%	
1,767	1,847	80	4.5%	
2,878	2,774	-104	-3.6%	
2,016	1,992	-24	-1.2%	
3,939	3,906	-33	-0.8%	
3,934	3,841	-93	-2.4%	
4,280	4,135	-145	-3.4%	
4,042	3,976	-66	-1.6%	
5,322	5,220	-102	-1.9%	
1,662	1,825	163	9.8%	

*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:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	103,636,842	-	0.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

Assuming a 1% Increase in City Levy

Median Estimated Market Value of Residential Property

By St. Paul Planning District

Taxes Payable Year 2015 to Estimated 2016

Assuming Changes to the City Levy

and No Changes to Tax Levies for Other Taxing Authorities

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/14 2015	01/02/15 2016	% Change From '15 - '16
Planning District			
1. Sunray/Battlecreek/Highwood	\$144,200	\$146,600	1.7%
2. Greater East Side	123,900	129,700	4.7%
3. West Side	121,400	130,100	7.2%
4. Dayton's Bluff	94,400	98,700	4.6%
5. Payne/Phalen	104,900	112,000	6.8%
6. North End	90,600	104,400	15.2%
7. Thomas Dale	81,600	89,800	10.0%
8. Summit/University	170,800	176,000	3.0%
9. West Seventh	130,000	140,400	8.0%
10. Como	191,900	195,000	1.6%
11. Hamline/Midway	143,900	148,900	3.5%
12. St. Anthony Park	250,950	261,700	4.3%
13. Merriam Park/Snelling/Lexington/Hamline	250,700	257,850	2.9%
14. Macalester/Groveland	269,900	275,200	2.0%
15. Highland	256,750	265,800	3.5%
16. Summit Hill	328,050	339,150	3.4%
17. Downtown	124,200	139,100	12.0%

Final Payable 2015 Rate	Estimated Payable 2016 Rate	Estimated		
P2015 Final Taxes	P2016 Estimated Taxes	\$ Change From '15 - '16	% Change From '15 - '16	Targeting Property Tax Refund
152.350%	144.538%			
0.13495%	0.12782%			
\$2,021	\$1,959	-\$62	-3.1%	
1,657	1,670	13	0.8%	
1,613	1,678	65	4.0%	
1,128	1,142	14	1.2%	
1,316	1,369	53	4.0%	
1,059	1,241	182	17.2%	\$ (33)
898	991	93	10.4%	
2,499	2,460	-39	-1.6%	
1,767	1,853	86	4.9%	
2,878	2,783	-95	-3.3%	
2,016	1,998	-18	-0.9%	
3,939	3,919	-20	-0.5%	
3,934	3,853	-81	-2.1%	
4,280	4,149	-131	-3.1%	
4,042	3,989	-53	-1.3%	
5,322	5,238	-84	-1.6%	
1,662	1,831	169	10.2%	

*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:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	104,673,210	1,036,368	1.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

Assuming a 1.9% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District

Taxes Payable Year 2015 to Estimated 2016

Assuming Changes to the City Levy and No Changes to Tax Levies for Other Taxing Authorities

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/14 2015	01/02/15 2016	% Change From '15 - '16
Planning District			
1. Sunray/Battlecreek/Highwood	\$144,200	\$146,600	1.7%
2. Greater East Side	123,900	129,700	4.7%
3. West Side	121,400	130,100	7.2%
4. Dayton's Bluff	94,400	98,700	4.6%
5. Payne/Phalen	104,900	112,000	6.8%
6. North End	90,600	104,400	15.2%
7. Thomas Dale	81,600	89,800	10.0%
8. Summit/University	170,800	176,000	3.0%
9. West Seventh	130,000	140,400	8.0%
10. Como	191,900	195,000	1.6%
11. Hamline/Midway	143,900	148,900	3.5%
12. St. Anthony Park	250,950	261,700	4.3%
13. Merriam Park/Snelling/Lexington/Hamline	250,700	257,850	2.9%
14. Macalester/Groveland	269,900	275,200	2.0%
15. Highland	256,750	265,800	3.5%
16. Summit Hill	328,050	339,150	3.4%
17. Downtown	124,200	139,100	12.0%

Final Payable 2015 Rate	Estimated Payable 2016 Rate	Estimated		
P2015 Final Taxes	P2016 Estimated Taxes	\$ Change From '15 - '16	% Change From '15 - '16	Targeting Property Tax Refund
152.350%	145.012%			
0.13495%	0.12782%			
\$2,021	\$1,965	-\$56	-2.8%	
1,657	1,675	18	1.1%	
1,613	1,683	70	4.3%	
1,128	1,146	18	1.6%	
1,316	1,373	57	4.3%	
1,059	1,244	185	17.5%	\$ (35)
898	994	96	10.7%	
2,499	2,467	-32	-1.3%	
1,767	1,859	92	5.2%	
2,878	2,791	-87	-3.0%	
2,016	2,004	-12	-0.6%	
3,939	3,931	-8	-0.2%	
3,934	3,865	-69	-1.8%	
4,280	4,161	-119	-2.8%	
4,042	4,001	-41	-1.0%	
5,322	5,254	-68	-1.3%	
1,662	1,837	175	10.5%	

*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:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	105,605,943	1,969,101	1.9%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

Assuming a 3% Increase in City Levy

Median Estimated Market Value of Residential Property
By St. Paul Planning District
Taxes Payable Year 2015 to Estimated 2016
Assuming Changes to the City Levy
and No Changes to Tax Levies for Other Taxing Authorities

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/14 2015	01/02/15 2016	% Change From '15 - '16
Planning District			
1. Sunray/Battlecreek/Highwood	\$144,200	\$146,600	1.7%
2. Greater East Side	123,900	129,700	4.7%
3. West Side	121,400	130,100	7.2%
4. Dayton's Bluff	94,400	98,700	4.6%
5. Payne/Phalen	104,900	112,000	6.8%
6. North End	90,600	104,400	15.2%
7. Thomas Dale	81,600	89,800	10.0%
8. Summit/University	170,800	176,000	3.0%
9. West Seventh	130,000	140,400	8.0%
10. Como	191,900	195,000	1.6%
11. Hamline/Midway	143,900	148,900	3.5%
12. St. Anthony Park	250,950	261,700	4.3%
13. Merriam Park/Snelling/Lexington/Hamline	250,700	257,850	2.9%
14. Macalester/Groveland	269,900	275,200	2.0%
15. Highland	256,750	265,800	3.5%
16. Summit Hill	328,050	339,150	3.4%
17. Downtown	124,200	139,100	12.0%

Final Payable 2015 Rate	Estimated Payable 2016 Rate	Estimated		
P2015 Final Taxes	P2016 Estimated Taxes	\$ Change From '15 - '16	% Change From '15 - '16	Targeting Property Tax Refund
152.350%	145.593%			
0.13495%	0.12782%			
\$2,021	\$1,972	-\$49	-2.4%	
1,657	1,681	24	1.4%	
1,613	1,689	76	4.7%	
1,128	1,150	22	2.0%	
1,316	1,378	62	4.7%	
1,059	1,249	190	17.9%	\$ (38)
898	997	99	11.0%	
2,499	2,476	-23	-0.9%	
1,767	1,865	98	5.5%	
2,878	2,801	-77	-2.7%	
2,016	2,012	-4	-0.2%	
3,939	3,945	6	0.2%	
3,934	3,879	-55	-1.4%	
4,280	4,176	-104	-2.4%	
4,042	4,016	-26	-0.6%	
5,322	5,273	-49	-0.9%	
1,662	1,843	181	10.9%	

*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:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	106,745,947	3,109,105	3.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

Assuming a 5% Increase in City Levy

**Median Estimated Market Value of Residential Property
 By St. Paul Planning District
 Taxes Payable Year 2015 to Estimated 2016
 Assuming Changes to the City Levy
 and No Changes to Tax Levies for Other Taxing Authorities**

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/14 2015	01/02/15 2016	% Change From '15 - '16
Planning District			
1. Sunray/Battlecreek/Highwood	\$144,200	\$146,600	1.7%
2. Greater East Side	123,900	129,700	4.7%
3. West Side	121,400	130,100	7.2%
4. Dayton's Bluff	94,400	98,700	4.6%
5. Payne/Phalen	104,900	112,000	6.8%
6. North End	90,600	104,400	15.2%
7. Thomas Dale	81,600	89,800	10.0%
8. Summit/University	170,800	176,000	3.0%
9. West Seventh	130,000	140,400	8.0%
10. Como	191,900	195,000	1.6%
11. Hamline/Midway	143,900	148,900	3.5%
12. St. Anthony Park	250,950	261,700	4.3%
13. Merriam Park/Snelling/Lexington/Hamline	250,700	257,850	2.9%
14. Macalester/Groveland	269,900	275,200	2.0%
15. Highland	256,750	265,800	3.5%
16. Summit Hill	328,050	339,150	3.4%
17. Downtown	124,200	139,100	12.0%

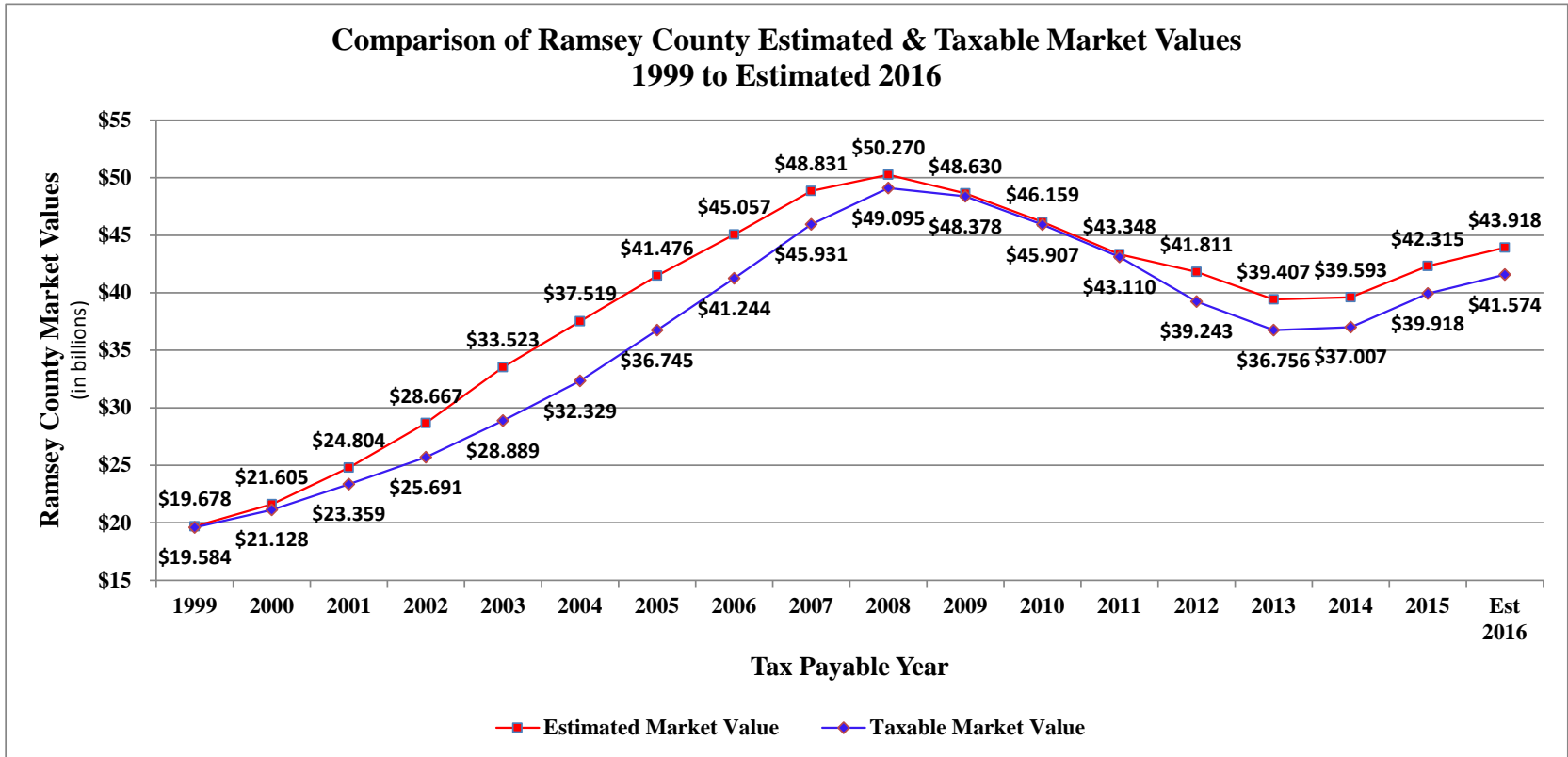
Final Payable 2015 Rate	Estimated Payable 2016 Rate	Estimated		
P2015 Final Taxes	P2016 Estimated Taxes	\$ Change From '15 - '16	% Change From '15 - '16	Targeting Property Tax Refund
152.350%	146.648%			
0.13495%	0.12782%			
\$2,021	\$1,985	-\$36	-1.8%	
1,657	1,692	35	2.1%	
1,613	1,700	87	5.4%	
1,128	1,157	29	2.6%	
1,316	1,387	71	5.4%	
1,059	1,257	198	18.7%	\$ (43)
898	1,003	105	11.7%	
2,499	2,492	-7	-0.3%	
1,767	1,878	111	6.3%	
2,878	2,820	-58	-2.0%	
2,016	2,025	9	0.4%	
3,939	3,971	32	0.8%	
3,934	3,905	-29	-0.7%	
4,280	4,204	-76	-1.8%	
4,042	4,043	1	0.0%	
5,322	5,308	-14	-0.3%	
1,662	1,855	193	11.6%	

*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:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	108,818,684	5,181,842	5.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

Change in Fiscal Disparity Distribution Dollars From 2015 to Est. 2016

	2015 FD Distribution	Est. 2016 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$47,714,765	\$45,476,755	(\$2,238,010)	(4.7%)
City of St. Paul	23,275,380	23,008,811	(266,569)	(1.1%)
St. Paul Schools	30,959,673	30,096,240	(863,433)	(2.8%)



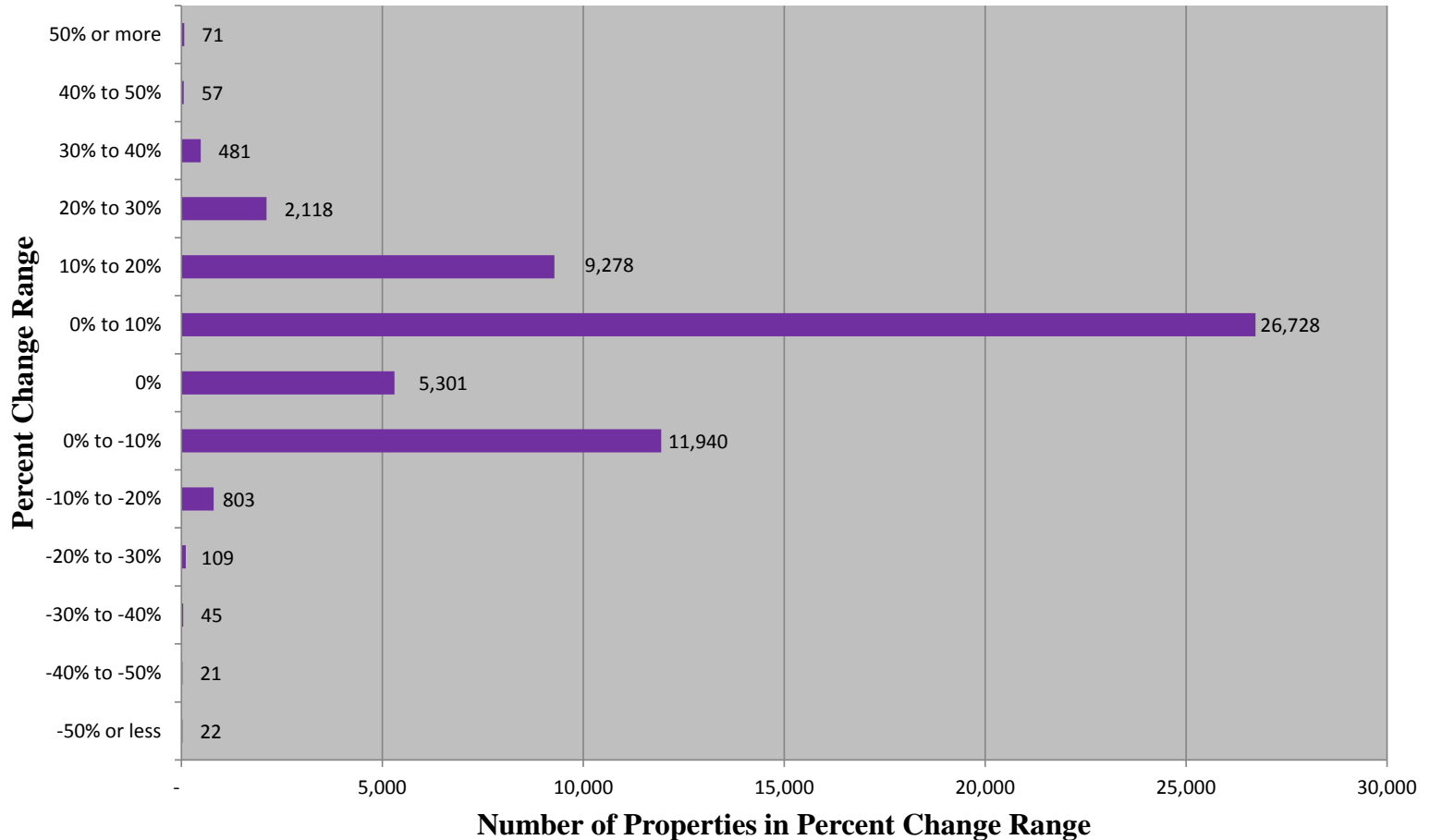
**Comparison of Changes in Value
From 2015 to Estimated 2016
For the City of St. Paul
By Type of Property**

	% Change		
	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Residential	4.0%	4.6%	4.7%
Commercial	2.4%	2.4%	2.5%
Industrial, Utility & Railroad	8.7%	8.7%	8.8%
Apartment	8.1%	8.2%	8.3%
Personal Property	3.6%	3.6%	3.7%
Total	4.5%	4.9%	4.9%

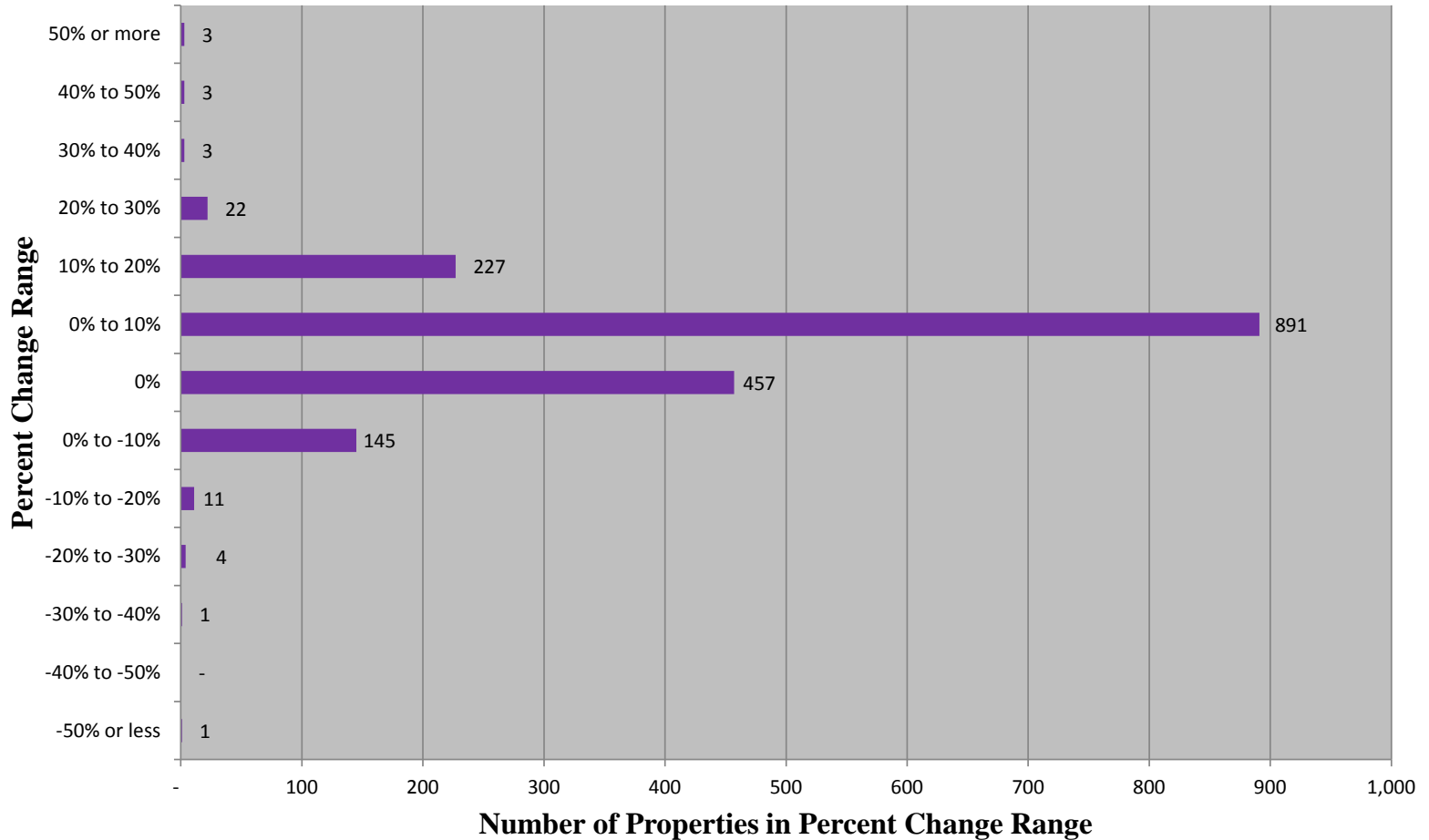
Est Payable 2016 St. Paul Values

Total Estimated Market Value	\$ 20.6 Billion
Total Taxable Market Value	\$ 19.4 Billion
Difference	\$ 1.2 Billion

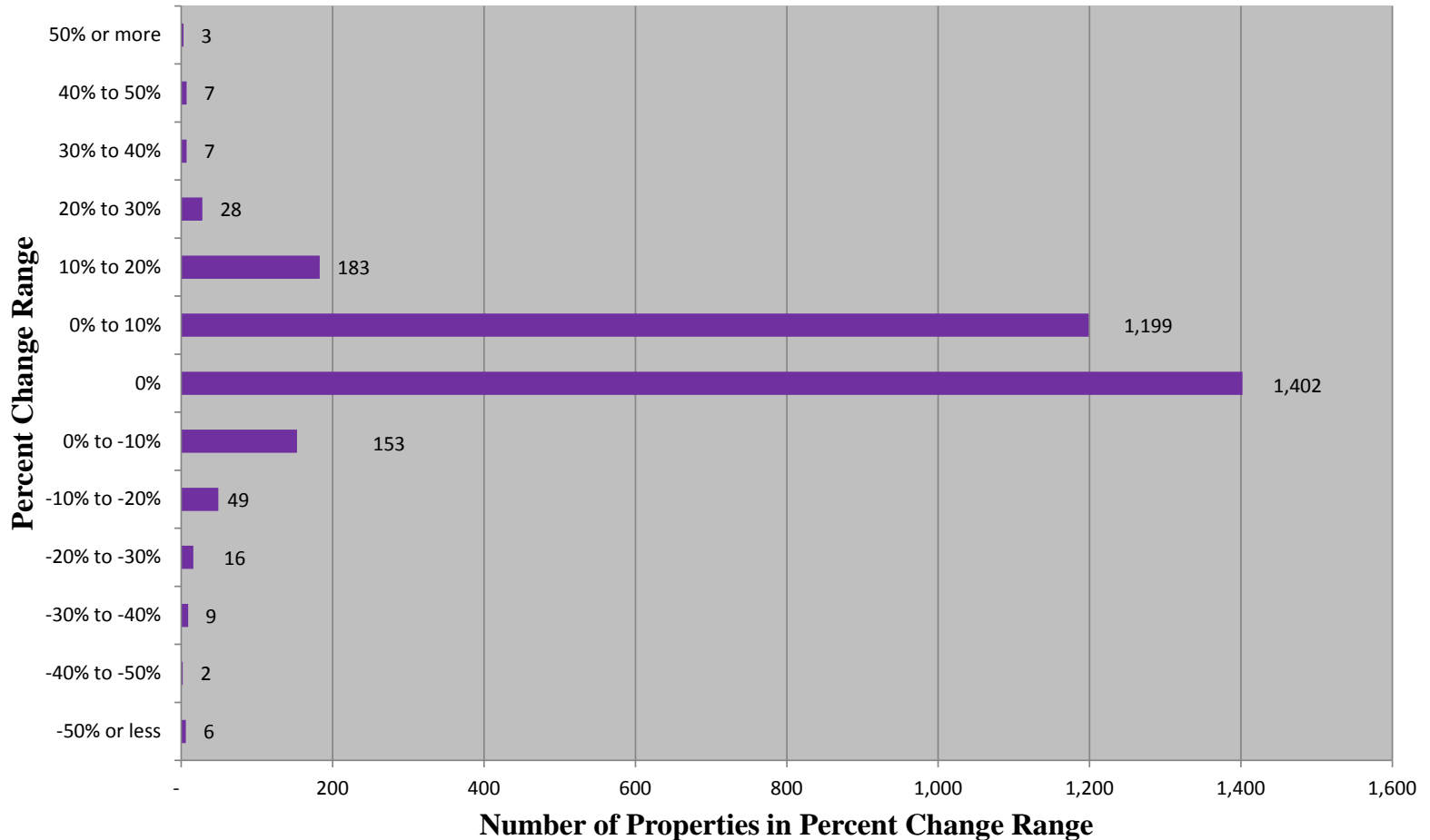
Percentage Change in Estimated Market Value By Range of Change from Payable 2015 to Payable 2016 Single Family Homes in St Paul Without Added Improvement Value



Percentage Change in Estimated Market Value By Range of Change from Payable 2015 to Payable 2016 Apartment Properties in St Paul Without Added Improvement Value



Percentage Change in Estimated Market Value By Range of Change from Payable 2015 to Payable 2016 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 2014 Tax Year	% Change '13 to '14	Payable 2015 Tax Year	% Change '14 to '15	Estimated Payable 2016 Tax Year	Dollar Change '15 to Est '16	% Change '15 to Est '16	Estimated Targeting Refund
Property: 204 Granite Street								
Estimated Market Value:	\$56,200	6.6%	\$47,800	-14.9%	\$44,200	-\$3,600	-7.5%	
Taxable Market Value:	\$33,700	6.6%	\$28,700	-14.8%	\$26,500	-\$2,200	-7.7%	
Total Net Tax	\$628	2.1%	\$502	-20.1%	\$438	-\$64	-12.7%	
Property: 1971 Hawthorne								
Estimated Market Value:	\$86,600	-15.0%	\$115,200	33.0%	\$117,600	\$2,400	2.1%	
Taxable Market Value:	\$57,200	-22.5%	\$88,300	54.4%	\$90,900	\$2,600	2.9%	
Total Net Tax	\$1,070	-24.3%	\$1,524	42.4%	\$1,481	-\$43	-2.8%	
Property: 1298 Sherburne								
Estimated Market Value:	\$82,600	-4.9%	\$94,500	14.4%	\$113,400	\$18,900	20.0%	
Taxable Market Value:	\$52,800	-8.2%	\$65,800	24.6%	\$86,400	\$20,600	31.3%	
Total Net Tax	\$976	-11.5%	\$1,129	15.7%	\$1,389	\$260	23.0%	(\$75)
Property: 1361 Highland								
Estimated Market Value:	\$232,900	-5.0%	\$262,500	12.7%	\$266,800	\$4,300	1.6%	
Taxable Market Value:	\$216,600	-5.8%	\$248,900	14.9%	\$253,600	\$4,700	1.9%	
Total Net Tax	\$3,860	-8.4%	\$4,146	7.4%	\$3,994	-\$152	-3.7%	
Property: 2194 Princeton								
Estimated Market Value:	\$437,000	2.2%	\$546,200	25.0%	\$546,200	\$0	0.0%	
Taxable Market Value:	\$437,000	2.2%	\$546,200	25.0%	\$546,200	\$0	0.0%	
Total Net Tax	\$7,742	-0.5%	\$9,234	19.3%	\$8,731	-\$503	-5.4%	
Property: 768 Summit								
Estimated Market Value:	\$799,000	-0.3%	\$839,000	5.0%	\$808,800	-\$30,200	-3.6%	
Taxable Market Value:	\$799,000	-0.3%	\$839,000	5.0%	\$808,800	-\$30,200	-3.6%	
Total Net Tax	\$15,378	-2.7%	\$15,206	-1.1%	\$13,793	-\$1,413	-9.3%	

<u>Assumptions:</u>	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	103,636,842	-	0.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%

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

	Payable 2014 Tax Year	% Change '13 to '14	Payable 2015 Tax Year	% Change '14 to '15		Estimated Payable 2016 Tax Year	Dollar Change '15 to Est '16	% Change '15 to Est '16
Property: Mama's Pizza, Rice Street								
Estimated Market Value:	\$176,400	0.0%	\$185,000	4.9%		\$185,000	\$0	0.0%
Taxable Market Value:	\$176,400	0.0%	\$185,000	4.9%		\$185,000	\$0	0.0%
Total Net Tax	\$4,537	-1.1%	\$4,521	-0.4%		\$4,338	-\$183	-4.0%
Property: St. Patrick's Guild, Randolph Ave.								
Estimated Market Value:	\$375,100	5.0%	\$375,100	0.0%		\$375,100	\$0	0.0%
Taxable Market Value:	\$375,100	5.0%	\$375,100	0.0%		\$375,100	\$0	0.0%
Total Net Tax	\$15,066	5.7%	\$14,426	-4.2%		\$13,952	-\$474	-3.3%
Property: Hoa Bien Restaurant, University								
Estimated Market Value:	\$1,374,500	0.0%	\$1,293,800	-5.9%		\$1,293,800	\$0	0.0%
Taxable Market Value:	\$1,374,500	0.0%	\$1,293,800	-5.9%		\$1,293,800	\$0	0.0%
Total Net Tax	\$56,321	-5.2%	\$53,548	-4.9%		\$51,788	-\$1,760	-3.3%
Property: US Bank Place, 5th St								
Estimated Market Value:	\$19,100,000	0.0%	\$19,100,000	0.0%		\$19,100,000	\$0	0.0%
Taxable Market Value:	\$19,100,000	0.0%	\$19,100,000	0.0%		\$19,100,000	\$0	0.0%
Total Net Tax	\$847,862	0.2%	\$811,798	-4.3%		\$785,133	-\$26,665	-3.3%

Assumptions:	2015 Levy	Proposed 2016 Levy	Levy Change	% Change
County Levy	\$ 276,538,351	\$ 276,538,351	\$ -	0.0%
City Levy	103,636,842	103,636,842	-	0.0%
ISD 625 Levy	136,407,114	136,407,114	-	0.0%
Regional Rail Authority Levy	19,143,354	19,143,354	-	0.0%
St. Paul HRA	3,278,148	3,278,148	-	0.0%