

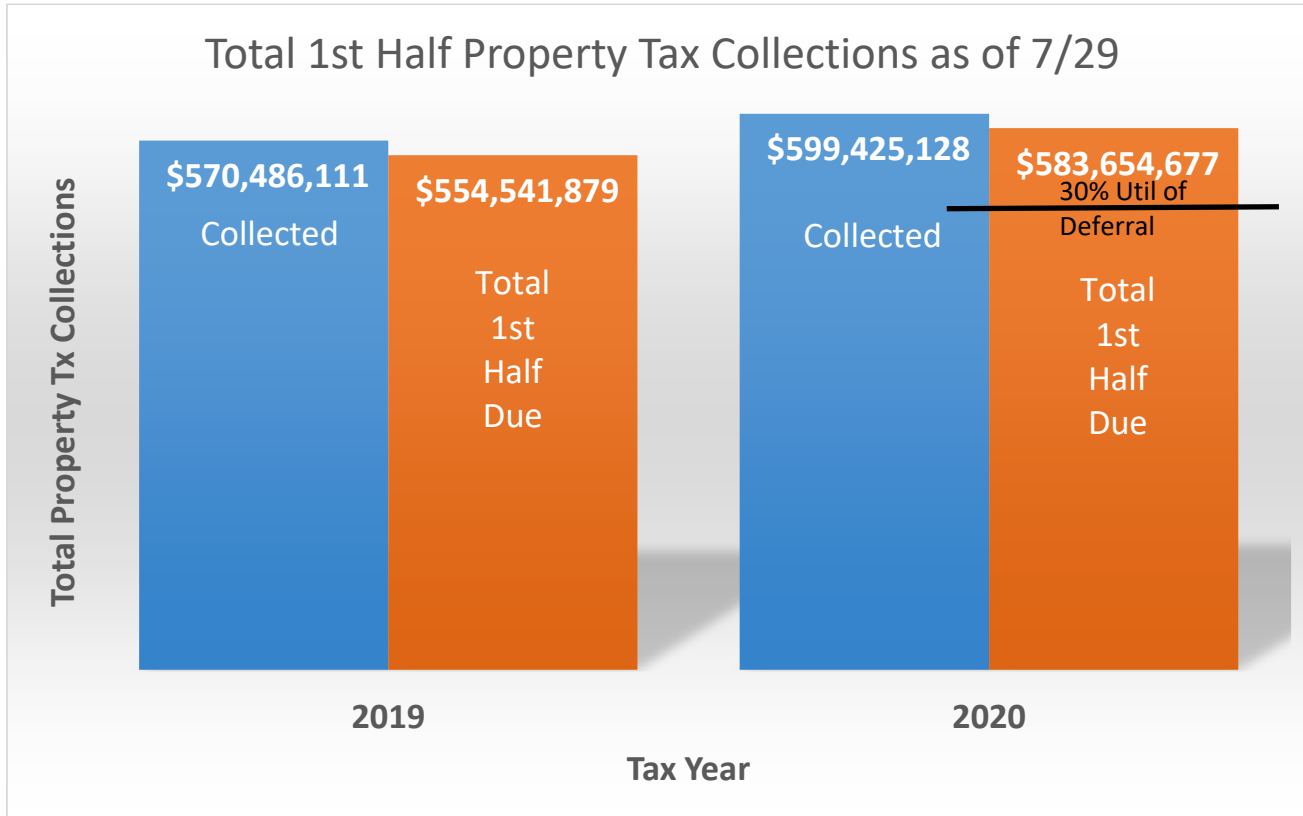
# **Trends Affecting Payable 2021 Property Taxes in St. Paul**

St. Paul City Council Meeting  
August 19, 2020

- Tax shifts due to market value changes
  - Overall estimated market values are up 8.6% from the prior year with values now \$5.86 billion above Pay 2008 peak.
  - Market values are increasing in the double digits for 26% of homes, 77% of apartments and 41% of commercial/industrial property.
  - Continued strong growth in apartment values (4 or more units) and associated tax shifts will contribute to making rental housing less affordable.
  - Sunray/Battle Creek/Highwood, Greater East Side, West Side and Payne/Phalen, Como and North End are all areas with higher increases in residential market values.
- Values established Pre-Covid-19
  - Pay 2021 values were established as of 01/02/2020
  - Values post-Covid-19 remain strong with high demand/low supply

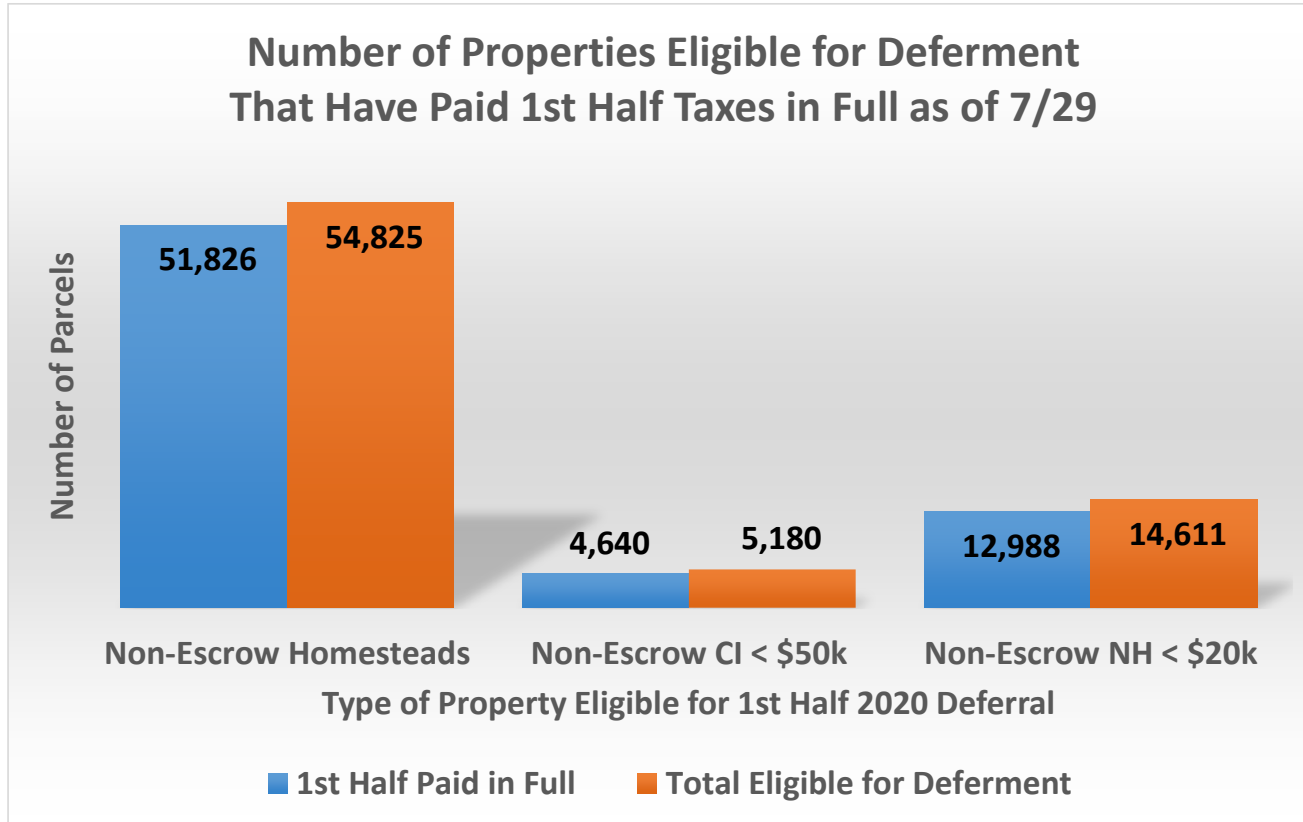
- Gain in fiscal disparity distribution levy
  - The City's fiscal disparity distribution levy is estimated to increase 3.9% or ~\$1.28 million. This will reduce the impact of the City's levy for most properties in the City by shifting a portion of the tax burden from local taxpayers (mostly residential) to commercial/industrial property throughout the 7-county metro area.
  - Ramsey County and the Saint Paul School District ISD #625 are also projected to have increases in fiscal disparity distribution levy.

## Overall Property Tax Collections Remain Reliable



Overall 1<sup>st</sup> half property tax collections remain good and are comparable to last year. As the impact of closed or reduced businesses and associated job loss continues due to Covid-19 and any associated economic downturn, more taxpayers will likely have difficulties in making 2<sup>nd</sup> half property tax payments in October.

## Some Taxpayers are Having Difficulties Making Payment

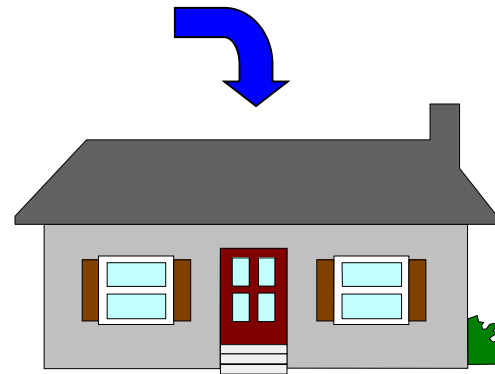


95% of homesteads eligible for deferral and 90% of commercial/industrial and residential non-homesteads have paid the 1<sup>st</sup> half taxes in full as of 7/29. 3,803 of these deferral eligible parcels have no payments received (2.4% of the total number of parcels with taxes). In addition, 1,359 parcels have partial payments and are not yet fully paid for the 1<sup>st</sup> half.

## 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 2021 St. Paul Property Taxes  
 For a Median Value Single Family Home of \$215,800  
 Assuming a 8.0% Increase in Estimated Market Value and  
 Assuming No Change in City Levy**

Factors	Amount	
<b>Final Payable 2020 Total Tax (\$199,800 EMV Home)</b>	<b>\$ 3,030</b>	
Gain of Fiscal Disparities	\$ (20)	<b>Change that will appear on Proposed Notice</b>
Change in Homestead Exclusion Benefit	20	
Other Shifts	(37)	
<b>Total Decrease Due to Tax Shifts</b>	<b>\$ (37)</b>	
County Levy	\$ -	
Regional Rail Levy	5	5
School District Levy	-	(11)
City Levy	-	(19)
Other Special Taxing Districts Levy	-	(4)
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 5</b>	<b>\$ (32)</b>
<b>Estimated Payable 2021 Total Tax (\$215,800 EMV Home)</b>	<b>\$ 2,998</b>	<b>Perc Change -1.1%</b>

<u>Assumptions:</u>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
St Paul Levy	165,181,611	165,181,611	-	0.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

**Factors Affecting Payable 2021 St. Paul Property Taxes  
 For a Median Value Single Family Home of \$215,800  
 Assuming a 8.0% Increase in Estimated Market Value and  
 Assuming a 3.0% Increase in City Levy**

Factors	Amount	
<b>Final Payable 2020 Total Tax (\$199,800 EMV Home)</b>	<b>\$ 3,030</b>	
Gain of Fiscal Disparities	\$ (20)	<b>Change that will appear on Proposed Notice</b>
Change in Homestead Exclusion Benefit	20	
Other Shifts	(37)	
<b>Total Decrease Due to Tax Shifts</b>	<b>\$ (37)</b>	
County Levy	\$ -	
Regional Rail Levy	5	5
School District Levy	-	(11)
City Levy	34	15
Other Special Taxing Districts Levy	-	(4)
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 39</b>	<b>\$ 2</b>
<b>Estimated Payable 2021 Total Tax (\$215,800 EMV Home)</b>	<b>\$ 3,032</b>	<b>Perc Change</b>  <b>0.1%</b>

<b>Assumptions:</b>	2020 Levy		2021 Levy		Levy Change	% Change
County Levy	\$	333,577,720	\$	333,577,720	\$ -	0.0%
St Paul Levy		165,181,611		170,137,050	4,955,439	3.0%
ISD 625 Levy		187,629,748		187,629,748	-	0.0%
Regional Rail Authority Levy		25,964,032		27,570,385	1,606,353	6.2%
St. Paul HRA		4,547,359		4,547,359	-	0.0%



**Factors Affecting Payable 2021 St. Paul Property Taxes  
 For a Median Value Single Family Home of \$215,800  
 Assuming a 8.0% Increase in Estimated Market Value and  
 Assuming a 5.0% Increase in City Levy**

Factors	Amount	
<b>Final Payable 2020 Total Tax (\$199,800 EMV Home)</b>	<b>\$ 3,030</b>	
Gain of Fiscal Disparities	\$ (20)	<b>Change that will appear on Proposed Notice</b>
Change in Homestead Exclusion Benefit	20	
Other Shifts	(37)	
<b>Total Decrease Due to Tax Shifts</b>	<b>\$ (37)</b>	
County Levy	\$ -	
Regional Rail Levy	5	5
School District Levy	-	(11)
City Levy	56	37
Other Special Taxing Districts Levy	-	(4)
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 61</b>	<b>\$ 24</b>
		<b>Perc Change</b>
<b>Estimated Payable 2021 Total Tax (\$215,800 EMV Home)</b>	<b>\$ 3,054</b>	<b>0.8%</b>

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
St Paul Levy	165,181,611	173,440,690	8,259,079	5.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

**Factors Affecting Payable 2021 St. Paul Property Taxes  
 For a Median Value Commercial Property of \$486,600  
 Assuming a 4.9% Increase in Estimated Market Value and  
 Assuming No Change in City Levy**

Factors	Amount
<b>Final Payable 2020 Total Tax (\$464,000 Commercial Property)</b>	<b>\$ 16,030</b>
Gain of Fiscal Disparities	\$ (74)
Other Shifts	(225)
<b>Total Decrease Due to Tax Shifts</b>	<b>\$ (299)</b>
County Levy	\$ -
Regional Rail Levy	17
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 17</b>
<b>Estimated Payable 2021 Total Tax (\$486,600 Commercial)</b>	<b>\$ 15,748</b>

Change that will appear on Proposed Notice
\$ 37
19
(29)
(13)
(4)
(329)
37
<b>\$ (282)</b>
Perc Change <b>-1.8%</b>

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
St Paul Levy	165,181,611	165,181,611	-	0.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

**Factors Affecting Payable 2021 St. Paul Property Taxes  
 For a Median Value Commercial Property of \$486,600  
 Assuming a 4.9% Increase in Estimated Market Value and  
 Assuming a 3.0% Increase in City Levy**

Factors	Amount
<b>Final Payable 2020 Total Tax (\$464,000 Commercial Property)</b>	<b>\$ 16,030</b>
Gain of Fiscal Disparities	\$ (74)
Other Shifts	(225)
<b>Total Decrease Due to Tax Shifts</b>	<b>\$ (299)</b>
County Levy	\$ -
Regional Rail Levy	17
School District Levy	-
City Levy	107
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 124</b>
<b>Estimated Payable 2021 Total Tax (\$486,600 Commercial)</b>	<b>\$ 15,855</b>

<b>Change that will appear on Proposed Notice</b>
\$ 36
19
(29)
95
(4)
(329)
37
<b>\$ (175)</b>
<b>Perc Change</b>
<b>-1.1%</b>

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
St Paul Levy	165,181,611	170,137,050	4,955,439	3.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

**Factors Affecting Payable 2021 St. Paul Property Taxes  
 For a Median Value Commercial Property of \$486,600  
 Assuming a 4.9% Increase in Estimated Market Value and  
 Assuming a 5.0% Increase in City Levy**

Factors	Amount
<b>Final Payable 2020 Total Tax (\$464,000 Commercial Property)</b>	<b>\$ 16,030</b>
Gain of Fiscal Disparities	\$ (74)
Other Shifts	(225)
<b>Total Decrease Due to Tax Shifts</b>	<b>\$ (299)</b>
County Levy	\$ -
Regional Rail Levy	17
School District Levy	-
City Levy	179
Other Special Taxing Districts Levy	-
Fiscal Disparity Tax	-
State Business Tax	-
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 196</b>
<b>Estimated Payable 2021 Total Tax (\$486,600 Commercial)</b>	<b>\$ 15,927</b>

<b>Change that will appear on Proposed Notice</b>
\$ 36
19
(29)
167
(4)
(329)
37
<b>\$ (103)</b>
<b>Perc Change</b>
<b>-0.6%</b>

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
St Paul Levy	165,181,611	173,440,690	8,259,079	5.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

**Factors Affecting Payable 2021 St. Paul Property Taxes  
For a Median Value Apartment Property of \$1,024,000  
Assuming a 16.6% Increase in Estimated Market Value and  
Assuming No Change in City Levy**

<b>Factors</b>	<b>Amount</b>
<b>Final Payable 2020 Total Tax (\$878,100 EMV Apartment)</b>	<b>\$ 17,827</b>
Gain of Fiscal Disparities	\$ (148)
Other Shifts	1,042
<b>Total Increase Due to Tax Shifts</b>	<b>\$ 894</b>
County Levy	\$ -
Regional Rail Levy	34
School District Levy	-
City Levy	-
Other Special Taxing Districts Levy	-
<b>Total Increase Due To Changes in Levy</b>	<b>\$ 34</b>
<b>Estimated Payable 2021 Total Tax (\$1,024,000 EMV Apartment)</b>	<b>\$ 18,755</b>

<b>Change that will appear on Proposed Notice</b>
\$ 311
57
306
223
31
<b>\$ 928</b>
<b>Perc Change</b>
<b>5.2%</b>

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
St Paul Levy	165,181,611	165,181,611	-	0.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

# Assuming No Change in City Levy

## Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2020 to Estimated 2021

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/19 2020	01/02/20 2021	% Change From '20 - '21
<b>Planning District</b>			
1. Sunray/Battlecreek/Highwood	\$193,300	\$213,250	10.3%
2. Greater East Side	172,700	191,800	11.1%
3. West Side	171,600	187,200	9.1%
4. Dayton's Bluff	146,900	154,900	5.4%
5. Payne/Phalen	162,000	178,600	10.2%
6. North End	149,000	161,600	8.5%
7. Thomas Dale	154,100	161,400	4.7%
8. Summit/University	230,200	246,500	7.1%
9. West Seventh	195,650	209,300	7.0%
10. Como	234,700	255,400	8.8%
11. Hamline/Midway	187,900	201,100	7.0%
12. St. Anthony Park	319,700	325,600	1.8%
13. Union Park	324,000	337,100	4.0%
14. Macalester/Groveland	350,000	356,900	2.0%
15. Highland	334,950	342,400	2.2%
16. Summit Hill	402,450	424,500	5.5%
17. Downtown	179,500	182,300	1.6%

Final Payable 2020 Rate	Estimated Payable 2021 Rate	Final		
P2020 Final Taxes	P2021 Estimated Taxes	\$ Change From '20 - '21	% Change From '20 - '21	Targeting Property Tax Refund
148.201%	133.027%			
0.17773%	0.16865%			
\$2,915	\$2,956	\$41	1.4%	
2,545	2,609	64	2.5%	
2,525	2,535	10	0.4%	
2,082	2,012	-70	-3.4%	
2,352	2,395	43	1.8%	
2,120	2,120	0	0.0%	
2,211	2,117	-94	-4.3%	
3,576	3,494	-82	-2.3%	
2,956	2,892	-64	-2.2%	
3,657	3,638	-19	-0.5%	
2,818	2,760	-58	-2.1%	
5,180	4,775	-405	-7.8%	
5,257	4,961	-296	-5.6%	
5,725	5,282	-443	-7.7%	
5,455	5,047	-408	-7.5%	
6,664	6,376	-288	-4.3%	
2,667	2,456	-211	-7.9%	

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

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
City Levy	165,181,611	165,181,611	-	0.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

# Assuming a 3.0% Increase in City Levy

## Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2020 to Estimated 2021

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/19 2020	01/02/20 2021	% Change From '20 - '21
<b>Planning District</b>			
1. Sunray/Battlecreek/Highwood	\$193,300	\$213,250	10.3%
2. Greater East Side	172,700	191,800	11.1%
3. West Side	171,600	187,200	9.1%
4. Dayton's Bluff	146,900	154,900	5.4%
5. Payne/Phalen	162,000	178,600	10.2%
6. North End	149,000	161,600	8.5%
7. Thomas Dale	154,100	161,400	4.7%
8. Summit/University	230,200	246,500	7.1%
9. West Seventh	195,650	209,300	7.0%
10. Como	234,700	255,400	8.8%
11. Hamline/Midway	187,900	201,100	7.0%
12. St. Anthony Park	319,700	325,600	1.8%
13. Union Park	324,000	337,100	4.0%
14. Macalester/Groveland	350,000	356,900	2.0%
15. Highland	334,950	342,400	2.2%
16. Summit Hill	402,450	424,500	5.5%
17. Downtown	179,500	182,300	1.6%

Final Payable 2020 Rate	Estimated Payable 2021 Rate	Final				
148.201%	134.464%					
0.17773%	0.16865%	P2020 Final Taxes	P2021 Estimated Taxes	\$ Change From '20 - '21	% Change From '20 - '21	Targeting Property Tax Refund
		\$2,915	\$2,984	\$69	2.4%	
		2,545	2,634	89	3.5%	
		2,525	2,559	34	1.3%	
		2,082	2,031	-51	-2.4%	
		2,352	2,418	66	2.8%	
		2,120	2,140	20	0.9%	
		2,211	2,137	-74	-3.3%	
		3,576	3,527	-49	-1.4%	
		2,956	2,920	-36	-1.2%	
		3,657	3,673	16	0.4%	
		2,818	2,786	-32	-1.1%	
		5,180	4,821	-359	-6.9%	
		5,257	5,009	-248	-4.7%	
		5,725	5,332	-393	-6.9%	
		5,455	5,095	-360	-6.6%	
		6,664	6,437	-227	-3.4%	
		2,667	2,479	-188	-7.0%	

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

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
City Levy	165,181,611	170,137,050	4,955,439	3.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

# Assuming a 5% Increase in City Levy

## Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2020 to Estimated 2021

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/19 2020	01/02/20 2021	% Change From '20 - '21
<b>Planning District</b>			
1. Sunray/Battlecreek/Highwood	\$193,300	\$213,250	10.3%
2. Greater East Side	172,700	191,800	11.1%
3. West Side	171,600	187,200	9.1%
4. Dayton's Bluff	146,900	154,900	5.4%
5. Payne/Phalen	162,000	178,600	10.2%
6. North End	149,000	161,600	8.5%
7. Thomas Dale	154,100	161,400	4.7%
8. Summit/University	230,200	246,500	7.1%
9. West Seventh	195,650	209,300	7.0%
10. Como	234,700	255,400	8.8%
11. Hamline/Midway	187,900	201,100	7.0%
12. St. Anthony Park	319,700	325,600	1.8%
13. Union Park	324,000	337,100	4.0%
14. Macalester/Groveland	350,000	356,900	2.0%
15. Highland	334,950	342,400	2.2%
16. Summit Hill	402,450	424,500	5.5%
17. Downtown	179,500	182,300	1.6%

Final Payable 2020 Rate	Estimated Payable 2021 Rate	Final		
P2020 Final Taxes	P2021 Estimated Taxes	\$ Change From '20 - '21	% Change From '20 - '21	Targeting Property Tax Refund
148.201%	135.596%			
0.17773%	0.16865%			
\$2,915	\$3,006	\$91	3.1%	
2,545	2,653	108	4.2%	
2,525	2,577	52	2.1%	
2,082	2,046	-36	-1.7%	
2,352	2,435	83	3.5%	
2,120	2,156	36	1.7%	
2,211	2,153	-58	-2.6%	
3,576	3,553	-23	-0.6%	
2,956	2,942	-14	-0.5%	
3,657	3,700	43	1.2%	
2,818	2,807	-11	-0.4%	
5,180	4,857	-323	-6.2%	
5,257	5,046	-211	-4.0%	
5,725	5,372	-353	-6.2%	
5,455	5,133	-322	-5.9%	
6,664	6,486	-178	-2.7%	
2,667	2,497	-170	-6.4%	

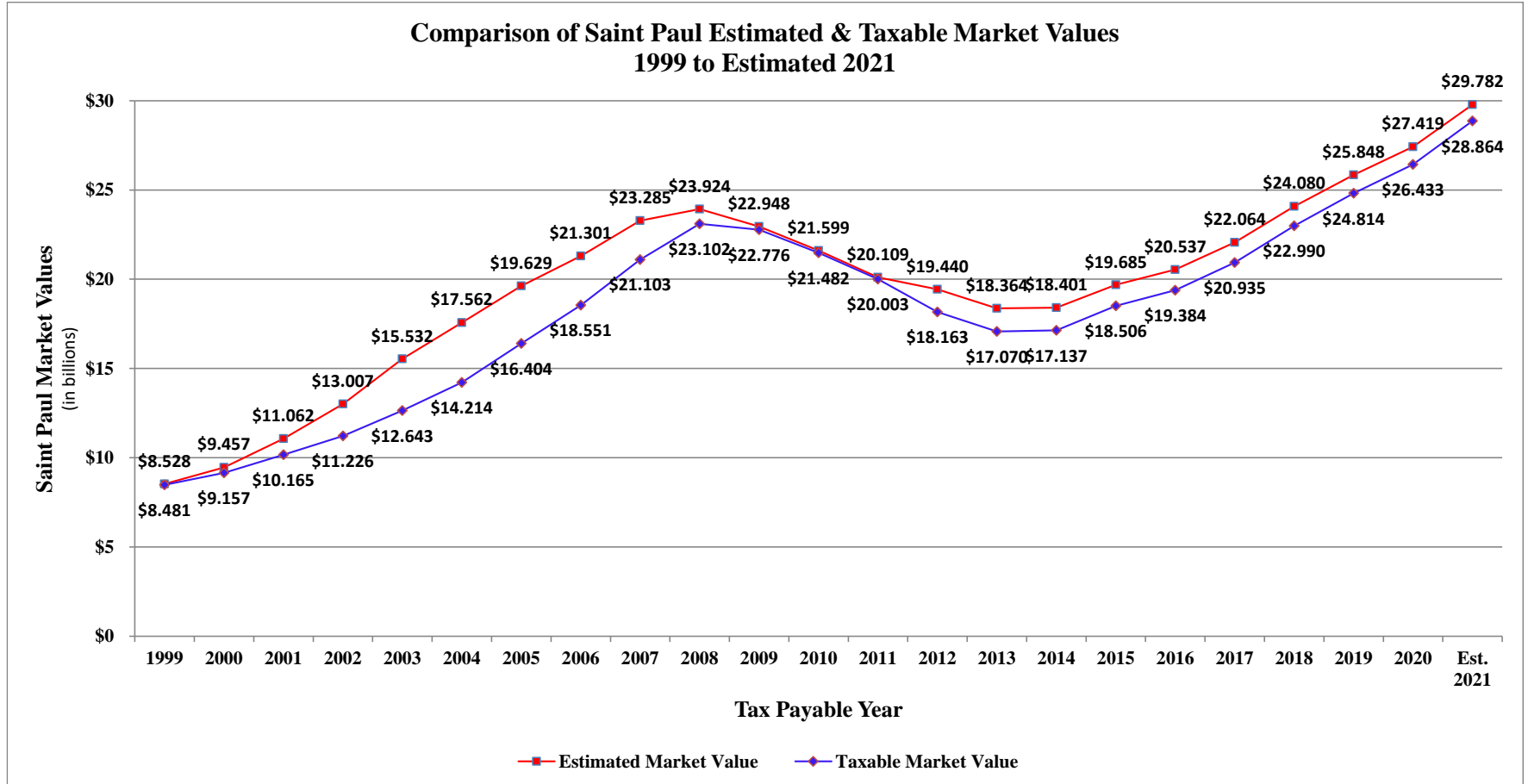
\*Notes: Tax rates and taxes will be slightly higher for the small portion of the City located in the Ramsey/Washington Metro Watershed District.

<b>Assumptions:</b>	2020 Levy	2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
City Levy	165,181,611	173,440,690	8,259,079	5.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%



## Change in Fiscal Disparity Distribution Dollars From 2020 to Estimated 2021

	<b>2020 FD Distribution</b>	<b>Est 2021 FD Distribution</b>	<b>Dollar Change</b>	<b>Percent Change</b>
<b>Ramsey County</b>	\$51,934,898	\$53,601,478	\$1,666,580	3.2%
<b>City of St. Paul</b>	33,158,565	34,441,416	1,282,851	3.9%
<b>St. Paul Schools</b>	38,588,196	38,794,375	206,179	0.5%



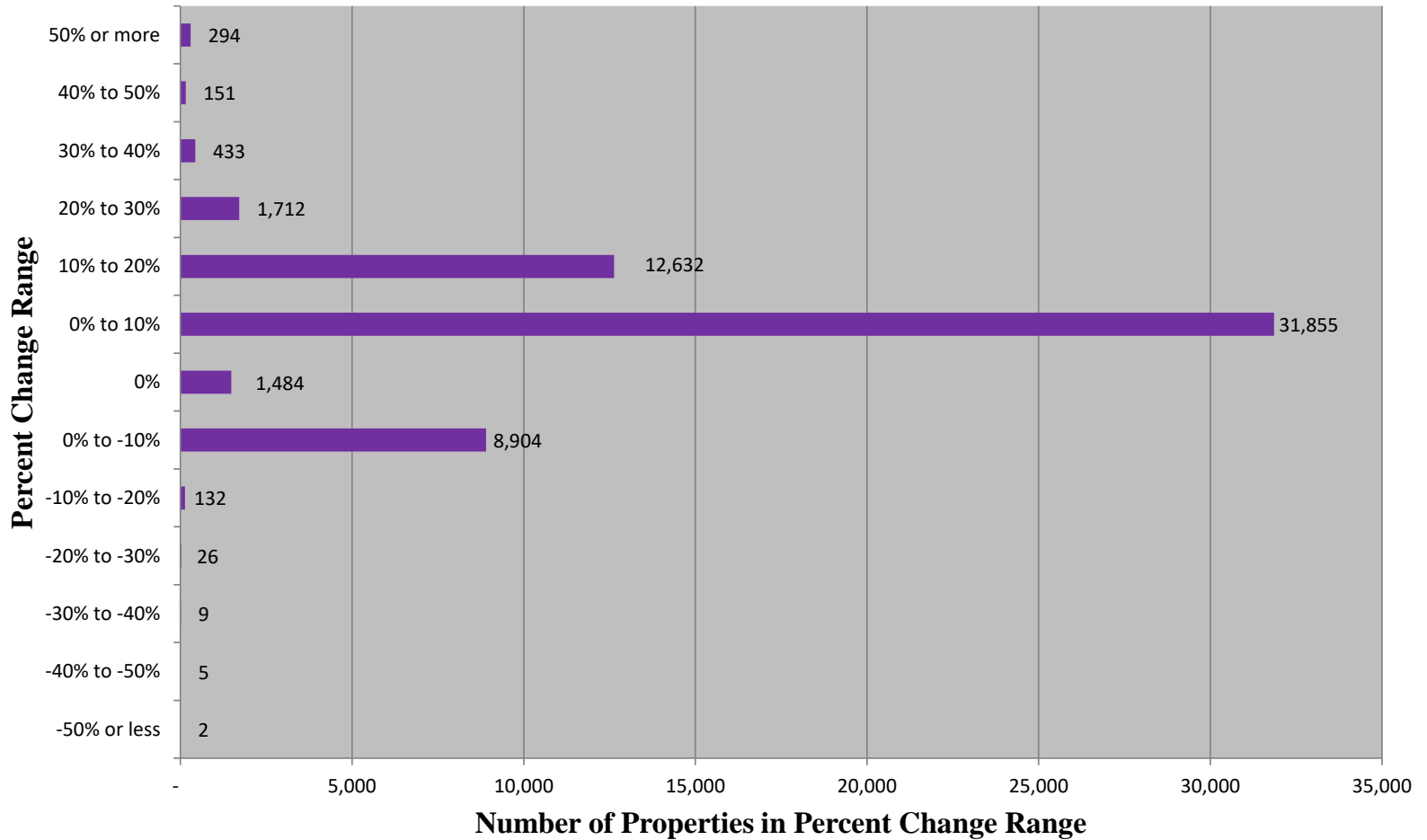
## Comparison of Changes in Value From 2020 to Estimated 2021 For the City of St. Paul By Type of Property

	% Change		
	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Residential	5.5%	6.3%	6.4%
Commercial	7.8%	7.9%	8.1%
Industrial, Utility & Railroad	14.3%	14.3%	14.5%
Apartment	18.6%	18.7%	18.7%
Personal Property	9.9%	9.9%	10.0%
Total	8.6%	9.2%	9.6%

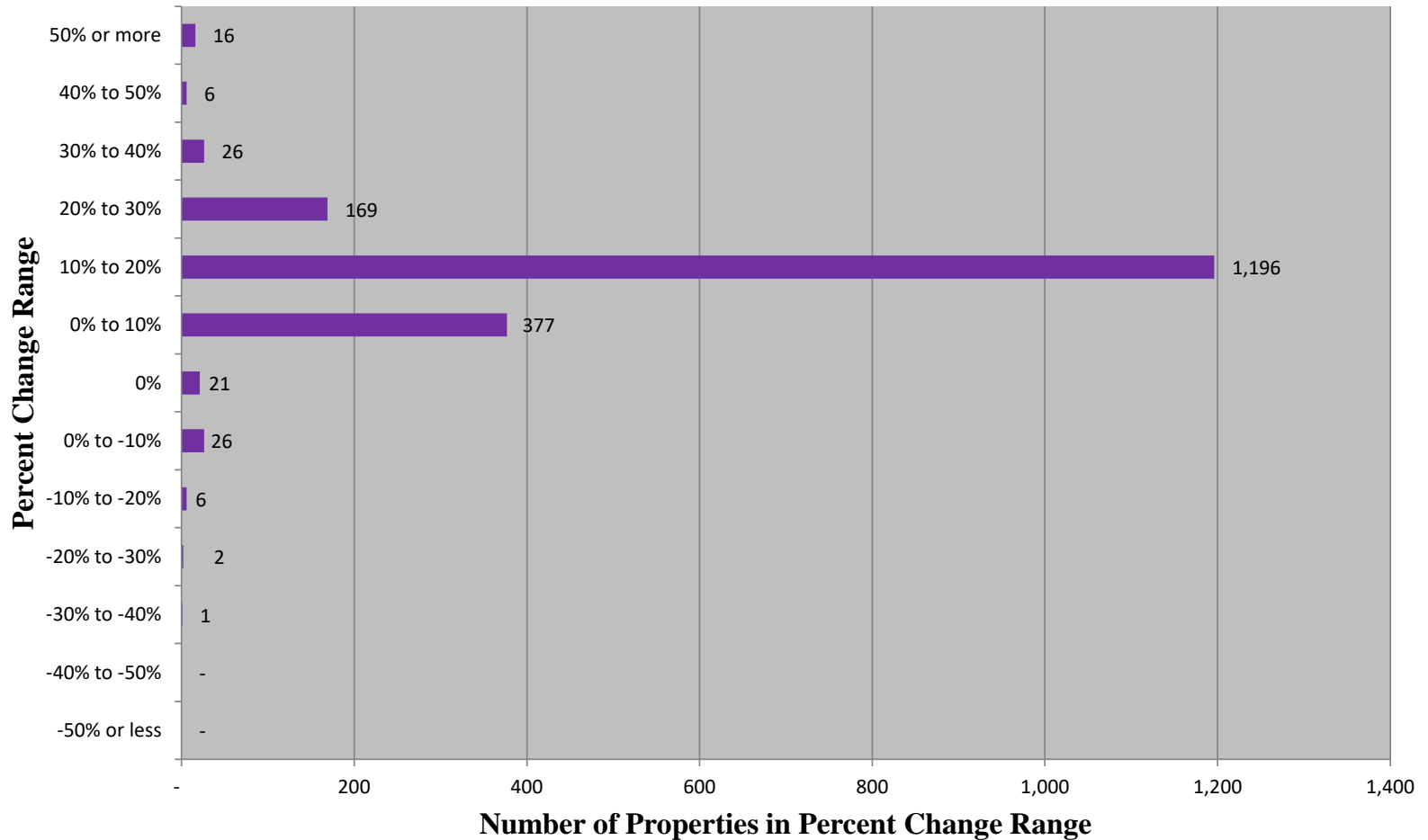
### Est Payable 2021 St. Paul Values

Total Estimated Market Value	\$ 29.8 Billion
Total Taxable Market Value	\$ 28.9 Billion
Difference	\$ 0.9 Billion

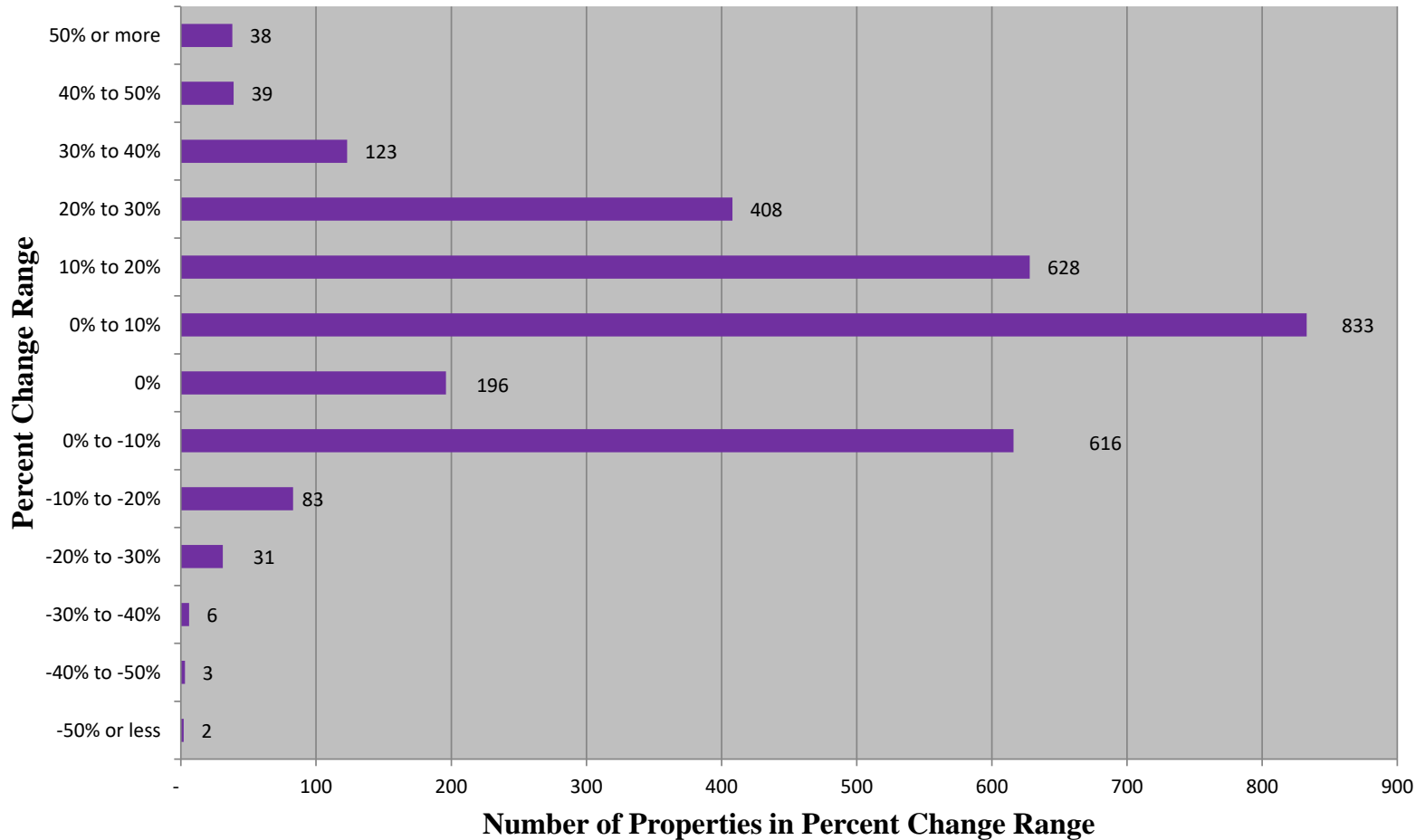
**Percentage Change in Estimated Market Value By Range of Change from Payable 2020 to Payable 2021  
Single Family Homes in St Paul  
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from Payable 2020 to Payable 2021 Apartment Properties in St Paul Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from Payable 2020 to Payable 2021 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 2019 Tax Year	% Change '18 to '19	Payable 2020 Tax Year	% Change '19 to '20	Estimated Payable 2021 Tax Year	Dollar Change '20 to Est '21	% Change '20 to Est '21	Estimated Targeting Refund	Net Increase After Refund
<b>Property: 1971 Hawthorne</b>									
Estimated Market Value:	\$150,900	7.9%	\$153,100	1.5%	\$172,400	\$19,300	12.6%		
Taxable Market Value:	\$127,200	10.3%	\$129,600	1.9%	\$150,700	\$21,100	16.3%		
Total Net Tax	\$2,198	14.0%	\$2,196	-0.1%	\$2,301	\$105	4.8%		
<b>Property: 1298 Sherburne</b>									
Estimated Market Value:	\$155,700	12.0%	\$156,700	0.6%	\$170,600	\$13,900	8.9%		
Taxable Market Value:	\$132,500	15.9%	\$133,600	0.8%	\$148,700	\$15,100	11.3%		
Total Net Tax	\$2,276	19.8%	\$2,259	-0.7%	\$2,266	\$7	0.3%		
<b>Property: 1361 Highland</b>									
Estimated Market Value:	\$279,100	5.6%	\$287,700	3.1%	\$295,900	\$8,200	2.9%		
Taxable Market Value:	\$267,000	6.5%	\$276,400	3.5%	\$285,300	\$8,900	3.2%		
Total Net Tax	\$4,513	9.8%	\$4,607	2.1%	\$4,294	-\$313	-6.8%		
<b>Property: 2194 Princeton</b>									
Estimated Market Value:	\$574,800	0.4%	\$591,500	2.9%	\$634,900	\$43,400	7.3%		
Taxable Market Value:	\$574,800	0.4%	\$591,500	2.9%	\$634,900	\$43,400	7.3%		
Total Net Tax	\$9,937	3.3%	\$10,157	2.2%	\$9,965	-\$192	-1.9%		
<b>Property: 768 Summit</b>									
Estimated Market Value:	\$898,500	11.7%	\$922,800	2.7%	\$915,800	-\$7,000	-0.8%		
Taxable Market Value:	\$898,500	11.7%	\$922,800	2.7%	\$915,800	-\$7,000	-0.8%		
Total Net Tax	\$16,569	16.1%	\$16,883	1.9%	\$15,111	-\$1,772	-10.5%		

<b>Assumptions:</b>	2020 Levy	Proposed 2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
City Levy	165,181,611	165,181,611	-	0.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%

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

	Payable 2019 Tax Year	% Change '18 to '19	Payable 2020 Tax Year	% Change '19 to '20		Estimated Payable 2021 Tax Year	Dollar Change '20 to Est '21	% Change '20 to Est '21
<b>Property: Mama's Pizza, Rice Street</b>								
Estimated Market Value:	\$261,400	10.0%	\$292,800	12.0%		\$309,200	\$16,400	5.6%
Taxable Market Value:	\$261,400	10.0%	\$292,800	12.0%		\$309,200	\$16,400	5.6%
Total Net Tax	\$5,532	13.6%	\$6,173	11.6%		\$6,060	-\$113	-1.8%
<b>Property: St. Patrick's Guild, Randolph Ave.</b>								
Estimated Market Value:	\$467,300	5.0%	\$467,300	0.0%		\$481,300	\$14,000	3.0%
Taxable Market Value:	\$467,300	5.0%	\$467,300	0.0%		\$481,300	\$14,000	3.0%
Total Net Tax	\$16,556	6.0%	\$16,160	-2.4%		\$15,558	-\$602	-3.7%
<b>Property: Hoa Bien Restaurant, University</b>								
Estimated Market Value:	\$1,217,700	5.0%	\$1,363,800	12.0%		\$1,858,500	\$494,700	36.3%
Taxable Market Value:	\$1,217,700	5.0%	\$1,363,800	12.0%		\$1,858,500	\$494,700	36.3%
Total Net Tax	\$46,438	5.4%	\$50,945	9.7%		\$65,364	\$14,419	28.3%
<b>Property: US Bank Place, 5th St</b>								
Estimated Market Value:	\$23,111,000	0.0%	\$23,111,000	0.0%		\$25,209,500	\$2,098,500	9.1%
Taxable Market Value:	\$23,111,000	0.0%	\$23,111,000	0.0%		\$25,209,500	\$2,098,500	9.1%
Total Net Tax	\$918,225	0.0%	\$894,747	-2.6%		\$909,843	\$15,096	1.7%

<b>Assumptions:</b>	2020 Levy	Proposed 2021 Levy	Levy Change	% Change
County Levy	\$ 333,577,720	\$ 333,577,720	\$ -	0.0%
City Levy	165,181,611	165,181,611	-	0.0%
ISD 625 Levy	187,629,748	187,629,748	-	0.0%
Regional Rail Authority Levy	25,964,032	27,570,385	1,606,353	6.2%
St. Paul HRA	4,547,359	4,547,359	-	0.0%