

Trends Affecting Payable 2013 Property Taxes in St Paul



**St. Paul City Council Meeting
August 8, 2012**

Prepared by: Ramsey County, Property Records & Revenue

Where the 2012 City of St. Paul Tax Levy Comes From

2012 City of St. Paul Property Tax Levy	\$ 99,320,758			
Fiscal Disparity Distribution Dollars	19,463,998	19.6%	Paid by Commercial & Industrial properties in the 7 county metro area	
City Tax on Personal Property	1,274,731	1.3%	Appears as City Tax on personal property tax statements	
<u>City Tax on Real Property</u>				
Residential	53,009,578	53.4%	Appears as City Tax on real property tax statements	
Commercial/Industrial	14,784,559	14.9%	"	
Apartment	10,243,735	10.3%	"	
Railroad (State assessed)	544,157	0.5%	"	

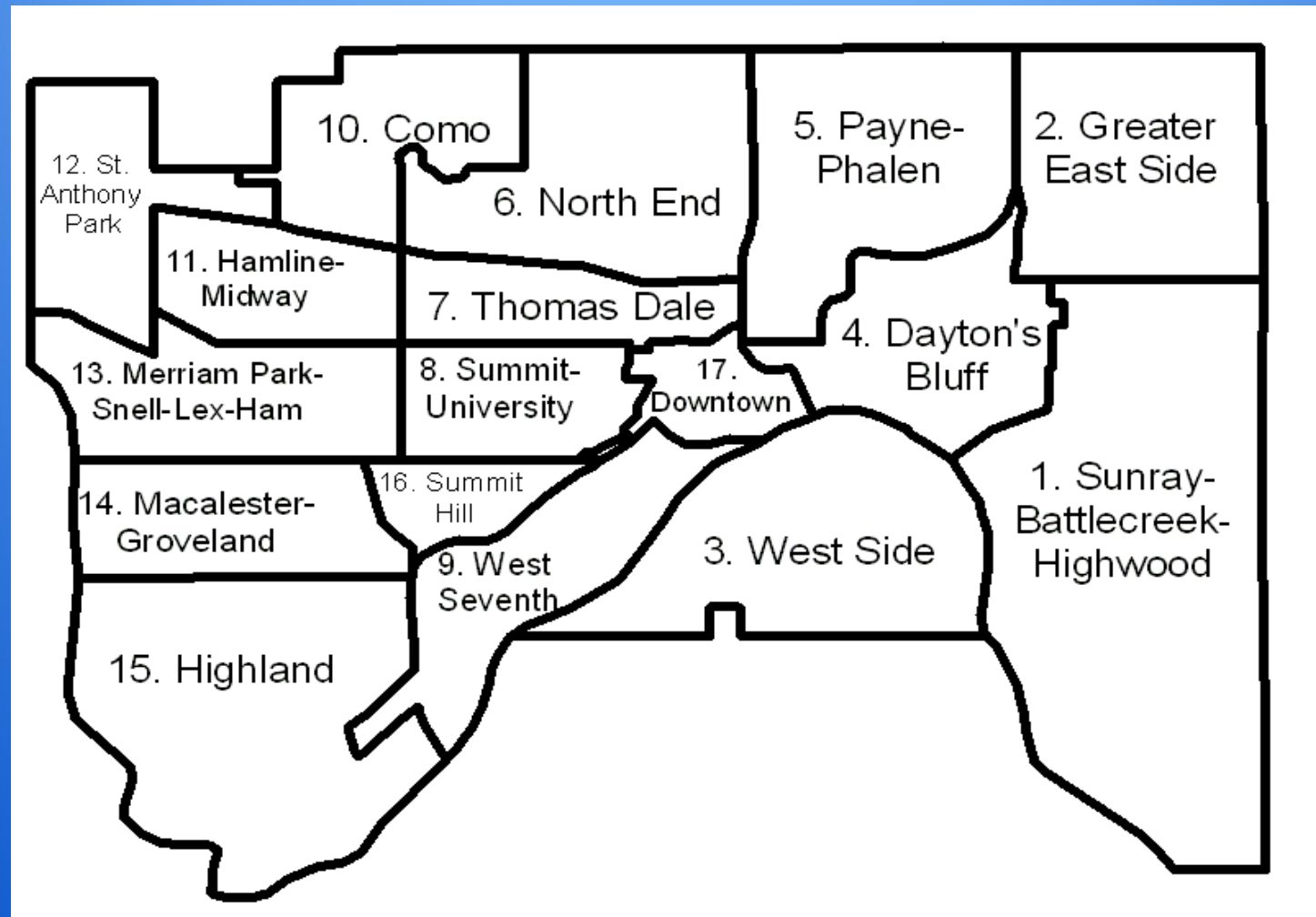
Pay 2012 City Taxes on Real Property

By Planning District

By Type of Property

	Pay 2012 Local City Taxes on Real Estate				
Planning District	Residential	Commercial/ Industrial	Apartment	Total	% of Total
1. Sunray/Battlecreek/Highwood	\$ 2,834,160	\$ 696,218	\$ 879,948	\$ 4,410,326	5.6%
2. Greater East Side	3,038,022	258,804	502,864	3,799,690	4.9%
3. West Side	2,133,373	1,055,402	220,279	3,409,054	4.4%
4. Dayton's Bluff	1,582,520	555,821	348,297	2,486,638	3.2%
5. Payne/Phalen	2,855,070	544,843	591,592	3,991,505	5.1%
6. North End	2,460,690	948,196	790,196	4,199,082	5.4%
7. Thomas Dale	1,021,508	477,558	219,560	1,718,626	2.2%
8. Summit/University	3,605,208	358,740	888,008	4,851,956	6.2%
9. West Seventh	1,755,108	1,402,830	324,343	3,482,281	4.5%
10. Como	3,043,338	743,055	572,136	4,358,529	5.6%
11. Hamline/Midway	2,096,758	1,020,585	245,269	3,362,612	4.3%
12. St. Anthony Park	1,644,480	2,094,150	377,246	4,115,876	5.3%
13. Merriam Park/Snelling/Lexington/Hamline	4,859,190	797,183	885,725	6,542,098	8.4%
14. Macalester/Groveland	7,763,227	372,141	532,959	8,668,327	11.1%
15. Highland	8,128,680	1,306,317	1,598,730	11,033,727	14.1%
16. Summit Hill	3,348,683	615,240	530,020	4,493,943	5.7%
17. Downtown	839,563	1,537,476	736,563	3,113,602	4.0%
Total	\$ 53,009,578	\$ 14,784,559	\$ 10,243,735	\$ 78,037,872	
% of Total	67.9%	19.0%	13.1%		

City of St. Paul By Planning District



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



Taxing Jurisdictions

- Determines Levy Amount

County Assessor

- Determines Market Value
- Assigns Property Class

Major Factors Impacting Property Taxes

- Is the property tax levy going up, down or staying the same?
- Is there additional money available to reduce the local tax burden?
 - State aids
 - Fiscal disparity distribution
- How is the home's market value changing relative to other homes?
Relative to other types of property?
- Are there increases to the tax base that are not the result of inflationary or deflationary changes to the values of individual properties?
 - New construction
 - Property going from exempt to taxable
 - Decertified tax increment financing districts
- Legislative changes?

2012 Legislative Actions/Inactions

1. Homestead Market Value Exclusion enacted in the 2011 legislative session was not repealed.
 - Replaced market value homestead credit with an exclusion on homestead property equal to 40% of 1st \$76K of market value less 9% of value over \$76K but less than \$413,800.
 - State doesn't pay to reduce homestead property taxes – instead reduces value used for local taxes on homestead property to provide a benefit. Essentially shifts \$23.5 million in property taxes from the state to local taxpayers, but protects homesteads.
 - Change effective for Pay 2012
2. Fiscal disparity report provided to legislature. No changes to fiscal disparity implemented in 2012.

Factors Affecting Payable 2013 St. Paul Property Taxes

For a Median Value Single Family Home

of \$133,700 assuming an 10.4% Decrease in Estimated Market Value

And No Change to the City Levy

Factors	Amount	
Final Payable 2012 Total Tax (\$149,300 Home)	\$ 2,144	
Gain of Fiscal Disparities	\$ (37)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	(22)	
Other Shifts	(153)	
Total Decrease Due to Tax Shifts	\$ (212)	
County Levy	\$ 14	\$ (55)
Regional Rail Levy	-	(5)
School District Levy	-	(66)
City Levy	-	(63)
Other Special Taxing Districts Levy	-	(9)
Total Increase Due To Changes in Levy	\$ 14	\$ (198)
Estimated Payable 2013 Total Tax (\$133,700 EMV Home; \$108,500 TMV)	\$ 1,946	Perc Change -9.2%

<u>Assumptions:</u>	2012 Levy	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	99,320,758	-	0.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Factors Affecting Payable 2012 St. Paul Property Taxes

For a Median Taxable Value Commercial Property

of \$375,000 assuming No Change in Estimated Market Value

Factors	Amount
Final Payable 2012 Total Tax (\$375,000 Commercial Property)	\$ 14,098
Gain of Fiscal Disparity Distribution	\$ (155)
Other Shifts	755
Total Increase Due to Tax Shifts	\$ 600
County Levy	\$ 58
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	\$ 58
Estimated Payable 2013 Total Tax (\$375,000 Commercial)	\$ 14,756

Change that will appear on Proposed Notice
\$ 213
12
121
87
18
12
195
\$ 658
Perc Change 4.7%

<u>Assumptions:</u>	2012 Levy	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	99,320,758	-	0.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Pay 2012 Benefit to St. Paul Taxpayers from Fiscal Disparity

Contribution Paid into Fiscal Disparity Pool	\$36,317,937
Distribution Received From Fiscal Disparity Pool	\$75,991,388
Net Gain	\$39,673,451

* Net gain in fiscal disparity dollars reduces the local tax burden. Fiscal disparity taxes are paid by commercial and industrial property throughout the seven-county metro area.

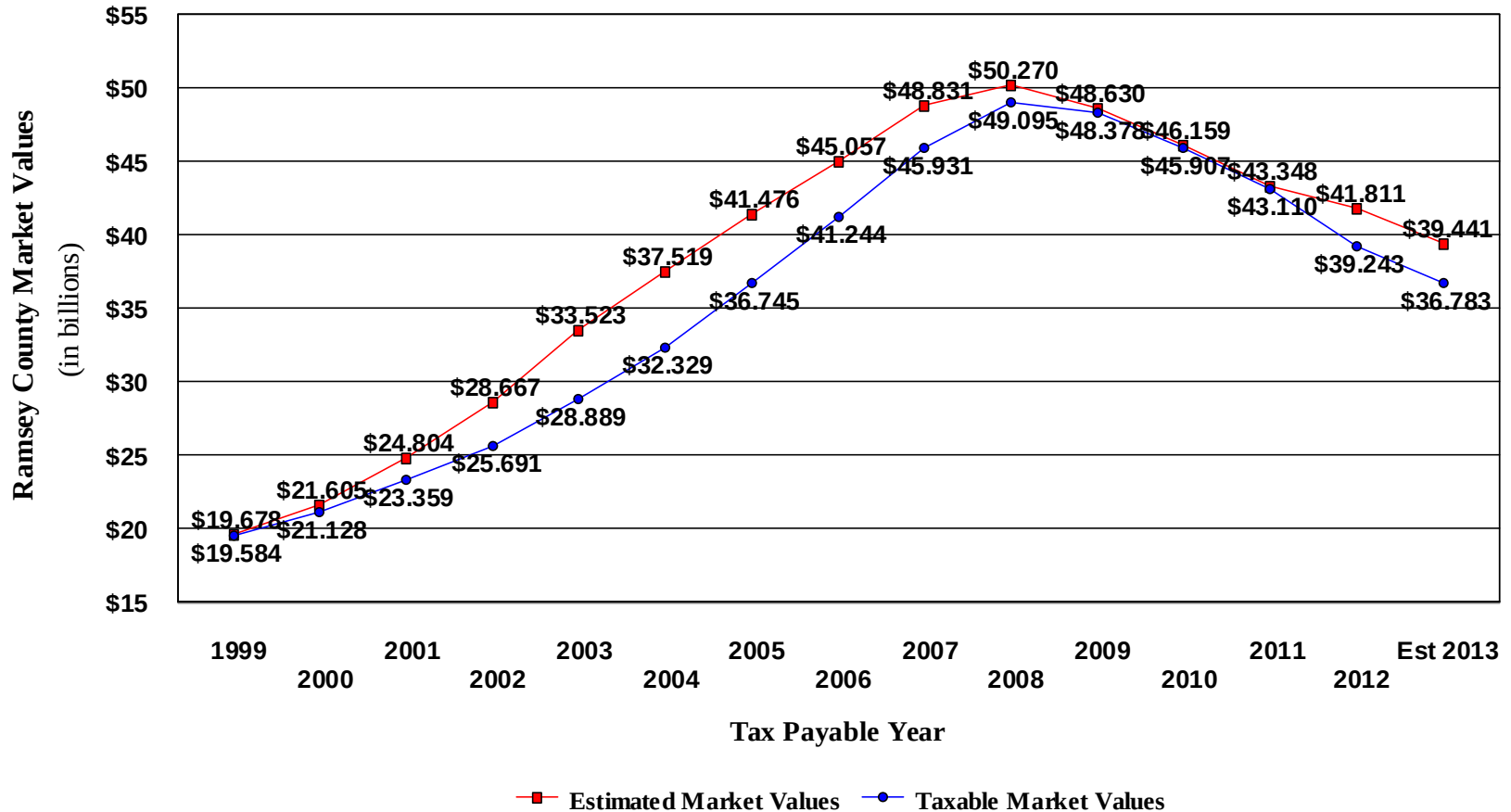
Change in Fiscal Disparity Contribution Value Pay 2012 to Pay 2013

COUNTY	PAYABLE 2012 INITIAL CONTRIBUTION	PAYABLE 2013 INITIAL CONTRIBUTION	DIFFERENCE	% CHG
ANOKA	\$32,404,900	\$30,064,397	(\$2,340,503)	-7.223%
CARVER	\$9,079,722	\$8,304,529	(\$775,193)	-8.538%
DAKOTA	\$50,080,681	\$49,201,329	(\$879,352)	-1.756%
HENNEPIN	\$197,483,181	\$184,617,125	(\$12,866,056)	-6.515%
RAMSEY	\$63,026,768	\$58,639,398	(\$4,387,370)	-6.961%
SCOTT	\$12,982,283	\$12,917,620	(\$64,663)	-0.498%
WASHINGTON	\$24,758,332	\$24,706,522	(\$51,810)	-0.209%
TOTAL	\$389,815,867	\$368,450,920	(\$21,364,947)	-5.481%

Change in Fiscal Disparity Distribution Dollars From 2012 to Est. 2013

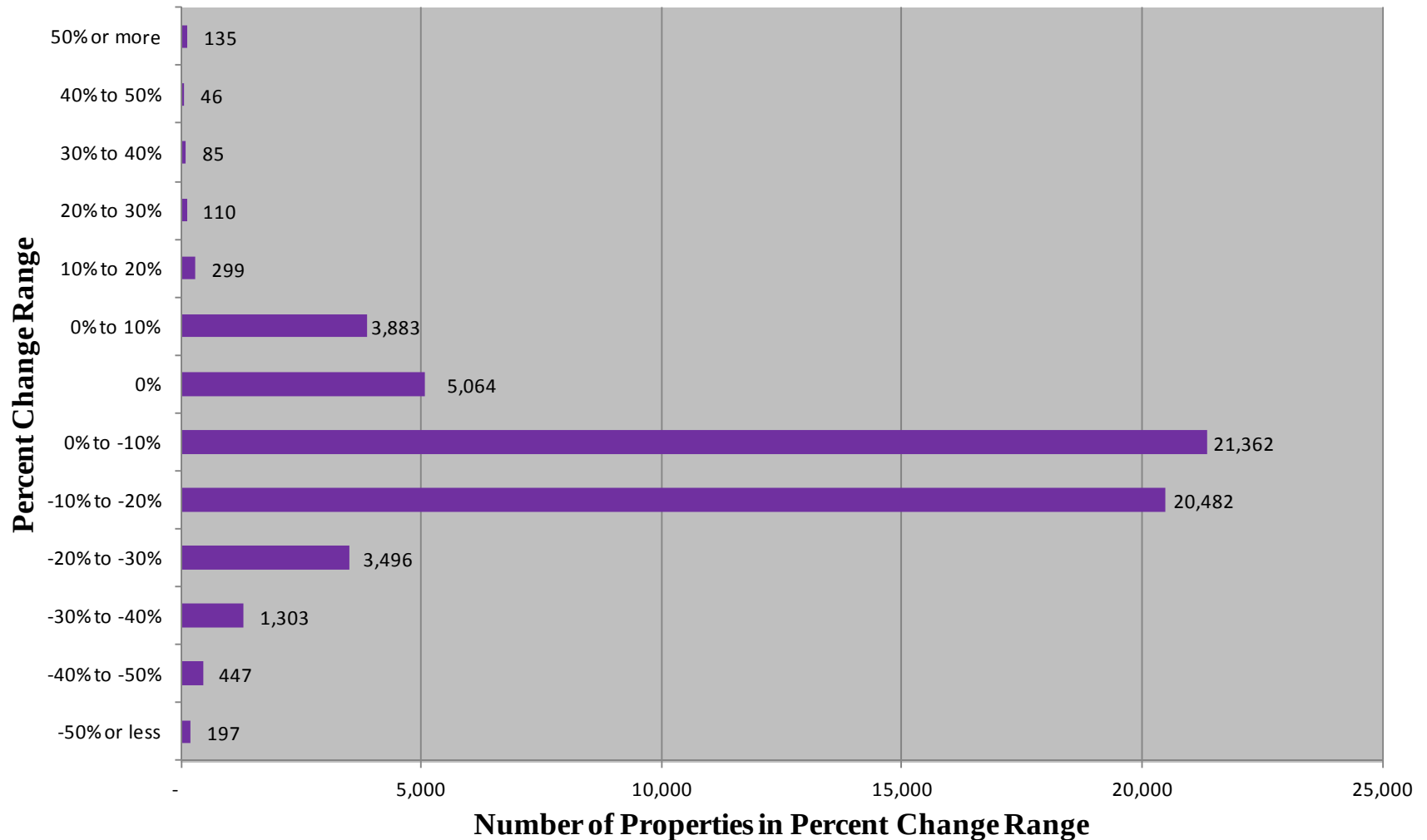
	2012 FD Distribution	Est. 2013 FD Distribution	Dollar Change	Percent Change
Ramsey County	\$41,808,517	\$44,295,029	\$2,486,512	5.9%
City of St. Paul	19,463,998	21,670,635	2,206,637	11.3%
St. Paul Schools	25,563,695	27,184,585	1,620,890	6.3%

Comparison of Ramsey County Estimated & Taxable Market Values 1999 to Estimated 2013

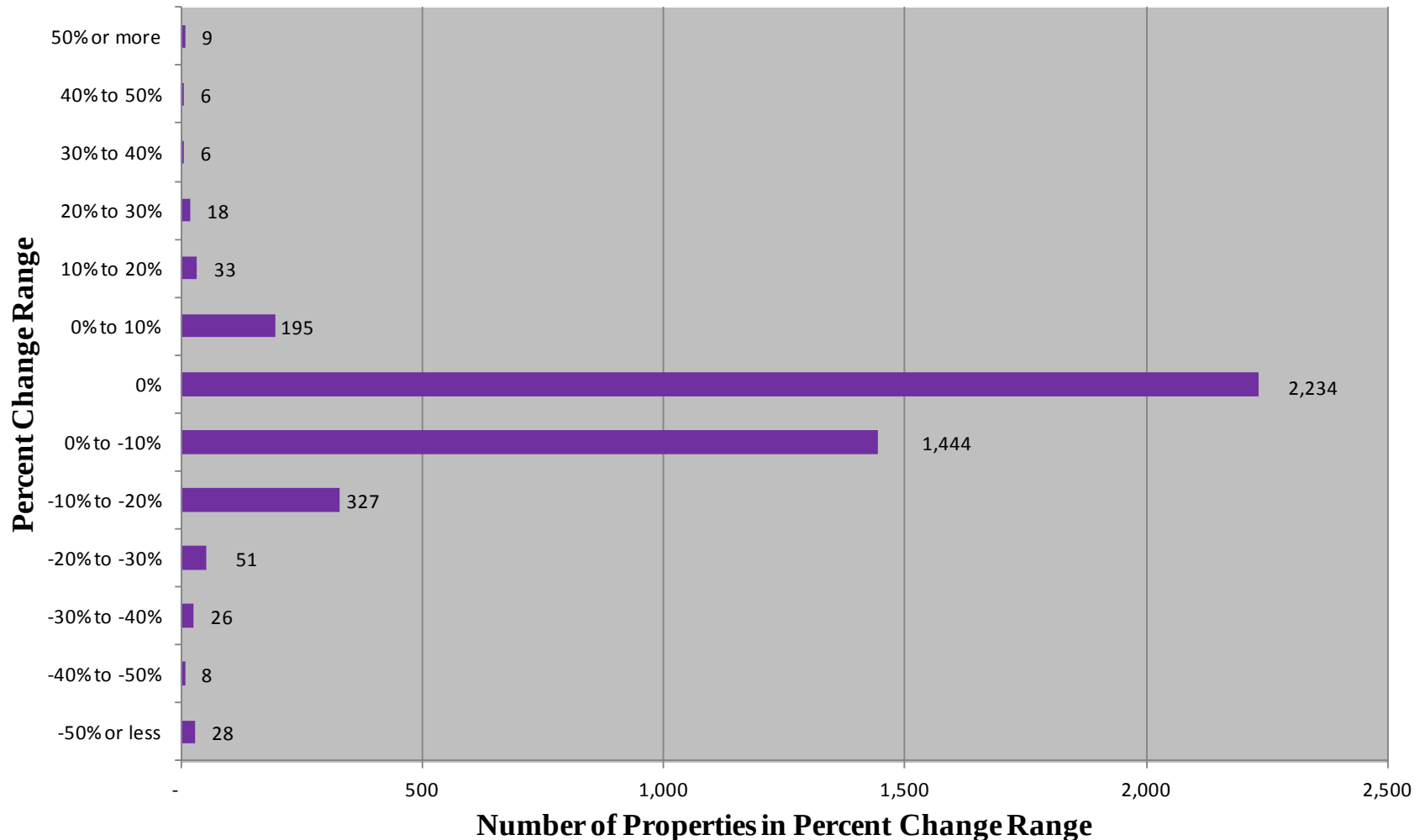


Prepared by: Ramsey County, Property Records & Revenue
Property Tax Services (CAS) 7/20/2012

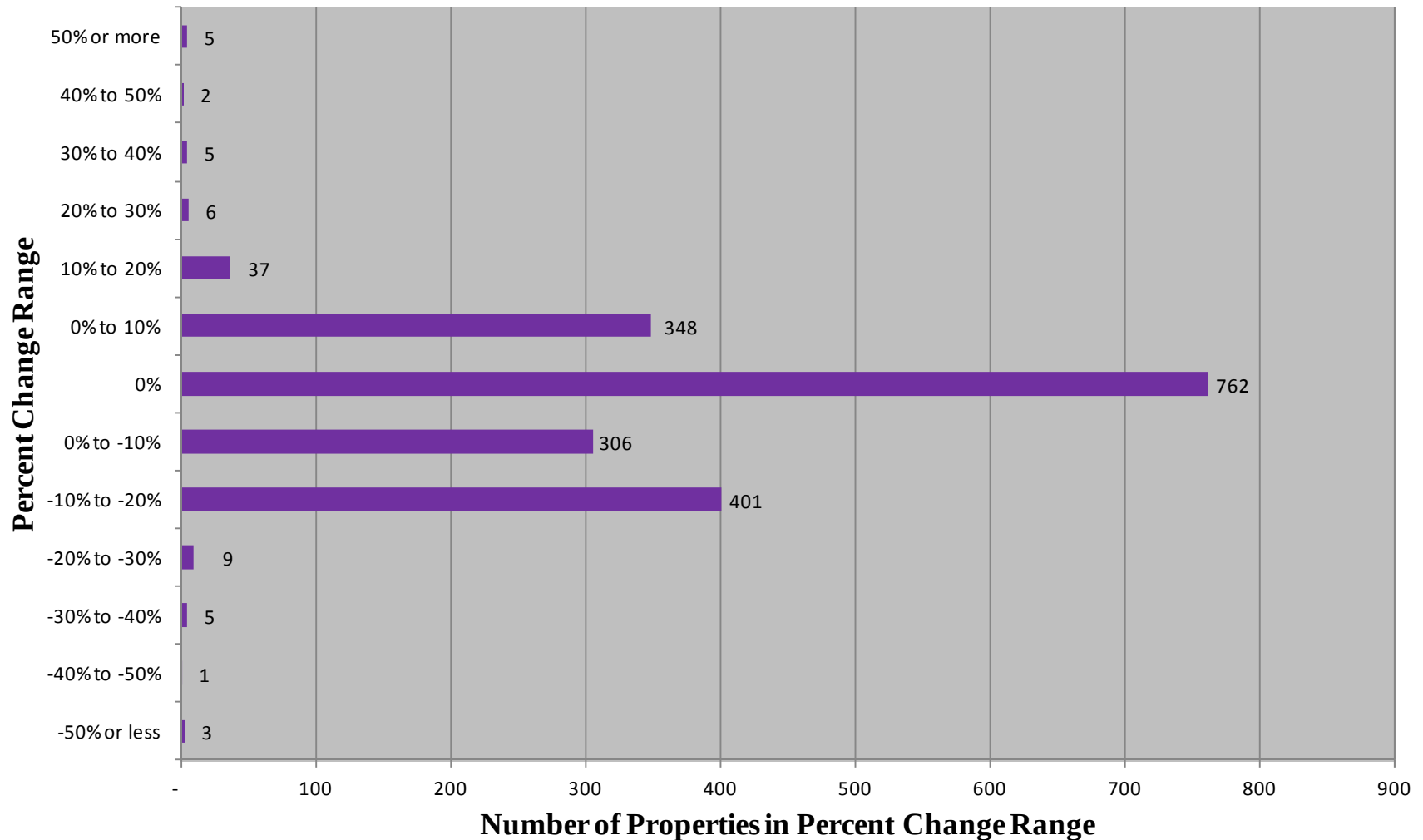
**Percentage Change in Estimated Market Value By Range of Change from
Payable 2012 to Payable 2013
Single Family Homes in St Paul
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2012 to Payable 2013
Commercial/Industrial/Utility Properties in St Paul
Without Added Improvement Value**



**Percentage Change in Estimated Market Value By Range of Change from
Payable 2012 to Payable 2013
Apartment Properties in St Paul
Without Added Improvement Value**



Comparison of Changes in Value From 2012 to Estimated 2013 For the City of St. Paul By Type of Property

	% Change		
	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Residential	-7.5%	-8.5%	-8.5%
Commercial	-3.7%	-3.7%	-3.8%
Industrial, Utility & Railroad	-1.7%	-1.7%	-1.7%
Apartment	2.0%	2.0%	1.6%
Personal Property	0.4%	0.4%	0.3%
Total	-5.4%	-5.9%	-5.4%

Est Payable 2013 St. Paul Values

Total Estimated Market Value	\$ 18.4 Billion
Total Taxable Market Value	\$ 17.1 Billion
Difference	\$ 1.3 Billion

Factors Affecting Payable 2013 St. Paul Property Taxes

For a Median Value Single Family Home

of \$133,700 assuming an 10.4% Decrease in Estimated Market Value

And a 2.5% Increase to the City Levy

Factors	Amount	
Final Payable 2012 Total Tax (\$149,300 Home)	\$ 2,144	
Gain of Fiscal Disparities	\$ (37)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	(22)	
Other Shifts	(153)	
Total Decrease Due to Tax Shifts	\$ (212)	
County Levy	\$ 14	\$ (55)
Regional Rail Levy	-	(5)
School District Levy	-	(66)
City Levy	16	(47)
Other Special Taxing Districts Levy	-	(9)
Total Increase Due To Changes in Levy	\$ 30	\$ (182)
Estimated Payable 2013 Total Tax (\$133,700 EMV Home; \$108,500 TMV)	\$ 1,962	Perc Change -8.5%

<u>Assumptions:</u>	2012 Levy	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	101,803,777	2,483,019	2.5%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Factors Affecting Payable 2013 St. Paul Property Taxes

For a Median Value Single Family Home

of \$133,700 assuming an 10.4% Decrease in Estimated Market Value

And a 5.0% Increase to the City Levy

Factors	Amount	
Final Payable 2012 Total Tax (\$149,300 Home)	\$ 2,144	
Gain of Fiscal Disparities	\$ (37)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	(22)	
Other Shifts	(153)	
Total Decrease Due to Tax Shifts	\$ (212)	
County Levy	\$ 14	\$ (55)
Regional Rail Levy	-	(5)
School District Levy	-	(66)
City Levy	32	(31)
Other Special Taxing Districts Levy	-	(9)
Total Increase Due To Changes in Levy	\$ 46	\$ (166)
Estimated Payable 2013 Total Tax (\$133,700 EMV Home; \$108,500 TMV)	\$ 1,978	Perc Change -7.7%

<u>Assumptions:</u>	2012 Levy	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	104,286,796	4,966,038	5.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Factors Affecting Payable 2013 St. Paul Property Taxes

For a Median Value Single Family Home

of \$133,700 assuming an 10.4% Decrease in Estimated Market Value

And a 7.5% Increase to the City Levy

Factors	Amount	
Final Payable 2012 Total Tax (\$149,300 Home)	\$ 2,144	
Gain of Fiscal Disparities	\$ (37)	Change that will appear on Proposed Notice
Change in Homestead Exclusion Benefit	(22)	
Other Shifts	(153)	
Total Decrease Due to Tax Shifts	\$ (212)	
County Levy	\$ 14	\$ (55)
Regional Rail Levy	-	(5)
School District Levy	-	(66)
City Levy	48	(15)
Other Special Taxing Districts Levy	-	(9)
Total Increase Due To Changes in Levy	\$ 62	\$ (150)
Estimated Payable 2013 Total Tax (\$133,700 EMV Home; \$108,500 TMV)	\$ 1,994	Perc Change -7.0%

<u>Assumptions:</u>	2012 Levy	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	106,769,815	7,449,057	7.5%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Estimated Property Tax Impact on Selected St. Paul Homes

Assuming No Change in City Tax Levy

	Payable 2011 Tax Year	% Change '10 to '11	Payable 2012 Tax Year	% Change '11 to '12
Property: 204 Granite Street				
Estimated Market Value:	\$66,800	-36.2%	\$66,800	0.0%
Taxable Market Value:	\$66,800	-36.2%	\$40,100	-40.0%
Total Net Tax	\$724	-36.2%	\$714	-1.4%

Property: 1971 Hawthorne				
Estimated Market Value:	\$123,200	-6.0%	\$119,900	-2.7%
Taxable Market Value:	\$123,200	-6.0%	\$93,500	-24.1%
Total Net Tax	\$1,584	3.3%	\$1,626	2.7%

Property: 1361 Highland				
Estimated Market Value:	\$271,700	-5.0%	\$258,100	-5.0%
Taxable Market Value:	\$271,700	-5.0%	\$244,100	-10.2%
Total Net Tax	\$3,906	4.4%	\$4,123	5.6%

Property: 2194 Princeton				
Estimated Market Value:	\$464,100	-3.5%	\$450,000	-3.0%
Taxable Market Value:	\$464,100	-3.5%	\$450,000	-3.0%
Total Net Tax	\$6,890	6.2%	\$7,562	9.8%

Property: 768 Summit				
Estimated Market Value:	\$857,600	-1.0%	\$843,700	-1.6%
Taxable Market Value:	\$857,600	-1.0%	\$843,700	-1.6%
Total Net Tax	\$13,929	9.0%	\$15,493	11.2%

Estimated Payable 2013 Tax Year	Dollar Change '12 to Est '13	% Change '12 to Est '13
\$52,700	-\$14,100	-21.1%
\$31,600	-\$8,500	-21.2%
\$588	-\$126	-17.6%

\$101,900	-\$18,000	-15.0%
\$73,800	-\$19,700	-21.1%
\$1,354	-\$272	-16.7%

\$245,200	-\$12,900	-5.0%
\$230,000	-\$14,100	-5.8%
\$4,065	-\$58	-1.4%

\$427,500	-\$22,500	-5.0%
\$427,500	-\$22,500	-5.0%
\$7,511	-\$51	-0.7%

\$801,500	-\$42,200	-5.0%
\$801,500	-\$42,200	-5.0%
\$15,288	-\$205	-1.3%

Assumptions:	2012	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	99,320,758	-	0.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

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

	Payable 2011 Tax Year	% Change '10 to '11	Payable 2012 Tax Year	% Change '11 to '12	Estimated Payable 2013 Tax Year	Dollar Change '12 to Est '13	% Change '12 to Est '13
Property: Mama's Pizza, Rice Street							
Estimated Market Value:	\$189,400	-15.0%	\$189,400	0.0%	\$176,400	-\$13,000	-6.9%
Taxable Market Value:	\$189,400	-15.0%	\$189,400	0.0%	\$176,400	-\$13,000	-6.9%
Total Net Tax	\$4,120	-7.4%	\$4,583	11.2%	\$4,468	-\$115	-2.5%
Property: St. Patrick's Guild, Randolph Ave.							
Estimated Market Value:	\$376,000	-21.7%	\$357,200	-5.0%	\$357,200	\$0	0.0%
Taxable Market Value:	\$376,000	-21.7%	\$357,200	-5.0%	\$357,200	\$0	0.0%
Total Net Tax	\$12,823	-17.0%	\$13,360	4.2%	\$13,983	\$623	4.7%
Property: Hoa Bien Restaurant, University							
Estimated Market Value:	\$1,607,600	-5.0%	\$1,446,800	-10.0%	\$1,374,500	-\$72,300	-5.0%
Taxable Market Value:	\$1,607,600	-5.0%	\$1,446,800	-10.0%	\$1,374,500	-\$72,300	-5.0%
Total Net Tax	\$59,278	2.8%	\$58,699	-1.0%	\$58,290	-\$409	-0.7%
Property: US Bank Place, 5th St							
Estimated Market Value:	\$20,000,000	-23.1%	\$20,000,000	0.0%	\$19,100,000	-\$900,000	-4.5%
Taxable Market Value:	\$20,000,000	-23.1%	\$20,000,000	0.0%	\$19,100,000	-\$900,000	-4.5%
Total Net Tax	\$753,024	-16.7%	\$830,725	10.3%	\$830,304	-\$421	-0.1%

Assumptions:	2012	Proposed 2013 Levy	Levy Change	% Change
County Levy	\$ 271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	99,320,758	-	0.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming No Change in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2012 to 2013

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/11 2012	01/02/12 2013	% Change From '12 - '13
Planning District			
1. Sunray/Battlecreek/Highwood	\$138,850	\$125,200	-9.8%
2. Greater East Side	118,600	105,000	-11.5%
3. West Side	140,200	124,100	-11.5%
4. Dayton's Bluff	101,400	82,900	-18.2%
5. Payne/Phalen	106,700	98,900	-7.3%
6. North End	109,600	90,000	-17.9%
7. Thomas Dale	90,800	72,700	-19.9%
8. Summit/University	167,400	159,400	-4.8%
9. West Seventh	146,750	133,300	-9.2%
10. Como	193,350	168,600	-12.8%
11. Hamline/Midway	155,800	137,000	-12.1%
12. St. Anthony Park	234,300	231,500	-1.2%
13. Merriam Park/Snelling/Lexington/Hamline	242,850	228,000	-6.1%
14. Macalester/Groveland	251,000	245,000	-2.4%
15. Highland	250,050	240,800	-3.7%
16. Summit Hill	331,400	290,100	-12.5%
17. Downtown	129,800	115,800	-10.8%

Final Payable 2012 Rate	Final Payable 2013 Rate	Estimated	
153.079%	159.964%		
0.14951%	0.15732%		
P2012 Final Taxes	P2013 Estimated Taxes	\$ Change From '12 - '13	% Change From '12 - '13
\$1,954	\$1,774	-\$180	-9.2%
1,586	1,392	-194	-12.2%
1,979	1,753	-226	-11.4%
1,274	973	-301	-23.6%
1,370	1,277	-93	-6.8%
1,422	1,109	-313	-22.0%
1,080	806	-274	-25.4%
2,473	2,422	-51	-2.1%
2,098	1,929	-169	-8.1%
2,945	2,596	-349	-11.9%
2,263	1,998	-265	-11.7%
3,689	3,787	98	2.7%
3,846	3,721	-125	-3.3%
3,994	4,042	48	1.2%
3,976	3,962	-14	-0.4%
5,455	4,897	-558	-10.2%
1,789	1,597	-192	-10.7%

*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:	2012 Levy	2013 Levy	Levy Change	% Change
County Levy	\$271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	99,320,758	-	0.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming a 2.5% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2012 to 2013

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/11 2012	01/02/12 2013	% Change From '12 - '13
Planning District			
1. Sunray/Battlecreek/Highwood	\$138,850	\$125,200	-9.8%
2. Greater East Side	118,600	105,000	-11.5%
3. West Side	140,200	124,100	-11.5%
4. Dayton's Bluff	101,400	82,900	-18.2%
5. Payne/Phalen	106,700	98,900	-7.3%
6. North End	109,600	90,000	-17.9%
7. Thomas Dale	90,800	72,700	-19.9%
8. Summit/University	167,400	159,400	-4.8%
9. West Seventh	146,750	133,300	-9.2%
10. Como	193,350	168,600	-12.8%
11. Hamline/Midway	155,800	137,000	-12.1%
12. St. Anthony Park	234,300	231,500	-1.2%
13. Merriam Park/Snelling/Lexington/Hamline	242,850	228,000	-6.1%
14. Macalester/Groveland	251,000	245,000	-2.4%
15. Highland	250,050	240,800	-3.7%
16. Summit Hill	331,400	290,100	-12.5%
17. Downtown	129,800	115,800	-10.8%

Final Payable 2012 Rate	Final Payable 2013 Rate	Estimated	
153.079%	161.437%		
0.14951%	0.15732%		
P2012 Final Taxes	P2013 Estimated Taxes	\$ Change From '12 - '13	% Change From '12 - '13
\$1,954	\$1,789	-\$165	-8.4%
1,586	1,403	-183	-11.5%
1,979	1,768	-211	-10.7%
1,274	981	-293	-23.0%
1,370	1,288	-82	-6.0%
1,422	1,118	-304	-21.4%
1,080	813	-267	-24.7%
2,473	2,442	-31	-1.3%
2,098	1,944	-154	-7.3%
2,945	2,617	-328	-11.1%
2,263	2,015	-248	-11.0%
3,689	3,819	130	3.5%
3,846	3,752	-94	-2.4%
3,994	4,076	82	2.1%
3,976	3,996	20	0.5%
5,455	4,938	-517	-9.5%
1,789	1,610	-179	-10.0%

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

Assumptions:	2012 Levy	2013 Levy	Levy Change	% Change
County Levy	\$271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	101,803,777	2,483,019	2.5%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming a 5% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2012 to 2013

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/11 2012	01/02/12 2013	% Change From '12 - '13
Planning District			
1. Sunray/Battlecreek/Highwood	\$138,850	\$125,200	-9.8%
2. Greater East Side	118,600	105,000	-11.5%
3. West Side	140,200	124,100	-11.5%
4. Dayton's Bluff	101,400	82,900	-18.2%
5. Payne/Phalen	106,700	98,900	-7.3%
6. North End	109,600	90,000	-17.9%
7. Thomas Dale	90,800	72,700	-19.9%
8. Summit/University	167,400	159,400	-4.8%
9. West Seventh	146,750	133,300	-9.2%
10. Como	193,350	168,600	-12.8%
11. Hamline/Midway	155,800	137,000	-12.1%
12. St. Anthony Park	234,300	231,500	-1.2%
13. Merriam Park/Snelling/Lexington/Hamline	242,850	228,000	-6.1%
14. Macalester/Groveland	251,000	245,000	-2.4%
15. Highland	250,050	240,800	-3.7%
16. Summit Hill	331,400	290,100	-12.5%
17. Downtown	129,800	115,800	-10.8%

Final Payable 2012 Rate	Final Payable 2013 Rate	Estimated	
153.079%	162.910%		
0.14951%	0.15732%		
P2012 Final Taxes	P2013 Estimated Taxes	\$ Change From '12 - '13	% Change From '12 - '13
\$1,954	\$1,803	-\$151	-7.7%
1,586	1,415	-171	-10.8%
1,979	1,782	-197	-10.0%
1,274	989	-285	-22.4%
1,370	1,298	-72	-5.3%
1,422	1,127	-295	-20.7%
1,080	819	-261	-24.2%
2,473	2,462	-11	-0.4%
2,098	1,960	-138	-6.6%
2,945	2,639	-306	-10.4%
2,263	2,031	-232	-10.3%
3,689	3,850	161	4.4%
3,846	3,783	-63	-1.6%
3,994	4,110	116	2.9%
3,976	4,029	53	1.3%
5,455	4,979	-476	-8.7%
1,789	1,623	-166	-9.3%

*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:	2012 Levy	2013 Levy	Levy Change	% Change
County Levy	\$271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	104,286,796	4,966,038	5.0%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Assuming a 7.5% Increase in City Levy

Median Estimated Market Value of Residential Property By St. Paul Planning District Taxes Payable Year 2012 to 2013

Values as of: For Taxes Payable In:	Median Estimated Home Market Values		
	01/02/11 2012	01/02/12 2013	% Change From '12 - '13
Planning District			
1. Sunray/Battlecreek/Highwood	\$138,850	\$125,200	-9.8%
2. Greater East Side	118,600	105,000	-11.5%
3. West Side	140,200	124,100	-11.5%
4. Dayton's Bluff	101,400	82,900	-18.2%
5. Payne/Phalen	106,700	98,900	-7.3%
6. North End	109,600	90,000	-17.9%
7. Thomas Dale	90,800	72,700	-19.9%
8. Summit/University	167,400	159,400	-4.8%
9. West Seventh	146,750	133,300	-9.2%
10. Como	193,350	168,600	-12.8%
11. Hamline/Midway	155,800	137,000	-12.1%
12. St. Anthony Park	234,300	231,500	-1.2%
13. Merriam Park/Snelling/Lexington/Hamline	242,850	228,000	-6.1%
14. Macalester/Groveland	251,000	245,000	-2.4%
15. Highland	250,050	240,800	-3.7%
16. Summit Hill	331,400	290,100	-12.5%
17. Downtown	129,800	115,800	-10.8%

Final Payable 2012 Rate	Final Payable 2013 Rate	Estimated	
153.079%	164.383%		
0.14951%	0.15732%		
P2012 Final Taxes	P2013 Estimated Taxes	\$ Change From '12 - '13	% Change From '12 - '13
\$1,954	\$1,818	-\$136	-7.0%
1,586	1,426	-160	-10.1%
1,979	1,797	-182	-9.2%
1,274	997	-277	-21.7%
1,370	1,308	-62	-4.5%
1,422	1,136	-286	-20.1%
1,080	825	-255	-23.6%
2,473	2,482	9	0.4%
2,098	1,976	-122	-5.8%
2,945	2,660	-285	-9.7%
2,263	2,048	-215	-9.5%
3,689	3,882	193	5.2%
3,846	3,814	-32	-0.8%
3,994	4,144	150	3.8%
3,976	4,062	86	2.2%
5,455	5,020	-435	-8.0%
1,789	1,636	-153	-8.6%

*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:	2012 Levy	2013 Levy	Levy Change	% Change
County Levy	\$271,794,856	\$ 276,538,351	\$ 4,743,495	1.7%
City Levy	99,320,758	106,769,815	7,449,057	7.5%
ISD 625 Levy	126,072,576	126,072,576	-	0.0%
Regional Rail Authority Levy	19,938,811	19,938,811	-	0.0%
St. Paul HRA	3,178,148	3,178,148	-	0.0%

Ramsey County Tax Court Petitions Filed

