

**TAXPAYER'S COPY**

KEEP FOR YOUR OWN RECORDS

PROPERTY ID NO./PIN

33 29 23 42 0120 1

**STATEMENT OF PROPERTY TAX**

PAYABLE IN 1997

RAMSEY COUNTY, MN

625S  
H 01 ST. PAUL  
TOTAL TAX ON RENTAL  
PORTION OF PROPERTY  
1,214.72

**PROPERTY ADDRESS/ABBREVIATED TAX DESCRIPTION**

374 WHEELER ST N  
LOVERING'S ADDITION TO  
S 65 FT OF LOTS 14 AND  
LOT 15 BLK 2

**SPECIAL ASSESSMENTS/SERVICE CHARGES**

STR MAINT 0032 273.00  
ST SWR CHG 0080 83.00  
WASTE MGT 0097 84.08  
CITY RECY 9996 52.00

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

Property Class(es)	1995 PAYABLE 1996	1996 PAYABLE 1997
APARTMENT		RES-H / APT
Improve. Excluded		
New Improvements		
Est Market Value	82,400	82,400
Tax Market Value	82,400	82,400
		1,619.62
	.00	
<b>Your Property Tax And How It Is Reduced By The State</b>		
3. Your property tax before reduction by state-paid aids and credits	8,708.00	4,698.50
4. Aid paid by the state of Minnesota to reduce your property tax	4,418.42	1,807.62
5. Credits paid by the state of Minnesota to reduce your property tax		
A. Homestead and Agricultural Credit	.00	1,271.26
B. St. Paul Rental Equity Project Credit Amount	.00	.00
6. Your property tax after reduction by state-paid aids and credits	4,289.58	1,619.62
<b>Where Your Property Tax Dollars Go</b>		
7. County	1,121.42	431.75
8. City or town	1,050.25	378.39
9. School district:		
A. Excess levy referenda tax	.00	.00
B. Remaining school tax	1,951.93	743.42
10. Special taxing districts		
A. Metropolitan special taxing districts	139.34	56.45
B. Other special taxing districts	26.64	9.61
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,289.58	1,619.62
13. Special assessments/service charges added to this property tax bill	678.12	492.08
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,967.70	2,111.70

- Use this amount on Form M-1PR to see if you're eligible for a property tax refund File by August 15. If box is checked, you owe delinquent taxes and are not eligible.
- Use this amount for the special property tax refund on schedule 1 of Form M-1PR.

**Your Property Tax And How It Is Reduced By The State**

- Your property tax before reduction by state-paid aids and credits
- Aid paid by the state of Minnesota to reduce your property tax
- Credits paid by the state of Minnesota to reduce your property tax
  - Homestead and Agricultural Credit
  - St. Paul Rental Equity Project Credit Amount
- Your property tax after reduction by state-paid aids and credits

**Where Your Property Tax Dollars Go**

- County
- City or town
- School district:
  - Excess levy referenda tax
  - Remaining school tax
- Special taxing districts
  - Metropolitan special taxing districts
  - Other special taxing districts
  - 
  -
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special assessments/service charges added to this property tax bill
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

DETACH HERE AND RETURN THIS PORTION WITH PAYMENT

**REAL ESTATE 2nd HALF STUB - 1997**

01 H

374 WHEELER ST N

JOHN BIRAWER  
LYNDA M RHODES

CHECK BOX IF MAILING ADDRESS CHANGE HAS BEEN MADE ON BACK  
MAKE CHECKS PAYABLE TO: RAMSEY COUNTY  
MAIL TO: 50 W. KELLOGG BLVD. SUITE 820 ST. PAUL, MN 55102-1696

YOUR CANCELLED CHECK  
IS YOUR RECEIPT

SECOND 1/2 TAX 1,055.85

TO AVOID PENALTY PAY ON OR  
BEFORE OCTOBER 15, 1997

FOR OFFICE USE ONLY

PENALTY: \_\_\_\_\_

TOTAL: \_\_\_\_\_

PROPERTY ID NO./PIN

33 29 23 42 0120 1

026 0073 3329234201200 00001055854 8

DETACH HERE AND RETURN THIS PORTION WITH PAYMENT

**REAL ESTATE 1st HALF STUB - 1997**

01 H

374 WHEELER ST N

JOHN BIRAWER  
LYNDA M RHODES

CHECK BOX IF MAILING ADDRESS CHANGE HAS BEEN MADE ON BACK  
MAKE CHECKS PAYABLE TO: RAMSEY COUNTY  
MAIL TO: 50 W. KELLOGG BLVD. SUITE 820 ST. PAUL, MN 55102-1696

YOUR CANCELLED CHECK  
IS YOUR RECEIPT

FIRST 1/2 TAX 1,055.85

TO AVOID PENALTY PAY ON OR  
BEFORE MAY 15, 1997

PROPERTY ID NO./PIN

33 29 23 42 0120 1

**SCHEDULE OF PENALTIES FOR LATE PAYMENT OF PROPERTY TAX**

If your tax is \$50.00 or less, it must be paid in full by the first installment date to avoid penalty.

If you pay your first half and second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. This table shows the penalty rates.

Property Type	1997										1998
	May 16	June 1	July 1	Aug 1	Sept 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2
<b>Homestead:</b>											
1st Half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd Half							2%	6%	6%	8%	10%
Both Unpaid							5%	7%	7%	8%	10%
<b>Non-Homestead/Personal Property on Leased Government Property:</b>											
1st Half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd Half							4%	8%	8%	12%	14%
Both Unpaid							8%	10%	10%	12%	14%
<b>Personal Property:</b>	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%

**DUE DATES FOR REAL ESTATE & PERSONAL PROPERTY:** First half payment is due on, or before May 15, 1997  
 All payments must be postmarked on, or before the due date. Second half payment is due on, or before October 15, 1997

Property Type	1997										1998
	May 16	June 1	July 1	Aug 1	Sept 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2
<b>Mobile Home:</b>											
1st Half					8%	8%	8%	8%	8%	8%	8%
2nd Half									8%	8%	8%

**DUE DATES FOR MOBILE HOME PROPERTY:** First half payment is due on, or before August 31, 1997  
 All payments must be postmarked on, or before the due date. Second half payment is due on, or before November 15, 1997

**The State of Minnesota does not receive any Property Tax Revenues.**

**The State of Minnesota reduces your property tax by paying credits and reimbursements to local units of government.**

**Important:** On the property described hereon, check your statements to see that all your property is included (we are not responsible for any parcel omitted). This document is not valid as a receipt of payment of your property taxes until your check has cleared the bank.

**Payment:** Payment must be in U.S. dollars by money order or check from a U.S. bank or U.S. branch. Check must have bank's coded transit number along the bottom edge. Payments not meeting these requirements cannot be accepted since substantial collection fees will be charged by the banks involved.

**MAIL PAYMENT TO:** Ramsey County  
 50 Kellogg Blvd W, Suite 820  
 St Paul MN 55102-1696

**GENERAL INFORMATION LINE: 612-266-2000**  
 Monday through Friday, 8:00-4:30 P.M.

**MAILING ADDRESS CORRECTION ONLY**

*New Address:* (This form is for mailing address correction only).

Street Address

City  State

ZIP Code  -  If there has been a name change or an ownership change on the property, documentation is required. Please call (612) 266-2002 for further information.

**MAILING ADDRESS CORRECTION ONLY**

*New Address:* (This form is for mailing address correction only).

Street Address

City  State

ZIP Code  -  If there has been a name change or an ownership change on the property, documentation is required. Please call (612) 266-2002 for further information.



# Your Proposed Property Tax for 1998

**This is Not a Bill • Do Not Pay**

The amount of property tax shown below is being **proposed** by your city or township, school district, county, and metropolitan special taxing districts.

**PIN:** 33-29-23-42-0120

**Property:** 374 WHEELER ST N For

**Owner(s):**

JOHN BIRAWER  
 LYNDA M RHODES  
 374 WHEELER ST N  
 ST PAUL MN 55104-3626

**Taxable Market Value for 1997 Taxes:** \$82,400  
**Taxable Market Value for 1998 Taxes:** \$80,000  
**Property Classification:** RES-H /APT

The market values above are final and are not a subject for the upcoming budget hearings. They were discussed with the County Assessor or reviewed at the County Board of Equalization hearings held earlier this year. The final taxable market values may reflect a reduction under the limited market value law. If this property is a qualifying homestead, the final taxable market value for 1998 taxes may exclude improvements you made to the property.

## Effect of Proposed Local Budgets on Your Property Taxes

The table below shows the effect on your property taxes of:

- local government budget and spending decisions
- the state determined school levy
- your property's change in market value

Column (1) below shows your actual 1997 property taxes.

Column (2) below shows the amount of increase/decrease in tax due to local government spending changes.

Column (3) below shows the amount of increase/decrease in tax due to changes in your property's market value, changes in state aid, and other miscellaneous factors.

Column (4) below shows what your 1998 property taxes will be if your local jurisdictions approve the property tax amounts they are now considering (the state determined school levy has already been set). Any upcoming referendums, legal judgements, natural disasters, and any special assessments could result in increasing these amounts.

The amounts shown below for other special taxing districts - such as watershed districts - are the totals for all other special taxing districts in which your property is located. No meeting is required for these districts.

Your county commissioners, school board, city council (if you live in a city over 500 population), and metropolitan special taxing districts will soon decide on the amount of your property taxes for 1998. They will hold public meetings to discuss their 1998 budgets. (The school board will discuss its budget for the current school year.) **You are invited to attend these meetings to express your opinion. The meeting places and times are listed on the bottom of the page.**

		(1) 1997 Property Tax		(2) Increase/Decrease Due to Spending		(3) Increase/Decrease Due to Other Factors		(4) Proposed 1998 Property Tax
COUNTY OF RAMSEY	\$	431.75	\$	16.32	\$	-65.61	\$	382.46
CITY OF ST. PAUL		378.39		5.73		-55.53		328.59
SCHOOL DISTRICT 625								
STATE DETERMINED LEVY:		419.86		.00		-188.82		231.04
VOTER APPROVED LEVIES:		.00		.00		.00		.00
OTHER LOCAL LEVIES:		323.56		-35.30		-68.88		219.38
METRO. SPEC. TAX DISTS.:		56.45		5.49		-12.18		49.76
OTHER SPEC. TAXING DISTS.:		9.61		.10		-1.22		8.49
TAX INCREMENT TAX:				.00		.00		
FISCAL DISPARITY TAX:				.00		.00		
<b>Total</b>	\$	1,619.62	\$	-7.66	\$	-392.24	\$	1,219.72
<b>Percent change (proposed 1998 total tax over 1997 total tax)</b>				-24.7%				

*This is your 1998 Service Charge for street and/or alley maintenance by the Department of Public Works. On October 7 the City Council approved the rates below. Your charge is listed on the front of this card. This charge will appear on your property tax statement payable in 1999 (without penalty or interest) unless you prefer to pay it directly to us before November 16, 1998. If so, tear off the corner and mail it with your check for the total amount (payable to City of Saint Paul) to:*



**CITY OF SAINT PAUL**  
**15 KELLOGG BLVD W RM 140**  
**SAINT PAUL MN 55102-1613**

**1998 Maintenance Charges**

Class 1 Downtown Streets	\$3.53	Class 4 All Oiled and Paved Alleys	
		Commercial Property	\$0.86
		Residential Property	\$0.57
Class 2 Outlying Commercial/Arterial Sts.		Class 5 Unimproved Streets	
Commercial Property	\$2.43	Commercial Property	\$0.66
Residential Property	\$1.10	Residential Property	\$0.44
Class 3 All Residential Streets		Class 6 Unimproved Alleys	
Commercial Property	\$1.76	Commercial Property	\$0.34
Residential Property	\$1.10	Residential Property	\$0.23

*This is your 1997 Service Charge for street and/or alley maintenance by the Department of Public Works. On October 8 the City Council approved the rates below. Your charge is listed on the front of this card. This charge will appear on your property tax statement payable in 1998 (without penalty or interest) unless you prefer to pay it directly to us before November 14, 1997. If so, tear off the corner and mail it with your check for the total amount (payable to City of Saint Paul) to:*



**CITY OF SAINT PAUL**  
**15 KELLOGG BLVD W RM 140**  
**SAINT PAUL MN 55102-1613**

**1997 Maintenance Charges**

Class 1 Downtown Streets	\$3.53	Class 4 All Oiled and Paved Alleys	
		Commercial Property	\$0.86
		Residential Property	\$0.57
Class 2 Outlying Commercial/Arterial Sts.		Class 5 Unimproved Streets	
Commercial Property	\$2.43	Commercial Property	\$0.66
Residential Property	\$1.10	Residential Property	\$0.44
Class 3 All Residential Streets		Class 6 Unimproved Alleys	
Commercial Property	\$1.76	Commercial Property	\$0.34
Residential Property	\$1.10	Residential Property	\$0.23

**STATE COPY**

Enclose this copy with Form M-1PR when filing for refund from MN Dept of Revenue

STATEMENT OF PROPERTY TAX PAYABLE IN **2002** RAMSEY COUNTY, MN

2001

2002

New Improvements

Class	RES. HSTD/APT	RES. NON-HSTD/
Relative Ind		
Est Mkt Value	95,500	124,000
Tax Mkt Value	95,100	118,500

Line 1		228.00
Line 2	271.80	

IF THIS BOX IS CHECKED YOU OWE DELINQUENT TAX

PROPERTY ID NO./PIN

33.29.23.42.0120

TAXPAYER

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

707 0625 0000000

**TAXPAYER'S COPY**

KEEP FOR YOUR OWN RECORDS

PROPERTY ID NO./PIN

33.29.23.42.0120

0 8900

STATEMENT OF PROPERTY TAX  
PAYABLE IN 2002  
RAMSEY COUNTY, MN  
651-266-2000  
PropertyTaxInfo@co.ramsey.mn.us  
0625 707 0000000

ST PAUL

PROPERTY ADDRESS/ABBREVIATED TAX DESCRIPTION

374 WHEELER ST N  
LOVERING'S ADDITION TO, UNION P  
S 65 FT OF LOTS 14 AND  
LOT 15 BLK 2

SPECIAL ASSESSMENTS/SERVICE CHARGES

STR MAINT	01000032	245.00
ST SWR CHG	01000080	86.00
RECYCLE	01009996	56.00
WASTE MGMT	75000097	132.32

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

Property Class(es)	2000 PAYABLE 2001 RES. HSTD/APT	2001 PAYABLE 2002 RES. NON-HSTD/
Excluded Improve New Improvements Est Market Value Tax Market Value	95,500 95,100	124,000 118,500
		228.00
	271.80	
	4,827.67	10,195.29
	3,086.07	7,688.61
	221.80	102.00
	<u>1,519.80</u>	<u>2,404.68</u>
		<del>934.70</del>
		<del>717.49</del>
		<del>.00</del>
	469.40	.00
	74.71	.58
	274.81	643.45
	73.93	67.21
	21.86	41.25
	.00	.00
	1,519.80	2,404.68
	534.20	519.32
	2,054.00	2,924.00

1. Use this amount on Form M-1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.

2. Use this amount for the special property tax refund on schedule 1 of Form M-1PR.

**Your Property Tax And How It Is Reduced By The State**

- 3. Your property tax before reduction by state-paid aids and credits .....
- 4. Aid paid by the State of Minnesota to reduce your property tax .....
- 5. Credits paid by the State of Minnesota to reduce your property tax
  - A. Homestead and agricultural credits .....
- 6. Your property tax after reduction by state-paid aids and credits .....

**Where Your Property Tax Dollars Go**

- 7. County .....
- 8. City or Town .....
- 9. State General Tax .....
- 10. School District
  - A. State mandated school levy (eliminated for 2002) .....
  - B. Voter approved levies .....
  - C. Other local levies .....
- 11. Special taxing districts
  - A. Metropolitan special taxing districts .....
  - B. Other special taxing districts .....
  - C. ....
  - D. ....
- 12. Non-school voter approved referenda levies .....
- 13. Total property tax before special assessments .....
- 14. Special assessments/service charges added to this property tax bill .....
- 15. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....

*You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.*

DETACH HERE AND RETURN THIS PORTION WITH PAYMENT

**REAL ESTATE 2nd HALF STUB - 2002**

ST PAUL

0

374 WHEELER ST N

JOHN BIRAWER  
LYNDA M RHODES

CHECK BOX IF MAILING ADDRESS CHANGE HAS BEEN MADE ON BACK

**MAKE CHECKS PAYABLE TO: RAMSEY COUNTY**  
**MAIL TO: 50 W. KELLOGG BLVD. SUITE 820 ST. PAUL, MN 55102-1696**

SECOND  
1/2 TAX

1,462.00

YOUR CANCELLED CHECK  
IS YOUR RECEIPT

TO AVOID PENALTY PAY ON OR  
BEFORE OCTOBER 15, 2002

PROPERTY ID NO./PIN

33.29.23.42.0120

If box checked you owe delinquent taxes

PENALTY: \_\_\_\_\_

TOTAL: \_\_\_\_\_



Ramsey County  
Property Records and Revenue  
50 West Kellogg Blvd, Suite 800  
Saint Paul, MN 55102

Web: www.co.ramsey.mn.us  
Email: PropertyTaxInfo@co.ramsey.mn.us  
Phone: 651-266-2000

PROPERTY ADDRESS/ABBREVIATED TAX DESCRIPTION

374 WHEELER ST N  
LOVERING'S ADDITION TO, UNION P  
S 65 FT OF LOTS 14 AND  
LOT 15 BLK 2

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

33.29.23.42.0120

0151

**2005 Property Tax Statement**

For taxes Payable in 2004      For taxes Payable in 2005

	\$	344.62
\$	298.32	
9,660.76		12,550.43
6,748.44		8,549.01
180.00		178.80
2,732.32		3,822.62
1,023.79		1,485.13
10.26		15.37
733.76		1,013.16
.00		.00
101.35		133.98
736.35		984.11
78.20		109.82
48.61		81.05
.00		.00
.00		.00
2,732.32		3,822.62
563.68		591.38

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund.    
File by August 15. If box is checked, you owe delinquent taxes and are not eligible.
  2. Use this amount for the special property tax refund on schedule 1 of Form M1PR
- Your property tax and how it is reduced by the State of Minnesota**
3. Your property tax before reduction by state-paid aids and credits
  4. Aid paid by the State of Minnesota to reduce your property tax
  5. Homestead and Agricultural credits paid by the State of Minnesota to reduce your property tax
  6. Your property tax after reduction by state-paid aids and credits
- Where your property tax dollars go**
7. Ramsey County
    - a. Public Safety Radio System
  8. City or Town - ST PAUL
  9. State General Tax
  10. School District
    - a. Voter approved levies
    - b. Other local levies
  11. Special taxing districts
    - a. Metropolitan special taxing districts
    - b. Other special taxing districts
    - c. Tax increment
    - d. Fiscal disparity
  12. Non-school voter approved referenda levies
  13. Total property tax before special assessments
  14. Special assessments/service charges added to this property tax statement for taxes payable in 2005
 

a. ROW MAINT	01000032	526.42
b. RECYCLE	01009996	64.96
c.		
d.		
e.		
- Contamination Tax
15. Total Property Tax and Special Assessments

\$ 3,296.00 \$ 4,414.00

**2005 Valuation Notice for Taxes Payable in 2006**

The following section is your 2005 Valuation Notice which is the estimated market value of this property and the basis used for determining your property taxes payable in 2006. Prior year comparisons are shown for your convenience. **If you do not believe you could sell your property for the Estimated Market Value shown for January 2, 2005 / payable 2006 (line 17), you may appeal this proposed value by attending the Open Book meeting indicated below.** For tips on how to prepare for this meeting and other important appeal information see the back of this statement.

16. Assessment Date / Tax payable year	January 2, 2003 / payable 2004	January 2, 2004 / payable 2005	January 2, 2005 / payable 2006
17. Estimated Market Value	\$ 208,000	\$ 320,000	\$ 336,000
18. Limited Market Value		284,700	309,700
19. Value of New Improvements & Expired Exclusions			
20. Green Acres Value			
21. Plat Deferral			
22. This Old House Exclusion			
23. Taxable Market Value	188,900	284,700	309,700
24. Property Classification	APARTMENT APT HSTD UNIT	APARTMENT APT HSTD UNIT	APARTMENT APT HSTD UNIT

**Open Book/Preliminary Market Value Review Meeting**  
ROSEVILLE SKATING CENTER  
MARCH 28 AND 29, 2005  
10:00 AM TO 7:00 PM  
2661 CIVIC CENTER DRIVE  
NW CORNER LEXINGTON & CTY RD C  
ROSEVILLE, MN 55113



# City of Saint Paul Right-of-Way Maintenance Assessment INVOICE

**This is your 2009 bill for the City of Saint Paul Right-of-Way Maintenance Assessment.** The total amount owed for your property is listed at the top and bottom of this invoice. The rates approved by the City Council for 2009 are listed in the middle section below.

\*\*\*\*\*AUTO\*\*5-DIGIT 55104  
John Birawer  
Lynda M Rhodes  
374 Wheeler St N  
Saint Paul MN 55104-3626

50 64

PROPERTY: 374 WHEELER ST N  
ID NO: 332923420120  
FRONTAGE: 90, 65  
CLASS: 3C, 3C  
AMOUNT DUE: **\$878.85**



6

To calculate the assessment, multiply your property frontage by the appropriate rate. You may pay the assessment now, or wait to pay with your 2010 property taxes. To pay now, detach the bottom portion of this invoice and mail it with your payment in the enclosed self-addressed envelope. To pay in person, go to the OFS-Real Estate Division, 10<sup>th</sup> Floor City Hall Annex, 25 W. Fourth Street. You must pay by November 16, 2009 or the billed amount will appear on your 2010 property tax statement. If you pay with your property taxes, you will be charged interest of 5.5% on the amount due. Please call 651-266-8858 with any questions. Returned checks are subject to a \$30.00 fee.

### 2009 Right-of-Way Maintenance Assessment Rates (per front foot of benefited property)

Class 1-A Downtown Streets (Paved)	\$15.25	Class 4 All Oiled and Paved Alleys	
Class 1-B Downtown Streets (Brick)	\$18.46	Commercial Property	\$1.06
Class 2 Outlying Commercial/Arterial Streets		Residential Property	\$0.67
Commercial Property	\$7.68	Class 5 Unimproved Streets	
Residential Property	\$3.13	Commercial Property	\$2.82
Class 3 All Oiled/Paved Residential Streets		Residential Property	\$1.59
Commercial Property	\$5.67	Class 6 Unimproved Alleys	
Residential Property	\$2.94	Commercial Property	\$0.51
		Residential Property	\$0.34

CUT ALONG THE DOTTED LINE

(Return this portion with your payment - **DUE NOVEMBER 16, 2009**)

Make check payable to: **City of Saint Paul**

PROPERTY: **374 WHEELER ST N**

Mail to: **City of Saint Paul**  
**P.O. Box 64015**  
**Saint Paul, MN 55164-0015**

ID NO: **332923420120**

ACCOUNT NO: **090032**

*(Please use the self-addressed envelope)*

AMOUNT DUE: **\$878.85**

6

*Returned checks are subject to a \$30.00 fee*

(DO NOT WRITE BELOW THIS LINE - TO DO SO WILL DELAY YOUR PAYMENT PROCESSING)

33292342012009003200000878856



# City of Saint Paul Storm Sewer System Charge INVOICE

**This is your 2009 bill for the City of Saint Paul Storm Sewer System Charge.** This annual charge is used to repay bonds issued to finance the sewer separation program, to pay for operation and maintenance of the storm sewer system and to fund programs to improve the quality of storm water runoff as required in the City's federal storm water permit.

\*\*\*\*\*AUTO\*\*5-DIGIT 55104

John Birawer  
374 Wheeler St N  
Saint Paul MN 55104-3626

54 70

PROPERTY: 374 WHEELER ST N  
ID NO: 332923420120  
USE CLASS: F  
LAND AREA: 0.134298 Acre  
**AMOUNT DUE: \$117.19**



9

You may pay this charge now or wait and pay it with your 2010 property taxes. To pay now, tear off the bottom portion of this invoice and mail it with your payment in the enclosed self-addressed envelope. You may also pay in person at the City of Saint Paul Real Estate/Assessments office, 25 W. 4<sup>th</sup> St., 10th Flr. Payment is due October 2, 2009. Unpaid amounts will appear on your 2010 property tax statement. If you elect to pay with your property taxes, you will be charged an additional 5.5 % of the total amount due. Returned checks are subject to a \$30.00 returned item fee.

The 2009 rates approved by the City Council are listed in the chart below. These rates reflect a 12 % increase from 2008. Properties not in the "C" or "D" Use Class may seek review of this charge by filing a written request with the Public Works Sewer Utility Manager, 700 City Hall Annex, 25 W. 4<sup>th</sup> St., Saint Paul, MN 55102, within 30 days of this mailing. If you have any questions about the charge, call 651-266-8858.

### 2009 Storm Sewer System Charge Rates

Use Class	Property Use	Rate
A	Cemeteries, golf courses, parks, unimproved vacant land, and one- and two-family residential land in excess of 1/3 acre	\$ 119.11 per acre
B	Railroad Land	\$ 451.81 per acre
C	Residential, one- and two-family homes (less than 1/3 acre)	\$ 72.21 per parcel
D	Condominiums and town homes	\$ 47.90 per unit
E	Schools and community centers	\$ 653.80 per acre
F	Multiple dwellings; religious buildings; government buildings	\$ 872.58 per acre
G	Commercial and industrial land; parking lots	\$1,175.52 per acre



-CUT ALONG THE DOTTED LINE-



**(Return this bottom portion with your payment - DUE OCTOBER 2, 2009)**

Make check payable to: **City of Saint Paul**

PROPERTY: **374 WHEELER ST N**

Mail to: **City of Saint Paul  
P.O. Box 64015  
Saint Paul, MN 55164-0015**

ID NO: **332923420120**  
BILLING CODE: **090080**  
AMOUNT DUE: **\$117.19**

*(Please use the self-addressed envelope)*

9

*Returned checks are subject to a \$30.00 returned item fee*

(DO NOT WRITE BELOW THIS LINE - TO DO SO WILL DELAY YOUR PAYMENT PROCESSING)

33292342012009008000000117199



Make Payment to: Ramsey County

**2nd Half Tax : \$ 2,803.00**

**TAXPAYER NAME(S)**

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

To avoid penalty, pay on or before **OCT 15, 2009**

**PIN / PROPERTY ADDRESS**

33.29.23.42.0120  
374 WHEELER ST N  
OUR RECORDS SHOW YOUR TAXES  
ARE PAID BY A MORTGAGE  
COMPANY OR ESCROW AGENT.

02 007 33292342012000 0000280300 0

DETACH HERE AND RETURN THE ABOVE PORTION WITH YOUR PAYMENT

\*\*\*\*\*AUTO\*\*5-DIGIT 55104

JOHN BIRAWER P1T47  
LYNDA M RHODES  
374 WHEELER ST N  
SAINT PAUL, MN 55104-3626



**Ways to submit your Property Tax payments:**

**Mail to:**

Ramsey County, Property Records and Revenue  
PO Box 64097, St. Paul, MN 55164-0097

**Drop off boxes at:**

Our office at 90 West Plato Blvd, St. Paul, MN  
and  
St. Paul Regional Water Services, 1900 Rice St., St. Paul, MN

**Credit Card/E-Check:**

[www.co.ramsey.mn.us/prr/paytaxes](http://www.co.ramsey.mn.us/prr/paytaxes)  
(convenience fees apply)

**\*\*\*\*\*IMPORTANT CHANGE\*\*\*\*\***

**A COPY OF THE PAYABLE 2009 TAX STATEMENT IS NO  
LONGER REQUIRED WHEN FILING FORM M1PR.**

**\$\$\$ REFUNDS**

**Even if you did not  
qualify in previous  
years, you may  
qualify for one or  
even two refunds  
from the  
State of Minnesota  
based on your  
2009 Property Taxes**

If you owned and occupied this property on January 2, 2009 as your homestead, you may qualify for one or both of the following refunds:

1. You may be eligible for a refund if your taxes exceed certain income-based thresholds and your total household income is less than \$96,940.
2. If you also owned and occupied this property on January 2, 2008 as your homestead, you may be eligible for a refund if your property taxes increased by more than 12 percent and at least \$100 over last year.

If you need Form M1PR and instructions:



[www.taxes.state.mn.us](http://www.taxes.state.mn.us)



(651) 296-4444



Minnesota Tax Forms  
Mail Station 1421  
St Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make Payment to: Ramsey County

**1st Half Tax : \$ 2,803.00**

**TAXPAYER NAME(S)**

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

To avoid penalty, pay on or before **MAY 15, 2009**

**PIN / PROPERTY ADDRESS**

33.29.23.42.0120  
374 WHEELER ST N  
OUR RECORDS SHOW YOUR TAXES  
ARE PAID BY A MORTGAGE  
COMPANY OR ESCROW AGENT.

01 007 33292342012000 0000280300 2

# Ramsey County



## Property Records and Revenue

P O Box 64097  
St. Paul, MN 55164-0097

**Location:** 90 West Plato Blvd, St. Paul, MN  
**Phone:** 651-266-2000  
**Web:** www.co.ramsey.mn.us/pr  
**E-Mail:** Askpropertytaxandrecords@co.ramsey.mn.us

### TAXPAYER NAME(S) AND ADDRESS

JOHN BIRAWER  
LYNDA M RHODES  
374 WHEELER ST N  
ST PAUL MN 55104-3626

## 2009 Property Tax Statement

January 2, 2007 Payable 2008	January 2, 2008 Payable 2009	Assessment Date Tax Payable Year	PROPERTY ADDRESS
\$ 346,100	\$346,100	Estimated Market Value	374 WHEELER ST N
331,700	342,500	Value Excluded	ABBREVIATED TAX DESCRIPTION
APARTMENT APT HSTD UNIT	APARTMENT APT HSTD UNIT	New Improvements	LOVERING'S ADDITION TO, UNION P
		Taxable Market Value	S 65 FT OF LOTS 14 AND
		Property Classification	LOT 15 BLK 2
			PROPERTY IDENTIFICATION NUMBER (P.I.N.)
			33.29.23.42.0120 0151
2008	2009	TAXES PAYABLE YEAR	
	\$ 716.28	1.	Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. <b>If box is checked, you owe delinquent taxes and are not eligible.</b> <input type="checkbox"/>
\$ 545.62		2.	Use this amount for the special property tax refund on schedule 1 of Form M1PR
		<b>Your Property Tax and How It Is Reduced By The State</b>	
12,487.97	4,882.07	3.	Your property tax before reduction by state paid credits
288.40	297.79	4.	Homestead and Agricultural credits paid by the State of Minnesota to reduce your property tax
4,215.62	4,584.28	5.	Your property tax after reduction by state-paid aids and credits
		<b>Property Tax by Jurisdiction</b>	
1,498.02	1,621.30	6.	Ramsey County
127.24	133.60	a.	Regional Rail Authority
12.66	13.02	b.	Public Safety Radio System
		c.	
1,119.82	1,228.63	7.	City or Town – ST PAUL
0.00	0.00	8.	State General Tax
		9.	School District 0625
320.79	400.66	a.	Voter approved levies
989.73	1,004.63	b.	Other local levies
		10.	Special taxing districts
93.20	97.56	a.	Metropolitan special taxing districts
54.16	84.88	b.	Other special taxing districts
0.00	0.00	c.	Tax increment
		d.	Fiscal disparity
0.00	0.00	11.	Non-school voter approved referenda levies
4,215.62	4,584.28	12.	<b>Total property tax before special assessments</b>
920.38	1,021.72	13.	Special assessments and charges added to this property tax statement for taxes payable in 2009
		a.	ROW MAINT 01000032 845.12
		b.	WATER DRAIN 01000080 111.64
		c.	RECYCLE 01009996 64.96
		d.	
		e.	
			Contamination Tax
\$5,136.00	\$5,606.00	14.	<b>Total Property Tax and Special Assessments</b>

**SEE BACK OF TAX STATEMENT FOR MORE IMPORTANT INFORMATION**



City of Saint Paul  
Right-of-Way Maintenance Assessment  
**INVOICE**

**This is your 2011 invoice for the Right-of-Way Maintenance Assessment (ROW).**

The assessment pays for the maintenance of streets, alleys, sidewalks, lighting and trees within city right-of-way.

\*\*\*\*\*AUTO\*\*5-DIGIT 55104  
Lynda M Rhodes  
374 Wheeler St N Apt 1  
Saint Paul MN 55104-3626

2.52 62

**Property:** 374 WHEELER ST N  
**ID Number:** 33-29-23-42-0170  
**AMOUNT DUE:** \$1,236.00



Assessment Charge Detail

Street Class	Rate	Frontage	=	Amount
Oiled/Paved Residential Streets	\$6.18/foot X	135.00 feet	=	\$834.30
Oiled/Paved Residential Streets	\$6.18/foot X	65.00 feet	=	\$401.70

<b>TOTAL AMOUNT DUE</b>	<b>\$1,236.00</b>
-------------------------	-------------------

2011 Right-of-Way Maintenance Assessment Rates (per front foot of benefited property)

<p><b>Class 1-A Downtown Streets (Paved)</b> All Properties (except residential condos) \$16.62 Residential Condominiums \$3.20</p>	<p><b>Class 4 Oiled/Paved Alleys</b> Commercial Property \$1.15 Residential Property \$0.73</p>
<p><b>Class 1-B Downtown Streets (Brick)</b> All Properties (except residential condos) \$20.11 Residential Condominiums \$3.20</p>	<p><b>Class 5 Unimproved Streets</b> Commercial Property \$3.07 Residential Property \$1.73</p>
<p><b>Class 2 Outlying Commercial/Arterial Streets</b> Commercial Property \$8.38 Residential Property \$3.41</p>	<p><b>Class 6 Unimproved Alleys</b> Commercial Property \$0.55 Residential Property \$0.37</p>
<p><b>Class 3 Oiled/Paved Residential Streets</b> Commercial Property \$6.18 Residential Property \$3.20</p>	<p><b>Class 7 Above-Standard Lighting</b> Commercial Property Rates vary Institutional Property by lighting Residential Property district</p>

**Your payment is due November 15, 2011.** You may select from the following payment options:

1. Detach the bottom portion of this invoice and mail it with your payment in the enclosed self-addressed envelope.
2. Pay online from your checking/savings account at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments). (New this year!)
3. Pay in person with the City of Saint Paul Real Estate Section at 25 W. 4<sup>th</sup> Street, 10<sup>th</sup> floor.

If you do not pay by November 15, 2011, the amount due plus a 4.75% interest charge will appear on your 2012 property tax statement. Payments received after November 15<sup>th</sup> will be returned to the sender.

You may appeal this assessment by filing a written notice with the City Clerk stating the grounds upon which the appeal is taken. This notice must be filed within twenty (20) days after City Council approval of the assessment. A notice must then be filed with the Clerk of District Court within ten (10) days after filing with the City Clerk. Failure to file the required notices within this time period shall prohibit an appeal of the assessment.

Please visit our link at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments) to view this charge and other assessment information, or call 651-266-8858 with questions.

Para informacion en español [www.stpaul.gov](http://www.stpaul.gov)  
Xs.amdk Hmoob acxiou [www.stpaul.gov](http://www.stpaul.gov)  
Skd gaijadfk akjda fkad [www.stpaul.gov](http://www.stpaul.gov)

**For questions about city ROW maintenance, please call:**

Streets & alleys (24-hour service)	651-266-9700
Sidewalk repair & replacement	651-266-6120
Street lighting	651-266-9777
Tree trimming	651-632-5129



**City of Saint Paul  
Right-of-Way Maintenance Assessment  
INVOICE**

**This is your 2011 invoice for the Right-of-Way Maintenance Assessment (ROW).**  
The assessment pays for the maintenance of streets, alleys, sidewalks, lighting and trees within city right-of-way.

\*\*\*\*\*AUTO\*\*5-DIGIT 55104

Lynda M Rhodes  
374 Wheeler St N Apt 1  
Saint Paul MN 55104-3626

2 52 62

**Property:** 374 WHEELER ST N  
**ID Number:** 33-29-23-42-0170  
**AMOUNT DUE:** \$1,236.00



**Street Class**  
Oiled/Paved Residential Streets  
Oiled/Paved Residential Streets

**Rate**      **Frontage**      **Amount**  
\$6.18/foot X 135.00 feet = \$834.30  
\$6.18/foot X 65.00 feet = \$401.70

**TOTAL AMOUNT DUE**      **\$1,236.00**

**Assessment Charge Detail**

**2011 Right-of-Way Maintenance Assessment Rates (per front foot of benefited property)**

Class	Description	Rate	Class	Description	Rate
Class 1-A	Downtown Streets (Paved)	\$16.62	Class 4	Oiled/Paved Alleys	\$1.15
	All Properties (except residential condos)			Commercial Property	
Class 1-B	Residential Condominiums	\$3.20	Class 5	Residential Property	\$0.73
	Downtown Streets (Brick)			Unimproved Streets	
Class 2	All Properties (except residential condos)	\$20.11	Class 6	Commercial Property	\$3.07
	Residential Condominiums			Residential Property	
Class 3	Outlying Commercial/Arterial Streets	\$8.38	Class 7	Above-Standard Lighting	Rates Vary by lighting district
	Commercial Property			Commercial Property	
Class 3	Residential Property	\$3.41	Class 7	Institutional Property	\$0.37
	Oiled/Paved Residential Streets			Residential Property	
Class 3	Commercial Property	\$6.18	Class 7	Residential Property	\$0.37
	Residential Property			Residential Property	

**Your payment is due November 15, 2011.** You may select from the following payment options:

1. Detach the bottom portion of this invoice and mail it with your payment in the enclosed self-addressed envelope.
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Para informacion en espanol [www.stpaul.gov](http://www.stpaul.gov)  
Xs.amdk Hmoob aexiou [www.stpaul.gov](http://www.stpaul.gov)  
Skd gajjadtk akjda krad [www.stpaul.gov](http://www.stpaul.gov)

**For questions about city ROW maintenance, please call:**

Streets & alleys (24-hour service) 651-266-9700  
Sidewalk repair & replacement 651-266-6120  
Street lighting 651-266-9777  
Tree trimming 651-632-5129

(Return this portion with your payment - DUE NOVEMBER 15, 2011)

Make check payable to: **City of Saint Paul**

**Property:** 374 WHEELER ST N

Mail to: **City of Saint Paul**

**ID Number:** 33-29-23-42-0170

**P.O. Box 64015**

**Account Number:** 110032

**Saint Paul, MN 55164-0015**

*(Please use the self-addressed envelope)*

**AMOUNT DUE:** \$1,236.00

*Returned checks are subject to a \$30.00 fee*

(DO NOT WRITE BELOW THIS LINE - TO DO SO WILL DELAY YOUR PAYMENT PROCESSING)

33292342017011003200001236008



lyn rhodes &lt;lmroads@gmail.com&gt;

## Re: please trim trees at my building 374 Wheeler Street n.

1 message

lyn rhodes &lt;lmroads@gmail.com&gt;

Tue, Dec 23, 2014 at 3:07 PM

To: "Stark, Russ (CI-StPaul)" &lt;russ.stark@ci.stpaul.mn.us&gt;

Cc: "Kosel, Cy (CI-StPaul)" &lt;cy.kosel@ci.stpaul.mn.us&gt;, "Lantry, Kathy (CI-StPaul)" &lt;kathy.lantry@ci.stpaul.mn.us&gt;, #CI-StPaul\_Ward4 &lt;Ward4@ci.stpaul.mn.us&gt;, "Bauer, Kelly (CI-StPaul)" &lt;kelly.bauer@ci.stpaul.mn.us&gt;, "Kruse, Scott (CI-StPaul)" &lt;scott.kruse@ci.stpaul.mn.us&gt;

Mr. Stark, you may remember that for some reason, the city council decided that as I am a corner unit, I needed to pay more--I believe someone had the theory -- I used more of the roads somehow therefore I and all other corner units and businesses would pay the long and short side of the property when all other properties pay only the short side? The logic escapes all--as no one has been able to explain this--other than the ROW budget needed more money.

Prior to this hike--find one time I ever complained to the city about lack of services-- I just did the work myself. Now that I am paying 99% more than the average home owner--I actually want the services. Did none of you consider that when you add about \$1000 to someone's bill-- they may notice--and actually want what is being charged to them? I am currently paying for my 4-plex (which I live in--so actually for inspections-- the city considers it a 3plex) over \$1800 annually in ROW fees. To be clear-- this does not include my taxes or levies which is an additional, I believe \$7000.

As the average home owner pays \$178 annually-- and I now have a squirrel removal plan due to not having those trees trimmed-- of over \$700--I believe I should be allowed to ask that the trees be trimmed when they are walk ways to my house.

If not, please itemize the bill for ROW services--and items I need to take care of -- due to issues of squirrels walking to my roof-- I will pay for tree-trimming, and reduce my ROW bill accordingly. I will make sure to send you a copy of the bill to ensure you that I am not lying about this, and will ask that the rodent removal program documents where the foot prints were from.... directly from the linden tree across the roof.

I cannot honestly believe you feel that my property needs to pay more than \$1800 annually for ROW services? Seriously-- what do you pay in Ward 4 at your home-- I am sure it is well under \$200--and please note, although I was not present-- apparently you were right--if you were to right size the costs back to each home owner-- EVERYONE would expect the work to be completed--as folks are bent out of shape having a \$10.00 annual increase. I had over \$1000 increase. I guess perhaps wanting work to be done--may be in the norm.

Finally-- as I told Cy-- my father was in a near death car accident in 2011. I was his living kidney donor--so besides working full time, taking care of my Father (who was ill) and subsequently died in 2013, my Mother (who had alzheimers@65) and subsequently died in 2014, and my Gran (who is yet alive and well) but just moved into an asst. living in another state--I am the only relative with a car, and in good health. I have not complained since 2010--although I did state I requested tree trimming last year-- it was in fact several years-- which due to the above-- smooshed into one long and rather tiring year.

Mr Stark, the last time I spoke to you-- you indicated I should put together a presentation -- I believe I told you it would be a waste of time to show you and other city council persons the unfair system you have set up. Your words to me today-- indicate I would be correct. I wish you and your family a squirrel-free holiday season.

Thank you Cy for trimming the trees.

Lyn Rhodes  
612-388-6099  
lmroads@gmail.com

On Tue, Dec 23, 2014 at 11:42 AM, Stark, Russ (CI-StPaul) <russ.stark@ci.stpaul.mn.us> wrote:  
Ms. Rhodes,

Cy's recollection is mine as well. The Lindens were trimmed in 2010 when you first reported the problem. Forestry had determined that the trees on Wheeler did not merit trimming based on their observations. It is my recollection that you have made similar complaints in subsequent years as well, but I could be wrong.

Yes, a small fraction of your Right-of-way assessment fee goes toward trimming boulevard trees, just like for every other property owner in the City of St. Paul. The fee that we are all paying only buys a certain level of tree-trimming around the City. Some of us on the Council have been concerned in recent years that the level of tree-trimming service we are all "buying" is not enough, but the way to "buy more" would be to further increase the ROW fee for additional tree trimming. We rely on our professional foresters to make the determination of which trees need trimming for health and safety of the public as well as health of the trees. Other than that, the current fee is "buying" a thorough trimming of boulevard trees about once every 15 years.

I'm not in the business of telling our City foresters to trim this or that tree or this or that block of trees simply because someone (clearly yourself included) has complained about them, because I know that they WILL trim them if upon inspection they find the trees require trimming.

Best,  
Russ Stark

Sent from my iPad

On Dec 22, 2014, at 5:22 PM, lyn rhodes <lmroads@gmail.com> wrote:

I was going by the records dept. The last time I asked was 2010. This would also be my recollection. I had pretty significant family tragedies in the last four years. (Father in near death car accident, in process of donating my kidney to him, father died, mother died in time period of 2011-2014..) so I am pretty sure I didn't monitor tree growth, but rather depending on those charging me for the services. I wouldn't have bothered now but with squirrels moving in without rent money...I felt it should be addressed.....

I wish you well. Merry Christmas.

On Dec 22, 2014 3:48 PM, "Kosel, Cy (CI-StPaul)" <cy.kosel@ci.stpaul.mn.us> wrote:  
Ms. Rhodes:

I personally recall checking on your property/calls at least 3 times now in the last four years. The large trees in front on Wheeler were not trimmed because they were fine and still are. Despite what our clerical staff said, the small lindens on St Anthony were pruned in 2010.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: lyn rhodes <lmroads@gmail.com>  
Date: 12/22/2014 3:08 PM (GMT-06:00)  
To: "Kosel, Cy (CI-StPaul)" <cy.kosel@ci.stpaul.mn.us>  
Cc: "Bauer, Kelly (CI-StPaul)" <kelly.bauer@ci.stpaul.mn.us>, #CI-StPaul\_Ward4 <Ward4@ci.stpaul.mn.us>, "Kruse, Scott (CI-StPaul)" <scott.kruse@ci.stpaul.mn.us>, "Lantry, Kathy (CI-StPaul)" <kathy.lantry@ci.stpaul.mn.us>  
Subject: Re: please trim trees at my building 374 Wheeler Street n.

Hi,

Yes-- I have to go to work on a regular basis due to the fact I have chosen to live in Saint Paul-- and pay a lot of money for taxes and fees.

1. earlier today, by the woman who answered the phone in the forestry office- told me, "in Oct 2010 I asked for trees to be trimmed, and the Forestry department chose not to trim them stating they did not need trimming." Therefore-- please know I doubt highly you trimmed the trees in 2010--because why would this have been told to me?

2. **Because you did not do your job--I get to pay \$500 for a squirrel removal plan, and \$79 per squirrel removed--even though 4 yrs ago I asked the city to trim the trees. Since then-- charged \$7200 for my ROW fees.**

3. Council Persons Stark & Lantry-- let me know when you could possibly discuss plans to make sure the work gets done--as I am considering taking legal action-- not because you charge me more--but because you charge me for services that do not get done--unless I complain--and that cannot be the system in place to monitor when things are done.

4. Do you have a plan to continue monitoring the trees-- you did not trim the large elm in front-- I have email verification of this-- the tree has never yet been trimmed by the city of Saint Paul since I have owned the building (bought in 1996), -with the exception of a dangling branch from a storm a couple of summers ago. When will you be trimming this, as the branches are very near my roof currently.

Lyn Rhodes  
612-388-6099

Lyn Rhodes  
612-388-6099  
lmroads@gmail.com

On Mon, Dec 22, 2014 at 2:12 PM, Kosel, Cy (CI-StPaul) <cy.kosel@ci.stpaul.mn.us> wrote:

Dear Ms. Rhodes:

Stopped by at 1:20 to talk in person; there was no answer and the mail person said your car was gone.

Today the linden trees next to your building on Saint Anthony were pruned hopefully reducing squirrels from getting on your roof. See attached photos.

According to our records, you also asked for these trees to be pruned in Oct 2010 and we did so; our records show the work was done in Nov 2010.

Also checked the large trees in the front of your home on Wheeler and they are still in good condition (again see photo). Other younger trees along Wheeler down the block from your building, i.e., the River birch, do need a prune and we try to get them on a schedule this winter or spring. Regarding sap issues mentioned in an earlier email, these were checked on previously. This is an issue usually created by insects like aphids that are cyclical, some years worse than another. On occasion, the aphid populations explode and it is their feeding on certain trees that cause the "sap" excretions.

Lastly, the City does not have any trees on the boulevard on the south side of Saint Anthony near your home. Any woody vegetation emanates from the freeway side of the fence and is the responsibility of MnDOT.

Sincerely,

**Cy Kosel**  
*Natural Resources Manager*  
Parks and Recreation  
1100 Hamline Ave N  
Saint Paul, MN 55108

P: (651) 632-2414

<image006.jpg>C:

F:

cy.kosel@ci.stpaul.mn.us

<image007.png><image008.png><image009.png><image010.jpg>

Making Saint Paul the Most Livable City in America

**From:** lyn rhodes [mailto:lmroads@gmail.com]  
**Sent:** Monday, December 22, 2014 10:32 AM  
**To:** Bauer, Kelly (CI-StPaul)  
**Cc:** #CI-StPaul\_Ward4; Kosel, Cy (CI-StPaul); Kruse, Scott (CI-StPaul); Lantry, Kathy (CI-StPaul)  
**Subject:** Re: please trim trees at my building 374 Wheeler Street n.

Hello,

**I requested my trees be trimmed in Oct 2010.**

The forestry department reviewed the trees, determined they did not need to be trimmed and chose not to do this. I need a manager to contact me back ASAP to discuss when my trees (which I pay for Right of Way a lot of funds for - as apparently so does everyone else per the lady who just answered your phone....) I am paying \$1800 annually for ROW costs. The average SP property pays \$179.00. Does the lady who answers your phone at the forestry department pay over \$125 monthly for services NOT rendered--and FYI-- who of you would like to pay this much for no services, just excuses. If this was Kathy Lantry's property--would this be done? If it were Mayor Coleman's--and FYI--my guess--I pay more than either of them....

I am also paying \$500 plus \$79 per squirrel to be removed from my roof--because YOUR trees are walking planks to my roof. I am irritated.



Looking forward to hearing the excuses from the city --this year.

Lyn Rhodes

612-388-6099

Lyn Rhodes

612-388-6099

lmroads@gmail.com

On Fri, Dec 19, 2014 at 3:01 PM, Bauer, Kelly (CI-StPaul) <kelly.bauer@ci.stpaul.mn.us> wrote:

Lyn,

Thank you for the email and voicemail to Councilmember Stark. I'm confirming we've received both.

Sorry to hear that the squirrels have found a way into your building. I'm copying forestry in this email and they will get back to us regarding when the boulevard trees will be trimmed.

**Kelly Bauer**

*Executive Assistant to Councilmember Russ Stark*  
Ward 4 City Council Office  
15 Kellogg Blvd., West Suite 310-D City Hall

<image011.jpg> Saint Paul, MN 55102  
P: 651-266-8643  
kelly.bauer@ci.stpaul.mn.us

<image012.png><image013.png><image014.png><image015.jpg>

**From:** lyn rhodes [mailto:lmroads@gmail.com]  
**Sent:** Friday, December 19, 2014 2:42 PM  
**To:** #CI-StPaul\_Ward4  
**Subject:** please trim trees at my building 374 Wheeler Street n.

Hi,

I no longer bother you at city council meetings--because you have clearly shown--you don't care.

I have squirrels making a direct jump from the trees that i pay over 1500 annually for tree trimming, street sweeping etc. (\*corner 4plex-- 28,000 gross annually--paying 10,000 in taxes and services to SP). Unlike the city, I actually provide services to my customers... so when I heard last night...something is in my ceiling-- I took care of it--only to find out because of the cities negligence--I get to pay more money out.

Last year, I asked the city of st paul to trim the trees on St. Anthony. It has not yet been done. I am now writing out a check for four hundred bucks --plus \$79 a squirrel caught-- because the CITY of SAINT PAUL trees are providing direct access to my roof. I have trimmed all the trees on my property--and paid the outrageous fees which you have approved (by simply not backing us at multiple meetings.), you may remember me--because this is what I always say, (although I am paying in so much more than the furniture store on Grand avenue.) JUST DO WHAT YOU ARE CHARGING ME FOR. So I am asking again, please put some pressure on the forestry department and get rid of the squirrel access to my building.

Hmmmm. how many vacant buildings do you guys have now in the city that are not paying taxes? wonder why?

Lyn Rhodes

612-388-6099

lmroads@gmail.com



lyn rhodes &lt;lmroads@gmail.com&gt;

**Re: Re appealing ROW fees 374 Wheeler st. N**

1 message

lyn rhodes &lt;lmroads@gmail.com&gt;

Mon, Oct 3, 2016 at 5:48 PM

To: "Lynn Moser (CI-StPaul)" &lt;lynn.moser@ci.stpaul.mn.us&gt;

Cc: "Kelly Bauer (CI-StPaul)" &lt;kelly.bauer@ci.stpaul.mn.us&gt;, "Engelbrekt, Bruce (CI-StPaul)" &lt;bruce.engelbrekt@ci.stpaul.mn.us&gt;, "Henningson, Samantha (CI-StPaul)" &lt;samantha.henningson@ci.stpaul.mn.us&gt;, #CI-StPaul\_Ward4 &lt;Ward4@ci.stpaul.mn.us&gt;

Has this situation occurred previously? As I cannot imagine there are many persons who are owner occupied 4-plexes on a corner lot.

This seems to be a clerical error, which really should not have needed an appeal--city staff did not follow rules in place.

IE, slightly different than the corner 4 plexes being charged over twice as much as other apartment buildings because, "corner tenants use the road more..."

This should not be an appeal, but a "oops, so sorry for overcharging you" which has happened, which should be followed with, "we will pay you back"....

Lyn Rhodes  
374 Wheeler St N apt 1  
Saint Paul MN 55104

On Oct 3, 2016 5:29 PM, "Moser, Lynn (CI-StPaul)" <lynn.moser@ci.stpaul.mn.us> wrote:

Lyn,

We did not contact the City Attorney's office about this specific instance but we have asked in the past and were told that we are not authorized to issue refunds if the property owner didn't appeal. The appeal process is through the City Clerk, not a verbal objection during the Council meeting.

My supervisor is Bruce Engelbrekt. I have included him in this email.

Thank you,  
Lynn

Sent from my iPhone

On Oct 3, 2016, at 4:15 PM, lyn rhodes <lmroads@gmail.com> wrote:

I did publicly appeal several times. I am extremely concerned that this year I was told that I need to know the rules of exceptions to double check for errors-as have others I spoke too, as we should be able to trust that the rules are being followed.

I believed initially this was a clerical error; your system seems to be faulty, if my homesteaded building is not coded as such. I have never portrayed my building as anything but homesteaded as I live here. This has been noted on my tax assessments since 1996.

The fact you are consulting attorneys has me baffled? I had assumed you made a clerical error, if you are consulting attorneys...this is worrisome. Mr. Stark, is this your expectation of the city? Is this why our taxes had to increase so much?

I would like to talk Weds, as every time I publicly appealed--as noted in minutes of city council minutes, I stated I was a homesteaded property. At no time did anyone seem to know of the exceptions, or direct me to do anything further.

You overcharged me 20% of a bill for about 9 years...or about \$2700. I bet I am more sorry. Please let me know who is your supervisor--

Thank you.

Lyn Rhodes  
374 Wheeler st N apt 1  
Saint Paul MN 55104

On Oct 3, 2016 2:41 PM, "Moser, Lynn (CI-StPaul)" <lynn.moser@ci.stpaul.mn.us> wrote:

Lyn,

I'm sorry that you were not provided some relief in the past for the homestead portion of your apartment. We can make the change going forward but we have been instructed by our attorney that we are not authorized to provide a refund if the property owner did not appeal their assessment during the current year.

The property is classified by Ramsey County as "Apartments 1-9 Rental Units". This does not trigger anything for our system to automatically update the frontage and check that the property is homestead.

Again, I am sorry that we can't provide a refund for previous years but the change has been made going forward.

Thank you,

Lynn

**Lynn M. Moser**  
**Assessments Supervisor**  
Office of Financial Services/Real Estate  
25 West 4th Street, 1000 City Hall Annex  
Saint Paul, MN 55102

**P:** 651-266-8858

<image001.jpg>

**F:** 651-266-8855

view assessments at [www.stpaul.gov/assessments](http://www.stpaul.gov/assessments)



<image004.png><image005.jpg>

Making Saint Paul the Most Livable City in America

**From:** Henningson, Samantha (CI-StPaul)  
**Sent:** Monday, October 03, 2016 2:15 PM  
**To:** lyn rhodes <lmroads@gmail.com>; Bauer, Kelly (CI-StPaul) <kelly.bauer@ci.stpaul.mn.us>; #CI-StPaul\_Ward4 <Ward4@ci.stpaul.mn.us>; Moser, Lynn (CI-StPaul) <lynn.moser@ci.stpaul.mn.us>  
**Subject:** Re: Re appealing ROW fees 374 Wheeler st. N

Lyn,

Thank you for your emails. Councilmember Stark asked that I connect you with Lynn Moser regarding specifics of your ROW assessment, as well as to clarify for us the City's policy on past assessments and errors. She will also be at the public hearing on Wednesday if you wish to speak to her then. The City Council does not know the details of the assessments and assessment history of any given property; they are the policy-making body of the City and rely on City staff to carry out the policy.

I am not sure what you were referring to regarding not being acknowledged and not being able to speak. Anyone who appears at the City Council Public Hearing at 5:30pm on Wednesday on the topic before the City Council is able to speak.

Best,

Samantha

Legislative Aide to Councilmember Stark

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**From:** lyn rhodes <lmroads@gmail.com>  
**Sent:** Wednesday, September 28, 2016 2:58:41 PM  
**To:** Bauer, Kelly (CI-StPaul); Henningson, Samantha (CI-StPaul); #CI-StPaul\_Ward4  
**Subject:** Re: Re appealing ROW fees 374 Wheeler st. N

Mr. Stark,

I just found out that due to the incorrect calculation (IE not taking into account that I am an homesteaded property), I have been overcharged by about \$300 (20%) since the 4-plex as a commercial property change in ROW fees took place. I have this corrected for the 2016 year, but when I asked about a refund for past years, I was told that the city's expectation is that I would know all the rules regarding assessments and taxes, and ensure they follow them? How could this be, when the department doing the assessment does not know how to follow them! This seems to be an unrealistic expectation-- shouldn't I just trust my city council members to ensure that training is in place so errors do not occur like this?

I am asking for your support, Mr. Stark, to right this wrong. As you know, I have been at past assessments and have spoken out and I know you are not particularly fond of me due to my outspoken nature. I have not felt supported by you in the past--so hoping to have a better experience with this issue. You have told me, you do not feel

this is fair--but have not had the votes to change this. The fact that I was overcharged by 20% over the years, makes this so much worse!

Please note, I have been registered as a homestead since 1996 when I purchased the building as a condemned property and brought it to a Class A standing. I know that I clearly stated at all the public hearings that I was a homesteaded property. If the city council members knew the rules, why would not someone had told me at some time in the 3 or 4 years I attended before just giving up-- that I was being charged wrong? I am so baffled.

I just called your office to find out if you received my email, and when I should be hearing back. I was told mid-next week-- which of course is too late. I understand I am not your favorite person, but I am hopeful that as a public figure, you will be able to respond prior to the hearing date--if I am not acknowledged, I cannot speak. As well, I am asking for your support to get the past years mistakes corrected.

Thank you--

Lyn Rhodes

374 Wheeler St. N

Apt. 1

Saint Paul MN 55104

Lyn Rhodes

612-388-6099

lmroads@gmail.com

On Tue, Sep 27, 2016 at 5:17 PM, lyn rhodes <lmroads@gmail.com> wrote:

Hello,

I am writing to object to my right of way assessment. I have appealed previously unsuccessfully. With the lawsuit that has been ongoing hopefully this will be the year city council rights this silly policy about corner 4-plexes. I am an owner occupied residential 4-plex, located on a corner being charged for both sides of my apt building at a commercial rate.

In previous city council meetings I was told that it was because my tenants use the road more, but have since been told since that time it was to balance the budget. Obviously neither arguments are valid reasons to tax citizens unfairly.

I will also be contacting the real estate office, as my assessments were calculated incorrectly since minimally 2011. I am referring to C. Rate exemptions, outside of downtown, 1. Owner occupied apartment buildings (Where can I find the policies from prior to 2011 rate assessments?) I will be asking for a refund of past years as well as asking for this years to be calculated per the current regulations.

10/12/2016

Gmail - Re: Re appealing ROW fees 374 Wheeler st. N

Please let me know what else I must do for this appeal to be acknowledged.

Thank you,

Lyn Rhodes  
374 Wheeler St N.  
Apt 1  
Saint Paul, Mn 55104