

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

149640\*\*\*G51\*\*5.682\*\*39/42\*\*\*\*\*SNGLP  
SELBY AVENUE REALTY LLC  
C/O THE EXCELSIOR GROUP LLC  
1660 HIGHWAY 100 S STE 400  
ST LOUIS PARK MN 55416-1507

**PROPERTY ADDRESS**  
400 SELBY AVE

**ABBREVIATED TAX DESCRIPTION**  
COCHRAN'S SUBDIVISION OF,AND A  
ALL OF VAC ALLEY ADJ TO LOT & VAC ST  
THE FOL; LOTS 13 THRU LOT 20 BLK 11

**PROPERTY IDENTIFICATION NUMBER (P.I.N.)**  
012823210400151



\*012823210400\*

Tax Statement 2019 012823210400

2019 Property Tax Statement

2018 Values for Taxes Payable in

2019

| VALUES AND CLASSIFICATION    |                                                                                                                                                                           |                       |                       |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| Taxable Payable Year         |                                                                                                                                                                           | 2018                  | 2019                  |
| Step 1                       | Estimated Market Value                                                                                                                                                    | \$ 18,499,200         | \$ 20,284,100         |
|                              | Improvements Excluded                                                                                                                                                     |                       |                       |
|                              | Homestead Exclusion                                                                                                                                                       | 0                     | 0                     |
|                              | Taxable Market Value                                                                                                                                                      | 18,499,200            | 20,284,100            |
|                              | New Improvements/                                                                                                                                                         |                       |                       |
|                              | Expired Exclusions                                                                                                                                                        |                       |                       |
|                              | Property Classification                                                                                                                                                   | Apartment<br>Comm/Ind | Apartment<br>Comm/Ind |
| Value Notice sent March 2018 |                                                                                                                                                                           |                       |                       |
| Step 2                       | PROPOSED TAX NOTICE                                                                                                                                                       |                       |                       |
|                              | Proposed tax sent in November 2018. <b>\$ 497,578.00</b><br>*Note: Did not include special assessments or referenda approved by the voters at the 2018 November election. |                       |                       |
| Step 3                       | PROPERTY TAX STATEMENT                                                                                                                                                    |                       |                       |
|                              | First-half taxes due 5/15/2019 258,107.00                                                                                                                                 |                       |                       |
|                              | Second-half taxes due 10/15/2019 258,107.00                                                                                                                               |                       |                       |
|                              | Total Taxes Due in 2019: 516,214.00                                                                                                                                       |                       |                       |

CURRENT STEP →

| 2018                         | 2019          | TAXES PAYABLE YEAR                                                                                            |
|------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                              | \$ 0.00       | 1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. <input type="checkbox"/> |
| \$ 0.00                      |               | 2. Use these amounts on Form M1PR to see if you are eligible for a special refund.                            |
| Property Tax and Credits     |               |                                                                                                               |
| 461,779.58                   | 512,923.44    | 3. Property taxes before credits                                                                              |
| 0.00                         | 0.00          | 4. Agricultural credits that reduce property taxes                                                            |
| 461,779.58                   | 512,923.44    | 5. Property taxes after credits                                                                               |
| Property Tax by Jurisdiction |               |                                                                                                               |
| 117,737.05                   | 126,020.72    | 6. Ramsey County                                                                                              |
| 9,135.85                     | 10,106.23     | a. Regional Rail Authority                                                                                    |
|                              |               | b.                                                                                                            |
| 119,060.17                   | 130,713.26    | 7. City or Town - ST PAUL                                                                                     |
| 40,139.98                    | 42,637.41     | 8. State General Tax                                                                                          |
|                              |               | 9. School District 625                                                                                        |
| 11,272.55                    | 25,895.33     | a. Voter approved levies                                                                                      |
| 106,817.19                   | 113,105.72    | b. Other local levies                                                                                         |
|                              |               | 10. Special taxing districts                                                                                  |
| 6,183.65                     | 6,554.04      | a. Metropolitan special taxing districts                                                                      |
| 12,058.71                    | 12,822.67     | b. Other special taxing districts                                                                             |
| 0.00                         | 0.00          | c. Tax increment                                                                                              |
| 39,374.43                    | 45,068.06     | d. Fiscal disparity                                                                                           |
| 0.00                         | 0.00          | 11. Non-school voter approved referenda levies                                                                |
| 461,779.58                   | 512,923.44    | 12. Total property tax before special assessments                                                             |
| 5,414.42                     | 3,290.56      | 13. Special assessments and charges added to this property tax statement for taxes payable in 2019            |
|                              |               | a. 3,290.56 2019 RECYCLING                                                                                    |
|                              |               | b.                                                                                                            |
|                              |               | c.                                                                                                            |
|                              |               | d.                                                                                                            |
|                              |               | e.                                                                                                            |
|                              |               | f.                                                                                                            |
|                              |               | g.                                                                                                            |
|                              |               | h.                                                                                                            |
| 0.00                         | 0.00          | Contamination Tax                                                                                             |
| \$ 467,194.00                | \$ 516,214.00 | 14. Total Property Tax and Special Assessments                                                                |

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2019 – even if you haven’t been eligible before.

See enclosed insert for details or visit [revenue.state.mn.us](https://revenue.state.mn.us)

CONTACT INFORMATION

[ramseycounty.us/property](https://ramseycounty.us/property)  
90 Plato Blvd. West, Saint Paul, MN 55107

**General – taxes, payments, addresses, special assessments**  
[AskPropertyTaxandRecords@ramseycounty.us](mailto:AskPropertyTaxandRecords@ramseycounty.us) | 651-266-2222

**Assessing services – value, classification, exemptions**  
[AskCountyAssessor@ramseycounty.us](mailto:AskCountyAssessor@ramseycounty.us) | 651-266-2131

**Homestead**  
[AskHomesteads@ramseycounty.us](mailto:AskHomesteads@ramseycounty.us) | 651-266-2040

**Delinquent taxes**  
[AskPropertyTaxandRecords@ramseycounty.us](mailto:AskPropertyTaxandRecords@ramseycounty.us) | 651-266-2002

149640 20/21



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THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

012823210400151



\*012823210400\*

Tax Statement 2020 012823210400

2020 Property Tax Statement

2019 Values for Taxes Payable in

2020

| VALUES AND CLASSIFICATION                                                                                     |                                         |                       |               |                       |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------|---------------|-----------------------|
| Taxable Payable Year                                                                                          |                                         | 2019                  | 2020          |                       |
| Step 1                                                                                                        | Estimated Market Value                  | \$ 20,284,100         | \$            | 21,476,100            |
|                                                                                                               | Improvements Excluded                   |                       |               |                       |
|                                                                                                               | Homestead Exclusion                     | 0                     |               | 0                     |
|                                                                                                               | Taxable Market Value                    | 20,284,100            |               | 21,476,100            |
|                                                                                                               | New Improvements/<br>Expired Exclusions |                       |               |                       |
|                                                                                                               | Property Classification                 | Apartment<br>Comm/Ind |               | Apartment<br>Comm/Ind |
|                                                                                                               | Value Notice sent March 2019            |                       |               |                       |
| Step 2                                                                                                        | PROPOSED TAX NOTICE                     |                       |               |                       |
|                                                                                                               | Proposed tax sent in November 2019.     |                       | \$ 559,842.00 |                       |
| *Note: Did not include special assessments or referenda approved by the voters at the 2019 November election. |                                         |                       |               |                       |
| Step 3                                                                                                        | PROPERTY TAX STATEMENT                  |                       |               |                       |
|                                                                                                               | First-half taxes due 5/15/2020          |                       | 270,821.00    |                       |
|                                                                                                               | Second-half taxes due 10/15/2020        |                       | 270,821.00    |                       |
|                                                                                                               | Total Taxes Due in 2020:                |                       | 541,642.00    |                       |

CURRENT STEP

2-28-20\_v2

| 2019                         | 2020          | TAXES PAYABLE YEAR |                                                                                                                                                                               |
|------------------------------|---------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | \$ 0.00       | 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> |
| \$ 0.00                      |               | 2.                 | Use these amounts on Form M1PR to see if you are eligible for a special refund.                                                                                               |
| Property Tax and Credits     |               |                    |                                                                                                                                                                               |
| 512,923.44                   | 534,666.22    | 3.                 | Property taxes before credits                                                                                                                                                 |
| 0.00                         | 0.00          | 4.                 | Agricultural credits that reduce property taxes                                                                                                                               |
| 512,923.44                   | 534,666.22    | 5.                 | Property taxes after credits                                                                                                                                                  |
| Property Tax by Jurisdiction |               |                    |                                                                                                                                                                               |
| 126,020.72                   | 130,608.97    | 6.                 | Ramsey County                                                                                                                                                                 |
| 10,106.23                    | 10,665.32     | a.                 | Regional Rail Authority                                                                                                                                                       |
|                              |               | b.                 |                                                                                                                                                                               |
| 130,713.26                   | 136,663.83    | 7.                 | City or Town - ST PAUL                                                                                                                                                        |
| 42,637.41                    | 41,387.31     | 8.                 | State General Tax                                                                                                                                                             |
|                              |               | 9.                 | School District 625                                                                                                                                                           |
| 25,895.33                    | 19,035.71     | a.                 | Voter approved levies                                                                                                                                                         |
| 113,105.72                   | 123,315.59    | b.                 | Other local levies                                                                                                                                                            |
|                              |               | 10.                | Special taxing districts                                                                                                                                                      |
| 6,554.04                     | 6,548.48      | a.                 | Metropolitan special taxing districts                                                                                                                                         |
| 12,822.67                    | 14,728.78     | b.                 | Other special taxing districts                                                                                                                                                |
| 0.00                         | 0.00          | c.                 | Tax increment                                                                                                                                                                 |
| 45,068.06                    | 51,712.23     | d.                 | Fiscal disparity                                                                                                                                                              |
| 0.00                         | 0.00          | 11.                | Non-school voter approved referenda levies                                                                                                                                    |
| 512,923.44                   | 534,666.22    | 12.                | Total property tax before special assessments                                                                                                                                 |
| 3,290.56                     | 6,975.78      | 13.                | Special assessments and charges added to this property tax statement for taxes payable in 2020                                                                                |
|                              |               | a.                 | 3,286.92 2020 RECYCLING                                                                                                                                                       |
|                              |               | b.                 | 2,277.32 2019 SSSC/Storm Sewer                                                                                                                                                |
|                              |               | c.                 | 1,411.54 2019 SMSP / Sweeping and Lighting                                                                                                                                    |
|                              |               | d.                 |                                                                                                                                                                               |
|                              |               | e.                 |                                                                                                                                                                               |
|                              |               | f.                 |                                                                                                                                                                               |
|                              |               | g.                 |                                                                                                                                                                               |
|                              |               | h.                 | Contamination Tax                                                                                                                                                             |
| 0.00                         | 0.00          |                    |                                                                                                                                                                               |
| \$ 516,214.00                | \$ 541,642.00 | 14.                | Total Property Tax and Special Assessments                                                                                                                                    |

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2020 – even if you haven't been eligible before.

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CONTACT INFORMATION

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Delinquent taxes

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20/21 150440



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THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

012823210400151



\*012823210400\*

Tax Statement 2021 012823210400

2021 Property Tax Statement

2020 Values for Taxes Payable in

2021

| VALUES AND CLASSIFICATION                                                                                     |                                         |                       |                       |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------|-----------------------|
| Taxable Payable Year                                                                                          |                                         | 2020                  | 2021                  |
| Step 1                                                                                                        | Estimated Market Value                  | \$ 21,476,100         | \$ 25,910,300         |
|                                                                                                               | Improvements Excluded                   |                       |                       |
|                                                                                                               | Homestead Exclusion                     | 0                     | 0                     |
|                                                                                                               | Taxable Market Value                    | 21,476,100            | 25,910,300            |
|                                                                                                               | New Improvements/<br>Expired Exclusions |                       |                       |
|                                                                                                               | Property Classification                 | Apartment<br>Comm/Ind | Apartment<br>Comm/Ind |
|                                                                                                               | Value Notice sent March 2020            |                       |                       |
| Step 2                                                                                                        | PROPOSED TAX NOTICE                     |                       |                       |
|                                                                                                               | Proposed tax sent in November 2020.     |                       | \$ 600,530.00         |
| *Note: Did not include special assessments or referenda approved by the voters at the 2020 November election. |                                         |                       |                       |
| Step 3                                                                                                        | PROPERTY TAX STATEMENT                  |                       |                       |
|                                                                                                               | First-half taxes due 5/17/2021          |                       | 302,141.00            |
|                                                                                                               | Second-half taxes due 10/15/2021        |                       | 302,141.00            |
|                                                                                                               | Total Taxes Due in 2021:                |                       | 604,282.00            |

CURRENT STEP

| 2020                         | 2021          | TAXES PAYABLE YEAR |                                                                                                                                                                               |
|------------------------------|---------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | \$ 0.00       | 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> |
| \$ 0.00                      |               | 2.                 | Use these amounts on Form M1PR to see if you are eligible for a special refund.                                                                                               |
| Property Tax and Credits     |               |                    |                                                                                                                                                                               |
| 534,666.22                   | 600,809.44    | 3.                 | Property taxes before credits                                                                                                                                                 |
| 0.00                         | 0.00          | 4.                 | Agricultural or disaster credits that reduce property taxes                                                                                                                   |
| 534,666.22                   | 600,809.44    | 5.                 | Property taxes after credits                                                                                                                                                  |
| Property Tax by Jurisdiction |               |                    |                                                                                                                                                                               |
| 130,608.97                   | 145,824.10    | 6.                 | Ramsey County                                                                                                                                                                 |
| 10,665.32                    | 12,744.89     | a.                 | Regional Rail Authority                                                                                                                                                       |
|                              |               | b.                 |                                                                                                                                                                               |
| 136,663.83                   | 150,269.46    | 7.                 | City or Town - ST PAUL                                                                                                                                                        |
| 41,387.31                    | 46,389.31     | 8.                 | State General Tax                                                                                                                                                             |
|                              |               | 9.                 | School District 625                                                                                                                                                           |
| 19,035.71                    | 22,435.40     | a.                 | Voter approved levies                                                                                                                                                         |
| 123,315.59                   | 144,949.16    | b.                 | Other local levies                                                                                                                                                            |
|                              |               | 10.                | Special taxing districts                                                                                                                                                      |
| 6,548.48                     | 7,244.15      | a.                 | Metropolitan special taxing districts                                                                                                                                         |
| 14,728.78                    | 16,316.23     | b.                 | Other special taxing districts                                                                                                                                                |
| 0.00                         | 0.00          | c.                 | Tax increment                                                                                                                                                                 |
| 51,712.23                    | 54,636.74     | d.                 | Fiscal disparity                                                                                                                                                              |
| 0.00                         | 0.00          | 11.                | Non-school voter approved referenda levies                                                                                                                                    |
| 534,666.22                   | 600,809.44    | 12.                | Total property tax before special assessments                                                                                                                                 |
| 6,975.78                     | 3,472.56      | 13.                | Special assessments and charges added to this property tax statement for taxes payable in 2021                                                                                |
|                              |               | a.                 | 3,472.56 2021 RECYCLING                                                                                                                                                       |
|                              |               | b.                 |                                                                                                                                                                               |
|                              |               | c.                 |                                                                                                                                                                               |
|                              |               | d.                 |                                                                                                                                                                               |
|                              |               | e.                 |                                                                                                                                                                               |
|                              |               | f.                 |                                                                                                                                                                               |
|                              |               | g.                 |                                                                                                                                                                               |
|                              |               | h.                 | Contamination Tax                                                                                                                                                             |
| 0.00                         | 0.00          |                    |                                                                                                                                                                               |
| \$ 541,642.00                | \$ 604,282.00 | 14.                | Total Property Tax and Special Assessments                                                                                                                                    |

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2021 – even if you haven't been eligible before.

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651-266-2222 • ramseycounty.us/Property

150713\*\*\*G51\*\*5.689\*\*37/42\*\*\*\*\*SNGLP  
SELBY AVENUE REALTY LLC  
C/O RYAN  
533 S 3RD ST STE 100  
MINNEAPOLIS MN 55415-7521

PROPERTY ADDRESS  
400 SELBY AVE

ABBREVIATED TAX DESCRIPTION

COCHRAN'S SUBDIVISION OF,AND A  
ALL OF VAC ALLEY ADJ TO LOT & VAC ST  
THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

012823210400151



\*012823210400\*

Tax Statement 2022 012823210400

2022 Property Tax Statement

2021 Values for Taxes Payable in

2022

| VALUES AND CLASSIFICATION                                                                                     |                                         |                       |                       |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------|-----------------------|
| Taxable Payable Year                                                                                          |                                         | 2021                  | 2022                  |
| Step 1                                                                                                        | Estimated Market Value                  | \$ 25,910,300         | \$ 25,996,300         |
|                                                                                                               | Improvements Excluded                   |                       |                       |
|                                                                                                               | Homestead Exclusion                     | 0                     | 0                     |
|                                                                                                               | Taxable Market Value                    | 25,910,300            | 25,996,300            |
|                                                                                                               | New Improvements/<br>Expired Exclusions |                       |                       |
|                                                                                                               | Property Classification                 | Apartment<br>Comm/Ind | Apartment<br>Comm/Ind |
|                                                                                                               | Value Notice sent March 2021            |                       |                       |
| Step 2                                                                                                        | PROPOSED TAX NOTICE                     |                       |                       |
|                                                                                                               | Proposed tax sent in November 2021.     |                       | \$ 621,230.00         |
| *Note: Did not include special assessments or referenda approved by the voters at the 2021 November election. |                                         |                       |                       |
| Step 3                                                                                                        | PROPERTY TAX STATEMENT                  |                       |                       |
|                                                                                                               | First-half taxes due 5/16/2022          |                       | 312,613.00            |
|                                                                                                               | Second-half taxes due 10/17/2022        |                       | 312,613.00            |
|                                                                                                               | Total Taxes Due in 2022:                |                       | 625,226.00            |

CURRENT STEP

| 2021                         | 2022          | TAXES PAYABLE YEAR |                                                                                                                                                                               |
|------------------------------|---------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | \$ 0.00       | 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> |
| \$ 0.00                      |               | 2.                 | Use these amounts on Form M1PR to see if you are eligible for a special refund.                                                                                               |
| Property Tax and Credits     |               |                    |                                                                                                                                                                               |
| 600,809.44                   | 618,497.02    | 3.                 | Property taxes before credits                                                                                                                                                 |
| 0.00                         | 0.00          | 4.                 | Agricultural or disaster credits that reduce property taxes                                                                                                                   |
| 600,809.44                   | 618,497.02    | 5.                 | Property taxes after credits                                                                                                                                                  |
| Property Tax by Jurisdiction |               |                    |                                                                                                                                                                               |
| 145,824.10                   | 144,234.33    | 6.                 | Ramsey County                                                                                                                                                                 |
| 12,744.89                    | 13,318.22     | a.                 | Regional Rail Authority                                                                                                                                                       |
|                              |               | b.                 |                                                                                                                                                                               |
| 150,269.46                   | 157,665.58    | 7.                 | City or Town - ST PAUL                                                                                                                                                        |
| 46,389.31                    | 46,947.81     | 8.                 | State General Tax                                                                                                                                                             |
|                              |               | 9.                 | School District 625                                                                                                                                                           |
| 22,435.40                    | 25,038.40     | a.                 | Voter approved levies                                                                                                                                                         |
| 144,949.16                   | 140,969.18    | b.                 | Other local levies                                                                                                                                                            |
|                              |               | 10.                | Special taxing districts                                                                                                                                                      |
| 7,244.15                     | 7,437.24      | a.                 | Metropolitan special taxing districts                                                                                                                                         |
| 16,316.23                    | 23,208.78     | b.                 | Other special taxing districts                                                                                                                                                |
| 0.00                         | 0.00          | c.                 | Tax increment                                                                                                                                                                 |
| 54,636.74                    | 59,677.48     | d.                 | Fiscal disparity                                                                                                                                                              |
| 0.00                         | 0.00          | 11.                | Non-school voter approved referenda levies                                                                                                                                    |
| 600,809.44                   | 618,497.02    | 12.                | Total property tax before special assessments                                                                                                                                 |
| 3,472.56                     | 6,728.98      | 13.                | Special assessments and charges added to this property tax statement for taxes payable in 2022                                                                                |
|                              |               | a.                 | 3,472.56 R-01229996A 2022 Recycling                                                                                                                                           |
|                              |               | b.                 | 2,392.72 T-012100800 2021 SSSC / Storm Sewer                                                                                                                                  |
|                              |               | c.                 | 863.70 T-012100250 2021 SMSP / Sweeping and                                                                                                                                   |
|                              |               | d.                 |                                                                                                                                                                               |
|                              |               | e.                 |                                                                                                                                                                               |
|                              |               | f.                 |                                                                                                                                                                               |
|                              |               | g.                 |                                                                                                                                                                               |
|                              |               | h.                 | Contamination Tax                                                                                                                                                             |
| 0.00                         | 0.00          |                    |                                                                                                                                                                               |
| \$ 604,282.00                | \$ 625,226.00 | 14.                | Total Property Tax and Special Assessments                                                                                                                                    |

PROPERTY TAX REFUNDS

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