



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

138197*688**G50**1.369**3/6*****AUTOALL FOR AACD 553
FRANK M PRAWER
MARY JO UNZELMAN
16400 KANGAROO ST NW
RAMSEY MN 55303-3470

PROPERTY ADDRESS
1517 PORTLAND AVE
ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT
LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 151

2020 Property Tax Statement 2020

2019 Values for Taxes Payable in

VALUES AND CLASSIFICATION

			2019		2020
Step 1	Estimated Market Value	\$	480,000	\$	547,200
	Improvements Excluded				
	Homestead Exclusion		0		0
	Taxable Market Value		480,000		547,200
	New Improvements/ Expired Exclusions				
	Property Classification		Apartment		Apartment
Value Notice sent March 2019					
Step 2	PROPOSED TAX NOTICE				
	Proposed tax sent in November 2019. \$ 11,738.00 *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 5,676.00				
	Second-half taxes due 10/15/2020 5,676.00				
Total Taxes Due in 2020: 11,352.00					

CURRENT STEP →

	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. If box is checked, you owe delinquent taxes and are not eligible. <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				
	9,836.96	11,109.12	3.	Property taxes before credits
	0.00	0.00	4.	Agricultural credits that reduce property taxes
	9,836.96	11,109.12	5.	Property taxes after credits
Property Tax by Jurisdiction				
	2,908.67	3,281.74	6.	Ramsey County
	233.18	268.01	a.	Regional Rail Authority
			b.	
	3,015.97	3,434.19	7.	City or Town - ST PAUL
	0.00	0.00	8.	State General Tax
			9.	School District 625
	612.78	485.02	a.	Voter approved levies
	2,619.28	3,105.49	b.	Other local levies
			10.	Special taxing districts
	151.22	164.56	a.	Metropolitan special taxing districts
	295.86	370.11	b.	Other special taxing districts
	0.00	0.00	c.	Tax increment
	0.00	0.00	d.	Fiscal disparity
	0.00	0.00	11.	Non-school voter approved referenda levies
	9,836.96	11,109.12	12.	Total property tax before special assessments
	243.04	242.88	13.	Special assessments and charges added to this property tax statement for taxes payable in 2020
			a.	144.48 2020 RECYCLING
			b.	98.40 2020 SOLID WASTE
			c.	
			d.	
			e.	
			f.	
			g.	
			h.	Contamination Tax
	0.00	0.00		
	\$ 10,080.00	\$ 11,352.00	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.

See enclosed insert for details or visit revenue.state.mn.us

CONTACT INFORMATION

ramseycounty.us/property
90 Plato Blvd. West, Saint Paul, MN 55107

General – taxes, payments, addresses, special assessments
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2222

Assessing services – value, classification, exemptions
AskCountyAssessor@ramseycounty.us | 651-266-2131

Homestead
AskHomesteads@ramseycounty.us | 651-266-2040

Delinquent taxes
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002





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032823230045

2021 Property Tax Statement **2021**
2020 Values for Taxes Payable in

VALUES AND CLASSIFICATION		2020	2021	
Step 1	Estimated Market Value	\$ 547,200	\$ 597,800	
	Improvements Excluded			
	Homestead Exclusion	0	0	
	Taxable Market Value	547,200	597,800	
	New Improvements/ Expired Exclusions			
	Property Classification	Apartment	Apartment	
	Value Notice sent March 2020			
	PROPOSED TAX NOTICE			
	Step 2	Proposed tax sent in November 2020.		\$ 11,234.00
	*Note: Did not include special assessments or referenda approved by the voters at the 2020 November election.			
PROPERTY TAX STATEMENT				
Step 3	First-half taxes due 5/17/2021		5,750.00	
	Second-half taxes due 10/15/2021		5,750.00	
	Total Taxes Due in 2021:		11,500.00	



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1517 PORTLAND AVE

ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT
LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 151

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. If box is checked, you owe delinquent taxes and are not eligible. <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		
11,109.12	11,238.88	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
11,109.12	11,238.88	5. Property taxes after credits
Property Tax by Jurisdiction		
3,281.74	3,270.03	6. Ramsey County
268.01	285.88	a. Regional Rail Authority
		b.
3,434.19	3,370.65	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
485.02	517.63	9. School District 625
3,105.49	3,266.23	a. Voter approved levies
		b. Other local levies
164.56	162.48	10. Special taxing districts
370.11	365.98	a. Metropolitan special taxing districts
0.00	0.00	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
11,109.12	11,238.88	11. Non-school voter approved referenda levies
242.88	261.12	12. Total property tax before special assessments
		13. Special assessments and charges added to this property tax statement for taxes payable in 2021
		a. 152.64 2021 RECYCLING
		b. 108.48 2021 SOLID WASTE
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 11,352.00	\$ 11,500.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS
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2022 Property Tax Statement **2022**
2021 Values for Taxes Payable in

VALUES AND CLASSIFICATION			
Taxable Payable Year		2021	2022
Step 1	Estimated Market Value	\$ 597,800	\$ 599,300
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	597,800	599,300
	New Improvements/ Expired Exclusions		
	Property Classification	Apartment	Apartment
Value Notice sent March 2021			
PROPOSED TAX NOTICE			
Step 2	Proposed tax sent in November 2021.		\$ 11,724.00
	*Note: Did not include special assessments or referenda approved by the voters at the 2021 November election.		
PROPERTY TAX STATEMENT			
Step 3	First-half taxes due 5/16/2022		5,974.00
	Second-half taxes due 10/17/2022		5,974.00
	Total Taxes Due in 2022:		11,948.00

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PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 151

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. If box is checked, you owe delinquent taxes and are not eligible. <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		
11,238.88	11,683.04	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
11,238.88	11,683.04	5. Property taxes after credits
Property Tax by Jurisdiction		
3,270.03	3,288.54	6. Ramsey County
285.88	303.65	a. Regional Rail Authority
		b.
3,370.65	3,594.75	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
517.63	577.22	a. Voter approved levies
3,266.23	3,220.15	b. Other local levies
		10. Special taxing districts
162.48	169.57	a. Metropolitan special taxing districts
365.98	529.16	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
11,238.88	11,683.04	12. Total property tax before special assessments
261.12	264.96	13. Special assessments and charges added to this property tax statement for taxes payable in 2022
		a. 152.64 R-01229996A 2022 Recycling
		b. 112.32 T-012299970 2022 Solid Waste
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 11,500.00	\$ 11,948.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS
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ROBIN J DOROSHOW
RICHARD A KRONFELD
1517 PORTLAND AVE
SAINT PAUL MN 55104-6823

PROPERTY ADDRESS
1517 PORTLAND AVE
ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT LOT 12
PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 0151

CURRENT STEP →

2023 Property Tax Statement			2023		
2022 Values for Taxes Payable in					
VALUES AND CLASSIFICATION					
Taxable Payable Year		2022	2023		
Step 1	Estimated Market Value	\$ 599,300	\$ 725,500		
	Homestead Exclusion				
	Taxable Market Value	599,300	725,500		
	New Improvements				
	Property Classification	APARTMENT	APARTMENT		
Value Notice sent March 2022					
PROPOSED TAX NOTICE					
Step 2	Proposed tax sent in November 2022.		\$ 13,630.00		
*Note: Did not include special assessments or referenda approved by the voters at the 2022 November election.					
PROPERTY TAX STATEMENT					
Step 3	First-half taxes due	05/15/2023	7,128.00		
	Second-half taxes due	10/16/2023	7,128.00		
	Total Taxes Due in 2023:		14,256.00		

2022	2023	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. If box is checked, you owe delinquent taxes and are not eligible. <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		
11,683.04	13,606.36	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
11,683.04	13,606.36	5. Property taxes after credits
Property Tax by Jurisdiction		
3,288.54	3,731.50	6. Ramsey County
303.65	334.00	a. Regional Rail Authority
		b.
3,594.75	4,589.40	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
577.22	659.52	a. Voter approved levies
3,220.15	3,481.24	b. Other local levies
		10. Special taxing districts
169.57	183.26	a. Metropolitan special taxing districts
529.16	627.44	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
11,683.04	13,606.36	12. Total property tax before special assessments
264.96	649.64	13. Special assessments and charges added to this property tax statement for taxes payable in 2023
		a. 517.64 R012399960 2023 RECYCLE
		b. 132.00 T012299970 2023 SOLID WASTE
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 11,948.00	\$ 14,256.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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SAINT PAUL MN 55104-6823

PROPERTY ADDRESS
1517 PORTLAND AVE

ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT LOT 12

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 0151

2024 Property Tax Statement			2024
2023 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
Taxable Payable Year	2023	2024	
Step 1	Estimated Market Value	\$ 725,500	\$ 725,500
	Homestead Exclusion	0	0
	Taxable Market Value	725,500	725,500
	New Improvements		
	Property Classification	APARTMENT	APARTMENT
Value Notice sent March 2023			
PROPOSED TAX NOTICE			
Step 2	Proposed tax sent in November 2023. \$ 13,366.00		
	*Note: Did not include special assessments or referenda approved by the voters at the 2023 November election.		
PROPERTY TAX STATEMENT			
Step 3	First-half taxes due 05/15/2024		7,016.00
	Second-half taxes due 10/15/2024		7,016.00
	Total Taxes Due in 2024:		14,032.00

CURRENT STEP →

2-13-24_v1

2023	2024	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. If box is checked, you owe delinquent taxes and are not eligible. <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		
13,606.36	13,360.36	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
13,606.36	13,360.36	5. Property taxes after credits
Property Tax by Jurisdiction		
3,731.50	3,773.70	6. Ramsey County
334.00	360.38	a. Regional Rail Authority
		b.
4,589.40	4,391.88	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
659.52	661.18	a. Voter approved levies
3,481.24	3,373.58	b. Other local levies
		10. Special taxing districts
183.26	168.50	a. Metropolitan special taxing districts
627.44	631.14	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
13,606.36	13,360.36	12. Total property tax before special assessments
649.64	671.64	13. Special assessments and charges added to this property tax statement for taxes payable in 2024
		a. 539.64 R012499960 2024 Recycling
		b. 132.00 T012499970 2024 Solid Waste
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 14,256.00	\$ 14,032.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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Delinquent taxes
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032823230045

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1517 PORTLAND AVE
ABBREVIATED TAX DESCRIPTION
CAMPBELL'S RE-ARRANGEMENT LOT 12
PROPERTY IDENTIFICATION NUMBER (P.I.N.)
032823230045 0151

CURRENT STEP →

2026 Property Tax Statement		2026	
2025 Values for Taxes Payable in			
VALUES AND CLASSIFICATION			
Taxable Payable Year		2025	2026
Step 1	Estimated Market Value	\$ 662,700	\$ 694,600
	Homestead Exclusion	0	0
	Taxable Market Value	662,700	694,600
	New Improvements		
	Property Classification	APARTMENT	APARTMENT
Value Notice sent March 2025			
PROPOSED TAX NOTICE			
Step 2	Proposed tax sent in November 2025.		\$ 13,900.00
	*Note: Did not include special assessments or referenda approved by the voters at the 2025 November election.		
PROPERTY TAX STATEMENT			
Step 3	First-half taxes due 05/15/2026		7,717.00
	Second-half taxes due 10/15/2026		7,717.00
	Total Taxes Due in 2026:		15,434.00

2-23-26_V2

2025	2026	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. If box is checked, you owe delinquent taxes and are not eligible. <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		
13,155.08	14,569.00	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
13,155.08	14,569.00	5. Property taxes after credits
Property Tax by Jurisdiction		
3,611.74	4,016.10	6. Ramsey County
345.92	349.42	a. Regional Rail Authority
		b.
4,365.40	4,689.24	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
		9. School District 625
662.04	1,372.80	a. Voter approved levies
3,401.70	3,352.82	b. Other local levies
		10. Special taxing districts
158.68	165.66	a. Metropolitan special taxing districts
609.60	622.96	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
13,155.08	14,569.00	12. Total property tax before special assessments
1,110.92	865.00	13. Special assessments and charges added to this property tax statement for taxes payable in 2026
		a. 691.00 R012699960 2026 Recycling
		b. 174.00 T012699970 2026 Solid Waste
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 14,266.00	\$ 15,434.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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that reduce your property taxes in 2026 – even if you haven't been eligible before.

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SAINT PAUL MN 55104-6823

Property tax notices are delivered on the following schedule:

Valuation and classification notice	
Step 1	Class: APARTMENT Estimated Market Value: \$694,600 <i>See Details Below.</i> Homestead Exclusion: \$0 Taxable Market Value: \$694,600
Step 2	Proposed Tax Notice 2027 proposed tax: Coming November 2026
Step 3	Property Tax Statement 1st half and 2nd half taxes: Coming March 2027

Property ID: 032823230045
Description: CAMPBELL'S RE-ARRANGEMENT LOT 12

Property Address:
1517 PORTLAND AVE
ST PAUL

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

<input type="checkbox"/> If this box is checked your classification has changed from last year's assessment.	Taxes Payable in 2026 (2025 Assessment) APARTMENT	Taxes Payable in 2027 (2026 Assessment) APARTMENT
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The assessor has estimated your property's market value to be:

Estimated Market Value:	\$694,600	\$694,600
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Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2026 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$694,600	\$694,600	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, please contact your assessor first at 651-266-2131 to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:

Open Book – Preliminary Market Value Review Meetings

Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107
April 7, 2026 10 a.m. - 7 p.m.

Special Board of Appeal and Equalization – BY APPOINTMENT ONLY

Plato Building
90 Plato Blvd. West
Saint Paul, MN 55107

The board will convene June 16 and adjourn on completion of business. Times - from 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment. Appeal must be postmarked by May 4, 2026.

Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2026. We do not mail a separate notice prior to these inspections. View the year your property is scheduled to be inspected by visiting the annual property inspection map: [RamseyCountyMN.gov/PropertyInspectionMap](https://www.ramseycounty.mn.gov/PropertyInspectionMap)

Questions or concerns? Please call 651-266-2131.