



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

***We need the following to process your appeal:***

- \$25 filing fee (non-refundable (payable to the City of Saint Paul 345850
- Copy of the Department of Safety & Inspections Determination Letter
- Attachments you may wish to include
- This appeal form completed
- Walk-In     Email     US Mail

**HEARING DATE & TIME**  
*(provided by Rent Stabilization Appeals Staff)*

**THURSDAY:** April 13th

**TIME:** \_\_\_\_\_

**LOCATION OF HEARING:**  
Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

***Address Being Appealed:***

400 SELBY AVE UNIT 303  
Number & Street & Unit Number (if applicable)

SAINT PAUL, MN  
City & State

55102  
Zip Code

***Appellant:***

LEVI INDVIK  
Appellant Name

INDVIK@OUTLOOK.COM  
Email

701-871-9837  
Preferred Phone Number

\_\_\_\_\_  
Alternate Phone Number

*Levi Indvik* 3/8/2023  
Signature & Today's Date

TENANT

Is Appellant: Property Owner/ Manager OR Tenant ?

***Property Owner (if other than appellant):***

Reacor, LTD  
Property Owner Name

theblair@reacor.com  
Email

952-595-0497  
Preferred Phone Number

(651) 222-6880  
Alternate Phone Number

***What Is Being Appealed and Why? Attachments Are Acceptable***

Our current landlord recently acquired this property last year, but they are going to be paying less in property taxes than they did last year (7% DECREASE from 2022), meaning they are making money on their investment. In addition, all recent renovations to units were done by the previous landlord. Reacor (current landlord) has only done bare minimum maintenance on most units (i.e. HVAC maintenance and inspection).



90 Plato Blvd. West • Saint Paul, MN  
651-266-2000 • AskPropertyTaxandRecords@ramseycounty.us  
ramseycounty.us/Property

132698\*437\*\*G50\*\*\*1.16\*\*5/8\*\*\*\*\*AUTO6-DIGIT 65401  
SELBY AVENUE REALTY LLC  
C/O RYAN  
533 S 3RD ST # 100  
MINNEAPOLIS MN 65415-7521

## 2023 *Proposed* Property Tax

This is **NOT** a bill. **DO NOT PAY!**

Valuation and Classification		
Taxes Payable Year	2022	2023
Estimated Market Value	25,996,300	25,044,600
Green Acres Value	0	0
Plat Deferral	0	0
This Old House Exclusion	0	0
Disabled Vets. Value Exclusion	0	0
Homestead Market Value Exclusion	0	0
Taxable Market Value	25,996,300	25,044,600
Property Classification	APARTMENT	APARTMENT
	COMMERCIAL	COMMERCIAL

Step 1

Step 2

Step 3

### Proposed Tax Notice

Property Taxes After Credits 575,310.00

CURRENT STEP



The time to provide feedback on proposed levies is now. The only way to appeal your value at this time is by going to tax court. Please see insert for more information.

Property Tax Statement  
Coming March 2023

**PIN/Property Address/Abbreviated Tax Description**  
012823210400 161  
400 SELBY AVE  
COCHRAN'S SUBDIVISION OF AND A ALL  
OF VAC ALLEY ADJ TO LOT & VAC ST  
...FOL; LOTS 13 THRU LOT 20 BLK 11

## PROPOSED PROPERTY TAXES AND MEETINGS BY JURISDICTION FOR YOUR PROPERTY

Contact Information	Column 1 2022 Tax - Actual	Column 2 2023 Tax - Proposed	Tax and Budget Meetings and Locations
<b>RAMSEY COUNTY</b> Regional Rail Authority  Ramsey County 15 W. Kellogg Blvd., Suite 250 Saint Paul, MN 55102 651-266-2222	144,234.33 13,318.22	130,431.20 11,672.38	Nov. 28 at 6:30 p.m.  Virtual and in-person options are available. Visit <a href="http://ramseycounty.us/PublicHearings">ramseycounty.us/PublicHearings</a> for details.  In-person location: Ramsey County Library - Roseville 2180 Hamline Ave. N. Roseville, MN 55113
<b>ST PAUL</b> City Library CITY OF ST PAUL, FINANCIAL SERVICES 15 W KELLOGG BLVD #700 ST PAUL, MN 55102 (651) 266-6805	140,786.94 16,876.64	144,654.18 16,773.52	DECEMBER 6, 2022 AT 6:00 PM CITY HALL COUNCIL CHAMBERS 15 W KELLOGG BLVD, 3RD FLOOR ST PAUL, MN 55102
<b>State General Tax</b> ISD #625 ISD 625 DISTRICT OFFICE 360 COLBORNE STREET ST. PAUL, MN 55102 (651) 603-4347 a. Voter approved levies b. Other local levies	46,947.81  25,038.40 140,969.18	42,097.44  22,767.28 121,354.84	No Meeting Required  DECEMBER 6, 2022 AT 6:00 PM ISD 625 DISTRICT OFFICE 360 COLBORNE STREET SAINT PAUL, MN 55102
<b>Metropolitan Special Taxing Districts</b> Metropolitan Council 390 Robert St. N. Saint Paul, MN 55101 651-602-1738  Other special taxing districts Tax increment Fiscal disparity	7,437.24  23,208.78 0.00 59,677.48	6,404.46  21,912.46 0.00 57,252.26	Dec. 14 at 6 p.m.  Council Chambers 390 Robert St. N. Saint Paul, MN 55101  No Meeting Required No Meeting Required No Meeting Required
<b>Total Tax excluding special assessments</b> <b>Percent of Tax Change</b>	<b>618,497.02</b>	<b>575,310.00</b> <b>-7.0%</b>	

Your local units of government have proposed the amount of property taxes that they will need for 2023. Any upcoming referendums, legal judgments, natural disasters, voter approved levy limit increases, or special assessments could change these amounts.

Column 1 above shows your actual 2022 property taxes. Column 2 above shows what your 2023 property taxes will be if your local jurisdictions approve the property tax amounts they are now considering.



Your county commissioners, school board, city council and metropolitan special taxing districts will soon be holding public meetings to discuss their proposed 2023 budgets and proposed 2023 property taxes. The school board will discuss the 2022 budget. You are invited to attend these meetings to share your feedback. The meeting places and times are listed above. Also shown are the addresses and telephone numbers for these local units of government if you have comments or questions concerning the proposed property tax amounts shown on this notice. No meeting is required if your city has a population of less than 500 people. There is also no public hearing on the state general tax.

**This is NOT a bill. Do not pay!**

For additional information about this notice, visit [ramseycounty.us/Property](http://ramseycounty.us/Property).

Request translation services: 651-266-8500

Español | Hmoob | Soomaali | Afaan Oromoo | မြန်မာ





## These programs may reduce your property taxes.

### Refunds through the State of Minnesota


Even if you did not qualify for property tax refunds in previous years, you may in 2023.


If you own and occupy your property on Jan. 2, 2023, as your homestead, you may qualify for one or both of the following refunds from the State of Minnesota:


1. If your taxes exceed certain income-based thresholds and your total household income is less than \$128,280.
2. If your property taxes increased more than 12% and by at least \$100 over 2022.

If you qualify, you will need to file form M1PR to receive a 2023 property tax refund.

#### LEARN MORE:

 **Online:** [revenue.state.mn.us/property-tax-refund](https://revenue.state.mn.us/property-tax-refund)

 **Call:** 651-296-3781

 **Mail:** Minnesota Department of Revenue  
Mail Station 0020  
600 N. Robert St.  
Saint Paul, MN 55145-0020

### Senior Citizen Property Tax Deferral

This program is meant to help seniors who are having difficulty paying their homestead property taxes.


#### Eligibility


*(all of the following conditions must be met):*

1. 65 or older.
2. Household income of \$60,000 or less.
3. Lived in home for at least 15 years.

If you enroll, the amount of property tax you pay is limited to 3% of your total household income for as long as you participate in the program. Any tax above that amount is temporarily paid by the state on your behalf. This deferred tax must be repaid (with interest) to the state.

#### LEARN MORE:

 **Online:** [revenue.state.mn.us/property-tax-deferral-senior-citizens](https://revenue.state.mn.us/property-tax-deferral-senior-citizens)

 **Call:** 651-556-6091

### Homestead Deadlines and Exclusion Programs



#### Homestead applications are due by Dec. 31, 2022.

You must contact the Ramsey County Assessor's Office to file a homestead application if any of the following apply:

- You are a new owner.
- You have changed your marital status.
- You have changed your name.
- You have changed residence or mailing address.
- You have added or removed an owner.

If you sell, move or for any other reason no longer qualify for the homestead classification, you are required to notify the County Assessor within 30 days of the change in homestead status.

#### Market Value Exclusion on Homestead Property of Disabled Veterans


This program provides a market value exclusion for property tax purposes for the homestead property of an honorably discharged veteran who has a service-connected disability rating of 70% or higher, surviving spouses of qualifying veterans and service members, and primary family caregivers of qualifying veterans.

#### Special Homestead Classification for Blind or Permanently and Totally Disabled Persons

If you own and occupy a home and are 100% disabled or legally blind, you may qualify for this program. This is in addition to the benefit provided to regular homesteads and will reduce your property taxes.

#### Questions about homesteads and exclusions?

 **Online:** [ramseycounty.us/Property](https://ramseycounty.us/Property)

 **Call:** 651-266-2040

 **Email:** [AskHomesteads@ramseycounty.us](mailto:AskHomesteads@ramseycounty.us)

**Supplemental Budget Information  
Proposed 2023 Taxes**

*This information is provided by the county, city or township, and school district. It compares two years of budget information for those jurisdictions. For more information contact the county, city or township, or school district directly.*

**Levy Information**

Taxing Authority	2022 Current Year	2023 Proposed	Percent Chg	Taxing Authority	2022 Current Year	2023 Proposed	Percent Chg
RAMSEY COUNTY	339,749,612	354,123,588	4.54%	ISD #625			
ST PAUL	175,371,835	202,272,574	15.34%				

**County Summary Budget Information**

Fund	2022 Current Year	2023 Proposed	Percent Chg	Fund	2022 Current Year	2023 Proposed	Percent Chg
<b>RAMSEY COUNTY</b>							
<b>Revenues</b>				<b>Expenditures</b>			
Property Taxes	331,135,267	346,108,266	4.55%	General Government	134,604,996	149,147,646	10.76%
Special Assessments	-	-	0.00%	Public Safety	147,372,614	147,202,925	-0.12%
State General Purpose Aid	20,586,504	20,586,504	0.00%	Streets and Highways	16,615,268	16,778,815	0.98%
State Categorical Aid	91,776,996	84,403,996	-8.03%	Sanitation	25,861,940	27,628,327	6.87%
All Other Revenues	502,004,821	466,660,664	-1.06%	Human Services	201,183,832	199,754,241	-0.71%
				Health	41,503,653	40,832,003	-1.62%
				Culture & Recreation	26,152,546	26,862,147	2.71%
				Conservation of Natural Resources	809,628	716,271	-11.53%
				Economic Development & Housing	40,231,072	39,108,831	-2.79%
				All Other Expenditures	311,258,703	297,827,189	-4.32%

**City Summary Budget Information**

Fund	2022 Current Year	2023 Proposed	Percent Chg	Fund	2022 Current Year	2023 Proposed	Percent Chg
<b>ST PAUL</b>							
<b>Revenues</b>				<b>Expenditures</b>			
Property Taxes	175,310,067	202,395,935	15.45%	General Government	64,970,734	66,149,722	20.34%
Special Assessments	26,402,924	22,599,201	-14.41%	Public Safety	229,214,318	241,484,509	5.81%
State General Purpose Aid	71,888,109	72,817,360	1.29%	Streets and Highways	51,018,054	59,731,031	17.06%
State Categorical Aid	18,935,990	17,928,338	-5.32%	Sanitation	11,270,615	12,755,029	13.17%
All Other Revenues	225,281,642	219,589,629	-2.52%	Human Services	-	-	-
				Health	1,487,354	1,398,186	-6.00%
				Culture & Recreation	74,351,747	81,840,960	10.07%
				Conservation of Natural Resources	-	-	-
				Economic Development & Housing	9,750,554	63,025,852	546.38%
				All Other Expenditures	98,349,518	106,360,948	10.39%

**School District Summary Budget Information**

Fund	FY 2022 Beginning Fund Balances	FY 2022 Actual Revenues & Transfers In	FY 2022 Actual Expenditures & Trfrs Out	June 30, 2022 Actual Fund Balances	FY 2023 Budget Revenues & Transfers In	FY 2023 Budget Expenditures & Trfrs Out	June 30, 2023 Projected Funds Balances
ISD #625							

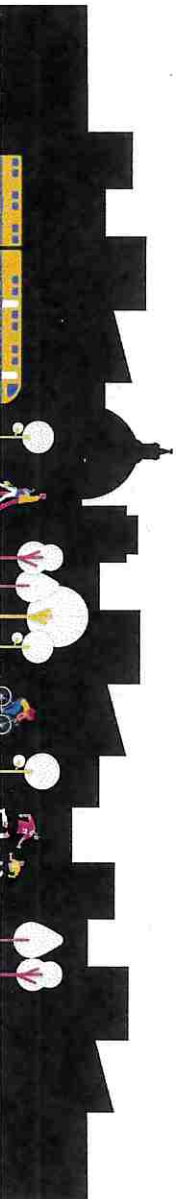
*School districts have different timelines for financial reporting, and this information was unavailable at the time of printing. Please visit the district website for this information at <https://www.spps.org/Domain/10652>*

# Request for exception to 3% cap – notice of department determination through self-certification

2/7/2023

On 2/7/2023, your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

However, this is not a Final Determination and rent cannot be increased in the next 45 days.



El día 2/7/2023, el dueño de su vivienda solicitó una excepción al límite del 3% de aumento del alquiler según el Capítulo 193A del Código Legislativo de Saint Paul. Se ha **concedido** la aprobación del Departamento para la excepción mediante el proceso de autocertificación proporcionado por la Ciudad. Sin embargo, esta no es una resolución definitiva y no se puede aumentar el alquiler en los próximos 45 días.

Taarikhdu markay ahayd 2/7/2023, Muhiilaha gurigaagu wuxuu dalbaday ka reebis 3% ee kirada kor loogu qaadayo cutubka 193A ee Xeerka sharci dejinta ee Saint Paul. **Oggolaanshaha** waaxdu marka laga reebo waxa lagu ogolaaday habka is-aqoonsiga ee ay bixiso Magaaladu. Si kastaba ha ahaatee, tani maaha go'aan kama dambays ah oo kirada lama kordhin karo 45ka maalmood ee soo socda.

Tshooj natwm ko nga ture ture a Saint Paul 3% mo te plikinga o te rihi ka werohia i te 2/7/2023, los ntawm koj tus tswv tsev. Los ntawm cov txheej txheem kev lees paub tus kheej uas **muaj los ntawm** Lub Nroog, lub tuam tsev tau raug muab tshem tawm rau qhov kev zam.

Tab sis vim qhov no tsis yog qhov kev txlav txim zaum kawg, tus nqi xauj tsev tsis tuaj yeem nce hauv 45 huub tom ntej.

On 2/7/2023, your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City. However, this is not a Final Determination and rent cannot be increased in the next 45 days.

You have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice. If there is no appeal within the next 45 days, the determination will be considered final, and your landlord may proceed with the rent increase between 3% and 8% as approved by the Department.

A full translation of the notice is available upon request from the City. If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Usted tiene derecho de interponer un recurso de apelación respecto de esta resolución ante el funcionario encargado de las audiencias legislativas. Las solicitudes para las apelaciones pueden obtenerse en la oficina del Secretario Municipal, 310 City Hall, Tribunal de la ciudad/condado, 15 W Kellogg Blvd, Saint Paul MN 55102, teléfono: 651-266-8568, y debe presentarse dentro de los 45 días posteriores a la notificación. Si no se presentara ninguna apelación dentro de los siguientes 45 días, la resolución será considerada como definitiva y el dueño podrá proceder al aumento del alquiler entre el 3% y el 8%, según lo aprobado por el Departamento. Puede solicitar a la ciudad una traducción completa de la notificación. Si tiene preguntas, comuníquese con el Grupo de Trabajo de Estabilización del Alquiler mediante la dirección de correo electrónico que se menciona a continuación.

Waxaad xaq u leedahay inaad raacfaan ka qaadato go'aankan iyadoo aad u gudbinaysid Sarqaalka Dhegaysiga Sharcielajinta Raicannada waa in ay qoraal ahadaan oo loo geeyaa karraniga Magaalada ugu dambayn 45 maalmood laga bilaabo taariikhda ogeysiska ku qoran. Codsiyada raicanka waxaa laga heli karaa Xafiiska Karaaniga Magaalada, 310 Hall City, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102. Telephone: 651-266-8568. Haddii aanu jirin raacfaan 45 maalmood gudahooda, go'aanka waxa loo tixgaliin doonaa kama dambeys, mulkiilahaagu waxa laga yaabaa inuu ijaarka ku kordhiyo 3% illaa 8% sida ay ogolaaday Waaxdu. Haddii aad wax su'aalo ah qabtid, fadlan la xiriir Kooxda Shaqaaynta Xakameynta Ijaarka adigoo isticmaalaya ciwaanka emailka hoose.

Koj raug tso cai los tawm tsam qhov kev txlav xhim sibab no ua ntej tus tub ceev xwm lub rooj sib hais. Cov ntawv thov rov hais dua muaj nyob nrawm Lub Nroog Trus Cwj Pwm Lub Chaw Haujlwm, 310 Lub Nroog Hall, Lub Nroog / Lub Nroog Lub Tsev Hais Plaub, 15 W Kellogg Blvd, Saint Paul, MN 55102, xov tooj: 651-266-8568, thlab yuav tsurn xa tual hauv 45 hnub nrawm kev ceeb toom. Yog tias tsis muaj kev thov rov hais dua hauv 45 hnub tom ntej no, qhov kev txlav xhim sibab yuav raug suav tias yog qhov kawg. thlab koj tus tswv tsev tual yeem txuav mus nrog Lub Tsev Haujlwm pom zoo cov nqi xauj tsev nce nrawm 3% thlab 8%.

Lub Nroog tual yeem muab kev txhais lus ua tjav rau koj raws li qhov kev thov. Thov hu rau Rent Stabilization Workgroup nrawm email chaw nyob hauv gab no yog tias koj muaj lus nug.

နအိဉ်း တၢ်တၢ်ယုာ်ကညး တၢ်ဟံးလၢတၢ်တၢ် ဆူ ဝၢ်တၢ်ဒုးအိဉ်တၢ်တၢ်သိဉ်တၢ်တၢ်ခိဉ်ညိဉ်ပုၤအိဉ်ပုၤနးသ့န့ၢ်လၢ. လၢဟံးတၢ်တၢ်လၢပတၢ်ယုာ်ကညးတၢ်ဒၢကဒိးန့ၢ်သ့ ဝဲ City Clerk ဝဲဒၢ: 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102. Phone: 651-266-8568 ဒီး တၢ်တၢ်ပုၤအိဉ်ပုၤလၢ 45သိးအတၢ်ပုၤန့ၢ်လၢ. မ့ၢ်တၢ်တၢ်ယုာ်ကညး တၢ်အိဉ်လၢ 45 သိး အတၢ်ပုၤသ့န့ၢ်ဒီး တၢ်ဟံးလၢတၢ်တၢ်တၢ်န့ၢ် တၢ်ဟံးဂ့ၢ်လၢတၢ် လၢခဲကတၢၢ် ဒီး န့ၢ်ပုၤ/ဟံးဂ့ၢ်ညိဉ် ကစၢ် တမက ဒီးဆူညါ ယုာ်ဒီး တၢ်တၢ်ပုၤအိဉ်ပုၤအိဉ် 3% ဒီး 8% ဒ်သိး တၢ်အိဉ်ပုၤတၢ်တၢ်လၢပတၢ်ယုာ်ကညးတၢ်ဒၢကဒိးန့ၢ်လၢ.

တၢ်ကွဲးကွဲးတၢ်တၢ်လၢ လၢဟံးတၢ်တၢ်သ့န့ၢ်ညါအတၢ် မ့ၢ်န့ၢ်အိဉ်သ့ ဖဲတၢ်ယုာ်ကညးခိဉ်လၢ ဝၢ်ဒၢအိဉ်န့ၢ်လၢ. န့ၢ်အိဉ်ဒီး တၢ်သံးကွဲးတၢ်ခါ ဆူလၢလၢဟံးဂ့ၢ်ဆူ Rent Stabilization Workgroup လၢအတၢ်တၢ်သ့န့ၢ်လၢ.



**SAINT PAUL**  
SAFETY & INSPECTIONS  
375 Jackson Street  
Suite 220  
Saint Paul, MN 55101-1806

TUE 14 FEB 2023

Resident  
400 Selby Ave Apt 303  
Saint Paul, MN 55102-4510

Rent Stabilization Workgroup/ Grupo de Trabajo de Estabilización del Alquiler/ Qeybta Xakameynta Ijaarka/ Rent-Stabilization@ci.stpaul.mn.us  
651-266-8553

SC 01/2023