



\*012823210400\*

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.)**

012823210400 151

**2019 Property Tax Statement** **2019**  
2018 Values for Taxes Payable in

VALUES AND CLASSIFICATION		2018	2019
Taxable Payable Year		2018	2019
<b>Step 1</b>	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 Comm/Ind	Apartment Comm/Ind
Value Notice sent March 2018			
<b>PROPOSED TAX NOTICE</b>			
<b>Step 2</b>	Proposed tax sent in November 2018.	<b>\$ 497,578.00</b>	
	*Note: Did not include special assessments or referenda approved by the voters at the 2018 November election.		
<b>PROPERTY TAX STATEMENT</b>			
<b>Step 3</b>	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** →

2-19-19\_v1

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. File by August 15. <b>If box is checked, you owe delinquent taxes and are not eligible.</b> <input type="checkbox"/>
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>		
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
<b>Property Tax by Jurisdiction</b>		
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	<b>12. Total property tax before special assessments</b>
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	<b>14. Total Property Tax and Special Assessments</b>

**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](http://revenue.state.mn.us)

149640 20/21



**CONTACT INFORMATION**

[ramseycounty.us/property](http://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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150440\*\*\*G51\*\*5.689\*\*39/42\*\*\*\*\*SNGLP  
SELBY AVENUE REALTY LLC  
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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.)**

012823210400 151

**2020 Property Tax Statement** **2020**  
2019 Values for Taxes Payable in

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

**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> <input type="checkbox"/>
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>		
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
<b>Property Tax by Jurisdiction</b>		
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	<b>12. Total property tax before special assessments</b>
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.
0.00	0.00	Contamination Tax
\$ 516,214.00	\$ 541,642.00	<b>14. Total Property Tax and Special Assessments</b>

**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](http://revenue.state.mn.us)

**CONTACT INFORMATION**

[ramseycounty.us/property](http://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

20/21 150440





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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.)**

012823210400 151

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

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

**CURRENT STEP** →

2020	2021	TAXES PAYABLE YEAR
\$ 0.00	\$ 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> <input type="checkbox"/>
\$ 0.00	\$ 0.00	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>		
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
<b>Property Tax by Jurisdiction</b>		
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	<b>12. Total property tax before special assessments</b>
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.
0.00	0.00	Contamination Tax
\$ <b>541,642.00</b>	\$ <b>604,282.00</b>	<b>14. Total Property Tax and Special Assessments</b>

**PROPERTY TAX REFUNDS**

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**CONTACT INFORMATION**

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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

20/21 150596





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

012823210400 151

**2022 Property Tax Statement** **2022**  
2021 Values for Taxes Payable in

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

**CURRENT STEP** →

2-16-22\_v1

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> <input type="checkbox"/>
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>		
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
<b>Property Tax by Jurisdiction</b>		
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	<b>12. Total property tax before special assessments</b>
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.
0.00	0.00	Contamination Tax
\$ <b>604,282.00</b>	\$ <b>625,226.00</b>	<b>14. Total Property Tax and Special Assessments</b>

**PROPERTY TAX REFUNDS**

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AskHomesteads@ramseycounty.us | 651-266-2040

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

19/21 150713

