

From: B&S Land Development LLC
3096 Rice St
Little Canada, MN 55113
Re: 717 Snelling Ave N (Super America Gas Station)
Parcel ID 33-29-23-11-0003

RECEIVED
MAY 27 2016
CITY CLERK

To: St Paul City Council
Date: 5/25/16

We received a notice from the City of St Paul that we are going to be assessed \$15,472.35 for the "Lighting on Snelling – Selby to Pierce Butler Route" project. We received no benefit from this project. We currently have three area lights on our property and 12 canopy lights which adequately light our property. There are no street lights on our property (see pictures attached).

This assessment should not be charged to us. We have not direct benefit from the project. At a minimal the assessment should be reduced.

Please consider our request.



Stephen R Dahl
Manager

RAMSEY COUNTY Property Records & Revenue

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

140875***51***2.742***3/9*
B & S LAND DEVELOPMENT LLC
3096 RICE ST
ROSEVILLE MN 55113-2204

PROPERTY ADDRESS
717 SNELLING AVE N

ABBREVIATED TAX DESCRIPTION

HOPKINS SECOND ADDITION TO, ST.
E 1/2 OF VAC ALLEY ADJ LOT 3 AND ALL
OF LOTS 1 2 AND LOT 3 BLK 1

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

332923110003

151



Tax Statement 2016 332923110003

332923110003

2016 Property Tax Statement 2016 2015 Values for Taxes Payable in

VALUES AND CLASSIFICATION		2015	2016
Taxable Payable Year		2015	2016
Step 1	Estimated Market Value	\$ 450,000	\$ 450,000
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	450,000	450,000
	New Improvements/ Expired Exclusions		
	Property Classification	Comm/Ind	Comm/Ind
	Value Notice sent March 2015		
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2015. \$ 17,060.00 *Note: Did not include special assessments or referenda approved by the voters at the 2015 November election.		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 5/16/2016	8,529.00	8,529.00
	Second half taxes due 10/17/2016	8,529.00	8,529.00
	Total Taxes Due in 2016	17,058.00	17,058.00



2015	2016	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. If box is checked, you owe delinquent taxes and are not eligible.
\$ 0.00	\$ 0.00	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits		
17,616.00	17,058.00	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
17,616.00	17,058.00	5. Property taxes after credits
Property Tax by Jurisdiction		
3,041.79	3,150.54	6. Ramsey County
220.55	239.27	a. Regional Rail Authority
		b.
2,454.33	2,490.20	7. City or Town - ST PAUL
4,194.30	4,012.88	8. State General Tax
		9. School District 625
271.04	271.10	a. Voter approved levies
2,744.03	2,843.67	b. Other local levies
		10. Special taxing districts
169.99	166.88	a. Metropolitan special taxing districts
236.91	275.67	b. Other special taxing districts
0.00	0.00	c. Tax increment
4,283.06	3,607.79	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
17,616.00	17,058.00	12. Total property tax before special assessments
0.00	0.00	13. Special assessments and charges added to this property tax statement for taxes payable in 2016
		a.
		b.
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds that reduce your property taxes in 2016 – even if you haven't been eligible before.

See enclosed insert
for details or visit

www.revenue.state.mn.us





Neighbor
Property



No street lights,
on Snelling Blvd,
on our property.



STREET LIGHT on
Neighbors Property

Our Area
LIGHT



Our Area Lights





Saint Paul City Council Public Hearing Notice Ratification of Assessment

OWNER OR TAXPAYER

B & S Land Development Llc
3096 Rice St
Roseville MN 55113-2204

COUNCIL DISTRICT #1 4
PLANNING DISTRICT #
FILE #19179
ASSESSMENT #155100
PROPERTY ADDRESS
717 SNELLING AVE N
PARCEL ID
33-29-23-11-0003

PROPERTY TAX DESCRIPTION

HOPKINS SECOND ADDITION TO ST. PAUL E 1/2 OF VAC ALLEY ADJ LOT 3 AND ALL OF LOTS 1 2 AND LOT 3 BLK 1

THE TIME: Wednesday, June 01, 2016 at 5:30 PM
PUBLIC PLACE: City Council Chambers, 3rd Floor City Hall-Court House
HEARING Written or oral statements by any owner will be considered by the Council at this hearing.

PURPOSE To consider approval of the assessment for:
Lighting on Snelling - Selby to Pierce Butler Route

ASSESSMENT INFORMATION The proposed assessment for the above property is **\$15,472.35**. If the City Council approves the assessment you will have 30 days to pay without interest. Any unpaid balance will be collected with your property taxes over **20** year(s) at **4.1500%** interest. The proposed roll for this project is available for review in the Real Estate Office, 25 W. 4th Street - 10th floor - City Hall Annex.

ASSESSMENT CALCULATION	Lighting - Commercial	157.00	X	91.25 / foot	=	\$14,326.25
	City Processing Fee - Commercial	157.00	X	7.30 / foot	=	\$1,146.10

NOTE **THIS IS NOT A BILL.** YOU WILL RECEIVE AN INVOICE AFTER THE HEARING SPECIFYING THE AMOUNT APPROVED BY THE CITY COUNCIL WITH COMPLETE INSTRUCTIONS ON HOW TO PAY THIS ASSESSMENT.

Invoice will be sent to the taxpayer