From:

B&S Land Development LLC

3096 Rice St

Little Canada, MN 55113

Re:

717 Snelling Ave N (Super America Gas Station)

RECEIVED MAY 27 2016 CITY CLERK

Parcel ID 33-29-23-11-0003

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



332923110003

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.)

0.00

332923110003

15

	6 Property Tax S 5 Values for Taxes			2	016					
2013			LASSIFICAT							
	Taxable Payable Year		2015	.014	2016					
	Estimated Market Value Improvements Excluded	\$	450,000	\$	450,000					
	Homestead Exclusion		0		0					
Step	Taxable Market Value		450,000		450,000					
	New Improvements/									
	Expired Exclusions				,					
9	Property Classification		Comm/Ind		Comm/lind					
Ì :	Value Notice sent March 2015									
04	PROPOSED TAX NOTICE									
Step	Proposed tax sent in									
2	*Note: Did not include approved by the voter	•								
	PROBERTY TAX STATEMENT									
Step	Eirst-half taxes due 5/16	/20	6		8,529,00					
9	Second-half-taxes que vi	0/1	7/2016		8,529,00					
ð	Fotal Taxes Due in 2016				17:058:00					

2015	2016		TAXES PAYABLE YEAR			
\$ 0.00	\$ 0.00	1. 2.	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. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
17,616.00 0.00 17,616.00	17,058.00 0.00 17,058.00	Pro 3. 4. 5.	perty Tax and Credits Property taxes before credits Agricultural credits that reduce property taxes Property taxes after credits			
 3,041.79 220,55	3,150.54 239.27	Pro 6.	perty Tax by Jurisdiction Ramsey County a. Regional Rali Authority			
2,454.33 4,194.30		7. 8.	b. City or Town - ST PAUL State General Tax	PROPERTY TAX REFUNDS You may be eligible for one or more refunds that reduce your property taxes in 2016		
271.04 2,744.03	271.10 2,843.67	9. 10.	School District 625 -> a. Voter approved levies b. Other local levies Special taxing districts	even if you haven't been eligible before.		
169.99 236.91 0.00 4,283.06	166.88 275.67 0.00 3,607.79	, _ ,	a. Metropolitan special taxing districts b. Other special taxing districts c. Tax increment d. Fiscal disparity	See enclosed insert for details or visit <u>www.revenue.state.mn.us</u>		
0.00 17,616.00	0.00 17,058.00	11. 12.	Non-school voter approved referenda levies Total property tax before special assessments	, ,		
.00.00	0.00	13.	Special assessments and charges added to this propa. b.	perty tax statement for taxes payable in 2016		

c.d.e.f.g.h.

Contamination Tax

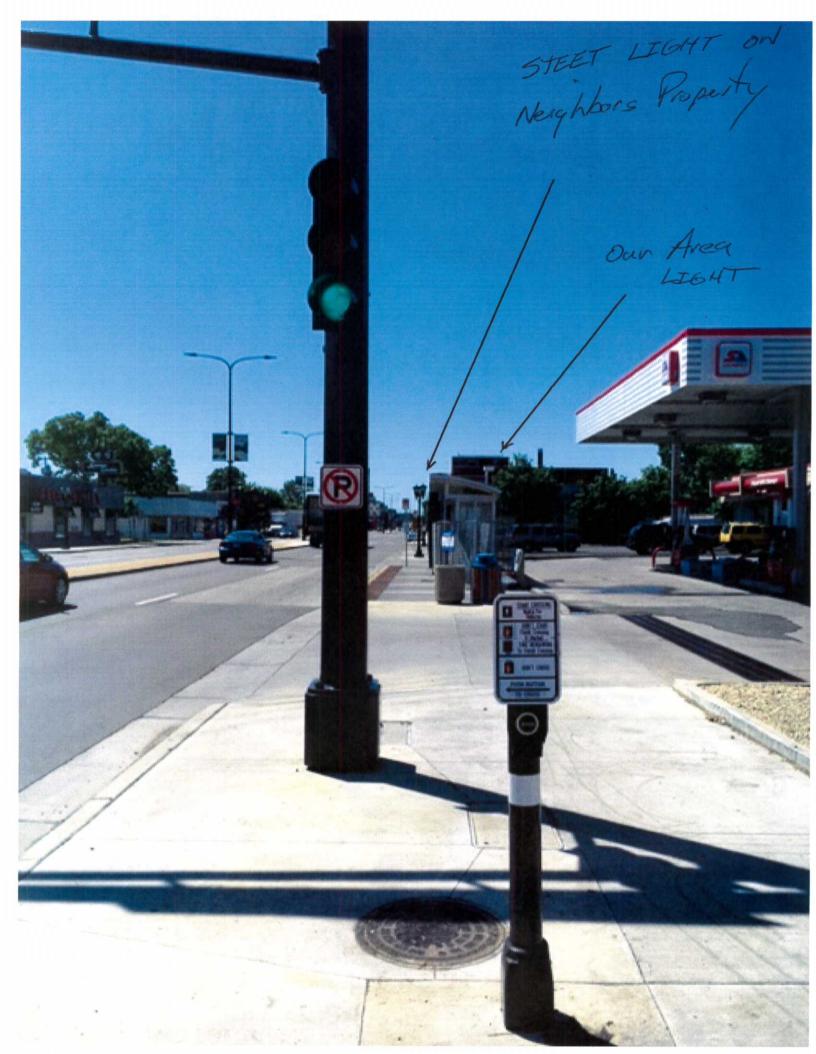
0.00

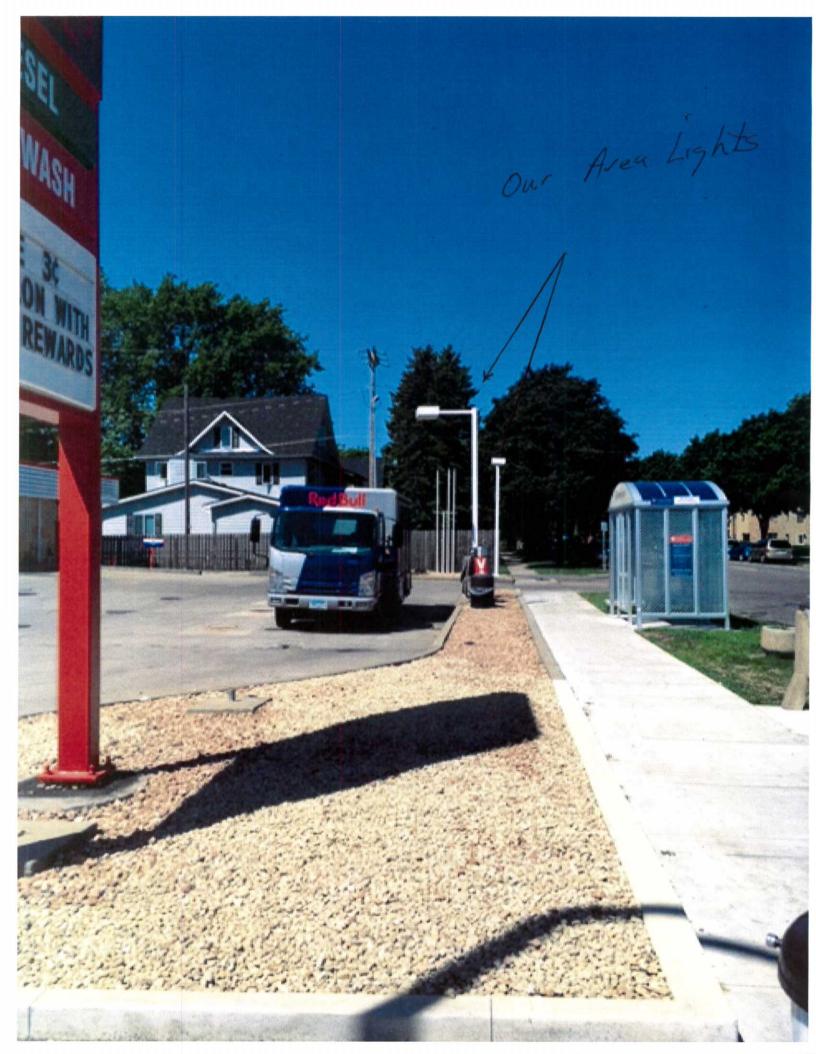
Current













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

INFORMATION

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 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 Lighting - Commercial 157.00 X 91.25 / foot = \$14,326.25 Calculation 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