

From: [David Wright](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Property Assessments
Date: Sunday, September 1, 2024 3:12:50 PM

Dear Council,

I object to the assessment of my property for mill and overlay work. Mayor Carter has proposed an 8% increase in property taxes. This is in addition to the 1% sales tax that went into effect this year. My property tax now per month is more than a house payment. I, like many in my neighborhood, live on a fixed income. I received my initial assessment in the summer of 2023. The work was completed at the end of 2023 summer. I have now received the final assessment. In two previous lawsuits brought by citizens/businesses who were being assessed the cost of mill overlay, the courts ruled in favor of the citizens/businesses. The city was responsible for the mill overlay work. This was one of many costs our property taxes funds. The authority for that conclusion came in a 2022 decision by the Honorable Ramsey District Court Judge Awsumb. The Minnesota Supreme Court rendered a similar decision in 2016. Is it time for a third lawsuit? It is my understanding that the city is arguing that my property receives an increase in value because of this maintenance. I was at the city council meeting held on July 26th 2023, this proposal of assessments had not been presented to the council earlier nor approved. At that meeting the Public works department had said that the assessment would be 50% of the cost of the mill and overlay work up to the maximum of the proposed benefit. The proposed benefit came from Hoch Appraisal and Consulting Inc. Their report File #HAC22058-03 showed that city assessments of property values have been appropriate. This consulting report stated that there was a 1% percent increase in property value with overlay work. **HOWEVER**, there was no supporting data (justification) for this 1% estimate. (example is if your property is worth \$300,000 after mill overlay it is now worth \$303,000) Also, all citizens of St Paul use the roads. Certain roads(routes) more than others, but is that not why all maintenance costs should be coming out of the total property taxes paid by all of the citizens of St Paul?

The city is responsible for the cost and maintenance of infrastructure.

Sincerely, Deborah Smith-Wright