



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

701-871-9837

Preferred Phone Number

Levi Indvik 3/8/2023

Signature & Today's Date

INDVIK@OUTLOOK.COM

Email

Alternate Phone Number

TENANT

Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Reacor, LTD

Property Owner Name

952-595-0497

Preferred Phone Number

theblair@reacor.com

Email

(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

2023 *Proposed* Property Tax

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

132698*437**G50***1.15**5/3*****AUTO6-DIGIT 55401
SELBY AVENUE REALTY LLC
C/O RYAN
533 S 3RD ST # 100
MINNEAPOLIS MN 55415-7521

Step 1	Valuation and Classification		
	Taxes Payable Year	2022	2023
	Estimated Market Value	25,996,300	25,044,600
	Green Acres Value	0	0
	Plat Deferment	0	0
	This Old House Exclusion	0	0
	Disabled Vets Value	0	0
	Exclusion	0	0
	Homestead Market Value	0	0
	Exclusion	0	0
	Taxable Market Value	25,996,300	25,044,600
	Property Classification	APARTMENT	APARTMENT
		COMMERCIAL	COMMERCIAL

PIN/Property Address/Abbreviated Tax Description
012823210400 151
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

CURRENT STEP

Step 2	Proposed Tax Notice	
	Property Taxes After Credits	575,310.00



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.

Step 3	Property Tax Statement	
	Coming March 2023	

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
RAMSEY COUNTY 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 ramseycounty.us/PublicHearings for details. In-person location: Ramsey County Library - Roseville 2180 Hamline Ave. N. Roseville, MN 55113
ST PAUL City Library CITY OF ST PAUL, FINANCIAL SERVICES 15 W KELLOGG BLVD #700 ST PAUL, MN 55102 (651) 266-6805	140,786.94 16,878.64	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
State General Tax 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
Metropolitan Special Taxing Districts 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 59,877.48	6,404.46 21,912.48 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
Total Tax excluding special assessments Percent of Tax Change	618,497.02 -7.0%	575,310.00 -7.0%	

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.

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

 **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

 **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



Call:
651-266-2040



Email:
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	339,743,612	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
RAMSEY COUNTY							
Revenues				Expenditures			
Property Taxes	331,135,267	346,108,266	4.55%	General Government	134,664,996	149,147,646	10.76%
Special Assessments	-	-	0.00%	Public Safety	147,372,614	147,202,925	-0.12%
State General Purpose Aid	20,566,504	20,566,504	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
ST PAUL							
Revenues				Expenditures			
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	226,214,318	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	219,589,529	-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	96,349,518	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>



El día 27/7/2023, el dueño de su vivienda solicitó una excepción al límite del 3% de aumento del alquiler según el capítulo 1.93A 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.

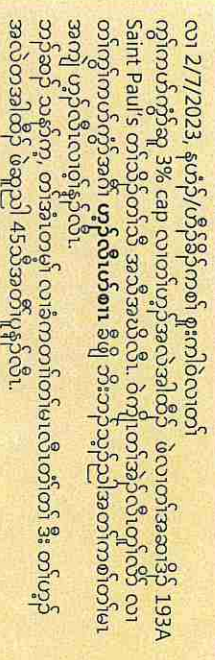
Taariikhdu markay ahayd 27/7/2023. Mulkiilaha gurigaagu wuxuu dalbaday ka reebis 3% ee kirada kor loogu qaadayo cutubka 193A ee xaerka sharci dejinta ee Saint Paul.

Oggolaanshaha waaxdu markii laga reebo waxa lagu ogolaaday habka is-aqoonsiga ee ay bixiso Magaalo.

Si kastaba ha ahaatee, tani maaha go'aan kama dambay's ah oo kirada lama kordhin karo 45ka maalmood ee soo socda.

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

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



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.

Maxaad xaq u leedahd inaad ra'iiqan ka qaaddo go'aankaan Iyadoo aad u gudbihiyaysid shaqaalaha Dhiigayisla Dheegaysiga Shariifciinta. Ra'icamadda waan in ay qoraa inaadnaan ka qoto geeyaa Karraanka Magaalada ugu dambayn ay 45 maalmood laga bilaabo taariikhda ogeysiiska ku qoran. Codsiga/rada ra'icanka waxaa laga heli karaa Xafiiska Karaanka Magaalada, 310 Hall City, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 | telephone: 651-266-8568. Haddi aanu jirin ra'iiqan 45 maalmood gudahooda, go'aanka waxa loo tixgaliin doonaa kaal dambays, mulkiilahaagu waxaa laga yaabaa inuu laaqa ku kordhiyo 3% illaa 8% sida ay ogolaaday Waaxdu. Haddii aad wax su'aalo ah qabtid, fadlan la xirii: Kooxda Shigaalaynta Xakameynta Ijaarka adigoo isficiimaayisla ciwaanka emailka hoose.

[illegible]

တက္ကသိုလ်တကျောင်းလေးတိုင်းသည် ပညာဦးစီးဌာန၏ မူဝါဒနှင့်အညီ ပုံစံတူညီသော ပုံစံအတိုင်း တည်ဆောက်ထားပါသည်။
Stabilization Workgroup သာအစီအစဉ်နှင့်အညီ။

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



SAINT PAUL

SAFETY & INSPECTIONS

375 Jackson Street

Suite 220

TELEPHONE: Saint Paul, MN 55101-1806

