

**From:** \*Cl-StPaul\_LegislativeHearings  
**To:** "amich04@gmail.com"  
**Cc:** \*Cl-StPaul\_LegislativeHearings  
**Subject:** appealed tax assessment(s) for 2170 Highwood Avenue  
**Date:** Wednesday, April 15, 2026 8:37:00 AM  
**Attachments:** [image001.png](#)  
[Public\\_Search\\_Id\\_1295252\\_2026.04.15.08.24.57.pdf](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
**Importance:** High

Good morning,

This email is to follow up after your Legislative Hearing last week on Tuesday, April 7 as discussed. First, confirming that all four of your special tax assessment appeals (J2511E1, J2512E1, J2601E1 and J2602E1) will go before the City Council at Public Hearing on Wednesday, May 27, 2026 at 3:30 p.m. in room 330 City Hall/Courthouse. The current recommendation is that the City Council approve the assessments. If you wish to contest, you can attend this hearing and check in with staff outside Council chambers.

Attached/included are some documents that may be helpful for you to take to your title company to dispute these assessments to them, noting the 2000 Highwood address. First, noting all this information can be found online here with Ramsey County taxation:  
<https://beacon.schneidercorp.com/application.aspx?AppID=959&LayerID=18852&PageTypeID=4&PageID=8397&Q=1626609206&KeyValue=142822410035>

Second noting that the City's legal responsibility is to send notice to the owner of record **with Ramsey County**.

Next, I'd like to point out that your **current mailing address with the county for 2170 Highwood is still listed as 2000 Highwood:**

**Taxpayers**

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Saba Debesai Abel Yohannes	2000 Highwood Ave Saint Paul MN 55119-0000

**Current Tax Year**

Attached is the ECRV filed with the county when your title company filed your warranty deed when you purchase the property 7/30/2021 but also highlighting below that the address your TITLE COMPANY filed with the county is listed as 2000 Highwood:

Submit Date: 08/04/2021 9:50 AM Accept Date: 08/05/2021 3:53 PM

Buyers Information	
Person name:	Saba Debesai
Address:	2000 Highwood Avenue, Saint Paul, MN 55119 United States
Foreign address:	No
Phone number:	(612) 743-1891
Email:	
<small>*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***</small>	
Person name:	Abel Yohannes
Address:	2000 Highwood Avenue, Saint Paul, MN 55119 United States
Foreign address:	No
Phone number:	(651) 226-3041
Email:	
<small>*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***</small>	


Sellers Information	
Person name:	Jorge Samper Zelaya
Address:	7237 61st Street S, Cottage Grove, MN 55016 United States
Foreign address:	No
Phone number:	(612) 991-4642
Email:	
<small>*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***</small>	
Person name:	Rachel Samper Zelaya
Address:	7237 61st Street S, Cottage Grove, MN 55016 United States
Foreign address:	No
Phone number:	(612) 991-4642
Email:	
<small>*** MN Revenue does not display SSN/Tax ID fields due to privacy. ***</small>	

the person who submitted is:  
Submit date:  
**08/04/2021 9:50:25 AM**  
Submitter:  
**Cassie Breaw**  
Organization:

Email:  
**cbrew@title-smart.com**  
 Phone number:  
**(651) 779-3075**


All this information can also be found in the attached document.

Additionally, **every single tax statement** since 2022 has gone to 2000 Highwood, including the most recent for 2026.




P.O. Box 64097, Saint Paul, MN 55164-0097  
 651-266-2222 • ramseycounty.us/Property

610\*4\*\*G48\*\*1.369\*\*1/6\*\*\*\*\*ALL FOR AADC 550  
 SABA DEBESAI  
 ABEL YOHANNES  
 2000 HIGHWOOD AVE E  
 SAINT PAUL MN 55119



Tax Statement 2022 142822410035



\*142822410035\*

2022 Property Tax Statement			
2021 Values for Taxes Payable in <b>2022</b>			
VALUES AND CLASSIFICATION			
Taxable Payable Year	2021	2022	
Estimated Market Value	\$ 60,000	\$ 60,500	
Improvements Excluded			
Homestead Exclusion	0	0	
Taxable Market Value	60,000	60,500	
New Improvements/ Expired Exclusions			
Property Classification	Res Non-Hstd	Res Non-Hstd	

Step 1



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 651-266-2222 • RamseyCountyMN.gov/Property

SABA DEBESAI  
 ABEL YOHANNES  
 2000 HIGHWOOD AVE  
 SAINT PAUL MN 55119-0000



\*142822410035\*

2026 Property Tax Statement			
2025 Values for Taxes Payable in <b>2026</b>			
VALUES AND CLASSIFICATION			
Taxable Payable Year	2025	2026	
Estimated Market Value	\$ 136,100	\$ 607,300	
Homestead Exclusion	0	0	
Taxable Market Value	136,100	607,300	
New Improvements	75,600	450,000	
Property Classification	RES NON-HOMESTEAD	RES HOMESTEAD	

Step 1

All this information can be found at the website linked above. If you wish to update your address with the County so future mailings go to a different address, you need to reach out to the Ramsey County recorder's office:

[Recorder's Office](#)  
[Email](#)  
 651-266-2050

Again, the City is legally required to send notice to the address filed with the County, which in this case is 2000 Highwood, and has been since 2022 and remains that way to this day. You will want to reach out to your title company and/or realtor or some other type of real estate professional should you wish to be reimbursed by them.

Again, Ms. Moermond's recommendation to the Council will be that the Council approve the assessments as the City met its responsibility to send to owner of record filed with Ramsey County.



**Joanna Zimny**  
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[www.StPaul.gov](http://www.StPaul.gov)

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