ROSEVILLE

REQUEST FOR COUNCIL ACTION

Date: 06/20/16
Item No.: 13.a

Department Approval

City Manager Approval

Item Description: Continue Discussions on the 2017 Budget

BACKGROUND

At the May 16, 2016 Council meeting, the Council received an overview of the 2017 budget priorities as prepared by city staff. This overview was preceded by a staff-level exercise that led to the development of organizational-wide priorities.

After receiving the overview, the City Council requested a number of supplemental information packages to provide greater understanding of the City's financial picture and potential budgetary impacts. This included:

- Assigning costs to the newly-identified budget priorities
- Information on new or current elderly-focused initiatives
- Identifying projected financial impacts on *existing* programs and services
- Update on 2015 pending property tax valuation appeals
- Preliminary 2017 market value projections from the Ramsey County Assessor's Office
- Update on budgetary Impacts resulting from the 2016 Legislative Session
- Preliminary update on the 2017-2036 Capital Improvement Plan (CIP)

Each of these items are discussed separately below, but their estimated impacts on a typical single-family home are shown in the table below.

2016 Current Impacts	Per Month
Property Tax Levy	$ 71.17
Utility Rates	54.03
Total	$ 125.20
	Monthly
2017 Impact Items	Impact
New Initiatives	$ 1.21
Existing Programs & Services	2.79
CIP Funding Deficit	0.67
Utility Operations	2.02
Total	$ 6.69
$ Increase	$ 6.69
% Increase	5.3%

Assigning Costs for New Budget Priorities

As identified at the May 16, 2016 Council meeting, 10 new budget priorities (initiatives) were identified for possible inclusion in the 2017 City Manager Recommended Budget. Those priorities along with preliminary cost estimates are included below.

Property Tax-Supported Initiatives:

- Mental Health Liaison Officer $75,000 *(Police Patrol)*
- Continue to Transition to Full-time Firefighters $11,000 *(Net: Fire Operations)*
- Employee Safety & Loss Control $12,450 *(Risk Management)*
- Pathways & Parking Lots $65,000 *(Pathways)*
- Volunteer Recognition Efforts $6,600 *(Administration)*
- Employee Training & Tuition Reimbursement $8,350 *(Administration & PW Admin)*
- PT Administrative Office Assistant $30,000 *(Administration)*
- Assistant City Manager Position $30,000 *(Administration)*
- Comprehensive Plan Update: Transportation $30,000 *(PW Admin)*
- Youth Outreach in SE Roseville $17,720 *(P&R Non-Fee Programs + City Council PPP)*

The total cost for these property tax-supported initiatives is $286,120 which would be funded by an increase in the property tax levy. This results in an estimated impact of $1.21 per month for a median valued, single-family home.

Fee-Supported Initiatives:

- Employee Training & Tuition Reimbursement $2,000 *(Engineering Svcs. & Sewer)*
- Comprehensive Plan Update: Stormwater & Zoning $275,000 *(Comm. Dev. & Storm)*

The total cost for these fee-supported initiatives (excluding PPP initiatives) is $277,000, all of which would be funded by fees.

Information on New or Current Elderly-Focused Initiatives

At the May 16, 2016 Council meeting, the Council discussed whether there should be some added emphasis on addressing elderly needs in the community. Before committing to new funding, the Council is asked to review existing efforts to determine whether any unmet needs exists in this area relative to other unmet needs.

Currently, the city actively provides the following elderly-focused services:

Police

- Senior Safety Camp, crime prevention forums in senior living facilities, medicine disposal program, Alzheimer's/Dementia initiative, etc.
- $5,700 annually in staffing & supply costs

Fire

- Vial of Life, Community Heath Awareness Team *(CHAT)*, Alzheimer's/Dementia initiative, Walk-in Blood Pressure Check Program, Install & Battery Replacement Program, Project Life Saver, Medication Disposal Program
- $21,480 annually in staffing & supply costs

Parks & Recreation

- Senior recreation programs such as softball, golf, pickleball, etc.
- Safety camps, AARP income tax preparation, adult trips coordination & more
- $27,755 annually in staffing & supply costs

Administration

- Alzheimer's/Dementia initiative, Community Heath Awareness Team *(CHAT)*
- Website management/maintenance, communications/PR, and event support; newsletter articles
- $8,500 annually in staffing & supply costs
- $10,000 in direct annual funding to the Roseville Senior Program *(via Roseville Area Schools)*

Community Development

- Ask the Expert forum
- Event organization, publicity, exhibitor correspondence, etc.
- $1,500 in staffing & supply costs

Citywide, we expend approximately $75,000 annually in *direct* support for elderly-based programs and services. The City also provides numerous other programs and services that are regularly used by our elderly population. We also recognize that there are a number of state and local non-profits that also provide services to the elderly in the community.

<u>Identifying Projected Financial Impacts on Existing Programs & Services</u>
While the 2017 City Manager Recommended Budget is not expected to be finalized until July 18th, preliminary cost estimates of existing programs and services are expected to result in a property tax levy increase of $705,330 or 3.7%. This will result in an estimated impact of $2.79 per month for a median valued, single-family home.

Based on preliminary estimates, the 2017 utility rate impact on a typical single-family home is estimated to be $2.02 per month.

<u>Updated on 2015 Pending Property Tax Appeals</u>
As reported earlier, the City had 13 parcels that had pending appeals of their market valuations as of 12/31/15 which resulted in the holding back of approximately $400,000 of the December tax settlement. According to Ramsey County, only one of those properties – 2740 Snelling Avenue North, has settled the appeal resulting in the return of $1,280 for the City. The remaining 12 parcels are still proceeding through the Tax Court.

Preliminary 2017 Market Value Projections from the Ramsey County Assessor's Office

The Ramsey County Assessor's Office released its annual Report on Market Valuations on March 25, 2016. A copy of the report is included in *Attachment A*. Highlights of the Report include:

- Roseville's overall market value (tax base) is projected to increase 5.1% *(see page 18)*
- The median-valued, single-family home is projected to increase 4.8%; from $216,400 to $226,800 *(see page 21)*

Because the percentage change in overall tax base and median value for single-family homes are similar, it essentially means that any percentage change in the tax levy will result in a corresponding change in the impact on median valued, single-family homes.

Update on Budgetary Impacts Resulting from the 2016 Legislative Session

The 2016 Legislative Session adjourned at Midnight on May 22, 2016. According to the League of MN Cities, there were relative few impacts on most cities including Roseville. Noticeably missing from the Session was the passage of bonding and transportation bills which could have produced more local monies but were left unfinished at adjournment.

The Governor also elected not to sign the tax bill which would have provided the City with $40,000 annually in local government aid under a formula revised in 2015. We're no longer expected to receive that amount, however the City still expects to receive a small allotment of approximately $2,800 due to changes in our overall local tax rate (which increased) relative to the average city tax rate in the State (which decreased).

The only other noticeable change is with regard to the preliminary *EDA* levy. This levy must now be established no later than September 30th each year – the same timeline as the *City* preliminary levy. The previous deadline was September 15th.

Preliminary Update on the 2017-2036 Capital Improvement Plan

A memo detailing the 2017-2036 Capital Improvement Plan (CIP) is included in *Attachment B*. Highlights of the memo include:

- The 20-Year CIP projects $190.2 million in spending supported by $157.6 million in available funding, creating a deficit of $32.6 million.
- Significant long-term funding gaps exist for the Facilities, Park Improvements, Street Improvements, and Golf Course replacement funds
- $160,000 in new tax levy dollars, along with moderate water and sewer rate increases are likely to be recommended as part of the 2017 City Manager Recommended Budget to address the CIP deficit. Additional long-term funding strategies will also be recommended.

The new tax levy funding for the CIP would result in an estimated impact of $0.67 per month for a median valued, single-family home.

POLICY OBJECTIVE

Not applicable.

FINANCIAL IMPACTS

Not applicable.

STAFF RECOMMENDATION

Not applicable.

REQUESTED COUNCIL ACTION

For information purposes only. No formal Council action is requested, however Staff is seeking further comment and guidance on the 2017 Budget.

Prepared by: Chris Miller, Finance Director

Attachments:
A: Ramsey County Assessor's Office Annual Market Value Report
B: Memo dated June 20, 2016 regarding the 2017-2036 Capital Improvement Plan

Stephen Baker, SAMA, CAE – County Assessor
90 Plato Blvd West, Suite 400
Saint Paul, MN 55107

Tel: (651) 266-2131
Fax: (651) 266-2001
AskCountyAssessor@co.ramsey.mn.us

March 25, 2016

Dear Ramsey County Community,

We are respectfully submitting the 2016 Payable 2017 Ramsey County Assessor's Report.

The valuation notices mailed to each Ramsey County property owner on March 11, 2016 included the assessor's proposed 2016 estimated market value, the proposed taxable market value, and the proposed property classification for 2016 payable 2017.

Market conditions continue to recover and we are now seeing positive value trends that vary by market areas of the county and by property value and property type. Residential value growth accelerated this past year. Commercial and apartment property values generally experienced greater appreciation than in the 1-3 unit residential property values.

Total growth in the 2016 assessed value of Ramsey County real property was $2.64 billion, with $1.38 billion of the growth in value coming from residential property. The total assessed estimated market value of Ramsey County property for 2016, taxes payable 2017, is $45.71 billion, up from last year's $43.08 billion (not-including personal property, utilities and railroad). The total countywide increase in market value of $2.64 billion, included $453.9 million of value from new construction. Growth in 2015 in many areas of Ramsey County was greater than it was in 2014. Differences in the increases in value between the three major property classes will likely lead to some tax shifting from residential to apartment, commercial and industrial property in 2017.

The Homestead Market Value Exclusion benefits most homesteaded residential property in Ramsey County, but it also continues to exaggerate the impact of rising property values on residential property taxes. Due to the nature of the homestead benefit, which declines as the value rises, many homestead property owners are experiencing a greater increase in taxable market value than in their estimated market value. This pattern is established by law and is not scheduled to change.

2016 Assessment

The percentage changes in 2016 aggregate value by property class for the City of St. Paul, and for all the suburbs taken together and countywide are as follows:

	Overall	Residential	Commercial/Industrial	Apartments
City of Saint Paul	+7.3%	+4.9%	+5.8%	+21.2%
Suburban Ramsey	+5.1%	+4.3%	+2.6%	+17.9%
Countywide	+6.1%	+4.6%	+4.0%	+19.9%

Median Values for 2015 and 2016 are as follows:

			Residential	Commercial/Industrial	Apartments
City of Saint Paul	–	2015	$149,900	$372,150	$531,000
City of Saint Paul	–	2016	$159,400	$397,100	$650,950
Suburban Ramsey	–	2015	$198,800	$733,200	$1,037,350
Suburban Ramsey	–	2016	$208,100	$772,200	$1,255,700
Countywide	–	2015	$177,700	$482,800	$602,000
Countywide	–	2016	$186,700	$513,100	$723,600

Residential Market Summary

Ramsey County experienced a solid real estate market in 2015. According to Northstar MLS, median sale price for Ramsey County at the end of 2015 was $188,000, up from $177,000 at 2014 year end. With the lowest rate of unemployment of any major metro area, positive factors such as wage increases, attractive rates, and rising rental rates should continue to provide expanded opportunities for home ownership.

Current and recent market dynamics featuring low supply and high demand are resulting in increasing sale prices and market values. Foreclosures and short sales in Ramsey County continue to fall. Ramsey County foreclosures in 2015 totaled 714, a nine year low, and a reduction of 75% from the 2008 peak. Current and recent market dynamics featuring low supply and high demand are resulting in increasing sale prices and market values.

Median values of single family homes increased most dramatically in the North End, Daytons Bluff, East Side, Payne-Phalen and Thomas Dale neighborhoods in St. Paul. In the suburbs, most dramatic value increases were in the cities of North Saint Paul, White Bear Lake, Shoreview, Roseville, and Maplewood. The most active markets for single family homes were Hamline-Midway and Macalester-Groveland in St Paul, and Arden Hills and Shoreview in the suburbs.

The townhomes and condos market continue to show steady growth in value and strong sale volume. Townhomes in the North End, Falcon Heights, Roseville and Shoreview had the largest percentage increase in median value. Condos on the East Side, North End, Arden Hills, Moundsview, St. Anthony and Vadnais Heights had the largest percentage increase in median value.

Ramsey County new home construction in 2015 was again strong, continuing the strength evidenced in 2014. Some notable developments are Rapp Farm and Charley Lake Preserve in North Oaks, the Autumn Meadows Development in Shoreview and the Pulte Enclave Development in New Brighton. The assessor's office continues to actively track all market activity and will continue to follow the prices determined by the market in 2016 for our 2017 assessment.

Commercial Market Summary

Office – With a trend to placing more employees in less space, companies are increasingly focused on office locations served by mass transit to resolve parking challenges, and this trend is beginning to be felt in areas of Saint Paul, both downtown and along the LRT Green Line. The recent trend of shared office space in some urban areas has yet to fully take hold in Saint Paul, but some recent speculative building purchases of older properties along the Green Line suggest that may soon change.

Many areas of Ramsey County are still experiencing a soft office market, with persistently high vacancies, and no rent growth. This situation has recently been evidenced by the sales of a few notable large corporate campuses in the east metro at lower than anticipated prices. However, the medical office market continues to show strength, and remains strong.

Retail – The bright spot of the retail market continues to be grocery-anchored centers and well located community and neighborhood centers. Several new grocers have entered the Twin Cities market and are aggressively competing for sites, and others are expanding. This includes a redeveloped Cub Foods store in White Bear Lake, and the announcement of a new Kowalski's location at the former Rainbow Foods site in Vadnais Heights. This bodes well for larger retail sites that may be ripe for redevelopment. The recently announced addition of a Von Maur department store to Rosedale will likely cause a ripple effect of additional development, re-tenanting and other improvements at the mall and the surrounding area. Although certain retail nodes continue to struggle, there are many more positive signs than negative for the retail property market in both the City of St. Paul and the suburban areas.

Industrial – The industrial market continues to gain strength in Ramsey County. As in recent years, market demand remains particularly strong for newer facilities with modern amenities. Also, because of the central location Ramsey County enjoys, the market for truck terminals and distribution facilities has demonstrated strength, as well as the market for mini-storage facilities. The latter is demonstrated by the conversion of the former HOM furniture outlet in Roseville to a mini-storage facility.

Although certain segments of the industrial market are still experiencing weak market fundamentals, there is continued optimism with the trend of converting former unused industrial and warehouse space to new uses, from office space to gym space, to new tap rooms in former factory and warehouse space.

Apartment – The Ramsey County apartment market remains very solid, with increasing rents, continued record low vacancy, new development and strong investor interest. Unlike the other three market segments, the strength of the apartment market is virtually across the board, for almost all locations and property types.

In addition to the many apartment projects either recently completed or in the works in the City of Saint Paul, including the Custom House downtown, Hamline Station on the Green Line, and construction beginning at the former Seven Corners Hardware site. New development is also gaining momentum in Ramsey County's suburban areas, with projects either recently completed or in the works in Arden Hills, White Bear Lake, Vadnais Heights and Shoreview.

Revaluation Activities

Once again, we will have appraisers out reviewing one-fifth of the properties in the county again this year, so don't be surprised if you have a visit from one of our staff appraisers. Thank you in advance for your cooperation with our appraisers as they perform their work and encourage you to allow them to review the entire property. Our appraisers will always have Ramsey County identification as well as records describing your property.

If you would like additional information about this years' assessment, please call or email. We are happy to provide you any available information you feel might be helpful.

Our office may be reached at 266-2131 or by email at: AskCountyAssessor@co.ramsey.mn.us

Our website address is: www.ramseycounty.us/property

Sincerely,

Stephen L. Baker

Stephen L. Baker, CAE, SAMA
Ramsey County Assessor

CC: Ramsey County Commissioners, Ramsey County Manager, Director PR&R, City Managers of Ramsey County

Attachment A

Ramsey County Estimated Market Value Totals
2015 payable 2016 vs. 2016 payable 2017

(Sorted By Property Type And City/Suburban)

City St. Paul	2015 pay 2016 Est Market Value Totals *(with Added Improvement)*	2016 pay 2017 Added Improvement	2016 pay 2017 Est. Market Value Totals (with Added Improvement)	Est. Market Value Change from 2015 p 2016 to 2016 p 2017 *(Including Added Improvements)*	Est. Market Value Change from 2015 p 2016 to 2016 p 2017 *(Without Added Improvements)*	Growth 15 to 16 Asmt
Residential	13,670,997,000	76,131,800	14,340,275,400	669,278,400	593,146,600	**4.90%**
Agricultural High Value	1,046,400	0	1,162,500	116,100	116,100	**11.10%**
Apartment	2,790,889,900	62,603,900	3,381,179,900	590,290,000	527,686,100	**21.15%**
Commercial/ Industrial	3,530,952,300	60,210,300	3,737,283,600	206,331,300	146,121,000	**5.84%**
Total	**19,993,885,600**	**198,946,000**	**21,459,901,400**	**1,466,015,800**	**1,267,069,800**	**7.33%**

Suburbs	2015 pay 2016 Est Market Value Totals (with Added Improvement)	2016 pay 2017 Added Improvement	2016 pay 2017 Est. Market Value Totals (with Added Improvement)	Est. Market Value Change from 2015 p 2016 to 2016 p 2017 (Including Added Improvements)	Est. Market Value Change from 2015 p 2016 to 2016 p 2017 (Without Added Improvements)	Growth 15 to 16 Asmt
Residential	16,352,272,000	117,601,700	17,060,386,550	708,114,550	590,512,850	**4.33%**
Agricultural High Value	33,649,400	0	36,779,100	3,129,700	3,129,700	**9.30%**
Apartment	1,856,256,400	64,791,700	2,188,788,550	332,532,150	267,740,450	**17.91%**
Commercial/ Industrial	4,840,265,400	72,652,100	4,965,643,200	125,377,800	52,725,700	**2.59%**
Total	**23,082,443,200**	**255,045,500**	**24,251,597,400**	**1,169,154,200**	**914,108,700**	**5.07%**

Countywide	2015 pay 2016 Est Market Value Totals (with Added Improvement)	2016 pay 2017 Added Improvement	2016 pay 2017 Est. Market Value Totals (with Added Improvement)	Est. Market Value Change from 2015 p 2016 to 2016 p 2017 (Including Added Improvements)	Est. Market Value Change from 2015 p 2016 to 2016 p 2017 (Without Added Improvements)	Growth 15 to 16 Asmt
Residential	30,023,269,000	193,733,500	31,400,661,950	1,377,392,950	1,183,659,450	**4.59%**
Agricultural High Value	34,695,800	0	37,941,600	3,245,800	3,245,800	**9.36%**
Apartment	4,647,146,300	127,395,600	5,569,968,450	922,822,150	795,426,550	**19.86%**
Commercial/ Industrial	8,371,217,700	132,862,400	8,702,926,800	331,709,100	198,846,700	**3.96%**
Total	**43,076,328,800**	**453,991,500**	**45,711,498,800**	**2,635,170,000**	**2,181,178,500**	**6.12%**

AI = Added Improvement

(Reported Values Exclude Personal Property, Manufactured Homes, and State Assessed Utility & Railroad Property)

(All 2016 pay 2017 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2016)

(2015 p 2016 Values Taken From the 2015 Spring Mini Abstract (run date: 3/13/15)

(2016 p 2017 Values Taken From the 2016 Spring Mini Abstract (run date: 3/11/16)

(Growth Includes Added Improvement for 2015 p 2016 and 2016 p 2017)

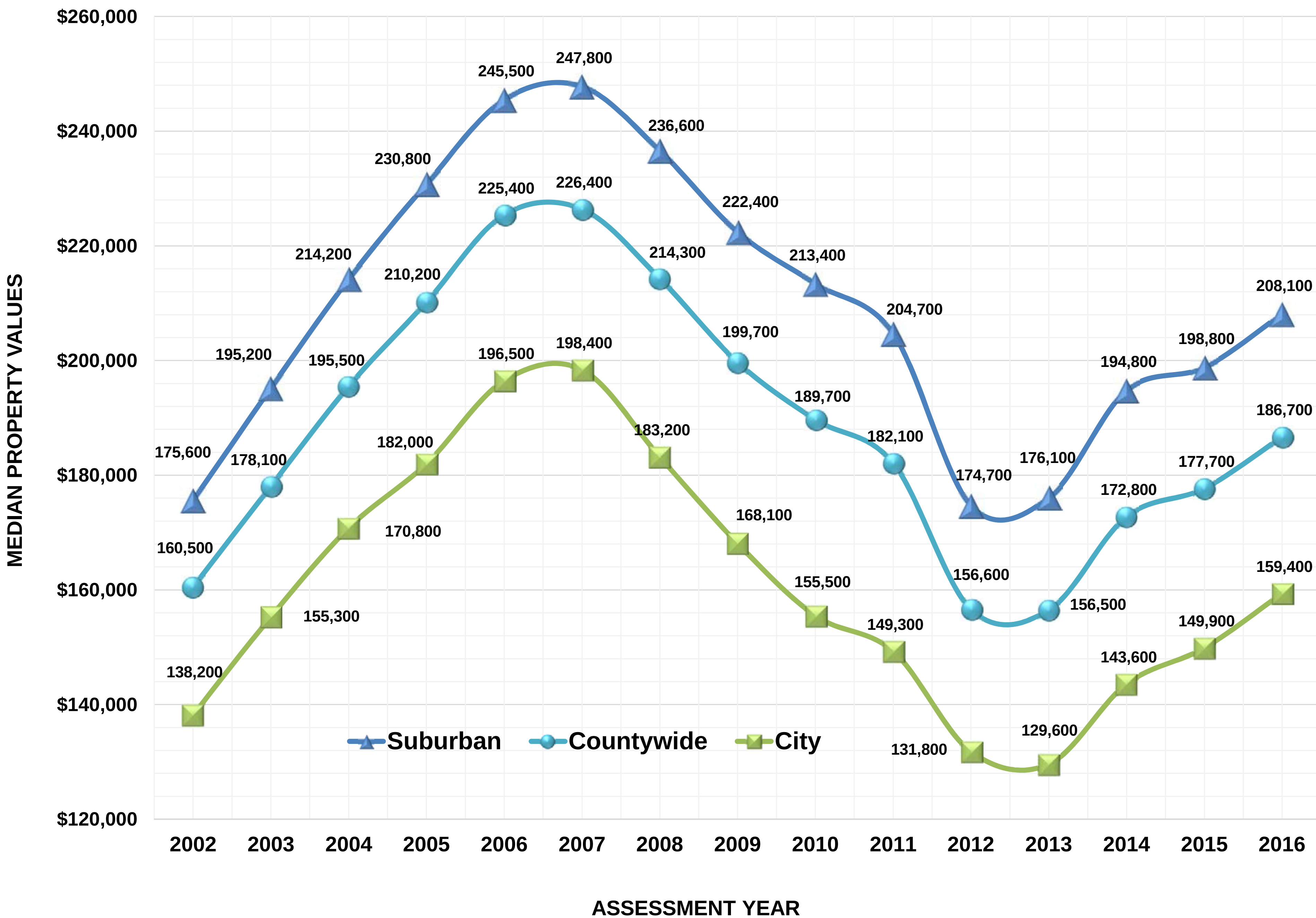
(Includes Vacant Land for all Property Types)

Prepared 3/11/16 JG/SB/TG

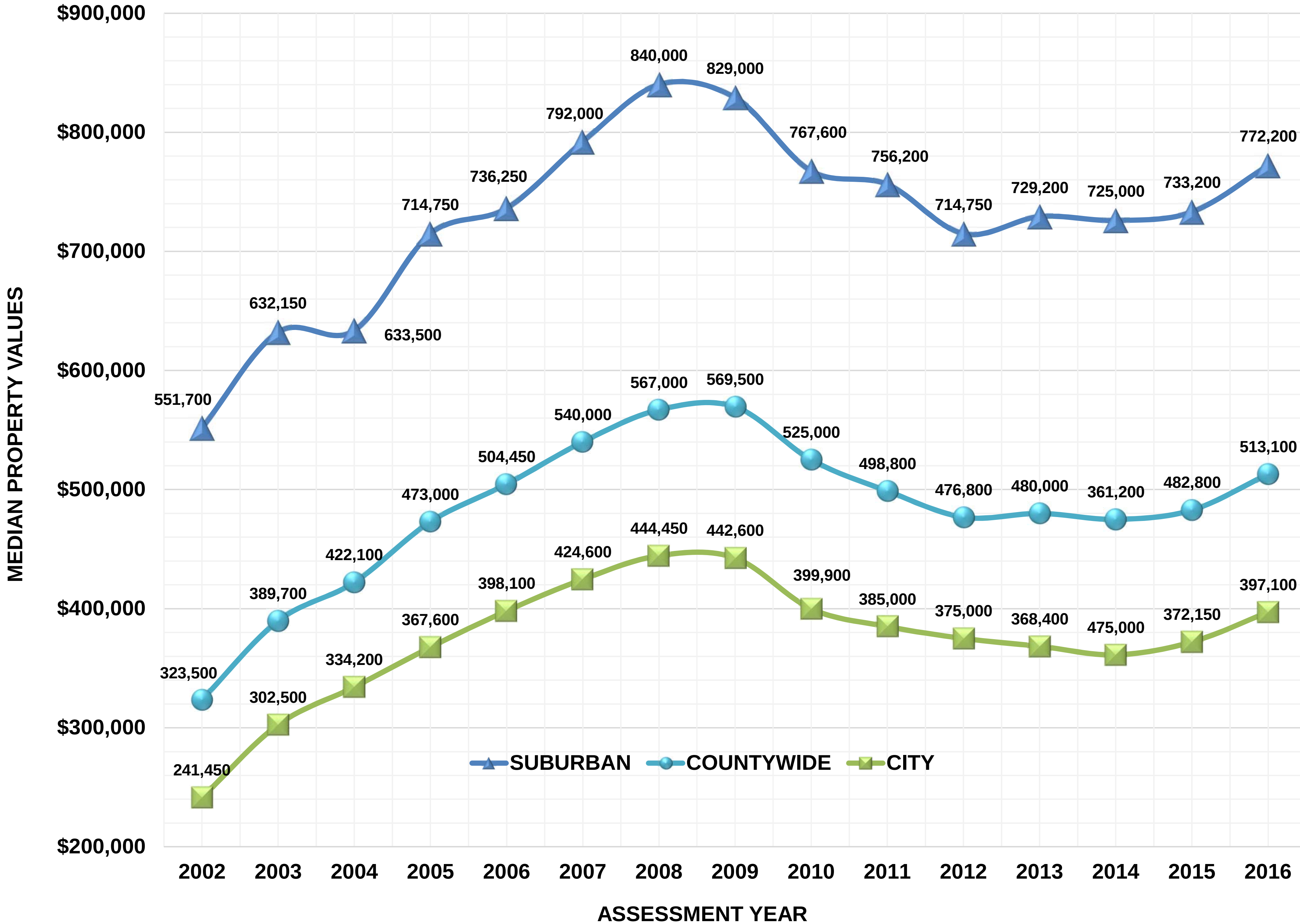
TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS. MEDIAN RESIDENTIAL VALUE TRENDS*
ASSESSMENT YEARS (2001 - 2016)

ASSESSMENT YEAR:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
MEDIAN RESIDENTIAL VALUE	136.00	155.90	173.90	190.60	205.50	220.10	220.30	207.10	191.60	180.40	172.00	156.60	156.50	172.80	177.70	186.70
ESTIMATED MARKET VALUE	27.07	31.56	35.57	39.79	43.69	48.40	50.32	49.04	46.50	43.25	41.25	38.28	38.18	41.82	43.57	46.32
TAXABLE MARKET VALUE	22.39	27.52	30.57	35.21	40.14	45.19	49.15	48.68	46.25	42.75	41.05	35.68	36.52	39.46	40.64	43.37

Ramsey County Residential Median Property Value Trends

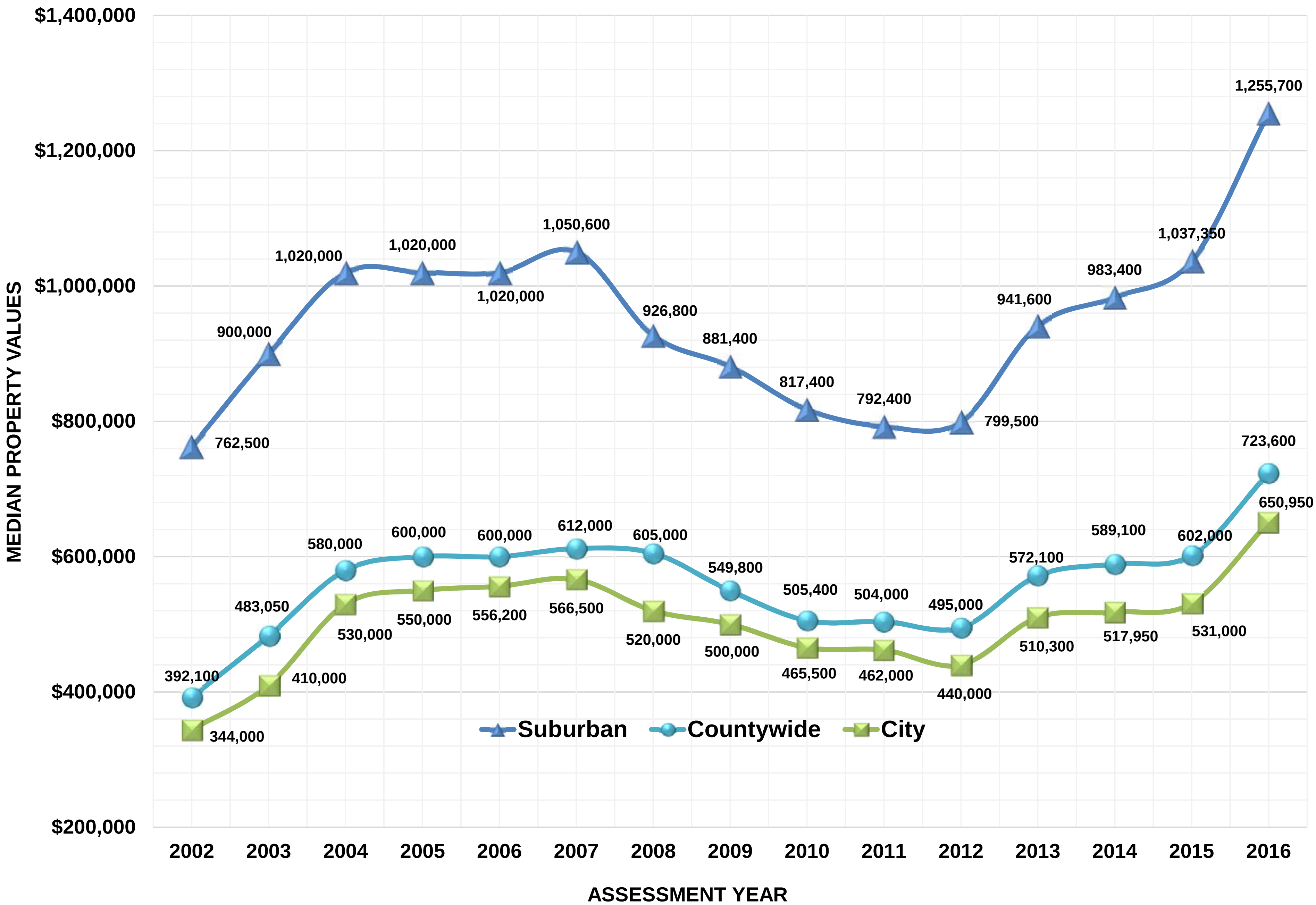


Ramsey County Commercial/Industrial Median Property Value Trends

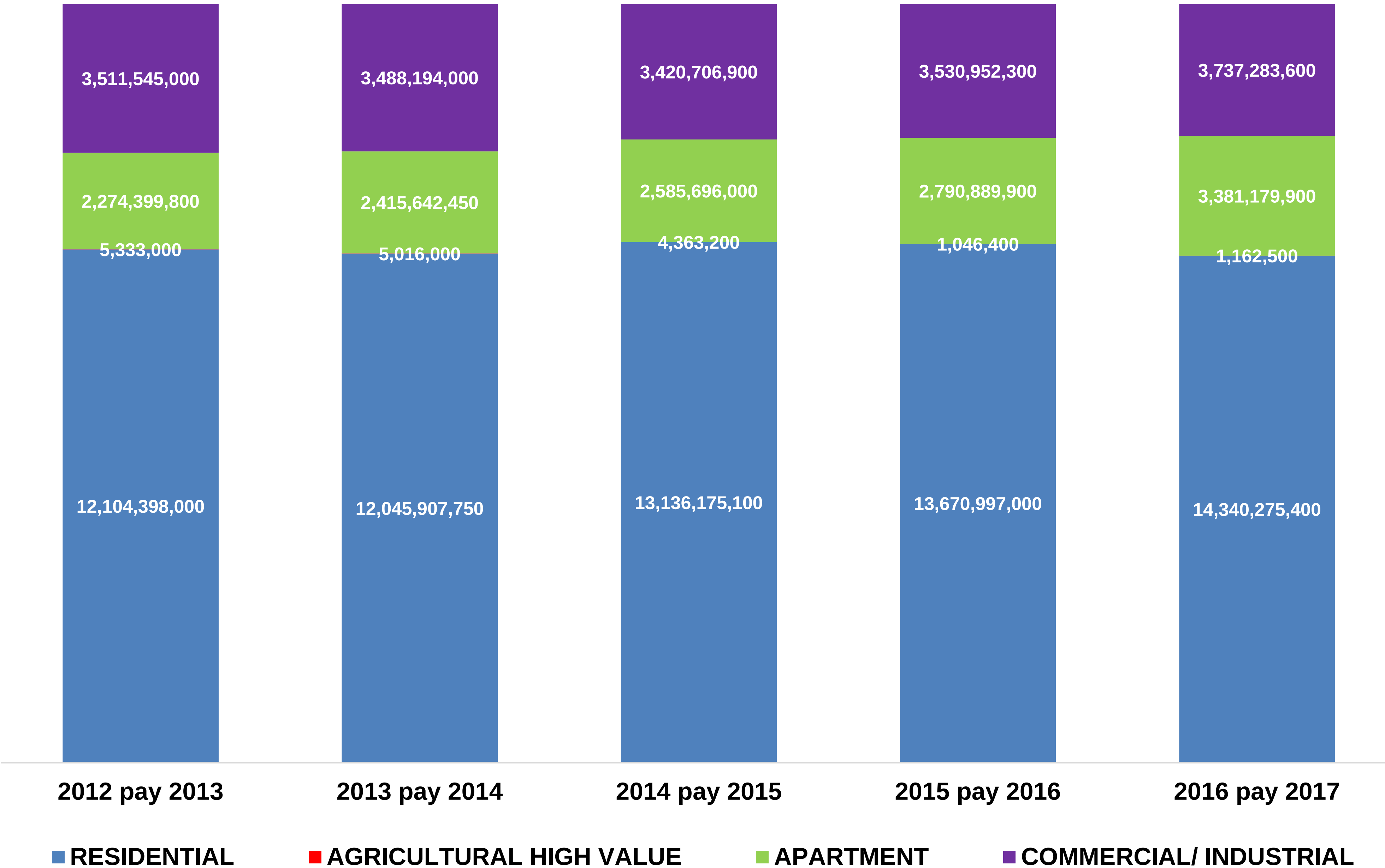


Attachment A

Ramsey County Apartment Median Property Value Trends

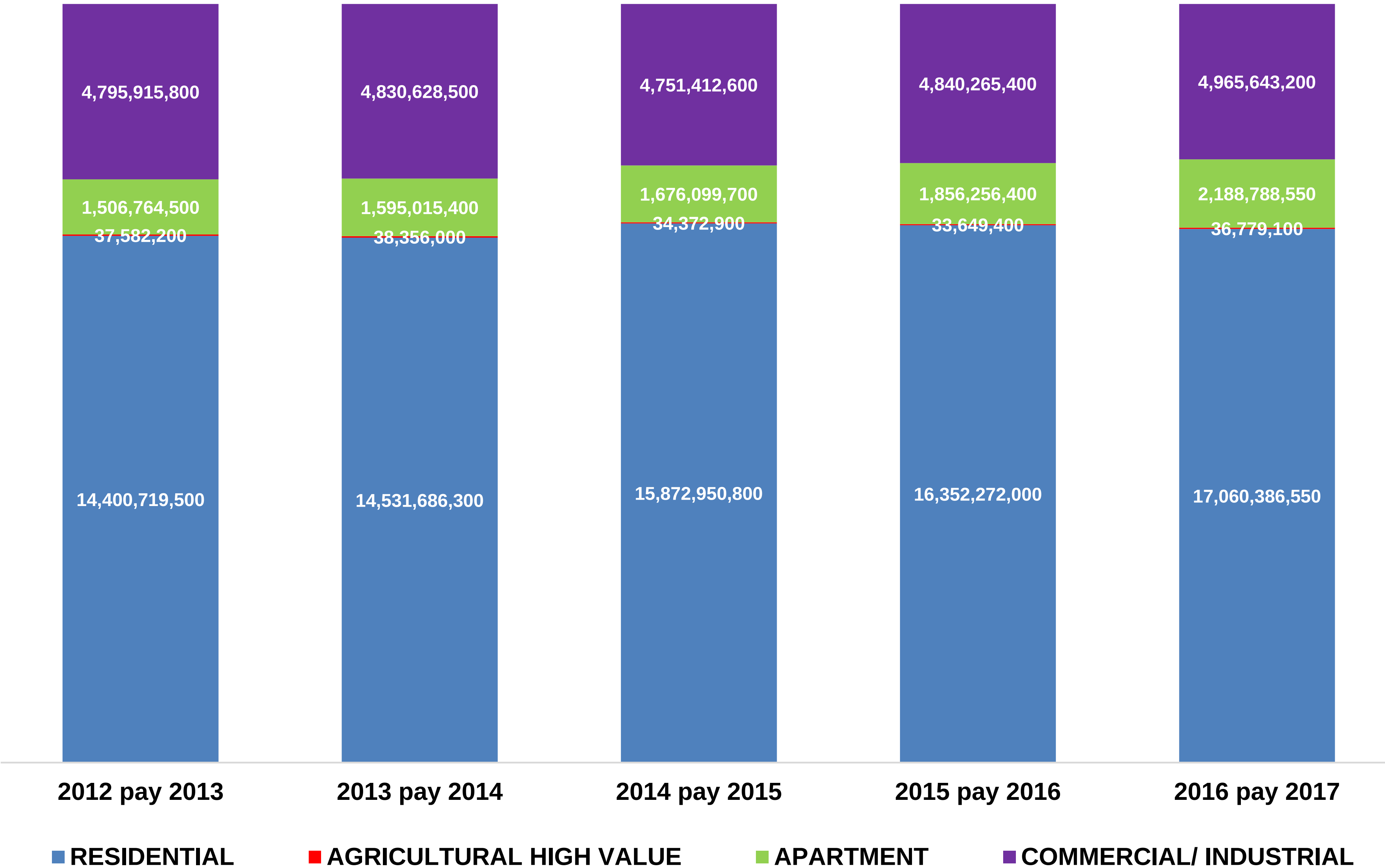


City of Saint Paul – Overall Values (Allocated by Use) *



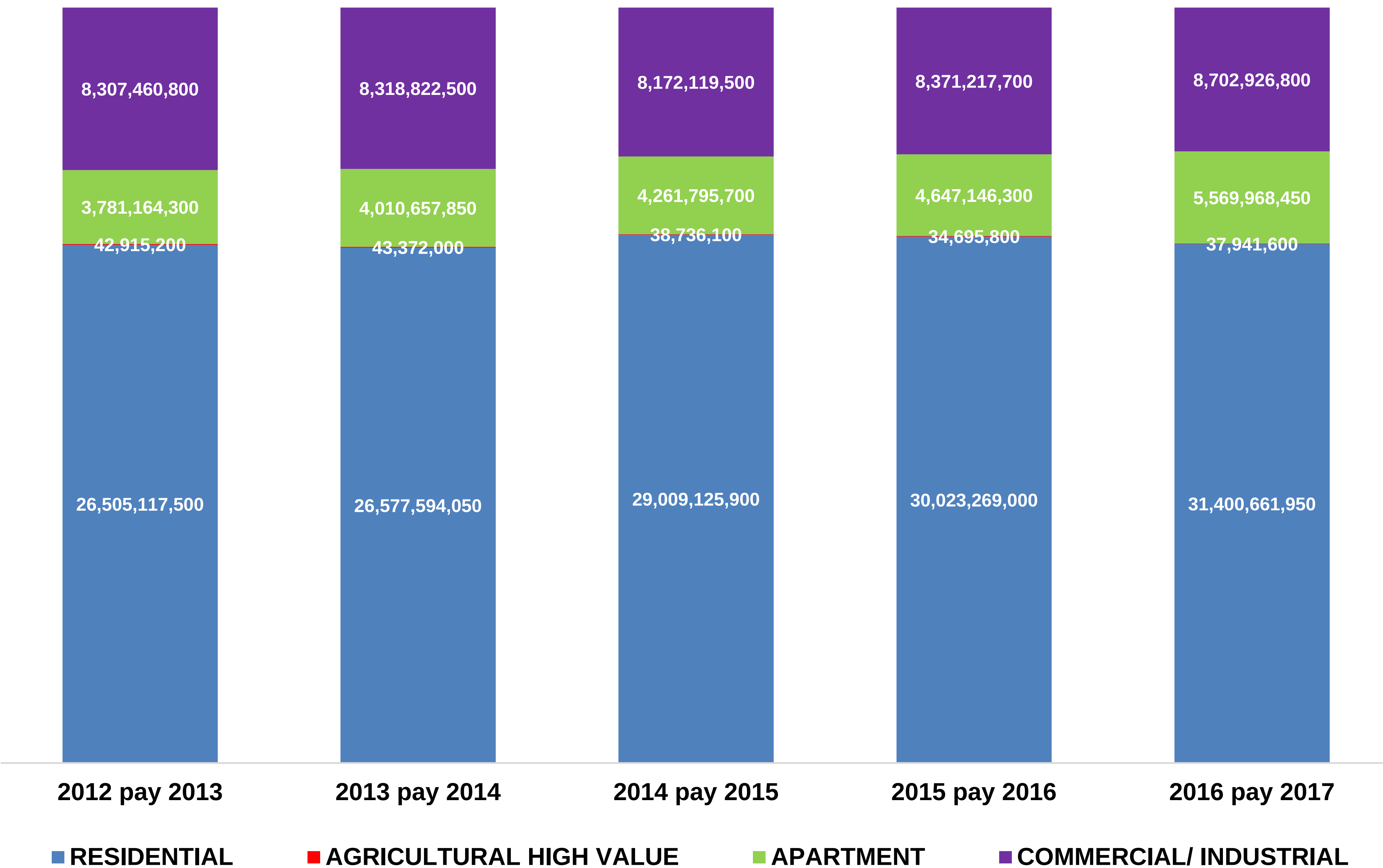
* New construction value is included in values quoted above. Values exclude personal property, manufactured homes and state assessed railroad property.

Ramsey County Suburban – Overall Values (Allocated by Use) *



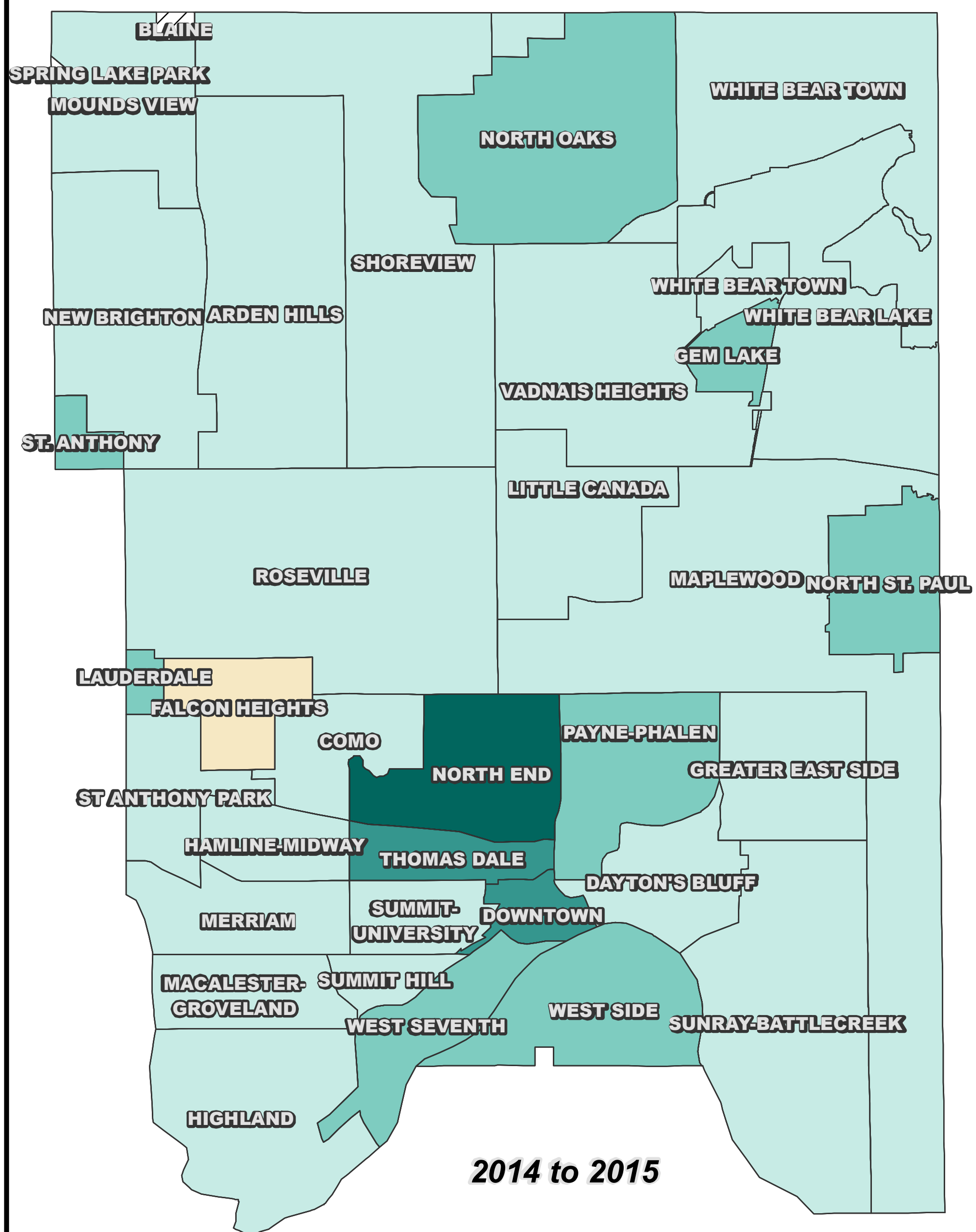
* New construction value is included in values quoted above. Values exclude personal property, manufactured homes and state assessed railroad property.

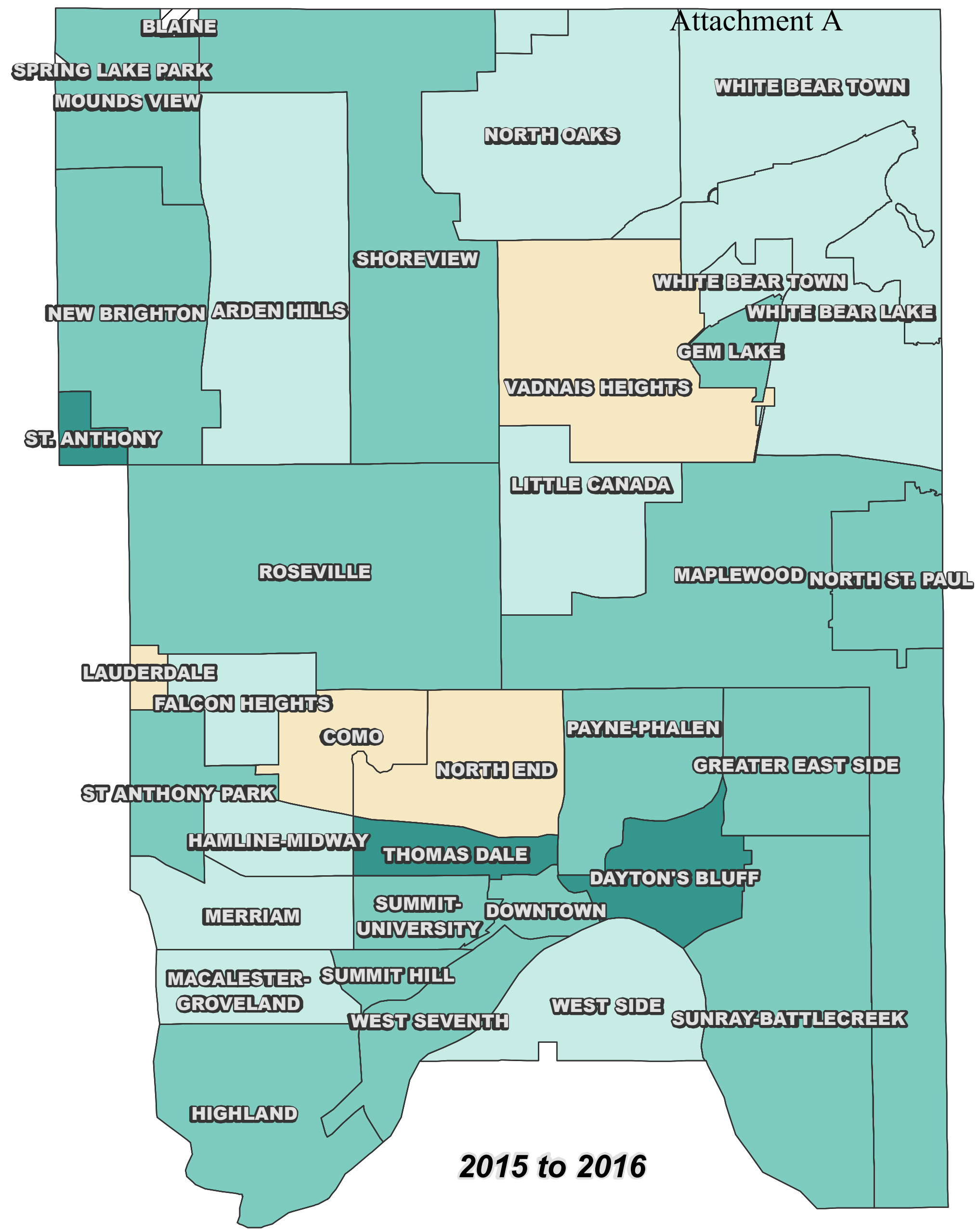
Ramsey County – Overall Values (Allocated by Use) *



* New construction value is included in values quoted above. Values exclude personal property, manufactured homes and state assessed railroad property.

Attachment A





Ramsey County
Median Estimated Market Value % Change: Residential Property

N

1 0.5 0 1 Miles

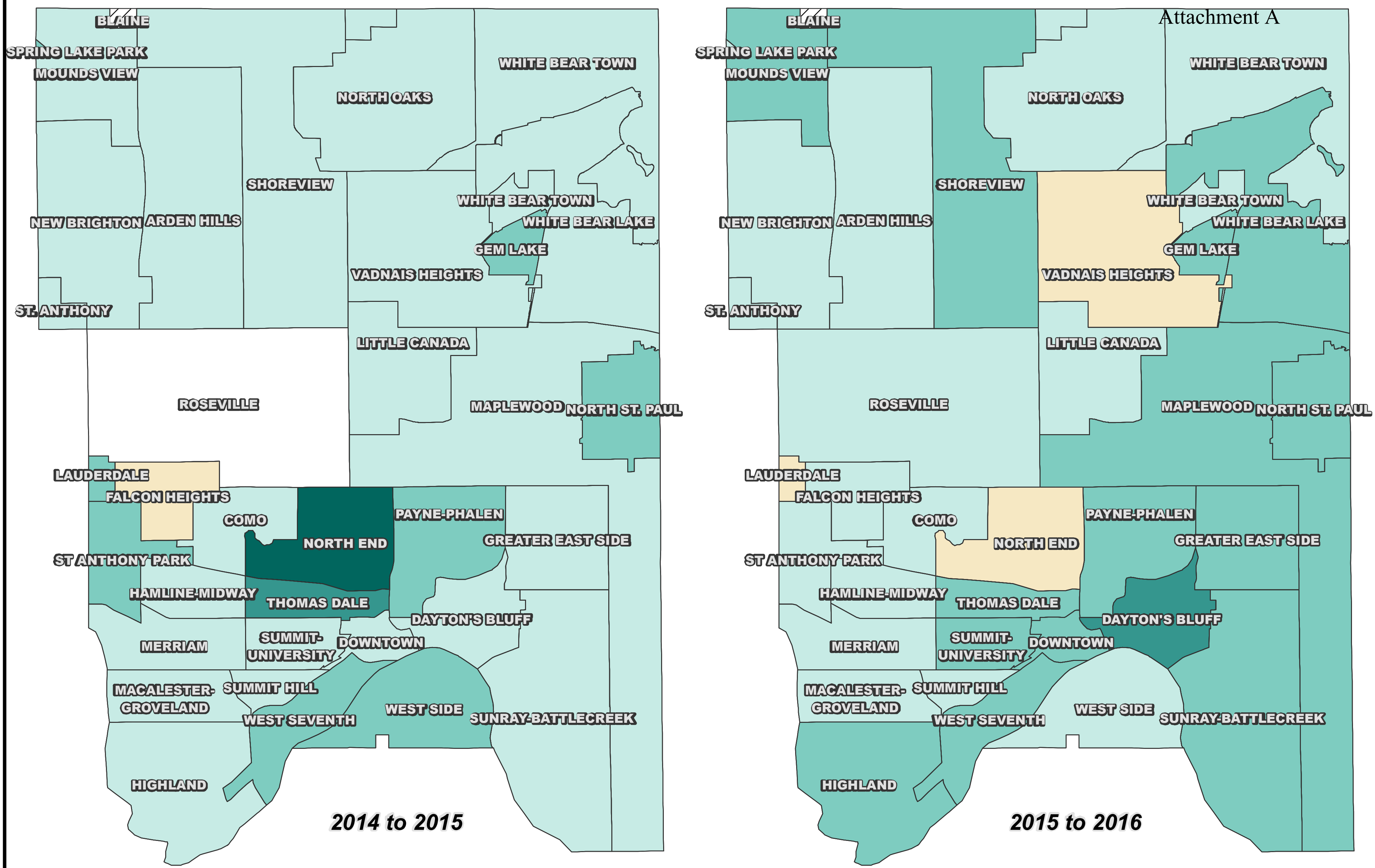
% Change by Jurisdiction

- -5 - 0
- 0
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- No Data

Sources:
Ramsey County PR & R
Ramsey County GIS

Map Produced March 21, 2016
Ramsey County Assessor's Office

Attachment A



Ramsey County
Median Estimated Market Value % Change:
Single Family Residential

N

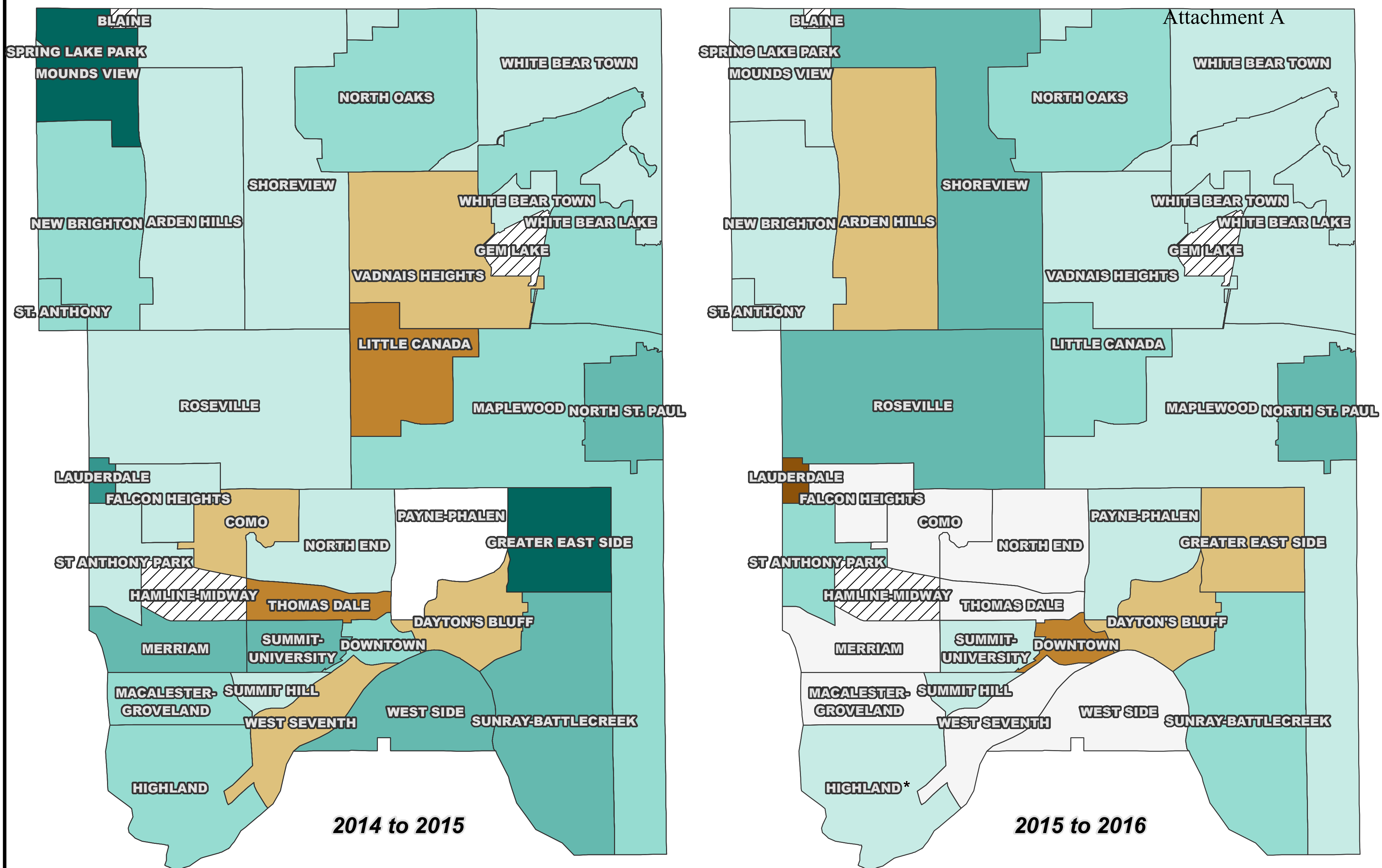
1 0.5 0 1 Miles

% Change by Jurisdiction

- -5 - 0
- 0
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- No Data

Sources:
Ramsey County PR & R
Ramsey County GIS

Map Produced March 21, 2016
Ramsey County Assessor's Office



Ramsey County
Median Estimated Market Value % Change:
Townhomes

N

1 0.5 0 1 Miles

% Change by Jurisdiction

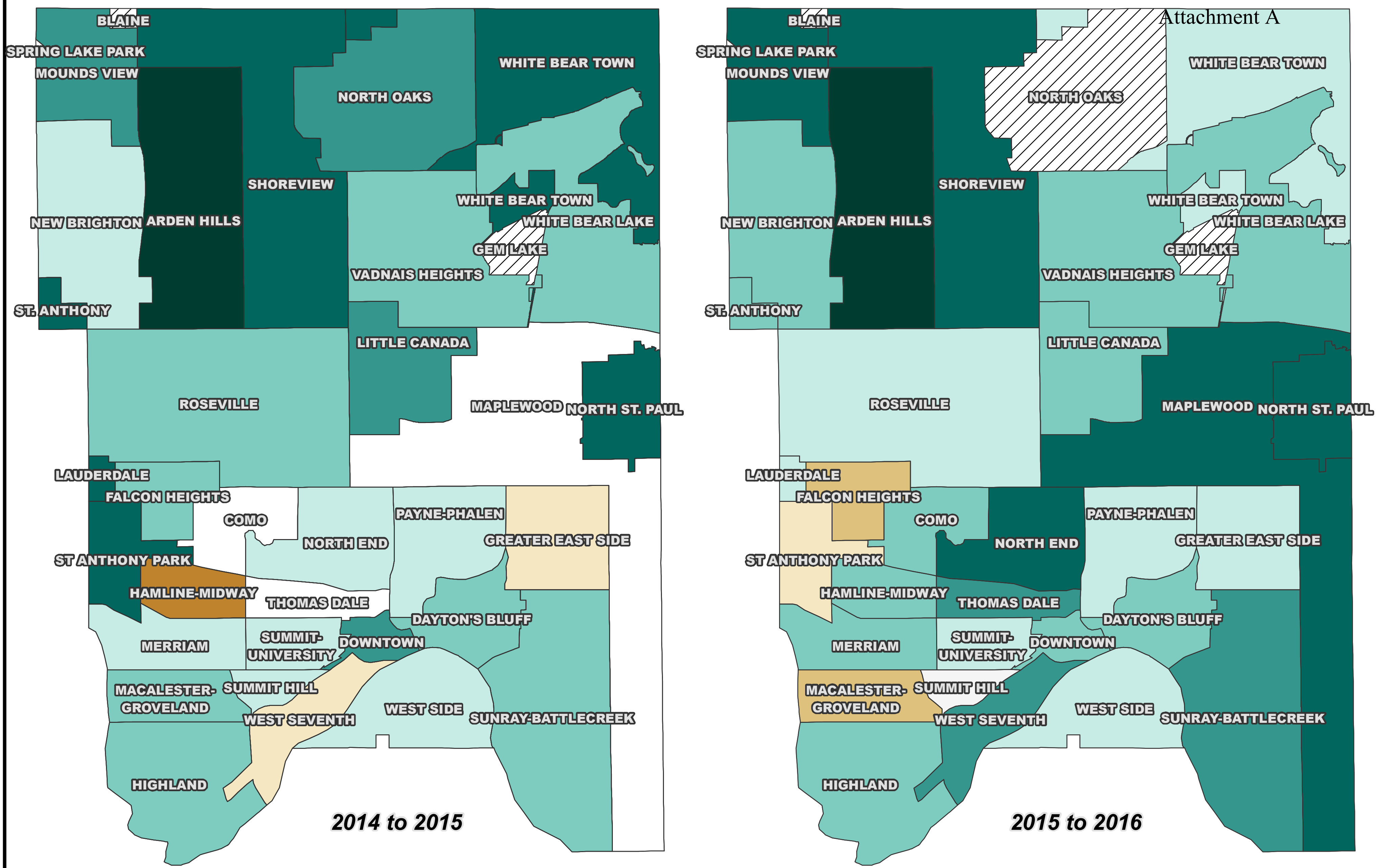
< -10
-10 - -5
-5 - 0
0
0 - 5
5 - 10
10 - 15
15 - 20
20 - 25
No Data

*Average % change used.

Sources:
Ramsey County PR & R
Ramsey County GIS

Map Produced March 25, 2016
Ramsey County Assessor's Office

Attachment A



Ramsey County
Median Estimated Market Value % Change:
Condos/Co-ops

N

1 0.5 0 1 Miles

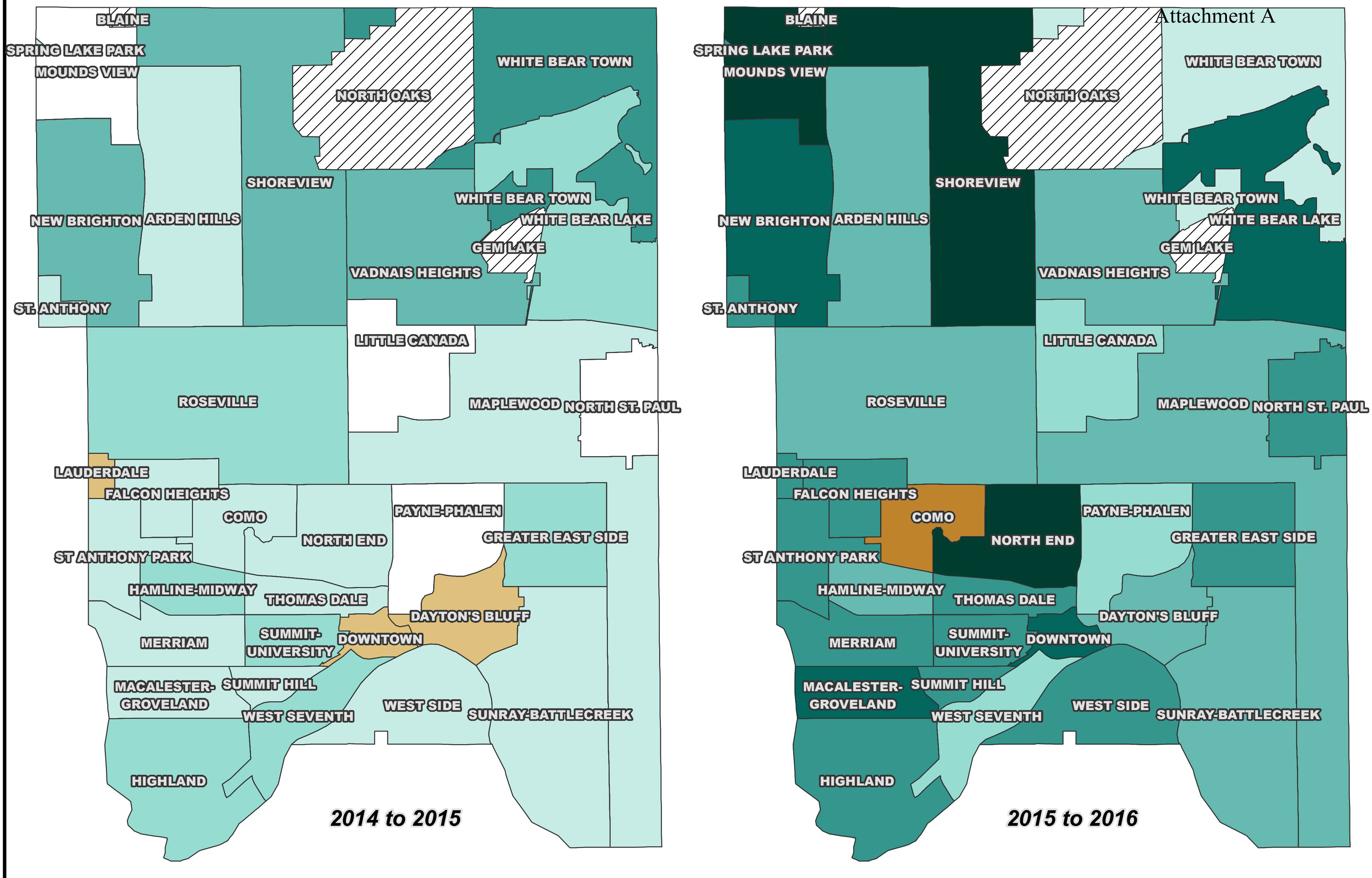
% Change by Jurisdiction

< -10	5 - 10
-10 - -5	10 - 15
-5 - 0	15 - 20
0	> 20
0 - 5	No Data

Sources:
Ramsey County PR & R
Ramsey County GIS

Map Produced March 24, 2016
Ramsey County Assessor's Office

Attachment A



Ramsey County
Median Estimated Market Value % Change: Apartments

N

1 0.5 0 1 Miles

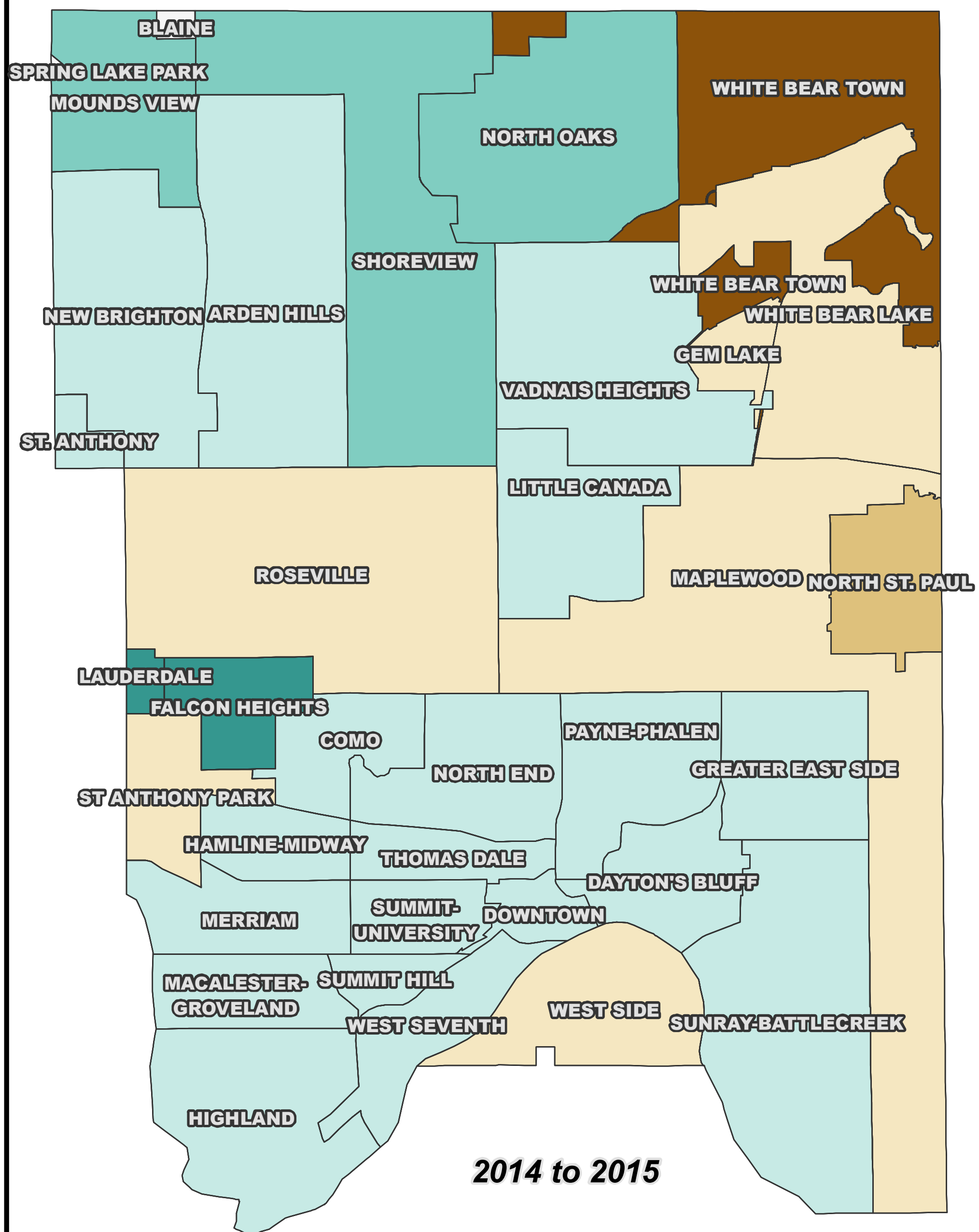
% Change by Jurisdiction

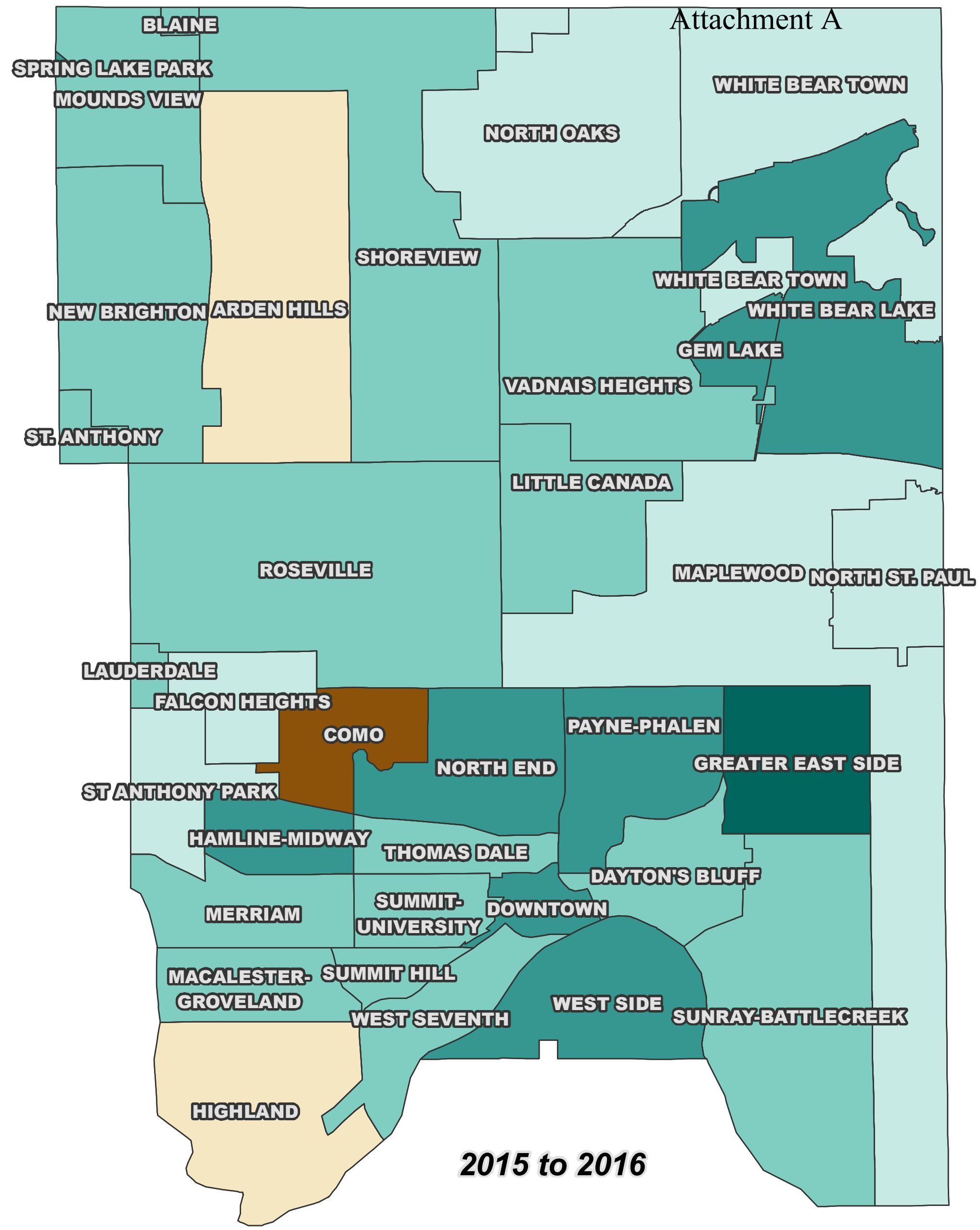
- < -5
- -5 - 0
- 0
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20 - 25
- > 25
- No Data

Sources:
Ramsey County PR & R
Ramsey County GIS

Map Produced March 21, 2016
Ramsey County Assessor's Office

Attachment A





Ramsey County
Median Estimated Market Value % Change:
Commercial Property

N

1 0.5 0 1 Miles

% Change by Jurisdiction

< -15
-15 - -10
-10 - -5
-5 - 0
0
0 - 5
5 - 10
10 - 15
> 15

Sources:
Ramsey County PR & R
Ramsey County GIS

Map Produced March 22, 2016
Ramsey County Assessor's Office

Ramsey County
Breakdown of 2016 Estimated Market Value and Percent Change from 2015

2016	2016 Residential Est. Market Value Less Added Improvement*	% Change in Resid. Value '15 to '16	2016 Apartment Est. Market Value Less Added Improvement*	% Change in Apt. Value '15 to '16	2016 Commercial / Industrial Est. Market Value Less Added Imrovement*	% Change in Comm'l Value '15 to '16	2016 Agricultural Est. Market Value Less Added Improvement*	% Change in Ag Value '15 to '16	2016 Total Real Property Est. Market Value (Excludes Added Imp.t, Utility, Leased Public, Manuf Homes and Railroad)	% Change in Total Value '15 to '16
Arden Hills	783,397,000	2.61%	45,253,600	7.96%	324,528,400	-0.10%	-		**1,153,179,000**	**2.03%**
Blaine	0		0		40,522,500	10.67%	-		**40,522,500**	**10.67%**
Falcon Heights	341,528,100	2.47%	51,637,900	16.78%	21,906,600	3.79%	-		**415,072,600**	**4.13%**
Gem Lake	75,494,000	3.06%	0		23,700,200	12.21%	2,841,800	-1.79%	**102,036,000**	**4.90%**
Lauderdale	117,631,400	-1.69%	37,151,200	14.80%	19,101,800	5.37%	-		**173,884,400**	**2.20%**
Little Canada	569,810,400	2.54%	131,837,400	18.47%	237,222,700	4.98%	1,216,200	9.41%	**940,086,700**	**5.15%**
Maplewood	2,323,978,200	4.06%	352,470,800	15.17%	921,624,400	-4.52%	5,773,900	0.00%	**3,603,847,300**	**2.66%**
Mounds View	599,221,600	4.99%	101,081,100	16.53%	282,940,400	5.12%	-		**983,243,100**	**6.11%**
North St Paul	638,764,100	4.40%	90,687,400	17.05%	82,754,900	0.64%	-		**812,206,400**	**5.27%**
New Brighton	1,423,109,850	3.67%	240,196,550	18.24%	350,776,500	6.04%	1,778,500	5.33%	**2,015,861,400**	**5.63%**
North Oaks	1,155,154,600	2.36%	56,568,600	5.21%	44,244,100	2.63%	11,964,100	28.57%	**1,267,931,400**	**2.69%**
Roseville	2,537,937,100	4.62%	413,651,300	16.26%	1,305,172,000	2.87%	172,500	370.03%	**4,256,932,900**	**5.10%**
Shoreview	2,476,153,900	4.55%	137,155,200	18.09%	337,996,500	-2.31%	4,806,000	0.00%	**2,956,111,600**	**4.26%**
Spring Lake Park	11,231,400	1.22%	810,200	19.89%	465,000	9.18%	-		**12,506,600**	**2.53%**
St Anthony	123,571,000	4.15%	129,580,900	11.31%	61,733,200	-5.01%	-		**314,885,100**	**4.94%**
St Paul	**14,264,143,600**	**4.44%**	**3,318,576,000**	**18.70%**	**3,677,073,300**	**5.16%**	**1,068,900**	**2.15%**	**21,260,861,800**	**6.57%**
Vadnais Heights	985,060,400	0.15%	71,311,600	15.96%	345,158,600	3.90%	2,732,900	8.09%	**1,404,263,500**	**1.77%**
White Bear Lake	1,652,979,100	4.43%	258,261,100	16.19%	345,246,500	4.88%	-	-100.00%	**2,256,486,700**	**5.70%**
White Bear Town	1,127,762,700	3.46%	6,342,000	3.23%	147,896,800	4.60%	5,483,300	-0.39%	**1,287,484,800**	**3.57%**
Suburban	**16,942,784,850**	**3.67%**	**2,123,996,850**	**15.69%**	**4,892,991,100**	**1.49%**	**36,769,200**	**7.75%**	**23,996,542,000**	**4.18%**
Countywide	**31,206,928,450**	**4.02%**	**5,442,572,850**	**17.51%**	**8,570,064,400**	**3.03%**	**37,838,100**	**7.59%**	**45,257,403,800**	**5.29%**

***** *2016 values are from the 2016 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2016 Special Board of Appeal and Equal.*

***The 2015 values have been updated since our previous report in March 2015.*

Ramsey County
Breakdown of 2015 Estimated Market Value and Percent Change from 2014

2015	2015 Residential Est. Market Value*	% Change in Resid. Value '14 to '15	2015 Apartment Est. Market Value*	% Change in Apt. Value '14 to '15	2015 Commercial / Industrial Est. Market Value*	% Change in Comm'l Value '14 to '15	2015 Agricultural	% Change in Ag Value '14 to '15	2015 Total Real Property Est. Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	% Change in Total Value '14 to '15
Arden Hills	763,531,400	2.53%	42,664,900	19.75%	323,214,400	-0.61%	-	0.00%	**1,129,410,700**	**2.16%**
Blaine	0	0.00%	0	0.00%	36,616,800	0.21%	-	0.00%	**36,616,800**	**0.21%**
Falcon Heights	333,747,100	-0.42%	43,908,800	0.54%	21,106,600	-0.35%	-	0.00%	**398,762,500**	**-0.31%**
Gem Lake	73,377,800	11.82%	0	0.00%	21,692,400	0.19%	2,893,600	-7.74%	**97,963,800**	**8.36%**
Lauderdale	119,708,500	8.00%	40,367,600	69.71%	18,703,300	0.22%	-	0.00%	**178,779,400**	**16.63%**
Little Canada	556,284,700	3.67%	111,279,200	9.67%	226,264,100	2.18%	1,111,600	0.00%	**894,939,600**	**3.99%**
Maplewood	2,234,510,800	2.61%	316,846,500	8.54%	968,271,500	3.82%	5,773,900	-0.12%	**3,525,402,700**	**3.45%**
Mounds View	572,061,500	4.87%	88,118,300	3.86%	269,148,800	4.34%	-	0.00%	**929,328,600**	**4.62%**
North St Paul	612,413,800	6.12%	77,656,400	19.46%	82,515,400	-0.05%	-	0.00%	**772,585,600**	**6.61%**
New Brighton	1,372,358,600	4.74%	204,111,500	9.66%	320,116,900	-0.59%	1,688,500	0.00%	**1,898,275,500**	**4.29%**
North Oaks	1,130,578,100	5.58%	53,768,000	9.00%	43,109,400	3.26%	9,305,800	0.00%	**1,236,761,300**	**5.60%**
Roseville	2,428,157,200	0.83%	355,799,100	7.30%	1,285,808,200	0.93%	36,700	0.00%	**4,069,801,200**	**1.40%**
Shoreview	2,370,352,700	2.55%	116,148,800	9.40%	350,214,500	2.43%	4,806,000	0.00%	**2,841,522,000**	**2.79%**
Spring Lake Park	11,096,200	2.18%	675,800	2.44%	425,900	0.00%	-	0.00%	**12,197,900**	**2.12%**
St Anthony	112,569,500	8.31%	116,415,300	24.20%	64,988,900	1.68%	-	0.00%	**293,973,700**	**12.38%**
St Paul	**13,670,997,000**	**4.07%**	**2,790,889,900**	**7.94%**	**3,530,952,300**	**3.22%**	**1,046,400**	**-76.02%**	**19,993,885,600**	**4.42%**
Vadnais Heights	984,776,400	3.37%	62,367,000	10.16%	335,248,000	4.67%	2,528,400	0.00%	**1,384,919,800**	**3.96%**
White Bear Lake	1,584,656,100	2.83%	219,985,800	9.86%	331,186,300	0.78%	-	-100.00%	**2,135,828,200**	**3.16%**
White Bear Town	1,092,091,600	2.02%	6,143,400	15.30%	141,634,000	0.71%	5,504,900	0.00%	**1,245,373,900**	**1.92%**
									0.00%	
Suburban	**16,352,272,000**	**3.02%**	**1,856,256,400**	**10.75%**	**4,840,265,400**	**1.87%**	**33,649,400**	**-2.10%**	**23,082,443,200**	**3.35%**
Countywide	**30,023,269,000**	**3.50%**	**4,647,146,300**	**9.04%**	**8,371,217,700**	**2.44%**	**34,695,800**	**-10.43%**	**43,076,328,800**	**3.84%**

2015 values are from the 2015 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2015 Special Board of Appeal and Equal.

*****The 2014 values have been updated since our previous report in March 2014.***

Note: Lauderdale Apt % Change reflects a 14M property going from exempt in 2014 to taxable in 2015

Attachment A

Median Estimated Market Value Of Residential** In Ramsey County*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017

Sorted by St. Paul Planning District or City

Jurisdiction	MUNI #	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
Sunray-Battlecreek	1	4,825	4,835	0.2%	146,600	159,400	8.7%	166,234
Greater East Side	2	7,058	6,997	-0.9%	129,700	139,400	7.5%	138,336
West Side	3	3,684	3,684	0.0%	130,100	134,000	3.0%	143,896
Dayton'S Bluff	4	3,929	3,928	0.0%	98,700	109,400	10.8%	111,765
Payne-Phalen	5	6,726	6,742	0.2%	112,000	121,100	8.1%	124,003
North End	6	5,579	4,402	-21.1%	104,400	101,650	-2.6%	109,727
Thomas Dale	7	2,935	2,785	-5.1%	89,800	99,800	11.1%	102,131
Summit-University	8	3,675	3,688	0.4%	176,000	186,550	6.0%	243,216
West Seventh	9	3,253	3,258	0.2%	140,400	150,500	7.2%	166,551
Como	10	3,684	4,865	32.1%	195,000	194,900	-0.1%	202,055
Hamline-Midway	11	3,299	3,294	-0.2%	148,900	154,200	3.6%	157,935
St Anthony Park	12	1,688	1,687	-0.1%	261,700	277,800	6.2%	302,202
Merriam	13	3,858	3,857	0.0%	257,850	266,400	3.3%	304,806
Macalester-Groveland	14	6,291	6,287	-0.1%	275,200	285,800	3.9%	316,761
Highland	15	6,478	6,480	0.0%	265,800	279,700	5.2%	320,040
Summit Hill	16	1,826	1,807	-1.0%	339,150	356,300	5.1%	418,513
Downtown	17	1,907	1,826	-4.2%	139,100	152,500	9.6%	184,098
Airport	20							
Arden Hills	25	2,554	2,558	0.2%	276,250	282,900	2.4%	303,086
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	1,292	1,292	0.0%	244,000	246,900	1.2%	264,226
Gem Lake	37	165	174	5.5%	227,800	243,950	7.1%	407,204
Lauderdale	47	644	644	0.0%	179,700	177,500	-1.2%	182,029
Little Canada	53	2,647	2,655	0.3%	197,300	202,400	2.6%	211,866
Maplewood	57	11,279	11,165	-1.0%	179,600	190,300	6.0%	204,599
Mounds View	59	3,189	3,124	-2.0%	171,200	181,800	6.2%	188,167
New Brighton	63	6,217	6,143	-1.2%	202,800	213,900	5.5%	228,175
North Oaks	67	1,631	1,713	5.0%	557,400	561,100	0.7%	648,236
North St. Paul	69	3,597	3,601	0.1%	156,600	166,400	6.3%	176,246
Roseville	79	11,038	10,774	-2.4%	203,800	216,600	6.3%	231,228
St. Anthony	81	607	607	0.0%	165,600	182,200	10.0%	203,397
Shoreview	83	9,399	9,419	0.2%	229,000	241,300	5.4%	261,670
Spring Lake Park	85	69	69	0.0%	150,500	150,500	0.0%	162,774
Vadnais Heights	89	4,372	4,393	0.5%	207,750	206,200	-0.7%	221,999
White Bear Lake	93	7,667	7,678	0.1%	182,600	191,300	4.8%	213,916
White Bear Town	97	4,367	4,383	0.4%	225,300	231,600	2.8%	254,710
Suburbs		**70,734**	**70,392**	**-0.5%**	**198,800**	**208,100**	**4.7%**	**237,398**
City of St. Paul		**70,695**	**70,422**	**-0.4%**	**149,900**	**159,400**	**6.3%**	**200,652**
Countywide		**141,429**	**140,814**	**-0.4%**	**177,700**	**186,700**	**5.1%**	**219,021**

Excludes: added improvement in 2016 values, leased public property, exempt property, and vacant land.

****Residential property includes single-family, duplexes, triplexes, condos and townhomes.***

Median Estimated Market Value Of Single-Family Homes In Ramsey County*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017

Sorted by St. Paul Planning District or City

Jurisdiction	MUNI #	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
Sunray-Battlecreek	1	4,326	4,327	0.0%	148,000	161,400	9.1%	170,349
Greater East Side	2	6,523	6,521	0.0%	129,900	139,600	7.5%	138,639
West Side	3	3,015	3,008	-0.2%	129,500	133,700	3.2%	143,932
Dayton'S Bluff	4	3,148	3,149	0.0%	98,500	110,400	12.1%	111,590
Payne-Phalen	5	5,663	5,690	0.5%	112,600	122,200	8.5%	124,641
North End	6	4,745	3,670	-22.7%	106,400	103,200	-3.0%	109,573
Thomas Dale	7	2,140	2,151	0.5%	91,650	98,500	7.5%	100,798
Summit-University	8	1,850	1,857	0.4%	169,150	184,900	9.3%	260,891
West Seventh	9	2,356	2,361	0.2%	136,900	146,200	6.8%	149,437
Como	10	3,447	4,531	31.4%	196,200	197,200	0.5%	205,230
Hamline-Midway	11	2,912	2,914	0.1%	147,450	153,400	4.0%	156,714
St Anthony Park	12	1,091	1,097	0.5%	324,300	333,500	2.8%	349,879
Merriam	13	3,247	3,244	-0.1%	261,600	268,700	2.7%	312,169
Macalester-Groveland	14	5,660	5,658	0.0%	281,200	289,550	3.0%	327,947
Highland	15	5,698	5,697	0.0%	278,650	293,700	5.4%	337,405
Summit Hill	16	1,127	1,136	0.8%	399,700	412,900	3.3%	496,840
Downtown	17	26	27	3.8%	274,400	294,500	7.3%	597,296
Airport	20							
Arden Hills	25	2,120	2,124	0.2%	300,300	306,350	2.0%	335,040
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	1,135	1,135	0.0%	247,700	252,600	2.0%	270,823
Gem Lake	37	163	170	4.3%	227,800	243,950	7.1%	399,437
Lauderdale	47	480	480	0.0%	186,550	184,350	-1.2%	195,902
Little Canada	53	1,705	1,711	0.4%	223,900	228,200	1.9%	265,427
Maplewood	57	8,816	8,830	0.2%	190,800	200,900	5.3%	218,937
Mounds View	59	2,813	2,822	0.3%	174,600	184,350	5.6%	191,017
New Brighton	63	4,976	5,013	0.7%	218,600	226,600	3.7%	244,076
North Oaks	67	1,457	1,536	5.4%	553,200	554,100	0.2%	651,025
North St. Paul	69	3,346	3,349	0.1%	157,500	168,100	6.7%	178,299
Roseville	79	8,475	8,490	0.2%	216,400	226,800	4.8%	253,965
St. Anthony	81	154	154	0.0%	251,800	263,700	4.7%	327,171
Shoreview	83	6,450	6,466	0.2%	253,800	267,300	5.3%	305,800
Spring Lake Park	85	30	30	0.0%	186,900	192,100	2.8%	185,757
Vadnais Heights	89	2,788	2,795	0.3%	234,300	232,900	-0.6%	265,152
White Bear Lake	93	6,370	6,371	0.0%	184,700	194,500	5.3%	219,382
White Bear Town	97	3,378	3,380	0.1%	228,700	235,050	2.8%	266,464
Suburbs		**54,656**	**54,856**	**0.4%**	**213,200**	**221,800**	**4.0%**	**258,073**
City of St. Paul		**56,974**	**57,038**	**0.1%**	**151,500**	**161,200**	**6.4%**	**205,692**
Countywide		**111,630**	**111,894**	**0.2%**	**188,700**	**197,300**	**4.6%**	**231,372**

Excludes: added improvement in 2016 values, leased public property, exempt property, and vacant land.

***** Single-family includes half double dwellings, and 2 unit and 3 unit dwellings.***

Attachment A

Median Estimated Market Value Of Townhomes In Ramsey County*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017

Sorted by St. Paul Planning District or City

Jurisdiction	MUNI #	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
Sunray-Battlecreek	1	159	159	0.0%	99,600	108,600	9.0%	109,519
Greater East Side	2	152	152	0.0%	118,500	116,300	-1.9%	121,897
West Side	3	107	107	0.0%	118,800	118,800	0.0%	116,008
Dayton'S Bluff	4	44	44	0.0%	158,850	158,000	-0.5%	139,650
Payne-Phalen	5	60	60	0.0%	128,550	129,700	0.9%	138,137
North End	6	143	143	0.0%	120,500	120,500	0.0%	135,209
Thomas Dale	7	45	45	0.0%	134,800	134,800	0.0%	132,444
Summit-University	8	189	189	0.0%	168,300	170,600	1.4%	223,089
West Seventh	9	141	141	0.0%	193,600	193,600	0.0%	227,619
Como	10	40	40	0.0%	170,100	170,100	0.0%	175,038
Hamline-Midway	11							
St Anthony Park	12	85	85	0.0%	133,500	145,700	9.1%	146,944
Merriam	13	16	16	0.0%	360,250	360,250	0.0%	398,913
Macalester-Groveland	14	80	80	0.0%	247,800	247,800	0.0%	247,326
Highland	15	134	134	0.0%	208,000	176,700	-15.0%	221,739
Summit Hill	16	36	36	0.0%	366,550	373,600	1.9%	384,125
Downtown	17	11	11	0.0%	427,900	402,800	-5.9%	474,782
Airport	20							
Arden Hills	25	349	349	0.0%	133,900	133,000	-0.7%	155,347
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	53	53	0.0%	205,000	205,000	0.0%	254,743
Gem Lake	37							
Lauderdale	47	42	42	0.0%	224,900	190,250	-15.4%	195,548
Little Canada	53	308	308	0.0%	197,100	211,450	7.3%	197,152
Maplewood	57	1,789	1,789	0.0%	148,400	148,500	0.1%	156,556
Mounds View	59	143	143	0.0%	165,700	166,200	0.3%	163,700
New Brighton	63	714	714	0.0%	157,800	163,600	3.7%	166,855
North Oaks	67	176	176	0.0%	580,050	609,400	5.1%	593,459
North St. Paul	69	111	111	0.0%	138,400	152,800	10.4%	152,213
Roseville	79	867	867	0.0%	170,500	190,800	11.9%	218,191
St. Anthony	81	204	204	0.0%	152,100	154,850	1.8%	171,684
Shoreview	83	2,282	2,282	0.0%	145,150	161,000	10.9%	180,660
Spring Lake Park	85	35	35	0.0%	146,200	146,200	0.0%	141,749
Vadnais Heights	89	904	904	0.0%	139,000	145,500	4.7%	173,541
White Bear Lake	93	1000	1000	0.0%	160,000	162,000	1.3%	185,452
White Bear Town	97	672	672	0.0%	256,700	264,800	3.2%	262,385
Suburbs		**9,649**	**9,649**	**0.0%**	**157,700**	**163,300**	**3.6%**	**190,766**
City of St. Paul		**1,442**	**1,442**	**0.0%**	**146,450**	**145,700**	**-0.5%**	**178,062**
Countywide		**11,091**	**11,091**	**0.0%**	**156,300**	**162,000**	**3.6%**	**189,114**

Excludes added improvement from 2016 values, leased public property, exempt property, and vacant land.

Starting with the 2016 assessment, townhomes in condo ownership are now analyzed within this chart. 2015 parcel counts and values as of 3/24/16 were used to compare against 2016 values for equitability purposes.

Median Estimated Market Value Of Condos/Co-Ops In Ramsey County*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017

Sorted by St. Paul Planning District or City

Jurisdiction	MUNI #	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
Sunray-Battlecreek	1	111	111	0.0%	71,200	79,000	11.0%	76,999
Greater East Side	2	81	81	0.0%	101,900	106,300	4.3%	104,130
West Side	3	80	80	0.0%	98,400	102,300	4.0%	113,721
Dayton'S Bluff	4	113	113	0.0%	60,000	65,800	9.7%	66,059
Payne-Phalen	5	38	38	0.0%	72,200	74,400	3.0%	65,305
North End	6	164	164	0.0%	70,950	81,600	15.0%	86,162
Thomas Dale	7	183	183	0.0%	51,000	57,100	12.0%	58,755
Summit-University	8	1,048	1,048	0.0%	170,500	175,900	3.2%	198,440
West Seventh	9	413	413	0.0%	202,000	224,100	10.9%	259,767
Como	10	94	94	0.0%	80,300	86,400	7.6%	90,634
Hamline-Midway	11	12	12	0.0%	69,000	73,100	5.9%	72,358
St Anthony Park	12	356	356	0.0%	201,050	197,900	-1.6%	196,199
Merriam	13	112	112	0.0%	113,750	121,700	7.0%	142,231
Macalester-Groveland	14	246	246	0.0%	45,000	42,700	-5.1%	61,309
Highland	15	461	461	0.0%	138,700	148,400	7.0%	154,481
Summit Hill	16	463	463	0.0%	189,800	189,800	0.0%	226,571
Downtown	17	1,878	1,878	0.0%	135,450	143,600	6.0%	168,823
Airport	20							
Arden Hills	25	72	72	0.0%	68,500	84,700	23.6%	80,686
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	93	93	0.0%	218,200	198,600	-9.0%	194,714
Gem Lake	37							
Lauderdale	47	104	104	0.0%	106,800	110,400	3.4%	102,866
Little Canada	53	612	612	0.0%	62,200	66,700	7.2%	70,361
Maplewood	57	512	512	0.0%	94,300	108,700	15.3%	101,946
Mounds View	59	154	154	0.0%	99,550	114,750	15.3%	121,103
New Brighton	63	404	404	0.0%	109,700	117,500	7.1%	116,448
North Oaks	67				360,500			
North St. Paul	69	77	77	0.0%	102,200	117,700	15.2%	118,845
Roseville	79	1,256	1,256	0.0%	72,900	76,000	4.3%	92,998
St. Anthony	81	238	238	0.0%	123,400	134,500	9.0%	148,199
Shoreview	83	515	515	0.0%	65,500	77,700	18.6%	79,490
Spring Lake Park	85							
Vadnais Heights	89	550	550	0.0%	86,600	93,900	8.4%	97,464
White Bear Lake	93	207	207	0.0%	110,100	120,100	9.1%	165,457
White Bear Town	97	277	277	0.0%	93,700	98,100	4.7%	104,919
Suburbs		**5,357**	**5,357**	**0.0%**	**85,600**	**91,800**	**7.2%**	**101,518**
City of St. Paul		**5,853**	**5,853**	**0.0%**	**139,300**	**143,000**	**2.7%**	**167,363**
Countywide		**11,210**	**11,210**	**0.0%**	**97,900**	**106,800**	**9.1%**	**135,897**

Excludes added improvement from 2016 values, leased public property, exempt property, and vacant land.

Starting with the 2016 assessment, townhomes in condo ownership are now analyzed on the townhome chart. 2015 parcel counts and values as of 3/24/16 were used to compare against 2016 values for equitability purposes.

Residential Sales Between 10/1/14 and 9/30/15
By District / City

Jurisdiction	MUNI #	Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
Sunray-Battlecreek	1	169	162,000	169,804	51,106	62,300	430,000
Greater East Side	2	270	149,950	145,734	27,264	26,000	215,000
West Side	3	136	154,750	161,086	58,257	60,000	500,000
Dayton'S Bluff	4	119	129,000	132,789	50,492	14,000	330,000
Payne-Phalen	5	229	140,000	139,724	43,765	35,000	274,900
North End	6	112	132,500	128,989	48,419	26,000	253,000
Thomas Dale	7	62	134,250	128,678	37,489	50,000	219,000
Summit-University	8	165	219,900	270,124	163,401	75,000	1,250,000
West Seventh	9	113	171,200	196,360	106,223	56,000	660,000
Como	10	198	199,450	205,041	63,268	70,000	600,000
Hamline-Midway	11	138	171,000	171,491	37,125	80,000	339,900
St Anthony	12	82	240,250	281,772	122,589	139,000	685,000
Merriam	13	160	272,050	313,599	178,268	90,000	1,500,000
Macalester-Groveland	14	292	300,000	326,404	134,057	35,000	950,000
Highland	15	258	280,875	305,576	135,959	85,000	975,000
Summit Hill	16	84	359,950	386,158	211,550	84,500	1,120,000
Downtown	17	147	165,000	194,899	123,108	42,000	725,000
Arden Hills	25	104	273,750	308,813	228,560	65,000	2,050,000
Falcon Heights	33	37	258,000	271,515	61,170	187,000	531,000
Gem Lake	37	8	393,000	415,621	191,961	164,900	766,065
Lauderdale	47	20	175,500	185,600	65,555	85,000	350,000
Little Canada	53	94	214,250	200,244	99,274	55,000	661,516
Maplewood	57	415	195,000	207,603	74,753	74,500	475,000
Mounds View	59	104	189,050	196,401	64,879	75,000	489,900
New Brighton	63	214	214,000	230,183	91,820	79,900	705,000
North Oaks	67	73	540,000	571,591	288,683	150,000	1,533,000
North St. Paul	69	130	177,950	184,468	50,445	46,000	364,000
Roseville	79	354	211,500	221,280	101,232	48,000	850,000
St. Anthony	81	37	175,000	214,135	116,109	64,750	570,000
Shoreview	83	379	241,500	260,154	130,558	56,000	1,475,000
Spring Lake	85	2	188,500	188,500	54,447	150,000	227,000
Vadnais	89	171	195,900	214,134	103,455	81,000	520,000
White Bear	93	279	197,000	214,374	93,090	72,000	985,000
White Bear	97	149	235,750	251,769	134,377	70,707	1,275,000
City of St. Paul		**2,734**	**179,900**	**219,355**	**131,637**	**14,000**	**1,500,000**
Suburbs		**2,570**	**211,000**	**236,864**	**133,462**	**46,000**	**2,050,000**
Countywide		**5,304**	**195,000**	**227,839**	**132,800**	**14,000**	**2,050,000**

Residential property includes single-family, duplexes, triplexes, condos and townhomes.

Attachment A

Median Estimated Market Value Of Apartments In Ramsey County*
2015 Assessment Payable 2016 to 2016 Assessment Payable 2017 Sorted by City

Jurisdiction	MUNI #	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
Sunray-Battlecreek	1	29	30	3.4%	6,612,400	7,490,150	13.3%	7,880,240
Greater East Side	2	96	96	0.0%	609,350	710,550	16.6%	1,546,522
West Side	3	70	69	-1.4%	260,800	304,800	16.9%	1,118,977
Dayton'S Bluff	4	103	101	-1.9%	273,000	303,400	11.1%	730,994
Payne-Phalen	5	152	151	-0.7%	279,050	303,400	8.7%	972,793
North End	6	137	112	-18.2%	668,800	1,229,450	83.8%	1,481,393
Thomas Dale	7	74	74	0.0%	240,050	278,600	16.1%	756,220
Summit-University	8	199	205	3.0%	446,200	526,500	18.0%	1,130,560
West Seventh	9	65	65	0.0%	390,100	424,500	8.8%	3,382,435
Como	10	43	46	7.0%	1,024,600	790,900	-22.8%	3,687,920
Hamline-Midway	11	82	85	3.7%	339,550	384,600	13.3%	650,246
St Anthony Park	12	75	75	0.0%	589,100	702,300	19.2%	2,844,832
Merriam	13	238	240	0.8%	416,250	493,150	18.5%	896,251
Macalester-Groveland	14	124	122	-1.6%	654,300	799,450	22.2%	1,076,625
Highland	15	146	144	-1.4%	1,039,600	1,246,050	19.9%	3,183,703
Summit Hill	16	111	112	0.9%	647,200	770,150	19.0%	1,089,365
Downtown	17	42	41	-2.4%	4,004,350	4,819,400	20.4%	8,757,122
Airport	20							
Arden Hills	25	5	5	0.0%	4,942,100	5,615,700	13.6%	4,828,880
Blaine	29							
Fairgrounds	30							
Falcon Heights	33	24	24	0.0%	640,450	753,250	17.6%	2,171,942
Gem Lake	37							
Lauderdale	47	16	17	6.3%	862,700	1,029,900	19.4%	2,181,412
Little Canada	53	37	37	0.0%	302,400	322,600	6.7%	3,609,314
Maplewood	57	88	87	-1.1%	1,838,800	2,089,400	13.6%	3,648,101
Mounds View	59	61	62	1.6%	266,800	335,650	25.8%	1,685,861
New Brighton	63	61	61	0.0%	1,452,400	1,768,800	21.8%	3,758,089
North Oaks	67							
North St. Paul	69	62	63	1.6%	309,800	359,000	15.9%	1,251,771
Roseville	79	96	98	2.1%	1,322,750	1,520,850	15.0%	3,971,958
St. Anthony	81	23	24	4.3%	1,119,000	1,339,900	19.7%	5,119,725
Shoreview	83	11	16	45.5%	2,529,700	5,882,900	132.6%	8,046,519
Spring Lake Park	85	1	1	0.0%	675,800	810,200	19.9%	810,200
Vadnais Heights	89	27	28	3.7%	1,224,000	1,397,400	14.2%	2,521,871
White Bear Lake	93	52	53	1.9%	2,385,100	2,970,000	24.5%	4,554,515
White Bear Twp	97	1	1	0.0%	6,143,400	6,342,000	3.2%	6,342,000
Suburbs		**570**	**577**	**1.2%**	**1,037,350**	**1,255,700**	**21.0%**	**3,356,909**
City of St. Paul		**1,768**	**1,768**	**0.0%**	**531,000**	**650,950**	**22.6%**	**1,742,384**
Countywide		**2,338**	**2,345**	**0.3%**	**602,000**	**723,600**	**20.2%**	**2,139,646**

Excludes added improvement in 2016 values, and leased public property and vacant land..

Median Estimated Market Value of Apartments in City Of St. Paul*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017, Sorted by LUC

Property Desc.	LUC	2015 #Parcels	2016 #Parcels	% Chg #Parcels	15 p '16 Median Value	16 p '17 Median Value	% Chg Median
4 – 6 Units******	401	831	687	-17.3%	281,500	301,400	7.1%
7 – 19 Units******	402	475	622	30.9%	675,500	734,300	8.7%
20 – 49 Units	403	256	255	-0.4%	1,624,200	1,899,800	17.0%
50 – 99 Units	404	76	79	3.9%	4,233,000	4,852,900	14.6%
100+ Units	408	104	102	-1.9%	9,514,900	11,180,450	17.5%
Vacant Land**	405	165	166	0.6%	43,600	43,600	0.0%
Apt Misc. Improv	406	18	14	-22.2%	123,150	104,300	-15.3%
Fraternity/Sorority	407	7	7	0.0%	406,200	426,500	5.0%
Bed And Breakfast	409	1	2	100.0%	340,600	411,300	20.8%
All City		**1,933**	**1,934**	**0.1%**	**467,800**	**551,800**	**18.0%**

Excludes added improvement in 2016 values, leased public property, exempt property.

***** #Parcels include vacant land parcels (405)***

*******For the 2016 assessment, there was a reassignment which shifted some 401 LUC PINs to 402 LUC. This caused a greater than usual % change of counts.***

Median Estimated Market Value of Apartments in Suburbs*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017, Sorted by LUC

Property Desc.	LUC	2015 #Parcels	2016 #Parcels	% Chg #Parcels	15 p '16 Median Value	16 p '17 Median Value	% Chg Median
4 – 6 Units******	401	168	137	-18.5%	260,150	290,300	11.6%
7 – 19 Units******	402	141	175	24.1%	874,900	984,000	12.5%
20 – 49 Units	403	109	109	0.0%	2,075,200	2,439,700	17.6%
50 – 99 Units	404	82	85	3.7%	5,193,600	6,022,900	16.0%
100+ Units	408	65	66	1.5%	9,900,000	11,288,150	14.0%
Vacant Land**	405	61	64	4.9%	61,500	62,450	1.5%
Apt Misc. Improv	406	5	5	0.0%	66,000	69,300	5.0%
Fraternity/Sorority	407	0	0	–	–	–	–
Bed And Breakfast	409	0	0	–	–	–	–
All Suburban***		**631**	**641**	**1.6%**	**895,000**	**1,128,300**	**26.1%**

Excludes added improvement in 2016 values, leased public property, exempt property.

***** #Parcels include vacant land parcels (405)***

******The large % increase in overall suburban median value change was influenced by change in parcel count from 2015 to 2016.***

*******For the 2016 assessment, there was a reassignment which shifted some 401 LUC PINs to 402 LUC. This caused a greater than usual % change of counts.***

Attachment A

Median Estimated Market Value Of Commercial Property In Ramsey County*

2015 Assessment Payable 2016 to 2016 Assessment Payable 2017 Sorted by City / District

Jurisdiction	MUNI #	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	Maximum Value
Sunray-Battlecreek	1	69	68	-1.45%	782,000	840,850	7.53%	19,021,000
Greater East Side	2	103	102	-0.97%	248,800	286,400	15.11%	17,030,600
West Side	3	210	206	-1.90%	349,100	391,850	12.25%	12,479,800
Dayton'S Bluff	4	153	151	-1.31%	178,600	194,600	8.96%	18,000,000
Payne-Phalen	5	306	306	0.00%	180,350	206,050	14.25%	24,464,700
North End	6	315	285	-9.52%	250,000	282,800	13.12%	7,222,800
Thomas Dale	7	183	179	-2.19%	348,700	375,400	7.66%	6,378,900
Summit-University	8	167	154	-7.78%	344,500	363,850	5.62%	8,548,000
West Seventh	9	235	227	-3.40%	378,200	402,000	6.29%	26,668,600
Como	10	56	82	46.43%	497,750	356,750	-28.33%	17,174,300
Hamline-Midway	11	171	164	-4.09%	392,500	431,800	10.01%	16,606,900
St Anthony Park	12	251	245	-2.39%	717,800	739,200	2.98%	17,458,300
Merriam	13	216	221	2.31%	421,250	455,200	8.06%	22,448,000
Macalester-Groveland	14	141	144	2.13%	404,000	434,050	7.44%	3,346,700
Highland	15	135	137	1.48%	650,200	650,000	-0.03%	11,181,600
Summit Hill	16	112	111	-0.89%	594,500	634,900	6.80%	9,553,900
Downtown	17	264	252	-4.55%	348,450	397,950	14.21%	80,421,300
Airport	20							
Arden Hills	25	88	93	5.68%	1,715,050	1,675,200	-2.32%	57,600,000
Blaine	29	24	24	0.00%	865,000	932,850	7.84%	5,494,500
Fairgrounds	30							
Falcon Heights	33	18	18	0.00%	687,050	708,350	3.10%	3,094,800
Gem Lake	37	35	34	-2.86%	426,000	470,700	10.49%	3,260,300
Lauderdale	47	16	16	0.00%	705,050	759,850	7.77%	2,750,000
Little Canada	53	231	233	0.87%	371,200	389,800	5.01%	19,067,000
Maplewood	57	371	386	4.04%	820,300	832,200	1.45%	150,000,000
Mounds View	59	85	83	-2.35%	886,600	932,100	5.13%	119,440,300
New Brighton	63	203	202	-0.49%	700,000	740,200	5.74%	11,925,000
North Oaks	67	17	17	0.00%	2,540,700	2,593,900	2.09%	16,466,600
North St. Paul	69	108	106	-1.85%	352,600	370,200	4.99%	11,280,000
Roseville	79	434	427	-1.61%	1,426,900	1,501,000	5.19%	89,943,100
St. Anthony	81	41	41	0.00%	936,900	1,006,200	7.40%	12,150,000
Shoreview	83	128	127	-0.78%	1,005,400	1,081,600	7.58%	38,743,400
Spring Lake Park	85	2	2	0.00%	195,400	214,950	10.01%	253,900
Vadnais Heights	89	189	180	-4.76%	826,500	874,750	5.84%	16,417,200
White Bear Lake	93	361	356	-1.39%	402,000	447,500	11.32%	11,481,000
White Bear Twp	97	71	72	1.41%	800,000	817,350	2.17%	7,685,100
Suburbs		**2,438**	**2,417**	**-0.86%**	**733,200**	**772,200**	**5.32%**	**150,000,000**
City of St. Paul		**3,073**	**3,034**	**-1.27%**	**372,150**	**397,100**	**6.70%**	**80,421,300**
Countywide		**5,511**	**5,451**	**-1.09%**	**482,800**	**513,100**	**6.28%**	**150,000,000**

Excludes added improvement in 2016 values, leased public property, exempt property, and vacant land.

All Ramsey County Commercial Property By Land Use Code
2015 Payable 2016 Assessment VS. 2016 Payable 2017 Assessment
By Land Use Code (LUC) -COUNTYWIDE

Attachment A

LUC	Property Use - Land use	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
310	Food & Drink Process Plants & Storage	15	14	-6.67%	1,096,800	1,200,550	9.46%	1,901,500
320	Foundries & Heavy Manufact Plants	17	16	-5.88%	1,585,500	1,450,650	-8.51%	3,123,744
340	Manufacturing & Assembly Light	278	268	-3.60%	1,047,950	1,102,600	5.21%	1,718,365
398	Industrial - Minumum Improvement	10	9	-10.00%	529,700	553,100	4.42%	1,016,478
399	Other Industrial Structures	22	24	9.09%	274,550	236,300	-13.93%	767,196
410	Motels & Tourist Cabins	17	16	-5.88%	1,732,400	1,843,750	6.43%	2,499,225
411	Hotels	24	24	0.00%	4,688,950	5,356,450	14.24%	6,188,933
412	Nursing Homes & Private Hospitals	25	24	-4.00%	2,000,000	2,055,050	2.75%	2,417,475
413	Assisted Living	10	13	30.00%	4,604,700	4,895,700	6.32%	6,916,600
415	Trailer/ Mobile Home Park	26	26	0.00%	2,797,300	2,909,200	4.00%	3,464,958
419	Other Commercial Housing	3	1	-66.67%	458,000	536,100	17.05%	536,100
420	Small Detached Retail (Under 10,000 Sf)	519	487	-6.17%	301,200	315,000	4.58%	386,455
421	Supermarkets	30	31	3.33%	2,813,400	2,834,900	0.76%	3,286,681
422	Discount Stores & Jr Dept Stores	18	18	0.00%	10,987,150	10,483,950	-4.58%	11,094,767
423	Medium Detached Retail	90	103	14.44%	1,921,050	1,633,000	-14.99%	1,888,569
424	Full Line Department Stores	10	9	-10.00%	8,157,550	8,050,100	-1.32%	6,937,622
425	Neighborhood Shopping Center	79	77	-2.53%	2,592,000	2,769,300	6.84%	3,610,357
426	Community Shopping Center	24	25	4.17%	9,586,550	8,548,000	-10.83%	11,862,624
427	Regional Shopping Center	4	4	0.00%	58,250,000	56,500,000	-3.00%	57,625,000
428	Veterinary Clinic	27	27	0.00%	466,300	519,700	11.45%	555,207
429	Mixed Residential/Commercial	614	596	-2.93%	256,600	275,750	7.46%	388,666
430	Restaurant, Cafeteria, And/Or Bar	206	203	-1.46%	399,400	467,700	17.10%	738,860
431	Small Strip Center	83	82	-1.20%	832,600	906,650	8.89%	1,086,489
432	Convenience Store	134	134	0.00%	545,800	579,350	6.15%	671,007
433	Mixed Retail /Commercial	42	45	7.14%	718,200	715,000	-0.45%	1,250,442
434	Retail Condo	3	6	100.00%	180,000	137,350	-23.69%	254,933
435	Drive-In Restaurant/Food Service Facility	132	131	-0.76%	643,250	663,400	3.13%	718,790
437	Daycare Centers	38	38	0.00%	734,900	816,900	11.16%	850,850
441	Funeral Homes	28	30	7.14%	683,750	712,250	4.17%	820,310
442	Medical Clinics & Offices	107	103	-3.74%	463,400	499,200	7.73%	1,119,365
443	Medical Office	47	49	4.26%	2,932,600	2,927,600	-0.17%	4,833,527
444	Full Service Banks	80	80	0.00%	1,259,700	1,273,000	1.06%	1,584,795
446	Corporate Campus	6	7	16.67%	45,500,000	13,500,000	-70.33%*	51,746,857
447	Office Buildings (1-2 Stories)	488	477	-2.25%	479,400	485,600	1.29%	1,141,378
449	Office Buildings (3 Or More Stories)	114	122	7.02%	3,752,100	3,675,300	-2.05%	7,099,250
450	Condominium Office Units	473	457	-3.38%	193,800	197,100	1.70%	270,095
451	Gas Station	29	27	-6.90%	406,700	435,200	7.01%	502,844
452	Automotive Service Station	328	322	-1.83%	364,250	404,450	11.04%	644,276
453	Car Washes	18	18	0.00%	447,700	466,600	4.22%	543,761
454	Auto Car Sales & Service	70	72	2.86%	787,500	843,450	7.10%	1,663,451
456	Parking Garage Structure & Lots	9	8	-11.11%	230,000	223,150	-2.98%	531,513
457	Parking Ramp	57	57	0.00%	12,000	12,600	5.00%	975,358
457	Parking Ramp	57	57	0.00%	12,000	12,600	5.00%	975,358
460	Theaters	5	5	0.00%	727,500	800,000	9.97%	2,873,440
463	Golf Courses	23	23	0.00%	454,900	569,900	25.28%	3,452,313
464	Bowling Alleys	6	4	-33.33%	1,177,750	1,605,400	36.31%	1,989,525
465	Lodge Halls & Amusement Parks	26	26	0.00%	369,700	381,950	3.31%	479,735
470	Fitness Center	2	2	0.00%	4,892,850	5,178,200	5.83%	5,178,200
479	Flex Industrial Buildings	219	216	-1.37%	2,200,000	2,375,400	7.97%	3,013,732
480	Commercial Warehouses	657	655	-0.30%	610,000	642,600	5.34%	1,331,157
481	Mini Warehouse	26	27	3.85%	2,109,100	2,449,000	16.12%	2,573,374
482	Commercial Truck Terminals	16	14	-12.50%	2,542,100	2,796,300	10.00%	3,330,650
483	Condo Warehouse	39	39	0.00%	287,000	268,800	-6.34%	340,838
485	Research & Development Facility	7	8	14.29%	9,000,300	10,200,150	13.33%	10,422,913
498	Commercial Minimum Improvement	55	43	-21.82%	393,800	420,000	6.65%	801,335
499	Other Commercial Structures	105	109	3.81%	349,400	288,800	-17.34%	788,591
All Suburbs		**2,436**	**2,417**	**-0.78%**	**733,200**	**772,200**	**5.32%**	**1,946,571**
All City of St. Paul		**3,073**	**3,034**	**-1.27%**	**372,150**	**397,100**	**6.70%**	**1,117,158**
All Countywide		**5,509**	**5,451**	**-1.05%**	**482,800**	**513,100**	**6.28%**	**1,484,924**

**** Excludes added improvement, and State assessed railroad and utility property***

**** Excludes Vacant Commercial and Industrial Land Parcels***

**** For 16p17 (LUC 446) A division processed in May 2015 caused the median to shift (resulting in a large decrease in the median for 2016)***

City Of St. Paul Commercial Property By Land Use Code Attachment A
2015 Payable 2016 Assessment VS. 2016 Payable 2017 Assessment
By Land Use Code (LUC) -City of St. Paul only

LUC	Property Use - Land use	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
310	Food & Drink Process Plants & Storage	9	7	-22.22%	823,200	897,600	9.04%	773,943
320	Foundries & Heavy Manufact Plants	15	13	-13.33%	1,585,500	932,000	-41.22%	2,591,800
340	Manufacturing & Assembly Light	126	122	-3.17%	687,300	692,850	0.81%	1,373,823
398	Industrial Minimum Improvement	8	8	0.00%	372,500	481,300	29.21%	962,625
399	Other Industrial Structures	14	15	7.14%	198,550	198,800	0.13%	469,867
410	Motels & Tourist Cabins	6	6	0.00%	1,444,350	1,588,850	10.00%	1,982,467
411	Hotels	8	7	-12.50%	8,748,100	8,900,000	1.74%	8,893,414
412	Nursing Homes & Private Hospitals	17	14	-17.65%	1,096,500	1,049,000	-4.33%	1,810,293
413	Assisted Living	4	5	25.00%	1,236,650	3,080,000	149.06%*	5,167,320
419	Other Commercial Housing	3	1	-66.67%	458,000	536,100	17.05%	536,100
420	Small Detached Retail (Under 10,000 Sf)	390	364	-6.67%	290,500	295,200	1.62%	356,052
421	Supermarkets	18	19	5.56%	2,193,250	2,307,500	5.21%	2,306,705
422	Discount Stores & Jr Dept Stores	5	5	0.00%	10,485,100	8,548,300	-18.47%	9,645,140
423	Medium Detached Retail	35	48	37.14%	1,200,000	1,051,950	-12.34%	1,477,348
424	Full Line Department Stores	2	2	0.00%	9,962,500	10,464,800	5.04%	10,464,800
425	Neighborhood Shopping Center	23	23	0.00%	2,005,400	1,927,800	-3.87%	3,267,404
426	Community Shopping Center	9	10	11.11%	8,237,700	7,786,150	-5.48%	9,340,410
428	Veterinary Clinic	12	12	0.00%	429,250	417,700	-2.69%	447,808
429	Mixed Resid/Commercial	536	525	-2.05%	246,400	263,300	6.86%	377,298
430	Restaurant, Cafeteria, And/Or Bar	126	126	0.00%	320,700	369,700	15.28%	560,075
431	Small Strip Center	29	31	6.90%	943,700	915,800	-2.96%	1,109,152
432	Convenience Store	70	69	-1.43%	474,050	525,100	10.77%	597,903
433	Mixed Retail /Commercial	26	29	11.54%	630,150	647,400	2.74%	1,179,183
434	Retail Condo	3	6	100.00%	180,000	137,350	-23.69%	254,933
435	Drive-In Restaurant/Food Service Facility	60	61	1.67%	585,800	603,200	2.97%	629,761
437	Daycare Centers	16	17	6.25%	549,150	577,500	5.16%	650,288
441	Funeral Homes	17	19	11.76%	645,300	571,500	-11.44%	719,458
442	Medical Clinics & Offices	68	66	-2.94%	372,550	473,950	27.22%	970,665
443	Medical Office	19	19	0.00%	3,570,000	3,748,500	5.00%	7,400,258
444	Full Service Banks	33	32	-3.03%	1,293,500	1,324,150	2.37%	1,795,331
447	Office Buildings (1-2 Stories)	269	262	-2.60%	379,700	404,000	6.40%	754,784
449	Office Buildings (3 Or More Stories)	85	82	-3.53%	3,831,500	3,244,150	-15.33%	8,131,888
450	Condominium Office Units	153	146	-4.58%	219,000	230,000	5.02%	410,349
451	Gas Station	16	15	-6.25%	432,250	450,000	4.11%	471,507
452	Automotive Service Station	190	188	-1.05%	299,100	325,750	8.91%	463,908
453	Car Washes	8	8	0.00%	404,950	516,100	27.45%	543,025
454	Auto Car Sales & Service	26	28	7.69%	242,100	260,350	7.54%	295,054
456	Parking Garage Structure & Lots	9	8	-11.11%	230,000	223,150	-2.98%	531,513
457	Parking Ramp	56	57	1.79%	12,000	12,600	5.00%	975,358
460	Theaters	2	2	0.00%	606,250	650,000	7.22%	650,000
463	Golf Courses	13	13	0.00%	335,700	539,300	60.65%	2,786,123
464	Bowling Alleys	1	1	0.00%	1,292,200	1,354,500	4.82%	1,354,500
464	Bowling Alleys	1	1	0.00%	1,292,200	1,354,500	4.82%	1,354,500
470	Fitness Center	2	2	0.00%	4,892,850	5,178,200	5.83%	5,178,200
479	Flex Industrial Buildings	42	42	0.00%	2,432,300	2,566,600	5.52%	3,873,267
480	Commercial Warehouses	380	380	0.00%	515,600	549,550	6.58%	1,164,494
481	Mini Warehouse	11	13	18.18%	2,000,000	2,200,000	10.00%	2,505,292
482	Commercial Truck Terminals	5	4	-20.00%	977,900	1,707,000	74.56%	1,767,875
483	Condo Warehouse	11	11	0.00%	387,000	400,000	3.36%	481,591
485	Research & Development Facility	1	1	0.00%	9,000,300	9,180,300	2.00%	9,180,300
498	Commercial Minimum Improvement	19	13	-31.58%	316,000	331,800	5.00%	597,885
499	Other Commercial Structures	55	65	18.18%	162,600	160,500	-1.29%	562,948
	All City Of Saint Paul Commercial	**3,073**	**3,034**	**-1.27%**	**372,150**	**397,100**	**6.70%**	**1,117,158**

**** Excludes added improvement, and State assessed railroad and utility property***

**** Excludes Vacant Commercial and Industrial Land Parcels***

**** For 16p17 (LUC 413) A division processed in 2015 caused the median to shift (resulting in a large increase in the median for 2016)***

Suburban Commercial Property By Land Use Code

2014Payable 2015 Assessment VS. 2015 Payable 2016 Assessment

By Land Use Code (LUC) -SUBURBAN ONLY

Attachment A

LUC	Property Use - Land Use	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Median Value	'16 p '17 Median Value	% Chg Median	'16 Average Value
310	Food & Drink Process Plants & Storage	6	7	16.67%	3,094,600	3,029,600	-2.10%	3,029,057
320	Foundries & Heavy Manufact Plants	4	3	-25.00%	3,219,500	2,817,500	-12.49%	5,428,833
340	Manufacturing & Assembly Light	151	146	-3.31%	1,252,800	1,337,700	6.78%	2,006,270
398	Industrial Medium Improvements	2	1	-50.00%	1,329,200	1,447,300	8.89%	1,447,300
399	Other Industrial Structures	8	9	12.50%	464,650	472,500	1.69%	1,262,744
410	Motels & Tourist Cabins	11	10	-9.09%	1,732,400	1,843,750	6.43%	2,809,280
411	Hotels	16	17	6.25%	4,018,000	4,427,500	10.19%	5,075,324
412	Nursing Homes & Private Hospitals	8	10	25.00%	3,493,950	3,138,400	-10.18%	3,267,530
413	Assisted Living	5	8	60.00%	6,179,900	8,465,950	36.99%	8,009,900
415	Trailer/ Mobile Home Park	27	26	-3.70%	2,980,300	2,909,200	-2.39%	3,464,958
419	Other Commercial Housing							
420	Small Detached Retail (Under 10,000 Sf)	124	123	-0.81%	359,750	386,500	7.44%	476,428
421	Supermarkets	12	12	0.00%	5,581,550	5,776,750	3.50%	4,838,308
422	Discount Stores & Jr Dept Stores	13	13	0.00%	11,086,600	11,481,000	3.56%	11,652,315
423	Medium Detached Retail	54	55	1.85%	2,095,950	2,228,100	6.31%	2,247,453
424	Full Line Department Stores	8	7	-12.50%	7,775,050	7,500,000	-3.54%	5,929,857
425	Neighborhood Shopping Center	56	54	-3.57%	2,857,400	3,005,450	5.18%	3,756,430
426	Community Shopping Center	14	15	7.14%	12,822,650	13,099,900	2.16%	13,544,100
427	Regional Shopping Center	4	4	0.00%	58,250,000	56,500,000	-3.00%	57,625,000
428	Veterinary Clinic	15	15	0.00%	581,000	602,000	3.61%	641,127
429	Mixed Resid/Commercial	76	71	-6.58%	321,550	330,000	2.63%	472,721
430	Restaurant, Cafeteria, And/Or Bar	78	77	-1.28%	895,700	877,000	-2.09%	1,031,417
431	Small Strip Center	52	51	-1.92%	797,000	877,100	10.05%	1,072,714
432	Convenience Store	64	65	1.56%	629,950	653,700	3.77%	748,611
433	Mixed Retail/Commercial	15	16	6.67%	1,050,400	1,059,750	0.89%	1,379,600
434	Retail Condo							
435	Drive-In Restaurant/Food Service Facility	70	70	0.00%	741,500	766,300	3.34%	796,373
437	Daycare Centers	21	21	0.00%	900,200	945,200	5.00%	1,013,210
441	Funeral Homes	11	11	0.00%	871,200	914,800	5.00%	994,509
442	Medical Clinics & Offices	39	37	-5.13%	496,100	520,900	5.00%	1,384,614
443	Medical Office	28	30	7.14%	2,907,050	2,907,450	0.01%	3,207,930
444	Full Service Banks	46	48	4.35%	1,259,700	1,268,050	0.66%	1,444,438
446	Corporate Campus	6	7	16.67%	45,500,000	13,500,000	-70.33%	51,746,857
447	Office Buildings (1-2 Stories)	218	215	-1.38%	730,850	671,600	-8.11%	1,612,484
449	Office Buildings (3 Or More Stories)	39	40	2.56%	4,046,800	4,305,750	6.40%	4,982,343
450	Condominium Office Units	318	311	-2.20%	189,100	195,000	3.12%	204,253
451	Gas Station	13	12	-7.69%	354,400	381,200	7.56%	542,017
452	Automotive Service Station	134	134	0.00%	537,200	588,200	9.49%	897,329
453	Car Washes	11	10	-9.09%	333,600	355,150	6.46%	544,350
454	Auto Car Sales & Service	44	44	0.00%	2,045,500	2,282,550	11.59%	2,534,250
457	Parking Ramp							
458	Commercial Condo Outlot							
458	Commercial Condo Outlot							
463	Golf Courses	10	10	0.00%	589,800	666,350	12.98%	4,318,360
464	Bowling Alleys	5	3	-40.00%	1,073,300	1,856,300	72.95%	2,201,200
465	Lodge Halls & Amusement Parks	14	14	0.00%	536,700	556,000	3.60%	511,929
479	Flex Industrial Buildings	170	174	2.35%	2,202,850	2,337,200	6.10%	2,806,259
480	Commercial Warehouses	272	275	1.10%	793,350	821,500	3.55%	1,561,456
481	Mini Warehouse	14	14	0.00%	2,297,350	2,544,100	10.74%	2,636,593
482	Commercial Truck Terminals	11	10	-9.09%	3,300,000	3,795,550	15.02%	3,955,760
483	Condo Warehouse	28	28	0.00%	231,500	225,950	-2.40%	285,543
485	Research & Development Facility	7	7	0.00%	8,775,000	11,220,000	27.86%	10,600,429
490	Marine Service Facility							
496	Marina (Small Boat)							
498	Commercial Minimum Improvement	34	30	-11.76%	430,850	522,100	21.18%	889,497
499	Other Commercial Structures	49	44	-10.20%	492,900	529,150	7.35%	1,121,927
	All Suburban Commercial	**2,435**	**2,417**	**-0.74%**	**733,200**	**772,200**	**5.32%**	**1,946,571**

**** Excludes added improvement, and State assessed railroad and utility property***

**** Excludes Vacant Commercial and Industrial Land Parcels***

Aggregate Change For Countywide Commercial Values - By Land Use Code

2015 Payable 2016 Vs 2016 Payable 2017

LUC	Property Use - Land Use	2015 #Parcels	2016 #Parcels	% Chg #Parcels	'15 p '16 Total Value	'16 p '17 Total Value	Aggregate Change
300	Industrial Land	518	503	-2.90%	98,934,500	92,336,600	-6.67%
310	Food & Drink Process Plants & Storage	14	14	0.00%	31,076,600	26,621,000	-14.34%
320	Foundries & Heavy Manufact Plants	17	16	-5.88%	86,924,800	49,979,900	-42.50%
340	Manufacturing & Assembly Light	277	268	-3.25%	456,032,900	460,521,800	0.98%
398	Industrial Minimum Improvements	10	9	-10.00%	8,915,700	9,148,300	2.61%
399	Other Industrial Structures	22	24	9.09%	22,286,500	18,412,700	-17.38%
400	Commercial Land	1242	1188	-4.35%	297,753,500	258,290,800	-13.25%
410	Motels & Tourist Cabins	17	16	-5.88%	39,734,200	39,987,600	0.64%
411	Hotels	24	24	0.00%	144,824,200	148,534,400	2.56%
412	Nursing Homes & Private Hospitals	25	24	-4.00%	57,230,000	58,019,400	1.38%
413	Assisted Living	8	13	62.50%	48,383,400	89,915,800	85.84%
415	Trailer/ Mobile Home Park	27	26	-3.70%	86,017,700	90,088,900	4.73%
419	Other Commercial Housing	3	1	-66.67%	1,452,100	536,100	-63.08%
420	Small Detached Retail (Under 10,000 Sf)	514	487	-5.25%	194,639,200	188,203,500	-3.31%
421	Supermarkets	30	31	3.33%	110,304,100	101,887,100	-7.63%
422	Discount Stores & Jr Dept Stores	18	18	0.00%	206,884,100	199,705,800	-3.47%
423	Medium Detached Retail	89	103	15.73%	177,471,200	194,522,600	9.61%
424	Full Line Department Stores	10	9	-10.00%	74,084,600	62,438,600	-15.72%
425	Neighborhood Shopping Center	79	77	-2.53%	261,722,000	277,997,500	6.22%
426	Community Shopping Center	23	25	8.70%	280,258,500	296,565,600	5.82%
427	Regional Shopping Center	4	4	0.00%	243,512,100	230,500,000	-5.34%
428	Veterinary Clinic	27	27	0.00%	14,283,800	14,990,600	4.95%
429	Mixed Resid/Commercial	612	596	-2.61%	225,110,900	231,644,900	2.90%
430	Restaurant, Cafeteria, And/Or Bar	204	203	-0.49%	146,081,400	149,988,500	2.67%
431	Small Strip Center	81	82	1.23%	83,399,900	89,092,100	6.83%
432	Convenience Store	134	134	0.00%	85,290,900	89,915,000	5.42%
433	Mixed Retail/Commercial	41	45	9.76%	52,947,500	56,269,900	6.27%
434	Retail Condo	3	6	100.00%	1,115,800	1,529,600	37.09%
435	Drive-In Restaurant/Food Service Facility	130	131	0.77%	87,618,400	94,161,500	7.47%
437	Daycare Centers	37	38	2.70%	29,598,400	32,332,300	9.24%
441	Funeral Homes	28	30	7.14%	24,000,800	24,609,300	2.54%
442	Medical Clinics & Offices	105	103	-1.90%	109,991,700	115,294,600	4.82%
443	Medical Office	47	49	4.26%	227,881,400	236,842,800	3.93%
444	Full Service Banks	79	80	1.27%	121,733,000	126,783,600	4.15%
446	Corporate Campus	6	7	16.67%	432,336,300	362,228,000	-16.22%
447	Office Buildings (1-2 St)	487	477	-2.05%	571,631,300	544,437,300	-4.76%
449	Office Buildings 3 + St	114	122	7.02%	802,000,100	866,108,500	7.99%
450	Condominium Office Units	471	457	-2.97%	121,049,400	123,433,600	1.97%
451	Gas Station	29	27	-6.90%	13,334,600	13,576,800	1.82%
452	Automotive Service Station	324	322	-0.62%	190,346,900	207,456,800	8.99%
453	Car Washes	18	18	0.00%	9,335,800	9,787,700	4.84%
454	Auto Car Sales & Service	70	72	2.86%	105,524,000	119,768,500	13.50%
455	Commercial Garages						
455	Commercial Garages						
457	Parking Ramp	56	57	1.79%	45,081,400	55,595,400	23.32%
458	Commercial Condo Outlot						
460	Theaters	5	5	0.00%	13,777,100	14,367,200	4.28%
463	Golf Courses	23	23	0.00%	75,242,200	79,403,200	5.53%
464	Bowling Alleys	6	4	-33.33%	9,598,700	7,958,100	-17.09%
465	Lodge Halls & Amusement Parks	26	26	0.00%	11,784,400	12,473,100	5.84%
470	Fitness Center	2	2	0.00%	9,785,700	10,356,400	5.83%
479	Flex Industrial Buildings	212	215	1.42%	594,573,000	644,962,900	8.47%
480	Commercial Warehouses	652	655	0.46%	839,989,500	871,908,100	3.80%
481	Mini Warehouse	26	27	3.85%	58,139,100	69,481,100	19.51%
482	Commercial Truck Terminals	16	14	-12.50%	48,678,800	46,629,100	-4.21%
483	Condo Warehouse	39	39	0.00%	13,154,200	13,292,700	1.05%
485	Research & Development Facility	7	8	14.29%	63,547,600	83,383,300	31.21%
498	Commercial Minimum Improvement	53	43	-18.87%	42,497,000	34,457,400	-18.92%
499	Other Commercial Structures	104	109	4.81%	83,565,600	85,956,400	2.86%
560	Condo Co-Op (		**981**	n/a	n/a	100,143,600	n/a
	Total	**7,245**	**8,114**	**11.99%**	**8,292,468,500**	**8,534,833,900**	**2.92%**

**** Excludes added improvement, and State assessed railroad and utility property***

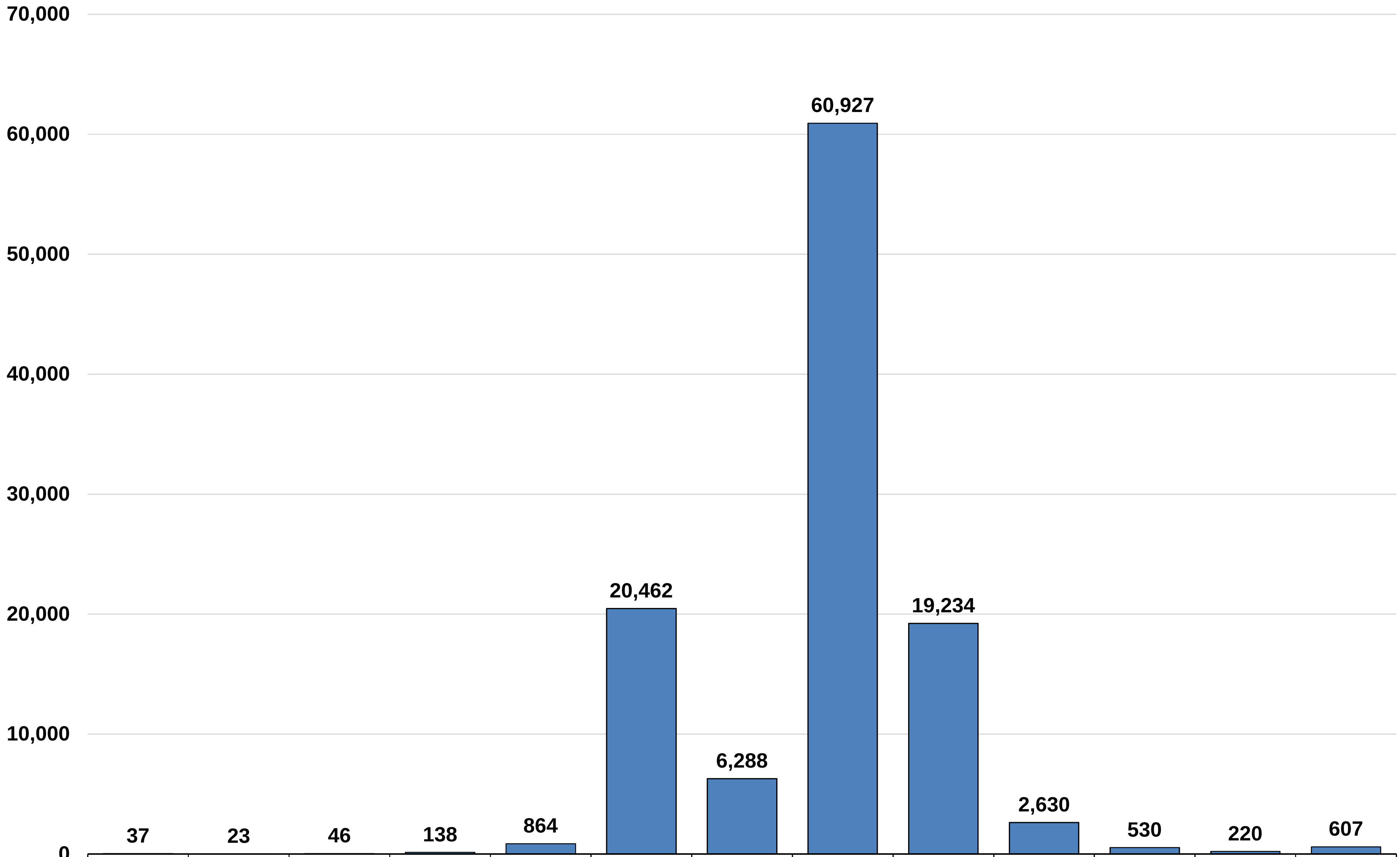
**** Includes vacant land (LUC 300 and 400)***

****The 2016 values are subject to change until the conclusion of County the Board of Appeal and Equalization.***

****The 2015 values have not been updated since the last report in March 2015.***

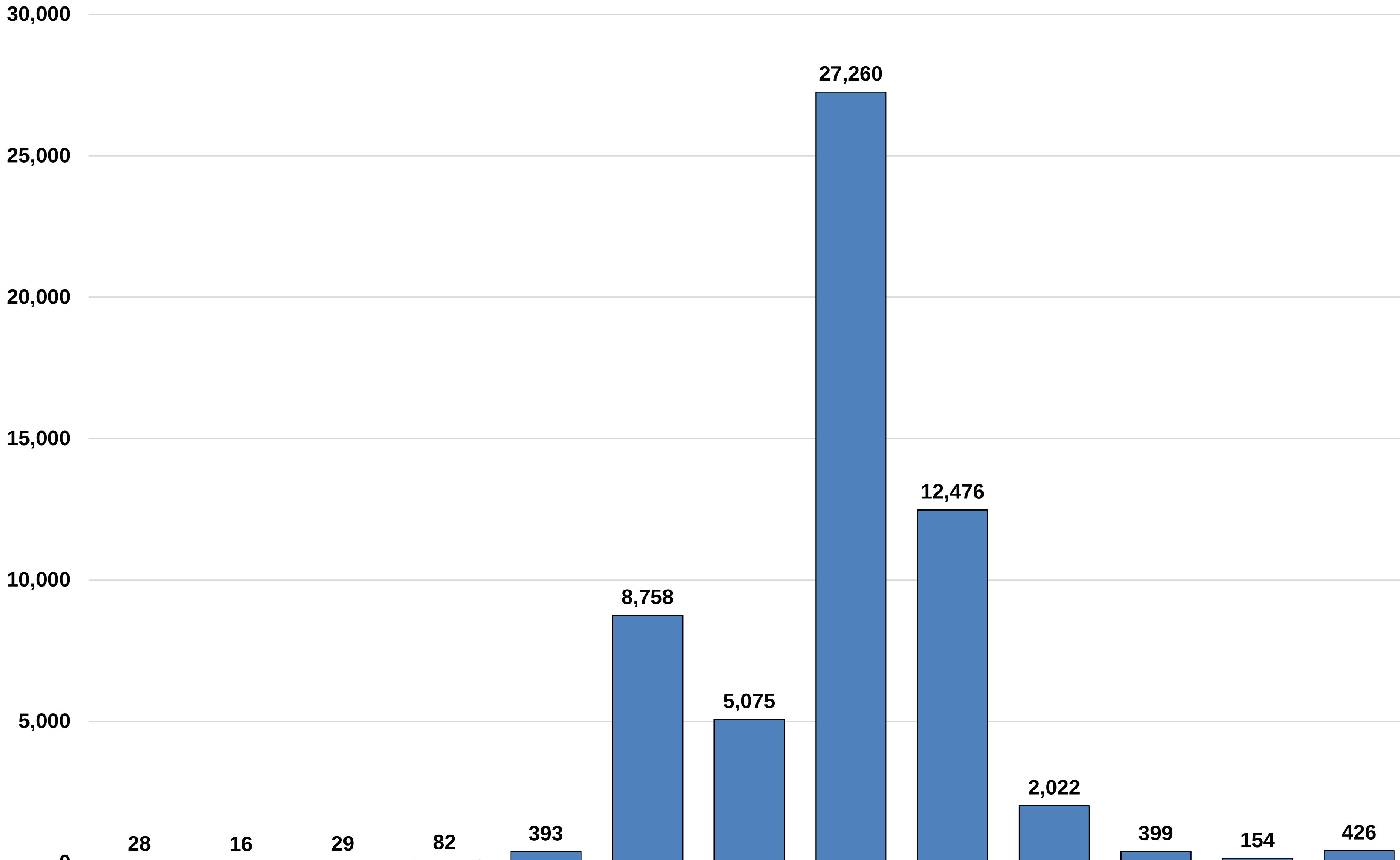
****LUC 560 (new item for this chart for 2016) which results in higher than usual parcel count % change.***

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2015 TO 2016
(SINGLE FAMILY - RAMSEY COUNTY)



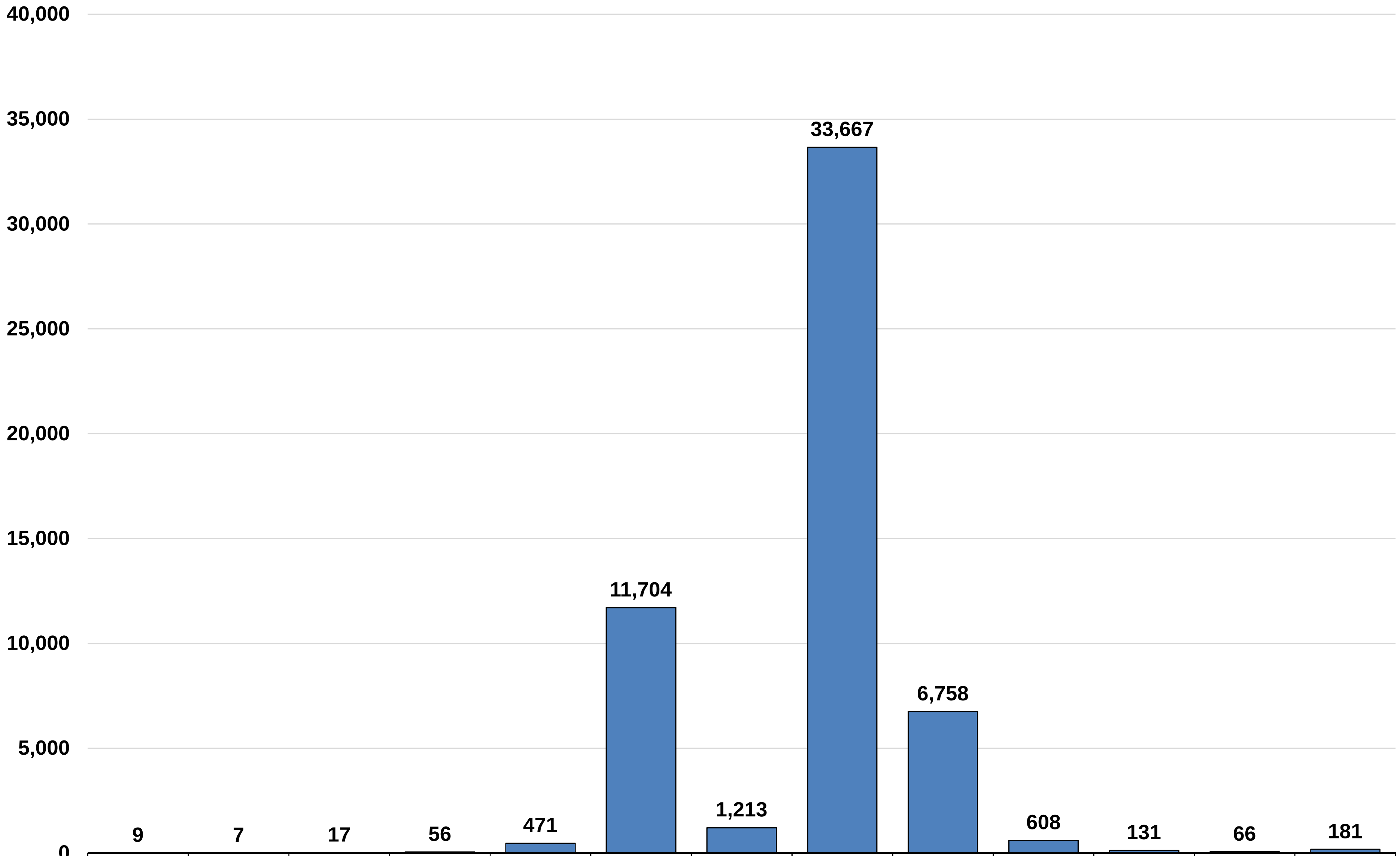
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	37	23	46	138	864	20,462	6,288	60,927	19,234	2,630	530	220	607

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2015 TO 2016
(SINGLE FAMILY - CITY OF SAINT PAUL)



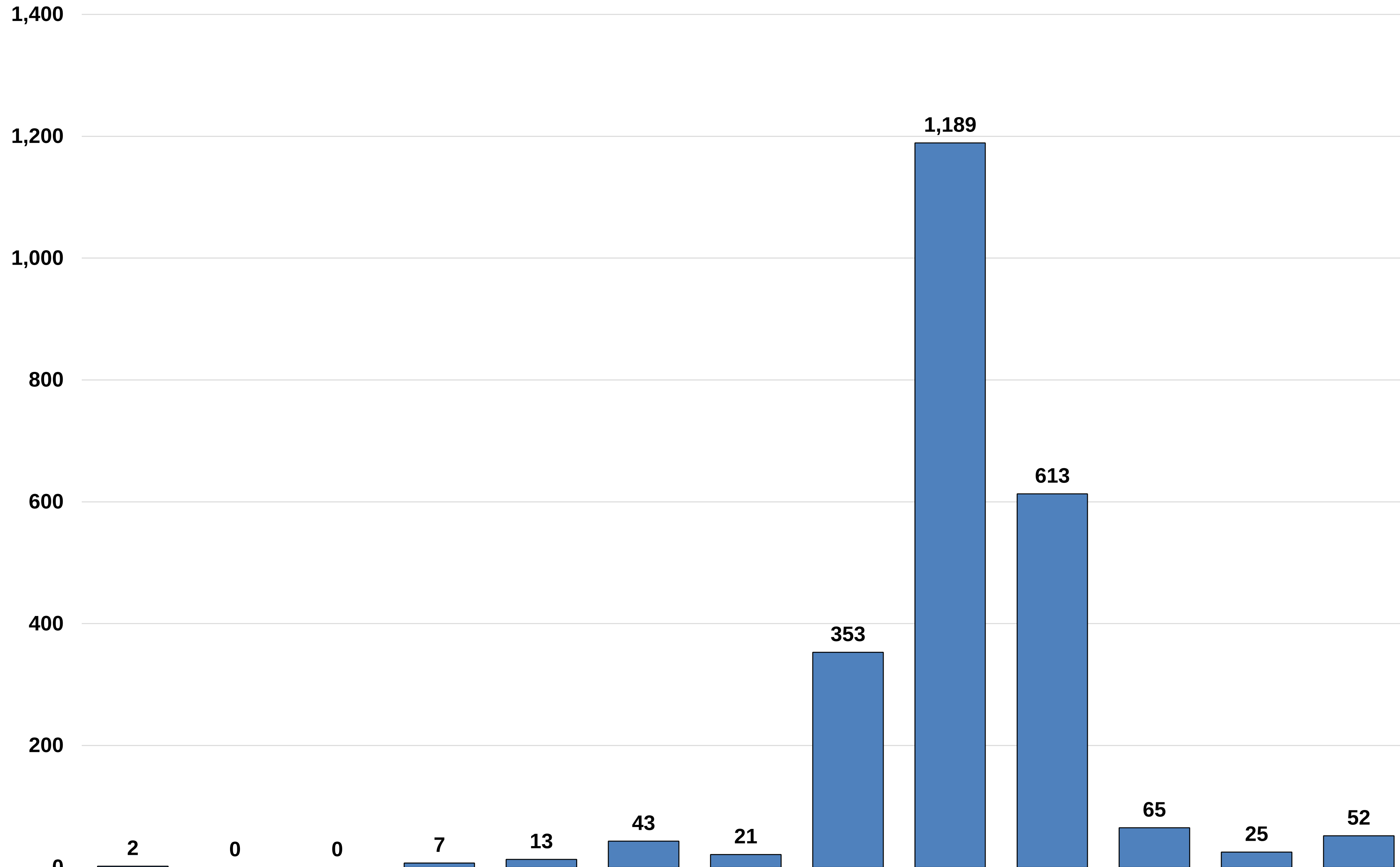
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	28	16	29	82	393	8,758	5,075	27,260	12,476	2,022	399	154	426

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2015 TO 2016
(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



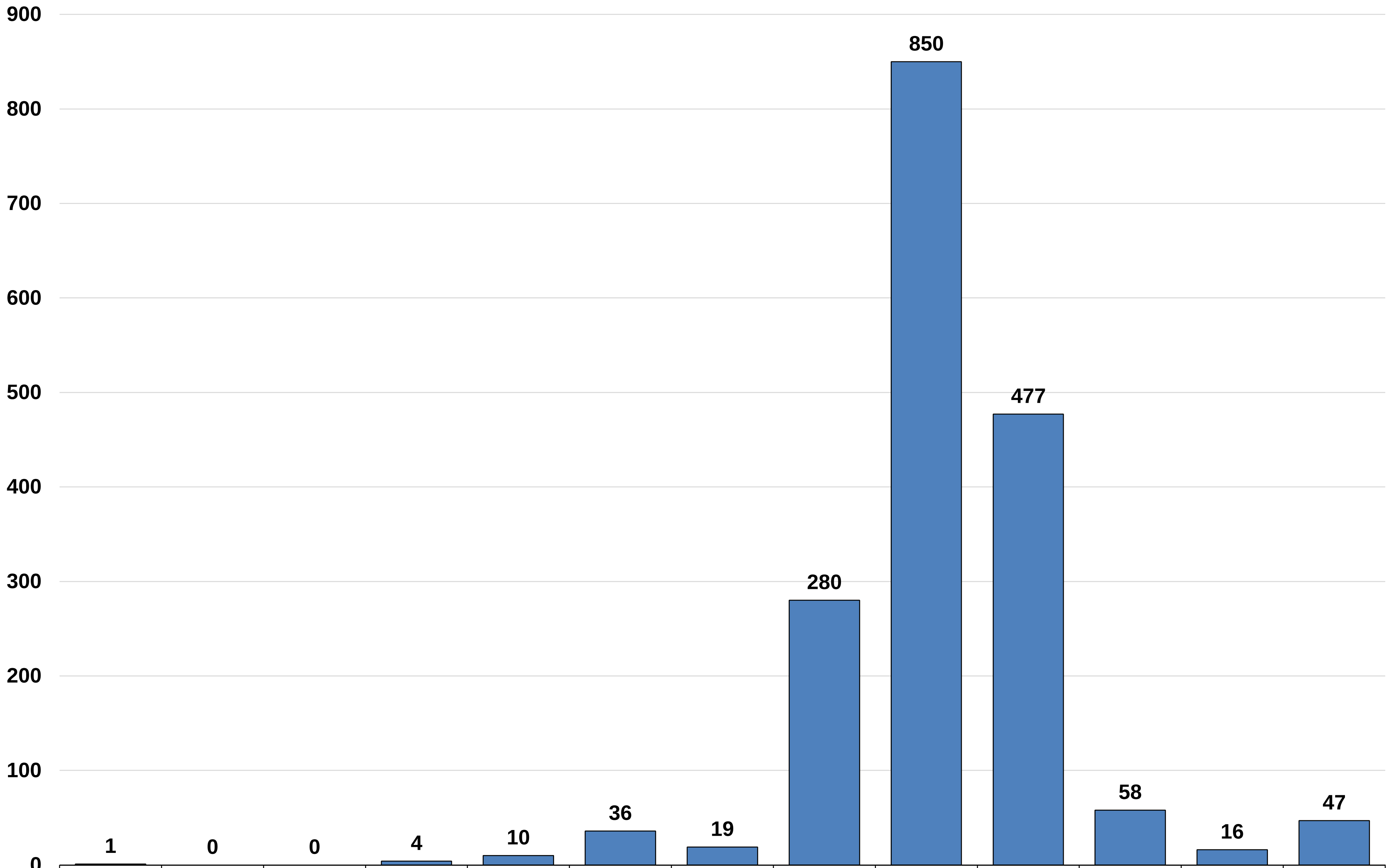
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	9	7	17	56	471	11,704	1,213	33,667	6,758	608	131	66	181

APARTMENT GROWTH RATES 2015 TO 2016 ASSESSMENTS (RAMSEY COUNTY)



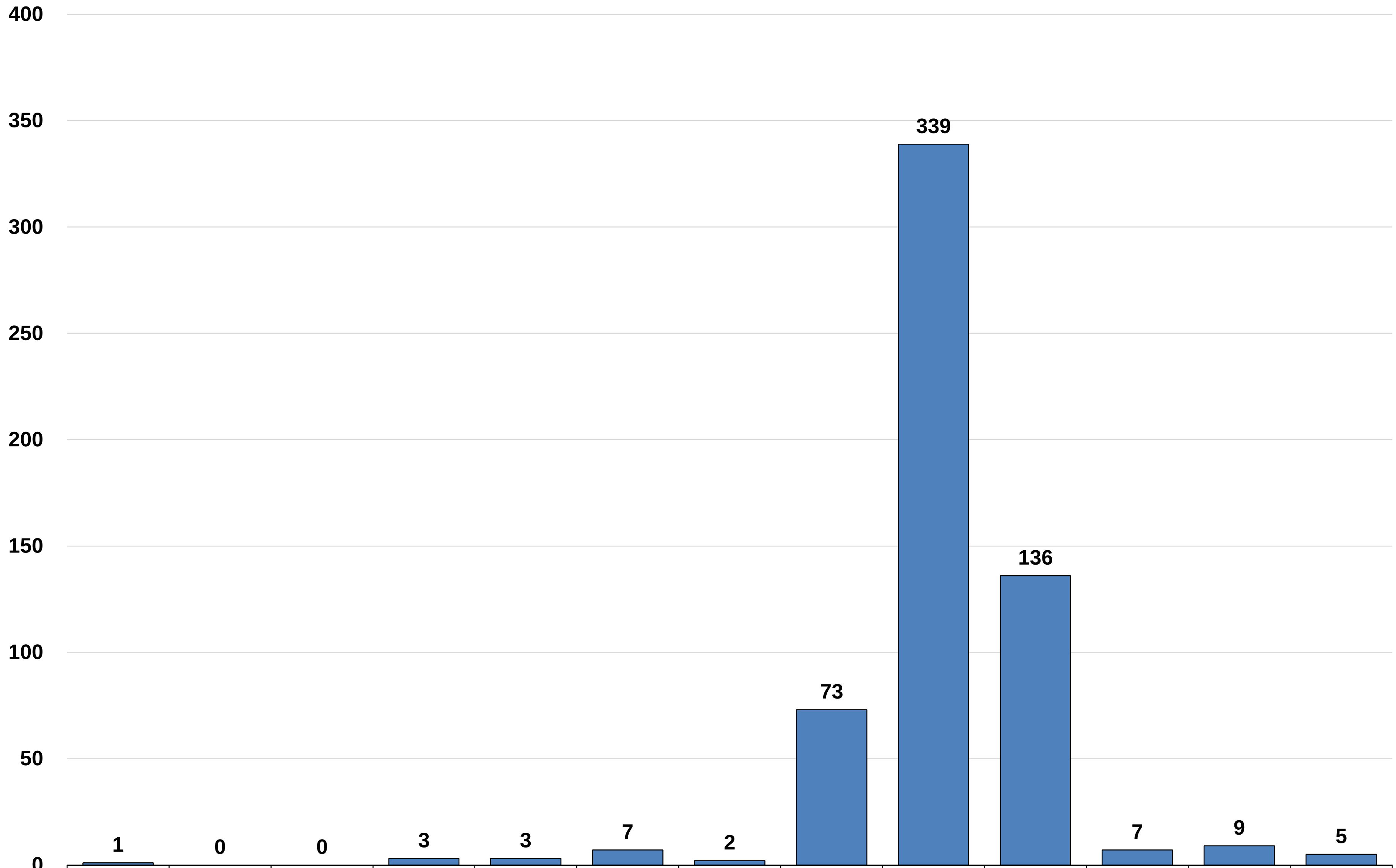
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	2	0	0	7	13	43	21	353	1,189	613	65	25	52

APARTMENT GROWTH RATES 2015 TO 2016 ASSESSMENTS
(CITY OF SAINT PAUL)



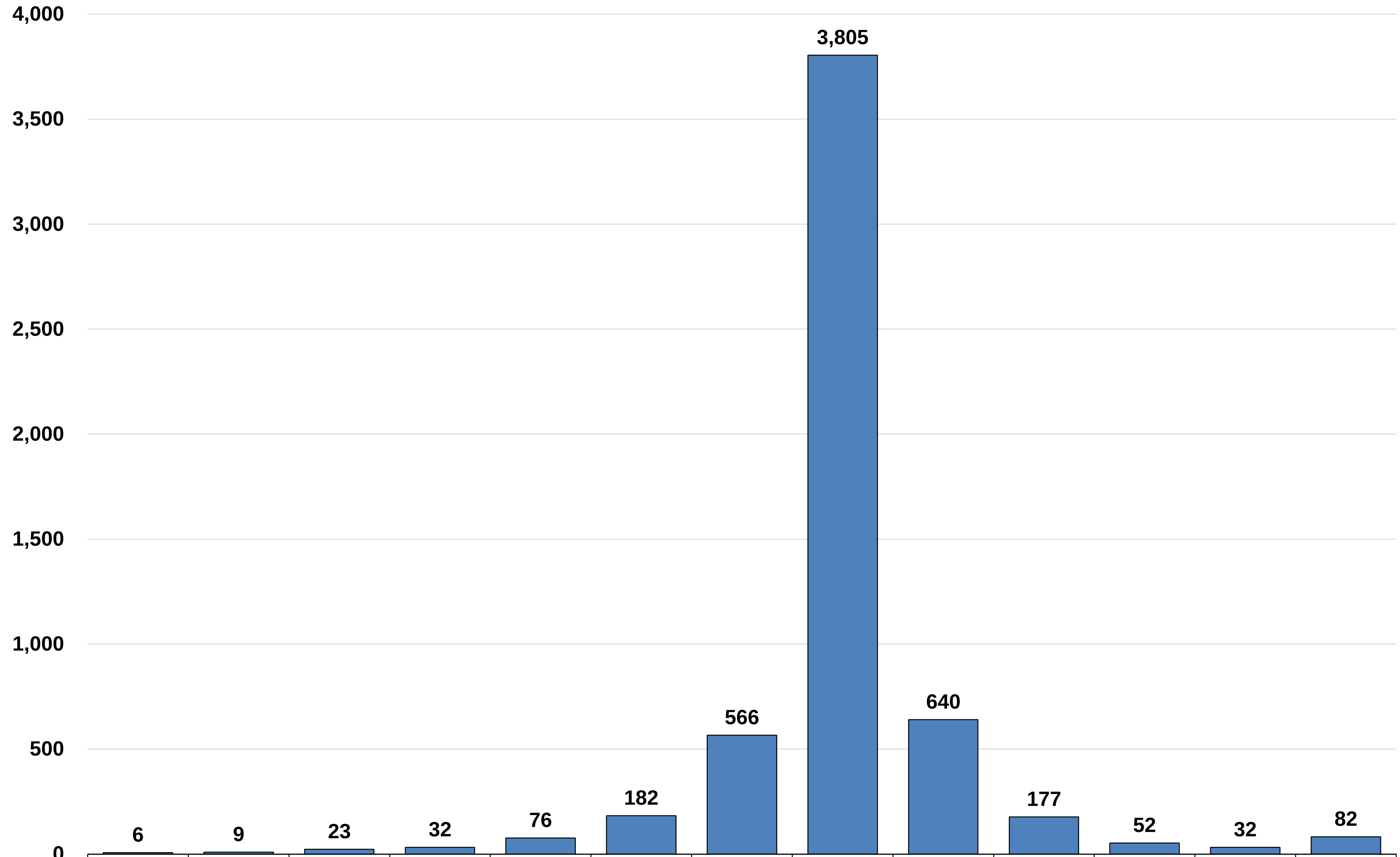
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	1	0	0	4	10	36	19	280	850	477	58	16	47

APARTMENT GROWTH RATES 2015 TO 2016 ASSESSMENTS (SUBURBAN RAMSEY COUNTY)



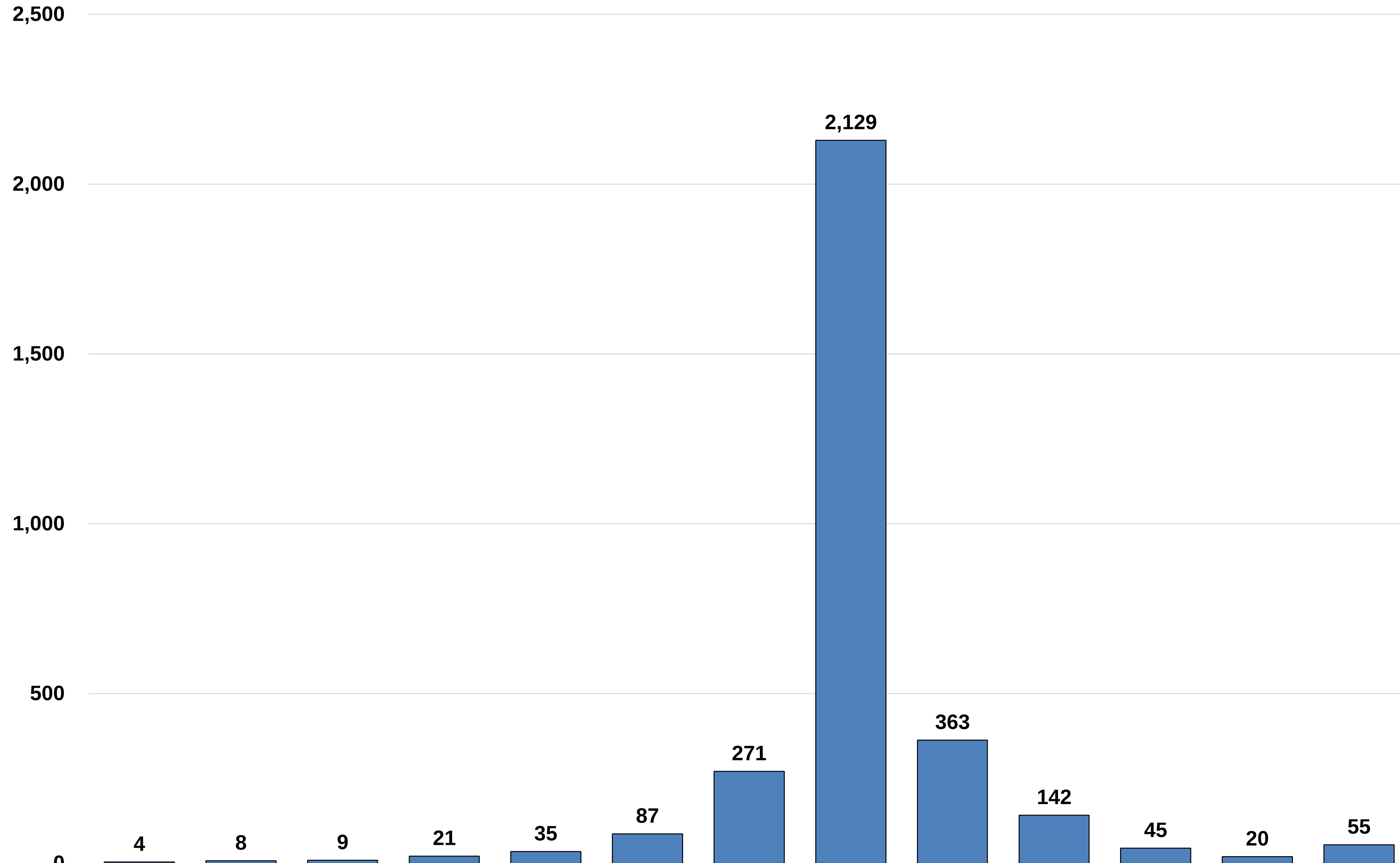
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	1	0	0	3	3	7	2	73	339	136	7	9	5

COMMERCIAL/INDUSTRIAL GROWTH RATES 2015 TO 2016 ASSESSMENTS (RAMSEY COUNTY)



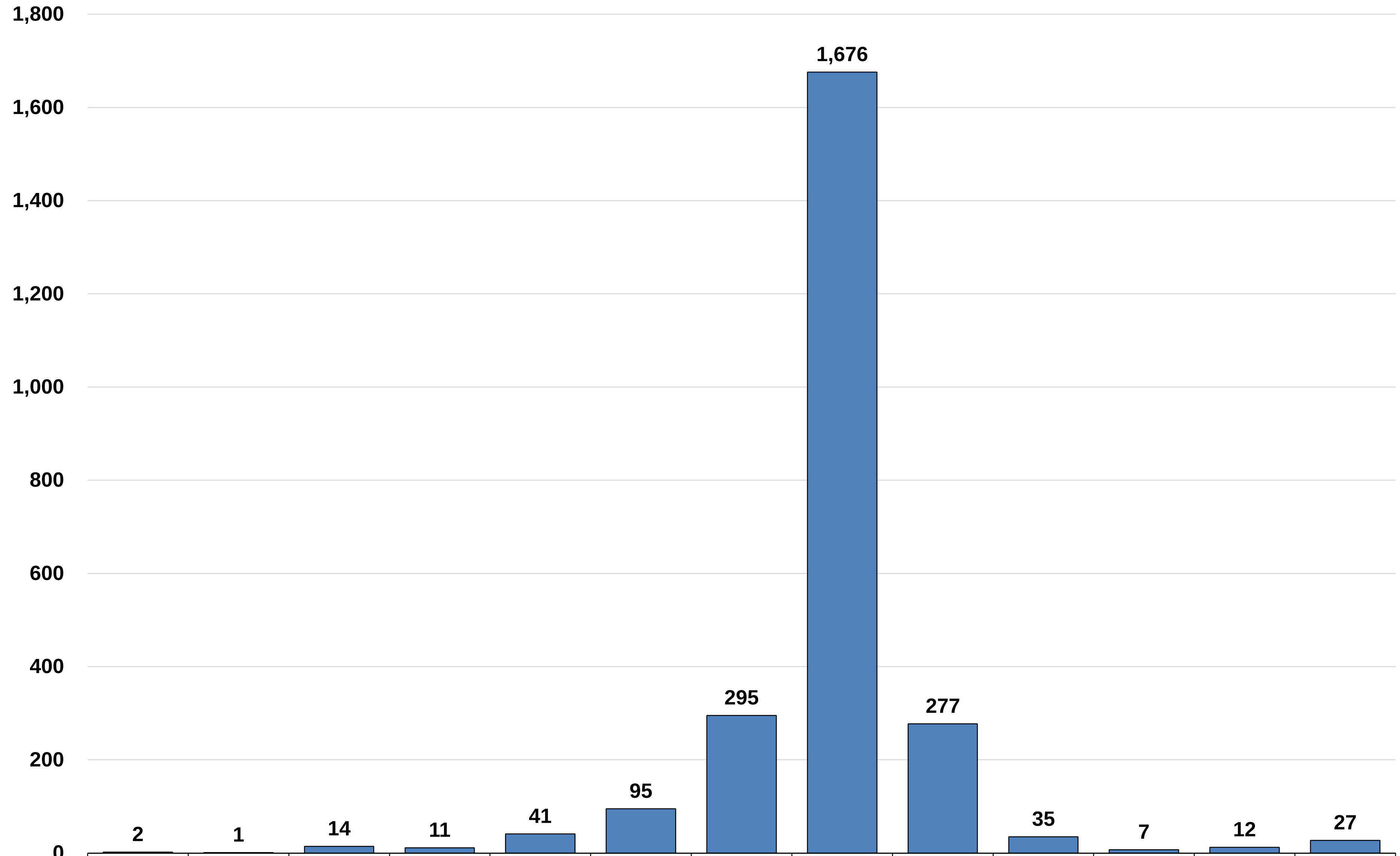
% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	6	9	23	32	76	182	566	3,805	640	177	52	32	82

COMMERCIAL/INDUSTRIAL GROWTH RATES 2015 TO 2016 ASSESSMENTS (CITY OF SAINT PAUL)



% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	4	8	9	21	35	87	271	2,129	363	142	45	20	55

COMMERCIAL/INDUSTRIAL GROWTH RATES 2015 TO 2016 ASSESSMENTS (SUBURBAN RAMSEY COUNTY)



% Change	<=-50%	-40% to -50%	-30% to -40%	-20% to -30%	-10% to -20%	0% to -10%	0	0% to 10%	10% to 20%	20% to 30%	30% to 40%	40% to 50%	50% or More
Number of Parcels	2	1	14	11	41	95	295	1,676	277	35	7	12	27

NINE YEAR CHANGE IN ASSESSED VALUE 2007 - 2016

	Change 2007 to 2016	2016 Assessment		2007 Assessment	
City St. Paul	**Assessed value change in the nine years since the 2007 assessment**	**2016 pay 2017 Est. Market Value Totals (with Added Improvement)**	**Pecentage Value Change '15 to '16 Asmt**	**2007 pay 2008 Est. Market Value Totals (with Added Improvement)**	**Pecentage Value Change '07 to '08 Asmt**
RESIDENTIAL	-2,809,887,200	14,340,275,400	4.90%	17,150,162,600	-7.31%
AGRICULTURAL HIGH VALUE	-4,177,500	1,162,500	11.10%	5,340,000	-0.56%
APARTMENT	1,103,680,200	3,381,179,900	21.15%	2,277,499,700	1.82%
COMMERCIAL/ INDUSTRIAL	-361,356,600	3,737,283,600	5.84%	4,098,640,200	5.25%
TOTAL	-2,071,741,100	21,459,901,400	7.33%	23,531,642,500	-4.26%
Suburbs	**Assessed value change in the nine years since the 2007 assessment**	**2016 pay 2017 Est. Market Value Totals (with Added Improvement)**	**Pecentage Value Change '15 to '16 Asmt**	**2007 pay 2008 Est. Market Value Totals (with Added Improvement)**	**Pecentage Value Change '07 to '08 Asmt**
RESIDENTIAL	-2,250,470,250	17,060,386,550	4.33%	19,310,856,800	-4.70%
AGRICULTURAL HIGH VALUE	-37,941,800	36,779,100	9.30%	74,720,900	-16.19%
APARTMENT	728,184,450	2,188,788,550	17.91%	1,460,604,100	-0.98%
COMMERCIAL/ INDUSTRIAL	-392,859,100	4,965,643,200	2.59%	5,358,502,300	4.78%
TOTAL	-1,953,086,700	24,251,597,400	5.07%	26,204,684,100	-2.60%
County-wide	**Assessed value change in the nine years since the 2007 assessment**	**2016 pay 2017 Est. Market Value Totals (with Added Improvement)**	**Pecentage Value Change '15 to '16 Asmt**	**2007 pay 2008 Est. Market Value Totals (with Added Improvement)**	**Pecentage Value Change '07 to '08 Asmt**
RESIDENTIAL	-5,060,357,450	31,400,661,950	4.59%	36,461,019,400	-5.93%
AGRICULTURAL HIGH VALUE	-42,119,300	37,941,600	9.36%	80,060,900	-15.06%
APARTMENT	1,831,864,650	5,569,968,450	19.86%	3,738,103,800	0.72%
COMMERCIAL/ INDUSTRIAL	-754,215,700	8,702,926,800	3.96%	9,457,142,500	4.98%
TOTAL	-4,024,827,800	45,711,498,800	6.12%	49,736,326,600	-3.38%

Per capita value change in nine years (2007 to 2016) in 1 - 3 unit residential property-	**-9,582**

The total estimated market value for Ramsey County was highest in the 2007 Assessment.

U.S Census Population estimates, July 1, 2015, (V2015) ***528,133***

Attachment A

FOUR YEAR CHANGE IN ASSESSED VALUE 2012 - 2016
(2012 was Value Low of Real Estate Cycle)

	Change 2012 to 2016	2016 Assessment		2012 Assessment (Low Point for Total Value)	
City St. Paul	Assessed value change in the four years since the low point of the 2012 assessment	2016 pay 2017 Est. Market Value Totals (with Added Improvement)	Pecentage Value Change '15 to '16 Asmt	2012 pay 2013 Est. Market Value Totals (with Added Improvement)	Pecentage Value Change '12 to '13 Asmt
RESIDENTIAL	2,235,877,400	14,340,275,400	4.90%	12,104,398,000	-0.48%
AGRICULTURAL HIGH VALUE	-4,170,500	1,162,500	11.10%	5,333,000	-5.94%
APARTMENT	1,106,780,100	3,381,179,900	21.15%	2,274,399,800	6.21%
COMMERCIAL/ INDUSTRIAL	225,738,600	3,737,283,600	5.84%	3,511,545,000	-0.66%
TOTAL	3,564,225,600	21,459,901,400	7.33%	17,895,675,800	0.33%
Suburbs	Assessed value change in the four years since the low point of the 2012 assessment	2016 pay 2017 Est. Market Value Totals (with Added Improvement)	Pecentage Value Change '15 to '16 Asmt	2012 pay 2013 Est. Market Value Totals (with Added Improvement)	Pecentage Value Change '12 to '13 Asmt
RESIDENTIAL	2,659,667,050	17,060,386,550	4.33%	14,400,719,500	0.91%
AGRICULTURAL HIGH VALUE	-803,100	36,779,100	9.30%	37,582,200	2.06%
APARTMENT	682,024,050	2,188,788,550	17.91%	1,506,764,500	5.86%
COMMERCIAL/ INDUSTRIAL	169,727,400	4,965,643,200	2.59%	4,795,915,800	0.72%
TOTAL	3,510,615,400	24,251,597,400	5.07%	20,740,982,000	1.23%
County-wide	Assessed value change in the four years since the low point of the 2012 assessment	2016 pay 2017 Est. Market Value Totals (with Added Improvement)	Pecentage Value Change '15 to '16 Asmt	2012 pay 2013 Est. Market Value Totals (with Added Improvement)	Pecentage Value Change '12 to '13 Asmt
RESIDENTIAL	4,895,544,450	31,400,661,950	4.59%	26,505,117,500	0.27%
AGRICULTURAL HIGH VALUE	-4,973,600	37,941,600	9.36%	42,915,200	1.06%
APARTMENT	1,788,804,150	5,569,968,450	19.86%	3,781,164,300	6.07%
COMMERCIAL/ INDUSTRIAL	395,466,000	8,702,926,800	3.96%	8,307,460,800	0.14%
TOTAL	7,074,841,000	45,711,498,800	6.12%	38,636,657,800	0.81%

Per capita value change over four years (2012 to 2016) in 1 - 3 unit residential property-	**9,270**

The total estimated market value for 2012 was was lowest point in current market cycle for Ramsey County.

U.S Census Population estimates, July 1, 2015, (V2015) ***528,133***

Ramsey County
Breakdown of 2014 Estimated Market Value and Percent Change from 2013

2014	2014 Residential Est. Market Value*	% Change in Resid. Value '13 to '14	2014 Apartment Est. Market Value*	% Change in Apartment Value '13 to '14	2014 Commercial / Industrial Est. Market Value*	% Change in Commercial Value '13 to '14	2014 Total Real Property Est. Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	% Change in Total Value '13 to '14
ARDEN HILLS	745,920,500	8.63%	32,267,200	12.93%	331,922,200	2.48%	1,110,109,900	6.83%
BLAINE	0	0.00%	0	0.00	36,709,500	-2.58%	36,709,500	-2.58%
FALCON HEIGHTS	335,337,600	10.59%	41,627,800	8.55%	22,850,200	-8.60%	399,815,600	9.06%
GEM LAKE	65,633,900	7.29%	0	0.00	21,650,200	-2.20%	87,284,100	4.77%
LAUDERDALE	110,871,000	5.16%	23,785,700	4.64%	18,831,600	-4.37%	153,488,300	3.81%
LITTLE CANADA	537,318,300	7.89%	101,463,500	2.72%	222,848,500	-1.91%	861,630,300	4.57%
MAPLEWOOD	2,180,056,300	14.81%	292,243,600	2.61%	938,192,200	0.30%	3,410,492,100	9.34%
MOUNDS VIEW	545,709,000	8.24%	84,789,000	3.63%	265,403,100	1.14%	895,901,100	5.60%
NORTH ST PAUL	578,935,100	7.78%	64,998,800	4.79%	82,723,200	-1.55%	726,657,100	6.36%
NEW BRIGHTON	1,311,249,500	6.87%	185,425,600	3.30%	323,318,400	0.22%	1,819,993,500	5.26%
NORTH OAKS	1,075,204,000	8.75%	49,328,900	8.83%	41,794,400	0.67%	1,166,327,300	8.44%
ROSEVILLE	2,410,505,600	9.60%	328,424,300	3.87%	1,290,482,000	-0.33%	4,029,411,900	5.75%
SHOREVIEW	2,313,666,100	9.35%	105,427,200	16.75%	344,798,000	0.69%	2,763,891,300	8.45%
SPRING LAKE PARK	10,859,500	12.14%	659,700	0.20	425,900	0.00%	11,945,100	12.06%
ST ANTHONY	103,934,000	3.24%	93,733,500	8.47%	64,694,700	0.57%	262,362,200	4.36%
ST PAUL	**13,159,649,550**	**9.41%**	**2,586,795,050**	**7.39%**	**3,483,105,200**	**0.91%**	**19,229,549,800**	**7.50%**
VADNAIS HEIGHTS	953,566,000	8.81%	56,617,200	3.50%	323,341,500	3.76%	1,333,524,700	7.31%
WHITE BEAR LAKE	1,542,211,800	7.67%	195,042,400	5.08%	336,116,300	0.25%	2,073,370,500	6.15%
WHITE BEAR TOWN	1,071,580,400	9.91%	5,328,000	6.64%	142,519,500	4.09%	1,219,427,900	9.18%
SUBURBAN	**15,892,558,600**	**9.46%**	**1,661,162,400**	**5.09%**	**4,808,621,400**	**0.45%**	**22,362,342,400**	**7.06%**
COUNTYWIDE	**29,052,208,150**	**9.44%**	**4,247,957,450**	**6.48%**	**8,291,726,600**	**0.64%**	**41,591,892,200**	**7.26%**

***** *2014 values are from the 2014 Spring Mini Abstract and are subject to review and change until mid -June at the conclusion of the 2014 Special Board of Appeal and Equalization .*
*****The 2013 values have been updated since our previous report in March 2013.***

Ramsey County

Breakdown of 2013 Estimated Market Value and Percent Change from 2012

2013	2013 Residential Estimated Market Value*	% Change in Resid. Value '12 to '13	2013 Apartment Estimated Market Value*	% Change in Apartment Value '12 to '13	2013 Commercial / Industrial Estimated Market Value*	% Change in Commercial Value '12 to '13	2013 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	% Change in Total Value '12 to '13
ARDEN HILLS	676,761,500	1.78%	9,902,200	8.43%	322,840,800	-3.69%	1,009,504,500	0.02%
BLAINE	0	0.00%	0	0.00	37,822,300	-2.96%	37,822,300	
FALCON HEIGHTS	299,890,800	1.29%	40,295,700	4.73%	21,332,000	-2.47%	361,518,500	1.43%
GEM LAKE	56,740,000	-7.16%	0	0.00%	24,684,200	-0.91%	81,424,200	
LAUDERDALE	105,072,100	-1.64%	22,731,500	-2.29%	17,856,100	0.27%	145,659,700	-1.51%
LITTLE CANADA	493,433,800	-0.46%	102,056,000	5.56%	232,868,400	-1.86%	828,358,200	-0.16%
MAPLEWOOD	1,886,331,000	0.35%	263,404,200	-0.63%	915,326,300	0.29%	3,065,061,500	0.24%
MOUNDS VIEW	503,050,900	-2.69%	79,843,400	1.28%	266,006,400	0.89%	848,900,700	-1.23%
NORTH ST PAUL	533,957,000	-2.72%	61,231,100	-0.49%	85,629,400	-1.87%	680,817,500	-2.42%
NEW BRIGHTON	1,223,517,200	-0.81%	166,768,600	3.95%	326,246,200	-0.66%	1,716,532,000	-0.34%
NORTH OAKS	951,484,900	0.58%	2,392,500	0.00%	62,956,400	-17.56%	1,016,833,800	-0.78%
ROSEVILLE	2,175,922,700	1.47%	298,397,900	7.73%	1,280,002,500	-0.25%	3,754,323,100	1.34%
SHOREVIEW	2,108,178,300	-0.24%	74,529,700	3.53%	345,176,600	-0.59%	2,527,884,600	-0.18%
SPRING LAKE PARK	9,683,600	-4.31%	639,300	0.00%	425,900	-3.38%	10,748,800	-8.59%
ST ANTHONY	100,572,400	-1.08%	80,203,100	3.38%	70,377,400	-1.02%	251,152,900	0.32%
ST PAUL	**11,924,748,600**	**3.53%**	**2,276,941,000**	**-0.94%**	**3,497,745,900**	**-1.38%**	**17,699,435,500**	**-3.80%**
VADNAIS HEIGHTS	865,306,600	-0.84%	52,420,300	4.70%	310,443,700	-1.49%	1,228,170,600	-0.78%
WHITE BEAR LAKE	1,425,610,600	0.80%	179,727,300	9.81%	342,118,800	0.60%	1,947,456,700	1.53%
WHITE BEAR TOWN	966,839,700	-780.00%	4,996,100	18.95%	141,683,700	0.26%	1,113,519,500	3.16%
SUBURBAN	**14,382,353,100**	**0.29%**	**1,439,538,900**	**4.25%**	**4,803,797,100**	**-0.81%**	**20,625,689,100**	**0.30%**
COUNTYWIDE	**26,307,101,700**	**-0.27%**	**3,716,479,900**	**3.66%**	**8,301,543,000**	**-1.05%**	**38,325,124,600**	**-0.08%**

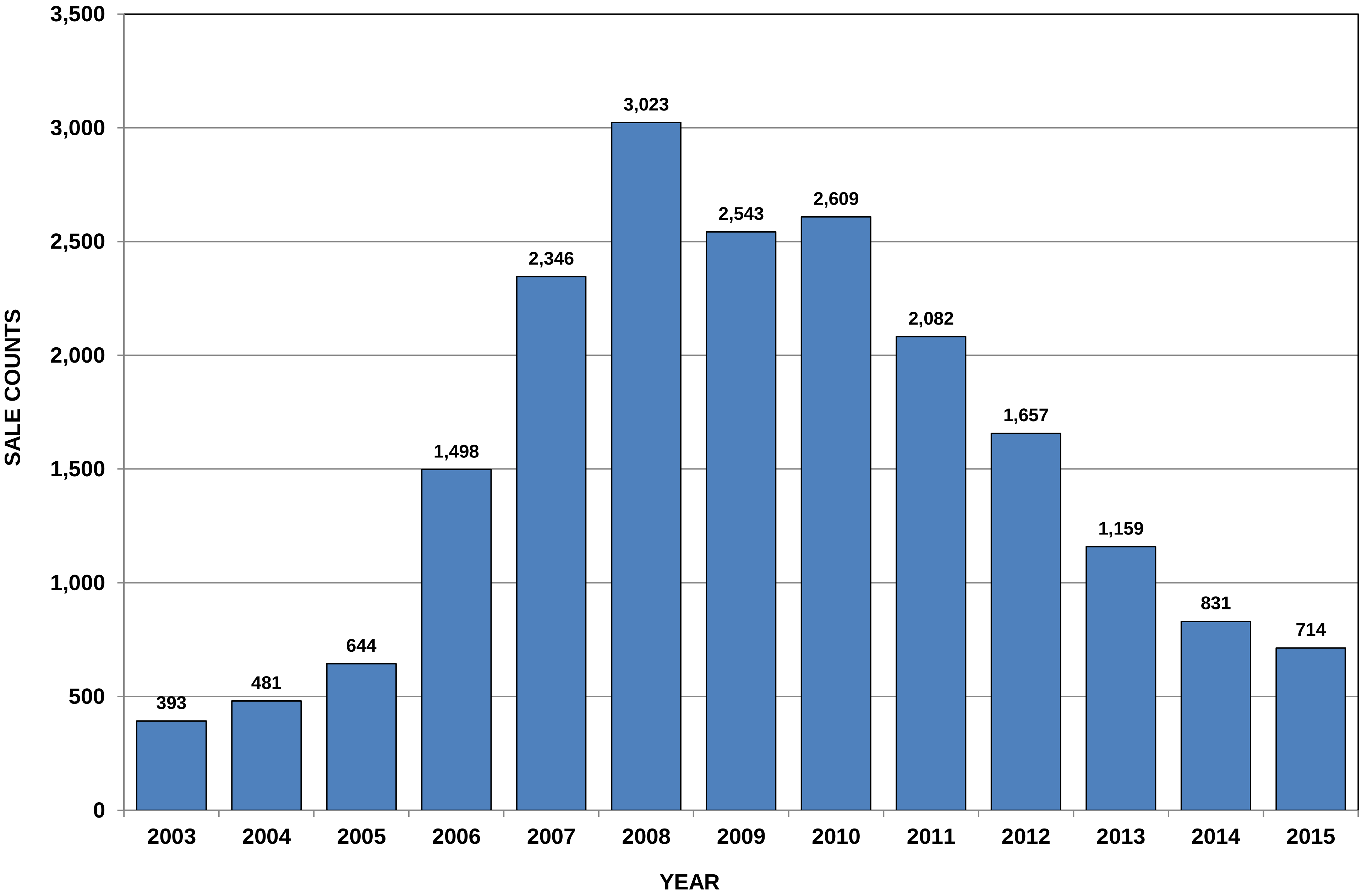
**** 2013 values are subject to review and change until mid -June at the conclusion of the 2013 Special Board of Appeal and Equalization.***
*****The 2012 values have been updated since our previous report in March 2012.***

Attachment A

Ramsey County
Breakdown of 2012 Estimated Market Value and Percent Change from 2011

2012	2012 Residential Estimated Market Value	% Change in Resid. Value '11 to '12	2012 Apartment Estimated Market Value	% Change in Apartment Value '11 to '12	2012 Commercial / Industrial Estimated Market Value	% Change in Commercial Value '11 to '12	2012 Total Real Property Estimated Market Value *(Excludes Utility, Leased Public, Manuf Homes and Railroad)*	% Change in Total Value '11 to '12
ARDEN HILLS	656,584,400	-5.90%	9,132,200	-50.86%	332,434,500	-5.41%	998,151,100	-6.52%
BLAINE	0		0		40,609,000	-7.54%	40,609,000	-7.54%
FALCON HEIGHTS	298,684,400	-9.00%	27,975,200	-23.64%	32,373,200	30.19%	359,032,800	-7.87%
GEM LAKE	66,062,200	-10.34%	0	-100.00%	24,912,000	1.05%	90,974,200	-9.12%
LAUDERDALE	106,828,000	-7.56%	23,414,400	1.65%	18,007,600	2.85%	148,250,000	-5.04%
LITTLE CANADA	497,228,800	-6.19%	89,957,000	-5.18%	248,532,200	-0.62%	835,718,000	-4.49%
MAPLEWOOD	1,882,039,080	-11.47%	268,248,600	10.23%	898,802,600		3,049,090,280	-8.15%
MOUNDS VIEW	517,011,770	-7.33%	78,866,900	-2.86%	264,545,300	-1.24%	860,423,970	-5.13%
NORTH ST PAUL	547,860,200	-10.64%	60,917,300	-2.72%	84,363,200	-7.83%	693,140,700	-9.66%
NEW BRIGHTON	1,236,753,600	-7.16%	152,333,000	-3.74%	322,856,800	-3.10%	1,711,943,400	-6.12%
NORTH OAKS	963,200,710	-6.73%	48,277,800	-2.67%	57,094,200	-0.40%	1,068,572,710	-6.23%
ROSEVILLE	2,134,635,030	-8.03%	280,939,700	-2.60%	1,200,237,900	-9.03%	3,615,812,630	-7.97%
SHOREVIEW	2,114,030,500	-6.02%	73,253,200	-2.87%	338,307,700	-10.01%	2,525,591,400	-6.49%
SPRING LAKE PARK	10,119,700	-4.58%	498,500	0.00%	440,800	-0.27%	11,059,000	-4.21%
ST ANTHONY	106,920,300	-8.45%	77,578,600	-5.09%	70,478,000	2.86%	254,976,900	-4.52%
ST PAUL	**12,067,800,410**	**-7.60%**	**2,116,457,950**	**-4.05%**	**3,612,587,925**	**-2.07%**	**17,796,846,285**	**-6.11%**
VADNAIS HEIGHTS	879,371,930	-7.63%	44,691,800	-0.22%	296,741,700	-14.75%	1,220,805,430	-9.23%
WHITE BEAR LAKE	1,414,832,520	-8.78%	174,515,900	-2.59%	331,833,500	-6.15%	1,921,181,920	-7.80%
WHITE BEAR TOWN	932,448,800	-7.93%	4,200,000	-33.88%	132,689,600	-10.12%	1,069,338,400	-8.35%
SUBURBAN	**14,364,611,480**	**-8.04%**	**1,419,514,000**	**-1.85%**	**4,695,687,100**	**-6.58%**	**20,479,812,580**	**-7.30%**
COUNTYWIDE	**26,432,411,890**	**-7.84%**	**3,535,971,950**	**-3.18%**	**8,308,275,025**	**-4.67%**	**38,276,658,865**	**-6.75%**

RAMSEY COUNTY SHERIFF FORECLOSURE SALES (2003 - 2015)



Memo

To: Roseville City Council

From: Chris Miller, Finance Director

Date: June 20, 2016

Re: 2017-2036 Capital Improvement Plan Summary and Funding Recommendations

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Introduction

The following information has been prepared to assist the City Council in assessing the magnitude and financial impact of the City's 20-Year Capital Improvement Plan (CIP).

The CIP contains assumptions and estimations on asset lifespan and replacement costs. It also assumes that all existing functions and programs will continue at current service levels for the foreseeable future and the City's asset and infrastructure needs will remain unchanged.

It is suggested that the CIP be considered in accordance with existing program and services as well as the City Council's recent priority-setting process. It's further suggested that funding decisions associated with the CIP mirror the Council's budget priorities.

The remainder of this memo addresses the following topics:

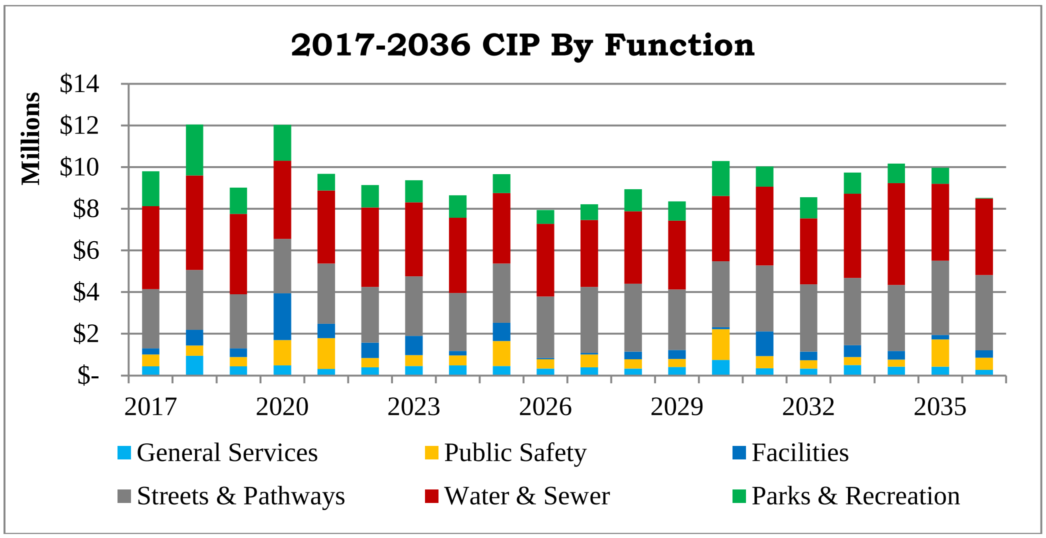
- 2017-2036 CIP Summary
- Analysis of Asset Replacement Funds: Property Tax-Supported
- Analysis of Asset Replacement Fund: Fee Supported
- Funding Strategies and Impacts
- Alternative Funding Sources

Each of these topics are addressed separately below.

2017-2036 CIP Summary

In total, the City's asset replacement needs over the next 20 years is approximately $190.2 million. This is summarized by major City function in the table and chart below.

City Function	2017-2036 CIP Amount	% of Total
General Services	$ 8,945,850	5%
Public Safety	13,769,395	7%
Facilities	11,366,100	6%
Streets & Pathways	60,382,900	32%
Water & Sewer	73,894,500	39%
Parks & Recreation	21,832,420	11%
Total	$ 190,191,165	100%



In contrast to the projected CIP spending of $190.2 million, the City expects to have only $157.6 million available over that same time period based on current funding and cash reserve levels; leaving a funding deficit of $32.6 million. In comparison, the funding deficit just five years ago was nearly $70 million.

For both legal and planning purposes, the City has created a number of separate capital replacement funds to promote greater transparency and accountability. This necessitates a review of individual funds to determine whether they're financially sustainable. Asset replacement funds categorized by *property tax-supported* and *fee-supported* are shown below.

Analysis of Property Tax-Supported Funds

The following table summarizes the City's *tax-supported* asset replacement funds along with their funding status based on current revenues, existing cash balances, and projected expenditures.

Tax-Supported Capital Replacement Fund	Funding Status
Administration	133%
Finance	125%
Central Services	104%
Police	102%
Fire	112%
Public Works	103%
Parks & Recreation	116%
General Facility Improvements	38%
Information Technology	104%
Park Improvements	25%
Street Improvements	81%
Street Lighting	125%
Pathways (Existing)	101%

The funding status is a broad indicator depicting the financial sustainability over the long-term. However, it does not necessarily mean that the fund will have positive cash balances in each year. For example, the Administration Fund has a 133% funding status over the next 20 years, but it is projected to carry negative cash balances over the next couple of years. A small internal loan from another replacement fund will be used to cover the temporary deficit.

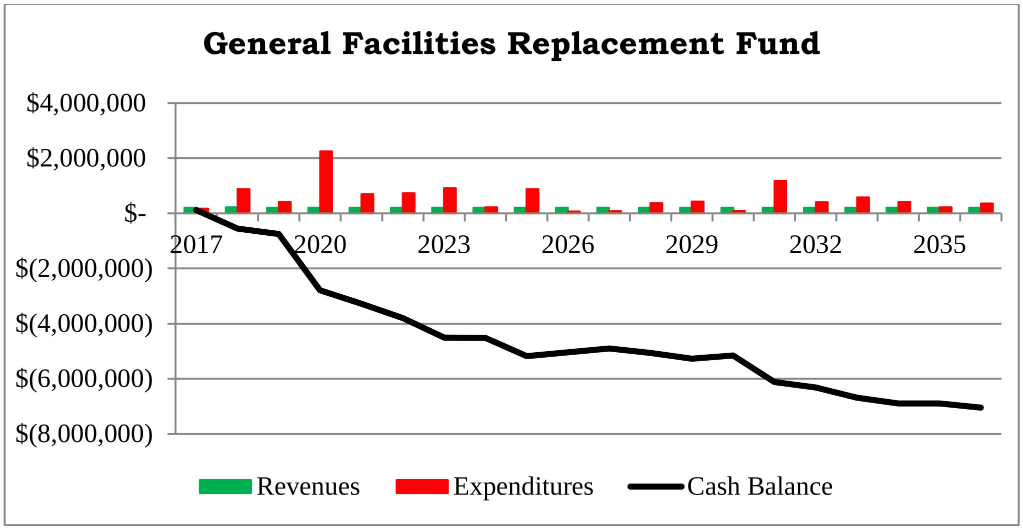
As shown in the table above, there are three funds that have less than a 90% funding level and will require near-term corrective measures to bring it closer to financial sustainability. They include:

- General Facility Replacement Fund
- Park Improvement Fund (PIP)
- Street Improvement Fund (PMP)

Each of these funds are addressed in greater detail below.

General Facility Replacements

The City's general facilities include; City Hall, Public Works Building, Skating Center, Fire Station, and Community gyms. Over the next 20 years, $11.4 million in planned improvements are scheduled with only $4.3 million available based on current revenues and cash reserves. This is depicted in the chart below.

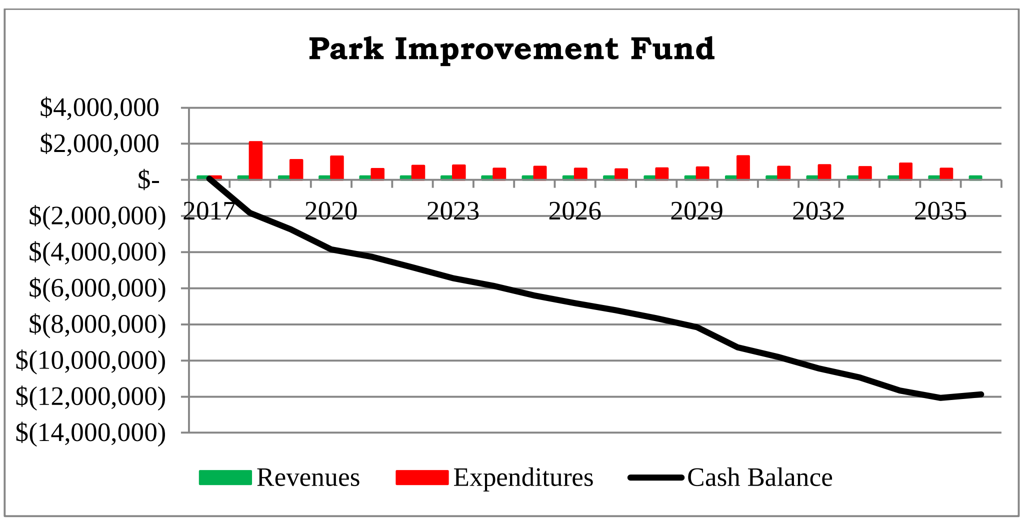


As shown in the graph, the General Facilities Replacement Fund is projected to run out of money in 2018 and will have an accumulated deficit of $7.1 million by 2036 unless additional funds are appropriated or planned improvements are delayed or scaled back.

A funding increase of approximately $352,000 annually will be needed to make the General Facilities Replacement Program financially sustainable over the next 20 years. By previous Council action, the Council did tentatively commit to re-purposing $335,000 of expiring debt levy towards facility improvements beginning in 2019. This will significantly improve the Fund's long-term financial condition, but additional corrective measures will need to be taken before then. Another potential revenue source includes State grant funding for some of the Skating Center's capital needs including the scheduled $2 million in improvements in 2020.

Park Improvements (Park Improvement Program)

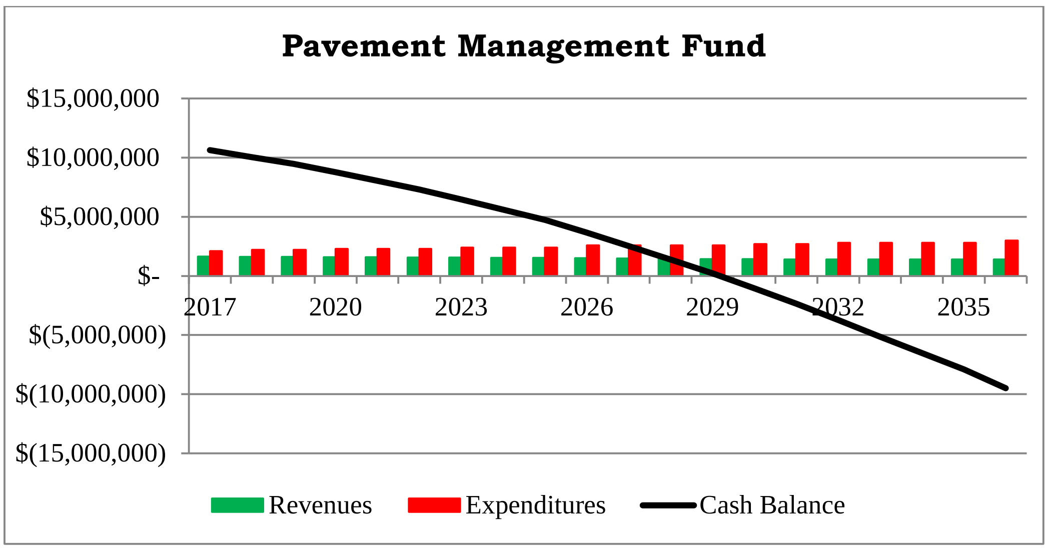
Over the next 20 years, $15.9 million in planned park improvements are scheduled with only $4.1 million available based on current revenues and cash reserves. This is depicted in the chart below.



As shown above, the Park Improvement Fund is projected to run out of money in 2018 and will have an accumulated deficit of $11.9 million by 2036 unless additional funds are appropriated or planned improvements are delayed or scaled back. A funding increase of approximately $594,000 million annually will be needed to make the Park Improvement Program financially sustainable over the next 20 years.

By previous Council action, the Council did tentatively commit to re-purposing $650,000 of expiring debt levy towards park improvements beginning in 2020. This will significantly improve the Fund’s long-term financial condition, but additional corrective measures will need to be taken before then.

Street Improvements (Pavement Management Program)
Over the next 20 years, $50.6 million in planned street improvements are scheduled with only $41.1 million available based on current revenues and cash reserves. This is depicted in the chart below.



As shown above, the Pavement Management Fund is projected to run out of money in 2030 and will have an accumulated deficit of $9.5 million by 2036 unless additional funds are appropriated or planned improvements are delayed or scaled back. A funding increase of approximately $475,000 annually will be needed to make the Pavement Management Program financially sustainable over the next 20 years.

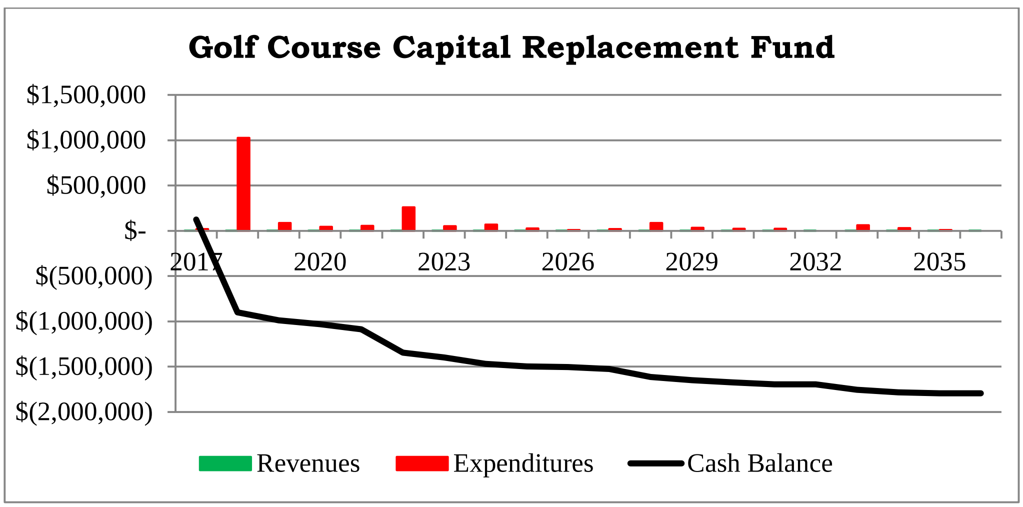
By previous Council action, the Council tentatively committed to an additional tax levy of $160,000 in 2017 $160,000 more in 2018, and $200,000 more in 2019. This will significantly improve the Fund’s long-term financial condition, but additional corrective measures will need to be taken at some point in the future.

Analysis of Fee-Supported Funds

The following table summarizes the City's *fee-supported* asset replacement funds along with their funding status based on current revenues, existing cash balances, and projected expenditures.

Fee-Supported Capital Replacement Fund	Funding Status
Communications	143%
License Center	118%
Community Development	117%
Water	94%
Sanitary Sewer	100%
Storm Sewer	85%
Golf Course	8%

As shown in the table above, most fee-supported capital funds are in good financial condition with the exception of the Golf Course Fund. The Golf Course Fund will be unable to provide for the scheduled replacement of the clubhouse (2018) and maintenance building improvements (2022). A graphical depiction of the Golf Course's capital replacement fund is shown below.



A community-based Task Force was established by the City Council in 2015 to evaluate potential clubhouse improvements.

The city's water, sanitary sewer, and storm sewer funds will continue to require periodic rate increases to provide for infrastructure replacement needs.

Funding Strategies & Impacts

As noted earlier, most of the city's asset replacement funds are at or near financially sustainability as long as property tax and fee revenue increases commensurate with projected costs. However, there are four asset programs that will require corrective measures in the near term including:

- General Facility Replacement Fund
- Park Improvement Fund (PIP)
- Street Improvement Fund (PMP)
- Golf Course Fund

The projected deficits in these areas have long been identified as a funding need. On November 19, 2012 the City Council adopted Resolution #11027 which, along with an accompanying staff memo, outlined the following CIP-related funding recommendations for 2017 and beyond:

Year	Amount	Program	Description
2017	160,000	Pavement Management Program	Add additional tax levy
2018	160,000	Pavement Management Program	Add additional tax levy
2019	335,000	General Facilities	Repurpose levy from Arena Bond issue #28
2019	200,000	Pavement Management Program	Add additional tax levy
2020	650,000	Park Improvement Program	Repurpose levy (partial) from Bond issue #27

In adopting the resolution, it was noted that the referenced amounts did not account for inflationary-type impacts and would need to be adjusted in future years. It was also recognized that the CIP projections will fluctuate from year-to-year due to changing operational priorities and market conditions.

Given these considerations and revised CIP cost projections, Staff recommends the city continue with previous Council's funding recommendations including the following for 2017.

Funding Recommendation #1

Enact a $160,000 tax levy increase for the Pavement Management Program as recommended by the Council in 2012.

Funding Recommendation #2

Take the one-time measure of dedicating $500,000 of the estimated $800,000 in excess TIF District #13 funds that are expected to be returned to the City in 2017; towards General Facility Replacements.

Funding Recommendation #3

For 2017, continue to adjust the base rates for the water, sanitary sewer, and storm sewer as needed to accommodate planned capital replacements. A more specific recommendation will be forthcoming after the annual utility rate analysis is complete.

Funding Recommendation #4

For the $2 million in OVAL improvements scheduled for 2020, assume that the City will receive an equivalent appropriation from a future State Bonding Bill.

With these funding recommendations, the revised funding status for the tax-supported asset replacement funds will be as follows:

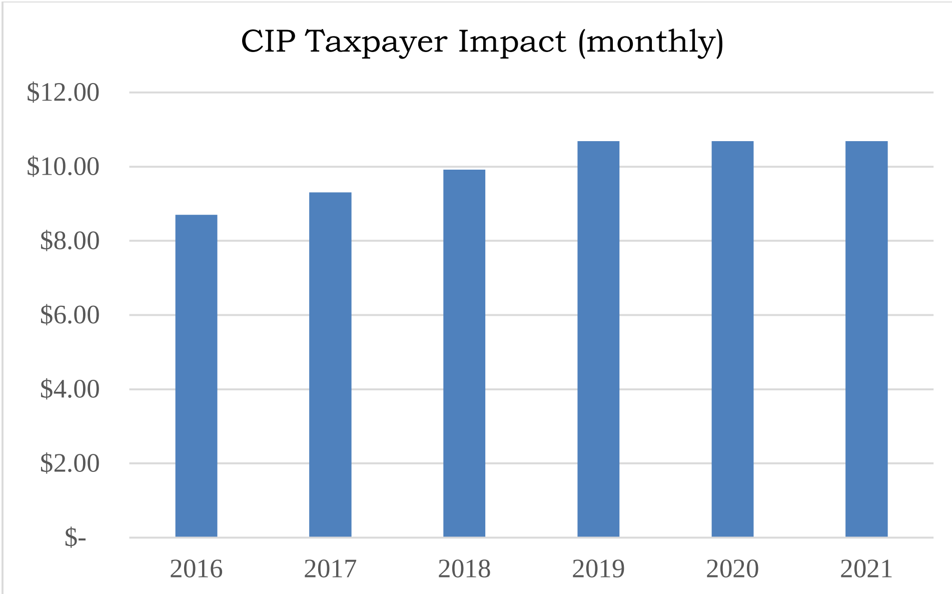
	Revised
Tax-Supported	Funding
Capital Replacement Fund	Status
Administration	133%
Finance	125%
Central Services	104%
Police	102%
Fire	112%
Public Works	103%
Parks & Recreation	116%
General Facility Improvements	95%
Information Technology	104%
Park Improvements	95%
Street Improvements	101%
Street Lighting	125%
Pathways (Existing)	101%

Although the table above depicts all tax-supported replacement funds as being at least 95% funded, it should be noted that the City's Street Improvements Fund (Pavement Management Program) relies on the consistent spend-down of cash reserves over the next 20 years. Even with the planned additional monies noted above, it will continue to have a deficit of approximately $1 million per year in 2036.

Funding Impacts

Based on the recommendations set forth above, the monthly CIP impact on a median-valued single family home would rise from the current $8.70 per month to $9.31 in 2017 holding all other factors constant.

If we factor in all planned levy increases referenced in Resolution #11027, the impact would be as follows:



Under this scenario, the impact would rise from the current $8.70 per month to $10.69 in 2019 before it starts to level off. Again, this assumes that all other factors remain constant.

Discussion on Alternative Funding Sources

From time to time, it has been suggested that the city consider alternative revenue sources to help bridge the funding gaps described above. State or regional grants, local option sales tax, street utility, increased special assessments, and issuing bonds have all been discussed over the past several years.

While any of these avenues may prove viable in the future, only special assessments and the local bonding options are currently within the City’s control. Special Assessments could potentially be utilized to a greater extent, however under State Law the amount of the assessment must be equal to or greater than the property’s market value increase that results from the associated public improvements. This has proven to be problematic in recent times as it has become increasingly difficult to demonstrate this nexus.

The bonding option can provide a significant revenue source especially as a means of financing improvements that have been deferred due to lack of funding. However, these bonds need to be repaid over time. As a result, the tax burden on property owners is not avoided and in fact is larger due the interest that has to be paid on the bonds.