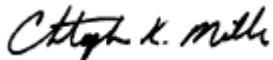


REQUEST FOR COUNCIL ACTION

Date: 9/10/2012
Item No.: 12.b

Department Approval



City Manager Approval



Item Description: Adopt a Preliminary 2013 Tax Levy and Budget

BACKGROUND

State Statute requires all cities in excess of 2,500 in population, to adopt a preliminary tax levy and budget by September 15th for the upcoming fiscal year. Once the preliminary levy is adopted it can be lowered, but not increased. Further discussion along with the adoption of the Final 2013 levy and budget is scheduled to take place on December 3rd and December 10th, 2012.

The City Council received the 2013 City Manager Recommended Budget on August 13, 2012. This was followed by a public hearing on August 27th for the purposes of soliciting public comment. The Staff Report and presentation from the hearing is attached.

2013 Recommended Budget

The 2013 City Manager Recommended Budget for the tax-supported programs is \$20,245,042, an increase of \$2,228,482 or 12.4%. The majority of this increase (\$1,650,000) is for added debt payments related to the 2011 and 2012 Bonds issued for the new fire station and Park Renewal Program.

Excluding the added debt, the increase is \$578,482 or 3.0%. The increase (excluding the debt) is comprised of the following (figures have been rounded):

- a) Police and Fire Dispatch - \$30,000 (** note this figure was lowered since 8/27/12 **)
- b) Fire Relief Pension Obligation - \$45,000
- c) Human Resources Information System - \$40,000
- d) Implement Compensation Study - \$50,000
- e) Employee COLA and Step Increases - \$236,000
- f) Healthcare Premium Increases - \$55,000
- g) Inflationary increases on supplies, maintenance, contractual services, etc. - \$120,000

The City Manager Recommended Budget for the non tax-supported programs is \$23,653,968, an increase of \$1,621,774 or 7.4%. The increase is due to added cost of wholesale water purchase from the City of St. Paul and wastewater treatment charges from the Met Council, as well as general inflationary increases. It also includes an additional staff position for the License Center and Information Technology divisions. Both of these positions are funded by non-tax revenue sources.

34 2013 Recommended Property Tax Levy

35 Based on the recommended Budget noted above, the 2013 Recommended Tax Levy is \$17,134,826, an
36 increase of \$2,172,532 or 14.5%. The increase is as follows:

37

38	Debt Service on Park Renewal Program	\$ 980,000
39	Debt Service on new Fire Station	670,000
40	New Obligations or Planned Initiatives	146,611
41	Inflationary Impacts	<u>375,921</u>
42		\$ 2,172,532

43

44 Taxpayer Impact

45 For a median-valued home of \$206,300 that experienced a projected 8.7% decline in assessed market value,
46 the 2013 city taxes will be \$738, an annual increase of \$53 or \$4.43 per month. In exchange, residents will
47 receive round-the-clock police and fire protection, well-maintained streets and parks, and a significant
48 investment in the City's Fire Service and Parks & Recreation system.

49

50 In the event the Council chooses to lower the recommended tax levy, it will result in a savings of \$0.40
51 cents per month for a typical homeowner for each \$100,000 levy reduction.

52 **POLICY OBJECTIVE**

53 Adopting a preliminary budget and tax levy is required under Mn State Statutes.

54 **FINANCIAL IMPACTS**

55 The financial impacts are noted above.

56 **STAFF RECOMMENDATION**

57 Staff Recommends the Council adopt the 2013 Tax Levy and Budget Levy as outlined in this report and in
58 the attached resolutions.

59 **REQUESTED COUNCIL ACTION**

60 The Council is asked to take the following separate actions:

- 61
- 62 a) Motion to approve the attached Resolution to adopt the 2013 Preliminary Tax Levy
 - 63 b) Motion to approve the attached Resolution to adopt the 2013 Preliminary Debt Levy
 - 64 c) Motion to approve the attached Resolution to adopt the 2013 Preliminary Budget
- 65

Prepared by: Chris Miller, Finance Director

Attachments: A: Resolution to adopt the 2013 Preliminary Tax Levy
B: Resolution to adopt the 2013 Preliminary Debt Levy
C: Resolution to adopt the 2013 Preliminary Budget
D: Staff Report from the August 27, 2012 Budget Hearing
E: Staff Presentation from the August 27, 2012 Budget Hearing
F: Memo on Tax Levy Changes from 2002-2012
G: Memo on Cash Reserves

67 **EXTRACT OF MINUTES OF MEETING OF THE**
68 **CITY COUNCIL OF THE CITY OF ROSEVILLE**

69 * * * * *
70 * * * * *

71
72 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville,
73 County of Ramsey, Minnesota was duly held on the 10th day of September, 2012 at 6:00 p.m.

74
75 The following members were present: and , and the following were absent:

76
77 Member introduced the following resolution and moved its adoption:

78
79 **RESOLUTION**

80
81 **RESOLUTION SUBMITTING THE PRELIMINARY PROPERTY TAX LEVY**
82 **ON REAL ESTATE TO THE RAMSEY COUNTY AUDITOR**
83 **FOR THE FISCAL YEAR OF 2013**
84

85 NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Roseville, Minnesota, as
86 follows:

87
88 The City of Roseville is submitting the following tax levy on real estate within the corporate limits of the
89 City to the County Auditor in compliance with the Minnesota State Statutes.
90

Purpose	Amount
Programs & Services	\$ 13,994,826
Debt Service	3,140,000
Total	\$ 17,134,826

91
92 The motion for the adoption of the foregoing resolution was duly seconded by member and upon a vote
93 being taken thereon, the following voted in favor thereof: and , and the following voted against the
94 same:

95
96 WHEREUPON, said resolution was declared duly passed and adopted.

97
98 State of Minnesota)
99) SS
100 County of Ramsey)
101
102

103 I, undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of
104 Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes
105 of a regular meeting of said City Council held on the 10th of September, 2012 with the original thereof on
106 file in my office.

107
108 WITNESS MY HAND officially as such Manager this 10th day of September, 2012

109

110

111

112

William J. Malinen
City Manager

113

114

115 Seal

116

117 **EXTRACT OF MINUTES OF MEETING OF THE**
118 **CITY COUNCIL OF THE CITY OF ROSEVILLE**
119

120
121 * * * * *
122

123
124 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville,
125 County of Ramsey, Minnesota was duly held on the 10th day of September, 2012 at 6:00 p.m.
126

127 The following members were present:
128 , and the following were absent:
129

130 Member introduced the following resolution and moved its adoption:
131
132

133 **RESOLUTION _____**
134

135 **RESOLUTION DIRECTING THE COUNTY AUDITOR TO**
136 **ADJUST THE APPROVED TAX LEVY FOR 2013 BONDED DEBT**
137

138 WHEREAS, the City will be required to make debt service payments on General Obligation Debt in 2013;
139 and
140

141 WHEREAS, there are reserve funds sufficient to reduce the levy for General Obligation Series 2003A, and
142 2009A, 2009B, 2011A; and
143

144 WHEREAS, General Obligation Series 23 has been refunded and replaced with series 2004A and requires a
145 continuing levy; and
146

147 WHEREAS, General Obligation Series 2008A requires a slightly higher amount; and
148

149 WHEREAS, General Obligation Series 20012A is expected to be issued in the fall of 2012 and will require
150 a levy in 2013.
151

152 NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Roseville, Minnesota, that
153

154 The Ramsey County Auditor is directed to change the 2013 tax levy for General Improvement Debt by
155 \$646,049 from that which was originally scheduled upon the issuance of the bonds.
156

157 The motion for the adoption of the foregoing resolution was duly seconded by member and upon a
158 vote being taken thereon, the following voted in favor thereof:
159

160 and the following voted against the same:
161

162 WHEREUPON, said resolution was declared duly passed and adopted.
163
164

165 I, undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of
166 Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes
167 of a regular meeting of said City Council held on the 10th day of September, 2012, with the original thereof
168 on file in my office.

169
170 WITNESS MY HAND officially as such Manager this 10th day of September, 2012.

171

172

173

174

William J. Malinen
City Manager

175

176

177 Seal

178

179 **EXTRACT OF MINUTES OF MEETING OF THE**
180 **CITY COUNCIL OF THE CITY OF ROSEVILLE**

181 * * * * *
182 * * * * *

183
184 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville,
185 County of Ramsey, Minnesota was duly held on the 10th day of September 2012 at 6:00 p.m.

186
187 The following members were present:
188 and the following were absent:

189
190 Member introduced the following resolution and moved its adoption:

191 **RESOLUTION _____**

192
193
194 **RESOLUTION ADOPTING THE PRELIMINARY 2013 ANNUAL BUDGET**
195 **FOR THE CITY OF ROSEVILLE**

196
197 NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Roseville, Minnesota, as
198 follows:

199
200 The City of Roseville's Budget for 2013 in the amount of \$45,300,010, of which \$21,646,042 is designated
201 for the property tax-supported programs, be hereby accepted and approved

202
203 The motion for the adoption of the foregoing resolution was duly seconded by member and upon a
204 vote being taken thereon, the following voted in favor thereof:

205
206 and the following voted against the same:

207
208 WHEREUPON, said resolution was declared duly passed and adopted.

209
210 State of Minnesota)
211) SS
212 County of Ramsey)

213
214 I, undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of
215 Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes
216 of a regular meeting of said City Council held on the 10th day of September, 2012, with the original thereof
217 on file in my office.

218
219 WITNESS MY HAND officially as such Manager this 10th day of September, 2012.

220
221
222 _____
223 William J. Malinen
224 City Manager

225
226 Seal

REQUEST FOR COUNCIL ACTION

Date: 08/27/12
Item No.:

Department Approval

City Manager Approval

Christopher K. Miller

Item Description: Conduct a Hearing to Solicit Comment on the 2013 City Manager Recommended Budget

BACKGROUND

Last year, the City Council adopted a 2-year budget for the 2012 and 2013 fiscal years. At that time, it was noted that State Statute requires cities to formally adopt a budget on an annual basis. As a result the 2013 portion of the Budget adopted by the Council last year essentially serves as a preliminary budget and planning tool in conjunction with other long-term goal setting and strategic planning processes.

Over the past several weeks, City Staff has been reviewing current budget inputs, financial trends and service-level requirements to determine whether the preliminary 2013 Budget requires any modifications. The current 2012/2013 Budget by Major Program is included in *Attachments A and B*. A Fund-by-Fund comparison is included in *Attachment C*.

It should be noted that the preliminary 2013 Budget included a number of assumptions. They include:

- ❖ 2% cost-of-living-adjustment (COLA) for all employees
- ❖ 5% increase in the healthcare premiums paid by the City
- ❖ 2.0% - 2.5% increase in supplies, maintenance, professional services, and most other expense categories
- ❖ Non-tax revenues for the property tax-supported programs were expected to remain stagnant or, as in the case of interest earnings, to decline.

It was further assumed that the presence of a 2-year budget allowed added flexibility when it comes to capitalizing on favorable purchasing environments, or responding to unforeseen circumstances. For example, operational savings in year 1 could be used to fund higher-than-expected costs in year 2. Similarly, if the City experienced higher-than-expected costs in year 1, it would then forgo some discretionary items in year 2 to make up for it.

The preliminary 2013 Budget for the property tax-supported programs called for an overall increase of 2.3%. Based on the assumptions noted above, the vast majority of the program budgets adopted last year will be sufficient to meet 2013 operational needs. However, there are a few areas that will require an adjustment. Those adjustments are shown below.

Recommended Adjustments to the 2013 Property Tax-Supported Program Budgets

Program	Item Description	Preliminary Budget	Adjusted Budget	Difference
Administration	HR Information Software System (a) *	\$ -	\$ 40,000	\$ 40,000
Fire Relief	Additional for Unfunded Liability	255,000	300,000	45,000
Police Patrol	Police & Fire Dispatch (b)	280,000	346,720	66,720
Contingency	Implement Compensation Study	-	50,000	50,000
	Total			\$ 201,720

Each of the items contained in the table above is explained in greater detail below.

Comments

- a) A presentation on the merits of acquiring a Human Resources information system was presented to the Council earlier this year. ** Only \$20,000 is needed for on-going costs to be funded by additional tax levy in 2013. The remainder would come from General Fund reserves. **
- b) The amount of increase is higher than expected due to the decision by Ramsey County to begin funding the replacement of the Dispatch CAD/Mobile system, as well as higher call volumes.

As indicated in the table, the total adjustments to the 2013 Property Tax-Supported Program Budget are \$201,720. This would be in addition to the \$375,921 that is budgeted to cover inflationary-type costs, bringing the combined total to \$557,641. This represents an increase of 4.6% over the 2012 Budget for the Property Tax Programs, and would require a corresponding increase in the tax levy less \$20,000 to be taken out of reserves.

The following table depicts the recommended adjustments for the 2013 Non Property Tax-Supported Budgets.

Recommended Adjustments to the 2013 Non Property Tax-Supported Program Budgets

Program	Item Description	Preliminary Budget	Adjusted Budget	Difference
License Center	Fill 0.75 FTE vacant position (a)	\$ -	\$ 40,000	\$ 40,000
Information Technology	Add 1.0 FTE position (b)	-	90,000	90,000
	Total			\$ 130,000

As indicated in the table above, the total adjustments to the 2013 Non Property Tax-Supported Budget is \$130,000. This would require a corresponding increase in fees or other revenues to support the increase.

Each of the items contained in the table above is explained in greater detail below.

Comments

- c) This position has been vacant since 2008 due to the downturn in the economy. Transaction volumes have improved significantly in the past year. The additional costs will be more than offset by added revenues.
- d) This position is funded by new JPA's with the Cities of Anoka and St. Francis. The revenue from the JPA's more than offset the costs of the added position.

Property Tax Levy Impact

Based on the adjusted 2013 Property Tax-Supported Budget noted above, new debt issued in 2011 and 2012, an increase in the property tax levy is necessary.

The 2013 Recommended Property Tax levy along with a comparison to 2012 is shown in the table below.

2013 Property Tax Levy

Fund / Division	2012	Preliminary Approved 2013	Recommended Adjustment	Recommended 2013	\$ Incr. (Decr.)	% Incr. (Decr.)
General Fund	\$ 9,857,699	\$ 10,162,000	\$ 181,720	\$ 10,343,720	\$ 486,021	4.9 %
Vehicle Replacement	737,000	737,000	-	737,000	-	-
Equipment Replacement	452,000	452,000	-	452,000	-	-
Parks & Recreation - Programs	1,029,175	1,055,215	-	1,055,215	26,040	2.5 %
Parks & Recreation – Maintenance	974,420	1,020,000	-	1,020,000	45,580	4.7 %
Park Improvements	40,000	40,000	-	40,000	-	-
Pathway Maintenance	150,000	150,000	-	150,000	-	-
Boulevard Landscaping	60,000	60,000	-	60,000	-	-
Building Replacement	122,000	122,000	-	122,000	-	-
Streetlight Replacement	-	-	-	-	-	-
IT Fund – Computers	50,000	50,000	-	50,000	-	-
Debt Service – Streets	310,000	310,000	-	310,000	-	-
Debt Service – City Hall, PW	825,000	825,000	-	825,000	-	-
Debt Service – Ice Arena	355,000	355,000	-	355,000	-	-
Debt Service – 2011 Bonds (a)	-	835,000	-	835,000	835,000	n/a
Debt Service – 2012 Bonds (b)	-	815,000	-	815,000	815,000	n/a
Total	\$ 14,962,294	\$16,988,215	\$ 181,720	\$17,169,935	\$ 2,207,641	14.8 %

(a) Based on \$10 million in bonds issued

(b) Based on \$17 million in bonds issued with only \$10 million of debt service coming on-line in 2013.

The remainder (\$560,000) will come online in 2014.

The 2013 Recommended Budget including new debt service requirements calls for a tax levy increase of \$2,207,641 or 14.8% over the 2012 amount.

POLICY OBJECTIVE

Holding a Budget Hearing to solicit public input is consistent with the goals established in IR2025, as well as the City's Performance Management Program.

FINANCIAL IMPACTS

The recommended tax levy increase will result in an impact on a median-valued home of \$4.57 per month in 2013. For each \$100,000 in reduced levy increase, the impact drops by \$0.40 cents per month.

The water and sewer rate increase (pending) necessary to provide for the 2013 Budget will result in an impact of \$6.81 per month for the typical single-family home.

STAFF RECOMMENDATION

Not applicable.

95 **REQUESTED COUNCIL ACTION**

96 For information purposes only. No Council action is requested.

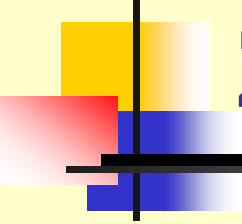
97
Prepared by: Chris Miller, Finance Director
Attachments: A: Current 2012/2013 Budget for the Property Tax-Supported Programs.
B: Current 2012/2013 Budget for the Non Property Tax-Supported Programs.
C: Current 2012/2013 Budget: Fund-by-Fund Comparison
D: PowerPoint presentation on the 2013 Budget

City of **Roseville**

2013 Budget Review

2013

Budget Review



City of Roseville

2013 Budget Review

Discussion Topics

- ❖ Budget Process Chronology
- ❖ Budget Impact Items
- ❖ Budget Summary
- ❖ Property Tax Levy Impact
- ❖ Local tax rate Comparisons
- ❖ Utility Rate Impact

City of Roseville

2013 Budget Review

Budget Process Chronology

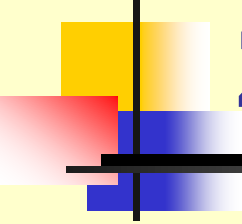
- ❖ Preliminary 2013 Budget adopted in December, 2011 as part of a 2-year Budget Process.
- ❖ Revised 2013 City Manager Recommended Budget presented to the City Council on August 13, 2012.
- ❖ Future Key Dates:
 - a) September 10, 2012; Adopt preliminary, not-to-exceed tax levy
 - b) December 3, 2012; Truth-in-Taxation Hearing
 - c) December 10, 2012; Adopt final tax levy and budget

City of Roseville

2013 Budget Review

Budget Impact Items

- ❖ Commitment to community goals and priorities.
- ❖ Strong desire to achieve financial sustainability.
- ❖ Continued emphasis on capital replacement needs.
- ❖ New obligations or planned initiatives.



City of Roseville

2013 Budget Review

Budget Impact Items

- ❖ Commitment to community goals and priorities:
 - A. IR2025 Goals & Strategies
 - B. City Council long-term, and short-term objectives
 - C. Community surveys

City of Roseville

2013 Budget Review

Budget Impact Items

- ❖ Strong Desire to Achieve Financial Sustainability:
 - A. Uphold Council-adopted Financial and Budget policies
 - B. Provide adequate funding for existing programs and services before considering new ones.
 - C. Adhere to a long-term Performance Management Program.

City of Roseville

2013 Budget Review

Budget Impact Items

- ❖ Continued emphasis on capital replacement needs.
 - A. 20-Year Capital Improvement Plan has a funding gap of \$43 million; or \$2 million + per year.
 - B. Some infrastructure needs more urgent than others.
 - C. Possible gap-closing strategies include;
 - ❖ Re-purpose expiring debt levies towards capital.
 - ❖ Increase property taxes.
 - ❖ Eliminate facilities and amenities.

City of Roseville

2013 Budget Review

Budget Impact Items

- ❖ New obligations or planned initiatives:
 - A. Police and Fire Dispatch - \$66,720
 - B. Fire Relief Pension Obligation - \$45,000
 - C. Human Resources Information System - \$40,000
 - D. Implement Compensation Study - \$50,000
 - E. Additional IT and License Center Staffing - \$130,000
 - F. Employee COLA and Step Increases - \$240,000
 - G. Healthcare Premium Increases - \$55,000
 - H. Inflationary increases on supplies, maintenance, contractual services, etc. - \$120,000

City of Roseville

2013 Budget Review

Budget Summary

- ❖ Proposed Budget is \$43.7 million
- ❖ Proposed Budget in tax-supported funds is \$20.0 million
- ❖ Spending increase in tax-supported funds is \$613,591 or 3.2%.
- ❖ Preliminary Tax Levy is \$17,169,935, an increase of \$2,207,641 or 14.8% (excludes HRA Levy).

City of Roseville

2013 Budget Review

Tax Levy Impact

❖ Tax Levy Increase Detail:

Debt Service on Park Renewal Program	\$ 980,000
Debt Service on new Fire Station	670,000
New Obligations or Planned Initiatives	181,720
Inflationary Impacts	<u>375,921</u>
Total	\$ 2,207,641

City of Roseville

2013 Budget Review

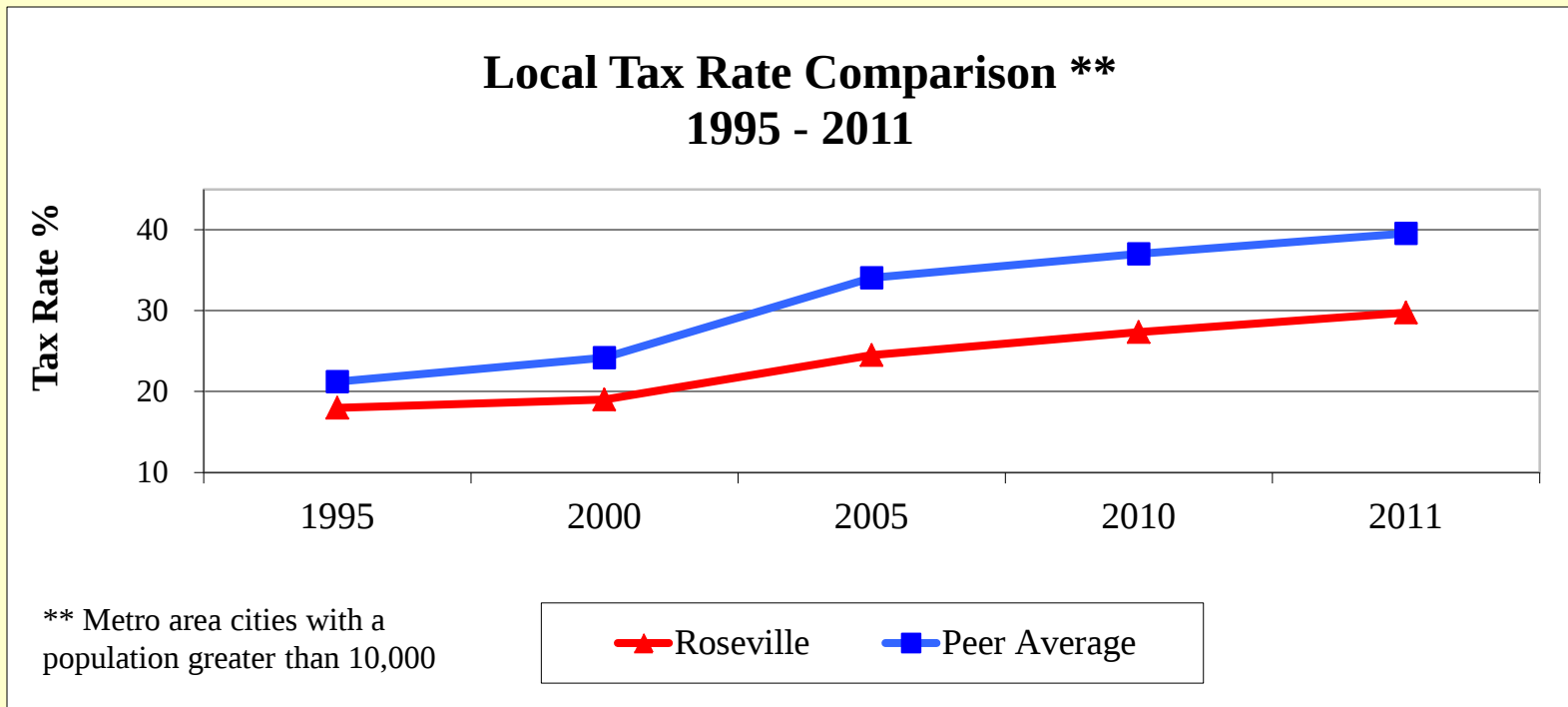
Tax Levy Impact

- ❖ Impact will vary based on value of home, and the change in the value from 2012.
- ❖ Median single-family home declined in value by 8.7%.
- ❖ Median single-family home will pay \$739 in City taxes in 2013.
- ❖ This is an increase of \$55 per year, or **\$4.57 per month**.

* Note: Proposed HRA levy would result in an additional \$1.28 per month

City of Roseville

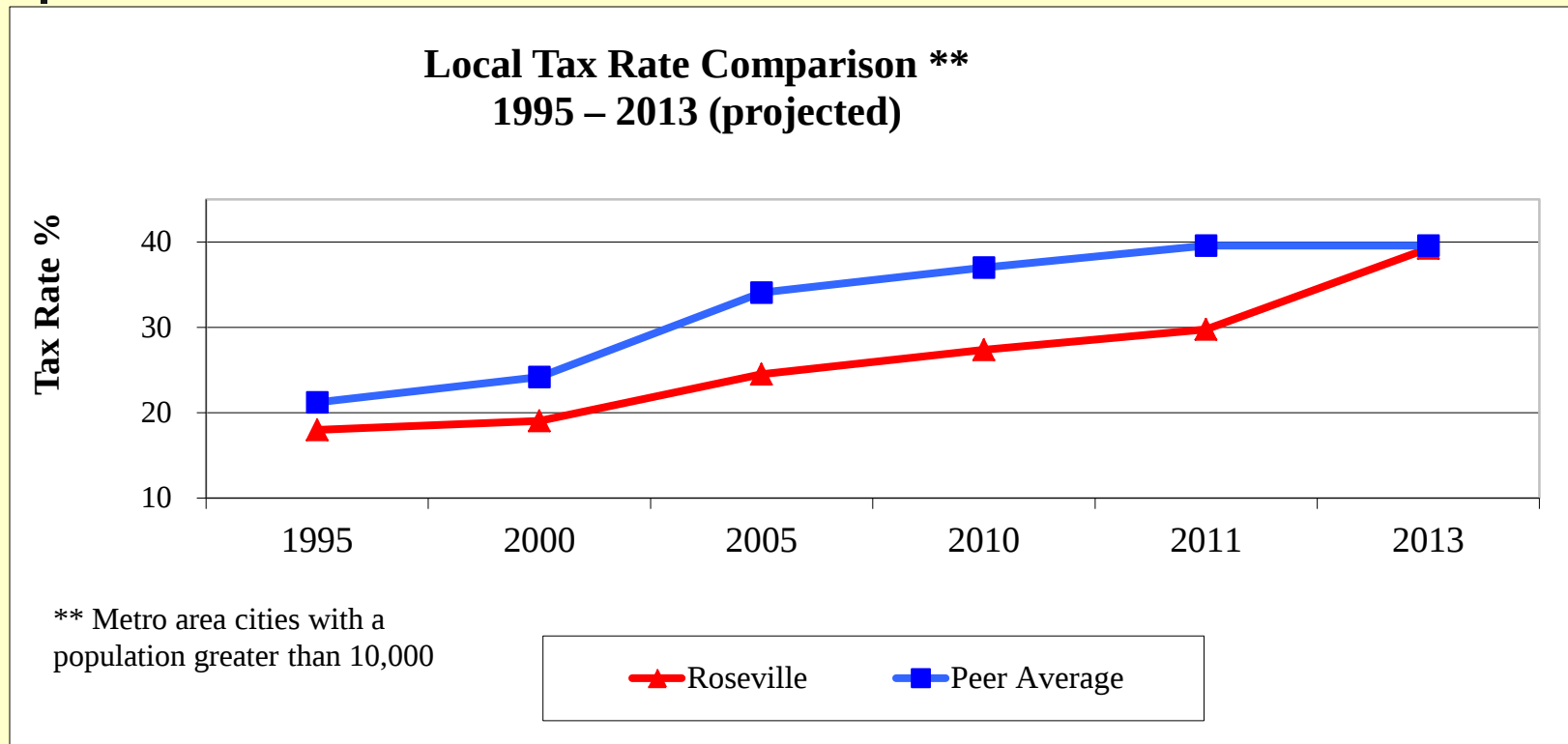
2013 Budget Review



In 1995, Roseville was 15% below the peer average. In 2000, we were 21% below average. Today, we are 25% below average.

City of Roseville

2013 Budget Review



In 1995, Roseville was 15% below the peer average. In 2000, we were 21% below average. Today, we are 25% below average.

City of Roseville

2013 Budget Review

Utility Rate Impact

- ❖ 20-Year Water and Sewer Infrastructure Needs = \$66 million.
- ❖ Available Funding = \$22 million.
- ❖ Funding Gap = \$44 million
- ❖ Capital Improvement Plan (CIP) Task Force created in 2011 to address funding gap.

City of Roseville

2013 Budget Review

Utility Rate Impact

- ❖ CIP Task Force Recommended:
 - a) 60-65% increase in the base rate for water, sanitary sewer, and storm sewer.
 - b) Increase phased in over 2-Year Period.
 - c) 2013 is the final year of phase-in. Inflationary increases thereafter
- ❖ For a single-family home, this results in an increase of \$6.23 per month in 2012, and \$6.22 per month in 2013.

City of Roseville

2013 Budget Review

Utility Rate Impact

- ❖ Cost for purchasing water from City of St. Paul increasing by 4-6% (estimated).
- ❖ Cost of wastewater treatment from Met Council increasing by 4-5% (estimated).
- ❖ Inflationary Impacts.
- ❖ For a typical single-family home, this results in an increase of \$0.59 cents per month for water/sewer operations.
- ❖ Combined impact in 2013 is **\$6.81 per month**.

City of Roseville

2013 Budget Review

Utility Rate Impact

- ❖ Peer Group Comparison:
 - a) 1st ring suburbs.
 - b) Population 18,000-50,000.
 - c) Stand-alone systems
- ❖ Water comparison: Roseville is higher than average.
- ❖ Sewer comparison: Roseville is lower than average.
- ❖ Overall comparison: Roseville is near the average.



Memo

Attachment F

To: Roseville City Council
Bill Malinen, City Manager

From: Chris Miller, Finance Director

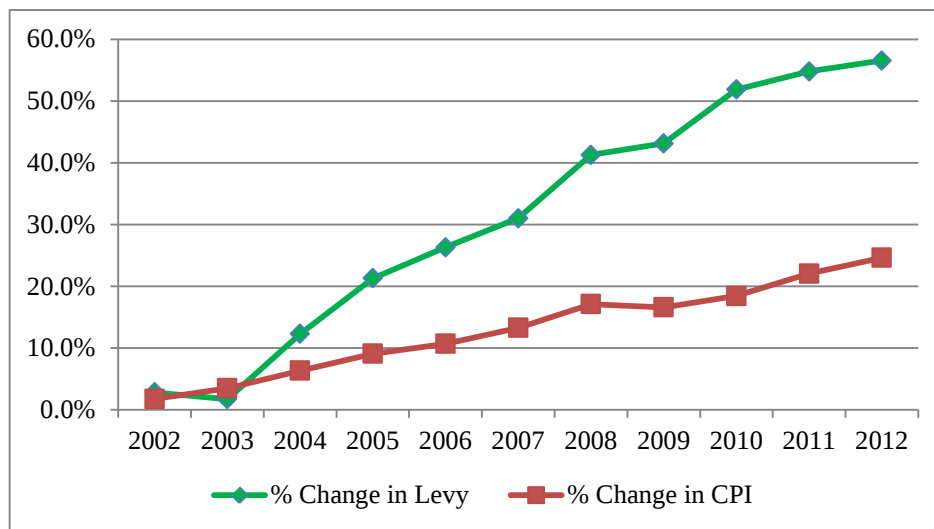
Date: September 10, 2012

Re: Summary of 2002-2012 Tax Levy Changes

Tax Levy History

During the 10-year period from 2002-2012, the City's tax levy increased from \$8,922,884 in 2002 to \$14,962,294 today. This represents an increase of \$6,039,410, or an average of 6.8% per year. For comparison purposes, the local inflation as measured by the Consumer Price Index was approximately 2.5% per year during this same period. These changes are depicted in the chart below.

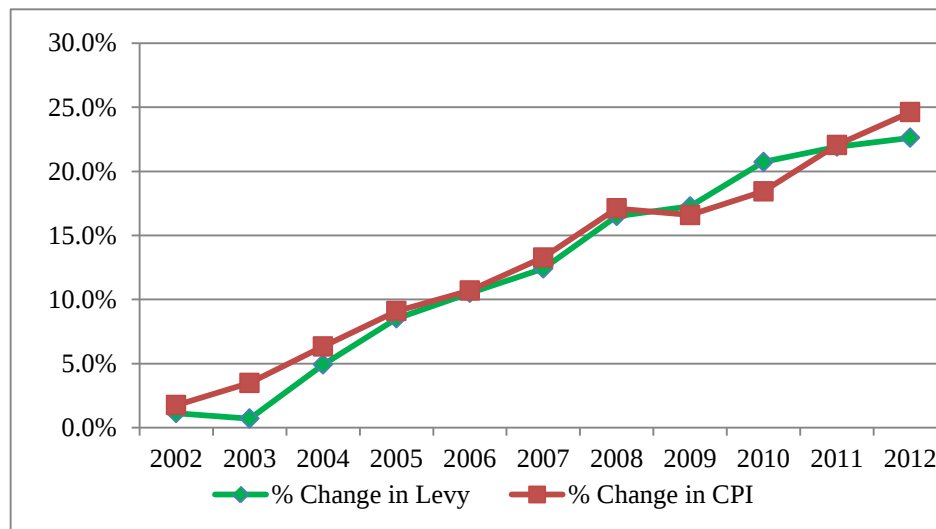
Cumulative % Change



While tax levy increases outpaced inflation during this period, there were a number of significant factors that necessitated these increases including added investment in infrastructure and asset replacement, and the loss of state-aids. This also coincides with a period where some of the City's non-tax revenues such as interest earnings were stagnating or declining, which required additional taxes to offset the decline.

These factors account for two-thirds of the tax levy increases. Absent these increases, the average % change in the levy would have only been 2.2% per year - less than the CPI. This is depicted in the chart below.

Cumulative % Change – Excluding Asset Replacement, Loss in Non-Tax Revenue



To gain a greater perspective on why tax levy increases were needed, a year-by-year summary is presented below.

2002

The 2002 tax levy increased by \$243,613 or 2.8% over the previous year. The increase was attributed to the following:

- ❖ \$243,613 for citywide inflationary impacts including personnel costs. Employee COLA was 3.75%.

2003

The 2003 tax levy decreased by \$95,000 or 1.1% over the previous year. The decrease resulted from the reduction in spending from a variety of programs as well as the elimination of a couple of staff positions. Employee COLA was 3.0%.

2004

The 2004 tax levy increased by \$932,790 or 10.6% over the previous year. However, the majority of the increase was related to new debt service associated with the voter-approved City Hall and Public Works Building expansion project. The increase was attributed to the following:

- ❖ \$875,000 for new debt service on the City Hall and Public Works expansion project.
- ❖ \$57,790 for citywide inflationary impacts including personnel costs (net of the elimination of employee positions). Employee COLA was 2.3%.

2005

The 2005 tax levy increased by \$877,291 or 9.0% over the previous year. The increase was attributed to the following:

- ❖ \$700,000 to replace the elimination of Local Government Aid (LGA).
- ❖ \$252,291 for citywide inflationary impacts including personnel costs (net of the elimination of employee positions). Employee COLA was 2.5%.
- ❖ \$125,000 for increased investment in vehicle and equipment replacements.

Some of these impacts were reduced by the elimination of employee positions.

2006

The 2006 tax levy increased by \$531,900 or 5.0% over the previous year. The increase was attributed to the following:

- ❖ \$125,000 for additional police dispatch and records management software.
- ❖ \$69,000 for an additional police officer position.
- ❖ \$100,000 for recreational facility improvements at the Skating Center and Nature Center, and for the City's share of community gymnasium operating costs.
- ❖ \$25,000 for added s maintenance costs related to County Road C streetscape improvements.
- ❖ \$340,900 for citywide inflationary impacts including personnel costs. Employee COLA was 3.0%.

The costs noted above total \$659,900. However, the City relied on the use of cash reserves to fund \$128,000 of these additional costs.

2007

The 2007 tax levy increased by \$526,495 or 4.7% over the previous year. The increase was attributed to the following:

- ❖ \$128,000 to eliminate the City's reliance on cash reserves for the General Fund
- ❖ \$111,000 for added vehicle replacements and Park Improvement Program.
- ❖ \$287,495 for citywide inflationary impacts including personnel costs. Employee COLA was 3.0%.

2008

The 2008 tax levy increased by \$1,200,000, or 10.3% over the previous year. The increase was attributed to the following:

- ❖ \$200,000 for added vehicle and equipment replacements.
- ❖ \$80,000 to establish funding for IR2025 initiatives.
- ❖ \$25,000 to establish a levy for facility repairs and replacements.
- ❖ \$50,000 to establish a levy for information technology equipment.
- ❖ \$40,000 for added property/liability insurance
- ❖ \$150,000 for citywide inflationary impacts.

- ❖ \$100,000 to offset the decline in interest earnings.
- ❖ \$555,000 for added personnel costs. Employee COLA was 3.0-4.5% depending on the employee group.

Personnel cost increases included \$135,000 for the addition of 1.0 FTE's into the tax-supported programs. The position had previously been funded from programs whose revenues had been declining for several years. It also included the addition of 0.75 FTE's in the Administration and Fire Departments.

The City also experienced significant healthcare cost increases. The employer share of healthcare costs increased by \$150,000 during this year alone, with employees paying an additional \$150,000 increase.

2009

The 2009 tax levy increased by \$242,500, or 1.9% over the previous year. The increase was solely dedicated to new debt service on the Ice Arena, which meant there was no new money for day-to-day operations.

However, this same year there were significant operating cost increases including new contractual obligations, higher motor fuel and energy costs, as well as added wage and healthcare costs. COLA for this year was 2.9% - 3.1%. At the same time, the Council eliminated funding for the City's general vehicle replacement program and appropriated funds from General Fund reserves.

In addition, due to the unexpected mid-year loss in MVHC reimbursement aid, the City made over \$400,000 in operating budget reductions including the elimination of a number of staffing positions.

2010

The 2010 tax levy increased by \$1,143,544, or 8.7% over the previous year. The increase was earmarked for the following:

- ❖ \$100,000 for the remaining Ice Arena debt annual debt service.
- ❖ \$450,000 to offset the loss of Market Value Homestead Credit (MVHC) aid.
- ❖ \$400,000 to restore vehicle replacement funding that had been eliminated in 2009.

This left approximately \$193,000 in new monies for day-to-day operations; much of which went to pay for new contractual obligations and an additional contribution to the Fire Relief Association. The City also restored approximately \$125,000 in program costs that were temporarily suspended (through position vacancies) in 2009 when the City lost MVHC. Employee COLA for this year was 1% for the Maintenance and Patrol Group, 2.95% for the Sgt.'s Group, and 0% for the non-union groups.

2011

The 2011 tax levy increased by \$420,000, or 2.9% over the previous year. This same year, the City redirected \$490,000 that had been used to pay for street improvement bonds to operations. These monies were used primarily as follows:

- ❖ \$265,000 for Nuisance Code Enforcement (previously paid with building permit revenues)
- ❖ \$65,000 for new contractual obligations such as legal, police and fire dispatch, auditing, etc.
- ❖ \$25,000 for additional MVHC loss.
- ❖ \$200,000 to offset declining interest earnings and other non-tax revenues.
- ❖ \$20,000 for added pathway and boulevard maintenance
- ❖ \$300,000 for inflationary impacts including personnel costs. Employee COLA was 0% for the Maintenance Group, 0.65% for Police Sergeants, and 1% for all other employee groups.

2012

The 2012 tax levy increased by \$259,250, or 1.8% over the previous year. All of the increase was dedicated towards the City's capital replacement funds.

Because the City was experiencing general inflationary cost increases in most programs, it did require a \$480,000 reduction in the operating budgets. Employee COLA for this year was 1% - 2.75% depending on the employee group.

Final Comments

It should also be noted, that despite significant tax levy increases over the past 10 years, the City's local tax rate has remained well below most other cities in the metro area. In fact, in 2002 Roseville's tax rate was 24% below the average for peer communities. In 2011 (the most recent year available) it's 25% - virtually unchanged.

This suggests that that Roseville's tax levy increases during the past decade were quite typical when compared to other cities. However, this gap will narrow considerably as the City proceeds through the major infrastructure renewal cycle it began in 2011.



Memo

Attachment G

To: Mayor and City Council
Bill Malinen, City Manager
From: Chris Miller, Finance Director
Date: August 27, 2012
Re: Summary of City Cash Reserves

Introduction

The purpose of this memo is to provide a summary of the City's current cash reserve levels, as well as an overview on why the City maintains cash reserves.

Reserves are oftentimes referred to as cash, rainy day funds, contingency funds, or fund balance. In many instances these terms can be used interchangeably. However, for purposes of this discussion we'll refer to them as 'cash reserves' - or monies that the City can draw upon to provide for; day-to-day operations, capital replacements, one-time expenditures, or unforeseen circumstances.

One further distinction is made with regard to the City's cash reserves. All municipalities are required to distinguish between *restricted* reserves and *unrestricted* reserves. These categories are described in further detail below.

The Role of Cash Reserves

Municipalities maintain reserves for the following reasons:

- ❖ Provide cash flow to support current operations in between revenue collection periods
- ❖ To address unforeseen circumstances
- ❖ To provide for future capital expenditures
- ❖ Strengthen overall financial condition, and bond (credit) rating

Most municipalities in Minnesota, including Roseville, rely heavily on the property tax to provide for its General Fund operations. However, property taxes are received by the City only twice per year. Therefore, the City must maintain reserves to offset the lengthy period of time during which property taxes are not being collected. Reserves are also held to address unforeseen circumstances such as weather-related damage to City facilities, or to offset an unexpected loss in revenues like state-aid.

In addition, reserves are also systematically established to provide for future expenditures that are expected to occur in the future, such as reconstructing a road or replacing a fire truck. Finally, reserves are held to strengthen a City's overall financial condition. Simply put, the greater the reserves, the stronger the City's overall financial condition will be. Strong reserve levels allow cities to respond better to changing circumstances, and preserve a greater number of options as compared to weaker reserve levels.

A strong reserve level can also produce a better bond rating. Currently, the City enjoys an ‘Aaa’ rating from Moody’s, and an ‘AA’ rating from Standard & Poor’s, which places the City in the upper 6% nationally. If our bond rating should fall, it would translate into higher borrowing costs. A bond rating that is reduced by just one tier from ‘Aaa’ to Aa1’ could result in an additional \$25,000-\$35,000 in interest costs for each \$1 million issued in today’s markets.

Restricted vs. Unrestricted

As noted above, all municipalities must distinguish between *restricted* and *unrestricted* cash reserves. *Restricted* reserves are monies that have constraints placed on them by either external entities such as debt covenants, grantors, or laws and regulations of another government; or by laws through constitutional provisions or enabling legislation.

Examples of *Restricted* Funds include:

- a) Community Development (building permit fees)
- b) Communications (franchise fees)
- c) Water, Sanitary Sewer, Storm Sewer (fees)

Because these funds are restricted, they are unavailable for general purposes such as police, fire, streets, etc. They can only be used for the purpose in which the fees were imposed.

In contrast, *unrestricted* cash reserves such as those held in the General Fund can be used for any public purpose. It should be noted however that these funds are oftentimes segregated or earmarked for specific programs and services. Re-purposing these funds will likely have an impact on service levels.

Current Cash Reserve Levels

The following table depicts the City’s current cash reserve levels as of 12/31/11 (the last year for which audited financial statements are available) for key operating funds:

<u>Fund</u>	<u>2011</u>	<u>Target</u>	<u>Actual</u>	<u>\$\$ Over</u>	<u>\$\$ Amount</u>
		<u>Pct.</u>	<u>Pct.</u>	<u>(Under)</u>	<u>Unrestricted</u>
General	\$ 5,864,386	40%	47%	\$ 899,707	\$ 5,864,386
Parks & Recreation	321,089	25%	8%	(655,127)	321,089
Community Development	163,163	40%	16%	(257,451)	-
Communications	521,444	20%	142%	448,097	-
Information Technology	109,199	20%	9%	(140,447)	109,199
License Center	598,391	20%	53%	372,286	598,391
Water	-	50%	0%	(3,501,375)	-
Sanitary Sewer	1,694,303	50%	35%	(724,546)	-
Storm Sewer	2,614,527	50%	137%	1,659,558	-
Recycling	136,342	50%	26%	(126,104)	-
Golf Course	<u>\$ 391,242</u>	50%	94%	<u>\$ 184,167</u>	<u>\$ 391,242</u>
Total	\$12,414,086			\$ (1,841,234)	\$ 7,284,307

As indicated in the chart, the City has approximately \$12.4 million in cash reserves in its key operating funds – funds used to provide for day-to-day activities.

However, even with these reserve levels, the City remains \$1.8 million below the Council-adopted target levels. In addition, only \$7.2 million is unrestricted and available for general public purposes. Again, the Council is cautioned when considering whether to re-purpose these funds. Doing so would leave critical functions in a weaker financial condition.

The City also maintains cash reserves in its capital replacement funds. The following table depicts the City's current cash reserve levels as of 12/31/11 (the last year for which audited financial statements are available) for key capital replacement funds:

<u>Fund</u>	<u>2011</u>	<u>Target</u> <u>Pct.</u>	<u>Actual</u> <u>Pct.</u>	<u>\$\$ Over</u> <u>(Under)</u>	<u>\$\$ Amount</u> <u>Unrestricted</u>
Police Vehicles & Equipment	\$ 133,242	n/a	n/a	n/a	\$ 133,242
Fire Vehicles & Equipment	368,041	n/a	n/a	n/a	\$ 368,041
Parks & Rec Vehicles & Equipment	25,358	n/a	n/a	n/a	\$ 25,358
Public Works Vehicles & Equipment	204,329	n/a	n/a	n/a	\$ 204,329
Central Svcs. Equipment	93,928	n/a	n/a	n/a	\$ 93,928
Building Replacement	576,280	n/a	n/a	n/a	576,280
PIP	322,823	n/a	n/a	n/a	-
Street Replacement	<u>\$12,829,107</u>	n/a	n/a	n/a	<u>\$ 12,829,107</u>
Total	\$14,553,108				\$ 14,230,285

As indicated in the chart, the City has approximately \$14.5 million in cash reserves in its key capital replacement funds – funds set aside for future capital. Nearly all of these reserves are unrestricted meaning they could be re-purposed. Again, doing so could come at great expense to existing programs and service levels. The Council is strongly advised to look at the 20-year Capital Improvement Plan (CIP) to fully ascertain whether the reserves held in these funds are sufficient to meet the City's long-term capital asset needs.

Relationship between Reserves & Property Taxes

In addition to the roles identified above, cash reserves also play a role in determining what the City's property tax levy needs to be. In 2011, the City's operating cash reserves earned approximately \$850,000 in interest earnings. These interest earnings were used to provide funding for current operations, thereby reducing the amount needed from property taxes or fees.

A significant portion of these earnings were contained in the Street Replacement Fund and were used to finance the annual Mill and Overlay Program for neighborhood streets.

Holding all other factors constant, if reserve levels drop by 10%, the City would have earned only \$750,000 in earnings; a decrease of \$100,000. This would have necessitated a corresponding increase in the tax levy and/or fees to keep funding levels the same.

Final Comments

It is recognized that the City's overall financial condition is strong in large part due to its healthy reserve levels. However, the Council is advised to refrain from unsustainable practices such as using reserves to support regular on-going operations. In addition, to remain strong, cash reserve levels need to continue growing in proportion with the operating budget.



Memo

Attachment H

To: Mayor and City Council
Bill Malinen, City Manager
From: Chris Miller, Finance Director
Date: September 10, 2012
Re: Market Value Report from Ramsey County

Introduction

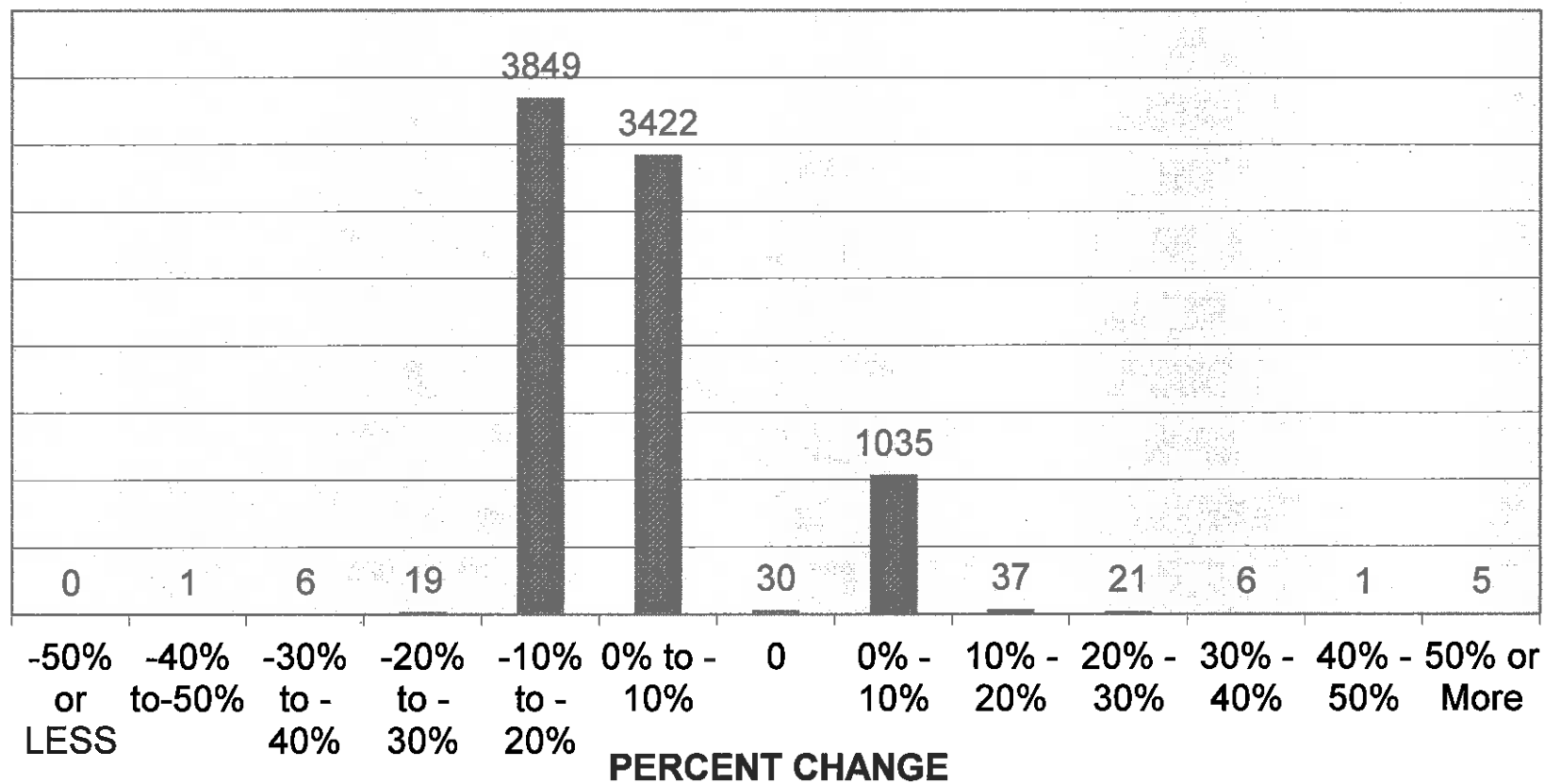
The attached materials were prepared by the Ramsey County Assessor's Office. They depict the changes to various market values in Roseville and in Ramsey County.

As reported at a previous Council meeting, the median value of homes in Roseville declined by 8.7% over the previous year. Looking further at the detail, you will find that 41% of all single-family homes declined in value by 0-10%, and another 46% declined 10-20%. Only 12% of homes experienced an increase in value.

The proposed 2013 tax levy calls for an increase of 14.5%. Holding all other factors constant, a single family home that experienced a market value decline of less than 14.5% (or an increase, or no change) would still pay more in taxes next year. Homes that experienced a decline in market value greater than 14.5% would actually see their taxes go down.

Based on the information provided by Ramsey County, it would appear that as many as 700-1,200 single-family homes could see a tax decrease in 2013.

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2011 TO 2012 (SINGLE FAMILY - ROSEVILLE)



RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS

SORTED BY PROPERTY TYPE AND CITY/SUBURBAN

2011 payable 2012 vs. 2012 payable 2013

CITY ST.	2011 pay 2012 ESTIMATED MARKET VALUE TOTALS with Added Improvement	2012 pay 2013 ADDED IMPROVEMENT	2012 pay 2013 ESTIMATED MARKET VALUE TOTALS with Added Improvement	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Including Added Improvements	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt
PAUL						
RESIDENTIAL	13,094,910,500	34,675,000	12,126,902,000	-968,008,500	-1,002,683,500	-7.4%
AGRICULTURAL HIGH VALUE	5,042,500	0	4,940,500	-102,000	-102,000	-2.0%
APARTMENT	2,219,626,900	13,169,100	2,289,173,300	69,546,400	56,377,300	3.1%
COMMERCIAL/ INDUSTRIAL	3,662,381,800	9,581,200	3,547,000,900	-115,380,900	-124,962,100	-3.2%
TOTAL	18,981,961,700	57,425,300	17,968,016,700	-1,013,945,000	-1,071,370,300	-5.3%
SUBURBS						
RESIDENTIAL	15,638,219,800	49,803,000	14,421,059,000	-1,217,160,800	-1,266,963,800	-7.8%
AGRICULTURAL HIGH VALUE	35,032,500	0	37,066,700	2,034,200	2,034,200	5.8%
APARTMENT	1,461,171,600	10,360,600	1,511,461,100	50,289,500	39,928,900	3.4%
COMMERCIAL/ INDUSTRIAL	4,976,063,000	15,349,000	4,859,946,800	-116,116,200	-131,465,200	-2.3%
TOTAL	22,110,486,900	75,512,600	20,829,533,600	-1,280,953,300	-1,356,465,900	-5.8%
COUNTY WIDE						
RESIDENTIAL	28,733,130,300	84,478,000	26,547,961,000	-2,185,169,300	-2,269,647,300	-7.6%
AGRICULTURAL HIGH VALUE	40,075,000	0	42,007,200	1,932,200	1,932,200	4.8%
APARTMENT	3,680,798,500	23,529,700	3,800,634,400	119,835,900	96,306,200	3.3%
COMMERCIAL/ INDUSTRIAL	8,638,444,800	24,930,200	8,406,947,700	-231,497,100	-256,427,300	-2.7%
TOTAL	41,092,448,600	132,937,900	38,797,550,300	-2,294,898,300	-2,427,836,200	-5.6%

AI Is Added Improvement

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

(All 2012 pay 2013 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2012)

(2011 p 2012 Values Taken From the 2011 p 2012 Fall Mini Abstract

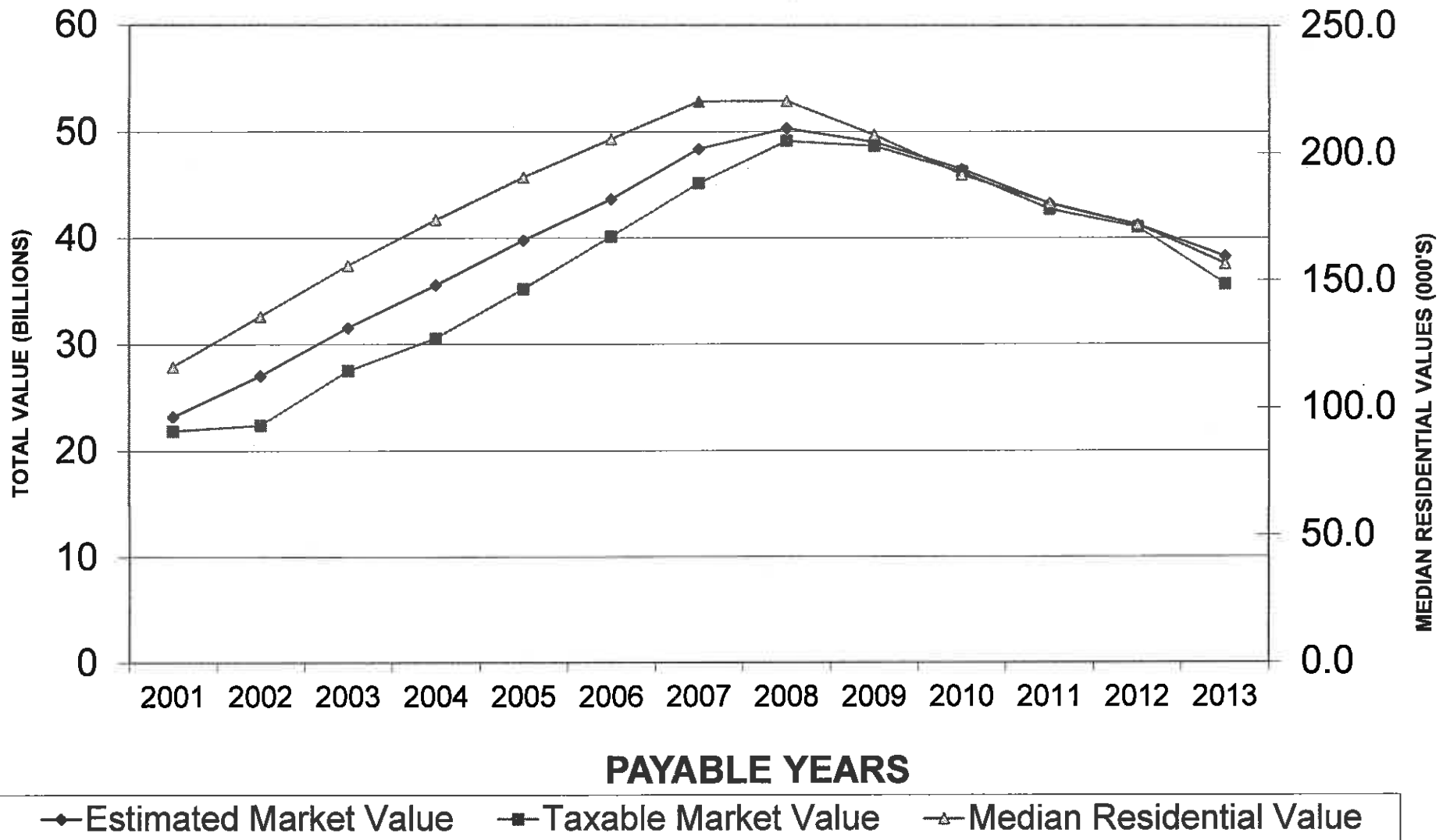
(2012 p 2013 Values Taken From the 2012 p 2013 Spring Mini Abstract

(Includes Added Improvement for 2011 p 2012 and 2012 p 2013)

(Includes Vacant Land for all Property Types)

Prepared 3/22/2012 JG/SB

**TREND OF TOTAL COUNTYWIDE ESTIMATED AND TAXABLE VALUE VS.
MEDIAN RESIDENTIAL VALUE 2001 -2012**



Mar-12

2012	2012 Residential Estimated Market Value	Percentage Change in Resid. Value '11 to '12	2012 Apartment Estimated Market Value	Percentage Change in Apartment Value '11 to '12	2012 Commercial / Industrial Estimated Market Value	Percentage Change in Commercial Value '11 to '12	2012 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	Percentage Change in Total Value '11 to '12
ARDENHILLS	663,470,600	-5.70	9,132,200	3.60	337,009,800	-2.30	1,009,612,600	-4.29
BLAINE	0		0		40,609,000	-5.20	40,609,000	-5.15
FALCON HEIGHTS	298,713,700	-8.90	36,422,400	-1.80	24,791,800	-0.30	359,927,900	-7.67
GEM LAKE	66,005,700	-11.50	0	0.00	23,566,200	-4.40	89,571,900	-9.75
LAUDERDALE	107,092,500	-7.40	23,414,400	1.65	17,743,100	-0.35	148,250,000	-5.25
LITTLE CANADA	498,745,700	-6.20	96,367,000	1.80	241,257,900	-3.40	836,370,600	-4.54
MAPLEWOOD	1,887,737,300	-11.20	278,150,200	4.50	922,364,700	-1.70	3,088,252,200	-7.31
MOUNDS VIEW	517,880,900	-7.33	80,707,700	0.90	267,392,600	0.02	865,981,200	-4.35
NORTH ST PAUL	551,100,600	-10.10	62,893,600	1.15	86,485,800	-5.40	700,480,000	-8.58
NEW BRIGHTON	1,236,589,700	-7.16	167,833,400	5.20	327,359,900	-1.70	1,731,783,000	-5.09
NORTH OAKS	969,148,000	-5.60	46,499,800	-0.60	55,091,500	-3.90	1,070,739,300	-5.35
ROSEVILLE	2,151,651,400	-7.60	295,986,100	3.08	1,281,410,700	-2.30	3,729,048,200	-5.05
SHOREVIEW	2,118,595,900	-6.02	77,076,500	4.30	357,425,100	-2.40	2,553,097,500	-5.23
SPRING LAKE PARK	10,119,700	-4.80	498,500	0.00	440,800	-0.27	11,059,000	-4.41
ST ANTHONY	101,781,500	-9.10	83,788,100	2.50	64,960,800	-5.20	250,530,400	-4.47
ST PAUL	12,126,455,100	-7.40	2,288,747,300	3.10	3,544,546,200	-3.20	17,959,748,600	-5.36
VADNAIS HEIGHTS	880,336,200	-7.50	51,555,500	10.00	330,639,700	-3.00	1,262,531,400	-5.77
WHITE BEAR LAKE	1,421,512,300	-8.70	185,279,300	2.90	337,907,100	-3.20	1,944,698,700	-6.80
WHITE BEAR TOWN	936,973,800	-7.80	4,200,000	8.00	142,780,300	-0.40	1,083,954,100	-6.86
SUBURBAN	14,417,455,500	-7.80	1,499,804,700	3.28	4,818,627,800	-2.26	20,735,888,000	-5.83
COUNTYWIDE	26,543,910,600	-7.60	3,788,552,000	3.18	8,403,783,000	-2.68	38,736,245,600	-5.61

2011	2011 Residential Estimated Market Value	Percentage Change In Resid. Value '10 to '11	2011 Apartment Estimated Market Value	Percentage Change In Apartment Value '10 to '11	2011 Commercial / Industrial Estimated Market Value	Percentage Change In Commercial Value '10 to '11	2011 Total Real Property Estimated Market Value (Excludes Utility, Leased Public, Manuf Homes and Railroad)	Percentage Change in Total Value '10 to '11
ARDENHILLS	701,292,900	-3.58	8,814,500	1.80	344,802,300	-0.64	1,054,909,700	-2.54
BLAINE	0		0		42,816,000	-1.85	42,816,000	-1.85
FALCON HEIGHTS	327,866,900	-2.24	37,078,600	1.40	24,866,300	1.64	389,811,800	-1.67
GEM LAKE	74,598,100	-6.86	0	0.00	24,652,500	0.15	99,250,600	-4.90
LAUDERDALE	115,622,500	-4.43	23,033,700	3.16	17,808,900	-0.70	156,465,100	-2.97
LITTLE CANADA	531,832,900	-3.86	94,625,200	3.89	249,655,800	-1.39	876,113,900	-2.37
MAPLEWOOD	2,126,885,100	-6.20	266,121,600	3.72	938,695,200	-2.11	3,331,701,900	-4.39
MOUNDS VIEW	558,393,700	-4.28	79,988,400	3.17	266,944,700	-1.20	905,326,800	-2.75
NORTH ST PAUL	612,653,600	-3.80	62,179,800	1.72	91,398,800	-3.41	766,232,200	-3.33
NEW BRIGHTON	1,331,857,500	-5.08	159,491,900	2.90	333,245,600	-1.88	1,824,595,000	-3.86
NORTH OAKS	1,027,127,300	-2.60	46,760,000	-20.10	57,322,000	-3.34	1,131,209,300	-3.55
ROSEVILLE	2,328,009,100	-4.00	287,131,300	2.15	1,312,064,700	-4.35	3,927,205,100	-3.69
SHOREVIEW	2,253,690,000	-4.84	73,935,600	4.78	366,349,900	-4.09	2,693,975,500	-4.49
SPRING LAKE PARK	10,629,300	-9.70	498,500	0.00	442,000	0.00	11,569,800	-8.98
ST ANTHONY	111,980,400	-5.54	81,741,300	2.89	68,520,400	-3.15	262,242,100	-2.48
ST PAUL	13,094,907,500	-4.48	2,219,626,900	0.56	3,662,381,800	-2.95	18,976,916,200	-3.62
VADNAIS HEIGHTS	951,995,200	-4.54	46,869,100	7.59	340,928,000	-2.43	1,339,792,300	-3.64
WHITE BEAR LAKE	1,557,296,400	-4.92	180,025,400	5.62	349,185,100	-3.78	2,086,506,900	-3.91
WHITE BEAR TOWN	1,016,488,900	-5.69	3,890,300	-0.33	143,364,800	-4.26	1,163,744,000	-5.48
SUBURBAN	15,638,219,800	-4.64	1,452,185,200	2.41	4,930,247,000	-2.88	22,020,652,000	-3.81
COUNTYWIDE	28,733,127,300	-3.72	3,671,812,100	1.28	8,635,444,800	-2.91	41,040,384,200	-3.72

MEDIAN ESTIMATED MARKET VALUE OF RESIDENTIAL IN RAMSEY COUNTY***

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City

			2011 p 2012	2012 p 2013		2012
			Median Value	Median Value	% Change	Average
JURISDICTION		# Parcels				Value
SUNRAY-BATTLECREEK	1	4,830	138,850	125,200	-9.83%	137,537
GREATER EAST SIDE	2	7,052	118,600	105,000	-11.47%	105,346
WEST SIDE	3	3,706	140,200	124,100	-11.48%	130,674
DAYTON'S BLUFF	4	4,001	101,400	82,900	-18.24%	84,893
PAYNE-PHALEN	5	6,831	106,700	98,900	-7.31%	100,276
NORTH END	6	5,616	109,600	90,000	-17.88%	98,681
THOMAS DALE	7	3,038	90,800	72,700	-19.93%	73,883
SUMMIT-UNIVERSITY	8	3,773	167,400	159,400	-4.78%	206,071
WEST SEVENTH	9	3,276	146,750	133,300	-9.17%	147,071
COMO	10	3,686	193,350	168,600	-12.80%	178,463
HAMLIN-MIDWAY	11	3,304	155,800	137,000	-12.07%	139,141
ST ANTHONY PARK	12	1,673	234,300	231,500	-1.20%	253,578
MERRIAM PARK	13	3,869	242,850	228,000	-6.11%	266,207
MACALESTER-GROVELAND	14	6,279	251,000	245,000	-2.39%	274,988
HIGHLAND	15	6,482	250,050	240,800	-3.70%	279,969
SUMMIT HILL	16	1,823	331,400	290,100	-12.46%	369,295
DOWNTOWN	17	1,956	129,800	115,800	-10.79%	142,765
AIRPORT	20					
ARDEN HILLS	25	2,507	250,800	237,600	-5.26%	258,466
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,292	238,900	215,050	-9.98%	230,911
GEM LAKE	37	154	247,000	228,100	-7.65%	375,042
LAUDERDALE	47	645	177,000	162,300	-8.31%	165,170
LITTLE CANADA	53	2,617	192,300	183,200	-4.73%	184,603
MAPLEWOOD	57	11,235	171,800	151,400	-11.87%	165,802
MOUNDS VIEW	59	3,181	168,200	157,900	-6.12%	161,632
NEW BRIGHTON	63	6,212	200,500	184,550	-7.96%	198,658
NORTH OAKS	67	1,562	533,700	485,150	-9.10%	583,577
NORTH ST. PAUL	69	3,593	159,200	140,800	-11.56%	151,486
ROSEVILLE	79	10,952	196,500	177,500	-9.67%	193,301
ST. ANTHONY	81	607	183,500	174,600	-4.85%	176,132
SHOREVIEW	83	9,387	215,400	203,500	-5.52%	223,909
SPRING LAKE PARK	85	69	145,500	146,662	0.80%	29,142
VADNAIS HEIGHTS	89	4,309	197,750	187,400	-5.23%	200,524
WHITE BEAR LAKE	93	7,610	176,000	160,500	-8.81%	184,386
WHITE BEAR TOWN	97	4,322	208,500	186,950	-10.34%	212,692
SUBURBS		70,254	191,700	174,700	-8.87%	201,881
CITY OF ST. PAUL		71,195	146,600	131,800	-10.10%	168,828
COUNTYWIDE		141,449	172,200	156,600	-9.06%	185,244

*Excludes added improvement in 2012 values, leased public property, exempt property, and vacant land.

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

Mar-12

MEDIAN ESTIMATED MARKET VALUE OF SINGLE-FAMILY HOMES IN RAMSEY COUNTY

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013

Sorted by St. Paul Planning District or City

JURISDICTION	#	# Parcels	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	4,359	139,700	126,400	-9.52%	139,952
GREATER EAST SIDE	2	6,581	118,700	104,600	-11.88%	104,917
WEST SIDE	3	3,048	140,400	124,400	-11.40%	131,672
DAYTON'S BLUFF	4	3,183	101,900	82,800	-18.74%	84,032
PAYNE-PHALEN	5	5,702	110,100	100,250	-8.95%	102,547
NORTH END	6	4,763	112,300	91,700	-18.34%	100,182
THOMAS DALE	7	2,139	97,400	72,900	-25.15%	72,495
SUMMIT-UNIVERSITY	8	1,888	158,900	153,200	-3.59%	220,872
WEST SEVENTH	9	2,362	144,900	132,300	-8.70%	134,184
COMO	10	3,451	195,800	171,100	-12.61%	181,521
HAMLIN-MIDWAY	11	2,901	155,100	136,300	-12.12%	138,051
ST ANTHONY PARK	12	1,077	278,400	275,100	-1.19%	289,098
MERRIAM PARK	13	3,253	245,000	228,300	-6.82%	271,698
MACALESTER-GROVELAND	14	5,649	256,300	249,600	-2.61%	285,330
HIGHLAND	15	5,722	262,300	254,450	-2.99%	295,799
SUMMIT HILL	16	1,117	397,500	365,800	-7.97%	446,891
DOWNTOWN	17	26	291,200	270,400	-7.14%	506,642
AIRPORT	20					
ARDEN HILLS	25	2,078	272,800	257,400	-5.65%	286,017
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,134	244,800	218,900	-10.58%	234,602
GEM LAKE	37	152	247,000	228,100	-7.65%	360,682
LAUDERDALE	47	481	183,200	166,700	-9.01%	175,118
LITTLE CANADA	53	1,680	217,000	205,350	-5.37%	235,813
MAPLEWOOD	57	8,971	182,900	160,700	-12.14%	176,579
MOUNDS VIEW	59	2,829	171,300	161,200	-5.90%	165,934
NEW BRIGHTON	63	5,016	214,100	197,300	-7.85%	213,862
NORTH OAKS	67	1,504	545,050	493,200	-9.51%	591,044
NORTH ST. PAUL	69	3,361	160,000	142,000	-11.25%	153,423
ROSEVILLE	79	8,496	206,300	188,400	-8.68%	213,954
ST. ANTHONY	81	154	233,900	220,050	-5.92%	272,344
SHOREVIEW	83	6,649	235,700	222,200	-5.73%	261,600
SPRING LAKE PARK	85	34	176,450	164,700	-6.66%	161,382
VADNAIS HEIGHTS	89	2,903	222,900	213,300	-4.31%	239,186
WHITE BEAR LAKE	93	6,381	179,200	163,600	-8.71%	189,831
WHITE BEAR TOWN	97	3,389	212,900	190,500	-10.52%	222,479
SUBURBS		55,212	204,700	186,900	-8.70%	220,797
CITY OF ST. PAUL		57,221	149,300	133,700	-10.45%	174,046
COUNTYWIDE		112,433	182,100	165,800	-8.95%	197,004

*Excludes added improvement from 2012 values, leased public property, and exempt property, and vacant land.

** Single-family includes LUC 545, 1/2 double dwelling.

Mar-12

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013

Arrayed By District and City		2011 p 2012		2012 p 2013		2012 Average Value
District / Jurisdiction		Parcel Count	Median Value	Median Value	% Change	
SUNRAY-BATTLECREEK	1	147	100,400	80,500	-19.82%	91,437
GREATER EAST SIDE	2	77	113,900	116,200	2.02%	109,055
WEST SIDE	3	89	88,600	88,600	0.00%	105,081
DAYTON'S BLUFF	4	39	152,300	144,700	-4.99%	133,190
PAYNE-PHALEN	5	53	135,900	129,200	-4.93%	126,757
NORTH END	6	123	100,900	100,900	0.00%	124,576
THOMAS DALE	7	20	102,400	102,400	0.00%	90,100
SUMMIT-UNIVERSITY	8	173	152,400	149,500	-1.90%	198,836
WEST SEVENTH	9	92	190,950	168,800	-11.60%	225,186
COMO	10	8	128,100	128,100	0.00%	123,838
HAMLIN-MIDWAY	11					
ST ANTHONY PARK	12	71	149,000	111,800	-24.97%	126,887
MERRIAM PARK	13	4	128,500	96,400	-24.98%	97,400
MACALESTER-GROVELAND	14	28	272,200	272,200	0.00%	253,350
HIGHLAND	15	60	194,000	194,000	0.00%	200,107
SUMMIT HILL	16	25	343,200	348,100	1.43%	313,952
DOWNTOWN	17	9	400,000	400,000	0.00%	458,267
ARDEN HILLS	25	349	121,200	118,800	-1.98%	134,096
FALCON HEIGHTS	33	15	448,000	448,000	0.00%	347,127
GEM LAKE	37					
LAUDERDALE	47	42	207,750	207,750	0.00%	207,419
LITTLE CANADA	53	308	188,600	184,100	-2.39%	177,474
MAPLEWOOD	57	953	149,400	132,000	-11.65%	142,954
MOUNDS VIEW	59	38	201,500	187,400	-7.00%	178,876
NEW BRIGHTON	63	440	151,900	146,700	-3.42%	155,876
NORTH OAKS	67	146	616,350	476,650	-22.67%	502,827
NORTH ST. PAUL	69	105	124,400	111,800	-10.13%	117,162
ROSEVILLE	79	672	188,400	164,100	-12.90%	201,186
ST. ANTHONY	81	148	164,150	144,950	-11.70%	152,551
SHOREVIEW	83	1,815	147,400	123,900	-15.94%	151,891
SPRING LAKE PARK	85	35	142,300	136,500	-4.08%	132,363
VADNAIS HEIGHTS	89	692	146,600	123,400	-15.83%	156,552
WHITE BEAR LAKE	93	634	170,300	142,500	-16.32%	171,767
WHITE BEAR TOWN	97	620	222,000	211,800	-4.59%	218,447
SUBURBS		7,012	159,800	143,800	-10.01%	171,631
CITY OF ST. PAUL		1,018	136,850	128,750	-5.92%	154,034
COUNTYWIDE		8,030	157,300	142,200	-9.60%	169,400

*Excludes added improvement from 2012 values, leased public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*
2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City or District

Jurisdiction	#	Parcel Count	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	2012 Average Value
SUNRAY-BATTLECREEK	1	116	90,600	71,200	-21.41%	74,108
GREATER EAST SIDE	2	156	109,000	106,500	-2.29%	108,338
WEST SIDE	3	97	95,000	87,300	-8.11%	93,384
DAYTON'S BLUFF	4	132	75,700	66,200	-12.55%	69,776
PAYNE-PHALEN	5	44	93,200	60,600	-34.98%	59,357
NORTH END	6	184	95,250	62,500	-34.38%	73,165
THOMAS DALE	7	250	51,000	51,000	0.00%	64,825
SUMMIT-UNIVERSITY	8	1,156	160,000	154,000	-3.75%	166,014
WEST SEVENTH	9	462	187,950	185,800	-1.14%	222,588
COMO	10	125	113,300	102,000	-9.97%	105,886
HAMLIN-MIDWAY	11	12	100,300	85,250	-15.00%	85,983
ST ANTHONY PARK	12	362	192,000	186,200	-3.02%	182,430
MERRIAM PARK	13	119	133,000	124,600	-6.32%	146,392
MACALESTER-GROVELAND	14	297	60,000	55,200	-8.00%	78,816
HIGHLAND	15	535	144,500	131,100	-9.27%	138,207
SUMMIT HILL	16	477	184,350	170,700	-7.40%	203,343
DOWNTOWN	17	1,916	127,900	114,500	-10.48%	133,818
ARDEN HILLS	25	72	83,000	58,100	-30.00%	56,036
FALCON HEIGHTS	33	131	183,600	174,000	-5.23%	188,308
GEM LAKE	37					
LAUDERDALE	47	104	110,000	107,800	-2.00%	98,848
LITTLE CANADA	53	612	48,000	43,000	-10.42%	46,813
MAPLEWOOD	57	1,284	116,200	103,600	-10.84%	107,809
MOUNDS VIEW	59	259	118,700	113,600	-4.30%	112,657
NEW BRIGHTON	63	668	120,800	117,400	-2.81%	115,361
NORTH OAKS	67	19	334,400	327,700	-2.00%	323,874
NORTH ST. PAUL	69	77	124,500	94,500	-24.10%	98,314
ROSEVILLE	79	1,695	84,200	72,500	-13.90%	85,296
ST. ANTHONY	81	294	121,050	102,900	-14.99%	136,754
SHOREVIEW	83	973	108,300	88,000	-18.74%	96,666
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	700	95,600	74,400	-22.18%	83,226
WHITE BEAR LAKE	93	514	135,600	115,400	-14.90%	130,494
WHITE BEAR TOWN	97	305	118,300	97,500	-17.58%	94,100
SUBURBS		7,707	102,200	89,900	-12.04%	98,468
CITY OF ST. PAUL		6,440	135,000	125,900	-6.74%	142,743
COUNTYWIDE		14,147	113,100	100,600	-11.05%	118,623

*Excludes exempt property, leased public property, added improvement from the 2012 values, and vacant land.

Mar-12

QUALIFIED RESIDENTIAL SALES BETWEEN 10/1/10 AND 9/30/11

By District / City

Jurisdiction		Sale Count	Median Price	Average Price	Standard Deviation	Minimum Price	Maximum Price
SUNRAY-BATTLECREEK	1	82	134,500	152,253	64,099	63,000	446,500
GREATER EAST SIDE	2	155	124,350	122,663	26,330	57,205	235,000
WEST SIDE	3	50	131,427	131,445	37,354	40,000	260,000
DAYTON'S BLUFF	4	47	107,500	106,876	32,459	45,000	174,600
PAYNE-PHALEN	5	130	118,388	117,699	29,063	40,000	200,000
NORTH END	6	84	120,165	118,746	46,114	40,630	305,000
THOMAS DALE	7	15	115,000	113,387	32,067	57,000	169,050
SUMMIT-UNIVERSITY	8	85	218,250	272,769	213,244	62,900	1,600,000
WEST SEVENTH	9	62	160,526	185,038	91,708	40,000	505,000
COMO	10	80	177,950	185,376	54,434	70,000	379,000
HAMLIN-MIDWAY	11	57	149,900	145,675	41,255	58,000	302,000
ST ANTHONY	12	34	283,800	293,635	137,167	113,000	684,000
MERRIAM PARK	13	77	232,000	285,387	176,755	74,900	1,150,000
MACALESTER-GROVELAND	14	175	253,000	273,013	132,154	40,000	1,070,000
HIGHLAND	15	189	254,000	297,933	151,841	85,450	910,000
SUMMIT HILL	16	42	328,500	400,987	228,288	121,000	875,000
DOWNTOWN	17	51	161,630	197,437	119,327	54,900	700,000
ARDEN HILLS	25	41	204,800	234,754	109,488	53,350	425,000
FALCON HEIGHTS	33	26	203,100	216,762	56,649	145,000	358,000
GEM LAKE	37	1	240,000	240,000		240,000	240,000
LAUDERDALE	47	6	135,825	136,269	33,477	90,000	192,035
LITTLE CANADA	53	59	164,900	187,877	168,498	32,000	596,000
MAPLEWOOD	57	179	161,873	179,488	76,748	40,000	415,000
MOUNDS VIEW	59	40	177,750	180,898	63,178	97,000	462,000
NEW BRIGHTON	63	91	181,000	197,543	77,376	85,000	500,000
NORTH OAKS	67	43	555,000	635,713	272,362	340,000	1,555,000
NORTH ST. PAUL	69	63	156,700	158,978	42,510	94,570	305,000
ROSEVILLE	79	191	175,000	201,244	119,673	36,750	825,000
ST. ANTHONY	81	16	187,703	197,834	72,304	100,000	338,500
SHOREVIEW	83	188	219,000	255,574	176,468	37,500	1,280,043
SPRING LAKE	85						
VADNAIS	89	66	193,600	205,680	109,993	65,770	575,000
WHITE BEAR	93	152	168,000	197,933	181,647	63,000	2,100,000
WHITE BEAR	97	67	244,000	251,591	99,189	112,500	695,000
SUBURBS		1,229	182,263	221,532	158,544	32,000	2,100,000
CITY OF ST. PAUL		1,415	160,000	205,524	140,589	40,000	1,600,000
COUNTYWIDE		2,644	171,000	212,965	149,389	32,000	2,100,000

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

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*
2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City

JURISDICTION		# Parcels	2011p 2012	2012 p 2013	% Change	2012 Average
			Median Value	Median Value		Value
SUNRAY-BATTLECREEK	1	39	2,940,000	3,087,000	5.00%	4,444,121
GREATER EAST SIDE	2	100	528,000	528,000	0.00%	1,183,077
WEST SIDE	3	66	278,000	260,600	-6.26%	619,633
DAYTON'S BLUFF	4	115	271,400	247,500	-8.81%	631,443
PAYNE-PHALEN	5	170	275,000	240,000	-12.73%	676,499
NORTH END	6	155	567,000	554,400	-2.22%	975,154
THOMAS DALE	7	80	260,000	234,000	-10.00%	514,218
SUMMIT-UNIVERSITY	8	220	390,000	360,000	-7.69%	756,741
WEST SEVENTH	9	72	295,800	266,200	-10.01%	1,644,076
COMO	10	28	637,200	605,300	-5.01%	3,773,346
HAMLIN-MIDWAY	11	79	360,000	345,600	-4.00%	538,118
ST ANTHONY PARK	12	80	479,300	446,150	-6.92%	1,621,201
MERRIAM PARK	13	250	432,000	400,000	-7.41%	620,866
MACALESTER-GROVELAND	14	123	580,000	580,000	0.00%	761,051
HIGHLAND	15	157	867,000	860,000	-0.81%	2,139,236
SUMMIT HILL	16	114	610,000	578,800	-5.11%	812,469
DOWNTOWN	17	42	1,229,850	1,121,000	-8.85%	3,904,800
ARDEN HILLS	25	10	315,100	247,100	-21.58%	913,220
FALCON HEIGHTS	33	23	574,200	563,000	-1.95%	1,216,313
LAUDERDALE	47	18	820,100	837,000	2.06%	1,300,800
LITTLE CANADA	53	36	369,400	324,000	-12.29%	2,498,806
MAPLEWOOD	57	98	1,430,000	1,207,350	-15.57%	2,737,231
MOUNDS VIEW	59	67	273,600	263,300	-3.76%	1,177,118
NEW BRIGHTON	63	68	793,500	799,500	0.76%	2,309,513
NORTH OAKS	67	6	3,810,500	3,957,650	3.86%	8,046,300
NORTH ST. PAUL	69	62	354,000	310,000	-12.43%	982,537
ROSEVILLE	79	100	885,200	997,900	12.73%	2,809,397
ST. ANTHONY	81	25	1,001,300	1,020,000	1.87%	3,103,144
SHOREVIEW	83	18	2,968,600	3,117,000	5.00%	3,855,432
SPRING LAKE PARK	85	1	498,500	498,500	0.00%	498,500
VADNAIS HEIGHTS	89	22	342,000	770,400	125.26%	2,031,445
WHITE BEAR LAKE	93	58	2,034,300	2,136,000	5.00%	3,008,895
WHITE BEAR TWP	97	1	3,890,300	4,200,000	7.96%	4,200,000
CITY OF ST PAUL		1,890	462,000	440,000	-4.76%	1,119,819
SUBURBS		614	799,500	799,500	0.00%	2,311,912
COUNTYWIDE		2,504	504,000	495,000	-1.79%	1,412,129

*Excludes added improvement in 2012 values, and leased public property.

Parcels analyzed include vacant land zoned for apartment use

Mar-12

Note: A new apartment plat in Vadnais Heights last year created a number of new vacant land parcels resulting in a dramatic shift in median value.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN CITY OF ST. PAUL

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by Land Use Code (LUC, IN ST. PAUL)*

PROPERTY DESC.	LUC	# PARCELS	2011 p 2012	2012 p 2013	% Change
			Median Value	Median Value	
4 TO 9 UNITS	401	827	310,000	283,500	-8.55%
10 TO 19 UNITS	402	466	609,000	599,450	-1.57%
20 TO 49 UNITS	403	245	1,360,800	1,375,900	1.11%
50 TO 99 UNITS	404	66	3,836,700	4,017,750	4.72%
VACANT LAND	405	172	48,000	48,000	0.00%
APT MISC. IMPROV	406	14	112,000	117,600	5.00%
FRATERNITY/SORORITY	407	6	402,650	402,650	0.00%
100 PLUS UNITS	408	94	7,624,900	8,395,600	10.11%
CITYWIDE		1,890	462,000	440,000	-4.76%

*Excludes added improvement in 2012 values, leased public property, exempt property, and vacant land.

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MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by LUC

		2011p2012		2012p2013	
PROPERTY DESC.	LUC	# PARCELS	Median Value	Median Value	% Change
4 TO 9 UNITS	401	168	288,000	270,000	-6.25%
10 TO 19 UNITS	402	134	770,400	789,200	2.44%
20 TO 49 UNITS	403	110	2,034,300	2,059,850	1.26%
50 TO 99 UNITS	404	78	4,534,650	4,761,350	5.00%
APT MISC IMPROV	405	60	87,600	64,150	-26.77%
	406	5	73,400	82,700	12.67%
100 PLUS UNITS	408	59	7,573,100	8,115,700	7.16%
ALL SUBURBAN		614	799,500	799,500	0.00%

*Excludes added improvement in 2011 values, leased public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*

2011 Assessment Payable 2012 to 2012 Assessment Payable 2013 Sorted by City / District

JURISDICTION	# Parcels	2011 p 2012 Median Value	2012 p 2013 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1 69	830,000	808,200	-2.63%	21,209,000
GREATER EAST SIDE	2 103	267,800	248,200	-7.32%	15,550,000
WEST SIDE	3 213	400,950	377,200	-5.92%	11,515,600
DAYTON'S BLUFF	4 162	225,250	198,000	-12.10%	18,050,000
PAYNE-PHALEN	5 324	223,350	206,300	-7.63%	20,000,000
NORTH END	6 325	274,550	261,300	-4.83%	7,516,200
THOMAS DALE	7 189	391,900	364,900	-6.89%	6,065,400
SUMMIT-UNIVERSITY	8 167	348,700	341,400	-2.09%	9,115,700
WEST SEVENTH	9 233	393,700	374,000	-5.00%	26,476,100
COMO	10 61	497,550	485,800	-2.36%	16,976,000
HAMLIN-MIDWAY	11 172	423,750	399,550	-5.71%	16,762,400
ST ANTHONY PARK	12 247	749,500	750,000	0.07%	16,106,000
MERRIAM	13 226	454,200	437,250	-3.73%	23,690,600
MACALESTER-GROVELAND	14 145	395,900	385,700	-2.58%	3,181,000
HIGHLAND	15 135	634,850	632,200	-0.42%	10,604,400
SUMMIT HILL	16 112	611,300	587,550	-3.89%	8,500,000
DOWNTOWN	17 272	365,500	406,000	11.08%	71,426,100
AIRPORT	20				
ARDEN HILLS	25 88	1,803,100	1,805,650	0.14%	80,000,000
BLAINE	29 23	831,200	775,000	-6.76%	5,813,300
FAIRGROUNDS	30				
FALCON HEIGHTS	33 19	758,100	600,000	-20.85%	10,500,000
GEM LAKE	37 34	463,600	436,600	-5.82%	3,084,500
LAUDERDALE	47 18	608,000	604,000	-0.66%	3,229,100
LITTLE CANADA	53 237	416,500	400,000	-3.96%	21,900,100
MAPLEWOOD	57 389	796,000	745,800	-6.31%	210,000,000
MOUNDS VIEW	59 86	972,450	949,100	-2.40%	105,879,200
NEW BRIGHTON	63 204	771,200	671,200	-12.97%	11,222,000
NORTH OAKS	67 15	2,470,000	2,252,500	-8.81%	29,133,700
NORTH ST. PAUL	69 110	403,400	356,700	-11.58%	11,000,000
ROSEVILLE	79 422	1,454,500	1,428,000	-1.82%	93,901,400
ST. ANTHONY	81 42	822,450	841,350	2.30%	13,500,000
SHOREVIEW	83 123	1,060,550	1,037,200	-2.20%	41,515,000
SPRING LAKE PARK	85 2	199,000	198,400	-0.30%	228,800
VADNAIS HEIGHTS	89 183	835,600	792,600	-5.15%	15,026,500
WHITE BEAR LAKE	93 356	432,950	422,350	-2.45%	10,900,000
WHITE BEAR TWP	97 69	928,600	891,700	-3.97%	9,753,300
CITY OF ST PAUL	3,155	385,000	375,000	-2.60%	71,426,100
SUBURBS	2,420	756,200	714,700	-5.49%	210,000,000
COUNTYWIDE	5,575	498,800	476,800	-4.41%	210,000,000

*Excludes added improvement in 2012 values, leased public property, exempt property, and vacant land.

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2011 Payable 2012 Assessment VS. 2012 Payable 2013 Assessment

By Land Use Code (LUC) -COUNTYWIDE

LUC	Property Use- land Use	2012 Parcel Count	2011 Median Value	2012 Median Value	Change in Median Value 2011 to 2012	2012 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	16	1,209,100	1,091,550	-9.7%	1,843,400
320	FOUNDRIES & HEAVY MANUFACT PLANTS	18	1,750,550	1,650,000	-5.7%	2,650,372
330	MANUFACTURING AND ASSEMBLY MED		4,500,000			
340	MANUFACTURING & ASSEMBLY LIGHT	279	1,081,800	1,058,000	-2.2%	1,678,593
350	INDUSTRIAL WAREHOUSE LIGHT	3	337,100			
370	SMALL -MEDIUM SHOPS	1		380,000		380,000
390	GRAIN ELEVATORS	1	1,226,400	1,226,400	0.0%	1,226,400
398	INDUSTRIAL - MINIMUM IMPROVEMENT	16	729,100	1,090,700	49.6%	1,007,475
399	OTHER INDUSTRIAL STRUCTURES	18	330,850	244,600	-26.1%	1,086,467
410	MOTELS & TOURIST CABINS		1,843,400			
411	HOTELS	20	5,170,800	4,875,900	-5.7%	5,729,355
412	NURSING HOMES & PRIVATE HOSPITALS	28	1,901,900	1,976,000	3.9%	3,196,354
413	ASSISTED LIVING	1	1,217,000	1,200,000	-1.4%	1,200,000
415	TRAILER/ MOBILE HOME PARK	24	2,468,500	2,426,000	-1.7%	3,212,854
419	OTHER COMMERCIAL HOUSING	4	1,597,500	476,500	-70.2%	1,020,250
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	537	316,000	299,400	-5.3%	378,761
421	SUPERMARKETS	29	2,513,500	2,400,000	-4.5%	3,619,817
422	DISCOUNT STORES & JR DEPT STORES	16	11,300,000	10,850,000	-4.0%	10,992,881
423	MEDIUM DETACHED RETAIL	86	1,946,950	1,906,350	-2.1%	1,930,114
424	FULL LINE DEPARTMENT STORES	11	8,893,700	8,575,000	-3.6%	7,908,491
425	NEIGHBORHOOD SHOPPING CENTER	84	2,848,850	2,607,500	-8.5%	3,166,671
426	COMMUNITY SHOPPING CENTER	21	10,830,000	11,875,200	9.7%	13,030,357
427	REGIONAL SHOPPING CENTER	4	61,500,000	57,650,000	-6.3%	59,899,025
428	VETERINARY CLINIC	22	526,000	477,450	-9.2%	533,532
429	MIXED RESIDENTIAL/COMMERCIAL	660	299,300	276,500	-7.6%	490,575
430	RESTAURANT, CAFETERIA, AND/OR BAR	207	433,200	404,300	-6.7%	664,021
431	SMALL STRIP CENTER	73	819,150	804,800	-1.8%	945,623
432	CONVENIENCE STORE	138	559,250	534,500	-4.4%	632,568
433	MIXED RETAIL /COMMERCIAL	28	573,400	635,750	10.9%	1,026,596
434	RETAIL CONDO	12	212,500	201,250	-5.3%	417,708
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	132	650,000	650,000	0.0%	680,436
437	DAYCARE CENTERS	33	757,550	751,500	-0.8%	847,658
441	FUNERAL HOMES	29	685,900	685,900	0.0%	843,990
442	MEDICAL CLINICS & OFFICES	102	411,650	405,900	-1.4%	579,643
443	MEDICAL OFFICE	49	3,234,700	3,049,300	-5.7%	4,509,455
444	FULL SERVICE BANKS	79	1,364,850	1,349,100	-1.2%	1,632,994
446	CORPORATE CAMPUS	5	80,000,000	80,000,000	0.0%	83,585,840
447	OFFICE BUILDINGS (1-2 STORIES)	478	514,850	495,950	-3.7%	1,314,677
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	118	4,448,050	4,225,650	-5.0%	7,452,118
450	CONDOMINIUM OFFICE UNITS	458	215,700	199,400	-7.6%	263,888
451	GAS STATION	33	400,200	350,000	-12.5%	439,452
452	AUTOMOTIVE SERVICE STATION	317	378,600	360,400	-4.8%	602,562
453	CAR WASHES	22	340,700	312,650	-8.2%	422,541
454	AUTO CAR SALES & SERVICE	68	746,500	881,450	18.1%	1,489,653
455	COMMERCIAL GARAGES	6	460,800	465,850	1.1%	769,700
456	PARKING GARAGE STRUCTURE & LOTS	10	241,350	158,900	-34.2%	443,930
457	PARKING RAMP	59	12,000	12,000	0.0%	865,495
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	6	750,000	1,200,000	60.0%	2,778,433
463	GOLF COURSES	22	680,800	601,350	-11.7%	3,809,082
464	BOWLING ALLEYS	7	1,073,300	1,073,300	0.0%	1,596,229
465	LODGE HALLS & AMUSEMENT PARKS	31	450,400	405,400	-10.0%	477,426
470		1	8,933,800			
479	FLEX INDUSTRIAL BUILDINGS	179	2,379,900	2,326,800	-2.2%	2,863,897
480	COMMERCIAL WAREHOUSES	693	677,000	631,800	-6.7%	1,271,190
481	MINI WAREHOUSE	26	2,357,200	2,357,200	0.0%	2,311,758
482	COMMERCIAL TRUCK TERMINALS	17	2,334,200	2,357,200	1.0%	2,560,547
483	CONDO WAREHOUSE	42	331,000	293,000	-11.5%	575,352
485	RESEARCH & DEVELOPMENT FACILITY	9	5,360,800	4,500,000	-16.1%	8,613,933
490	MARINE SERVICE FACILITY	2	680,300	662,500	-2.6%	662,500
496	MARINA (SMALL BOAT)					
498	COMMERCIAL - MINIMUM IMPROVEMENT	65	524,000	400,000	-23.7%	670,126
499	OTHER COMMERCIAL STRUCTURES	102	380,600	420,400	10.5%	911,195
ALL CITY ST. PAUL		3,155	385,000	375,000	-2.6%	1,081,848
ALL SUBURBS		2,420	756,200	714,750	-5.5%	1,870,375
COUNTYWIDE		5,575	498,800	476,800	-4.4%	1,424,132

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

* Excludes Vacant Commercial and Industrial Land Parcels

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE

2011 Payable 2012 Assessment VS. 2012 Payable 2013 Assessment

By Land Use Code (LUC) - City of St. Paul only

LUC	Property Use - Land use	2012 Count	2011 Median Value	2012 Median Value	Change in Median Value 2011 to 2012	2012 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	10	778,850	777,350	-0.2%	990,260
320	FOUNDRIES & HEAVY MANUFACT PLANTS	15	1,192,200	1,100,000	-7.7%	2,161,067
330			4,500,000		-100.0%	
340	MANUFACTURING & ASSEMBLY LIGHT	127	739,900	781,900	5.7%	1,403,001
350			337,100		-100.0%	
370		1		380,000		380,000
390	GRAIN ELEVATORS	1	1,226,400	1,226,400	0.0%	1,226,400
398	INDUSTRIAL MINIMUM IMPROVEMENT	12	372,500	751,600	101.8%	984,267
399	OTHER INDUSTRIAL STRUCTURES	10	264,400	218,500	-17.4%	508,420
410	MOTELS & TOURIST CABINS		935,600		-100.0%	
411	HOTELS	8	6,076,200	6,082,050	0.1%	7,604,350
412	NURSING HOMES & PRIVATE HOSPITALS	17	921,800	936,900	1.6%	2,905,076
413	ASSISTED LIVING	1	1,217,000	1,200,000	-1.4%	1,200,000
419	OTHER COMMERCIAL HOUSING	3	495,000	458,000	-7.5%	470,333
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	410	298,700	285,900	-4.3%	357,688
421	SUPERMARKETS	18	2,080,500	2,118,350	1.8%	2,270,006
422	DISCOUNT STORES & JR DEPT STORES	5	11,000,000	10,800,000	-1.8%	10,529,120
423	MEDIUM DETACHED RETAIL	32	1,063,150	1,011,350	-4.9%	1,393,425
424	FULL LINE DEPARTMENT STORES	4	10,341,100	8,861,850	-14.3%	10,455,175
425	NEIGHBORHOOD SHOPPING CENTER	29	2,393,750	2,003,800	-16.3%	2,776,452
426	COMMUNITY SHOPPING CENTER	8	8,575,500	8,660,300	1.0%	11,167,038
428	VETERINARY CLINIC	9	425,550	439,400	3.3%	391,611
429	MIXED RESID/COMMERCIAL	579	285,300	269,400	-5.6%	462,163
430	RESTAURANT, CAFETERIA, AND/OR BAR	125	325,500	315,200	-3.2%	464,641
431	SMALL STRIP CENTER	26	828,850	828,850	0.0%	941,454
432	CONVENIENCE STORE	71	475,000	475,000	0.0%	541,055
433	MIXED RETAIL /COMMERCIAL	15	524,500	620,600	18.3%	1,145,553
434	RETAIL CONDO	5	800,000	800,000	0.0%	784,000
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	64	573,500	574,850	0.2%	605,339
437	DAYCARE CENTERS	12	598,500	627,350	4.8%	669,142
441	FUNERAL HOMES	18	622,850	594,800	-4.5%	760,672
442	MEDICAL CLINICS & OFFICES	65	311,800	311,800	0.0%	588,534
443	MEDICAL OFFICE	24	4,515,250	3,983,100	-11.8%	5,824,313
444	FULL SERVICE BANKS	36	1,293,500	1,314,250	1.6%	1,739,539
447	OFFICE BUILDINGS (1-2 STORIES)	250	396,000	380,000	-4.0%	854,452
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)					
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	79	3,893,600	3,502,500	-10.0%	8,376,723
450	CONDOMINIUM OFFICE UNITS	145	203,000	203,000	0.0%	377,310
451	GAS STATION	17	407,500	406,700	-0.2%	415,382
452	AUTOMOTIVE SERVICE STATION	190	298,700	292,200	-2.2%	427,874
453	CAR WASHES	10	371,050	354,300	-4.5%	358,820
454	AUTO CAR SALES & SERVICE	25	242,200	242,200	0.0%	351,568
455	COMMERCIAL GARAGES	2	55,000	137,650	150.3%	137,650
456	PARKING GARAGE STRUCTURE & LOTS	10	241,350	158,900	-34.2%	443,930
457	PARKING RAMP	58	12,000	12,000	0.0%	802,371
460	THEATERS	2	625,000	625,000	0.0%	625,000
463	GOLF COURSES	13	474,800	456,200	-3.9%	3,646,746
464	BOWLING ALLEYS	2	130,130	798,150	-38.7%	798,150
465	LODGE HALLS & AMUSEMENT PARKS	17	309,300	255,800	-17.3%	444,835
479	FLEX INDUSTRIAL BUILDINGS	41	2,537,400	2,375,000	-6.4%	3,395,115
480	COMMERCIAL WAREHOUSES	415	550,500	520,200	-5.5%	1,122,597
481	MINI WAREHOUSE	12	2,096,850	2,096,850	0.0%	2,206,858
482	COMMERCIAL TRUCK TERMINALS	5	1,570,400	575,000	-63.4%	662,580
483	CONDO WAREHOUSE	11	432,000	423,000	-2.1%	514,400
485	RESEARCH & DEVELOPMENT FACILITY	2	5,437,200	5,747,250	5.7%	5,747,250
498	COMMERCIAL - MINIMUM IMPROVEMENT	25	450,000	334,500	-25.7%	591,628
499	OTHER COMMERCIAL STRUCTURES	57	192,650	190,000	-1.4%	584,967
ALL CITY OF ST. PAUL COMMERCIAL		3,155	385,000	375,000	-2.6%	1,081,848

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

* Excludes Vacant Commercial and Industrial Land Parcels

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2011 Payable 2012 Assessment VS. 2012 Payable 2013 Assessment

By Land Use Code (LUC) - SUBURBAN ONLY					Change In Median Value 2011 to 2012	2012 Average Value
LUC	Property Use - Land Use	2012 Count	2011 Median Value	2012 Median Value		
310	FOOD & DRINK PROCESS PLANTS & STORAGE	6	3,131,600	3,383,700	8.1%	3,265,300
320	FOUNDRIES & HEAVY MANUFACT PLANTS	3	2,308,900	2,565,400	11.1%	5,096,900
340	MANUFACTURING & ASSEMBLY LIGHT	152	1,307,400		-100.0%	
350	INDUSTRIAL WAREHOUSE LIGHT			1,270,400		1,908,857
370	SMALL MEDIUM SHOPS					
398	INDUSTRIAL MEDIUM IMPROVEMENTS	4	1,223,300	1,223,300	0.0%	1,077,100
399	OTHER INDUSTRIAL STRUCTURES	8	450,000	383,300	-14.8%	1,809,025
410	MOTELS & TOURIST CABINS		2,677,750		-100.0%	
411	HOTELS	12	4,000,000	3,636,250	-9.1%	4,479,358
412	NURSING HOMES & PRIVATE HOSPITALS	11	3,291,800	3,291,800	0.0%	3,646,509
415	TRAILER/ MOBILE HOME PARK	24	2,468,500	2,426,000	-1.7%	3,212,854
419	OTHER COMMERCIAL HOUSING	1	2,700,000	2,670,000	-1.1%	2,670,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	127	383,600	370,400	-3.4%	446,792
421	SUPERMARKETS	11	6,840,000	6,840,000	0.0%	5,828,600
422	DISCOUNT STORES & JR DEPT STORES	11	11,300,000	10,900,000	-3.5%	11,203,682
423	MEDIUM DETACHED RETAIL	54	2,117,350	2,103,200	-0.7%	2,248,152
424	FULL LINE DEPARTMENT STORES	7	8,265,000	8,233,800	-0.4%	6,453,243
425	NEIGHBORHOOD SHOPPING CENTER	55	2,993,750	2,755,000	-8.0%	3,372,424
426	COMMUNITY SHOPPING CENTER	13	11,352,600	13,900,000	22.4%	14,177,015
427	REGIONAL SHOPPING CENTER	4	61,500,000	57,650,000	-6.3%	59,899,025
428	VETERINARY CLINIC	13	630,450	600,000	-4.8%	631,785
429	MIXED RESID/COMMERCIAL	81	376,600	350,000	-7.1%	693,672
430	RESTAURANT, CAFETERIA, AND/OR BAR	82	841,100	813,700	-3.3%	967,954
431	SMALL STRIP CENTER	47	819,150	778,400	-5.0%	947,930
432	CONVENIENCE STORE	67	621,900	607,400	-2.3%	729,545
433	MIXED RETAIL/COMMERCIAL	13	932,700	886,100	-5.0%	889,338
434	RETAIL CONDO	7	133,600	133,600	0.0%	156,071
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	68	728,600	759,150	4.2%	751,116
437	DAYCARE CENTERS	21	866,800	831,500	-4.1%	949,667
441	FUNERAL HOMES	11	792,000	792,000	0.0%	980,327
442	MEDICAL CLINICS & OFFICES	37	444,300	454,900	2.4%	564,024
443	MEDICAL OFFICE	25	3,000,000	3,000,000	0.0%	3,247,192
444	FULL SERVICE BANKS	43	1,426,600	1,349,200	-5.4%	1,543,793
446	CORPORATE CAMPUS	5	80,000,000	80,000,000	0.0%	83,585,840
447	OFFICE BUILDINGS (1-2 STORIES)	228	850,000	789,450	-7.1%	1,819,308
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVAT	39	4,845,000	4,845,000	0.0%	5,579,200
450	CONDOMINIUM OFFICE UNITS	313	219,400	197,500	-10.0%	211,344
451	GAS STATION	16	348,700	333,900	-4.2%	465,025
452	AUTOMOTIVE SERVICE STATION	127	596,300	581,000	-2.6%	863,906
453	CAR WASHES	12	340,700	305,800	-10.2%	475,642
454	AUTO CAR SALES & SERVICE	43	2,000,000	2,000,000	0.0%	2,151,330
455	COMMERCIAL GARGAGE	4	711,400	969,800	36.3%	1,085,725
457	PARKING RAMP	1		4,526,700		4,526,700
458	COMMERCIAL CONDO OUTLOT	1	100	100	0.0%	100
460	THEATERS	4	5,817,400	3,733,700	-35.8%	3,855,150
463	GOLF COURSES	9	883,200	814,600	-7.8%	4,043,567
464	BOWLING ALLEYS	5	1,047,200	1,073,300	2.5%	1,915,460
465	LODGE HALLS & AMUSEMENT PARKS	14	545,400	537,800	-1.4%	517,000
479	FLEX INDUSTRIAL BUILDINGS	138	2,364,100	2,304,600	-2.5%	2,706,072
480	COMMERCIAL WAREHOUSES	278	848,300	813,500	-4.1%	1,493,010
481	MINI WAREHOUSE	14	2,392,200	2,392,200	0.0%	2,401,671
482	COMMERCIAL TRUCK TERMINALS	12	2,909,600	2,939,300	1.0%	3,351,367
483	CONDO WAREHOUSE	31	281,800	287,000	1.8%	596,981
485	RESEARCH & DEVELOPMENT FACILITY	7	5,360,800	4,500,000	-16.1%	9,432,986
490	MARINE SERVICE FACILITY	2	680,300	662,500	-2.6%	662,500
496	MARINA (SMALL BOAT)					
498	COMMERCIAL - MINIMUM IMPROVEMENT	40	525,000	433,900	-17.4%	719,188
499	OTHER COMMERCIAL STRUCTURES	45	588,500	575,000	-2.3%	1,324,418
ALL SUBURBURBAN COMMERCIAL		2,420	756,200	714,700	-5.5%	1,870,375

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

Mar-12

* Excludes Vacant Commercial and Industrial Land Parcels

AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE

2011 PAYABLE 2012 VS 2012 PAYABLE 2013

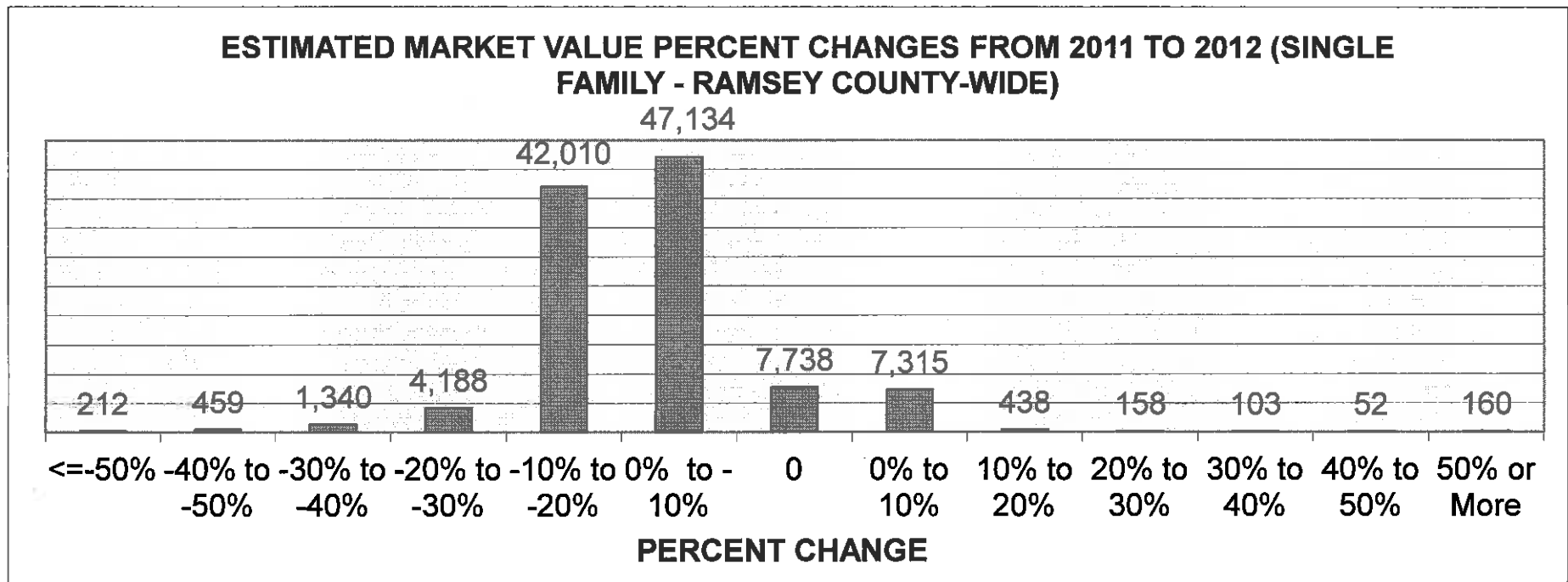
LAND USE CODE	PARCEL COUNT	TOTAL 2011 VALUE	TOTAL 2012 VALUE	AGGREGATE CHANGE
300 INDUSTRIAL LAND	559	145,648,800	124,842,800	-14.29%
310 FOOD & DRINK PROCESS PLANTS & STORAGE	16	32,230,100	29,494,400	-8.49%
320 FOUNDRIES & HEAVY MANUFACT PLANTS	18	49,556,500	47,706,700	-3.73%
330		4,500,000		-100.00%
340 MANUFACTURING & ASSEMBLY LIGHT	279	475,901,800	468,327,400	-1.59%
350 INDUSTRIAL WAREHOUSE LIGHT		2,557,400		-100.00%
370 SMALL MEDIUM SHOPS	1		380,000	
390 GRAIN ELEVATORS	1	1,226,400	1,226,400	0.00%
398 INDUSTRIAL MINIMUM IMPROVEMENTS	16	13,419,800	16,119,600	20.12%
399 OTHER INDUSTRIAL STRUCTURES	18	20,654,600	19,556,400	-5.32%
400 COMMERCIAL LAND	1283	356,161,600	326,807,600	-8.24%
410 MOTELS & TOURIST CABINS	21	53,613,500	53,418,500	-0.36%
411 HOTELS	20	121,546,800	114,587,100	-5.73%
412 NURSING HOMES & PRIVATE HOSPITALS	28	89,574,700	89,497,900	-0.09%
413 ASSISTED LIVING	1	1,217,000	1,200,000	-1.40%
415 TRAILER/ MOBILE HOME PARK	24	84,103,400	77,108,500	-8.32%
419 OTHER COMMERCIAL HOUSING	4	3,195,000	4,081,000	27.73%
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	537	211,487,255	203,394,500	-3.83%
421 SUPERMARKETS	29	109,186,700	104,974,700	-3.86%
422 DISCOUNT STORES & JR DEPT STORES	16	192,594,600	175,886,100	-8.68%
423 MEDIUM DETACHED RETAIL	86	180,331,000	165,989,800	-7.95%
424 FULL LINE DEPARTMENT STORES	11	82,013,500	86,993,400	6.07%
425 NEIGHBORHOOD SHOPPING CENTER	84	279,268,900	266,000,400	-4.75%
426 COMMUNITY SHOPPING CENTER	21	314,554,200	273,637,500	-13.01%
427 REGIONAL SHOPPING CENTER	4	253,000,000	239,596,100	-5.30%
428 VETERINARY CLINIC	22	15,226,700	11,737,700	-22.91%
429 MIXED RESID/COMMERCIAL	660	333,222,100	323,779,700	-2.83%
430 RESTAURANT, CAFETERIA, AND/OR BAR	207	147,399,600	137,452,300	-6.75%
431 SMALL STRIP CENTER	73	73,771,000	69,030,500	-6.43%
432 CONVENIENCE STORE	138	90,484,300	87,294,400	-3.53%
433 MIXED RETAIL/COMMERCIAL	28	33,256,600	28,744,700	-13.57%
434 RETAIL CONDO	12	5,262,400	5,012,500	-4.75%
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILI	132	92,318,700	89,817,600	-2.71%
437 DAYCARE CENTERS	33	29,011,800	27,972,700	-3.58%
441 FUNERAL HOMES	29	24,595,600	24,475,700	-0.49%
442 MEDICAL CLINICS & OFFICES	102	62,383,100	59,123,600	-5.22%
443 MEDICAL OFFICE	49	230,381,700	220,963,300	-4.09%
444 FULL SERVICE BANKS	79	131,408,100	129,006,500	-1.83%
446 CORPORATE CAMPUS	5	414,642,700	417,929,200	0.79%
447 OFFICE BUILDINGS (1-2 ST)	478	650,639,000	628,415,400	-3.42%
449 OFFICE BUILDINGS 3 + ST	118	927,873,300	879,349,900	-5.23%
450 CONDOMINIUM OFFICE UNITS	458	132,567,300	120,860,600	-8.83%
451 GAS STATION	33	15,235,900	14,501,900	-4.82%
452 AUTOMOTIVE SERVICE STATION	317	193,476,900	191,012,100	-1.27%
453 CAR WASHES	22	9,983,900	9,295,900	-6.89%
454 AUTO CAR SALES & SERVICE	68	105,072,800	101,296,400	-3.59%
455 COMMERCIAL GARAGES	6	4,585,100	4,618,200	0.72%
456 PARKING GARAGE/STRUCTURE	10	6,417,900	4,439,300	-30.83%
457 PARKING RAMP	59	45,397,600	51,064,200	12.48%
458 COMMERCIAL CONDO OUTLOT	1	100	100	0.00%
460 THEATERS	6	15,020,600	16,670,600	10.98%
463 GOLF COURSES	22	120,287,600	83,799,800	-30.33%
464 BOWLING ALLEYS	7	5,707,800	11,173,600	95.76%
465 LODGE HALLS & AMUSEMENT PARKS	31	16,063,100	14,800,200	-7.86%
479 FLEX INDUSTRIAL BUILDINGS	179	590,511,540	512,637,600	-13.19%
480 COMMERCIAL WAREHOUSES	693	890,454,900	880,934,625	-1.07%
481 MINI WAREHOUSE	26	61,713,100	60,105,700	-2.60%
482 COMMERCIAL TRUCK TERMINALS	17	40,837,300	43,529,300	6.59%
483 CONDO WAREHOUSE	42	13,885,400	24,164,800	74.03%
485 RESEARCH & DEVELOPMENT FACILITY	9	75,028,800	77,525,400	3.33%
490 MARINE SERVICE FACILITY	2	1,360,600	1,325,000	-2.62%
496 MARINA (SMALL BOAT)				
498 COMMERCIAL -MINIMUM IMPROVEMENT	65	48,726,700	43,558,200	-10.61%
499 OTHER COMMERCIAL STRUCTURES	102	90,928,200	92,941,900	2.21%
Totals		8,731,755,195	8,298,246,025	-4.96%

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

Mar-12

Change in Assessed Value	Number of Parcels
<=-50%	212
-40% to -50%	459
-30% to -40%	1,340
-20% to -30%	4,188
-10% to -20%	42,010
0% to -10%	47,134
0	7,738
0% to 10%	7,315
10% to 20%	438
20% to 30%	158
30% to 40%	103
40% to 50%	52
50% or More	160

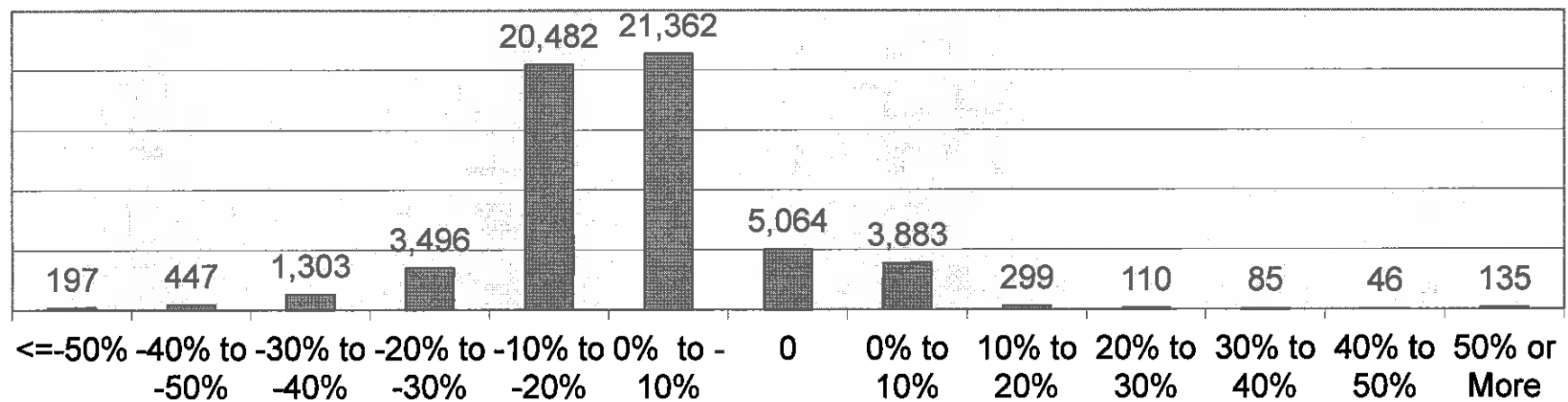
Mar-12



Change in Assessed Value	Number of Parcels
<=-50%	197
-40% to -50%	447
-30% to -40%	1,303
-20% to -30%	3,496
-10% to -20%	20,482
0% to -10%	21,362
0	5,064
0% to 10%	3,883
10% to 20%	299
20% to 30%	110
30% to 40%	85
40% to 50%	46
50% or More	135

Mar-12

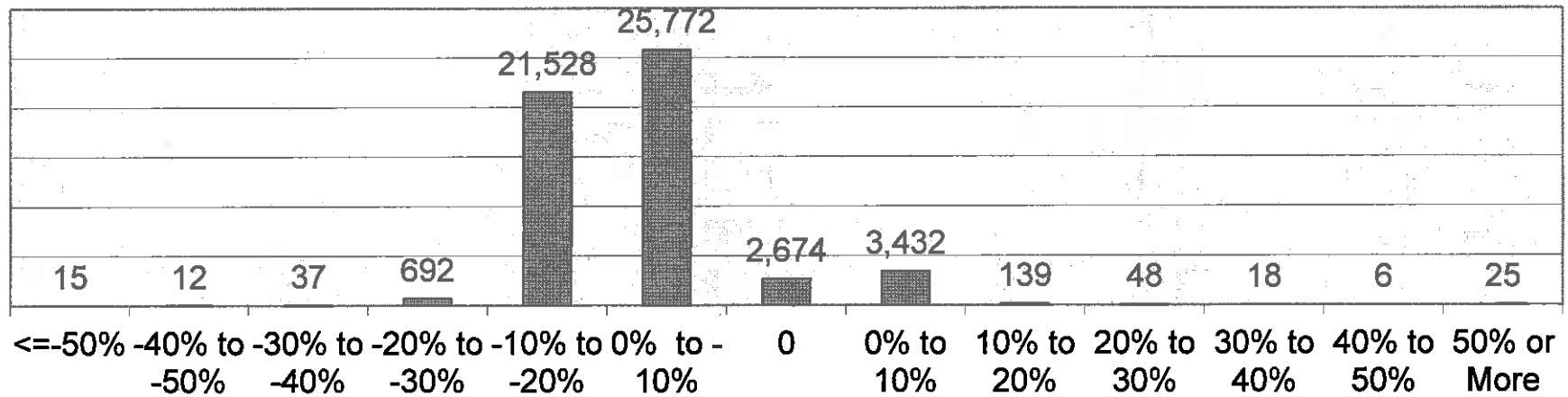
ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2011 TO 2012 (SINGLE FAMILY - CITY OF SAINT PAUL)



Change in Assessed Value	Number of Parcels
<=-50%	15
-40% to -50%	12
-30% to -40%	37
-20% to -30%	692
-10% to -20%	21,528
0% to -10%	25,772
0	2,674
0% to 10%	3,432
10% to 20%	139
20% to 30%	48
30% to 40%	18
40% to 50%	6
50% or More	25

Mar-12

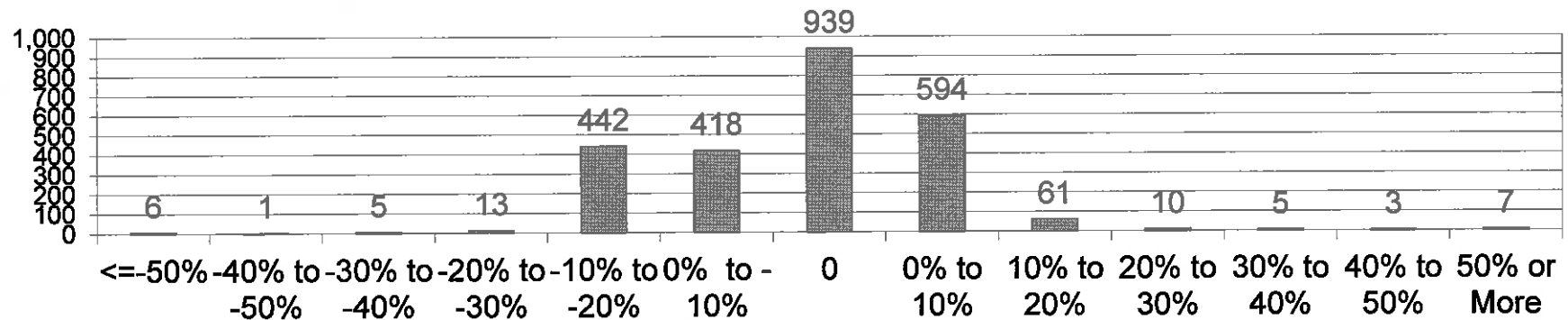
ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2011 TO 2012(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



Change in Assessed Value	Number of Parcels
<=-50%	6
-40% to -50%	1
-30% to -40%	5
-20% to -30%	13
-10% to -20%	442
0% to -10%	418
0	939
0% to 10%	594
10% to 20%	61
20% to 30%	10
30% to 40%	5
40% to 50%	3
50% or More	7

Mar-12

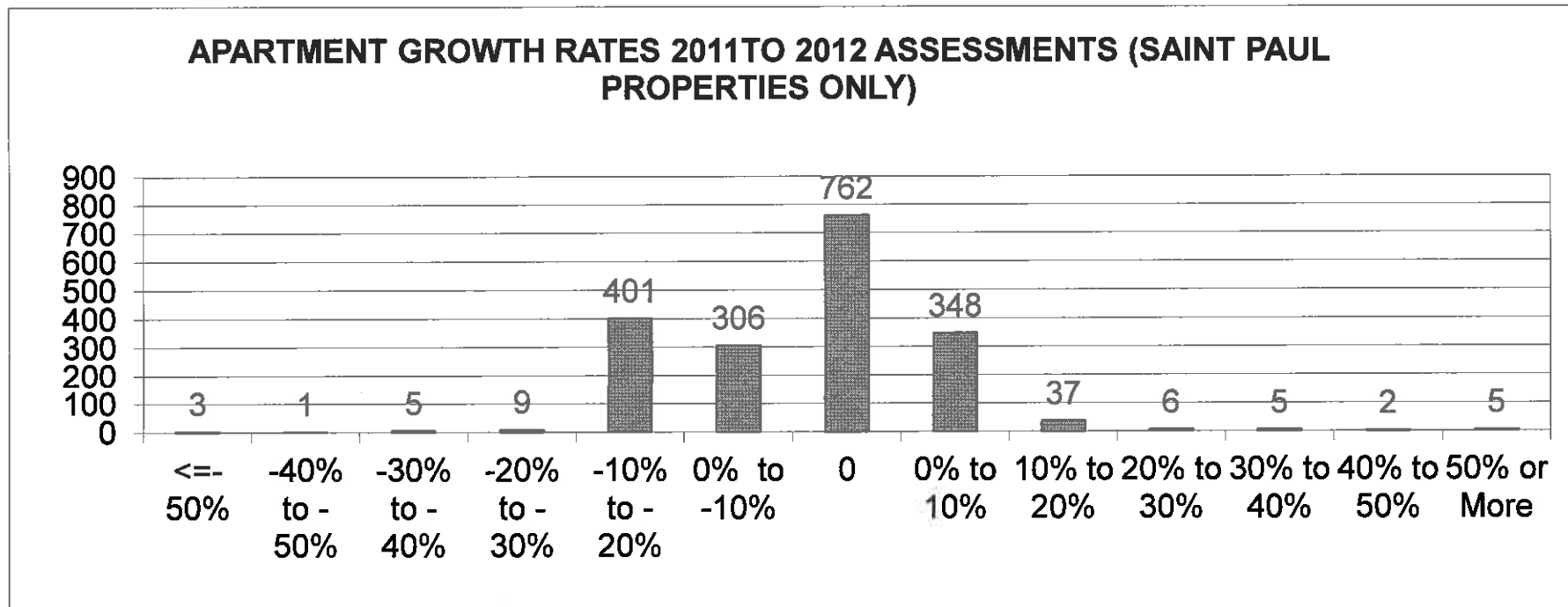
APARTMENT GROWTH RATES 2011 TO 2012 ASSESSMENTS (RAMSEY COUNTY)



2010 Growth Stratification for St. Paul Apartments

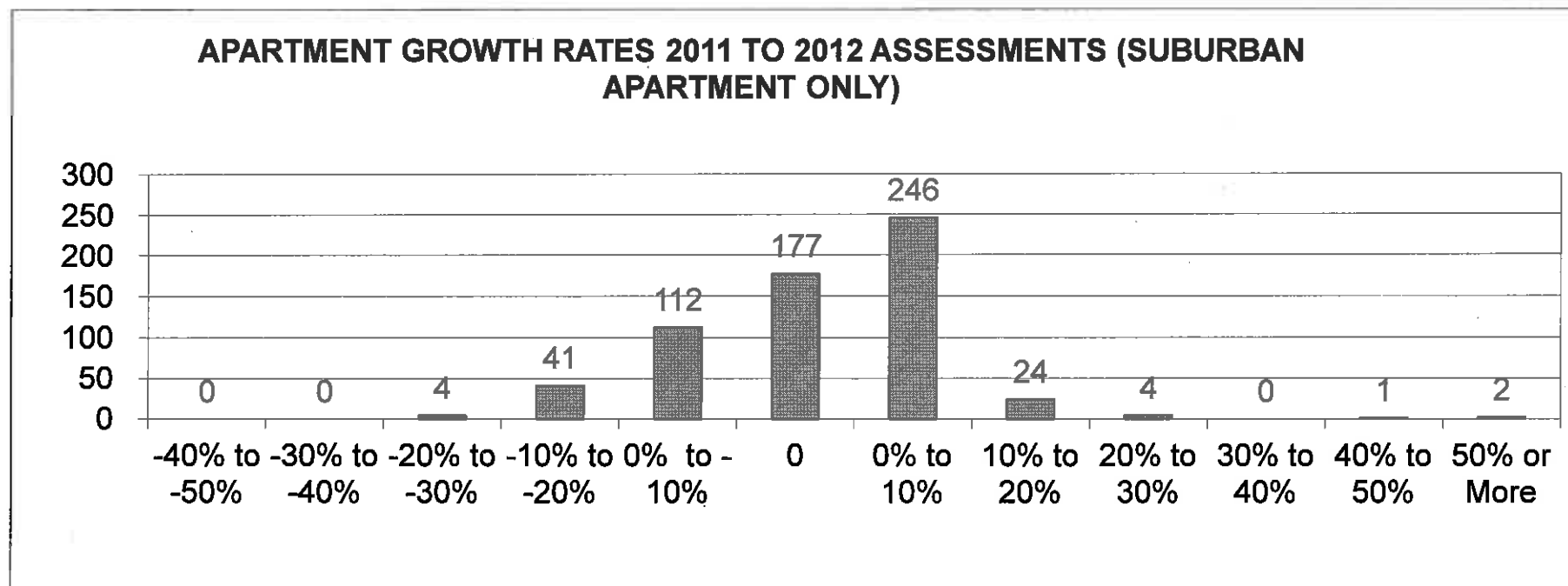
Change in Assessed Value	Number of Parcels
<=-50%	3
-40% to -50%	1
-30% to -40%	5
-20% to -30%	9
-10% to -20%	401
0% to -10%	306
0	762
0% to 10%	348
10% to 20%	37
20% to 30%	6
30% to 40%	5
40% to 50%	2
50% or More	5

Mar-12



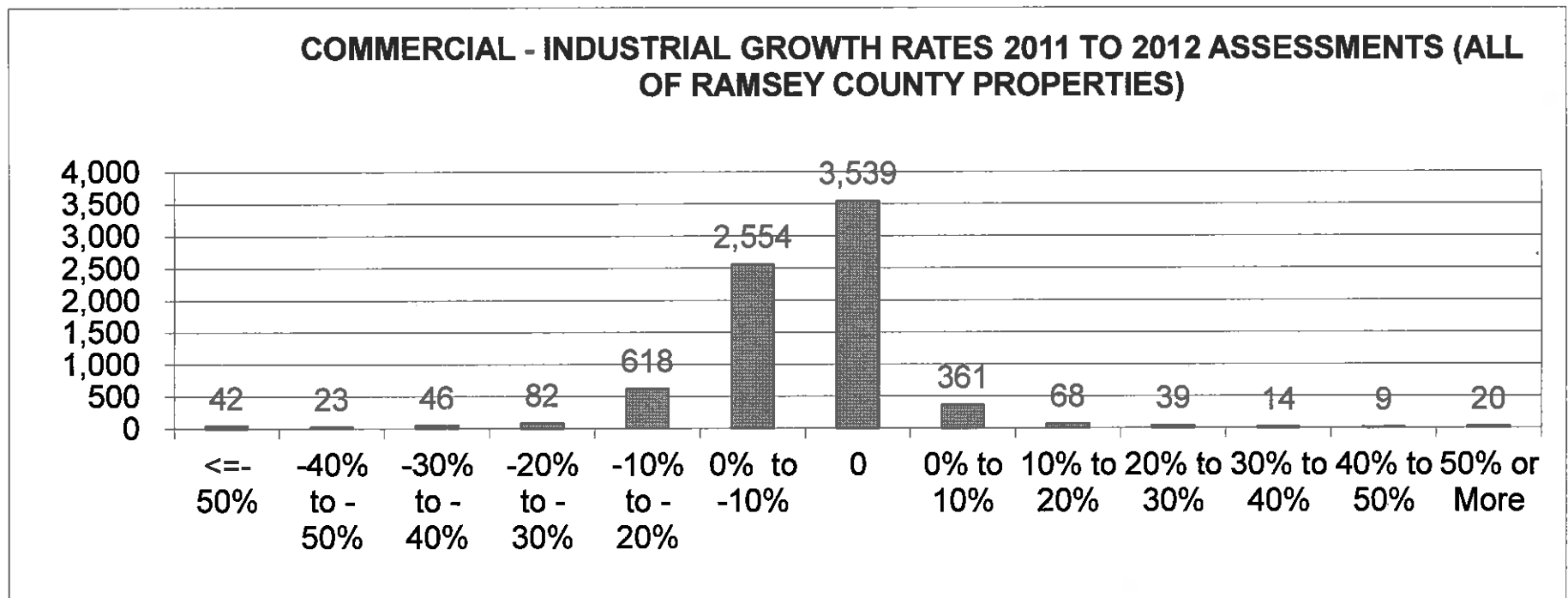
Change in Assessed Value	Number of Parcels
<=-50%	3
-40% to -50%	0
-30% to -40%	0
-20% to -30%	4
-10% to -20%	41
0% to -10%	112
0	177
0% to 10%	246
10% to 20%	24
20% to 30%	4
30% to 40%	0
40% to 50%	1
50% or More	2

Mar-12



Change in Assessed Value	Number of Parcels
<=-50%	42
-40% to -50%	23
-30% to -40%	46
-20% to -30%	82
-10% to -20%	618
0% to -10%	2,554
0	3,539
0% to 10%	361
10% to 20%	68
20% to 30%	39
30% to 40%	14
40% to 50%	9
50% or More	20

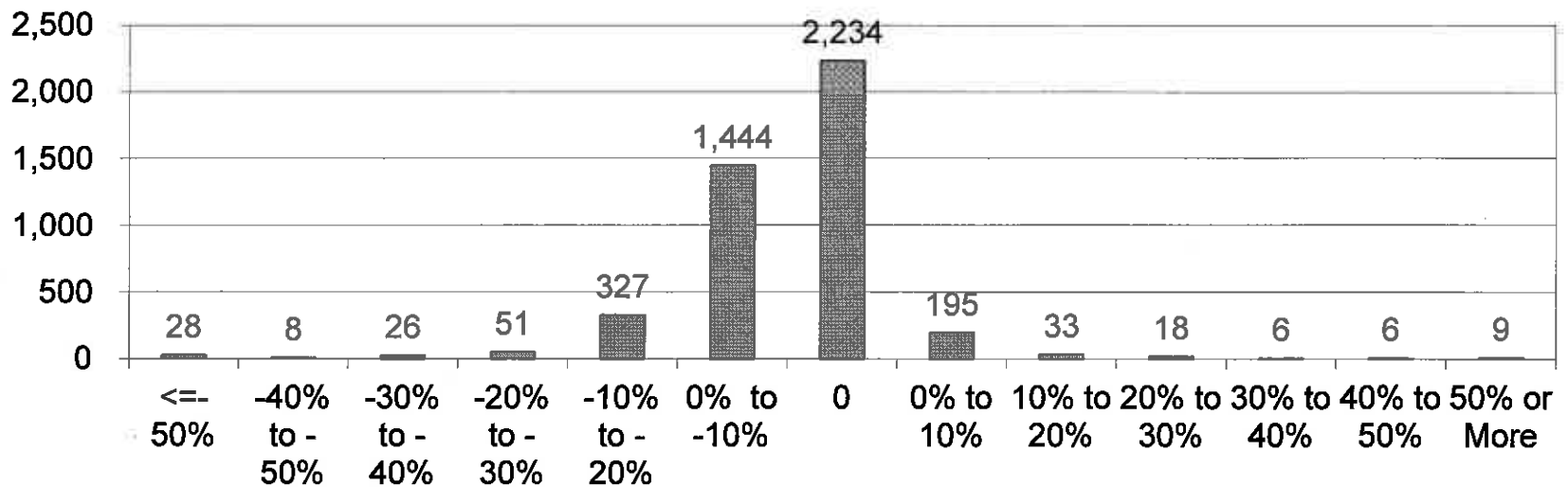
Mar-12



Change in Assessed Value	Number of Parcels
<=-50%	28
-40% to -50%	8
-30% to -40%	26
-20% to -30%	51
-10% to -20%	327
0% to -10%	1,444
0	2,234
0% to 10%	195
10% to 20%	33
20% to 30%	18
30% to 40%	6
40% to 50%	6
50% or More	9

Mar-12

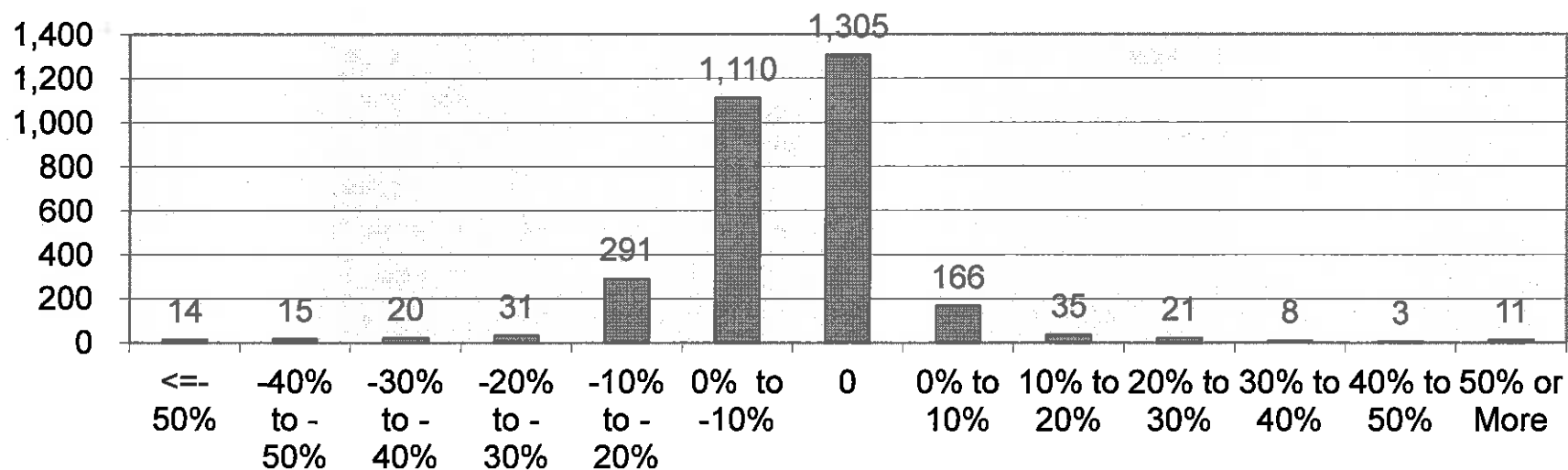
COMMERCIAL - INDUSTRIAL GROWTH RATES 2011 TO 2012 ASSESSMENTS (SAINT PAUL PROPERTIES ONLY)



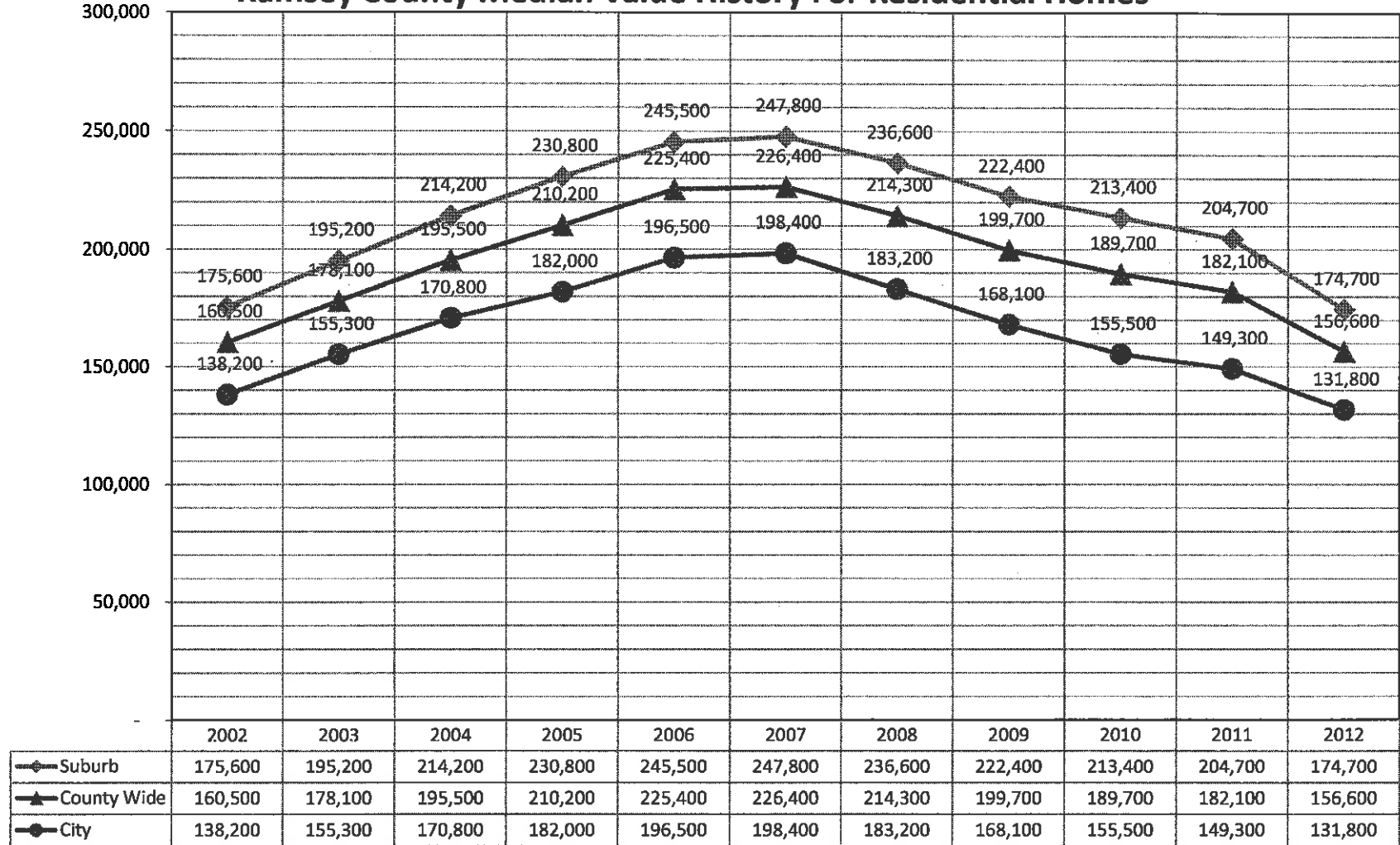
Change in Assessed Value	Number of Parcels
<=-50%	14
-40% to -50%	15
-30% to -40%	20
-20% to -30%	31
-10% to -20%	291
0% to -10%	1,110
0	1,305
0% to 10%	166
10% to 20%	35
20% to 30%	21
30% to 40%	8
40% to 50%	3
50% or More	11

Mar-12

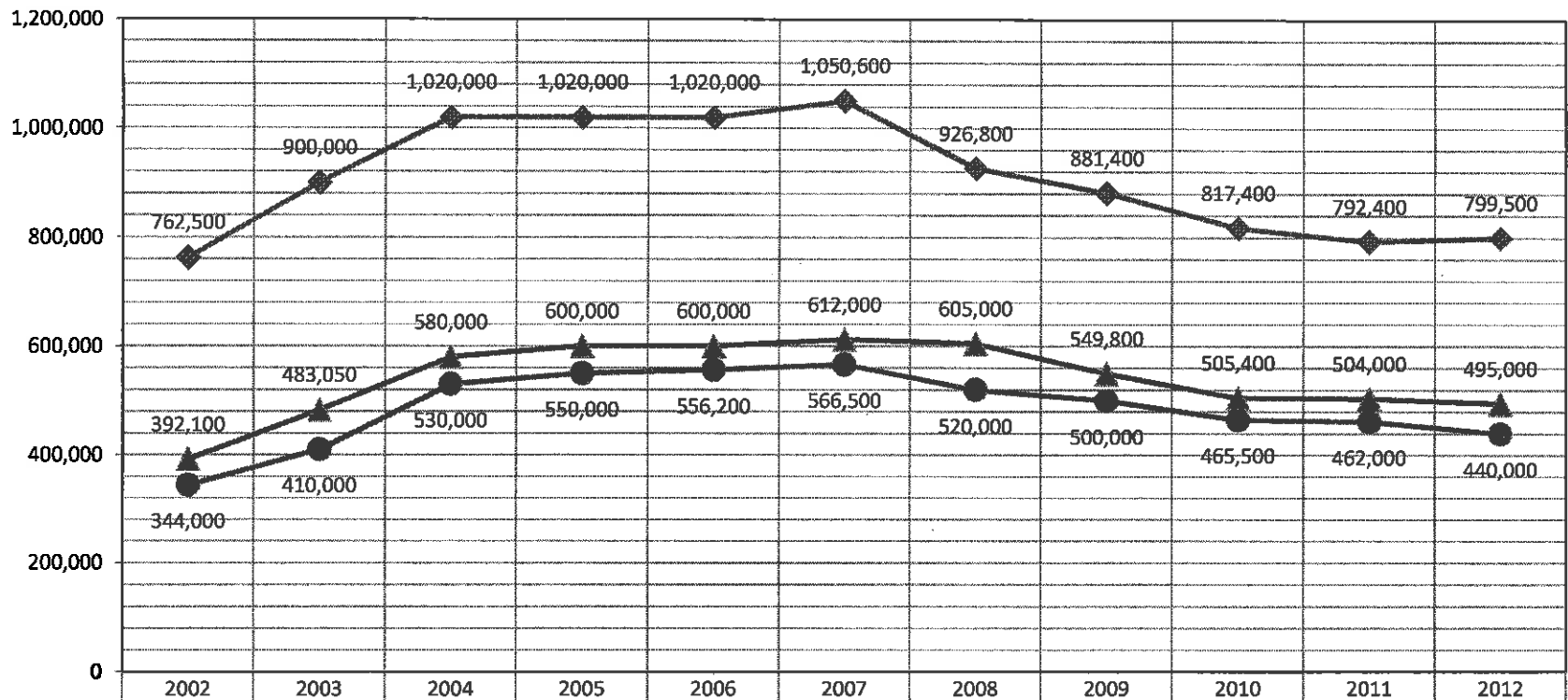
COMMERCIAL - INDUSTRIAL GROWTH RATES 2011 TO 2012 ASSESSMENTS (SUBURBAN PROPERTIES ONLY)



Ramsey County Median Value History For Residential Homes

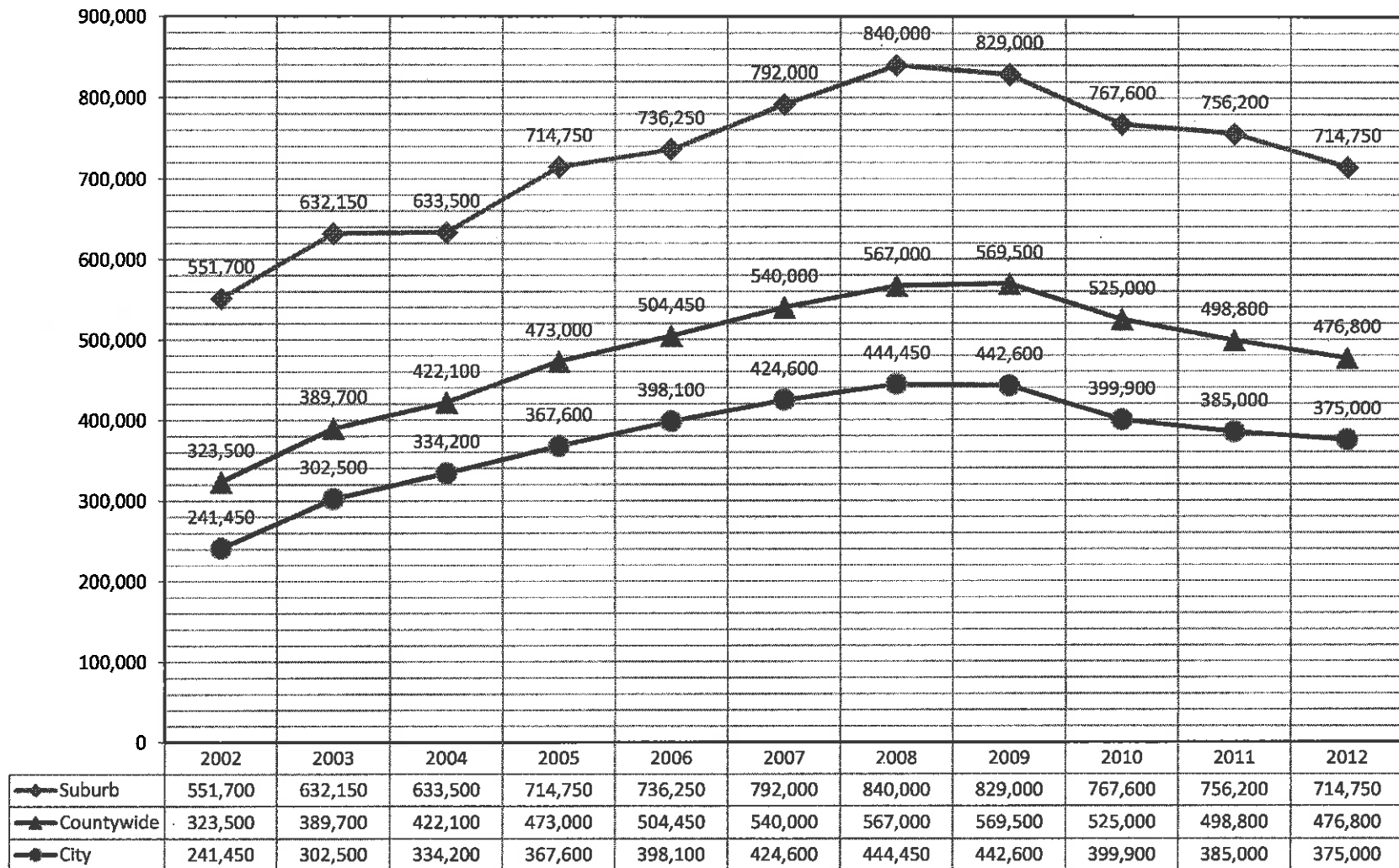


Apartment Median Values History



◆ Suburb	762,500	900,000	1,020,000	1,020,000	1,020,000	1,050,600	926,800	881,400	817,400	792,400	799,500
▲ Countywide	392,100	483,050	580,000	600,000	600,000	612,000	605,000	549,800	505,400	504,000	495,000
● City	344,000	410,000	530,000	550,000	556,200	566,500	520,000	500,000	465,500	462,000	440,000

Commercial Median Values History



FIVE YEAR SUMMARY OF CHANGE IN ASSESSED VALUE

	Five Year Change	2012 Assessment		2011 Assessment		2010 Assessment		2009 Assessment		2008 Assessment	
City St. Paul	5 year change	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Change 2010 to 2011 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Change 2009 to 2010 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Change 08 to 09 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2007 p 2008 TO 2008 p 2009 Without Added Improvements	Growth 07 to 08 Asmt
RESIDENTIAL	-5,137,820,760	-1,002,683,500	-7.39%	-607,600,260	-4.17%	-1,091,109,600	-7.39%	-1,183,607,100	-7.43%	-1,252,820,300	-7.31%
AGRICULTURAL HIGH VALUE	-884,100	-102,000	-2.02%	0	0.00%	-13,200	-0.33%	-741,900	-15.53%	-27,000	-0.56%
APARTMENT	-63,002,640	56,377,300	3.13%	28,617,260	2.09%	-90,388,000	-4.03%	-98,957,700	-4.27%	41,348,500	1.82%
COMMERCIAL/ INDUSTRIAL	-405,897,200	-124,962,100	-3.15%	-136,466,300	-3.25%	-308,667,800	-7.37%	-47,559,800	-1.12%	211,758,800	5.25%
TOTAL	-5,607,604,700	-1,071,370,300	-5.34%	-715,449,300	-3.30%	-1,490,178,600	-7.00%	-1,330,866,500	-5.92%	-999,740,000	-4.26%
Suburbs	5 year change	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Change 2010 to 2011 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Growth 2009 to 2010 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Change 08 to 09 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2007 p 2008 TO 2008 p 2009 Without Added Improvements	Growth 07 to 08 Asmt
RESIDENTIAL	-4,992,596,400	-1,266,963,800	-7.78%	-762,978,200	-4.42%	-923,054,200	-5.33%	-1,134,679,800	-6.16%	-904,920,400	-4.70%
AGRICULTURAL HIGH VALUE	-28,257,000	2,034,200	5.81%	-1,545,200	-4.37%	-3,541,300	-9.02%	-15,231,100	-27.90%	-9,973,600	-16.19%
APARTMENT	-742,100	39,928,900	3.44%	31,526,500	4.30%	-61,787,900	-4.21%	4,020,100	0.28%	-14,429,700	-0.98%
COMMERCIAL/ INDUSTRIAL	-389,949,100	-131,465,200	-2.33%	-165,639,200	-2.97%	-266,297,100	-4.83%	-79,271,600	-1.42%	252,724,000	4.78%
TOTAL	-5,411,544,600	-1,356,465,900	-5.79%	-898,636,100		-1,254,680,500	-5.16%	-1,225,162,400	-4.80%	-676,599,700	-2.60%
County- wide	5 year change	ESTIMATED MARKET VALUE CHANGE FROM 2011 p 2012 TO 2012 p 2013 Without Added Improvements	Change 2011 to 2012 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2010 p 2011 TO 2011 p 2012 Without Added Improvements	Change 2010 to 2011 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2009 p 2010 TO 2010 p 2011 Without Added Improvements	Change 2009 to 2010 Asmt	ESTIMATED MARKET VALUE CHANGE FROM 2008 p 2009 TO 2009 p 2010 Without Added Improvements	Change 08 to 09 Asmt	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Without Added Improvements	Growth 07 to 08 Asmt
RESIDENTIAL	-10,130,417,160	-2,269,647,300	-7.61%	-1,370,578,460	-4.31%	-2,014,163,800	-6.28%	-2,318,286,900	-6.75%	-2,157,740,700	-5.93%
AGRICULTURAL HIGH VALUE	-29,141,100	1,932,200	4.82%	-1,545,200	-3.92%	-3,554,500	-8.21%	-15,973,000	-26.90%	-10,000,600	-15.06%
APARTMENT	-63,744,740	96,306,200	3.26%	60,143,760	2.95%	-152,175,900	-4.10%	-94,937,600	-2.51%	26,918,800	0.72%
COMMERCIAL/ INDUSTRIAL	-795,846,300	-256,427,300	-2.68%	-302,105,500	-3.09%	-574,964,900	-5.93%	-126,831,400	-1.29%	464,482,800	4.98%
TOTAL	-11,019,149,300	-2,427,836,200	-5.58%	-1,614,085,400	-3.44%	-2,744,859,100	-6.03%	-2,556,028,900	-5.32%	-1,676,339,700	-3.38%

Five Yr Res Value
decline per capita (20,220)

Ramsey County Tax Parcel Counts
Totals by Tax Area Group (TAG) and Municipality/Township

TAG	Tag counts	City counts
ARDEN HILLS 621 R	2,720	
ARDEN HILLS 621 RK	45	
ARDEN HILLS 623 R	120	2,885
BLAINE 621 R	39	39
FAIRGROUNDS 623 C	3	
FAIRGROUNDS 625 C	8	
FALCON HEIGHTS 623 C	1,379	
FALCON HEIGHTS 623 R	29	1,419
GEM LAKE 624 MNB	15	
GEM LAKE 624 NONE	221	236
LAUDERDALE 623 C	72	
LAUDERDALE 623 I	23	
LAUDERDALE 623 R	636	731
LITTLE CANADA 623 MNB	3,095	
LITTLE CANADA 624 MNB	157	3,252
MAPLEWOOD 622 MBC	1,188	
MAPLEWOOD 622 MNB	9,395	
MAPLEWOOD 622 V	26	
MAPLEWOOD 623 C	661	
MAPLEWOOD 623 MNB	1,434	
MAPLEWOOD 624 MNB	153	12,857
MOUNDS VIEW 621 R	3,539	3,539
N ST PAUL 622 MNB	3,901	
N ST PAUL 622 V	131	4,032
NEW BRIGHTON 282 R	591	
NEW BRIGHTON 621 R	6,229	
NEW BRIGHTON 621 RB	14	
NEW BRIGHTON 621 RD	24	6,858
NORTH OAKS 621 NONE	1,418	
NORTH OAKS 624 NONE	504	1,922
ROSEVILLE 621 R	1,575	
ROSEVILLE 623 C	2,981	
ROSEVILLE 623 NONE	4,315	
ROSEVILLE 623 R	3,524	12,395
SHOREVIEW 621 G	3,659	
SHOREVIEW 621 R	5,738	
SHOREVIEW 623 G	440	
SHOREVIEW 623 R	300	10,137
SPRING LAKE PARK 621 R	77	77
ST ANTHONY 282 R	721	721
ST PAUL 625 C	62,368	
ST PAUL 625 I	78	
ST PAUL 625 L	4,676	
ST PAUL 625 MBC	2,011	
ST PAUL 625 MNB	14,916	84,049
VADNAIS HTS 621 NONE	444	
VADNAIS HTS 624 MNB	1,099	
VADNAIS HTS 624 NONE	3,463	5,006
WHITE BEAR LK 622 V	3	
WHITE BEAR LK 624 MNB	2,909	
WHITE BEAR LK 624 NO	3,327	
WHITE BEAR LK 624 R	2,101	
WHITE BEAR LK 624 V	388	8,728
WHITE BEAR TN 621 R	19	
WHITE BEAR TN 624 NO	1,881	
WHITE BEAR TN 624 R	3,116	
WHITE BEAR TN 624MNB	4	5,020
Totals County Wide	163,903	163,903