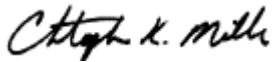


  
**REQUEST FOR COUNCIL ACTION**

Date: 04/25/2011  
Item No.: 13 . b

Department Approval



City Manager Approval



Item Description: Receive the 2011 Ramsey County Assessor's Report

**BACKGROUND**

As part of the Council's 2012 Budget process, the Council indicated a desire to review the 2011 Ramsey County Assessor's Report to gauge the general changes in property values from 2010 (pay 2011) to 2011 (pay 2012). The 2011 Report is now available and is included in Attachment A.

Staff will note a highlight from page 6 of the Report which indicates that Roseville's overall property market value declined by 3.7%. This follows a 3% decline from the previous year, and represents the 4th consecutive year in which overall values have declined.

The impact on single-family homeowners will vary depending on each home's change in valuation relative to other homes and other property categories. However, it is noted on page 8 of the Report that the median valued home in Roseville dropped by 3.8% - about the same as the overall decline.

Therefore, if the property tax levy remains unchanged for 2012, a median-valued home will pay about the same as they do currently today. For that same median-valued home, any percentage increase or decrease in the property tax levy for 2012 will result in a commensurate percentage change in the amount of property taxes paid.

**POLICY OBJECTIVE**

Not applicable.

**FINANCIAL IMPACTS**

Not applicable.

**STAFF RECOMMENDATION**

Not applicable.

**REQUESTED COUNCIL ACTION**

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

Prepared by: Chris Miller, Finance Director  
Attachments: A: 2011 Ramsey County Assessor's Report


**Office of the County Assessor**

Stephen L Baker, SAMA, CAE County Assessor  
 90 West Plato Boulevard  
 Suite 400  
 St. Paul, MN 55107

Tel: 651-266-2131  
 Fax: 651-266-2101  
 AskCountyAssessor@co.ramsey.mn.us

Date: March 18, 2011  
 To: Ramsey County Commissioners, City Managers, and County Manager  
 From: Stephen L. Baker CAE, SAMA  
 Subject: 2011 payable 2012 Assessment Report

We recently mailed the 2011 payable 2012 valuation notice to each Ramsey County property owner. The valuation notice included the assessors' proposed estimated market value, the proposed taxable market value, and the proposed property classification for 2011 payable 2012.

This year we reduced values for most properties. The total countywide reduction in market value was \$1.614 billion before adding back the value from new construction; this is a slight improvement from last year's reduction of \$2.75 billion. Of the entire population of 156,761 properties, 100,167 properties had a decrease in value, 50,905 properties had no change in value and 5,689 properties had an increase in value. After factoring in all changes in value deferments, exclusions, and new construction the total countywide decline in value is \$2.588 billion. The total estimated market value for 2011 taxes payable 2012 is \$41.25 billion (*not-including personal property, utilities and railroad*).

This year we experienced declines in assessed value in residential and commercial property, but increases in overall assessed value for the apartment property segment. But even the apartment class, which experienced an increase in aggregate value, had more parcels with declining value than parcels with increasing value; this was because the parcels with increasing values tended to be the larger, more valuable properties.

**2011 Assessment**

The percentage changes in 2011 aggregate value (*excluding new construction but including land*) by property class, for the City of St. Paul and for the suburbs taken together and countywide are as follows:

|                           | <u>Overall</u> | <u>Residential</u> | <u>Commercial/Industrial</u> | <u>Apartments</u> |
|---------------------------|----------------|--------------------|------------------------------|-------------------|
| <b>City of Saint Paul</b> | <b>-3.3%</b>   | <b>-4.2%</b>       | <b>-3.2%</b>                 | <b>+2.1%</b>      |
| <b>Suburban Ramsey</b>    | <b>-3.5%</b>   | <b>-4.4%</b>       | <b>-3.0%</b>                 | <b>+4.3%</b>      |
| <b>Countywide</b>         | <b>-3.4%</b>   | <b>-4.3%</b>       | <b>-3.1%</b>                 | <b>+2.9%</b>      |

**Median Values for 2010 and 2011 are as follow:**

|                                  | <u>Residential</u> | <u>Commercial/Industrial</u> | <u>Apartments</u> |
|----------------------------------|--------------------|------------------------------|-------------------|
| <b>City of Saint Paul - 2010</b> | <b>\$154,400</b>   | <b>\$399,900</b>             | <b>\$465,500</b>  |
| <b>City of Saint Paul – 2011</b> | <b>\$146,600</b>   | <b>\$385,000</b>             | <b>\$465,300</b>  |

|                              | <u>Residential</u> | <u>Commercial/Industrial</u> | <u>Apartments</u> |
|------------------------------|--------------------|------------------------------|-------------------|
| <b>Suburban Ramsey -2010</b> | <b>\$200,400</b>   | <b>\$767,600</b>             | <b>\$817,400</b>  |
| <b>Suburban Ramsey -2011</b> | <b>\$191,700</b>   | <b>\$756,200</b>             | <b>\$799,500</b>  |
| <b>Countywide - 2010</b>     | <b>\$180,400</b>   | <b>\$525,000</b>             | <b>\$505,400</b>  |
| <b>Countywide - 2011</b>     | <b>\$172,200</b>   | <b>\$498,800</b>             | <b>\$508,300</b>  |

Last year I reported, *“As we move into 2011 and 2012 the commercial markets continue to be the biggest unknown. Commercial fundamentals remain soft- rents are falling and vacancy is rising and market activity remains extremely flat. Yet we have not seen the declines in value that have been widely speculated to by the “experts”.*” The good news now seems to be that this market has bottomed and is stabilizing, and sellers appear to have weathered the worst of the storm. The activity in the fourth quarter of 2010 seems to be a harbinger of improvements in commercial property valuations. We are beginning to see buyers and liquidity returning to the market. This is particularly true for investment grade property.

Apartments have benefitted from an increased demand for rental housing, a byproduct of the continued weakness in the overall housing market, and by a number of years of very low construction of new units. Vacancy rates for apartments are falling, rents are increasing, and cap rates remain low.

The residential markets, which a year ago appeared to be showing modest signs of improvement during the period of the Federal Tax Credit for buyers, suffered a set-back in 2010 after the rise of economic troubles in Europe and the end of the tax credit program. So we now enter 2011 with a market that remains soft, with a very unclear road to recovery. Buyers appear to remain skittish, and lending practices and credit remain tight. As troubling is current appraisal practice, appraisals had often been inflated in the years leading up to the bubble, but practices have now reversed too far, and have become overly conservative. We now receive reports of buyer and sellers reaching agreement as to sale price, and the appraiser undercutting the price and stalling or killing the transaction. We can verify that this is happening when these appraisals are presented to us by potential buyers or sellers as evidence of market value.

The assessor’s office continues to actively track the market activity and we will continue to follow the prices determined in the market in 2011 for our 2012 assessment. We continue to closely monitor all sales including short-sales and foreclosure activity. Foreclosures increased in 2010, not to as high a level as 2008 but the trend is troubling. The resulting bank REO sales still constitute a continuing threat to some local market areas of the county, and we continue to adjust values to reflect the foreclosure influence, although these adjustments were much smaller this year – a good sign that the market may be stabilizing.

### **Taxpayer Review Options for their Proposed 2011 pay 2012 Assessment**

The final quality-control step in the development and finalization of the 2011 assessment is the review process triggered by the taxpayers after they receive their valuation notice. It is at this point that the taxpayers bring to our attention any proposed valuations that appear to be inaccurate. There are three main options for our citizens in this review process. They can call our office or attend one of the open book meetings, they can appeal to the Ramsey County Special Board of Appeal and Equalization, or they can file a petition with the Minnesota Tax Court.

#### *Open Book Meetings*

The assessor’s office will again be holding open book meetings with the public. The intent of these meetings is to provide an opportunity for property owners to meet individually with a county appraiser to review their property information for accuracy, discuss how their property was valued, and to answer questions about the assessment.

*The 2011 meetings are scheduled as follows:*

April 5th through April 7th, 10:00 a.m. - 7:00 p.m.

Property Records & Revenue Conference Center, [90 West Plato Blvd.](#), St. Paul

Taxpayers will be asked to fill out a registration form prior to meeting with an Assessor. We request owners bring a copy of their 2011 Valuation Notice. Please note that we require our appraisers perform an interior inspection of a property prior to authorizing a reduction in assessed value.

### **County Board of Appeal and Equalization**

Step 1 – Taxpayers may request a formal review by the County Assessor by completing a County Board of Appeal and Equalization form, which can be obtained from our office. Appeal forms must be postmarked by May 6, 2011. These appeals will be reviewed and owners will be notified by mail of the result. We will continue to perform assessment reviews after May 6.

Step 2 – If an owner is not satisfied with our response to their appeal, they may appear before the County Board of Appeal and Equalization in person, by letter, or through an authorized personal representative. They must call 651-266-2131 in advance to be scheduled on the Board's agenda. All appearances will be by appointment only. The 2011 County Board of Appeal and Equalization will meet at the Ramsey County Property Records and Revenue Building at 90 W. Plato Boulevard St. Paul MN. The Special Board of Appeal and Equalization will convene June 13, 2011 and will conclude on or before June 24, 2011. The meeting times will be from 9:00 a.m. to 5:00 p.m. or 9:00 am to 7:00 pm

### **Minnesota Tax Court**

Taxpayers have until April 30, 2011, to file an appeal with the Minnesota Tax Court for the 2010 payable 2011 valuation. Most residential property owners can file in the Small Claims division of the tax court, non-homestead property valued at \$300,000 or higher must file in Regular Division. The deadline for filing an appeal of the 2011 payable 2012 assessment is April 29, 2012. The Tax Court Web site is <http://www.taxcourt.state.mn.us/>

### **Revaluation Activities**

Please remember that we will have appraisers out reviewing one-fifth of the properties in the county again this year, so don't be surprised if you have visit from one of our staff appraisers. We thank you in advance for your cooperation with our appraisers as they perform their work and encourage you to allow them to review the entire property. Our appraisers will always have county ID and will be carrying county records describing your property.

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

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

Our website address is: <http://www.co.ramsey.mn.us/prr/index.htm>

Sincerely,

*Stephen L. Baker*

Stephen L. Baker, CAE, SAMA  
County Assessor

**RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS**  
**SORTED BY PROPERTY TYPE AND CITY/SUBURBAN**  
**2010 payable 2011 vs. 2011 payable 2012**

| <b>CITY ST.</b>            | <b>2010 pay 2011 ESTIMATED<br/>MARKET VALUE TOTALS<br/>with Added Improvement</b> | <b>2011 pay 2012<br/>ADDED<br/>IMPROVEMENT</b> | <b>2011 pay 2012 ESTIMATED<br/>MARKET VALUE TOTALS<br/>with Added Improvemnt</b>  | <b>ESTIMATED MARKET<br/>VALUE INCREASE FROM<br/>2010 p 2011 TO 2011 p<br/>2012 Including Added<br/>Improvements</b> | <b>ESTIMATED MARKET VALUE<br/>INCREASE FROM 2010 p 2011<br/>TO 2011 p 2012 Without Added<br/>Improvements</b> | <b>Growth 10 to<br/>11 Asmt</b> |
|----------------------------|-----------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>PAUL</b>                |                                                                                   |                                                |                                                                                   |                                                                                                                     |                                                                                                               |                                 |
| RESIDENTIAL                | 13,688,412,410                                                                    | 36,497,500                                     | 13,117,309,650                                                                    | -571,102,760                                                                                                        | -607,600,260                                                                                                  | -4.17%                          |
| AGRICULTURAL<br>HIGH VALUE | 4,023,200                                                                         | 0                                              | 4,023,200                                                                         | 0                                                                                                                   | 0                                                                                                             | 0.00%                           |
| APARTMENT                  | 2,178,229,190                                                                     | 16,834,700                                     | 2,223,681,150                                                                     | 45,451,960                                                                                                          | 28,617,260                                                                                                    | 2.09%                           |
| COMMERCIAL/<br>INDUSTRIAL  | 3,822,054,900                                                                     | 12,095,600                                     | 3,697,684,200                                                                     | -124,370,700                                                                                                        | -136,466,300                                                                                                  | -3.25%                          |
| <b>TOTAL</b>               | <b>19,692,719,700</b>                                                             | <b>65,427,800</b>                              | <b>19,042,698,200</b>                                                             | <b>-650,021,500</b>                                                                                                 | <b>-715,449,300</b>                                                                                           | <b>-3.30%</b>                   |
|                            |                                                                                   |                                                |                                                                                   |                                                                                                                     |                                                                                                               |                                 |
| <b>SUBURBS</b>             | <b>2010 pay 2011 ESTIMATED<br/>MARKET VALUE TOTALS<br/>with Added Improvement</b> | <b>2011 pay 2012<br/>ADDED<br/>IMPROVEMENT</b> | <b>2011 pay 2012 ESTIMATED<br/>MARKET VALUE TOTALS<br/>with Added Improvement</b> | <b>ESTIMATED MARKET<br/>VALUE INCREASE FROM<br/>2010 p 2011 TO 2011 p<br/>2012 Including Added<br/>Improvements</b> | <b>ESTIMATED MARKET VALUE<br/>INCREASE FROM 2010 p 2011<br/>TO 2011 p 2012 Without Added<br/>Improvements</b> | <b>Growth 10 to<br/>11 Asmt</b> |
| RESIDENTIAL                | 16,395,640,200                                                                    | 38,718,500                                     | 15,671,380,500                                                                    | -724,259,700                                                                                                        | -762,978,200                                                                                                  | -4.42%                          |
| AGRICULTURAL<br>HIGH VALUE | 35,381,100                                                                        | 0                                              | 33,835,900                                                                        | -1,545,200                                                                                                          | -1,545,200                                                                                                    | -4.37%                          |
| APARTMENT                  | 1,402,854,700                                                                     | 28,747,200                                     | 1,463,128,400                                                                     | 60,273,700                                                                                                          | 31,526,500                                                                                                    | 4.30%                           |
| COMMERCIAL/<br>INDUSTRIAL  | 5,192,505,200                                                                     | 11,430,100                                     | 5,038,296,100                                                                     | -154,209,100                                                                                                        | -165,639,200                                                                                                  | -2.97%                          |
| <b>TOTAL</b>               | <b>23,026,381,200</b>                                                             | <b>78,895,800</b>                              | <b>22,206,640,900</b>                                                             | <b>-819,740,300</b>                                                                                                 | <b>-898,636,100</b>                                                                                           | <b>-3.56%</b>                   |
|                            |                                                                                   |                                                |                                                                                   |                                                                                                                     |                                                                                                               |                                 |
| <b>COUNTY<br/>WIDE</b>     | <b>2010 pay 2011 ESTIMATED<br/>MARKET VALUE TOTALS<br/>with Added Improvement</b> | <b>2011 pay 2012<br/>ADDED<br/>IMPROVEMENT</b> | <b>2011 pay 2012 ESTIMATED<br/>MARKET VALUE TOTALS<br/>with Added Improvement</b> | <b>ESTIMATED MARKET<br/>VALUE INCREASE FROM<br/>2010 p 2011 TO 2011 p<br/>2012 Including Added<br/>Improvements</b> | <b>ESTIMATED MARKET VALUE<br/>INCREASE FROM 2010 p 2011<br/>TO 2011 p 2012 Without Added<br/>Improvements</b> | <b>Growth 10 to<br/>11 Asmt</b> |
| RESIDENTIAL                | 30,084,052,610                                                                    | 75,216,000                                     | 28,788,690,150                                                                    | -1,295,362,460                                                                                                      | -1,370,578,460                                                                                                | -4.31%                          |
| AGRICULTURAL<br>HIGH VALUE | 39,404,300                                                                        | 0                                              | 37,859,100                                                                        | -1,545,200                                                                                                          | -1,545,200                                                                                                    | -3.92%                          |
| APARTMENT                  | 3,581,083,890                                                                     | 45,581,900                                     | 3,686,809,550                                                                     | 105,725,660                                                                                                         | 60,143,760                                                                                                    | 2.95%                           |
| COMMERCIAL/<br>INDUSTRIAL  | 9,014,560,100                                                                     | 23,525,700                                     | 8,735,980,300                                                                     | -278,579,800                                                                                                        | -302,105,500                                                                                                  | -3.09%                          |
| <b>TOTAL</b>               | <b>42,719,100,900</b>                                                             | <b>144,323,600</b>                             | <b>41,249,339,100</b>                                                             | <b>-1,469,761,800</b>                                                                                               | <b>-1,614,085,400</b>                                                                                         | <b>-3.44%</b>                   |

AI is Added Improvement

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

(All 2011 pay 2012 Values are subject to review and change until the conclusion of the Special Board of Appeal and Equalization in mid-June 2011)

(2010 p 2011 Values Taken From the 2010 Fall Mini, 2011 p 2012 Values Taken From Preliminary 2011 Spring Mini Run 3-15-2011.

(Includes Added Improvement for 2010 p 2011 and 2011 p 2012)

(Includes Vacant Land for all Property Types)

Prepared 3/17/2010 JS/SB

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



**Ramsey County**  
Breakdown of 2011 Estimated Market Value and Percentage Chage from 2010

|                  | 2011 Residential<br>Estimated<br>Market Value | Percentage<br>Change in<br>Resid. Value<br>'10 to '11 | 2011 Apartment<br>Estimated<br>Market Value | Percentage<br>Change in<br>Apartment<br>Value '10 to<br>'11 | 2011 Commercial<br>/ Industrial<br>Estimated Market<br>Value | Percentage<br>Change in<br>Commercial<br>Value '10 to<br>'11 | 2011 Total Real<br>Property Estimated<br>Market Value ( <i>Excludes<br/>Utility, Leased Public,<br/>Manuf Homes and<br/>Railroad</i> ) | Percentage<br>Change in Total<br>Value '0 to '11 |
|------------------|-----------------------------------------------|-------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| ARDENHILLS       | 697,733,300                                   | -3.58                                                 | 18,582,800                                  | 1.80                                                        | 351,460,200                                                  | -0.64                                                        | 1,067,776,300                                                                                                                          | -2.54                                            |
| BLAINE           | 0                                             | 0.00                                                  | 0                                           | 0.00                                                        | 43,919,200                                                   | -1.85                                                        | 43,919,200                                                                                                                             | -1.85                                            |
| FALCON HEIGHTS   | 328,211,500                                   | -2.24                                                 | 36,634,700                                  | 1.40                                                        | 24,866,300                                                   | 1.64                                                         | 389,712,500                                                                                                                            | -1.67                                            |
| GEM LAKE         | 73,683,300                                    | -6.86                                                 | 1,772,100                                   | 15.39                                                       | 24,652,500                                                   | 0.15                                                         | 100,107,900                                                                                                                            | -4.90                                            |
| LAUDERDALE       | 115,568,000                                   | -4.43                                                 | 23,033,700                                  | 3.16                                                        | 17,508,900                                                   | -0.70                                                        | 156,110,600                                                                                                                            | -2.97                                            |
| LITTLE CANADA    | 530,018,000                                   | -3.86                                                 | 94,870,000                                  | 3.89                                                        | 250,084,500                                                  | -1.39                                                        | 874,972,500                                                                                                                            | -2.37                                            |
| MAPLEWOOD        | 2,125,923,700                                 | -6.20                                                 | 243,355,800                                 | 3.72                                                        | 950,374,100                                                  | -2.11                                                        | 3,319,653,600                                                                                                                          | -4.39                                            |
| MOUNDS VIEW      | 557,907,000                                   | -4.28                                                 | 81,186,100                                  | 3.17                                                        | 267,867,000                                                  | -1.20                                                        | 906,960,100                                                                                                                            | -2.75                                            |
| NORTH ST PAUL    | 613,122,400                                   | -3.80                                                 | 62,618,000                                  | 1.72                                                        | 91,526,200                                                   | -3.41                                                        | 767,266,600                                                                                                                            | -3.33                                            |
| NEW BRIGHTON     | 1,332,193,900                                 | -5.08                                                 | 158,244,400                                 | 2.90                                                        | 333,180,600                                                  | -1.88                                                        | 1,823,618,900                                                                                                                          | -3.86                                            |
| NORTH OAKS       | 1,032,664,100                                 | -2.60                                                 | 49,603,400                                  | -20.10                                                      | 57,322,000                                                   | -3.34                                                        | 1,139,589,500                                                                                                                          | -3.55                                            |
| ROSEVILLE        | 2,321,106,300                                 | -4.00                                                 | 288,440,700                                 | 2.15                                                        | 1,319,412,900                                                | -4.35                                                        | 3,928,959,900                                                                                                                          | -3.69                                            |
| SHOREVIEW        | 2,249,378,500                                 | -4.84                                                 | 75,419,400                                  | 4.78                                                        | 375,960,000                                                  | -4.09                                                        | 2,700,757,900                                                                                                                          | -4.49                                            |
| SPRING LAKE PARK | 10,605,000                                    | -9.70                                                 | 498,500                                     | 0.00                                                        | 442,000                                                      | 0.00                                                         | 11,545,500                                                                                                                             | -8.98                                            |
| ST ANTHONY       | 116,791,200                                   | -5.54                                                 | 81,741,300                                  | 2.89                                                        | 68,520,400                                                   | -3.15                                                        | 267,052,900                                                                                                                            | -2.48                                            |
| ST PAUL          | 13,060,644,500                                | -4.48                                                 | 2,205,799,700                               | 0.56                                                        | 3,689,087,600                                                | -2.95                                                        | 18,955,531,800                                                                                                                         | -3.62                                            |
| VADNAIS HEIGHTS  | 952,018,500                                   | -4.54                                                 | 44,789,700                                  | 7.59                                                        | 348,080,200                                                  | -2.43                                                        | 1,344,888,400                                                                                                                          | -3.64                                            |
| WHITE BEAR LAKE  | 1,551,027,200                                 | -4.92                                                 | 179,150,800                                 | 5.62                                                        | 353,582,200                                                  | -3.78                                                        | 2,083,760,200                                                                                                                          | -3.91                                            |
| WHITE BEAR TOWN  | 1,012,801,900                                 | -5.69                                                 | 6,352,000                                   | -0.33                                                       | 147,637,700                                                  | -4.26                                                        | 1,166,791,600                                                                                                                          | -5.48                                            |
| SUBURBAN         | 15,620,753,800                                | -4.64                                                 | 1,446,293,400                               | 2.41                                                        | 5,026,396,900                                                | -2.88                                                        | 22,093,444,100                                                                                                                         | -3.81                                            |
| COUNTYWIDE       | 28,681,398,300                                | -3.72                                                 | 3,652,093,100                               | 1.28                                                        | 8,715,484,500                                                | -2.91                                                        | 41,048,975,900                                                                                                                         | -3.72                                            |

**Ramsey County**  
**Breakdown of 2010 Estimated Market Value and Percent Change from 2009**

|                  | 2010 Residential<br>Estimated<br>Market Value | Percentage<br>Change in<br>Resid. Value<br>'09 to '10 | 2010 Apartment<br>Estimated Market<br>Value | Percentage<br>Change in<br>Apartment<br>Value '09 to<br>'10 | 2010 Commercial<br>/ Industrial<br>Estimated Market<br>Value | Percentage<br>Change in<br>Commercial<br>Value '09 to<br>'10 | 2010 Total Real<br>Property Estimated<br>Market Value ( <i>Excludes<br/>Utility, Leased Public,<br/>Manuf Homes and<br/>Railroad</i> ) | Percentage<br>Change in Total<br>Value '09 to '10 |
|------------------|-----------------------------------------------|-------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| ARDENHILLS       | 723,182,100                                   | -2.84                                                 | 18,254,000                                  | -2.17                                                       | 356,962,900                                                  | -9.94                                                        | 1,098,399,000                                                                                                                          | -5.25                                             |
| BLAINE           | 0                                             | 0.00                                                  | 0                                           | 0.00                                                        | 44,900,300                                                   | -3.04                                                        | 44,900,300                                                                                                                             | -3.04                                             |
| FALCON HEIGHTS   | 335,478,200                                   | -4.11                                                 | 36,108,800                                  | -7.22                                                       | 24,465,300                                                   | -4.58                                                        | 396,052,300                                                                                                                            | -4.43                                             |
| GEM LAKE         | 78,925,000                                    | -2.95                                                 | 0                                           | 0.00                                                        | 25,536,500                                                   | -4.24                                                        | 104,461,500                                                                                                                            | -3.27                                             |
| LAUDERDALE       | 120,893,500                                   | 1.49                                                  | 22,328,400                                  | -9.51                                                       | 17,562,700                                                   | -1.76                                                        | 160,784,600                                                                                                                            | -0.55                                             |
| LITTLE CANADA    | 557,817,900                                   | -5.32                                                 | 91,382,400                                  | -5.78                                                       | 251,544,000                                                  | -7.21                                                        | 900,744,300                                                                                                                            | -5.90                                             |
| MAPLEWOOD        | 2,262,324,500                                 | -6.13                                                 | 233,443,200                                 | -3.63                                                       | 990,122,400                                                  | -4.93                                                        | 3,485,890,100                                                                                                                          | -5.63                                             |
| MOUNDS VIEW      | 581,230,600                                   | -4.85                                                 | 78,244,300                                  | -5.69                                                       | 272,382,200                                                  | -7.31                                                        | 931,857,100                                                                                                                            | -5.65                                             |
| NORTH ST PAUL    | 637,797,700                                   | -8.09                                                 | 61,653,300                                  | -6.25                                                       | 99,533,600                                                   | -2.29                                                        | 798,984,600                                                                                                                            | -7.26                                             |
| NEW BRIGHTON     | 1,403,662,100                                 | -3.92                                                 | 155,428,700                                 | -5.90                                                       | 331,011,100                                                  | -10.53                                                       | 1,890,101,900                                                                                                                          | -5.31                                             |
| NORTH OAKS       | 1,061,455,400                                 | -3.64                                                 | 59,298,800                                  | 34.32                                                       | 59,301,100                                                   | -5.21                                                        | 1,180,055,300                                                                                                                          | -2.33                                             |
| ROSEVILLE        | 2,411,157,800                                 | -4.43                                                 | 283,052,700                                 | -5.85                                                       | 1,384,683,500                                                | -3.38                                                        | 4,078,894,000                                                                                                                          | -4.18                                             |
| SHOREVIEW        | 2,358,080,100                                 | -6.13                                                 | 70,694,100                                  | -2.60                                                       | 416,690,300                                                  | -0.56                                                        | 2,845,464,500                                                                                                                          | -5.27                                             |
| SPRING LAKE PARK | 11,954,800                                    | -6.29                                                 | 498,500                                     | -10.00                                                      | 442,000                                                      | 0.00                                                         | 12,895,300                                                                                                                             | -6.24                                             |
| ST ANTHONY       | 123,739,600                                   | -4.29                                                 | 79,613,800                                  | -9.87                                                       | 70,853,000                                                   | -5.37                                                        | 274,206,400                                                                                                                            | -6.25                                             |
| ST PAUL          | 13,665,319,200                                | -7.39                                                 | 2,151,649,600                               | -4.03                                                       | 3,880,792,500                                                | -7.37                                                        | 19,697,761,300                                                                                                                         | -7.03                                             |
| VADNAIS HEIGHTS  | 998,144,000                                   | -4.19                                                 | 41,628,300                                  | -5.48                                                       | 365,136,300                                                  | -1.42                                                        | 1,404,908,600                                                                                                                          | -3.52                                             |
| WHITE BEAR LAKE  | 1,631,507,900                                 | -6.84                                                 | 171,539,700                                 | -4.22                                                       | 369,305,700                                                  | -4.40                                                        | 2,172,353,300                                                                                                                          | -6.23                                             |
| WHITE BEAR TOWN  | 1,074,220,400                                 | -7.59                                                 | 3,705,000                                   | -5.00                                                       | 161,244,400                                                  | -5.22                                                        | 1,239,169,800                                                                                                                          | -7.28                                             |
| SUBURBAN         | 16,371,571,600                                | -5.33                                                 | 1,406,874,000                               | -4.21                                                       | 5,241,677,300                                                | -4.83                                                        | 23,020,122,900                                                                                                                         | -5.15                                             |
| COUNTYWIDE       | 30,036,890,800                                | -6.28                                                 | 3,558,523,600                               | -4.10                                                       | 9,122,469,800                                                | -5.93                                                        | 42,717,884,200                                                                                                                         | -6.03                                             |

**MEDIAN ESTIMATED MARKET VALUE OF RESIDENTIAL\*\* IN RAMSEY COUNTY\***  
**2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City**

|                      |    |           | 2010 p 2011  | 2011 p 2012  |          | 2011    |
|----------------------|----|-----------|--------------|--------------|----------|---------|
|                      |    |           | Median Value | Median Value | % Change | Average |
| JURISDICTION         |    | # Parcels |              |              |          | Value   |
| SUNRAY-BATTLECREEK   | 1  | 4,828     | 149,500      | 138,850      | -7.12%   | 150,065 |
| GREATER EAST SIDE    | 2  | 7,060     | 125,100      | 118,600      | -5.20%   | 117,866 |
| WEST SIDE            | 3  | 3,713     | 147,500      | 140,200      | -4.95%   | 144,315 |
| DAYTON'S BLUFF       | 4  | 3,995     | 105,400      | 101,400      | -3.80%   | 103,579 |
| PAYNE-PHALEN         | 5  | 6,820     | 116,700      | 106,700      | -8.57%   | 109,619 |
| NORTH END            | 6  | 5,615     | 114,000      | 109,600      | -3.86%   | 115,045 |
| THOMAS DALE          | 7  | 3,023     | 96,500       | 90,800       | -5.91%   | 90,647  |
| SUMMIT-UNIVERSITY    | 8  | 3,781     | 176,800      | 167,400      | -5.32%   | 217,560 |
| WEST SEVENTH         | 9  | 3,278     | 155,850      | 146,750      | -5.84%   | 158,397 |
| COMO                 | 10 | 3,686     | 198,400      | 193,350      | -2.55%   | 201,499 |
| HAMLIN-MIDWAY        | 11 | 3,305     | 160,100      | 155,800      | -2.69%   | 157,891 |
| ST ANTHONY PARK      | 12 | 1,681     | 252,100      | 234,300      | -7.06%   | 256,927 |
| MERRIAM              | 13 | 3,870     | 247,400      | 242,850      | -1.84%   | 281,984 |
| MACALESTER-GROVELAND | 14 | 6,287     | 259,600      | 251,000      | -3.31%   | 282,225 |
| HIGHLAND             | 15 | 6,490     | 257,800      | 250,050      | -3.01%   | 290,312 |
| SUMMIT HILL          | 16 | 1,825     | 343,650      | 331,400      | -3.56%   | 393,095 |
| DOWNTOWN             | 17 | 1,959     | 140,200      | 129,800      | -7.42%   | 154,063 |
| AIRPORT              | 20 |           |              |              |          |         |
| ARDEN HILLS          | 25 | 2,511     | 255,850      | 250,800      | -1.97%   | 273,743 |
| BLAINE               | 29 |           |              |              |          |         |
| FAIRGROUNDS          | 30 |           |              |              |          |         |
| FALCON HEIGHTS       | 33 | 1,292     | 249,150      | 238,900      | -4.11%   | 253,411 |
| GEM LAKE             | 37 | 155       | 256,700      | 247,000      | -3.78%   | 406,153 |
| LAUDERDALE           | 47 | 645       | 183,700      | 177,000      | -3.65%   | 178,238 |
| LITTLE CANADA        | 53 | 2,627     | 197,950      | 192,300      | -2.85%   | 198,379 |
| MAPLEWOOD            | 57 | 11,254    | 183,900      | 171,800      | -6.58%   | 187,021 |
| MOUNDS VIEW          | 59 | 3,182     | 173,300      | 168,200      | -2.94%   | 174,182 |
| NEW BRIGHTON         | 63 | 6,212     | 207,400      | 200,500      | -3.33%   | 213,841 |
| NORTH OAKS           | 67 | 1,566     | 577,200      | 533,700      | -7.54%   | 620,244 |
| NORTH ST. PAUL       | 69 | 3,595     | 166,500      | 159,200      | -4.38%   | 169,164 |
| ROSEVILLE            | 79 | 10,970    | 204,300      | 196,500      | -3.82%   | 209,903 |
| ST. ANTHONY          | 81 | 607       | 187,500      | 183,500      | -2.13%   | 192,261 |
| SHOREVIEW            | 83 | 9,395     | 227,900      | 215,400      | -5.48%   | 238,572 |
| SPRING LAKE PARK     | 85 | 69        | 166,100      | 145,500      | -12.40%  | 153,696 |
| VADNAIS HEIGHTS      | 89 | 4,314     | 205,900      | 197,750      | -3.96%   | 216,981 |
| WHITE BEAR LAKE      | 93 | 7,659     | 183,700      | 176,000      | -4.19%   | 201,024 |
| WHITE BEAR TOWN      | 97 | 4,334     | 220,300      | 208,500      | -5.36%   | 230,962 |
| SUBURBS              |    | 70,387    | 200,400      | 191,700      | -4.34%   | 219,197 |
| CITY                 |    | 71,216    | 154,400      | 146,600      | -5.05%   | 182,278 |
| COUNTYWIDE           |    | 141,603   | 180,400      | 172,200      | -4.55%   | 200,630 |

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

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

Mar-10

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

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012

Sorted by St. Paul Planning District or City

| JURISDICTION         | #  | # Parcels | 2010 p 2011<br>Median Value | 2011 p 2012<br>Median Value | % Change | Average<br>Value |
|----------------------|----|-----------|-----------------------------|-----------------------------|----------|------------------|
| SUNRAY-BATTLECREEK   | 1  | 4,358     | 150,100                     | 139,700                     | -6.93%   | 152,304          |
| GREATER EAST SIDE    | 2  | 6,590     | 124,900                     | 118,700                     | -4.96%   | 117,862          |
| WEST SIDE            | 3  | 3,051     | 146,600                     | 140,400                     | -4.23%   | 145,234          |
| DAYTON'S BLUFF       | 4  | 3,171     | 105,000                     | 101,900                     | -2.95%   | 103,866          |
| PAYNE-PHALEN         | 5  | 5,687     | 120,000                     | 110,100                     | -8.25%   | 112,928          |
| NORTH END            | 6  | 4,767     | 115,700                     | 112,300                     | -2.94%   | 117,253          |
| THOMAS DALE          | 7  | 2,128     | 99,750                      | 97,400                      | -2.36%   | 94,179           |
| SUMMIT-UNIVERSITY    | 8  | 1,889     | 161,850                     | 158,900                     | -1.82%   | 232,356          |
| WEST SEVENTH         | 9  | 2,366     | 148,950                     | 144,900                     | -2.72%   | 145,455          |
| COMO                 | 10 | 3,451     | 199,900                     | 195,800                     | -2.05%   | 204,986          |
| HAMLIN-MIDWAY        | 11 | 2,902     | 159,200                     | 155,100                     | -2.58%   | 157,202          |
| ST ANTHONY PARK      | 12 | 1,081     | 286,800                     | 278,400                     | -2.93%   | 288,512          |
| MERRIAM              | 13 | 3,257     | 249,100                     | 245,000                     | -1.65%   | 288,818          |
| MACALESTER-GROVELAND | 14 | 5,652     | 263,400                     | 256,300                     | -2.70%   | 292,913          |
| HIGHLAND             | 15 | 5,731     | 269,500                     | 262,300                     | -2.67%   | 305,706          |
| SUMMIT HILL          | 16 | 1,119     | 412,900                     | 397,500                     | -3.73%   | 472,676          |
| DOWNTOWN             | 17 | 26        | 352,100                     | 291,200                     | -17.30%  | 555,912          |
| AIRPORT              | 20 |           |                             |                             |          |                  |
| ARDEN HILLS          | 25 | 2,083     | 276,000                     | 272,800                     | -1.16%   | 303,104          |
| BLAINE               | 29 |           |                             |                             |          |                  |
| FAIRGROUNDS          | 30 |           |                             |                             |          |                  |
| FALCON HEIGHTS       | 33 | 1,134     | 254,550                     | 244,800                     | -3.83%   | 259,650          |
| GEM LAKE             | 37 | 153       | 256,700                     | 247,000                     | -3.78%   | 389,273          |
| LAUDERDALE           | 47 | 481       | 187,600                     | 183,200                     | -2.35%   | 191,551          |
| LITTLE CANADA        | 53 | 1,690     | 222,300                     | 217,000                     | -2.38%   | 251,973          |
| MAPLEWOOD            | 57 | 8,987     | 195,100                     | 182,900                     | -6.25%   | 199,517          |
| MOUNDS VIEW          | 59 | 2,830     | 176,300                     | 171,300                     | -2.84%   | 179,158          |
| NEW BRIGHTON         | 63 | 5,016     | 218,100                     | 214,100                     | -1.83%   | 230,696          |
| NORTH OAKS           | 67 | 1,508     | 576,650                     | 545,050                     | -5.48%   | 626,107          |
| NORTH ST. PAUL       | 69 | 3,363     | 167,150                     | 160,000                     | -4.28%   | 170,579          |
| ROSEVILLE            | 79 | 8,511     | 214,200                     | 206,300                     | -3.69%   | 231,055          |
| ST. ANTHONY          | 81 | 154       | 231,100                     | 233,900                     | 1.21%    | 289,517          |
| SHOREVIEW            | 83 | 6,657     | 249,350                     | 235,700                     | -5.47%   | 275,666          |
| SPRING LAKE PARK     | 85 | 34        | 181,300                     | 176,450                     | -2.68%   | 171,985          |
| VADNAIS HEIGHTS      | 89 | 2,908     | 230,600                     | 222,900                     | -3.34%   | 254,190          |
| WHITE BEAR LAKE      | 93 | 6,391     | 186,450                     | 179,200                     | -3.89%   | 206,023          |
| WHITE BEAR TOWN      | 97 | 3,401     | 226,700                     | 212,900                     | -6.09%   | 240,777          |
| SUBURBS              |    | 55,301    | 213,400                     | 204,700                     | -4.08%   | 238,788          |
| CITY                 |    | 57,226    | 155,500                     | 149,300                     | -3.99%   | 188,108          |
| COUNTYWIDE           |    | 112,527   | 189,700                     | 182,100                     | -4.01%   | 213,015          |

\*Excludes added improvement from 2010 values, leased public property, and exempt property, and vacant land.

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

Mar-10

# **MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY\***

## **2010 Assessment Payable 2011 to 2011 Assessment Payable 2012**

| <b>Arrayed By District and City</b> |    | <b>2010 p 2011</b> |                | <b>2011 p 2012</b> |                 | <b>2011</b>    |
|-------------------------------------|----|--------------------|----------------|--------------------|-----------------|----------------|
|                                     |    | <b>Parcel</b>      | <b>Median</b>  | <b>Median</b>      | <b>% Change</b> | <b>Average</b> |
| <b>District / Jurisdiction</b>      |    | <b>Count</b>       | <b>Value</b>   | <b>Value</b>       |                 | <b>Value</b>   |
| SUNRAY-BATTLECREEK                  | 1  | 147                | 112,900        | 100,400            | -11.07%         | 103,067        |
| GREATER EAST SIDE                   | 2  | 77                 | 119,900        | 113,900            | -5.00%          | 107,091        |
| WEST SIDE                           | 3  | 89                 | 110,700        | 88,600             | -19.96%         | 106,262        |
| DAYTON'S BLUFF                      | 4  | 39                 | 160,300        | 152,300            | -4.99%          | 141,915        |
| PAYNE-PHALEN                        | 5  | 53                 | 158,600        | 135,900            | -14.31%         | 129,479        |
| NORTH END                           | 6  | 123                | 144,100        | 100,900            | -29.98%         | 129,704        |
| THOMAS DALE                         | 7  | 20                 | 110,500        | 102,400            | -7.33%          | 90,100         |
| SUMMIT-UNIVERSITY                   | 8  | 173                | 157,100        | 152,400            | -2.99%          | 204,969        |
| WEST SEVENTH                        | 9  | 92                 | 198,500        | 190,950            | -3.80%          | 234,923        |
| COMO                                | 10 | 8                  | 128,100        | 128,100            | 0.00%           | 123,838        |
| HAMLIN-MIDWAY                       | 11 |                    |                |                    |                 |                |
| ST ANTHONY PARK                     | 12 | 71                 | 156,800        | 149,000            | -4.97%          | 146,248        |
| MERRIAM                             | 13 | 4                  | 128,500        | 128,500            | 0.00%           | 129,850        |
| MACALESTER-GROVELAND                | 14 | 28                 | 272,200        | 272,200            | 0.00%           | 254,175        |
| HIGHLAND                            | 15 | 60                 | 218,500        | 194,000            | -11.21%         | 221,212        |
| SUMMIT HILL                         | 16 | 25                 | 325,600        | 343,200            | 5.41%           | 313,180        |
| DOWNTOWN                            | 17 | 9                  | 400,000        | 400,000            | 0.00%           | 456,289        |
| ARDEN HILLS                         | 25 | 349                | 156,300        | 121,200            | -22.46%         | 138,019        |
| FALCON HEIGHTS                      | 33 | 15                 | 448,000        | 448,000            | 0.00%           | 349,587        |
| GEM LAKE                            | 37 |                    |                |                    |                 |                |
| LAUDERDALE                          | 47 | 42                 | 208,500        | 207,750            | -0.36%          | 207,419        |
| LITTLE CANADA                       | 53 | 308                | 189,200        | 188,600            | -0.32%          | 184,560        |
| MAPLEWOOD                           | 57 | 962                | 161,400        | 149,400            | -7.43%          | 155,636        |
| MOUNDS VIEW                         | 59 | 38                 | 209,000        | 201,500            | -3.59%          | 173,839        |
| NEW BRIGHTON                        | 63 | 440                | 167,100        | 151,900            | -9.10%          | 162,034        |
| NORTH OAKS                          | 67 | 146                | 651,250        | 616,350            | -5.36%          | 614,934        |
| NORTH ST. PAUL                      | 69 | 105                | 124,400        | 124,400            | 0.00%           | 140,252        |
| ROSEVILLE                           | 79 | 672                | 189,100        | 188,400            | -0.37%          | 216,335        |
| ST. ANTHONY                         | 81 | 148                | 174,650        | 164,150            | -6.01%          | 170,517        |
| SHOREVIEW                           | 83 | 1,816              | 152,500        | 147,400            | -3.34%          | 166,483        |
| SPRING LAKE PARK                    | 85 | 35                 | 166,000        | 142,300            | -14.28%         | 135,929        |
| VADNAIS HEIGHTS                     | 89 | 693                | 154,300        | 146,600            | -4.99%          | 176,147        |
| WHITE BEAR LAKE                     | 93 | 677                | 173,000        | 170,300            | -1.56%          | 189,352        |
| WHITE BEAR TOWN                     | 97 | 620                | 223,000        | 222,000            | -0.45%          | 235,325        |
| <b>SUBURBS</b>                      |    | <b>7,066</b>       | <b>170,300</b> | <b>159,800</b>     | <b>-6.17%</b>   | <b>187,513</b> |
| <b>CITY</b>                         |    | <b>821</b>         | <b>147,750</b> | <b>136,850</b>     | <b>-7.38%</b>   | <b>161,394</b> |
| <b>COUNTYWIDE</b>                   |    | <b>8,084</b>       | <b>167,450</b> | <b>157,300</b>     | <b>-6.06%</b>   | <b>184,224</b> |

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

**MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY\***  
**2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City or District**

| Jurisdiction         | #  | Count  | 2010 p 2011  | 2011 p 2012  | % Change | 2011          |
|----------------------|----|--------|--------------|--------------|----------|---------------|
|                      |    |        | Median Value | Median Value |          | Average Value |
| SUNRAY-BATTLECREEK   | 1  | 116    | 97,600       | 90,600       | -7.17%   | 91,699        |
| GREATER EAST SIDE    | 2  | 156    | 111,900      | 109,000      | -2.59%   | 110,878       |
| WEST SIDE            | 3  | 97     | 112,800      | 95,000       | -15.78%  | 104,212       |
| DAYTON'S BLUFF       | 4  | 132    | 109,300      | 75,700       | -30.74%  | 81,575        |
| PAYNE-PHALEN         | 5  | 44     | 92,600       | 93,200       | 0.65%    | 78,016        |
| NORTH END            | 6  | 184    | 103,200      | 95,250       | -7.70%   | 101,695       |
| THOMAS DALE          | 7  | 244    | 56,000       | 51,000       | -8.93%   | 65,200        |
| SUMMIT-UNIVERSITY    | 8  | 1,160  | 172,250      | 160,000      | -7.11%   | 174,390       |
| WEST SEVENTH         | 9  | 464    | 195,000      | 187,950      | -3.62%   | 226,719       |
| COMO                 | 10 | 126    | 125,300      | 113,300      | -9.58%   | 116,594       |
| HAMLIN-MIDWAY        | 11 | 12     | 104,500      | 100,300      | -4.02%   | 101,142       |
| ST ANTHONY PARK      | 12 | 366    | 200,000      | 192,000      | -4.00%   | 193,403       |
| MERRIAM              | 13 | 119    | 138,500      | 133,000      | -3.97%   | 159,003       |
| MACALESTER-GROVELAND | 14 | 300    | 62,600       | 60,000       | -4.15%   | 80,895        |
| HIGHLAND             | 15 | 535    | 157,600      | 144,500      | -8.31%   | 148,764       |
| SUMMIT HILL          | 16 | 478    | 201,050      | 184,350      | -8.31%   | 212,359       |
| DOWNTOWN             | 17 | 1,919  | 138,500      | 127,900      | -7.65%   | 144,445       |
| ARDEN HILLS          | 25 | 72     | 94,350       | 83,000       | -12.03%  | 80,044        |
| FALCON HEIGHTS       | 33 | 131    | 164,600      | 183,600      | 11.54%   | 192,732       |
| GEM LAKE             | 37 |        |              |              |          |               |
| LAUDERDALE           | 47 | 104    | 133,300      | 110,000      | -17.48%  | 100,962       |
| LITTLE CANADA        | 53 | 612    | 85,500       | 48,000       | -43.86%  | 56,640        |
| MAPLEWOOD            | 57 | 1,284  | 121,000      | 116,200      | -3.97%   | 123,223       |
| MOUNDS VIEW          | 59 | 259    | 133,100      | 118,700      | -10.82%  | 121,361       |
| NEW BRIGHTON         | 63 | 668    | 143,200      | 120,800      | -15.64%  | 125,101       |
| NORTH OAKS           | 67 | 19     | 352,000      | 334,400      | -5.00%   | 330,484       |
| NORTH ST. PAUL       | 69 | 77     | 131,900      | 124,500      | -5.61%   | 131,505       |
| ROSEVILLE            | 79 | 1,696  | 93,700       | 84,200       | -10.14%  | 100,287       |
| ST. ANTHONY          | 81 | 294    | 133,250      | 121,050      | -9.16%   | 152,015       |
| SHOREVIEW            | 83 | 973    | 114,400      | 108,300      | -5.33%   | 114,901       |
| SPRING LAKE PARK     | 85 |        |              |              |          |               |
| VADNAIS HEIGHTS      | 89 | 700    | 107,300      | 95,600       | -10.90%  | 102,319       |
| WHITE BEAR LAKE      | 93 | 514    | 141,200      | 135,600      | -3.97%   | 153,711       |
| WHITE BEAR TOWN      | 97 | 305    | 119,200      | 118,300      | -0.76%   | 115,720       |
|                      |    |        |              |              |          |               |
| SUBURBS              |    | 6,452  | 111,700      | 102,200      | -8.50%   | 113,947       |
| CITY                 |    | 7,708  | 143,700      | 135,000      | -6.05%   | 152,282       |
| COUNTYWIDE           |    | 14,160 | 122,200      | 113,100      | -7.45%   | 131,414       |

\*Excludes exempt property, leased public property, added improvement from the 2011 values, and vacant land.

Mar-11

# RESIDENTIAL SALES BETWEEN 10/1/09 AND 9/30/10

## By District / City

| Jurisdiction         |    | Sale<br>Count | Median<br>Price | Average<br>Price | Standard<br>Deviation | Minimum<br>Price | Maximum<br>Price |
|----------------------|----|---------------|-----------------|------------------|-----------------------|------------------|------------------|
| SUNRAY-BATTLECREEK   | 1  | 123           | 152,000         | 159,452          | 48,377                | 75,000           | 465,000          |
| GREATER EAST SIDE    | 2  | 223           | 135,000         | 133,805          | 24,765                | 45,000           | 190,000          |
| WEST SIDE            | 3  | 93            | 145,000         | 143,871          | 39,906                | 46,200           | 335,000          |
| DAYTON'S BLUFF       | 4  | 106           | 120,000         | 116,561          | 36,262                | 25,000           | 245,000          |
| PAYNE-PHALEN         | 5  | 226           | 124,505         | 121,415          | 43,214                | 29,000           | 300,000          |
| NORTH END            | 6  | 132           | 133,225         | 140,573          | 57,806                | 33,000           | 445,000          |
| THOMAS DALE          | 7  | 53            | 125,000         | 116,719          | 34,051                | 39,000           | 174,900          |
| SUMMIT-UNIVERSITY    | 8  | 98            | 201,500         | 256,578          | 191,707               | 73,556           | 1,625,000        |
| WEST SEVENTH         | 9  | 108           | 181,575         | 207,549          | 97,498                | 45,000           | 585,000          |
| COMO                 | 10 | 69            | 205,000         | 211,759          | 48,286                | 115,000          | 320,000          |
| HAMLIN-MIDWAY        | 11 | 75            | 167,000         | 168,753          | 30,584                | 84,000           | 252,000          |
| ST ANTHONY           | 12 | 43            | 250,000         | 264,943          | 75,522                | 152,000          | 466,100          |
| MERRIAM              | 13 | 85            | 233,000         | 307,074          | 223,628               | 97,800           | 1,785,000        |
| MACALESTER-GROVELAND | 14 | 189           | 255,500         | 292,298          | 171,911               | 33,000           | 1,550,000        |
| HIGHLAND             | 15 | 165           | 240,000         | 282,442          | 136,622               | 68,000           | 1,010,000        |
| SUMMIT HILL          | 16 | 35            | 385,000         | 464,650          | 259,535               | 121,500          | 1,400,000        |
| DOWNTOWN             | 17 | 102           | 164,950         | 179,512          | 78,574                | 50,000           | 600,000          |
| ARDEN HILLS          | 25 | 42            | 243,325         | 289,788          | 234,614               | 115,000          | 1,650,000        |
| FALCON HEIGHTS       | 33 | 32            | 243,000         | 277,209          | 86,184                | 115,000          | 488,000          |
| GEM LAKE             | 37 | 1             | 438,000         | 438,000          |                       | 438,000          | 438,000          |
| LAUDERDALE           | 47 | 14            | 187,450         | 179,589          | 47,079                | 92,000           | 265,000          |
| LITTLE CANADA        | 53 | 56            | 202,750         | 191,811          | 105,608               | 40,000           | 560,000          |
| MAPLEWOOD            | 57 | 243           | 181,000         | 198,427          | 73,232                | 63,000           | 665,000          |
| MOUNDS VIEW          | 59 | 53            | 190,000         | 192,370          | 45,492                | 110,000          | 329,900          |
| NEW BRIGHTON         | 63 | 115           | 189,900         | 204,498          | 59,872                | 95,700           | 410,000          |
| NORTH OAKS           | 67 | 32            | 514,500         | 602,575          | 272,480               | 225,000          | 1,270,000        |
| NORTH ST. PAUL       | 69 | 84            | 174,800         | 182,696          | 50,918                | 89,900           | 450,000          |
| ROSEVILLE            | 79 | 217           | 217,500         | 236,182          | 111,694               | 52,800           | 920,005          |
| ST. ANTHONY          | 81 | 20            | 208,500         | 224,553          | 116,229               | 116,900          | 675,000          |
| SHOREVIEW            | 83 | 224           | 226,500         | 250,482          | 123,216               | 45,000           | 671,000          |
| SPRING LAKE          | 85 | 4             | 146,900         | 149,675          | 41,589                | 105,000          | 199,900          |
| VADNAIS              | 89 | 92            | 197,000         | 224,023          | 116,627               | 85,000           | 550,000          |
| WHITE BEAR           | 93 | 170           | 191,500         | 217,197          | 97,000                | 85,000           | 775,000          |
| WHITE BEAR           | 97 | 80            | 226,500         | 255,487          | 163,669               | 73,010           | 1,450,000        |
| <b>CITY</b>          |    | <b>1,925</b>  | <b>160,000</b>  | <b>195,382</b>   | <b>132,127</b>        | <b>25,000</b>    | <b>1,785,000</b> |
| <b>SUBURBS</b>       |    | <b>1,479</b>  | <b>202,900</b>  | <b>231,046</b>   | <b>128,383</b>        | <b>40,000</b>    | <b>1,650,000</b> |
| <b>COUNTYWIDE</b>    |    | <b>3,404</b>  | <b>179,000</b>  | <b>210,877</b>   | <b>131,687</b>        | <b>25,000</b>    | <b>1,785,000</b> |

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

**MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY\***

**2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City**

| <b>JURISDICTION</b>    |    | <b># Parcels</b> | <b>2010p 2011</b>   | <b>2011 p 2012</b>  | <b>% Change</b> | <b>2011 Average</b> |
|------------------------|----|------------------|---------------------|---------------------|-----------------|---------------------|
|                        |    |                  | <b>Median Value</b> | <b>Median Value</b> |                 | <b>Value</b>        |
| SUNRAY-BATTLECREEK     | 1  | 39               | 2,635,000           | 2,940,000           | 11.57%          | 4,170,244           |
| GREATER EAST SIDE      | 2  | 100              | 528,000             | 528,000             | 0.00%           | 1,148,493           |
| WEST SIDE              | 3  | 66               | 292,650             | 278,000             | -5.01%          | 610,594             |
| DAYTON'S BLUFF         | 4  | 116              | 280,500             | 271,400             | -3.24%          | 640,024             |
| PAYNE-PHALEN           | 5  | 169              | 276,200             | 275,000             | -0.43%          | 694,024             |
| NORTH END              | 6  | 153              | 528,000             | 567,000             | 7.39%           | 968,797             |
| THOMAS DALE            | 7  | 79               | 270,000             | 260,000             | -3.70%          | 535,095             |
| SUMMIT-UNIVERSITY      | 8  | 217              | 396,600             | 390,000             | -1.66%          | 770,553             |
| WEST SEVENTH           | 9  | 72               | 324,000             | 295,800             | -8.70%          | 1,614,153           |
| COMO                   | 10 | 28               | 637,200             | 637,200             | 0.00%           | 3,652,675           |
| HAMLIN-MIDWAY          | 11 | 79               | 358,600             | 360,000             | 0.39%           | 548,959             |
| ST ANTHONY PARK        | 12 | 79               | 475,900             | 479,300             | 0.71%           | 1,529,881           |
| MERRIAM                | 13 | 249              | 436,500             | 432,000             | -1.03%          | 633,425             |
| MACALESTER-GROVELAND   | 14 | 123              | 563,400             | 580,000             | 2.95%           | 741,281             |
| HIGHLAND               | 15 | 155              | 867,000             | 867,000             | 0.00%           | 2,182,611           |
| SUMMIT HILL            | 16 | 113              | 616,500             | 610,000             | -1.05%          | 831,901             |
| DOWNTOWN               | 17 | 40               | 1,146,100           | 1,229,850           | 7.31%           | 3,709,720           |
| ARDEN HILLS            | 25 | 10               | 341,000             | 315,100             | -7.60%          | 959,640             |
| FALCON HEIGHTS         | 33 | 23               | 574,200             | 574,200             | 0.00%           | 1,214,996           |
| LAUDERDALE             | 47 | 17               | 820,100             | 820,100             | 0.00%           | 1,347,141           |
| LITTLE CANADA          | 53 | 36               | 388,800             | 369,400             | -4.99%          | 2,457,356           |
| MAPLEWOOD              | 57 | 99               | 974,700             | 1,430,000           | 46.71%          | 2,405,696           |
| MOUNDS VIEW            | 59 | 67               | 288,000             | 273,600             | -5.00%          | 1,180,690           |
| NEW BRIGHTON           | 63 | 68               | 793,500             | 793,500             | 0.00%           | 2,242,631           |
| NORTH OAKS             | 67 | 6                | 3,670,350           | 3,810,500           | 3.82%           | 7,920,717           |
| NORTH ST. PAUL         | 69 | 63               | 372,600             | 354,000             | -4.99%          | 971,270             |
| ROSEVILLE              | 79 | 104              | 1,013,000           | 885,200             | -12.62%         | 2,600,202           |
| ST. ANTHONY            | 81 | 24               | 1,000,850           | 1,001,300           | 0.04%           | 3,144,100           |
| SHOREVIEW              | 83 | 19               | 2,827,200           | 2,968,600           | 5.00%           | 3,600,847           |
| SPRING LAKE PARK       | 85 | 1                | 498,500             | 498,500             | 0.00%           | 498,500             |
| VADNAIS HEIGHTS        | 89 | 28               | 1,500,000           | 342,000             | -77.20%         | 1,592,132           |
| WHITE BEAR LAKE        | 93 | 59               | 1,937,400           | 2,034,300           | 5.00%           | 2,933,958           |
| WHITE BEAR TWP         | 97 | 1                | 3,705,000           | 3,890,300           | 5.00%           | 3,890,300           |
| <hr/>                  |    |                  |                     |                     |                 |                     |
| <b>CITY OF ST PAUL</b> |    | <b>1,877</b>     | <b>465,500</b>      | <b>462,000</b>      | <b>-0.75%</b>   | <b>1,107,805</b>    |
| <b>SUBURBS</b>         |    | <b>628</b>       | <b>817,400</b>      | <b>792,400</b>      | <b>-3.06%</b>   | <b>2,182,013</b>    |
| <b>COUNTYWIDE</b>      |    | <b>2,505</b>     | <b>505,400</b>      | <b>504,000</b>      | <b>-0.28%</b>   | <b>1,376,143</b>    |

\*Excludes added improvement in 2011 values, and leased public property.

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

**2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by Land Use Code (LUC)**

| PROPERTY DESC.      | LUC | # PARCELS    | 2010 p 2011    | 2011 p 2012    | % Change      |
|---------------------|-----|--------------|----------------|----------------|---------------|
|                     |     |              | Median Value   | Median Value   |               |
| 4 TO 9 UNITS        | 401 | 825          | 317,700        | 310,000        | -2.42%        |
| 10 TO 19 UNITS      | 402 | 469          | 605,900        | 609,000        | 0.51%         |
| 20 TO 49 UNITS      | 403 | 244          | 1,300,000      | 1,360,800      | 4.68%         |
| 50 TO 99 UNITS      | 404 | 67           | 3,676,600      | 3,836,700      | 4.35%         |
| VACANT LAND         | 405 | 172          | 47,000         | 48,000         | 2.13%         |
| APT MISC. IMPROV    | 406 | 15           |                | 402,650        |               |
| FRATERNITY/SORORITY | 407 | 6            | 402,650        | 402,650        | 0.00%         |
| 100 PLUS UNITS      | 408 | 93           | 7,270,900      | 7,624,900      | 4.87%         |
| <b>CITYWIDE</b>     |     | <b>1,884</b> | <b>465,500</b> | <b>465,250</b> | <b>-0.05%</b> |

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

# **MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS\***

**2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by LUC**

|                       |            |                  | 2010p2011           | 2011p2012           |                 |
|-----------------------|------------|------------------|---------------------|---------------------|-----------------|
| <b>PROPERTY DESC.</b> | <b>LUC</b> | <b># PARCELS</b> | <b>Median Value</b> | <b>Median Value</b> | <b>% Change</b> |
| 4 TO 9 UNITS          | 401        | 169              | 315,000             | 288,000             | -8.57%          |
| 10 TO 19 UNITS        | 402        | 137              | 770,400             | 770,400             | 0.00%           |
| 20 TO 49 UNITS        | 403        | 111              | 1,937,700           | 2,034,300           | 4.99%           |
| 50 TO 99 UNITS        | 404        | 80               | 4,339,400           | 4,534,650           | 4.50%           |
| APT MISC IMPROV       | 405        | 69               | 63,400              | 87,600              | 38.17%          |
|                       | 406        | 7                |                     | 73,400              |                 |
| 100 PLUS UNITS        | 408        | 59               | 7,235,200           | 7,573,100           | 4.67%           |
| <b>ALL SUBURBAN</b>   |            | <b>638</b>       | <b>817,400</b>      | <b>799,500</b>      | <b>-2.19%</b>   |

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

# MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY\*

2010 Assessment Payable 2011 to 2011 Assessment Payable 2012 Sorted by City / District

| JURISDICTION           |    | # Parcels    | 2010 p 2011<br>Median Value | 2011 p 2012<br>Median Value | % Change      | Maximum<br>Value   |
|------------------------|----|--------------|-----------------------------|-----------------------------|---------------|--------------------|
| SUNRAY-BATTLECREEK     | 1  | 69           | 876,600                     | 830,000                     | -5.32%        | 22,325,000         |
| GREATER EAST SIDE      | 2  | 106          | 280,200                     | 267,800                     | -4.43%        | 15,550,000         |
| WEST SIDE              | 3  | 214          | 412,900                     | 400,950                     | -2.89%        | 12,121,700         |
| DAYTON'S BLUFF         | 4  | 160          | 243,550                     | 225,250                     | -7.51%        | 19,000,000         |
| PAYNE-PHALEN           | 5  | 322          | 235,800                     | 223,350                     | -5.28%        | 20,000,000         |
| NORTH END              | 6  | 332          | 285,450                     | 274,550                     | -3.82%        | 8,455,000          |
| THOMAS DALE            | 7  | 190          | 398,250                     | 391,900                     | -1.59%        | 6,065,400          |
| SUMMIT-UNIVERSITY      | 8  | 166          | 358,600                     | 348,700                     | -2.76%        | 10,088,400         |
| WEST SEVENTH           | 9  | 239          | 419,750                     | 393,700                     | -6.21%        | 26,476,100         |
| COMO                   | 10 | 62           | 522,500                     | 497,550                     | -4.78%        | 17,869,500         |
| HAMLIN-MIDWAY          | 11 | 174          | 435,200                     | 423,750                     | -2.63%        | 16,758,000         |
| ST ANTHONY PARK        | 12 | 251          | 797,000                     | 749,500                     | -5.96%        | 16,953,700         |
| MERRIAM                | 13 | 229          | 488,400                     | 454,200                     | -7.00%        | 24,937,500         |
| MACALESTER-GROVELAND   | 14 | 143          | 398,600                     | 395,900                     | -0.68%        | 3,325,000          |
| HIGHLAND               | 15 | 134          | 666,250                     | 634,850                     | -4.71%        | 22,325,000         |
| SUMMIT HILL            | 16 | 113          | 623,300                     | 611,300                     | -1.93%        | 8,500,000          |
| DOWNTOWN               | 17 | 287          | 382,550                     | 365,500                     | -4.46%        | 79,300,000         |
| AIRPORT                | 20 |              |                             |                             |               |                    |
| ARDEN HILLS            | 25 | 90           | 1,803,100                   | 1,803,100                   | 0.00%         | 80,000,000         |
| BLAINE                 | 29 | 23           | 831,200                     | 831,200                     | 0.00%         | 5,500,000          |
| FAIRGROUNDS            | 30 |              |                             |                             |               |                    |
| FALCON HEIGHTS         | 33 | 19           | 781,200                     | 758,100                     | -2.96%        | 10,179,400         |
| GEM LAKE               | 37 | 34           | 475,750                     | 463,600                     | -2.55%        | 4,415,700          |
| LAUDERDALE             | 47 | 19           | 642,050                     | 608,000                     | -5.30%        | 3,229,100          |
| LITTLE CANADA          | 53 | 238          | 446,800                     | 416,500                     | -6.78%        | 18,900,000         |
| MAPLEWOOD              | 57 | 392          | 810,800                     | 796,000                     | -1.83%        | 210,000,000        |
| MOUNDS VIEW            | 59 | 86           | 1,014,050                   | 972,450                     | -4.10%        | 102,592,700        |
| NEW BRIGHTON           | 63 | 204          | 772,550                     | 771,200                     | -0.17%        | 11,222,000         |
| NORTH OAKS             | 67 | 15           | 2,600,000                   | 2,470,000                   | -5.00%        | 29,810,500         |
| NORTH ST. PAUL         | 69 | 110          | 405,000                     | 403,400                     | -0.40%        | 11,400,000         |
| ROSEVILLE              | 79 | 425          | 1,520,000                   | 1,454,500                   | -4.31%        | 100,000,000        |
| ST. ANTHONY            | 81 | 42           | 831,350                     | 822,450                     | -1.07%        | 14,000,000         |
| SHOREVIEW              | 83 | 128          | 1,123,150                   | 1,060,550                   | -5.57%        | 41,515,000         |
| SPRING LAKE PARK       | 85 | 2            | 199,000                     | 199,000                     | 0.00%         | 230,000            |
| VADNAIS HEIGHTS        | 89 | 189          | 862,500                     | 835,600                     | -3.12%        | 15,300,000         |
| WHITE BEAR LAKE        | 93 | 358          | 462,650                     | 432,950                     | -6.42%        | 11,300,000         |
| WHITE BEAR TWP         | 97 | 70           | 1,016,300                   | 928,600                     | -8.63%        | 9,566,000          |
| <b>CITY OF ST PAUL</b> |    | <b>3,191</b> | <b>399,900</b>              | <b>385,000</b>              | <b>-3.73%</b> | <b>79,300,000</b>  |
| <b>SUBURBS</b>         |    | <b>2,444</b> | <b>767,600</b>              | <b>756,200</b>              | <b>-1.49%</b> | <b>210,000,000</b> |
| <b>COUNTYWIDE</b>      |    | <b>5,635</b> | <b>525,000</b>              | <b>498,800</b>              | <b>-4.99%</b> | <b>210,000,000</b> |

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

# **ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE**

**2010 Payable 2011 Assessment VS. 2011 Payable 2012 Assessment**

**By Land Use Code (LUC) -COUNTYWIDE**

| <b>LUC</b>            | <b>Property Use- land Use</b>                | <b>2011<br/>Count</b> | <b>2010 Median<br/>Value</b> | <b>2011 Median<br/>Value</b> | <b>Change in Median<br/>Value<br/>2010 to 2011</b> | <b>2011 Average<br/>Value</b> |
|-----------------------|----------------------------------------------|-----------------------|------------------------------|------------------------------|----------------------------------------------------|-------------------------------|
| 310                   | FOOD & DRINK PROCESS PLANTS & STOR           | 17                    | 1,133,900                    | 1,209,100                    | 6.6%                                               | 1,895,888                     |
| 320                   | FOUNDRIES & HEAVY MANUFACT PLANT             | 18                    | 2,308,900                    | 1,750,550                    | -24.2%                                             | 2,753,139                     |
| 330                   | MANUFACTURING AND ASSEMPLY MED               | 1                     |                              | 4,500,000                    |                                                    | 4,500,000                     |
| 340                   | MANUFACTURING & ASSEMBLY LIGHT               | 277                   | 1,090,500                    | 1,081,800                    | -0.8%                                              | 1,718,057                     |
| 350                   | INDUSTRIAL WAREHOUSE LIGHT                   | 3                     |                              | 337,100                      |                                                    | 852,467                       |
| 370                   | SMALL -MEDIUM SHOPS                          |                       | 927,000                      |                              |                                                    |                               |
| 390                   | GRAIN ELEVATORS                              | 1                     | 826,400                      | 1,226,400                    | 48.4%                                              | 1,226,400                     |
| 398                   | INDUSTRIAL - MINIMUM IMPROVEMENT             | 14                    | 1,090,700                    | 729,100                      | -33.2%                                             | 958,557                       |
| 399                   | OTHER INDUSTRIAL STRUCTURES                  | 18                    | 339,200                      | 330,850                      | -2.5%                                              | 1,147,478                     |
| 410                   | MOTELS & TOURIST CABINS                      | 21                    | 1,881,800                    | 1,843,400                    | -2.0%                                              | 2,553,024                     |
| 411                   | HOTELS                                       | 21                    | 4,920,000                    | 5,170,800                    | 5.1%                                               | 5,787,943                     |
| 412                   | NURSING HOMES & PRIVATE HOSPITALS            | 29                    | 2,339,900                    | 1,901,900                    | -18.7%                                             | 3,088,783                     |
| 413                   | ASSISTED LIVING                              | 1                     | 1,500,000                    | 1,217,000                    | -18.9%                                             | 1,217,000                     |
| 415                   | TRAILER/ MOBILE HOME PARK                    | 25                    | 2,127,400                    | 2,468,500                    | 16.0%                                              | 3,364,136                     |
| 419                   | OTHER COMMERCIAL HOUSING                     | 2                     | 1,597,500                    | 1,597,500                    | 0.0%                                               | 1,597,500                     |
| 420                   | SMALL DETACHED RETAIL (UNDER 10,000          | 541                   | 332,100                      | 316,000                      | -4.8%                                              | 390,919                       |
| 421                   | SUPERMARKETS                                 | 30                    | 2,660,000                    | 2,513,500                    | -5.5%                                              | 3,639,557                     |
| 422                   | DISCOUNT STORES & JR DEPT STORES             | 17                    | 11,400,000                   | 11,300,000                   | -0.9%                                              | 11,329,094                    |
| 423                   | MEDIUM DETACHED RETAIL                       | 90                    | 1,938,600                    | 1,946,950                    | 0.4%                                               | 2,003,678                     |
| 424                   | FULL LINE DEPARTMENT STORES                  | 10                    | 8,787,400                    | 8,893,700                    | 1.2%                                               | 8,201,350                     |
| 425                   | NEIGHBORHOOD SHOPPING CENTER                 | 82                    | 2,944,900                    | 2,848,850                    | -3.3%                                              | 3,405,718                     |
| 426                   | COMMUNITY SHOPPING CENTER                    | 24                    | 12,500,200                   | 10,830,000                   | -13.4%                                             | 13,106,425                    |
| 427                   | REGIONAL SHOPPING CENTER                     | 4                     | 62,750,000                   | 61,500,000                   | -2.0%                                              | 63,250,000                    |
| 428                   | VETERINARY CLINIC                            | 26                    | 526,000                      | 526,000                      | 0.0%                                               | 585,642                       |
| 429                   | MIXED RESIDENTIAL/COMMERCIAL                 | 655                   | 308,550                      | 299,300                      | -3.0%                                              | 508,736                       |
| 430                   | RESTAURANT, CAFETERIA, AND/OR BAR            | 210                   | 474,500                      | 433,200                      | -8.7%                                              | 701,903                       |
| 431                   | SMALL STRIP CENTER                           | 76                    | 847,200                      | 819,150                      | -3.3%                                              | 970,671                       |
| 432                   | CONVENIENCE STORE                            | 140                   | 585,000                      | 559,250                      | -4.4%                                              | 646,316                       |
| 433                   | MIXED RETAIL /COMMERCIAL                     | 39                    | 571,200                      | 573,400                      | 0.4%                                               | 852,733                       |
| 434                   | RETAIL CONDO                                 | 12                    | 215,950                      | 212,500                      | -1.6%                                              | 438,533                       |
| 435                   | DRIVE-IN RESTAURANT/FOOD SERVICE F           | 135                   | 650,000                      | 650,000                      | 0.0%                                               | 683,842                       |
| 437                   | DAYCARE CENTERS                              | 34                    | 763,600                      | 757,550                      | -0.8%                                              | 853,288                       |
| 441                   | FUNERAL HOMES                                | 29                    | 685,900                      | 685,900                      | 0.0%                                               | 848,124                       |
| 442                   | MEDICAL CLINICS & OFFICES                    | 104                   | 415,100                      | 411,650                      | -0.8%                                              | 599,838                       |
| 443                   | MEDICAL OFFICE                               | 49                    | 3,350,600                    | 3,234,700                    | -3.5%                                              | 4,701,667                     |
| 444                   | FULL SERVICE BANKS                           | 78                    | 1,382,500                    | 1,364,850                    | -1.3%                                              | 1,684,719                     |
| 446                   | CORPORATE CAMPUS                             | 5                     | 80,000,000                   | 80,000,000                   | 0.0%                                               | 82,928,540                    |
| 447                   | OFFICE BUILDINGS (1-2 STORIES)               | 476                   | 560,050                      | 514,850                      | -8.1%                                              | 1,366,889                     |
| 448                   | OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP) |                       |                              |                              |                                                    |                               |
| 449                   | OFFICE BUILDINGS (3 OR MORE STORIES, .       | 118                   | 4,436,900                    | 4,448,050                    | 0.3%                                               | 7,863,333                     |
| 450                   | CONDOMINIUM OFFICE UNITS                     | 458                   | 239,400                      | 215,700                      | -9.9%                                              | 289,448                       |
| 451                   | GAS STATION                                  | 33                    | 406,700                      | 400,200                      | -1.6%                                              | 461,694                       |
| 452                   | AUTOMOTIVE SERVICE STATION                   | 321                   | 396,400                      | 378,600                      | -4.5%                                              | 602,732                       |
| 453                   | CAR WASHES                                   | 21                    | 358,500                      | 340,700                      | -5.0%                                              | 475,424                       |
| 454                   | AUTO CAR SALES & SERVICE                     | 74                    | 746,500                      | 746,500                      | 0.0%                                               | 1,419,903                     |
| 455                   | COMMERCIAL GARAGES                           | 6                     | 531,250                      | 460,800                      | -13.3%                                             | 764,183                       |
| 456                   | PARKING GARAGE STRUCTURE & LOTS              | 10                    | 205,700                      | 241,350                      | 17.3%                                              | 641,790                       |
| 457                   | PARKING RAMP                                 | 57                    | 12,000                       | 12,000                       | 0.0%                                               | 796,449                       |
| 458                   | COMMERCIAL CONDO OUTLOT                      | 1                     | 100                          | 100                          | 0.0%                                               | 100                           |
| 460                   | THEATERS                                     | 5                     | 1,014,600                    | 750,000                      | -26.1%                                             | 3,004,120                     |
| 463                   | GOLF COURSES                                 | 23                    | 680,800                      | 680,800                      | 0.0%                                               | 5,229,896                     |
| 464                   | BOWLING ALLEYS                               | 5                     | 1,172,000                    | 1,073,300                    | -8.4%                                              | 1,141,560                     |
| 465                   | LODGE HALLS & AMUSEMENT PARKS                | 31                    | 438,900                      | 450,400                      | 2.6%                                               | 518,165                       |
| 470                   |                                              | 1                     |                              | 8,933,800                    |                                                    | 8,933,800                     |
| 479                   | FLEX INDUSTRIAL BUILDINGS                    | 199                   | 2,487,600                    | 2,379,900                    | -4.3%                                              | 2,967,395                     |
| 480                   | COMMERCIAL WAREHOUSES                        | 696                   | 690,600                      | 677,000                      | -2.0%                                              | 1,279,389                     |
| 481                   | MINI WAREHOUSE                               | 26                    | 2,404,550                    | 2,357,200                    | -2.0%                                              | 2,373,581                     |
| 482                   | COMMERCIAL TRUCK TERMINALS                   | 15                    | 2,272,650                    | 2,334,200                    | 2.7%                                               | 2,722,487                     |
| 483                   | CONDO WAREHOUSE                              | 37                    | 319,250                      | 331,000                      | 3.7%                                               | 375,281                       |
| 485                   | RESEARCH & DEVELOPMENT FACILITY              | 9                     | 7,078,100                    | 5,360,800                    | -24.3%                                             | 8,336,533                     |
| 490                   | MARINE SERVICE FACILITY                      | 2                     | 707,300                      | 680,300                      | -3.8%                                              | 680,300                       |
| 496                   | MARINA (SMALL BOAT)                          |                       |                              |                              |                                                    |                               |
| 498                   | COMMERCIAL MINIMUM IMPROVEMENT               | 61                    | 489,300                      | 524,000                      | 7.1%                                               | 798,798                       |
| 499                   | OTHER COMMERCIAL STRUCTURES                  | 112                   | 401,300                      | 380,600                      | -5.2%                                              | 811,859                       |
| <b>ALL CITY</b>       |                                              | <b>3,191</b>          | <b>399,900</b>               | <b>385,000</b>               | <b>-3.7%</b>                                       | <b>1,122,453</b>              |
| <b>ALL SUBURBS</b>    |                                              | <b>2,444</b>          | <b>767,600</b>               | <b>756,200</b>               | <b>-1.5%</b>                                       | <b>1,942,742</b>              |
| <b>ALL COUNTYWIDE</b> |                                              | <b>5,635</b>          | <b>525,000</b>               | <b>498,800</b>               | <b>-5.0%</b>                                       | <b>1,478,227</b>              |

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

\* Excludes Vacant Commercial and Industrial Land Parcels

Mar-10

# CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE

2010 Payable 2011 Assessment VS. 2011 Payable 2012 Assessment

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

| LUC      | Property Use - Land use                        | 2011<br>Count | 2010<br>Median<br>Value | 2011<br>Median<br>Value | Change in<br>Median<br>Value<br>2010 to 2011 | 2011<br>Average<br>Value |
|----------|------------------------------------------------|---------------|-------------------------|-------------------------|----------------------------------------------|--------------------------|
| 310      | FOOD & DRINK PROCESS PLANTS & STORAGE          | 10            | 778,850                 | 778,850                 | 0.0%                                         | 1,020,840                |
| 320      | FOUNDRIES & HEAVY MANUFACT PLANTS              | 15            | 1,772,700               | 1,192,200               | -32.7%                                       | 2,297,847                |
| 330      |                                                | 1             |                         | 4,500,000               |                                              | 4,500,000                |
| 340      | MANUFACTURING & ASSEMBLY LIGHT                 | 127           | 823,100                 | 739,900                 | -10.1%                                       | 1,387,178                |
| 350      |                                                | 3             |                         | 337,100                 |                                              | 852,467                  |
| 390      | GRAIN ELEVATORS                                | 1             | 826,400                 | 1,226,400               | 48.4%                                        | 1,226,400                |
| 398      | INDUSTRIAL MINIMUM IMPROVEMENT                 | 10            | 1,038,600               | 372,500                 | -64.1%                                       | 847,320                  |
| 399      | OTHER INDUSTRIAL STRUCTURES                    | 11            | 332,750                 | 264,400                 | -20.5%                                       | 581,636                  |
| 410      | MOTELS & TOURIST CABINS                        | 7             | 935,600                 | 935,600                 | 0.0%                                         |                          |
| 411      | HOTELS                                         | 8             | 5,737,500               | 6,076,200               | 5.9%                                         | 7,654,100                |
| 412      | NURSING HOMES & PRIVATE HOSPITALS              | 18            | 936,900                 | 921,800                 | -1.6%                                        | 2,763,956                |
| 413      | ASSISTED LIVING                                | 1             | 1,500,000               | 1,217,000               | -18.9%                                       | 1,217,000                |
| 419      | OTHER COMMERCIAL HOUSING                       | 1             | 495,000                 | 495,000                 | 0.0%                                         | 495,000                  |
| 420      | SMALL DETACHED RETAIL (UNDER 10,000 SF)        | 411           | 315,000                 | 298,700                 | -5.2%                                        | 365,672                  |
| 421      | SUPERMARKETS                                   | 19            | 1,492,200               | 2,080,500               | 39.4%                                        | 2,258,816                |
| 422      | DISCOUNT STORES & JR DEPT STORES               | 5             | 11,400,000              | 11,000,000              | -3.5%                                        | 10,623,500               |
| 423      | MEDIUM DETACHED RETAIL                         | 34            | 1,149,500               | 1,063,150               | -7.5%                                        | 1,458,203                |
| 424      | FULL LINE DEPARTMENT STORES                    | 3             | 9,564,250               | 10,341,100              | 8.1%                                         | 11,526,167               |
| 425      | NEIGHBORHOOD SHOPPING CENTER                   | 26            | 2,417,200               | 2,393,750               | -1.0%                                        | 2,957,046                |
| 426      | COMMUNITY SHOPPING CENTER                      | 10            | 10,280,000              | 8,575,500               | -16.6%                                       | 11,893,990               |
| 428      | VETERINARY CLINIC                              | 10            | 425,550                 | 425,550                 | 0.0%                                         | 407,650                  |
| 429      | MIXED RESID/COMMERCIAL                         | 575           | 295,400                 | 285,300                 | -3.4%                                        | 482,008                  |
| 430      | RESTAURANT, CAFETERIA, AND/OR BAR              | 128           | 359,500                 | 325,500                 | -9.5%                                        | 484,959                  |
| 431      | SMALL STRIP CENTER                             | 28            | 872,500                 | 828,850                 | -5.0%                                        | 983,600                  |
| 432      | CONVENIENCE STORE                              | 73            | 502,600                 | 475,000                 | -5.5%                                        | 554,247                  |
| 433      | MIXED RETAIL /COMMERCIAL                       | 26            | 508,200                 | 524,500                 | 3.2%                                         | 784,769                  |
| 434      | RETAIL CONDO                                   | 5             | 800,000                 | 800,000                 | 0.0%                                         | 833,980                  |
| 435      | DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY      | 64            | 614,800                 | 573,500                 | -6.7%                                        | 612,202                  |
| 437      | DAYCARE CENTERS                                | 13            | 613,800                 | 598,500                 | -2.5%                                        | 641,092                  |
| 441      | FUNERAL HOMES                                  | 18            | 622,850                 | 622,850                 | 0.0%                                         | 767,333                  |
| 442      | MEDICAL CLINICS & OFFICES                      | 65            | 336,150                 | 311,800                 | -7.2%                                        | 609,058                  |
| 443      | MEDICAL OFFICE                                 | 24            | 4,515,250               | 4,515,250               | 0.0%                                         | 6,163,233                |
| 444      | FULL SERVICE BANKS                             | 35            | 1,361,600               | 1,293,500               | -5.0%                                        | 1,766,151                |
| 447      | OFFICE BUILDINGS (1-2 STORIES)                 | 254           | 425,550                 | 396,000                 | -6.9%                                        | 940,396                  |
| 448      | OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)   |               |                         |                         |                                              |                          |
| 449      | OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR) | 79            | 4,133,050               | 3,893,600               | -5.8%                                        | 8,913,213                |
| 450      | CONDOMINIUM OFFICE UNITS                       | 145           | 220,000                 | 203,000                 | -7.7%                                        | 413,057                  |
| 451      | GAS STATION                                    | 17            | 430,600                 | 407,500                 | -5.4%                                        | 427,618                  |
| 452      | AUTOMOTIVE SERVICE STATION                     | 193           | 310,000                 | 298,700                 | -3.6%                                        | 419,382                  |
| 453      | CAR WASHES                                     | 10            | 390,550                 | 371,050                 | -5.0%                                        | 410,330                  |
| 454      | AUTO CAR SALES & SERVICE                       | 29            | 243,600                 | 242,200                 | -0.6%                                        | 324,917                  |
| 455      | COMMERCIAL GARAGES                             | 1             | 149,650                 | 55,000                  | -63.2%                                       | 55,000                   |
| 456      | PARKING GARAGE STRUCTURE & LOTS                | 10            | 205,700                 | 241,350                 | 17.3%                                        | 641,790                  |
| 457      | PARKING RAMP                                   | 57            | 12,000                  | 12,000                  | 0.0%                                         | 796,449                  |
| 460      | THEATERS                                       | 2             | 783,100                 | 625,000                 | -20.2%                                       | 625,000                  |
| 463      | GOLF COURSES                                   | 13            | 422,200                 | 474,800                 | 12.5%                                        | 3,865,038                |
| 464      | BOWLING ALLEYS                                 | 1             | 800,650                 | 1,301,300               | 62.5%                                        | 1,301,300                |
| 465      | LODGE HALLS & AMUSEMENT PARKS                  | 17            | 343,700                 | 309,300                 | -10.0%                                       | 492,800                  |
| 479      | FLEX INDUSTRIAL BUILDINGS                      | 43            | 2,628,600               | 2,537,400               | -3.5%                                        | 3,390,658                |
| 480      | COMMERCIAL WAREHOUSES                          | 414           | 588,300                 | 550,500                 | -6.4%                                        | 1,129,072                |
| 481      | MINI WAREHOUSE                                 | 12            | 2,084,100               | 2,096,850               | 0.6%                                         | 2,180,025                |
| 482      | COMMERCIAL TRUCK TERMINALS                     | 5             | 1,035,800               | 1,570,400               | 51.6%                                        | 1,322,880                |
| 483      | CONDO WAREHOUSE                                | 11            | 453,100                 | 432,000                 | -4.7%                                        | 571,873                  |
| 485      | RESEARCH & DEVELOPMENT FACILITY                | 2             | 5,437,200               | 5,437,200               | 0.0%                                         | 5,437,200                |
| 498      | COMMERCIAL MINIMUM IMPROVEMENT                 | 24            | 340,200                 | 450,000                 | 32.3%                                        | 672,838                  |
| 499      | OTHER COMMERCIAL STRUCTURES                    | 66            | 202,900                 | 192,650                 | -5.1%                                        | 539,962                  |
| ALL CITY |                                                | 3,191         | 399,900                 | 385,000                 | -3.7%                                        | 1,122,453                |

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

\* Excludes Vacant Commercial and Industrial Land Parcels

## SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2010 Payable 2011 Assessment VS. 2011 Payable 2012Assessment

| By Land Use Code (LUC) -SUBURBAN ONLY |                                                |               |                      |                      | Change<br>in Median<br>Value<br>2010 to 2011 | 2011 Average<br>Value |
|---------------------------------------|------------------------------------------------|---------------|----------------------|----------------------|----------------------------------------------|-----------------------|
| LUC                                   | Property Use - Land Use                        | 2011<br>Count | 2010 Median<br>Value | 2011 Median<br>Value |                                              |                       |
| 310                                   | FOOD & DRINK PROCESS PLANTS & STORAGE          | 7             | 3,289,150            | 3,131,600            | -4.8%                                        | 3,145,957             |
| 320                                   | FOUNDRIES & HEAVY MANUFACT PLANTS              | 3             | 2,308,900            | 2,308,900            | 0.0%                                         | 5,029,600             |
| 340                                   | MANUFACTURING & ASSEMBLY LIGHT                 | 150           | 1,385,750            | 1,307,400            | -5.7%                                        | 1,998,201             |
| 350                                   | INDUSTRIAL WAREHOUSE LIGHT                     |               |                      |                      |                                              |                       |
| 370                                   | SMALL MEDIUM SHOPS                             |               | 927,000              |                      |                                              |                       |
| 398                                   | INDUSTRIAL MEDIUM IMPROVEMENTS                 | 4             | 1,223,300            | 1,223,300            | 0.0%                                         | 1,236,650             |
| 399                                   | OTHER INDUSTRIAL STRUCTURES                    | 7             | 391,700              | 450,000              | 14.9%                                        | 2,036,657             |
| 410                                   | MOTELS & TOURIST CABINS                        | 14            | 2,741,600            | 2,677,750            | -2.3%                                        |                       |
| 411                                   | HOTELS                                         | 13            | 4,200,000            | 4,000,000            | -4.8%                                        | 4,639,538             |
| 412                                   | NURSING HOMES & PRIVATE HOSPITALS              | 11            | 3,291,800            | 3,291,800            | 0.0%                                         | 3,620,318             |
| 415                                   | TRAILER/ MOBILE HOME PARK                      | 25            | 2,127,400            | 2,468,500            | 16.0%                                        | 3,364,136             |
| 419                                   | OTHER COMMERCIAL HOUSING                       | 1             | 2,700,000            | 2,700,000            | 0.0%                                         | 2,700,000             |
| 420                                   | SMALL DETACHED RETAIL (UNDER 10,000 SF)        | 130           | 409,200              | 383,600              | -6.3%                                        | 470,740               |
| 421                                   | SUPERMARKETS                                   | 11            | 7,200,000            | 6,840,000            | -5.0%                                        | 6,024,473             |
| 422                                   | DISCOUNT STORES & JR DEPT STORES               | 12            | 11,375,000           | 11,300,000           | -0.7%                                        | 11,623,092            |
| 423                                   | MEDIUM DETACHED RETAIL                         | 56            | 2,200,400            | 2,117,350            | -3.8%                                        | 2,334,859             |
| 424                                   | FULL LINE DEPARTMENT STORES                    | 7             | 8,265,000            | 8,265,000            | 0.0%                                         | 6,776,429             |
| 425                                   | NEIGHBORHOOD SHOPPING CENTER                   | 56            | 3,230,000            | 2,993,750            | -7.3%                                        | 3,614,030             |
| 426                                   | COMMUNITY SHOPPING CENTER                      | 14            | 14,725,000           | 11,352,600           | -22.9%                                       | 13,972,450            |
| 427                                   | REGIONAL SHOPPING CENTER                       | 4             | 62,750,000           | 61,500,000           | -2.0%                                        | 63,250,000            |
| 428                                   | VETERINARY CLINIC                              | 16            | 630,450              | 630,450              | 0.0%                                         | 696,888               |
| 429                                   | MIXED RESID/COMMERCIAL                         | 80            | 384,000              | 376,600              | -1.9%                                        | 700,844               |
| 430                                   | RESTAURANT, CAFETERIA, AND/OR BAR              | 82            | 873,850              | 841,100              | -3.7%                                        | 1,040,548             |
| 431                                   | SMALL STRIP CENTER                             | 48            | 837,900              | 819,150              | -2.2%                                        | 963,129               |
| 432                                   | CONVENIENCE STORE                              | 67            | 665,000              | 621,900              | -6.5%                                        | 746,631               |
| 433                                   | MIXED RETAIL/COMMERCIAL                        | 13            | 932,700              | 932,700              | 0.0%                                         | 988,662               |
| 434                                   | RETAIL CONDO                                   | 7             | 137,700              | 133,600              | -3.0%                                        | 156,071               |
| 435                                   | DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY      | 71            | 720,700              | 728,600              | 1.1%                                         | 748,420               |
| 437                                   | DAYCARE CENTERS                                | 21            | 866,800              | 866,800              | 0.0%                                         | 984,648               |
| 441                                   | FUNERAL HOMES                                  | 11            | 792,000              | 792,000              | 0.0%                                         | 980,327               |
| 442                                   | MEDICAL CLINICS & OFFICES                      | 39            | 464,500              | 444,300              | -4.3%                                        | 584,469               |
| 443                                   | MEDICAL OFFICE                                 | 25            | 3,179,800            | 3,000,000            | -5.7%                                        | 3,298,564             |
| 444                                   | FULL SERVICE BANKS                             | 43            | 1,423,400            | 1,426,600            | 0.2%                                         | 1,618,437             |
| 446                                   | CORPORATE CAMPUS                               | 5             | 80,000,000           | 80,000,000           | 0.0%                                         | 82,928,540            |
| 447                                   | OFFICE BUILDINGS (1-2 STORIES)                 | 222           | 852,750              | 850,000              | -0.3%                                        | 1,854,858             |
| 449                                   | OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR) | 39            | 5,020,000            | 4,845,000            | -3.5%                                        | 5,736,654             |
| 450                                   | CONDOMINIUM OFFICE UNITS                       | 313           | 243,800              | 219,400              | -10.0%                                       | 232,185               |
| 451                                   | GAS STATION                                    | 16            | 373,100              | 348,750              | -6.5%                                        | 497,900               |
| 452                                   | AUTOMOTIVE SERVICE STATION                     | 128           | 588,850              | 596,300              | 1.3%                                         | 879,188               |
| 453                                   | CAR WASHES                                     | 11            | 346,800              | 340,700              | -1.8%                                        | 534,600               |
| 454                                   | AUTO CAR SALES & SERVICE                       | 45            | 2,089,550            | 2,000,000            | -4.3%                                        | 2,125,560             |
| 455                                   | COMMERCIAL GARGAGE                             | 5             | 1,035,250            | 711,400              | -31.3%                                       | 906,020               |
| 457                                   | PARKING RAMP                                   |               | 777,500              |                      |                                              | 777,500               |
| 458                                   | COMMERCIAL CONDO OUTLOT                        | 1             | 100                  | 100                  | 0.0%                                         | 100                   |
| 460                                   | THEATERS                                       | 3             | 3,631,800            | 5,817,400            | 60.2%                                        | 4,590,200             |
| 463                                   | GOLF COURSES                                   | 10            | 883,250              | 883,250              | 0.0%                                         | 7,004,210             |
| 464                                   | BOWLING ALLEYS                                 | 4             | 1,172,000            | 1,047,250            | -10.6%                                       | 1,101,625             |
| 465                                   | LODGE HALLS & AMUSEMENT PARKS                  | 14            | 629,650              | 545,400              | -13.4%                                       | 548,964               |
| 479                                   | FLEX INDUSTRIAL BUILDINGS                      | 156           | 2,425,000            | 2,364,150            | -2.5%                                        | 2,850,726             |
| 480                                   | COMMERCIAL WAREHOUSES                          | 282           | 872,700              | 848,350              | -2.8%                                        | 1,500,067             |
| 481                                   | MINI WAREHOUSE                                 | 14            | 2,680,100            | 2,392,200            | -10.7%                                       | 2,539,486             |
| 482                                   | COMMERCIAL TRUCK TERMINALS                     | 10            | 2,978,550            | 2,909,650            | -2.3%                                        | 3,422,290             |
| 483                                   | CONDO WAREHOUSE                                | 26            | 309,900              | 281,850              | -9.1%                                        | 292,108               |
| 485                                   | RESEARCH & DEVELOPMENT FACILITY                | 7             | 7,394,800            | 5,360,800            | -27.5%                                       | 9,164,914             |
| 490                                   | MARINE SERVICE FACILITY                        | 2             | 707,300              | 680,300              | -3.8%                                        | 680,300               |
| 496                                   | MARINA (SMALL BOAT)                            |               |                      |                      |                                              |                       |
| 498                                   |                                                | 37            |                      | 525,000              |                                              | 880,503               |
| 499                                   | OTHER COMMERCIAL STRUCTURES                    | 46            | 588,500              | 588,500              | 0.0%                                         | 1,201,972             |
| <b>ALL SUBURBS</b>                    |                                                | <b>2,444</b>  | <b>767,600</b>       | <b>756,200</b>       | <b>-1.5%</b>                                 | <b>1,942,742</b>      |

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

Mar-10

\* Excludes Vacant Commercial and Industrial Land Parcels

# **AGGREGATE CHANGE FOR COUNTYWIDE COMMERCIAL VALUES - BY LAND USE CODE**

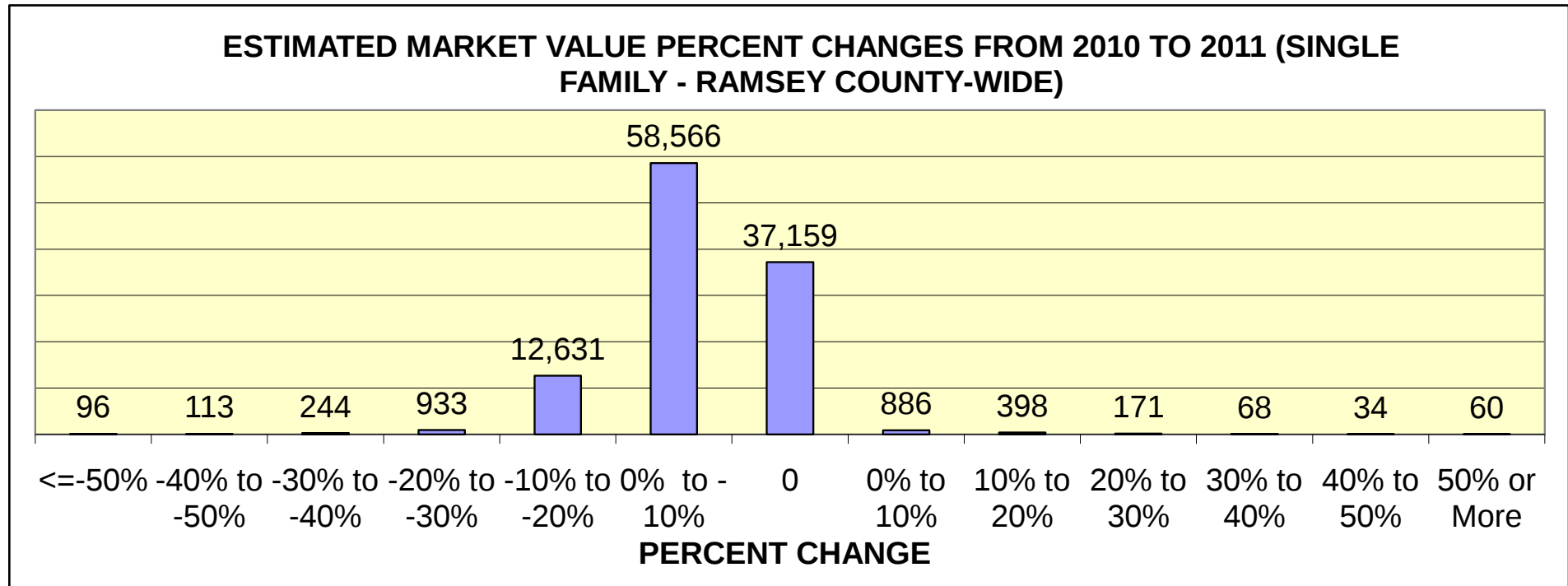
**2010 PAYABLE 2011 VS 2011 PAYABLE 2012**

| <b>LAND USE CODE</b>                          | <b>PARCEL<br/>COUNT</b> | <b>TOTAL 2010<br/>VALUE</b> | <b>TOTAL 2011 VALUE</b> | <b>AGGREGATE<br/>CHANGE</b> |
|-----------------------------------------------|-------------------------|-----------------------------|-------------------------|-----------------------------|
| 300 INDUSTRIAL LAND                           | 581                     | 142,055,000                 | 145,648,800             | 2.53%                       |
| 310 FOOD & DRINK PROCESS PLANTS & STORAGE     | 17                      | 30,188,500                  | 32,230,100              | 6.76%                       |
| 320 FOUNDRIES & HEAVY MANUFACT PLANTS         | 18                      | 47,918,500                  | 49,556,500              | 3.42%                       |
| 330                                           | 1                       |                             | 4,500,000               |                             |
| 340 MANUFACTURING & ASSEMBLY LIGHT            | 277                     | 499,855,000                 | 475,901,800             | -4.79%                      |
| 350 INDUSTRIAL WAREHOUSE LIGHT                | 3                       |                             | 2,557,400               |                             |
| 370 SMALL MEDUIUM SHOPS                       |                         | 927,000                     |                         |                             |
| 390 GRAIN ELEVATORS                           | 1                       | 826,400                     | 1,226,400               | 48.40%                      |
| 398 INDUSTRIAL MINIMUM IMPROVEMENTS           | 14                      | 18,145,100                  | 13,419,800              | -26.04%                     |
| 399 OTHER INDUSTRIAL STRUCTURES               | 18                      | 25,226,300                  | 20,654,600              | -18.12%                     |
| 400 COMMERCIAL LAND                           | 1355                    | 362,145,700                 | 356,161,600             | -1.65%                      |
| 410 MOTELS & TOURIST CABINS                   | 21                      | 55,307,800                  | 53,613,500              | -3.06%                      |
| 411 HOTELS                                    | 21                      | 116,328,400                 | 121,546,800             | 4.49%                       |
| 412 NURSING HOMES & PRIVATE HOSPITALS         | 29                      | 75,031,700                  | 89,574,700              | 19.38%                      |
| 413 ASSISTED LIVING                           | 1                       | 1,500,000                   | 1,217,000               | -18.87%                     |
| 415 TRAILER/ MOBILE HOME PARK                 | 25                      | 82,127,500                  | 84,103,400              | 2.41%                       |
| 419 OTHER COMMERCIAL HOUSING                  | 2                       | 3,195,000                   | 3,195,000               | 0.00%                       |
| 420 SMALL DETACHED RETAIL (UNDER 10,000 SF)   | 541                     | 221,443,900                 | 211,487,255             | -4.50%                      |
| 421 SUPERMARKETS                              | 30                      | 108,132,300                 | 109,186,700             | 0.98%                       |
| 422 DISCOUNT STORES & JR DEPT STORES          | 17                      | 206,776,500                 | 192,594,600             | -6.86%                      |
| 423 MEDIUM DETACHED RETAIL                    | 90                      | 187,219,000                 | 180,331,000             | -3.68%                      |
| 424 FULL LINE DEPARTMENT STORES               | 10                      | 90,465,600                  | 82,013,500              | -9.34%                      |
| 425 NEIGHBORHOOD SHOPPING CENTER              | 82                      | 300,018,300                 | 279,268,900             | -6.92%                      |
| 426 COMMUNITY SHOPPING CENTER                 | 24                      | 306,063,900                 | 314,554,200             | 2.77%                       |
| 427 REGIONAL SHOPPING CENTER                  | 4                       | 255,500,000                 | 253,000,000             | -0.98%                      |
| 428 VETERINARY CLINIC                         | 26                      | 14,030,700                  | 15,226,700              | 8.52%                       |
| 429 MIXED RESID/COMMERCIAL                    | 655                     | 347,179,900                 | 333,222,100             | -4.02%                      |
| 430 RESTAURANT, CAFETERIA, AND/OR BAR         | 210                     | 156,176,600                 | 147,399,600             | -5.62%                      |
| 431 SMALL STRIP CENTER                        | 76                      | 73,142,500                  | 73,771,000              | 0.86%                       |
| 432 CONVENIENCE STORE                         | 140                     | 95,161,400                  | 90,484,300              | -4.91%                      |
| 433 MIXED RETAIL/COMMERCIAL                   | 39                      | 32,082,000                  | 33,256,600              | 3.66%                       |
| 434 RETAIL CONDO                              | 12                      | 5,302,900                   | 5,262,400               | -0.76%                      |
| 435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY | 135                     | 89,460,400                  | 92,318,700              | 3.20%                       |
| 437 DAYCARE CENTERS                           | 34                      | 28,787,000                  | 29,011,800              | 0.78%                       |
| 441 FUNERAL HOMES                             | 29                      | 24,681,900                  | 24,595,600              | -0.35%                      |
| 442 MEDICAL CLINICS & OFFICES                 | 104                     | 61,710,100                  | 62,383,100              | 1.09%                       |
| 443 MEDICAL OFFICE                            | 49                      | 237,282,300                 | 230,381,700             | -2.91%                      |
| 444 FULL SERVICE BANKS                        | 78                      | 134,795,900                 | 131,408,100             | -2.51%                      |
| 446 CORPORATE CAMPUS                          | 5                       | 415,707,300                 | 414,642,700             | -0.26%                      |
| 447 OFFICE BUILDINGS (1-2 ST)                 | 476                     | 718,447,000                 | 650,639,000             | -9.44%                      |
| 449 OFFICE BUILDINGS 3 + ST                   | 118                     | 1,014,463,300               | 927,873,300             | -8.54%                      |
| 450 CONDOMINIUM OFFICE UNITS                  | 458                     | 141,173,200                 | 132,567,300             | -6.10%                      |
| 451 GAS STATION                               | 33                      | 17,483,000                  | 15,235,900              | -12.85%                     |
| 452 AUTOMOTIVE SERVICE STATION                | 321                     | 201,821,100                 | 193,476,900             | -4.13%                      |
| 453 CAR WASHES                                | 21                      | 11,014,000                  | 9,983,900               | -9.35%                      |
| 454 AUTO CAR SALES & SERVICE                  | 74                      | 104,991,700                 | 105,072,800             | 0.08%                       |
| 455 COMMERCIAL GARAGES                        | 6                       | 4,750,000                   | 4,585,100               | -3.47%                      |
| 456 PARKING GARAGE/STRUCTURE                  | 10                      | 6,533,700                   | 6,417,900               | -1.77%                      |
| 457 PARKING RAMP                              | 57                      | 47,693,100                  | 45,397,600              | -4.81%                      |
| 458 COMMERCIAL CONDO OUTLOT                   | 1                       |                             | 100                     |                             |
| 460 THEATERS                                  | 5                       | 20,474,600                  | 15,020,600              | -26.64%                     |
| 463 GOLF COURSES                              | 23                      | 112,867,400                 | 120,287,600             | 6.57%                       |
| 464 BOWLING ALLEYS                            | 5                       | 6,305,300                   | 5,707,800               | -9.48%                      |
| 465 LODGE HALLS & AMUSEMENT PARKS             | 31                      | 17,748,300                  | 16,063,100              | -9.49%                      |
| 479 FLEX INDUSTRIAL BUILDINGS                 | 199                     | 547,427,100                 | 590,511,540             | 7.87%                       |
| 480 COMMERCIAL WAREHOUSES                     | 696                     | 953,411,300                 | 890,454,900             | -6.60%                      |
| 481 MINI WAREHOUSE                            | 26                      | 63,686,900                  | 61,713,100              | -3.10%                      |
| 482 COMMERCIAL TRUCK TERMINALS                | 15                      | 44,741,600                  | 40,837,300              | -8.73%                      |
| 483 CONDO WAREHOUSE                           | 37                      | 27,282,600                  | 13,885,400              | -49.11%                     |
| 485 RESEARCH & DEVELOPMENT FACILITY           | 9                       | 85,145,000                  | 75,028,800              | -11.88%                     |
| 490 MARINE SERVICE FACILITY                   | 2                       | 1,414,600                   | 1,360,600               | -3.82%                      |
| 496 MARINA (SMALL BOAT)                       |                         |                             |                         |                             |
| 498 COMMERCIAL MINIMUM IMPROVEMENT            | 61                      | 48,194,800                  | 48,726,700              | 1.10%                       |
| 499 OTHER COMMERCIAL STRUCTURES               | 112                     | 105,427,700                 | 90,928,200              | -13.75%                     |

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

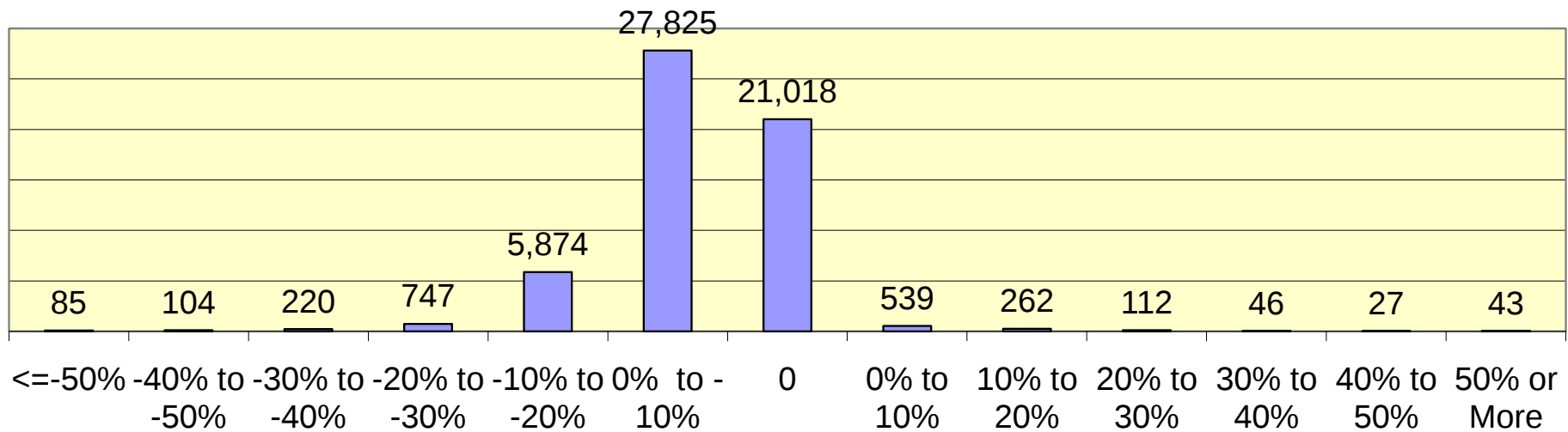
Mar-10

| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 96                |
| -40% to -50%             | 113               |
| -30% to -40%             | 244               |
| -20% to -30%             | 933               |
| -10% to -20%             | 12,631            |
| 0% to -10%               | 58,566            |
| 0                        | 37,159            |
| 0% to 10%                | 886               |
| 10% to 20%               | 398               |
| 20% to 30%               | 171               |
| 30% to 40%               | 68                |
| 40% to 50%               | 34                |
| 50% or More              | 60                |



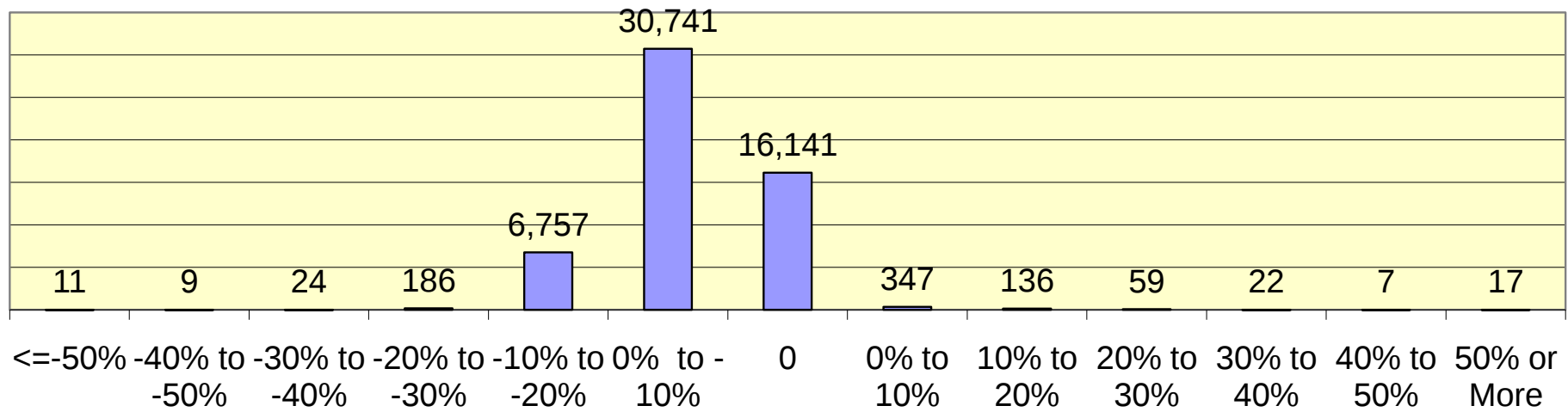
| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 85                |
| -40% to -50%             | 104               |
| -30% to -40%             | 220               |
| -20% to -30%             | 747               |
| -10% to -20%             | 5,874             |
| 0% to -10%               | 27,825            |
| 0                        | 21,018            |
| 0% to 10%                | 539               |
| 10% to 20%               | <b>262</b>        |
| 20% to 30%               | 112               |
| 30% to 40%               | 46                |
| 40% to 50%               | 27                |
| 50% or More              | 43                |

### ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2010 TO 2011 (SINGLE FAMILY - CITY OF SAINT PAUL)



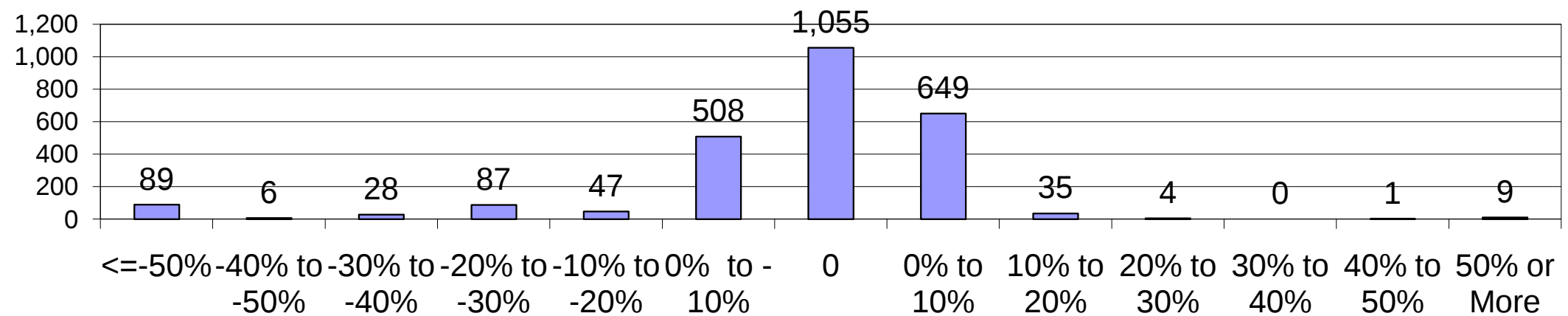
| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 11                |
| -40% to -50%             | 9                 |
| -30% to -40%             | 24                |
| -20% to -30%             | 186               |
| -10% to -20%             | 6,757             |
| 0% to -10%               | 30,741            |
| 0                        | 16,141            |
| 0% to 10%                | 347               |
| 10% to 20%               | 136               |
| 20% to 30%               | 59                |
| 30% to 40%               | 22                |
| 40% to 50%               | 7                 |
| 50% or More              | 17                |

### ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2010 TO 2011(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)



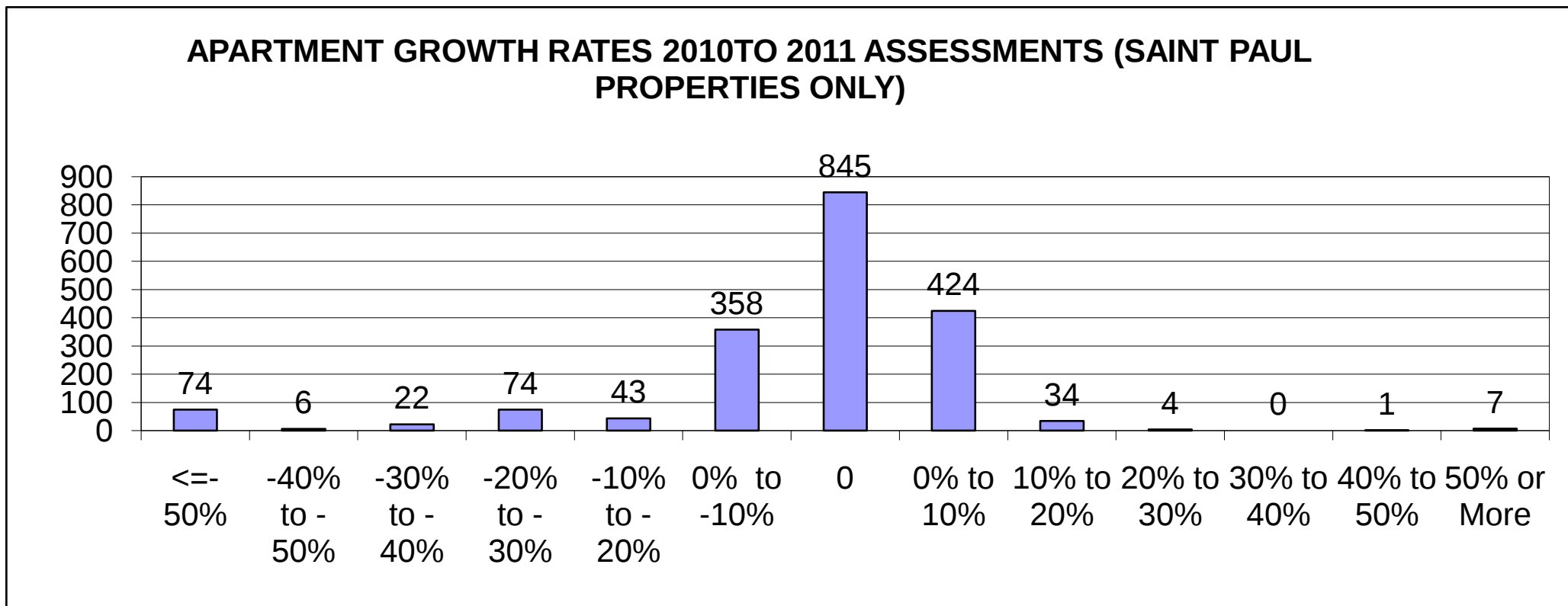
| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 89                |
| -40% to -50%             | 6                 |
| -30% to -40%             | 28                |
| -20% to -30%             | 87                |
| -10% to -20%             | 47                |
| 0% to -10%               | 508               |
| 0                        | 1,055             |
| 0% to 10%                | 649               |
| 10% to 20%               | 35                |
| 20% to 30%               | 4                 |
| 30% to 40%               | 0                 |
| 40% to 50%               | 1                 |
| 50% or More              | 9                 |

## APARTMENT GROWTH RATES 2010 TO 2011 ASSESSMENTS (RAMSEY COUNTY)

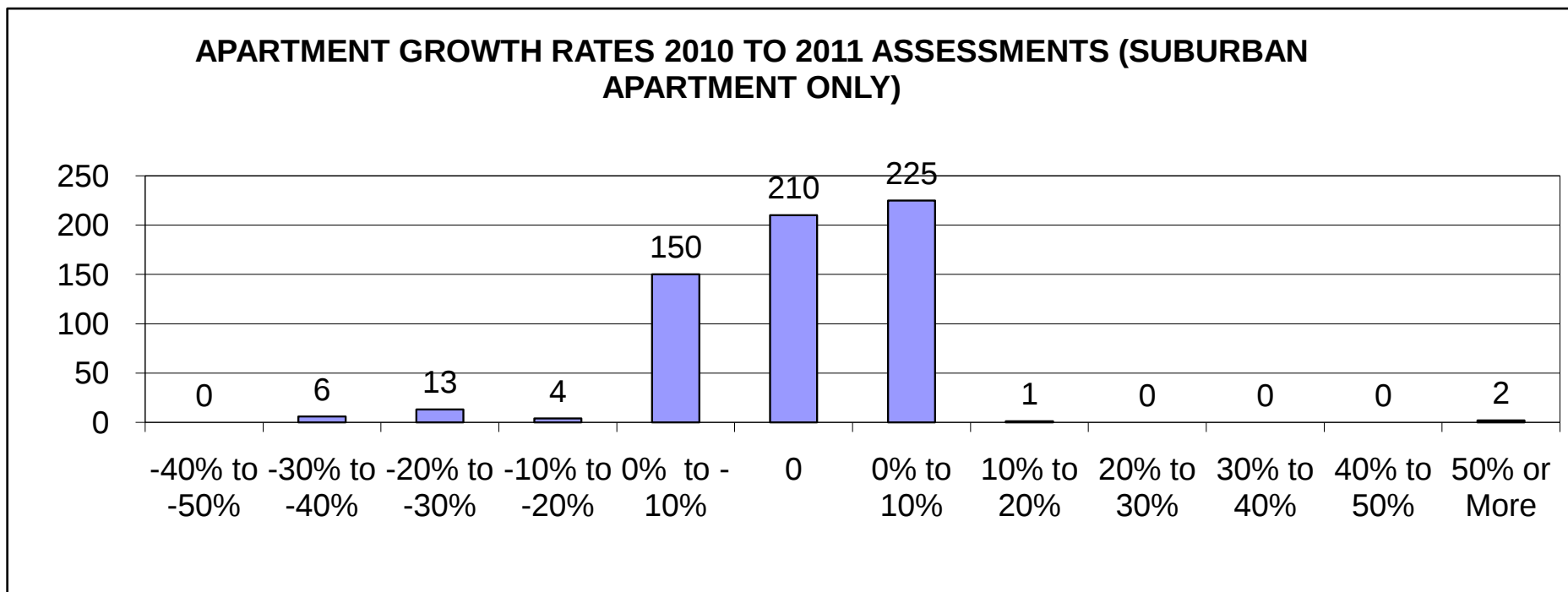


## 2010 Growth Stratification for St. Paul Apartments

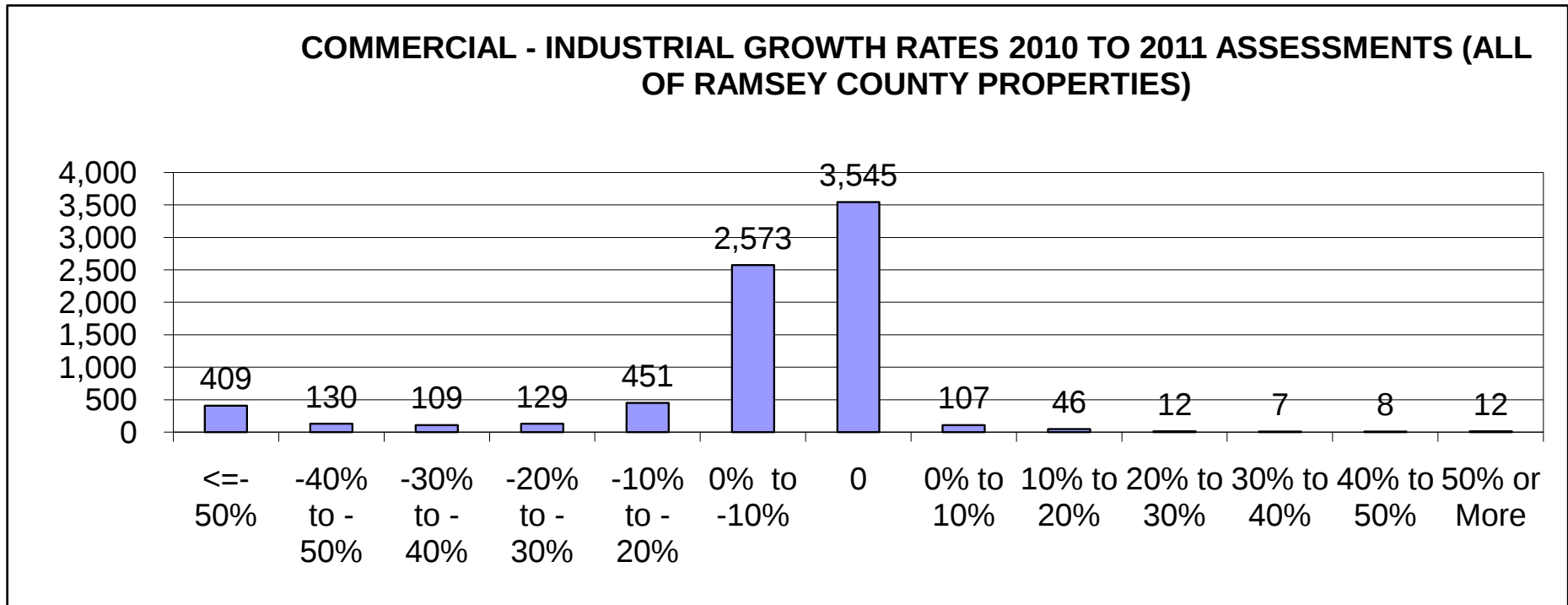
| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 74                |
| -40% to -50%             | 6                 |
| -30% to -40%             | 22                |
| -20% to -30%             | 74                |
| -10% to -20%             | 43                |
| 0% to -10%               | 358               |
| 0                        | 845               |
| 0% to 10%                | 424               |
| 10% to 20%               | 34                |
| 20% to 30%               | 4                 |
| 30% to 40%               | 0                 |
| 40% to 50%               | 1                 |
| 50% or More              | 7                 |



| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 15                |
| -40% to -50%             | 0                 |
| -30% to -40%             | 6                 |
| -20% to -30%             | 13                |
| -10% to -20%             | 4                 |
| 0% to -10%               | 150               |
| 0                        | 210               |
| 0% to 10%                | 225               |
| 10% to 20%               | 1                 |
| 20% to 30%               | 0                 |
| 30% to 40%               | 0                 |
| 40% to 50%               | 0                 |
| 50% or More              | 2                 |

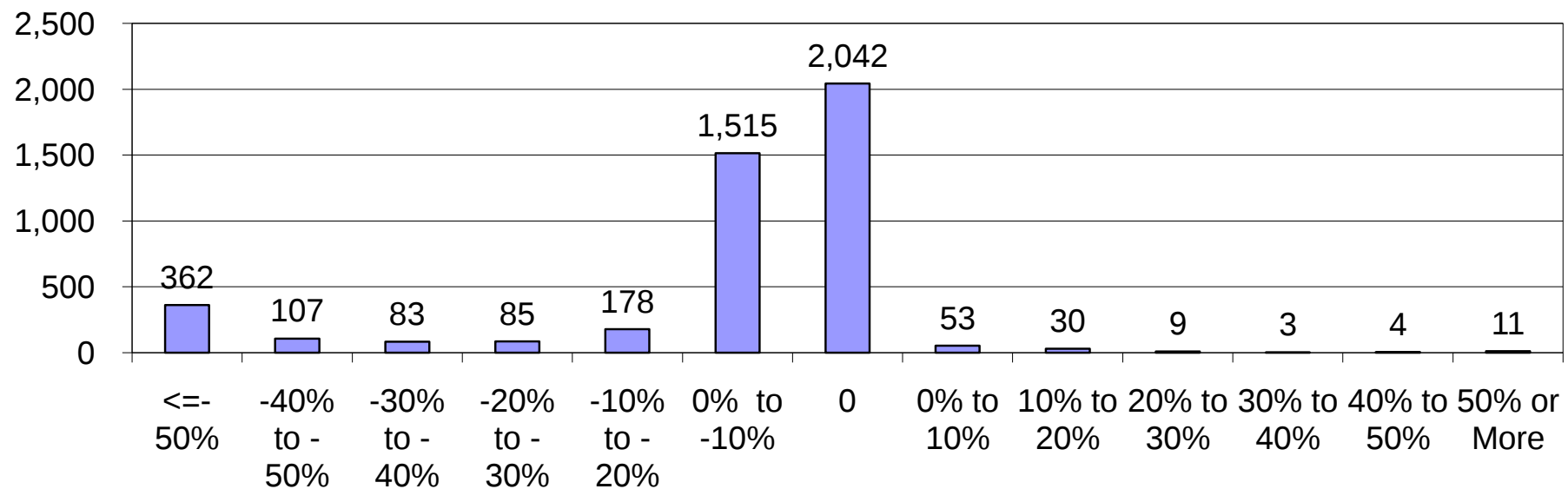


| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 409               |
| -40% to -50%             | 130               |
| -30% to -40%             | 109               |
| -20% to -30%             | 129               |
| -10% to -20%             | 451               |
| 0% to -10%               | 2,573             |
| 0                        | 3,545             |
| 0% to 10%                | 107               |
| 10% to 20%               | 46                |
| 20% to 30%               | 12                |
| 30% to 40%               | 7                 |
| 40% to 50%               | 8                 |
| 50% or More              | 12                |



| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 362               |
| -40% to -50%             | 107               |
| -30% to -40%             | 83                |
| -20% to -30%             | 85                |
| -10% to -20%             | 178               |
| 0% to -10%               | 1,515             |
| 0                        | 2,042             |
| 0% to 10%                | 53                |
| 10% to 20%               | 30                |
| 20% to 30%               | 9                 |
| 30% to 40%               | 3                 |
| 40% to 50%               | 4                 |
| 50% or More              | 11                |

**COMMERCIAL - INDUSTRIAL GROWTH RATES 2010 TO 2011 ASSESSMENTS  
(SAINT PAUL PROPERTIES ONLY)**



| Change in Assessed Value | Number of Parcels |
|--------------------------|-------------------|
| <=-50%                   | 47                |
| -40% to -50%             | 23                |
| -30% to -40%             | 26                |
| -20% to -30%             | 44                |
| -10% to -20%             | 273               |
| 0% to -10%               | 1,058             |
| 0                        | 1,503             |
| 0% to 10%                | 54                |
| 10% to 20%               | 16                |
| 20% to 30%               | 3                 |
| 30% to 40%               | 4                 |
| 40% to 50%               | 4                 |
| 50% or More              | 1                 |

### COMMERCIAL - INDUSTRIAL GROWTH RATES 2010 TO 2011 ASSESSMENTS (SUBURBAN PROPERTIES ONLY)

