



RAMSEY COUNTY

*Property Records and Revenue
Stephen Baker, County Assessor*

Date: March 8, 2007
To: Ramsey County Commissioners
David Twa, County Manager
From: Stephen L. Baker CAE, SAMA, Ramsey County Assessor
Subject: 2007 payable 2008 Assessment Report

On March 12, 2007 we will mail the combined 2007 tax statement value notice to each Ramsey County property owner. The valuation notice section of the combined notice will include the proposed 2007 payable 2008 estimated market value, the proposed limited market value, value exemption (if any), the proposed taxable market value, and the proposed property classification.

The assessor's office is charged with setting estimated market values for tax purposes at 100% of actual market value. We make every effort to ensure we meet this goal as consistently as possible. In this way we ensure an equitable distribution of the property tax burden for all Ramsey County taxpayers.

The final step in the assessment process is the review process. At this point the taxpayers bring to our attention any proposed valuations that appear to be inaccurate. The three main options for our citizens are attending the open book meetings and/or appealing to the Ramsey County Special Board of Appeal and Equalization, or petitioning the Minnesota Tax Court.

Taxpayer Review Options

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 2007 meetings are planned as follows:

All Ramsey County taxpayers are invited to attend the Open Book meetings Tuesday April 3rd through Friday, April 6th at the Roseville Skating Center, 2661 Civic Center Drive in Roseville.

All Open Book Meeting sessions will be held from 10:00am until 7:00 pm.

County Board of Appeal and Equalization

The Ramsey County Board of Appeal and Equalization is scheduled to begin June 18, 2007 and must conclude on or before June 29, 2007.

County Board of Appeal and Equalization Meetings will again be held at the *Roseville Skating Center, 2661 Civic Center Drive in Roseville.*

Minnesota Tax Court

Appeals for the 2006 payable 2007 assessment must be filed prior to May 1, 2007 and appeals for the new 2007 assessment must be filed prior to May 1 2008.

Assessment Report

We include in this report additional statistical analysis of the assessment stratified by property type and by municipality. St. Paul information is also stratified according to the seventeen planning districts established by the City. Hopefully this information will help you better understand the changes in the 2007 assessment and aid you in communicating with your constituents. This report is also being made available to the public on the Ramsey County website.

Revaluation

In 2006 we began a new five year revaluation cycle of all residential property in the county. In the previous five years we completed an on-site inspection and review of all residential properties in Ramsey County. This work, coupled with improvements in our mass appraisal techniques and our market analysis continues to result in improvements in the quality of the assessment. Certainly all values are not perfect, but we continue to make progress towards insuring equity for all property owners. The Commercial Unit has completed reviews of most of the commercial properties in the City of St Paul and of all the suburban properties in the past five years.

The new revaluation inspection cycle will be completed in 2011.

2007 Assessment

This is a very unique assessment year. The residential markets are constricting and the commercial markets continuing to remain strong. Commercial values are up 13% while residential values increased only 0.8%. Additionally the office hired six new appraisers in 2005, and we had a significant number of vacant appraiser positions in 2006. I am happy to report that the newly hired staff are all experienced appraisers and are working out very well. They are performing their duties with skill and professionalism. However, ours is a complicated business, and there is a steep learning curve for all new staff.

For the 2007 assessment the assessed values of 48% of the single family homes in the county declined, this is approximately 54,000 homes in Ramsey County with falling assessed values for payable 2008. However, due to limited market value the taxable value of many of these properties continues to increase.

The 2007 residential assessment is again based on values that have been generated by our mass appraisal system for most of the properties. These values continue to show improvement in uniformity over previous years. We continue to pay significant attention to the valuation of the land component of the estimated market value.

On the Commercial side of the story, we have very strong investor demand for office property and the aggregate assessed values of downtown class A office properties are up approximately 36%, while class B office values are down 1.5%. The median office value in the city is up 15% from 2006, and in the suburbs it is up approximately 17% from 2006.

Our reappraisal efforts of commercial property moved from the suburban markets of years past and focused mainly on St. Paul proper for 2007, specifically on the East side. Properties located in St. Paul are therefore more likely to experience varying changes in their assessed values. Also some specific market segments or property uses may also experience stronger than average increases in assessed value. These property uses include vacant land, restaurant, office, and medical office properties

Apartment values generally were the most stable market segment this year with overall aggregate growth of only 0.44%. Suburban four-unit buildings generally increased in value by about 5%. The larger apartments buildings in the city increased in value by 3.6% and the suburban apartment values declined by -0.37%.

Countywide the assessment grew from \$48.16 billion dollars in 2006 to \$ 49.74 billion dollars in 2007 (plus approximately \$10 billion in exempt property value). The 2007 assessment includes \$623.4 million in market value attributable to new construction and added improvements to existing properties, a slight decrease over the past year. Again this year commercial property estimated market values grew more than did the residential market values. This year the difference was substantial and will likely result in a shift of tax burden from residential property onto commercial property.

The total estimated market value that is not subject to taxation because of the limited market value statute continues to drop. It is now down to \$984 million. This is primarily due to slower appreciation of values coinciding with changes in the limited market value formula. The 2007 assessment includes \$1.59 billion dollars of previously untaxed market value that shifts onto the tax rolls. Due to the limited market value statutes approximately 2.8% of all residential estimated market value in Ramsey County will still not be subject to tax next year. This includes 4.31% of all St. Paul residential estimated market value and 1.35% of all suburban residential value.

The percentage changes in 2007 aggregate value (excluding new construction) 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>
City of Saint Paul	1.65%	-0.61%	12.29%	0.44%
Suburban Ramsey	2.26%	0.22%	10.33%	-0.37%
Countywide	1.97%	-0.17%	11.17%	0.12%

The percentage changes in 2007 median value, by property class
(*Excluding new construction*) are as follows:

	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	0.50%	6.66%	+1.85%
Suburban Ramsey	0.34%	7.57%	+3.00%
Countywide	0.05%	7.05%	+2.00%

Median Values for 2007 are as follow:

	<u>Residential</u>	<u>Commercial/Industrial</u>	<u>Apartments</u>
City of Saint Paul	\$199,500	\$398,100	\$520,000
Suburban Ramsey	\$236,200	\$736,250	\$949,550
Countywide	\$219,600	\$540,000	\$572,900

As you can see by the information above and on the attached spreadsheets, this has been an unusual year, particularly for residential property. While the residential markets continue to be unsettled and unpredictable, there are signs that the market contraction is ending. Supply/demand balance has improved and housing affordability indexes are improving for the Twin Cities market. The long term outlook is considered to be good. The Twin Cities are projected to experience substantial growth in population and households in the coming years, thereby creating demand for housing, retail and other commercial properties. Additionally the rapid increase in road congestion and the improvements to mass transit are anticipated to continue to make the central location afforded in Ramsey County a strong market draw.

The amount of change in value a particular property owner may see on their 2007 valuation notice may vary; it can vary by property type, by city, by size, by value, or by property use.

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 to be helpful.

Our office may be reached at 266-2150.

**RAMSEY COUNTY ESTIMATED MARKET VALUE TOTALS
SORTED BY PROPERTY TYPE AND CITY/SUBURBAN**

2006 payable 2007 vs. 2007 payable 2008

CITY ST. PAUL	2006 pay 2007 ESTIMATED MARKET VALUE TOTALS with AI	2007 pay 2008 ADDED IMPROVEMENT	2007 pay 2008 ESTIMATED MARKET VALUE TOTALS with AI	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Without Added Improvements
RESIDENTIAL	17,091,989,800	162,513,100	17,150,162,600	58,172,800	-104,340,300
AGRICULTURAL HIGH VALUE	3,568,700	0	5,340,000	1,771,300	1,771,300
APARTMENT	2,183,979,600	53,878,500	2,277,499,700	93,520,100	39,641,600
COMMERCIAL/ INDUSTRIAL	3,588,863,000	68,616,300	4,098,640,200	509,777,200	441,160,900
TOTAL	22,868,401,100	285,007,900	23,531,642,500	663,241,400	378,233,500

Percentage of Total - 47.5%

SUBURBS	2006 pay 2007 ESTIMATED MARKET VALUE TOTALS with AI	2007 pay 2008 ADDED IMPROVEMENT	2007 pay 2008 ESTIMATED MARKET VALUE TOTALS with AI	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Without Added Improvements
RESIDENTIAL	19,085,911,800	183,275,400	19,310,856,800	224,945,000	41,669,600
AGRICULTURAL HIGH VALUE	62,972,000	0	74,720,900	11,748,900	11,748,900
APARTMENT	1,396,501,700	35,549,400	1,460,604,100	64,102,400	28,553,000
COMMERCIAL/ INDUSTRIAL	4,748,577,500	119,569,600	5,358,502,300	609,924,800	490,355,200
TOTAL	25,293,963,000	338,394,400	26,204,684,100	910,721,100	572,326,700

Percentage of Total - 52.5%

COUNTY WIDE	2006 pay 2007 ESTIMATED MARKET VALUE TOTALS with AI	2007 pay 2008 ADDED IMPROVEMENT	2007 pay 2008 ESTIMATED MARKET VALUE TOTALS with AI	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Including Added Improvements	ESTIMATED MARKET VALUE INCREASE FROM 2006 p 2007 TO 2007 p 2008 Without Added Improvements
RESIDENTIAL	36,177,901,600	345,788,500	36,461,019,400	283,117,800	-62,670,700
AGRICULTURAL HIGH VALUE	66,540,700	0	80,060,900	13,520,200	13,520,200
APARTMENT	3,580,481,300	89,427,900	3,738,103,800	157,622,500	68,194,600
COMMERCIAL/ INDUSTRIAL	8,337,440,500	188,185,900	9,457,142,500	1,119,702,000	931,516,100
TOTAL	48,162,364,100	623,402,300	49,736,326,600	1,573,962,500	950,560,200

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

(All 2007 pay 2008 Values are subject to review and change until conclusion of the Board of Appeal and Equalization in June 2007)

(2006 p 2007 Values Taken From the 2006 Fall Abstract, 2007 p 2008 Values Taken From Preliminary Reports run 3-2-07.

(Includes Added Improvement for 2006 p 2007 and 2007 p 2008)

(Includes Vacant Land for all Property Types)

Prepared 3/8/2007 JG/SB

MEDIAN ESTIMATED MARKET VALUE OF RESIDENTIAL** IN RAMSEY COUNTY

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by City

JURISDICTION	# Parcels	2006 p 2007 Median Value	2007 p 2008 Median Value	% Change	
SUNRAY-BATTLECREEK	1	4,864	196,200	196,700	0.25%
GREATER EAST SIDE	2	6,995	179,100	178,100	-0.56%
WEST SIDE	3	3,747	184,100	187,600	1.90%
DAYTON'S BLUFF	4	4,044	172,300	164,900	-4.29%
PAYNE-PHALEN	5	6,952	175,900	180,000	2.33%
NORTH END	6	5,665	172,800	173,300	0.29%
THOMAS DALE	7	3,070	163,100	163,150	0.03%
SUMMIT-UNIVERSITY	8	3,760	226,500	227,600	0.49%
WEST SEVENTH	9	3,299	187,600	181,000	-3.52%
COMO	10	3,687	227,000	230,800	1.67%
HAMLIN-MIDWAY	11	3,313	195,400	198,900	1.79%
ST ANTHONY PARK	12	1,656	317,000	290,150	-8.47%
MERRIAM	13	3,853	302,350	301,400	-0.31%
MACALESTER-GROVELAND	14	6,278	294,400	294,200	-0.07%
HIGHLAND	15	6,505	287,150	282,900	-1.48%
SUMMIT HILL	16	1,829	404,200	395,300	-2.20%
DOWNTOWN	17	1,799	146,400	156,400	6.83%
AIRPORT	20				
ARDEN HILLS	25	2,507	284,200	295,400	3.94%
BLAINE	29				
FAIRGROUNDS	30				
FALCON HEIGHTS	33	1,293	272,800	280,800	2.93%
GEM LAKE	37	158	290,900	310,750	6.82%
LAUDERDALE	47	644	197,800	198,650	0.43%
LITTLE CANADA	53	2,610	241,500	240,050	-0.60%
MAPLEWOOD	57	10,991	222,400	223,900	0.67%
MOUNDS VIEW	59	3,537	201,450	200,200	-0.62%
NEW BRIGHTON	63	6,085	234,900	236,900	0.85%
NORTH OAKS	67	1,540	606,300	630,350	3.97%
NORTH ST. PAUL	69	3,598	207,800	208,250	0.22%
ROSEVILLE	79	10,911	237,400	237,900	0.21%
ST. ANTHONY***	81	580	213,300	226,200	6.05%
SHOREVIEW	83	9,361	260,700	263,700	1.15%
SPRING LAKE PARK	85	62	194,500	190,650	-1.98%
VADNAIS HEIGHTS	89	4,310	241,000	239,700	-0.54%
WHITE BEAR LAKE	93	7,635	224,300	224,800	0.22%
WHITE BEAR TOWN	97	4,318	266,100	263,800	-0.86%
SUBURBS		70,140	235,400	236,200	0.34%
CITY		71,316	198,500	199,500	0.50%
COUNTYWIDE		141,456	219,500	219,600	0.05%

*Excludes added improvement in 2007 values, lease public property, and exempt property, and vacant land.

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

***Includes new constructon because significant distortion results from excluding extensive new co

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

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by City

JURISDICTION	#	# Parcels	2006 p 2007 Median Value	2007 p 2008 Median Value	% Change	2007 Average Value
SUNRAY-BATTLECREEK	1	4,364	196,500	197,500	0.51%	211,470
GREATER EAST SIDE	2	6,586	178,700	177,600	-0.62%	179,482
WEST SIDE	3	3,048	181,400	185,600	2.32%	192,610
DAYTON'S BLUFF	4	3,221	169,000	162,300	-3.96%	166,469
PAYNE-PHALEN	5	5,753	173,100	175,600	1.44%	179,854
NORTH END	6	4,808	170,800	172,400	0.94%	176,100
THOMAS DALE	7	2,158	160,200	160,150	-0.03%	158,227
SUMMIT-UNIVERSITY	8	1,875	215,800	217,200	0.65%	293,048
WEST SEVENTH	9	2,367	181,500	177,900	-1.98%	184,309
COMO	10	3,450	227,100	230,800	1.63%	239,783
HAMLIN-MIDWAY	11	2,897	191,700	195,600	2.03%	197,928
ST ANTHONY PARK	12	1,075	363,900	324,200	-10.91%	336,007
MERRIAM	13	3,245	297,350	295,900	-0.49%	342,266
MACALESTER-GROVELAND	14	5,647	296,400	297,100	0.24%	335,036
HIGHLAND	15	5,738	298,150	291,300	-2.30%	340,331
SUMMIT HILL	16	1,119	475,600	483,900	1.75%	545,382
DOWNTOWN	17	28	379,300	395,400	4.24%	635,371
AIRPORT	20					
ARDEN HILLS	25	2,078	304,250	316,100	3.89%	351,753
BLAINE	29					
FAIRGROUNDS	30					
FALCON HEIGHTS	33	1,135	276,500	287,600	4.01%	298,294
GEM LAKE	37	156	290,200	310,750	7.08%	432,107
LAUDERDALE	47	479	201,000	205,200	2.09%	216,895
LITTLE CANADA	53	1,668	263,600	266,350	1.04%	304,838
MAPLEWOOD	57	8,946	231,600	233,600	0.86%	256,748
MOUNDS VIEW	59	2,828	208,050	208,350	0.14%	215,591
NEW BRIGHTON	63	5,014	239,850	243,800	1.65%	272,121
NORTH OAKS	67	1,482	614,550	631,250	2.72%	707,341
NORTH ST. PAUL	69	3,371	208,900	208,800	-0.05%	221,019
ROSEVILLE	79	8,499	246,700	249,400	1.09%	276,068
ST. ANTHONY	81	153	265,800	267,900	0.79%	334,654
SHOREVIEW	83	6,622	279,900	286,600	2.39%	336,592
SPRING LAKE PARK	85	34	213,700	227,750	6.57%	230,129
VADNAIS HEIGHTS	89	2,910	260,800	263,000	0.84%	302,039
WHITE BEAR LAKE	93	6,381	226,400	227,000	0.27%	259,812
WHITE BEAR TOWN	97	3,392	270,600	266,250	-1.6%	309,527
SUBURBS		55,148	245,500	247,800	0.94%	290,755
CITY		57,379	196,500	198,400	0.97%	240,194
COUNTYWIDE		112,527	225,400	226,400	0.44%	264,973

*Excludes added improvement in 2007 values, lease public property, and exempt property, and vacant land.

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

MEDIAN ESTIMATED MARKET VALUE OF TOWNHOMES IN RAMSEY COUNTY*

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by City or District

Arrayed By District and City		2006 p 2007	2007 p 2008		2007	
District / Jurisdiction	Parcel Count	Median Value	Median Value	% Change	Average Value	
SUNRAY-BATTLECREEK	1	171	177,900	158,600	-10.85%	156,155
GREATER EAST SIDE	2	75	159,950	165,300	3.34%	148,179
WEST SIDE	3	89	124,000	128,200	3.39%	142,031
DAYTON'S BLUFF	4	39	241,500	223,100	-7.62%	210,405
PAYNE-PHALEN	5	42	143,900	117,900	-18.07%	121,643
NORTH END	6	123	180,900	172,300	-4.75%	188,253
THOMAS DALE	7	4	153,750	143,750	-6.50%	143,700
SUMMIT-UNIVERSITY	8	173	197,400	182,000	-7.80%	254,708
WEST SEVENTH	9	91	213,400	212,900	-0.23%	279,146
COMO	10	8	136,900	148,700	8.62%	151,225
HAMLIN-MIDWAY	11				#DIV/0!	
ST ANTHONY PARK	12	71	163,300	163,700	0.24%	164,285
MERRIAM	13	4	130,100	143,300	10.15%	141,575
MACALESTER-GROVELAND	14	28	277,600	233,450	-15.90%	246,211
HIGHLAND	15	60	265,900	248,650	-6.49%	227,013
SUMMIT HILL	16	25	402,900	351,300	-12.81%	319,008
DOWNTOWN	17	9	424,700	420,600	-0.97%	468,733
ARDEN HILLS	25	349	200,000	187,000	-6.50%	201,757
FALCON HEIGHTS	33	15	578,800	537,300	-7.17%	432,627
GEM LAKE	37					
LAUDERDALE	47	42	241,350	244,500	1.31%	245,736
LITTLE CANADA	53	308	238,700	240,950	0.94%	242,817
MAPLEWOOD	57	909	186,900	192,000	2.73%	199,498
MOUNDS VIEW	59	10	183,750	138,600	-24.57%	116,160
NEW BRIGHTON	63	440	210,850	222,600	5.57%	231,601
NORTH OAKS	67	39	529,600	635,800	20.05%	619,641
NORTH ST. PAUL	69	97	187,500	178,800	-4.64%	182,315
ROSEVILLE	79	664	234,000	232,000	-0.85%	263,863
ST. ANTHONY	81	122	213,050	214,150	0.52%	222,380
SHOREVIEW	83	1,813	187,900	184,600	-1.76%	214,809
SPRING LAKE PARK	85	28	179,500	171,200	-4.62%	146,061
VADNAIS HEIGHTS	89	680	192,200	185,700	-3.38%	224,209
WHITE BEAR LAKE	93	658	230,800	227,100	-1.60%	243,044
WHITE BEAR TOWN	97	609	306,800	297,000	-3.19%	294,336
SUBURBS		6,783	210,400	208,900	-0.71%	232,313
CITY		1,012	184,450	172,150	-6.67%	200,709
COUNTYWIDE		7,795	206,700	204,100	-1.26%	228,210

*Excludes added improvement in 2007 values, lease public property, and exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF CONDOS IN RAMSEY COUNTY*
2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by City or District

Jurisdiction	#	Count	2006 p 2007 Median Value	2007 p 2008 Median Value	% Change	2007 Average Value
SUNRAY-BATTLECREEK	1	123	143,300	133,000	-7.19%	120,209
GREATER EAST SIDE	2	99	99,600	94,900	-4.72%	97,264
WEST SIDE	3	119	147,200	140,100	-4.82%	143,659
DAYTON'S BLUFF**	4	147	119,900	131,900	10.01%	136,291
PAYNE-PHALEN	5	95	100,700	112,000	11.22%	111,778
NORTH END	6	181	142,350	136,800	-3.90%	140,293
THOMAS DALE	7	252	56,000	56,000	0.00%	78,988
SUMMIT-UNIVERSITY	8	1,137	206,000	207,500	0.73%	216,755
WEST SEVENTH**	9	466	201,300	198,350	-1.47%	263,467
COMO	10	126	150,550	208,700	38.63%	179,323
HAMLIN-MIDWAY	11	16	131,100	126,750	-3.32%	126,344
ST ANTHONY PARK**	12	342	222,300	233,600	5.08%	244,050
MERRIAM	13	105	184,400	179,200	-2.82%	179,627
MACALESTER-GROVELAND	14	296	142,100	141,000	-0.77%	143,139
HIGHLAND	15	535	162,500	210,300	29.42%	219,037
SUMMIT HILL	16	483	238,600	244,400	2.43%	261,648
DOWNTOWN	17	1,757	139,000	155,100	11.58%	177,459
ARDEN HILLS	25	72	126,000	124,900	-0.87%	118,811
FALCON HEIGHTS	33	131	187,500	192,800	2.83%	174,353
GEM LAKE	37					
LAUDERDALE	47	104	154,100	148,800	-3.44%	135,694
LITTLE CANADA	53	612	126,400	118,500	-6.25%	116,361
MAPLEWOOD	57	1,093	151,200	153,600	1.59%	153,560
MOUNDS VIEW	59	644	124,200	106,000	-14.65%	115,705
NEW BRIGHTON	63	542	188,500	174,000	-7.69%	186,255
NORTH OAKS	67	19	462,700	453,500	-1.99%	448,216
NORTH ST. PAUL	69	77	154,300	160,200	3.82%	175,578
ROSEVILLE	79	1,659	127,000	123,000	-3.15%	125,090
ST. ANTHONY	81	294	129,100	128,800	-0.23%	145,549
SHOREVIEW	83	973	156,800	151,000	-3.70%	155,512
SPRING LAKE PARK	85					
VADNAIS HEIGHTS	89	704	141,900	140,700	-0.85%	146,333
WHITE BEAR LAKE	93	514	168,000	174,000	3.57%	197,292
WHITE BEAR TOWN	97	305	151,200	145,900	-3.51%	154,847

SUBURBS		7,743	141,800	141,100	-0.49%	146,628
CITY		6,279	162,550	169,700	4.40%	192,922
COUNTYWIDE		14,022	146,400	148,100	1.16%	167,358

*Excludes exempt property, lease public property, added improvement in the 2007 values, and vacant land.

**Includes new constructon because significant distortion results from excluding extensive new const

RESIDENTIAL SALES BETWEEN 10/1/05 AND 9/30/06

By District

Jurisdiction		Sale Count	Median Value	Average Value	Stdev.	Minimum Value	Maximum Value
SUNRAY-BATTLECREEK	1	207	201,000	213,085	54,911	100,000	566,000
GREATER EAST SIDE	2	385	184,900	188,580	34,044	55,000	390,000
WEST SIDE	3	161	195,000	204,884	51,114	105,100	439,900
DAYTON'S BLUFF	4	224	175,000	181,467	39,370	45,900	309,000
PAYNE-PHALEN	5	413	190,000	194,914	44,357	73,500	370,000
NORTH END	6	324	174,750	180,246	44,326	83,500	365,000
THOMAS DALE	7	129	172,500	175,099	51,994	33,000	338,900
SUMMIT-UNIVERSITY	8	194	237,250	277,777	146,356	99,900	1,292,000
WEST SEVENTH	9	151	190,000	222,004	126,242	91,000	1,128,566
COMO	10	179	226,500	229,407	69,923	102,000	640,000
HAMLIN-MIDWAY	11	175	201,000	203,835	41,237	100,000	364,500
ST ANTHONY	12	80	282,232	290,052	86,815	105,000	517,000
MERRIAM	13	184	309,500	334,746	189,898	98,880	1,900,000
MACALESTER-GROVELAND	14	307	286,000	315,798	138,671	81,000	1,180,000
HIGHLAND	15	361	265,900	308,630	145,917	65,000	1,250,000
SUMMIT HILL	16	111	363,875	413,285	226,835	107,500	1,745,000
DOWNTOWN	17	240	190,650	223,504	144,770	82,213	1,477,000
ARDEN HILLS	25	86	223,100	268,229	137,475	101,500	799,000
FALCON HEIGHTS	33	37	272,500	284,428	77,726	185,000	620,000
GEM LAKE	37	4	336,640	392,570	165,780	262,000	635,000
LAUDERDALE	47	32	212,500	213,823	59,627	118,000	345,000
LITTLE CANADA	53	117	240,000	236,777	130,671	79,500	1,175,000
MAPLEWOOD	57	520	228,250	246,022	76,484	114,900	610,000
MOUNDS VIEW	59	113	221,000	232,343	67,173	152,835	593,647
NEW BRIGHTON	63	275	232,000	248,340	107,594	125,000	860,000
NORTH OAKS	67	61	640,000	688,131	276,259	330,000	1,736,800
NORTH ST. PAUL	69	143	210,000	219,756	59,320	93,000	496,000
ROSEVILLE	79	385	245,000	274,114	127,871	87,900	995,000
ST. ANTHONY	81	99	222,422	245,319	105,778	100,000	528,492
SHOREVIEW	83	376	245,500	292,560	164,748	88,000	1,295,000
SPRING LAKE	85	9	230,000	222,078	36,243	169,000	255,900
VADNAIS	89	186	236,800	266,564	129,157	124,000	999,900
WHITE BEAR	93	325	221,500	237,591	70,218	135,000	695,000
WHITE BEAR	97	156	260,000	294,445	162,898	132,394	1,560,000
CITY		3,825	205,130	237,558	121,730	33,000	1,900,000
SUBURBS		2,924	234,993	266,806	136,858	79,500	1,736,800
COUNTYWIDE		6,749	219,900	250,230	129,308	33,000	1,900,000

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

2007 Residential Estimated Market Values Compared to Limited Market Values

JURISDICTION	# PARCELS	2007p2008 Median Market Value	2007p2008 Median Limited Value	Difference	% Deferred	
SUNRAY-BATTLECREEK	1	4,864	196,700	195,800	-900	-0.46%
GREATER EAST SIDE	2	6,995	178,100	177,000	-1,100	-0.62%
WEST SIDE	3	3,747	187,600	175,900	-11,700	-6.24%
DAYTON'S BLUFF	4	4,044	164,900	156,400	-8,500	-5.15%
PAYNE-PHALEN	5	6,952	180,000	169,300	-10,700	-5.94%
NORTH END	6	5,665	173,300	165,600	-7,700	-4.44%
THOMAS DALE	7	3,070	163,150	145,800	-17,350	-10.63%
SUMMIT-UNIVERSITY	8	3,760	227,600	202,400	-25,200	-11.07%
WEST SEVENTH	9	3,299	181,000	172,200	-8,800	-4.86%
COMO	10	3,687	230,800	228,700	-2,100	-0.91%
HAMLIN-MIDWAY	11	3,313	198,900	189,400	-9,500	-4.78%
ST ANTHONY PARK	12	1,656	290,150	281,400	-8,750	-3.02%
MERRIAM	13	3,853	301,400	282,000	-19,400	-6.44%
MACALESTER-GROVELAND	14	6,278	294,200	288,350	-5,850	-1.99%
HIGHLAND	15	6,505	282,900	280,200	-2,700	-0.95%
SUMMIT HILL	16	1,829	395,300	380,000	-15,300	-3.87%
DOWNTOWN	17	1,799	156,400	130,600	-25,800	-16.50%
AIRPORT	20				0	
ARDEN HILLS	25	2,507	295,400	294,100	-1,300	-0.44%
BLAINE	29				0	
FAIRGROUNDS	30				0	
FALCON HEIGHTS	33	1,293	280,800	279,200	-1,600	-0.57%
GEM LAKE	37	158	310,750	300,050	-10,700	-3.44%
LAUDERDALE	47	644	198,650	196,650	-2,000	-1.01%
LITTLE CANADA	53	2,610	240,050	238,900	-1,150	-0.48%
MAPLEWOOD	57	10,991	223,900	222,600	-1,300	-0.58%
MOUNDS VIEW	59	3,537	200,200	199,800	-400	-0.20%
NEW BRIGHTON	63	6,085	236,900	236,500	-400	-0.17%
NORTH OAKS	67	1,540	630,350	624,200	-6,150	-0.98%
NORTH ST. PAUL	69	3,598	208,250	207,350	-900	-0.43%
ROSEVILLE	79	10,911	237,900	237,400	-500	-0.21%
ST. ANTHONY	81	580	189,300	189,300	0	0.00%
SHOREVIEW	83	9,361	263,700	263,200	-500	-0.19%
SPRING LAKE PARK	85	62	190,650	182,350	-8,300	-4.35%
VADNAIS HEIGHTS	89	4,310	239,700	239,200	-500	-0.21%
WHITE BEAR LAKE	93	7,635	224,800	223,700	-1,100	-0.49%
WHITE BEAR TOWN	97	4,318	263,800	262,100	-1,700	-0.64%
CITY OF ST PAUL		71,316	199,500	191,900	-7,600	-3.81%
SUBURBS		70,140	236,200	235,200	-1,000	-0.42%
COUNTYWIDE		141,456	219,600	216,000	-3,600	-1.64%

*Excludes added improvement in 2007 values, lease public property, exempt property, and vacant land.

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

Comparison of Ramsey County Residential Market Value and Limited Value Information * **

2006 Assessment Payable 2007 vs. 2007 Assessment Payable 2008

Municipality	Total Estimated Residential Market Value	Total Limited Market Value	Difference between Estimated and Limited Values 2006 and 2007		Total Estimated Residential Market Value	Total Limited Market Value	2007 Payable 2008 Value Lost Due to Limited Market Value	
	2006 pay 2007	2006 pay 2007	Value	%	2007 pay 2008	2007 pay 2008	\$ Difference	%
ARDEN HILLS	803,991,800	780,220,100	(23,771,700)	-2.96%	822,975,200	808,861,900	(14,113,300)	-1.71%
FALCON HEIGHTS	362,114,800	354,723,600	(7,391,200)	-2.04%	371,332,600	369,297,500	(2,035,100)	-0.55%
GEM LAKE	69,313,700	63,005,000	(6,308,700)	-9.10%	86,074,600	81,826,200	(4,248,400)	-4.94%
LAUDERDALE	131,621,200	124,663,700	(6,957,500)	-5.29%	134,268,900	131,509,000	(2,759,900)	-2.06%
LITTLE CANADA	628,957,700	608,342,100	(20,615,600)	-3.28%	667,895,657	653,185,400	(14,710,257)	-2.20%
MAPLEWOOD	2,621,137,300	2,577,197,000	(43,940,300)	-1.68%	2,698,209,815	2,675,230,500	(22,979,315)	-0.85%
MOUNDSVIEW	714,739,100	686,457,800	(28,281,300)	-3.96%	705,316,800	700,083,400	(5,233,400)	-0.74%
NEW BRIGHTON	1,541,561,600	1,517,977,300	(23,584,300)	-1.53%	1,595,748,300	1,585,581,100	(10,167,200)	-0.64%
NORTH OAKS	1,122,288,100	1,108,224,200	(14,063,900)	-1.25%	1,130,161,400	1,118,634,600	(11,526,800)	-1.02%
NORTH ST. PAUL	788,217,400	768,791,300	(19,426,100)	-2.46%	794,084,400	788,739,300	(5,345,100)	-0.67%
ROSEVILLE	2,752,673,400	2,674,360,200	(78,313,200)	-2.84%	2,776,079,400	2,745,845,500	(30,233,900)	-1.09%
ST. ANTHONY	103,934,800	95,955,700	(7,979,100)	-7.68%	124,225,400	121,750,800	(2,474,600)	-1.99%
SHOREVIEW	2,737,012,400	2,630,111,700	(106,900,700)	-3.91%	2,774,316,400	2,725,044,700	(49,271,700)	-1.78%
SPRING LAKE PARK	11,458,800	11,090,400	(368,400)	-3.21%	11,914,100	11,783,100	(131,000)	-1.10%
VADNAIS HEIGHTS	1,148,939,500	1,125,424,700	(23,514,800)	-2.05%	1,151,534,900	1,140,373,500	(11,161,400)	-0.97%
WHITE BEAR LAKE	1,903,621,700	1,827,411,700	(76,210,000)	-4.00%	1,957,922,000	1,913,663,700	(44,258,300)	-2.26%
WHITE BEAR TOWNSHIP	1,304,313,100	1,254,693,400	(49,619,700)	-3.80%	1,297,341,400	1,270,915,500	(26,425,900)	-2.04%
CITY OF ST. PAUL	16,731,882,200	14,726,526,300	(2,005,355,900)	-11.99%	16,867,574,511	16,140,590,500	(726,984,011)	-4.31%
SUBURBS	18,745,896,400	18,208,649,900	(537,246,500)	-2.87%	19,099,401,272	18,842,325,700	(257,075,572)	-1.35%
COUNTYWIDE	35,477,778,600	32,935,176,200	(2,542,602,400)	-7.17%	35,966,975,783	34,982,916,200	(984,059,583)	-2.74%
							Change in lost value due to limited market value -	-1,558,542,817
							Percentage Change in Lost Value -	-61%

* Report includes value from constant parcels only, excludes parcels deleted in 2007 or added in 2007.

**Excludes exempt property, lease public property, and the added improvement in the 2007 pay 2008 values.

**Residential property includes single-family, duplexes, triplexes, condos, and townhomes, excludes apartments, excludes residential value in split class properties.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN RAMSEY COUNTY*

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by City

JURISDICTION		# Parcels	2006p2007 Median Value	2007p2008 Median Value	% Change
SUNRAY-BATTLECREEK	1	29	5,148,000	5,720,000	11.11%
GREATER EAST SIDE	2	93	579,500	602,700	4.00%
WEST SIDE	3	65	389,300	380,000	-2.39%
DAYTON'S BLUFF	4	112	360,000	378,000	5.00%
PAYNE-PHALEN	5	157	360,000	370,800	3.00%
NORTH END	6	139	660,000	708,800	7.39%
THOMAS DALE	7	77	339,900	350,100	3.00%
SUMMIT-UNIVERSITY	8	194	501,550	515,500	2.78%
WEST SEVENTH	9	59	450,000	450,000	0.00%
COMO	10	23	4,200,000	4,410,000	5.00%
HAMLIN-MIDWAY	11	78	400,000	426,500	6.63%
ST ANTHONY PARK	12	69	514,500	547,400	6.39%
MERRIAM	13	233	486,700	501,300	3.00%
MACALESTER-GROVELAND	14	123	648,900	630,000	-2.91%
HIGHLAND	15	140	924,500	979,550	5.95%
SUMMIT HILL	16	110	630,000	649,450	3.09%
DOWNTOWN	17	16	2,000,000	2,189,200	9.46%
ARDEN HILLS	25	3	2,004,200	2,350,300	17.27%
FALCON HEIGHTS	33	23	660,000	679,800	3.00%
LAUDERDALE	47	15	923,100	950,800	3.00%
LITTLE CANADA	53	36	500,000	515,000	3.00%
MAPLEWOOD	57	80	1,655,000	1,704,700	3.00%
MOUNDS VIEW	59	60	413,550	428,450	3.60%
NEW BRIGHTON	63	59	1,050,000	1,205,600	14.82%
NORTH OAKS	67	2	9,185,200	9,460,750	3.00%
NORTH ST. PAUL	69	61	432,600	500,000	15.58%
ROSEVILLE	79	97	1,365,000	1,406,000	3.00%
ST. ANTHONY	81	22	1,080,000	1,112,400	3.00%
SHOREVIEW	83	14	4,442,300	4,575,600	3.00%
SPRING LAKE PARK	85	1	660,000	679,800	3.00%
VADNAIS HEIGHTS	89	17	1,644,000	1,854,000	12.77%
WHITE BEAR LAKE	93	53	2,190,000	2,286,600	4.41%
WHITE BEAR TWP	97	1	4,410,000	4,800,000	8.84%
CITY OF ST PAUL		1,888	556,200	566,500	1.85%
SUBURBS		608	1,020,000	1,050,600	3.00%
COUNTYWIDE		2,496	600,000	612,000	2.00%

*Excludes added improvement in 2007 values, leases public property, exempt property, and vacant land.

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

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by Land Use Code (LUC)

PROPERTY DESC.	LUC	# PARCELS	2006 p 2007	2007 p 2008	% Change
			Median Value	Median Value	
4 TO 9 UNITS	401	850	374,700	378,000	0.88%
10 TO 19 UNITS	402	468	675,000	679,000	0.59%
20 TO 49 UNITS	403	244	1,440,000	1,423,700	-1.13%
50 UNITS AND UP	404	149	5,374,500	5,569,200	3.62%
APT MISC. IMPROV	406	14	75,000	79,800	6.40%
FRATERNITY/SORORITY	407	6	386,900	390,900	1.03%
CITYWIDE		1,731	556,200	566,500	1.85%

*Excludes added improvement in 2007 values, lease public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF APARTMENTS IN SUBURBS*

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by LUC

PROPERTY DESC.	LUC	# PARCELS	2006p2007	2007p2008	% Change
			Median Value	Median Value	
4 TO 9 UNITS	401	167	407,900	428,300	5.00%
10 TO 19 UNITS	402	135	906,300	888,300	-1.99%
20 TO 49 UNITS	403	106	1,935,000	1,986,450	2.66%
50 UNITS AND UP	404	136	5,781,000	5,939,150	2.74%
APT MISC IMPROV	406	9	42,200	63,000	49.29%
ALL SUBURBAN		553	1,020,000	1,050,600	3.00%

*Excludes added improvement in 2007 values, lease public property, exempt property, and vacant land.

MEDIAN ESTIMATED MARKET VALUE OF COMMERCIAL PROPERTY IN RAMSEY COUNTY*

2006 Assessment Payable 2007 to 2007 Assessment Payable 2008 Sorted by City / District

JURISDICTION		# Parcels	2006 p 2007 Median Value	2007 p 2008 Median Value	% Change	Maximum Value
SUNRAY-BATTLECREEK	1	70	699,200	746,700	6.79%	24,150,000
GREATER EAST SIDE	2	110	303,300	319,700	5.41%	16,719,200
WEST SIDE	3	219	438,200	458,800	4.70%	25,000,000
DAYTON'S BLUFF	4	167	262,500	279,800	6.59%	22,500,000
PAYNE-PHALEN	5	335	262,900	275,000	4.60%	22,000,000
NORTH END	6	329	309,900	342,200	10.42%	17,160,000
THOMAS DALE	7	199	377,000	400,000	6.10%	6,449,100
SUMMIT-UNIVERSITY	8	168	324,250	349,250	7.71%	11,178,300
WEST SEVENTH	9	232	403,950	426,500	5.58%	10,382,500
COMO	10	63	531,800	635,300	19.46%	19,342,000
HAMLIN-MIDWAY	11	182	410,300	451,600	10.07%	16,800,000
ST ANTHONY PARK	12	249	828,650	865,900	4.50%	17,077,500
MERRIAM	13	233	410,000	457,000	11.46%	24,500,000
MACALESTER-GROVELAND	14	144	427,800	444,550	3.92%	3,028,000
HIGHLAND	15	134	603,000	630,000	4.48%	25,875,000
SUMMIT HILL	16	113	594,000	686,100	15.51%	10,580,100
DOWNTOWN	17	255	526,400	496,000	-5.78%	93,000,000
AIRPORT	20					
ARDEN HILLS	25	90	1,691,800	1,780,450	5.24%	85,000,000
BLAINE	29	24	940,400	891,150	-5.24%	5,500,000
FAIRGROUNDS	30					
FALCON HEIGHTS	33	19	686,050	783,100	14.15%	10,205,000
GEM LAKE	37	31	408,700	497,000	21.61%	4,157,500
LAUDERDALE	47	16	728,300	728,300	0.00%	3,237,200
LITTLE CANADA	53	238	451,800	473,450	4.79%	9,371,600
MAPLEWOOD	57	389	858,500	847,100	-1.33%	261,438,000
MOUNDS VIEW	59	82	1,032,400	1,147,550	11.15%	61,615,800
NEW BRIGHTON	63	202	745,100	866,050	16.23%	10,000,000
NORTH OAKS	67	14	1,995,000	1,955,250	-1.99%	20,853,000
NORTH ST. PAUL	69	119	404,100	420,000	3.93%	16,800,000
ROSEVILLE	79	433	1,382,200	1,612,400	16.65%	155,150,000
ST. ANTHONY	81	39	850,000	962,500	13.24%	14,400,000
SHOREVIEW	83	121	1,044,450	1,085,000	3.88%	55,555,500
SPRING LAKE PARK	85	2	207,500	199,000	-4.10%	230,000
VADNAIS HEIGHTS	89	194	801,900	842,000	5.00%	15,000,000
WHITE BEAR LAKE	93	348	454,200	441,250	-2.85%	12,760,000
WHITE BEAR TWP	97	68	775,000	903,100	16.53%	11,273,300
CITY OF ST PAUL		3,202	398,100	424,600	6.66%	93,000,000
SUBURBS		2,429	736,250	792,000	7.57%	261,438,000
COUNTYWIDE		5,631	504,450	540,000	7.05%	261,438,000

*Excludes lease public property, exempt property, and vacant land.

ALL RAMSEY COUNTY COMMERCIAL PROPERTY BY LAND USE CODE

2006 Payable 2007 Assessment VS. 2007 Payable 2008 Assessment

By land Use Code -COUNTYWIDE

LUC Property Use	2007 Count	2006 Median Value	2007 Median Value	Change in	2007 Average Value
				Median Value 2006 to 2007	
310 FOOD & DRINK PROCESS PLANTS & STORAGE	21	\$932,900	\$959,550	2.9%	\$1,587,382
320 FOUNDRIES & HEAVY MANUFACT PLANTS	18	\$1,870,400	\$1,727,200	-7.7%	\$2,763,318
340 MANUFACTURING & ASSEMBLY LIGHT	302	\$994,950	\$1,048,750	5.4%	\$1,716,483
390 GRAIN ELEVATORS	2	\$1,158,200	\$1,651,850	42.6%	\$1,651,850
399 OTHER INDUSTRIAL STRUCTURES	22	\$307,400	\$338,350	10.1%	\$638,042
410 MOTELS & TOURIST CABINS	23	\$1,600,000	\$1,494,000	-6.6%	\$2,249,013
411 HOTELS	17	\$3,938,000	\$3,914,250	-0.6%	\$4,869,939
412 NURSING HOMES & PRIVATE HOSPITALS	22	\$3,165,450	\$3,356,900	6.0%	\$2,375,132
415 TRAILER/ MOBILE HOME PARK	31	\$1,334,500	\$1,873,400	40.4%	\$2,610,031
419 OTHER COMMERCIAL HOUSING	1	\$376,400	\$381,650	1.4%	\$381,650
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	559	\$317,000	\$336,500	6.2%	\$409,718
421 SUPERMARKETS	27	\$2,300,000	\$2,310,000	0.4%	\$3,518,889
422 DISCOUNT STORES & JR DEPT STORES	17	\$11,300,000	\$11,208,000	-0.8%	\$11,694,263
423 MEDIUM DETACHED RETAIL	87	\$1,450,000	\$1,637,400	12.9%	\$1,975,229
424 FULL LINE DEPARTMENT STORES	11	\$8,205,300	\$8,605,700	4.9%	\$8,359,983
425 NEIGHBORHOOD SHOPPING CENTER	93	\$2,015,000	\$2,400,000	19.1%	\$2,992,933
426 COMMUNITY SHOPPING CENTER	21	\$10,820,800	\$11,902,900	10.0%	\$14,227,348
427 REGIONAL SHOPPING CENTER	4	\$49,869,900	\$90,000,000	80.5%	\$68,840,000
428 VETERINARY CLINIC	28	\$439,600	\$443,700	0.9%	\$493,932
429 MIXED RESIDENTIAL/COMMERCIAL	675	\$302,100	\$315,350	4.4%	\$539,897
430 RESTAURANT, CAFETERIA, AND/OR BAR	219	\$421,200	\$450,000	6.8%	\$707,338
431 SMALL STRIP CENTER	69	\$680,900	\$793,800	16.6%	\$875,600
432 CONVENIENCE STORE	146	\$552,400	\$597,500	8.2%	\$637,944
433 MIXED RETAIL /COMMERCIAL	27	\$770,000	\$850,000	10.4%	\$1,164,826
434 RETAIL CONDO	9	\$210,000	\$210,000	0.0%	\$436,056
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	126	\$552,000	\$589,500	6.8%	\$622,788
437 DAYCARE CENTERS	32	\$683,450	\$741,700	8.5%	\$772,144
441 FUNERAL HOMES	31	\$627,050	\$635,000	1.3%	\$772,361
442 MEDICAL CLINIC	101	\$350,000	\$379,350	8.4%	\$473,498
443 MEDICAL OFFICES	49	\$2,530,000	\$3,086,000	22.0%	\$4,148,808
444 FULL SERVICE BANKS	77	\$1,223,000	\$1,365,000	11.6%	\$1,657,781
447 OFFICE BUILDINGS (1-2 STORIES)	485	\$505,300	\$566,400	12.1%	\$1,501,416
448 OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)	1	\$788,300	\$906,600	15.0%	\$906,600
449 OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	118	\$4,503,150	\$4,582,500	1.8%	\$9,361,292
450 CONDOMINIUM OFFICE UNITS	420	\$224,050	\$276,850	23.6%	\$319,546
451 GAS STATION	45	\$372,300	\$406,600	9.2%	\$490,524
452 AUTOMOTIVE SERVICE STATION	345	\$394,000	\$407,000	3.3%	\$652,705
453 CAR WASHES	24	\$345,000	\$358,400	3.9%	\$490,079
454 AUTO CAR SALES & SERVICE	87	\$559,050	\$575,700	3.0%	\$1,306,547
455 COMMERCIAL GARAGES	2	\$123,500	\$144,050	16.6%	\$144,050
456 PARKING GARAGE STRUCTURE & LOTS	9	\$192,150	\$235,100	22.4%	\$473,867
457 PARKING RAMP	57	\$11,800	\$12,000	1.7%	\$684,140
458 COMMERCIAL CONDO OUTLOT	3	\$350	\$200	-42.9%	\$267
460 THEATERS	6	\$1,073,600	\$1,167,250	8.7%	\$3,688,233
463 GOLF COURSES	23	\$294,150	\$680,800	131.4%	\$5,155,935
464 BOWLING ALLEYS	8	\$1,118,050	\$1,118,100	0.0%	\$1,387,313
465 LODGE HALLS & AMUSEMENT PARKS	34	\$412,000	\$416,300	1.0%	\$498,318
479 FLEX INDUSTRIAL BUILDINGS	169	\$1,983,950	\$2,316,500	16.8%	\$3,011,016
480 COMMERCIAL WAREHOUSES	714	\$660,000	\$728,250	10.3%	\$1,366,322
481 MINI WAREHOUSE	23	\$2,544,600	\$2,544,600	0.0%	\$2,520,152
482 COMMERCIAL TRUCK TERMINALS	22	\$1,882,650	\$2,117,250	12.5%	\$2,654,700
483 CONDO WAREHOUSE	42	\$245,000	\$255,000	4.1%	\$546,974
485 RESEARCH & DEVELOPMENT FACILITY	13	\$5,357,800	\$4,100,000	-23.5%	\$6,799,792
490 MARINE SERVICE FACILITY	3	\$981,900	\$1,031,000	5.0%	\$1,189,500
496 MARINA (SMALL BOAT)	1	\$197,500	\$217,300	10.0%	\$217,300
499 OTHER COMMERCIAL STRUCTURES	104	\$496,800	\$605,250	21.8%	\$1,355,543
ALL CITY	3,202	\$398,100	\$424,600	6.7%	\$1,195,779
ALL SUBURBS	2,429	\$736,250	\$792,000	7.6%	\$2,021,616
ALL COUNTYWIDE	5,631	\$504,450	\$540,000	7.0%	\$1,552,014

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

* Excludes Vacant Commercial and Industrial Land Parcels

CITY OF ST. PAUL COMMERCIAL PROPERTY BY LAND USE CODE

2006 Payable 2007 Assessment VS. 2007 Payable 2008 Assessment

By land Use Code -City of St. Paul only

LUC	Property Use	2007 Count	2006 Median Value	2007 Median Value	Change in Median Value 2006 to 2007	2007 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	14	\$794,700	848,250	6.7%	1,016,329
320	FOUNDRIES & HEAVY MANUFACT PLANTS	18	\$1,797,250	2,615,800	45.5%	6,772,606
340	MANUFACTURING & ASSEMBLY LIGHT	154	\$766,900	848,950	10.7%	1,383,218
390	GRAIN ELEVATORS	2	\$1,651,850	2,057,750	24.6%	2,057,750
399	OTHER INDUSTRIAL STRUCTURES	26	\$471,850	922,900	95.6%	1,191,235
410	MOTELS & TOURIST CABINS	9	\$650,000	925,000	42.3%	1,334,389
411	HOTELS	9	\$5,880,000	6,000,000	2.0%	8,767,767
412	NURSING HOMES & PRIVATE HOSPITALS	26	\$2,790,100	2,790,100	0.0%	3,469,596
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	432	\$332,000	333,450	0.4%	390,094
421	SUPERMARKETS	17	\$1,751,200	1,785,000	1.9%	2,248,129
422	DISCOUNT STORES & JR DEPT STORES	6	\$12,650,000	10,987,500	-13.1%	11,274,833
423	MEDIUM DETACHED RETAIL	35	\$1,046,500	1,338,800	27.9%	1,622,840
424	FULL LINE DEPARTMENT STORES	4	\$9,964,300	9,964,300	0.0%	9,917,225
425	NEIGHBORHOOD SHOPPING CENTER	32	\$1,897,650	2,231,950	17.6%	2,876,131
426	COMMUNITY SHOPPING CENTER	7	\$8,085,000	9,450,000	16.9%	11,671,129
428	VETERINARY CLINIC	12	\$348,150	389,450	11.9%	399,925
429	MIXED RESID/COMMERCIAL	597	\$309,250	315,000	1.9%	561,585
430	RESTAURANT, CAFETERIA, AND/OR BAR	133	\$366,900	400,000	9.0%	574,109
431	SMALL STRIP CENTER	24	\$823,500	894,200	8.6%	935,763
432	CONVENIENCE STORE	75	\$508,300	516,200	1.6%	598,048
433	MIXED RETAIL/OFFICE	16	\$1,240,300	843,750	-32.0%	1,520,388
434	RETAIL CONDO	2	\$1,443,750	1,443,750	0.0%	1,443,750
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	61	\$525,000	581,500	10.8%	578,162
437	DAYCARE CENTERS	13	\$527,200	574,100	8.9%	876,538
441	FUNERAL HOMES	20	\$573,250	635,200	10.8%	805,290
442	MEDICAL CLINIC	67	\$317,700	346,500	9.1%	508,970
443	MEDICAL OFFICES	24	\$3,495,450	4,192,700	19.9%	5,160,208
444	FULL SERVICE BANKS	36	\$1,155,050	1,295,350	12.1%	1,655,039
447	OFFICE BUILDINGS (1-2 STORIES)	261	\$364,300	418,800	15.0%	936,016
448	OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)	2	\$788,300	1,640,100	108.1%	1,640,100
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	91	\$4,350,000	4,687,200	7.8%	11,034,141
450	CONDOMINIUM OFFICE UNITS	139	\$185,300	231,000	24.7%	442,248
451	GAS STATION	23	\$353,000	388,300	10.0%	452,461
452	AUTOMOTIVE SERVICE STATION	203	\$298,000	337,000	13.1%	432,130
453	CAR WASHES	12	\$327,750	360,500	10.0%	430,175
454	AUTO CAR SALES & SERVICE	39	\$259,000	288,000	11.2%	436,482
455	COMMERCIAL GARAGES	2	\$123,500	144,050	16.6%	144,050
456	PARKING GARAGE STRUCTURE & LOTS	11	\$192,150	254,100	32.2%	2,146,191
457	PARKING RAMP	75	\$11,800	12,000	1.7%	2,739,885
460	THEATERS	4	\$718,450	1,166,200	62.3%	6,167,000
463	GOLF COURSES	14	\$372,200	550,500	47.9%	8,779,350
464	BOWLING ALLEYS	3	\$500,000	550,000	10.0%	665,000
465	LODGE HALLS & AMUSEMENT PARKS	22	\$347,200	347,100	0.0%	393,159
479	FLEX INDUSTRIAL BUILDINGS	36	\$2,005,900	2,912,250	45.2%	3,701,169
480	COMMERCIAL WAREHOUSES	442	\$565,750	673,300	19.0%	1,284,231
481	MINI WAREHOUSE	9	\$2,186,400	2,295,800	5.0%	2,291,467
482	COMMERCIAL TRUCK TERMINALS	7	\$688,000	722,400	5.0%	1,114,129
483	CONDO WAREHOUSE	11	\$294,800	459,000	55.7%	505,555
485	RESEARCH & DEVELOPMENT FACILITY	5	\$2,137,900	2,137,900	0.0%	3,542,160
499	OTHER COMMERCIAL STRUCTURES	63	\$347,500	599,100	72.4%	1,679,733
ALL CITY		3,202	\$398,100	424,600	6.7%	1,195,779

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

* Excludes Vacant Commercial and Industrial Land Parcels

SUBURBAN COMMERCIAL PROPERTY BY LAND USE CODE

2006 Payable 2007 Assessment VS. 2007 Payable 2008 Assessment

By land Use Code -SUBURBAN ONLY					Change in Median Value 2006 to 2007	
LUC	Property Use	2007 Count	2006Median Value	2007 Median Value		2007 Average Value
310	FOOD & DRINK PROCESS PLANTS & STORAGE	7	\$2,318,400	\$2,650,000	14.3%	\$3,099,100
320	FOUNDRIES & HEAVY MANUFACT PLANTS	3	\$1,727,200	\$2,000,000	15.8%	\$5,366,667
340	MANUFACTURING & ASSEMBLY LIGHT	154	\$1,408,300	\$1,465,300	4.0%	\$2,150,976
399	OTHER INDUSTRIAL STRUCTURES	10	\$314,200	\$393,900	25.4%	\$626,060
410	MOTELS & TOURIST CABINS	15	\$2,315,000	\$2,875,000	24.2%	\$3,200,940
411	HOTELS	11	\$3,600,000	\$4,140,000	15.0%	\$4,264,155
412	NURSING HOMES & PRIVATE HOSPITALS	7	\$3,695,600	\$3,695,600	0.0%	\$4,133,229
415	TRAILER/ MOBILE HOME PARK	31	\$1,873,400	\$1,863,000	-0.6%	\$2,609,535
419	OTHER COMMERCIAL HOUSING	1	\$200,000	\$295,000	47.5%	\$295,000
420	SMALL DETACHED RETAIL (UNDER 10,000 SF)	130	\$350,000	\$407,800	16.5%	\$515,711
421	SUPERMARKETS	10	\$6,500,000	\$7,811,400	20.2%	\$6,516,650
422	DISCOUNT STORES & JR DEPT STORES	11	\$10,816,000	\$10,816,000	0.0%	\$13,080,100
423	MEDIUM DETACHED RETAIL	53	\$2,052,400	\$2,357,600	14.9%	\$2,580,947
424	FULL LINE DEPARTMENT STORES	7	\$7,651,000	\$9,000,000	17.6%	\$7,319,429
425	NEIGHBORHOOD SHOPPING CENTER	61	\$2,674,300	\$3,060,800	14.5%	\$3,518,097
426	COMMUNITY SHOPPING CENTER	14	\$14,136,700	\$14,950,000	5.8%	\$16,992,857
427	REGIONAL SHOPPING CENTER	4	\$49,869,900	\$90,000,000	80.5%	\$68,840,000
428	VETERINARY CLINIC	16	\$500,050	\$561,200	12.2%	\$664,356
429	MIXED RESID/COMMERCIAL	84	\$385,350	\$412,350	7.0%	\$734,012
430	RESTAURANT, CAFETERIA, AND/OR BAR	86	\$738,300	\$896,250	21.4%	\$1,110,300
431	SMALL STRIP CENTER	45	\$725,200	\$840,000	15.8%	\$973,773
432	CONVENIENCE STORE	71	\$650,000	\$688,100	5.9%	\$787,615
433	MIXED RETAIL/OFFICE	12	\$660,000	\$817,500	23.9%	\$865,808
434	RETAIL CONDO	7	\$126,000	\$144,900	15.0%	\$170,371
435	DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	65	\$715,700	\$719,000	0.5%	\$738,069
437	DAYCARE CENTERS	20	\$778,500	\$851,000	9.3%	\$930,475
441	FUNERAL HOMES	11	\$698,000	\$699,100	0.2%	\$1,030,745
442	MEDICAL CLINIC	36	\$388,400	\$457,800	17.9%	\$614,969
443	MEDICAL OFFICES	25	\$2,415,000	\$2,656,500	10.0%	\$3,177,864
444	FULL SERVICE BANKS	41	\$1,300,000	\$1,400,000	7.7%	\$1,660,188
447	OFFICE BUILDINGS (1-2 STORIES)	233	\$745,100	\$875,600	17.5%	\$2,107,350
449	OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	36	\$4,712,500	\$5,219,250	10.8%	\$6,572,883
450	CONDOMINIUM OFFICE UNITS	297	\$259,000	\$285,100	10.1%	\$285,676
451	GAS STATION	22	\$391,550	\$440,500	12.5%	\$530,318
452	AUTOMOTIVE SERVICE STATION	144	\$600,300	\$660,000	9.9%	\$960,178
453	CAR WASHES	12	\$345,000	\$358,400	3.9%	\$549,983
454	AUTO CAR SALES & SERVICE	48	\$1,834,100	\$1,925,800	5.0%	\$2,013,475
458	COMMERCIAL CONDO OUTLOT	3	\$350	\$200	-42.9%	\$267
460	THEATERS	4	\$4,258,300	\$4,533,650	6.5%	\$5,166,400
463	GOLF COURSES	10	\$149,600	\$883,250	490.4%	\$6,599,840
464	BOWLING ALLEYS	5	\$1,223,700	\$1,284,900	5.0%	\$1,820,700
465	LODGE HALLS & AMUSEMENT PARKS	14	\$613,100	\$646,250	5.4%	\$645,750
479	FLEX INDUSTRIAL BUILDINGS	135	\$1,962,000	\$2,256,300	15.0%	\$2,828,210
480	COMMERCIAL WAREHOUSES	289	\$794,000	\$858,800	8.2%	\$1,555,173
481	MINI WAREHOUSE	14	\$2,612,700	\$2,577,900	-1.3%	\$2,667,164
482	COMMERCIAL TRUCK TERMINALS	15	\$2,523,600	\$2,700,000	7.0%	\$3,373,633
483	CONDO WAREHOUSE	31	\$245,000	\$313,000	27.8%	\$561,671
485	RESEARCH & DEVELOPMENT FACILITY	8	\$6,814,200	\$6,332,350	-7.1%	\$8,835,813
490	MARINE SERVICE FACILITY	3	\$981,900	\$1,031,000	5.0%	\$1,189,500
496	MARINA (SMALL BOAT)	1	\$197,500	\$217,300	10.0%	\$217,300
499	OTHER COMMERCIAL STRUCTURES	51	\$603,050	\$708,400	17.5%	\$1,573,124
ALL SUBURBS		2,429	\$736,250	792,000	7.6%	2,021,616

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

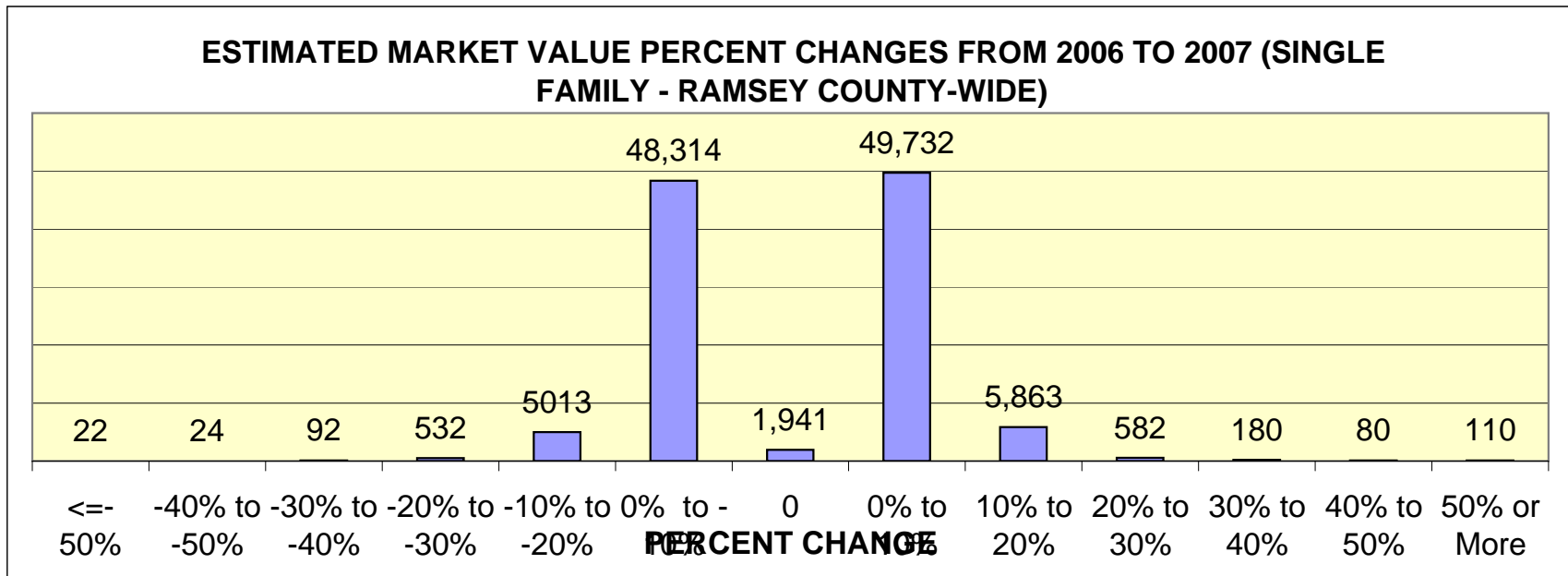
* Excludes Vacant Commercial and Industrial Land Parcels

COUNTYWIDE COMMERCIAL VALUES BY LAND USE CODE

2006 PAYABLE 2007 VS, 2007 PAYABLE 2008

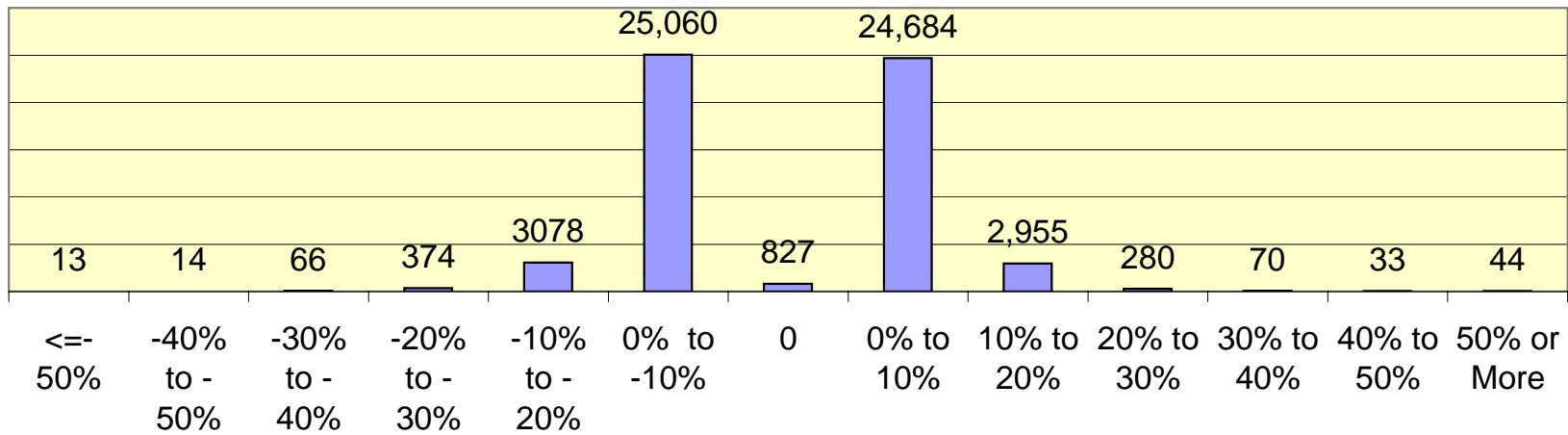
LUC	PARCEL COUNT	TOTAL 2006 VALUE	TOTAL 2007 VALUE	AGGREGATE CHANGE
300 VACANT LAND- INDUSTRIAL	637	153,423,800	176,834,600	15.26%
310 FOOD & DRINK PROCESS PLANTS & STORAGE	21	34,922,400	35,922,300	2.86%
320 FOUNDRIES & HEAVY MANUFACT PLANTS	17	46,976,400	48,843,500	3.97%
330	1	1,081,000	0	-100.00%
340 MANUFACTURING & ASSEMBLY LIGHT	302	516,824,000	538,642,300	4.22%
370 SMALL INDUSTRIAL SHOPS		113,300	0	-100.00%
390 GRAIN ELEVATORS	2	3,303,700	4,115,500	24.57%
399 OTHER INDUSTRIAL STRUCTURES	22	15,313,000	17,008,300	11.07%
400 VACANT LAND - COMMERCIAL	1411	309,574,600	361,101,300	16.64%
410 MOTELS & TOURIST CABINS	22	53,326,300	58,622,000	9.93%
411 HOTELS	16	83,095,900	93,619,200	12.66%
412 NURSING HOMES & PRIVATE HOSPITALS	20	49,767,900	46,765,600	-6.03%
415 TRAILER/ MOBILE HOME PARK	31	83,521,000	80,895,600	-3.14%
419 OTHER COMMERCIAL HOUSING	1	763,300	295,000	-61.35%
420 SMALL DETACHED RETAIL (UNDER 10,000 SF)	556	223,448,900	233,905,400	4.68%
421 SUPERMARKETS	27	98,528,900	103,384,700	4.93%
422 DISCOUNT STORES & JR DEPT STORES	17	175,144,400	211,530,100	20.77%
423 MEDIUM DETACHED RETAIL	87	168,705,100	193,074,200	14.44%
424 FULL LINE DEPARTMENT STORES	11	100,319,800	90,904,900	-9.38%
425 NEIGHBORHOOD SHOPPING CENTER	93	272,356,900	306,640,100	12.59%
426 COMMUNITY SHOPPING CENTER	21	298,774,300	319,597,900	6.97%
427 REGIONAL SHOPPING CENTER	4	116,520,000	249,150,000	113.83%
428 VETERINARY CLINIC	28	13,830,100	15,428,800	11.56%
429 MIXED RESID/COMMERCIAL	674	363,890,600	392,425,000	7.84%
430 RESTAURANT, CAFETERIA, AND/OR BAR	218	154,133,500	171,152,285	11.04%
431 SMALL STRIP CENTER	69	60,573,900	66,278,100	9.42%
432 CONVENIENCE STORE	145	91,434,000	99,919,700	9.28%
433 MIXED RETAIL/OFFICE	27	26,791,000	33,065,900	23.42%
434 RETAIL CONDO	9	3,924,500	4,080,100	3.96%
435 DRIVE-IN RESTAURANT/FOOD SERVICE FACILITY	126	79,469,800	83,242,400	4.75%
437 DAYCARE CENTERS	32	24,708,600	26,460,700	7.09%
441 FUNERAL HOMES	31	23,418,200	27,444,000	17.19%
442 MEDICAL CLINICS & OFFICES	101	47,349,800	49,787,100	5.15%
443 MEDICAL OFFICE	47	144,287,000	186,962,800	29.58%
444 FULL SERVICE BANKS	77	117,112,800	127,649,100	9.00%
447 OFFICE BUILDINGS (1-2 STORIES)	481	634,108,000	724,985,200	14.33%
448 OFFICE BUILDINGS (3 OR MORE STORIES, WALKUP)	1	788,300	906,600	15.01%
449 OFFICE BUILDINGS (3 OR MORE STORIES, ELEVATOR)	118	1,166,787,300	1,104,632,400	-5.33%
450 CONDOMINIUM OFFICE UNITS	391	124,208,100	130,719,400	5.24%
451 GAS STATION	45	20,159,000	22,073,600	9.50%
452 AUTOMOTIVE SERVICE STATION	340	204,547,200	218,480,400	6.81%
453 CAR WASHES	24	11,526,900	11,761,900	2.04%
454 AUTO CAR SALES & SERVICE	87	105,781,600	113,669,600	7.46%
455 COMMERCIAL GARAGES	2	247,000	288,100	16.64%
456 PARKING GARAGE STRUCTURE & LOTS	9	3,870,300	4,264,800	10.19%
457 PARKING RAMP	57	32,951,000	38,996,000	18.35%
458 COMMERCIAL CONDO OUTLOT	1	33,300	0	-100.00%
460 THEATERS	6	20,215,500	22,129,400	9.47%
463 GOLF COURSES	23	73,361,200	118,586,500	61.65%
464 BOWLING ALLEYS	8	11,138,300	11,098,500	-0.36%
465 LODGE HALLS & AMUSEMENT PARKS	33	17,703,900	16,403,400	-7.35%
479 FLEX INDUSTRIAL BUILDINGS	169	434,094,300	508,861,700	17.22%
480 COMMERCIAL WAREHOUSES	711	895,765,600	969,395,600	8.22%
481 MINI WAREHOUSE	23	54,496,200	57,963,500	6.36%
482 COMMERCIAL TRUCK TERMINALS	21	52,270,800	55,905,100	6.95%
483 CONDO WAREHOUSE	42	12,717,600	22,972,900	80.64%
485 RESEARCH & DEVELOPMENT FACILITY	13	181,583,700	88,397,300	-51.32%
490 MARINE SERVICE FACILITY	3	3,292,900	3,568,500	8.37%
496 MARINA (SMALL BOAT)	1	197,500	217,300	10.03%
499 OTHER COMMERCIAL STRUCTURES	104	120,981,400	140,976,500	16.53%
CITY	4,593	3,561,087,700	4,043,088,600	13.54%
SUBURBS	3,022	4,578,467,900	4,798,914,085	4.81%
COUNTY	7,615	8,139,555,600	8,842,002,685	8.63%

Change in Assessed Value	Number of Parcels
<=-50%	22
-40% to -50%	24
-30% to -40%	92
-20% to -30%	532
-10% to -20%	5013
0% to -10%	48,314
0	1,941
0% to 10%	49,732
10% to 20%	5,863
20% to 30%	582
30% to 40%	180
40% to 50%	80
50% or More	110



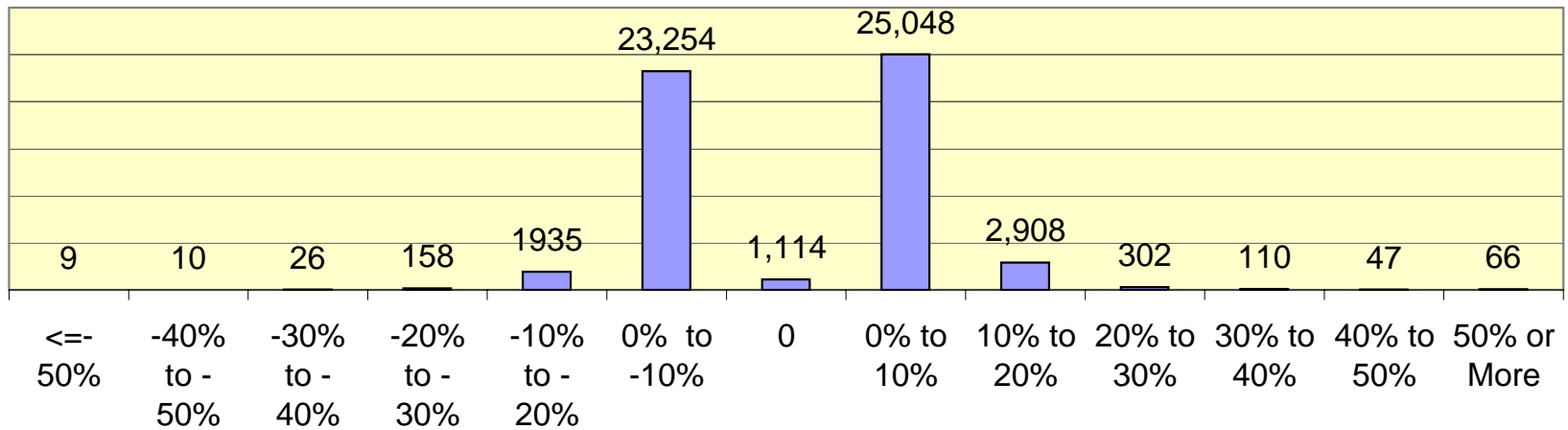
Change in Assessed Value	Number of Parcels
<=-50%	13
-40% to -50%	14
-30% to -40%	66
-20% to -30%	374
-10% to -20%	3078
0% to -10%	25,060
0	827
0% to 10%	24,684
10% to 20%	2,955
20% to 30%	280
30% to 40%	70
40% to 50%	33
50% or More	44

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2006 TO 2007 (SINGLE FAMILY - CITY OF SAINT PAUL)

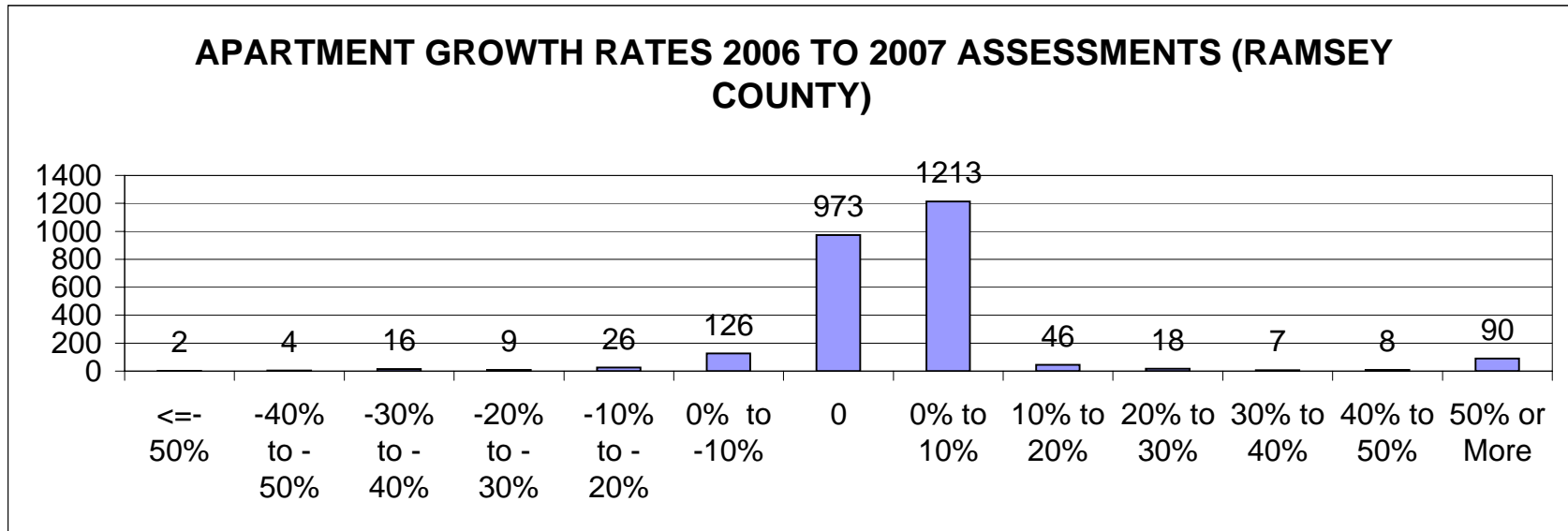


Change in Assessed Value	Number of Parcels
<=-50%	9
-40% to -50%	10
-30% to -40%	26
-20% to -30%	158
-10% to -20%	1935
0% to -10%	23,254
0	1,114
0% to 10%	25,048
10% to 20%	2,908
20% to 30%	302
30% to 40%	110
40% to 50%	47
50% or More	66

ESTIMATED MARKET VALUE PERCENT CHANGES FROM 2006 TO 2007(SINGLE FAMILY - SUBURBAN RAMSEY COUNTY)

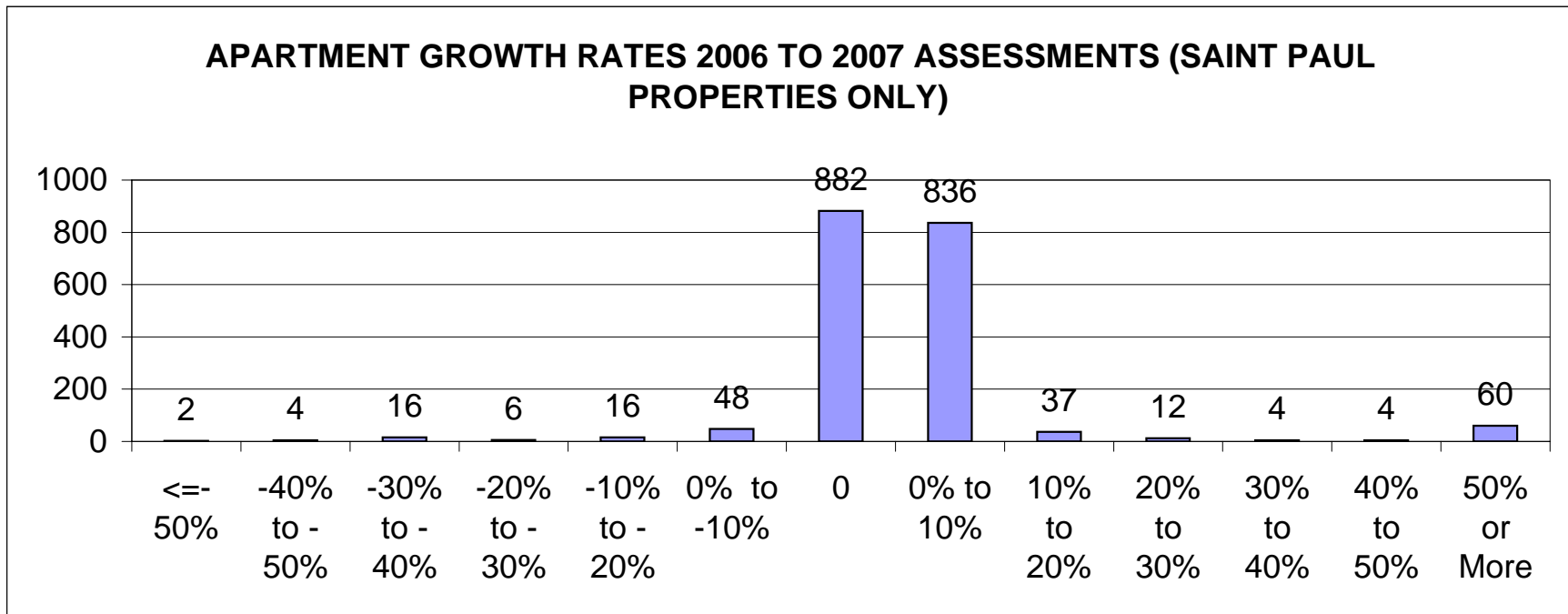


Change in Assessed Value	Number of Parcels
<=-50%	2
-40% to -50%	4
-30% to -40%	16
-20% to -30%	9
-10% to -20%	26
0% to -10%	126
0	973
0% to 10%	1213
10% to 20%	46
20% to 30%	18
30% to 40%	7
40% to 50%	8
50% or More	90

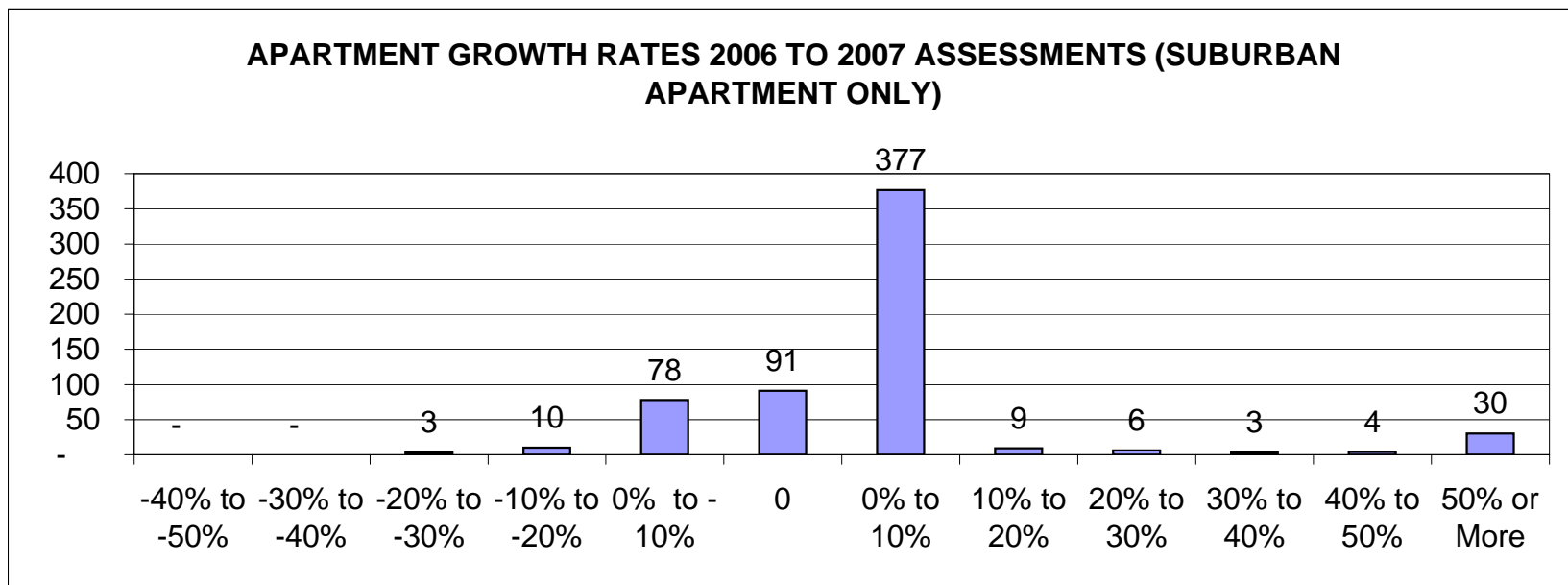


2006 Growth Stratification for St. Paul Apartments

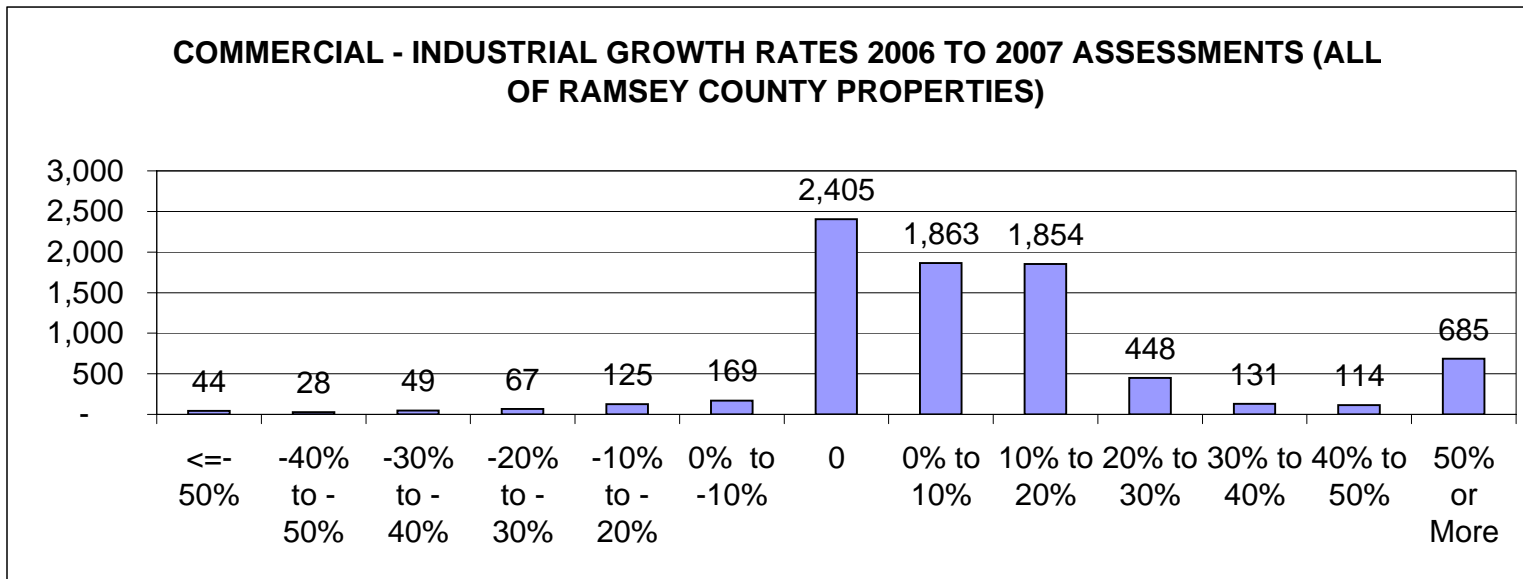
Change in Assessed Value	Number of Parcels
<=-50%	2
-40% to -50%	4
-30% to -40%	16
-20% to -30%	6
-10% to -20%	16
0% to -10%	48
0	882
0% to 10%	836
10% to 20%	37
20% to 30%	12
30% to 40%	4
40% to 50%	4
50% or More	60



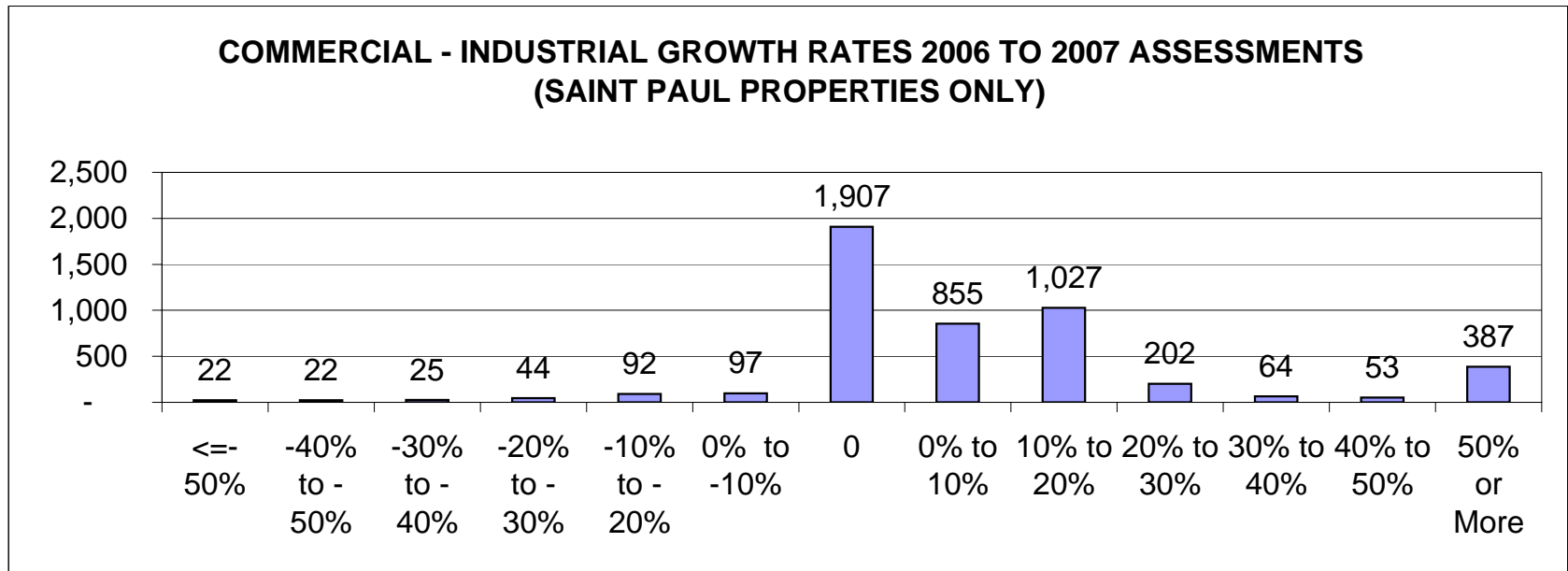
Change in Assessed Value	Number of Parcels
<=-50%	-
-40% to -50%	-
-30% to -40%	-
-20% to -30%	3
-10% to -20%	10
0% to -10%	78
0	91
0% to 10%	377
10% to 20%	9
20% to 30%	6
30% to 40%	3
40% to 50%	4
50% or More	30



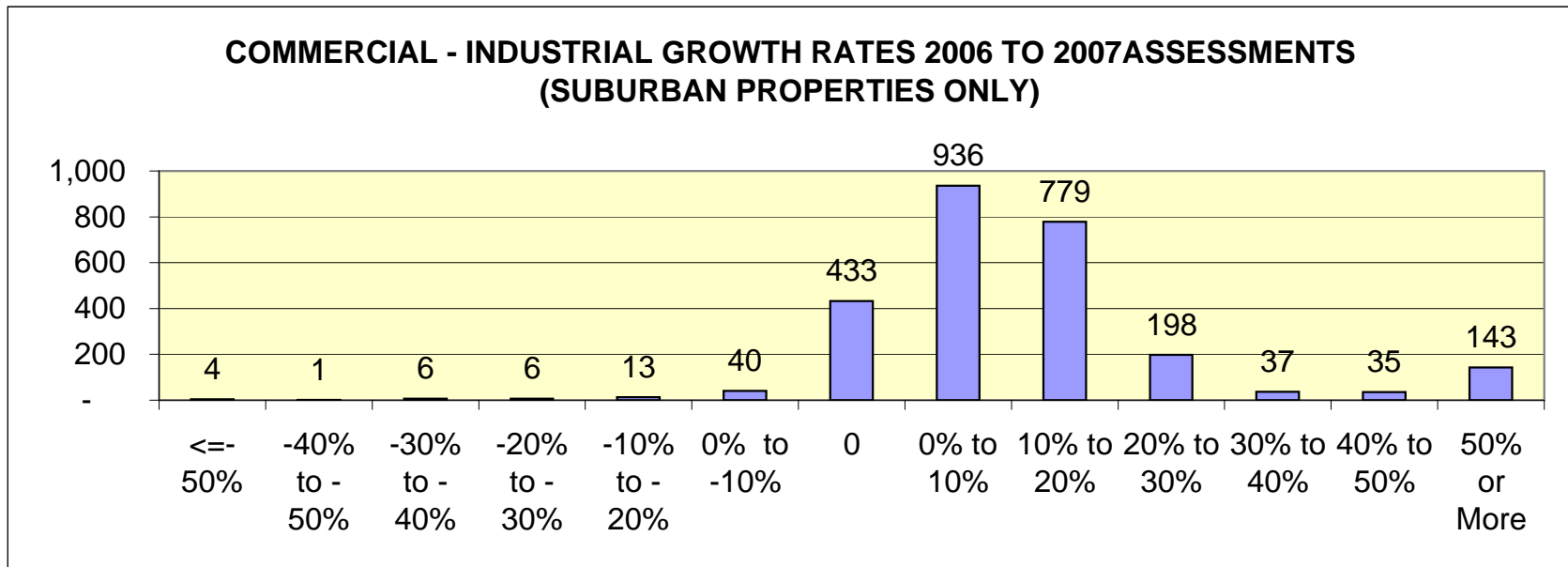
Change in Assessed Value	Number of Parcels
<=-50%	44
-40% to -50%	28
-30% to -40%	49
-20% to -30%	67
-10% to -20%	125
0% to -10%	169
0	2,405
0% to 10%	1,863
10% to 20%	1,854
20% to 30%	448
30% to 40%	131
40% to 50%	114
50% or More	685



Change in Assessed Value	Number of Parcels
<=-50%	22
-40% to -50%	22
-30% to -40%	25
-20% to -30%	44
-10% to -20%	92
0% to -10%	97
0	1,907
0% to 10%	855
10% to 20%	1,027
20% to 30%	202
30% to 40%	64
40% to 50%	53
50% or More	387

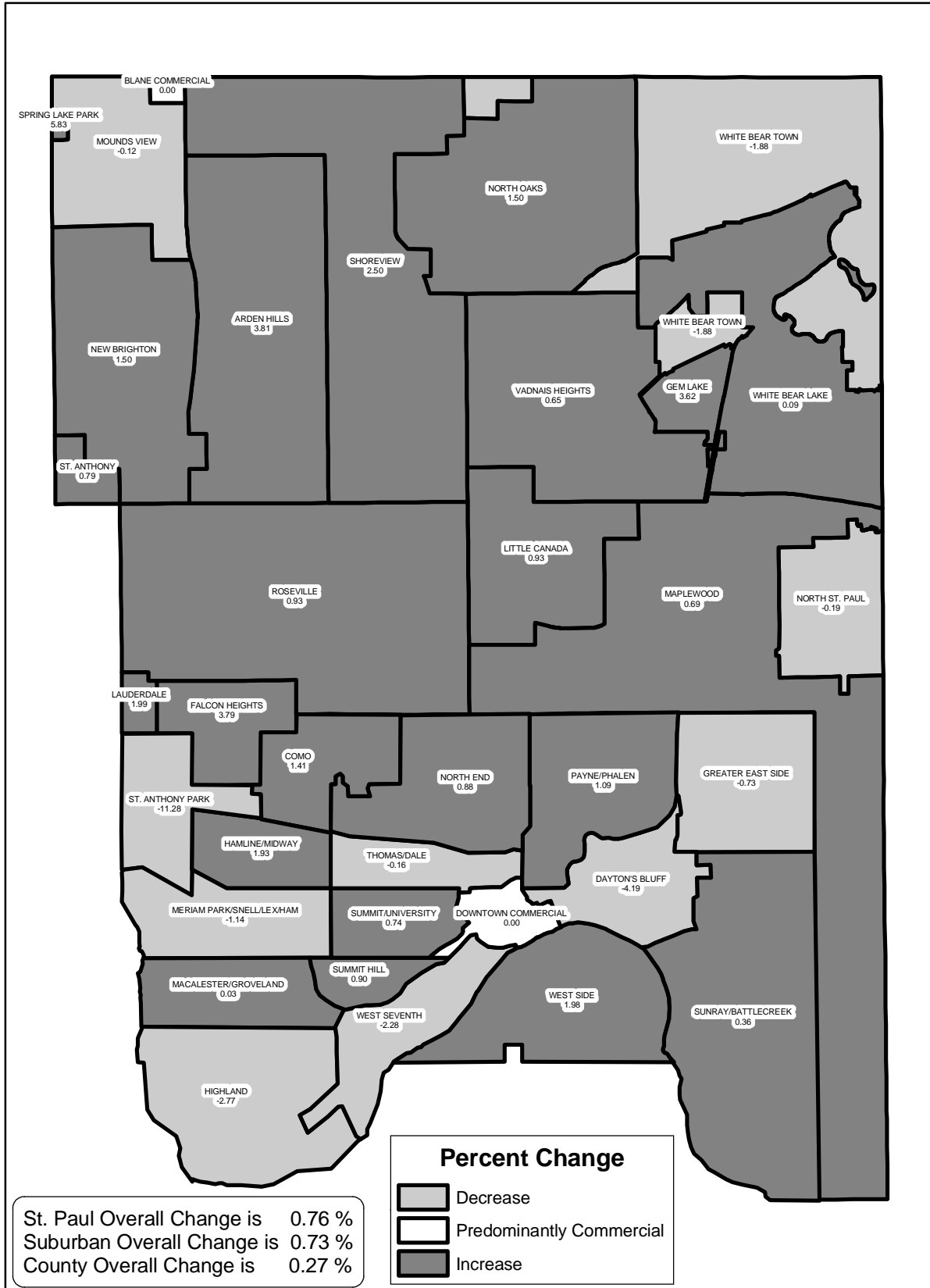


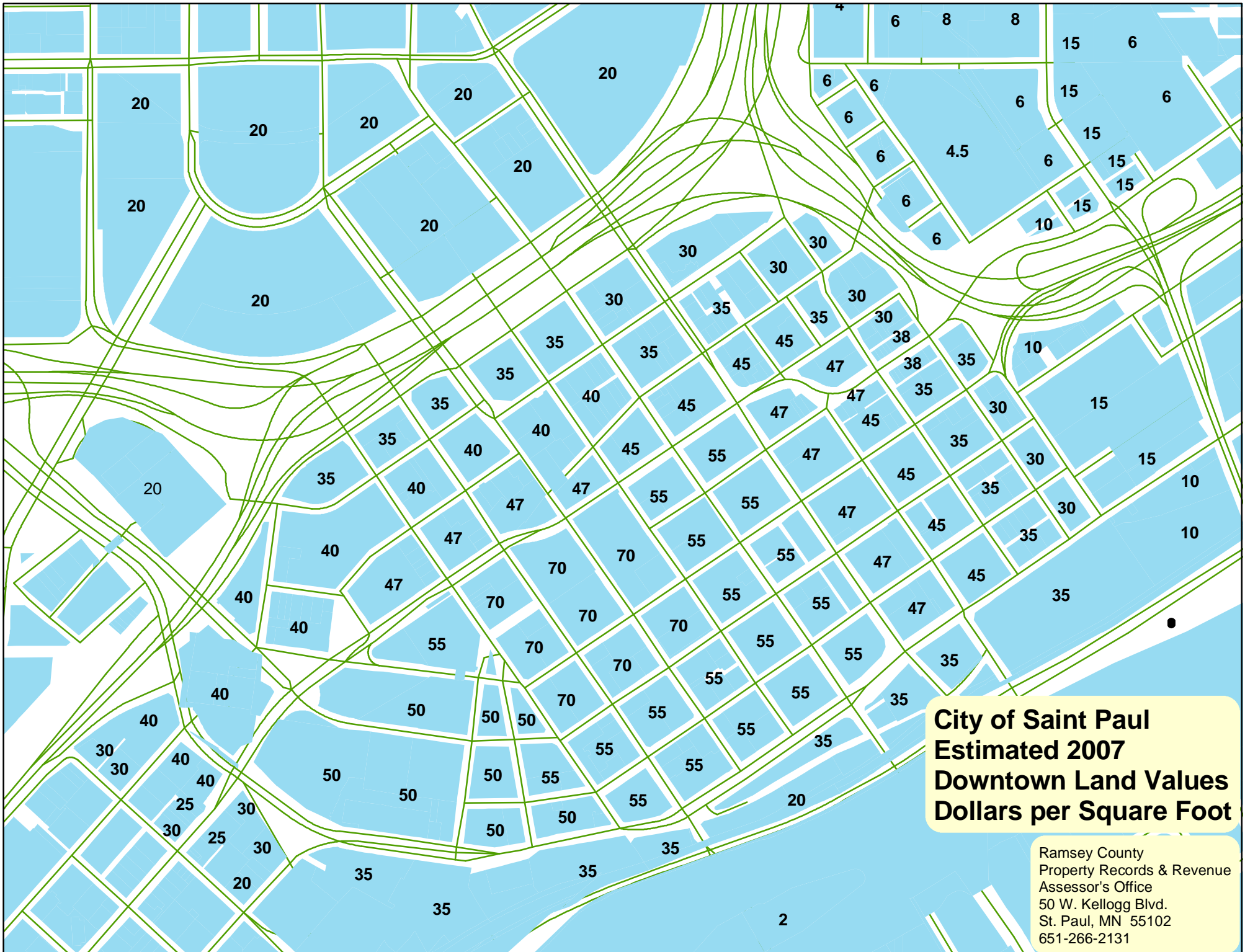
Change in Assessed Value	Number of Parcels
<=-50%	4
-40% to -50%	1
-30% to -40%	6
-20% to -30%	6
-10% to -20%	13
0% to -10%	40
0	433
0% to 10%	936
10% to 20%	779
20% to 30%	198
30% to 40%	37
40% to 50%	35
50% or More	143



CHANGE IN MEDIAN MARKET VALUE OF SINGLE FAMILY HOMES IN RAMSEY COUNTY FOR ASSESSMENT YEAR 2006pay2007 TO 2007pay2008 (Showing St. Paul's 17 Planning Districts)

(2007pay2008 does not include new construction or added improvement)





**City of Saint Paul
Estimated 2007
Downtown Land Values
Dollars per Square Foot**

Ramsey County
Property Records & Revenue
Assessor's Office
50 W. Kellogg Blvd.
St. Paul, MN 55102
651-266-2131