

Assessment 101

Luis Rosario

Ramsey County Assessor

Pat Chapman

Ramsey County Residential Supervisor

January 6, 2022

County Assessor Mission statement

- To provide accurate and equitable valuation and classification of all real and taxable personal property located in Ramsey County

Basic Functions

Appraisal of 167,000 tax parcels

Appraisal Review

Classification

- Homestead
- Special Programs
- Exemption

Defense of the Assessment

- Tax Petitions
- Property owners' inquiries

Maintain County tax maps

- Parcel inventory

Meet State reporting requirements

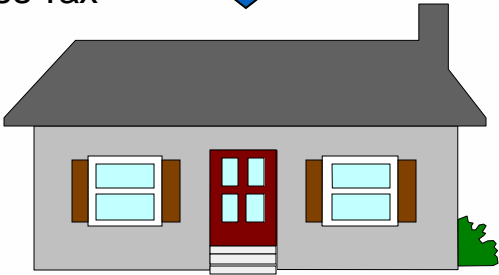
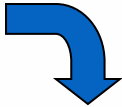
Appraisal Division Activities and Measurements

- Residential / Commercial Appraisal Units
 - New Const. Permit
 - Appeals / Open Book
 - Sales Review
 - Quintile Revaluation
 - Sale Investigations

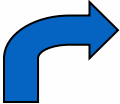
Who Determines Your Property Tax?

State Legislature

- Sets Property Tax Policy
- Establishes Property Classes & Class Rates
- Determines Levels of State Aid
- Underfunded Mandates to Local Governments
- Levies State Business Tax

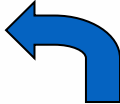


Property Tax



Taxing Jurisdictions

- Determines Levy Amount



County Assessor

- Determines Market Value
- Assigns Property Class

Property Tax Basics

Determining Property Taxes

Determined in-part by Assessor

- Determines Estimated Market Value (EMV) for each property
 - Assessor's estimates of value are based on market sales
 - Assessor uses sales prior to the assessment date
 - Assessor **MUST** follow the market
 - Changes in market value are dictated by market activity
 - Assessor's goal is to have value parity between differing types of property, and between property with differing values
- Determines taxable status (exemptions) of each property
- Assigns the classification to each parcel to determine the correct state class rate and ultimately the tax rate

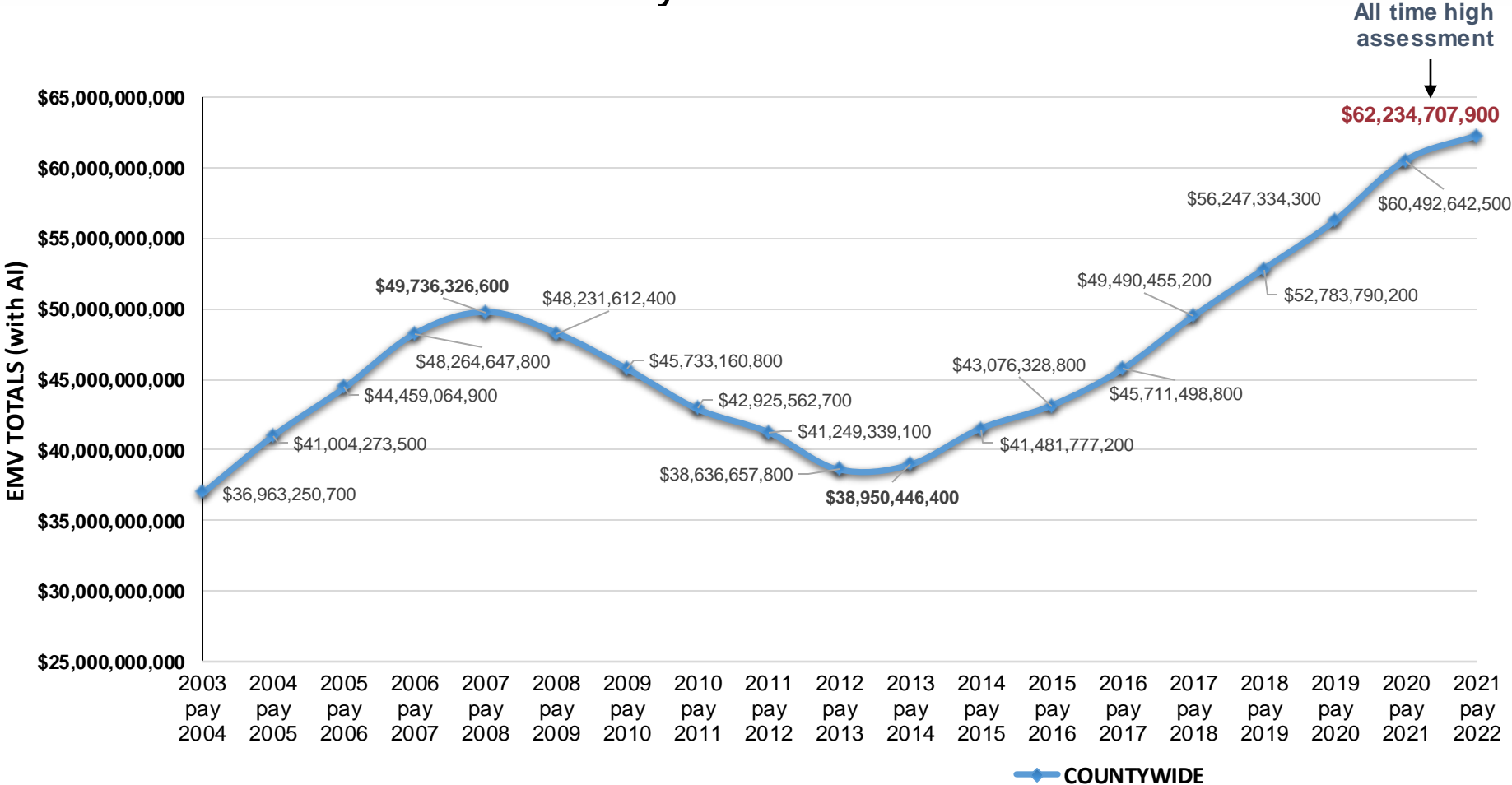
Property Tax Basics

Assessment – Valuation Procedures

- Requires that assessor staff view all properties once every five years, (but revalued every year).
- Assessed values are based on sales occurring in the prescribed study period, (*October 1 to Sept. 30 prior to the date of assessment*).
- An automated sale based statistical system (CAMA) or county appraisers establish EMV annually from the recent sales.
- Assessor staff performs a review of the proposed assessment prior to its completion to ensure accuracy and uniformity.
- Each year the Department of Revenue further reviews the county valuations for accuracy and equity.



Ramsey County Historical Total Preliminary Assessed Values



*Estimated market values as of the spring of each assessment year.

*Reported values exclude Exempt property, Leased Public Property, Manufactured Homes, and State Assessed Utility & Railroad p roperty)

2021 Assessment

Aggregate changes in 2021 assessed value by property class

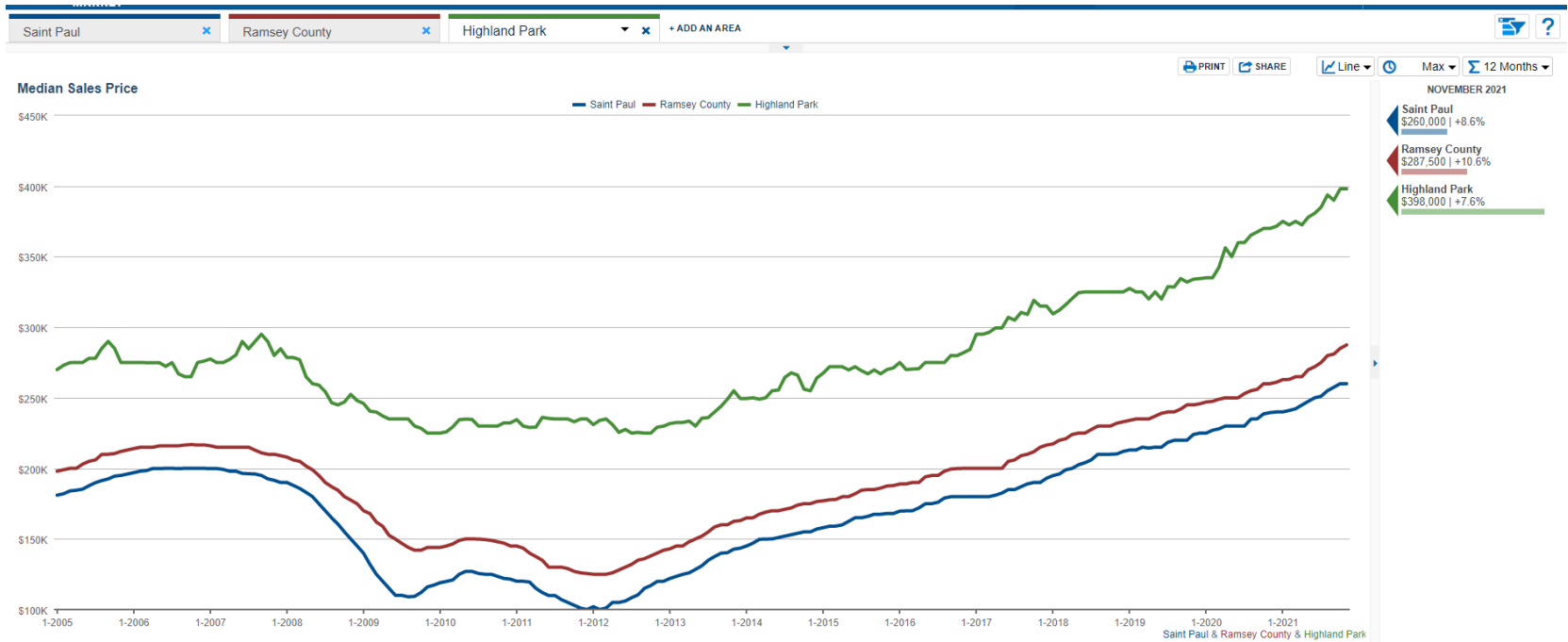
	Overall	Residential	Commercial	Industrial	Apartments
City of Saint Paul	+3.8%	+4.0%	-0.8%	+10.7%	+4.7%
Suburban Ramsey	+3.1%	+2.9%	+1.4%	+2.3%	+7.4%
Countywide	+3.5%	+3.4%	+0.4%	+5.7%	+5.7%

Saint Paul Residential Single Family Median Values

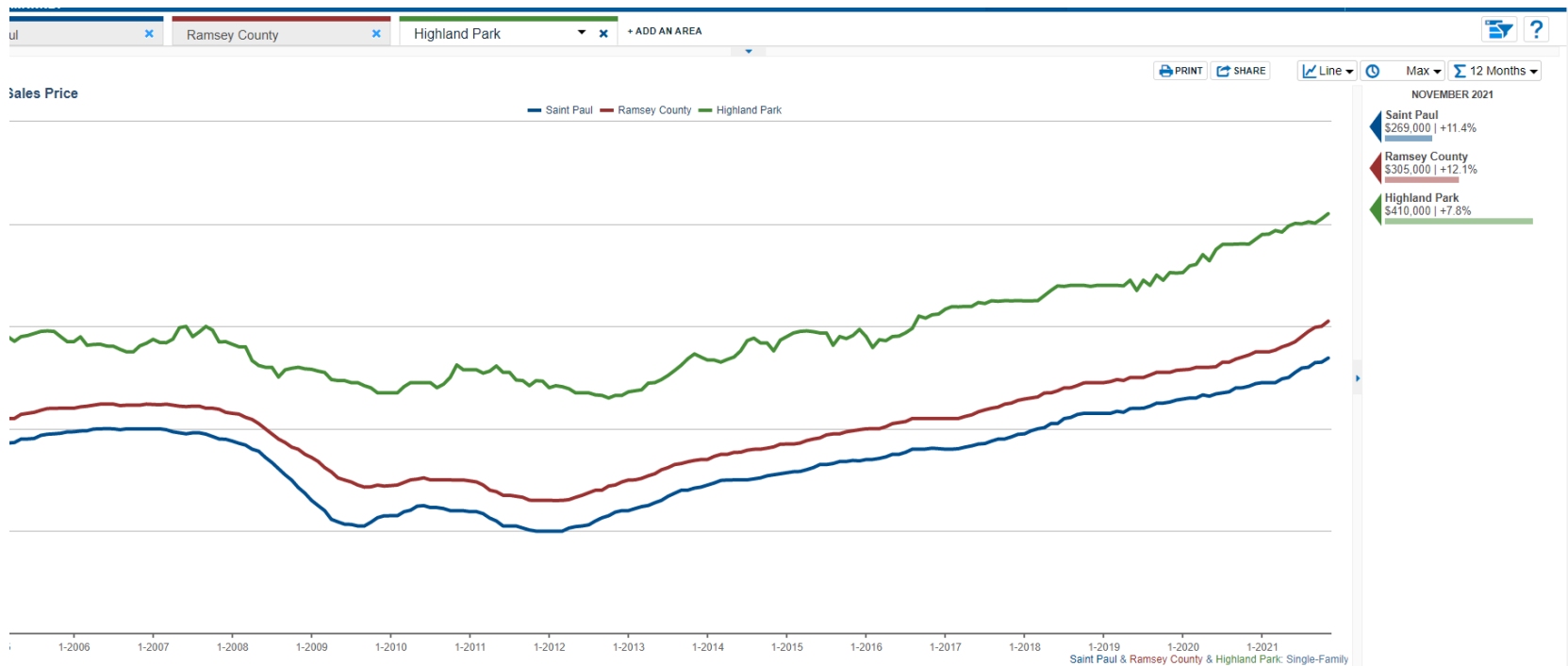
Percent Change Single-Family Homes 2017 - 2021

Jurisdiction	MUNI #	'17 p '18 Median Value	'18 p '19 Median Value	'19 p '20 Median Value	'20 p '21 Median Value	'21 p '22 Median Value	'17p18 to '18p'19 % Chg	'18p19 to '19p'20 % Chg	'19p20 to '20p'21 % Chg	'20p21 to '21p'22 % Chg	'17p'18 vs '21p'22 % Chg
Sunray-Battlecreek	1	170,900	184,800	196,500	214,700	229,500	8.1%	6.3%	9.3%	6.9%	34.3%
Greater East Side	2	154,400	166,000	172,900	191,800	206,800	7.5%	4.2%	10.9%	7.8%	33.9%
West Side	3	144,000	157,200	170,100	184,100	193,600	9.2%	8.2%	8.2%	5.2%	34.4%
Dayton's Bluff	4	117,500	130,500	148,400	152,400	177,500	11.1%	13.7%	2.7%	16.5%	51.1%
Payne-Phalen	5	133,200	147,900	163,850	178,500	194,700	11.0%	10.8%	8.9%	9.1%	46.2%
North End	6	124,800	134,100	152,300	163,600	174,600	7.5%	13.6%	7.4%	6.7%	39.9%
Thomas Dale	7	111,200	129,200	154,900	163,300	173,000	16.2%	19.9%	5.4%	5.9%	55.6%
Summit-University	8	189,200	206,200	229,700	242,200	250,500	9.0%	11.4%	5.4%	3.4%	32.4%
West Seventh	9	161,100	172,100	190,700	203,400	204,700	6.8%	10.8%	6.7%	0.6%	27.1%
Como	10	207,100	219,900	237,250	256,900	260,000	6.2%	7.9%	8.3%	1.2%	25.5%
Hamline-Midway	11	166,600	177,900	186,100	197,800	207,500	6.8%	4.6%	6.3%	4.9%	24.5%
St Anthony Park	12	340,250	348,800	378,300	390,800	389,800	2.5%	8.5%	3.3%	-0.3%	14.6%
Merriam	13	286,600	300,900	325,050	335,100	338,700	5.0%	8.0%	3.1%	1.1%	18.2%
Macalester-Groveland	14	312,200	333,300	355,400	360,600	361,550	6.8%	6.6%	1.5%	0.3%	15.8%
Highland	15	305,400	327,250	350,000	353,900	359,900	7.2%	7.0%	1.1%	1.7%	17.8%
Summit Hill	16	422,700	444,300	462,500	474,550	490,850	5.1%	4.1%	2.6%	3.4%	16.1%
Downtown	17	290,000	406,500	459,600	459,800	464,350	40.2%	13.1%	0.0%	1.0%	60.1%
Airport	20										
Suburbs		234,900	251,400	272,000	283,700	294,600	7.0%	8.2%	4.3%	3.8%	25.4%
City of St. Paul		173,900	186,200	200,600	215,700	228,700	7.1%	7.7%	7.5%	6.0%	31.5%
Countywide		209,900	225,400	244,700	256,700	266,400	7.4%	8.6%	4.9%	3.8%	26.9%

Single family all types



Single Family Residential



Questions?



A county of excellence working with you to enhance our quality of life.

Additional information is available on Ramsey County's website:

[ramseycounty.us/AssessorsReport](https://www.ramseycounty.us/AssessorsReport)