

P.O. Box 64097
Saint Paul, MN 55164-0097

149640***G51**5.682**39/42*****SNGLP
SELBY AVENUE REALTY LLC
C/O THE EXCELSIOR GROUP LLC
1660 HIGHWAY 100 S STE 400
ST LOUIS PARK MN 55416-1507

PROPERTY ADDRESS
400 SELBY AVE

ABBREVIATED TAX DESCRIPTION
COCHRAN'S SUBDIVISION OF,AND A
ALL OF VAC ALLEY ADJ TO LOT & VAC ST
THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
012823210400151



012823210400

Tax Statement 2019 012823210400

2019 Property Tax Statement

2018 Values for Taxes Payable in

2019

VALUES AND CLASSIFICATION			
Taxable Payable Year		2018	2019
Step 1	Estimated Market Value	\$ 18,499,200	\$ 20,284,100
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	18,499,200	20,284,100
	New Improvements/		
	Expired Exclusions		
	Property Classification	Apartment Comm/Ind	Apartment Comm/Ind
Value Notice sent March 2018			
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2018. \$ 497,578.00 *Note: Did not include special assessments or referenda approved by the voters at the 2018 November election.		
Step 3	PROPERTY TAX STATEMENT		
	First-half taxes due 5/15/2019 258,107.00		
	Second-half taxes due 10/15/2019 258,107.00		
	Total Taxes Due in 2019: 516,214.00		

CURRENT STEP →

2018	2019	TAXES PAYABLE YEAR
	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. ☐
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits		
461,779.58	512,923.44	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
461,779.58	512,923.44	5. Property taxes after credits
Property Tax by Jurisdiction		
117,737.05	126,020.72	6. Ramsey County
9,135.85	10,106.23	a. Regional Rail Authority
		b.
119,060.17	130,713.26	7. City or Town - ST PAUL
40,139.98	42,637.41	8. State General Tax
		9. School District 625
11,272.55	25,895.33	a. Voter approved levies
106,817.19	113,105.72	b. Other local levies
		10. Special taxing districts
6,183.65	6,554.04	a. Metropolitan special taxing districts
12,058.71	12,822.67	b. Other special taxing districts
0.00	0.00	c. Tax increment
39,374.43	45,068.06	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
461,779.58	512,923.44	12. Total property tax before special assessments
5,414.42	3,290.56	13. Special assessments and charges added to this property tax statement for taxes payable in 2019
		a. 3,290.56 2019 RECYCLING
		b.
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 467,194.00	\$ 516,214.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2019 – even if you haven’t been eligible before.

See enclosed insert for details or visit revenue.state.mn.us

CONTACT INFORMATION

ramseycounty.us/property
90 Plato Blvd. West, Saint Paul, MN 55107

General – taxes, payments, addresses, special assessments
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2222

Assessing services – value, classification, exemptions
AskCountyAssessor@ramseycounty.us | 651-266-2131

Homestead
AskHomesteads@ramseycounty.us | 651-266-2040

Delinquent taxes
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002

149640 20/21



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150440***G51**5.689**39/42*****SNGLP
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PROPERTY ADDRESS
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ABBREVIATED TAX DESCRIPTION
COCHRAN'S SUBDIVISION OF,AND A
ALL OF VAC ALLEY ADJ TO LOT & VAC ST
THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
012823210400 151



012823210400

Tax Statement 2020 012823210400

2020 Property Tax Statement

2019 Values for Taxes Payable in

2020

VALUES AND CLASSIFICATION			
Taxable Payable Year		2019	2020
Step 1	Estimated Market Value	\$ 20,284,100	\$ 21,476,100
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	20,284,100	21,476,100
	New Improvements/ Expired Exclusions		
	Property Classification	Apartment Comm/Ind	Apartment Comm/Ind
	Value Notice sent March 2019		
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2019. \$ 559,842.00 *Note: Did not include special assessments or referenda approved by the voters at the 2019 November election.		
Step 3	PROPERTY TAX STATEMENT		
	First-half taxes due 5/15/2020 270,821.00		
	Second-half taxes due 10/15/2020 270,821.00		
	Total Taxes Due in 2020: 541,642.00		

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2019	2020	TAXES PAYABLE YEAR
	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. ☐
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits		
512,923.44	534,666.22	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
512,923.44	534,666.22	5. Property taxes after credits
Property Tax by Jurisdiction		
126,020.72	130,608.97	6. Ramsey County
10,106.23	10,665.32	a. Regional Rail Authority
		b.
130,713.26	136,663.83	7. City or Town - ST PAUL
42,637.41	41,387.31	8. State General Tax
		9. School District 625
25,895.33	19,035.71	a. Voter approved levies
113,105.72	123,315.59	b. Other local levies
		10. Special taxing districts
6,554.04	6,548.48	a. Metropolitan special taxing districts
12,822.67	14,728.78	b. Other special taxing districts
0.00	0.00	c. Tax increment
45,068.06	51,712.23	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
512,923.44	534,666.22	12. Total property tax before special assessments
3,290.56	6,975.78	13. Special assessments and charges added to this property tax statement for taxes payable in 2020
		a. 3,286.92 2020 RECYCLING
		b. 2,277.32 2019 SSSC/Storm Sewer
		c. 1,411.54 2019 SMSP / Sweeping and Lighting
		d.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 516,214.00	\$ 541,642.00	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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20/21 150440

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150596***G51**5.689**39/42*****SNGLP
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ALL OF VAC ALLEY ADJ TO LOT & VAC ST
THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

012823210400151



012823210400

Tax Statement 2021 012823210400

2021 Property Tax Statement

2020 Values for Taxes Payable in

2021

VALUES AND CLASSIFICATION				
Taxable Payable Year		2020	2021	
Step 1	Estimated Market Value	\$ 21,476,100	\$	25,910,300
	Improvements Excluded			
	Homestead Exclusion	0		0
	Taxable Market Value	21,476,100		25,910,300
	New Improvements/ Expired Exclusions			
	Property Classification			
		Apartment Comm/Ind		Apartment Comm/Ind
Value Notice sent March 2020				
Step 2	PROPOSED TAX NOTICE			
	Proposed tax sent in November 2020.		\$ 600,530.00	
*Note: Did not include special assessments or referenda approved by the voters at the 2020 November election.				
Step 3	PROPERTY TAX STATEMENT			
	First-half taxes due 5/17/2021		302,141.00	
	Second-half taxes due 10/15/2021		302,141.00	
	Total Taxes Due in 2021:		604,282.00	

CURRENT STEP

2020	2021	TAXES PAYABLE YEAR	
	\$ 0.00	1.	Use this amount on Form M1PR to see if you're eligible for a property tax refund. ☐
\$ 0.00		2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits			
534,666.22	600,809.44	3.	Property taxes before credits
0.00	0.00	4.	Agricultural or disaster credits that reduce property taxes
534,666.22	600,809.44	5.	Property taxes after credits
Property Tax by Jurisdiction			
130,608.97	145,824.10	6.	Ramsey County
10,665.32	12,744.89	a.	Regional Rail Authority
		b.	
136,663.83	150,269.46	7.	City or Town - ST PAUL
41,387.31	46,389.31	8.	State General Tax
		9.	School District 625
19,035.71	22,435.40	a.	Voter approved levies
123,315.59	144,949.16	b.	Other local levies
		10.	Special taxing districts
6,548.48	7,244.15	a.	Metropolitan special taxing districts
14,728.78	16,316.23	b.	Other special taxing districts
0.00	0.00	c.	Tax increment
51,712.23	54,636.74	d.	Fiscal disparity
0.00	0.00	11.	Non-school voter approved referenda levies
534,666.22	600,809.44	12.	Total property tax before special assessments
6,975.78	3,472.56	13.	Special assessments and charges added to this property tax statement for taxes payable in 2021
		a.	3,472.56 2021 RECYCLING
		b.	
		c.	
		d.	
		e.	
		f.	
		g.	
		h.	Contamination Tax
0.00	0.00		
\$ 541,642.00	\$ 604,282.00	14.	Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

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that reduce your property taxes in 2021 – even if you haven't been eligible before.

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Delinquent taxes

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20/21 150596



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150713***G51**5.689**37/42*****SNGLP
SELBY AVENUE REALTY LLC
C/O RYAN
533 S 3RD ST STE 100
MINNEAPOLIS MN 55415-7521

PROPERTY ADDRESS

400 SELBY AVE

ABBREVIATED TAX DESCRIPTION

COCHRAN'S SUBDIVISION OF,AND A
ALL OF VAC ALLEY ADJ TO LOT & VAC ST
THE FOL; LOTS 13 THRU LOT 20 BLK 11

PROPERTY IDENTIFICATION NUMBER (P.I.N.)

012823210400151



012823210400

Tax Statement 2022 012823210400

2022 Property Tax Statement
2021 Values for Taxes Payable in

2022

VALUES AND CLASSIFICATION			
Taxable Payable Year		2021	2022
Step 1	Estimated Market Value	\$ 25,910,300	\$ 25,996,300
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	25,910,300	25,996,300
	New Improvements/ Expired Exclusions		
	Property Classification	Apartment Comm/Ind	Apartment Comm/Ind
	Value Notice sent March 2021		
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2021. \$ 621,230.00 *Note: Did not include special assessments or referenda approved by the voters at the 2021 November election.		
Step 3	PROPERTY TAX STATEMENT		
	First-half taxes due 5/16/2022 312,613.00		
	Second-half taxes due 10/17/2022 312,613.00		
	Total Taxes Due in 2022: 625,226.00		

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2021	2022	TAXES PAYABLE YEAR
	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. ☐
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits		
600,809.44	618,497.02	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
600,809.44	618,497.02	5. Property taxes after credits
Property Tax by Jurisdiction		
145,824.10	144,234.33	6. Ramsey County
12,744.89	13,318.22	a. Regional Rail Authority
		b.
150,269.46	157,665.58	7. City or Town - ST PAUL
46,389.31	46,947.81	8. State General Tax
		9. School District 625
22,435.40	25,038.40	a. Voter approved levies
144,949.16	140,969.18	b. Other local levies
		10. Special taxing districts
7,244.15	7,437.24	a. Metropolitan special taxing districts
16,316.23	23,208.78	b. Other special taxing districts
0.00	0.00	c. Tax increment
54,636.74	59,677.48	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
600,809.44	618,497.02	12. Total property tax before special assessments
3,472.56	6,728.98	13. Special assessments and charges added to this property tax statement for taxes payable in 2022
		a. 3,472.56 R-01229996A 2022 Recycling
		b. 2,392.72 T-012100800 2021 SSSC / Storm Sewer
		c. 863.70 T-012100250 2021 SMSP / Sweeping and
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 604,282.00	\$ 625,226.00	14. Total Property Tax and Special Assessments

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