


RAMSEY COUNTY
Property Records & Revenue
Assessor's Office

90 Plato Blvd. West, Saint Paul, MN 55107
 651-266-2131 • www.ramseycounty.us/propertyvalue

139127 3 <>**1/6**G51**
 WARFA REAL ESTATE LLC
 878 FULLER AVE
 SAINT PAUL MN 55104-4741

**Valuation Notice****2017 values for taxes payable in****2018**

Property tax notices are delivered on the following schedule:

Valuation and classification notice

Step 1	Class: Res Non-Hstd		
	Estimated Market Value:	\$144,500	See Details Below.
	Homestead Exclusion:	\$0	
	Taxable Market Value:	\$144,500	
Step 2	Proposed Tax Notice		
	2018 proposed tax:	<i>Coming November 2017</i>	
Step 3	Property Tax Statement		
	1st half taxes:		
	2nd half taxes:	<i>Coming March 2018</i>	

Property ID: 162922420112

Description: Block 1 Lot 1 03156 KAVANAGH &
 DAWSON'S ADD GLADST VAC ALLEY
 ACCRUING & FOL; LOTS 1 THRU L
 OT 20 BLK 1

Property Address:

1160 FROST AVE E
 MAPLEWOOD

Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

If this box is checked your classification
 has changed from last year's assessment.

Taxes Payable in 2017
(2016 Assessment)
 Res Non-Hstd

Taxes Payable in 2018
(2017 Assessment)
 Res Non-Hstd

The assessor has estimated your property's market value to be:

Estimated Market Value: **\$144,500** **\$144,500**

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	New improvements included in 2017 Estimated Market Value: \$ 0
Plat Deferment:	0	0	
This Old House Exclusion:	0	0	
Disabled Veterans Exclusion:	0	0	
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	0	
Taxable Market Value:	\$144,500	\$144,500	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

The following appeal options are available:**Open Book – Preliminary Market Value Review Meetings**

Property Records and Revenue
 90 Plato Blvd. West
 Saint Paul, MN 55107
 April 4, 2017 10 a.m. to 7 p.m.
 April 5, 2017 8:30 a.m. to 4 p.m.

County Board of Appeal & Equalization – BY APPOINTMENT ONLY

Property Records and Revenue
 90 Plato Blvd. West
 Saint Paul, MN 55107
 June 14 and adjourns on or before June 27, 2017
 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment
Appeal must be postmarked by May 5, 2017

**Assessor's Revaluation Requirement**

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2017. We do not mail a separate notice prior to these inspections.

Questions or concerns? Please call 651-266-2131 or visit www.ramseycounty.us/propertyvalue

Please read the back of this notice for important appeal information.