

CITY OF SAINT PAUL

Office of Financial Services

Real Estate Section

Assessments

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Assessment Office 651-266-8858

www.stpaul.gov/assessments

TEDESCO STREET

Saint Paul Streets Program

Cost of Street Projects

Project Cost Versus City Cost

- Project cost - calculated by the Department of Public Works
- City cost – component of project cost
 - Covers street work only
 - Often less than project cost since other non-street work (sewers, water lines, etc.) not included

Financing Street Projects

- Previous financing – street improvement bonds
 - Required 20% of project costs assessed to property owners
- Current financing – street reconstruction bonds
 - Requires City Council–approved 5-year plan for street reconstruction projects
 - No minimum assessment percentage required

TEDESCO STREET

Saint Paul Streets Program

Determining the Assessment

- Assessment rates were mailed directly to properties on the corridor
- Public hearing is scheduled for April 15, 2020



TEDESCO STREET

Saint Paul Streets Program

Determining the Assessment

- Determine assessable cost – portion of city cost to be assessed
- Calculate per-foot assessment rate – divide amount by total frontage
- Calculate each property's assessment – multiply assessment rate by each property's frontage
- Verify reasonableness of assessments – based on appraisal firm analysis of project benefit to property values



TEDESCO STREET

Assessment Schedule

Assessment Process/Approval

- Construction approved April 15, 2020(Final Order)
- Assessment approved fall of 2020 (Ratification of Assessment)

Pending Assessment

- Assessment is “pending” after the Final Order is approved
 - Visible for property owners or title companies
 - Payments are accepted (partial or full)

Levied Assessment

- Assessment is “levied” after the Ratification of Assessment is approved
 - Invoice mailed, 30 days to pay to avoid interest
 - If not fully paid, annual installments automatically go onto property taxes
 - Paid over 20 years with simple interest and a flat fee
- Delayed payment of Special Assessment for Senior Citizens or Permanently Disabled
 - Not a forgiveness of the assessment
 - Interest accrues the same as non-deferred



TEDESCO STREET

Saint Paul Streets Program

Sanitary Sewer and Water Connections

- Requested by property owner
- Separate assessment(s)

View / pay assessment at www.stpaul.gov/assessments

