



2021 Budget Summary

Budget Hearing

December 7, 2020 at 7 pm

Council Chambers

November 2020

Dear Citizens,

In preparing our 2021 Operating Budget and Capital Improvement Program the city council is committed to ensuring that Shoreview continues to be one of the premier suburban communities in the twin cities metropolitan area. To accomplish this objective, the council has identified the following goals:

- Use sound long-term financial planning tools that are critical to ensuring financial stability and maintaining our high bond rating
- Preserve the quality services and programs that our residents have come to expect
- Focus on business retention and expansion; and explore new housing and targeted redevelopment opportunities
- Update and expand our public facilities such as the community center, parks, and trails to further enhance the quality of life in the city

It is through these efforts that we can ensure that Shoreview remains a vibrant community today and also positions ourselves for continued success in the future.

We hope you find the information included in this 2021 Budget Summary helpful in explaining how the city puts your tax dollars to work in our community. If you have questions about the city's budget, please contact us at 651-490-4600.

Sandy Martin

Mayor

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Budget Objectives

The operating budget and capital improvement program are developed considering the current economic climate, resident feedback during the year, periodic community surveys, and city council goals. Primary budget objectives for 2021 include:

- Balance the general fund budget
- Maintain existing services and programs through efficient use of tax dollars
- Recover utility operation costs through user fees
- Fund infrastructure replacement
- Continue five-year financial planning for operating funds
- Meet debt obligations
- Maintain AAA bond rating
- Amend the second year of the city’s two-year budget
- Protect and enhance parks and recreational facilities
- Position the city to effectively address future challenges and opportunities (revitalize neighborhoods, encourage reinvestment, assist redevelopment opportunities, and continue to utilize technology to improve services and communications)

Executive Summary

The following listing provides a summary of key information discussed in this document:

- Proposed 2021 tax levy increases 5.04%
- Total market value increases 5.73% and taxable value increases 6.32%
- City tax rate decreases .93% due to the combined impact of the levy and taxable value increase
- City receives approximately 23% of total property taxes in 2021; other taxing jurisdictions collect the remaining 77%
- City share of the tax bill ranks 4th lowest among comparison cities in 2020 (25% below the average)
- About 30 cents of each property tax dollar goes to support public safety, followed by replacement costs at 20 cents, parks and recreation at 19 cents, debt service at 9 cents, general government at 8 cents, public works at 7 cents, community development at 4 cents, community center at 2 cents and 1 cent for recreation programs
- About 80% of home values increase for 2021 taxes, and 20% of home values decrease or remain the same
- The change in individual property tax bills varies depending on the change in property value

Budget Process

The budget process starts in May with the distribution of budget materials to departments, followed by a series of staff budget discussions. Council budget workshops are held from early August through November, followed by a budget hearing the first regular council meeting in December and budget adoption at the second regular council meeting in December. The budget is published, posted to the city's website, and distributed to the county library in January.

Proposed Tax Levy

The table below provides a two-year comparison of Shoreview's tax levy, taxable values, tax rate and the metro-wide fiscal disparities contribution. Key changes for 2021 include:

- Total tax levy increases 5.04%
- Taxable value increases 6.32% (to \$38.051 million for 2021)
- Tax rate decreases .93% due to levy and value changes
- Fiscal disparities contribution increases 2.12%

	2020		2021		Impact on Total Levy
	Adopted Levy	Proposed Levy	Change		
			Amount	Percent	
General Fund	\$ 8,822,826	\$ 9,279,666	\$ 456,840	5.18%	3.56%
EDA Fund	160,000	165,000	5,000	3.13%	0.04%
Debt (all funds combined)	1,180,000	1,178,000	(2,000)	-0.17%	-0.02%
Replacement Funds	2,607,000	2,750,208	143,208	5.49%	1.12%
Capital Acquisition Fund (IT)	50,000	50,000	-	0.00%	0.00%
Edison Tax Abatement	-	43,000	43,000	100.00%	0.34%
Total City Tax Levy	\$ 12,819,826	\$ 13,465,874	\$ 646,048	5.04%	5.04%
Taxable Value (millions)	\$ 35.789	\$ 38.051	\$ 2.262	6.32%	
Tax Rate-City	32.626%	32.321%	-0.305%	-0.93%	
Fiscal Disparities Contribution	\$ 1,143,065	\$ 1,167,262	\$ 24,197	2.12%	

The majority of the levy increase for 2021 is related to police and fire contracts (\$176,156), wage and benefit costs (\$157,724), capital fund levies (\$143,208), reductions in administrative charges to other funds (\$63,780) support for the community center and park and recreation funds (\$60,000), contractual costs (\$53,012), supplies (\$44,492), the Edison tax abatement levy (\$43,000) and reductions in state aid (\$38,122). The EDA accounts for \$5,000 of the levy increase. Levies for debt payments result in a decrease in the city levy of \$2,000. Additional information is provided on the next page.

Public Safety contracts (police & fire)	\$	176,156
Staff changes & wage adjustments/benefits (net)		157,724
Capital fund levies		143,208
Administrative charges to other funds		63,780
Transfers to Community Center/Park & Rec. funds		60,000
Contractual - all funds		53,012
Supplies - all funds		44,492
Edison tax abatement levy		43,000
State aid		38,122
EDA levy		5,000
All other changes combined (net)		3,800
Transfer from utility funds		(25,000)
Building permit/plan check fees		(25,100)
Election costs		(39,655)
Computer maintenance/support		(52,491)
Total city levy changes		646,048
HRA levy		5,000
Total levy changes	\$	<u>651,048</u>

- Public safety includes police patrol, investigations, dispatch, animal control and fire protection
- Personnel costs include a 3% wage adjustment, step increases for employees in the step process, pay plan adjustments, health insurance contribution, staff changes, and mandatory contributions to social security, PERA and workers compensation insurance
- Capital funds support purchase of assets (streets, parks, IT etc.)
- Administrative charges to other funds decrease
- City contribution to the community center and park and recreation programs funds increase
- Contractual and supply costs increase
- New Edison tax abatement levy
- State aids decrease
- Increase in the EDA and HRA levies
- Transfers from utility funds increase \$25,000
- Building permit/plan check fees increase
- Election occurs every other year
- Computer costs relate to software licensing

All Operating Funds Combined

Last year, Shoreview prepared a Five-Year Operating Plan (FYOP) covering all operating and debt service funds, a Biennial Operating Budget and Capital Improvement Program (CIP). The budget cycle this year focuses on amending the 2021 budget and CIP. The table on the next page summarizes the proposed 2021 budget in comparison to prior years. The following funds are included in the table:

General Fund	Enterprise Funds:
Special Revenue Funds:	Water
Recycling	Sewer
Community Center	Surface Water Management
Recreation Programs	Street Lighting
Cable Television	Internal Service Funds:
Economic Development Authority	Central Garage
Housing and Redevelopment Authority	Short-term Disability
Slice of Shoreview	Liability Claims
Debt Funds	

The above list, and the table on the next page, include funds that receive tax dollars as well as funds that receive no tax support. For instance, the recycling, community center, recreation programs, cable television, and enterprise funds cover the majority of operating costs through user charges and outside revenue.

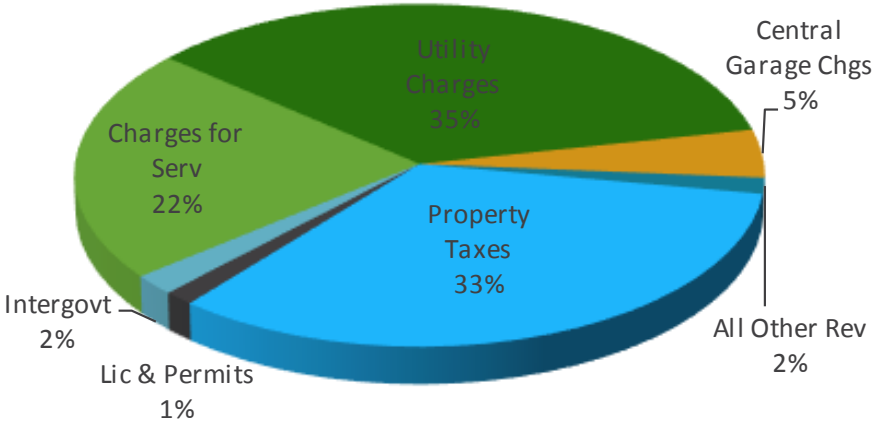
Capital project funds (for the construction and replacement of major assets) are not included in the table on the next page.

Total expense is expected to increase 1.9% for 2021.

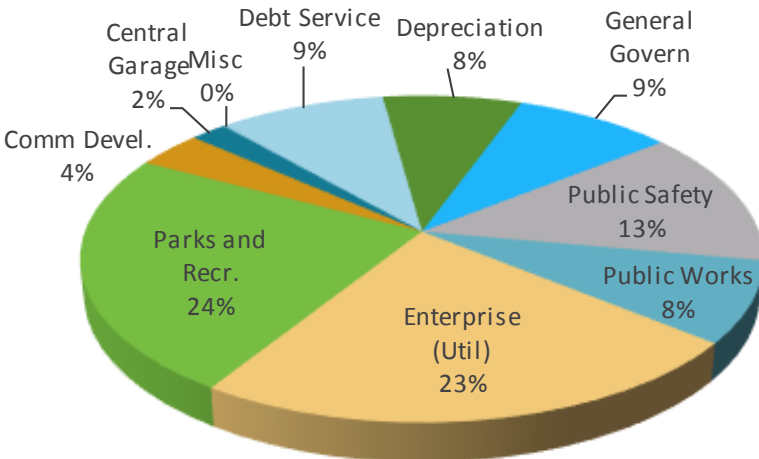
	2019 Actual	2020		2021
		Budget	Revised Estimate	Revised Budget
Revenue				
Property Taxes	\$ 9,873,898	\$ 10,422,826	\$ 10,422,826	\$ 10,887,666
Special Assessments	207,226	194,024	224,758	168,006
Licenses and Permits	1,097,166	421,900	956,050	435,200
Intergovernmental	763,156	670,022	2,701,057	624,000
Charges for Services	7,794,504	7,981,105	4,776,500	7,273,110
Fines and Forfeits	55,843	53,500	48,810	53,500
Utility Charges	10,271,211	11,085,500	11,084,111	11,668,000
Central Garage Chgs	1,385,793	1,451,000	1,451,000	1,495,000
Interest Earnings	738,000	211,280	198,410	205,600
Other Revenues	120,826	73,450	59,273	65,950
Total Revenue	\$ 32,307,623	\$ 32,564,607	\$ 31,922,795	\$ 32,876,032
Expense				
General Government	\$ 2,585,496	\$ 2,894,287	\$ 2,844,757	\$ 2,913,711
Public Safety	4,053,334	4,290,600	4,494,813	4,466,756
Public Works	2,212,138	2,663,416	2,470,808	2,656,728
Parks and Recr.	7,482,830	7,989,269	6,479,150	7,863,626
Community Devel.	1,131,286	1,186,946	1,453,201	1,221,147
Enterprise Oper.	6,659,885	7,270,735	7,439,940	7,681,587
Central Garage	643,946	635,619	626,241	671,031
Miscellaneous	64,599	41,000	74,000	41,000
Debt Service	2,889,205	3,059,131	3,207,493	3,065,899
Depreciation	2,386,092	2,495,000	2,495,000	2,562,000
Total Expense	\$ 30,108,811	\$ 32,526,003	\$ 31,585,403	\$ 33,143,485
Other Sources (Uses)				
Sale of Asset-Gain	90,307	10,700	10,700	43,700
Debt Proceeds	-	22,936	16,289	-
Debt Refunding	(160,000)			
Contrib Assets	281,025	-	-	-
Transfers In	2,388,400	2,467,678	2,726,367	2,558,684
Transfers Out	(2,422,870)	(1,594,678)	(2,109,940)	(1,680,684)
Net Change	\$ 2,375,674	\$ 945,240	\$ 980,808	\$ 654,247

The anticipated increase in fund equity for 2020 occurs primarily in the general fund, utility and internal service funds. The COVID pandemic has resulted in operating losses in the community center and recreation program funds.

Utility charges (water, sanitary sewer, surface water and street lighting) provide the largest share of operating fund revenue (35%) followed by property taxes (33%), charges for service (22%), central garage charges (5%), intergovernmental revenue (2%), all other revenue (2%), and licenses and permits (1%).



Public works accounts for 31% of operating expense, including 23% for enterprise operations (utility) and 8% for public works (engineering, streets, trails and forestry). Parks accounts for 24%, followed by public safety at 13%, general government and debt at 9% each, depreciation at 8%, community development at 4% and central garage at 2% .



General Fund

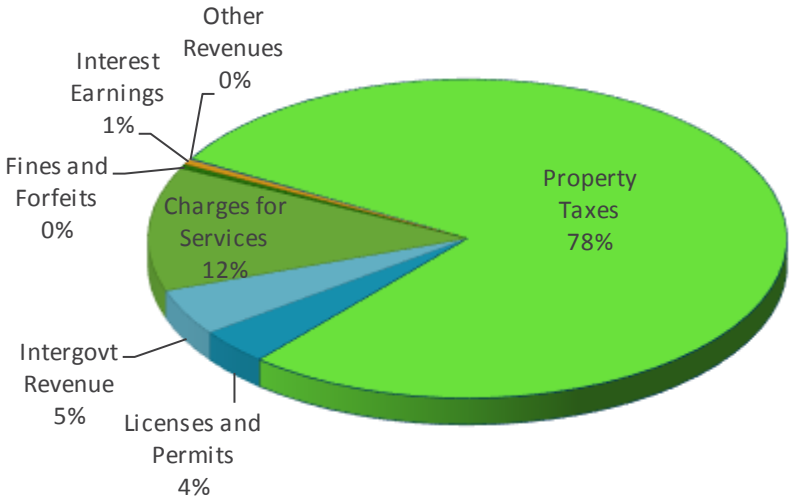
The general fund is the city's primary operating fund. As such, it accounts for costs associated with basic government activities not already accounted for elsewhere, including: police and fire, street maintenance and snow plowing, community development, park and trail maintenance, city hall operations, and general government services.

The general fund levy increases \$456,840 in 2021 and funds net decreased revenues and transfers in (\$57,602) and increased expenses and transfers out (\$399,238). Expenses increase 2.8% in 2021.

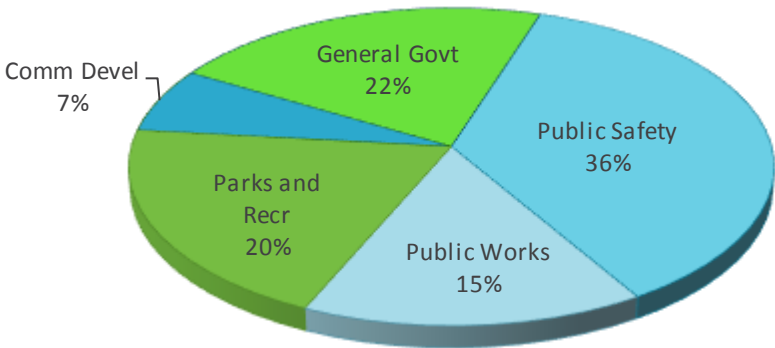
Contractual costs account for 54% of general fund expense, followed by personal services at 42%, and supplies at 4%.

	2020		2021	
	Budget	Revised Estimate	Original Budget	Amended Budget
Revenue				
Property Taxes	\$ 8,822,826	\$ 8,822,826	\$ 9,320,184	\$ 9,279,666
Licenses and Permits	421,900	956,050	333,300	435,200
Intergovernmental	601,122	2,637,215	601,122	563,000
Charges for Services	1,557,680	1,582,280	1,535,140	1,501,400
Fines and Forfeits	53,500	48,810	53,500	53,500
Interest Earnings	60,000	60,000	60,000	60,000
Other Revenues	13,350	6,700	13,850	11,850
Total Revenue	\$ 11,530,378	\$ 14,113,881	\$ 11,917,096	\$ 11,904,616
Expense				
General Government	\$ 2,612,888	\$ 2,552,214	\$ 2,688,325	\$ 2,671,536
Public Safety	4,290,600	4,494,813	4,431,128	4,466,756
Public Works	1,839,263	1,781,665	1,899,663	1,879,777
Parks and Recreation	2,396,222	2,338,629	2,487,170	2,469,952
Community Devel.	826,405	849,011	810,810	816,595
Total Expense	\$ 11,965,378	\$ 12,016,332	\$ 12,317,096	\$ 12,304,616
Transfers In	920,000	920,000	945,000	945,000
Transfers Out	(485,000)	(1,000,538)	(545,000)	(545,000)
Net Change	\$ -	\$ 2,017,011	\$ -	\$ -

Property taxes account for 78% of general fund revenue, followed by 12% from charges for services, 5% from intergovernmental revenue, 4% from licenses and permits, and 1% from interest earnings.



Public safety accounts for the largest share of the general fund budget at 36% of the total, followed by 22% for general government, 20% for parks and recreation, 15% for public works and 7% for community development.



Special Revenue Funds

The city operates seven special revenue funds, as follows:

- Recycling accounts for the weekly curbside program.
- Community center accounts for operation/maintenance of the facility. Admissions/memberships provide about 71% of revenue, while rentals, concessions and other fees provide 29%. Inter-fund transfers include \$285,000 from the general fund (to provide general community support and offset free or reduced room rental rates for community groups).
- Recreation programs accounts for fee-based recreational and social programs, and receives \$200,000 from the general fund to support a variety of youth, senior programs and special events.
- Cable television accounts for franchise administration, government cable programming and provides support for city communication activities (through a transfer to the general fund). The primary revenue is cable franchise fees and a public educational and government (PEG) fee .

	Recycling	Community Center	Recreation Programs	Cable Television
Revenue				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	61,000	-	-	-
Charges for Services	842,100	2,933,070	1,588,040	370,000
Interest Earnings	-	15,000	3,000	2,000
Other Revenues	200	12,500	-	2,400
Total Revenue	903,300	2,960,570	1,591,040	374,400
Expense				
General Government	-	-	-	160,345
Public Works	776,951	-	-	-
Parks and Recreation	-	3,564,774	1,828,900	-
Community Development	-	-	-	-
Total Expense	776,951	3,564,774	1,828,900	160,345
Other Sources (Uses)				
Transfers In	-	285,000	200,000	-
Transfers Out	-	-	-	(200,000)
Net Change	\$ 126,349	\$ (319,204)	\$ (37,860)	\$ 14,055

- EDA accounts for economic development authority activities, including: business retention and expansion, targeted redevelopment, employment opportunities, and efforts to strengthen and diversify the city's tax base.
- HRA accounts for housing redevelopment authority efforts to preserve housing stock, and maintain quality neighborhoods through programs and policies designed to promote reinvestment and improvements to homes.
- Slice of Shoreview accounts for donations, sponsorships, revenues and expenses associated with the Slice of Shoreview event. The general fund provides \$10,000 in support to help defray costs of the event.

	EDA	HRA	Slice of Shoreview	Total
Revenue				
Property Taxes	\$ 165,000	\$ 265,000	\$ -	\$ 430,000
Intergovernmental	-	-	-	61,000
Charges for Services	-	-	29,000	5,762,210
Interest Earnings	-	-	-	20,000
Other Revenues	-	-	24,000	39,100
Total Revenue	165,000	265,000	53,000	6,312,310
Expense				
General Government	-	-	81,830	242,175
Public Works	-	-	-	776,951
Parks and Recreation	-	-	-	5,393,674
Community Development	165,986	238,566	-	404,552
Total Expense	165,986	238,566	81,830	6,817,352
Other Sources (Uses)				
Transfers In	-	-	10,000	495,000
Transfers Out	-	-	-	(200,000)
Net Change	\$ (986)	\$ 26,434	\$ (18,830)	\$ (210,042)

Debt Service Funds

The table below provides a summary of revenue and expense for debt service funds. Revenue derived from the debt levy and special assessments provides about 49% of the funding needed for annual principal and interest payments in 2021. These revenues are legally restricted to the payment of the debt, and therefore are held within the corresponding debt fund until the debt issue is paid in full. The remainder of funding for debt payments is provided by internal sources (in the form of transfers from other funds) and interest earnings.

The planned decrease in fund balance is due to past accumulation of resources that will be used to fund current debt service payments.

	G.O. Bonds & Capital Lease	G.O. Impr. Bonds	Total Debt Funds
Revenue			
Property Taxes	\$ 986,000	\$ 8,000	\$ 994,000
Special Assessments	-	168,006	168,006
Interest Earnings	8,250	7,250	15,500
Total Revenue	994,250	183,256	1,177,506
Expense			
Debt Service	2,081,992	267,358	2,349,350
Total Expense	2,081,992	267,358	2,349,350
Other Sources (Uses)			
Transfers In	982,000	17,284	999,284
Transfers Out	-	(67,284)	(67,284)
Net Change	\$ (105,742)	\$ (134,102)	\$ (239,844)

Internal Service Funds

The city operates three internal service funds, as follows:

- Central garage accounts for operation and maintenance of vehicles, heavy machinery, miscellaneous equipment and the maintenance facility. The primary source of revenue is inter-fund equipment and building charges designed to recover operating expense. Property taxes and transfers in cover debt payments.
- Short-term disability is a self-insurance fund that accounts for premiums charged for short-term disability coverage and expense associated with disability claims.
- Liability claims accounts for dividends received annually from the League of Minnesota Cities Insurance Trust for the city's liability insurance coverage as well as losses not covered by the city's insurance (due to deductibles).

	Central Garage	Short-term Disability	Liability Claims	Total
Revenue				
Property Taxes	\$ 184,000	\$ -	\$ -	\$ 184,000
Charges for Services	-	7,900	-	7,900
Central Garage Charges	1,495,000	-	-	1,495,000
Interest Earnings	17,000	600	2,400	20,000
Other Revenues	-	-	15,000	15,000
Total Revenue	1,696,000	8,500	17,400	1,721,900
Expense				
Central Garage	671,031	-	-	671,031
Miscellaneous	-	9,000	32,000	41,000
Debt Service	74,420	-	-	74,420
Depreciation	760,000	-	-	760,000
Total Expense	1,505,451	9,000	32,000	1,546,451
Other Sources (Uses)				
Sale of Asset-Gain	43,700	-	-	43,700
Transfers In	119,400	-	-	119,400
Transfers Out	(4,000)	-	-	(4,000)
Net Change	\$ 349,649	\$ (500)	\$(14,600)	\$ 334,549

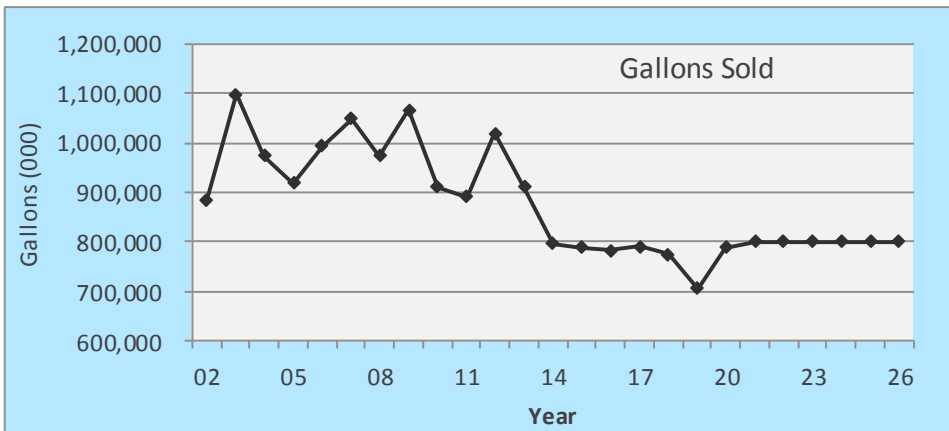
Enterprise (Utility) Funds

The city operates four utility funds. These funds account for services that are supported primarily through quarterly utility fees designed to cover operating costs, debt service, depreciation expense and capital replacement costs. The table below shows the proposed 2021 budget for each of these funds.

	Water	Sewer	Surface Water	Street Lighting	Total
Revenue					
Charges for Services	\$ -	\$ 1,600	\$ -	\$ -	\$ 1,600
Utility Charges	4,111,500	4,685,500	2,080,000	791,000	11,668,000
Interest Earnings	40,000	35,000	12,000	3,100	90,100
Total Revenue	4,151,500	4,722,100	2,092,000	794,100	11,759,700
Expense					
Enterprise Operations	2,267,657	3,849,446	1,260,488	303,996	7,681,587
Debt Service	404,172	121,813	116,144	-	642,129
Depreciation	970,000	357,000	353,000	122,000	1,802,000
Total Expense	3,641,829	4,328,259	1,729,632	425,996	10,125,716
Other Sources (Uses)					
Transfers Out	(423,000)	(208,000)	(191,000)	(42,400)	(864,400)
Net Change	\$ 86,671	\$ 185,841	\$ 171,368	\$ 325,704	\$ 769,584

Residential water consumption has declined in recent years, due in part to changing demographics (age and number of residents per home), changing usage patterns (lower household use), and changing weather patterns (fewer gallons used for summer watering except during periods of drought). Surpluses in these funds are dedicated to supporting capital replacement costs (water lines, sewer lining, surface water improvements, and street light replacements).

The graph below demonstrates the downward trend for total water consumption by showing the total gallons of water sold each year since 2002, and the estimated gallons used to compute revenue projections in future years (2021 through 2026). The continuing downward trend forced the city to revise the base gallon estimates used to project utility revenue in future years. In general, weather (either from sustained periods of drought or heavy rain) is the primary cause of fluctuations in gallons sold from year to year.



Periods of lower consumption means the city maintains and operates the water system with less opportunity to recover costs due to fewer gallons being sold to customers.

Recent utility rate adjustments, combined with structural changes in water rates are projected to produce net gains in each of the city's utility funds in 2021.

The budget information, presented at left, for the city's utility funds shows that each utility fund is projected to have a net gain in 2021. Significant items impacting utility operations include: depreciation of existing assets (\$1.80 million), sewage treatment costs (\$2.04 million), street light repairs, and energy costs.

More information about the city's utility funds is available in a separate document devoted entirely to utility operations.

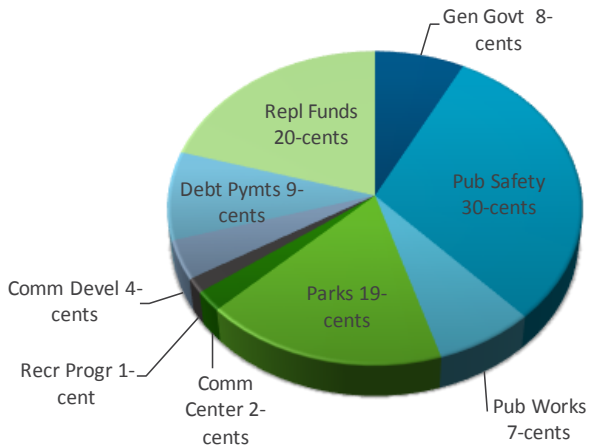
City Property Tax by Program

Shoreview's median home will pay about \$26 more in city property taxes in 2021 (assuming an 3.1% increase in value before the homestead market value exclusion is applied). Because property taxes support a variety of city programs and services, the table below is presented to show tax support by program (on an annual basis).

- Public safety accounts for the largest share of the cost at \$325 per year on a median valued home
- Replacement of assets (streets etc.) accounts for \$217
- Parks administration and maintenance accounts for \$188
- Debt service accounts for \$97
- General government accounts for \$80
- Public works accounts for \$77
- Community development accounts for \$43
- Support for community center and recreation programs accounts for \$38

Program	2020	2021	Change	
	City Tax value before MVE-> value after MVE-> Home	City Tax Home	\$	%
General Government	\$ 74.65	\$ 80.41	\$ 5.76	
Public Safety	317.60	324.57	6.97	
Public Works	72.89	76.59	3.70	
Parks and Recreation:				
Park Admin and Maint	185.27	187.59	2.32	
Community Center Operation	22.28	22.53	0.25	
Recreation Programs	12.15	15.81	3.66	
Community Development	43.06	42.85	(0.21)	
Debt Service	99.66	97.12	(2.54)	
Replacement Funds	211.25	217.51	6.26	
Total City Taxes	\$ 1,038.81	\$ 1,064.98	\$ 26.17	2.5%

This pie chart illustrates how the city will spend each tax dollar it receives in 2021. About 30 cents of each tax dollar goes to public safety, followed by replacement costs at 20 cents, parks and recreation at 19 cents (including maint.), debt service at 9 cents, general government at 8 cents, public works at 7 cents, community development at 4 cents, community center at 2 cents, and recreation programs at 1 cent.



How have home values changed for 2021?

Market Value Changes—Minnesota’s property tax system uses market value to distribute tax burden (adopted levies) among properties served.

Per the Ramsey County Assessor, 80% of Shoreview homes will experience a value increase for 2021 taxes, and 15% will experience a value decrease, leaving 5% of homes with no change in value. The table at right shows the change in all home values.

Shoreview Residential Property		
Value Change	Number of Homes	Percent of Total
Increase 50.1% or more	9	0.10%
Increase 40.1% to 50.0%	2	0.02%
Increase 30.1% to 40.0%	24	0.25%
Increase 20.1% to 30.0%	70	0.74%
Increase 10.1% to 20.0%	1,385	14.63%
Increase .1% to 10.0%	6,098	64.42%
No change	456	4.82%
Decrease .1% to 10.0%	1,346	14.22%
Decrease 10.1% to 20.0%	68	0.72%
Decrease 20.1% or more	8	0.08%
Total Parcels	9,466	100.0%

What does this mean to my taxes?

Change in Total Property Tax— According to the Ramsey County Assessor, the total property tax on 69% of homes in Shoreview will decrease or stay the same. The estimated change in the total tax is summarized in the table at right for all Shoreview homes. As shown, about 12% of tax bills will increase up to \$100 for the year, and the remaining 19% of homes will increase more than \$100.

Shoreview Residential Property		
Tax Change	Number of Homes	Percent of Total
Decrease or no change	6,659	69.05%
Increase \$1 to \$100	1,110	11.51%
Increase \$101 to \$200	913	9.47%
Increase \$201 to \$300	381	3.95%
Increase \$301 to \$400	261	2.71%
Increase \$401 to \$500	124	1.29%
Increase more than \$500	195	2.02%
Total Parcels	9,643	100.0%

Change in City Tax on Median Home Value—The table at the top of the next page illustrates how changes in value impact **Shoreview’s share of the tax bill only for the median home value**. Each line assumes a different change in market value.

- A median value home with a 20% value increase will pay \$189.30 more city tax
- A median home with an 10% value increase will pay \$98.60 more city tax
- A median home with a 3.1% value increase will pay \$26.17 more city tax
- A median home with a 5% value drop will pay \$73.01 less city tax
- A median home with a 10% value drop will pay \$142.83 less city tax

Market Value		Value Change	City Portion of Property Tax		Change in City Property Tax	
2020	2021		2020	2021	Dollars	Percent
\$ 280,400	\$ 336,450	20.0%	\$ 875.68	\$ 1,064.98	\$ 189.30	21.6%
\$ 305,900	\$ 336,450	10.0%	\$ 966.38	\$ 1,064.98	\$ 98.60	10.2%
\$ 326,300	\$ 336,450	3.1%	\$ 1,038.81	\$ 1,064.98	\$ 26.17	2.5%
\$ 354,200	\$ 336,450	-5.0%	\$ 1,137.99	\$ 1,064.98	\$ (73.01)	-6.4%
\$ 373,800	\$ 336,450	-10.0%	\$ 1,207.81	\$ 1,064.98	\$ (142.83)	-11.8%

Change in City Tax for Various Home Values—The table below shows the estimated change in Shoreview’s share of the property tax bill for a variety of home values (city tax only).

Each line of the table assumes an 3.1% value increase.

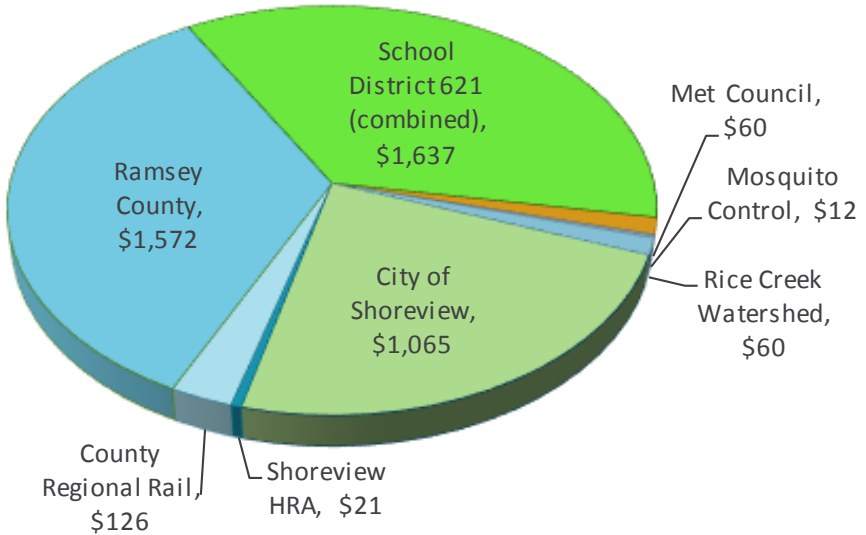
- A home valued at \$150,000 pays \$12.13 more city tax
- A home valued at \$200,000 pays \$16.02 more city tax
- A home valued at \$336,450 pays \$26.17 more city tax
- A home valued at \$400,000 pays \$30.58 more city tax
- A home valued at \$500,000 pays \$33.69 more city tax
- A home valued at \$700,000 pays \$62.61 more city tax
- A home valued at \$900,000 pays \$79.45 more city tax

Market Value		Value Change	City Portion of Property Tax		Change in City Property Tax	
2020	2021		2020	2021	Dollars	Percent
\$ 145,500	\$ 150,000	3.1%	\$ 396.08	\$ 408.21	\$ 12.13	3.1%
\$ 194,000	\$ 200,000	3.1%	\$ 568.34	\$ 584.36	\$ 16.02	2.8%
\$ 326,300	\$ 336,450	3.1%	\$ 1,038.81	\$ 1,064.98	\$ 26.17	2.5%
\$ 388,000	\$ 400,000	3.1%	\$ 1,258.38	\$ 1,288.96	\$ 30.58	2.4%
\$ 485,000	\$ 500,000	3.1%	\$ 1,582.36	\$ 1,616.05	\$ 33.69	2.1%
\$ 679,000	\$ 700,000	3.1%	\$ 2,361.47	\$ 2,424.08	\$ 62.61	2.7%
\$ 873,000	\$ 900,000	3.1%	\$ 3,152.65	\$ 3,232.10	\$ 79.45	2.5%

Distribution of Property Tax Bill

About 23% of the total property tax bill goes to Shoreview. For 2021, the total tax bill on a \$336,450 Shoreview home located in the Mounds View school district is about \$4,553, and Shoreview's share is \$1,065.

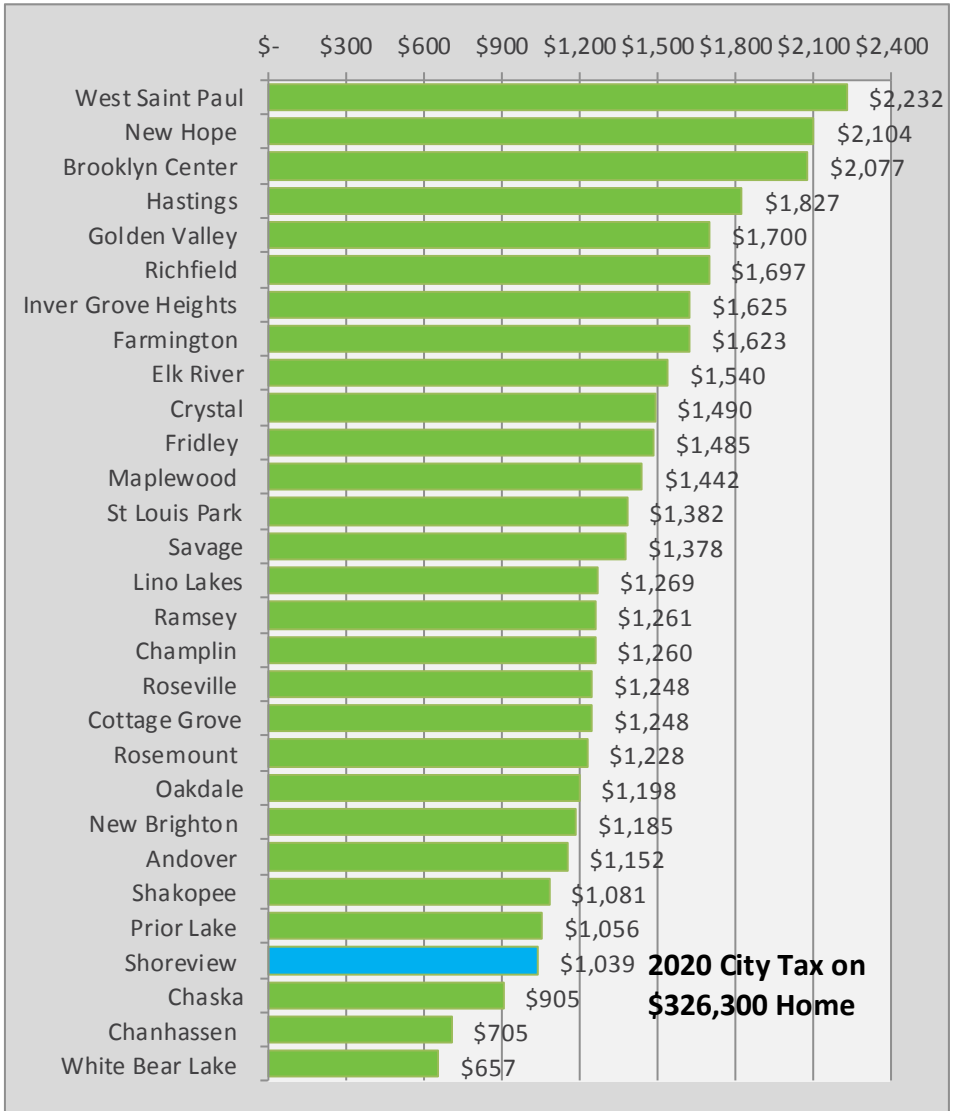
The pie chart below shows the total tax bill by jurisdiction (using preliminary tax rates). Ramsey County receives \$1,572, the Mounds View School district receives \$1,637 for regular and referendum levies, and all other jurisdictions combined receive \$279 (\$126 for County regional rail, \$60 for Met Council and Rice Creek Watershed, \$12 for Mosquito Control and \$21 for Shoreview HRA).



School district tax for the Roseville school district (for the same \$336,450 home value) would be \$1,596, which is \$41 less than the \$1,637 total in the Mounds View district.

Property Tax Comparison - City Taxes

This last graph compares the 2020 city portion of the property tax bill for Shoreview and 28 other metro-area cities. All estimates are for a \$326,300 home value (Shoreview’s median value in 2020). Shoreview ranks 4th lowest (at \$1,039), and is about 25% lower than the average of \$1,383. West Saint Paul ranks highest at \$2,232, and White Bear Lake ranks lowest at \$657.



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