

House Research Simulation Report: Property Tax

Simulation #7G6

Date 5/29/2007

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DESCRIPTION

BASELINE: Projected Pay 2008: Current Law

ALTERNATIVE: Projected Pay 2008: Omnibus Tax Bill

This report is a projection of property taxes payable in 2008 under the provisions of the Omnibus Tax Bill, HF 2268, as it passed the legislature on 5/21/07, compared to property taxes payable in 2008 under current law. The baseline payable 2008 projections result from a joint working group consisting of staff from the House and Senate and the departments of Education and Revenue. Note that the simulation does not reflect the impact of the proposed increases in the property tax refund program.

KEY POINTS

- **Statewide, property taxes would be \$63 million less, or 0.9%**, according to the simulation. The overall tax reductions are projected to be 1.4% in Greater Minnesota and 0.5% in the Metro area.
- **On a statewide average basis, property tax changes vary by property type from -2.7% (on agricultural property) to +1% (on public utility property).** Impacts on the largest property types are -0.8% on residential homesteads, -1% on residential non-homestead property, -1.2% on apartments, -0.7% on commercial-industrial property, and -0.2% on seasonal-recreational property.

The simulations are estimates only. House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. They depend upon judgments about how much local government officials will decide to levy, which are highly speculative. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

ASSUMPTIONS:**BASELINE: Projected Pay 2008: Current Law**

- **Market values** are based on growth rates derived from actual growth rates in taxable property values between payable year 2006 and payable year 2007 for each type of property within each county, with separate rates determined for existing property and new construction. For more than half the counties, the county assessor either provided alternative growth rates (which were used instead), or indicated that the estimated growth rates looked to be “in the ballpark.” City-specific growth estimates were provided for Hennepin County; for Ramsey County separate estimates were provided for St. Paul and the remainder of the county. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2006 to pay 2007, on a city-by-city and a class-by-class basis. Public utility values were modified to take into account the new valuation rules taking effect for assessment year 2007, at the 20 percent phase-in rate.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group. The baseline pay 2008 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$87 million of new operating referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide (except Minneapolis and St. Paul). Approximately \$50 million of new debt levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide.
- **County levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each county’s 2007 general levy plus aid was increased by its three-year average levy plus aid growth rate. General levy amounts were derived by subtracting projected 2008 aid amounts from the levy plus aid projections. The resulting general levy was not allowed to be less than in 2007, nor to exceed the 2007 levy by more than 12%. Each county’s jail and debt service levies were projected separately from the general levy. Levy assumptions for the three largest counties were discussed with county officials for a “reality check.”
- **City and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applied each jurisdiction’s average growth rate in levy plus aid for the previous three years to its 2007 levy plus aid amount. Levy amounts were derived by subtracting projected 2008 aid amounts from the levy plus aid projections. Levy amounts were not allowed to be less than in payable 2007, nor were they allowed to grow by more than 15%. Levy assumptions for the eight largest cities were discussed with city officials for a “reality check.”
- **Special taxing district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Generally, special district levies were assumed to grow by the same percentage as they grew this year. Some adjustments were made based on input from public officials in some of the larger jurisdictions. Metro-wide special taxing districts were modeled based upon the levy limits governing each agency, recent trends in levy growth, plus some input from agency officials.
- **The state property tax levy** is assumed to be \$717.4 million; resulting in a commercial-industrial rate of 44.8% and a seasonal-recreational rate of 20.1%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial market values (existing plus new construction).

ALTERNATIVE: Projected Pay 2008: Omnibus Tax Bill

- **Baseline market values** are the same as baseline. No changes were made to the tax base to account for the new rural lands classification and class rate provided in the Tax bill.
- **School district levies** are the same as baseline. No effects of the 2007 E-12 finance bill are included.
- **Special taxing district levies** are unchanged from the pay 2008 baseline.
- **County, city and town levies** started from the pay 2008 baseline, and were increased or decreased for changes in city and town LGA, and County Program Aid (CPA) using a relationship of \$1 of aid change resulting in a \$.67 change in levy.
- **The state property tax levy** is the same as baseline pay 2008.

SIMULATION PARAMETERS

| | Baseline | Alternative |
|--|----------|-------------|
| Disabled homestead | 0.45% | 0.45% |
| Residential Homestead: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Residential Non-homestead: | | |
| Single unit: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| 2-3 unit & undeveloped land | 1.25 | 1.25 |
| Apartments: | | |
| Regular | 1.25 | 1.25 |
| Low-income | 0.75 | 0.75 |
| Commercial-Industrial-Public Utility: | | |
| <\$150,000 | 1.5 | 1.5 |
| >\$150,000 | 2.0 | 2.0 |
| Seasonal Recreational Commercial: | | |
| Homestead resorts (1c): | | |
| <\$500,000 | 0.55 | 0.5 |
| \$500,000 - \$600,000 | 1.0 | 0.5 |
| \$600,000 - \$2,200,000 | 1.0 | 1.0 |
| \$2,200,000 - \$2,300,000 | 1.25 | 1.0 |
| >\$2,300,000 | 1.25 | 1.25 |
| Nonhomestead resorts (4c): | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Seasonal Recreational Residential: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Agricultural land & buildings: | | |
| Homestead: | | |
| <\$790,000 | 0.55 | 0.5 |
| >\$790,000 | 1.0 | 1.0 |
| Nonhomestead | 1.0 | 1.0 |
| Credits: | | |
| Market Value Homestead: | | |
| Rate | 0.4% | 0.4% |
| Maximum | \$304 | \$304 |
| Phase-out rate | 0.09% | 0.09% |
| Market Value Agricultural: | | |
| Rate | 0.3% | 0.3% |
| Maximum | \$345 | \$345 |
| Phase-out rate | 0.05% | 0.05% |

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|------------------|
| STATEWIDE |
|------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|------------------|--------------------|----------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 329,920,942 | 329,920,942 | 0 | 0.0 | 3,490,554 | 3,462,347 | -28,207 | -0.8 | 1.06 | 1.05 |
| Res Non-Hmstd 1 | 30,212,853 | 30,212,853 | 0 | 0.0 | 348,856 | 345,679 | -3,177 | -0.9 | 1.15 | 1.14 |
| Res Non-Hmstd 23 | 10,140,317 | 10,140,317 | 0 | 0.0 | 143,493 | 141,895 | -1,598 | -1.1 | 1.42 | 1.40 |
| Apartments | 18,599,277 | 18,599,277 | 0 | 0.0 | 269,876 | 266,686 | -3,190 | -1.2 | 1.45 | 1.43 |
| Low-income Apts | 2,281,950 | 2,281,950 | 0 | 0.0 | 20,911 | 20,595 | -316 | -1.5 | 0.92 | 0.90 |
| Seasonal Rec | 24,644,223 | 24,644,218 | -5 | 0.0 | 215,038 | 214,537 | -501 | -0.2 | 0.87 | 0.87 |
| Com/Ind Lo Tier | 9,975,192 | 9,975,192 | 0 | 0.0 | 244,874 | 241,912 | -2,962 | -1.2 | 2.45 | 2.43 |
| Com/Ind Hi Tier | 63,102,411 | 63,102,411 | 0 | 0.0 | 1,985,685 | 1,972,498 | -13,187 | -0.7 | 3.15 | 3.13 |
| Publ U: Elec Gen | 1,496,108 | 1,496,108 | 0 | 0.0 | 32,438 | 32,282 | -156 | -0.5 | 2.17 | 2.16 |
| Publ U: Other | 5,906,612 | 5,906,612 | 0 | 0.0 | 178,426 | 180,665 | 2,239 | 1.3 | 3.02 | 3.06 |
| Ag Hmstd House | 12,898,617 | 12,898,617 | 0 | 0.0 | 107,659 | 107,913 | 253 | 0.2 | 0.83 | 0.84 |
| Ag Hmstd Land | 39,166,506 | 39,166,506 | 0 | 0.0 | 181,292 | 168,665 | -12,627 | -7.0 | 0.46 | 0.43 |
| Ag Non-Hmstd | 19,253,637 | 19,253,637 | 0 | 0.0 | 161,103 | 161,474 | 371 | 0.2 | 0.84 | 0.84 |
| Total | 567,598,645 | 567,598,640 | -5 | 0.0 | 7,380,204 | 7,317,148 | -63,056 | -0.9 | 1.30 | 1.29 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|----------------|----------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 6,395,774 | 6,379,342 | -16,431 | -0.3 | County | 40.17 | 40.12 | 0.052 | 0.052 |
| (-) TIF Tax Capacity | 326,946 | 326,946 | 0 | 0.0 | City/Town | 30.20 | 29.41 | 0.613 | 0.613 |
| (-) FD Contrib Tax Cap | 349,828 | 349,828 | 0 | 0.0 | School District | 21.11 | 21.17 | 14.369 | 14.369 |
| (=) Taxable Tax Capacity | <u>5,719,000</u> | <u>5,702,569</u> | <u>-16,431</u> | <u>-0.3</u> | Special District | <u>4.50</u> | <u>4.51</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 349,828 | 349,828 | 0 | 0.0 | Total | 95.98 | 95.22 | 15.034 | 15.034 |

GREATER MINNESOTA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 108,866,163 | 108,866,163 | 0 | 0.0 | 1,087,151 | 1,071,579 | -15,572 | -1.4 | 1.00 | 0.98 |
| Res Non-Hmstd 1 | 10,033,886 | 10,033,886 | 0 | 0.0 | 115,750 | 114,201 | -1,549 | -1.3 | 1.15 | 1.14 |
| Res Non-Hmstd 23 | 3,227,351 | 3,227,351 | 0 | 0.0 | 45,923 | 45,312 | -611 | -1.3 | 1.42 | 1.40 |
| Apartments | 3,795,091 | 3,795,091 | 0 | 0.0 | 58,108 | 56,932 | -1,176 | -2.0 | 1.53 | 1.50 |
| Low-income Apts | 817,384 | 817,384 | 0 | 0.0 | 7,965 | 7,776 | -189 | -2.4 | 0.97 | 0.95 |
| Seasonal Rec | 24,119,319 | 24,119,314 | -5 | 0.0 | 209,387 | 208,895 | -492 | -0.2 | 0.87 | 0.87 |
| Com/Ind Lo Tier | 5,834,163 | 5,834,163 | 0 | 0.0 | 145,481 | 143,050 | -2,431 | -1.7 | 2.49 | 2.45 |
| Com/Ind Hi Tier | 13,677,518 | 13,677,518 | 0 | 0.0 | 436,863 | 431,077 | -5,786 | -1.3 | 3.19 | 3.15 |
| Publ U: Elec Gen | 1,235,152 | 1,235,152 | 0 | 0.0 | 26,672 | 26,555 | -117 | -0.4 | 2.16 | 2.15 |
| Publ U: Other | 3,604,497 | 3,604,497 | 0 | 0.0 | 106,749 | 108,007 | 1,257 | 1.2 | 2.96 | 3.00 |
| Ag Hmstd House | 11,465,791 | 11,465,791 | 0 | 0.0 | 95,116 | 95,366 | 249 | 0.3 | 0.83 | 0.83 |
| Ag Hmstd Land | 37,388,361 | 37,388,361 | 0 | 0.0 | 174,232 | 162,196 | -12,036 | -6.9 | 0.47 | 0.43 |
| Ag Non-Hmstd | 17,837,657 | 17,837,657 | 0 | 0.0 | 148,935 | 149,313 | 378 | 0.3 | 0.83 | 0.84 |
| Total | 241,902,334 | 241,902,329 | -5 | 0.0 | 2,658,331 | 2,620,258 | -38,073 | -1.4 | 1.10 | 1.08 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 2,516,510 | 2,500,849 | -15,662 | -0.6 | County | 47.47 | 47.54 | 0.026 | 0.026 |
| (-) TIF Tax Capacity | 60,421 | 60,421 | 0 | 0.0 | City/Town | 27.15 | 25.99 | 0.118 | 0.118 |
| (-) FD Contrib Tax Cap | 3,500 | 3,500 | 0 | 0.0 | School District | 19.45 | 19.58 | 12.813 | 12.813 |
| (=) Taxable Tax Capacity | <u>2,452,589</u> | <u>2,436,928</u> | <u>-15,662</u> | <u>-0.6</u> | Special District | <u>1.53</u> | <u>1.54</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 3,500 | 3,500 | 0 | 0.0 | Total | 95.60 | 94.65 | 12.957 | 12.957 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 109,500 | 109,500 | 0.0 | 915 | 904 | -10 | -1.1 | 0.84 | 0.83 |
| Res Hmstd: Avg Val | 164,100 | 164,100 | 0.0 | 1,557 | 1,541 | -15 | -1.0 | 0.95 | 0.94 |
| Res Hmstd: Hi Val | 218,800 | 218,800 | 0.0 | 2,200 | 2,179 | -21 | -0.9 | 1.01 | 1 |
| Res Hmstd: Ex-Hi Val | 328,300 | 328,300 | 0.0 | 3,487 | 3,456 | -31 | -0.9 | 1.06 | 1.05 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 3,974 | 3,938 | -35 | -0.9 | 1.32 | 1.31 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 1,065 | 1,056 | -9 | -0.9 | 1.07 | 1.06 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 3,379 | 3,351 | -28 | -0.8 | 1.13 | 1.12 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,353 | 3,327 | -26 | -0.8 | 2.24 | 2.22 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,759 | 7,699 | -61 | -0.8 | 2.59 | 2.57 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,321 | 28,099 | -223 | -0.8 | 2.83 | 2.81 |

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|-------------------|
| METRO AREA |
|-------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 221,054,778 | 221,054,778 | 0 | 0.0 | 2,403,403 | 2,390,768 | -12,635 | -0.5 | 1.09 | 1.08 |
| Res Non-Hmstd 1 | 20,178,967 | 20,178,967 | 0 | 0.0 | 233,106 | 231,478 | -1,628 | -0.7 | 1.16 | 1.15 |
| Res Non-Hmstd 23 | 6,912,966 | 6,912,966 | 0 | 0.0 | 97,570 | 96,584 | -986 | -1.0 | 1.41 | 1.40 |
| Apartments | 14,804,186 | 14,804,186 | 0 | 0.0 | 211,768 | 209,754 | -2,014 | -1.0 | 1.43 | 1.42 |
| Low-income Apts | 1,464,566 | 1,464,566 | 0 | 0.0 | 12,946 | 12,819 | -127 | -1.0 | 0.88 | 0.88 |
| Seasonal Rec | 524,904 | 524,904 | 0 | 0.0 | 5,651 | 5,642 | -9 | -0.2 | 1.08 | 1.07 |
| Com/Ind Lo Tier | 4,141,030 | 4,141,030 | 0 | 0.0 | 99,393 | 98,862 | -531 | -0.5 | 2.40 | 2.39 |
| Com/Ind Hi Tier | 49,424,893 | 49,424,893 | 0 | 0.0 | 1,548,822 | 1,541,421 | -7,401 | -0.5 | 3.13 | 3.12 |
| Publ U: Elec Gen | 260,956 | 260,956 | 0 | 0.0 | 5,766 | 5,727 | -39 | -0.7 | 2.21 | 2.19 |
| Publ U: Other | 2,302,114 | 2,302,114 | 0 | 0.0 | 71,677 | 72,659 | 982 | 1.4 | 3.11 | 3.16 |
| Ag Hmstd House | 1,432,827 | 1,432,827 | 0 | 0.0 | 12,543 | 12,547 | 4 | 0.0 | 0.88 | 0.88 |
| Ag Hmstd Land | 1,778,145 | 1,778,145 | 0 | 0.0 | 7,060 | 6,469 | -591 | -8.4 | 0.40 | 0.36 |
| Ag Non-Hmstd | 1,415,980 | 1,415,980 | 0 | 0.0 | 12,168 | 12,161 | -7 | -0.1 | 0.86 | 0.86 |
| Total | 325,696,311 | 325,696,311 | 0 | 0.0 | 4,721,873 | 4,696,890 | -24,983 | -0.5 | 1.45 | 1.44 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 3,879,263 | 3,878,494 | -770 | 0.0 | County | 34.69 | 34.59 | 0.065 | 0.065 |
| (-) TIF Tax Capacity | 266,524 | 266,524 | 0 | 0.0 | City/Town | 32.48 | 31.96 | 0.864 | 0.864 |
| (-) FD Contrib Tax Cap | 346,328 | 346,328 | 0 | 0.0 | School District | 22.36 | 22.37 | 15.159 | 15.159 |
| (=) Taxable Tax Capacity | <u>3,266,411</u> | <u>3,265,641</u> | <u>-770</u> | <u>0.0</u> | Special District | <u>6.73</u> | <u>6.73</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 346,328 | 346,328 | 0 | 0.0 | Total | 96.26 | 95.64 | 16.089 | 16.089 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 189,100 | 189,100 | 0.0 | 1,922 | 1,911 | -12 | -0.6 | 1.02 | 1.01 |
| Res Hmstd: Avg Val | 283,500 | 283,500 | 0.0 | 3,068 | 3,050 | -18 | -0.6 | 1.08 | 1.08 |
| Res Hmstd: Hi Val | 377,900 | 377,900 | 0.0 | 4,214 | 4,190 | -23 | -0.6 | 1.11 | 1.11 |
| Res Hmstd: Ex-Hi Val | 567,000 | 567,000 | 0.0 | 6,532 | 6,495 | -36 | -0.6 | 1.15 | 1.15 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,093 | 4,069 | -23 | -0.6 | 1.36 | 1.36 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,554 | 3,540 | -14 | -0.4 | 2.37 | 2.36 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,212 | 8,179 | -34 | -0.4 | 2.74 | 2.73 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,951 | 29,829 | -123 | -0.4 | 3 | 2.98 |

GREATER MINNESOTA URBAN

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 62,000,847 | 62,000,847 | 0 | 0.0 | 695,320 | 679,116 | -16,203 | -2.3 | 1.12 | 1.10 |
| Res Non-Hmstd 1 | 6,225,124 | 6,225,124 | 0 | 0.0 | 79,268 | 77,662 | -1,606 | -2.0 | 1.27 | 1.25 |
| Res Non-Hmstd 23 | 2,334,361 | 2,334,361 | 0 | 0.0 | 35,474 | 34,848 | -626 | -1.8 | 1.52 | 1.49 |
| Apartments | 3,726,677 | 3,726,677 | 0 | 0.0 | 57,356 | 56,180 | -1,176 | -2.1 | 1.54 | 1.51 |
| Low-income Apts | 816,624 | 816,624 | 0 | 0.0 | 7,957 | 7,768 | -189 | -2.4 | 0.97 | 0.95 |
| Seasonal Rec | 3,112,450 | 3,112,450 | 0 | 0.0 | 30,449 | 30,308 | -141 | -0.5 | 0.98 | 0.97 |
| Com/Ind Lo Tier | 4,760,231 | 4,760,231 | 0 | 0.0 | 123,438 | 121,009 | -2,428 | -2.0 | 2.59 | 2.54 |
| Com/Ind Hi Tier | 12,446,248 | 12,446,248 | 0 | 0.0 | 403,798 | 398,009 | -5,789 | -1.4 | 3.24 | 3.20 |
| Publ U: Elec Gen | 1,206,621 | 1,206,621 | 0 | 0.0 | 26,151 | 26,033 | -118 | -0.5 | 2.17 | 2.16 |
| Publ U: Other | 1,354,968 | 1,354,968 | 0 | 0.0 | 44,243 | 44,118 | -125 | -0.3 | 3.27 | 3.26 |
| Ag Hmstd House | 393,948 | 393,948 | 0 | 0.0 | 4,416 | 4,354 | -62 | -1.4 | 1.12 | 1.11 |
| Ag Hmstd Land | 502,255 | 502,255 | 0 | 0.0 | 2,876 | 2,570 | -306 | -10.6 | 0.57 | 0.51 |
| Ag Non-Hmstd | 624,601 | 624,601 | 0 | 0.0 | 7,068 | 6,912 | -156 | -2.2 | 1.13 | 1.11 |
| Total | 99,504,954 | 99,504,954 | 0 | 0.0 | 1,517,816 | 1,488,890 | -28,926 | -1.9 | 1.53 | 1.50 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 1,181,608 | 1,181,350 | -258 | 0.0 | County | 46.64 | 46.70 | 0.022 | 0.022 |
| (-) TIF Tax Capacity | 59,631 | 59,631 | 0 | 0.0 | City/Town | 43.89 | 41.29 | 0.197 | 0.197 |
| (-) FD Contrib Tax Cap | 2,488 | 2,488 | 0 | 0.0 | School District | 20.65 | 20.74 | 13.377 | 13.377 |
| (=) Taxable Tax Capacity | <u>1,119,489</u> | <u>1,119,231</u> | <u>-258</u> | <u>0.0</u> | Special District | <u>1.72</u> | <u>1.73</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 2,748 | 2,748 | 0 | 0.0 | Total | 112.91 | 110.46 | 13.596 | 13.596 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 95,600 | 95,600 | 0.0 | 923 | 900 | -23 | -2.5 | 0.97 | 0.94 |
| Res Hmstd: Avg Val | 143,200 | 143,200 | 0.0 | 1,568 | 1,533 | -35 | -2.2 | 1.1 | 1.07 |
| Res Hmstd: Hi Val | 190,900 | 190,900 | 0.0 | 2,214 | 2,168 | -47 | -2.1 | 1.16 | 1.14 |
| Res Hmstd: Ex-Hi Val | 286,500 | 286,500 | 0.0 | 3,510 | 3,440 | -70 | -2.0 | 1.23 | 1.20 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,642 | 4,550 | -92 | -2.0 | 1.55 | 1.52 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,752 | 3,693 | -60 | -1.6 | 2.50 | 2.46 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,688 | 8,548 | -140 | -1.6 | 2.9 | 2.85 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 31,718 | 31,206 | -512 | -1.6 | 3.17 | 3.12 |

GREATER MINNESOTA RURAL

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 46,865,316 | 46,865,316 | 0 | 0.0 | 391,831 | 392,463 | 632 | 0.2 | 0.84 | 0.84 |
| Res Non-Hmstd 1 | 3,808,763 | 3,808,763 | 0 | 0.0 | 36,482 | 36,539 | 57 | 0.2 | 0.96 | 0.96 |
| Res Non-Hmstd 23 | 892,989 | 892,989 | 0 | 0.0 | 10,449 | 10,463 | 14 | 0.1 | 1.17 | 1.17 |
| Apartments | 68,414 | 68,414 | 0 | 0.0 | 752 | 752 | 0 | 0.0 | 1.10 | 1.10 |
| Low-income Apts | 760 | 760 | 0 | 0.0 | 8 | 8 | 0 | 0.2 | 1.01 | 1.01 |
| Seasonal Rec | 21,006,869 | 21,006,864 | -5 | 0.0 | 178,937 | 178,587 | -351 | -0.2 | 0.85 | 0.85 |
| Com/Ind Lo Tier | 1,073,931 | 1,073,931 | 0 | 0.0 | 22,043 | 22,041 | -2 | 0.0 | 2.05 | 2.05 |
| Com/Ind Hi Tier | 1,231,270 | 1,231,270 | 0 | 0.0 | 33,064 | 33,067 | 3 | 0.0 | 2.69 | 2.69 |
| Publ U: Elec Gen | 28,532 | 28,532 | 0 | 0.0 | 520 | 522 | 2 | 0.3 | 1.82 | 1.83 |
| Publ U: Other | 2,249,529 | 2,249,529 | 0 | 0.0 | 62,506 | 63,889 | 1,383 | 2.2 | 2.78 | 2.84 |
| Ag Hmstd House | 11,071,843 | 11,071,843 | 0 | 0.0 | 90,700 | 91,012 | 311 | 0.3 | 0.82 | 0.82 |
| Ag Hmstd Land | 36,886,106 | 36,886,106 | 0 | 0.0 | 171,356 | 159,626 | -11,730 | -6.8 | 0.46 | 0.43 |
| Ag Non-Hmstd | 17,213,056 | 17,213,056 | 0 | 0.0 | 141,867 | 142,401 | 534 | 0.4 | 0.82 | 0.83 |
| Total | 142,397,379 | 142,397,374 | -5 | 0.0 | 1,140,515 | 1,131,369 | -9,147 | -0.8 | 0.80 | 0.79 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 1,334,902 | 1,319,499 | -15,404 | -1.2 | County | 48.15 | 48.26 | 0.031 | 0.031 |
| (-) TIF Tax Capacity | 790 | 790 | 0 | 0.0 | City/Town | 13.09 | 12.99 | 0.008 | 0.008 |
| (-) FD Contrib Tax Cap | 1,012 | 1,012 | 0 | 0.0 | School District | 18.44 | 18.59 | 12.024 | 12.024 |
| (=) Taxable Tax Capacity | <u>1,333,100</u> | <u>1,317,697</u> | <u>-15,404</u> | <u>-1.2</u> | Special District | <u>1.37</u> | <u>1.38</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 752 | 752 | 0 | 0.0 | Total | 81.06 | 81.22 | 12.063 | 12.063 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 135,700 | 135,700 | 0.0 | 1,013 | 1,016 | 2 | 0.2 | 0.75 | 0.75 |
| Res Hmstd: Avg Val | 203,400 | 203,400 | 0.0 | 1,705 | 1,708 | 3 | 0.2 | 0.84 | 0.84 |
| Res Hmstd: Hi Val | 271,100 | 271,100 | 0.0 | 2,396 | 2,401 | 5 | 0.2 | 0.88 | 0.89 |
| Res Hmstd: Ex-Hi Val | 406,800 | 406,800 | 0.0 | 3,782 | 3,789 | 7 | 0.2 | 0.93 | 0.93 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 3,401 | 3,408 | 6 | 0.2 | 1.13 | 1.14 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 920 | 922 | 2 | 0.2 | 0.92 | 0.92 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 2,943 | 2,948 | 5 | 0.2 | 0.98 | 0.98 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,013 | 3,012 | -1 | 0.0 | 2.01 | 2.01 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,969 | 6,967 | -2 | 0.0 | 2.32 | 2.32 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 25,433 | 25,424 | -9 | 0.0 | 2.54 | 2.54 |

| |
|-------------------------|
| NORTHWEST CITIES |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 5,089,627 | 5,089,627 | 0 | 0.0 | 59,657 | 57,613 | -2,045 | -3.4 | 1.17 | 1.13 |
| Res Non-Hmstd 1 | 479,862 | 479,862 | 0 | 0.0 | 6,533 | 6,345 | -188 | -2.9 | 1.36 | 1.32 |
| Res Non-Hmstd 23 | 168,285 | 168,285 | 0 | 0.0 | 2,597 | 2,530 | -67 | -2.6 | 1.54 | 1.50 |
| Apartments | 404,190 | 404,190 | 0 | 0.0 | 6,538 | 6,357 | -180 | -2.8 | 1.62 | 1.57 |
| Low-income Apts | 97,354 | 97,354 | 0 | 0.0 | 1,009 | 973 | -36 | -3.6 | 1.04 | 1.00 |
| Seasonal Rec | 200,658 | 200,658 | 0 | 0.0 | 2,211 | 2,190 | -21 | -0.9 | 1.10 | 1.09 |
| Com/Ind Lo Tier | 585,677 | 585,677 | 0 | 0.0 | 15,395 | 15,067 | -328 | -2.1 | 2.63 | 2.57 |
| Com/Ind Hi Tier | 1,070,959 | 1,070,959 | 0 | 0.0 | 31,836 | 31,336 | -500 | -1.6 | 2.97 | 2.93 |
| Publ U: Elec Gen | 21,315 | 21,315 | 0 | 0.0 | 448 | 431 | -18 | -3.9 | 2.10 | 2.02 |
| Publ U: Other | 95,120 | 95,120 | 0 | 0.0 | 3,321 | 3,274 | -47 | -1.4 | 3.49 | 3.44 |
| Ag Hmstd House | 21,729 | 21,729 | 0 | 0.0 | 260 | 251 | -9 | -3.5 | 1.20 | 1.16 |
| Ag Hmstd Land | 41,451 | 41,451 | 0 | 0.0 | 280 | 248 | -32 | -11.5 | 0.68 | 0.60 |
| Ag Non-Hmstd | 40,691 | 40,691 | 0 | 0.0 | 517 | 502 | -15 | -2.9 | 1.27 | 1.23 |
| Total | 8,316,919 | 8,316,919 | 0 | 0.0 | 130,602 | 127,116 | -3,487 | -2.7 | 1.57 | 1.53 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 63,766 | 98,930 | 35,163 | 55.1 | County | 66.85 | 52.67 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 656 | 5,044 | 4,388 | 669.2 | City/Town | 31.63 | 41.90 | 0.000 | 0.344 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.29 | 21.54 | 20.856 | 12.458 |
| (=) Taxable Tax Capacity | <u>63,111</u> | <u>93,886</u> | <u>30,775</u> | <u>48.8</u> | Special District | <u>6.26</u> | <u>3.60</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 126.02 | 119.71 | 20.856 | 12.803 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 72,400 | 72,400 | 0.0 | 774 | 670 | -104 | -13.4 | 1.07 | 0.93 |
| Res Hmstd: Avg Val | 108,500 | 108,500 | 0.0 | 1,319 | 1,163 | -156 | -11.8 | 1.22 | 1.07 |
| Res Hmstd: Hi Val | 144,500 | 144,500 | 0.0 | 1,880 | 1,672 | -208 | -11.0 | 1.30 | 1.16 |
| Res Hmstd: Ex-Hi Val | 216,900 | 216,900 | 0.0 | 3,009 | 2,697 | -312 | -10.4 | 1.39 | 1.24 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 5,352 | 4,873 | -478 | -8.9 | 1.78 | 1.62 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,156 | 3,889 | -268 | -6.4 | 2.77 | 2.59 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,594 | 9,009 | -584 | -6.1 | 3.2 | 3.00 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 34,968 | 32,907 | -2,062 | -5.9 | 3.5 | 3.29 |

NORTHWEST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 6,078,939 | 6,078,939 | 0 | 0.0 | 49,089 | 49,228 | 139 | 0.3 | 0.81 | 0.81 |
| Res Non-Hmstd 1 | 405,668 | 405,668 | 0 | 0.0 | 3,959 | 3,968 | 9 | 0.2 | 0.98 | 0.98 |
| Res Non-Hmstd 23 | 133,794 | 133,794 | 0 | 0.0 | 1,425 | 1,428 | 3 | 0.2 | 1.07 | 1.07 |
| Apartments | 9,512 | 9,512 | 0 | 0.0 | 92 | 92 | 0 | 0.2 | 0.97 | 0.97 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 4,309,534 | 4,309,529 | -5 | 0.0 | 36,480 | 36,489 | 9 | 0.0 | 0.85 | 0.85 |
| Com/Ind Lo Tier | 163,259 | 163,259 | 0 | 0.0 | 3,378 | 3,380 | 1 | 0.0 | 2.07 | 2.07 |
| Com/Ind Hi Tier | 179,067 | 179,067 | 0 | 0.0 | 5,013 | 5,017 | 4 | 0.1 | 2.80 | 2.80 |
| Publ U: Elec Gen | 360 | 360 | 0 | 0.0 | 5 | 5 | 0 | 0.2 | 1.31 | 1.31 |
| Publ U: Other | 417,756 | 417,756 | 0 | 0.0 | 12,082 | 12,361 | 279 | 2.3 | 2.89 | 2.96 |
| Ag Hmstd House | 1,582,064 | 1,582,064 | 0 | 0.0 | 13,087 | 13,116 | 29 | 0.2 | 0.83 | 0.83 |
| Ag Hmstd Land | 5,875,427 | 5,875,427 | 0 | 0.0 | 28,581 | 26,366 | -2,216 | -7.8 | 0.49 | 0.45 |
| Ag Non-Hmstd | 3,440,705 | 3,440,705 | 0 | 0.0 | 31,102 | 31,146 | 44 | 0.1 | 0.90 | 0.91 |
| Total | 22,596,083 | 22,596,078 | -5 | 0.0 | 184,294 | 182,596 | -1,698 | -0.9 | 0.82 | 0.81 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 77,795 | 208,405 | 130,610 | 167.9 | County | 50.76 | 49.51 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 480 | 58 | -422 | -87.9 | City/Town | 19.03 | 12.47 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 24.86 | 16.99 | 11.360 | 13.522 |
| (=) Taxable Tax Capacity | <u>77,315</u> | <u>208,347</u> | <u>131,032</u> | <u>169.5</u> | Special District | <u>1.48</u> | <u>3.30</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 96.12 | 82.28 | 11.360 | 13.522 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 123,300 | 123,300 | 0.0 | 1,064 | 920 | -144 | -13.5 | 0.86 | 0.75 |
| Res Hmstd: Avg Val | 184,900 | 184,900 | 0.0 | 1,781 | 1,565 | -216 | -12.1 | 0.96 | 0.85 |
| Res Hmstd: Hi Val | 246,500 | 246,500 | 0.0 | 2,499 | 2,211 | -288 | -11.5 | 1.01 | 0.9 |
| Res Hmstd: Ex-Hi Val | 369,800 | 369,800 | 0.0 | 3,935 | 3,503 | -432 | -11.0 | 1.06 | 0.95 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 1,071 | 932 | -138 | -12.9 | 1.07 | 0.93 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 3,395 | 2,980 | -415 | -12.2 | 1.13 | 0.99 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,341 | 3,057 | -284 | -8.5 | 2.23 | 2.04 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,739 | 7,066 | -673 | -8.7 | 2.58 | 2.36 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,263 | 25,774 | -2,490 | -8.8 | 2.83 | 2.58 |

NORTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 4,037,315 | 4,037,315 | 0 | 0.0 | 38,332 | 37,432 | -900 | -2.3 | 0.95 | 0.93 |
| Res Non-Hmstd 1 | 463,509 | 463,509 | 0 | 0.0 | 5,405 | 5,276 | -129 | -2.4 | 1.17 | 1.14 |
| Res Non-Hmstd 23 | 175,752 | 175,752 | 0 | 0.0 | 2,423 | 2,370 | -53 | -2.2 | 1.38 | 1.35 |
| Apartments | 226,088 | 226,088 | 0 | 0.0 | 3,286 | 3,203 | -83 | -2.5 | 1.45 | 1.42 |
| Low-income Apts | 70,606 | 70,606 | 0 | 0.0 | 702 | 680 | -21 | -3.0 | 0.99 | 0.96 |
| Seasonal Rec | 2,215,394 | 2,215,394 | 0 | 0.0 | 19,672 | 19,649 | -23 | -0.1 | 0.89 | 0.89 |
| Com/Ind Lo Tier | 522,897 | 522,897 | 0 | 0.0 | 12,751 | 12,509 | -242 | -1.9 | 2.44 | 2.39 |
| Com/Ind Hi Tier | 1,123,304 | 1,123,304 | 0 | 0.0 | 34,622 | 34,027 | -594 | -1.7 | 3.08 | 3.03 |
| Publ U: Elec Gen | 1,114 | 1,114 | 0 | 0.0 | 31 | 30 | -1 | -3.0 | 2.76 | 2.68 |
| Publ U: Other | 80,091 | 80,091 | 0 | 0.0 | 2,597 | 2,590 | -7 | -0.3 | 3.24 | 3.23 |
| Ag Hmstd House | 32,677 | 32,677 | 0 | 0.0 | 325 | 321 | -3 | -1.0 | 0.99 | 0.98 |
| Ag Hmstd Land | 39,303 | 39,303 | 0 | 0.0 | 162 | 140 | -22 | -13.3 | 0.41 | 0.36 |
| Ag Non-Hmstd | 47,196 | 47,196 | 0 | 0.0 | 406 | 402 | -3 | -0.8 | 0.86 | 0.85 |
| Total | 9,035,246 | 9,035,246 | 0 | 0.0 | 120,712 | 118,629 | -2,083 | -1.7 | 1.34 | 1.31 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 141,994 | 106,874 | -35,119 | -24.7 | County | 59.82 | 39.66 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 7,283 | 3,669 | -3,614 | -49.6 | City/Town | 23.60 | 35.19 | 0.011 | 0.094 |
| (-) FD Contrib Tax Cap | 35 | 0 | -35 | 100.0 | School District | 15.47 | 17.56 | 9.812 | 9.797 |
| (=) Taxable Tax Capacity | 134,675 | 103,205 | -31,470 | -23.4 | Special District | 3.28 | 0.71 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 2 | 0 | -2 | 100.0 | Total | 102.18 | 93.12 | 9.824 | 9.891 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 96,900 | 96,900 | 0.0 | 800 | 713 | -87 | -10.9 | 0.83 | 0.74 |
| Res Hmstd: Avg Val | 145,300 | 145,300 | 0.0 | 1,386 | 1,255 | -131 | -9.4 | 0.95 | 0.86 |
| Res Hmstd: Hi Val | 193,600 | 193,600 | 0.0 | 1,970 | 1,796 | -174 | -8.8 | 1.02 | 0.93 |
| Res Hmstd: Ex-Hi Val | 290,500 | 290,500 | 0.0 | 3,143 | 2,882 | -261 | -8.3 | 1.08 | 0.99 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,126 | 3,789 | -337 | -8.2 | 1.38 | 1.26 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,454 | 3,247 | -207 | -6.0 | 2.30 | 2.16 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,011 | 7,526 | -484 | -6.0 | 2.67 | 2.51 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,275 | 27,498 | -1,777 | -6.1 | 2.93 | 2.75 |

NORTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 7,281,843 | 7,281,843 | 0 | 0.0 | 55,050 | 55,138 | 87 | 0.2 | 0.76 | 0.76 |
| Res Non-Hmstd 1 | 570,398 | 570,398 | 0 | 0.0 | 5,136 | 5,142 | 6 | 0.1 | 0.90 | 0.90 |
| Res Non-Hmstd 23 | 131,709 | 131,709 | 0 | 0.0 | 1,427 | 1,428 | 1 | 0.1 | 1.08 | 1.08 |
| Apartments | 25,891 | 25,891 | 0 | 0.0 | 269 | 269 | 0 | 0.0 | 1.04 | 1.04 |
| Low-income Apts | 760 | 760 | 0 | 0.0 | 8 | 8 | 0 | 0.2 | 1.01 | 1.01 |
| Seasonal Rec | 6,669,837 | 6,669,837 | 0 | 0.0 | 52,772 | 52,693 | -79 | -0.1 | 0.79 | 0.79 |
| Com/Ind Lo Tier | 207,170 | 207,170 | 0 | 0.0 | 3,968 | 3,965 | -2 | -0.1 | 1.92 | 1.91 |
| Com/Ind Hi Tier | 169,774 | 169,774 | 0 | 0.0 | 4,187 | 4,183 | -4 | -0.1 | 2.47 | 2.46 |
| Publ U: Elec Gen | 3,610 | 3,610 | 0 | 0.0 | 74 | 75 | 0 | 0.7 | 2.06 | 2.07 |
| Publ U: Other | 332,882 | 332,882 | 0 | 0.0 | 9,756 | 9,957 | 201 | 2.1 | 2.93 | 2.99 |
| Ag Hmstd House | 1,157,009 | 1,157,009 | 0 | 0.0 | 9,742 | 9,779 | 37 | 0.4 | 0.84 | 0.85 |
| Ag Hmstd Land | 2,187,380 | 2,187,380 | 0 | 0.0 | 8,969 | 7,967 | -1,002 | -11.2 | 0.41 | 0.36 |
| Ag Non-Hmstd | 1,070,504 | 1,070,504 | 0 | 0.0 | 9,396 | 9,404 | 8 | 0.1 | 0.88 | 0.88 |
| Total | 19,808,769 | 19,808,769 | 0 | 0.0 | 160,754 | 160,008 | -746 | -0.5 | 0.81 | 0.81 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 193,293 | 194,806 | 1,513 | 0.8 | County | 49.75 | 43.26 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,780 | 46 | -1,734 | -97.4 | City/Town | 26.83 | 12.33 | 0.081 | 0.000 |
| (-) FD Contrib Tax Cap | 3,465 | 0 | -3,465 | 100.0 | School District | 10.36 | 18.95 | 8.673 | 10.085 |
| (=) Taxable Tax Capacity | <u>188,049</u> | <u>194,761</u> | <u>6,712</u> | <u>3.6</u> | Special District | <u>2.31</u> | <u>0.77</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 3,498 | 0 | -3,498 | 100.0 | Total | 89.25 | 75.31 | 8.755 | 10.085 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 129,200 | 129,200 | 0.0 | 1,010 | 847 | -163 | -16.1 | 0.78 | 0.66 |
| Res Hmstd: Avg Val | 193,700 | 193,700 | 0.0 | 1,700 | 1,456 | -244 | -14.4 | 0.88 | 0.75 |
| Res Hmstd: Hi Val | 258,200 | 258,200 | 0.0 | 2,390 | 2,065 | -325 | -13.6 | 0.93 | 0.8 |
| Res Hmstd: Ex-Hi Val | 387,300 | 387,300 | 0.0 | 3,772 | 3,284 | -488 | -12.9 | 0.97 | 0.85 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 1,002 | 862 | -139 | -13.9 | 1.00 | 0.86 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 3,189 | 2,771 | -418 | -13.1 | 1.06 | 0.92 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,147 | 2,849 | -298 | -9.5 | 2.1 | 1.9 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,300 | 6,597 | -703 | -9.6 | 2.43 | 2.2 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 26,679 | 24,089 | -2,590 | -9.7 | 2.67 | 2.41 |

| |
|------------------------|
| TACONITE CITIES |
|------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 2,661,617 | 2,661,617 | 0 | 0.0 | 22,757 | 20,783 | -1,975 | -8.7 | 0.86 | 0.78 |
| Res Non-Hmstd 1 | 270,910 | 270,910 | 0 | 0.0 | 3,813 | 3,613 | -200 | -5.2 | 1.41 | 1.33 |
| Res Non-Hmstd 23 | 66,531 | 66,531 | 0 | 0.0 | 1,138 | 1,078 | -60 | -5.3 | 1.71 | 1.62 |
| Apartments | 96,636 | 96,636 | 0 | 0.0 | 1,743 | 1,642 | -101 | -5.8 | 1.80 | 1.70 |
| Low-income Apts | 39,490 | 39,490 | 0 | 0.0 | 431 | 411 | -20 | -4.7 | 1.09 | 1.04 |
| Seasonal Rec | 321,440 | 321,440 | 0 | 0.0 | 3,605 | 3,563 | -41 | -1.1 | 1.12 | 1.11 |
| Com/Ind Lo Tier | 312,068 | 312,068 | 0 | 0.0 | 8,794 | 8,479 | -315 | -3.6 | 2.82 | 2.72 |
| Com/Ind Hi Tier | 396,316 | 396,316 | 0 | 0.0 | 14,488 | 14,038 | -449 | -3.1 | 3.66 | 3.54 |
| Publ U: Elec Gen | 194,734 | 194,734 | 0 | 0.0 | 3,909 | 3,867 | -42 | -1.1 | 2.01 | 1.99 |
| Publ U: Other | 121,641 | 121,641 | 0 | 0.0 | 4,085 | 4,016 | -70 | -1.7 | 3.36 | 3.30 |
| Ag Hmstd House | 7,908 | 7,908 | 0 | 0.0 | 71 | 65 | -6 | -8.1 | 0.90 | 0.82 |
| Ag Hmstd Land | 6,005 | 6,005 | 0 | 0.0 | 21 | 16 | -5 | -23.1 | 0.35 | 0.27 |
| Ag Non-Hmstd | 68,210 | 68,210 | 0 | 0.0 | 862 | 813 | -48 | -5.6 | 1.26 | 1.19 |
| Total | 4,563,506 | 4,563,506 | 0 | 0.0 | 65,716 | 62,384 | -3,332 | -5.1 | 1.44 | 1.37 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 246,180 | 54,594 | -191,586 | -77.8 | County | 46.02 48.82 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,446 | 1,500 | -2,946 | -66.3 | City/Town | 20.75 57.60 | 0.197 | 0.220 |
| (-) FD Contrib Tax Cap | 0 | 2,488 | 2,488 | 0.0 | School District | 17.45 10.00 | 11.249 | 10.547 |
| (=) Taxable Tax Capacity | 241,734 | 50,606 | -191,128 | -79.1 | Special District | 2.61 2.14 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 2,748 | 2,748 | 0.0 | Total | 86.84 118.56 | 11.447 | 10.768 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 63,400 | 63,400 | 0.0 | 126 | 251 | 126 | 99.9 | 0.2 | 0.4 |
| Res Hmstd: Avg Val | 95,100 | 95,100 | 0.0 | 333 | 628 | 295 | 88.7 | 0.35 | 0.66 |
| Res Hmstd: Hi Val | 126,800 | 126,800 | 0.0 | 673 | 1,066 | 394 | 58.5 | 0.53 | 0.84 |
| Res Hmstd: Ex-Hi Val | 190,200 | 190,200 | 0.0 | 1,353 | 1,943 | 590 | 43.6 | 0.71 | 1.02 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 3,600 | 4,769 | 1,169 | 32.5 | 1.2 | 1.59 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,134 | 3,910 | 776 | 24.8 | 2.09 | 2.61 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,254 | 9,069 | 1,814 | 25.0 | 2.42 | 3.02 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 26,485 | 33,144 | 6,658 | 25.1 | 2.65 | 3.31 |

TACONITE TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 5,589,591 | 5,589,591 | 0 | 0.0 | 35,259 | 35,154 | -105 | -0.3 | 0.63 | 0.63 |
| Res Non-Hmstd 1 | 408,378 | 408,378 | 0 | 0.0 | 3,656 | 3,648 | -8 | -0.2 | 0.90 | 0.89 |
| Res Non-Hmstd 23 | 48,209 | 48,209 | 0 | 0.0 | 543 | 542 | -1 | -0.2 | 1.13 | 1.12 |
| Apartments | 5,521 | 5,521 | 0 | 0.0 | 59 | 59 | 0 | -0.3 | 1.07 | 1.07 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 5,658,449 | 5,658,449 | 0 | 0.0 | 48,140 | 47,884 | -256 | -0.5 | 0.85 | 0.85 |
| Com/Ind Lo Tier | 92,042 | 92,042 | 0 | 0.0 | 1,960 | 1,955 | -5 | -0.3 | 2.13 | 2.12 |
| Com/Ind Hi Tier | 140,843 | 140,843 | 0 | 0.0 | 4,023 | 4,013 | -11 | -0.3 | 2.86 | 2.85 |
| Publ U: Elec Gen | 796 | 796 | 0 | 0.0 | 15 | 15 | 0 | -0.1 | 1.91 | 1.91 |
| Publ U: Other | 252,598 | 252,598 | 0 | 0.0 | 7,131 | 7,247 | 116 | 1.6 | 2.82 | 2.87 |
| Ag Hmstd House | 219,532 | 219,532 | 0 | 0.0 | 962 | 934 | -28 | -2.9 | 0.44 | 0.43 |
| Ag Hmstd Land | 327,099 | 327,099 | 0 | 0.0 | 651 | 544 | -107 | -16.5 | 0.20 | 0.17 |
| Ag Non-Hmstd | 770,251 | 770,251 | 0 | 0.0 | 6,217 | 6,199 | -18 | -0.3 | 0.81 | 0.80 |
| Total | 13,513,306 | 13,513,306 | 0 | 0.0 | 108,617 | 108,193 | -424 | -0.4 | 0.80 | 0.80 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|-------------|--------------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 215,946 | 138,371 | -77,575 | -35.9 | County | 38.96 | 49.86 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,235 | 280 | -2,955 | -91.3 | City/Town | 21.43 | 13.13 | 0.055 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 1,012 | 1,012 | 0.0 | School District | 15.87 | 10.46 | 9.231 | 7.558 |
| (=) Taxable Tax Capacity | 212,711 | 137,079 | -75,633 | -35.6 | Special District | 0.48 | 2.38 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 751 | 751 | 0.0 | Total | 76.74 | 75.83 | 9.285 | 7.558 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 131,600 | 131,600 | 0.0 | 588 | 554 | -35 | -5.9 | 0.45 | 0.42 |
| Res Hmstd: Avg Val | 197,200 | 197,200 | 0.0 | 1,212 | 1,160 | -52 | -4.3 | 0.61 | 0.59 |
| Res Hmstd: Hi Val | 263,000 | 263,000 | 0.0 | 1,837 | 1,768 | -69 | -3.8 | 0.7 | 0.67 |
| Res Hmstd: Ex-Hi Val | 394,500 | 394,500 | 0.0 | 3,086 | 2,982 | -104 | -3.4 | 0.78 | 0.76 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 877 | 868 | -9 | -1.0 | 0.88 | 0.87 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 2,813 | 2,786 | -27 | -1.0 | 0.94 | 0.93 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 2,874 | 2,940 | 66 | 2.3 | 1.92 | 1.96 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,659 | 6,823 | 163 | 2.5 | 2.22 | 2.27 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 24,324 | 24,940 | 616 | 2.5 | 2.43 | 2.49 |

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|--------------------|
| DULUTH AREA |
|--------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 5,407,182 | 5,407,182 | 0 | 0.0 | 54,237 | 52,766 | -1,471 | -2.7 | 1.00 | 0.98 |
| Res Non-Hmstd 1 | 659,055 | 659,055 | 0 | 0.0 | 7,439 | 7,238 | -201 | -2.7 | 1.13 | 1.10 |
| Res Non-Hmstd 23 | 251,262 | 251,262 | 0 | 0.0 | 3,475 | 3,369 | -106 | -3.1 | 1.38 | 1.34 |
| Apartments | 309,619 | 309,619 | 0 | 0.0 | 4,302 | 4,169 | -133 | -3.1 | 1.39 | 1.35 |
| Low-income Apts | 57,174 | 57,174 | 0 | 0.0 | 488 | 472 | -16 | -3.4 | 0.85 | 0.83 |
| Seasonal Rec | 118,018 | 118,018 | 0 | 0.0 | 1,272 | 1,266 | -6 | -0.5 | 1.08 | 1.07 |
| Com/Ind Lo Tier | 229,966 | 229,966 | 0 | 0.0 | 5,331 | 5,215 | -117 | -2.2 | 2.32 | 2.27 |
| Com/Ind Hi Tier | 866,628 | 866,628 | 0 | 0.0 | 26,453 | 25,827 | -626 | -2.4 | 3.05 | 2.98 |
| Publ U: Elec Gen | 470 | 470 | 0 | 0.0 | 10 | 10 | 0 | -3.6 | 2.15 | 2.07 |
| Publ U: Other | 148,554 | 148,554 | 0 | 0.0 | 4,523 | 4,520 | -3 | -0.1 | 3.04 | 3.04 |
| Ag Hmstd House | 18,191 | 18,191 | 0 | 0.0 | 173 | 172 | -1 | -0.6 | 0.95 | 0.95 |
| Ag Hmstd Land | 19,529 | 19,529 | 0 | 0.0 | 77 | 67 | -10 | -13.0 | 0.39 | 0.34 |
| Ag Non-Hmstd | 30,431 | 30,431 | 0 | 0.0 | 296 | 295 | -1 | -0.3 | 0.97 | 0.97 |
| Total | 8,116,080 | 8,116,080 | 0 | 0.0 | 108,076 | 105,386 | -2,690 | -2.5 | 1.33 | 1.30 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 49,691 | 93,756 | 44,065 | 88.7 | County | 52.44 | 62.29 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 333 | 7,167 | 6,834 | 053.3 | City/Town | 27.36 | 19.93 | 1.429 | 0.015 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.06 | 12.28 | 21.343 | 10.303 |
| (=) Taxable Tax Capacity | 49,358 | 86,589 | 37,231 | 75.4 | Special District | 1.87 | 4.73 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 97.73 | 99.24 | 22.773 | 10.318 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 116,700 | 116,700 | 0.0 | 1,139 | 1,011 | -128 | -11.2 | 0.98 | 0.87 |
| Res Hmstd: Avg Val | 175,000 | 175,000 | 0.0 | 1,894 | 1,702 | -191 | -10.1 | 1.08 | 0.97 |
| Res Hmstd: Hi Val | 233,200 | 233,200 | 0.0 | 2,648 | 2,392 | -255 | -9.6 | 1.14 | 1.03 |
| Res Hmstd: Ex-Hi Val | 350,000 | 350,000 | 0.0 | 4,160 | 3,777 | -383 | -9.2 | 1.19 | 1.08 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,348 | 4,031 | -317 | -7.3 | 1.45 | 1.34 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,548 | 3,391 | -158 | -4.4 | 2.37 | 2.26 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,166 | 7,860 | -305 | -3.7 | 2.72 | 2.62 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,713 | 28,718 | -995 | -3.3 | 2.97 | 2.87 |

EAST CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 4,229,779 | 4,229,779 | 0 | 0.0 | 49,477 | 48,863 | -614 | -1.2 | 1.17 | 1.16 |
| Res Non-Hmstd 1 | 458,885 | 458,885 | 0 | 0.0 | 5,856 | 5,780 | -75 | -1.3 | 1.28 | 1.26 |
| Res Non-Hmstd 23 | 137,317 | 137,317 | 0 | 0.0 | 2,178 | 2,147 | -30 | -1.4 | 1.59 | 1.56 |
| Apartments | 183,679 | 183,679 | 0 | 0.0 | 2,867 | 2,824 | -43 | -1.5 | 1.56 | 1.54 |
| Low-income Apts | 61,176 | 61,176 | 0 | 0.0 | 590 | 580 | -10 | -1.7 | 0.96 | 0.95 |
| Seasonal Rec | 102,454 | 102,454 | 0 | 0.0 | 1,401 | 1,390 | -11 | -0.8 | 1.37 | 1.36 |
| Com/Ind Lo Tier | 327,652 | 327,652 | 0 | 0.0 | 8,382 | 8,271 | -111 | -1.3 | 2.56 | 2.52 |
| Com/Ind Hi Tier | 663,319 | 663,319 | 0 | 0.0 | 22,162 | 21,930 | -231 | -1.0 | 3.34 | 3.31 |
| Publ U: Elec Gen | 1,122 | 1,122 | 0 | 0.0 | 28 | 28 | 0 | -0.9 | 2.52 | 2.49 |
| Publ U: Other | 84,881 | 84,881 | 0 | 0.0 | 2,857 | 2,869 | 12 | 0.4 | 3.37 | 3.38 |
| Ag Hmstd House | 93,419 | 93,419 | 0 | 0.0 | 1,030 | 1,021 | -9 | -0.9 | 1.10 | 1.09 |
| Ag Hmstd Land | 74,294 | 74,294 | 0 | 0.0 | 340 | 296 | -44 | -12.9 | 0.46 | 0.40 |
| Ag Non-Hmstd | 50,412 | 50,412 | 0 | 0.0 | 591 | 586 | -5 | -0.9 | 1.17 | 1.16 |
| Total | 6,468,389 | 6,468,389 | 0 | 0.0 | 97,758 | 96,585 | -1,173 | -1.2 | 1.51 | 1.49 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 120,093 | 74,114 | -45,979 | -38.3 | County | 54.46 | 53.84 | 0.000 | 0.063 |
| (-) TIF Tax Capacity | 954 | 2,850 | 1,896 | 198.7 | City/Town | 28.19 | 41.28 | 0.000 | 0.207 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.76 | 21.90 | 15.748 | 8.518 |
| (=) Taxable Tax Capacity | 119,138 | 71,264 | -47,875 | -40.2 | Special District | 1.73 | 0.85 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 101.14 | 117.87 | 15.748 | 8.787 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 117,800 | 117,800 | 0.0 | 1,111 | 1,226 | 115 | 10.4 | 0.94 | 1.04 |
| Res Hmstd: Avg Val | 176,500 | 176,500 | 0.0 | 1,849 | 2,022 | 173 | 9.3 | 1.05 | 1.15 |
| Res Hmstd: Hi Val | 235,300 | 235,300 | 0.0 | 2,590 | 2,820 | 230 | 8.9 | 1.10 | 1.2 |
| Res Hmstd: Ex-Hi Val | 353,100 | 353,100 | 0.0 | 4,073 | 4,418 | 345 | 8.5 | 1.15 | 1.25 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,265 | 4,684 | 419 | 9.8 | 1.42 | 1.56 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,520 | 3,787 | 267 | 7.6 | 2.35 | 2.52 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,134 | 8,793 | 659 | 8.1 | 2.71 | 2.93 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,668 | 32,152 | 2,485 | 8.4 | 2.97 | 3.22 |

EAST CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 6,499,981 | 6,499,981 | 0 | 0.0 | 60,880 | 60,892 | 12 | 0.0 | 0.94 | 0.94 |
| Res Non-Hmstd 1 | 581,182 | 581,182 | 0 | 0.0 | 5,870 | 5,870 | 0 | 0.0 | 1.01 | 1.01 |
| Res Non-Hmstd 23 | 157,661 | 157,661 | 0 | 0.0 | 2,021 | 2,022 | 1 | 0.0 | 1.28 | 1.28 |
| Apartments | 4,976 | 4,976 | 0 | 0.0 | 61 | 61 | 0 | -0.2 | 1.23 | 1.23 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 1,955,603 | 1,955,603 | 0 | 0.0 | 18,887 | 18,826 | -61 | -0.3 | 0.97 | 0.96 |
| Com/Ind Lo Tier | 106,246 | 106,246 | 0 | 0.0 | 2,282 | 2,278 | -3 | -0.2 | 2.15 | 2.14 |
| Com/Ind Hi Tier | 96,384 | 96,384 | 0 | 0.0 | 2,683 | 2,678 | -5 | -0.2 | 2.78 | 2.78 |
| Publ U: Elec Gen | 9,981 | 9,981 | 0 | 0.0 | 227 | 226 | 0 | -0.1 | 2.27 | 2.27 |
| Publ U: Other | 164,847 | 164,847 | 0 | 0.0 | 4,902 | 4,988 | 86 | 1.7 | 2.97 | 3.03 |
| Ag Hmstd House | 1,384,010 | 1,384,010 | 0 | 0.0 | 11,953 | 11,957 | 5 | 0.0 | 0.86 | 0.86 |
| Ag Hmstd Land | 1,395,980 | 1,395,980 | 0 | 0.0 | 4,890 | 4,255 | -635 | -13.0 | 0.35 | 0.30 |
| Ag Non-Hmstd | 586,532 | 586,532 | 0 | 0.0 | 5,353 | 5,345 | -8 | -0.1 | 0.91 | 0.91 |
| Total | 12,943,384 | 12,943,384 | 0 | 0.0 | 120,009 | 119,400 | -610 | -0.5 | 0.93 | 0.92 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 413,023 | 126,260 | -286,763 | -69.4 | County | 40.80 | 53.70 | 0.000 | 0.154 |
| (-) TIF Tax Capacity | 13,101 | 141 | -12,960 | -98.9 | City/Town | 29.72 | 15.58 | 0.153 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 25.77 | 21.62 | 12.224 | 8.460 |
| (=) Taxable Tax Capacity | 399,922 | 126,119 | -273,803 | -68.5 | Special District | 1.71 | 0.70 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 97.98 | 91.61 | 12.377 | 8.614 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 141,300 | 141,300 | 0.0 | 1,314 | 1,171 | -143 | -10.9 | 0.93 | 0.83 |
| Res Hmstd: Avg Val | 211,800 | 211,800 | 0.0 | 2,156 | 1,941 | -215 | -10.0 | 1.02 | 0.92 |
| Res Hmstd: Hi Val | 282,300 | 282,300 | 0.0 | 2,997 | 2,711 | -286 | -9.6 | 1.06 | 0.96 |
| Res Hmstd: Ex-Hi Val | 423,600 | 423,600 | 0.0 | 4,675 | 4,245 | -430 | -9.2 | 1.10 | 1.00 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 1,089 | 1,025 | -64 | -5.9 | 1.09 | 1.03 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 3,451 | 3,259 | -191 | -5.5 | 1.15 | 1.09 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,398 | 3,194 | -205 | -6.0 | 2.27 | 2.13 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,867 | 7,408 | -459 | -5.8 | 2.62 | 2.47 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,723 | 27,078 | -1,645 | -5.7 | 2.87 | 2.71 |

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| CENTRAL MINN CITIES |
|----------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 14,072,606 | 14,072,606 | 0 | 0.0 | 154,579 | 153,178 | -1,402 | -0.9 | 1.10 | 1.09 |
| Res Non-Hmstd 1 | 1,379,320 | 1,379,320 | 0 | 0.0 | 16,300 | 16,167 | -133 | -0.8 | 1.18 | 1.17 |
| Res Non-Hmstd 23 | 585,189 | 585,189 | 0 | 0.0 | 8,403 | 8,328 | -75 | -0.9 | 1.44 | 1.42 |
| Apartments | 923,155 | 923,155 | 0 | 0.0 | 13,701 | 13,545 | -156 | -1.1 | 1.48 | 1.47 |
| Low-income Apts | 157,119 | 157,119 | 0 | 0.0 | 1,418 | 1,401 | -16 | -1.2 | 0.90 | 0.89 |
| Seasonal Rec | 111,075 | 111,075 | 0 | 0.0 | 1,372 | 1,362 | -10 | -0.7 | 1.24 | 1.23 |
| Com/Ind Lo Tier | 719,366 | 719,366 | 0 | 0.0 | 17,644 | 17,462 | -183 | -1.0 | 2.45 | 2.43 |
| Com/Ind Hi Tier | 2,917,726 | 2,917,726 | 0 | 0.0 | 92,232 | 91,521 | -711 | -0.8 | 3.16 | 3.14 |
| Publ U: Elec Gen | 628,578 | 628,578 | 0 | 0.0 | 12,986 | 12,978 | -8 | -0.1 | 2.07 | 2.06 |
| Publ U: Other | 417,866 | 417,866 | 0 | 0.0 | 12,830 | 12,891 | 61 | 0.5 | 3.07 | 3.08 |
| Ag Hmstd House | 154,087 | 154,087 | 0 | 0.0 | 1,702 | 1,696 | -5 | -0.3 | 1.10 | 1.10 |
| Ag Hmstd Land | 150,490 | 150,490 | 0 | 0.0 | 705 | 629 | -76 | -10.8 | 0.47 | 0.42 |
| Ag Non-Hmstd | 198,294 | 198,294 | 0 | 0.0 | 2,036 | 2,021 | -15 | -0.7 | 1.03 | 1.02 |
| Total | 22,414,870 | 22,414,870 | 0 | 0.0 | 335,909 | 333,179 | -2,730 | -0.8 | 1.50 | 1.49 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|-------------|--------------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 162,077 | 270,214 | 108,137 | 66.7 | County | 52.68 | 40.38 | 0.141 | 0.000 |
| (-) TIF Tax Capacity | 2,875 | 13,068 | 10,193 | 354.6 | City/Town | 25.43 | 36.43 | 0.102 | 0.210 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.77 | 26.25 | 8.705 | 12.457 |
| (=) Taxable Tax Capacity | 159,203 | 257,147 | 97,944 | 61.5 | Special District | 0.77 | 2.02 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 100.65 | 105.08 | 8.947 | 12.667 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|-------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 132,500 | 132,500 | 0.0 | 1,199 | 1,307 | 108 | 9.0 | 0.90 | 0.99 |
| Res Hmstd: Avg Val | 198,600 | 198,600 | 0.0 | 1,983 | 2,145 | 162 | 8.2 | 1 | 1.08 |
| Res Hmstd: Hi Val | 264,700 | 264,700 | 0.0 | 2,767 | 2,983 | 216 | 7.8 | 1.05 | 1.13 |
| Res Hmstd: Ex-Hi Val | 397,200 | 397,200 | 0.0 | 4,338 | 4,662 | 324 | 7.5 | 1.09 | 1.17 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,043 | 4,320 | 278 | 6.9 | 1.35 | 1.44 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,407 | 3,557 | 151 | 4.4 | 2.27 | 2.37 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,905 | 8,237 | 333 | 4.2 | 2.63 | 2.75 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,894 | 30,077 | 1,183 | 4.1 | 2.89 | 3.01 |

CENTRAL MINN TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 7,918,485 | 7,918,485 | 0 | 0.0 | 70,809 | 70,887 | 77 | 0.1 | 0.89 | 0.90 |
| Res Non-Hmstd 1 | 535,152 | 535,152 | 0 | 0.0 | 5,124 | 5,129 | 5 | 0.1 | 0.96 | 0.96 |
| Res Non-Hmstd 23 | 199,382 | 199,382 | 0 | 0.0 | 2,328 | 2,330 | 2 | 0.1 | 1.17 | 1.17 |
| Apartments | 4,935 | 4,935 | 0 | 0.0 | 56 | 56 | 0 | 0.1 | 1.13 | 1.13 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 1,140,586 | 1,140,586 | 0 | 0.0 | 10,404 | 10,404 | 1 | 0.0 | 0.91 | 0.91 |
| Com/Ind Lo Tier | 160,079 | 160,079 | 0 | 0.0 | 3,270 | 3,268 | -2 | -0.1 | 2.04 | 2.04 |
| Com/Ind Hi Tier | 219,220 | 219,220 | 0 | 0.0 | 5,757 | 5,752 | -6 | -0.1 | 2.63 | 2.62 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 171,878 | 171,878 | 0 | 0.0 | 4,745 | 4,840 | 95 | 2.0 | 2.76 | 2.82 |
| Ag Hmstd House | 1,656,549 | 1,656,549 | 0 | 0.0 | 14,388 | 14,421 | 33 | 0.2 | 0.87 | 0.87 |
| Ag Hmstd Land | 2,013,370 | 2,013,370 | 0 | 0.0 | 7,975 | 7,136 | -838 | -10.5 | 0.40 | 0.35 |
| Ag Non-Hmstd | 562,776 | 562,776 | 0 | 0.0 | 4,803 | 4,813 | 10 | 0.2 | 0.85 | 0.86 |
| Total | 14,582,413 | 14,582,413 | 0 | 0.0 | 129,658 | 129,036 | -622 | -0.5 | 0.89 | 0.88 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 122,229 | 141,763 | 19,534 | 16.0 | County | 50.01 | 41.40 | 0.532 | 0.000 |
| (-) TIF Tax Capacity | 2,525 | 33 | -2,492 | -98.7 | City/Town | 26.21 | 15.94 | 0.173 | 0.038 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 19.91 | 25.08 | 19.113 | 11.756 |
| (=) Taxable Tax Capacity | 119,704 | 141,730 | 22,026 | 18.4 | Special District | 0.89 | 1.15 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 97.02 | 83.58 | 19.818 | 11.794 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 173,200 | 173,200 | 0.0 | 1,807 | 1,435 | -372 | -20.6 | 1.04 | 0.83 |
| Res Hmstd: Avg Val | 259,600 | 259,600 | 0.0 | 2,894 | 2,337 | -557 | -19.3 | 1.11 | 0.90 |
| Res Hmstd: Hi Val | 346,100 | 346,100 | 0.0 | 3,983 | 3,240 | -743 | -18.7 | 1.15 | 0.94 |
| Res Hmstd: Ex-Hi Val | 519,300 | 519,300 | 0.0 | 6,114 | 4,993 | -1,121 | -18.3 | 1.18 | 0.96 |
| Seas Rec: Lo Val | 100,000 | 100,000 | 0.0 | 1,080 | 945 | -134 | -12.5 | 1.08 | 0.95 |
| Seas Rec: Hi Val | 300,000 | 300,000 | 0.0 | 3,422 | 3,019 | -403 | -11.8 | 1.14 | 1.01 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,488 | 3,061 | -428 | -12.3 | 2.33 | 2.04 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,040 | 7,082 | -958 | -11.9 | 2.68 | 2.36 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,282 | 25,851 | -3,431 | -11.7 | 2.93 | 2.59 |

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| SOUTHWEST CITIES |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 5,315,616 | 5,315,616 | 0 | 0.0 | 71,108 | 68,710 | -2,398 | -3.4 | 1.34 | 1.29 |
| Res Non-Hmstd 1 | 469,964 | 469,964 | 0 | 0.0 | 7,406 | 7,189 | -217 | -2.9 | 1.58 | 1.53 |
| Res Non-Hmstd 23 | 106,789 | 106,789 | 0 | 0.0 | 1,951 | 1,903 | -49 | -2.5 | 1.83 | 1.78 |
| Apartments | 278,724 | 278,724 | 0 | 0.0 | 5,205 | 5,073 | -132 | -2.5 | 1.87 | 1.82 |
| Low-income Apts | 67,522 | 67,522 | 0 | 0.0 | 781 | 758 | -23 | -2.9 | 1.16 | 1.12 |
| Seasonal Rec | 28,633 | 28,633 | 0 | 0.0 | 442 | 434 | -8 | -1.8 | 1.54 | 1.52 |
| Com/Ind Lo Tier | 580,948 | 580,948 | 0 | 0.0 | 17,124 | 16,682 | -442 | -2.6 | 2.95 | 2.87 |
| Com/Ind Hi Tier | 924,178 | 924,178 | 0 | 0.0 | 34,662 | 33,935 | -726 | -2.1 | 3.75 | 3.67 |
| Publ U: Elec Gen | 3,828 | 3,828 | 0 | 0.0 | 113 | 110 | -3 | -2.8 | 2.96 | 2.87 |
| Publ U: Other | 80,087 | 80,087 | 0 | 0.0 | 3,167 | 3,118 | -49 | -1.5 | 3.95 | 3.89 |
| Ag Hmstd House | 21,967 | 21,967 | 0 | 0.0 | 309 | 297 | -12 | -4.0 | 1.41 | 1.35 |
| Ag Hmstd Land | 59,572 | 59,572 | 0 | 0.0 | 506 | 457 | -49 | -9.7 | 0.85 | 0.77 |
| Ag Non-Hmstd | 58,368 | 58,368 | 0 | 0.0 | 851 | 819 | -31 | -3.7 | 1.46 | 1.40 |
| Total | 7,996,196 | 7,996,196 | 0 | 0.0 | 143,625 | 139,485 | -4,139 | -2.9 | 1.80 | 1.74 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 229,823 | 93,481 | -136,342 | -59.3 | County | 46.57 | 53.01 | 0.000 | 0.220 |
| (-) TIF Tax Capacity | 5,151 | 3,732 | -1,418 | -27.5 | City/Town | 28.69 | 58.37 | 0.147 | 0.414 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.91 | 20.14 | 14.094 | 17.744 |
| (=) Taxable Tax Capacity | 224,672 | 89,749 | -134,923 | -60.1 | Special District | 0.34 | 1.64 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 92.51 | 133.15 | 14.241 | 18.377 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 63,800 | 63,800 | 0.0 | 426 | 712 | 286 | 67.1 | 0.67 | 1.12 |
| Res Hmstd: Avg Val | 95,600 | 95,600 | 0.0 | 734 | 1,162 | 428 | 58.3 | 0.77 | 1.22 |
| Res Hmstd: Hi Val | 127,300 | 127,300 | 0.0 | 1,101 | 1,671 | 570 | 51.8 | 0.86 | 1.31 |
| Res Hmstd: Ex-Hi Val | 191,100 | 191,100 | 0.0 | 1,840 | 2,695 | 856 | 46.5 | 0.96 | 1.41 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 3,896 | 5,545 | 1,648 | 42.3 | 1.3 | 1.85 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,303 | 4,275 | 972 | 29.4 | 2.20 | 2.85 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,636 | 9,883 | 2,247 | 29.4 | 2.55 | 3.29 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 27,856 | 36,053 | 8,196 | 29.4 | 2.79 | 3.61 |

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| SOUTHWEST TOWNS |
|------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 3,228,532 | 3,228,532 | 0 | 0.0 | 29,342 | 29,493 | 151 | 0.5 | 0.91 | 0.91 |
| Res Non-Hmstd 1 | 322,048 | 322,048 | 0 | 0.0 | 3,294 | 3,310 | 16 | 0.5 | 1.02 | 1.03 |
| Res Non-Hmstd 23 | 50,033 | 50,033 | 0 | 0.0 | 620 | 622 | 3 | 0.4 | 1.24 | 1.24 |
| Apartments | 4,017 | 4,017 | 0 | 0.0 | 45 | 45 | 0 | 0.3 | 1.11 | 1.11 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 710,777 | 710,777 | 0 | 0.0 | 7,248 | 7,273 | 25 | 0.3 | 1.02 | 1.02 |
| Com/Ind Lo Tier | 115,663 | 115,663 | 0 | 0.0 | 2,466 | 2,472 | 6 | 0.2 | 2.13 | 2.14 |
| Com/Ind Hi Tier | 181,390 | 181,390 | 0 | 0.0 | 4,841 | 4,861 | 20 | 0.4 | 2.67 | 2.68 |
| Publ U: Elec Gen | 500 | 500 | 0 | 0.0 | 7 | 7 | 0 | 0.0 | 1.45 | 1.45 |
| Publ U: Other | 367,777 | 367,777 | 0 | 0.0 | 9,637 | 9,895 | 258 | 2.7 | 2.62 | 2.69 |
| Ag Hmstd House | 1,569,439 | 1,569,439 | 0 | 0.0 | 12,368 | 12,445 | 77 | 0.6 | 0.79 | 0.79 |
| Ag Hmstd Land | 11,010,942 | 11,010,942 | 0 | 0.0 | 53,285 | 50,258 | -3,027 | -5.7 | 0.48 | 0.46 |
| Ag Non-Hmstd | 5,436,229 | 5,436,229 | 0 | 0.0 | 43,159 | 43,424 | 265 | 0.6 | 0.79 | 0.80 |
| Total | 22,997,347 | 22,997,347 | 0 | 0.0 | 166,312 | 164,106 | -2,206 | -1.3 | 0.72 | 0.71 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 480,600 | 194,306 | -286,295 | -59.6 | County | 45.83 | 52.62 | 0.000 | 0.127 |
| (-) TIF Tax Capacity | 17,603 | 80 | -17,524 | -99.5 | City/Town | 32.60 | 10.57 | 0.093 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.75 | 17.33 | 16.096 | 17.370 |
| (=) Taxable Tax Capacity | 462,997 | 194,226 | -268,771 | -58.1 | Special District | 0.75 | 1.33 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 100.93 | 81.86 | 16.189 | 17.496 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|-------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 110,900 | 110,900 | 0.0 | 1,026 | 829 | -197 | -19.2 | 0.93 | 0.75 |
| Res Hmstd: Avg Val | 166,400 | 166,400 | 0.0 | 1,726 | 1,431 | -296 | -17.1 | 1.04 | 0.86 |
| Res Hmstd: Hi Val | 221,700 | 221,700 | 0.0 | 2,424 | 2,030 | -394 | -16.3 | 1.09 | 0.92 |
| Res Hmstd: Ex-Hi Val | 332,600 | 332,600 | 0.0 | 3,822 | 3,231 | -591 | -15.5 | 1.15 | 0.97 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,522 | 3,107 | -414 | -11.8 | 2.35 | 2.07 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,136 | 7,163 | -973 | -12.0 | 2.71 | 2.39 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,672 | 26,090 | -3,582 | -12.1 | 2.97 | 2.61 |

SOUTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 6,065,643 | 6,065,643 | 0 | 0.0 | 68,400 | 66,288 | -2,112 | -3.1 | 1.13 | 1.09 |
| Res Non-Hmstd 1 | 573,992 | 573,992 | 0 | 0.0 | 7,286 | 7,109 | -177 | -2.4 | 1.27 | 1.24 |
| Res Non-Hmstd 23 | 165,247 | 165,247 | 0 | 0.0 | 2,554 | 2,495 | -59 | -2.3 | 1.55 | 1.51 |
| Apartments | 467,075 | 467,075 | 0 | 0.0 | 6,631 | 6,488 | -143 | -2.2 | 1.42 | 1.39 |
| Low-income Apts | 81,507 | 81,507 | 0 | 0.0 | 753 | 733 | -20 | -2.6 | 0.92 | 0.90 |
| Seasonal Rec | 29,396 | 29,396 | 0 | 0.0 | 381 | 372 | -9 | -2.4 | 1.29 | 1.26 |
| Com/Ind Lo Tier | 467,755 | 467,755 | 0 | 0.0 | 12,121 | 11,835 | -286 | -2.4 | 2.59 | 2.53 |
| Com/Ind Hi Tier | 1,117,273 | 1,117,273 | 0 | 0.0 | 35,232 | 34,585 | -647 | -1.8 | 3.15 | 3.10 |
| Publ U: Elec Gen | 15,333 | 15,333 | 0 | 0.0 | 305 | 300 | -5 | -1.7 | 1.99 | 1.96 |
| Publ U: Other | 85,596 | 85,596 | 0 | 0.0 | 2,760 | 2,752 | -8 | -0.3 | 3.22 | 3.21 |
| Ag Hmstd House | 14,384 | 14,384 | 0 | 0.0 | 176 | 170 | -6 | -3.4 | 1.22 | 1.18 |
| Ag Hmstd Land | 34,473 | 34,473 | 0 | 0.0 | 263 | 240 | -24 | -8.9 | 0.76 | 0.70 |
| Ag Non-Hmstd | 49,843 | 49,843 | 0 | 0.0 | 577 | 558 | -19 | -3.2 | 1.16 | 1.12 |
| Total | 9,167,516 | 9,167,516 | 0 | 0.0 | 137,438 | 133,924 | -3,514 | -2.6 | 1.50 | 1.46 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 373,858 | 107,422 | -266,436 | -71.3 | County | 30.43 | 45.19 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 23,538 | 5,099 | -18,439 | -78.3 | City/Town | 31.78 | 47.11 | 0.293 | 0.223 |
| (-) FD Contrib Tax Cap | 28,797 | 0 | -28,797 | 100.0 | School District | 20.86 | 16.94 | 15.307 | 14.007 |
| (=) Taxable Tax Capacity | 321,523 | 102,323 | -219,200 | -68.2 | Special District | 5.15 | 0.33 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 46,115 | 0 | -46,115 | 100.0 | Total | 88.22 | 109.57 | 15.600 | 14.230 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|-------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 83,400 | 83,400 | 0.0 | 568 | 735 | 167 | 29.3 | 0.68 | 0.88 |
| Res Hmstd: Avg Val | 125,000 | 125,000 | 0.0 | 1,038 | 1,288 | 250 | 24.1 | 0.83 | 1.03 |
| Res Hmstd: Hi Val | 166,700 | 166,700 | 0.0 | 1,508 | 1,841 | 333 | 22.1 | 0.90 | 1.10 |
| Res Hmstd: Ex-Hi Val | 250,200 | 250,200 | 0.0 | 2,450 | 2,950 | 500 | 20.4 | 0.98 | 1.18 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 3,776 | 4,536 | 760 | 20.1 | 1.26 | 1.51 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,227 | 3,682 | 455 | 14.1 | 2.15 | 2.45 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,451 | 8,520 | 1,069 | 14.3 | 2.48 | 2.84 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 27,165 | 31,097 | 3,932 | 14.5 | 2.72 | 3.11 |

SOUTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 2,684,443 | 2,684,443 | 0 | 0.0 | 21,576 | 21,695 | 119 | 0.6 | 0.80 | 0.81 |
| Res Non-Hmstd 1 | 283,502 | 283,502 | 0 | 0.0 | 2,546 | 2,558 | 12 | 0.5 | 0.90 | 0.90 |
| Res Non-Hmstd 23 | 39,572 | 39,572 | 0 | 0.0 | 436 | 438 | 3 | 0.6 | 1.10 | 1.11 |
| Apartments | 4,232 | 4,232 | 0 | 0.0 | 48 | 48 | 0 | 0.6 | 1.14 | 1.14 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 202,996 | 202,996 | 0 | 0.0 | 1,603 | 1,609 | 6 | 0.3 | 0.79 | 0.79 |
| Com/Ind Lo Tier | 71,079 | 71,079 | 0 | 0.0 | 1,368 | 1,370 | 2 | 0.2 | 1.92 | 1.93 |
| Com/Ind Hi Tier | 95,437 | 95,437 | 0 | 0.0 | 2,402 | 2,406 | 4 | 0.2 | 2.52 | 2.52 |
| Publ U: Elec Gen | 11,488 | 11,488 | 0 | 0.0 | 168 | 169 | 1 | 0.8 | 1.46 | 1.47 |
| Publ U: Other | 242,963 | 242,963 | 0 | 0.0 | 6,111 | 6,268 | 157 | 2.6 | 2.52 | 2.58 |
| Ag Hmstd House | 1,207,116 | 1,207,116 | 0 | 0.0 | 8,920 | 8,980 | 60 | 0.7 | 0.74 | 0.74 |
| Ag Hmstd Land | 6,409,249 | 6,409,249 | 0 | 0.0 | 30,158 | 28,536 | -1,622 | -5.4 | 0.47 | 0.45 |
| Ag Non-Hmstd | 2,723,225 | 2,723,225 | 0 | 0.0 | 20,368 | 20,491 | 122 | 0.6 | 0.75 | 0.75 |
| Total | 13,975,302 | 13,975,302 | 0 | 0.0 | 95,705 | 94,569 | -1,135 | -1.2 | 0.68 | 0.68 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|-----------------|------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 317,908 | 120,012 | -197,896 | -62.2 | County | 26.03 | 48.29 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 9,124 | 52 | -9,072 | -99.4 | City/Town | 28.80 | 10.10 | 0.660 | 0.000 |
| (-) FD Contrib Tax Cap | 21,005 | 0 | -21,005 | 100.0 | School District | 21.29 | 17.25 | 16.840 | 14.263 |
| (=) Taxable Tax Capacity | <u>287,779</u> | <u>119,960</u> | <u>-167,819</u> | <u>-58.3</u> | Special District | <u>4.42</u> | <u>0.36</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 25,669 | 0 | -25,669 | 100.0 | Total | 80.53 | 76.00 | 17.501 | 14.263 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 107,000 | 107,000 | 0.0 | 773 | 690 | -83 | -10.8 | 0.72 | 0.64 |
| Res Hmstd: Avg Val | 160,500 | 160,500 | 0.0 | 1,345 | 1,221 | -125 | -9.3 | 0.84 | 0.76 |
| Res Hmstd: Hi Val | 213,900 | 213,900 | 0.0 | 1,917 | 1,751 | -166 | -8.7 | 0.9 | 0.82 |
| Res Hmstd: Ex-Hi Val | 320,900 | 320,900 | 0.0 | 3,062 | 2,813 | -249 | -8.1 | 0.95 | 0.88 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,082 | 2,927 | -155 | -5.0 | 2.05 | 1.95 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,105 | 6,758 | -346 | -4.9 | 2.37 | 2.25 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 25,876 | 24,638 | -1,237 | -4.8 | 2.59 | 2.46 |

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| OLMSTED COUNTY |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 7,538,415 | 7,538,415 | 0 | 0.0 | 87,215 | 86,761 | -454 | -0.5 | 1.16 | 1.15 |
| Res Non-Hmstd 1 | 839,511 | 839,511 | 0 | 0.0 | 10,759 | 10,707 | -51 | -0.5 | 1.28 | 1.28 |
| Res Non-Hmstd 23 | 429,409 | 429,409 | 0 | 0.0 | 6,705 | 6,675 | -31 | -0.5 | 1.56 | 1.55 |
| Apartments | 347,055 | 347,055 | 0 | 0.0 | 5,490 | 5,461 | -29 | -0.5 | 1.58 | 1.57 |
| Low-income Apts | 74,647 | 74,647 | 0 | 0.0 | 732 | 728 | -4 | -0.5 | 0.98 | 0.97 |
| Seasonal Rec | 11,284 | 11,284 | 0 | 0.0 | 171 | 171 | 0 | -0.2 | 1.52 | 1.52 |
| Com/Ind Lo Tier | 314,697 | 314,697 | 0 | 0.0 | 7,979 | 7,937 | -42 | -0.5 | 2.54 | 2.52 |
| Com/Ind Hi Tier | 1,855,398 | 1,855,398 | 0 | 0.0 | 62,793 | 62,381 | -413 | -0.7 | 3.38 | 3.36 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 54,702 | 54,702 | 0 | 0.0 | 1,781 | 1,806 | 25 | 1.4 | 3.26 | 3.30 |
| Ag Hmstd House | 378,446 | 378,446 | 0 | 0.0 | 3,748 | 3,754 | 6 | 0.2 | 0.99 | 0.99 |
| Ag Hmstd Land | 726,215 | 726,215 | 0 | 0.0 | 3,961 | 3,677 | -284 | -7.2 | 0.55 | 0.51 |
| Ag Non-Hmstd | 267,416 | 267,416 | 0 | 0.0 | 2,628 | 2,631 | 2 | 0.1 | 0.98 | 0.98 |
| Total | 12,837,196 | 12,837,196 | 0 | 0.0 | 193,963 | 192,689 | -1,274 | -0.7 | 1.51 | 1.50 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 502,559 | 148,154 | -354,404 | -70.5 | County | 25.55 52.50 | 0.492 | 0.000 |
| (-) TIF Tax Capacity | 23,626 | 9,919 | -13,707 | -58.0 | City/Town | 33.99 35.34 | 0.667 | 0.000 |
| (-) FD Contrib Tax Cap | 43,971 | 0 | -43,971 | 100.0 | School District | 24.28 24.13 | 18.548 | 13.250 |
| (=) Taxable Tax Capacity | 434,961 | 138,235 | -296,726 | -68.2 | Special District | 4.28 0.00 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 47,806 | 0 | -47,806 | 100.0 | Total | 88.09 111.97 | 19.707 | 13.250 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 126,700 | 126,700 | 0.0 | 1,107 | 1,328 | 221 | 19.9 | 0.87 | 1.05 |
| Res Hmstd: Avg Val | 189,800 | 189,800 | 0.0 | 1,844 | 2,175 | 331 | 17.9 | 0.97 | 1.15 |
| Res Hmstd: Hi Val | 253,100 | 253,100 | 0.0 | 2,584 | 3,025 | 441 | 17.1 | 1.02 | 1.2 |
| Res Hmstd: Ex-Hi Val | 379,800 | 379,800 | 0.0 | 4,064 | 4,725 | 662 | 16.3 | 1.07 | 1.24 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 3,895 | 4,597 | 702 | 18.0 | 1.3 | 1.53 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,286 | 3,721 | 436 | 13.3 | 2.19 | 2.48 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,568 | 8,617 | 1,049 | 13.9 | 2.52 | 2.87 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 27,552 | 31,463 | 3,911 | 14.2 | 2.76 | 3.15 |

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| SOUTHEAST CITIES |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 10,489,105 | 10,489,105 | 0 | 0.0 | 119,049 | 116,186 | -2,863 | -2.4 | 1.13 | 1.11 |
| Res Non-Hmstd 1 | 861,722 | 861,722 | 0 | 0.0 | 10,968 | 10,732 | -236 | -2.2 | 1.27 | 1.25 |
| Res Non-Hmstd 23 | 309,028 | 309,028 | 0 | 0.0 | 4,846 | 4,749 | -97 | -2.0 | 1.57 | 1.54 |
| Apartments | 496,826 | 496,826 | 0 | 0.0 | 7,681 | 7,505 | -176 | -2.3 | 1.55 | 1.51 |
| Low-income Apts | 110,028 | 110,028 | 0 | 0.0 | 1,055 | 1,033 | -22 | -2.1 | 0.96 | 0.94 |
| Seasonal Rec | 90,831 | 90,831 | 0 | 0.0 | 1,176 | 1,161 | -15 | -1.3 | 1.29 | 1.28 |
| Com/Ind Lo Tier | 755,595 | 755,595 | 0 | 0.0 | 19,184 | 18,820 | -364 | -1.9 | 2.54 | 2.49 |
| Com/Ind Hi Tier | 1,573,910 | 1,573,910 | 0 | 0.0 | 51,187 | 50,292 | -896 | -1.7 | 3.25 | 3.20 |
| Publ U: Elec Gen | 340,125 | 340,125 | 0 | 0.0 | 8,320 | 8,280 | -40 | -0.5 | 2.45 | 2.43 |
| Publ U: Other | 231,853 | 231,853 | 0 | 0.0 | 7,681 | 7,665 | -16 | -0.2 | 3.31 | 3.31 |
| Ag Hmstd House | 42,041 | 42,041 | 0 | 0.0 | 475 | 466 | -10 | -2.0 | 1.13 | 1.11 |
| Ag Hmstd Land | 87,888 | 87,888 | 0 | 0.0 | 532 | 483 | -49 | -9.3 | 0.61 | 0.55 |
| Ag Non-Hmstd | 85,425 | 85,425 | 0 | 0.0 | 924 | 907 | -18 | -1.9 | 1.08 | 1.06 |
| Total | 15,474,378 | 15,474,378 | 0 | 0.0 | 233,078 | 228,276 | -4,802 | -2.1 | 1.51 | 1.48 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 284,072 | 181,367 | -102,705 | -36.2 | County | 34.12 | 42.11 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 9,768 | 7,584 | -2,184 | -22.4 | City/Town | 28.63 | 43.01 | 1.322 | 0.213 |
| (-) FD Contrib Tax Cap | 17,548 | 0 | -17,548 | 100.0 | School District | 27.08 | 21.12 | 15.864 | 18.030 |
| (=) Taxable Tax Capacity | 256,756 | 173,783 | -82,973 | -32.3 | Special District | 4.91 | 1.54 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 22,079 | 0 | -22,079 | 100.0 | Total | 94.74 | 107.78 | 17.186 | 18.243 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 97,100 | 97,100 | 0.0 | 802 | 939 | 137 | 17.1 | 0.83 | 0.97 |
| Res Hmstd: Avg Val | 145,500 | 145,500 | 0.0 | 1,387 | 1,592 | 205 | 14.8 | 0.95 | 1.09 |
| Res Hmstd: Hi Val | 194,000 | 194,000 | 0.0 | 1,974 | 2,247 | 273 | 13.8 | 1.02 | 1.16 |
| Res Hmstd: Ex-Hi Val | 291,100 | 291,100 | 0.0 | 3,148 | 3,558 | 410 | 13.0 | 1.08 | 1.22 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,068 | 4,589 | 520 | 12.8 | 1.36 | 1.53 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,397 | 3,702 | 304 | 9.0 | 2.26 | 2.47 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,842 | 8,546 | 705 | 9.0 | 2.61 | 2.85 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,580 | 31,154 | 2,574 | 9.0 | 2.86 | 3.12 |

SOUTHEAST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 4,677,445 | 4,677,445 | 0 | 0.0 | 40,334 | 40,515 | 181 | 0.4 | 0.86 | 0.87 |
| Res Non-Hmstd 1 | 470,829 | 470,829 | 0 | 0.0 | 4,400 | 4,419 | 19 | 0.4 | 0.93 | 0.94 |
| Res Non-Hmstd 23 | 72,182 | 72,182 | 0 | 0.0 | 853 | 857 | 4 | 0.5 | 1.18 | 1.19 |
| Apartments | 2,958 | 2,958 | 0 | 0.0 | 35 | 35 | 0 | 0.4 | 1.19 | 1.20 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 242,354 | 242,354 | 0 | 0.0 | 2,150 | 2,159 | 9 | 0.4 | 0.89 | 0.89 |
| Com/Ind Lo Tier | 102,003 | 102,003 | 0 | 0.0 | 2,084 | 2,087 | 4 | 0.2 | 2.04 | 2.05 |
| Com/Ind Hi Tier | 86,392 | 86,392 | 0 | 0.0 | 2,289 | 2,293 | 3 | 0.1 | 2.65 | 2.65 |
| Publ U: Elec Gen | 1,796 | 1,796 | 0 | 0.0 | 24 | 24 | 0 | 0.1 | 1.36 | 1.36 |
| Publ U: Other | 253,406 | 253,406 | 0 | 0.0 | 6,784 | 6,951 | 167 | 2.5 | 2.68 | 2.74 |
| Ag Hmstd House | 1,905,224 | 1,905,224 | 0 | 0.0 | 15,427 | 15,520 | 93 | 0.6 | 0.81 | 0.81 |
| Ag Hmstd Land | 6,929,694 | 6,929,694 | 0 | 0.0 | 32,875 | 30,881 | -1,994 | -6.1 | 0.47 | 0.45 |
| Ag Non-Hmstd | 2,351,149 | 2,351,149 | 0 | 0.0 | 18,850 | 18,957 | 107 | 0.6 | 0.80 | 0.81 |
| Total | 17,095,433 | 17,095,433 | 0 | 0.0 | 126,105 | 124,698 | -1,407 | -1.1 | 0.74 | 0.73 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 334,817 | 148,020 | -186,797 | -55.8 | County | 38.28 | 44.26 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 31,003 | 100 | -30,903 | -99.7 | City/Town | 35.16 | 14.29 | 1.013 | 0.000 |
| (-) FD Contrib Tax Cap | 32,225 | 0 | -32,225 | 100.0 | School District | 24.86 | 20.73 | 16.257 | 16.656 |
| (=) Taxable Tax Capacity | 271,589 | 147,920 | -123,670 | -45.5 | Special District | 8.16 | 0.54 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 36,405 | 0 | -36,405 | 100.0 | Total | 106.46 | 79.82 | 17.270 | 16.656 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 140,500 | 140,500 | 0.0 | 1,492 | 1,110 | -383 | -25.7 | 1.06 | 0.79 |
| Res Hmstd: Avg Val | 210,600 | 210,600 | 0.0 | 2,423 | 1,849 | -574 | -23.7 | 1.15 | 0.88 |
| Res Hmstd: Hi Val | 280,800 | 280,800 | 0.0 | 3,355 | 2,589 | -765 | -22.8 | 1.19 | 0.92 |
| Res Hmstd: Ex-Hi Val | 421,300 | 421,300 | 0.0 | 5,213 | 4,065 | -1,148 | -22.0 | 1.24 | 0.96 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,662 | 3,049 | -613 | -16.7 | 2.44 | 2.03 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,459 | 7,031 | -1,428 | -16.9 | 2.82 | 2.34 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 30,844 | 25,614 | -5,230 | -17.0 | 3.08 | 2.56 |

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| ANOKA COUNTY |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 24,446,292 | 24,446,292 | 0 | 0.0 | 240,463 | 239,833 | -630 | -0.3 | 0.98 | 0.98 |
| Res Non-Hmstd 1 | 1,744,215 | 1,744,215 | 0 | 0.0 | 18,184 | 18,135 | -49 | -0.3 | 1.04 | 1.04 |
| Res Non-Hmstd 23 | 646,060 | 646,060 | 0 | 0.0 | 8,191 | 8,159 | -32 | -0.4 | 1.27 | 1.26 |
| Apartments | 880,287 | 880,287 | 0 | 0.0 | 11,335 | 11,283 | -52 | -0.5 | 1.29 | 1.28 |
| Low-income Apts | 169,123 | 169,123 | 0 | 0.0 | 1,356 | 1,351 | -5 | -0.4 | 0.80 | 0.80 |
| Seasonal Rec | 79,105 | 79,105 | 0 | 0.0 | 885 | 883 | -2 | -0.2 | 1.12 | 1.12 |
| Com/Ind Lo Tier | 494,140 | 494,140 | 0 | 0.0 | 11,353 | 11,319 | -33 | -0.3 | 2.30 | 2.29 |
| Com/Ind Hi Tier | 3,757,588 | 3,757,588 | 0 | 0.0 | 113,192 | 112,876 | -316 | -0.3 | 3.01 | 3.00 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 222,297 | 222,297 | 0 | 0.0 | 6,646 | 6,769 | 122 | 1.8 | 2.99 | 3.04 |
| Ag Hmstd House | 137,401 | 137,401 | 0 | 0.0 | 1,218 | 1,216 | -2 | -0.2 | 0.89 | 0.89 |
| Ag Hmstd Land | 98,447 | 98,447 | 0 | 0.0 | 385 | 352 | -33 | -8.6 | 0.39 | 0.36 |
| Ag Non-Hmstd | 106,501 | 106,501 | 0 | 0.0 | 867 | 865 | -2 | -0.2 | 0.81 | 0.81 |
| Total | 32,781,456 | 32,781,456 | 0 | 0.0 | 414,074 | 413,040 | -1,034 | -0.2 | 1.26 | 1.26 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|-----------------|----------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 982,472 | 373,817 | -608,655 | -62.0 | County | 38.28 | 30.26 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 51,984 | 23,538 | -28,446 | -54.7 | City/Town | 27.74 | 31.67 | 0.570 | 0.293 |
| (-) FD Contrib Tax Cap | 99,188 | 28,797 | -70,391 | -71.0 | School District | 19.93 | 20.86 | 15.068 | 15.307 |
| (=) Taxable Tax Capacity | <u>831,301</u> | <u>321,482</u> | <u>-509,819</u> | <u>-61.3</u> | Special District | <u>8.73</u> | <u>5.15</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 45,442 | 46,115 | 673 | 1.5 | Total | 94.68 | 87.95 | 15.638 | 15.600 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 168,500 | 168,500 | 0.0 | 1,638 | 1,524 | -114 | -7.0 | 0.97 | 0.90 |
| Res Hmstd: Avg Val | 252,700 | 252,700 | 0.0 | 2,643 | 2,472 | -171 | -6.5 | 1.05 | 0.98 |
| Res Hmstd: Hi Val | 336,700 | 336,700 | 0.0 | 3,645 | 3,417 | -228 | -6.3 | 1.08 | 1.01 |
| Res Hmstd: Ex-Hi Val | 505,200 | 505,200 | 0.0 | 5,586 | 5,243 | -343 | -6.1 | 1.11 | 1.04 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,020 | 3,766 | -254 | -6.3 | 1.34 | 1.26 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,527 | 3,424 | -102 | -2.9 | 2.35 | 2.28 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,151 | 7,912 | -239 | -2.9 | 2.72 | 2.64 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,729 | 28,854 | -875 | -2.9 | 2.97 | 2.89 |

WASHINGTON COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 20,434,584 | 20,434,584 | 0 | 0.0 | 194,278 | 193,991 | -287 | -0.1 | 0.95 | 0.95 |
| Res Non-Hmstd 1 | 2,222,943 | 2,222,943 | 0 | 0.0 | 22,418 | 22,380 | -39 | -0.2 | 1.01 | 1.01 |
| Res Non-Hmstd 23 | 747,295 | 747,295 | 0 | 0.0 | 8,536 | 8,522 | -14 | -0.2 | 1.14 | 1.14 |
| Apartments | 560,803 | 560,803 | 0 | 0.0 | 7,071 | 7,051 | -21 | -0.3 | 1.26 | 1.26 |
| Low-income Apts | 104,133 | 104,133 | 0 | 0.0 | 787 | 785 | -2 | -0.2 | 0.76 | 0.75 |
| Seasonal Rec | 164,407 | 164,407 | 0 | 0.0 | 1,433 | 1,430 | -3 | -0.2 | 0.87 | 0.87 |
| Com/Ind Lo Tier | 283,045 | 283,045 | 0 | 0.0 | 6,371 | 6,355 | -16 | -0.3 | 2.25 | 2.25 |
| Com/Ind Hi Tier | 2,629,001 | 2,629,001 | 0 | 0.0 | 77,698 | 77,523 | -175 | -0.2 | 2.96 | 2.95 |
| Publ U: Elec Gen | 65,440 | 65,440 | 0 | 0.0 | 1,347 | 1,347 | -1 | -0.1 | 2.06 | 2.06 |
| Publ U: Other | 224,653 | 224,653 | 0 | 0.0 | 6,641 | 6,757 | 116 | 1.8 | 2.96 | 3.01 |
| Ag Hmstd House | 322,889 | 322,889 | 0 | 0.0 | 2,598 | 2,596 | -2 | -0.1 | 0.80 | 0.80 |
| Ag Hmstd Land | 180,622 | 180,622 | 0 | 0.0 | 441 | 382 | -60 | -13.5 | 0.24 | 0.21 |
| Ag Non-Hmstd | 238,296 | 238,296 | 0 | 0.0 | 1,797 | 1,794 | -3 | -0.2 | 0.75 | 0.75 |
| Total | 28,178,111 | 28,178,111 | 0 | 0.0 | 331,418 | 330,913 | -506 | -0.2 | 1.18 | 1.17 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 320,792 | 317,818 | -2,974 | -0.9 | County | 44.58 | 25.94 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 19,422 | 9,124 | -10,298 | -53.0 | City/Town | 23.47 | 28.73 | 0.866 | 0.660 |
| (-) FD Contrib Tax Cap | 34,925 | 21,005 | -13,920 | -39.9 | School District | 17.91 | 21.29 | 16.615 | 16.840 |
| (=) Taxable Tax Capacity | 266,445 | 287,690 | 21,244 | 8.0 | Special District | 8.08 | 4.42 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 27,744 | 25,669 | -2,075 | -7.5 | Total | 94.04 | 80.39 | 17.481 | 17.501 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 197,700 | 197,700 | 0.0 | 2,010 | 1,741 | -269 | -13.4 | 1.02 | 0.88 |
| Res Hmstd: Avg Val | 296,400 | 296,400 | 0.0 | 3,200 | 2,796 | -404 | -12.6 | 1.08 | 0.94 |
| Res Hmstd: Hi Val | 395,100 | 395,100 | 0.0 | 4,389 | 3,851 | -538 | -12.3 | 1.11 | 0.97 |
| Res Hmstd: Ex-Hi Val | 592,700 | 592,700 | 0.0 | 6,828 | 5,988 | -839 | -12.3 | 1.15 | 1.01 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,051 | 3,540 | -511 | -12.6 | 1.35 | 1.18 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,546 | 3,343 | -203 | -5.7 | 2.36 | 2.23 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,186 | 7,712 | -474 | -5.8 | 2.73 | 2.57 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,841 | 28,102 | -1,740 | -5.8 | 2.98 | 2.81 |

| |
|----------------------|
| DAKOTA COUNTY |
|----------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 31,450,131 | 31,450,131 | 0 | 0.0 | 328,270 | 327,673 | -597 | -0.2 | 1.04 | 1.04 |
| Res Non-Hmstd 1 | 2,079,150 | 2,079,150 | 0 | 0.0 | 22,803 | 22,764 | -39 | -0.2 | 1.10 | 1.09 |
| Res Non-Hmstd 23 | 556,057 | 556,057 | 0 | 0.0 | 7,510 | 7,494 | -16 | -0.2 | 1.35 | 1.35 |
| Apartments | 1,785,799 | 1,785,799 | 0 | 0.0 | 22,699 | 22,643 | -55 | -0.2 | 1.27 | 1.27 |
| Low-income Apts | 75,128 | 75,128 | 0 | 0.0 | 636 | 635 | -2 | -0.3 | 0.85 | 0.84 |
| Seasonal Rec | 46,399 | 46,399 | 0 | 0.0 | 559 | 557 | -2 | -0.3 | 1.20 | 1.20 |
| Com/Ind Lo Tier | 520,469 | 520,469 | 0 | 0.0 | 12,093 | 12,062 | -31 | -0.3 | 2.32 | 2.32 |
| Com/Ind Hi Tier | 5,411,277 | 5,411,277 | 0 | 0.0 | 162,910 | 162,544 | -366 | -0.2 | 3.01 | 3.00 |
| Publ U: Elec Gen | 78,728 | 78,728 | 0 | 0.0 | 1,636 | 1,635 | -1 | -0.1 | 2.08 | 2.08 |
| Publ U: Other | 427,985 | 427,985 | 0 | 0.0 | 13,002 | 13,206 | 203 | 1.6 | 3.04 | 3.09 |
| Ag Hmstd House | 271,918 | 271,918 | 0 | 0.0 | 2,418 | 2,419 | 1 | 0.0 | 0.89 | 0.89 |
| Ag Hmstd Land | 487,822 | 487,822 | 0 | 0.0 | 2,066 | 1,934 | -132 | -6.4 | 0.42 | 0.40 |
| Ag Non-Hmstd | 305,127 | 305,127 | 0 | 0.0 | 2,536 | 2,535 | -1 | 0.0 | 0.83 | 0.83 |
| Total | 43,495,991 | 43,495,991 | 0 | 0.0 | 579,140 | 578,101 | -1,039 | -0.2 | 1.33 | 1.33 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 473,069 | 502,372 | 29,303 | 6.2 | County | 34.00 | 25.43 | 0.000 | 0.492 |
| (-) TIF Tax Capacity | 72,160 | 23,626 | -48,534 | -67.3 | City/Town | 56.82 | 33.91 | 2.491 | 0.667 |
| (-) FD Contrib Tax Cap | 45,548 | 43,971 | -1,577 | -3.5 | School District | 23.97 | 24.29 | 8.861 | 18.548 |
| (=) Taxable Tax Capacity | <u>355,360</u> | <u>434,774</u> | <u>79,414</u> | <u>22.3</u> | Special District | <u>6.64</u> | <u>4.28</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 49,566 | 47,806 | -1,760 | -3.6 | Total | 121.43 | 87.91 | 11.352 | 19.707 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 182,700 | 182,700 | 0.0 | 2,218 | 1,758 | -460 | -20.7 | 1.21 | 0.96 |
| Res Hmstd: Avg Val | 273,900 | 273,900 | 0.0 | 3,511 | 2,822 | -689 | -19.6 | 1.28 | 1.03 |
| Res Hmstd: Hi Val | 365,100 | 365,100 | 0.0 | 4,804 | 3,885 | -919 | -19.1 | 1.32 | 1.06 |
| Res Hmstd: Ex-Hi Val | 547,900 | 547,900 | 0.0 | 7,421 | 6,002 | -1,419 | -19.1 | 1.35 | 1.1 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,894 | 3,888 | -1,006 | -20.6 | 1.63 | 1.3 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,877 | 3,496 | -381 | -9.8 | 2.58 | 2.33 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,990 | 8,059 | -931 | -10.4 | 3 | 2.69 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 32,850 | 29,353 | -3,498 | -10.6 | 3.29 | 2.94 |

CARVER & SCOTT COUNTIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 18,579,486 | 18,579,486 | 0 | 0.0 | 204,553 | 204,318 | -235 | -0.1 | 1.10 | 1.10 |
| Res Non-Hmstd 1 | 1,743,471 | 1,743,471 | 0 | 0.0 | 19,991 | 19,966 | -24 | -0.1 | 1.15 | 1.15 |
| Res Non-Hmstd 23 | 580,017 | 580,017 | 0 | 0.0 | 7,926 | 7,910 | -16 | -0.2 | 1.37 | 1.36 |
| Apartments | 359,461 | 359,461 | 0 | 0.0 | 5,012 | 5,007 | -5 | -0.1 | 1.39 | 1.39 |
| Low-income Apts | 85,701 | 85,701 | 0 | 0.0 | 750 | 749 | -1 | -0.1 | 0.88 | 0.87 |
| Seasonal Rec | 74,102 | 74,102 | 0 | 0.0 | 838 | 837 | -1 | -0.1 | 1.13 | 1.13 |
| Com/Ind Lo Tier | 377,040 | 377,040 | 0 | 0.0 | 9,049 | 9,030 | -20 | -0.2 | 2.40 | 2.39 |
| Com/Ind Hi Tier | 2,087,212 | 2,087,212 | 0 | 0.0 | 65,390 | 65,283 | -107 | -0.2 | 3.13 | 3.13 |
| Publ U: Elec Gen | 18,454 | 18,454 | 0 | 0.0 | 393 | 393 | 0 | 0.0 | 2.13 | 2.13 |
| Publ U: Other | 143,833 | 143,833 | 0 | 0.0 | 4,433 | 4,517 | 84 | 1.9 | 3.08 | 3.14 |
| Ag Hmstd House | 532,933 | 532,933 | 0 | 0.0 | 4,421 | 4,428 | 7 | 0.2 | 0.83 | 0.83 |
| Ag Hmstd Land | 821,268 | 821,268 | 0 | 0.0 | 3,181 | 2,901 | -280 | -8.8 | 0.39 | 0.35 |
| Ag Non-Hmstd | 409,358 | 409,358 | 0 | 0.0 | 3,518 | 3,519 | 1 | 0.0 | 0.86 | 0.86 |
| Total | 25,812,338 | 25,812,338 | 0 | 0.0 | 329,457 | 328,859 | -598 | -0.2 | 1.28 | 1.27 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 282,199 | 283,702 | 1,503 | 0.5 | County | 41.53 | 34.09 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 25,900 | 9,768 | -16,132 | -62.3 | City/Town | 27.47 | 28.53 | 0.000 | 1.322 |
| (-) FD Contrib Tax Cap | 23,118 | 17,548 | -5,570 | -24.1 | School District | 26.11 | 27.12 | 13.693 | 15.864 |
| (=) Taxable Tax Capacity | 233,181 | 256,386 | 23,205 | 10.0 | Special District | 8.14 | 4.92 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 45,502 | 22,079 | -23,424 | -51.5 | Total | 103.25 | 94.65 | 13.693 | 17.186 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 203,700 | 203,700 | 0.0 | 2,193 | 2,089 | -104 | -4.7 | 1.08 | 1.03 |
| Res Hmstd: Avg Val | 305,400 | 305,400 | 0.0 | 3,474 | 3,318 | -156 | -4.5 | 1.14 | 1.09 |
| Res Hmstd: Hi Val | 407,100 | 407,100 | 0.0 | 4,755 | 4,547 | -208 | -4.4 | 1.17 | 1.12 |
| Res Hmstd: Ex-Hi Val | 610,800 | 610,800 | 0.0 | 7,429 | 7,093 | -336 | -4.5 | 1.22 | 1.16 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 4,283 | 4,065 | -218 | -5.1 | 1.43 | 1.36 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,612 | 3,556 | -57 | -1.6 | 2.41 | 2.37 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,361 | 8,211 | -150 | -1.8 | 2.79 | 2.74 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 30,518 | 29,935 | -583 | -1.9 | 3.05 | 2.99 |

NORTHERN HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 20,340,112 | 20,340,112 | 0 | 0.0 | 239,506 | 239,004 | -502 | -0.2 | 1.18 | 1.18 |
| Res Non-Hmstd 1 | 1,290,848 | 1,290,848 | 0 | 0.0 | 16,134 | 16,100 | -35 | -0.2 | 1.25 | 1.25 |
| Res Non-Hmstd 23 | 500,052 | 500,052 | 0 | 0.0 | 7,523 | 7,511 | -12 | -0.2 | 1.50 | 1.50 |
| Apartments | 1,003,901 | 1,003,901 | 0 | 0.0 | 15,829 | 15,772 | -57 | -0.4 | 1.58 | 1.57 |
| Low-income Apts | 106,190 | 106,190 | 0 | 0.0 | 1,035 | 1,032 | -3 | -0.3 | 0.97 | 0.97 |
| Seasonal Rec | 13,043 | 13,043 | 0 | 0.0 | 211 | 211 | -1 | -0.3 | 1.62 | 1.62 |
| Com/Ind Lo Tier | 333,922 | 333,922 | 0 | 0.0 | 8,412 | 8,390 | -23 | -0.3 | 2.52 | 2.51 |
| Com/Ind Hi Tier | 4,288,352 | 4,288,352 | 0 | 0.0 | 140,973 | 140,658 | -316 | -0.2 | 3.29 | 3.28 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 202,931 | 202,931 | 0 | 0.0 | 6,576 | 6,678 | 103 | 1.6 | 3.24 | 3.29 |
| Ag Hmstd House | 87,591 | 87,591 | 0 | 0.0 | 1,019 | 1,019 | 0 | 0.0 | 1.16 | 1.16 |
| Ag Hmstd Land | 112,561 | 112,561 | 0 | 0.0 | 621 | 568 | -53 | -8.5 | 0.55 | 0.50 |
| Ag Non-Hmstd | 164,332 | 164,332 | 0 | 0.0 | 1,735 | 1,735 | -1 | 0.0 | 1.06 | 1.06 |
| Total | 28,443,836 | 28,443,836 | 0 | 0.0 | 439,575 | 438,676 | -899 | -0.2 | 1.55 | 1.54 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 0 | 334,768 | 334,768 | div/0! | County | #Num! 38.20 | #Num! 0.000 | |
| (-) TIF Tax Capacity | 0 | 31,003 | 31,003 | 0.0 | City/Town | #Num! 34.99 | #Num! 1.013 | |
| (-) FD Contrib Tax Cap | 0 | 32,225 | 32,225 | 0.0 | School District | #Num! 24.86 | #Num! 16.257 | |
| (=) Taxable Tax Capacity | 0 | 271,540 | 271,540 | div/0! | Special District | #Num! 8.16 | #Num! 0.000 | |
| FD Distrib Tax Cap | 0 | 36,405 | 36,405 | 0.0 | Total | #Num! 106.21 | #Num! 17.270 | |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 168,600 | 168,600 | 0.0 | -221 | 1,861 | 2,082 | 943.4 | -0.1 | 1.10 |
| Res Hmstd: Avg Val | 252,700 | 252,700 | 0.0 | -145 | 2,975 | 3,120 | 152.3 | -0.06 | 1.18 |
| Res Hmstd: Hi Val | 336,900 | 336,900 | 0.0 | -69 | 4,091 | 4,160 | 012.3 | -0.02 | 1.21 |
| Res Hmstd: Ex-Hi Val | 505,500 | 505,500 | 0.0 | 0 | 6,256 | 6,256 | div/0! | 0 | 1.24 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 0 | 4,501 | 4,501 | div/0! | 0 | 1.50 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | | 3,726 | | | | 2.48 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | | 8,608 | | | | 2.87 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | | 31,389 | | | | 3.14 |

SOUTHEAST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 23,008,523 | 23,008,523 | 0 | 0.0 | 252,892 | 252,564 | -328 | -0.1 | 1.10 | 1.10 |
| Res Non-Hmstd 1 | 1,681,786 | 1,681,786 | 0 | 0.0 | 19,476 | 19,454 | -22 | -0.1 | 1.16 | 1.16 |
| Res Non-Hmstd 23 | 288,405 | 288,405 | 0 | 0.0 | 4,011 | 4,005 | -5 | -0.1 | 1.39 | 1.39 |
| Apartments | 2,057,233 | 2,057,233 | 0 | 0.0 | 28,707 | 28,667 | -40 | -0.1 | 1.40 | 1.39 |
| Low-income Apts | 137,423 | 137,423 | 0 | 0.0 | 1,200 | 1,198 | -1 | -0.1 | 0.87 | 0.87 |
| Seasonal Rec | 6,236 | 6,236 | 0 | 0.0 | 68 | 68 | 0 | -0.1 | 1.10 | 1.10 |
| Com/Ind Lo Tier | 340,411 | 340,411 | 0 | 0.0 | 8,186 | 8,170 | -16 | -0.2 | 2.40 | 2.40 |
| Com/Ind Hi Tier | 8,079,108 | 8,079,108 | 0 | 0.0 | 251,193 | 250,711 | -482 | -0.2 | 3.11 | 3.10 |
| Publ U: Elec Gen | 636 | 636 | 0 | 0.0 | 15 | 15 | 0 | -0.1 | 2.38 | 2.38 |
| Publ U: Other | 170,215 | 170,215 | 0 | 0.0 | 5,313 | 5,397 | 84 | 1.6 | 3.12 | 3.17 |
| Ag Hmstd House | 937 | 937 | 0 | 0.0 | 10 | 10 | 0 | -0.1 | 1.11 | 1.11 |
| Ag Hmstd Land | 230 | 230 | 0 | 0.0 | 1 | 1 | 0 | -16.4 | 0.29 | 0.24 |
| Ag Non-Hmstd | 71 | 71 | 0 | 0.0 | 1 | 1 | 0 | -0.1 | 0.94 | 0.94 |
| Total | 35,771,214 | 35,771,214 | 0 | 0.0 | 571,073 | 570,262 | -811 | -0.1 | 1.60 | 1.59 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 0 | 452,803 | 452,803 | div/0! | County | #Num! 38.20 | #Num! 0.000 | |
| (-) TIF Tax Capacity | 0 | 39,154 | 39,154 | 0.0 | City/Town | #Num! 31.02 | #Num! 0.182 | |
| (-) FD Contrib Tax Cap | 0 | 51,580 | 51,580 | 0.0 | School District | #Num! 19.18 | #Num! 14.513 | |
| (=) Taxable Tax Capacity | 0 | 362,068 | 362,068 | div/0! | Special District | #Num! 9.15 | #Num! 0.000 | |
| FD Distrib Tax Cap | 0 | 24,897 | 24,897 | 0.0 | Total | #Num! 97.54 | #Num! 14.695 | |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 201,200 | 201,200 | 0.0 | -191 | 2,067 | 2,258 | 180.3 | -0.1 | 1.03 |
| Res Hmstd: Avg Val | 301,600 | 301,600 | 0.0 | -101 | 3,284 | 3,385 | 352.8 | -0.03 | 1.09 |
| Res Hmstd: Hi Val | 402,000 | 402,000 | 0.0 | -11 | 4,501 | 4,512 | 564.9 | -0.003 | 1.12 |
| Res Hmstd: Ex-Hi Val | 603,200 | 603,200 | 0.0 | 0 | 7,022 | 7,022 | div/0! | 0 | 1.16 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 0 | 4,099 | 4,099 | div/0! | 0 | 1.37 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | | 3,544 | | | | 2.36 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | | 8,195 | | | | 2.73 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | | 29,901 | | | | 2.99 |

SOUTHWEST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 31,105,790 | 31,105,790 | 0 | 0.0 | 344,158 | 343,825 | -333 | -0.1 | 1.11 | 1.11 |
| Res Non-Hmstd 1 | 3,073,829 | 3,073,829 | 0 | 0.0 | 34,402 | 34,373 | -29 | -0.1 | 1.12 | 1.12 |
| Res Non-Hmstd 23 | 542,915 | 542,915 | 0 | 0.0 | 6,983 | 6,977 | -6 | -0.1 | 1.29 | 1.29 |
| Apartments | 1,731,588 | 1,731,588 | 0 | 0.0 | 23,523 | 23,501 | -22 | -0.1 | 1.36 | 1.36 |
| Low-income Apts | 86,325 | 86,325 | 0 | 0.0 | 726 | 725 | -1 | -0.1 | 0.84 | 0.84 |
| Seasonal Rec | 127,730 | 127,730 | 0 | 0.0 | 1,490 | 1,489 | -1 | -0.1 | 1.17 | 1.17 |
| Com/Ind Lo Tier | 351,871 | 351,871 | 0 | 0.0 | 8,287 | 8,269 | -18 | -0.2 | 2.36 | 2.35 |
| Com/Ind Hi Tier | 6,430,034 | 6,430,034 | 0 | 0.0 | 199,212 | 198,849 | -363 | -0.2 | 3.10 | 3.09 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 205,918 | 205,918 | 0 | 0.0 | 6,338 | 6,455 | 117 | 1.8 | 3.08 | 3.13 |
| Ag Hmstd House | 77,529 | 77,529 | 0 | 0.0 | 845 | 845 | 0 | 0.0 | 1.09 | 1.09 |
| Ag Hmstd Land | 75,973 | 75,973 | 0 | 0.0 | 360 | 328 | -32 | -9.0 | 0.47 | 0.43 |
| Ag Non-Hmstd | 165,702 | 165,702 | 0 | 0.0 | 1,493 | 1,492 | -1 | 0.0 | 0.90 | 0.90 |
| Total | 43,975,203 | 43,975,203 | 0 | 0.0 | 627,817 | 627,128 | -690 | -0.1 | 1.43 | 1.43 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 0 | 529,637 | 529,637 | div/0! | County | #Num! 38.20 | #Num! 0.000 | |
| (-) TIF Tax Capacity | 0 | 12,830 | 12,830 | 0.0 | City/Town | #Num! 25.17 | #Num! 0.888 | |
| (-) FD Contrib Tax Cap | 0 | 47,608 | 47,608 | 0.0 | School District | #Num! 20.51 | #Num! 15.523 | |
| (=) Taxable Tax Capacity | 0 | 469,200 | 469,200 | div/0! | Special District | #Num! 8.41 | #Num! 0.000 | |
| FD Distrib Tax Cap | 0 | 20,545 | 20,545 | 0.0 | Total | #Num! 92.27 | #Num! 16.411 | |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 277,400 | 277,400 | 0.0 | -123 | 2,892 | 3,015 | 456.3 | -0.04 | 1.04 |
| Res Hmstd: Avg Val | 416,000 | 416,000 | 0.0 | 0 | 4,521 | 4,521 | div/0! | 0 | 1.09 |
| Res Hmstd: Hi Val | 554,600 | 554,600 | 0.0 | 0 | 6,154 | 6,154 | div/0! | 0 | 1.11 |
| Res Hmstd: Ex-Hi Val | 832,000 | 832,000 | 0.0 | 0 | 9,808 | 9,808 | div/0! | 0 | 1.18 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 0 | 3,953 | 3,953 | div/0! | 0 | 1.32 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | | 3,509 | | | | 2.34 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | | 8,106 | | | | 2.70 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | | 29,556 | | | | 2.96 |

SUBURBAN RAMSEY CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 17,569,593 | 17,569,593 | 0 | 0.0 | 187,435 | 186,740 | -695 | -0.4 | 1.07 | 1.06 |
| Res Non-Hmstd 1 | 1,304,860 | 1,304,860 | 0 | 0.0 | 14,642 | 14,583 | -59 | -0.4 | 1.12 | 1.12 |
| Res Non-Hmstd 23 | 409,497 | 409,497 | 0 | 0.0 | 5,595 | 5,572 | -22 | -0.4 | 1.37 | 1.36 |
| Apartments | 1,265,411 | 1,265,411 | 0 | 0.0 | 17,507 | 17,429 | -78 | -0.4 | 1.38 | 1.38 |
| Low-income Apts | 174,246 | 174,246 | 0 | 0.0 | 1,504 | 1,497 | -8 | -0.5 | 0.86 | 0.86 |
| Seasonal Rec | 12,460 | 12,460 | 0 | 0.0 | 148 | 147 | 0 | -0.1 | 1.19 | 1.18 |
| Com/Ind Lo Tier | 362,642 | 362,642 | 0 | 0.0 | 8,582 | 8,552 | -29 | -0.3 | 2.37 | 2.36 |
| Com/Ind Hi Tier | 4,907,060 | 4,907,060 | 0 | 0.0 | 153,132 | 152,721 | -411 | -0.3 | 3.12 | 3.11 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 198,022 | 198,022 | 0 | 0.0 | 6,171 | 6,260 | 89 | 1.4 | 3.12 | 3.16 |
| Ag Hmstd House | 1,628 | 1,628 | 0 | 0.0 | 14 | 14 | 0 | -0.3 | 0.85 | 0.85 |
| Ag Hmstd Land | 1,222 | 1,222 | 0 | 0.0 | 4 | 4 | -1 | -13.6 | 0.35 | 0.30 |
| Ag Non-Hmstd | 24,339 | 24,339 | 0 | 0.0 | 196 | 195 | 0 | -0.2 | 0.80 | 0.80 |
| Total | 26,230,980 | 26,230,980 | 0 | 0.0 | 394,929 | 393,715 | -1,214 | -0.3 | 1.51 | 1.50 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 0 | 320,800 | 320,800 | div/0! | County | #Num! 44.43 | #Num! 0.000 | |
| (-) TIF Tax Capacity | 0 | 19,422 | 19,422 | 0.0 | City/Town | #Num! 23.23 | #Num! 0.866 | |
| (-) FD Contrib Tax Cap | 0 | 34,927 | 34,927 | 0.0 | School District | #Num! 17.91 | #Num! 16.615 | |
| (=) Taxable Tax Capacity | 0 | 266,451 | 266,451 | div/0! | Special District | #Num! 8.08 | #Num! 0.000 | |
| FD Distrib Tax Cap | 0 | 27,744 | 27,744 | 0.0 | Total | #Num! 93.66 | #Num! 17.481 | |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 180,400 | 180,400 | 0.0 | -210 | 1,795 | 2,005 | 954.5 | -0.1 | 0.99 |
| Res Hmstd: Avg Val | 270,500 | 270,500 | 0.0 | -129 | 2,877 | 3,006 | 331.3 | -0.05 | 1.06 |
| Res Hmstd: Hi Val | 360,600 | 360,600 | 0.0 | -48 | 3,960 | 4,008 | 373.6 | -0.01 | 1.1 |
| Res Hmstd: Ex-Hi Val | 541,000 | 541,000 | 0.0 | 0 | 6,108 | 6,108 | div/0! | 0 | 1.13 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 0 | 4,037 | 4,037 | div/0! | 0 | 1.35 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | | 3,535 | | | | 2.36 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | | 8,162 | | | | 2.72 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | | 29,751 | | | | 2.98 |

CITY OF MINNEAPOLIS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|----------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 20,275,369 | 20,275,369 | 0 | 0.0 | 259,297 | 254,090 | -5,207 | -2.0 | 1.28 | 1.25 |
| Res Non-Hmstd 1 | 3,303,390 | 3,303,390 | 0 | 0.0 | 44,495 | 43,645 | -850 | -1.9 | 1.35 | 1.32 |
| Res Non-Hmstd 23 | 1,731,990 | 1,731,990 | 0 | 0.0 | 28,298 | 27,748 | -550 | -1.9 | 1.63 | 1.60 |
| Apartments | 3,153,066 | 3,153,066 | 0 | 0.0 | 51,439 | 50,441 | -998 | -1.9 | 1.63 | 1.60 |
| Low-income Apts | 281,790 | 281,790 | 0 | 0.0 | 2,806 | 2,753 | -54 | -1.9 | 1.00 | 0.98 |
| Seasonal Rec | 314 | 314 | 0 | 0.0 | 4 | 4 | 0 | -1.9 | 1.36 | 1.33 |
| Com/Ind Lo Tier | 629,786 | 629,786 | 0 | 0.0 | 16,279 | 16,083 | -195 | -1.2 | 2.58 | 2.55 |
| Com/Ind Hi Tier | 7,711,629 | 7,711,629 | 0 | 0.0 | 262,858 | 259,667 | -3,191 | -1.2 | 3.41 | 3.37 |
| Publ U: Elec Gen | 64,407 | 64,407 | 0 | 0.0 | 1,618 | 1,594 | -24 | -1.5 | 2.51 | 2.48 |
| Publ U: Other | 284,813 | 284,813 | 0 | 0.0 | 9,690 | 9,728 | 39 | 0.4 | 3.40 | 3.42 |
| Ag Hmstd House | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Hmstd Land | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Non-Hmstd | 1,212 | 1,212 | 0 | 0.0 | 15 | 14 | 0 | -2.1 | 1.21 | 1.19 |
| Total | 37,437,765 | 37,437,765 | 0 | 0.0 | 676,799 | 665,768 | -11,030 | -1.6 | 1.81 | 1.78 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 0 | 473,069 | 473,069 | div/0! | County | #Num! 33.92 | #Num! 0.000 | |
| (-) TIF Tax Capacity | 0 | 72,160 | 72,160 | 0.0 | City/Town | #Num! 54.37 | #Num! 2.491 | |
| (-) FD Contrib Tax Cap | 0 | 45,548 | 45,548 | 0.0 | School District | #Num! 23.97 | #Num! 8.861 | |
| (=) Taxable Tax Capacity | 0 | 355,360 | 355,360 | div/0! | Special District | #Num! 6.64 | #Num! 0.000 | |
| FD Distrib Tax Cap | 0 | 49,566 | 49,566 | 0.0 | Total | #Num! 118.90 | #Num! 11.352 | |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 165,700 | 165,700 | 0.0 | -223 | 1,935 | 2,158 | 966.6 | -0.1 | 1.17 |
| Res Hmstd: Avg Val | 248,400 | 248,400 | 0.0 | -149 | 3,087 | 3,235 | 173.7 | -0.06 | 1.24 |
| Res Hmstd: Hi Val | 331,100 | 331,100 | 0.0 | -74 | 4,238 | 4,313 | 795.7 | -0.02 | 1.28 |
| Res Hmstd: Ex-Hi Val | 496,700 | 496,700 | 0.0 | 0 | 6,469 | 6,469 | div/0! | 0 | 1.30 |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 0 | 4,799 | 4,799 | div/0! | 0 | 1.6 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | | 3,831 | | | | 2.55 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | | 8,882 | | | | 2.96 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | | 32,452 | | | | 3.25 |

| |
|-------------------------|
| CITY OF ST. PAUL |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Homestead | 13,844,899 | 13,844,899 | 0 | 0.0 | 152,550 | 148,730 | -3,820 | -2.5 | 1.10 | 1.07 |
| Res Non-Hmstd 1 | 1,734,475 | 1,734,475 | 0 | 0.0 | 20,560 | 20,078 | -482 | -2.3 | 1.19 | 1.16 |
| Res Non-Hmstd 23 | 910,678 | 910,678 | 0 | 0.0 | 12,997 | 12,686 | -312 | -2.4 | 1.43 | 1.39 |
| Apartments | 2,006,638 | 2,006,638 | 0 | 0.0 | 28,647 | 27,960 | -687 | -2.4 | 1.43 | 1.39 |
| Low-income Apts | 244,506 | 244,506 | 0 | 0.0 | 2,145 | 2,094 | -50 | -2.3 | 0.88 | 0.86 |
| Seasonal Rec | 1,109 | 1,109 | 0 | 0.0 | 14 | 14 | 0 | -2.3 | 1.28 | 1.25 |
| Com/Ind Lo Tier | 447,703 | 447,703 | 0 | 0.0 | 10,782 | 10,633 | -149 | -1.4 | 2.41 | 2.37 |
| Com/Ind Hi Tier | 3,754,564 | 3,754,564 | 0 | 0.0 | 118,847 | 117,179 | -1,668 | -1.4 | 3.17 | 3.12 |
| Publ U: Elec Gen | 33,290 | 33,290 | 0 | 0.0 | 755 | 742 | -13 | -1.8 | 2.27 | 2.23 |
| Publ U: Other | 215,036 | 215,036 | 0 | 0.0 | 6,807 | 6,832 | 25 | 0.4 | 3.17 | 3.18 |
| Ag Hmstd House | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Hmstd Land | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Non-Hmstd | 1,041 | 1,041 | 0 | 0.0 | 11 | 10 | 0 | -2.7 | 1.03 | 1.01 |
| Total | 23,193,939 | 23,193,939 | 0 | 0.0 | 354,115 | 346,958 | -7,157 | -2.0 | 1.53 | 1.50 |

Tax Base

Tax Rates

| | Tax Base | | | | Pctg Chng | Net Tax Cap (Pctg) | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------------------|------------------|---------------------------|--------------|-------------|--------------------|--|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter | |
| Total Tax Capacity | 0 | 282,199 | 282,199 | div/0! | County | #Num! | 41.40 | #Num! | 0.000 | |
| (-) TIF Tax Capacity | 0 | 25,900 | 25,900 | 0.0 | City/Town | #Num! | 24.87 | #Num! | 0.000 | |
| (-) FD Contrib Tax Cap | 0 | 23,118 | 23,118 | 0.0 | School District | #Num! | 26.11 | #Num! | 13.693 | |
| (=) Taxable Tax Capacity | 0 | 233,181 | 233,181 | div/0! | Special District | #Num! | 8.14 | #Num! | 0.000 | |
| FD Distrib Tax Cap | 0 | 45,502 | 45,502 | 0.0 | Total | #Num! | 100.52 | #Num! | 13.693 | |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|--------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 153,300 | 153,300 | 0.0 | -234 | 1,516 | 1,751 | 746.8 | -0.2 | 0.99 | |
| Res Hmstd: Avg Val | 229,900 | 229,900 | 0.0 | -165 | 2,460 | 2,626 | 586.6 | -0.07 | 1.07 | |
| Res Hmstd: Hi Val | 306,400 | 306,400 | 0.0 | -97 | 3,403 | 3,499 | 621.0 | -0.03 | 1.11 | |
| Res Hmstd: Ex-Hi Val | 459,800 | 459,800 | 0.0 | 0 | 5,251 | 5,251 | div/0! | 0 | 1.14 | |
| Apartment (Mkt rate) | 300,000 | 300,000 | 0.0 | 0 | 4,180 | 4,180 | div/0! | 0 | 1.39 | |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | | 3,562 | | | | 2.37 | |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | | 8,244 | | | | 2.75 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | | 30,091 | | | | 3.01 | |

Baseline Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|-----------------------------------|------------|-------------|-------------|-----------|
| 159.1 | Farm 1b Hmstd HGA: <32K: Exist | 0.450 | 15,039 | 68 | 20 |
| 160.1 | Ag Hmstd HGA: <76K: Exist | 1.000 | 6,642,581 | 66,426 | 46,506 |
| 160.2 | Ag Hmstd HGA: <76K: NewCon | 1.000 | 14,794 | 148 | 104 |
| 161.1 | Ag Hmstd HGA: 76K-414K: Exist | 1.000 | 5,968,311 | 59,683 | 58,323 |
| 161.2 | Ag Hmstd HGA: 76K-414K: NewCon | 1.000 | 74,299 | 743 | 725 |
| 162.1 | Ag Hmstd HGA: 414K-500K: Exist | 1.000 | 73,831 | 738 | 698 |
| 162.2 | Ag Hmstd HGA: 414K-500K: NewCon | 1.000 | 1,497 | 15 | 14 |
| 163.1 | Ag Hmstd HGA: >500K: Exist | 1.250 | 105,915 | 1,324 | 1,242 |
| 163.2 | Ag Hmstd HGA: >500K: NewCon | 1.250 | 2,350 | 29 | 26 |
| 164.1 | Farm 1b Hmstd land <32K: Exist | 0.450 | 356 | 2 | 1 |
| 165.1 | Ag Hmstd 1 & b: <115K: Exist | 0.550 | 10,439,073 | 57,415 | 18,396 |
| 165.2 | Ag Hmstd 1 & b: <115K: NewCon | 0.550 | 29,455 | 162 | 57 |
| 166.1 | Ag Hmstd 1 & b: 115K-345K: Exist | 0.550 | 11,877,602 | 65,327 | 60,883 |
| 166.2 | Ag Hmstd 1 & b: 115K-345K: NewCon | 0.550 | 73,061 | 402 | 383 |
| 167.1 | Ag Hmstd 1 & b: 345K-790K: Exist | 0.550 | 9,359,165 | 51,475 | 42,231 |
| 167.2 | Ag Hmstd 1 & b: 345K-790K: NewCon | 0.550 | 111,094 | 611 | 504 |
| 168.1 | Ag Hmstd 1 & b: >790K: Exist | 1.000 | 7,241,961 | 72,420 | 58,557 |
| 168.2 | Ag Hmstd 1 & b: >790K: NewCon | 1.000 | 34,739 | 347 | 281 |
| 170.1 | Ag Non-homestead: Exist | 1.000 | 17,453,851 | 174,539 | 146,011 |
| 170.2 | Ag Non-homestead: NewCon | 1.000 | 45,770 | 458 | 368 |
| 171.0 | Private Airport | 1.000 | 292 | 3 | 2 |
| 172.1 | Migrant Housing <500K: Exist | 1.000 | 1,389 | 14 | 14 |
| 173.1 | Migrant Housing >500K: Exist | 1.250 | 65 | 1 | 1 |
| 177.0 | Timberlands | 1.000 | 1,730,847 | 17,308 | 14,493 |
| 178.1 | Non-comm SRR: <76K: Exist | 1.000 | 9,955,750 | 99,558 | 82,470 |
| 178.2 | Non-comm SRR: <76K: NewCon | 1.000 | 122,797 | 1,228 | 1,074 |
| 179.1 | Non-comm SRR: 76K-500K: Exist | 1.000 | 11,557,955 | 115,580 | 102,942 |
| 179.2 | Non-comm SRR: 76K-500K: NewCon | 1.000 | 339,233 | 3,392 | 3,071 |
| 180.1 | Non-comm SRR: >500K: Exist | 1.250 | 1,062,348 | 13,279 | 10,885 |
| 180.2 | Non-comm SRR: >500K: NewCon | 1.250 | 46,599 | 582 | 474 |
| 183.1 | Res 1b Hmstd <32K: Exist | 0.450 | 233,960 | 1,053 | 959 |
| 184.1 | Res Hmstd: <76K: Exist | 1.000 | 104,955,857 | 1,049,559 | 976,209 |
| 184.2 | Res Hmstd: <76K: NewCon | 1.000 | 551,714 | 5,517 | 5,100 |
| 185.1 | Res Hmstd: 76K-414K: Exist | 1.000 | 198,413,397 | 1,984,134 | 2,204,073 |
| 185.2 | Res Hmstd: 76K-414K: NewCon | 1.000 | 4,200,018 | 42,000 | 46,736 |
| 186.1 | Res Hmstd: 414K-500K: Exist | 1.000 | 7,125,662 | 71,257 | 75,570 |
| 186.2 | Res Hmstd: 414K-500K: NewCon | 1.000 | 266,963 | 2,670 | 2,806 |
| 187.1 | Res Hmstd: > 500K: Exist | 1.250 | 13,710,512 | 171,381 | 173,347 |
| 187.2 | Res Hmstd: > 500K: NewCon | 1.250 | 462,861 | 5,786 | 5,754 |
| 189.1 | Res NonH 1 unit: <76K: Exist | 1.000 | 11,171,621 | 111,716 | 130,866 |
| 189.2 | Res NonH 1 unit: <76K: NewCon | 1.000 | 524,106 | 5,241 | 6,030 |

House Research Dept.

| Simulation No. 7G6 | | Baseline: | Projected Pay 2008: Current Law | | | Page 35 |
|--------------------|-------------------------------------|--------------|---------------------------------|---------|-----------|-------------------------|
| 5/29/2007 2:17 PM | | Alternative: | Proj Pay 2008: Omnibus Tax Bill | | | (all figures in \$000s) |
| 190.1 | Res NonH 1 unit: 76K - 500K: Exist | 1.000 | 14,966,088 | 149,661 | 168,510 | |
| 190.2 | Res NonH 1 unit: 76K - 500K: NewCon | 1.000 | 1,260,438 | 12,604 | 14,052 | |
| 191.1 | Res NonH 1 unit: >500K: Exist | 1.250 | 2,088,083 | 26,101 | 26,778 | |
| 191.2 | Res NonH 1 unit: >500K: NewCon | 1.250 | 202,516 | 2,531 | 2,619 | |
| 193.1 | Res NonH 2-3 units: Exist | 1.250 | 8,789,493 | 109,869 | 124,546 | |
| 193.2 | Res NonH 2-3 units: NewCon | 1.250 | 611,328 | 7,642 | 8,426 | |
| 196.1 | Regular apartments (4a): Exist | 1.250 | 18,356,672 | 229,458 | 266,429 | |
| 196.2 | Regular apartments (4a): NewCon | 1.250 | 242,604 | 3,033 | 3,447 | |
| 197.1 | Low-income housing (4d): Exist | 0.750 | 2,267,809 | 17,009 | 20,781 | |
| 197.2 | Low-income housing (4d): NewCon | 0.750 | 14,141 | 106 | 130 | |
| 198.1 | Non-profit/Comm Serv: Exist | 1.500 | 51,140 | 767 | 929 | |
| 198.2 | Non-profit/Comm Serv: NewCon | 1.500 | 85 | 1 | 1 | |
| 199.1 | Student housing: Exist | 1.000 | 30,113 | 301 | 359 | |
| 199.2 | Student housing: NewCon | 1.000 | 10 | 0 | 0 | |
| 200.1 | Manuf home park land: Exist | 1.250 | 612,418 | 7,655 | 8,551 | |
| 200.2 | Manuf home park land: NewCon | 1.250 | 139 | 2 | 2 | |
| 202.1 | Comm SRR 1c: <500K: Exist | 0.550 | 403,538 | 2,219 | 1,856 | |
| 202.2 | Comm SRR 1c: <500K: NewCon | 0.550 | 1,679 | 9 | 9 | |
| 203.1 | Comm SRR 1c: 500K-2.2M: Exist | 1.000 | 259,021 | 2,590 | 1,953 | |
| 203.2 | Comm SRR 1c: 500K-2.2M: NewCon | 1.000 | 2,932 | 29 | 25 | |
| 204.1 | Comm SRR 1c: >2.2M: Exist | 1.250 | 50,675 | 633 | 527 | |
| 204.2 | Comm SRR 1c: >2.2M: New con | 1.250 | 563 | 7 | 6 | |
| 205.1 | Comm SRR 4c: <500K: Exist | 1.000 | 267,136 | 2,671 | 2,798 | |
| 205.2 | Comm SRR 4c: <500K: NewCon | 1.000 | 2,691 | 27 | 28 | |
| 206.1 | Comm SRR 4c: >500K: Exist | 1.250 | 131,851 | 1,648 | 1,557 | |
| 206.2 | Comm SRR 4c: >500K: NewCon | 1.250 | 4,814 | 60 | 51 | |
| 207.1 | Bed & Breakfast: Exist | 1.250 | 25,479 | 318 | 324 | |
| 207.2 | Bed & Breakfast: NewCon | 1.250 | 30 | 0 | 0 | |
| 208.0 | Qualifying golf courses | 1.250 | 265,040 | 3,313 | 3,237 | |
| 211.1 | Commercial: <150K: Exist | 1.500 | 8,458,080 | 126,871 | 207,721 | |
| 211.2 | Commercial: <150K: NewCon | 1.500 | 129,568 | 1,944 | 3,153 | |
| 212.1 | Commercial: >150K: Exist | 2.000 | 45,823,470 | 916,469 | 1,446,623 | |
| 212.2 | Commercial: >150K: NewCon | 2.000 | 1,328,761 | 26,575 | 41,320 | |
| 213.1 | Comm border city: <150K: Exist | 1.500 | 41,754 | 626 | 962 | |
| 213.2 | Comm border city: <150K: NewCon | 1.500 | 681 | 10 | 16 | |
| 214.1 | Comm border city: >150K: Exist | 2.000 | 84,689 | 1,694 | 1,948 | |
| 214.2 | Comm border city: >150K: NewCon | 2.000 | 2,712 | 54 | 62 | |
| 222.1 | Industrial: <150K: Exist | 1.500 | 1,303,684 | 19,555 | 32,011 | |
| 222.2 | Industrial: <150K: NewCon | 1.500 | 12,844 | 193 | 315 | |
| 223.1 | Industrial: >150K: Exist | 2.000 | 14,083,034 | 281,661 | 448,077 | |
| 223.2 | Industrial: >150K: NewCon | 2.000 | 189,276 | 3,786 | 6,064 | |
| 224.1 | Ind'l border city: <150K: Exist | 1.500 | 1,517 | 23 | 35 | |
| 224.2 | Ind'l border city: <150K: NewCon | 1.500 | 0 | 0 | 0 | |
| 225.1 | Ind'l border city: >150K: Exist | 2.000 | 66,326 | 1,327 | 1,538 | |

House Research Dept.

| Simulation No. 7G6 | | Baseline: | Projected Pay 2008: | Current Law | Page 36 |
|--------------------|--|--------------|---------------------|------------------|-------------------------|
| 5/29/2007 2:17 PM | | Alternative: | Proj Pay 2008: | Omnibus Tax Bill | (all figures in \$000s) |
| 225.2 | Ind'l border city: >150K: NewCon | 2.000 | 2,007 | 40 | 46 |
| 233.0 | Publ Util: land & bldgs <150K | 1.500 | 83,579 | 1,254 | 1,939 |
| 234.0 | Publ Util: land & bldgs >150K | 2.000 | 832,870 | 16,657 | 25,401 |
| 235.0 | Publ Util: Electric Generat Mach | 2.000 | 1,496,108 | 29,922 | 32,438 |
| 236.0 | Publ Util: machinery (non-generat) | 2.000 | 1,064,435 | 21,289 | 31,656 |
| 238.0 | Railroad <150K | 1.500 | 27,063 | 406 | 661 |
| 239.0 | Railroad >150K | 2.000 | 598,020 | 11,960 | 18,510 |
| 241.0 | Non-comm aircraft hangars | 1.500 | 3,145 | 47 | 52 |
| 242.0 | Mineral | 2.000 | 2,223 | 44 | 87 |
| 243.0 | Misc class 5 | 2.000 | 4,862 | 97 | 140 |
| 249.0 | Personal: 3f | 1.000 | 10,223 | 102 | 105 |
| 250.0 | Non-comm aircraft hangars | 1.500 | 72,626 | 1,089 | 1,089 |
| 251.0 | Pers: It31 tools&mach excl elec gen | 2.000 | 151,661 | 3,033 | 4,420 |
| 252.0 | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 9,420 | 94 | 97 |
| 253.0 | Pers: It32 struct/leased land-NCSRR<76 | 1.000 | 56,970 | 570 | 510 |
| 254.0 | Pers: It32 str/lease land-NCSRR:76-500 | 1.000 | 11,013 | 110 | 95 |
| 256.0 | Pers: It32 struct/leased land-C/I | 2.000 | 19,211 | 384 | 567 |
| 257.0 | Pers: Item 33 ag real estate | 1.000 | 21,423 | 214 | 214 |
| 259.0 | Pers: It41 struct/leased land - C/I | 2.000 | 428,051 | 8,561 | 9,209 |
| 260.0 | Pers: It41 struct/leased land-NCSRR<76 | 1.000 | 335 | 3 | 5 |
| 263.0 | Pers: It41 str/leased land-non C/I,SRR | 1.000 | 3,070 | 31 | 35 |
| 264.0 | Pers: Item 41 Border EZ | 2.000 | 1,265 | 25 | 29 |
| 265.0 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 34,674 | 693 | 1,325 |
| 267.0 | Pers: It43 leased real estate - non C/I | 1.500 | 22,879 | 343 | 442 |
| 268.0 | Pers: Item 43 leased real estate - C/I | 2.000 | 416,689 | 8,334 | 9,751 |
| 269.0 | Pers: Item 44 electric util trans lines | 2.000 | 1,639,636 | 32,793 | 50,917 |
| 270.0 | Pers: Item 44 electric util distri lines | 2.000 | 233,081 | 4,662 | 7,682 |
| 271.0 | Pers: Item 45 syst/gas utils | 2.000 | 1,899,825 | 37,996 | 56,361 |
| 272.0 | Pers: Item 46 syst/water utils | 2.000 | 1,525 | 30 | 50 |
| 273.0 | Pers: Item 48 misc | 2.000 | 17,141 | 343 | 389 |
| State Total | | | 567,598,645 | 6,395,774 | 7,380,204 |

Alternative Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|-----------------------------------|------------|-------------|-------------|-----------|
| 159.1 | Farm 1b Hmstd HGA: <32K: Exist | 0.450 | 15,039 | 68 | 20 |
| 160.1 | Ag Hmstd HGA: <76K: Exist | 1.000 | 6,642,581 | 66,426 | 46,644 |
| 160.2 | Ag Hmstd HGA: <76K: NewCon | 1.000 | 14,794 | 148 | 104 |
| 161.1 | Ag Hmstd HGA: 76K-414K: Exist | 1.000 | 5,968,311 | 59,683 | 58,436 |
| 161.2 | Ag Hmstd HGA: 76K-414K: NewCon | 1.000 | 74,299 | 743 | 726 |
| 162.1 | Ag Hmstd HGA: 414K-500K: Exist | 1.000 | 73,831 | 738 | 699 |
| 162.2 | Ag Hmstd HGA: 414K-500K: NewCon | 1.000 | 1,497 | 15 | 14 |
| 163.1 | Ag Hmstd HGA: >500K: Exist | 1.250 | 105,915 | 1,324 | 1,243 |
| 163.2 | Ag Hmstd HGA: >500K: NewCon | 1.250 | 2,350 | 29 | 26 |
| 164.1 | Farm 1b Hmstd land <32K: Exist | 0.450 | 356 | 2 | 1 |
| 165.1 | Ag Hmstd 1 & b: <115K: Exist | 0.500 | 10,439,073 | 52,195 | 14,025 |
| 165.2 | Ag Hmstd 1 & b: <115K: NewCon | 0.500 | 29,455 | 147 | 44 |
| 166.1 | Ag Hmstd 1 & b: 115K-345K: Exist | 0.500 | 11,877,602 | 59,388 | 56,080 |
| 166.2 | Ag Hmstd 1 & b: 115K-345K: NewCon | 0.500 | 73,061 | 365 | 352 |
| 167.1 | Ag Hmstd 1 & b: 345K-790K: Exist | 0.500 | 9,359,165 | 46,796 | 38,576 |
| 167.2 | Ag Hmstd 1 & b: 345K-790K: NewCon | 0.500 | 111,094 | 555 | 460 |
| 168.1 | Ag Hmstd 1 & b: >790K: Exist | 1.000 | 7,241,961 | 72,420 | 58,846 |
| 168.2 | Ag Hmstd 1 & b: >790K: NewCon | 1.000 | 34,739 | 347 | 282 |
| 170.1 | Ag Non-homestead: Exist | 1.000 | 17,453,851 | 174,539 | 146,458 |
| 170.2 | Ag Non-homestead: NewCon | 1.000 | 45,770 | 458 | 369 |
| 171.0 | Private Airport | 1.000 | 292 | 3 | 2 |
| 172.1 | Migrant Housing <500K: Exist | 1.000 | 1,389 | 14 | 14 |
| 173.1 | Migrant Housing >500K: Exist | 1.250 | 65 | 1 | 1 |
| 177.0 | Timberlands | 1.000 | 1,730,847 | 17,308 | 14,420 |
| 178.1 | Non-comm SRR: <76K: Exist | 1.000 | 9,955,750 | 99,558 | 82,409 |
| 178.2 | Non-comm SRR: <76K: NewCon | 1.000 | 122,797 | 1,228 | 1,072 |
| 179.1 | Non-comm SRR: 76K-500K: Exist | 1.000 | 11,557,955 | 115,580 | 102,902 |
| 179.2 | Non-comm SRR: 76K-500K: NewCon | 1.000 | 339,233 | 3,392 | 3,069 |
| 180.1 | Non-comm SRR: >500K: Exist | 1.250 | 1,062,348 | 13,279 | 10,879 |
| 180.2 | Non-comm SRR: >500K: NewCon | 1.250 | 46,599 | 582 | 474 |
| 183.1 | Res 1b Hmstd <32K: Exist | 0.450 | 233,960 | 1,053 | 937 |
| 184.1 | Res Hmstd: <76K: Exist | 1.000 | 104,955,857 | 1,049,559 | 962,670 |
| 184.2 | Res Hmstd: <76K: NewCon | 1.000 | 551,714 | 5,517 | 5,032 |
| 185.1 | Res Hmstd: 76K-414K: Exist | 1.000 | 198,413,397 | 1,984,134 | 2,190,732 |
| 185.2 | Res Hmstd: 76K-414K: NewCon | 1.000 | 4,200,018 | 42,000 | 46,454 |
| 186.1 | Res Hmstd: 414K-500K: Exist | 1.000 | 7,125,662 | 71,257 | 75,299 |
| 186.2 | Res Hmstd: 414K-500K: NewCon | 1.000 | 266,963 | 2,670 | 2,800 |
| 187.1 | Res Hmstd: > 500K: Exist | 1.250 | 13,710,512 | 171,381 | 172,681 |
| 187.2 | Res Hmstd: > 500K: NewCon | 1.250 | 462,861 | 5,786 | 5,742 |
| 189.1 | Res NonH 1 unit: <76K: Exist | 1.000 | 11,171,621 | 111,716 | 129,224 |

House Research Dept.

| Simulation No. 7G6 | | Baseline: | Projected Pay 2008: Current Law | | | Page 38 |
|--------------------|-------------------------------------|--------------|---------------------------------|---------|-----------|-------------------------|
| 5/29/2007 2:17 PM | | Alternative: | Proj Pay 2008: Omnibus Tax Bill | | | (all figures in \$000s) |
| 189.2 | Res NonH 1 unit: <76K: NewCon | 1.000 | 524,106 | 5,241 | 5,979 | |
| 190.1 | Res NonH 1 unit: 76K - 500K: Exist | 1.000 | 14,966,088 | 149,661 | 167,233 | |
| 190.2 | Res NonH 1 unit: 76K - 500K: NewCon | 1.000 | 1,260,438 | 12,604 | 13,983 | |
| 191.1 | Res NonH 1 unit: >500K: Exist | 1.250 | 2,088,083 | 26,101 | 26,647 | |
| 191.2 | Res NonH 1 unit: >500K: NewCon | 1.250 | 202,516 | 2,531 | 2,614 | |
| 193.1 | Res NonH 2-3 units: Exist | 1.250 | 8,789,493 | 109,869 | 123,104 | |
| 193.2 | Res NonH 2-3 units: NewCon | 1.250 | 611,328 | 7,642 | 8,372 | |
| 196.1 | Regular apartments (4a): Exist | 1.250 | 18,356,672 | 229,458 | 263,289 | |
| 196.2 | Regular apartments (4a): NewCon | 1.250 | 242,604 | 3,033 | 3,397 | |
| 197.1 | Low-income housing (4d): Exist | 0.750 | 2,267,809 | 17,009 | 20,467 | |
| 197.2 | Low-income housing (4d): NewCon | 0.750 | 14,141 | 106 | 128 | |
| 198.1 | Non-profit/Comm Serv: Exist | 1.500 | 51,140 | 767 | 912 | |
| 198.2 | Non-profit/Comm Serv: NewCon | 1.500 | 85 | 1 | 1 | |
| 199.1 | Student housing: Exist | 1.000 | 30,113 | 301 | 351 | |
| 199.2 | Student housing: NewCon | 1.000 | 10 | 0 | 0 | |
| 200.1 | Manuf home park land: Exist | 1.250 | 612,418 | 7,655 | 8,487 | |
| 200.2 | Manuf home park land: NewCon | 1.250 | 139 | 2 | 2 | |
| 202.1 | Comm SRR 1c: <500K: Exist | 0.500 | 403,538 | 2,018 | 1,704 | |
| 202.2 | Comm SRR 1c: <500K: NewCon | 0.500 | 1,679 | 8 | 8 | |
| 203.11 | Comm SRR 1c: 500K-600K: Exist | 0.500 | 56,022 | 280 | 246 | |
| 203.12 | Comm SRR 1c: 600K-2.2M: Exist | 1.000 | 202,994 | 2,030 | 1,501 | |
| 203.21 | Comm SRR 1c: 500K-600K: NewCon | 0.500 | 774 | 4 | 4 | |
| 203.22 | Comm SRR 1c: 600K-2.2M: NewCon | 1.000 | 2,158 | 22 | 18 | |
| 204.1 | Comm SRR 1c: >2.2M: Exist | 1.250 | 50,675 | 633 | 525 | |
| 204.2 | Comm SRR 1c: >2.2M: New con | 1.250 | 563 | 7 | 6 | |
| 205.1 | Comm SRR 4c: <500K: Exist | 1.000 | 267,136 | 2,671 | 2,795 | |
| 205.2 | Comm SRR 4c: <500K: NewCon | 1.000 | 2,691 | 27 | 28 | |
| 206.1 | Comm SRR 4c: >500K: Exist | 1.250 | 131,851 | 1,648 | 1,556 | |
| 206.2 | Comm SRR 4c: >500K: NewCon | 1.250 | 4,814 | 60 | 51 | |
| 207.1 | Bed & Breakfast: Exist | 1.250 | 25,479 | 318 | 319 | |
| 207.2 | Bed & Breakfast: NewCon | 1.250 | 30 | 0 | 0 | |
| 208.0 | Qualifying golf courses | 1.250 | 265,040 | 3,313 | 3,227 | |
| 211.1 | Commercial: <150K: Exist | 1.500 | 8,458,080 | 126,871 | 205,105 | |
| 211.2 | Commercial: <150K: NewCon | 1.500 | 129,568 | 1,944 | 3,119 | |
| 212.1 | Commercial: >150K: Exist | 2.000 | 45,823,470 | 916,469 | 1,436,862 | |
| 212.2 | Commercial: >150K: NewCon | 2.000 | 1,328,761 | 26,575 | 41,089 | |
| 213.1 | Comm border city: <150K: Exist | 1.500 | 41,754 | 626 | 962 | |
| 213.2 | Comm border city: <150K: NewCon | 1.500 | 681 | 10 | 16 | |
| 214.1 | Comm border city: >150K: Exist | 2.000 | 84,689 | 1,694 | 1,948 | |
| 214.2 | Comm border city: >150K: NewCon | 2.000 | 2,712 | 54 | 62 | |
| 222.1 | Industrial: <150K: Exist | 1.500 | 1,303,684 | 19,555 | 31,712 | |
| 222.2 | Industrial: <150K: NewCon | 1.500 | 12,844 | 193 | 311 | |
| 223.1 | Industrial: >150K: Exist | 2.000 | 14,083,034 | 281,661 | 445,349 | |
| 223.2 | Industrial: >150K: NewCon | 2.000 | 189,276 | 3,786 | 6,013 | |

House Research Dept.

Simulation No. 7G6

Baseline: Projected Pay 2008: Current Law

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Alternative: Proj Pay 2008: Omnibus Tax Bill

(all figures in \$000s)

| | | | | | |
|--------------------|--|-------|--------------------|------------------|------------------|
| 224.1 | Ind'l border city: <150K: Exist | 1.500 | 1,517 | 23 | 35 |
| 224.2 | Ind'l border city: <150K: NewCon | 1.500 | 0 | 0 | 0 |
| 225.1 | Ind'l border city: >150K: Exist | 2.000 | 66,326 | 1,327 | 1,538 |
| 225.2 | Ind'l border city: >150K: NewCon | 2.000 | 2,007 | 40 | 46 |
| 233.0 | Publ Util: land & bldgs <150K | 1.500 | 83,579 | 1,254 | 1,925 |
| 234.0 | Publ Util: land & bldgs >150K | 2.000 | 832,870 | 16,657 | 25,266 |
| 235.0 | Publ Util: Electric Generat Mach | 2.000 | 1,496,108 | 29,922 | 32,282 |
| 236.0 | Publ Util: machinery (non-generat) | 2.000 | 1,064,435 | 21,289 | 32,235 |
| 238.0 | Railroad <150K | 1.500 | 27,063 | 406 | 653 |
| 239.0 | Railroad >150K | 2.000 | 598,020 | 11,960 | 18,342 |
| 241.0 | Non-comm aircraft hangars | 1.500 | 3,145 | 47 | 51 |
| 242.0 | Mineral | 2.000 | 2,223 | 44 | 84 |
| 243.0 | Misc class 5 | 2.000 | 4,862 | 97 | 137 |
| 249.0 | Personal: 3f | 1.000 | 10,223 | 102 | 103 |
| 250.0 | Non-comm aircraft hangars | 1.500 | 72,626 | 1,089 | 1,081 |
| 251.0 | Pers: It31 tools&mach excl elec gen | 2.000 | 151,661 | 3,033 | 4,387 |
| 252.0 | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 9,420 | 94 | 96 |
| 253.0 | Pers: It32 struct/leased land-NCSRR<76 | 1.000 | 56,970 | 570 | 509 |
| 254.0 | Pers: It32 str/lease land-NCSRR:76-500 | 1.000 | 11,013 | 110 | 95 |
| 256.0 | Pers: It32 struct/leased land-C/I | 2.000 | 19,211 | 384 | 560 |
| 257.0 | Pers: Item 33 ag real estate | 1.000 | 21,423 | 214 | 209 |
| 259.0 | Pers: It41 struct/leased land - C/I | 2.000 | 428,051 | 8,561 | 9,098 |
| 260.0 | Pers: It41 struct/leased land-NCSRR<76 | 1.000 | 335 | 3 | 5 |
| 263.0 | Pers: It41 str/leased land-non C/I,SRR | 1.000 | 3,070 | 31 | 34 |
| 264.0 | Pers: Item 41 Border EZ | 2.000 | 1,265 | 25 | 29 |
| 265.0 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 34,674 | 693 | 1,290 |
| 267.0 | Pers: It43 leased real estate - non C/I | 1.500 | 22,879 | 343 | 433 |
| 268.0 | Pers: Item 43 leased real estate - C/I | 2.000 | 416,689 | 8,334 | 9,663 |
| 269.0 | Pers: Item 44 electric util trans lines | 2.000 | 1,639,636 | 32,793 | 51,628 |
| 270.0 | Pers: Item 44 electric util distri lines | 2.000 | 233,081 | 4,662 | 7,735 |
| 271.0 | Pers: Item 45 syst/gas utils | 2.000 | 1,899,825 | 37,996 | 57,438 |
| 272.0 | Pers: Item 46 syst/water utils | 2.000 | 1,525 | 30 | 51 |
| 273.0 | Pers: Item 48 misc | 2.000 | 17,141 | 343 | 387 |
| State Total | | | 567,598,640 | 6,379,342 | 7,317,148 |

Baseline Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|----------------------------|-----------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy | 2,429,912 | 1,662,817 | 192,737 | 1,294,532 | 280,729 | 717,441 | 6,578,167 |
| Certified MKV Levy | 2,525 | 29,620 | 103 | 748,069 | 0 | 0 | 780,317 |
| Fiscal Disparities Levy | 123,139 | 123,771 | 1,168 | 130,156 | 28,259 | 0 | 406,494 |
| Disparity Reduction Aid | 9,649 | 0 | 477 | 7,946 | 0 | 0 | 18,072 |
| Spread NTC Levy | 2,297,124 | 1,539,046 | 191,091 | 1,207,453 | 257,469 | 717,441 | 6,209,624 |
| Spread MKV Levy | 2,525 | 29,620 | 103 | 697,046 | 0 | 0 | 729,294 |
| Tax Incr Financing Levy | | | | | | | 348,219 |
| Homestead Credit | | 261,866 | | Taconite credit | | 17,178 | |
| Agricultural Credit | | 25,431 | | Disparity Reduction Credit | | 5,718 | |

Alternative Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|----------------------------|-----------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy | 2,420,769 | 1,616,162 | 189,432 | 1,294,532 | 280,729 | 717,441 | 6,519,065 |
| Certified MKV Levy | 2,525 | 29,620 | 103 | 748,069 | 0 | 0 | 780,317 |
| Fiscal Disparities Levy | 123,139 | 123,771 | 1,168 | 130,156 | 28,259 | 0 | 406,494 |
| Disparity Reduction Aid | 9,608 | 0 | 479 | 7,891 | 0 | 0 | 17,977 |
| Spread NTC Levy | 2,288,022 | 1,492,391 | 187,784 | 1,207,508 | 257,469 | 717,441 | 6,150,616 |
| Spread MKV Levy | 2,525 | 29,620 | 103 | 697,046 | 0 | 0 | 729,294 |
| Tax Incr Financing Levy | | | | | | | 343,608 |
| Homestead Credit | | 261,866 | | Taconite credit | | 17,051 | |
| Agricultural Credit | | 25,431 | | Disparity Reduction Credit | | 5,282 | |