

House Research

Simulation 2A7 Baseline Final Pay 2001
 8/21/2002 11:34 Alternative Final Pay 2002

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 (all figures in \$000s)

STATEWIDE

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	152,957,954	170,296,059	17,338,105	11.3	2,140,069	1,867,123	-272,946	-12.	1.40	1.10
Res NonHmstd 1Un	5,965,487	6,773,047	807,559	13.5	104,374	88,064	-16,310	-15.	1.75	1.30
Res NonHmstd 2-3	3,050,514	3,362,204	311,690	10.2	65,961	64,507	-1,454	-2.2	2.16	1.92
Reg Apartments	8,411,024	9,874,375	1,463,351	17.4	259,608	231,123	-28,485	-11.	3.09	2.34
Low-income Apts	2,144,772	2,563,062	418,289	19.5	30,407	31,622	1,215	4.0	1.42	1.23
Seasonal Rec	8,359,846	9,124,165	764,319	9.1	124,694	123,737	-957	-0.8	1.49	1.36
Com/Ind Lo Tier	7,181,638	7,622,075	440,437	6.1	232,627	222,239	-10,388	-4.5	3.24	2.92
Com/Ind Hi Tier	34,057,445	37,994,803	3,937,358	11.6	1,498,843	1,461,356	-37,487	-2.5	4.40	3.85
Publ U: Elec Gen	1,584,178	1,545,703	-38,475	-2.4	67,448	41,458	-25,991	-38.	4.26	2.68
Publ U: Other	4,729,631	4,875,062	145,431	3.1	201,462	179,786	-21,676	-10.	4.26	3.69
Ag Hmstd: House	6,913,853	7,341,140	427,287	6.2	76,138	63,078	-13,060	-17.	1.10	0.86
Ag Hmstd: Land	19,640,011	21,297,690	1,657,679	8.4	121,739	113,468	-8,271	-6.8	0.62	0.53
Ag NonHmstd	9,654,933	9,513,668	-141,265	-1.5	114,254	98,852	-15,402	-13.	1.18	1.04
Total	264,651,288	292,183,052	27,531,764	10.4	5,037,626	4,586,413	-451,213	-9.0	1.90	1.57

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4,267,876	3,415,819	-852,056	-20.	County	39.42	51.57	0.002	0.00
(-) TIF Tax Capacity	271,937	193,636	-78,301	-28.	City/Town	25.07	36.29	0.041	0.04
(-) FD Contrib Tax Cap	315,398	215,148	-100,250	-31.	School District	50.17	25.31	1.310	0.835
(=) Taxable Tax Capacity	3,680,541	3,007,035	-673,506	-18.	Special District	4.64	5.01	0.000	0.00
FD Distrib Tax Cap	316,635	215,152	-101,482	-32.	Total	119.30	118.18	1.353	0.885

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GREATER MINNESOTA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	49,317,329	54,765,241	5,447,912	11.0	620,749	556,249	-64,500	-10.	1.26	1.02
Res NonHmstd 1Un	2,515,492	2,858,524	343,032	13.6	42,387	37,031	-5,355	-12.	1.69	1.30
Res NonHmstd 2-3	988,385	1,139,294	150,909	15.3	21,648	21,922	274	1.3	2.19	1.92
Reg Apartments	1,531,500	1,698,333	166,833	10.9	49,368	40,849	-8,520	-17.	3.22	2.41
Low-income Apts	723,464	774,438	50,974	7.0	10,622	9,884	-739	-7.0	1.47	1.28
Seasonal Rec	8,097,484	8,832,312	734,828	9.1	120,035	119,100	-935	-0.8	1.48	1.35
Com/Ind Lo Tier	3,909,793	4,211,193	301,399	7.7	128,821	122,071	-6,749	-5.2	3.29	2.90
Com/Ind Hi Tier	6,281,668	7,200,329	918,661	14.6	281,124	269,980	-11,145	-4.0	4.48	3.75
Publ U: Elec Gen	1,292,058	1,263,456	-28,602	-2.2	54,747	33,881	-20,866	-38.	4.24	2.68
Publ U: Other	2,857,545	2,984,611	127,066	4.4	119,685	107,164	-12,522	-10.	4.19	3.59
Ag Hmstd: House	6,028,965	6,421,439	392,474	6.5	64,785	54,757	-10,029	-15.	1.07	0.85
Ag Hmstd: Land	18,756,644	20,315,035	1,558,391	8.3	117,055	109,065	-7,990	-6.8	0.62	0.54
Ag NonHmstd	9,135,255	8,932,267	-202,989	-2.2	107,862	92,679	-15,184	-14.	1.18	1.04
Total	111,435,583	121,396,470	9,960,887	8.9	1,738,889	1,574,630	-164,259	-9.4	1.56	1.30

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	1,522,727	1,285,707	-237,019	-15.	County	47.41 61.02	0.005	0.00
(-) TIF Tax Capacity	51,214	36,277	-14,937	-29.	City/Town	24.53 32.80	0.011	0.01
(-) FD Contrib Tax Cap	1,191	878	-313	-26.	School District	49.93 24.09	0.840	0.454
(=) Taxable Tax Capacity	1,470,322	1,248,552	-221,769	-15.	Special District	1.13 1.72	0.000	0.00
FD Distrib Tax Cap	1,180	883	-297	-25.	Total	122.99 119.63	0.856	0.475

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,700	61,500	8.5	584	519	-65	-11.	1.029	0.843
Res Hmstd: Avg Val	85,100	92,300	8.5	932	859	-73	-7.9	1.095	0.930
Res Hmstd: Hi Val	113,400	123,000	8.5	1,401	1,268	-133	-9.5	1.235	1.030
Res Hmstd: Ex-Hi Val	170,100	184,600	8.5	2,600	2,090	-510	-19.	1.528	1.132
Apartment (Mkt rate)	300,000	332,700	10.9	9,112	7,322	-1,790	-19.	3.037	2.200
Seas Rec: Lo Val	50,000	54,600	9.2	781	779	-2	-0.2	1.561	1.426
Seas Rec: Hi Val	150,000	163,700	9.1	2,752	2,638	-114	-4.1	1.834	1.611
Comm/Ind: Lo Val	150,000	172,000	14.7	4,556	4,847	291	6.4	3.037	2.818
Comm/Ind: Med Val	300,000	343,900	14.6	10,957	11,019	62	0.6	3.652	3.204
Comm/Ind: Hi Val	1,000,000	1,146,300	14.6	40,827	39,829	-998	-2.4	4.082	3.474

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METRO AREA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	103,640,626	115,530,818	11,890,193	11.5	1,519,320	1,310,874	-208,446	-13.	1.47	1.13
Res NonHmstd 1Un	3,449,996	3,914,523	464,527	13.5	61,988	51,032	-10,955	-17.	1.80	1.30
Res NonHmstd 2-3	2,062,129	2,222,910	160,781	7.8	44,314	42,585	-1,729	-3.9	2.15	1.92
Reg Apartments	6,879,524	8,176,042	1,296,518	18.8	210,240	190,275	-19,965	-9.5	3.06	2.33
Low-income Apts	1,421,308	1,788,624	367,316	25.8	19,785	21,738	1,953	9.9	1.39	1.22
Seasonal Rec	262,362	291,853	29,491	11.2	4,659	4,638	-22	-0.5	1.78	1.59
Com/Ind Lo Tier	3,271,845	3,410,882	139,037	4.2	103,806	100,168	-3,639	-3.5	3.17	2.94
Com/Ind Hi Tier	27,775,777	30,794,474	3,018,697	10.9	1,217,719	1,191,377	-26,342	-2.2	4.38	3.87
Publ U: Elec Gen	292,120	282,247	-9,873	-3.4	12,701	7,577	-5,125	-40.	4.35	2.68
Publ U: Other	1,872,086	1,890,451	18,365	1.0	81,777	72,622	-9,154	-11.	4.37	3.84
Ag Hmstd: House	884,888	919,701	34,813	3.9	11,352	8,321	-3,031	-26.	1.28	0.90
Ag Hmstd: Land	883,367	982,655	99,288	11.2	4,683	4,403	-281	-6.0	0.53	0.45
Ag NonHmstd	519,678	581,402	61,724	11.9	6,392	6,173	-219	-3.4	1.23	1.06
Total	153,215,705	170,786,582	17,570,877	11.5	3,298,737	3,011,782	-286,954	-8.7	2.15	1.76

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,745,149	2,130,112	-615,037	-22.	County	34.10	44.87	0.000	0.00
(-) TIF Tax Capacity	220,723	157,359	-63,364	-28.	City/Town	25.43	38.76	0.062	0.06
(-) FD Contrib Tax Cap	314,207	214,270	-99,937	-31.	School District	50.33	26.18	1.630	1.024
(=) Taxable Tax Capacity	2,210,219	1,758,483	-451,736	-20.	Special District	6.98	7.35	0.000	0.00
FD Distrib Tax Cap	315,455	214,269	-101,185	-32.	Total	116.84	117.16	1.692	1.088

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,100	104,300	8.5	1,145	1,057	-88	-7.7	1.191	1.013
Res Hmstd: Avg Val	144,100	156,400	8.5	2,055	1,771	-284	-13.	1.425	1.132
Res Hmstd: Hi Val	192,100	208,500	8.5	3,061	2,485	-577	-18.	1.593	1.191
Res Hmstd: Ex-Hi Val	288,100	312,600	8.5	5,074	3,911	-1,163	-22.	1.761	1.251
Apartment (Mkt rate)	300,000	356,600	18.9	8,920	7,908	-1,012	-11.	2.973	2.217
Comm/Ind: Lo Val	150,000	165,000	10.0	4,679	4,936	258	5.5	3.119	2.991
Comm/Ind: Med Val	300,000	329,900	10.0	11,201	11,268	67	0.6	3.733	3.415
Comm/Ind: Hi Val	1,000,000	1,099,500	10.0	41,639	40,817	-821	-2.0	4.163	3.712

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NORTHWEST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,743,499	2,936,154	192,655	7.0	37,621	33,589	-4,031	-10.	1.37	1.14
Res NonHmstd 1Un	172,055	184,155	12,100	7.0	3,190	2,708	-482	-15.	1.85	1.47
Res NonHmstd 2-3	63,207	70,507	7,301	11.6	1,481	1,440	-42	-2.8	2.34	2.04
Reg Apartments	164,318	182,204	17,886	10.9	4,724	4,394	-330	-7.0	2.87	2.41
Low-income Apts	76,224	78,448	2,224	2.9	1,152	1,019	-133	-11.	1.51	1.30
Seasonal Rec	58,907	65,513	6,605	11.2	1,044	1,054	10	1.0	1.77	1.61
Com/Ind Lo Tier	413,714	438,139	24,424	5.9	13,639	12,846	-793	-5.8	3.30	2.93
Com/Ind Hi Tier	496,786	551,058	54,272	10.9	19,711	18,714	-997	-5.1	3.97	3.40
Publ U: Elec Gen	20,524	21,241	717	3.5	804	444	-360	-44.	3.92	2.09
Publ U: Other	85,019	90,337	5,318	6.3	3,886	3,447	-439	-11.	4.57	3.82
Ag Hmstd: House	13,487	15,071	1,584	11.7	172	169	-3	-1.9	1.28	1.12
Ag Hmstd: Land	18,983	20,266	1,283	6.8	142	143	1	0.8	0.75	0.71
Ag NonHmstd	22,682	23,221	539	2.4	358	329	-29	-8.1	1.58	1.42
Total	4,349,404	4,676,315	326,910	7.5	87,924	80,296	-7,628	-8.7	2.02	1.72

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	69,483	57,153	-12,331	-17.	County	50.89	65.03	0.009	0.00
(-) TIF Tax Capacity	4,136	2,900	-1,236	-29.	City/Town	40.01	49.86	0.049	0.06
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.69	19.34	0.779	0.472
(=) Taxable Tax Capacity	65,348	54,253	-11,095	-17.	Special District	2.58	4.12	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.17	138.36	0.837	0.532

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,300	44,800	5.9	514	464	-49	-9.6	1.214	1.036
Res Hmstd: Avg Val	63,400	67,200	6.0	770	697	-73	-9.5	1.214	1.036
Res Hmstd: Hi Val	84,500	89,500	5.9	1,089	994	-94	-8.7	1.288	1.110
Res Hmstd: Ex-Hi Val	126,700	134,300	6.0	1,970	1,678	-292	-14.	1.554	1.249
Apartment (Mkt rate)	300,000	332,700	10.9	10,415	8,463	-1,952	-18.	3.471	2.543
Comm/Ind: Lo Val	150,000	166,400	10.9	5,208	5,138	-69	-1.3	3.471	3.087
Comm/Ind: Med Val	300,000	332,800	10.9	12,533	11,746	-787	-6.3	4.177	3.529
Comm/Ind: Hi Val	1,000,000	1,109,300	10.9	46,716	42,580	-4,137	-8.9	4.671	3.838

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NORTHWEST TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,454,613	2,743,506	288,893	11.8	27,275	22,591	-4,684	-17.	1.11	0.82
Res NonHmstd 1Un	144,422	157,001	12,579	8.7	2,149	1,744	-405	-18.	1.49	1.11
Res NonHmstd 2-3	41,359	45,077	3,718	9.0	762	683	-78	-10.	1.84	1.52
Reg Apartments	4,228	4,746	518	12.3	109	83	-26	-23.	2.58	1.75
Low-income Apts	181	223	41	22.9	2	3	0	12.0	1.28	1.16
Seasonal Rec	1,399,859	1,518,820	118,961	8.5	20,005	19,447	-558	-2.8	1.43	1.28
Com/Ind Lo Tier	89,679	100,527	10,848	12.1	2,447	2,465	18	0.7	2.73	2.45
Com/Ind Hi Tier	95,309	110,448	15,139	15.9	3,735	3,660	-74	-2.0	3.92	3.31
Publ U: Elec Gen	208	4,946	4,738	2280.	6	110	104	1669	3.00	2.23
Publ U: Other	402,463	405,077	2,614	0.6	14,686	13,268	-1,419	-9.7	3.65	3.28
Ag Hmstd: House	856,761	906,036	49,275	5.8	8,767	7,372	-1,395	-15.	1.02	0.81
Ag Hmstd: Land	3,112,354	3,287,395	175,042	5.6	19,459	17,654	-1,805	-9.3	0.63	0.54
Ag NonHmstd	2,082,951	1,996,120	-86,832	-4.2	25,264	21,263	-4,001	-15.	1.21	1.07
Total	10,684,387	11,279,923	595,535	5.6	124,667	110,344	-14,323	-11.	1.17	0.98

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	122,595	105,271	-17,325	-14.	County	47.53 60.91	0.011	0.00
(-) TIF Tax Capacity	63	68	4	6.8	City/Town	11.23 18.34	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.16 20.38	1.006	0.466
(=) Taxable Tax Capacity	122,532	105,203	-17,329	-14.	Special District	2.52 3.99	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.44 103.62	1.017	0.466

Tax Burdens on Hypothetical

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,700	63,700	5,000	8.5	535	435	-100	-18.	0.911	0.682
Res Hmstd: Avg Val	88,000	95,500	7,500	8.5	866	748	-118	-13.	0.983	0.782
Res Hmstd: Hi Val	117,300	127,300	10,000	8.5	1,307	1,121	-186	-14.	1.114	0.880
Res Hmstd: Ex-Hi Val	175,900	190,900	15,000	8.5	2,425	1,866	-558	-23.	1.378	0.977
Seas Rec: Lo Val	50,000	54,300	4,300	8.6	707	688	-20	-2.8	1.414	1.266
Seas Rec: Hi Val	150,000	162,800	12,800	8.5	2,487	2,361	-126	-5.1	1.657	1.450
Comm/Ind: Lo Val	150,000	173,900	23,900	15.9	4,092	4,477	385	9.4	2.728	2.574
Comm/Ind: Med Val	300,000	347,700	47,700	15.9	9,826	10,159	333	3.4	3.275	2.921
Comm/Ind: Hi Val	1,000,000	1,158,900	158,900	15.9	36,585	36,682	96	0.3	3.658	3.165

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NORTH CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	1,768,965	1,948,583	179,618	10.2	21,816	19,713	-2,104	-9.6	1.23	1.01
Res NonHmstd 1Un	131,645	158,362	26,717	20.3	2,229	2,043	-187	-8.4	1.69	1.29
Res NonHmstd 2-3	56,980	64,617	7,637	13.4	1,265	1,223	-42	-3.3	2.22	1.89
Reg Apartments	70,590	83,816	13,226	18.7	2,388	2,098	-290	-12.	3.38	2.50
Low-income Apts	53,979	56,757	2,778	5.1	832	755	-76	-9.2	1.54	1.33
Seasonal Rec	739,983	808,268	68,285	9.2	10,398	11,127	728	7.0	1.41	1.38
Com/Ind Lo Tier	339,888	364,288	24,401	7.2	11,313	10,618	-695	-6.1	3.33	2.91
Com/Ind Hi Tier	454,547	565,403	110,857	24.4	19,962	20,704	742	3.7	4.39	3.66
Publ U: Elec Gen	1,249	955	-294	-23.6	66	29	-37	-55.	5.27	3.04
Publ U: Other	62,918	64,712	1,794	2.9	3,089	2,576	-513	-16.	4.91	3.98
Ag Hmstd: House	14,517	16,041	1,524	10.5	170	163	-7	-4.1	1.17	1.02
Ag Hmstd: Land	15,305	17,001	1,696	11.1	72	93	21	29.4	0.47	0.54
Ag NonHmstd	15,788	17,490	1,702	10.8	174	193	19	11.0	1.10	1.11
Total	3,726,353	4,166,295	439,941	11.8	73,775	71,336	-2,440	-3.3	1.98	1.71

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	61,747	50,732	-11,015	-17.	County	43.79	55.76	0.000	0.00
(-) TIF Tax Capacity	2,702	2,179	-523	-19.	City/Town	31.90	42.47	0.038	0.02
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.56	22.65	0.435	0.247
(=) Taxable Tax Capacity	59,045	48,553	-10,492	-17.	Special District	0.66	1.03	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.91	121.91	0.473	0.268

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,700	50,600	8.4	466	428	-38	-8.1	0.996	0.845
Res Hmstd: Avg Val	70,000	75,800	8.3	698	641	-57	-8.1	0.996	0.845
Res Hmstd: Hi Val	93,300	101,100	8.4	1,037	978	-59	-5.7	1.111	0.967
Res Hmstd: Ex-Hi Val	139,900	151,600	8.4	1,924	1,653	-271	-14.	1.375	1.090
Apartment (Mkt rate)	300,000	356,300	18.8	9,063	7,914	-1,149	-12.	3.021	2.221
Comm/Ind: Lo Val	150,000	186,600	24.4	4,532	5,401	869	19.2	3.021	2.894
Comm/Ind: Med Val	300,000	373,200	24.4	10,922	12,147	1,226	11.2	3.640	3.254
Comm/Ind: Hi Val	1,000,000	1,243,900	24.4	40,742	43,628	2,885	7.1	4.074	3.507

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NORTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,872,931	3,223,967	351,036	12.2	32,211	27,395	-4,816	-15.	1.12	0.85
Res NonHmstd 1Un	154,989	192,816	37,828	24.4	2,371	2,092	-279	-11.	1.53	1.09
Res NonHmstd 2-3	37,226	44,447	7,221	19.4	739	728	-11	-1.5	1.99	1.64
Reg Apartments	4,529	5,432	904	20.0	127	110	-16	-12.	2.80	2.03
Low-income Apts	768	690	-79	-10.2	11	9	-2	-18.	1.38	1.26
Seasonal Rec	2,175,109	2,393,419	218,311	10.0	30,104	30,244	141	0.5	1.38	1.26
Com/Ind Lo Tier	116,840	130,752	13,912	11.9	3,202	3,233	30	1.0	2.74	2.47
Com/Ind Hi Tier	81,098	86,540	5,442	6.7	3,159	2,822	-337	-10.	3.90	3.26
Publ U: Elec Gen	5,298	8,761	3,463	65.4	276	211	-65	-23.	5.21	2.41
Publ U: Other	301,478	297,033	-4,445	-1.5	12,970	11,283	-1,688	-13.	4.30	3.80
Ag Hmstd: House	571,376	613,998	42,622	7.5	6,639	5,992	-648	-9.8	1.16	0.98
Ag Hmstd: Land	886,813	984,099	97,286	11.0	4,520	5,764	1,244	27.5	0.51	0.59
Ag NonHmstd	333,213	357,899	24,685	7.4	4,359	4,511	152	3.5	1.31	1.26
Total	7,541,668	8,339,852	798,185	10.6	100,689	94,396	-6,293	-6.3	1.34	1.13

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	95,208	83,901	-11,306	-11.	County	49.71	62.80	0.000	0.00
(-) TIF Tax Capacity	21	14	-7	-32.	City/Town	13.07	19.73	0.010	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	51.18	25.66	0.400	0.143
(=) Taxable Tax Capacity	95,187	83,887	-11,299	-11.	Special District	0.77	1.13	0.000	0.00
FD Distrib Tax Cap	0	0	0	-28.	Total	114.72	109.32	0.410	0.143

Tax Burdens on Hypothetical

	Taxable Market Value			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,500	63,500	8.5	523	449	-74	-14.	0.893	0.707
Res Hmstd: Avg Val	87,700	95,200	8.6	849	768	-81	-9.5	0.967	0.806
Res Hmstd: Hi Val	117,000	127,000	8.5	1,306	1,148	-158	-12.	1.116	0.904
Res Hmstd: Ex-Hi Val	175,400	190,400	8.6	2,435	1,908	-528	-21.	1.388	1.001
Seas Rec: Lo Val	50,000	55,100	10.2	709	729	20	2.9	1.417	1.323
Seas Rec: Hi Val	150,000	165,100	10.1	2,509	2,492	-16	-0.7	1.672	1.509
Comm/Ind: Lo Val	150,000	160,100	6.7	4,192	4,114	-78	-1.9	2.794	2.569
Comm/Ind: Med Val	300,000	320,200	6.7	10,104	9,479	-625	-6.2	3.368	2.960
Comm/Ind: Hi Val	1,000,000	1,067,100	6.7	37,696	34,508	-3,187	-8.5	3.769	3.233

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TACONITE CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	1,505,697	1,611,258	105,561	7.0	13,058	13,134	76	0.6	0.87	0.82
Res NonHmstd 1Un	88,032	100,353	12,321	14.0	1,703	1,665	-38	-2.2	1.93	1.66
Res NonHmstd 2-3	29,674	32,198	2,524	8.5	758	797	38	5.1	2.56	2.47
Reg Apartments	44,939	46,608	1,670	3.7	1,622	1,342	-280	-17.	3.61	2.88
Low-income Apts	47,615	49,683	2,068	4.3	758	745	-13	-1.8	1.59	1.50
Seasonal Rec	101,990	98,222	-3,768	-3.7	1,822	1,577	-244	-13.	1.79	1.61
Com/Ind Lo Tier	217,880	231,800	13,920	6.4	8,126	7,830	-296	-3.6	3.73	3.38
Com/Ind Hi Tier	219,283	262,876	43,593	19.9	11,356	11,817	461	4.1	5.18	4.50
Publ U: Elec Gen	201,194	198,300	-2,893	-1.4	8,460	5,137	-3,323	-39.	4.20	2.59
Publ U: Other	111,457	106,079	-5,377	-4.8	5,164	4,190	-974	-18.	4.63	3.95
Ag Hmstd: House	3,634	3,526	-109	-3.0	35	30	-5	-15.	0.96	0.84
Ag Hmstd: Land	2,317	2,235	-81	-3.5	7	9	2	26.4	0.32	0.42
Ag NonHmstd	23,439	24,057	618	2.6	373	365	-8	-2.2	1.59	1.52
Total	2,597,149	2,767,196	170,047	6.5	53,243	48,639	-4,605	-8.6	2.05	1.76

Tax Base

Tax Rates

					Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44,173	34,940	-9,233	-20.	County	54.55	73.40	0.000	0.00
(-) TIF Tax Capacity	2,158	1,320	-838	-38.	City/Town	52.06	56.30	0.038	0.03
(-) FD Contrib Tax Cap	716	559	-158	-22.	School District	36.27	23.61	0.692	0.325
(=) Taxable Tax Capacity	41,299	33,062	-8,237	-19.	Special District	1.10	1.57	0.000	0.00
FD Distrib Tax Cap	844	630	-214	-25.	Total	143.98	154.89	0.730	0.362

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,300	38,800	6.9	151	156	6	3.7	0.415	0.402
Res Hmstd: Avg Val	54,400	58,100	6.8	349	373	24	6.9	0.642	0.642
Res Hmstd: Hi Val	72,500	77,500	6.9	570	611	40	7.0	0.786	0.787
Res Hmstd: Ex-Hi Val	108,700	116,200	6.9	1,257	1,259	2	0.2	1.156	1.083
Apartment (Mkt rate)	300,000	311,200	3.7	10,585	8,789	-1,796	-17.	3.528	2.824
Comm/Ind: Lo Val	150,000	179,900	19.9	5,308	6,170	862	16.2	3.538	3.429
Comm/Ind: Med Val	300,000	359,700	19.9	12,782	13,943	1,161	9.1	4.260	3.876
Comm/Ind: Hi Val	1,000,000	1,198,900	19.9	47,662	50,223	2,562	5.4	4.766	4.189

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TACONITE TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,343,896	2,577,985	234,088	10.0	19,978	17,107	-2,871	-14.	0.85	0.66
Res NonHmstd 1Un	87,246	116,537	29,290	33.6	1,338	1,388	50	3.7	1.53	1.19
Res NonHmstd 2-3	15,072	19,632	4,561	30.3	270	319	49	18.0	1.79	1.63
Reg Apartments	2,134	2,304	170	8.0	59	46	-13	-21.	2.78	2.01
Low-income Apts	225	492	267	118.4	2	6	4	148.	1.10	1.25
Seasonal Rec	1,935,173	2,132,958	197,786	10.2	28,582	28,864	282	1.0	1.48	1.35
Com/Ind Lo Tier	53,216	60,118	6,901	13.0	1,533	1,638	105	6.9	2.88	2.72
Com/Ind Hi Tier	89,132	112,234	23,102	25.9	3,697	4,140	443	12.0	4.15	3.69
Publ U: Elec Gen	163	1,126	963	591.8	6	24	18	305.	3.64	2.13
Publ U: Other	233,813	211,825	-21,988	-9.4	9,904	7,564	-2,340	-23.	4.24	3.57
Ag Hmstd: House	112,442	118,837	6,395	5.7	703	581	-122	-17.	0.62	0.49
Ag Hmstd: Land	115,231	124,281	9,049	7.9	273	329	56	20.5	0.24	0.26
Ag NonHmstd	222,075	220,109	-1,966	-0.9	2,679	2,550	-129	-4.8	1.21	1.16
Total	5,209,818	5,698,437	488,619	9.4	69,024	64,556	-4,468	-6.5	1.32	1.13

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	71,182	60,079	-11,103	-15.	County	58.44	75.65	0.000	0.00
(-) TIF Tax Capacity	504	361	-142	-28.	City/Town	13.71	13.52	0.000	0.00
(-) FD Contrib Tax Cap	475	319	-155	-32.	School District	39.45	18.96	0.614	0.217
(=) Taxable Tax Capacity	70,204	59,399	-10,805	-15.	Special District	2.21	3.21	0.000	0.00
FD Distrib Tax Cap	336	253	-83	-24.	Total	113.82	111.34	0.614	0.217

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,800	63,800	8.5	236	202	-35	-14.	0.401	0.316
Res Hmstd: Avg Val	88,200	95,700	8.5	566	510	-55	-9.8	0.641	0.533
Res Hmstd: Hi Val	117,500	127,600	8.6	1,037	901	-136	-13.	0.882	0.706
Res Hmstd: Ex-Hi Val	176,300	191,400	8.6	2,177	1,683	-494	-22.	1.234	0.879
Seas Rec: Lo Val	50,000	55,200	10.4	714	742	28	3.9	1.427	1.343
Seas Rec: Hi Val	150,000	165,400	10.3	2,520	2,531	11	0.4	1.679	1.530
Comm/Ind: Lo Val	150,000	188,900	25.9	4,245	5,267	1,021	24.1	2.830	2.788
Comm/Ind: Med Val	300,000	377,800	25.9	10,222	11,828	1,607	15.7	3.407	3.130
Comm/Ind: Hi Val	1,000,000	1,259,200	25.9	38,110	42,442	4,333	11.4	3.810	3.370

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DULUTH AREA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,696,356	2,935,602	239,246	8.9	37,793	34,470	-3,323	-8.8	1.40	1.17
Res NonHmstd 1Un	134,225	158,924	24,699	18.4	2,438	2,253	-185	-7.6	1.82	1.42
Res NonHmstd 2-3	81,629	90,459	8,830	10.8	1,920	1,921	0	0.0	2.35	2.12
Reg Apartments	118,085	127,424	9,339	7.9	4,037	3,236	-800	-19.	3.42	2.54
Low-income Apts	50,921	54,990	4,069	8.0	742	695	-47	-6.3	1.46	1.26
Seasonal Rec	60,281	61,225	944	1.6	1,070	1,035	-36	-3.3	1.78	1.69
Com/Ind Lo Tier	166,097	171,000	4,903	3.0	5,670	5,146	-524	-9.2	3.41	3.01
Com/Ind Hi Tier	425,701	463,065	37,364	8.8	20,460	18,455	-2,005	-9.8	4.81	3.99
Publ U: Elec Gen	1,005	694	-311	-31.0	48	19	-29	-60.	4.81	2.78
Publ U: Other	115,899	112,240	-3,659	-3.2	5,566	4,477	-1,089	-19.	4.80	3.99
Ag Hmstd: House	10,930	10,982	53	0.5	145	132	-12	-8.6	1.32	1.20
Ag Hmstd: Land	7,316	8,358	1,042	14.2	33	52	20	60.8	0.45	0.63
Ag NonHmstd	13,031	13,832	800	6.1	187	200	13	6.9	1.43	1.44
Total	3,881,476	4,208,794	327,318	8.4	80,109	72,092	-8,017	-10.	2.06	1.71

Tax Base

Tax Rates

	Taxable Market				County	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	61,382	50,044	-11,338	-18.	67.88	89.07	0.000	0.00	
(-) TIF Tax Capacity	7,254	4,484	-2,770	-38.	23.15	29.50	0.000	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	46.09	20.38	0.618	0.000	
(=) Taxable Tax Capacity	54,128	45,560	-8,569	-15.	1.57	3.88	0.000	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	138.69 142.83	0.618	0.000	

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,200	63,200	8.6	680	650	-30	-4.4	1.167	1.028
Res Hmstd: Avg Val	87,200	94,700	8.6	1,099	1,065	-33	-3.0	1.260	1.125
Res Hmstd: Hi Val	116,200	126,300	8.7	1,656	1,545	-111	-6.7	1.424	1.223
Res Hmstd: Ex-Hi Val	174,300	189,400	8.7	3,021	2,503	-518	-17.	1.733	1.321
Apartment (Mkt rate)	300,000	323,800	7.9	10,171	8,325	-1,846	-18.	3.390	2.570
Comm/Ind: Lo Val	150,000	163,200	8.8	5,085	5,037	-49	-1.0	3.390	3.086
Comm/Ind: Med Val	300,000	326,400	8.8	12,251	11,576	-675	-5.5	4.083	3.546
Comm/Ind: Hi Val	1,000,000	1,087,800	8.8	45,691	42,086	-3,606	-7.9	4.569	3.868

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EAST CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	1,552,576	1,775,194	222,618	14.3	22,481	24,206	1,724	7.7	1.45	1.36
Res NonHmstd 1Un	90,166	100,385	10,219	11.3	1,754	1,662	-92	-5.2	1.94	1.66
Res NonHmstd 2-3	39,480	47,073	7,592	19.2	981	1,139	158	16.1	2.48	2.42
Reg Apartments	51,470	59,320	7,850	15.3	1,866	1,774	-92	-5.0	3.63	2.99
Low-income Apts	56,619	57,941	1,322	2.3	912	887	-25	-2.7	1.61	1.53
Seasonal Rec	36,912	38,294	1,383	3.7	791	824	33	4.1	2.14	2.15
Com/Ind Lo Tier	197,293	216,900	19,607	9.9	7,370	7,251	-120	-1.6	3.74	3.34
Com/Ind Hi Tier	266,167	303,342	37,175	14.0	13,709	13,380	-329	-2.4	5.15	4.41
Publ U: Elec Gen	1,872	1,196	-676	-36.1	86	39	-47	-55.	4.59	3.24
Publ U: Other	64,473	68,673	4,200	6.5	3,254	2,985	-270	-8.3	5.05	4.35
Ag Hmstd: House	42,499	43,522	1,023	2.4	552	505	-47	-8.6	1.30	1.16
Ag Hmstd: Land	31,504	35,532	4,028	12.8	155	206	51	33.1	0.49	0.58
Ag NonHmstd	15,927	17,546	1,619	10.2	233	255	22	9.5	1.46	1.46
Total	2,446,957	2,764,918	317,962	13.0	54,145	55,112	967	1.8	2.21	1.99

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	38,630	32,937	-5,693	-14.	County	58.45	73.50	0.015	0.01
(-) TIF Tax Capacity	2,332	1,799	-533	-22.	City/Town	38.39	54.43	0.000	0.04
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	50.81	30.11	0.608	0.400
(=) Taxable Tax Capacity	36,298	31,138	-5,160	-14.	Special District	0.68	1.36	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.33	159.40	0.623	0.464

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,600	60,400	8.6	699	749	50	7.2	1.257	1.240
Res Hmstd: Avg Val	83,400	90,500	8.5	1,106	1,194	88	7.9	1.326	1.318
Res Hmstd: Hi Val	111,100	120,600	8.6	1,669	1,715	45	2.7	1.502	1.421
Res Hmstd: Ex-Hi Val	166,700	180,900	8.5	3,061	2,758	-303	-9.9	1.836	1.524
Apartment (Mkt rate)	300,000	345,800	15.3	10,867	10,082	-784	-7.2	3.622	2.915
Comm/Ind: Lo Val	150,000	171,000	14.0	5,433	5,871	438	8.1	3.622	3.433
Comm/Ind: Med Val	300,000	342,000	14.0	13,092	13,370	278	2.1	4.363	3.909
Comm/Ind: Hi Val	1,000,000	1,139,700	14.0	48,832	48,348	-483	-1.0	4.883	4.242

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EAST CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,525,242	2,876,808	351,566	13.9	33,946	32,091	-1,854	-5.5	1.34	1.12
Res NonHmstd 1Un	131,759	144,721	12,962	9.8	2,273	1,928	-346	-15.	1.73	1.33
Res NonHmstd 2-3	38,013	44,743	6,730	17.7	831	884	53	6.4	2.19	1.98
Reg Apartments	1,212	3,362	2,150	177.4	39	77	39	99.6	3.20	2.30
Low-income Apts	27	43	17	63.1	0	1	0	51.3	1.41	1.31
Seasonal Rec	644,001	717,338	73,338	11.4	11,104	11,109	5	0.0	1.72	1.55
Com/Ind Lo Tier	50,931	62,794	11,864	23.3	1,683	1,803	120	7.1	3.30	2.87
Com/Ind Hi Tier	28,797	37,943	9,146	31.8	1,331	1,456	125	9.4	4.62	3.84
Publ U: Elec Gen	10,075	8,046	-2,029	-20.1	500	244	-256	-51.	4.97	3.04
Publ U: Other	141,939	144,356	2,417	1.7	6,637	5,652	-985	-14.	4.68	3.92
Ag Hmstd: House	664,775	691,214	26,439	4.0	8,283	7,420	-863	-10.	1.25	1.07
Ag Hmstd: Land	589,562	675,764	86,201	14.6	2,813	3,756	944	33.5	0.48	0.56
Ag NonHmstd	193,073	216,159	23,086	12.0	2,728	2,869	141	5.2	1.41	1.33
Total	5,019,404	5,623,291	603,886	12.0	72,168	69,290	-2,878	-4.0	1.44	1.23

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	60,390	55,648	-4,742	-7.9	County	61.07	75.33	0.030	0.03
(-) TIF Tax Capacity	87	52	-36	-40.	City/Town	15.73	23.16	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	54.65	30.78	0.578	0.337
(=) Taxable Tax Capacity	60,303	55,596	-4,706	-7.8	Special District	0.63	1.10	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.09	130.36	0.608	0.369

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	70,400	8.6	704	662	-42	-5.9	1.086	0.940
Res Hmstd: Avg Val	97,100	105,400	8.5	1,195	1,135	-60	-5.0	1.230	1.077
Res Hmstd: Hi Val	129,400	140,400	8.5	1,856	1,636	-220	-11.	1.434	1.165
Res Hmstd: Ex-Hi Val	194,200	210,800	8.5	3,308	2,643	-665	-20.	1.703	1.253
Seas Rec: Lo Val	50,000	55,700	11.4	823	854	31	3.8	1.645	1.533
Seas Rec: Hi Val	150,000	167,100	11.4	2,909	2,877	-31	-1.1	1.939	1.721
Comm/Ind: Lo Val	150,000	197,700	31.8	4,846	6,093	1,247	25.7	3.230	3.081
Comm/Ind: Med Val	300,000	395,300	31.8	11,674	13,591	1,917	16.4	3.891	3.438
Comm/Ind: Hi Val	1,000,000	1,317,600	31.8	43,536	48,590	5,053	11.6	4.353	3.687

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CENTRAL MINN CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	5,190,963	6,012,515	821,551	15.8	72,407	65,947	-6,460	-8.9	1.39	1.10
Res NonHmstd 1Un	184,441	239,843	55,402	30.0	3,293	3,147	-146	-4.4	1.79	1.31
Res NonHmstd 2-3	144,796	183,764	38,968	26.9	3,246	3,551	305	9.4	2.24	1.93
Reg Apartments	367,876	395,748	27,872	7.6	12,181	9,347	-2,834	-23.	3.31	2.36
Low-income Apts	152,760	169,826	17,066	11.2	2,200	2,031	-168	-7.6	1.44	1.20
Seasonal Rec	33,051	37,445	4,394	13.3	638	607	-31	-4.8	1.93	1.62
Com/Ind Lo Tier	478,760	508,797	30,037	6.3	15,873	14,540	-1,333	-8.4	3.32	2.86
Com/Ind Hi Tier	1,102,081	1,286,730	184,649	16.8	50,526	48,522	-2,003	-4.0	4.58	3.77
Publ U: Elec Gen	676,650	664,593	-12,057	-1.8	27,845	16,847	-10,999	-39.	4.12	2.53
Publ U: Other	331,700	361,479	29,778	9.0	14,190	13,514	-676	-4.8	4.28	3.74
Ag Hmstd: House	88,359	87,540	-820	-0.9	1,259	979	-280	-22.	1.42	1.12
Ag Hmstd: Land	69,294	79,229	9,935	14.3	371	429	58	15.7	0.54	0.54
Ag NonHmstd	45,085	53,571	8,486	18.8	630	680	50	7.9	1.40	1.27
Total	8,865,817	10,081,081	1,215,263	13.7	204,659	180,143	-24,516	-12.	2.31	1.79

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	163,110	130,034	-33,076	-20.	County	37.44	50.01	0.000	0.00
(-) TIF Tax Capacity	11,157	8,270	-2,887	-25.	City/Town	32.74	45.07	0.030	0.02
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	55.30	30.40	1.263	0.426
(=) Taxable Tax Capacity	151,953	121,764	-30,189	-19.	Special District	1.84	2.10	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.31	127.57	1.293	0.452

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,500	74,400	8.6	773	685	-88	-11.	1.128	0.920
Res Hmstd: Avg Val	102,600	111,400	8.6	1,331	1,199	-132	-9.9	1.297	1.076
Res Hmstd: Hi Val	136,800	148,500	8.6	2,032	1,723	-309	-15.	1.485	1.160
Res Hmstd: Ex-Hi Val	205,200	222,700	8.5	3,557	2,770	-787	-22.	1.733	1.243
Apartment (Mkt rate)	300,000	322,800	7.6	9,554	7,558	-1,996	-20.	3.184	2.341
Comm/Ind: Lo Val	150,000	175,200	16.8	4,777	5,177	400	8.4	3.184	2.954
Comm/Ind: Med Val	300,000	350,300	16.8	11,464	11,738	274	2.4	3.821	3.350
Comm/Ind: Hi Val	1,000,000	1,167,500	16.8	42,669	42,359	-310	-0.7	4.266	3.628

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CENTRAL MINN TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	3,239,164	3,646,121	406,957	12.6	39,563	33,177	-6,386	-16.	1.22	0.91
Res NonHmstd 1Un	125,323	133,534	8,211	6.6	1,916	1,438	-478	-24.	1.53	1.08
Res NonHmstd 2-3	58,026	66,578	8,552	14.7	1,105	1,087	-18	-1.6	1.90	1.63
Reg Apartments	3,261	2,747	-514	-15.8	87	53	-35	-39.	2.68	1.92
Low-income Apts	478	236	-242	-50.6	6	2	-3	-58.	1.17	0.98
Seasonal Rec	415,525	445,852	30,327	7.3	6,317	5,917	-400	-6.3	1.52	1.33
Com/Ind Lo Tier	90,491	101,853	11,362	12.6	2,528	2,528	0	0.0	2.79	2.48
Com/Ind Hi Tier	63,527	77,847	14,320	22.5	2,413	2,506	93	3.9	3.80	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	139,955	146,596	6,642	4.7	5,350	4,760	-590	-11.	3.82	3.25
Ag Hmstd: House	840,228	878,070	37,842	4.5	9,384	7,559	-1,825	-19.	1.12	0.86
Ag Hmstd: Land	1,047,809	1,184,271	136,462	13.0	5,404	5,901	498	9.2	0.52	0.50
Ag NonHmstd	227,064	244,986	17,922	7.9	2,716	2,622	-94	-3.5	1.20	1.07
Total	6,250,850	6,928,691	677,841	10.8	76,787	67,551	-9,236	-12.	1.23	0.97

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	76,225	67,183	-9,042	-11.	County	37.60 50.20	0.000	0.00
(-) TIF Tax Capacity	166	118	-48	-29.	City/Town	14.58 23.34	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	56.96 30.92	1.021	0.383
(=) Taxable Tax Capacity	76,059	67,065	-8,994	-11.	Special District	0.76 1.21	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.90 105.67	1.021	0.383

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,700	89,800	8.6	799	692	-107	-13.	0.965	0.770
Res Hmstd: Avg Val	124,000	134,600	8.5	1,442	1,223	-220	-15.	1.163	0.908
Res Hmstd: Hi Val	165,300	179,400	8.5	2,234	1,754	-480	-21.	1.351	0.977
Res Hmstd: Ex-Hi Val	248,000	269,100	8.5	3,818	2,817	-1,001	-26.	1.539	1.046
Seas Rec: Lo Val	50,000	53,700	7.4	711	691	-19	-2.7	1.421	1.286
Seas Rec: Hi Val	150,000	161,000	7.3	2,497	2,365	-132	-5.3	1.664	1.469
Comm/Ind: Lo Val	150,000	183,900	22.6	4,110	4,849	739	18.0	2.739	2.636
Comm/Ind: Med Val	300,000	367,700	22.6	9,868	10,918	1,050	10.6	3.289	2.969
Comm/Ind: Hi Val	1,000,000	1,225,500	22.6	36,741	39,245	2,505	6.8	3.674	3.202

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SOUTHWEST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	3,336,151	3,515,452	179,301	5.4	46,656	43,973	-2,683	-5.8	1.40	1.25
Res NonHmstd 1Un	182,898	193,122	10,223	5.6	3,468	3,086	-382	-11.	1.90	1.60
Res NonHmstd 2-3	54,149	56,248	2,100	3.9	1,322	1,235	-86	-6.5	2.44	2.20
Reg Apartments	151,496	161,757	10,261	6.8	5,200	4,304	-896	-17.	3.43	2.66
Low-income Apts	76,270	78,883	2,613	3.4	1,161	1,085	-76	-6.6	1.52	1.38
Seasonal Rec	14,577	11,857	-2,720	-18.7	346	254	-92	-26.	2.37	2.14
Com/Ind Lo Tier	448,378	469,864	21,486	4.8	16,309	15,002	-1,307	-8.0	3.64	3.19
Com/Ind Hi Tier	559,826	591,512	31,686	5.7	27,553	24,250	-3,302	-12.	4.92	4.10
Publ U: Elec Gen	7,085	4,312	-2,773	-39.1	328	109	-218	-66.	4.62	2.53
Publ U: Other	58,282	63,589	5,307	9.1	3,101	2,759	-342	-11.	5.32	4.34
Ag Hmstd: House	16,835	17,486	651	3.9	246	237	-10	-3.9	1.46	1.35
Ag Hmstd: Land	29,677	32,731	3,054	10.3	275	293	18	6.5	0.93	0.89
Ag NonHmstd	34,835	34,058	-777	-2.2	624	563	-61	-9.8	1.79	1.65
Total	4,970,460	5,230,871	260,411	5.2	106,587	97,149	-9,438	-8.9	2.14	1.86

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77,018	62,567	-14,451	-18.	County	48.55	63.13	0.015	0.04
(-) TIF Tax Capacity	5,010	3,172	-1,838	-36.	City/Town	47.13	62.00	0.027	0.02
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	49.92	22.30	0.741	0.678
(=) Taxable Tax Capacity	72,008	59,394	-12,613	-17.	Special District	0.87	1.38	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.47	148.81	0.783	0.747

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,900	42,900	4.9	515	499	-16	-3.2	1.260	1.162
Res Hmstd: Avg Val	61,400	64,400	4.9	774	749	-25	-3.2	1.260	1.162
Res Hmstd: Hi Val	81,800	85,800	4.9	1,075	1,046	-30	-2.7	1.314	1.218
Res Hmstd: Ex-Hi Val	122,700	128,700	4.9	1,948	1,755	-193	-9.9	1.587	1.363
Apartment (Mkt rate)	300,000	309,300	3.1	10,781	8,516	-2,265	-21.	3.593	2.753
Comm/Ind: Lo Val	150,000	153,800	2.5	5,390	4,914	-476	-8.8	3.593	3.195
Comm/Ind: Med Val	300,000	307,600	2.5	12,978	11,376	-1,602	-12.	4.325	3.698
Comm/Ind: Hi Val	1,000,000	1,025,200	2.5	48,386	41,525	-6,860	-14.	4.838	4.050

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SOUTHWEST TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	1,345,430	1,502,861	157,432	11.7	16,084	13,768	-2,316	-14.	1.20	0.92
Res NonHmstd 1Un	135,704	143,264	7,560	5.6	2,038	1,641	-397	-19.	1.50	1.15
Res NonHmstd 2-3	19,211	20,717	1,506	7.8	392	358	-34	-8.6	2.04	1.73
Reg Apartments	1,608	2,487	878	54.6	42	48	6	14.0	2.61	1.92
Low-income Apts	58	0	-58	-100.0	1	0	-1	-100	1.03	0.00
Seasonal Rec	262,112	279,174	17,063	6.5	4,361	4,102	-259	-5.9	1.66	1.47
Com/Ind Lo Tier	78,736	85,983	7,247	9.2	2,227	2,192	-35	-1.6	2.83	2.55
Com/Ind Hi Tier	123,220	127,951	4,731	3.8	4,635	4,174	-461	-9.9	3.76	3.26
Publ U: Elec Gen	31,384	29,751	-1,633	-5.2	1,034	596	-438	-42.	3.29	2.00
Publ U: Other	225,925	254,171	28,245	12.5	8,309	8,034	-275	-3.3	3.68	3.16
Ag Hmstd: House	887,763	946,882	59,119	6.7	8,760	7,444	-1,316	-15.	0.99	0.79
Ag Hmstd: Land	5,510,877	5,971,638	460,761	8.4	36,467	32,891	-3,576	-9.8	0.66	0.55
Ag NonHmstd	3,058,253	2,867,482	-190,771	-6.2	35,368	29,081	-6,286	-17.	1.16	1.01
Total	11,680,283	12,232,363	552,079	4.7	119,720	104,331	-15,389	-12.	1.02	0.85

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120,410	103,427	-16,983	-14.	County	50.98	64.86	0.014	0.03
(-) TIF Tax Capacity	422	313	-108	-25.	City/Town	10.27	16.92	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	49.56	20.22	0.876	0.712
(=) Taxable Tax Capacity	119,988	103,114	-16,875	-14.	Special District	0.85	1.30	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.66	103.30	0.890	0.746

**Tax Burdens on
Hypothetical**

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,600	59,000	8.1	502	417	-84	-16.	0.918	0.707	
Res Hmstd: Avg Val	81,800	88,400	8.1	783	686	-97	-12.	0.957	0.776	
Res Hmstd: Hi Val	109,100	117,900	8.1	1,181	1,040	-142	-12.	1.082	0.881	
Res Hmstd: Ex-Hi Val	163,600	176,800	8.1	2,218	1,745	-473	-21.	1.355	0.986	
Comm/Ind: Lo Val	150,000	152,500	1.7	4,153	3,813	-341	-8.2	2.768	2.500	
Comm/Ind: Med Val	300,000	304,900	1.6	9,981	8,828	-1,153	-11.	3.327	2.895	
Comm/Ind: Hi Val	1,000,000	1,016,100	1.6	37,179	32,235	-4,945	-13.	3.717	3.172	

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SOUTH CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	3,220,929	3,509,793	288,864	9.0	41,987	35,502	-6,485	-15.	1.30	1.01
Res NonHmstd 1Un	137,174	149,063	11,889	8.7	2,400	1,934	-465	-19.	1.75	1.30
Res NonHmstd 2-3	77,113	87,163	10,051	13.0	1,689	1,581	-108	-6.4	2.19	1.81
Reg Apartments	163,074	184,149	21,076	12.9	5,056	3,912	-1,144	-22.	3.10	2.12
Low-income Apts	58,080	59,470	1,391	2.4	803	659	-144	-18.	1.38	1.11
Seasonal Rec	9,701	10,513	811	8.4	205	194	-10	-5.1	2.11	1.85
Com/Ind Lo Tier	352,244	373,952	21,707	6.2	11,659	10,492	-1,167	-10.	3.31	2.81
Com/Ind Hi Tier	612,123	679,277	67,154	11.0	26,768	23,827	-2,940	-11.	4.37	3.51
Publ U: Elec Gen	23,522	17,541	-5,981	-25.4	980	385	-595	-60.	4.17	2.20
Publ U: Other	58,524	67,290	8,765	15.0	2,674	2,444	-230	-8.6	4.57	3.63
Ag Hmstd: House	9,071	9,831	760	8.4	134	115	-19	-13.	1.47	1.17
Ag Hmstd: Land	18,431	19,371	941	5.1	153	145	-9	-5.6	0.83	0.75
Ag NonHmstd	22,249	23,666	1,417	6.4	324	310	-14	-4.4	1.46	1.31
Total	4,762,236	5,191,080	428,844	9.0	94,832	81,501	-13,331	-14.	1.99	1.57

Tax Base

Tax Rates

	Taxable Market				County	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	76,623	63,151	-13,472	-17.	42.95	54.72	0.000	0.00	
(-) TIF Tax Capacity	4,261	3,224	-1,037	-24.	40.09	50.11	0.004	0.01	
(-) FD Contrib Tax Cap	0	0	0	0.0	46.78	17.31	0.918	0.375	
(=) Taxable Tax Capacity	72,362	59,927	-12,435	-17.	0.59	0.70	0.000	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	130.40	122.84	0.921	0.391

**Tax Burdens on
Hypothetical**

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,300	54,200		7.8	561	470	-90	-16.	1.114	0.867
Res Hmstd: Avg Val	75,400	81,200		7.7	840	730	-111	-13.	1.114	0.898
Res Hmstd: Hi Val	100,500	108,300		7.8	1,283	1,098	-185	-14.	1.276	1.013
Res Hmstd: Ex-Hi Val	150,700	162,400		7.8	2,347	1,832	-515	-21.	1.557	1.128
Apartment (Mkt rate)	300,000	338,800		12.9	9,665	7,624	-2,042	-21.	3.221	2.250
Comm/Ind: Lo Val	150,000	166,500		11.0	4,833	4,719	-114	-2.4	3.221	2.833
Comm/Ind: Med Val	300,000	333,000		11.0	11,621	10,790	-832	-7.2	3.873	3.240
Comm/Ind: Hi Val	1,000,000	1,109,800		11.0	43,302	39,115	-4,187	-9.7	4.330	3.524

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SOUTH CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	1,173,544	1,306,583	133,039	11.3	13,109	9,776	-3,333	-25.	1.12	0.75
Res NonHmstd 1Un	93,740	100,814	7,074	7.5	1,315	964	-351	-26.	1.40	0.96
Res NonHmstd 2-3	17,674	19,080	1,406	8.0	320	268	-51	-16.	1.81	1.41
Reg Apartments	2,035	2,280	245	12.0	54	39	-15	-27.	2.64	1.71
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	75,316	78,964	3,648	4.8	1,081	911	-170	-15.	1.44	1.15
Com/Ind Lo Tier	47,064	50,246	3,182	6.8	1,202	1,124	-78	-6.5	2.55	2.24
Com/Ind Hi Tier	54,925	58,112	3,187	5.8	1,959	1,714	-245	-12.	3.57	2.95
Publ U: Elec Gen	10,707	10,763	56	0.5	323	161	-161	-50.	3.01	1.50
Publ U: Other	139,707	169,572	29,865	21.4	4,855	4,967	112	2.3	3.48	2.93
Ag Hmstd: House	674,087	730,445	56,358	8.4	6,540	4,896	-1,644	-25.	0.97	0.67
Ag Hmstd: Land	3,498,132	3,758,731	260,599	7.4	23,065	19,175	-3,890	-16.	0.66	0.51
Ag NonHmstd	1,615,599	1,552,355	-63,244	-3.9	17,721	13,942	-3,778	-21.	1.10	0.90
Total	7,402,530	7,837,945	435,415	5.9	71,544	57,939	-13,605	-19.	0.97	0.74

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76,826	66,747	-10,079	-13.	County	45.92	57.48	0.000	0.00
(-) TIF Tax Capacity	22	13	-9	-41.	City/Town	9.76	15.15	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.93	17.52	1.124	0.479
(=) Taxable Tax Capacity	76,804	66,734	-10,069	-13.	Special District	0.59	0.72	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.21	90.88	1.124	0.479

**Tax Burdens on
Hypothetical**

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,200	71,800	5,600	8.5	571	400	-171	-30.	0.862	0.556
Res Hmstd: Avg Val	99,200	107,700	8,500	8.6	969	755	-214	-22.	0.976	0.700
Res Hmstd: Hi Val	132,200	143,600	11,400	8.6	1,517	1,131	-386	-25.	1.147	0.787
Res Hmstd: Ex-Hi Val	198,400	215,400	17,000	8.6	2,730	1,882	-847	-31.	1.375	0.873
Comm/Ind: Lo Val	150,000	158,800	8,800	5.9	3,920	3,676	-244	-6.2	2.613	2.315
Comm/Ind: Med Val	300,000	317,500	17,500	5.8	9,403	8,462	-941	-10.	3.134	2.665
Comm/Ind: Hi Val	1,000,000	1,058,100	58,100	5.8	34,991	30,798	-4,193	-12.	3.499	2.910

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OLMSTED COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	3,747,116	4,227,338	480,222	12.8	51,251	49,142	-2,109	-4.1	1.37	1.16
Res NonHmstd 1Un	148,267	184,372	36,105	24.4	2,553	2,533	-20	-0.8	1.72	1.37
Res NonHmstd 2-3	67,507	81,634	14,127	20.9	1,459	1,621	162	11.1	2.16	1.99
Reg Apartments	169,791	194,623	24,831	14.6	5,361	4,718	-644	-12.	3.16	2.42
Low-income Apts	59,084	65,462	6,378	10.8	813	825	12	1.5	1.38	1.26
Seasonal Rec	5,798	3,560	-2,238	-38.6	114	60	-53	-46.	1.96	1.70
Com/Ind Lo Tier	179,724	196,676	16,953	9.4	5,642	5,676	34	0.6	3.14	2.89
Com/Ind Hi Tier	764,680	945,449	180,769	23.6	33,809	36,115	2,306	6.8	4.42	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46,677	47,287	610	1.3	1,976	1,741	-234	-11.	4.23	3.68
Ag Hmstd: House	208,853	243,977	35,124	16.8	2,484	2,381	-103	-4.1	1.19	0.98
Ag Hmstd: Land	337,474	356,586	19,112	5.7	1,950	2,020	70	3.6	0.58	0.57
Ag NonHmstd	106,411	119,495	13,083	12.3	1,248	1,348	101	8.1	1.17	1.13
Total	5,841,383	6,666,458	825,075	14.1	108,659	108,182	-477	-0.4	1.86	1.62

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	91,748	78,010	-13,738	-15.	County	45.40	59.42	0.000	0.00
(-) TIF Tax Capacity	3,719	2,983	-736	-19.	City/Town	26.32	37.13	0.003	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	53.27	28.38	0.903	1.136
(=) Taxable Tax Capacity	88,029	75,027	-13,002	-14.	Special District	0.00	0.00	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.99	124.93	0.906	1.139

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,000	80,300	8.5	782	794	12	1.6	1.057	0.989
Res Hmstd: Avg Val	110,900	120,400	8.6	1,392	1,377	-14	-1.0	1.254	1.143
Res Hmstd: Hi Val	147,900	160,500	8.5	2,177	1,960	-217	-10.	1.471	1.221
Res Hmstd: Ex-Hi Val	221,800	240,700	8.5	3,768	3,125	-642	-17.	1.698	1.298
Apartment (Mkt rate)	300,000	343,900	14.6	9,271	8,125	-1,146	-12.	3.090	2.362
Comm/Ind: Lo Val	150,000	185,500	23.7	4,636	5,612	976	21.1	3.090	3.025
Comm/Ind: Med Val	300,000	371,000	23.7	11,146	12,592	1,446	13.0	3.715	3.394
Comm/Ind: Hi Val	1,000,000	1,236,400	23.6	41,528	45,156	3,628	8.7	4.152	3.652

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SOUTHEAST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	5,596,593	6,154,326	557,733	10.0	70,667	61,487	-9,180	-13.	1.26	1.00
Res NonHmstd 1Un	228,061	257,328	29,267	12.8	3,840	3,240	-600	-15.	1.68	1.26
Res NonHmstd 2-3	120,894	135,247	14,353	11.9	2,617	2,594	-23	-0.9	2.17	1.92
Reg Apartments	209,631	237,993	28,362	13.5	6,382	5,240	-1,142	-17.	3.04	2.20
Low-income Apts	90,103	101,215	11,112	12.3	1,227	1,160	-67	-5.5	1.36	1.15
Seasonal Rec	31,155	24,335	-6,820	-21.9	601	399	-202	-33.	1.93	1.64
Com/Ind Lo Tier	529,195	580,970	51,775	9.8	16,775	16,043	-732	-4.4	3.17	2.76
Com/Ind Hi Tier	805,368	897,185	91,817	11.4	34,905	32,333	-2,572	-7.4	4.33	3.60
Publ U: Elec Gen	301,121	291,031	-10,090	-3.4	13,984	9,520	-4,464	-31.	4.64	3.27
Publ U: Other	190,868	205,891	15,024	7.9	8,662	8,271	-391	-4.5	4.54	4.02
Ag Hmstd: House	23,811	25,618	1,807	7.6	307	282	-25	-8.1	1.29	1.10
Ag Hmstd: Land	42,638	46,109	3,471	8.1	301	309	8	2.7	0.71	0.67
Ag NonHmstd	32,949	35,902	2,953	9.0	448	450	2	0.4	1.36	1.25
Total	8,202,386	8,993,150	790,764	9.6	160,715	141,327	-19,388	-12.	1.96	1.57

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	133,550	108,998	-24,552	-18.	County	40.35 51.56	0.000	0.00
(-) TIF Tax Capacity	7,094	4,945	-2,149	-30.	City/Town	35.12 44.79	0.021	0.01
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	51.18 26.53	0.812	0.503
(=) Taxable Tax Capacity	126,456	104,053	-22,403	-17.	Special District	0.68 1.19	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.33 124.08	0.832	0.522

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,700	61,400	8.3	608	548	-59	-9.8	1.071	0.893
Res Hmstd: Avg Val	85,100	92,100	8.2	970	901	-69	-7.1	1.140	0.978
Res Hmstd: Hi Val	113,400	122,800	8.3	1,458	1,326	-132	-9.0	1.285	1.079
Res Hmstd: Ex-Hi Val	170,100	184,200	8.3	2,696	2,175	-521	-19.	1.585	1.180
Apartment (Mkt rate)	300,000	340,600	13.5	9,417	7,785	-1,632	-17.	3.139	2.285
Comm/Ind: Lo Val	150,000	167,200	11.5	4,709	4,798	89	1.9	3.139	2.869
Comm/Ind: Med Val	300,000	334,300	11.4	11,327	10,955	-373	-3.3	3.775	3.276
Comm/Ind: Hi Val	1,000,000	1,114,100	11.4	42,214	39,685	-2,529	-6.0	4.221	3.562

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SOUTHEAST TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	2,003,663	2,261,193	257,531	12.9	22,846	19,181	-3,666	-16.	1.14	0.85
Res NonHmstd 1Un	145,345	143,931	-1,413	-1.0	2,118	1,565	-553	-26.	1.46	1.09
Res NonHmstd 2-3	26,375	30,108	3,733	14.2	489	490	2	0.3	1.85	1.63
Reg Apartments	1,223	1,331	108	8.8	34	27	-7	-21.	2.81	2.02
Low-income Apts	72	79	6	8.5	1	1	0	-15.	1.06	0.82
Seasonal Rec	98,034	106,553	8,519	8.7	1,452	1,374	-78	-5.4	1.48	1.29
Com/Ind Lo Tier	59,664	66,533	6,869	11.5	1,621	1,642	21	1.3	2.72	2.47
Com/Ind Hi Tier	39,098	43,356	4,258	10.9	1,439	1,389	-50	-3.4	3.68	3.20
Publ U: Elec Gen	0	199	199	0.0	0	4	4	0.0	0.00	1.79
Publ U: Other	146,450	168,404	21,954	15.0	5,411	5,232	-179	-3.3	3.69	3.11
Ag Hmstd: House	989,537	1,062,365	72,828	7.4	10,206	8,501	-1,705	-16.	1.03	0.80
Ag Hmstd: Land	3,422,927	3,711,437	288,511	8.4	21,597	19,895	-1,701	-7.9	0.63	0.54
Ag NonHmstd	1,070,632	1,114,320	43,688	4.1	12,428	11,147	-1,281	-10.	1.16	1.00
Total	8,003,020	8,709,810	706,790	8.8	79,643	70,448	-9,194	-11.	1.00	0.81

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82,426	74,885	-7,541	-9.1	County	42.64	53.23	0.000	0.00
(-) TIF Tax Capacity	108	63	-44	-41.	City/Town	13.57	22.34	0.000	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	52.31	24.99	0.925	0.463
(=) Taxable Tax Capacity	82,318	74,822	-7,496	-9.1	Special District	0.51	0.89	0.000	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.03	101.46	0.925	0.463

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,400	75,300	8.5	621	498	-123	-19.	0.894	0.660
Res Hmstd: Avg Val	104,000	112,900	8.6	1,077	927	-150	-13.	1.035	0.821
Res Hmstd: Hi Val	138,700	150,500	8.5	1,695	1,360	-335	-19.	1.221	0.903
Res Hmstd: Ex-Hi Val	208,000	225,700	8.5	3,006	2,225	-780	-26.	1.444	0.985
Comm/Ind: Lo Val	150,000	166,400	10.9	4,064	4,176	112	2.8	2.709	2.509
Comm/Ind: Med Val	300,000	332,700	10.9	9,763	9,540	-223	-2.3	3.254	2.867
Comm/Ind: Hi Val	1,000,000	1,109,000	10.9	36,358	34,583	-1,776	-4.9	3.635	3.118

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ANOKA COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	10,707,064	11,974,002	1,266,938	11.8	134,031	117,456	-16,575	-12.	1.25	0.98
Res NonHmstd 1Un	254,105	286,264	32,159	12.7	4,076	3,348	-728	-17.	1.60	1.17
Res NonHmstd 2-3	231,124	241,159	10,035	4.3	4,508	4,210	-298	-6.6	1.95	1.75
Reg Apartments	387,774	429,679	41,905	10.8	10,499	8,684	-1,815	-17.	2.71	2.02
Low-income Apts	145,344	173,581	28,237	19.4	1,788	1,845	57	3.2	1.23	1.06
Seasonal Rec	34,044	50,932	16,888	49.6	559	846	287	51.3	1.64	1.66
Com/Ind Lo Tier	378,821	394,750	15,930	4.2	11,256	11,108	-148	-1.3	2.97	2.81
Com/Ind Hi Tier	1,742,668	1,904,683	162,015	9.3	71,480	70,671	-809	-1.1	4.10	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	179,706	183,018	3,312	1.8	7,439	6,781	-658	-8.8	4.14	3.71
Ag Hmstd: House	76,522	84,011	7,489	9.8	921	783	-138	-15.	1.20	0.93
Ag Hmstd: Land	56,402	61,801	5,399	9.6	277	299	22	7.8	0.49	0.48
Ag NonHmstd	37,966	43,303	5,338	14.1	455	476	21	4.6	1.20	1.10
Total	14,231,540	15,827,183	1,595,644	11.2	247,288	226,507	-20,781	-8.4	1.74	1.43

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	229,842	185,414	-44,428	-19.	County	28.69 37.77	0.000	0.00
(-) TIF Tax Capacity	16,512	11,586	-4,925	-29.	City/Town	23.55 38.10	0.008	0.00
(-) FD Contrib Tax Cap	23,605	15,771	-7,834	-33.	School District	51.85 29.48	1.101	0.449
(=) Taxable Tax Capacity	189,725	158,056	-31,669	-16.	Special District	6.41 5.86	0.000	0.00
FD Distrib Tax Cap	44,219	27,361	-16,858	-38.	Total	110.49 111.21	1.109	0.456

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,100	91,300	8.6	849	767	-83	-9.7	1.010	0.839
Res Hmstd: Avg Val	126,100	136,900	8.6	1,503	1,336	-167	-11.	1.191	0.975
Res Hmstd: Hi Val	168,100	182,400	8.5	2,315	1,903	-412	-17.	1.377	1.043
Res Hmstd: Ex-Hi Val	252,200	273,700	8.5	3,942	3,043	-899	-22.	1.562	1.111
Apartment (Mkt rate)	300,000	332,500	10.8	8,288	6,807	-1,481	-17.	2.762	2.047
Comm/Ind: Lo Val	150,000	164,000	9.3	4,458	4,723	265	5.9	2.971	2.879
Comm/Ind: Med Val	300,000	327,900	9.3	10,704	10,820	116	1.1	3.568	3.299
Comm/Ind: Hi Val	1,000,000	1,093,000	9.3	39,853	39,281	-571	-1.4	3.985	3.593

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WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	9,535,834	10,788,500	1,252,666	13.1	133,485	114,526	-18,960	-14.	1.40	1.06
Res NonHmstd 1Un	326,504	405,378	78,874	24.2	5,481	4,740	-741	-13.	1.68	1.17
Res NonHmstd 2-3	180,052	186,112	6,060	3.4	3,455	3,036	-419	-12.	1.92	1.63
Reg Apartments	245,417	328,681	83,264	33.9	7,189	7,065	-124	-1.7	2.93	2.15
Low-income Apts	74,504	77,501	2,997	4.0	971	818	-152	-15.	1.30	1.06
Seasonal Rec	79,206	80,990	1,784	2.3	1,264	1,141	-123	-9.8	1.60	1.41
Com/Ind Lo Tier	210,592	223,960	13,367	6.3	6,403	6,313	-90	-1.4	3.04	2.82
Com/Ind Hi Tier	1,085,201	1,297,670	212,470	19.6	46,098	48,041	1,943	4.2	4.25	3.70
Publ U: Elec Gen	56,332	52,807	-3,525	-6.3	2,244	1,281	-962	-42.	3.98	2.43
Publ U: Other	191,663	202,723	11,061	5.8	8,064	7,548	-515	-6.4	4.21	3.72
Ag Hmstd: House	184,063	172,843	-11,220	-6.1	2,344	1,608	-736	-31.	1.27	0.93
Ag Hmstd: Land	111,587	149,257	37,671	33.8	480	591	111	23.2	0.43	0.40
Ag NonHmstd	106,696	113,983	7,287	6.8	1,253	1,162	-91	-7.3	1.17	1.02
Total	12,387,650	14,080,406	1,692,756	13.7	218,731	197,871	-20,861	-9.5	1.77	1.41

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	198,230	160,569	-37,661	-19.	County	25.88 34.16	0.000	0.00
(-) TIF Tax Capacity	8,115	5,927	-2,188	-27.	City/Town	22.18 35.80	0.088	0.07
(-) FD Contrib Tax Cap	14,796	10,519	-4,277	-28.	School District	53.68 28.83	1.556	1.165
(=) Taxable Tax Capacity	175,319	144,122	-31,196	-17.	Special District	7.20 6.76	0.000	0.00
FD Distrib Tax Cap	22,665	14,914	-7,751	-34.	Total	108.95 105.55	1.644	1.245

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,900	116,000	8.5	1,217	1,101	-116	-9.5	1.138	0.948
Res Hmstd: Avg Val	160,300	174,000	8.5	2,217	1,837	-380	-17.	1.382	1.055
Res Hmstd: Hi Val	213,700	231,900	8.5	3,265	2,573	-692	-21.	1.527	1.109
Res Hmstd: Ex-Hi Val	320,500	347,800	8.5	5,360	4,045	-1,316	-24.	1.672	1.162
Apartment (Mkt rate)	300,000	401,800	33.9	8,337	8,134	-203	-2.4	2.779	2.024
Comm/Ind: Lo Val	150,000	179,400	19.6	4,476	5,293	817	18.3	2.983	2.950
Comm/Ind: Med Val	300,000	358,800	19.6	10,714	11,926	1,213	11.3	3.571	3.323
Comm/Ind: Hi Val	1,000,000	1,195,800	19.6	39,825	42,874	3,049	7.7	3.982	3.585

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DAKOTA COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	14,911,341	16,730,682	1,819,341	12.2	200,006	173,346	-26,659	-13.	1.34	1.04
Res NonHmstd 1Un	415,549	497,083	81,534	19.6	6,813	5,777	-1,036	-15.	1.64	1.16
Res NonHmstd 2-3	232,521	253,740	21,219	9.1	4,537	4,367	-170	-3.7	1.95	1.72
Reg Apartments	919,736	993,491	73,755	8.0	24,633	19,577	-5,056	-20.	2.68	1.97
Low-income Apts	113,129	142,977	29,848	26.4	1,409	1,504	95	6.7	1.25	1.05
Seasonal Rec	24,042	27,022	2,980	12.4	445	416	-29	-6.5	1.85	1.54
Com/Ind Lo Tier	409,738	425,390	15,653	3.8	12,144	11,853	-291	-2.4	2.96	2.79
Com/Ind Hi Tier	2,829,350	3,153,993	324,644	11.5	115,943	116,144	201	0.2	4.10	3.68
Publ U: Elec Gen	105,765	55,465	-50,301	-47.6	4,388	1,428	-2,959	-67.	4.15	2.57
Publ U: Other	344,502	360,290	15,788	4.6	14,196	13,356	-841	-5.9	4.12	3.71
Ag Hmstd: House	166,002	180,014	14,013	8.4	2,066	1,473	-593	-28.	1.24	0.82
Ag Hmstd: Land	210,484	229,706	19,222	9.1	1,215	1,007	-208	-17.	0.58	0.44
Ag NonHmstd	126,321	136,203	9,882	7.8	1,486	1,328	-159	-10.	1.18	0.97
Total	20,808,479	23,186,057	2,377,577	11.4	389,280	351,577	-37,704	-9.7	1.87	1.52

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	356,822	277,946	-78,876	-22.	County	25.20	32.95	0.000	0.00
(-) TIF Tax Capacity	16,437	12,870	-3,566	-21.	City/Town	25.88	39.88	0.111	0.10
(-) FD Contrib Tax Cap	39,805	25,993	-13,812	-34.	School District	50.48	25.33	1.691	1.217
(=) Taxable Tax Capacity	300,580	239,082	-61,498	-20.	Special District	3.62	5.00	0.000	0.00
FD Distrib Tax Cap	40,912	27,840	-13,072	-32.	Total	105.18	103.16	1.802	1.318

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,300	107,800	8.6	1,084	979	-106	-9.7	1.092	0.907
Res Hmstd: Avg Val	148,900	161,600	8.5	1,943	1,653	-290	-14.	1.304	1.022
Res Hmstd: Hi Val	198,500	215,400	8.5	2,893	2,327	-565	-19.	1.457	1.080
Res Hmstd: Ex-Hi Val	297,800	323,200	8.5	4,795	3,679	-1,117	-23.	1.610	1.138
Apartment (Mkt rate)	300,000	324,100	8.0	8,114	6,445	-1,668	-20.	2.704	1.988
Comm/Ind: Lo Val	150,000	167,300	11.5	4,444	4,854	410	9.2	2.962	2.901
Comm/Ind: Med Val	300,000	334,500	11.5	10,627	11,044	416	3.9	3.542	3.301
Comm/Ind: Hi Val	1,000,000	1,114,800	11.5	39,482	39,928	446	1.1	3.948	3.581

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CARVER & SCOTT

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	6,951,936	8,182,896	1,230,961	17.7	109,519	92,605	-16,914	-15.	1.58	1.13
Res NonHmstd 1Un	217,325	207,189	-10,135	-4.7	3,992	2,559	-1,432	-35.	1.84	1.24
Res NonHmstd 2-3	152,616	180,650	28,034	18.4	3,288	3,219	-69	-2.1	2.15	1.78
Reg Apartments	104,287	127,210	22,922	22.0	3,151	2,760	-390	-12.	3.02	2.17
Low-income Apts	55,126	69,910	14,784	26.8	768	789	21	2.7	1.39	1.13
Seasonal Rec	28,980	31,415	2,435	8.4	556	468	-88	-15.	1.92	1.49
Com/Ind Lo Tier	214,940	239,076	24,137	11.2	6,804	6,842	38	0.6	3.17	2.86
Com/Ind Hi Tier	967,939	1,161,627	193,688	20.0	41,727	43,561	1,834	4.4	4.31	3.75
Publ U: Elec Gen	16,893	19,075	2,182	12.9	665	470	-195	-29.	3.94	2.47
Publ U: Other	99,920	103,133	3,213	3.2	4,335	3,842	-493	-11.	4.34	3.73
Ag Hmstd: House	345,298	361,713	16,415	4.8	4,301	3,053	-1,248	-29.	1.25	0.84
Ag Hmstd: Land	406,748	442,337	35,589	8.7	2,146	1,948	-198	-9.2	0.53	0.44
Ag NonHmstd	132,404	150,436	18,032	13.6	1,631	1,535	-96	-5.9	1.23	1.02
Total	9,694,413	11,276,669	1,582,255	16.3	182,885	163,653	-19,232	-10.	1.89	1.45

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	152,721	126,892	-25,829	-16.	County	36.55	45.07	0.000	0.00
(-) TIF Tax Capacity	14,461	9,295	-5,166	-35.	City/Town	22.64	34.36	0.120	0.20
(-) FD Contrib Tax Cap	11,545	8,278	-3,267	-28.	School District	54.50	27.97	1.721	0.859
(=) Taxable Tax Capacity	126,714	109,318	-17,396	-13.	Special District	3.69	5.19	0.000	0.00
FD Distrib Tax Cap	15,365	11,370	-3,995	-26.	Total	117.38	112.59	1.841	1.068

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax			Effectiv Tax Rates		
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,600	114,600		8.5	1,340	1,143	-197	-14.	1.269	0.997
Res Hmstd: Avg Val	158,400	171,900		8.5	2,390	1,901	-488	-20.	1.508	1.106
Res Hmstd: Hi Val	211,200	229,200		8.5	3,509	2,659	-850	-24.	1.661	1.160
Res Hmstd: Ex-Hi Val	316,800	343,800		8.5	5,749	4,175	-1,574	-27.	1.814	1.214
Apartment (Mkt rate)	300,000	366,000		22.0	9,004	7,809	-1,195	-13.	3.001	2.133
Comm/Ind: Lo Val	150,000	180,100		20.1	4,705	5,397	692	14.7	3.136	2.996
Comm/Ind: Med Val	300,000	360,100		20.0	11,256	12,159	903	8.0	3.751	3.376
Comm/Ind: Hi Val	1,000,000	1,200,200		20.0	41,825	43,719	1,893	4.5	4.182	3.642

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NORTHERN HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	9,451,235	10,621,338	1,170,103	12.4	143,029	134,227	-8,802	-6.2	1.51	1.26
Res NonHmstd 1Un	202,529	236,994	34,464	17.0	3,856	3,456	-399	-10.	1.90	1.46
Res NonHmstd 2-3	118,225	119,873	1,648	1.4	2,685	2,517	-168	-6.2	2.27	2.10
Reg Apartments	489,813	574,527	84,714	17.3	15,912	15,079	-834	-5.2	3.25	2.62
Low-income Apts	151,118	197,798	46,679	30.9	2,228	2,752	525	23.6	1.47	1.39
Seasonal Rec	10,019	10,261	242	2.4	215	233	18	8.3	2.15	2.27
Com/Ind Lo Tier	267,497	275,996	8,498	3.2	8,898	8,594	-304	-3.4	3.33	3.11
Com/Ind Hi Tier	2,040,023	2,311,764	271,741	13.3	95,097	94,935	-163	-0.2	4.66	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	162,987	167,052	4,066	2.5	7,494	6,757	-738	-9.8	4.60	4.04
Ag Hmstd: House	56,696	61,066	4,369	7.7	867	737	-130	-15.	1.53	1.21
Ag Hmstd: Land	57,418	56,727	-690	-1.2	345	337	-8	-2.4	0.60	0.59
Ag NonHmstd	55,511	67,735	12,224	22.0	815	907	92	11.2	1.47	1.34
Total	13,063,072	14,701,130	1,638,058	12.5	281,442	270,531	-10,911	-3.9	2.15	1.84

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Change		Base	Alter	Base	Alter
Total Tax Capacity	220,988	177,947	-43,041	-19.	County	37.59	50.25	0.000	0.00
(-) TIF Tax Capacity	26,403	18,361	-8,041	-30.	City/Town	27.98	44.32	0.166	0.15
(-) FD Contrib Tax Cap	25,999	17,523	-8,476	-32.	School District	53.97	30.73	1.518	0.972
(=) Taxable Tax Capacity	168,586	142,062	-26,524	-15.	Special District	7.95	7.97	0.000	0.00
FD Distrib Tax Cap	34,105	22,571	-11,534	-33.	Total	127.48	133.29	1.684	1.125

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,200	92,500		8.6	1,065	1,048	-18	-1.6	1.250	1.132
Res Hmstd: Avg Val	127,800	138,700		8.5	1,884	1,757	-127	-6.7	1.473	1.266
Res Hmstd: Hi Val	170,400	184,900		8.5	2,852	2,466	-385	-13.	1.673	1.333
Res Hmstd: Ex-Hi Val	255,600	277,400		8.5	4,787	3,887	-900	-18.	1.872	1.401
Apartment (Mkt rate)	300,000	351,900		17.3	9,684	8,838	-845	-8.7	3.227	2.511
Comm/Ind: Lo Val	150,000	170,000		13.3	4,963	5,448	485	9.8	3.308	3.204
Comm/Ind: Med Val	300,000	340,000		13.3	11,888	12,384	496	4.2	3.962	3.642
Comm/Ind: Hi Val	1,000,000	1,133,300		13.3	44,207	44,752	544	1.2	4.420	3.948

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SOUTHEAST HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	12,102,517	13,224,365	1,121,848	9.3	183,233	159,474	-23,759	-13.	1.51	1.21
Res NonHmstd 1Un	377,151	419,980	42,829	11.4	6,779	5,615	-1,164	-17.	1.80	1.34
Res NonHmstd 2-3	126,687	131,664	4,977	3.9	2,668	2,583	-85	-3.2	2.11	1.96
Reg Apartments	1,198,327	1,385,692	187,365	15.6	35,551	31,741	-3,810	-10.	2.97	2.29
Low-income Apts	156,567	191,774	35,207	22.5	2,120	2,386	266	12.6	1.35	1.24
Seasonal Rec	5,752	6,221	469	8.1	108	97	-11	-10.	1.88	1.56
Com/Ind Lo Tier	339,978	336,275	-3,703	-1.1	10,620	10,043	-578	-5.4	3.12	2.99
Com/Ind Hi Tier	5,237,968	5,628,903	390,936	7.5	225,343	217,003	-8,341	-3.7	4.30	3.86
Publ U: Elec Gen	721	675	-46	-6.3	31	20	-12	-37.	4.36	2.89
Publ U: Other	142,291	145,657	3,366	2.4	6,130	5,660	-470	-7.7	4.31	3.89
Ag Hmstd: House	451	483	32	7.1	7	5	-2	-24.	1.61	1.13
Ag Hmstd: Land	160	160	0	0.2	1	1	0	9.9	0.37	0.41
Ag NonHmstd	42	42	0	0.0	1	0	0	-13.	1.27	1.11
Total	19,688,611	21,471,891	1,783,280	9.1	472,592	434,627	-37,965	-8.0	2.40	2.02

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	391,244	286,407	-104,837	-26.	County	37.59	50.26	0.000	0.00
(-) TIF Tax Capacity	37,332	25,025	-12,307	-33.	City/Town	21.47	37.23	0.037	0.03
(-) FD Contrib Tax Cap	54,270	37,222	-17,048	-31.	School District	46.12	19.11	1.975	1.547
(=) Taxable Tax Capacity	299,641	224,159	-75,482	-25.	Special District	9.13	9.45	0.000	0.00
FD Distrib Tax Cap	23,414	15,190	-8,223	-35.	Total	114.30	116.05	2.012	1.582

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,800	114,800		8.5	1,303	1,245	-59	-4.5	1.231	1.084
Res Hmstd: Avg Val	158,700	172,200		8.5	2,358	2,053	-304	-12.	1.485	1.192
Res Hmstd: Hi Val	211,600	229,600		8.5	3,462	2,862	-600	-17.	1.636	1.246
Res Hmstd: Ex-Hi Val	317,300	344,300		8.5	5,668	4,478	-1,190	-21.	1.786	1.300
Apartment (Mkt rate)	300,000	347,000		15.7	8,833	7,798	-1,036	-11.	2.944	2.247
Comm/Ind: Lo Val	150,000	161,200		7.5	4,659	4,858	199	4.3	3.105	3.013
Comm/Ind: Med Val	300,000	322,400		7.5	11,133	11,112	-21	-0.2	3.711	3.446
Comm/Ind: Hi Val	1,000,000	1,074,700		7.5	41,348	40,297	-1,050	-2.5	4.134	3.749

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SOUTHWEST HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	15,073,746	16,744,039	1,670,293	11.1	243,982	201,138	-42,844	-17.	1.62	1.20
Res NonHmstd 1Un	614,269	701,448	87,179	14.2	11,396	9,071	-2,325	-20.	1.86	1.29
Res NonHmstd 2-3	224,185	235,155	10,970	4.9	4,641	4,234	-407	-8.8	2.07	1.80
Reg Apartments	895,365	1,008,879	113,514	12.7	25,724	21,878	-3,846	-15.	2.87	2.17
Low-income Apts	71,516	86,445	14,929	20.9	957	997	41	4.3	1.34	1.15
Seasonal Rec	70,997	74,895	3,898	5.5	1,335	1,279	-56	-4.2	1.88	1.71
Com/Ind Lo Tier	294,868	302,187	7,319	2.5	9,124	8,825	-299	-3.3	3.09	2.92
Com/Ind Hi Tier	4,075,287	4,556,020	480,733	11.8	175,395	175,017	-378	-0.2	4.30	3.84
Publ U: Elec Gen	369	370	1	0.2	16	10	-7	-39.	4.47	2.68
Publ U: Other	170,688	174,263	3,575	2.1	7,309	6,648	-661	-9.0	4.28	3.81
Ag Hmstd: House	54,158	57,834	3,676	6.8	824	645	-179	-21.	1.52	1.12
Ag Hmstd: Land	39,716	41,792	2,077	5.2	215	215	0	0.0	0.54	0.51
Ag NonHmstd	49,538	54,944	5,406	10.9	615	614	-1	-0.2	1.24	1.12
Total	21,634,701	24,038,271	2,403,569	11.1	481,533	430,572	-50,961	-10.	2.23	1.79

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	403,475	301,335	-102,140	-25.	County	37.59 50.26	0.000	0.00
(-) TIF Tax Capacity	7,934	6,040	-1,894	-23.	City/Town	19.09 30.06	0.059	0.05
(-) FD Contrib Tax Cap	51,184	34,261	-16,923	-33.	School District	46.56 21.20	2.103	1.515
(=) Taxable Tax Capacity	344,357	261,034	-83,324	-24.	Special District	7.62 8.92	0.000	0.00
FD Distrib Tax Cap	17,285	11,520	-5,764	-33.	Total	110.86 110.44	2.161	1.569

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	143,500	155,700	8.5	1,997	1,732	-266	-13.	1.391	1.112
Res Hmstd: Avg Val	215,200	233,500	8.5	3,464	2,783	-681	-19.	1.609	1.191
Res Hmstd: Hi Val	287,000	311,400	8.5	4,933	3,836	-1,097	-22.	1.718	1.231
Res Hmstd: Ex-Hi Val	430,400	467,000	8.5	7,866	5,890	-1,975	-25.	1.827	1.261
Apartment (Mkt rate)	300,000	338,100	12.7	8,630	7,252	-1,379	-16.	2.876	2.144
Comm/Ind: Lo Val	150,000	167,700	11.8	4,645	5,051	406	8.7	3.096	3.012
Comm/Ind: Med Val	300,000	335,400	11.8	11,091	11,482	391	3.5	3.697	3.423
Comm/Ind: Hi Val	1,000,000	1,118,000	11.8	41,171	41,491	320	0.8	4.117	3.711

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SUBURBAN RAMSEY CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	9,154,832	10,020,741	865,910	9.5	130,691	104,617	-26,075	-20.	1.43	1.04
Res NonHmstd 1Un	219,014	257,782	38,768	17.7	3,830	3,090	-741	-19.	1.75	1.20
Res NonHmstd 2-3	120,339	122,334	1,995	1.7	2,489	2,135	-354	-14.	2.07	1.75
Reg Apartments	531,158	611,376	80,217	15.1	15,791	12,901	-2,890	-18.	2.97	2.11
Low-income Apts	131,651	165,725	34,074	25.9	1,773	1,802	29	1.7	1.35	1.09
Seasonal Rec	8,121	8,846	726	8.9	152	136	-17	-10.	1.88	1.54
Com/Ind Lo Tier	281,481	298,710	17,229	6.1	8,787	8,494	-293	-3.3	3.12	2.84
Com/Ind Hi Tier	2,556,704	2,866,448	309,744	12.1	111,074	107,320	-3,754	-3.4	4.34	3.74
Publ U: Elec Gen	0	38,205	38,205	0.0	0	981	981	0.0	0.00	2.57
Publ U: Other	161,791	128,146	-33,645	-20.8	7,030	4,789	-2,241	-31.	4.35	3.74
Ag Hmstd: House	1,698	1,695	-3	-0.1	23	17	-6	-25.	1.35	1.00
Ag Hmstd: Land	793	807	14	1.8	4	4	0	1.3	0.47	0.47
Ag NonHmstd	10,338	13,665	3,327	32.2	123	136	13	10.8	1.19	1.00
Total	13,177,920	14,534,481	1,356,561	10.3	281,767	246,423	-35,345	-12.	2.14	1.70

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	238,188	182,723	-55,464	-23.	County	42.04 54.96	0.000	0.00
(-) TIF Tax Capacity	20,972	12,227	-8,746	-41.	City/Town	17.94 29.55	0.049	0.04
(-) FD Contrib Tax Cap	30,373	20,621	-9,752	-32.	School District	47.54 19.99	1.782	0.936
(=) Taxable Tax Capacity	186,842	149,876	-36,966	-19.	Special District	7.07 4.96	0.000	0.00
FD Distrib Tax Cap	28,192	17,239	-10,953	-38.	Total	114.60 109.46	1.831	0.984

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,800	102,900	8.5	1,105	948	-157	-14.	1.165	0.921
Res Hmstd: Avg Val	142,200	154,400	8.6	1,993	1,608	-385	-19.	1.401	1.041
Res Hmstd: Hi Val	189,500	205,800	8.6	2,974	2,268	-706	-23.	1.569	1.102
Res Hmstd: Ex-Hi Val	284,300	308,700	8.6	4,940	3,588	-1,352	-27.	1.737	1.162
Apartment (Mkt rate)	300,000	345,400	15.1	8,800	7,145	-1,655	-18.	2.933	2.068
Comm/Ind: Lo Val	150,000	168,200	12.1	4,658	4,920	262	5.6	3.105	2.924
Comm/Ind: Med Val	300,000	336,400	12.1	11,142	11,203	61	0.5	3.714	3.330
Comm/Ind: Hi Val	1,000,000	1,121,100	12.1	41,403	40,518	-885	-2.1	4.140	3.614

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CITY OF MINNEAPOLIS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	9,386,512	10,311,740	925,228	9.9	149,962	139,585	-10,377	-6.9	1.60	1.35
Res NonHmstd 1Un	602,424	649,118	46,694	7.8	11,745	10,087	-1,658	-14.	1.95	1.55
Res NonHmstd 2-3	485,171	538,218	53,047	10.9	11,606	12,155	549	4.7	2.39	2.26
Reg Apartments	1,435,301	1,854,360	419,060	29.2	49,281	50,471	1,190	2.4	3.43	2.72
Low-income Apts	314,847	387,485	72,638	23.1	4,781	5,396	614	12.8	1.52	1.39
Seasonal Rec	122	135	14	11.2	2	2	0	5.4	1.79	1.70
Com/Ind Lo Tier	523,962	549,906	25,944	5.0	18,027	17,485	-542	-3.0	3.44	3.18
Com/Ind Hi Tier	5,019,230	5,548,105	528,875	10.5	239,467	233,755	-5,712	-2.4	4.77	4.21
Publ U: Elec Gen	74,797	68,911	-5,886	-7.9	3,599	2,111	-1,488	-41.	4.81	3.06
Publ U: Other	251,548	263,992	12,445	4.9	12,077	11,101	-975	-8.1	4.80	4.21
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 NonHmstd	402	473	71	17.5	6	7	1	12.4	1.53	1.47
Total	18,094,314	20,172,442	2,078,128	11.5	500,554	482,155	-18,399	-3.7	2.77	2.39

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	362,984	280,716	-82,268	-22.	County	33.60	44.62	0.000	0.00
(-) TIF Tax Capacity	53,826	42,736	-11,090	-20.	City/Town	43.06	58.84	0.000	0.00
(-) FD Contrib Tax Cap	46,884	30,803	-16,081	-34.	School District	52.00	32.86	1.509	0.790
(=) Taxable Tax Capacity	262,274	207,177	-55,098	-21.	Special District	8.12	10.50	0.000	0.00
FD Distrib Tax Cap	46,402	34,127	-12,275	-26.	Total	136.78	146.82	1.509	0.790

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,100	81,500	8.5	928	962	34	3.6	1.236	1.180
Res Hmstd: Avg Val	112,700	122,300	8.5	1,652	1,630	-22	-1.3	1.465	1.332
Res Hmstd: Hi Val	150,200	163,000	8.5	2,551	2,296	-254	-10.	1.698	1.408
Res Hmstd: Ex-Hi Val	225,300	244,500	8.5	4,359	3,631	-728	-16.	1.934	1.484
Apartment (Mkt rate)	300,000	387,600	29.2	10,301	10,550	249	2.4	3.433	2.721
Comm/Ind: Lo Val	150,000	165,900	10.6	5,161	5,439	279	5.4	3.440	3.278
Comm/Ind: Med Val	300,000	331,700	10.6	12,378	12,425	47	0.4	4.125	3.745
Comm/Ind: Hi Val	1,000,000	1,105,400	10.5	46,057	45,023	-1,034	-2.2	4.605	4.072

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CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd	6,365,610	6,932,514	566,905	8.9	91,382	73,900	-17,481	-19.	1.44	1.07
Res NonHmstd 1Un	221,127	253,288	32,161	14.5	4,019	3,288	-731	-18.	1.82	1.30
Res NonHmstd 2-3	191,207	214,005	22,797	11.9	4,436	4,128	-308	-6.9	2.32	1.93
Reg Apartments	672,346	862,147	189,801	28.2	22,509	20,118	-2,390	-10.	3.35	2.33
Low-income Apts	207,506	295,429	87,923	42.4	2,989	3,447	458	15.3	1.44	1.17
Seasonal Rec	1,079	1,135	56	5.2	21	19	-2	-10.	1.99	1.70
Com/Ind Lo Tier	349,819	364,632	14,813	4.2	11,740	10,611	-1,128	-9.6	3.36	2.91
Com/Ind Hi Tier	1,970,967	2,109,945	138,978	7.1	92,186	81,868	-10,317	-11.	4.68	3.88
Publ U: Elec Gen	37,243	46,740	9,497	25.5	1,758	1,276	-483	-27.	4.72	2.73
Publ U: Other	161,502	156,617	-4,885	-3.0	7,617	6,075	-1,542	-20.	4.72	3.88
Ag Hmstd: House	0	42	42	0.0	0	0	0	0.0	0.00	0.90
Ag Hmstd: Land	59	67	7	12.3	0	0	0	37.6	0.42	0.51
Ag NonHmstd	461	618	157	34.1	7	8	1	20.0	1.45	1.30
Total	10,178,926	11,237,178	1,058,252	10.4	238,665	204,741	-33,924	-14.	2.34	1.82

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	181,951	144,948	-37,004	-20.	County	38.35 50.15	0.000	0.00
(-) TIF Tax Capacity	18,732	13,291	-5,440	-29.	City/Town	32.74 38.70	0.000	0.00
(-) FD Contrib Tax Cap	15,745	13,176	-2,569	-16.	School District	57.20 34.72	0.784	0.003
(=) Taxable Tax Capacity	147,475	118,481	-28,994	-19.	Special District	7.94 6.06	0.000	0.00
FD Distrib Tax Cap	42,897	32,136	-10,760	-25.	Total	136.22 129.62	0.784	0.003

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,300	73,100	8.6	774	655	-119	-15.	1.150	0.896
Res Hmstd: Avg Val	100,900	109,500	8.5	1,334	1,146	-189	-14.	1.322	1.046
Res Hmstd: Hi Val	134,600	146,200	8.6	2,068	1,655	-413	-20.	1.536	1.131
Res Hmstd: Ex-Hi Val	201,800	219,300	8.7	3,631	2,668	-963	-26.	1.799	1.216
Apartment (Mkt rate)	300,000	384,700	28.2	10,043	8,977	-1,066	-10.	3.347	2.333
Comm/Ind: Lo Val	150,000	160,600	7.1	5,034	4,777	-257	-5.1	3.355	2.974
Comm/Ind: Med Val	300,000	321,200	7.1	12,116	11,008	-1,108	-9.1	4.038	3.427
Comm/Ind: Hi Val	1,000,000	1,070,600	7.1	45,168	40,086	-5,082	-11.	4.516	3.744

Baseline Legal Class

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
162	Farm 1b Hmstd HGA: <32K	0.004	10,865	49	48
163	Ag Hmstd HGA: <72K	0.010	5,364,997	53,650	51,434
164	Ag Hmstd HGA: 72K-76K	0.010	138,464	1,385	1,306
165	Ag Hmstd HGA: 76K-115K	0.016	811,497	13,390	12,041
166	Ag Hmstd HGA: >115K	0.016	588,031	9,703	11,310
167	Farm 1b Hmstd land <32K	0.004	1,134	4	4
168	Ag Hmstd <72K: <320 Acres	0.004	6,150,632	21,527	21,586
169	Ag Hmstd <72K: >320 Acres	0.004	5,685	20	21
170	Ag Hmstd 72K-76K: <320 Acres	0.004	250,726	878	868
171	Ag Hmstd 72K-76K: >320 Acres	0.004	2,080	7	8
172	Ag Hmstd 76K-115K: <320 Acres	0.004	2,139,601	7,489	7,353
173	Ag Hmstd 76K-115K: >320 Acres	0.004	48,517	170	185
174	Ag Hmstd 115K-600K: <320 Acres	0.008	7,566,538	60,532	57,572
175	Ag Hmstd 115K-600K: >320 Acres	0.008	1,671,480	13,372	13,542
176	Ag Hmstd >600K: <320 Acres	0.012	87,244	1,047	980
177	Ag Hmstd >600K: >320 Acres	0.012	1,716,373	20,596	19,620
179	Ag Non-homestead	0.012	9,133,549	109,603	107,762
180	Migrant Housing: <76K	0.010	748	7	9
181	Migrant Housing: 76K - 115K	0.016	77	1	2
186	Timberlands	0.012	511,866	6,142	6,340
187	Non-comm seasonal-rec-res: <72K	0.012	5,584,603	67,015	77,752
188	Non-comm seasonal-rec-res: 72K-76K	0.012	129,838	1,558	1,732
189.1	Non-comm seasonal-rec-res: 76K -	0.016	1,541,582	25,436	27,037
189.2	Non-comm seasonal-rec-res: >200K	0.016	376,246	6,208	6,186
192	Res 1b Hmstd <32K	0.004	181,450	817	895
193	Res Hmstd: <72K	0.010	85,166,819	851,668	908,865
194	Res Hmstd: 72K-76K	0.010	3,826,250	38,263	40,382
195	Res Hmstd: 76K - 115K	0.016	28,980,991	478,186	472,947
196.1	Res Hmstd: 115K - 200K	0.016	23,133,945	381,710	477,826
196.2	Res Hmstd: > 200K	0.016	11,668,499	192,530	239,154
198	Res Non-hmstd 1 unit: <76K	0.012	4,225,940	50,711	68,329
199	Res Non-hmstd 1 unit: 76K - 115K	0.016	715,552	11,807	15,002
200	Res Non-hmstd 1 unit: >115K	0.016	1,023,995	16,896	21,043
202	Res Non-hmstd 2-3 units	0.016	2,644,190	43,629	57,549
205	Regular apartments (4a)	0.024	8,249,335	197,984	254,257
206	Sm city apartment	0.022	161,690	3,476	5,351
207	Low income apartments (4d)	0.010	2,144,772	21,448	30,407
208	Non-prof student housing/Comm Serv	0.016	23,783	392	554
209	Student housing	0.012	14,995	180	265
210	Manufactured home park land	0.016	356,352	5,880	7,445
212	Comm seasonal-rec-res: 1c <32K	0.010	40,375	404	482

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213	Comm seasonal-rec-res: 1c >32K		0.010	219,856	2,199	2,457
			Report			
214	Comm seasonal-rec-res: 4c		0.016	197,773	3,263	3,639
215	Qualifying golf courses		0.016	136,979	2,260	2,662
216	Metro Non-profit Indoor Rec		0.016	435	7	7
218	Commercial pref: <100K		0.024	4,670,628	112,095	152,229
219	Commercial pref: 100K - 150K		0.024	1,327,756	31,866	42,483
220	Commercial pref: 150K - 250K		0.034	2,079,284	70,696	92,553
221	Commercial: >250K		0.034	20,938,686	711,915	927,642
222	Comm competitive zone: <50K		0.024	100	2	2
223	Comm competitive zone: 50K - 150K		0.024	200	5	5
224	Comm competitive zone: >150K		0.034	275	9	6
225	Comm border city: <100K		0.024	28,349	680	655
226	Comm border city: 100K - 150K		0.024	8,111	195	187
227	Comm border city: 150K - 250K		0.034	12,437	423	286
228	Comm border city: >250K		0.034	37,711	1,282	867
229	Comm transit zone: <100K		0.024	4,697	113	157
230	Comm transit zone: 100K-150K		0.024	2,243	54	75
231	Comm transit zone struct:150K-250K		0.030	6,687	199	279
232	Comm transit zone struct: >250K		0.030	433,583	12,899	18,208
233	Comm transit zone exist: 150K-250K		0.034	3,610	123	168
234	Comm transit zone exist: >250K		0.034	94,481	3,212	4,423
237	Industrial pref: <100K		0.024	780,325	18,728	25,272
238	Industrial pref: 100K-150K		0.024	328,518	7,884	10,605
239	Industrial pref: 150K-250K		0.034	636,290	21,634	28,660
240	Industrial pref: >250K		0.034	8,532,158	290,093	376,304
244	Ind border city: <100K		0.024	1,015	24	23
245	Ind border city: 100K-150K		0.024	352	8	8
246	Ind border city: 150K-250K		0.034	1,230	42	28
247	Ind border city: >250K		0.034	30,793	1,047	708
248	Ind Transit Zone: <100K		0.024	3,614	87	121
249	Ind Transit Zone: 100K-150K		0.024	1,721	41	58
250	Ind Transit Zone Struct: 150K-250K		0.030	4,843	144	203
251	Ind Transit Zone Struct: >250K		0.030	83,767	2,492	3,443
252	Ind Transit Zone exist: 150K-250K		0.034	2,840	97	134
253	Ind Transit Zone exist: >250K		0.034	27,848	947	1,314
256	Publ Util: land & bldgs <100K		0.024	60,118	1,443	1,861
257	Publ Util: land & bldgs: 100K-150K		0.024	14,598	350	454
258	Publ Util: land & bldgs >150K		0.034	678,662	23,075	29,131
259.1	Publ Util: machinery (exc generat)		0.034	849,984	28,899	35,196
259.2	Publ Util: Electric Generat Mach		0.034	1,554,961	52,869	66,490
261	Railroad <100K		0.024	16,360	393	516
262	Railroad: 100K-150K		0.024	7,029	169	218
263	Railroad >150K		0.034	462,402	15,722	20,354
265	Mineral		0.034	3,612	123	176

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266	Misc class 5		0.034	1,157	39	56
269	Personal: 3f		0.010	11,194	112	147
270	Non-comm aircraft hangars		0.016	22,731	375	481
271.1	Pers: It31 tools&mach excl elec gen		0.034	111,399	3,788	4,844
271.2	Pers: It31 electric generation mach		0.034	15,779	536	511
272	Pers: Item 32 struct/leased land		0.016	109,429	1,806	2,258
273	Pers: Item 33 ag real estate		0.012	8,693	104	142
275.1	Pers: Item 41 struct excl elec gen		0.034	341,931	11,626	10,978
275.2	Pers: It41 electric generation mach		0.034	13,438	457	447
276	Pers: Item 41 EZ <100K		0.024	518	12	12
277	Pers: Item 41 EZ: 100K-150K		0.024	101	2	2
278	Pers: Item 41 EZ >150K		0.034	610	21	14
281	Pers: Item 41 TZ: >150K		0.030	1,675	50	69
282	Pers: Item 42 struct/RR land		0.034	38,875	1,322	1,968
289	Pers: Item 43 leased real estate		0.034	233,093	7,925	7,966
290	Pers: Item 44 electric util trans lines		0.034	1,368,686	46,535	60,652
291	Pers: Item 44 electric util distri lines		0.034	145,678	4,953	6,644
292	Pers: Item 45 syst/gas utils		0.034	1,499,189	50,972	62,623
293	Pers: Item 46 syst/water utils		0.034	1,317	45	58
294	Pers: Item 48 misc		0.034	47,568	1,617	2,036
State Total				264,651,288	4,267,876	5,037,626

Alternative Legal Class

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
124 Farm 1b Hmstd HGA: <32K	0.450	11,764	53	42
125 Ag Hmstd HGA: <76K	1.000	5,599,978	56,000	42,014
126 Ag Hmstd HGA: 76K-500K	1.000	1,708,319	17,083	20,708
127 Ag Hmstd HGA: >500K	1.250	21,080	263	315
128 Farm 1b Hmstd land: <32K	0.450	1,101	5	4
129.1 Ag Hmstd land & bldgs: <115K	0.550	8,995,183	49,474	35,589
129.2 Ag Hmstd land & bldgs: 115K-300K	0.550	6,473,368	35,604	36,562
130 Ag Hmstd land & bldgs: 300K-600K	0.550	3,680,345	20,242	20,250
131 Ag Hmstd land & bldgs: >600K	1.000	2,147,694	21,477	21,063
133 Ag Non-homestead	1.000	8,976,673	89,767	92,461
134 Migrant Housing: <500K	1.000	671	7	7
139 Timberlands	1.000	523,660	5,237	6,235
140 Non-comm seasonal-rec-res: <76K	1.000	6,047,160	60,472	77,092
141 Non-comm seasonal-rec-res: 76K -	1.000	2,303,185	23,032	35,119
142 Non-comm seasonal-rec-res: >500K	1.250	84,790	1,060	1,599
145 Res 1b Hmstd <32K	0.450	190,885	859	845
146 Res Hmstd: <76K	1.000	91,991,668	919,917	884,564
147 Res Hmstd: 76K - 500K	1.000	76,126,770	761,268	951,828

House Research

Simulation	2A7	Baseline	Final Pay 2001			Page 35
8/21/2002	11:34	Alternative	Final Pay 2002			(all figures in \$000s)
148	Res Hmstd: > 500K	1.250	1,986,736	24,834	29,886	
150	Res Non-hmstd 1 unit: <76K	1.000	4,549,834	45,498	59,702	
151	Res Non-hmstd 1 unit: 76K - 500K	1.000	2,037,610	20,376	25,581	
152	Res Non-hmstd 1 unit: >500K	1.250	185,603	2,320	2,781	
154	Res Non-hmstd 2-3 units	1.500	2,907,320	43,610	56,292	
157	Regular apartments (4a)	1.800	9,874,375	177,739	231,123	
158	Low income apartments (4d)	0.900	2,563,062	23,068	31,622	
159	Non-prof student housing/Comm Serv	1.500	28,178	423	599	
160	Student housing	1.000	18,625	186	266	
161	Manufactured home park land	1.500	380,689	5,710	6,966	
163	Comm seasonal-rec-res: 1c	1.000	213,410	2,134	2,129	
164	Comm seasonal-rec-res: 4c <500K	1.000	198,594	1,986	3,252	
165	Comm seasonal-rec-res: 4c >500K	1.250	33,868	423	674	
166	Qualifying golf courses	1.250	157,956	1,974	2,229	
169	Commercial pref: <150K	1.500	6,418,319	96,275	187,028	
170	Commercial: >150K	2.000	26,711,500	534,230	1,033,354	
171	Comm competitive zone: <150K	1.500	326	5	7	
172	Comm competitive zone: >150K	2.000	253	5	6	
173	Comm border city: <150K	1.500	36,888	553	851	
174	Comm border city: >150K	2.000	53,035	1,061	1,220	
176	Industrial pref: <150K	1.500	1,139,066	17,086	33,591	
177	Industrial pref: >150K	2.000	10,005,026	200,101	386,598	
180	Ind border city: <150K	1.500	1,332	20	31	
181	Ind border city: >150K	2.000	32,536	651	748	
183	Publ Util: land & bldgs <150K	1.500	79,014	1,185	2,218	
184	Publ Util: land & bldgs >150K	2.000	565,947	11,319	21,960	
185	Publ Util: Electric Generat Mach	2.000	1,545,703	30,914	41,458	
186	Publ Util: Other Machinery	2.000	1,003,434	20,069	36,256	
188	Railroad <150K	1.500	26,143	392	731	
189	Railroad >150K	2.000	479,190	9,584	18,082	
191	Mineral	2.000	3,382	68	158	
192	Misc class 5	2.000	1,241	25	52	
195	Personal: 3f	1.000	8,342	83	104	
196	Non-comm aircraft hangars	1.500	38,899	583	1,027	
197	Pers: Item31 tools & machinery	2.000	122,314	2,446	4,433	
198	Pers: It32 str/leased land: non C/I,SRR	1.000	13,745	137	159	
199	Pers: It32 str/leased land: NCSRR	1.000	44,836	448	594	
200	Pers: It32 str/leased land: 76K-500K	1.000	1,202	12	18	
202	Pers: It32 str/leased land: C/I	2.000	33,029	661	1,273	
203	Pers: Item 33 ag real estate	1.000	12,664	127	149	
205	Pers: It41 str/leased land: C/I	2.000	389,828	7,797	11,031	
206	Pers: It41 str/leased land: NCSRR	1.000	264	3	5	
209	Pers: It41 str/leased land: non C/I,SRR	1.000	80	1	1	
210	Pers: Item41: Border Enterprize Zone	2.000	839	17	19	

Report

House Research

Simulation 8/21/2002	2A7 11:34	Baseline Alternative	Final Pay 2001 Final Pay 2002			Page 36 (all figures in \$000s)
211	Pers: Item 42 struct/RR land		2.000	37,785	756	1,590
213	Pers: It43 leased real estate: non C/I		1.500	5,225	78	120
214	Pers: Item 43 leased real estate: C/I		2.000	231,298	4,626	6,621
215	Pers: Item 44T electric util trans lines		2.000	1,371,555	27,431	52,123
216	Pers: Item 44D electric util distrib lines		2.000	172,286	3,446	6,715
217	Pers: Item 45 syst/gas utils		2.000	1,558,179	31,164	55,990
218	Pers: Item 46 syst/water utils		2.000	2,334	47	90
219	Pers: Item 48 misc		2.000	15,861	317	604
State Total				292,183,052	3,415,819	4,586,413

Baseline Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,576,851	911,836	104,338	2,015,178	192,967	0	4,801,170
Certified MKV	537	104,999	72	369,569	0	0	475,177
Fiscal Disparities Levy	113,824	91,276	1,413	201,602	27,145	0	435,260
Disparity Reduction Aid	12,175	0	837	10,334	0	0	23,346
Spread NTC Levy	1,450,852	820,560	102,088	1,846,427	170,822	0	4,390,749
Spread MKV Levy	537	104,999	72	336,717	0	0	442,325
Tax Incr Financing Levy							341,294
	Homestead Credit	401,030		Taconite credit		15,026	
	Agricultural	55,309		Disparity Reduction		5,677	

Alternative Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,684,524	1,060,224	136,770	838,767	165,174	585,343	4,470,803
Certified MKV	497	11,957	0	229,516	0	0	241,970
Fiscal Disparities Levy	124,203	103,874	1,234	88,286	19,530	0	337,127
Disparity Reduction Aid	9,495	0	667	8,010	0	0	18,172
Spread NTC Levy	1,550,826	956,350	134,869	761,089	150,645	585,343	4,139,123
Spread MKV Levy	497	11,957	0	210,897	0	0	223,351
Tax Incr Financing Levy							247,202
	Homestead Credit	323,858		Taconite credit		15,542	
	Agricultural	17,993		Disparity Reduction		3,045	