

**STATEWIDE**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 170,296,059                 | 186,510,772        | 16,214,713    | 9.5              | 1,867,123       | 2,133,624          | 266,500       | 14.3            | 1.10                       | 1.14        |
| Res NonHmstd 1Un                     | 6,773,047                   | 8,557,668          | 1,784,622     | 26.3             | 88,064          | 112,572            | 24,508        | 27.8            | 1.30                       | 1.32        |
| Res NonHmstd 2-3                     | 3,362,204                   | 3,866,001          | 503,797       | 15.0             | 64,507          | 63,416             | -1,091        | -1.7            | 1.92                       | 1.64        |
| Reg Apartments                       | 9,874,375                   | 11,455,225         | 1,580,850     | 16.0             | 231,123         | 227,928            | -3,196        | -1.4            | 2.34                       | 1.99        |
| Low-income Apts                      | 2,563,062                   | 2,979,481          | 416,419       | 16.2             | 31,622          | 41,808             | 10,186        | 32.2            | 1.23                       | 1.40        |
| Seasonal Rec                         | 9,124,165                   | 10,462,907         | 1,338,742     | 14.7             | 123,737         | 137,539            | 13,802        | 11.2            | 1.36                       | 1.31        |
| Com/Ind Lo Tier                      | 7,622,075                   | 7,926,443          | 304,368       | 4.0              | 222,239         | 223,840            | 1,601         | 0.7             | 2.92                       | 2.82        |
| Com/Ind Hi Tier                      | 37,994,803                  | 40,958,745         | 2,963,942     | 7.8              | 1,461,356       | 1,512,122          | 50,766        | 3.5             | 3.85                       | 3.69        |
| Publ U: Elec Gen                     | 1,545,703                   | 1,545,468          | -235          | 0.0              | 41,458          | 40,043             | -1,414        | -3.4            | 2.68                       | 2.59        |
| Publ U: Other                        | 4,875,062                   | 5,018,556          | 143,495       | 2.9              | 179,786         | 178,438            | -1,348        | -0.7            | 3.69                       | 3.56        |
| Ag Hmstd: House                      | 7,341,140                   | 8,097,036          | 755,896       | 10.3             | 63,078          | 70,796             | 7,718         | 12.2            | 0.86                       | 0.87        |
| Ag Hmstd: Land                       | 21,297,690                  | 22,705,304         | 1,407,614     | 6.6              | 113,468         | 115,890            | 2,422         | 2.1             | 0.53                       | 0.51        |
| Ag NonHmstd                          | 9,513,668                   | 10,214,986         | 701,318       | 7.4              | 98,852          | 104,830            | 5,978         | 6.0             | 1.04                       | 1.03        |
| New Con: Res HS                      | 0                           | 4,853,137          | 4,853,137     | 0.0              | 0               | 54,820             | 54,820        | 0.0             | 0.00                       | 1.13        |
| <b>Total</b>                         | 292,183,052                 | 325,151,728        | 32,968,676    | 11.3             | 4,586,413       | 5,017,665          | 431,252       | 9.4             | 1.57                       | 1.54        |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |       |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|----------------------------|--------------|-------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |       |
| Total Tax Capacity       | 3,415,819       | 3,749,933          | 334,113       | 9.8              | County                    | 51.57        | 50.43                      | 0.002        | 0.01  |
| (-) TIF Tax Capacity     | 193,636         | 211,256            | 17,619        | 9.1              | City/Town                 | 36.29        | 35.67                      | 0.047        | 0.05  |
| (-) FD Contrib Tax Cap   | 215,148         | 233,130            | 17,981        | 8.4              | School District           | 25.31        | 25.59                      | 0.835        | 1.158 |
| (=) Taxable Tax Capacity | 3,007,035       | 3,305,547          | 298,512       | 9.9              | Special District          | 5.01         | 5.19                       | 0.000        | 0.00  |
| FD Distrib Tax Cap       | 215,152         | 233,132            | 17,980        | 8.4              | <b>Total</b>              | 118.18       | 116.88                     | 0.885        | 1.221 |

**GREATER MINNESOTA**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                   |                  | <b>Net Tax</b>   |                    |                |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>     | <b>Pctg Chng</b> | <b>Baseline</b>  | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 54,765,241                  | 59,513,945         | 4,748,704         | 8.7              | 556,249          | 613,360            | 57,111         | 10.3            | 1.02                       | 1.03        |
| Res NonHmstd 1Un                     | 2,858,524                   | 3,523,627          | 665,103           | 23.3             | 37,031           | 45,412             | 8,380          | 22.6            | 1.30                       | 1.29        |
| Res NonHmstd 2-3                     | 1,139,294                   | 1,282,249          | 142,955           | 12.5             | 21,922           | 20,546             | -1,376         | -6.3            | 1.92                       | 1.60        |
| Reg Apartments                       | 1,698,333                   | 1,894,802          | 196,469           | 11.6             | 40,849           | 37,748             | -3,100         | -7.6            | 2.41                       | 1.99        |
| Low-income Apts                      | 774,438                     | 816,376            | 41,939            | 5.4              | 9,884            | 11,543             | 1,659          | 16.8            | 1.28                       | 1.41        |
| Seasonal Rec                         | 8,832,312                   | 10,147,754         | 1,315,442         | 14.9             | 119,100          | 132,592            | 13,493         | 11.3            | 1.35                       | 1.31        |
| Com/Ind Lo Tier                      | 4,211,193                   | 4,412,774          | 201,581           | 4.8              | 122,071          | 124,573            | 2,502          | 2.0             | 2.90                       | 2.82        |
| Com/Ind Hi Tier                      | 7,200,329                   | 7,986,283          | 785,954           | 10.9             | 269,980          | 290,141            | 20,161         | 7.5             | 3.75                       | 3.63        |
| Publ U: Elec Gen                     | 1,263,456                   | 1,249,324          | -14,132           | -1.1             | 33,881           | 32,348             | -1,533         | -4.5            | 2.68                       | 2.59        |
| Publ U: Other                        | 2,984,611                   | 3,050,856          | 66,245            | 2.2              | 107,164          | 106,087            | -1,077         | -1.0            | 3.59                       | 3.48        |
| Ag Hmstd: House                      | 6,421,439                   | 7,067,066          | 645,627           | 10.1             | 54,757           | 61,083             | 6,327          | 11.6            | 0.85                       | 0.86        |
| Ag Hmstd: Land                       | 20,315,035                  | 21,677,370         | 1,362,334         | 6.7              | 109,065          | 111,583            | 2,518          | 2.3             | 0.54                       | 0.51        |
| Ag NonHmstd                          | 8,932,267                   | 9,563,108          | 630,842           | 7.1              | 92,679           | 98,014             | 5,335          | 5.8             | 1.04                       | 1.02        |
| New Con: Res HS                      | 0                           | 1,972,225          | 1,972,225         | 0.0              | 0                | 20,591             | 20,591         | 0.0             | 0.00                       | 1.04        |
| <b>Total</b>                         | <b>121,396,470</b>          | <b>134,157,757</b> | <b>12,761,287</b> | <b>10.5</b>      | <b>1,574,630</b> | <b>1,705,621</b>   | <b>130,991</b> | <b>8.3</b>      | <b>1.30</b>                | <b>1.27</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               |               |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|---------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>   | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 1,285,707                   | 1,412,818          | 127,110       | 9.9              | County                    | 61.02         | 58.54         | 0.006        | 0.00                       |              |
| (-) TIF Tax Capacity     | 36,277                      | 39,870             | 3,592         | 9.9              | City/Town                 | 32.80         | 32.92         | 0.015        | 0.01                       |              |
| (-) FD Contrib Tax Cap   | 878                         | 1,413              | 536           | 61.0             | School District           | 24.09         | 24.02         | 0.454        | 0.603                      |              |
| (=) Taxable Tax Capacity | 1,248,552                   | 1,371,535          | 122,982       | 9.8              | Special District          | 1.72          | 1.65          | 0.000        | 0.00                       |              |
| FD Distrib Tax Cap       | 883                         | 1,417              | 534           | 60.5             | <b>Total</b>              | <b>119.63</b> | <b>117.13</b> | <b>0.475</b> | <b>0.625</b>               |              |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 61,600                      | 66,900             | 8.6              | 520             | 558                | 38            | 7.3              | 0.843                      | 0.833        |
| Res Hmstd: Avg Val   | 92,400                      | 100,400            | 8.7              | 860             | 957                | 97            | 11.2             | 0.930                      | 0.952        |
| Res Hmstd: Hi Val    | 123,300                     | 134,000            | 8.7              | 1,272           | 1,402              | 129           | 10.2             | 1.031                      | 1.045        |
| Res Hmstd: Ex-Hi Val | 184,900                     | 200,900            | 8.7              | 2,094           | 2,287              | 193           | 9.2              | 1.132                      | 1.138        |
| Apartment (Mkt rate) | 300,000                     | 334,700            | 11.6             | 6,602           | 6,090              | -512          | -7.8             | 2.200                      | 1.819        |
| Seas Rec: Lo Val     | 50,000                      | 55,000             | 10.0             | 713             | 763                | 50            | 7.0              | 1.426                      | 1.387        |
| Seas Rec: Hi Val     | 150,000                     | 165,000            | 10.0             | 2,395           | 2,579              | 184           | 7.7              | 1.596                      | 1.563        |
| Comm/Ind: Lo Val     | 150,000                     | 166,400            | 10.9             | 4,057           | 4,519              | 462           | 11.4             | 2.704                      | 2.715        |
| Comm/Ind: Med Val    | 300,000                     | 332,700            | 10.9             | 9,443           | 10,319             | 876           | 9.3              | 3.147                      | 3.101        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,109,200          | 10.9             | 34,576          | 37,401             | 2,825         | 8.2              | 3.457                      | 3.371        |

**METRO AREA**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                   |                  | <b>Net Tax</b>   |                    |                |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>     | <b>Pctg Chng</b> | <b>Baseline</b>  | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 115,530,818                 | 126,996,827        | 11,466,009        | 9.9              | 1,310,874        | 1,520,264          | 209,390        | 16.0            | 1.13                       | 1.20        |
| Res NonHmstd 1Un                     | 3,914,523                   | 5,034,041          | 1,119,518         | 28.6             | 51,032           | 67,160             | 16,128         | 31.6            | 1.30                       | 1.33        |
| Res NonHmstd 2-3                     | 2,222,910                   | 2,583,752          | 360,842           | 16.2             | 42,585           | 42,870             | 285            | 0.7             | 1.92                       | 1.66        |
| Reg Apartments                       | 8,176,042                   | 9,560,423          | 1,384,381         | 16.9             | 190,275          | 190,180            | -95            | -0.1            | 2.33                       | 1.99        |
| Low-income Apts                      | 1,788,624                   | 2,163,104          | 374,480           | 20.9             | 21,738           | 30,265             | 8,527          | 39.2            | 1.22                       | 1.40        |
| Seasonal Rec                         | 291,853                     | 315,153            | 23,300            | 8.0              | 4,638            | 4,947              | 309            | 6.7             | 1.59                       | 1.57        |
| Com/Ind Lo Tier                      | 3,410,882                   | 3,513,669          | 102,787           | 3.0              | 100,168          | 99,267             | -901           | -0.9            | 2.94                       | 2.83        |
| Com/Ind Hi Tier                      | 30,794,474                  | 32,972,462         | 2,177,987         | 7.1              | 1,191,377        | 1,221,981          | 30,605         | 2.6             | 3.87                       | 3.71        |
| Publ U: Elec Gen                     | 282,247                     | 296,144            | 13,897            | 4.9              | 7,577            | 7,695              | 119            | 1.6             | 2.68                       | 2.60        |
| Publ U: Other                        | 1,890,451                   | 1,967,701          | 77,250            | 4.1              | 72,622           | 72,351             | -271           | -0.4            | 3.84                       | 3.68        |
| Ag Hmstd: House                      | 919,701                     | 1,029,970          | 110,269           | 12.0             | 8,321            | 9,713              | 1,392          | 16.7            | 0.90                       | 0.94        |
| Ag Hmstd: Land                       | 982,655                     | 1,027,935          | 45,280            | 4.6              | 4,403            | 4,307              | -96            | -2.2            | 0.45                       | 0.42        |
| Ag NonHmstd                          | 581,402                     | 651,878            | 70,476            | 12.1             | 6,173            | 6,815              | 642            | 10.4            | 1.06                       | 1.05        |
| New Con: Res HS                      | 0                           | 2,880,912          | 2,880,912         | 0.0              | 0                | 34,229             | 34,229         | 0.0             | 0.00                       | 1.19        |
| <b>Total</b>                         | <b>170,786,582</b>          | <b>190,993,971</b> | <b>20,207,389</b> | <b>11.8</b>      | <b>3,011,782</b> | <b>3,312,044</b>   | <b>300,262</b> | <b>10.0</b>     | <b>1.76</b>                | <b>1.73</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 2,130,112       | 2,337,115          | 207,003       | 9.7              | County                    | 44.87         | 44.68                      | 0.000        | 0.01         |
| (-) TIF Tax Capacity     | 157,359         | 171,386            | 14,027        | 8.9              | City/Town                 | 38.76         | 37.62                      | 0.063        | 0.07         |
| (-) FD Contrib Tax Cap   | 214,270         | 231,716            | 17,446        | 8.1              | School District           | 26.18         | 26.70                      | 1.024        | 1.432        |
| (=) Taxable Tax Capacity | 1,758,483       | 1,934,013          | 175,530       | 10.0             | Special District          | 7.35          | 7.70                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 214,269         | 231,715            | 17,445        | 8.1              | <b>Total</b>              | <b>117.16</b> | <b>116.70</b>              | <b>1.088</b> | <b>1.515</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 105,000                     | 115,400            | 9.9              | 1,066           | 1,253              | 187           | 17.5             | 1.015                      | 1.085        |
| Res Hmstd: Avg Val   | 157,500                     | 173,100            | 9.9              | 1,786           | 2,066              | 280           | 15.7             | 1.133                      | 1.193        |
| Res Hmstd: Hi Val    | 210,000                     | 230,800            | 9.9              | 2,505           | 2,879              | 373           | 14.9             | 1.193                      | 1.247        |
| Res Hmstd: Ex-Hi Val | 315,000                     | 346,300            | 9.9              | 3,944           | 4,506              | 561           | 14.2             | 1.252                      | 1.301        |
| Apartment (Mkt rate) | 300,000                     | 350,800            | 16.9             | 6,653           | 6,673              | 20            | 0.3              | 2.217                      | 1.902        |
| Comm/Ind: Lo Val     | 150,000                     | 160,600            | 7.1              | 4,360           | 4,571              | 211           | 4.8              | 2.906                      | 2.846        |
| Comm/Ind: Med Val    | 300,000                     | 321,200            | 7.1              | 10,120          | 10,461             | 341           | 3.4              | 3.373                      | 3.256        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,070,700          | 7.1              | 36,997          | 37,946             | 949           | 2.6              | 3.699                      | 3.544        |

**NORTHWEST CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 2,936,154                   | 3,085,063          | 148,909        | 5.1                  | 33,589          | 37,373             | 3,784         | 11.3                | 1.14                           | 1.21        |
| Res NonHmstd 1Un                         | 184,155                     | 206,431            | 22,276         | 12.1                 | 2,708           | 3,085              | 376           | 13.9                | 1.47                           | 1.49        |
| Res NonHmstd 2-3                         | 70,507                      | 82,051             | 11,544         | 16.4                 | 1,440           | 1,411              | -28           | -2.0                | 2.04                           | 1.72        |
| Reg Apartments                           | 182,204                     | 195,041            | 12,837         | 7.0                  | 4,394           | 4,116              | -277          | -6.3                | 2.41                           | 2.11        |
| Low-income Apts                          | 78,448                      | 81,342             | 2,894          | 3.7                  | 1,019           | 1,209              | 191           | 18.7                | 1.30                           | 1.49        |
| Seasonal Rec                             | 65,513                      | 79,149             | 13,637         | 20.8                 | 1,054           | 1,261              | 207           | 19.6                | 1.61                           | 1.59        |
| Com/Ind Lo Tier                          | 438,139                     | 458,912            | 20,774         | 4.7                  | 12,846          | 13,187             | 341           | 2.7                 | 2.93                           | 2.87        |
| Com/Ind Hi Tier                          | 551,058                     | 616,628            | 65,570         | 11.9                 | 18,714          | 20,303             | 1,589         | 8.5                 | 3.40                           | 3.29        |
| Publ U: Elec Gen                         | 21,241                      | 23,543             | 2,302          | 10.8                 | 444             | 472                | 27            | 6.2                 | 2.09                           | 2.00        |
| Publ U: Other                            | 90,337                      | 89,164             | -1,173         | -1.3                 | 3,447           | 3,344              | -102          | -3.0                | 3.82                           | 3.75        |
| Ag Hmstd: House                          | 15,071                      | 15,736             | 665            | 4.4                  | 169             | 186                | 16            | 9.7                 | 1.12                           | 1.18        |
| Ag Hmstd: Land                           | 20,266                      | 21,656             | 1,389          | 6.9                  | 143             | 149                | 6             | 4.2                 | 0.71                           | 0.69        |
| Ag NonHmstd                              | 23,221                      | 24,131             | 911            | 3.9                  | 329             | 351                | 22            | 6.5                 | 1.42                           | 1.45        |
| New Con: Res HS                          | 0                           | 66,858             | 66,858         | 0.0                  | 0               | 801                | 801           | 0.0                 | 0.00                           | 1.20        |
| <b>Total</b>                             | <b>4,676,315</b>            | <b>5,045,706</b>   | <b>369,391</b> | <b>7.9</b>           | <b>80,296</b>   | <b>87,248</b>      | <b>6,952</b>  | <b>8.7</b>          | <b>1.72</b>                    | <b>1.73</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 57,153          | 61,068             | 3,915         | 6.8                  | County                    | 65.03         | 63.89                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 2,900           | 3,234              | 334           | 11.5                 | City/Town                 | 49.86         | 51.74                      | 0.060        | 0.05         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 19.34         | 23.49                      | 0.472        | 0.505        |
| (=) Taxable Tax Capacity | 54,253          | 57,833             | 3,580         | 6.6                  | Special District          | 4.12          | 2.95                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>138.36</b> | <b>142.07</b>              | <b>0.532</b> | <b>0.556</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 44,700                          | 47,000             | 5.1                  | 463             | 506                | 42            | 9.2                  | 1.036                          | 1.076        |
| Res Hmstd: Avg Val   | 67,100                          | 70,500             | 5.1                  | 696             | 759                | 63            | 9.1                  | 1.036                          | 1.076        |
| Res Hmstd: Hi Val    | 89,500                          | 94,000             | 5.0                  | 994             | 1,100              | 106           | 10.6                 | 1.110                          | 1.170        |
| Res Hmstd: Ex-Hi Val | 134,200                         | 141,000            | 5.1                  | 1,677           | 1,836              | 160           | 9.5                  | 1.249                          | 1.302        |
| Apartment (Mkt rate) | 300,000                         | 321,100            | 7.0                  | 7,631           | 7,021              | -610          | -8.0                 | 2.543                          | 2.186        |
| Comm/Ind: Lo Val     | 150,000                         | 167,800            | 11.9                 | 4,487           | 5,206              | 719           | 16.0                 | 2.991                          | 3.102        |
| Comm/Ind: Med Val    | 300,000                         | 335,700            | 11.9                 | 10,443          | 11,888             | 1,445         | 13.8                 | 3.481                          | 3.541        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,119,000          | 11.9                 | 38,240          | 43,060             | 4,821         | 12.6                 | 3.823                          | 3.848        |

**NORTHWEST TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 2,743,506                   | 2,962,375          | 218,869        | 8.0              | 22,591          | 24,473             | 1,882         | 8.3             | 0.82                       | 0.83        |
| Res NonHmstd 1Un                     | 157,001                     | 190,926            | 33,925         | 21.6             | 1,744           | 2,086              | 342           | 19.6            | 1.11                       | 1.09        |
| Res NonHmstd 2-3                     | 45,077                      | 52,385             | 7,308          | 16.2             | 683             | 663                | -20           | -3.0            | 1.52                       | 1.27        |
| Reg Apartments                       | 4,746                       | 5,816              | 1,069          | 22.5             | 83              | 80                 | -3            | -3.3            | 1.75                       | 1.38        |
| Low-income Apts                      | 223                         | 268                | 46             | 20.4             | 3               | 3                  | 1             | 30.4            | 1.16                       | 1.26        |
| Seasonal Rec                         | 1,518,820                   | 1,786,213          | 267,393        | 17.6             | 19,447          | 21,975             | 2,528         | 13.0            | 1.28                       | 1.23        |
| Com/Ind Lo Tier                      | 100,527                     | 108,437            | 7,911          | 7.9              | 2,465           | 2,594              | 129           | 5.2             | 2.45                       | 2.39        |
| Com/Ind Hi Tier                      | 110,448                     | 115,018            | 4,570          | 4.1              | 3,660           | 3,720              | 60            | 1.6             | 3.31                       | 3.23        |
| Publ U: Elec Gen                     | 4,946                       | 4,703              | -243           | -4.9             | 110             | 100                | -10           | -9.2            | 2.23                       | 2.13        |
| Publ U: Other                        | 405,077                     | 385,434            | -19,643        | -4.8             | 13,268          | 12,617             | -651          | -4.9            | 3.28                       | 3.27        |
| Ag Hmstd: House                      | 906,036                     | 978,135            | 72,099         | 8.0              | 7,372           | 8,142              | 770           | 10.5            | 0.81                       | 0.83        |
| Ag Hmstd: Land                       | 3,287,395                   | 3,471,196          | 183,801        | 5.6              | 17,654          | 18,183             | 529           | 3.0             | 0.54                       | 0.52        |
| Ag NonHmstd                          | 1,996,120                   | 1,979,318          | -16,802        | -0.8             | 21,263          | 21,273             | 9             | 0.0             | 1.07                       | 1.07        |
| New Con: Res HS                      | 0                           | 112,540            | 112,540        | 0.0              | 0               | 929                | 929           | 0.0             | 0.00                       | 0.83        |
| <b>Total</b>                         | <b>11,279,923</b>           | <b>12,152,765</b>  | <b>872,842</b> | <b>7.7</b>       | <b>110,344</b>  | <b>116,838</b>     | <b>6,494</b>  | <b>5.9</b>      | <b>0.98</b>                | <b>0.96</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 105,271         | 113,154            | 7,883         | 7.5              | County                    | 60.91 59.45   | 0.000 0.00                 |              |
| (-) TIF Tax Capacity     | 68              | 46                 | -21           | -31.2            | City/Town                 | 18.34 18.11   | 0.000 0.00                 |              |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 20.38 21.48   | 0.466 0.527                |              |
| (=) Taxable Tax Capacity | 105,203         | 113,107            | 7,904         | 7.5              | Special District          | 3.99 3.67     | 0.000 0.00                 |              |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | 103.62 102.71 | 0.466 0.527                |              |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 63,900                      | 69,000             | 8.0              | 436             | 469                | 33            | 7.5              | 0.682                      | 0.679        |
| Res Hmstd: Avg Val   | 95,900                      | 103,600            | 8.0              | 752             | 840                | 87            | 11.6             | 0.784                      | 0.810        |
| Res Hmstd: Hi Val    | 127,800                     | 138,000            | 8.0              | 1,126           | 1,242              | 116           | 10.3             | 0.881                      | 0.899        |
| Res Hmstd: Ex-Hi Val | 191,700                     | 207,000            | 8.0              | 1,876           | 2,049              | 173           | 9.2              | 0.978                      | 0.989        |
| Seas Rec: Lo Val     | 50,000                      | 55,000             | 10.0             | 633             | 684                | 51            | 8.0              | 1.266                      | 1.243        |
| Seas Rec: Hi Val     | 150,000                     | 165,000            | 10.0             | 2,155           | 2,341              | 186           | 8.6              | 1.436                      | 1.418        |
| Comm/Ind: Lo Val     | 150,000                     | 156,200            | 4.1              | 3,696           | 3,806              | 110           | 3.0              | 2.463                      | 2.436        |
| Comm/Ind: Med Val    | 300,000                     | 312,400            | 4.1              | 8,600           | 8,788              | 188           | 2.2              | 2.866                      | 2.812        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,041,400          | 4.1              | 31,486          | 32,039             | 553           | 1.8              | 3.148                      | 3.076        |

**NORTH CENTRAL CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 1,948,583                   | 2,165,416          | 216,833        | 11.1                 | 19,713          | 21,709             | 1,996         | 10.1                | 1.01                           | 1.00        |
| Res NonHmstd 1Un                         | 158,362                     | 186,993            | 28,631         | 18.1                 | 2,043           | 2,397              | 354           | 17.3                | 1.29                           | 1.28        |
| Res NonHmstd 2-3                         | 64,617                      | 69,238             | 4,621          | 7.2                  | 1,223           | 1,092              | -131          | -10.7               | 1.89                           | 1.58        |
| Reg Apartments                           | 83,816                      | 94,350             | 10,533         | 12.6                 | 2,098           | 1,940              | -158          | -7.5                | 2.50                           | 2.06        |
| Low-income Apts                          | 56,757                      | 58,814             | 2,057          | 3.6                  | 755             | 859                | 104           | 13.7                | 1.33                           | 1.46        |
| Seasonal Rec                             | 808,268                     | 961,064            | 152,795        | 18.9                 | 11,127          | 12,834             | 1,708         | 15.3                | 1.38                           | 1.34        |
| Com/Ind Lo Tier                          | 364,288                     | 381,425            | 17,136         | 4.7                  | 10,618          | 10,724             | 106           | 1.0                 | 2.91                           | 2.81        |
| Com/Ind Hi Tier                          | 565,403                     | 631,445            | 66,041         | 11.7                 | 20,704          | 22,339             | 1,635         | 7.9                 | 3.66                           | 3.54        |
| Publ U: Elec Gen                         | 955                         | 828                | -127           | -13.3                | 29              | 26                 | -3            | -10.7               | 3.04                           | 3.13        |
| Publ U: Other                            | 64,712                      | 74,215             | 9,504          | 14.7                 | 2,576           | 2,874              | 299           | 11.6                | 3.98                           | 3.87        |
| Ag Hmstd: House                          | 16,041                      | 18,392             | 2,351          | 14.7                 | 163             | 195                | 32            | 19.3                | 1.02                           | 1.06        |
| Ag Hmstd: Land                           | 17,001                      | 19,495             | 2,494          | 14.7                 | 93              | 95                 | 3             | 3.2                 | 0.54                           | 0.49        |
| Ag NonHmstd                              | 17,490                      | 23,952             | 6,462          | 36.9                 | 193             | 250                | 56            | 29.1                | 1.11                           | 1.04        |
| New Con: Res HS                          | 0                           | 60,544             | 60,544         | 0.0                  | 0               | 590                | 590           | 0.0                 | 0.00                           | 0.97        |
| <b>Total</b>                             | <b>4,166,295</b>            | <b>4,746,169</b>   | <b>579,875</b> | <b>13.9</b>          | <b>71,336</b>   | <b>77,926</b>      | <b>6,590</b>  | <b>9.2</b>          | <b>1.71</b>                    | <b>1.64</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 50,732          | 57,129             | 6,397         | 12.6                 | County                    | 55.76         | 51.48                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 2,179           | 2,401              | 221           | 10.2                 | City/Town                 | 42.47         | 42.33                      | 0.021        | 0.01         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 22.65         | 23.92                      | 0.247        | 0.250        |
| (=) Taxable Tax Capacity | 48,553          | 54,728             | 6,175         | 12.7                 | Special District          | 1.03          | 0.96                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>121.91</b> | <b>118.70</b>              | <b>0.268</b> | <b>0.269</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 50,500                          | 55,600             | 10.1                 | 427             | 453                | 25            | 5.9                  | 0.845                          | 0.813        |
| Res Hmstd: Avg Val   | 75,800                          | 83,400             | 10.0                 | 641             | 715                | 74            | 11.5                 | 0.845                          | 0.857        |
| Res Hmstd: Hi Val    | 101,100                         | 111,200            | 10.0                 | 978             | 1,078              | 99            | 10.2                 | 0.967                          | 0.968        |
| Res Hmstd: Ex-Hi Val | 151,600                         | 166,800            | 10.0                 | 1,653           | 1,802              | 150           | 9.1                  | 1.090                          | 1.080        |
| Apartment (Mkt rate) | 300,000                         | 337,700            | 12.6                 | 6,664           | 6,104              | -560          | -8.4                 | 2.221                          | 1.807        |
| Comm/Ind: Lo Val     | 150,000                         | 167,500            | 11.7                 | 4,077           | 4,539              | 461           | 11.3                 | 2.718                          | 2.709        |
| Comm/Ind: Med Val    | 300,000                         | 335,000            | 11.7                 | 9,501           | 10,373             | 873           | 9.2                  | 3.166                          | 3.096        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,116,800          | 11.7                 | 34,809          | 37,607             | 2,797         | 8.0                  | 3.480                          | 3.367        |

**NORTH CENTRAL TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 3,223,967                   | 3,473,531          | 249,564          | 7.7                  | 27,395          | 29,119             | 1,724         | 6.3                 | 0.85                           | 0.84        |
| Res NonHmstd 1Un                         | 192,816                     | 220,797            | 27,981           | 14.5                 | 2,092           | 2,409              | 317           | 15.1                | 1.09                           | 1.09        |
| Res NonHmstd 2-3                         | 44,447                      | 46,883             | 2,436            | 5.5                  | 728             | 641                | -87           | -12.0               | 1.64                           | 1.37        |
| Reg Apartments                           | 5,432                       | 6,362              | 930              | 17.1                 | 110             | 105                | -5            | -4.8                | 2.03                           | 1.65        |
| Low-income Apts                          | 690                         | 690                | 0                | 0.0                  | 9               | 10                 | 1             | 12.4                | 1.26                           | 1.41        |
| Seasonal Rec                             | 2,393,419                   | 2,765,940          | 372,520          | 15.6                 | 30,244          | 33,518             | 3,274         | 10.8                | 1.26                           | 1.21        |
| Com/Ind Lo Tier                          | 130,752                     | 138,694            | 7,942            | 6.1                  | 3,233           | 3,286              | 53            | 1.6                 | 2.47                           | 2.37        |
| Com/Ind Hi Tier                          | 86,540                      | 99,803             | 13,263           | 15.3                 | 2,822           | 3,119              | 297           | 10.5                | 3.26                           | 3.13        |
| Publ U: Elec Gen                         | 8,761                       | 3,970              | -4,791           | -54.7                | 211             | 110                | -102          | -48.0               | 2.41                           | 2.77        |
| Publ U: Other                            | 297,033                     | 273,712            | -23,321          | -7.9                 | 11,283          | 9,862              | -1,421        | -12.6               | 3.80                           | 3.60        |
| Ag Hmstd: House                          | 613,998                     | 683,036            | 69,038           | 11.2                 | 5,992           | 6,538              | 546           | 9.1                 | 0.98                           | 0.96        |
| Ag Hmstd: Land                           | 984,099                     | 1,089,057          | 104,958          | 10.7                 | 5,764           | 5,477              | -287          | -5.0                | 0.59                           | 0.50        |
| Ag NonHmstd                              | 357,899                     | 489,323            | 131,425          | 36.7                 | 4,511           | 5,599              | 1,088         | 24.1                | 1.26                           | 1.14        |
| New Con: Res HS                          | 0                           | 124,953            | 124,953          | 0.0                  | 0               | 1,084              | 1,084         | 0.0                 | 0.00                           | 0.87        |
| <b>Total</b>                             | <b>8,339,852</b>            | <b>9,416,751</b>   | <b>1,076,899</b> | <b>12.9</b>          | <b>94,396</b>   | <b>100,877</b>     | <b>6,481</b>  | <b>6.9</b>          | <b>1.13</b>                    | <b>1.07</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 83,901          | 94,079             | 10,178        | 12.1                 | County                    | 62.80         | 58.28                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 14              | 26                 | 12            | 86.1                 | City/Town                 | 19.73         | 18.64                      | 0.000        | 0.00         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 25.66         | 26.69                      | 0.143        | 0.186        |
| (=) Taxable Tax Capacity | 83,887          | 94,053             | 10,166        | 12.1                 | Special District          | 1.13          | 1.02                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 46.4                 | <b>Total</b>              | <b>109.32</b> | <b>104.63</b>              | <b>0.143</b> | <b>0.186</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 64,100                          | 69,100             | 7.8                  | 453             | 459                | 6             | 1.3                  | 0.707                          | 0.664        |
| Res Hmstd: Avg Val   | 96,200                          | 103,600            | 7.7                  | 780             | 824                | 45            | 5.7                  | 0.810                          | 0.795        |
| Res Hmstd: Hi Val    | 128,200                         | 138,100            | 7.7                  | 1,163           | 1,223              | 60            | 5.1                  | 0.906                          | 0.885        |
| Res Hmstd: Ex-Hi Val | 192,400                         | 207,300            | 7.7                  | 1,932           | 2,022              | 90            | 4.7                  | 1.003                          | 0.975        |
| Seas Rec: Lo Val     | 50,000                          | 55,000             | 10.0                 | 662             | 695                | 33            | 5.0                  | 1.323                          | 1.262        |
| Seas Rec: Hi Val     | 150,000                         | 165,000            | 10.0                 | 2,240           | 2,373              | 132           | 5.9                  | 1.493                          | 1.438        |
| Comm/Ind: Lo Val     | 150,000                         | 173,000            | 15.3                 | 3,775           | 4,335              | 559           | 14.8                 | 2.516                          | 2.505        |
| Comm/Ind: Med Val    | 300,000                         | 346,000            | 15.3                 | 8,802           | 9,860              | 1,058         | 12.0                 | 2.933                          | 2.849        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,153,300          | 15.3                 | 32,260          | 35,644             | 3,384         | 10.5                 | 3.225                          | 3.090        |

**TACONITE CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 1,611,258                   | 1,740,495          | 129,236        | 8.0                  | 13,134          | 15,442             | 2,309         | 17.6                | 0.82                           | 0.89        |
| Res NonHmstd 1Un                         | 100,353                     | 118,689            | 18,336         | 18.3                 | 1,665           | 2,017              | 352           | 21.1                | 1.66                           | 1.70        |
| Res NonHmstd 2-3                         | 32,198                      | 36,491             | 4,293          | 13.3                 | 797             | 766                | -30           | -3.8                | 2.47                           | 2.10        |
| Reg Apartments                           | 46,608                      | 54,714             | 8,105          | 17.4                 | 1,342           | 1,359              | 17            | 1.3                 | 2.88                           | 2.48        |
| Low-income Apts                          | 49,683                      | 51,365             | 1,682          | 3.4                  | 745             | 878                | 133           | 17.8                | 1.50                           | 1.71        |
| Seasonal Rec                             | 98,222                      | 110,736            | 12,514         | 12.7                 | 1,577           | 1,823              | 245           | 15.6                | 1.61                           | 1.65        |
| Com/Ind Lo Tier                          | 231,800                     | 245,188            | 13,388         | 5.8                  | 7,830           | 8,126              | 295           | 3.8                 | 3.38                           | 3.31        |
| Com/Ind Hi Tier                          | 262,876                     | 279,347            | 16,471         | 6.3                  | 11,817          | 12,376             | 559           | 4.7                 | 4.50                           | 4.43        |
| Publ U: Elec Gen                         | 198,300                     | 192,058            | -6,243         | -3.1                 | 5,137           | 5,378              | 241           | 4.7                 | 2.59                           | 2.80        |
| Publ U: Other                            | 106,079                     | 96,770             | -9,309         | -8.8                 | 4,190           | 3,940              | -250          | -6.0                | 3.95                           | 4.07        |
| Ag Hmstd: House                          | 3,526                       | 3,879              | 354            | 10.0                 | 30              | 37                 | 8             | 25.8                | 0.84                           | 0.96        |
| Ag Hmstd: Land                           | 2,235                       | 2,480              | 244            | 10.9                 | 9               | 10                 | 1             | 11.3                | 0.42                           | 0.42        |
| Ag NonHmstd                              | 24,057                      | 28,129             | 4,072          | 16.9                 | 365             | 453                | 89            | 24.3                | 1.52                           | 1.61        |
| New Con: Res HS                          | 0                           | 24,231             | 24,231         | 0.0                  | 0               | 212                | 212           | 0.0                 | 0.00                           | 0.88        |
| <b>Total</b>                             | <b>2,767,196</b>            | <b>2,984,571</b>   | <b>217,375</b> | <b>7.9</b>           | <b>48,639</b>   | <b>52,819</b>      | <b>4,181</b>  | <b>8.6</b>          | <b>1.76</b>                    | <b>1.77</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               |               |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|----------------------|---------------------------|---------------|---------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>   | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 34,940                      | 37,066             | 2,126         | 6.1                  | County                    | 73.40         | 68.45         | 0.000        | 0.00                       |              |
| (-) TIF Tax Capacity     | 1,320                       | 1,325              | 5             | 0.4                  | City/Town                 | 56.30         | 74.46         | 0.037        | 0.03                       |              |
| (-) FD Contrib Tax Cap   | 559                         | 964                | 405           | 72.5                 | School District           | 23.61         | 16.82         | 0.325        | 0.238                      |              |
| (=) Taxable Tax Capacity | 33,062                      | 34,778             | 1,716         | 5.2                  | Special District          | 1.57          | 1.50          | 0.000        | 0.00                       |              |
| FD Distrib Tax Cap       | 630                         | 1,024              | 394           | 62.6                 | <b>Total</b>              | <b>154.89</b> | <b>161.23</b> | <b>0.362</b> | <b>0.273</b>               |              |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 38,700                      | 41,800             | 8.0                  | 156             | 203                | 47            | 30.2                 | 0.402                          | 0.485        |
| Res Hmstd: Avg Val   | 58,100                      | 62,800             | 8.1                  | 373             | 463                | 90            | 24.1                 | 0.642                          | 0.737        |
| Res Hmstd: Hi Val    | 77,400                      | 83,600             | 8.0                  | 609             | 758                | 149           | 24.5                 | 0.786                          | 0.907        |
| Res Hmstd: Ex-Hi Val | 116,200                     | 125,500            | 8.0                  | 1,259           | 1,483              | 224           | 17.8                 | 1.083                          | 1.181        |
| Apartment (Mkt rate) | 300,000                     | 352,200            | 17.4                 | 8,473           | 8,614              | 141           | 1.7                  | 2.824                          | 2.445        |
| Comm/Ind: Lo Val     | 150,000                     | 159,400            | 6.3                  | 4,877           | 5,289              | 412           | 8.4                  | 3.251                          | 3.317        |
| Comm/Ind: Med Val    | 300,000                     | 318,800            | 6.3                  | 11,362          | 12,191             | 829           | 7.3                  | 3.787                          | 3.824        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,062,700          | 6.3                  | 41,624          | 44,404             | 2,779         | 6.7                  | 4.162                          | 4.178        |



**TACONITE TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 2,577,985                   | 2,806,323          | 228,338        | 8.9                  | 17,107          | 18,963             | 1,856         | 10.9                | 0.66                           | 0.68        |
| Res NonHmstd 1Un                         | 116,537                     | 146,402            | 29,865         | 25.6                 | 1,388           | 1,720              | 332           | 23.9                | 1.19                           | 1.18        |
| Res NonHmstd 2-3                         | 19,632                      | 20,028             | 396            | 2.0                  | 319             | 281                | -38           | -11.9               | 1.63                           | 1.40        |
| Reg Apartments                           | 2,304                       | 3,286              | 982            | 42.6                 | 46              | 50                 | 4             | 8.4                 | 2.01                           | 1.53        |
| Low-income Apts                          | 492                         | 758                | 266            | 54.0                 | 6               | 10                 | 4             | 58.7                | 1.25                           | 1.29        |
| Seasonal Rec                             | 2,132,958                   | 2,410,145          | 277,187        | 13.0                 | 28,864          | 31,882             | 3,018         | 10.5                | 1.35                           | 1.32        |
| Com/Ind Lo Tier                          | 60,118                      | 62,417             | 2,299          | 3.8                  | 1,638           | 1,620              | -18           | -1.1                | 2.72                           | 2.59        |
| Com/Ind Hi Tier                          | 112,234                     | 115,456            | 3,222          | 2.9                  | 4,140           | 4,089              | -51           | -1.2                | 3.69                           | 3.54        |
| Publ U: Elec Gen                         | 1,126                       | 708                | -418           | -37.1                | 24              | 17                 | -7            | -29.3               | 2.13                           | 2.40        |
| Publ U: Other                            | 211,825                     | 195,205            | -16,620        | -7.8                 | 7,564           | 6,778              | -787          | -10.4               | 3.57                           | 3.47        |
| Ag Hmstd: House                          | 118,837                     | 129,416            | 10,579         | 8.9                  | 581             | 615                | 34            | 5.9                 | 0.49                           | 0.48        |
| Ag Hmstd: Land                           | 124,281                     | 137,181            | 12,900         | 10.4                 | 329             | 290                | -39           | -11.8               | 0.26                           | 0.21        |
| Ag NonHmstd                              | 220,109                     | 326,126            | 106,017        | 48.2                 | 2,550           | 3,715              | 1,165         | 45.7                | 1.16                           | 1.14        |
| New Con: Res HS                          | 0                           | 69,442             | 69,442         | 0.0                  | 0               | 458                | 458           | 0.0                 | 0.00                           | 0.66        |
| <b>Total</b>                             | <b>5,698,437</b>            | <b>6,422,893</b>   | <b>724,456</b> | <b>12.7</b>          | <b>64,556</b>   | <b>70,489</b>      | <b>5,933</b>  | <b>9.2</b>          | <b>1.13</b>                    | <b>1.10</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 60,079          | 67,111             | 7,032         | 11.7                 | County                    | 75.65         | 70.74                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 361             | 308                | -53           | -14.8                | City/Town                 | 13.52         | 19.64                      | 0.000        | 0.00         |
| (-) FD Contrib Tax Cap   | 319             | 450                | 131           | 40.9                 | School District           | 18.96         | 15.31                      | 0.217        | 0.244        |
| (=) Taxable Tax Capacity | 59,399          | 66,353             | 6,954         | 11.7                 | Special District          | 3.21          | 3.06                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 253             | 393                | 140           | 55.3                 | <b>Total</b>              | <b>111.34</b> | <b>108.76</b>              | <b>0.217</b> | <b>0.244</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 63,800                          | 69,500             | 8.9                  | 202             | 213                | 11            | 5.5                  | 0.316                          | 0.306        |
| Res Hmstd: Avg Val   | 95,700                          | 104,200            | 8.9                  | 510             | 590                | 80            | 15.7                 | 0.533                          | 0.566        |
| Res Hmstd: Hi Val    | 127,600                         | 138,900            | 8.9                  | 901             | 1,007              | 106           | 11.8                 | 0.706                          | 0.725        |
| Res Hmstd: Ex-Hi Val | 191,300                         | 208,200            | 8.8                  | 1,681           | 1,840              | 159           | 9.5                  | 0.878                          | 0.883        |
| Seas Rec: Lo Val     | 50,000                          | 55,000             | 10.0                 | 672             | 717                | 46            | 6.8                  | 1.343                          | 1.304        |
| Seas Rec: Hi Val     | 150,000                         | 165,000            | 10.0                 | 2,271           | 2,441              | 170           | 7.5                  | 1.513                          | 1.479        |
| Comm/Ind: Lo Val     | 150,000                         | 154,300            | 2.9                  | 3,916           | 3,894              | -22           | -0.6                 | 2.610                          | 2.523        |
| Comm/Ind: Med Val    | 300,000                         | 308,600            | 2.9                  | 9,126           | 9,025              | -100          | -1.1                 | 3.041                          | 2.924        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,028,700          | 2.9                  | 33,439          | 32,974             | -465          | -1.4                 | 3.343                          | 3.205        |

**DULUTH AREA**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 2,935,602                   | 3,198,703          | 263,101        | 9.0                  | 34,470          | 36,340             | 1,870         | 5.4                 | 1.17                           | 1.14        |
| Res NonHmstd 1Un                         | 158,924                     | 196,641            | 37,717         | 23.7                 | 2,253           | 2,665              | 413           | 18.3                | 1.42                           | 1.36        |
| Res NonHmstd 2-3                         | 90,459                      | 102,321            | 11,861         | 13.1                 | 1,921           | 1,730              | -191          | -10.0               | 2.12                           | 1.69        |
| Reg Apartments                           | 127,424                     | 132,007            | 4,583          | 3.6                  | 3,236           | 2,644              | -593          | -18.3               | 2.54                           | 2.00        |
| Low-income Apts                          | 54,990                      | 55,369             | 380            | 0.7                  | 695             | 743                | 48            | 6.8                 | 1.26                           | 1.34        |
| Seasonal Rec                             | 61,225                      | 67,460             | 6,235          | 10.2                 | 1,035           | 1,102              | 67            | 6.5                 | 1.69                           | 1.63        |
| Com/Ind Lo Tier                          | 171,000                     | 178,705            | 7,705          | 4.5                  | 5,146           | 5,094              | -53           | -1.0                | 3.01                           | 2.85        |
| Com/Ind Hi Tier                          | 463,065                     | 484,619            | 21,554         | 4.7                  | 18,455          | 18,266             | -189          | -1.0                | 3.99                           | 3.77        |
| Publ U: Elec Gen                         | 694                         | 694                | 0              | 0.0                  | 19              | 18                 | -1            | -5.2                | 2.78                           | 2.64        |
| Publ U: Other                            | 112,240                     | 110,284            | -1,956         | -1.7                 | 4,477           | 4,149              | -329          | -7.3                | 3.99                           | 3.76        |
| Ag Hmstd: House                          | 10,982                      | 11,770             | 788            | 7.2                  | 132             | 140                | 8             | 5.9                 | 1.20                           | 1.19        |
| Ag Hmstd: Land                           | 8,358                       | 9,238              | 880            | 10.5                 | 52              | 49                 | -3            | -5.9                | 0.63                           | 0.53        |
| Ag NonHmstd                              | 13,832                      | 15,424             | 1,592          | 11.5                 | 200             | 215                | 15            | 7.6                 | 1.44                           | 1.39        |
| New Con: Res HS                          | 0                           | 53,810             | 53,810         | 0.0                  | 0               | 622                | 622           | 0.0                 | 0.00                           | 1.16        |
| <b>Total</b>                             | <b>4,208,794</b>            | <b>4,617,044</b>   | <b>408,250</b> | <b>9.7</b>           | <b>72,092</b>   | <b>73,776</b>      | <b>1,684</b>  | <b>2.3</b>          | <b>1.71</b>                    | <b>1.60</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 50,044          | 53,863             | 3,819         | 7.6                  | County                    | 89.07         | 83.62                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 4,484           | 4,689              | 205           | 4.6                  | City/Town                 | 29.50         | 28.26                      | 0.000        | 0.00         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 20.38         | 19.21                      | 0.000        | 0.111        |
| (=) Taxable Tax Capacity | 45,560          | 49,174             | 3,614         | 7.9                  | Special District          | 3.88          | 4.45                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>142.83</b> | <b>135.53</b>              | <b>0.000</b> | <b>0.111</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 63,100                          | 68,800             | 9.0                  | 649             | 665                | 16            | 2.5                  | 1.028                          | 0.966        |
| Res Hmstd: Avg Val   | 94,700                          | 103,200            | 9.0                  | 1,065           | 1,131              | 65            | 6.1                  | 1.125                          | 1.095        |
| Res Hmstd: Hi Val    | 126,300                         | 137,600            | 8.9                  | 1,545           | 1,632              | 86            | 5.6                  | 1.223                          | 1.185        |
| Res Hmstd: Ex-Hi Val | 189,400                         | 206,400            | 9.0                  | 2,503           | 2,634              | 130           | 5.2                  | 1.321                          | 1.275        |
| Apartment (Mkt rate) | 300,000                         | 310,800            | 3.6                  | 7,713           | 6,353              | -1,360        | -17.6                | 2.570                          | 2.044        |
| Comm/Ind: Lo Val     | 150,000                         | 157,000            | 4.7                  | 4,508           | 4,550              | 42            | 0.9                  | 3.005                          | 2.898        |
| Comm/Ind: Med Val    | 300,000                         | 314,000            | 4.7                  | 10,518          | 10,523             | 5             | 0.0                  | 3.506                          | 3.351        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,046,500          | 4.7                  | 38,568          | 38,390             | -178          | -0.5                 | 3.856                          | 3.668        |

**EAST CENTRAL CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 1,775,194                   | 1,955,049          | 179,855        | 10.1                 | 24,206          | 26,837             | 2,632         | 10.9                | 1.36                           | 1.37        |
| Res NonHmstd 1Un                         | 100,385                     | 127,388            | 27,004         | 26.9                 | 1,662           | 2,074              | 411           | 24.8                | 1.66                           | 1.63        |
| Res NonHmstd 2-3                         | 47,073                      | 57,010             | 9,938          | 21.1                 | 1,139           | 1,167              | 28            | 2.5                 | 2.42                           | 2.05        |
| Reg Apartments                           | 59,320                      | 69,018             | 9,698          | 16.3                 | 1,774           | 1,670              | -104          | -5.8                | 2.99                           | 2.42        |
| Low-income Apts                          | 57,941                      | 62,177             | 4,236          | 7.3                  | 887             | 1,039              | 152           | 17.1                | 1.53                           | 1.67        |
| Seasonal Rec                             | 38,294                      | 41,313             | 3,018          | 7.9                  | 824             | 836                | 13            | 1.5                 | 2.15                           | 2.02        |
| Com/Ind Lo Tier                          | 216,900                     | 228,633            | 11,733         | 5.4                  | 7,251           | 7,397              | 146           | 2.0                 | 3.34                           | 3.24        |
| Com/Ind Hi Tier                          | 303,342                     | 344,133            | 40,790         | 13.4                 | 13,380          | 14,611             | 1,231         | 9.2                 | 4.41                           | 4.25        |
| Publ U: Elec Gen                         | 1,196                       | 1,181              | -15            | -1.2                 | 39              | 37                 | -2            | -4.6                | 3.24                           | 3.13        |
| Publ U: Other                            | 68,673                      | 72,244             | 3,571          | 5.2                  | 2,985           | 3,056              | 71            | 2.4                 | 4.35                           | 4.23        |
| Ag Hmstd: House                          | 43,522                      | 49,254             | 5,733          | 13.2                 | 505             | 625                | 120           | 23.7                | 1.16                           | 1.27        |
| Ag Hmstd: Land                           | 35,532                      | 38,051             | 2,519          | 7.1                  | 206             | 203                | -3            | -1.3                | 0.58                           | 0.53        |
| Ag NonHmstd                              | 17,546                      | 17,975             | 429            | 2.4                  | 255             | 265                | 9             | 3.6                 | 1.46                           | 1.47        |
| New Con: Res HS                          | 0                           | 101,045            | 101,045        | 0.0                  | 0               | 1,432              | 1,432         | 0.0                 | 0.00                           | 1.42        |
| <b>Total</b>                             | <b>2,764,918</b>            | <b>3,164,472</b>   | <b>399,554</b> | <b>14.5</b>          | <b>55,112</b>   | <b>61,249</b>      | <b>6,137</b>  | <b>11.1</b>         | <b>1.99</b>                    | <b>1.94</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 32,937          | 37,259             | 4,322         | 13.1                 | County                    | 73.50         | 70.55                      | 0.017        | 0.01         |
| (-) TIF Tax Capacity     | 1,799           | 2,007              | 208           | 11.6                 | City/Town                 | 54.43         | 53.18                      | 0.048        | 0.03         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 30.11         | 31.27                      | 0.400        | 0.474        |
| (=) Taxable Tax Capacity | 31,138          | 35,252             | 4,114         | 13.2                 | Special District          | 1.36          | 1.29                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>159.40</b> | <b>156.29</b>              | <b>0.464</b> | <b>0.521</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 60,800                          | 66,900             | 10.0                 | 754             | 813                | 59            | 7.8                  | 1.240                          | 1.214        |
| Res Hmstd: Avg Val   | 91,100                          | 100,200            | 10.0                 | 1,204           | 1,336              | 132           | 11.0                 | 1.321                          | 1.333        |
| Res Hmstd: Hi Val    | 121,500                         | 133,700            | 10.0                 | 1,730           | 1,907              | 177           | 10.2                 | 1.423                          | 1.426        |
| Res Hmstd: Ex-Hi Val | 182,300                         | 200,500            | 10.0                 | 2,782           | 3,046              | 264           | 9.5                  | 1.526                          | 1.519        |
| Apartment (Mkt rate) | 300,000                         | 349,000            | 16.3                 | 8,747           | 8,364              | -383          | -4.4                 | 2.915                          | 2.396        |
| Comm/Ind: Lo Val     | 150,000                         | 170,200            | 13.5                 | 4,950           | 5,673              | 723           | 14.6                 | 3.300                          | 3.333        |
| Comm/Ind: Med Val    | 300,000                         | 340,300            | 13.4                 | 11,528          | 12,920             | 1,392         | 12.1                 | 3.842                          | 3.796        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,134,500          | 13.5                 | 42,223          | 46,757             | 4,534         | 10.7                 | 4.222                          | 4.121        |

**EAST CENTRAL TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 2,876,808                   | 3,174,214          | 297,407        | 10.3                 | 32,091          | 35,230             | 3,139         | 9.8                 | 1.12                           | 1.11        |
| Res NonHmstd 1Un                         | 144,721                     | 188,723            | 44,002         | 30.4                 | 1,928           | 2,486              | 558           | 28.9                | 1.33                           | 1.32        |
| Res NonHmstd 2-3                         | 44,743                      | 56,060             | 11,317         | 25.3                 | 884             | 909                | 25            | 2.8                 | 1.98                           | 1.62        |
| Reg Apartments                           | 3,362                       | 3,428              | 66             | 2.0                  | 77              | 62                 | -15           | -19.9               | 2.30                           | 1.81        |
| Low-income Apts                          | 43                          | 43                 | 0              | -0.1                 | 1               | 1                  | 0             | 5.3                 | 1.31                           | 1.38        |
| Seasonal Rec                             | 717,338                     | 806,142            | 88,803         | 12.4                 | 11,109          | 12,071             | 962           | 8.7                 | 1.55                           | 1.50        |
| Com/Ind Lo Tier                          | 62,794                      | 66,906             | 4,111          | 6.5                  | 1,803           | 1,844              | 41            | 2.3                 | 2.87                           | 2.76        |
| Com/Ind Hi Tier                          | 37,943                      | 41,686             | 3,744          | 9.9                  | 1,456           | 1,536              | 80            | 5.5                 | 3.84                           | 3.68        |
| Publ U: Elec Gen                         | 8,046                       | 10,298             | 2,252          | 28.0                 | 244             | 284                | 39            | 16.1                | 3.04                           | 2.75        |
| Publ U: Other                            | 144,356                     | 138,881            | -5,475         | -3.8                 | 5,652           | 5,284              | -368          | -6.5                | 3.92                           | 3.80        |
| Ag Hmstd: House                          | 691,214                     | 795,536            | 104,321        | 15.1                 | 7,420           | 8,313              | 893           | 12.0                | 1.07                           | 1.04        |
| Ag Hmstd: Land                           | 675,764                     | 709,373            | 33,610         | 5.0                  | 3,756           | 3,281              | -475          | -12.6               | 0.56                           | 0.46        |
| Ag NonHmstd                              | 216,159                     | 247,749            | 31,590         | 14.6                 | 2,869           | 3,190              | 321           | 11.2                | 1.33                           | 1.29        |
| New Con: Res HS                          | 0                           | 122,104            | 122,104        | 0.0                  | 0               | 1,357              | 1,357         | 0.0                 | 0.00                           | 1.11        |
| <b>Total</b>                             | <b>5,623,291</b>            | <b>6,361,142</b>   | <b>737,851</b> | <b>13.1</b>          | <b>69,290</b>   | <b>75,847</b>      | <b>6,557</b>  | <b>9.5</b>          | <b>1.23</b>                    | <b>1.19</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 55,648          | 62,785             | 7,137         | 12.8                 | County                    | 75.33         | 72.31                      | 0.033        | 0.02         |
| (-) TIF Tax Capacity     | 52              | 65                 | 13            | 26.0                 | City/Town                 | 23.16         | 22.09                      | 0.000        | 0.00         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 30.78         | 31.06                      | 0.337        | 0.409        |
| (=) Taxable Tax Capacity | 55,596          | 62,720             | 7,124         | 12.8                 | Special District          | 1.10          | 1.12                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>130.36</b> | <b>126.58</b>              | <b>0.369</b> | <b>0.438</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 71,200                          | 78,300             | 10.0                 | 670             | 723                | 54            | 8.0                  | 0.940                          | 0.923        |
| Res Hmstd: Avg Val   | 106,700                         | 117,400            | 10.0                 | 1,154           | 1,271              | 117           | 10.1                 | 1.081                          | 1.082        |
| Res Hmstd: Hi Val    | 142,300                         | 156,500            | 10.0                 | 1,663           | 1,818              | 155           | 9.3                  | 1.168                          | 1.161        |
| Res Hmstd: Ex-Hi Val | 213,500                         | 234,900            | 10.0                 | 2,682           | 2,915              | 233           | 8.7                  | 1.256                          | 1.241        |
| Seas Rec: Lo Val     | 50,000                          | 55,000             | 10.0                 | 767             | 815                | 48            | 6.3                  | 1.533                          | 1.482        |
| Seas Rec: Hi Val     | 150,000                         | 165,000            | 10.0                 | 2,556           | 2,735              | 179           | 7.0                  | 1.704                          | 1.657        |
| Comm/Ind: Lo Val     | 150,000                         | 164,800            | 9.9                  | 4,283           | 4,673              | 390           | 9.1                  | 2.855                          | 2.835        |
| Comm/Ind: Med Val    | 300,000                         | 329,600            | 9.9                  | 9,975           | 10,701             | 726           | 7.3                  | 3.324                          | 3.246        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,098,700          | 9.9                  | 36,538          | 38,834             | 2,297         | 6.3                  | 3.653                          | 3.534        |

**CENTRAL MINN CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 6,012,515                   | 6,738,156          | 725,641          | 12.1                 | 65,947          | 74,711             | 8,765         | 13.3                | 1.10                           | 1.11        |
| Res NonHmstd 1Un                         | 239,843                     | 318,811            | 78,967           | 32.9                 | 3,147           | 4,168              | 1,021         | 32.4                | 1.31                           | 1.31        |
| Res NonHmstd 2-3                         | 183,764                     | 218,461            | 34,697           | 18.9                 | 3,551           | 3,471              | -80           | -2.3                | 1.93                           | 1.59        |
| Reg Apartments                           | 395,748                     | 437,206            | 41,458           | 10.5                 | 9,347           | 8,576              | -771          | -8.3                | 2.36                           | 1.96        |
| Low-income Apts                          | 169,826                     | 180,209            | 10,383           | 6.1                  | 2,031           | 2,380              | 348           | 17.1                | 1.20                           | 1.32        |
| Seasonal Rec                             | 37,445                      | 51,298             | 13,853           | 37.0                 | 607             | 803                | 196           | 32.2                | 1.62                           | 1.57        |
| Com/Ind Lo Tier                          | 508,797                     | 538,491            | 29,694           | 5.8                  | 14,540          | 15,049             | 509           | 3.5                 | 2.86                           | 2.79        |
| Com/Ind Hi Tier                          | 1,286,730                   | 1,494,752          | 208,021          | 16.2                 | 48,522          | 54,793             | 6,270         | 12.9                | 3.77                           | 3.67        |
| Publ U: Elec Gen                         | 664,593                     | 661,281            | -3,312           | -0.5                 | 16,847          | 15,773             | -1,074        | -6.4                | 2.53                           | 2.39        |
| Publ U: Other                            | 361,479                     | 366,812            | 5,333            | 1.5                  | 13,514          | 13,061             | -454          | -3.4                | 3.74                           | 3.56        |
| Ag Hmstd: House                          | 87,540                      | 105,958            | 18,419           | 21.0                 | 979             | 1,147              | 168           | 17.2                | 1.12                           | 1.08        |
| Ag Hmstd: Land                           | 79,229                      | 95,421             | 16,192           | 20.4                 | 429             | 450                | 21            | 4.8                 | 0.54                           | 0.47        |
| Ag NonHmstd                              | 53,571                      | 63,135             | 9,564            | 17.9                 | 680             | 763                | 83            | 12.2                | 1.27                           | 1.21        |
| New Con: Res HS                          | 0                           | 429,540            | 429,540          | 0.0                  | 0               | 4,789              | 4,789         | 0.0                 | 0.00                           | 1.12        |
| <b>Total</b>                             | <b>10,081,081</b>           | <b>11,699,530</b>  | <b>1,618,450</b> | <b>16.1</b>          | <b>180,143</b>  | <b>199,933</b>     | <b>19,790</b> | <b>11.0</b>         | <b>1.79</b>                    | <b>1.71</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |                      | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|----------------------|----------------------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>         | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 130,034         | 147,220            | 17,186        | 13.2                 | County                    | 50.01 47.85          | 0.000 0.00                 |              |
| (-) TIF Tax Capacity     | 8,270           | 9,357              | 1,087         | 13.1                 | City/Town                 | 45.07 43.34          | 0.026 0.03                 |              |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 30.40 30.56          | 0.426 0.542                |              |
| (=) Taxable Tax Capacity | 121,764         | 137,863            | 16,099        | 13.2                 | Special District          | 2.10 2.15            | 0.000 0.00                 |              |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>127.57 123.91</b> | <b>0.452 0.580</b>         |              |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 75,200                          | 82,700             | 10.0                 | 693             | 775                | 82            | 11.9                 | 0.920                          | 0.936        |
| Res Hmstd: Avg Val   | 112,900                         | 124,200            | 10.0                 | 1,220           | 1,350              | 130           | 10.6                 | 1.081                          | 1.087        |
| Res Hmstd: Hi Val    | 150,500                         | 165,600            | 10.0                 | 1,751           | 1,925              | 174           | 9.9                  | 1.163                          | 1.162        |
| Res Hmstd: Ex-Hi Val | 225,700                         | 248,300            | 10.0                 | 2,812           | 3,072              | 260           | 9.2                  | 1.245                          | 1.237        |
| Apartment (Mkt rate) | 300,000                         | 331,400            | 10.5                 | 7,024           | 6,352              | -673          | -9.6                 | 2.341                          | 1.916        |
| Comm/Ind: Lo Val     | 150,000                         | 174,300            | 16.2                 | 4,232           | 4,972              | 740           | 17.5                 | 2.821                          | 2.852        |
| Comm/Ind: Med Val    | 300,000                         | 348,500            | 16.2                 | 9,853           | 11,276             | 1,423         | 14.4                 | 3.284                          | 3.235        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,161,700          | 16.2                 | 36,082          | 40,703             | 4,620         | 12.8                 | 3.608                          | 3.503        |

**CENTRAL MINN TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 3,646,121                   | 3,959,391          | 313,270        | 8.6                  | 33,177          | 36,946             | 3,769         | 11.4                | 0.91                           | 0.93        |
| Res NonHmstd 1Un                         | 133,534                     | 165,960            | 32,427         | 24.3                 | 1,438           | 1,803              | 366           | 25.4                | 1.08                           | 1.09        |
| Res NonHmstd 2-3                         | 66,578                      | 72,948             | 6,370          | 9.6                  | 1,087           | 983                | -104          | -9.6                | 1.63                           | 1.35        |
| Reg Apartments                           | 2,747                       | 2,935              | 188            | 6.8                  | 53              | 46                 | -6            | -12.0               | 1.92                           | 1.58        |
| Low-income Apts                          | 236                         | 282                | 46             | 19.6                 | 2               | 3                  | 1             | 40.4                | 0.98                           | 1.15        |
| Seasonal Rec                             | 445,852                     | 492,578            | 46,726         | 10.5                 | 5,917           | 6,399              | 482           | 8.2                 | 1.33                           | 1.30        |
| Com/Ind Lo Tier                          | 101,853                     | 109,474            | 7,621          | 7.5                  | 2,528           | 2,650              | 122           | 4.8                 | 2.48                           | 2.42        |
| Com/Ind Hi Tier                          | 77,847                      | 91,647             | 13,800         | 17.7                 | 2,506           | 2,871              | 365           | 14.6                | 3.22                           | 3.13        |
| Publ U: Elec Gen                         | 0                           | 0                  | 0              | 0.0                  | 0               | 0                  | 0             | 0.0                 | 0.00                           | 0.00        |
| Publ U: Other                            | 146,596                     | 147,152            | 556            | 0.4                  | 4,760           | 4,708              | -52           | -1.1                | 3.25                           | 3.20        |
| Ag Hmstd: House                          | 878,070                     | 972,602            | 94,532         | 10.8                 | 7,559           | 8,589              | 1,031         | 13.6                | 0.86                           | 0.88        |
| Ag Hmstd: Land                           | 1,184,271                   | 1,278,175          | 93,904         | 7.9                  | 5,901           | 5,809              | -92           | -1.6                | 0.50                           | 0.45        |
| Ag NonHmstd                              | 244,986                     | 269,046            | 24,060         | 9.8                  | 2,622           | 2,830              | 208           | 7.9                 | 1.07                           | 1.05        |
| New Con: Res HS                          | 0                           | 157,234            | 157,234        | 0.0                  | 0               | 1,460              | 1,460         | 0.0                 | 0.00                           | 0.93        |
| <b>Total</b>                             | <b>6,928,691</b>            | <b>7,719,424</b>   | <b>790,733</b> | <b>11.4</b>          | <b>67,551</b>   | <b>75,100</b>      | <b>7,549</b>  | <b>11.2</b>         | <b>0.97</b>                    | <b>0.97</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 67,183                      | 74,707             | 7,524         | 11.2                 | County                    | 50.20 47.98   | 0.000                      | 0.00         |
| (-) TIF Tax Capacity     | 118                         | 135                | 17            | 14.2                 | City/Town                 | 23.34 22.40   | 0.000                      | 0.00         |
| (-) FD Contrib Tax Cap   | 0                           | 0                  | 0             | 0.0                  | School District           | 30.92 31.56   | 0.383                      | 0.631        |
| (=) Taxable Tax Capacity | 67,065                      | 74,573             | 7,508         | 11.2                 | Special District          | 1.21 1.18     | 0.000                      | 0.00         |
| FD Distrib Tax Cap       | 0                           | 0                  | 0             | 0.0                  | <b>Total</b>              | 105.67 103.13 | 0.383                      | 0.639        |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 90,200                      | 97,900             | 8.5                  | 697             | 788                | 91            | 13.1                 | 0.772                          | 0.804        |
| Res Hmstd: Avg Val   | 135,200                     | 146,800            | 8.6                  | 1,230           | 1,367              | 138           | 11.2                 | 0.909                          | 0.931        |
| Res Hmstd: Hi Val    | 180,300                     | 195,800            | 8.6                  | 1,764           | 1,948              | 184           | 10.4                 | 0.978                          | 0.994        |
| Res Hmstd: Ex-Hi Val | 270,500                     | 293,700            | 8.6                  | 2,833           | 3,108              | 275           | 9.7                  | 1.047                          | 1.058        |
| Seas Rec: Lo Val     | 50,000                      | 55,000             | 10.0                 | 643             | 686                | 43            | 6.7                  | 1.286                          | 1.247        |
| Seas Rec: Hi Val     | 150,000                     | 165,000            | 10.0                 | 2,186           | 2,348              | 162           | 7.4                  | 1.457                          | 1.422        |
| Comm/Ind: Lo Val     | 150,000                     | 176,600            | 17.7                 | 3,729           | 4,488              | 758           | 20.3                 | 2.486                          | 2.541        |
| Comm/Ind: Med Val    | 300,000                     | 353,200            | 17.7                 | 8,683           | 10,155             | 1,472         | 17.0                 | 2.894                          | 2.875        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,177,300          | 17.7                 | 31,799          | 36,600             | 4,801         | 15.1                 | 3.179                          | 3.108        |

**SOUTHWEST CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 3,515,452                   | 3,666,599          | 151,147        | 4.3                  | 43,973          | 46,231             | 2,258         | 5.1                 | 1.25                           | 1.26        |
| Res NonHmstd 1Un                         | 193,122                     | 216,745            | 23,623         | 12.2                 | 3,086           | 3,477              | 392           | 12.7                | 1.60                           | 1.60        |
| Res NonHmstd 2-3                         | 56,248                      | 59,846             | 3,597          | 6.4                  | 1,235           | 1,118              | -118          | -9.5                | 2.20                           | 1.87        |
| Reg Apartments                           | 161,757                     | 176,247            | 14,490         | 9.0                  | 4,304           | 3,855              | -449          | -10.4               | 2.66                           | 2.19        |
| Low-income Apts                          | 78,883                      | 82,264             | 3,380          | 4.3                  | 1,085           | 1,258              | 173           | 16.0                | 1.38                           | 1.53        |
| Seasonal Rec                             | 11,857                      | 12,824             | 967            | 8.2                  | 254             | 273                | 20            | 7.7                 | 2.14                           | 2.13        |
| Com/Ind Lo Tier                          | 469,864                     | 483,351            | 13,486         | 2.9                  | 15,002          | 15,144             | 142           | 0.9                 | 3.19                           | 3.13        |
| Com/Ind Hi Tier                          | 591,512                     | 632,086            | 40,574         | 6.9                  | 24,250          | 25,229             | 979           | 4.0                 | 4.10                           | 3.99        |
| Publ U: Elec Gen                         | 4,312                       | 4,451              | 138            | 3.2                  | 109             | 114                | 4             | 4.1                 | 2.53                           | 2.56        |
| Publ U: Other                            | 63,589                      | 65,621             | 2,032          | 3.2                  | 2,759           | 2,815              | 56            | 2.0                 | 4.34                           | 4.29        |
| Ag Hmstd: House                          | 17,486                      | 18,004             | 518            | 3.0                  | 237             | 244                | 7             | 3.1                 | 1.35                           | 1.35        |
| Ag Hmstd: Land                           | 32,731                      | 35,755             | 3,024          | 9.2                  | 293             | 310                | 18            | 6.0                 | 0.89                           | 0.87        |
| Ag NonHmstd                              | 34,058                      | 34,548             | 490            | 1.4                  | 563             | 565                | 2             | 0.4                 | 1.65                           | 1.64        |
| New Con: Res HS                          | 0                           | 65,832             | 65,832         | 0.0                  | 0               | 819                | 819           | 0.0                 | 0.00                           | 1.24        |
| <b>Total</b>                             | <b>5,230,871</b>            | <b>5,554,170</b>   | <b>323,299</b> | <b>6.2</b>           | <b>97,149</b>   | <b>101,452</b>     | <b>4,303</b>  | <b>4.4</b>          | <b>1.86</b>                    | <b>1.83</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 62,567          | 65,822             | 3,256         | 5.2                  | County                    | 63.13         | 61.72                      | 0.042        | 0.03         |
| (-) TIF Tax Capacity     | 3,172           | 3,274              | 102           | 3.2                  | City/Town                 | 62.00         | 61.16                      | 0.027        | 0.02         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 22.30         | 21.23                      | 0.678        | 0.998        |
| (=) Taxable Tax Capacity | 59,394          | 62,548             | 3,154         | 5.3                  | Special District          | 1.38          | 1.48                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>148.81</b> | <b>145.59</b>              | <b>0.747</b> | <b>1.062</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 42,900                          | 44,700             | 1,800         | 4.2                  | 499             | 519                | 20            | 4.1                  | 1.162                          | 1.162        |
| Res Hmstd: Avg Val   | 64,300                          | 67,100             | 2,800         | 4.4                  | 748             | 780                | 32            | 4.3                  | 1.162                          | 1.162        |
| Res Hmstd: Hi Val    | 85,800                          | 89,500             | 3,700         | 4.3                  | 1,046           | 1,106              | 60            | 5.8                  | 1.218                          | 1.236        |
| Res Hmstd: Ex-Hi Val | 128,700                         | 134,200            | 5,500         | 4.3                  | 1,755           | 1,845              | 90            | 5.1                  | 1.363                          | 1.374        |
| Apartment (Mkt rate) | 300,000                         | 326,900            | 26,900        | 9.0                  | 8,260           | 7,486              | -774          | -9.4                 | 2.753                          | 2.290        |
| Comm/Ind: Lo Val     | 150,000                         | 160,300            | 10,300        | 6.9                  | 4,755           | 5,075              | 320           | 6.7                  | 3.169                          | 3.166        |
| Comm/Ind: Med Val    | 300,000                         | 320,600            | 20,600        | 6.9                  | 11,057          | 11,648             | 591           | 5.4                  | 3.685                          | 3.633        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,068,600          | 68,600        | 6.9                  | 40,467          | 42,320             | 1,853         | 4.6                  | 4.046                          | 3.960        |

**SOUTHWEST TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 1,502,861                   | 1,625,957          | 123,095        | 8.2              | 13,768          | 15,847             | 2,078         | 15.1            | 0.92                       | 0.97        |
| Res NonHmstd 1Un                     | 143,264                     | 168,312            | 25,048         | 17.5             | 1,641           | 1,967              | 326           | 19.9            | 1.15                       | 1.17        |
| Res NonHmstd 2-3                     | 20,717                      | 22,610             | 1,893          | 9.1              | 358             | 338                | -20           | -5.6            | 1.73                       | 1.50        |
| Reg Apartments                       | 2,487                       | 3,438              | 951            | 38.3             | 48              | 57                 | 9             | 18.3            | 1.92                       | 1.64        |
| Low-income Apts                      | 0                           | 0                  | 0              | 0.0              | 0               | 0                  | 0             | 0.0             | 0.00                       | 0.00        |
| Seasonal Rec                         | 279,174                     | 311,774            | 32,600         | 11.7             | 4,102           | 4,572              | 470           | 11.5            | 1.47                       | 1.47        |
| Com/Ind Lo Tier                      | 85,983                      | 87,877             | 1,893          | 2.2              | 2,192           | 2,204              | 11            | 0.5             | 2.55                       | 2.51        |
| Com/Ind Hi Tier                      | 127,951                     | 133,111            | 5,160          | 4.0              | 4,174           | 4,263              | 88            | 2.1             | 3.26                       | 3.20        |
| Publ U: Elec Gen                     | 29,751                      | 27,517             | -2,234         | -7.5             | 596             | 522                | -74           | -12.4           | 2.00                       | 1.90        |
| Publ U: Other                        | 254,171                     | 293,441            | 39,270         | 15.5             | 8,034           | 9,093              | 1,060         | 13.2            | 3.16                       | 3.10        |
| Ag Hmstd: House                      | 946,882                     | 1,019,613          | 72,731         | 7.7              | 7,444           | 8,231              | 787           | 10.6            | 0.79                       | 0.81        |
| Ag Hmstd: Land                       | 5,971,638                   | 6,368,442          | 396,805        | 6.6              | 32,891          | 34,146             | 1,255         | 3.8             | 0.55                       | 0.54        |
| Ag NonHmstd                          | 2,867,482                   | 3,027,764          | 160,282        | 5.6              | 29,081          | 30,102             | 1,021         | 3.5             | 1.01                       | 0.99        |
| New Con: Res HS                      | 0                           | 46,570             | 46,570         | 0.0              | 0               | 443                | 443           | 0.0             | 0.00                       | 0.95        |
| <b>Total</b>                         | <b>12,232,363</b>           | <b>13,136,427</b>  | <b>904,065</b> | <b>7.4</b>       | <b>104,331</b>  | <b>111,787</b>     | <b>7,456</b>  | <b>7.1</b>      | <b>0.85</b>                | <b>0.85</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 103,427         | 111,754            | 8,327         | 8.1              | County                    | 64.86         | 63.43                      | 0.033        | 0.03         |
| (-) TIF Tax Capacity     | 313             | 312                | -1            | -0.3             | City/Town                 | 16.92         | 16.36                      | 0.000        | 0.00         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0              | School District           | 20.22         | 20.43                      | 0.712        | 1.059        |
| (=) Taxable Tax Capacity | 103,114         | 111,442            | 8,328         | 8.1              | Special District          | 1.30          | 1.42                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0              | <b>Total</b>              | <b>103.30</b> | <b>101.64</b>              | <b>0.746</b> | <b>1.088</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 58,900                      | 63,700             | 8.1              | 417             | 462                | 45            | 10.9             | 0.707                      | 0.725        |
| Res Hmstd: Avg Val   | 88,400                      | 95,600             | 8.1              | 686             | 789                | 103           | 15.0             | 0.776                      | 0.825        |
| Res Hmstd: Hi Val    | 117,800                     | 127,400            | 8.1              | 1,038           | 1,176              | 138           | 13.2             | 0.881                      | 0.922        |
| Res Hmstd: Ex-Hi Val | 176,700                     | 191,200            | 8.2              | 1,744           | 1,951              | 207           | 11.9             | 0.986                      | 1.020        |
| Comm/Ind: Lo Val     | 150,000                     | 156,000            | 4.0              | 3,730           | 3,862              | 131           | 3.5              | 2.486                      | 2.475        |
| Comm/Ind: Med Val    | 300,000                     | 312,100            | 4.0              | 8,667           | 8,895              | 228           | 2.6              | 2.889                      | 2.849        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,040,300          | 4.0              | 31,705          | 32,374             | 669           | 2.1              | 3.170                      | 3.111        |



**SOUTH CENTRAL CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 3,509,793                   | 3,761,434          | 251,641        | 7.2                  | 35,502          | 39,295             | 3,793         | 10.7                | 1.01                           | 1.04        |
| Res NonHmstd 1Un                         | 149,063                     | 185,555            | 36,493         | 24.5                 | 1,934           | 2,424              | 490           | 25.3                | 1.30                           | 1.31        |
| Res NonHmstd 2-3                         | 87,163                      | 92,596             | 5,432          | 6.2                  | 1,581           | 1,423              | -158          | -10.0               | 1.81                           | 1.54        |
| Reg Apartments                           | 184,149                     | 189,633            | 5,484          | 3.0                  | 3,912           | 3,368              | -544          | -13.9               | 2.12                           | 1.78        |
| Low-income Apts                          | 59,470                      | 61,375             | 1,904          | 3.2                  | 659             | 768                | 110           | 16.6                | 1.11                           | 1.25        |
| Seasonal Rec                             | 10,513                      | 12,247             | 1,735          | 16.5                 | 194             | 213                | 19            | 9.6                 | 1.85                           | 1.74        |
| Com/Ind Lo Tier                          | 373,952                     | 386,137            | 12,185         | 3.3                  | 10,492          | 10,605             | 112           | 1.1                 | 2.81                           | 2.75        |
| Com/Ind Hi Tier                          | 679,277                     | 753,554            | 74,276         | 10.9                 | 23,827          | 25,767             | 1,939         | 8.1                 | 3.51                           | 3.42        |
| Publ U: Elec Gen                         | 17,541                      | 17,206             | -335           | -1.9                 | 385             | 375                | -10           | -2.7                | 2.20                           | 2.18        |
| Publ U: Other                            | 67,290                      | 70,709             | 3,419          | 5.1                  | 2,444           | 2,495              | 51            | 2.1                 | 3.63                           | 3.53        |
| Ag Hmstd: House                          | 9,831                       | 10,783             | 952            | 9.7                  | 115             | 130                | 15            | 13.2                | 1.17                           | 1.21        |
| Ag Hmstd: Land                           | 19,371                      | 20,044             | 672            | 3.5                  | 145             | 144                | -1            | -0.5                | 0.75                           | 0.72        |
| Ag NonHmstd                              | 23,666                      | 24,821             | 1,154          | 4.9                  | 310             | 314                | 4             | 1.4                 | 1.31                           | 1.27        |
| New Con: Res HS                          | 0                           | 95,409             | 95,409         | 0.0                  | 0               | 984                | 984           | 0.0                 | 0.00                           | 1.03        |
| <b>Total</b>                             | <b>5,191,080</b>            | <b>5,681,502</b>   | <b>490,422</b> | <b>9.4</b>           | <b>81,501</b>   | <b>88,305</b>      | <b>6,804</b>  | <b>8.3</b>          | <b>1.57</b>                    | <b>1.55</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 63,151          | 68,225             | 5,074         | 8.0                  | County                    | 54.72         | 52.47                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 3,224           | 3,556              | 332           | 10.3                 | City/Town                 | 50.11         | 49.39                      | 0.016        | 0.03         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 17.31         | 16.61                      | 0.375        | 0.864        |
| (=) Taxable Tax Capacity | 59,927          | 64,669             | 4,742         | 7.9                  | Special District          | 0.70          | 0.66                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>122.84</b> | <b>119.12</b>              | <b>0.391</b> | <b>0.900</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 54,100                          | 58,000             | 7.2                  | 469             | 511                | 42            | 8.9                  | 0.867                          | 0.881        |
| Res Hmstd: Avg Val   | 81,200                          | 87,000             | 7.1                  | 730             | 821                | 91            | 12.4                 | 0.898                          | 0.943        |
| Res Hmstd: Hi Val    | 108,200                         | 116,000            | 7.2                  | 1,096           | 1,218              | 122           | 11.1                 | 1.013                          | 1.050        |
| Res Hmstd: Ex-Hi Val | 162,300                         | 173,900            | 7.1                  | 1,831           | 2,012              | 181           | 9.9                  | 1.128                          | 1.157        |
| Apartment (Mkt rate) | 300,000                         | 308,900            | 3.0                  | 6,751           | 5,797              | -953          | -14.1                | 2.250                          | 1.876        |
| Comm/Ind: Lo Val     | 150,000                         | 166,400            | 10.9                 | 4,117           | 4,616              | 499           | 12.1                 | 2.744                          | 2.774        |
| Comm/Ind: Med Val    | 300,000                         | 332,800            | 10.9                 | 9,586           | 10,531             | 945           | 9.9                  | 3.195                          | 3.164        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,109,300          | 10.9                 | 35,111          | 38,135             | 3,024         | 8.6                  | 3.511                          | 3.437        |

**SOUTH CENTRAL TOWNS**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 1,306,583                   | 1,421,155          | 114,572        | 8.8              | 9,776           | 11,177             | 1,401         | 14.3            | 0.75                       | 0.79        |
| Res NonHmstd 1Un                     | 100,814                     | 124,003            | 23,189         | 23.0             | 964             | 1,191              | 227           | 23.5            | 0.96                       | 0.96        |
| Res NonHmstd 2-3                     | 19,080                      | 20,908             | 1,829          | 9.6              | 268             | 249                | -20           | -7.4            | 1.41                       | 1.19        |
| Reg Apartments                       | 2,280                       | 2,425              | 145            | 6.4              | 39              | 35                 | -4            | -9.0            | 1.71                       | 1.46        |
| Low-income Apts                      | 0                           | 0                  | 0              | 0.0              | 0               | 0                  | 0             | 0.0             | 0.00                       | 0.00        |
| Seasonal Rec                         | 78,964                      | 86,408             | 7,444          | 9.4              | 911             | 994                | 83            | 9.1             | 1.15                       | 1.15        |
| Com/Ind Lo Tier                      | 50,246                      | 54,684             | 4,438          | 8.8              | 1,124           | 1,193              | 69            | 6.1             | 2.24                       | 2.18        |
| Com/Ind Hi Tier                      | 58,112                      | 60,198             | 2,087          | 3.6              | 1,714           | 1,718              | 4             | 0.2             | 2.95                       | 2.85        |
| Publ U: Elec Gen                     | 10,763                      | 10,679             | -84            | -0.8             | 161             | 148                | -13           | -8.1            | 1.50                       | 1.39        |
| Publ U: Other                        | 169,572                     | 207,970            | 38,398         | 22.6             | 4,967           | 5,885              | 918           | 18.5            | 2.93                       | 2.83        |
| Ag Hmstd: House                      | 730,445                     | 792,200            | 61,755         | 8.5              | 4,896           | 5,427              | 530           | 10.8            | 0.67                       | 0.68        |
| Ag Hmstd: Land                       | 3,758,731                   | 3,959,730          | 200,999        | 5.3              | 19,175          | 19,551             | 377           | 2.0             | 0.51                       | 0.49        |
| Ag NonHmstd                          | 1,552,355                   | 1,617,307          | 64,952         | 4.2              | 13,942          | 14,181             | 239           | 1.7             | 0.90                       | 0.88        |
| New Con: Res HS                      | 0                           | 41,253             | 41,253         | 0.0              | 0               | 330                | 330           | 0.0             | 0.00                       | 0.80        |
| <b>Total</b>                         | <b>7,837,945</b>            | <b>8,398,922</b>   | <b>560,977</b> | <b>7.2</b>       | <b>57,939</b>   | <b>62,079</b>      | <b>4,140</b>  | <b>7.1</b>      | <b>0.74</b>                | <b>0.74</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |              |              |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|--------------|--------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>  | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 66,747                      | 72,260             | 5,513         | 8.3              | County                    | 57.48        | 55.21        | 0.000        | 0.00                       |              |
| (-) TIF Tax Capacity     | 13                          | 26                 | 13            | 103.             | City/Town                 | 15.15        | 14.84        | 0.000        | 0.00                       |              |
| (-) FD Contrib Tax Cap   | 0                           | 0                  | 0             | 0.0              | School District           | 17.52        | 17.53        | 0.479        | 0.815                      |              |
| (=) Taxable Tax Capacity | 66,734                      | 72,234             | 5,500         | 8.2              | Special District          | 0.72         | 0.68         | 0.000        | 0.00                       |              |
| FD Distrib Tax Cap       | 0                           | 0                  | 0             | 0.0              | <b>Total</b>              | <b>90.88</b> | <b>88.26</b> | <b>0.479</b> | <b>0.815</b>               |              |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 71,800                      | 78,100             | 8.8              | 400             | 451                | 51            | 12.8             | 0.556                      | 0.577        |
| Res Hmstd: Avg Val   | 107,700                     | 117,100            | 8.7              | 755             | 862                | 107           | 14.2             | 0.700                      | 0.736        |
| Res Hmstd: Hi Val    | 143,600                     | 156,200            | 8.8              | 1,131           | 1,274              | 143           | 12.7             | 0.787                      | 0.815        |
| Res Hmstd: Ex-Hi Val | 215,300                     | 234,200            | 8.8              | 1,881           | 2,096              | 215           | 11.4             | 0.873                      | 0.895        |
| Comm/Ind: Lo Val     | 150,000                     | 155,400            | 3.6              | 3,411           | 3,484              | 73            | 2.1              | 2.273                      | 2.242        |
| Comm/Ind: Med Val    | 300,000                     | 310,800            | 3.6              | 7,935           | 8,036              | 101           | 1.3              | 2.644                      | 2.585        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,035,900          | 3.6              | 29,046          | 29,276             | 230           | 0.8              | 2.904                      | 2.826        |

**OLMSTED COUNTY**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 4,227,338                   | 4,652,055          | 424,717        | 10.0                 | 49,142          | 53,999             | 4,856         | 9.9                 | 1.16                           | 1.16        |
| Res NonHmstd 1Un                         | 184,372                     | 272,599            | 88,227         | 47.9                 | 2,533           | 3,645              | 1,112         | 43.9                | 1.37                           | 1.34        |
| Res NonHmstd 2-3                         | 81,634                      | 85,725             | 4,090          | 5.0                  | 1,621           | 1,409              | -213          | -13.1               | 1.99                           | 1.64        |
| Reg Apartments                           | 194,623                     | 245,675            | 51,053         | 26.2                 | 4,718           | 4,887              | 169           | 3.6                 | 2.42                           | 1.99        |
| Low-income Apts                          | 65,462                      | 74,157             | 8,695          | 13.3                 | 825             | 1,017              | 192           | 23.2                | 1.26                           | 1.37        |
| Seasonal Rec                             | 3,560                       | 3,610              | 50             | 1.4                  | 60              | 60                 | 0             | 0.0                 | 1.70                           | 1.68        |
| Com/Ind Lo Tier                          | 196,676                     | 202,428            | 5,752          | 2.9                  | 5,676           | 5,648              | -28           | -0.5                | 2.89                           | 2.79        |
| Com/Ind Hi Tier                          | 945,449                     | 1,047,340          | 101,891        | 10.8                 | 36,115          | 38,623             | 2,508         | 6.9                 | 3.82                           | 3.69        |
| Publ U: Elec Gen                         | 0                           | 0                  | 0              | 0.0                  | 0               | 0                  | 0             | 0.0                 | 0.00                           | 0.00        |
| Publ U: Other                            | 47,287                      | 49,024             | 1,738          | 3.7                  | 1,741           | 1,734              | -7            | -0.4                | 3.68                           | 3.54        |
| Ag Hmstd: House                          | 243,977                     | 267,297            | 23,320         | 9.6                  | 2,381           | 2,602              | 221           | 9.3                 | 0.98                           | 0.97        |
| Ag Hmstd: Land                           | 356,586                     | 394,179            | 37,593         | 10.5                 | 2,020           | 2,154              | 134           | 6.6                 | 0.57                           | 0.55        |
| Ag NonHmstd                              | 119,495                     | 120,985            | 1,491          | 1.2                  | 1,348           | 1,348              | -1            | 0.0                 | 1.13                           | 1.11        |
| New Con: Res HS                          | 0                           | 157,956            | 157,956        | 0.0                  | 0               | 1,843              | 1,843         | 0.0                 | 0.00                           | 1.17        |
| <b>Total</b>                             | <b>6,666,458</b>            | <b>7,573,031</b>   | <b>906,573</b> | <b>13.6</b>          | <b>108,182</b>  | <b>118,968</b>     | <b>10,786</b> | <b>10.0</b>         | <b>1.62</b>                    | <b>1.57</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |       |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|-------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |       |
| Total Tax Capacity       | 78,010          | 87,587             | 9,577         | 12.3                 | County                    | 59.42        | 57.97                      | 0.000        | 0.00  |
| (-) TIF Tax Capacity     | 2,983           | 3,443              | 460           | 15.4                 | City/Town                 | 37.13        | 36.77                      | 0.003        | 0.00  |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 28.38        | 27.17                      | 1.136        | 1.126 |
| (=) Taxable Tax Capacity | 75,027          | 84,144             | 9,117         | 12.2                 | Special District          | 0.00         | 0.00                       | 0.000        | 0.00  |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | 124.93       | 121.90                     | 1.139        | 1.129 |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 81,300                          | 89,400             | 10.0                 | 809             | 899                | 90            | 11.1                 | 0.995                          | 1.005        |
| Res Hmstd: Avg Val   | 122,000                         | 134,200            | 10.0                 | 1,400           | 1,536              | 135           | 9.7                  | 1.147                          | 1.144        |
| Res Hmstd: Hi Val    | 162,700                         | 179,000            | 10.0                 | 1,992           | 2,173              | 181           | 9.1                  | 1.224                          | 1.213        |
| Res Hmstd: Ex-Hi Val | 244,000                         | 268,400            | 10.0                 | 3,173           | 3,444              | 271           | 8.5                  | 1.300                          | 1.283        |
| Apartment (Mkt rate) | 300,000                         | 378,700            | 26.2                 | 7,088           | 7,352              | 264           | 3.7                  | 2.362                          | 1.941        |
| Comm/Ind: Lo Val     | 150,000                         | 166,200            | 10.8                 | 4,276           | 4,719              | 443           | 10.4                 | 2.850                          | 2.839        |
| Comm/Ind: Med Val    | 300,000                         | 332,300            | 10.8                 | 9,920           | 10,754             | 833           | 8.4                  | 3.306                          | 3.236        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,107,800          | 10.8                 | 36,260          | 38,931             | 2,671         | 7.4                  | 3.626                          | 3.514        |

**SOUTHEAST CITIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 6,154,326                   | 6,645,578          | 491,252        | 8.0                  | 61,487          | 68,282             | 6,795         | 11.1                | 1.00                           | 1.03        |
| Res NonHmstd 1Un                         | 257,328                     | 308,344            | 51,016         | 19.8                 | 3,240           | 3,872              | 633           | 19.5                | 1.26                           | 1.26        |
| Res NonHmstd 2-3                         | 135,247                     | 150,851            | 15,604         | 11.5                 | 2,594           | 2,417              | -177          | -6.8                | 1.92                           | 1.60        |
| Reg Apartments                           | 237,993                     | 271,470            | 33,477         | 14.1                 | 5,240           | 4,869              | -371          | -7.1                | 2.20                           | 1.79        |
| Low-income Apts                          | 101,215                     | 107,177            | 5,962          | 5.9                  | 1,160           | 1,364              | 204           | 17.6                | 1.15                           | 1.27        |
| Seasonal Rec                             | 24,335                      | 30,771             | 6,435          | 26.4                 | 399             | 502                | 104           | 26.0                | 1.64                           | 1.63        |
| Com/Ind Lo Tier                          | 580,970                     | 611,378            | 30,408         | 5.2                  | 16,043          | 16,539             | 496           | 3.1                 | 2.76                           | 2.71        |
| Com/Ind Hi Tier                          | 897,185                     | 1,000,537          | 103,353        | 11.5                 | 32,333          | 35,098             | 2,765         | 8.6                 | 3.60                           | 3.51        |
| Publ U: Elec Gen                         | 291,031                     | 288,287            | -2,745         | -0.9                 | 9,520           | 8,943              | -577          | -6.1                | 3.27                           | 3.10        |
| Publ U: Other                            | 205,891                     | 213,586            | 7,695          | 3.7                  | 8,271           | 8,250              | -21           | -0.3                | 4.02                           | 3.86        |
| Ag Hmstd: House                          | 25,618                      | 28,085             | 2,467          | 9.6                  | 282             | 307                | 25            | 9.0                 | 1.10                           | 1.09        |
| Ag Hmstd: Land                           | 46,109                      | 50,222             | 4,113          | 8.9                  | 309             | 311                | 2             | 0.5                 | 0.67                           | 0.62        |
| Ag NonHmstd                              | 35,902                      | 39,150             | 3,248          | 9.0                  | 450             | 482                | 32            | 7.1                 | 1.25                           | 1.23        |
| New Con: Res HS                          | 0                           | 163,758            | 163,758        | 0.0                  | 0               | 1,748              | 1,748         | 0.0                 | 0.00                           | 1.07        |
| <b>Total</b>                             | <b>8,993,150</b>            | <b>9,909,192</b>   | <b>916,042</b> | <b>10.2</b>          | <b>141,327</b>  | <b>152,983</b>     | <b>11,656</b> | <b>8.2</b>          | <b>1.57</b>                    | <b>1.54</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 108,998         | 118,644            | 9,647         | 8.9                  | County                    | 51.56         | 50.18                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 4,945           | 5,589              | 645           | 13.0                 | City/Town                 | 44.79         | 44.82                      | 0.019        | 0.01         |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 26.53         | 25.12                      | 0.503        | 0.733        |
| (=) Taxable Tax Capacity | 104,053         | 113,055            | 9,002         | 8.7                  | Special District          | 1.19          | 1.31                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | <b>124.08</b> | <b>121.42</b>              | <b>0.522</b> | <b>0.750</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 61,400                          | 66,300             | 4,900         | 8.0                  | 548             | 590                | 41            | 7.5                  | 0.893                          | 0.889        |
| Res Hmstd: Avg Val   | 92,100                          | 99,500             | 7,400         | 8.0                  | 901             | 1,000              | 99            | 10.9                 | 0.978                          | 1.005        |
| Res Hmstd: Hi Val    | 122,700                         | 132,500            | 9,800         | 8.0                  | 1,325           | 1,455              | 131           | 9.9                  | 1.079                          | 1.098        |
| Res Hmstd: Ex-Hi Val | 184,100                         | 198,800            | 14,700        | 8.0                  | 2,174           | 2,370              | 196           | 9.0                  | 1.180                          | 1.191        |
| Apartment (Mkt rate) | 300,000                         | 342,200            | 42,200        | 14.1                 | 6,857           | 6,490              | -368          | -5.4                 | 2.285                          | 1.896        |
| Comm/Ind: Lo Val     | 150,000                         | 167,300            | 17,300        | 11.5                 | 4,164           | 4,683              | 518           | 12.4                 | 2.776                          | 2.799        |
| Comm/Ind: Med Val    | 300,000                         | 334,600            | 34,600        | 11.5                 | 9,691           | 10,682             | 991           | 10.2                 | 3.230                          | 3.192        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,115,200          | 115,200       | 11.5                 | 35,481          | 38,675             | 3,194         | 9.0                  | 3.548                          | 3.468        |

**SOUTHEAST TOWNS**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>  | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 2,261,193                   | 2,482,451          | 221,258        | 9.8                  | 19,181          | 21,384             | 2,204         | 11.5                | 0.85                           | 0.86        |
| Res NonHmstd 1Un                         | 143,931                     | 180,309            | 36,378         | 25.3                 | 1,565           | 1,926              | 361           | 23.0                | 1.09                           | 1.07        |
| Res NonHmstd 2-3                         | 30,108                      | 35,838             | 5,729          | 19.0                 | 490             | 477                | -13           | -2.6                | 1.63                           | 1.33        |
| Reg Apartments                           | 1,331                       | 1,751              | 420            | 31.5                 | 27              | 28                 | 2             | 6.0                 | 2.02                           | 1.63        |
| Low-income Apts                          | 79                          | 87                 | 8              | 10.1                 | 1               | 1                  | 0             | 28.0                | 0.82                           | 0.96        |
| Seasonal Rec                             | 106,553                     | 118,083            | 11,529         | 10.8                 | 1,374           | 1,471              | 97            | 7.1                 | 1.29                           | 1.25        |
| Com/Ind Lo Tier                          | 66,533                      | 69,636             | 3,104          | 4.7                  | 1,642           | 1,672              | 30            | 1.8                 | 2.47                           | 2.40        |
| Com/Ind Hi Tier                          | 43,356                      | 44,923             | 1,567          | 3.6                  | 1,389           | 1,420              | 31            | 2.2                 | 3.20                           | 3.16        |
| Publ U: Elec Gen                         | 199                         | 1,919              | 1,720          | 865.2                | 4               | 31                 | 28            | 779.                | 1.79                           | 1.63        |
| Publ U: Other                            | 168,404                     | 200,630            | 32,226         | 19.1                 | 5,232           | 6,142              | 909           | 17.4                | 3.11                           | 3.06        |
| Ag Hmstd: House                          | 1,062,365                   | 1,167,371          | 105,006        | 9.9                  | 8,501           | 9,615              | 1,114         | 13.1                | 0.80                           | 0.82        |
| Ag Hmstd: Land                           | 3,711,437                   | 3,977,674          | 266,236        | 7.2                  | 19,895          | 20,967             | 1,072         | 5.4                 | 0.54                           | 0.53        |
| Ag NonHmstd                              | 1,114,320                   | 1,214,226          | 99,906         | 9.0                  | 11,147          | 12,119             | 972           | 8.7                 | 1.00                           | 1.00        |
| New Con: Res HS                          | 0                           | 79,148             | 79,148         | 0.0                  | 0               | 690                | 690           | 0.0                 | 0.00                           | 0.87        |
| <b>Total</b>                             | <b>8,709,810</b>            | <b>9,574,047</b>   | <b>864,236</b> | <b>9.9</b>           | <b>70,448</b>   | <b>77,945</b>      | <b>7,497</b>  | <b>10.6</b>         | <b>0.81</b>                    | <b>0.81</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |       |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|-------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |       |
| Total Tax Capacity       | 74,885          | 83,084             | 8,198         | 10.9                 | County                    | 53.23        | 52.16                      | 0.000        | 0.00  |
| (-) TIF Tax Capacity     | 63              | 76                 | 13            | 20.4                 | City/Town                 | 22.34        | 21.37                      | 0.000        | 0.00  |
| (-) FD Contrib Tax Cap   | 0               | 0                  | 0             | 0.0                  | School District           | 24.99        | 25.33                      | 0.463        | 0.632 |
| (=) Taxable Tax Capacity | 74,822          | 83,007             | 8,185         | 10.9                 | Special District          | 0.89         | 0.84                       | 0.000        | 0.00  |
| FD Distrib Tax Cap       | 0               | 0                  | 0             | 0.0                  | <b>Total</b>              | 101.46       | 99.70                      | 0.463        | 0.632 |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 75,600                          | 83,000             | 9.8                  | 500             | 582                | 83            | 16.5                 | 0.660                          | 0.701        |
| Res Hmstd: Avg Val   | 113,400                         | 124,500            | 9.8                  | 933             | 1,059              | 127           | 13.6                 | 0.822                          | 0.850        |
| Res Hmstd: Hi Val    | 151,200                         | 166,000            | 9.8                  | 1,368           | 1,537              | 169           | 12.4                 | 0.904                          | 0.925        |
| Res Hmstd: Ex-Hi Val | 226,800                         | 249,000            | 9.8                  | 2,238           | 2,491              | 254           | 11.3                 | 0.986                          | 1.000        |
| Comm/Ind: Lo Val     | 150,000                         | 155,400            | 3.6                  | 3,647           | 3,725              | 79            | 2.2                  | 2.431                          | 2.397        |
| Comm/Ind: Med Val    | 300,000                         | 310,800            | 3.6                  | 8,485           | 8,604              | 119           | 1.4                  | 2.828                          | 2.768        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,036,100          | 3.6                  | 31,067          | 31,376             | 309           | 1.0                  | 3.106                          | 3.028        |

**ANOKA COUNTY**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 11,974,002                  | 13,228,209         | 1,254,207        | 10.5                 | 117,456         | 142,771            | 25,315        | 21.6                | 0.98                           | 1.08        |
| Res NonHmstd 1Un                         | 286,264                     | 372,254            | 85,990           | 30.0                 | 3,348           | 4,589              | 1,242         | 37.1                | 1.17                           | 1.23        |
| Res NonHmstd 2-3                         | 241,159                     | 301,587            | 60,429           | 25.1                 | 4,210           | 4,538              | 328           | 7.8                 | 1.75                           | 1.50        |
| Reg Apartments                           | 429,679                     | 514,524            | 84,845           | 19.7                 | 8,684           | 9,194              | 509           | 5.9                 | 2.02                           | 1.79        |
| Low-income Apts                          | 173,581                     | 213,706            | 40,126           | 23.1                 | 1,845           | 2,714              | 869           | 47.1                | 1.06                           | 1.27        |
| Seasonal Rec                             | 50,932                      | 53,561             | 2,629            | 5.2                  | 846             | 897                | 51            | 6.0                 | 1.66                           | 1.67        |
| Com/Ind Lo Tier                          | 394,750                     | 406,011            | 11,261           | 2.9                  | 11,108          | 11,033             | -75           | -0.7                | 2.81                           | 2.72        |
| Com/Ind Hi Tier                          | 1,904,683                   | 2,206,806          | 302,123          | 15.9                 | 70,671          | 78,243             | 7,572         | 10.7                | 3.71                           | 3.55        |
| Publ U: Elec Gen                         | 0                           | 0                  | 0                | 0.0                  | 0               | 0                  | 0             | 0.0                 | 0.00                           | 0.00        |
| Publ U: Other                            | 183,018                     | 196,875            | 13,857           | 7.6                  | 6,781           | 6,953              | 171           | 2.5                 | 3.71                           | 3.53        |
| Ag Hmstd: House                          | 84,011                      | 94,085             | 10,074           | 12.0                 | 783             | 927                | 144           | 18.4                | 0.93                           | 0.99        |
| Ag Hmstd: Land                           | 61,801                      | 71,182             | 9,381            | 15.2                 | 299             | 314                | 15            | 5.2                 | 0.48                           | 0.44        |
| Ag NonHmstd                              | 43,303                      | 49,408             | 6,104            | 14.1                 | 476             | 534                | 58            | 12.2                | 1.10                           | 1.08        |
| New Con: Res HS                          | 0                           | 330,148            | 330,148          | 0.0                  | 0               | 3,598              | 3,598         | 0.0                 | 0.00                           | 1.09        |
| <b>Total</b>                             | <b>15,827,183</b>           | <b>18,038,357</b>  | <b>2,211,174</b> | <b>14.0</b>          | <b>226,507</b>  | <b>266,305</b>     | <b>39,797</b> | <b>17.6</b>         | <b>1.43</b>                    | <b>1.48</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 185,414         | 209,590            | 24,177        | 13.0                 | County                    | 37.77         | 38.22                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 11,586          | 14,791             | 3,204         | 27.7                 | City/Town                 | 38.10         | 35.73                      | 0.007        | 0.02         |
| (-) FD Contrib Tax Cap   | 15,771          | 17,379             | 1,607         | 10.2                 | School District           | 29.48         | 27.17                      | 0.449        | 1.573        |
| (=) Taxable Tax Capacity | 158,056         | 177,421            | 19,365        | 12.3                 | Special District          | 5.86          | 6.10                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 27,361          | 29,990             | 2,629         | 9.6                  | <b>Total</b>              | <b>111.21</b> | <b>107.21</b>              | <b>0.456</b> | <b>1.598</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 92,000                          | 101,200            | 10.0                 | 775             | 965                | 190           | 24.5                 | 0.842                          | 0.953        |
| Res Hmstd: Avg Val   | 138,000                         | 151,800            | 10.0                 | 1,349           | 1,634              | 285           | 21.1                 | 0.977                          | 1.076        |
| Res Hmstd: Hi Val    | 183,900                         | 202,300            | 10.0                 | 1,922           | 2,302              | 380           | 19.8                 | 1.045                          | 1.137        |
| Res Hmstd: Ex-Hi Val | 275,900                         | 303,500            | 10.0                 | 3,070           | 3,640              | 570           | 18.6                 | 1.112                          | 1.199        |
| Apartment (Mkt rate) | 300,000                         | 359,200            | 19.7                 | 6,142           | 6,351              | 209           | 3.4                  | 2.047                          | 1.767        |
| Comm/Ind: Lo Val     | 150,000                         | 173,800            | 15.9                 | 4,202           | 4,900              | 698           | 16.6                 | 2.801                          | 2.819        |
| Comm/Ind: Med Val    | 300,000                         | 347,600            | 15.9                 | 9,782           | 11,073             | 1,291         | 13.2                 | 3.260                          | 3.185        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,158,600          | 15.9                 | 35,822          | 39,874             | 4,053         | 11.3                 | 3.582                          | 3.441        |

WASHINGTON COUNTY

| Tax Burdens by<br>Property Class | Taxable Market Value |                   |                  |             | Net Tax        |                |               |             | Effective Tax Rates |             |
|----------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|-------------|---------------------|-------------|
|                                  | Baseline             | Alternative       | Change           | Pctg Chng   | Baseline       | Alternative    | Change        | Pctg Chn    | Base                | Alte        |
| Res Hmstd: Exist                 | 10,788,500           | 11,891,010        | 1,102,509        | 10.2        | 114,526        | 133,965        | 19,439        | 17.0        | 1.06                | 1.13        |
| Res NonHmstd 1Un                 | 405,378              | 509,825           | 104,447          | 25.8        | 4,740          | 6,192          | 1,452         | 30.6        | 1.17                | 1.21        |
| Res NonHmstd 2-3                 | 186,112              | 200,177           | 14,065           | 7.6         | 3,036          | 2,830          | -206          | -6.8        | 1.63                | 1.41        |
| Reg Apartments                   | 328,681              | 389,192           | 60,511           | 18.4        | 7,065          | 7,178          | 112           | 1.6         | 2.15                | 1.84        |
| Low-income Apts                  | 77,501               | 123,120           | 45,620           | 58.9        | 818            | 1,567          | 748           | 91.4        | 1.06                | 1.27        |
| Seasonal Rec                     | 80,990               | 91,545            | 10,555           | 13.0        | 1,141          | 1,259          | 118           | 10.3        | 1.41                | 1.37        |
| Com/Ind Lo Tier                  | 223,960              | 228,892           | 4,933            | 2.2         | 6,313          | 6,209          | -104          | -1.6        | 2.82                | 2.71        |
| Com/Ind Hi Tier                  | 1,297,670            | 1,520,346         | 222,675          | 17.2        | 48,041         | 54,752         | 6,711         | 14.0        | 3.70                | 3.60        |
| Publ U: Elec Gen                 | 52,807               | 52,448            | -360             | -0.7        | 1,281          | 1,218          | -64           | -5.0        | 2.43                | 2.32        |
| Publ U: Other                    | 202,723              | 200,024           | -2,699           | -1.3        | 7,548          | 7,120          | -429          | -5.7        | 3.72                | 3.56        |
| Ag Hmstd: House                  | 172,843              | 223,337           | 50,494           | 29.2        | 1,608          | 2,206          | 599           | 37.2        | 0.93                | 0.99        |
| Ag Hmstd: Land                   | 149,257              | 130,001           | -19,256          | -12.9       | 591            | 431            | -160          | -27.1       | 0.40                | 0.33        |
| Ag NonHmstd                      | 113,983              | 132,927           | 18,944           | 16.6        | 1,162          | 1,327          | 165           | 14.2        | 1.02                | 1.00        |
| New Con: Res HS                  | 0                    | 376,393           | 376,393          | 0.0         | 0              | 4,276          | 4,276         | 0.0         | 0.00                | 1.14        |
| <b>Total</b>                     | <b>14,080,406</b>    | <b>16,069,237</b> | <b>1,988,831</b> | <b>14.1</b> | <b>197,871</b> | <b>230,529</b> | <b>32,659</b> | <b>16.5</b> | <b>1.41</b>         | <b>1.43</b> |

Tax Base

Tax Rates

|                          | Taxable Market Value |             |        |           | Net Tax Cap (Pctg) |                      | Ref Mkt Val (mills) |       |
|--------------------------|----------------------|-------------|--------|-----------|--------------------|----------------------|---------------------|-------|
|                          | Baseline             | Alternative | Change | Pctg Chng | Base               | Alter                | Base                | Alter |
| Total Tax Capacity       | 160,569              | 181,912     | 21,343 | 13.3      | County             | 34.16 33.00          | 0.000 0.00          |       |
| (-) TIF Tax Capacity     | 5,927                | 6,296       | 369    | 6.2       | City/Town          | 35.80 33.50          | 0.079 0.06          |       |
| (-) FD Contrib Tax Cap   | 10,519               | 12,421      | 1,902  | 18.1      | School District    | 28.83 29.94          | 1.165 1.804         |       |
| (=) Taxable Tax Capacity | 144,122              | 163,195     | 19,072 | 13.2      | Special District   | 6.76 7.63            | 0.000 0.00          |       |
| FD Distrib Tax Cap       | 14,914               | 16,557      | 1,642  | 11.0      | <b>Total</b>       | <b>105.55 104.08</b> | <b>1.245 1.872</b>  |       |

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    | 117,100              | 128,800     | 10.0      | 1,115    | 1,325       | 210    | 18.9      | 0.951               | 1.028 |
| Res Hmstd: Avg Val   | 175,600              | 193,200     | 10.0      | 1,858    | 2,174       | 316    | 17.0      | 1.057               | 1.125 |
| Res Hmstd: Hi Val    | 234,200              | 257,600     | 10.0      | 2,602    | 3,023       | 421    | 16.2      | 1.110               | 1.173 |
| Res Hmstd: Ex-Hi Val | 351,200              | 386,300     | 10.0      | 4,088    | 4,719       | 631    | 15.4      | 1.163               | 1.221 |
| Apartment (Mkt rate) | 300,000              | 355,200     | 18.4      | 6,073    | 6,210       | 137    | 2.3       | 2.024               | 1.748 |
| Comm/Ind: Lo Val     | 150,000              | 175,700     | 17.1      | 4,206    | 4,956       | 750    | 17.8      | 2.804               | 2.820 |
| Comm/Ind: Med Val    | 300,000              | 351,500     | 17.2      | 9,752    | 11,171      | 1,419  | 14.5      | 3.250               | 3.178 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,171,600   | 17.2      | 35,634   | 40,165      | 4,531  | 12.7      | 3.563               | 3.428 |

**DAKOTA COUNTY**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 16,730,682                  | 18,447,332         | 1,716,650        | 10.3                 | 173,346         | 193,845            | 20,498        | 11.8                | 1.04                           | 1.05        |
| Res NonHmstd 1Un                         | 497,083                     | 633,833            | 136,750          | 27.5                 | 5,777           | 7,369              | 1,592         | 27.6                | 1.16                           | 1.16        |
| Res NonHmstd 2-3                         | 253,740                     | 287,869            | 34,129           | 13.5                 | 4,367           | 4,148              | -219          | -5.0                | 1.72                           | 1.44        |
| Reg Apartments                           | 993,491                     | 1,205,712          | 212,221          | 21.4                 | 19,577          | 19,784             | 208           | 1.1                 | 1.97                           | 1.64        |
| Low-income Apts                          | 142,977                     | 174,581            | 31,603           | 22.1                 | 1,504           | 2,038              | 534           | 35.5                | 1.05                           | 1.17        |
| Seasonal Rec                             | 27,022                      | 29,797             | 2,775            | 10.3                 | 416             | 455                | 39            | 9.4                 | 1.54                           | 1.53        |
| Com/Ind Lo Tier                          | 425,390                     | 438,640            | 13,249           | 3.1                  | 11,853          | 11,519             | -334          | -2.8                | 2.79                           | 2.63        |
| Com/Ind Hi Tier                          | 3,153,993                   | 3,396,222          | 242,228          | 7.7                  | 116,144         | 116,983            | 839           | 0.7                 | 3.68                           | 3.44        |
| Publ U: Elec Gen                         | 55,465                      | 73,279             | 17,814           | 32.1                 | 1,428           | 1,782              | 354           | 24.8                | 2.57                           | 2.43        |
| Publ U: Other                            | 360,290                     | 367,891            | 7,601            | 2.1                  | 13,356          | 12,780             | -576          | -4.3                | 3.71                           | 3.47        |
| Ag Hmstd: House                          | 180,014                     | 179,668            | -347             | -0.2                 | 1,473           | 1,524              | 51            | 3.5                 | 0.82                           | 0.85        |
| Ag Hmstd: Land                           | 229,706                     | 248,844            | 19,138           | 8.3                  | 1,007           | 1,076              | 68            | 6.8                 | 0.44                           | 0.43        |
| Ag NonHmstd                              | 136,203                     | 149,302            | 13,099           | 9.6                  | 1,328           | 1,452              | 125           | 9.4                 | 0.97                           | 0.97        |
| New Con: Res HS                          | 0                           | 562,078            | 562,078          | 0.0                  | 0               | 6,039              | 6,039         | 0.0                 | 0.00                           | 1.07        |
| <b>Total</b>                             | <b>23,186,057</b>           | <b>26,195,046</b>  | <b>3,008,989</b> | <b>13.0</b>          | <b>351,577</b>  | <b>380,794</b>     | <b>29,218</b> | <b>8.3</b>          | <b>1.52</b>                    | <b>1.45</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |              | <b>Ref Mkt Val (mills)</b> |              |       |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|----------------------------|--------------|-------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |       |
| Total Tax Capacity       | 277,946         | 308,487            | 30,541        | 11.0                 | County                    | 32.95        | 32.35                      | 0.000        | 0.09  |
| (-) TIF Tax Capacity     | 12,870          | 14,497             | 1,627         | 12.6                 | City/Town                 | 39.88        | 37.22                      | 0.102        | 0.07  |
| (-) FD Contrib Tax Cap   | 25,993          | 28,551             | 2,559         | 9.8                  | School District           | 25.33        | 25.09                      | 1.217        | 1.410 |
| (=) Taxable Tax Capacity | 239,082         | 265,439            | 26,356        | 11.0                 | Special District          | 5.00         | 5.24                       | 0.000        | 0.00  |
| FD Distrib Tax Cap       | 27,840          | 30,893             | 3,054         | 11.0                 | <b>Total</b>              | 103.16       | 99.90                      | 1.318        | 1.580 |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 108,500                         | 119,400            | 10.0                 | 988             | 1,117              | 129           | 13.1                 | 0.910                          | 0.935        |
| Res Hmstd: Avg Val   | 162,800                         | 179,100            | 10.0                 | 1,668           | 1,861              | 193           | 11.6                 | 1.024                          | 1.039        |
| Res Hmstd: Hi Val    | 217,000                         | 238,700            | 10.0                 | 2,348           | 2,604              | 257           | 10.9                 | 1.081                          | 1.091        |
| Res Hmstd: Ex-Hi Val | 325,500                         | 358,100            | 10.0                 | 3,708           | 4,093              | 386           | 10.4                 | 1.139                          | 1.143        |
| Apartment (Mkt rate) | 300,000                         | 364,100            | 21.4                 | 5,966           | 6,031              | 65            | 1.1                  | 1.988                          | 1.656        |
| Comm/Ind: Lo Val     | 150,000                         | 161,500            | 7.7                  | 4,214           | 4,355              | 141           | 3.4                  | 2.809                          | 2.696        |
| Comm/Ind: Med Val    | 300,000                         | 323,000            | 7.7                  | 9,766           | 9,950              | 184           | 1.9                  | 3.255                          | 3.080        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,076,800          | 7.7                  | 35,679          | 36,065             | 386           | 1.1                  | 3.567                          | 3.349        |



**CARVER & SCOTT COUNTIES**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 8,182,896                   | 8,978,078          | 795,182          | 9.7                  | 92,605          | 110,255            | 17,650        | 19.1                | 1.13                           | 1.23        |
| Res NonHmstd 1Un                         | 207,189                     | 331,849            | 124,660          | 60.2                 | 2,559           | 4,263              | 1,703         | 66.6                | 1.24                           | 1.28        |
| Res NonHmstd 2-3                         | 180,650                     | 203,214            | 22,563           | 12.5                 | 3,219           | 3,236              | 17            | 0.5                 | 1.78                           | 1.59        |
| Reg Apartments                           | 127,210                     | 159,631            | 32,421           | 25.5                 | 2,760           | 3,044              | 284           | 10.3                | 2.17                           | 1.91        |
| Low-income Apts                          | 69,910                      | 71,472             | 1,561            | 2.2                  | 789             | 940                | 152           | 19.2                | 1.13                           | 1.32        |
| Seasonal Rec                             | 31,415                      | 35,059             | 3,644            | 11.6                 | 468             | 524                | 56            | 12.0                | 1.49                           | 1.50        |
| Com/Ind Lo Tier                          | 239,076                     | 252,953            | 13,876           | 5.8                  | 6,842           | 7,010              | 168           | 2.5                 | 2.86                           | 2.77        |
| Com/Ind Hi Tier                          | 1,161,627                   | 1,247,441          | 85,815           | 7.4                  | 43,561          | 45,548             | 1,987         | 4.6                 | 3.75                           | 3.65        |
| Publ U: Elec Gen                         | 19,075                      | 18,566             | -509             | -2.7                 | 470             | 442                | -29           | -6.1                | 2.47                           | 2.38        |
| Publ U: Other                            | 103,133                     | 110,782            | 7,649            | 7.4                  | 3,842           | 4,004              | 162           | 4.2                 | 3.73                           | 3.61        |
| Ag Hmstd: House                          | 361,713                     | 404,806            | 43,092           | 11.9                 | 3,053           | 3,483              | 430           | 14.1                | 0.84                           | 0.86        |
| Ag Hmstd: Land                           | 442,337                     | 475,584            | 33,247           | 7.5                  | 1,948           | 1,971              | 22            | 1.2                 | 0.44                           | 0.41        |
| Ag NonHmstd                              | 150,436                     | 173,748            | 23,313           | 15.5                 | 1,535           | 1,759              | 224           | 14.6                | 1.02                           | 1.01        |
| New Con: Res HS                          | 0                           | 621,448            | 621,448          | 0.0                  | 0               | 7,469              | 7,469         | 0.0                 | 0.00                           | 1.20        |
| <b>Total</b>                             | <b>11,276,669</b>           | <b>13,084,631</b>  | <b>1,807,962</b> | <b>16.0</b>          | <b>163,653</b>  | <b>193,950</b>     | <b>30,297</b> | <b>18.5</b>         | <b>1.45</b>                    | <b>1.48</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 126,892         | 145,425            | 18,534        | 14.6                 | County                    | 45.07         | 44.52                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 9,295           | 9,218              | -77           | -0.8                 | City/Town                 | 34.36         | 34.67                      | 0.209        | 0.21         |
| (-) FD Contrib Tax Cap   | 8,278           | 9,723              | 1,445         | 17.5                 | School District           | 27.97         | 29.10                      | 0.859        | 1.325        |
| (=) Taxable Tax Capacity | 109,318         | 126,484            | 17,166        | 15.7                 | Special District          | 5.19          | 5.93                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 11,370          | 12,492             | 1,122         | 9.9                  | <b>Total</b>              | <b>112.59</b> | <b>114.21</b>              | <b>1.068</b> | <b>1.539</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |               | <b>Pctg<br/>Chng</b> | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Change</b> |                      | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 115,800                         | 127,100            | 11,300        | 9.8                  | 1,159           | 1,389              | 230           | 19.8                 | 1.001                          | 1.093        |
| Res Hmstd: Avg Val   | 173,600                         | 190,500            | 16,900        | 9.7                  | 1,924           | 2,268              | 344           | 17.9                 | 1.108                          | 1.190        |
| Res Hmstd: Hi Val    | 231,500                         | 254,000            | 22,500        | 9.7                  | 2,690           | 3,148              | 458           | 17.0                 | 1.161                          | 1.239        |
| Res Hmstd: Ex-Hi Val | 347,300                         | 381,000            | 33,700        | 9.7                  | 4,222           | 4,908              | 687           | 16.3                 | 1.215                          | 1.288        |
| Apartment (Mkt rate) | 300,000                         | 376,500            | 76,500        | 25.5                 | 6,400           | 7,030              | 629           | 9.8                  | 2.133                          | 1.867        |
| Comm/Ind: Lo Val     | 150,000                         | 161,100            | 11,100        | 7.4                  | 4,266           | 4,552              | 286           | 6.7                  | 2.844                          | 2.825        |
| Comm/Ind: Med Val    | 300,000                         | 322,200            | 22,200        | 7.4                  | 9,901           | 10,409             | 508           | 5.1                  | 3.300                          | 3.230        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,073,900          | 73,900        | 7.4                  | 36,198          | 37,741             | 1,543         | 4.3                  | 3.619                          | 3.514        |

**NORTHERN HENNEPIN CO.**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 10,621,338                  | 11,733,729         | 1,112,391        | 10.5             | 134,227         | 163,085            | 28,858        | 21.5            | 1.26                       | 1.39        |
| Res NonHmstd 1Un                     | 236,994                     | 287,618            | 50,625           | 21.4             | 3,456           | 4,413              | 956           | 27.7            | 1.46                       | 1.53        |
| Res NonHmstd 2-3                     | 119,873                     | 147,977            | 28,104           | 23.4             | 2,517           | 2,741              | 224           | 8.9             | 2.10                       | 1.85        |
| Reg Apartments                       | 574,527                     | 682,887            | 108,360          | 18.9             | 15,079          | 15,425             | 346           | 2.3             | 2.62                       | 2.26        |
| Low-income Apts                      | 197,798                     | 222,603            | 24,805           | 12.5             | 2,752           | 3,558              | 805           | 29.3            | 1.39                       | 1.60        |
| Seasonal Rec                         | 10,261                      | 10,468             | 207              | 2.0              | 233             | 236                | 3             | 1.3             | 2.27                       | 2.26        |
| Com/Ind Lo Tier                      | 275,996                     | 286,036            | 10,040           | 3.6              | 8,594           | 8,631              | 37            | 0.4             | 3.11                       | 3.02        |
| Com/Ind Hi Tier                      | 2,311,764                   | 2,548,646          | 236,882          | 10.2             | 94,935          | 101,955            | 7,020         | 7.4             | 4.11                       | 4.00        |
| Publ U: Elec Gen                     | 0                           | 29                 | 29               | 0.0              | 0               | 1                  | 1             | 0.0             | 0.00                       | 2.84        |
| Publ U: Other                        | 167,052                     | 174,310            | 7,257            | 4.3              | 6,757           | 6,863              | 106           | 1.6             | 4.04                       | 3.94        |
| Ag Hmstd: House                      | 61,066                      | 65,578             | 4,512            | 7.4              | 737             | 839                | 103           | 13.9            | 1.21                       | 1.28        |
| Ag Hmstd: Land                       | 56,727                      | 57,607             | 879              | 1.6              | 337             | 299                | -38           | -11.2           | 0.59                       | 0.52        |
| Ag NonHmstd                          | 67,735                      | 66,995             | -740             | -1.1             | 907             | 877                | -30           | -3.3            | 1.34                       | 1.31        |
| New Con: Res HS                      | 0                           | 306,044            | 306,044          | 0.0              | 0               | 4,271              | 4,271         | 0.0             | 0.00                       | 1.40        |
| <b>Total</b>                         | <b>14,701,130</b>           | <b>16,590,526</b>  | <b>1,889,396</b> | <b>12.9</b>      | <b>270,531</b>  | <b>313,195</b>     | <b>42,664</b> | <b>15.8</b>     | <b>1.84</b>                | <b>1.89</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 177,947         | 198,120            | 20,173        | 11.3             | County                    | 50.25         | 50.48                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 18,361          | 19,934             | 1,573         | 8.6              | City/Town                 | 44.32         | 41.02                      | 0.153        | 0.18         |
| (-) FD Contrib Tax Cap   | 17,523          | 19,611             | 2,087         | 11.9             | School District           | 30.73         | 32.78                      | 0.972        | 1.979        |
| (=) Taxable Tax Capacity | 142,062         | 158,576            | 16,513        | 11.6             | Special District          | 7.97          | 8.34                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 22,571          | 24,238             | 1,667         | 7.4              | <b>Total</b>              | <b>133.29</b> | <b>132.63</b>              | <b>1.125</b> | <b>2.162</b> |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 93,800                      | 103,200            | 10.0             | 1,068           | 1,312              | 244           | 22.9             | 1.138                      | 1.271        |
| Res Hmstd: Avg Val   | 140,600                     | 154,700            | 10.0             | 1,786           | 2,153              | 367           | 20.5             | 1.270                      | 1.391        |
| Res Hmstd: Hi Val    | 187,500                     | 206,300            | 10.0             | 2,506           | 2,995              | 489           | 19.5             | 1.336                      | 1.451        |
| Res Hmstd: Ex-Hi Val | 281,300                     | 309,400            | 10.0             | 3,947           | 4,678              | 732           | 18.5             | 1.402                      | 1.512        |
| Apartment (Mkt rate) | 300,000                     | 356,600            | 18.9             | 7,535           | 7,865              | 330           | 4.4              | 2.511                      | 2.205        |
| Comm/Ind: Lo Val     | 150,000                     | 165,400            | 10.3             | 4,632           | 5,137              | 505           | 10.9             | 3.088                      | 3.105        |
| Comm/Ind: Med Val    | 300,000                     | 330,700            | 10.2             | 10,752          | 11,671             | 919           | 8.5              | 3.584                      | 3.529        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,102,500          | 10.3             | 39,313          | 42,180             | 2,867         | 7.3              | 3.931                      | 3.825        |

**SOUTHEAST HENNEPIN CO.**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 13,224,365                  | 14,481,404         | 1,257,040        | 9.5                  | 159,474         | 175,987            | 16,512        | 10.4                | 1.21                           | 1.22        |
| Res NonHmstd 1Un                         | 419,980                     | 525,053            | 105,074          | 25.0                 | 5,615           | 7,025              | 1,409         | 25.1                | 1.34                           | 1.34        |
| Res NonHmstd 2-3                         | 131,664                     | 147,635            | 15,971           | 12.1                 | 2,583           | 2,414              | -169          | -6.5                | 1.96                           | 1.64        |
| Reg Apartments                           | 1,385,692                   | 1,548,888          | 163,196          | 11.8                 | 31,741          | 29,827             | -1,914        | -6.0                | 2.29                           | 1.93        |
| Low-income Apts                          | 191,774                     | 218,129            | 26,355           | 13.7                 | 2,386           | 2,926              | 539           | 22.6                | 1.24                           | 1.34        |
| Seasonal Rec                             | 6,221                       | 5,468              | -753             | -12.1                | 97              | 85                 | -12           | -12.1               | 1.56                           | 1.55        |
| Com/Ind Lo Tier                          | 336,275                     | 334,655            | -1,620           | -0.5                 | 10,043          | 9,425              | -618          | -6.2                | 2.99                           | 2.82        |
| Com/Ind Hi Tier                          | 5,628,903                   | 5,865,231          | 236,327          | 4.2                  | 217,003         | 213,746            | -3,257        | -1.5                | 3.86                           | 3.64        |
| Publ U: Elec Gen                         | 675                         | 693                | 17               | 2.5                  | 20              | 19                 | 0             | -1.2                | 2.89                           | 2.79        |
| Publ U: Other                            | 145,657                     | 145,635            | -22              | 0.0                  | 5,660           | 5,338              | -321          | -5.7                | 3.89                           | 3.67        |
| Ag Hmstd: House                          | 483                         | 531                | 48               | 10.0                 | 5               | 6                  | 1             | 12.8                | 1.13                           | 1.16        |
| Ag Hmstd: Land                           | 160                         | 161                | 1                | 0.5                  | 1               | 1                  | 0             | -21.3               | 0.41                           | 0.32        |
| Ag NonHmstd                              | 42                          | 42                 | 0                | 0.0                  | 0               | 0                  | 0             | 1.9                 | 1.11                           | 1.13        |
| New Con: Res HS                          | 0                           | 91,435             | 91,435           | 0.0                  | 0               | 1,165              | 1,165         | 0.0                 | 0.00                           | 1.27        |
| <b>Total</b>                             | <b>21,471,891</b>           | <b>23,364,960</b>  | <b>1,893,069</b> | <b>8.8</b>           | <b>434,627</b>  | <b>447,963</b>     | <b>13,336</b> | <b>3.1</b>          | <b>2.02</b>                    | <b>1.92</b> |

**Tax Base**

**Tax Rates**

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 286,407         | 304,602            | 18,195        | 6.4                  | County                    | 50.26         | 50.48                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 25,025          | 25,869             | 844           | 3.4                  | City/Town                 | 37.23         | 35.42                      | 0.034        | 0.03         |
| (-) FD Contrib Tax Cap   | 37,222          | 37,724             | 501           | 1.3                  | School District           | 19.11         | 21.20                      | 1.547        | 1.457        |
| (=) Taxable Tax Capacity | 224,159         | 241,009            | 16,850        | 7.5                  | Special District          | 9.45          | 9.45                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 15,190          | 16,724             | 1,534         | 10.1                 | <b>Total</b>              | <b>116.05</b> | <b>116.55</b>              | <b>1.582</b> | <b>1.488</b> |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 115,100                         | 126,000            | 9.5                  | 1,249           | 1,397              | 148           | 11.8                 | 1.085                          | 1.108        |
| Res Hmstd: Avg Val   | 172,600                         | 189,000            | 9.5                  | 2,059           | 2,282              | 223           | 10.8                 | 1.192                          | 1.207        |
| Res Hmstd: Hi Val    | 230,100                         | 252,000            | 9.5                  | 2,869           | 3,166              | 297           | 10.4                 | 1.246                          | 1.256        |
| Res Hmstd: Ex-Hi Val | 345,100                         | 377,900            | 9.5                  | 4,489           | 4,934              | 445           | 9.9                  | 1.300                          | 1.305        |
| Apartment (Mkt rate) | 300,000                         | 335,300            | 11.8                 | 6,741           | 6,361              | -381          | -5.6                 | 2.247                          | 1.896        |
| Comm/Ind: Lo Val     | 150,000                         | 156,300            | 4.2                  | 4,424           | 4,405              | -19           | -0.4                 | 2.949                          | 2.818        |
| Comm/Ind: Med Val    | 300,000                         | 312,600            | 4.2                  | 10,243          | 10,126             | -117          | -1.1                 | 3.414                          | 3.239        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,042,000          | 4.2                  | 37,399          | 36,827             | -572          | -1.5                 | 3.739                          | 3.534        |

**SOUTHWEST HENNEPIN CO.**

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 16,744,039                  | 18,321,888         | 1,577,849        | 9.4                  | 201,138         | 226,918            | 25,780        | 12.8                | 1.20                           | 1.24        |
| Res NonHmstd 1Un                         | 701,448                     | 906,430            | 204,983          | 29.2                 | 9,071           | 11,823             | 2,752         | 30.3                | 1.29                           | 1.30        |
| Res NonHmstd 2-3                         | 235,155                     | 303,370            | 68,215           | 29.0                 | 4,234           | 4,669              | 434           | 10.3                | 1.80                           | 1.54        |
| Reg Apartments                           | 1,008,879                   | 1,105,500          | 96,621           | 9.6                  | 21,878          | 20,386             | -1,492        | -6.8                | 2.17                           | 1.84        |
| Low-income Apts                          | 86,445                      | 93,753             | 7,308            | 8.5                  | 997             | 1,221              | 224           | 22.4                | 1.15                           | 1.30        |
| Seasonal Rec                             | 74,895                      | 78,404             | 3,508            | 4.7                  | 1,279           | 1,320              | 41            | 3.2                 | 1.71                           | 1.68        |
| Com/Ind Lo Tier                          | 302,187                     | 307,176            | 4,989            | 1.7                  | 8,825           | 8,513              | -312          | -3.5                | 2.92                           | 2.77        |
| Com/Ind Hi Tier                          | 4,556,020                   | 4,702,306          | 146,286          | 3.2                  | 175,017         | 170,972            | -4,045        | -2.3                | 3.84                           | 3.64        |
| Publ U: Elec Gen                         | 370                         | 355                | -14              | -3.8                 | 10              | 9                  | -1            | -7.7                | 2.68                           | 2.58        |
| Publ U: Other                            | 174,263                     | 180,668            | 6,405            | 3.7                  | 6,648           | 6,527              | -121          | -1.8                | 3.81                           | 3.61        |
| Ag Hmstd: House                          | 57,834                      | 60,236             | 2,402            | 4.2                  | 645             | 708                | 63            | 9.7                 | 1.12                           | 1.17        |
| Ag Hmstd: Land                           | 41,792                      | 43,449             | 1,657            | 4.0                  | 215             | 211                | -4            | -1.6                | 0.51                           | 0.49        |
| Ag NonHmstd                              | 54,944                      | 62,934             | 7,989            | 14.5                 | 614             | 697                | 83            | 13.5                | 1.12                           | 1.11        |
| New Con: Res HS                          | 0                           | 322,954            | 322,954          | 0.0                  | 0               | 4,011              | 4,011         | 0.0                 | 0.00                           | 1.24        |
| <b>Total</b>                             | <b>24,038,271</b>           | <b>26,489,423</b>  | <b>2,451,152</b> | <b>10.2</b>          | <b>430,572</b>  | <b>457,984</b>     | <b>27,412</b> | <b>6.4</b>          | <b>1.79</b>                    | <b>1.73</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               |               |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|----------------------|---------------------------|---------------|---------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>   | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 301,335                     | 325,567            | 24,232        | 8.0                  | County                    | 50.26         | 50.48         | 0.000        | 0.00                       |              |
| (-) TIF Tax Capacity     | 6,040                       | 7,050              | 1,010         | 16.7                 | City/Town                 | 30.06         | 29.19         | 0.055        | 0.06                       |              |
| (-) FD Contrib Tax Cap   | 34,261                      | 38,065             | 3,804         | 11.1                 | School District           | 21.20         | 22.18         | 1.515        | 1.650                      |              |
| (=) Taxable Tax Capacity | 261,034                     | 280,452            | 19,418        | 7.4                  | Special District          | 8.92          | 8.82          | 0.000        | 0.00                       |              |
| FD Distrib Tax Cap       | 11,520                      | 12,758             | 1,237         | 10.7                 | <b>Total</b>              | <b>110.44</b> | <b>110.67</b> | <b>1.569</b> | <b>1.718</b>               |              |

**Tax Burdens on  
Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 156,900                     | 171,700            | 9.4                  | 1,748           | 1,977              | 229           | 13.1                 | 1.113                          | 1.151        |
| Res Hmstd: Avg Val   | 235,300                     | 257,500            | 9.4                  | 2,807           | 3,151              | 344           | 12.3                 | 1.193                          | 1.223        |
| Res Hmstd: Hi Val    | 313,700                     | 343,300            | 9.4                  | 3,867           | 4,326              | 459           | 11.9                 | 1.232                          | 1.260        |
| Res Hmstd: Ex-Hi Val | 470,600                     | 514,900            | 9.4                  | 5,936           | 6,624              | 688           | 11.6                 | 1.261                          | 1.286        |
| Apartment (Mkt rate) | 300,000                     | 328,700            | 9.6                  | 6,434           | 6,021              | -413          | -6.4                 | 2.144                          | 1.831        |
| Comm/Ind: Lo Val     | 150,000                     | 154,800            | 3.2                  | 4,373           | 4,326              | -47           | -1.1                 | 2.915                          | 2.794        |
| Comm/Ind: Med Val    | 300,000                     | 309,600            | 3.2                  | 10,124          | 9,950              | -174          | -1.7                 | 3.374                          | 3.213        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,032,100          | 3.2                  | 36,966          | 36,199             | -767          | -2.1                 | 3.696                          | 3.507        |

**SUBURBAN RAMSEY CO.**

| <i>Tax Burdens by Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                  | <b>Net Tax</b>  |                    |               |                 | <b>Effective Tax Rates</b> |             |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|-----------------|----------------------------|-------------|
|                                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chn</b> | <b>Base</b>                | <b>Alte</b> |
| Res Hmstd: Exist                     | 10,020,741                  | 10,951,874         | 931,132          | 9.3              | 104,617         | 122,286            | 17,669        | 16.9            | 1.04                       | 1.12        |
| Res NonHmstd 1Un                     | 257,782                     | 361,848            | 104,067          | 40.4             | 3,090           | 4,548              | 1,458         | 47.2            | 1.20                       | 1.26        |
| Res NonHmstd 2-3                     | 122,334                     | 128,718            | 6,383            | 5.2              | 2,135           | 1,964              | -171          | -8.0            | 1.75                       | 1.53        |
| Reg Apartments                       | 611,376                     | 799,830            | 188,455          | 30.8             | 12,901          | 14,568             | 1,667         | 12.9            | 2.11                       | 1.82        |
| Low-income Apts                      | 165,725                     | 212,156            | 46,431           | 28.0             | 1,802           | 2,762              | 960           | 53.2            | 1.09                       | 1.30        |
| Seasonal Rec                         | 8,846                       | 9,370              | 523              | 5.9              | 136             | 145                | 9             | 6.6             | 1.54                       | 1.55        |
| Com/Ind Lo Tier                      | 298,710                     | 302,767            | 4,056            | 1.4              | 8,494           | 8,303              | -191          | -2.3            | 2.84                       | 2.74        |
| Com/Ind Hi Tier                      | 2,866,448                   | 3,167,499          | 301,050          | 10.5             | 107,320         | 113,678            | 6,358         | 5.9             | 3.74                       | 3.59        |
| Publ U: Elec Gen                     | 38,205                      | 35,252             | -2,953           | -7.7             | 981             | 904                | -77           | -7.9            | 2.57                       | 2.56        |
| Publ U: Other                        | 128,146                     | 134,977            | 6,831            | 5.3              | 4,789           | 4,822              | 32            | 0.7             | 3.74                       | 3.57        |
| Ag Hmstd: House                      | 1,695                       | 1,680              | -16              | -0.9             | 17              | 18                 | 1             | 7.7             | 1.00                       | 1.09        |
| Ag Hmstd: Land                       | 807                         | 1,029              | 222              | 27.4             | 4               | 3                  | 0             | -12.3           | 0.47                       | 0.32        |
| Ag NonHmstd                          | 13,665                      | 15,407             | 1,743            | 12.8             | 136             | 153                | 17            | 12.5            | 1.00                       | 0.99        |
| New Con: Res HS                      | 0                           | 118,760            | 118,760          | 0.0              | 0               | 1,327              | 1,327         | 0.0             | 0.00                       | 1.12        |
| <b>Total</b>                         | <b>14,534,481</b>           | <b>16,241,165</b>  | <b>1,706,684</b> | <b>11.7</b>      | <b>246,423</b>  | <b>275,481</b>     | <b>29,058</b> | <b>11.8</b>     | <b>1.70</b>                | <b>1.70</b> |

**Tax Base**

**Tax Rates**

|                          | <b>Taxable Market Value</b> |                    |               |                  | <b>Net Tax Cap (Pctg)</b> |               |               |              | <b>Ref Mkt Val (mills)</b> |              |
|--------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|---------------|---------------|--------------|----------------------------|--------------|
|                          | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>   | <b>Alter</b> | <b>Base</b>                | <b>Alter</b> |
| Total Tax Capacity       | 182,723                     | 201,984            | 19,261        | 10.5             | County                    | 54.96         | 54.54         | 0.000        | 0.00                       |              |
| (-) TIF Tax Capacity     | 12,227                      | 12,838             | 611           | 5.0              | City/Town                 | 29.55         | 27.87         | 0.048        | 0.07                       |              |
| (-) FD Contrib Tax Cap   | 20,621                      | 22,360             | 1,739         | 8.4              | School District           | 19.99         | 20.28         | 0.936        | 1.445                      |              |
| (=) Taxable Tax Capacity | 149,876                     | 166,786            | 16,911        | 11.3             | Special District          | 4.96          | 6.92          | 0.000        | 0.00                       |              |
| FD Distrib Tax Cap       | 17,239                      | 18,603             | 1,364         | 7.9              | <b>Total</b>              | <b>109.46</b> | <b>109.61</b> | <b>0.984</b> | <b>1.520</b>               |              |

**Tax Burdens on Hypothetical Properties**

|                      | <b>Taxable Market Value</b> |                    |                  | <b>Net Tax</b>  |                    |               |                  | <b>Effective Tax Rates</b> |              |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
|                      | <b>Baseline</b>             | <b>Alternative</b> | <b>Pctg Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg Chng</b> | <b>Base</b>                | <b>Alter</b> |
| Res Hmstd: Lo Val    | 102,900                     | 112,500            | 9.3              | 948             | 1,133              | 185           | 19.5             | 0.921                      | 1.007        |
| Res Hmstd: Avg Val   | 154,300                     | 168,600            | 9.3              | 1,607           | 1,884              | 276           | 17.2             | 1.041                      | 1.117        |
| Res Hmstd: Hi Val    | 205,700                     | 224,800            | 9.3              | 2,267           | 2,636              | 369           | 16.3             | 1.101                      | 1.172        |
| Res Hmstd: Ex-Hi Val | 308,600                     | 337,300            | 9.3              | 3,587           | 4,141              | 554           | 15.5             | 1.162                      | 1.227        |
| Apartment (Mkt rate) | 300,000                     | 392,500            | 30.8             | 6,206           | 7,050              | 844           | 13.6             | 2.068                      | 1.796        |
| Comm/Ind: Lo Val     | 150,000                     | 165,800            | 10.5             | 4,240           | 4,641              | 401           | 9.5              | 2.826                      | 2.799        |
| Comm/Ind: Med Val    | 300,000                     | 331,500            | 10.5             | 9,843           | 10,561             | 717           | 7.3              | 3.281                      | 3.185        |
| Comm/Ind: Hi Val     | 1,000,000                   | 1,105,000          | 10.5             | 35,994          | 38,196             | 2,202         | 6.1              | 3.599                      | 3.456        |

CITY OF MINNEAPOLIS

| Tax Burdens by<br>Property Class | Taxable Market Value |                   |                  |            | Net Tax        |                |               |            | Effective Tax Rates |             |
|----------------------------------|----------------------|-------------------|------------------|------------|----------------|----------------|---------------|------------|---------------------|-------------|
|                                  | Baseline             | Alternative       | Change           | Pctg Chng  | Baseline       | Alternative    | Change        | Pctg Chn   | Base                | Alte        |
| Res Hmstd: Exist                 | 10,311,740           | 11,379,233        | 1,067,492        | 10.4       | 139,585        | 162,348        | 22,763        | 16.3       | 1.35                | 1.43        |
| Res NonHmstd 1Un                 | 649,118              | 742,726           | 93,608           | 14.4       | 10,087         | 11,944         | 1,857         | 18.4       | 1.55                | 1.61        |
| Res NonHmstd 2-3                 | 538,218              | 606,770           | 68,552           | 12.7       | 12,155         | 11,988         | -167          | -1.4       | 2.26                | 1.98        |
| Reg Apartments                   | 1,854,360            | 2,116,896         | 262,536          | 14.2       | 50,471         | 49,827         | -644          | -1.3       | 2.72                | 2.35        |
| Low-income Apts                  | 387,485              | 488,172           | 100,688          | 26.0       | 5,396          | 7,788          | 2,393         | 44.3       | 1.39                | 1.60        |
| Seasonal Rec                     | 135                  | 289               | 154              | 113.5      | 2              | 5              | 3             | 127.       | 1.70                | 1.81        |
| Com/Ind Lo Tier                  | 549,906              | 574,596           | 24,690           | 4.5        | 17,485         | 17,763         | 278           | 1.6        | 3.18                | 3.09        |
| Com/Ind Hi Tier                  | 5,548,105            | 5,667,374         | 119,268          | 2.1        | 233,755        | 232,116        | -1,638        | -0.7       | 4.21                | 4.10        |
| Publ U: Elec Gen                 | 68,911               | 67,488            | -1,423           | -2.1       | 2,111          | 2,033          | -77           | -3.7       | 3.06                | 3.01        |
| Publ U: Other                    | 263,992              | 284,004           | 20,012           | 7.6        | 11,101         | 11,605         | 504           | 4.5        | 4.21                | 4.09        |
| 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                      | 473                  | 507               | 35               | 7.4        | 7              | 8              | 1             | 10.9       | 1.47                | 1.52        |
| New Con: Res HS                  | 0                    | 116,517           | 116,517          | 0.0        | 0              | 1,662          | 1,662         | 0.0        | 0.00                | 1.43        |
| <b>Total</b>                     | <b>20,172,442</b>    | <b>22,044,572</b> | <b>1,872,130</b> | <b>9.3</b> | <b>482,155</b> | <b>509,088</b> | <b>26,933</b> | <b>5.6</b> | <b>2.39</b>         | <b>2.31</b> |

Tax Base

Tax Rates

|                          | Taxable Market Value |             |        |           | Pctg Chng        | Net Tax Cap (Pctg) |               | Ref Mkt Val (mills) |              |
|--------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
|                          | Baseline             | Alternative | Change | Pctg Chng |                  | Base               | Alter         | Base                | Alter        |
| Total Tax Capacity       | 280,716              | 296,210     | 15,495 | 5.5       | County           | 44.62              | 44.74         | 0.000               | 0.00         |
| (-) TIF Tax Capacity     | 42,736               | 46,238      | 3,502  | 8.2       | City/Town        | 58.84              | 63.60         | 0.000               | 0.01         |
| (-) FD Contrib Tax Cap   | 30,803               | 33,999      | 3,195  | 10.4      | School District  | 32.86              | 33.43         | 0.790               | 0.768        |
| (=) Taxable Tax Capacity | 207,177              | 215,974     | 8,797  | 4.2       | Special District | 10.50              | 9.91          | 0.000               | 0.00         |
| FD Distrib Tax Cap       | 34,127               | 35,677      | 1,549  | 4.5       | <b>Total</b>     | <b>146.82</b>      | <b>151.68</b> | <b>0.790</b>        | <b>0.786</b> |

Tax Burdens on Hypothetical Properties

|                      | Taxable Market Value |             |        | Pctg Chng | Net Tax  |             |        |           | Effective Tax Rates |       |
|----------------------|----------------------|-------------|--------|-----------|----------|-------------|--------|-----------|---------------------|-------|
|                      | Baseline             | Alternative | Change |           | Baseline | Alternative | Change | Pctg Chng | Base                | Alter |
| Res Hmstd: Lo Val    | 81,900               | 90,100      | 8,200  | 10.0      | 968      | 1,146       | 178    | 18.3      | 1.182               | 1.272 |
| Res Hmstd: Avg Val   | 122,900              | 135,200     | 12,300 | 10.0      | 1,640    | 1,906       | 267    | 16.3      | 1.334               | 1.409 |
| Res Hmstd: Hi Val    | 163,800              | 180,200     | 16,400 | 10.0      | 2,309    | 2,665       | 355    | 15.4      | 1.409               | 1.478 |
| Res Hmstd: Ex-Hi Val | 245,700              | 270,300     | 24,600 | 10.0      | 3,650    | 4,183       | 533    | 14.6      | 1.485               | 1.547 |
| Apartment (Mkt rate) | 300,000              | 342,500     | 42,500 | 14.2      | 8,165    | 8,062       | -104   | -1.3      | 2.721               | 2.353 |
| Comm/Ind: Lo Val     | 150,000              | 153,200     | 3,200  | 2.1       | 4,769    | 4,768       | -1     | 0.0       | 3.179               | 3.112 |
| Comm/Ind: Med Val    | 300,000              | 306,400     | 6,400  | 2.1       | 11,089   | 11,043      | -47    | -0.4      | 3.696               | 3.604 |
| Comm/Ind: Hi Val     | 1,000,000            | 1,021,500   | 21,500 | 2.2       | 40,582   | 40,331      | -251   | -0.6      | 4.058               | 3.948 |

CITY OF ST. PAUL

| <i>Tax Burdens by<br/>Property Class</i> | <b>Taxable Market Value</b> |                    |                  |                      | <b>Net Tax</b>  |                    |               |                     | <b>Effective<br/>Tax Rates</b> |             |
|--|-----------------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|---------------------|--------------------------------|-------------|
|  | <b>Baseline</b>             | <b>Alternative</b> | <b>Change</b>    | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chn</b> | <b>Base</b>                    | <b>Alte</b> |
| Res Hmstd: Exist                         | 6,932,514                   | 7,584,071          | 651,557          | 9.4                  | 73,900          | 88,804             | 14,903        | 20.2                | 1.07                           | 1.17        |
| Res NonHmstd 1Un                         | 253,288                     | 362,604            | 109,316          | 43.2                 | 3,288           | 4,995              | 1,707         | 51.9                | 1.30                           | 1.38        |
| Res NonHmstd 2-3                         | 214,005                     | 256,434            | 42,430           | 19.8                 | 4,128           | 4,342              | 213           | 5.2                 | 1.93                           | 1.69        |
| Reg Apartments                           | 862,147                     | 1,037,364          | 175,217          | 20.3                 | 20,118          | 20,947             | 829           | 4.1                 | 2.33                           | 2.02        |
| Low-income Apts                          | 295,429                     | 345,413            | 49,984           | 16.9                 | 3,447           | 4,751              | 1,304         | 37.8                | 1.17                           | 1.38        |
| Seasonal Rec                             | 1,135                       | 1,192              | 57               | 5.0                  | 19              | 20                 | 1             | 4.1                 | 1.70                           | 1.68        |
| Com/Ind Lo Tier                          | 364,632                     | 381,944            | 17,312           | 4.7                  | 10,611          | 10,861             | 250           | 2.4                 | 2.91                           | 2.84        |
| Com/Ind Hi Tier                          | 2,109,945                   | 2,426,214          | 316,269          | 15.0                 | 81,868          | 91,279             | 9,411         | 11.5                | 3.88                           | 3.76        |
| Publ U: Elec Gen                         | 46,740                      | 48,035             | 1,295            | 2.8                  | 1,276           | 1,287              | 11            | 0.9                 | 2.73                           | 2.68        |
| Publ U: Other                            | 156,617                     | 166,783            | 10,166           | 6.5                  | 6,075           | 6,273              | 198           | 3.3                 | 3.88                           | 3.76        |
| Ag Hmstd: House                          | 42                          | 50                 | 9                | 21.2                 | 0               | 0                  | 0             | 31.9                | 0.90                           | 0.98        |
| Ag Hmstd: Land                           | 67                          | 78                 | 11               | 16.6                 | 0               | 0                  | 0             | -7.2                | 0.51                           | 0.41        |
| Ag NonHmstd                              | 618                         | 608                | -10              | -1.6                 | 8               | 8                  | 0             | -2.3                | 1.30                           | 1.29        |
| New Con: Res HS                          | 0                           | 35,136             | 35,136           | 0.0                  | 0               | 411                | 411           | 0.0                 | 0.00                           | 1.17        |
| <b>Total</b>                             | <b>11,237,178</b>           | <b>12,645,926</b>  | <b>1,408,748</b> | <b>12.5</b>          | <b>204,741</b>  | <b>233,978</b>     | <b>29,237</b> | <b>14.3</b>         | <b>1.82</b>                    | <b>1.85</b> |

*Tax Base*

*Tax Rates*

|                          |                 |                    |               |                      | <b>Net Tax Cap (Pctg)</b> |               | <b>Ref Mkt Val (mills)</b> |              |              |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|---------------|----------------------------|--------------|--------------|
|                          | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>               | <b>Alter</b>  | <b>Base</b>                | <b>Alter</b> |              |
| Total Tax Capacity       | 144,948         | 160,615            | 15,667        | 10.8                 | County                    | 50.15         | 50.03                      | 0.000        | 0.00         |
| (-) TIF Tax Capacity     | 13,291          | 14,655             | 1,364         | 10.3                 | City/Town                 | 38.70         | 37.82                      | 0.000        | 0.00         |
| (-) FD Contrib Tax Cap   | 13,176          | 11,775             | -1,401        | -10.6                | School District           | 34.72         | 33.26                      | 0.003        | 0.878        |
| (=) Taxable Tax Capacity | 118,481         | 134,185            | 15,704        | 13.3                 | Special District          | 6.06          | 7.65                       | 0.000        | 0.00         |
| FD Distrib Tax Cap       | 32,136          | 33,783             | 1,647         | 5.1                  | <b>Total</b>              | <b>129.62</b> | <b>128.77</b>              | <b>0.003</b> | <b>0.878</b> |

*Tax Burdens on  
Hypothetical Properties*

|                      | <b>Taxable Market<br/>Value</b> |                    |                      | <b>Net Tax</b>  |                    |               |                      | <b>Effective<br/>Tax Rates</b> |              |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
|                      | <b>Baseline</b>                 | <b>Alternative</b> | <b>Pctg<br/>Chng</b> | <b>Baseline</b> | <b>Alternative</b> | <b>Change</b> | <b>Pctg<br/>Chng</b> | <b>Base</b>                    | <b>Alter</b> |
| Res Hmstd: Lo Val    | 73,100                          | 80,000             | 9.4                  | 655             | 800                | 145           | 22.1                 | 0.896                          | 0.999        |
| Res Hmstd: Avg Val   | 109,600                         | 119,900            | 9.4                  | 1,147           | 1,385              | 237           | 20.7                 | 1.046                          | 1.154        |
| Res Hmstd: Hi Val    | 146,200                         | 159,900            | 9.4                  | 1,655           | 1,971              | 316           | 19.1                 | 1.131                          | 1.232        |
| Res Hmstd: Ex-Hi Val | 219,300                         | 239,900            | 9.4                  | 2,668           | 3,143              | 475           | 17.8                 | 1.216                          | 1.310        |
| Apartment (Mkt rate) | 300,000                         | 361,000            | 20.3                 | 7,001           | 7,289              | 289           | 4.1                  | 2.333                          | 2.019        |
| Comm/Ind: Lo Val     | 150,000                         | 172,500            | 15.0                 | 4,365           | 5,112              | 747           | 17.1                 | 2.910                          | 2.963        |
| Comm/Ind: Med Val    | 300,000                         | 345,000            | 15.0                 | 10,185          | 11,602             | 1,416         | 13.9                 | 3.395                          | 3.362        |
| Comm/Ind: Hi Val     | 1,000,000                       | 1,149,900          | 15.0                 | 37,346          | 41,884             | 4,537         | 12.1                 | 3.734                          | 3.642        |

## Baseline Legal Class Report

|       | 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 - 500K | 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   |
| 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        |



House Research Dept.

Simulation No.: 3G1 Baseline: Final Pay 2002  
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 (all figures in \$000s)

|                    |  |       |             |           |           |
|--------------------|--|-------|-------------|-----------|-----------|
| 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 <76K     | 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 <76K     | 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        |
| 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       |
| <b>State Total</b> |  |       | 292,183,052 | 3,415,819 | 4,586,413 |

## Alternative Legal Class Report

| Legal Class                             | Class Rate | Mkt Val    | Net Tax Cap | Net Tax   |
|---|------------|------------|-------------|-----------|
| 127 Farm 1b Hmstd HGA: <32K             | 0.450      | 11,968     | 54          | 17        |
| 128 Ag Hmstd HGA: <76K                  | 1.000      | 5,857,978  | 58,580      | 43,962    |
| 129 Ag Hmstd HGA: 76K-500K              | 1.000      | 2,199,976  | 22,000      | 26,416    |
| 130 Ag Hmstd HGA: >500K                 | 1.250      | 27,114     | 339         | 401       |
| 131 Farm 1b Hmstd land <32K             | 0.450      | 943        | 4           | 2         |
| 132 Ag Hmstd land & bldgs: <115K        | 0.550      | 9,168,432  | 50,426      | 26,263    |
| 133 Ag Hmstd l & b: 115K-345K           | 0.550      | 7,804,629  | 42,925      | 47,438    |
| 134 Ag Hmstd l & b: 345K-600K           | 0.550      | 3,154,405  | 17,349      | 17,135    |
| 135 Ag Hmstd land & bldgs: >600K        | 1.000      | 2,576,895  | 25,769      | 25,052    |
| 137 Ag Non-homestead                    | 1.000      | 9,425,513  | 94,255      | 95,886    |
| 138 Migrant Housing: <500K              | 1.000      | 695        | 7           | 7         |
| 143 Timberlands                         | 1.000      | 775,270    | 7,753       | 8,780     |
| 144 Non-comm seasonal-rec-res: <76K     | 1.000      | 6,503,183  | 65,032      | 79,967    |
| 145 Non-comm seasonal-rec-res: 76K-500K | 1.000      | 2,965,853  | 29,659      | 43,409    |
| 146 Non-comm seasonal-rec-res: >500K    | 1.250      | 125,736    | 1,572       | 2,233     |
| 149.1 Res 1b Hmstd <32K: Exist          | 0.450      | 180,390    | 812         | 819       |
| 149.2 Res 1b Hmstd <32K: NewCon         | 0.450      | 3,839      | 17          | 17        |
| 150.1 Res Hmstd: <76K: Exist            | 1.000      | 92,493,660 | 924,937     | 925,814   |
| 150.2 Res Hmstd: <76K: NewCon           | 1.000      | 2,354,159  | 23,542      | 23,141    |
| 151.1 Res Hmstd: 76K-500K: Exist        | 1.000      | 91,056,836 | 910,568     | 1,164,647 |
| 151.2 Res Hmstd: 76K-500K: NewCon       | 1.000      | 2,443,404  | 24,434      | 30,891    |
| 152.1 Res Hmstd: > 500K: Exist          | 1.250      | 2,779,886  | 34,749      | 42,344    |
| 152.2 Res Hmstd: > 500K: NewCon         | 1.250      | 51,734     | 647         | 771       |
| 154 Res Non-hmstd 1 unit: <76K          | 1.000      | 5,283,441  | 52,834      | 70,059    |
| 155 Res Non-hmstd 1 unit: 76K - 500K    | 1.000      | 3,012,074  | 30,121      | 38,521    |
| 156 Res Non-hmstd 1 unit: >500K         | 1.250      | 262,153    | 3,277       | 3,992     |
| 158 Res Non-hmstd 2-3 units             | 1.250      | 3,362,546  | 42,032      | 55,421    |
| 161 Regular apartments (4a)             | 1.500      | 11,424,313 | 171,365     | 227,474   |
| 162 Regular apartments - New Cnstr      | 1.250      | 30,911     | 386         | 454       |
| 163 Low income apartments (4d)          | 1.000      | 2,979,481  | 29,795      | 41,808    |
| 164 Non-prof student housing/Comm Serv  | 1.500      | 33,108     | 497         | 723       |
| 165 Student housing                     | 1.000      | 21,714     | 217         | 322       |
| 166 Manufactured home park land         | 1.250      | 418,922    | 5,237       | 6,524     |
| 168 Comm seasonal-rec-res: 1c           | 1.000      | 344,252    | 3,443       | 3,412     |
| 169 Comm seasonal-rec-res: 4c <500K     | 1.000      | 207,030    | 2,070       | 3,313     |
| 170 Comm seasonal-rec-res: 4c >500K     | 1.250      | 47,925     | 599         | 908       |
| 171 Bed & Breakfast                     | 1.250      | 12,051     | 151         | 185       |
| 172 Qualifying golf courses             | 1.250      | 173,719    | 2,171       | 2,473     |
| 175 Commercial pref: <150K              | 1.500      | 6,700,019  | 100,500     | 189,125   |
| 176 Commercial: >150K                   | 2.000      | 28,880,467 | 577,609     | 1,069,300 |

House Research Dept.

Simulation No.: 3G1      Baseline: Final Pay 2002  
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 (all figures in \$000s)

|                    |  |       |             |           |           |
|--------------------|--|-------|-------------|-----------|-----------|
| 177                | Comm competitive zone: <150K             | 1.500 | 300         | 4         | 7         |
| 178                | Comm competitive zone: >150K             | 2.000 | 289         | 6         | 7         |
| 179                | Comm border city: <150K                  | 1.500 | 37,578      | 564       | 866       |
| 180                | Comm border city: >150K                  | 2.000 | 57,285      | 1,146     | 1,318     |
| 182                | Industrial pref: <150K                   | 1.500 | 1,161,581   | 17,424    | 33,102    |
| 183                | Industrial pref: >150K                   | 2.000 | 10,765,816  | 215,316   | 400,452   |
| 186                | Ind border city: <150K                   | 1.500 | 1,281       | 19        | 29        |
| 187                | Ind border city: >150K                   | 2.000 | 32,756      | 655       | 753       |
| 189                | Publ Util: land & bldgs <150K            | 1.500 | 78,772      | 1,182     | 2,149     |
| 190                | Publ Util: land & bldgs >150K            | 2.000 | 721,334     | 14,427    | 26,405    |
| 191                | Publ Util: Electric Generat Mach         | 2.000 | 1,545,468   | 30,909    | 40,043    |
| 192                | Publ Util: machinery (non-generat)       | 2.000 | 887,606     | 17,752    | 31,019    |
| 194                | Railroad <150K                           | 1.500 | 25,684      | 385       | 710       |
| 195                | Railroad >150K                           | 2.000 | 465,062     | 9,301     | 17,022    |
| 197                | Mineral                                  | 2.000 | 2,500       | 50        | 118       |
| 198                | Misc class 5                             | 2.000 | 1,543       | 31        | 64        |
| 201                | Personal: 3f                             | 1.000 | 8,172       | 82        | 99        |
| 202                | Non-comm aircraft hangars                | 1.500 | 42,162      | 632       | 1,104     |
| 203                | Pers: It31 tools&mach excl elec gen      | 2.000 | 115,630     | 2,313     | 3,972     |
| 204                | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 15,295      | 153       | 180       |
| 205                | Pers: It32 struct/leased land-NCSRR<76K  | 1.000 | 39,520      | 395       | 512       |
| 206                | Pers: It32 str/lease land-NCSRR:76-500K  | 1.000 | 1,202       | 12        | 18        |
| 208                | Pers: It32 struct/leased land-C/I        | 2.000 | 34,302      | 686       | 1,286     |
| 209                | Pers: Item 33 ag real estate             | 1.000 | 13,508      | 135       | 156       |
| 211                | Pers: It41 struct/leased land - C/I      | 2.000 | 367,295     | 7,346     | 10,399    |
| 212                | Pers: It41 struct/leased land-NCSRR<76K  | 1.000 | 276         | 3         | 5         |
| 215                | Pers: It41 str/leased land-non C/I,SRR   | 1.000 | 2           | 0         | 0         |
| 216                | Pers: Item 41 Border EZ                  | 2.000 | 1,345       | 27        | 31        |
| 217                | Pers: Item 42 non-EZ struct/RR land      | 2.000 | 33,748      | 675       | 1,388     |
| 219                | Pers: It43 leased real estate - non C/I  | 1.500 | 6,242       | 94        | 147       |
| 220                | Pers: Item 43 leased real estate - C/I   | 2.000 | 276,679     | 5,534     | 8,614     |
| 221                | Pers: Item 44 electric util trans lines  | 2.000 | 1,401,744   | 28,035    | 51,256    |
| 222                | Pers: Item 44 electric util distri lines | 2.000 | 175,078     | 3,502     | 6,582     |
| 223                | Pers: Item 45 syst/gas utils             | 2.000 | 1,636,058   | 32,721    | 56,969    |
| 224                | Pers: Item 46 syst/water utils           | 2.000 | 2,334       | 47        | 86        |
| 225                | Pers: Item 48 misc                       | 2.000 | 39,658      | 793       | 1,371     |
| <b>State Total</b> |  |       | 325,151,728 | 3,750,086 | 5,017,665 |

**Baseline Levy Summary**

*Levy Summary Report*

|                         | County                     | City      | Town    | School District                   | Special District | State   | Total     |
|-------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy      | 1,684,524                  | 1,060,224 | 136,770 | 838,767                           | 165,174          | 585,343 | 4,470,803 |
| Certified MKV Levy      | 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   |
|                         | <b>Homestead Credit</b>    | 323,858   |         | <b>Taconite credit</b>            |                  | 15,542  |           |
|                         | <b>Agricultural Credit</b> | 17,993    |         | <b>Disparity Reduction Credit</b> |                  | 3,045   |           |

**Alternative Levy Summary**

*Levy Summary Report*

|                         | County                     | City      | Town    | School District                   | Special District | State   | Total     |
|-------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy      | 1,781,488                  | 1,129,027 | 149,760 | 919,743                           | 188,371          | 592,241 | 4,760,631 |
| Certified MKV Levy      | 2,905                      | 14,770    | 45      | 346,639                           | 0                | 0       | 364,358   |
| Fiscal Disparities Levy | 104,350                    | 97,914    | 1,165   | 85,056                            | 21,668           | 0       | 310,153   |
| Disparity Reduction Aid | 10,082                     | 0         | 675     | 8,365                             | 0                | 0       | 19,122    |
| Spread NTC Levy         | 1,667,056                  | 1,031,113 | 147,920 | 845,832                           | 171,703          | 592,241 | 4,455,866 |
| Spread MKV Levy         | 2,905                      | 14,770    | 45      | 327,128                           | 0                | 0       | 344,848   |
| Tax Incr Financing Levy |                            |           |         |                                   |                  |         | 269,755   |
|                         | <b>Homestead Credit</b>    | 319,099   |         | <b>Taconite credit</b>            |                  | 16,327  |           |
|                         | <b>Agricultural Credit</b> | 23,606    |         | <b>Disparity Reduction Credit</b> |                  | 4,032   |           |