

**STATEWIDE**

Tax Burdens by 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	191,363,909	211,791,117	20,427,209	10.7	2,188,355	2,357,198	168,843	7.7	1.14	1.11
ResNonHm 1 Exist	8,557,668	10,302,125	1,744,457	20.4	112,567	131,232	18,666	16.6	1.32	1.27
ResNonHm23 Exist	3,866,001	4,338,238	472,237	12.2	63,414	69,025	5,611	8.8	1.64	1.59
Apartments Exist	14,434,705	15,850,832	1,416,127	9.8	269,731	260,441	-9,291	-3.4	1.87	1.64
Seas Rec: Exist	10,462,907	11,867,461	1,404,554	13.4	137,526	149,124	11,598	8.4	1.31	1.26
Com/Ind Lo Exist	7,926,443	8,168,016	241,574	3.0	223,833	228,551	4,718	2.1	2.82	2.80
Com/Ind Hi Exist	40,958,745	41,651,608	692,864	1.7	1,512,104	1,517,898	5,794	0.4	3.69	3.64
Publ Util	6,564,024	6,839,898	275,874	4.2	218,463	221,524	3,061	1.4	3.33	3.24
AgHm House Exist	8,097,036	8,804,982	707,946	8.7	70,785	75,849	5,064	7.2	0.87	0.86
AgHm Land: Exist	22,705,304	24,265,890	1,560,586	6.9	115,925	121,006	5,081	4.4	0.51	0.50
Ag NonHm: Exist	10,214,986	11,039,110	824,124	8.1	104,870	108,842	3,972	3.8	1.03	0.99
Res Hmstd NewCon	0	5,558,088	5,558,088	0.0	0	62,191	62,191	0.0	0.00	1.12
All Other NewCon	0	3,212,780	3,212,780	0.0	0	70,096	70,096	0.0	0.00	2.18
<b>Total</b>	<b>325,151,728</b>	<b>363,690,147</b>	<b>38,538,419</b>	<b>11.9</b>	<b>5,017,572</b>	<b>5,372,976</b>	<b>355,404</b>	<b>7.1</b>	<b>1.54</b>	<b>1.48</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	3,750,086	4,142,534	392,447	10.5	County	50.43	48.04	0.010	0.009
(-) TIF Tax Capacity	211,256	227,203	15,947	7.5	City/Town	35.67	34.86	0.052	0.059
(-) FD Contrib Tax Cap	233,130	254,136	21,006	9.0	School District	25.59	23.58	1.158	1.214
(=) Taxable Tax Capacity	3,305,701	3,661,195	355,494	10.8	Special District	5.19	4.79	0.000	0.000
FD Distrib Tax Cap	233,132	254,139	21,007	9.0	<b>Total</b>	<b>116.88</b>	<b>111.27</b>	<b>1.221</b>	<b>1.281</b>

GREATER MINNESOTA

Tax Burdens by 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	61,486,170	67,216,362	5,730,193	9.3	633,878	693,971	60,093	9.5	1.03	1.03
ResNonHm 1 Exist	3,523,627	3,966,554	442,927	12.6	45,407	50,153	4,746	10.5	1.29	1.26
ResNonHm23 Exist	1,282,249	1,399,634	117,386	9.2	20,544	22,007	1,463	7.1	1.60	1.57
Apartments Exist	2,711,178	2,932,846	221,668	8.2	49,288	49,715	427	0.9	1.82	1.70
Seas Rec: Exist	10,147,754	11,523,252	1,375,498	13.6	132,579	143,989	11,410	8.6	1.31	1.25
Com/Ind Lo Exist	4,412,774	4,573,250	160,476	3.6	124,566	128,306	3,740	3.0	2.82	2.81
Com/Ind Hi Exist	7,986,283	8,395,723	409,440	5.1	290,126	302,170	12,043	4.2	3.63	3.60
Publ Util	4,300,179	4,472,649	172,470	4.0	138,417	139,734	1,317	1.0	3.22	3.12
AgHm House Exist	7,067,066	7,739,086	672,020	9.5	61,072	66,019	4,947	8.1	0.86	0.85
AgHm Land: Exist	21,677,370	23,173,604	1,496,234	6.9	111,612	116,678	5,065	4.5	0.51	0.50
Ag NonHm: Exist	9,563,108	10,309,617	746,509	7.8	98,041	101,765	3,724	3.8	1.03	0.99
Res Hmstd NewCon	0	2,482,976	2,482,976	0.0	0	26,760	26,760	0.0	0.00	1.08
All Other NewCon	0	1,454,799	1,454,799	0.0	0	28,271	28,271	0.0	0.00	1.94
<b>Total</b>	<b>134,157,757</b>	<b>149,640,352</b>	<b>15,482,595</b>	<b>11.5</b>	<b>1,705,531</b>	<b>1,869,538</b>	<b>164,007</b>	<b>9.6</b>	<b>1.27</b>	<b>1.25</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	1,412,952	1,572,858	159,906	11.3	County	58.54	56.38	0.005	0.005
(-) TIF Tax Capacity	39,870	44,695	4,826	12.1	City/Town	32.91	32.34	0.016	0.017
(-) FD Contrib Tax Cap	1,413	1,898	485	34.3	School District	24.02	22.21	0.603	0.825
(=) Taxable Tax Capacity	1,371,669	1,526,265	154,596	11.3	Special District	1.65	1.63	0.000	0.000
FD Distrib Tax Cap	1,417	1,901	484	34.1	<b>Total</b>	<b>117.12</b>	<b>112.57</b>	<b>0.625</b>	<b>0.846</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	68,100	74,400	6,300	9.3	568	603	35	6.2	0.833	0.810
Res Hmstd: Avg Val	102,100	111,600	9,500	9.3	979	1,079	100	10.2	0.958	0.966
Res Hmstd: Hi Val	136,100	148,800	12,700	9.3	1,429	1,562	133	9.3	1.050	1.050
Res Hmstd: Ex-Hi Val	204,200	223,200	19,000	9.3	2,331	2,530	199	8.5	1.141	1.133
Apartment (Mkt rate)	300,000	324,500	24,500	8.2	5,458	4,841	-617	-11.3	1.819	1.491
Seas Rec: Lo Val	50,000	56,000	6,000	12.0	694	752	58	8.3	1.387	1.342
Seas Rec: Hi Val	150,000	168,000	18,000	12.0	2,322	2,553	231	10.0	1.547	1.519
Comm/Ind: Lo Val	150,000	157,700	7,700	5.1	3,947	4,140	193	4.9	2.631	2.625
Comm/Ind: Med Val	300,000	315,400	15,400	5.1	9,178	9,529	351	3.8	3.059	3.021
Comm/Ind: Hi Val	1,000,000	1,051,300	51,300	5.1	33,591	34,680	1,090	3.2	3.359	3.298

**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	129,877,739	144,574,755	14,697,016	11.3	1,554,477	1,663,227	108,750	7.0	1.20	1.15
ResNonHm 1 Exist	5,034,041	6,335,571	1,301,531	25.9	67,160	81,079	13,920	20.7	1.33	1.28
ResNonHm23 Exist	2,583,752	2,938,604	354,852	13.7	42,870	47,018	4,148	9.7	1.66	1.60
Apartments Exist	11,723,527	12,917,986	1,194,459	10.2	220,444	210,725	-9,718	-4.4	1.88	1.63
Seas Rec: Exist	315,153	344,209	29,055	9.2	4,947	5,135	188	3.8	1.57	1.49
Com/Ind Lo Exist	3,513,669	3,594,766	81,098	2.3	99,266	100,244	978	1.0	2.83	2.79
Com/Ind Hi Exist	32,972,462	33,255,885	283,424	0.9	1,221,978	1,215,728	-6,250	-0.5	3.71	3.66
Publ Util	2,263,845	2,367,249	103,405	4.6	80,046	81,790	1,744	2.2	3.54	3.46
AgHm House Exist	1,029,970	1,065,896	35,926	3.5	9,712	9,830	118	1.2	0.94	0.92
AgHm Land: Exist	1,027,935	1,092,286	64,352	6.3	4,312	4,328	16	0.4	0.42	0.40
Ag NonHm: Exist	651,878	729,493	77,615	11.9	6,829	7,077	248	3.6	1.05	0.97
Res Hmstd NewCon	0	3,075,112	3,075,112	0.0	0	35,431	35,431	0.0	0.00	1.15
All Other NewCon	0	1,757,982	1,757,982	0.0	0	41,825	41,825	0.0	0.00	2.38
<b>Total</b>	<b>190,993,971</b>	<b>214,049,795</b>	<b>23,055,824</b>	<b>12.1</b>	<b>3,312,041</b>	<b>3,503,438</b>	<b>191,397</b>	<b>5.8</b>	<b>1.73</b>	<b>1.64</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>	
Total Tax Capacity	2,337,135	2,569,676	232,541	9.9	County	44.68	42.08	0.013	0.010
(-) TIF Tax Capacity	171,386	182,507	11,121	6.5	City/Town	37.62	36.65	0.070	0.080
(-) FD Contrib Tax Cap	231,716	252,238	20,522	8.9	School District	26.70	24.56	1.432	1.406
(=) Taxable Tax Capacity	1,934,032	2,134,930	200,898	10.4	Special District	7.70	7.05	0.000	0.000
FD Distrib Tax Cap	231,715	252,238	20,523	8.9	<b>Total</b>	<b>116.70</b>	<b>110.34</b>	<b>1.515</b>	<b>1.497</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	116,700	129,900	11.3	1,271	1,372	101	7.9	1.089	1.056
Res Hmstd: Avg Val	175,000	194,800	11.3	2,093	2,244	151	7.2	1.195	1.151
Res Hmstd: Hi Val	233,200	259,600	11.3	2,912	3,114	202	6.9	1.248	1.199
Res Hmstd: Ex-Hi Val	349,900	389,500	11.3	4,556	4,859	303	6.6	1.302	1.247
Apartment (Mkt rate)	300,000	330,600	10.2	5,706	5,055	-652	-11.4	1.902	1.528
Comm/Ind: Lo Val	150,000	151,300	0.9	4,182	4,165	-17	-0.4	2.788	2.752
Comm/Ind: Med Val	300,000	302,600	0.9	9,683	9,628	-55	-0.6	3.227	3.181
Comm/Ind: Hi Val	1,000,000	1,008,600	0.9	35,353	35,120	-233	-0.7	3.535	3.482

**NORTHWEST CITIES**

<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	3,151,921	3,349,116	197,195	6.3	38,171	41,847	3,676	9.6	1.21	1.25
ResNonHm 1 Exist	206,431	225,204	18,773	9.1	3,084	3,420	336	10.9	1.49	1.52
ResNonHm23 Exist	82,051	81,904	-147	-0.2	1,411	1,427	16	1.1	1.72	1.74
Apartments Exist	276,383	302,288	25,905	9.4	5,325	5,855	530	9.9	1.93	1.94
Seas Rec: Exist	79,149	86,649	7,500	9.5	1,261	1,368	107	8.5	1.59	1.58
Com/Ind Lo Exist	458,912	476,176	17,263	3.8	13,186	13,770	584	4.4	2.87	2.89
Com/Ind Hi Exist	616,628	654,942	38,313	6.2	20,302	21,640	1,338	6.6	3.29	3.30
Publ Util	112,707	111,472	-1,235	-1.1	3,816	3,898	82	2.2	3.39	3.50
AgHm House Exist	15,736	16,870	1,134	7.2	186	200	14	7.8	1.18	1.19
AgHm Land: Exist	21,656	24,104	2,448	11.3	149	174	25	16.7	0.69	0.72
Ag NonHm: Exist	24,131	23,768	-363	-1.5	351	345	-6	-1.6	1.45	1.45
Res Hmstd NewCon	0	82,144	82,144	0.0	0	1,095	1,095	0.0	0.00	1.33
All Other NewCon	0	62,471	62,471	0.0	0	1,723	1,723	0.0	0.00	2.76
<b>Total</b>	<b>5,045,706</b>	<b>5,497,106</b>	<b>451,400</b>	<b>8.9</b>	<b>87,241</b>	<b>96,762</b>	<b>9,521</b>	<b>10.9</b>	<b>1.73</b>	<b>1.76</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	61,068	66,208	5,140	8.4	County	63.89	62.94	0.000	0.000
(-) TIF Tax Capacity	3,234	3,713	479	14.8	City/Town	51.74	54.87	0.051	0.047
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.48	22.48	0.505	0.614
(=) Taxable Tax Capacity	57,833	62,495	4,662	8.1	Special District	2.95	2.86	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.06</b>	<b>143.14</b>	<b>0.556</b>	<b>0.661</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	47,900	50,900	6.3	516	559	43	8.4	1.076	1.097
Res Hmstd: Avg Val	71,800	76,300	6.3	773	839	66	8.6	1.076	1.099
Res Hmstd: Hi Val	95,700	101,700	6.3	1,126	1,242	116	10.3	1.177	1.221
Res Hmstd: Ex-Hi Val	143,500	152,500	6.3	1,875	2,048	173	9.2	1.306	1.343
Apartment (Mkt rate)	300,000	328,100	9.4	6,560	6,087	-472	-7.2	2.186	1.855
Comm/Ind: Lo Val	150,000	159,300	6.2	4,498	4,910	412	9.2	2.998	3.081
Comm/Ind: Med Val	300,000	318,600	6.2	10,467	11,298	832	7.9	3.488	3.546
Comm/Ind: Hi Val	1,000,000	1,062,100	6.2	38,322	41,116	2,794	7.3	3.832	3.871

**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	3,074,915	3,386,728	311,814	10.1	25,397	27,635	2,238	8.8	0.83	0.82
ResNonHm 1 Exist	190,926	198,516	7,590	4.0	2,085	2,110	25	1.2	1.09	1.06
ResNonHm23 Exist	52,385	58,483	6,098	11.6	663	708	46	6.9	1.27	1.21
Apartments Exist	6,084	7,618	1,534	25.2	84	86	2	2.8	1.38	1.13
Seas Rec: Exist	1,786,213	2,040,730	254,517	14.2	21,973	24,346	2,373	10.8	1.23	1.19
Com/Ind Lo Exist	108,437	110,677	2,240	2.1	2,594	2,594	0	0.0	2.39	2.34
Com/Ind Hi Exist	115,018	119,671	4,653	4.0	3,720	3,805	85	2.3	3.23	3.18
Publ Util	390,137	419,509	29,372	7.5	12,715	13,148	433	3.4	3.26	3.13
AgHm House Exist	978,135	1,061,649	83,515	8.5	8,140	8,628	488	6.0	0.83	0.81
AgHm Land: Exist	3,471,196	3,641,232	170,036	4.9	18,187	18,395	208	1.1	0.52	0.51
Ag NonHm: Exist	1,979,318	2,067,067	87,749	4.4	21,276	21,224	-53	-0.2	1.07	1.03
Res Hmstd NewCon	0	135,546	135,546	0.0	0	1,144	1,144	0.0	0.00	0.84
All Other NewCon	0	121,370	121,370	0.0	0	1,415	1,415	0.0	0.00	1.17
<b>Total</b>	<b>12,152,765</b>	<b>13,368,798</b>	<b>1,216,034</b>	<b>10.0</b>	<b>116,835</b>	<b>125,239</b>	<b>8,404</b>	<b>7.2</b>	<b>0.96</b>	<b>0.94</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 Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	113,179	125,182	12,003	10.6	County	59.44	57.97	0.000	0.000
(-) TIF Tax Capacity	46	43	-4	-8.2	City/Town	18.11	17.21	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.48	18.76	0.527	0.666
(=) Taxable Tax Capacity	113,132	125,139	12,007	10.6	Special District	3.67	3.56	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.70</b>	<b>97.50</b>	<b>0.527</b>	<b>0.666</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	70,200	77,300	10.1	477	502	25	5.3	0.679	0.649
Res Hmstd: Avg Val	105,200	115,900	10.2	858	939	81	9.4	0.815	0.810
Res Hmstd: Hi Val	140,200	154,400	10.1	1,267	1,375	107	8.5	0.904	0.890
Res Hmstd: Ex-Hi Val	210,400	231,700	10.1	2,089	2,249	161	7.7	0.992	0.970
Seas Rec: Lo Val	50,000	56,000	12.0	622	667	45	7.3	1.243	1.191
Seas Rec: Hi Val	150,000	168,000	12.0	2,106	2,300	194	9.2	1.403	1.369
Comm/Ind: Lo Val	150,000	156,100	4.1	3,608	3,700	92	2.5	2.405	2.369
Comm/Ind: Med Val	300,000	312,100	4.0	8,391	8,533	141	1.7	2.797	2.734
Comm/Ind: Hi Val	1,000,000	1,040,500	4.1	30,716	31,101	385	1.3	3.071	2.989

**NORTH CENTRAL CITIES**

<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	2,225,959	2,463,772	237,813	10.7	22,299	24,847	2,548	11.4	1.00	1.01
ResNonHm 1 Exist	186,993	231,606	44,613	23.9	2,397	2,944	547	22.8	1.28	1.27
ResNonHm23 Exist	69,238	81,142	11,904	17.2	1,092	1,276	184	16.8	1.58	1.57
Apartments Exist	153,164	155,848	2,684	1.8	2,799	2,699	-100	-3.6	1.83	1.73
Seas Rec: Exist	961,064	1,064,574	103,511	10.8	12,834	13,729	895	7.0	1.34	1.29
Com/Ind Lo Exist	381,425	401,108	19,684	5.2	10,724	11,199	475	4.4	2.81	2.79
Com/Ind Hi Exist	631,445	690,635	59,190	9.4	22,339	24,356	2,017	9.0	3.54	3.53
Publ Util	75,044	70,610	-4,433	-5.9	2,900	2,686	-214	-7.4	3.86	3.80
AgHm House Exist	18,392	20,837	2,445	13.3	195	219	24	12.4	1.06	1.05
AgHm Land: Exist	19,495	21,670	2,174	11.2	95	100	5	5.1	0.49	0.46
Ag NonHm: Exist	23,952	26,185	2,233	9.3	250	260	10	4.1	1.04	0.99
Res Hmstd NewCon	0	77,865	77,865	0.0	0	804	804	0.0	0.00	1.03
All Other NewCon	0	85,561	85,561	0.0	0	1,883	1,883	0.0	0.00	2.20
<b>Total</b>	<b>4,746,169</b>	<b>5,391,413</b>	<b>645,244</b>	<b>13.6</b>	<b>77,926</b>	<b>87,003</b>	<b>9,077</b>	<b>11.6</b>	<b>1.64</b>	<b>1.61</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>	
Total Tax Capacity	57,129	64,618	7,489	13.1	County	51.48	47.53	0.000	0.000
(-) TIF Tax Capacity	2,401	2,826	426	17.7	City/Town	42.33	43.64	0.019	0.014
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.92	22.58	0.250	0.485
(=) Taxable Tax Capacity	54,728	61,792	7,064	12.9	Special District	0.96	1.09	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.70</b>	<b>114.84</b>	<b>0.269</b>	<b>0.499</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	56,800	62,900	10.7	462	502	40	8.6	0.813	0.798
Res Hmstd: Avg Val	85,200	94,300	10.7	739	842	104	14.1	0.866	0.893
Res Hmstd: Hi Val	113,600	125,700	10.7	1,109	1,247	138	12.5	0.976	0.992
Res Hmstd: Ex-Hi Val	170,400	188,600	10.7	1,849	2,057	208	11.2	1.085	1.090
Apartment (Mkt rate)	300,000	305,300	1.8	5,422	4,535	-887	-16.4	1.807	1.485
Comm/Ind: Lo Val	150,000	164,100	9.4	3,929	4,359	430	10.9	2.619	2.656
Comm/Ind: Med Val	300,000	328,100	9.4	9,154	9,982	828	9.0	3.051	3.042
Comm/Ind: Hi Val	1,000,000	1,093,700	9.4	33,538	36,230	2,692	8.0	3.353	3.312

**NORTH 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	3,598,484	3,947,075	348,591	9.7	30,202	32,022	1,820	6.0	0.84	0.81
ResNonHm 1 Exist	220,797	249,502	28,705	13.0	2,409	2,560	151	6.3	1.09	1.03
ResNonHm23 Exist	46,883	56,347	9,463	20.2	641	741	100	15.6	1.37	1.32
Apartments Exist	7,052	9,158	2,106	29.9	115	118	3	2.8	1.63	1.29
Seas Rec: Exist	2,765,940	3,172,124	406,184	14.7	33,518	36,094	2,576	7.7	1.21	1.14
Com/Ind Lo Exist	138,694	144,354	5,660	4.1	3,286	3,256	-30	-0.9	2.37	2.26
Com/Ind Hi Exist	99,803	104,572	4,769	4.8	3,119	3,076	-44	-1.4	3.13	2.94
Publ Util	277,682	317,193	39,511	14.2	9,972	10,866	895	9.0	3.59	3.43
AgHm House Exist	683,036	760,015	76,979	11.3	6,538	7,103	565	8.6	0.96	0.93
AgHm Land: Exist	1,089,057	1,201,645	112,588	10.3	5,478	5,738	260	4.7	0.50	0.48
Ag NonHm: Exist	489,323	549,191	59,868	12.2	5,602	5,937	335	6.0	1.14	1.08
Res Hmstd NewCon	0	154,459	154,459	0.0	0	1,391	1,391	0.0	0.00	0.90
All Other NewCon	0	138,676	138,676	0.0	0	1,700	1,700	0.0	0.00	1.23
<b>Total</b>	<b>9,416,751</b>	<b>10,804,311</b>	<b>1,387,560</b>	<b>14.7</b>	<b>100,880</b>	<b>110,602</b>	<b>9,723</b>	<b>9.6</b>	<b>1.07</b>	<b>1.02</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	94,079	108,072	13,993	14.9	County	58.28	53.80	0.000	0.000
(-) TIF Tax Capacity	26	28	2	7.4	City/Town	18.64	17.02	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.69	24.47	0.186	0.486
(=) Taxable Tax Capacity	94,053	108,044	13,991	14.9	Special District	1.02	0.91	0.000	0.000
FD Distrib Tax Cap	0	0	0	1.0	<b>Total</b>	<b>104.63</b>	<b>96.19</b>	<b>0.186</b>	<b>0.486</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	70,700	77,500	9.6	470	481	10	2.2	0.664	0.620
Res Hmstd: Avg Val	106,000	116,300	9.7	852	908	56	6.5	0.803	0.780
Res Hmstd: Hi Val	141,300	155,000	9.7	1,260	1,333	74	5.9	0.891	0.860
Res Hmstd: Ex-Hi Val	212,000	232,500	9.7	2,076	2,186	110	5.3	0.979	0.940
Seas Rec: Lo Val	50,000	56,000	12.0	631	660	28	4.5	1.262	1.178
Seas Rec: Hi Val	150,000	168,000	12.0	2,135	2,278	144	6.7	1.423	1.355
Comm/Ind: Lo Val	150,000	157,200	4.8	3,600	3,674	74	2.1	2.400	2.337
Comm/Ind: Med Val	300,000	314,300	4.8	8,391	8,472	82	1.0	2.796	2.695
Comm/Ind: Hi Val	1,000,000	1,047,800	4.8	30,747	30,875	128	0.4	3.074	2.946

**TACONITE CITIES**

<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	1,764,726	1,887,926	123,200	7.0	15,647	16,893	1,246	8.0	0.89	0.89
ResNonHm 1 Exist	118,689	137,425	18,736	15.8	2,017	2,257	240	11.9	1.70	1.64
ResNonHm23 Exist	36,491	38,585	2,094	5.7	766	783	17	2.2	2.10	2.03
Apartments Exist	106,079	104,791	-1,288	-1.2	2,237	2,179	-58	-2.6	2.11	2.08
Seas Rec: Exist	110,736	129,926	19,190	17.3	1,823	2,046	224	12.3	1.65	1.57
Com/Ind Lo Exist	245,188	255,378	10,190	4.2	8,124	8,323	199	2.4	3.31	3.26
Com/Ind Hi Exist	279,347	301,368	22,021	7.9	12,374	13,100	726	5.9	4.43	4.35
Publ Util	288,828	300,044	11,216	3.9	9,316	9,261	-55	-0.6	3.23	3.09
AgHm House Exist	3,879	4,292	413	10.6	37	46	8	22.6	0.96	1.06
AgHm Land: Exist	2,480	2,851	372	15.0	10	12	2	15.3	0.42	0.42
Ag NonHm: Exist	28,129	34,243	6,114	21.7	455	532	77	17.0	1.62	1.55
Res Hmstd NewCon	0	30,621	30,621	0.0	0	314	314	0.0	0.00	1.03
All Other NewCon	0	19,690	19,690	0.0	0	535	535	0.0	0.00	2.72
<b>Total</b>	<b>2,984,571</b>	<b>3,247,140</b>	<b>262,569</b>	<b>8.8</b>	<b>52,807</b>	<b>56,282</b>	<b>3,475</b>	<b>6.6</b>	<b>1.77</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	37,073	40,168	3,095	8.3	County	68.43	65.19	0.000	0.000
(-) TIF Tax Capacity	1,325	1,388	64	4.8	City/Town	74.45	71.85	0.035	0.033
(-) FD Contrib Tax Cap	964	1,403	440	45.6	School District	16.81	13.55	0.238	0.582
(=) Taxable Tax Capacity	34,785	37,376	2,591	7.4	Special District	1.50	2.78	0.000	0.000
FD Distrib Tax Cap	1,024	1,400	376	36.7	<b>Total</b>	<b>161.19</b>	<b>153.38</b>	<b>0.273</b>	<b>0.614</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	42,400	45,400	7.1	210	228	17	8.2	0.496	0.501
Res Hmstd: Avg Val	63,500	67,900	6.9	472	496	25	5.2	0.742	0.731
Res Hmstd: Hi Val	84,600	90,500	7.0	775	838	62	8.0	0.916	0.925
Res Hmstd: Ex-Hi Val	127,000	135,900	7.0	1,509	1,603	94	6.2	1.187	1.179
Apartment (Mkt rate)	300,000	296,400	-1.2	7,335	5,865	-1,471	-20.0	2.445	1.978
Comm/Ind: Lo Val	150,000	161,800	7.9	4,881	5,275	395	8.1	3.253	3.260
Comm/Ind: Med Val	300,000	323,600	7.9	11,375	12,113	737	6.5	3.791	3.743
Comm/Ind: Hi Val	1,000,000	1,078,800	7.9	41,681	44,024	2,343	5.6	4.168	4.080



**TACONITE 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	2,875,765	3,204,498	328,733	11.4	19,413	21,058	1,645	8.5	0.68	0.66
ResNonHm 1 Exist	146,402	176,968	30,566	20.9	1,720	1,947	227	13.2	1.17	1.10
ResNonHm23 Exist	20,028	21,666	1,638	8.2	281	287	6	2.1	1.40	1.32
Apartments Exist	4,044	3,756	-288	-7.1	60	50	-10	-17.2	1.48	1.32
Seas Rec: Exist	2,410,145	2,723,862	313,717	13.0	31,878	34,616	2,738	8.6	1.32	1.27
Com/Ind Lo Exist	62,417	67,844	5,427	8.7	1,619	1,700	81	5.0	2.59	2.51
Com/Ind Hi Exist	115,456	117,738	2,283	2.0	4,088	4,040	-48	-1.2	3.54	3.43
Publ Util	195,913	230,805	34,892	17.8	6,790	7,667	877	12.9	3.47	3.32
AgHm House Exist	129,416	141,452	12,036	9.3	614	647	32	5.3	0.47	0.46
AgHm Land: Exist	137,181	154,682	17,501	12.8	290	310	20	6.9	0.21	0.20
Ag NonHm: Exist	326,126	363,631	37,505	11.5	3,717	3,864	147	3.9	1.14	1.06
Res Hmstd NewCon	0	80,336	80,336	0.0	0	537	537	0.0	0.00	0.67
All Other NewCon	0	82,107	82,107	0.0	0	1,074	1,074	0.0	0.00	1.31
<b>Total</b>	<b>6,422,893</b>	<b>7,369,343</b>	<b>946,451</b>	<b>14.7</b>	<b>70,471</b>	<b>77,796</b>	<b>7,325</b>	<b>10.4</b>	<b>1.10</b>	<b>1.06</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	67,141	77,001	9,860	14.7	County	70.73 67.05	0.000	0.000
(-) TIF Tax Capacity	308	317	9	2.8	City/Town	19.63 18.59	0.000	0.000
(-) FD Contrib Tax Cap	450	495	45	10.0	School District	15.31 12.84	0.244	0.316
(=) Taxable Tax Capacity	66,383	76,190	9,807	14.8	Special District	3.06 2.92	0.000	0.000
FD Distrib Tax Cap	393	501	108	27.6	<b>Total</b>	<b>108.74 101.40</b>	<b>0.244</b>	<b>0.316</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	71,100	79,200	11.4	218	237	20	9.0	0.306	0.299
Res Hmstd: Avg Val	106,600	118,800	11.4	619	687	68	11.0	0.580	0.578
Res Hmstd: Hi Val	142,200	158,500	11.5	1,047	1,138	91	8.7	0.736	0.717
Res Hmstd: Ex-Hi Val	213,300	237,700	11.4	1,901	2,037	136	7.2	0.891	0.857
Seas Rec: Lo Val	50,000	56,000	12.0	652	689	37	5.7	1.303	1.230
Seas Rec: Hi Val	150,000	168,000	12.0	2,196	2,366	169	7.7	1.464	1.408
Comm/Ind: Lo Val	150,000	153,000	2.0	3,750	3,703	-47	-1.3	2.500	2.420
Comm/Ind: Med Val	300,000	305,900	2.0	8,738	8,590	-149	-1.7	2.912	2.807
Comm/Ind: Hi Val	1,000,000	1,019,800	2.0	32,015	31,405	-610	-1.9	3.201	3.079

**DULUTH 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	3,252,512	3,608,949	356,436	11.0	36,953	40,465	3,513	9.5	1.14	1.12
ResNonHm 1 Exist	196,641	237,130	40,489	20.6	2,665	3,155	490	18.4	1.36	1.33
ResNonHm23 Exist	102,321	125,797	23,476	22.9	1,729	2,073	344	19.9	1.69	1.65
Apartments Exist	187,376	218,037	30,661	16.4	3,386	3,593	207	6.1	1.81	1.65
Seas Rec: Exist	67,460	77,184	9,724	14.4	1,102	1,176	74	6.7	1.63	1.52
Com/Ind Lo Exist	178,705	189,659	10,953	6.1	5,093	5,286	193	3.8	2.85	2.79
Com/Ind Hi Exist	484,619	586,279	101,660	21.0	18,263	21,573	3,310	18.1	3.77	3.68
Publ Util	110,978	111,809	832	0.7	4,166	4,100	-66	-1.6	3.75	3.67
AgHm House Exist	11,770	12,460	690	5.9	140	134	-6	-4.4	1.19	1.07
AgHm Land: Exist	9,238	10,497	1,259	13.6	49	47	-2	-4.2	0.53	0.45
Ag NonHm: Exist	15,424	16,769	1,345	8.7	215	211	-4	-1.9	1.39	1.26
Res Hmstd NewCon	0	67,336	67,336	0.0	0	789	789	0.0	0.00	1.17
All Other NewCon	0	29,869	29,869	0.0	0	753	753	0.0	0.00	2.52
<b>Total</b>	<b>4,617,044</b>	<b>5,291,775</b>	<b>674,731</b>	<b>14.6</b>	<b>73,761</b>	<b>83,355</b>	<b>9,594</b>	<b>13.0</b>	<b>1.60</b>	<b>1.58</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	53,863	61,795	7,932	14.7	County	83.59 80.72	0.000	0.000
(-) TIF Tax Capacity	4,689	5,925	1,236	26.4	City/Town	28.26 26.75	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.21 14.27	0.111	0.648
(=) Taxable Tax Capacity	49,174	55,870	6,696	13.6	Special District	4.45 5.06	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.51 126.80</b>	<b>0.111</b>	<b>0.648</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	70,000	77,700	11.0	676	733	57	8.4	0.966	0.943
Res Hmstd: Avg Val	104,900	116,400	11.0	1,155	1,284	129	11.1	1.101	1.102
Res Hmstd: Hi Val	139,900	155,200	10.9	1,665	1,836	171	10.3	1.189	1.182
Res Hmstd: Ex-Hi Val	209,900	232,900	11.0	2,684	2,941	257	9.6	1.278	1.262
Apartment (Mkt rate)	300,000	349,100	16.4	6,131	5,759	-372	-6.1	2.043	1.649
Comm/Ind: Lo Val	150,000	181,500	21.0	4,283	5,327	1,044	24.4	2.855	2.935
Comm/Ind: Med Val	300,000	362,900	21.0	9,989	12,007	2,018	20.2	3.329	3.308
Comm/Ind: Hi Val	1,000,000	1,209,800	21.0	36,615	43,195	6,580	18.0	3.661	3.570

**EAST CENTRAL CITIES**

<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	2,056,094	2,293,012	236,919	11.5	28,262	29,825	1,563	5.5	1.37	1.30
ResNonHm 1 Exist	127,388	135,311	7,922	6.2	2,073	2,068	-5	-0.2	1.63	1.53
ResNonHm23 Exist	57,010	71,061	14,051	24.6	1,167	1,334	167	14.3	2.05	1.88
Apartments Exist	131,195	142,532	11,337	8.6	2,709	2,722	13	0.5	2.06	1.91
Seas Rec: Exist	41,313	46,865	5,553	13.4	836	919	83	9.9	2.02	1.96
Com/Ind Lo Exist	228,633	242,753	14,120	6.2	7,395	7,468	73	1.0	3.23	3.08
Com/Ind Hi Exist	344,133	370,878	26,746	7.8	14,608	14,918	310	2.1	4.24	4.02
Publ Util	73,425	74,923	1,497	2.0	3,092	3,022	-70	-2.3	4.21	4.03
AgHm House Exist	49,254	54,766	5,512	11.2	624	655	31	4.9	1.27	1.20
AgHm Land: Exist	38,051	43,296	5,245	13.8	205	218	13	6.6	0.54	0.50
Ag NonHm: Exist	17,975	20,810	2,835	15.8	266	287	21	7.9	1.48	1.38
Res Hmstd NewCon	0	133,827	133,827	0.0	0	1,835	1,835	0.0	0.00	1.37
All Other NewCon	0	53,564	53,564	0.0	0	1,485	1,485	0.0	0.00	2.77
<b>Total</b>	<b>3,164,472</b>	<b>3,683,600</b>	<b>519,128</b>	<b>16.4</b>	<b>61,237</b>	<b>66,757</b>	<b>5,519</b>	<b>9.0</b>	<b>1.94</b>	<b>1.81</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 Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	37,263	43,107	5,844	15.7	County	70.52	65.37	0.014	0.012
(-) TIF Tax Capacity	2,007	2,189	182	9.1	City/Town	53.17	49.76	0.033	0.034
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.26	29.40	0.474	0.497
(=) Taxable Tax Capacity	35,256	40,918	5,662	16.1	Special District	1.29	1.26	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>156.25</b>	<b>145.78</b>	<b>0.521</b>	<b>0.543</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	68,300	76,200	11.6	830	848	19	2.3	1.214	1.113
Res Hmstd: Avg Val	102,500	114,300	11.5	1,375	1,459	84	6.1	1.341	1.276
Res Hmstd: Hi Val	136,600	152,300	11.5	1,956	2,068	112	5.7	1.431	1.357
Res Hmstd: Ex-Hi Val	204,900	228,500	11.5	3,120	3,288	168	5.4	1.522	1.439
Apartment (Mkt rate)	300,000	325,900	8.6	7,187	6,116	-1,072	-14.9	2.395	1.876
Comm/Ind: Lo Val	150,000	161,700	7.8	4,812	5,052	241	5.0	3.207	3.124
Comm/Ind: Med Val	300,000	323,300	7.8	11,201	11,600	399	3.6	3.733	3.587
Comm/Ind: Hi Val	1,000,000	1,077,700	7.8	41,018	42,165	1,147	2.8	4.101	3.912

**EAST 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	3,296,318	3,700,221	403,903	12.3	36,573	38,928	2,355	6.4	1.11	1.05
ResNonHm 1 Exist	188,723	197,531	8,808	4.7	2,485	2,397	-88	-3.5	1.32	1.21
ResNonHm23 Exist	56,060	68,789	12,729	22.7	909	1,043	135	14.8	1.62	1.52
Apartments Exist	3,471	3,425	-45	-1.3	63	51	-12	-18.8	1.80	1.49
Seas Rec: Exist	806,142	926,624	120,483	14.9	12,067	13,061	995	8.2	1.50	1.41
Com/Ind Lo Exist	66,906	74,146	7,241	10.8	1,844	1,948	105	5.7	2.76	2.63
Com/Ind Hi Exist	41,686	48,937	7,250	17.4	1,535	1,716	181	11.8	3.68	3.51
Publ Util	149,179	155,547	6,368	4.3	5,565	5,578	13	0.2	3.73	3.59
AgHm House Exist	795,536	886,723	91,187	11.5	8,309	8,690	381	4.6	1.04	0.98
AgHm Land: Exist	709,373	785,418	76,045	10.7	3,289	3,277	-12	-0.4	0.46	0.42
Ag NonHm: Exist	247,749	286,829	39,080	15.8	3,195	3,387	192	6.0	1.29	1.18
Res Hmstd NewCon	0	165,408	165,408	0.0	0	1,822	1,822	0.0	0.00	1.10
All Other NewCon	0	88,989	88,989	0.0	0	1,094	1,094	0.0	0.00	1.23
<b>Total</b>	<b>6,361,142</b>	<b>7,388,588</b>	<b>1,027,446</b>	<b>16.2</b>	<b>75,832</b>	<b>82,993</b>	<b>7,161</b>	<b>9.4</b>	<b>1.19</b>	<b>1.12</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	62,816	72,923	10,108	16.1	County	72.29	66.87	0.029	0.025
(-) TIF Tax Capacity	65	70	5	8.2	City/Town	22.08	20.39	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.05	28.45	0.409	0.533
(=) Taxable Tax Capacity	62,751	72,853	10,102	16.1	Special District	1.12	1.04	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.53</b>	<b>116.76</b>	<b>0.438</b>	<b>0.557</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	79,400	88,900	12.0	739	795	57	7.7	0.930	0.894
Res Hmstd: Avg Val	119,100	133,400	12.0	1,294	1,380	86	6.6	1.086	1.034
Res Hmstd: Hi Val	158,700	177,700	12.0	1,848	1,961	113	6.1	1.164	1.103
Res Hmstd: Ex-Hi Val	238,100	266,700	12.0	2,959	3,130	171	5.8	1.242	1.173
Seas Rec: Lo Val	50,000	56,000	12.0	741	775	34	4.6	1.481	1.383
Seas Rec: Hi Val	150,000	168,000	12.0	2,463	2,624	160	6.5	1.642	1.561
Comm/Ind: Lo Val	150,000	176,100	17.4	4,131	4,834	703	17.0	2.753	2.745
Comm/Ind: Med Val	300,000	352,200	17.4	9,616	10,949	1,333	13.9	3.205	3.108
Comm/Ind: Hi Val	1,000,000	1,173,900	17.4	35,215	39,484	4,269	12.1	3.521	3.363

**CENTRAL MINN CITIES**

<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	7,167,696	7,881,459	713,763	10.0	79,493	88,159	8,666	10.9	1.11	1.12
ResNonHm 1 Exist	318,811	391,671	72,861	22.9	4,167	4,976	808	19.4	1.31	1.27
ResNonHm23 Exist	218,461	218,069	-392	-0.2	3,470	3,423	-48	-1.4	1.59	1.57
Apartments Exist	617,415	687,164	69,748	11.3	10,954	11,131	177	1.6	1.77	1.62
Seas Rec: Exist	51,298	58,958	7,660	14.9	803	905	102	12.7	1.57	1.54
Com/Ind Lo Exist	538,491	556,858	18,367	3.4	15,048	15,379	331	2.2	2.79	2.76
Com/Ind Hi Exist	1,494,752	1,583,167	88,415	5.9	54,790	56,594	1,805	3.3	3.67	3.57
Publ Util	1,028,093	1,012,816	-15,277	-1.5	28,831	27,197	-1,634	-5.7	2.80	2.69
AgHm House Exist	105,958	112,773	6,815	6.4	1,147	1,215	68	5.9	1.08	1.08
AgHm Land: Exist	95,421	99,416	3,995	4.2	450	445	-5	-1.1	0.47	0.45
Ag NonHm: Exist	63,135	73,803	10,669	16.9	763	849	86	11.3	1.21	1.15
Res Hmstd NewCon	0	553,053	553,053	0.0	0	6,201	6,201	0.0	0.00	1.12
All Other NewCon	0	198,069	198,069	0.0	0	5,281	5,281	0.0	0.00	2.67
<b>Total</b>	<b>11,699,530</b>	<b>13,427,277</b>	<b>1,727,747</b>	<b>14.8</b>	<b>199,917</b>	<b>221,755</b>	<b>21,838</b>	<b>10.9</b>	<b>1.71</b>	<b>1.65</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>
Total Tax Capacity	147,222	166,052	18,830	12.8	County	47.85 45.88	0.000	0.000
(-) TIF Tax Capacity	9,357	10,144	787	8.4	City/Town	43.33 42.21	0.038	0.033
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.56 27.35	0.542	0.993
(=) Taxable Tax Capacity	137,865	155,908	18,043	13.1	Special District	2.15 2.04	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>123.90 117.48</b>	<b>0.580</b>	<b>1.026</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	84,300	92,700	10.0	797	895	98	12.3	0.945	0.965
Res Hmstd: Avg Val	126,300	138,900	10.0	1,379	1,527	148	10.7	1.092	1.099
Res Hmstd: Hi Val	168,400	185,200	10.0	1,963	2,160	197	10.0	1.165	1.166
Res Hmstd: Ex-Hi Val	252,700	277,900	10.0	3,132	3,428	295	9.4	1.239	1.233
Apartment (Mkt rate)	300,000	333,900	11.3	5,749	5,246	-503	-8.8	1.916	1.571
Comm/Ind: Lo Val	150,000	158,900	5.9	4,092	4,329	236	5.8	2.728	2.724
Comm/Ind: Med Val	300,000	317,700	5.9	9,520	9,941	421	4.4	3.173	3.128
Comm/Ind: Hi Val	1,000,000	1,059,200	5.9	34,849	36,145	1,296	3.7	3.484	3.412

**CENTRAL MINN 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	4,116,625	4,582,612	465,987	11.3	38,399	42,362	3,963	10.3	0.93	0.92
ResNonHm 1 Exist	165,960	199,666	33,705	20.3	1,803	2,128	325	18.0	1.09	1.07
ResNonHm23 Exist	72,948	79,724	6,776	9.3	983	1,046	63	6.4	1.35	1.31
Apartments Exist	3,217	3,207	-10	-0.3	50	42	-7	-14.5	1.54	1.32
Seas Rec: Exist	492,578	553,394	60,816	12.3	6,399	7,022	623	9.7	1.30	1.27
Com/Ind Lo Exist	109,474	112,763	3,289	3.0	2,650	2,690	40	1.5	2.42	2.39
Com/Ind Hi Exist	91,647	96,633	4,987	5.4	2,871	2,966	95	3.3	3.13	3.07
Publ Util	147,152	151,030	3,878	2.6	4,707	4,724	17	0.4	3.20	3.13
AgHm House Exist	972,602	1,069,545	96,943	10.0	8,587	9,439	852	9.9	0.88	0.88
AgHm Land: Exist	1,278,175	1,354,237	76,062	6.0	5,821	5,961	141	2.4	0.46	0.44
Ag NonHm: Exist	269,046	290,568	21,523	8.0	2,836	2,943	107	3.8	1.05	1.01
Res Hmstd NewCon	0	180,390	180,390	0.0	0	1,651	1,651	0.0	0.00	0.92
All Other NewCon	0	71,423	71,423	0.0	0	877	877	0.0	0.00	1.23
<b>Total</b>	<b>7,719,424</b>	<b>8,745,193</b>	<b>1,025,769</b>	<b>13.3</b>	<b>75,105</b>	<b>83,850</b>	<b>8,745</b>	<b>11.6</b>	<b>0.97</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	74,737	84,839	10,102	13.5	County	47.98	46.18	0.000	0.000
(-) TIF Tax Capacity	135	206	71	53.0	City/Town	22.39	21.40	0.008	0.007
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.56	29.73	0.631	0.802
(=) Taxable Tax Capacity	74,603	84,633	10,031	13.4	Special District	1.18	1.33	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>103.10</b>	<b>98.64</b>	<b>0.639</b>	<b>0.809</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	100,500	111,900	11.3	818	923	104	12.7	0.814	0.824
Res Hmstd: Avg Val	150,700	167,800	11.3	1,413	1,570	156	11.1	0.937	0.935
Res Hmstd: Hi Val	200,900	223,600	11.3	2,008	2,215	207	10.3	0.999	0.990
Res Hmstd: Ex-Hi Val	301,400	335,500	11.3	3,199	3,510	311	9.7	1.061	1.046
Seas Rec: Lo Val	50,000	56,000	12.0	624	674	50	8.0	1.247	1.202
Seas Rec: Hi Val	150,000	168,000	12.0	2,112	2,319	208	9.8	1.407	1.380
Comm/Ind: Lo Val	150,000	158,200	5.5	3,634	3,815	181	5.0	2.422	2.411
Comm/Ind: Med Val	300,000	316,300	5.4	8,446	8,772	326	3.9	2.815	2.773
Comm/Ind: Hi Val	1,000,000	1,054,400	5.4	30,906	31,915	1,009	3.3	3.090	3.026

**SOUTHWEST CITIES**

<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	3,732,431	3,902,329	169,899	4.6	47,049	52,475	5,426	11.5	1.26	1.34
ResNonHm 1 Exist	216,745	241,264	24,519	11.3	3,477	4,037	559	16.1	1.60	1.67
ResNonHm23 Exist	59,846	64,985	5,139	8.6	1,118	1,275	157	14.1	1.87	1.96
Apartments Exist	258,511	261,293	2,783	1.1	5,113	5,143	30	0.6	1.98	1.97
Seas Rec: Exist	12,824	14,681	1,858	14.5	273	310	37	13.6	2.13	2.11
Com/Ind Lo Exist	483,351	496,198	12,847	2.7	15,144	16,037	894	5.9	3.13	3.23
Com/Ind Hi Exist	632,086	639,996	7,909	1.3	25,229	26,647	1,419	5.6	3.99	4.16
Publ Util	70,071	71,651	1,580	2.3	2,929	3,071	142	4.9	4.18	4.29
AgHm House Exist	18,004	18,664	660	3.7	244	260	16	6.5	1.35	1.39
AgHm Land: Exist	35,755	37,002	1,247	3.5	310	331	20	6.6	0.87	0.89
Ag NonHm: Exist	34,548	39,349	4,802	13.9	565	663	98	17.4	1.64	1.69
Res Hmstd NewCon	0	66,926	66,926	0.0	0	955	955	0.0	0.00	1.43
All Other NewCon	0	39,905	39,905	0.0	0	1,325	1,325	0.0	0.00	3.32
<b>Total</b>	<b>5,554,170</b>	<b>5,894,244</b>	<b>340,074</b>	<b>6.1</b>	<b>101,451</b>	<b>112,531</b>	<b>11,080</b>	<b>10.9</b>	<b>1.83</b>	<b>1.91</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	65,822	69,448	3,626	5.5	County	61.72	61.02	0.039	0.040
(-) TIF Tax Capacity	3,274	3,475	201	6.1	City/Town	61.16	65.61	0.025	0.038
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.23	23.15	0.998	1.188
(=) Taxable Tax Capacity	62,548	65,973	3,425	5.5	Special District	1.48	1.38	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.58</b>	<b>151.17</b>	<b>1.062</b>	<b>1.267</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	45,500	47,600	4.6	529	589	61	11.5	1.162	1.238
Res Hmstd: Avg Val	68,300	71,400	4.5	794	884	90	11.4	1.162	1.238
Res Hmstd: Hi Val	91,000	95,100	4.5	1,131	1,271	140	12.4	1.242	1.336
Res Hmstd: Ex-Hi Val	136,600	142,800	4.5	1,884	2,096	211	11.2	1.379	1.467
Apartment (Mkt rate)	300,000	303,200	1.1	6,870	6,113	-757	-11.0	2.290	2.016
Comm/Ind: Lo Val	150,000	151,900	1.3	4,653	4,889	236	5.1	3.101	3.218
Comm/Ind: Med Val	300,000	303,800	1.3	10,804	11,317	513	4.7	3.601	3.725
Comm/Ind: Hi Val	1,000,000	1,012,500	1.3	39,507	41,307	1,800	4.6	3.950	4.079

**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	1,672,527	1,851,006	178,479	10.7	16,288	18,297	2,009	12.3	0.97	0.99
ResNonHm 1 Exist	168,312	180,662	12,350	7.3	1,967	2,086	119	6.0	1.17	1.15
ResNonHm23 Exist	22,610	28,985	6,376	28.2	338	428	89	26.4	1.50	1.47
Apartments Exist	3,438	3,219	-219	-6.4	57	42	-14	-25.4	1.64	1.31
Seas Rec: Exist	311,774	351,341	39,567	12.7	4,572	5,029	457	10.0	1.47	1.43
Com/Ind Lo Exist	87,877	90,240	2,363	2.7	2,203	2,248	45	2.0	2.51	2.49
Com/Ind Hi Exist	133,111	127,365	-5,746	-4.3	4,263	4,086	-177	-4.2	3.20	3.21
Publ Util	320,958	335,031	14,073	4.4	9,616	10,050	434	4.5	3.00	3.00
AgHm House Exist	1,019,613	1,105,631	86,018	8.4	8,230	9,063	833	10.1	0.81	0.82
AgHm Land: Exist	6,368,442	6,720,041	351,598	5.5	34,149	35,908	1,759	5.2	0.54	0.53
Ag NonHm: Exist	3,027,764	3,244,179	216,414	7.1	30,105	31,586	1,481	4.9	0.99	0.97
Res Hmstd NewCon	0	54,138	54,138	0.0	0	548	548	0.0	0.00	1.01
All Other NewCon	0	58,446	58,446	0.0	0	603	603	0.0	0.00	1.03
<b>Total</b>	<b>13,136,427</b>	<b>14,150,284</b>	<b>1,013,856</b>	<b>7.7</b>	<b>111,789</b>	<b>119,974</b>	<b>8,186</b>	<b>7.3</b>	<b>0.85</b>	<b>0.85</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	111,760	121,104	9,344	8.4	County	63.43	62.53	0.030	0.023	
(-) TIF Tax Capacity	312	363	51	16.3	City/Town	16.36	15.40	0.000	0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.43	20.12	1.059	1.251	
(=) Taxable Tax Capacity	111,448	120,741	9,293	8.3	Special District	1.42	1.27	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.64</b>	<b>99.33</b>	<b>1.088</b>	<b>1.273</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,600	71,500	6,900	10.7	469	515	47	10.0	0.725	0.720
Res Hmstd: Avg Val	96,900	107,200	10,300	10.6	805	925	120	14.9	0.830	0.863
Res Hmstd: Hi Val	129,200	143,000	13,800	10.7	1,198	1,359	161	13.4	0.926	0.950
Res Hmstd: Ex-Hi Val	193,800	214,500	20,700	10.7	1,983	2,224	242	12.2	1.023	1.036
Comm/Ind: Lo Val	150,000	143,500	-6,500	-4.3	3,668	3,485	-183	-5.0	2.445	2.428
Comm/Ind: Med Val	300,000	287,100	-12,900	-4.3	8,504	8,024	-480	-5.6	2.834	2.794
Comm/Ind: Hi Val	1,000,000	956,800	-43,200	-4.3	31,073	29,425	-1,649	-5.3	3.107	3.075



**SOUTH CENTRAL CITIES**

<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	3,856,843	4,109,553	252,710	6.6	40,279	43,565	3,286	8.2	1.04	1.06
ResNonHm 1 Exist	185,555	201,210	15,654	8.4	2,424	2,647	223	9.2	1.31	1.32
ResNonHm23 Exist	92,596	107,827	15,231	16.4	1,423	1,647	223	15.7	1.54	1.53
Apartments Exist	251,008	293,376	42,368	16.9	4,136	4,353	217	5.2	1.65	1.48
Seas Rec: Exist	12,247	13,855	1,607	13.1	213	237	24	11.3	1.74	1.71
Com/Ind Lo Exist	386,137	394,569	8,431	2.2	10,605	10,786	182	1.7	2.75	2.73
Com/Ind Hi Exist	753,554	778,421	24,868	3.3	25,767	26,366	600	2.3	3.42	3.39
Publ Util	87,915	89,028	1,112	1.3	2,869	2,909	40	1.4	3.26	3.27
AgHm House Exist	10,783	11,418	635	5.9	130	141	11	8.2	1.21	1.24
AgHm Land: Exist	20,044	21,205	1,161	5.8	144	156	12	8.2	0.72	0.74
Ag NonHm: Exist	24,821	27,922	3,102	12.5	314	339	25	7.9	1.27	1.21
Res Hmstd NewCon	0	117,983	117,983	0.0	0	1,320	1,320	0.0	0.00	1.12
All Other NewCon	0	59,477	59,477	0.0	0	1,704	1,704	0.0	0.00	2.86
<b>Total</b>	<b>5,681,502</b>	<b>6,225,841</b>	<b>544,340</b>	<b>9.6</b>	<b>88,305</b>	<b>96,170</b>	<b>7,865</b>	<b>8.9</b>	<b>1.55</b>	<b>1.54</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	68,225	74,226	6,001	8.8	County	52.47	50.75	0.000	0.000	
(-) TIF Tax Capacity	3,556	4,104	548	15.4	City/Town	49.39	51.63	0.035	0.033	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.61	14.69	0.864	1.011	
(=) Taxable Tax Capacity	64,669	70,122	5,453	8.4	Special District	0.66	0.48	0.000	0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.12</b>	<b>117.56</b>	<b>0.900</b>	<b>1.044</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	59,000	62,900	6.6	520	554	34	6.5	0.881	0.880
Res Hmstd: Avg Val	88,500	94,300	6.6	841	920	78	9.3	0.950	0.975
Res Hmstd: Hi Val	117,900	125,600	6.5	1,244	1,348	104	8.4	1.055	1.073
Res Hmstd: Ex-Hi Val	177,000	188,600	6.6	2,055	2,211	157	7.6	1.160	1.172
Apartment (Mkt rate)	300,000	350,600	16.9	5,630	5,518	-112	-2.0	1.876	1.573
Comm/Ind: Lo Val	150,000	155,000	3.3	4,033	4,196	163	4.0	2.688	2.706
Comm/Ind: Med Val	300,000	309,900	3.3	9,365	9,675	310	3.3	3.121	3.121
Comm/Ind: Hi Val	1,000,000	1,033,000	3.3	34,250	35,253	1,004	2.9	3.424	3.412

**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	1,462,408	1,589,112	126,704	8.7	11,507	12,210	704	6.1	0.79	0.77
ResNonHm 1 Exist	124,003	132,086	8,083	6.5	1,191	1,239	48	4.0	0.96	0.94
ResNonHm23 Exist	20,908	23,512	2,604	12.5	249	269	20	8.1	1.19	1.14
Apartments Exist	2,425	2,093	-332	-13.7	35	24	-11	-31.6	1.46	1.16
Seas Rec: Exist	86,408	93,793	7,384	8.5	994	991	-2	-0.2	1.15	1.06
Com/Ind Lo Exist	54,684	55,728	1,044	1.9	1,193	1,192	-1	-0.1	2.18	2.14
Com/Ind Hi Exist	60,198	62,680	2,481	4.1	1,718	1,752	34	2.0	2.85	2.79
Publ Util	218,650	239,305	20,655	9.4	6,033	6,479	446	7.4	2.76	2.71
AgHm House Exist	792,200	847,762	55,562	7.0	5,427	5,804	377	6.9	0.68	0.68
AgHm Land: Exist	3,959,730	4,280,499	320,769	8.1	19,551	20,957	1,406	7.2	0.49	0.49
Ag NonHm: Exist	1,617,307	1,746,457	129,150	8.0	14,181	14,801	620	4.4	0.88	0.85
Res Hmstd NewCon	0	51,251	51,251	0.0	0	408	408	0.0	0.00	0.80
All Other NewCon	0	38,007	38,007	0.0	0	346	346	0.0	0.00	0.91
<b>Total</b>	<b>8,398,922</b>	<b>9,162,284</b>	<b>763,363</b>	<b>9.1</b>	<b>62,079</b>	<b>66,473</b>	<b>4,394</b>	<b>7.1</b>	<b>0.74</b>	<b>0.73</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	72,260	79,428	7,167	9.9	County	55.21	53.83	0.000	0.000
(-) TIF Tax Capacity	26	25	-1	-4.4	City/Town	14.84	13.98	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.53	16.22	0.815	1.000
(=) Taxable Tax Capacity	72,234	79,402	7,168	9.9	Special District	0.68	0.39	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.26</b>	<b>84.42</b>	<b>0.815</b>	<b>1.000</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	78,900	85,700	8.6	459	514	55	11.9	0.582	0.599
Res Hmstd: Avg Val	118,400	128,700	8.7	876	959	83	9.5	0.739	0.744
Res Hmstd: Hi Val	157,800	171,500	8.7	1,291	1,401	110	8.5	0.818	0.817
Res Hmstd: Ex-Hi Val	236,700	257,200	8.7	2,123	2,288	165	7.8	0.896	0.889
Comm/Ind: Lo Val	150,000	156,200	4.1	3,326	3,444	118	3.6	2.217	2.205
Comm/Ind: Med Val	300,000	312,400	4.1	7,720	7,928	208	2.7	2.573	2.537
Comm/Ind: Hi Val	1,000,000	1,041,200	4.1	28,224	28,845	621	2.2	2.822	2.770

**OLMSTED COUNTY**

<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	4,810,012	5,273,431	463,420	9.6	55,841	60,520	4,679	8.4	1.16	1.15
ResNonHm 1 Exist	272,599	268,658	-3,941	-1.4	3,645	3,517	-128	-3.5	1.34	1.31
ResNonHm23 Exist	85,725	63,221	-22,504	-26.3	1,409	1,008	-401	-28.4	1.64	1.59
Apartments Exist	319,832	330,976	11,144	3.5	5,904	5,451	-453	-7.7	1.85	1.65
Seas Rec: Exist	3,610	3,823	213	5.9	60	63	3	4.7	1.68	1.66
Com/Ind Lo Exist	202,428	211,096	8,668	4.3	5,648	5,793	145	2.6	2.79	2.74
Com/Ind Hi Exist	1,047,340	1,043,930	-3,410	-0.3	38,623	38,045	-578	-1.5	3.69	3.64
Publ Util	49,024	49,130	105	0.2	1,734	1,689	-45	-2.6	3.54	3.44
AgHm House Exist	267,297	293,751	26,454	9.9	2,602	2,855	253	9.7	0.97	0.97
AgHm Land: Exist	394,179	437,711	43,532	11.0	2,154	2,384	230	10.7	0.55	0.54
Ag NonHm: Exist	120,985	133,146	12,160	10.1	1,348	1,435	87	6.5	1.11	1.08
Res Hmstd NewCon	0	240,563	240,563	0.0	0	2,856	2,856	0.0	0.00	1.19
All Other NewCon	0	150,850	150,850	0.0	0	3,385	3,385	0.0	0.00	2.24
<b>Total</b>	<b>7,573,031</b>	<b>8,500,285</b>	<b>927,254</b>	<b>12.2</b>	<b>118,968</b>	<b>129,002</b>	<b>10,034</b>	<b>8.4</b>	<b>1.57</b>	<b>1.52</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	87,587	96,942	9,355	10.7	County	57.97 56.51	0.000 0.000	
(-) TIF Tax Capacity	3,443	3,673	231	6.7	City/Town	36.77 36.14	0.003 0.000	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.17 27.18	1.126 0.990	
(=) Taxable Tax Capacity	84,144	93,269	9,124	10.8	Special District	0.00 0.00	0.000 0.000	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.90 119.82	1.129 0.990	

**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	90,100	98,800	9.7	909	998	89	9.8	1.008	1.010
Res Hmstd: Avg Val	135,100	148,100	9.6	1,549	1,682	133	8.6	1.146	1.135
Res Hmstd: Hi Val	180,100	197,500	9.7	2,188	2,367	179	8.2	1.215	1.198
Res Hmstd: Ex-Hi Val	270,200	296,200	9.6	3,470	3,736	267	7.7	1.284	1.261
Apartment (Mkt rate)	300,000	310,500	3.5	5,824	4,958	-866	-14.9	1.941	1.596
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,130	4,048	-82	-2.0	2.753	2.707
Comm/Ind: Med Val	300,000	299,000	-0.3	9,580	9,391	-189	-2.0	3.193	3.140
Comm/Ind: Hi Val	1,000,000	996,700	-0.3	35,014	34,349	-665	-1.9	3.501	3.446

**SOUTHEAST CITIES**

<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	6,809,336	7,349,756	540,421	7.9	70,030	78,450	8,419	12.0	1.03	1.07
ResNonHm 1 Exist	308,344	363,908	55,564	18.0	3,872	4,632	759	19.6	1.26	1.27
ResNonHm23 Exist	150,851	169,044	18,193	12.1	2,417	2,719	302	12.5	1.60	1.61
Apartments Exist	378,647	402,191	23,545	6.2	6,232	6,151	-81	-1.3	1.65	1.53
Seas Rec: Exist	30,771	32,881	2,110	6.9	502	526	24	4.8	1.63	1.60
Com/Ind Lo Exist	611,378	621,073	9,695	1.6	16,539	16,922	383	2.3	2.71	2.72
Com/Ind Hi Exist	1,000,537	1,020,732	20,194	2.0	35,098	36,007	910	2.6	3.51	3.53
Publ Util	501,873	506,585	4,712	0.9	17,193	16,517	-676	-3.9	3.43	3.26
AgHm House Exist	28,085	30,953	2,869	10.2	307	341	34	11.1	1.09	1.10
AgHm Land: Exist	50,222	54,291	4,069	8.1	311	341	30	9.7	0.62	0.63
Ag NonHm: Exist	39,150	44,067	4,918	12.6	482	530	48	10.0	1.23	1.20
Res Hmstd NewCon	0	195,578	195,578	0.0	0	2,245	2,245	0.0	0.00	1.15
All Other NewCon	0	99,461	99,461	0.0	0	2,563	2,563	0.0	0.00	2.58
<b>Total</b>	<b>9,909,192</b>	<b>10,890,521</b>	<b>981,329</b>	<b>9.9</b>	<b>152,983</b>	<b>167,944</b>	<b>14,961</b>	<b>9.8</b>	<b>1.54</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 Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	118,644	129,027	10,383	8.8	County	50.18	49.06	0.000	0.000
(-) TIF Tax Capacity	5,589	6,128	538	9.6	City/Town	44.82	45.76	0.017	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.12	23.12	0.733	1.072
(=) Taxable Tax Capacity	113,055	122,900	9,845	8.7	Special District	1.31	1.24	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.42</b>	<b>119.20</b>	<b>0.750</b>	<b>1.100</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	67,200	72,500	7.9	598	654	56	9.4	0.889	0.901
Res Hmstd: Avg Val	100,800	108,800	7.9	1,018	1,142	124	12.2	1.009	1.049
Res Hmstd: Hi Val	134,400	145,100	8.0	1,481	1,647	166	11.2	1.102	1.135
Res Hmstd: Ex-Hi Val	201,600	217,600	7.9	2,408	2,657	248	10.3	1.194	1.220
Apartment (Mkt rate)	300,000	318,700	6.2	5,689	5,099	-590	-10.4	1.896	1.599
Comm/Ind: Lo Val	150,000	153,000	2.0	4,062	4,171	109	2.7	2.708	2.726
Comm/Ind: Med Val	300,000	306,100	2.0	9,442	9,646	204	2.2	3.147	3.151
Comm/Ind: Hi Val	1,000,000	1,020,200	2.0	34,544	35,179	635	1.8	3.454	3.448

**SOUTHEAST 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	2,561,600	2,835,806	274,206	10.7	22,075	24,412	2,337	10.6	0.86	0.86
ResNonHm 1 Exist	180,309	198,237	17,928	9.9	1,926	2,035	109	5.7	1.07	1.03
ResNonHm23 Exist	35,838	40,494	4,656	13.0	477	520	42	8.9	1.33	1.28
Apartments Exist	1,838	1,873	35	1.9	29	25	-4	-15.2	1.59	1.33
Seas Rec: Exist	118,083	131,988	13,906	11.8	1,471	1,549	78	5.3	1.25	1.17
Com/Ind Lo Exist	69,636	72,630	2,994	4.3	1,672	1,715	43	2.6	2.40	2.36
Com/Ind Hi Exist	44,923	47,780	2,857	6.4	1,420	1,482	62	4.3	3.16	3.10
Publ Util	202,549	226,160	23,610	11.7	6,173	6,870	697	11.3	3.05	3.04
AgHm House Exist	1,167,371	1,289,525	122,154	10.5	9,615	10,580	965	10.0	0.82	0.82
AgHm Land: Exist	3,977,674	4,283,807	306,133	7.7	20,967	21,921	954	4.5	0.53	0.51
Ag NonHm: Exist	1,214,226	1,321,632	107,406	8.8	12,119	12,571	452	3.7	1.00	0.95
Res Hmstd NewCon	0	95,552	95,552	0.0	0	845	845	0.0	0.00	0.88
All Other NewCon	0	56,864	56,864	0.0	0	526	526	0.0	0.00	0.93
<b>Total</b>	<b>9,574,047</b>	<b>10,602,347</b>	<b>1,028,300</b>	<b>10.7</b>	<b>77,945</b>	<b>85,051</b>	<b>7,106</b>	<b>9.1</b>	<b>0.81</b>	<b>0.80</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	83,084	92,716	9,633	11.6	County	52.16	51.24	0.000	0.000
(-) TIF Tax Capacity	76	77	1	0.7	City/Town	21.37	19.62	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.33	22.90	0.632	0.960
(=) Taxable Tax Capacity	83,007	92,640	9,632	11.6	Special District	0.84	0.75	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.70</b>	<b>94.50</b>	<b>0.632</b>	<b>0.960</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	83,700	92,700	10.8	590	676	86	14.5	0.705	0.729
Res Hmstd: Avg Val	125,500	138,900	10.7	1,071	1,199	128	11.9	0.853	0.862
Res Hmstd: Hi Val	167,300	185,200	10.7	1,552	1,722	171	11.0	0.927	0.929
Res Hmstd: Ex-Hi Val	251,000	277,900	10.7	2,514	2,771	256	10.2	1.001	0.997
Comm/Ind: Lo Val	150,000	159,500	6.3	3,556	3,779	223	6.3	2.370	2.369
Comm/Ind: Med Val	300,000	319,100	6.4	8,265	8,675	410	5.0	2.755	2.718
Comm/Ind: Hi Val	1,000,000	1,063,600	6.4	30,243	31,515	1,272	4.2	3.024	2.963

**ANOKA COUNTY**

<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	13,558,357	15,047,826	1,489,469	11.0	146,369	149,880	3,511	2.4	1.08	1.00
ResNonHm 1 Exist	372,254	515,819	143,565	38.6	4,589	5,809	1,220	26.6	1.23	1.13
ResNonHm23 Exist	301,587	316,258	14,671	4.9	4,538	4,450	-88	-1.9	1.50	1.41
Apartments Exist	728,230	815,074	86,843	11.9	11,908	11,463	-445	-3.7	1.64	1.41
Seas Rec: Exist	53,561	56,220	2,659	5.0	897	884	-13	-1.5	1.67	1.57
Com/Ind Lo Exist	406,011	410,450	4,439	1.1	11,033	10,865	-167	-1.5	2.72	2.65
Com/Ind Hi Exist	2,206,806	2,298,986	92,180	4.2	78,243	79,818	1,576	2.0	3.55	3.47
Publ Util	196,875	200,457	3,582	1.8	6,952	6,873	-80	-1.1	3.53	3.43
AgHm House Exist	94,085	102,826	8,741	9.3	927	939	12	1.3	0.99	0.91
AgHm Land: Exist	71,182	75,854	4,672	6.6	314	294	-20	-6.5	0.44	0.39
Ag NonHm: Exist	49,408	52,824	3,416	6.9	534	515	-18	-3.5	1.08	0.98
Res Hmstd NewCon	0	395,086	395,086	0.0	0	4,087	4,087	0.0	0.00	1.03
All Other NewCon	0	244,038	244,038	0.0	0	6,636	6,636	0.0	0.00	2.72
<b>Total</b>	<b>18,038,357</b>	<b>20,531,718</b>	<b>2,493,361</b>	<b>13.8</b>	<b>266,304</b>	<b>282,514</b>	<b>16,209</b>	<b>6.1</b>	<b>1.48</b>	<b>1.38</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	209,590	236,731	27,141	12.9	County	38.22	35.77	0.000	0.000
(-) TIF Tax Capacity	14,791	16,881	2,090	14.1	City/Town	35.73	34.83	0.025	0.022
(-) FD Contrib Tax Cap	17,379	19,854	2,475	14.2	School District	27.16	22.95	1.573	1.266
(=) Taxable Tax Capacity	177,421	199,997	22,576	12.7	Special District	6.10	6.08	0.000	0.000
FD Distrib Tax Cap	29,990	32,620	2,630	8.8	<b>Total</b>	<b>107.21</b>	<b>99.63</b>	<b>1.598</b>	<b>1.289</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	102,400	113,600	10.9	981	1,008	27	2.7	0.958	0.887
Res Hmstd: Avg Val	153,500	170,400	11.0	1,657	1,698	41	2.5	1.079	0.996
Res Hmstd: Hi Val	204,600	227,100	11.0	2,332	2,387	55	2.4	1.139	1.051
Res Hmstd: Ex-Hi Val	306,900	340,600	11.0	3,685	3,766	82	2.2	1.200	1.105
Apartment (Mkt rate)	300,000	335,800	11.9	5,304	4,615	-689	-13.0	1.767	1.374
Comm/Ind: Lo Val	150,000	156,300	4.2	4,055	4,151	96	2.4	2.703	2.656
Comm/Ind: Med Val	300,000	312,500	4.2	9,382	9,546	164	1.7	3.127	3.054
Comm/Ind: Hi Val	1,000,000	1,041,800	4.2	34,242	34,734	492	1.4	3.424	3.334

WASHINGTON COUNTY

Tax Burdens by 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	12,267,402	13,770,225	1,502,823	12.3	138,235	144,160	5,925	4.3	1.13	1.05
ResNonHm 1 Exist	509,825	510,257	432	0.1	6,191	5,698	-494	-8.0	1.21	1.12
ResNonHm23 Exist	200,177	234,341	34,164	17.1	2,830	3,086	256	9.0	1.41	1.32
Apartments Exist	512,312	517,232	4,919	1.0	8,744	7,441	-1,304	-14.9	1.71	1.44
Seas Rec: Exist	91,545	96,924	5,379	5.9	1,259	1,259	0	0.0	1.37	1.30
Com/Ind Lo Exist	228,892	237,014	8,121	3.5	6,209	6,202	-7	-0.1	2.71	2.62
Com/Ind Hi Exist	1,520,346	1,593,731	73,385	4.8	54,751	55,401	650	1.2	3.60	3.48
Publ Util	252,472	254,027	1,555	0.6	8,337	8,077	-261	-3.1	3.30	3.18
AgHm House Exist	223,337	242,548	19,211	8.6	2,206	2,220	14	0.6	0.99	0.92
AgHm Land: Exist	130,001	131,320	1,319	1.0	433	378	-55	-12.8	0.33	0.29
Ag NonHm: Exist	132,927	165,188	32,261	24.3	1,331	1,521	189	14.2	1.00	0.92
Res Hmstd NewCon	0	299,724	299,724	0.0	0	3,197	3,197	0.0	0.00	1.07
All Other NewCon	0	215,164	215,164	0.0	0	4,011	4,011	0.0	0.00	1.86
<b>Total</b>	<b>16,069,237</b>	<b>18,267,693</b>	<b>2,198,456</b>	<b>13.7</b>	<b>230,528</b>	<b>242,650</b>	<b>12,122</b>	<b>5.3</b>	<b>1.43</b>	<b>1.33</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	181,920	205,128	23,208	12.8	County	33.00	31.05	0.000	0.000
(-) TIF Tax Capacity	6,296	7,153	857	13.6	City/Town	33.50	31.93	0.069	0.059
(-) FD Contrib Tax Cap	12,421	13,680	1,260	10.1	School District	29.94	25.00	1.804	1.675
(=) Taxable Tax Capacity	163,203	184,295	21,091	12.9	Special District	7.63	7.10	0.000	0.000
FD Distrib Tax Cap	16,557	17,622	1,065	6.4	<b>Total</b>	<b>104.07</b>	<b>95.09</b>	<b>1.872</b>	<b>1.734</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	130,400	146,000	12.0	1,346	1,400	54	4.0	1.032	0.959
Res Hmstd: Avg Val	195,400	218,800	12.0	2,203	2,284	82	3.7	1.127	1.044
Res Hmstd: Hi Val	260,500	291,800	12.0	3,061	3,171	110	3.6	1.174	1.086
Res Hmstd: Ex-Hi Val	390,900	437,800	12.0	4,779	4,922	143	3.0	1.222	1.124
Apartment (Mkt rate)	300,000	302,900	1.0	5,245	4,126	-1,119	-21.3	1.748	1.362
Comm/Ind: Lo Val	150,000	157,200	4.8	4,047	4,173	126	3.1	2.698	2.654
Comm/Ind: Med Val	300,000	314,500	4.8	9,350	9,572	221	2.4	3.116	3.043
Comm/Ind: Hi Val	1,000,000	1,048,300	4.8	34,097	34,756	658	1.9	3.409	3.315

**DAKOTA COUNTY**

<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	19,009,409	21,075,446	2,066,037	10.9	199,883	216,818	16,935	8.5	1.05	1.03
ResNonHm 1 Exist	633,833	775,628	141,796	22.4	7,369	8,684	1,315	17.8	1.16	1.12
ResNonHm23 Exist	287,869	328,059	40,190	14.0	4,148	4,604	456	11.0	1.44	1.40
Apartments Exist	1,380,293	1,439,004	58,712	4.3	21,822	19,308	-2,514	-11.5	1.58	1.34
Seas Rec: Exist	29,797	32,805	3,008	10.1	455	495	39	8.6	1.53	1.51
Com/Ind Lo Exist	438,640	446,119	7,479	1.7	11,519	11,673	154	1.3	2.63	2.62
Com/Ind Hi Exist	3,396,222	3,520,827	124,606	3.7	116,983	120,005	3,023	2.6	3.44	3.41
Publ Util	441,170	462,716	21,545	4.9	14,562	15,082	520	3.6	3.30	3.26
AgHm House Exist	179,668	194,778	15,111	8.4	1,524	1,734	210	13.8	0.85	0.89
AgHm Land: Exist	248,844	270,666	21,822	8.8	1,076	1,125	49	4.5	0.43	0.42
Ag NonHm: Exist	149,302	169,794	20,492	13.7	1,452	1,549	97	6.7	0.97	0.91
Res Hmstd NewCon	0	658,984	658,984	0.0	0	7,046	7,046	0.0	0.00	1.07
All Other NewCon	0	285,885	285,885	0.0	0	6,391	6,391	0.0	0.00	2.24
<b>Total</b>	<b>26,195,046</b>	<b>29,660,711</b>	<b>3,465,665</b>	<b>13.2</b>	<b>380,794</b>	<b>414,515</b>	<b>33,721</b>	<b>8.9</b>	<b>1.45</b>	<b>1.40</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	308,487	343,885	35,398	11.5	County	32.35	30.36	0.094	0.075	
(-) TIF Tax Capacity	14,497	15,421	924	6.4	City/Town	37.22	36.05	0.077	0.070	
(-) FD Contrib Tax Cap	28,551	30,770	2,218	7.8	School District	25.09	23.73	1.410	1.500	
(=) Taxable Tax Capacity	265,439	297,694	32,256	12.2	Special District	5.24	4.91	0.000	0.000	
FD Distrib Tax Cap	30,893	34,121	3,228	10.4	<b>Total</b>	<b>99.90</b>	<b>95.05</b>	<b>1.580</b>	<b>1.646</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	120,700	133,800	10.9	1,133	1,240	107	9.5	0.938	0.926
Res Hmstd: Avg Val	181,000	200,700	10.9	1,885	2,046	161	8.6	1.041	1.019
Res Hmstd: Hi Val	241,300	267,500	10.9	2,637	2,851	214	8.1	1.092	1.065
Res Hmstd: Ex-Hi Val	362,000	401,300	10.9	4,142	4,463	322	7.8	1.144	1.112
Apartment (Mkt rate)	300,000	312,800	4.3	4,970	4,231	-739	-14.9	1.656	1.352
Comm/Ind: Lo Val	150,000	155,500	3.7	3,957	4,119	162	4.1	2.637	2.648
Comm/Ind: Med Val	300,000	311,000	3.7	9,153	9,465	312	3.4	3.051	3.043
Comm/Ind: Hi Val	1,000,000	1,036,700	3.7	33,404	34,415	1,011	3.0	3.340	3.319



**CARVER & SCOTT COUNTIES**

<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	9,599,527	10,916,151	1,316,624	13.7	117,724	129,764	12,040	10.2	1.23	1.19
ResNonHm 1 Exist	331,849	365,422	33,573	10.1	4,263	4,569	306	7.2	1.28	1.25
ResNonHm23 Exist	203,214	149,847	-53,366	-26.3	3,236	2,157	-1,079	-33.4	1.59	1.44
Apartments Exist	231,102	252,519	21,417	9.3	3,984	3,912	-72	-1.8	1.72	1.55
Seas Rec: Exist	35,059	45,153	10,094	28.8	524	644	119	22.7	1.50	1.43
Com/Ind Lo Exist	252,953	269,778	16,825	6.7	7,010	7,388	378	5.4	2.77	2.74
Com/Ind Hi Exist	1,247,441	1,326,929	79,487	6.4	45,548	47,697	2,149	4.7	3.65	3.59
Publ Util	129,348	138,282	8,934	6.9	4,446	4,775	329	7.4	3.44	3.45
AgHm House Exist	404,806	388,028	-16,777	-4.1	3,483	3,328	-156	-4.5	0.86	0.86
AgHm Land: Exist	475,584	506,824	31,239	6.6	1,971	2,017	46	2.3	0.41	0.40
Ag NonHm: Exist	173,748	190,115	16,366	9.4	1,759	1,819	60	3.4	1.01	0.96
Res Hmstd NewCon	0	554,711	554,711	0.0	0	6,631	6,631	0.0	0.00	1.20
All Other NewCon	0	207,410	207,410	0.0	0	3,195	3,195	0.0	0.00	1.54
<b>Total</b>	<b>13,084,631</b>	<b>15,311,168</b>	<b>2,226,538</b>	<b>17.0</b>	<b>193,950</b>	<b>217,895</b>	<b>23,945</b>	<b>12.3</b>	<b>1.48</b>	<b>1.42</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>	
Total Tax Capacity	145,425	168,840	23,414	16.1	County	44.52	42.27	0.000	0.000
(-) TIF Tax Capacity	9,218	10,095	876	9.5	City/Town	34.67	33.36	0.214	0.206
(-) FD Contrib Tax Cap	9,723	10,523	800	8.2	School District	29.10	27.52	1.325	1.380
(=) Taxable Tax Capacity	126,484	148,222	21,738	17.2	Special District	5.93	5.23	0.000	0.000
FD Distrib Tax Cap	12,492	13,915	1,423	11.4	<b>Total</b>	<b>114.21</b>	<b>108.38</b>	<b>1.539</b>	<b>1.586</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	129,200	144,700	12.0	1,418	1,556	137	9.7	1.097	1.075
Res Hmstd: Avg Val	193,800	217,100	12.0	2,314	2,520	206	8.9	1.193	1.160
Res Hmstd: Hi Val	258,300	289,300	12.0	3,208	3,482	274	8.6	1.241	1.203
Res Hmstd: Ex-Hi Val	387,500	434,000	12.0	4,998	5,392	393	7.9	1.289	1.242
Apartment (Mkt rate)	300,000	327,800	9.3	5,601	4,961	-641	-11.4	1.867	1.513
Comm/Ind: Lo Val	150,000	159,600	6.4	4,148	4,438	290	7.0	2.765	2.780
Comm/Ind: Med Val	300,000	319,100	6.4	9,602	10,158	556	5.8	3.200	3.183
Comm/Ind: Hi Val	1,000,000	1,063,700	6.4	35,054	36,861	1,807	5.2	3.505	3.465

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	12,039,773	13,349,880	1,310,107	10.9	167,350	169,053	1,703	1.0	1.39	1.27
ResNonHm 1 Exist	287,618	387,687	100,069	34.8	4,412	5,441	1,029	23.3	1.53	1.40
ResNonHm23 Exist	147,977	188,405	40,428	27.3	2,741	3,160	419	15.3	1.85	1.68
Apartments Exist	905,490	961,040	55,550	6.1	18,982	17,436	-1,546	-8.1	2.10	1.81
Seas Rec: Exist	10,468	11,550	1,082	10.3	236	244	8	3.4	2.26	2.12
Com/Ind Lo Exist	286,036	288,254	2,219	0.8	8,631	8,425	-206	-2.4	3.02	2.92
Com/Ind Hi Exist	2,548,646	2,588,402	39,757	1.6	101,954	99,547	-2,406	-2.4	4.00	3.85
Publ Util	174,338	184,256	9,918	5.7	6,864	6,949	86	1.2	3.94	3.77
AgHm House Exist	65,578	70,676	5,098	7.8	839	852	13	1.6	1.28	1.21
AgHm Land: Exist	57,607	60,331	2,724	4.7	303	292	-11	-3.5	0.53	0.48
Ag NonHm: Exist	66,995	64,365	-2,630	-3.9	887	779	-108	-12.1	1.32	1.21
Res Hmstd NewCon	0	374,088	374,088	0.0	0	4,765	4,765	0.0	0.00	1.27
All Other NewCon	0	209,772	209,772	0.0	0	6,279	6,279	0.0	0.00	2.99
<b>Total</b>	<b>16,590,526</b>	<b>18,738,707</b>	<b>2,148,181</b>	<b>12.9</b>	<b>313,200</b>	<b>323,226</b>	<b>10,026</b>	<b>3.2</b>	<b>1.89</b>	<b>1.72</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	198,131	220,728	22,597	11.4	County	50.48	47.22	0.000	0.000
(-) TIF Tax Capacity	19,934	20,402	468	2.3	City/Town	41.02	39.72	0.183	0.126
(-) FD Contrib Tax Cap	19,611	21,655	2,044	10.4	School District	32.78	27.34	1.979	1.597
(=) Taxable Tax Capacity	158,586	178,671	20,085	12.7	Special District	8.34	8.20	0.000	0.000
FD Distrib Tax Cap	24,238	26,944	2,706	11.2	<b>Total</b>	<b>132.62</b>	<b>122.48</b>	<b>2.162</b>	<b>1.723</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	104,600	116,000	10.9	1,335	1,353	17	1.3	1.276	1.166
Res Hmstd: Avg Val	156,800	173,900	10.9	2,187	2,214	26	1.2	1.394	1.272
Res Hmstd: Hi Val	209,100	231,900	10.9	3,041	3,076	35	1.2	1.454	1.326
Res Hmstd: Ex-Hi Val	313,700	347,800	10.9	4,748	4,800	51	1.1	1.513	1.379
Apartment (Mkt rate)	300,000	318,400	6.1	6,616	5,423	-1,193	-18.0	2.205	1.703
Comm/Ind: Lo Val	150,000	152,300	1.5	4,528	4,433	-95	-2.1	3.018	2.910
Comm/Ind: Med Val	300,000	304,700	1.6	10,457	10,231	-226	-2.2	3.485	3.357
Comm/Ind: Hi Val	1,000,000	1,015,600	1.6	38,128	37,280	-847	-2.2	3.812	3.670

**SOUTHEAST 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	14,572,839	16,198,429	1,625,590	11.2	177,150	190,464	13,313	7.5	1.22	1.18
ResNonHm 1 Exist	525,053	648,490	123,437	23.5	7,025	8,253	1,228	17.5	1.34	1.27
ResNonHm23 Exist	147,635	157,316	9,681	6.6	2,414	2,505	91	3.8	1.64	1.59
Apartments Exist	1,767,017	1,906,959	139,942	7.9	32,752	30,317	-2,436	-7.4	1.85	1.59
Seas Rec: Exist	5,468	6,029	561	10.3	85	89	4	5.0	1.55	1.48
Com/Ind Lo Exist	334,655	333,186	-1,469	-0.4	9,425	9,343	-82	-0.9	2.82	2.80
Com/Ind Hi Exist	5,865,231	5,830,375	-34,855	-0.6	213,746	211,816	-1,930	-0.9	3.64	3.63
Publ Util	146,327	153,746	7,418	5.1	5,358	5,614	257	4.8	3.66	3.65
AgHm House Exist	531	595	64	12.0	6	7	1	14.5	1.16	1.19
AgHm Land: Exist	161	162	1	0.8	1	0	0	-3.6	0.32	0.31
Ag NonHm: Exist	42	42	0	0.0	0	0	0	-2.2	1.13	1.10
Res Hmstd NewCon	0	109,320	109,320	0.0	0	1,361	1,361	0.0	0.00	1.24
All Other NewCon	0	134,420	134,420	0.0	0	3,938	3,938	0.0	0.00	2.93
<b>Total</b>	<b>23,364,960</b>	<b>25,479,070</b>	<b>2,114,110</b>	<b>9.0</b>	<b>447,961</b>	<b>463,707</b>	<b>15,746</b>	<b>3.5</b>	<b>1.92</b>	<b>1.82</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>	
Total Tax Capacity	304,602	323,958	19,356	6.4	County	50.48	47.22	0.000	0.000
(-) TIF Tax Capacity	25,869	27,225	1,356	5.2	City/Town	35.42	35.73	0.031	0.029
(-) FD Contrib Tax Cap	37,724	41,678	3,955	10.5	School District	21.20	19.20	1.457	1.478
(=) Taxable Tax Capacity	241,009	255,054	14,045	5.8	Special District	9.45	9.16	0.000	0.000
FD Distrib Tax Cap	16,724	18,485	1,761	10.5	<b>Total</b>	<b>116.55</b>	<b>111.30</b>	<b>1.488</b>	<b>1.507</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	127,000	141,200	11.2	1,411	1,539	128	9.1	1.111	1.089
Res Hmstd: Avg Val	190,400	211,600	11.1	2,301	2,492	191	8.3	1.208	1.177
Res Hmstd: Hi Val	253,800	282,100	11.2	3,192	3,446	255	8.0	1.257	1.221
Res Hmstd: Ex-Hi Val	380,800	423,300	11.2	4,975	5,349	374	7.5	1.306	1.263
Apartment (Mkt rate)	300,000	323,800	7.9	5,691	4,993	-698	-12.3	1.896	1.541
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,174	4,114	-60	-1.4	2.782	2.759
Comm/Ind: Med Val	300,000	298,200	-0.6	9,665	9,516	-149	-1.5	3.221	3.191
Comm/Ind: Hi Val	1,000,000	994,100	-0.6	35,290	34,767	-523	-1.5	3.528	3.497

**SOUTHWEST 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	18,644,842	20,714,010	2,069,167	11.1	230,927	243,955	13,029	5.6	1.24	1.18
ResNonHm 1 Exist	906,430	1,173,247	266,817	29.4	11,823	14,472	2,649	22.4	1.30	1.23
ResNonHm23 Exist	303,370	306,879	3,508	1.2	4,668	4,396	-272	-5.8	1.54	1.43
Apartments Exist	1,199,252	1,368,863	169,610	14.1	21,607	20,396	-1,211	-5.6	1.80	1.49
Seas Rec: Exist	78,404	83,788	5,385	6.9	1,320	1,340	20	1.5	1.68	1.60
Com/Ind Lo Exist	307,176	314,076	6,900	2.2	8,513	8,580	67	0.8	2.77	2.73
Com/Ind Hi Exist	4,702,306	4,477,479	-224,827	-4.8	170,971	160,784	-10,187	-6.0	3.64	3.59
Publ Util	181,023	187,275	6,251	3.5	6,536	6,662	126	1.9	3.61	3.56
AgHm House Exist	60,236	64,553	4,317	7.2	708	729	22	3.1	1.17	1.13
AgHm Land: Exist	43,449	43,962	513	1.2	211	199	-13	-6.0	0.49	0.45
Ag NonHm: Exist	62,934	72,181	9,247	14.7	697	739	42	6.0	1.11	1.02
Res Hmstd NewCon	0	378,528	378,528	0.0	0	4,334	4,334	0.0	0.00	1.15
All Other NewCon	0	253,305	253,305	0.0	0	6,497	6,497	0.0	0.00	2.56
<b>Total</b>	<b>26,489,423</b>	<b>29,438,144</b>	<b>2,948,721</b>	<b>11.1</b>	<b>457,982</b>	<b>473,083</b>	<b>15,101</b>	<b>3.3</b>	<b>1.73</b>	<b>1.61</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	325,567	353,978	28,411	8.7	County	50.48	47.22	0.000	0.000	
(-) TIF Tax Capacity	7,050	8,110	1,060	15.0	City/Town	29.19	28.11	0.068	0.068	
(-) FD Contrib Tax Cap	38,065	38,710	645	1.7	School District	22.18	20.86	1.650	1.513	
(=) Taxable Tax Capacity	280,452	307,157	26,705	9.5	Special District	8.82	8.33	0.000	0.000	
FD Distrib Tax Cap	12,758	14,448	1,690	13.3	<b>Total</b>	<b>110.67</b>	<b>104.52</b>	<b>1.718</b>	<b>1.581</b>	

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	173,900	193,200	19,300	11.1	2,007	2,126	119	5.9	1.154	1.100
Res Hmstd: Avg Val	260,700	289,600	28,900	11.1	3,195	3,373	178	5.6	1.225	1.164
Res Hmstd: Hi Val	347,600	386,200	38,600	11.1	4,384	4,622	238	5.4	1.261	1.196
Res Hmstd: Ex-Hi Val	521,500	579,400	57,900	11.1	6,727	7,179	453	6.7	1.289	1.239
Apartment (Mkt rate)	300,000	342,400	42,400	14.1	5,495	5,015	-481	-8.7	1.831	1.464
Comm/Ind: Lo Val	150,000	142,800	-7,200	-4.8	4,152	3,891	-260	-6.3	2.767	2.724
Comm/Ind: Med Val	300,000	285,700	-14,300	-4.8	9,601	8,946	-655	-6.8	3.200	3.131
Comm/Ind: Hi Val	1,000,000	952,200	-47,800	-4.8	35,033	32,811	-2,222	-6.3	3.503	3.445

**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	11,070,633	12,225,854	1,155,220	10.4	123,613	139,632	16,019	13.0	1.12	1.14
ResNonHm 1 Exist	361,848	468,908	107,059	29.6	4,548	5,877	1,329	29.2	1.26	1.25
ResNonHm23 Exist	128,718	153,443	24,726	19.2	1,964	2,336	372	19.0	1.53	1.52
Apartments Exist	1,011,986	1,108,116	96,130	9.5	17,330	17,191	-139	-0.8	1.71	1.55
Seas Rec: Exist	9,370	10,033	663	7.1	145	153	9	5.9	1.55	1.53
Com/Ind Lo Exist	302,767	308,995	6,229	2.1	8,303	8,533	230	2.8	2.74	2.76
Com/Ind Hi Exist	3,167,499	3,412,980	245,481	7.7	113,678	123,472	9,794	8.6	3.59	3.62
Publ Util	170,229	174,335	4,106	2.4	5,726	5,907	181	3.2	3.36	3.39
AgHm House Exist	1,680	1,832	152	9.0	18	20	2	8.4	1.09	1.08
AgHm Land: Exist	1,029	3,078	2,049	199.1	3	23	20	596.	0.32	0.75
Ag NonHm: Exist	15,407	13,651	-1,756	-11.4	153	136	-17	-11.2	0.99	0.99
Res Hmstd NewCon	0	125,490	125,490	0.0	0	1,454	1,454	0.0	0.00	1.16
All Other NewCon	0	83,881	83,881	0.0	0	1,868	1,868	0.0	0.00	2.23
<b>Total</b>	<b>16,241,165</b>	<b>18,090,595</b>	<b>1,849,430</b>	<b>11.4</b>	<b>275,481</b>	<b>306,602</b>	<b>31,121</b>	<b>11.3</b>	<b>1.70</b>	<b>1.69</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	201,984	222,339	20,355	10.1	County	54.54	53.06	0.000	0.000
(-) TIF Tax Capacity	12,838	13,906	1,068	8.3	City/Town	27.87	27.23	0.074	0.110
(-) FD Contrib Tax Cap	22,360	25,426	3,066	13.7	School District	20.28	21.04	1.445	1.697
(=) Taxable Tax Capacity	166,786	183,007	16,221	9.7	Special District	6.92	5.66	0.000	0.000
FD Distrib Tax Cap	18,603	20,666	2,063	11.1	<b>Total</b>	<b>109.61</b>	<b>106.99</b>	<b>1.520</b>	<b>1.808</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	113,700	125,600	10.5	1,149	1,311	162	14.1	1.010	1.044
Res Hmstd: Avg Val	170,500	188,300	10.4	1,909	2,152	243	12.7	1.119	1.142
Res Hmstd: Hi Val	227,300	251,000	10.4	2,669	2,993	324	12.1	1.174	1.192
Res Hmstd: Ex-Hi Val	341,000	376,600	10.4	4,191	4,677	486	11.6	1.228	1.241
Apartment (Mkt rate)	300,000	328,500	9.5	5,388	4,987	-401	-7.4	1.796	1.518
Comm/Ind: Lo Val	150,000	161,600	7.7	4,076	4,537	461	11.3	2.717	2.807
Comm/Ind: Med Val	300,000	323,200	7.7	9,435	10,356	921	9.8	3.145	3.204
Comm/Ind: Hi Val	1,000,000	1,077,500	7.8	34,445	37,520	3,076	8.9	3.444	3.482

CITY OF MINNEAPOLIS

Tax Burdens by 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	11,495,749	12,777,245	1,281,495	11.1	164,010	184,206	20,197	12.3	1.43	1.44
ResNonHm 1 Exist	742,726	978,734	236,008	31.8	11,944	15,620	3,676	30.8	1.61	1.60
ResNonHm23 Exist	606,770	753,879	147,109	24.2	11,988	14,727	2,739	22.8	1.98	1.95
Apartments Exist	2,605,068	2,950,632	345,564	13.3	57,615	57,664	48	0.1	2.21	1.95
Seas Rec: Exist	289	175	-113	-39.3	5	3	-2	-41.8	1.81	1.73
Com/Ind Lo Exist	574,596	584,000	9,404	1.6	17,763	18,055	292	1.6	3.09	3.09
Com/Ind Hi Exist	5,667,374	5,395,719	-271,654	-4.8	232,116	220,398	-11,717	-5.0	4.10	4.08
Publ Util	351,493	338,357	-13,136	-3.7	13,638	13,070	-568	-4.2	3.88	3.86
AgHm House Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
AgHm Land: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag NonHm: Exist	507	658	150	29.6	8	10	2	25.9	1.52	1.47
Res Hmstd NewCon	0	134,511	134,511	0.0	0	2,007	2,007	0.0	0.00	1.49
All Other NewCon	0	81,800	81,800	0.0	0	1,928	1,928	0.0	0.00	2.36
<b>Total</b>	<b>22,044,572</b>	<b>23,995,709</b>	<b>1,951,137</b>	<b>8.9</b>	<b>509,087</b>	<b>527,688</b>	<b>18,601</b>	<b>3.7</b>	<b>2.31</b>	<b>2.20</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	296,210	310,670	14,460	4.9	County	44.74 41.84	0.000 0.000	
(-) TIF Tax Capacity	46,238	47,074	836	1.8	City/Town	63.60 64.69	0.018 0.142	
(-) FD Contrib Tax Cap	33,999	34,107	109	0.3	School District	33.43 32.35	0.768 0.983	
(=) Taxable Tax Capacity	215,974	229,488	13,515	6.3	Special District	9.91 8.46	0.000 0.000	
FD Distrib Tax Cap	35,677	37,894	2,217	6.2	<b>Total</b>	<b>151.68 147.35</b>	<b>0.786 1.125</b>	

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,800	100,900		11.1	1,158	1,319	161	13.9	1.275	1.306
Res Hmstd: Avg Val	136,100	151,300		11.2	1,921	2,163	242	12.6	1.411	1.429
Res Hmstd: Hi Val	181,500	201,700		11.1	2,687	3,008	321	12.0	1.480	1.491
Res Hmstd: Ex-Hi Val	272,300	302,700		11.2	4,217	4,701	484	11.5	1.548	1.552
Apartment (Mkt rate)	300,000	339,800		13.3	7,061	6,641	-421	-6.0	2.353	1.954
Comm/Ind: Lo Val	150,000	142,800		-4.8	4,637	4,415	-222	-4.8	3.091	3.091
Comm/Ind: Med Val	300,000	285,600		-4.8	10,781	10,176	-604	-5.6	3.593	3.563
Comm/Ind: Hi Val	1,000,000	952,100		-4.8	39,450	37,401	-2,049	-5.2	3.945	3.928

CITY OF ST. PAUL

<i>Tax Burdens by Property Class</i>	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chn	Base	Alte
Res Hmstd: Exist	7,619,207	8,499,691	880,484	11.6	89,215	95,294	6,079	6.8	1.17	1.12
ResNonHm 1 Exist	362,604	511,379	148,776	41.0	4,995	6,656	1,662	33.3	1.38	1.30
ResNonHm23 Exist	256,434	350,177	93,742	36.6	4,342	5,597	1,255	28.9	1.69	1.60
Apartments Exist	1,382,777	1,598,547	215,770	15.6	25,698	25,598	-100	-0.4	1.86	1.60
Seas Rec: Exist	1,192	1,532	340	28.5	20	25	5	23.4	1.68	1.62
Com/Ind Lo Exist	381,944	402,895	20,951	5.5	10,861	11,181	320	3.0	2.84	2.78
Com/Ind Hi Exist	2,426,214	2,557,774	131,560	5.4	91,279	93,901	2,623	2.9	3.76	3.67
Publ Util	214,818	267,701	52,883	24.6	7,560	8,714	1,154	15.3	3.52	3.26
AgHm House Exist	50	60	10	19.7	0	1	0	10.2	0.98	0.90
AgHm Land: Exist	78	90	13	16.1	0	0	0	4.2	0.41	0.37
Ag NonHm: Exist	608	676	68	11.2	8	8	0	4.6	1.29	1.21
Res Hmstd NewCon	0	44,669	44,669	0.0	0	548	548	0.0	0.00	1.23
All Other NewCon	0	42,307	42,307	0.0	0	1,082	1,082	0.0	0.00	2.56
<b>Total</b>	<b>12,645,926</b>	<b>14,277,500</b>	<b>1,631,574</b>	<b>12.9</b>	<b>233,978</b>	<b>248,605</b>	<b>14,627</b>	<b>6.3</b>	<b>1.85</b>	<b>1.74</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val (mills)		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	160,615	178,243	17,628	11.0	County	50.03	48.69	0.000	0.000
(-) TIF Tax Capacity	14,655	16,241	1,586	10.8	City/Town	37.82	34.54	0.000	0.000
(-) FD Contrib Tax Cap	11,775	15,712	3,937	33.4	School District	33.26	31.62	0.878	0.873
(=) Taxable Tax Capacity	134,185	146,290	12,105	9.0	Special District	7.65	6.27	0.000	0.000
FD Distrib Tax Cap	33,783	35,523	1,740	5.1	<b>Total</b>	<b>128.77</b>	<b>121.12</b>	<b>0.878</b>	<b>0.873</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	90,800		11.5	820	888	68	8.3	1.007	0.978
Res Hmstd: Avg Val	122,000	136,100		11.6	1,415	1,517	102	7.2	1.160	1.114
Res Hmstd: Hi Val	162,600	181,400		11.6	2,010	2,146	136	6.8	1.236	1.183
Res Hmstd: Ex-Hi Val	244,000	272,200		11.6	3,203	3,407	204	6.4	1.312	1.251
Apartment (Mkt rate)	300,000	346,800		15.6	6,058	5,553	-504	-8.3	2.019	1.601
Comm/Ind: Lo Val	150,000	158,100		5.4	4,265	4,460	195	4.6	2.843	2.821
Comm/Ind: Med Val	300,000	316,300		5.4	9,909	10,268	359	3.6	3.302	3.246
Comm/Ind: Hi Val	1,000,000	1,054,200		5.4	36,244	37,358	1,114	3.1	3.624	3.543

## Baseline 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	43,953
129 Ag Hmstd HGA: 76K-500K	1.000	2,199,976	22,000	26,413
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	26,278
133 Ag Hmstd 1 & b: 115K-345K	0.550	7,804,629	42,925	47,453
134 Ag Hmstd 1 & b: 345K-600K	0.550	3,154,405	17,349	17,138
135 Ag Hmstd land & bldgs: >600K	1.000	2,576,895	25,769	25,054
137 Ag Non-homestead	1.000	9,425,513	94,255	95,921
138 Migrant Housing: <500K	1.000	695	7	7
143 Timberlands	1.000	775,270	7,753	8,786
144 Non-comm seasonal-rec-res: <76K	1.000	6,503,183	65,032	79,957
145 Non-comm seasonal-rec-res: 76K-500K	1.000	2,965,853	29,659	43,407
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	925,760
150.2 Res Hmstd: <76K: NewCon	1.000	2,354,159	23,542	23,139
151.1 Res Hmstd: 76K-500K: Exist	1.000	91,056,836	910,568	1,164,615
151.2 Res Hmstd: 76K-500K: NewCon	1.000	2,443,404	24,434	30,890
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	70,055
155 Res Non-hmstd 1 unit: 76K - 500K	1.000	3,012,074	30,121	38,520
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	55,419
161 Regular apartments (4a)	1.500	11,424,313	171,365	227,471
162 Regular apartments - New Cnstr	1.250	30,911	386	454
163 Low income apartments (4d)	1.000	2,979,481	29,795	41,807
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	3,312
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	189,119
176 Commercial: >150K	2.000	28,880,467	577,609	1,069,289
177 Comm competitive zone: <150K	1.500	300	4	7



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Alternative: Prelim Pay 2004: TNT Levies plus new referedums

(all figures in \$000s)

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	33,101
183	Industrial pref: >150K	2.000	10,765,816	215,316	400,447
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	26,403
191	Publ Util: Electric Generat Mach	2.000	1,545,468	30,909	40,040
192	Publ Util: machinery (non-generat)	2.000	887,606	17,752	31,016
194	Railroad <150K	1.500	25,684	385	710
195	Railroad >150K	2.000	465,062	9,301	17,021
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	3,970
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	1,285
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	10,398
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	51,251
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	56,966
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	5,017,572

## Alternative Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
125 Farm 1b Hmstd HGA: <32K	0.450	12,436	56	15
126 Ag Hmstd HGA: <76K	1.000	6,016,918	60,169	43,366
127 Ag Hmstd HGA: 76K-500K	1.000	2,740,403	27,404	31,969
128 Ag Hmstd HGA: >500K	1.250	35,224	440	500
129 Farm 1b Hmstd land <32K	0.450	672	3	1
130 Ag Hmstd land & bldgs: <115K	0.550	9,308,807	51,198	24,339
131 Ag Hmstd l & b: 115K-345K	0.550	8,243,307	45,338	48,429
132 Ag Hmstd l & b: 345K-600K	0.550	3,578,289	19,681	18,769
133 Ag Hmstd land & bldgs: >600K	1.000	3,134,816	31,348	29,469
135 Ag Non-homestead	1.000	10,153,291	101,533	99,433
136 Migrant Housing: <500K	1.000	1,253	13	12
141 Timberlands	1.000	870,102	8,701	9,235
142 Non-comm seasonal-rec-res: <76K	1.000	6,981,322	69,813	80,981
143 Non-comm seasonal-rec-res: 76K-500K	1.000	3,741,230	37,412	52,370
144 Non-comm seasonal-rec-res: >500K	1.250	181,551	2,269	3,029
147 Res 1b Hmstd <32K	0.450	184,661	831	819
148 Res Hmstd: <76K	1.000	95,319,865	953,199	926,946
149 Res Hmstd: 76K-500K	1.000	112,224,603	1,122,246	1,371,147
150 Res Hmstd: > 500K	1.250	4,061,988	50,775	58,286
152 Res Non-hmstd 1 unit: <76K	1.000	5,954,512	59,545	76,938
153 Res Non-hmstd 1 unit: 76K - 500K	1.000	3,953,796	39,538	48,674
154 Res Non-hmstd 1 unit: >500K	1.250	393,818	4,923	5,621
156 Res Non-hmstd 2-3 units	1.250	3,802,600	47,532	60,756
159 Regular apartments (4a)	1.250	15,850,832	198,135	260,441
160 Non-profit/Comm Serv	1.500	34,825	522	739
161 Student housing	1.000	23,063	231	331
162 Manufactured home park land	1.250	446,209	5,578	6,769
164 Comm seasonal-rec-res: 1c	1.000	365,192	3,652	3,405
165 Comm seasonal-rec-res: 4c <500K	1.000	228,368	2,284	3,516
166 Comm seasonal-rec-res: 4c >500K	1.250	66,889	836	1,208
167 Bed & Breakfast	1.250	19,810	248	295
168 Qualifying golf courses	1.250	193,882	2,424	2,617
171 Commercial: <150K	1.500	6,913,448	103,702	193,330
172 Commercial: >150K	2.000	29,481,416	589,628	1,077,858
173 Comm competitive zone: <150K	1.500	300	4	7
174 Comm competitive zone: >150K	2.000	301	6	7
175 Comm border city: <150K	1.500	37,437	562	864
176 Comm border city: >150K	2.000	67,492	1,350	1,553
178 Industrial pref: <150K	1.500	1,190,170	17,853	33,626
179 Industrial pref: >150K	2.000	10,787,299	215,746	396,578

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Alternative: Prelim Pay 2004: TNT Levies plus new referedums

(all figures in \$000s)

182	Ind border city: <150K	1.500	1,286	19	30
183	Ind border city: >150K	2.000	33,177	664	763
185	Publ Util: land & bldgs <150K	1.500	80,227	1,203	2,143
186	Publ Util: land & bldgs >150K	2.000	740,139	14,803	26,110
187	Publ Util: Electric Generat Mach	2.000	1,560,400	31,208	38,519
188	Publ Util: machinery (non-generat)	2.000	927,827	18,557	31,502
190	Railroad <150K	1.500	25,375	381	694
191	Railroad >150K	2.000	466,569	9,331	16,689
193	Mineral	2.000	2,360	47	110
194	Misc class 5	2.000	2,094	42	84
197	Personal: 3f	1.000	8,043	80	94
198	Non-comm aircraft hangars	1.500	46,478	697	1,182
199	Pers: It31 tools&mach excl elec gen	2.000	123,002	2,460	4,133
200	Pers: It32 struct/lease land-non C/I,SRR	1.000	16,913	169	184
201	Pers: It32 struct/leased land-NCSRR<76K	1.000	40,179	402	483
202	Pers: It32 str/lease land-NCSRR:76-500K	1.000	2,215	22	31
204	Pers: It32 struct/leased land-C/I	2.000	38,179	764	1,372
205	Pers: Item 33 ag real estate	1.000	14,465	145	161
207	Pers: It41 struct/leased land - C/I	2.000	414,063	8,281	11,517
208	Pers: It41 struct/leased land-NCSRR<76K	1.000	345	3	7
211	Pers: It41 str/leased land-non C/I,SRR	1.000	35	0	1
212	Pers: Item 41 Border EZ	2.000	1,177	24	27
213	Pers: Item 42 non-EZ struct/RR land	2.000	33,116	662	1,359
215	Pers: It43 leased real estate - non C/I	1.500	6,551	98	151
216	Pers: Item 43 leased real estate - C/I	2.000	302,839	6,057	9,218
217	Pers: Item 44 electric util trans lines	2.000	1,423,915	28,478	51,181
218	Pers: Item 44 electric util distri lines	2.000	185,182	3,704	6,913
219	Pers: Item 45 syst/gas utils	2.000	1,797,834	35,957	60,974
220	Pers: Item 46 syst/water utils	2.000	1,373	27	50
221	Pers: Item 48 misc	2.000	21,527	431	761
1126	NewCon: Ag Hmstd HGA: <76K	1.000	33,571	336	260
1127	NewCon: Ag Hmstd HGA: 76K-500K	1.000	63,554	636	754
1128	NewCon: Ag Hmstd HGA: >500K	1.250	2,099	26	27
1130	NewCon: Ag Hmstd land & bldgs:	0.550	51,356	282	146
1131	NewCon: Ag Hmstd l & b: 115K-345K	0.550	113,119	622	685
1132	NewCon: Ag Hmstd l & b: 345K-600K	0.550	2,663	15	16
1133	NewCon: Ag Hmstd land & bldgs:	1.000	12,771	128	124
1135	NewCon: Ag Non-homestead	1.000	22,589	226	225
1142	NewCon: Non-comm seasonal-rec-res:	1.000	114,170	1,142	1,335
1143	NewCon: Non-comm seasonal-rec-res:	1.000	164,374	1,644	2,301
1144	NewCon: Non-comm seasonal-rec-res:	1.250	10,179	127	168
1148	NewCon: Res Hmstd: <76K	1.000	1,995,996	19,960	18,607
1149	NewCon: Res Hmstd: 76K-500K	1.000	3,080,883	30,809	37,525
1152	NewCon: Res Non-hmstd l unit: <76K	1.000	481,208	4,812	6,059

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Baseline: Final Pay 2003

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Alternative: Prelim Pay 2004: TNT Levies plus new referedums

(all figures in \$000s)

1153	NewCon: Res Non-hmstd 1 unit: 76K -	1.000	605,619	6,056	7,314
1154	NewCon: Res Non-hmstd 1 unit: >500K	1.250	36,001	450	511
1156	NewCon: Res Non-hmstd 2-3 units	1.250	312,199	3,902	4,852
1159	NewCon: Regular apartments (4a)	1.250	358,068	4,476	5,638
1160	NewCon: Non-profit/Comm Serv	1.500	1,129	17	26
1161	NewCon: Student housing	1.000	1,081	11	16
1162	NewCon: Manufactured home park land	1.250	1,390	17	23
1164	NewCon: Comm seasonal-rec-res: 1c	1.000	11,211	112	108
1165	NewCon: Comm seasonal-rec-res: 4c	1.000	3,951	40	66
1166	NewCon: Comm seasonal-rec-res: 4c	1.250	740	9	14
1167	NewCon: Bed & Breakfast	1.250	95	1	1
1171	NewCon: Commercial: <150K	1.500	103,458	1,552	2,810
1172	NewCon: Commercial: >150K	2.000	925,110	18,502	33,064
1175	NewCon: Comm border city: <150K	1.500	791	12	25
1176	NewCon: Comm border city: >150K	2.000	2,912	58	122
1178	NewCon: Industrial pref: <150K	1.500	12,195	183	324
1179	NewCon: Industrial pref: >150K	2.000	246,371	4,927	9,141
1197	NewCon: Personal: 3f	1.000	14	0	0
<b>State Total</b>			363,690,147	4,142,534	5,372,976

**Baseline 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							269,749
	<b>Homestead Credit</b>	319,099		<b>Taconite credit</b>		16,326	
	<b>Agricultural Credit</b>	23,606		<b>Disparity Reduction Credit</b>		4,032	

**Alternative Levy Summary**

*Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	1,882,304	1,224,802	157,504	941,228	194,794	624,527	5,025,160
Certified MKV Levy	2,696	18,718	43	420,563	0	0	442,021
Fiscal Disparities Levy	113,267	104,193	1,307	105,765	24,328	0	348,860
Disparity Reduction Aid	10,123	0	656	8,266	0	0	19,046
Spread NTC Levy	1,758,914	1,120,610	155,540	863,296	175,467	624,527	4,698,354
Spread MKV Levy	2,696	18,718	43	384,464	0	0	405,921
Tax Incr Financing Levy							277,859
	<b>Homestead Credit</b>	313,549		<b>Taconite credit</b>		16,545	
	<b>Agricultural Credit</b>	23,904		<b>Disparity Reduction Credit</b>		4,102	