

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

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(all figures in \$000s)

STATEWIDE

Tax Burdens by Property Class	Taxable Market				Net Tax			Effective Tax Rates		
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	216,918,977	242,554,216	25,635,238	11.8	2,399,449	2,579,932	180,483	7.5	1.11	1.06
ResNonHm 1 Exist	11,393,391	13,774,182	2,380,791	20.9	143,824	165,718	21,894	15.2	1.26	1.20
ResNonHm23 Exist	4,648,804	5,345,320	696,516	15.0	73,324	80,039	6,715	9.2	1.58	1.50
Apartments Exist	16,231,867	17,412,937	1,181,070	7.3	264,668	267,120	2,452	0.9	1.63	1.53
Seas Rec: Exist	12,171,066	14,228,464	2,057,398	16.9	151,662	169,121	17,459	11.5	1.25	1.19
Com/Ind Lo Exist	8,286,280	8,419,996	133,716	1.6	229,870	222,428	-7,441	-3.2	2.77	2.64
Com/Ind Hi Exist	42,801,806	44,149,636	1,347,830	3.1	1,553,170	1,515,194	-37,976	-2.4	3.63	3.43
Publ U: Elec Gen	1,431,412	1,332,678	-98,734	-6.9	35,539	31,182	-4,357	-12.	2.48	2.34
Publ U: Other	5,329,952	5,675,723	345,771	6.5	184,205	186,272	2,068	1.1	3.46	3.28
AgHm House Exist	8,904,107	9,763,727	859,620	9.7	75,990	80,639	4,649	6.1	0.85	0.83
AgHm Land: Exist	24,453,292	26,885,420	2,432,129	9.9	121,079	129,564	8,485	7.0	0.50	0.48
Ag NonHm: Exist	11,061,467	12,471,614	1,410,146	12.7	108,459	115,883	7,424	6.8	0.98	0.93
Res Hmstd	0	5,819,214	5,819,214	0.0	0	60,754	60,754	0.0	0.00	1.04
All Other NewCon	0	4,027,193	4,027,193	0.0	0	72,219	72,219	0.0	0.00	1.79
Total	363,632,420	411,860,319	48,227,900	13.3	5,341,239	5,676,066	334,827	6.3	1.47	1.38

Tax Base

Tax Rates

	Baseline	Alternativ	Change	Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)		
					Base	Alter	Base	Alter	
Total Tax Capacity	4,140,987	4,656,138	515,152	12.4	County	47.85	44.95	0.009	0.007
(-) TIF Tax Capacity	224,701	232,268	7,567	3.4	City/Town	34.58	32.93	0.059	0.067
(-) FD Contrib Tax Cap	254,136	263,662	9,526	3.7	School District	23.41	22.12	1.221	1.138
(=) Taxable Tax Capacity	3,662,149	4,160,208	498,059	13.6	Special District	4.69	4.63	0.000	0.000
FD Distrib Tax Cap	254,187	263,664	9,476	3.7	Total	110.53	104.63	1.289	1.212

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Alternative Final Pay 2005

(all figures in \$000s)

GREATER MINNESOTA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	69,441,399	76,738,122	7,296,723	10.5	709,140	760,144	51,004	7.2	1.02	0.99
ResNonHm 1 Exist	4,416,460	4,940,109	523,649	11.9	55,341	59,166	3,825	6.9	1.25	1.20
ResNonHm23 Exist	1,492,076	1,638,275	146,200	9.8	23,260	24,463	1,203	5.2	1.56	1.49
Apartments Exist	3,041,644	3,289,340	247,695	8.1	50,557	52,180	1,623	3.2	1.66	1.59
Seas Rec: Exist	11,825,813	13,845,924	2,020,110	17.1	146,838	164,073	17,235	11.7	1.24	1.18
Com/Ind Lo Exist	4,661,466	4,763,800	102,335	2.2	129,206	126,701	-2,505	-1.9	2.77	2.66
Com/Ind Hi Exist	8,780,229	9,519,421	739,192	8.4	313,783	324,592	10,809	3.4	3.57	3.41
Publ U: Elec Gen	1,183,222	1,152,701	-30,521	-2.6	29,328	27,197	-2,132	-7.3	2.48	2.36
Publ U: Other	3,265,826	3,451,762	185,936	5.7	109,924	110,438	514	0.5	3.37	3.20
AgHm House Exist	7,826,912	8,595,272	768,360	9.8	66,221	70,621	4,400	6.6	0.85	0.82
AgHm Land: Exist	23,342,717	25,642,415	2,299,698	9.9	116,730	124,907	8,177	7.0	0.50	0.49
Ag NonHm: Exist	10,329,918	11,636,500	1,306,582	12.6	101,464	108,327	6,863	6.8	0.98	0.93
Res Hmstd	0	2,486,536	2,486,536	0.0	0	25,091	25,091	0.0	0.00	1.01
All Other NewCon	0	1,892,265	1,892,265	0.0	0	30,335	30,335	0.0	0.00	1.60
Total	149,607,683	169,592,442	19,984,760	13.4	1,851,793	2,008,235	156,442	8.4	1.24	1.18

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,572,232	1,780,834	208,602	13.3	County	56.07	53.14	0.005	0.004
(-) TIF Tax Capacity	44,285	45,623	1,338	3.0	City/Town	32.05	30.39	0.017	0.015
(-) FD Contrib Tax Cap	1,898	2,247	349	18.4	School District	21.77	20.61	0.836	0.858
(=) Taxable Tax Capacity	1,526,049	1,732,964	206,915	13.6	Special District	1.69	1.69	0.000	0.000
FD Distrib Tax Cap	1,901	2,249	348	18.3	Total	111.57	105.83	0.858	0.877

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,700	83,700		10.6	607	662	55	9.1	0.801	0.791
Res Hmstd: Avg Val	113,400	125,300		10.5	1,092	1,176	84	7.7	0.963	0.938
Res Hmstd: Hi Val	151,200	167,100		10.5	1,580	1,693	113	7.1	1.045	1.013
Res Hmstd: Ex-Hi Val	226,800	250,600		10.5	2,557	2,725	168	6.6	1.127	1.087
Apartment (Mkt rate)	300,000	324,400		8.1	4,441	4,576	135	3.0	1.480	1.410
Seas Rec: Lo Val	50,000	58,500		17.0	665	738	73	10.9	1.330	1.261
Seas Rec: Hi Val	150,000	175,600		17.1	2,235	2,519	283	12.7	1.490	1.434
Comm/Ind: Lo Val	150,000	162,600		8.4	3,850	4,062	212	5.5	2.566	2.497
Comm/Ind: Med Val	300,000	325,300		8.4	8,940	9,302	361	4.0	2.980	2.859
Comm/Ind: Hi Val	1,000,000	1,084,200		8.4	32,695	33,742	1,047	3.2	3.269	3.112

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METRO AREA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	147,477,579	165,816,094	18,338,515	12.4	1,690,309	1,819,787	129,478	7.7	1.15	1.10
ResNonHm 1 Exist	6,976,931	8,834,073	1,857,142	26.6	88,483	106,552	18,069	20.4	1.27	1.21
ResNonHm23 Exist	3,156,728	3,707,045	550,316	17.4	50,064	55,576	5,512	11.0	1.59	1.50
Apartments Exist	13,190,222	14,123,597	933,375	7.1	214,111	214,939	829	0.4	1.62	1.52
Seas Rec: Exist	345,252	382,540	37,288	10.8	4,825	5,049	224	4.6	1.40	1.32
Com/Ind Lo Exist	3,624,814	3,656,196	31,382	0.9	100,663	95,728	-4,936	-4.9	2.78	2.62
Com/Ind Hi Exist	34,021,577	34,630,215	608,638	1.8	1,239,387	1,190,602	-48,784	-3.9	3.64	3.44
Publ U: Elec Gen	248,190	179,977	-68,213	-27.5	6,211	3,985	-2,225	-35.	2.50	2.21
Publ U: Other	2,064,126	2,223,960	159,835	7.7	74,281	75,835	1,554	2.1	3.60	3.41
AgHm House Exist	1,077,195	1,168,455	91,261	8.5	9,769	10,018	249	2.5	0.91	0.86
AgHm Land: Exist	1,110,574	1,243,005	132,431	11.9	4,349	4,657	308	7.1	0.39	0.37
Ag NonHm: Exist	731,550	835,114	103,564	14.2	6,995	7,556	561	8.0	0.96	0.90
Res Hmstd	0	3,332,678	3,332,678	0.0	0	35,663	35,663	0.0	0.00	1.07
All Other NewCon	0	2,134,928	2,134,928	0.0	0	41,884	41,884	0.0	0.00	1.96
Total	214,024,737	242,267,877	28,243,140	13.2	3,489,446	3,667,831	178,385	5.1	1.63	1.51

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,568,755	2,875,304	306,549	11.9	County	41.98	39.10	0.010	0.009
(-) TIF Tax Capacity	180,416	186,646	6,229	3.5	City/Town	36.39	34.75	0.080	0.093
(-) FD Contrib Tax Cap	252,238	261,415	9,176	3.6	School District	24.59	23.20	1.412	1.277
(=) Taxable Tax Capacity	2,136,100	2,427,244	291,143	13.6	Special District	6.84	6.73	0.000	0.000
FD Distrib Tax Cap	252,286	261,414	9,128	3.6	Total	109.79	103.78	1.502	1.378

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,300	147,600	12.4	1,385	1,496	111	8.0	1.054	1.013	
Res Hmstd: Avg Val	196,900	221,400	12.4	2,262	2,430	167	7.4	1.149	1.097	
Res Hmstd: Hi Val	262,400	295,000	12.4	3,139	3,361	222	7.1	1.196	1.139	
Res Hmstd: Ex-Hi Val	393,700	442,700	12.4	4,896	5,204	309	6.3	1.243	1.175	
Apartment (Mkt rate)	300,000	321,200	7.1	4,568	4,609	41	0.9	1.522	1.435	
Comm/Ind: Lo Val	150,000	152,700	1.8	4,105	3,966	-139	-3.4	2.736	2.597	
Comm/Ind: Med Val	300,000	305,400	1.8	9,503	9,155	-348	-3.7	3.167	2.997	
Comm/Ind: Hi Val	1,000,000	1,017,900	1.8	34,695	33,367	-1,329	-3.8	3.469	3.277	

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

NORTHWEST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,419,968	3,665,693	245,725	7.2	40,688	42,878	2,191	5.4	1.19	1.17
ResNonHm 1 Exist	239,761	264,443	24,682	10.3	3,518	3,781	262	7.5	1.47	1.43
ResNonHm23 Exist	90,077	94,671	4,594	5.1	1,525	1,566	41	2.7	1.69	1.65
Apartments Exist	311,911	326,970	15,059	4.8	5,458	5,530	71	1.3	1.75	1.69
Seas Rec: Exist	89,702	105,848	16,146	18.0	1,394	1,566	172	12.4	1.55	1.48
Com/Ind Lo Exist	483,998	486,794	2,796	0.6	13,463	13,613	150	1.1	2.78	2.80
Com/Ind Hi Exist	684,955	720,407	35,453	5.2	22,847	23,204	357	1.6	3.34	3.22
Publ U: Elec Gen	21,270	21,722	452	2.1	436	434	-3	-0.6	2.05	2.00
Publ U: Other	90,202	96,039	5,837	6.5	3,506	3,556	51	1.5	3.89	3.70
AgHm House Exist	17,055	17,132	76	0.4	198	200	1	0.7	1.16	1.17
AgHm Land: Exist	24,238	27,460	3,222	13.3	171	192	21	12.6	0.71	0.70
Ag NonHm: Exist	23,886	26,471	2,585	10.8	339	358	19	5.5	1.42	1.35
Res Hmstd	0	109,187	109,187	0.0	0	1,249	1,249	0.0	0.00	1.14
All Other NewCon	0	90,925	90,925	0.0	0	2,056	2,056	0.0	0.00	2.26
Total	5,497,024	6,053,762	556,738	10.1	93,543	100,183	6,640	7.1	1.70	1.65

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	66,207	72,661	6,454	9.7	County	61.70	58.87	0.000	0.000
(-) TIF Tax Capacity	3,733	4,073	340	9.1	City/Town	53.39	51.35	0.047	0.043
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.07	20.94	0.598	0.822
(=) Taxable Tax Capacity	62,474	68,589	6,114	9.8	Special District	3.06	2.96	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	140.23	134.12	0.644	0.865

**Tax Burdens on
Hypothetical**

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,400	55,100	3,700	7.2	548	566	18	3.3	1.066	1.027
Res Hmstd: Avg Val	77,100	82,600	5,500	7.1	828	881	53	6.4	1.073	1.066
Res Hmstd: Hi Val	102,800	110,200	7,400	7.2	1,228	1,300	72	5.9	1.194	1.179
Res Hmstd: Ex-Hi Val	154,200	165,300	11,100	7.2	2,028	2,136	108	5.3	1.315	1.292
Apartment (Mkt rate)	300,000	314,500	14,500	4.8	5,452	5,544	93	1.7	1.817	1.762
Comm/Ind: Lo Val	150,000	157,800	7,800	5.2	4,463	4,586	123	2.8	2.975	2.906
Comm/Ind: Med Val	300,000	315,500	15,500	5.2	10,381	10,555	174	1.7	3.460	3.345
Comm/Ind: Hi Val	1,000,000	1,051,800	51,800	5.2	37,998	38,425	426	1.1	3.799	3.653

House Research

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Baseline Final Pay 2004
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NORTHWEST TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,511,188	3,934,225	423,037	12.0	28,250	31,875	3,624	12.8	0.80	0.81
ResNonHm 1 Exist	216,896	240,398	23,502	10.8	2,266	2,474	207	9.1	1.04	1.03
ResNonHm23 Exist	62,678	69,361	6,683	10.7	752	809	57	7.6	1.20	1.17
Apartments Exist	7,621	9,056	1,435	18.8	85	98	13	15.2	1.12	1.08
Seas Rec: Exist	2,106,122	2,462,344	356,222	16.9	25,045	28,301	3,256	13.0	1.19	1.15
Com/Ind Lo Exist	114,491	117,110	2,620	2.3	2,660	2,633	-28	-1.0	2.32	2.25
Com/Ind Hi Exist	124,480	122,346	-2,133	-1.7	3,916	3,726	-190	-4.9	3.15	3.05
Publ U: Elec Gen	315	393	78	24.8	5	5	1	16.4	1.49	1.39
Publ U: Other	419,195	451,680	32,485	7.7	13,137	13,881	744	5.7	3.13	3.07
AgHm House Exist	1,072,306	1,162,663	90,358	8.4	8,593	9,476	883	10.3	0.80	0.82
AgHm Land: Exist	3,664,590	3,989,959	325,369	8.9	18,367	19,767	1,400	7.6	0.50	0.50
Ag NonHm: Exist	2,068,370	2,249,819	181,449	8.8	21,171	22,205	1,035	4.9	1.02	0.99
Res Hmstd	0	141,913	141,913	0.0	0	1,155	1,155	0.0	0.00	0.81
All Other NewCon	0	145,792	145,792	0.0	0	1,481	1,481	0.0	0.00	1.02
Total	13,368,249	15,097,058	1,728,809	12.9	124,248	137,886	13,639	11.0	0.93	0.91

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	125,176	141,900	16,724	13.4	County	57.51	55.62	0.000	0.000
(-) TIF Tax Capacity	43	47	4	9.4	City/Town	17.29	16.20	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.51	17.26	0.642	0.947
(=) Taxable Tax Capacity	125,134	141,854	16,720	13.4	Special District	3.58	3.42	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	96.88	92.51	0.642	0.947

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,400	87,800	12.0	508	602	94	18.5	0.647	0.685
Res Hmstd: Avg Val	117,500	131,700	12.1	947	1,089	142	15.0	0.806	0.826
Res Hmstd: Hi Val	156,700	175,600	12.1	1,387	1,576	189	13.6	0.885	0.897
Res Hmstd: Ex-Hi Val	235,100	263,400	12.0	2,268	2,551	283	12.5	0.964	0.968
Seas Rec: Lo Val	50,000	58,500	17.0	592	660	68	11.5	1.184	1.128
Seas Rec: Hi Val	150,000	175,400	16.9	2,015	2,282	267	13.3	1.343	1.301
Comm/Ind: Lo Val	150,000	147,400	-1.7	3,487	3,308	-179	-5.1	2.324	2.244
Comm/Ind: Med Val	300,000	294,900	-1.7	8,104	7,657	-447	-5.5	2.701	2.596
Comm/Ind: Hi Val	1,000,000	982,900	-1.7	29,652	28,030	-1,622	-5.5	2.965	2.851

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NORTH CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	2,532,628	2,815,957	283,329	11.2	24,915	28,505	3,590	14.4	0.98	1.01
ResNonHm 1 Exist	244,586	271,239	26,653	10.9	3,032	3,393	361	11.9	1.24	1.25
ResNonHm23 Exist	82,922	102,077	19,155	23.1	1,280	1,563	283	22.1	1.54	1.53
Apartments Exist	165,807	181,721	15,914	9.6	2,806	3,064	258	9.2	1.69	1.69
Seas Rec: Exist	1,096,979	1,278,852	181,874	16.6	13,990	16,206	2,216	15.8	1.28	1.27
Com/Ind Lo Exist	408,611	416,394	7,783	1.9	11,207	11,253	45	0.4	2.74	2.70
Com/Ind Hi Exist	719,981	745,844	25,863	3.6	24,932	25,700	768	3.1	3.46	3.45
Publ U: Elec Gen	811	817	6	0.7	24	24	0	0.1	2.94	2.92
Publ U: Other	69,799	77,141	7,342	10.5	2,612	2,816	205	7.8	3.74	3.65
AgHm House Exist	21,077	23,221	2,144	10.2	218	241	23	10.6	1.04	1.04
AgHm Land: Exist	21,862	25,109	3,247	14.9	99	108	9	8.9	0.45	0.43
Ag NonHm: Exist	26,239	31,433	5,194	19.8	258	315	57	22.0	0.98	1.00
Res Hmstd	0	69,164	69,164	0.0	0	673	673	0.0	0.00	0.97
All Other NewCon	0	93,953	93,953	0.0	0	1,711	1,711	0.0	0.00	1.82
Total	5,391,302	6,132,922	741,620	13.8	85,373	95,571	10,198	11.9	1.58	1.56

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	64,617	72,878	8,261	12.8	County	47.57 47.91	0.000	0.000
(-) TIF Tax Capacity	2,883	3,024	140	4.9	City/Town	42.51 41.76	0.014	0.012
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.67 21.04	0.471	0.645
(=) Taxable Tax Capacity	61,734	69,855	8,120	13.2	Special District	0.95 0.91	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	112.69 111.62	0.485	0.657

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,700	70,800	11.1	494	554	60	12.1	0.775	0.781
Res Hmstd: Avg Val	95,600	106,300	11.2	837	980	142	17.0	0.875	0.921
Res Hmstd: Hi Val	127,400	141,700	11.2	1,240	1,430	190	15.3	0.973	1.009
Res Hmstd: Ex-Hi Val	191,100	212,500	11.2	2,046	2,330	285	13.9	1.070	1.096
Apartment (Mkt rate)	300,000	328,800	9.6	4,371	4,804	432	9.9	1.457	1.460
Comm/Ind: Lo Val	150,000	155,400	3.6	3,819	3,932	113	3.0	2.546	2.530
Comm/Ind: Med Val	300,000	310,800	3.6	8,887	9,083	195	2.2	2.962	2.922
Comm/Ind: Hi Val	1,000,000	1,035,900	3.6	32,539	33,116	577	1.8	3.253	3.196

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

NORTH CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	4,086,422	4,629,863	543,442	13.3	32,726	37,115	4,390	13.4	0.80	0.80
ResNonHm 1 Exist	273,875	303,037	29,162	10.6	2,799	3,053	253	9.0	1.02	1.01
ResNonHm23 Exist	59,388	71,464	12,076	20.3	769	882	113	14.7	1.29	1.23
Apartments Exist	9,577	10,722	1,145	12.0	122	132	10	8.2	1.28	1.23
Seas Rec: Exist	3,254,287	3,821,214	566,927	17.4	36,917	42,338	5,421	14.7	1.13	1.11
Com/Ind Lo Exist	149,549	156,667	7,119	4.8	3,350	3,396	46	1.4	2.24	2.17
Com/Ind Hi Exist	109,706	118,557	8,850	8.1	3,211	3,339	128	4.0	2.93	2.82
Publ U: Elec Gen	3,658	3,501	-157	-4.3	95	80	-16	-16.0	2.61	2.27
Publ U: Other	313,536	350,144	36,609	11.7	10,664	11,241	577	5.4	3.40	3.21
AgHm House Exist	773,090	852,500	79,410	10.3	7,071	7,668	598	8.5	0.91	0.90
AgHm Land: Exist	1,221,200	1,376,426	155,225	12.7	5,779	6,129	350	6.1	0.47	0.45
Ag NonHm: Exist	549,784	638,674	88,889	16.2	5,912	6,571	659	11.1	1.08	1.03
Res Hmstd	0	157,479	157,479	0.0	0	1,311	1,311	0.0	0.00	0.83
All Other NewCon	0	171,072	171,072	0.0	0	1,881	1,881	0.0	0.00	1.10
Total	10,804,072	12,661,319	1,857,247	17.2	109,416	125,137	15,721	14.4	1.01	0.99

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	108,069	126,686	18,617	17.2	County	53.74	51.86	0.000	0.000
(-) TIF Tax Capacity	28	31	3	10.7	City/Town	17.13	15.54	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.37	22.57	0.465	0.602
(=) Taxable Tax Capacity	108,041	126,655	18,614	17.2	Special District	0.99	0.93	0.000	0.000
FD Distrib Tax Cap	0	0	0	9.2	Total	95.24	90.90	0.465	0.602

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,500	90,100	13.3	493	582	89	18.0	0.620	0.645
Res Hmstd: Avg Val	119,100	134,900	13.3	924	1,056	132	14.3	0.776	0.783
Res Hmstd: Hi Val	158,800	179,900	13.3	1,357	1,533	176	13.0	0.854	0.852
Res Hmstd: Ex-Hi Val	238,300	270,000	13.3	2,222	2,487	265	11.9	0.932	0.921
Seas Rec: Lo Val	50,000	58,700	17.4	584	653	69	11.8	1.167	1.112
Seas Rec: Hi Val	150,000	176,100	17.4	1,990	2,264	274	13.7	1.326	1.285
Comm/Ind: Lo Val	150,000	162,100	8.1	3,424	3,629	206	6.0	2.282	2.238
Comm/Ind: Med Val	300,000	324,200	8.1	7,965	8,321	356	4.5	2.654	2.566
Comm/Ind: Hi Val	1,000,000	1,080,700	8.1	29,158	30,218	1,060	3.6	2.915	2.796

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

TACONITE CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	1,914,610	2,065,269	150,659	7.9	16,855	16,744	-111	-0.7	0.88	0.81
ResNonHm 1 Exist	142,369	166,428	24,058	16.9	2,310	2,511	201	8.7	1.62	1.51
ResNonHm23 Exist	39,936	45,704	5,767	14.4	797	844	47	5.9	2.00	1.85
Apartments Exist	110,505	115,564	5,060	4.6	2,260	2,190	-70	-3.1	2.05	1.90
Seas Rec: Exist	133,062	154,345	21,283	16.0	2,059	2,221	162	7.9	1.55	1.44
Com/Ind Lo Exist	258,990	266,554	7,564	2.9	8,345	8,025	-319	-3.8	3.22	3.01
Com/Ind Hi Exist	306,220	333,842	27,622	9.0	13,169	13,348	179	1.4	4.30	4.00
Publ U: Elec Gen	189,568	184,740	-4,828	-2.5	4,912	4,247	-665	-13.	2.59	2.30
Publ U: Other	110,476	106,389	-4,087	-3.7	4,291	3,826	-465	-10.	3.88	3.60
AgHm House Exist	4,304	4,756	452	10.5	38	39	1	2.3	0.87	0.81
AgHm Land: Exist	2,857	3,208	350	12.3	9	8	0	-2.6	0.30	0.26
Ag NonHm: Exist	34,243	40,125	5,882	17.2	516	550	34	6.6	1.51	1.37
Res Hmstd	0	23,213	23,213	0.0	0	187	187	0.0	0.00	0.81
All Other NewCon	0	28,654	28,654	0.0	0	652	652	0.0	0.00	2.28
Total	3,247,140	3,538,789	291,649	9.0	55,560	55,392	-168	-0.3	1.71	1.57

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	40,168	43,426	3,258	8.1	County	64.50	57.28	0.000	0.000
(-) TIF Tax Capacity	1,389	1,371	-17	-1.2	City/Town	72.95	68.77	0.033	0.030
(-) FD Contrib Tax Cap	1,403	1,586	182	13.0	School District	11.61	10.50	0.630	0.693
(=) Taxable Tax Capacity	37,376	40,469	3,093	8.3	Special District	1.39	1.25	0.000	0.000
FD Distrib Tax Cap	1,400	1,712	313	22.3	Total	150.44	137.80	0.663	0.723

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,000	49,600	7.8	223	206	-18	-7.9	0.485	0.414
Res Hmstd: Avg Val	69,000	74,400	7.8	493	466	-26	-5.4	0.714	0.626
Res Hmstd: Hi Val	92,000	99,200	7.8	840	840	0	0.0	0.913	0.847
Res Hmstd: Ex-Hi Val	138,000	148,900	7.9	1,604	1,606	2	0.1	1.162	1.078
Apartment (Mkt rate)	300,000	313,700	4.6	5,840	5,630	-210	-3.6	1.946	1.794
Comm/Ind: Lo Val	150,000	163,500	9.0	4,718	4,910	192	4.1	3.145	3.003
Comm/Ind: Med Val	300,000	327,100	9.0	10,975	11,250	275	2.5	3.658	3.439
Comm/Ind: Hi Val	1,000,000	1,090,200	9.0	40,175	40,823	648	1.6	4.017	3.744

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

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(all figures in \$000s)

TACONITE TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,280,560	3,692,266	411,706	12.5	21,521	22,605	1,084	5.0	0.66	0.61
ResNonHm 1 Exist	184,365	217,012	32,647	17.7	2,008	2,128	119	5.9	1.09	0.98
ResNonHm23 Exist	22,035	30,673	8,638	39.2	287	364	77	26.8	1.30	1.19
Apartments Exist	3,756	3,957	201	5.4	50	48	-2	-4.1	1.33	1.21
Seas Rec: Exist	2,795,568	3,276,880	481,312	17.2	35,232	38,027	2,795	7.9	1.26	1.16
Com/Ind Lo Exist	69,517	71,232	1,715	2.5	1,729	1,659	-70	-4.0	2.49	2.33
Com/Ind Hi Exist	119,877	116,934	-2,944	-2.5	4,062	3,673	-390	-9.6	3.39	3.14
Publ U: Elec Gen	727	712	-15	-2.0	16	14	-2	-13.	2.25	2.00
Publ U: Other	229,616	249,293	19,677	8.6	7,560	7,653	94	1.2	3.29	3.07
AgHm House Exist	142,946	159,235	16,289	11.4	622	620	-2	-0.4	0.44	0.39
AgHm Land: Exist	156,375	183,218	26,843	17.2	308	330	22	7.3	0.20	0.18
Ag NonHm: Exist	363,990	439,263	75,272	20.7	3,826	4,156	330	8.6	1.05	0.95
Res Hmstd	0	78,078	78,078	0.0	0	466	466	0.0	0.00	0.60
All Other NewCon	0	85,354	85,354	0.0	0	997	997	0.0	0.00	1.17
Total	7,369,332	8,604,105	1,234,773	16.8	77,223	82,741	5,519	7.1	1.05	0.96

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	77,001	89,543	12,542	16.3	County	66.45	59.65	0.000	0.000
(-) TIF Tax Capacity	317	238	-79	-24.	City/Town	18.15	16.62	0.000	0.000
(-) FD Contrib Tax Cap	495	662	167	33.7	School District	12.68	10.92	0.373	0.423
(=) Taxable Tax Capacity	76,189	88,643	12,454	16.3	Special District	2.81	2.49	0.000	0.000
FD Distrib Tax Cap	501	537	35	7.0	Total	100.09	89.68	0.373	0.423

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,400	90,500		12.6	245	269	24	9.9	0.304	0.297
Res Hmstd: Avg Val	120,500	135,600		12.5	697	733	36	5.2	0.578	0.540
Res Hmstd: Hi Val	160,600	180,800		12.6	1,150	1,198	49	4.2	0.715	0.662
Res Hmstd: Ex-Hi Val	241,000	271,200		12.5	2,057	2,129	72	3.5	0.853	0.784
Seas Rec: Lo Val	50,000	58,600		17.2	608	645	37	6.0	1.216	1.100
Seas Rec: Hi Val	150,000	175,800		17.2	2,063	2,238	175	8.5	1.375	1.273
Comm/Ind: Lo Val	150,000	146,300		-2.5	3,582	3,225	-357	-10.	2.387	2.204
Comm/Ind: Med Val	300,000	292,600		-2.5	8,338	7,477	-861	-10.	2.779	2.555
Comm/Ind: Hi Val	1,000,000	975,400		-2.5	30,537	27,448	-3,088	-10.	3.053	2.814

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

DULUTH AREA

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,668,654	4,161,392	492,739	13.4	40,522	42,460	1,938	4.8	1.10	1.02
ResNonHm 1 Exist	250,063	319,273	69,210	27.7	3,276	3,816	541	16.5	1.31	1.20
ResNonHm23 Exist	129,748	146,721	16,973	13.1	2,106	2,165	59	2.8	1.62	1.48
Apartments Exist	221,342	263,901	42,559	19.2	3,588	3,886	298	8.3	1.62	1.47
Seas Rec: Exist	78,991	85,657	6,666	8.4	1,191	1,174	-17	-1.4	1.51	1.37
Com/Ind Lo Exist	192,986	197,869	4,884	2.5	5,312	4,993	-320	-6.0	2.75	2.52
Com/Ind Hi Exist	597,975	708,587	110,611	18.5	21,726	23,569	1,844	8.5	3.63	3.33
Publ U: Elec Gen	661	461	-200	-30.3	17	11	-6	-36.	2.53	2.29
Publ U: Other	111,148	110,770	-379	-0.3	4,030	3,675	-356	-8.8	3.63	3.32
AgHm House Exist	12,696	13,836	1,140	9.0	135	136	1	0.7	1.07	0.98
AgHm Land: Exist	10,691	12,399	1,709	16.0	48	50	2	3.9	0.45	0.40
Ag NonHm: Exist	16,816	19,730	2,915	17.3	209	218	9	4.5	1.24	1.11
Res Hmstd	0	77,933	77,933	0.0	0	801	801	0.0	0.00	1.03
All Other NewCon	0	61,073	61,073	0.0	0	1,173	1,173	0.0	0.00	1.92
Total	5,291,769	6,179,602	887,832	16.8	82,159	88,126	5,968	7.3	1.55	1.43

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	61,795	72,189	10,394	16.8	County	78.95	69.23	0.000	0.000
(-) TIF Tax Capacity	5,852	6,995	1,143	19.5	City/Town	26.47	24.09	0.000	0.013
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.29	13.56	0.648	0.735
(=) Taxable Tax Capacity	55,942	65,194	9,252	16.5	Special District	5.15	5.16	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	124.85	112.04	0.648	0.748

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,200	89,800	13.4	739	782	43	5.8	0.933	0.870
Res Hmstd: Avg Val	118,700	134,600	13.4	1,293	1,357	64	5.0	1.089	1.008
Res Hmstd: Hi Val	158,300	179,600	13.5	1,849	1,936	87	4.7	1.168	1.077
Res Hmstd: Ex-Hi Val	237,500	269,400	13.4	2,960	3,090	129	4.4	1.246	1.146
Apartment (Mkt rate)	300,000	357,700	19.2	4,876	5,277	401	8.2	1.625	1.475
Comm/Ind: Lo Val	150,000	177,700	18.5	4,117	4,699	582	14.1	2.744	2.644
Comm/Ind: Med Val	300,000	355,500	18.5	9,575	10,623	1,049	11.0	3.191	2.988
Comm/Ind: Hi Val	1,000,000	1,185,000	18.5	35,042	38,261	3,219	9.2	3.504	3.228

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

EAST CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	2,415,153	2,726,847	311,694	12.9	31,238	33,970	2,732	8.7	1.29	1.25
ResNonHm 1 Exist	157,178	197,212	40,034	25.5	2,393	2,825	432	18.0	1.52	1.43
ResNonHm23 Exist	78,403	81,362	2,959	3.8	1,471	1,486	15	1.0	1.88	1.83
Apartments Exist	150,355	177,792	27,437	18.2	2,856	3,174	318	11.1	1.90	1.79
Seas Rec: Exist	47,650	54,384	6,734	14.1	908	953	45	5.0	1.91	1.75
Com/Ind Lo Exist	247,256	255,671	8,415	3.4	7,553	7,374	-179	-2.4	3.05	2.88
Com/Ind Hi Exist	392,139	435,292	43,154	11.0	15,679	16,496	816	5.2	4.00	3.79
Publ U: Elec Gen	1,173	1,072	-102	-8.7	36	31	-4	-12.	3.03	2.91
Publ U: Other	73,750	79,477	5,727	7.8	2,964	3,026	61	2.1	4.02	3.81
AgHm House Exist	55,608	61,746	6,138	11.0	661	710	49	7.4	1.19	1.15
AgHm Land: Exist	43,941	50,355	6,415	14.6	219	245	26	11.8	0.50	0.49
Ag NonHm: Exist	20,920	30,805	9,885	47.3	288	409	121	42.1	1.38	1.33
Res Hmstd	0	122,447	122,447	0.0	0	1,549	1,549	0.0	0.00	1.27
All Other NewCon	0	68,232	68,232	0.0	0	1,477	1,477	0.0	0.00	2.16
Total	3,683,525	4,342,693	659,169	17.9	66,267	73,726	7,458	11.3	1.80	1.70

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	43,106	50,493	7,387	17.1	County	65.13	61.62	0.012	0.010
(-) TIF Tax Capacity	2,313	2,258	-55	-2.4	City/Town	49.26	46.03	0.034	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.17	28.38	0.493	0.502
(=) Taxable Tax Capacity	40,793	48,235	7,442	18.2	Special District	1.27	1.13	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	144.83	137.16	0.538	0.540

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,500	87,500		12.9	862	954	92	10.7	1.111	1.090
Res Hmstd: Avg Val	116,200	131,200		12.9	1,478	1,616	138	9.4	1.271	1.231
Res Hmstd: Hi Val	154,900	174,900		12.9	2,094	2,279	185	8.8	1.351	1.302
Res Hmstd: Ex-Hi Val	232,500	262,500		12.9	3,329	3,606	277	8.3	1.432	1.373
Apartment (Mkt rate)	300,000	354,700		18.2	5,593	6,273	680	12.2	1.864	1.768
Comm/Ind: Lo Val	150,000	166,500		11.0	4,550	4,940	389	8.6	3.033	2.966
Comm/Ind: Med Val	300,000	333,000		11.0	10,591	11,289	699	6.6	3.530	3.390
Comm/Ind: Hi Val	1,000,000	1,110,000		11.0	38,779	40,921	2,142	5.5	3.877	3.686

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

EAST CENTRAL TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,839,281	4,390,496	551,215	14.4	40,142	44,223	4,080	10.2	1.05	1.01
ResNonHm 1 Exist	238,985	274,904	35,920	15.0	2,912	3,150	239	8.2	1.22	1.15
ResNonHm23 Exist	76,643	79,143	2,500	3.3	1,159	1,127	-32	-2.8	1.51	1.42
Apartments Exist	3,425	3,781	356	10.4	50	50	0	0.9	1.45	1.33
Seas Rec: Exist	950,621	1,131,394	180,772	19.0	13,290	14,840	1,550	11.7	1.40	1.31
Com/Ind Lo Exist	75,723	81,919	6,196	8.2	1,974	2,007	33	1.7	2.61	2.45
Com/Ind Hi Exist	50,413	58,365	7,952	15.8	1,751	1,897	147	8.4	3.47	3.25
Publ U: Elec Gen	9,719	4,946	-4,773	-49.1	247	104	-143	-58.	2.54	2.10
Publ U: Other	145,828	160,534	14,707	10.1	5,317	5,461	144	2.7	3.65	3.40
AgHm House Exist	904,677	1,003,636	98,960	10.9	8,785	9,390	604	6.9	0.97	0.94
AgHm Land: Exist	801,200	932,171	130,971	16.3	3,292	3,668	376	11.4	0.41	0.39
Ag NonHm: Exist	291,383	361,038	69,655	23.9	3,411	3,933	522	15.3	1.17	1.09
Res Hmstd	0	138,002	138,002	0.0	0	1,394	1,394	0.0	0.00	1.01
All Other NewCon	0	122,544	122,544	0.0	0	1,400	1,400	0.0	0.00	1.14
Total	7,387,898	8,742,874	1,354,977	18.3	82,331	92,644	10,313	12.5	1.11	1.06

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	72,916	86,102	13,186	18.1	County	66.38 62.43	0.025	0.021
(-) TIF Tax Capacity	70	85	15	21.0	City/Town	20.54 19.08	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.03 26.33	0.513	0.510
(=) Taxable Tax Capacity	72,846	86,017	13,171	18.1	Special District	1.06 0.93	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	116.01 108.77	0.538	0.532

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,000	102,900	14.3	801	894	93	11.6	0.890	0.868
Res Hmstd: Avg Val	134,900	154,300	14.4	1,387	1,527	140	10.1	1.027	0.989
Res Hmstd: Hi Val	179,900	205,700	14.3	1,973	2,160	186	9.4	1.096	1.049
Res Hmstd: Ex-Hi Val	269,900	308,700	14.4	3,147	3,427	280	8.9	1.165	1.110
Seas Rec: Lo Val	50,000	59,500	19.0	688	768	80	11.7	1.375	1.290
Seas Rec: Hi Val	150,000	178,500	19.0	2,302	2,617	315	13.7	1.534	1.466
Comm/Ind: Lo Val	150,000	173,700	15.8	3,902	4,440	538	13.8	2.601	2.555
Comm/Ind: Med Val	300,000	347,300	15.8	9,078	10,073	995	11.0	3.025	2.900
Comm/Ind: Hi Val	1,000,000	1,157,700	15.8	33,231	36,370	3,139	9.4	3.323	3.141

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

CENTRAL MINN CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	8,400,171	9,286,824	886,654	10.6	92,684	100,075	7,391	8.0	1.10	1.08
ResNonHm 1 Exist	463,403	489,888	26,485	5.7	5,860	5,997	137	2.3	1.26	1.22
ResNonHm23 Exist	244,326	238,002	-6,323	-2.6	3,788	3,572	-216	-5.7	1.55	1.50
Apartments Exist	701,324	775,715	74,390	10.6	11,253	11,776	523	4.6	1.60	1.52
Seas Rec: Exist	59,414	64,555	5,141	8.7	887	925	38	4.3	1.49	1.43
Com/Ind Lo Exist	570,606	577,294	6,688	1.2	15,610	15,012	-598	-3.8	2.74	2.60
Com/Ind Hi Exist	1,685,716	1,826,414	140,697	8.3	59,701	61,444	1,743	2.9	3.54	3.36
Publ U: Elec Gen	642,775	628,450	-14,324	-2.2	14,408	13,963	-445	-3.1	2.24	2.22
Publ U: Other	370,042	376,370	6,328	1.7	12,662	12,465	-197	-1.6	3.42	3.31
AgHm House Exist	114,493	127,065	12,573	11.0	1,219	1,352	133	10.9	1.06	1.06
AgHm Land: Exist	100,687	107,217	6,530	6.5	442	448	6	1.5	0.44	0.42
Ag NonHm: Exist	73,891	96,800	22,909	31.0	840	1,042	202	24.0	1.14	1.08
Res Hmstd	0	535,355	535,355	0.0	0	5,765	5,765	0.0	0.00	1.08
All Other NewCon	0	295,303	295,303	0.0	0	5,840	5,840	0.0	0.00	1.98
Total	13,426,848	15,425,252	1,998,404	14.9	219,353	239,676	20,323	9.3	1.63	1.55

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	166,045	188,671	22,626	13.6	County	45.75 43.81	0.000	0.000
(-) TIF Tax Capacity	9,557	10,745	1,188	12.4	City/Town	41.56 39.65	0.033	0.028
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.83 25.66	0.995	0.994
(=) Taxable Tax Capacity	156,488	177,926	21,437	13.7	Special District	2.03 2.39	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	116.16 111.51	1.028	1.022

Tax Burdens on
Hypothetical

	Taxable Market Value			Pctg Chng	Net Tax			Effectiv Tax Rates		
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,500	104,500	10,000	10.6	907	994	86	9.5	0.960	0.950
Res Hmstd: Avg Val	141,700	156,700	15,000	10.6	1,547	1,676	129	8.4	1.091	1.069
Res Hmstd: Hi Val	188,900	208,800	19,900	10.5	2,186	2,357	171	7.8	1.157	1.128
Res Hmstd: Ex-Hi Val	283,400	313,300	29,900	10.6	3,466	3,723	257	7.4	1.222	1.188
Apartment (Mkt rate)	300,000	331,800	31,800	10.6	4,664	4,964	300	6.4	1.554	1.496
Comm/Ind: Lo Val	150,000	162,500	12,500	8.3	3,979	4,224	245	6.2	2.652	2.599
Comm/Ind: Med Val	300,000	325,000	25,000	8.3	9,232	9,666	433	4.7	3.077	2.974
Comm/Ind: Hi Val	1,000,000	1,083,500	83,500	8.4	33,749	35,066	1,316	3.9	3.374	3.236

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

CENTRAL MINN TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	4,754,293	5,362,650	608,357	12.8	43,984	47,502	3,518	8.0	0.93	0.89
ResNonHm 1 Exist	216,887	256,415	39,528	18.2	2,304	2,564	260	11.3	1.06	1.00
ResNonHm23 Exist	83,623	95,988	12,365	14.8	1,095	1,184	89	8.1	1.31	1.23
Apartments Exist	3,213	3,621	408	12.7	42	44	2	4.0	1.31	1.21
Seas Rec: Exist	561,204	658,395	97,191	17.3	7,070	7,797	727	10.3	1.26	1.18
Com/Ind Lo Exist	116,987	123,428	6,441	5.5	2,775	2,736	-39	-1.4	2.37	2.22
Com/Ind Hi Exist	103,669	118,410	14,740	14.2	3,166	3,386	221	7.0	3.05	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	151,030	156,496	5,466	3.6	4,729	4,606	-123	-2.6	3.13	2.94
AgHm House Exist	1,087,476	1,216,192	128,715	11.8	9,598	10,241	643	6.7	0.88	0.84
AgHm Land: Exist	1,374,661	1,454,115	79,454	5.8	6,041	5,905	-136	-2.3	0.44	0.41
Ag NonHm: Exist	291,828	340,589	48,761	16.7	2,950	3,224	274	9.3	1.01	0.95
Res Hmstd	0	158,179	158,179	0.0	0	1,415	1,415	0.0	0.00	0.89
All Other NewCon	0	94,972	94,972	0.0	0	986	986	0.0	0.00	1.04
Total	8,744,872	10,039,449	1,294,577	14.8	83,756	91,592	7,836	9.4	0.96	0.91

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	84,836	97,766	12,930	15.2	County	46.03 44.17	0.000	0.000
(-) TIF Tax Capacity	206	230	24	11.7	City/Town	21.54 19.22	0.007	0.005
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.47 27.06	0.803	0.743
(=) Taxable Tax Capacity	84,630	97,536	12,906	15.2	Special District	1.33 1.68	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	98.37 92.12	0.810	0.748

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,200	127,700	12.8	935	1,014	80	8.5	0.825	0.794
Res Hmstd: Avg Val	169,700	191,400	12.8	1,587	1,706	119	7.5	0.935	0.891
Res Hmstd: Hi Val	226,200	255,100	12.8	2,240	2,398	159	7.1	0.990	0.940
Res Hmstd: Ex-Hi Val	339,300	382,700	12.8	3,545	3,784	238	6.7	1.044	0.988
Seas Rec: Lo Val	50,000	58,700	17.4	600	660	61	10.1	1.199	1.124
Seas Rec: Hi Val	150,000	176,000	17.3	2,038	2,284	247	12.1	1.358	1.297
Comm/Ind: Lo Val	150,000	171,300	14.2	3,546	3,953	407	11.5	2.363	2.307
Comm/Ind: Med Val	300,000	342,700	14.2	8,233	8,981	748	9.1	2.744	2.620
Comm/Ind: Hi Val	1,000,000	1,142,200	14.2	30,107	32,435	2,328	7.7	3.010	2.839

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SOUTHWEST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	3,962,595	4,179,565	216,971	5.5	52,836	53,169	333	0.6	1.33	1.27
ResNonHm 1 Exist	249,936	271,897	21,960	8.8	4,146	4,292	146	3.5	1.66	1.58
ResNonHm23 Exist	67,540	71,063	3,523	5.2	1,314	1,316	2	0.1	1.95	1.85
Apartments Exist	265,995	279,559	13,564	5.1	5,179	5,182	4	0.1	1.95	1.85
Seas Rec: Exist	14,777	16,470	1,693	11.5	307	328	20	6.6	2.08	1.99
Com/Ind Lo Exist	503,861	508,409	4,548	0.9	16,166	15,486	-681	-4.2	3.21	3.05
Com/Ind Hi Exist	662,237	684,492	22,254	3.4	27,313	26,825	-488	-1.8	4.12	3.92
Publ U: Elec Gen	4,038	3,964	-75	-1.8	108	104	-5	-4.2	2.68	2.62
Publ U: Other	67,613	74,364	6,751	10.0	2,952	3,066	114	3.9	4.37	4.12
AgHm House Exist	18,811	19,083	272	1.4	261	254	-7	-2.7	1.39	1.33
AgHm Land: Exist	37,516	39,675	2,160	5.8	331	334	4	1.1	0.88	0.84
Ag NonHm: Exist	39,408	46,610	7,202	18.3	658	720	62	9.4	1.67	1.54
Res Hmstd	0	84,834	84,834	0.0	0	1,062	1,062	0.0	0.00	1.25
All Other NewCon	0	58,398	58,398	0.0	0	1,585	1,585	0.0	0.00	2.71
Total	5,894,327	6,338,382	444,055	7.5	111,570	113,722	2,152	1.9	1.89	1.79

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	69,449	74,532	5,083	7.3	County	61.22	58.49	0.040	0.036
(-) TIF Tax Capacity	3,509	3,578	69	2.0	City/Town	64.01	62.79	0.038	0.036
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.00	19.94	1.195	1.120
(=) Taxable Tax Capacity	65,940	70,954	5,014	7.6	Special District	1.67	1.62	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	149.90	142.83	1.273	1.191

**Tax Burdens on
Hypothetical**

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,300	50,900		5.4	592	584	-8	-1.4	1.226	1.147
Res Hmstd: Avg Val	72,400	76,400		5.5	888	879	-9	-1.0	1.226	1.150
Res Hmstd: Hi Val	96,600	101,900		5.5	1,286	1,296	11	0.8	1.330	1.271
Res Hmstd: Ex-Hi Val	144,900	152,800		5.5	2,115	2,130	15	0.7	1.459	1.393
Apartment (Mkt rate)	300,000	315,300		5.1	6,003	6,005	2	0.0	2.001	1.904
Comm/Ind: Lo Val	150,000	155,000		3.3	4,775	4,735	-39	-0.8	3.183	3.055
Comm/Ind: Med Val	300,000	310,100		3.4	11,077	10,927	-150	-1.4	3.692	3.523
Comm/Ind: Hi Val	1,000,000	1,033,600		3.4	40,490	39,810	-681	-1.7	4.049	3.851

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SOUTHWEST TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	1,899,517	2,120,913	221,395	11.7	18,735	19,675	941	5.0	0.99	0.93
ResNonHm 1 Exist	189,656	209,965	20,309	10.7	2,201	2,281	80	3.6	1.16	1.09
ResNonHm23 Exist	29,913	31,528	1,615	5.4	443	432	-10	-2.3	1.48	1.37
Apartments Exist	3,262	3,198	-65	-2.0	43	38	-5	-11.	1.31	1.19
Seas Rec: Exist	357,150	414,684	57,535	16.1	5,138	5,628	490	9.5	1.44	1.36
Com/Ind Lo Exist	91,581	93,928	2,347	2.6	2,284	2,194	-89	-3.9	2.49	2.34
Com/Ind Hi Exist	125,831	126,286	455	0.4	4,042	3,767	-275	-6.8	3.21	2.98
Publ U: Elec Gen	489	500	11	2.2	8	8	0	2.5	1.67	1.68
Publ U: Other	321,104	331,784	10,679	3.3	9,860	9,532	-328	-3.3	3.07	2.87
AgHm House Exist	1,111,748	1,204,131	92,383	8.3	9,162	9,246	84	0.9	0.82	0.77
AgHm Land: Exist	6,752,733	7,449,291	696,558	10.3	36,206	38,542	2,336	6.5	0.54	0.52
Ag NonHm: Exist	3,247,353	3,623,996	376,643	11.6	31,747	32,895	1,148	3.6	0.98	0.91
Res Hmstd	0	64,968	64,968	0.0	0	604	604	0.0	0.00	0.93
All Other NewCon	0	79,047	79,047	0.0	0	739	739	0.0	0.00	0.93
Total	14,130,338	15,754,218	1,623,880	11.5	119,869	125,583	5,714	4.8	0.85	0.80

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120,706	135,503	14,797	12.3	County	62.72	59.51	0.023	0.020
(-) TIF Tax Capacity	363	366	3	0.8	City/Town	15.45	14.29	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.07	17.70	1.264	1.184
(=) Taxable Tax Capacity	120,343	135,136	14,794	12.3	Special District	1.60	1.54	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	99.83	93.05	1.287	1.204

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,800	80,200	11.7	522	543	21	3.9	0.726	0.676
Res Hmstd: Avg Val	107,700	120,300	11.7	938	1,000	62	6.6	0.871	0.831
Res Hmstd: Hi Val	143,600	160,300	11.6	1,375	1,456	81	5.9	0.957	0.908
Res Hmstd: Ex-Hi Val	215,400	240,500	11.7	2,249	2,371	122	5.4	1.044	0.986
Comm/Ind: Lo Val	150,000	150,500	0.3	3,650	3,432	-218	-6.0	2.433	2.280
Comm/Ind: Med Val	300,000	301,100	0.4	8,453	7,947	-506	-6.0	2.817	2.639
Comm/Ind: Hi Val	1,000,000	1,003,600	0.4	30,864	29,005	-1,859	-6.0	3.086	2.890

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SOUTH CENTRAL CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	4,216,169	4,620,862	404,693	9.6	44,075	48,314	4,239	9.6	1.05	1.05
ResNonHm 1 Exist	219,124	272,957	53,833	24.6	2,849	3,421	572	20.1	1.30	1.25
ResNonHm23 Exist	111,002	106,469	-4,533	-4.1	1,683	1,587	-97	-5.8	1.52	1.49
Apartments Exist	300,045	340,326	40,281	13.4	4,420	4,819	399	9.0	1.47	1.42
Seas Rec: Exist	14,143	15,903	1,760	12.4	241	258	17	7.0	1.70	1.62
Com/Ind Lo Exist	399,061	410,173	11,112	2.8	10,814	10,813	-1	0.0	2.71	2.64
Com/Ind Hi Exist	816,543	895,015	78,472	9.6	27,511	28,846	1,335	4.9	3.37	3.22
Publ U: Elec Gen	16,255	15,696	-559	-3.4	350	314	-36	-10.0	2.15	2.00
Publ U: Other	72,772	78,861	6,089	8.4	2,536	2,640	104	4.1	3.48	3.35
AgHm House Exist	11,466	12,220	754	6.6	137	147	10	7.4	1.19	1.20
AgHm Land: Exist	21,322	22,992	1,670	7.8	151	165	14	9.4	0.71	0.72
Ag NonHm: Exist	27,927	31,920	3,994	14.3	337	385	49	14.4	1.21	1.21
Res Hmstd	0	125,008	125,008	0.0	0	1,289	1,289	0.0	0.00	1.03
All Other NewCon	0	74,661	74,661	0.0	0	1,467	1,467	0.0	0.00	1.96
Total	6,225,829	7,023,064	797,234	12.8	95,103	104,463	9,360	9.8	1.53	1.49

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	74,226	83,469	9,242	12.5	County	50.25	48.32	0.000	0.000
(-) TIF Tax Capacity	3,930	4,473	543	13.8	City/Town	50.83	50.22	0.033	0.029
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.52	14.55	1.009	0.957
(=) Taxable Tax Capacity	70,296	78,996	8,699	12.4	Special District	0.68	0.62	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	116.28	113.71	1.042	0.986

**Tax Burdens on
Hypothetical**

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,900	70,000		9.5	554	585	31	5.6	0.866	0.835
Res Hmstd: Avg Val	95,800	105,000		9.6	928	1,020	92	9.9	0.968	0.971
Res Hmstd: Hi Val	127,700	140,000		9.6	1,360	1,484	123	9.1	1.065	1.059
Res Hmstd: Ex-Hi Val	191,600	210,000		9.6	2,228	2,412	184	8.3	1.162	1.148
Apartment (Mkt rate)	300,000	340,300		13.4	4,673	5,173	500	10.7	1.557	1.520
Comm/Ind: Lo Val	150,000	164,400		9.6	3,984	4,338	354	8.9	2.655	2.638
Comm/Ind: Med Val	300,000	328,800		9.6	9,243	9,910	667	7.2	3.080	3.013
Comm/Ind: Hi Val	1,000,000	1,096,100		9.6	33,786	35,915	2,129	6.3	3.378	3.276

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SOUTH CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	1,635,776	1,861,794	226,018	13.8	12,291	13,952	1,661	13.5	0.75	0.75
ResNonHm 1 Exist	140,436	166,915	26,478	18.9	1,296	1,500	204	15.7	0.92	0.90
ResNonHm23 Exist	24,410	21,122	-3,288	-13.5	276	233	-42	-15.	1.13	1.10
Apartments Exist	2,183	3,146	963	44.1	25	36	11	43.2	1.16	1.16
Seas Rec: Exist	94,690	106,991	12,301	13.0	999	1,100	102	10.2	1.05	1.03
Com/Ind Lo Exist	57,575	58,185	610	1.1	1,222	1,185	-38	-3.1	2.12	2.04
Com/Ind Hi Exist	65,455	71,042	5,587	8.5	1,818	1,892	74	4.1	2.78	2.66
Publ U: Elec Gen	10,841	11,212	372	3.4	141	150	9	6.6	1.30	1.34
Publ U: Other	228,464	237,569	9,105	4.0	6,285	6,330	45	0.7	2.75	2.66
AgHm House Exist	851,958	938,732	86,774	10.2	5,700	6,388	688	12.1	0.67	0.68
AgHm Land: Exist	4,299,346	4,582,041	282,695	6.6	20,579	22,043	1,464	7.1	0.48	0.48
Ag NonHm: Exist	1,750,990	1,915,241	164,251	9.4	14,439	15,447	1,008	7.0	0.82	0.81
Res Hmstd	0	46,714	46,714	0.0	0	348	348	0.0	0.00	0.74
All Other NewCon	0	39,821	39,821	0.0	0	286	286	0.0	0.00	0.72
Total	9,162,125	10,060,526	898,401	9.8	65,069	70,890	5,821	8.9	0.71	0.70

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	79,426	88,063	8,637	10.9	County	53.31	51.67	0.000	0.000
(-) TIF Tax Capacity	26	35	9	34.7	City/Town	13.99	12.97	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.03	15.71	0.985	0.954
(=) Taxable Tax Capacity	79,400	88,027	8,628	10.9	Special District	0.68	0.72	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	83.01	81.07	0.985	0.954

*Tax Burdens on
Hypothetical*

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,400	98,300	13.8	508	607	99	19.5	0.587	0.617
Res Hmstd: Avg Val	129,500	147,400	13.8	947	1,096	149	15.8	0.730	0.743
Res Hmstd: Hi Val	172,700	196,600	13.8	1,387	1,586	199	14.4	0.802	0.806
Res Hmstd: Ex-Hi Val	259,100	294,900	13.8	2,267	2,565	299	13.2	0.874	0.869
Comm/Ind: Lo Val	150,000	162,800	8.5	3,226	3,460	234	7.3	2.150	2.125
Comm/Ind: Med Val	300,000	325,600	8.5	7,479	7,910	431	5.8	2.492	2.429
Comm/Ind: Hi Val	1,000,000	1,085,400	8.5	27,324	28,677	1,353	5.0	2.732	2.642

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

OLMSTED COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	5,455,553	5,861,192	405,639	7.4	61,872	64,931	3,059	4.9	1.13	1.11
ResNonHm 1 Exist	379,026	343,085	-35,940	-9.5	4,922	4,293	-630	-12.	1.30	1.25
ResNonHm23 Exist	68,885	121,762	52,876	76.8	1,089	1,872	783	71.8	1.58	1.54
Apartments Exist	358,273	350,753	-7,519	-2.1	5,846	5,550	-297	-5.1	1.63	1.58
Seas Rec: Exist	3,823	8,270	4,447	116.3	59	133	74	124.	1.55	1.61
Com/Ind Lo Exist	214,258	226,722	12,463	5.8	5,830	5,946	116	2.0	2.72	2.62
Com/Ind Hi Exist	1,099,268	1,274,131	174,863	15.9	39,695	44,162	4,467	11.3	3.61	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49,130	56,268	7,138	14.5	1,676	1,880	204	12.2	3.41	3.34
AgHm House Exist	296,436	309,129	12,692	4.3	2,843	2,864	21	0.7	0.96	0.93
AgHm Land: Exist	441,210	512,179	70,969	16.1	2,376	2,646	269	11.3	0.54	0.52
Ag NonHm: Exist	134,418	162,069	27,651	20.6	1,437	1,604	167	11.6	1.07	0.99
Res Hmstd	0	217,317	217,317	0.0	0	2,434	2,434	0.0	0.00	1.12
All Other NewCon	0	173,331	173,331	0.0	0	3,266	3,266	0.0	0.00	1.88
Total	8,500,280	9,616,207	1,115,927	13.1	127,647	141,581	13,934	10.9	1.50	1.47

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	96,942	110,488	13,546	14.0	County	56.37	52.31	0.000	0.000
(-) TIF Tax Capacity	3,441	1,395	-2,046	-59.	City/Town	36.05	36.41	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.30	25.70	0.975	0.975
(=) Taxable Tax Capacity	93,501	109,093	15,592	16.7	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	118.71	114.42	0.975	0.975

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,000	106,400		7.5	989	1,045	56	5.7	0.998	0.981
Res Hmstd: Avg Val	148,500	159,500		7.4	1,669	1,752	83	5.0	1.123	1.098
Res Hmstd: Hi Val	197,900	212,600		7.4	2,348	2,459	111	4.7	1.186	1.156
Res Hmstd: Ex-Hi Val	296,900	319,000		7.4	3,709	3,876	167	4.5	1.249	1.214
Apartment (Mkt rate)	300,000	293,700		-2.1	4,744	4,487	-257	-5.4	1.581	1.527
Comm/Ind: Lo Val	150,000	173,900		15.9	4,028	4,677	649	16.1	2.685	2.689
Comm/Ind: Med Val	300,000	347,700		15.9	9,351	10,590	1,240	13.3	3.116	3.045
Comm/Ind: Hi Val	1,000,000	1,159,100		15.9	34,188	38,196	4,008	11.7	3.418	3.295

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SOUTHEAST CITIES

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	7,527,361	8,127,041	599,680	8.0	80,650	85,423	4,773	5.9	1.07	1.05
ResNonHm 1 Exist	396,333	436,888	40,555	10.2	5,056	5,389	334	6.6	1.28	1.23
ResNonHm23 Exist	177,231	185,310	8,079	4.6	2,872	2,907	36	1.2	1.62	1.57
Apartments Exist	421,136	437,433	16,296	3.9	6,447	6,536	89	1.4	1.53	1.49
Seas Rec: Exist	33,917	38,222	4,305	12.7	541	591	50	9.3	1.60	1.55
Com/Ind Lo Exist	632,270	639,489	7,219	1.1	17,164	16,684	-479	-2.8	2.71	2.61
Com/Ind Hi Exist	1,065,820	1,110,884	45,064	4.2	37,696	37,786	90	0.2	3.54	3.40
Publ U: Elec Gen	279,079	272,707	-6,372	-2.3	8,498	7,684	-814	-9.6	3.05	2.82
Publ U: Other	217,806	217,182	-624	-0.3	8,304	7,806	-498	-6.0	3.81	3.59
AgHm House Exist	31,145	33,887	2,742	8.8	340	364	25	7.3	1.09	1.08
AgHm Land: Exist	54,624	61,410	6,786	12.4	335	380	44	13.2	0.61	0.62
Ag NonHm: Exist	44,098	50,022	5,924	13.4	527	583	56	10.6	1.20	1.17
Res Hmstd	0	242,314	242,314	0.0	0	2,606	2,606	0.0	0.00	1.08
All Other NewCon	0	123,655	123,655	0.0	0	2,609	2,609	0.0	0.00	2.11
Total	10,880,821	11,976,443	1,095,622	10.1	168,430	177,350	8,920	5.3	1.55	1.48

Tax Base

Tax Rates

					Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	128,833	140,743	11,909	9.2	County	48.96	46.70	0.000	0.000
(-) TIF Tax Capacity	6,547	6,602	55	0.8	City/Town	45.38	44.72	0.028	0.025
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.09	22.17	1.187	1.087
(=) Taxable Tax Capacity	122,286	134,141	11,855	9.7	Special District	1.41	1.55	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	118.84	115.14	1.215	1.112

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,500	79,400	8.0	669	702	33	4.9	0.909	0.883
Res Hmstd: Avg Val	110,200	119,000	8.0	1,170	1,237	67	5.7	1.061	1.039
Res Hmstd: Hi Val	146,900	158,600	8.0	1,684	1,773	89	5.3	1.146	1.117
Res Hmstd: Ex-Hi Val	220,400	238,000	8.0	2,713	2,847	134	4.9	1.230	1.196
Apartment (Mkt rate)	300,000	311,600	3.9	4,821	4,831	10	0.2	1.606	1.550
Comm/Ind: Lo Val	150,000	156,300	4.2	4,067	4,117	50	1.2	2.711	2.634
Comm/Ind: Med Val	300,000	312,700	4.2	9,429	9,482	53	0.6	3.143	3.032
Comm/Ind: Hi Val	1,000,000	1,042,300	4.2	34,452	34,510	58	0.2	3.445	3.310

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

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(all figures in \$000s)

SOUTHEAST TOWNS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	2,921,501	3,235,273	313,772	10.7	25,156	26,728	1,572	6.3	0.86	0.83
ResNonHm 1 Exist	213,582	238,154	24,571	11.5	2,192	2,300	108	4.9	1.03	0.97
ResNonHm23 Exist	43,315	45,857	2,542	5.9	555	555	-1	-0.1	1.28	1.21
Apartments Exist	1,913	2,126	213	11.1	26	27	1	5.3	1.34	1.27
Seas Rec: Exist	133,713	151,517	17,804	13.3	1,569	1,687	117	7.5	1.17	1.11
Com/Ind Lo Exist	74,146	75,960	1,814	2.4	1,747	1,690	-56	-3.2	2.36	2.23
Com/Ind Hi Exist	49,944	52,575	2,631	5.3	1,549	1,533	-17	-1.1	3.10	2.91
Publ U: Elec Gen	1,844	1,810	-34	-1.8	26	24	-2	-9.4	1.43	1.32
Publ U: Other	224,316	241,403	17,087	7.6	6,839	6,977	138	2.0	3.05	2.89
AgHm House Exist	1,299,619	1,436,108	136,489	10.5	10,640	11,285	645	6.1	0.82	0.79
AgHm Land: Exist	4,313,664	4,813,189	499,526	11.6	21,978	23,948	1,969	9.0	0.51	0.50
Ag NonHm: Exist	1,324,374	1,531,895	207,521	15.7	12,598	13,710	1,112	8.8	0.95	0.89
Res Hmstd	0	94,430	94,430	0.0	0	781	781	0.0	0.00	0.83
All Other NewCon	0	85,479	85,479	0.0	0	729	729	0.0	0.00	0.85
Total	10,601,931	12,005,776	1,403,845	13.2	84,876	91,972	7,097	8.4	0.80	0.77

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	92,712	105,722	13,010	14.0	County	50.98 48.72	0.000	0.000
(-) TIF Tax Capacity	77	77	0	0.0	City/Town	19.67 17.69	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.81 21.59	0.995	0.956
(=) Taxable Tax Capacity	92,635	105,645	13,010	14.0	Special District	0.85 0.75	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	Total	94.31 88.75	0.995	0.956

**Tax Burdens on
Hypothetical**

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,800	103,900	10.8	690	743	53	7.6	0.735	0.714
Res Hmstd: Avg Val	140,600	155,700	10.7	1,220	1,298	78	6.4	0.867	0.833
Res Hmstd: Hi Val	187,400	207,500	10.7	1,750	1,854	104	6.0	0.933	0.893
Res Hmstd: Ex-Hi Val	281,100	311,300	10.7	2,811	2,968	157	5.6	1.000	0.953
Comm/Ind: Lo Val	150,000	157,900	5.3	3,482	3,512	30	0.8	2.321	2.224
Comm/Ind: Med Val	300,000	315,800	5.3	8,075	8,070	-5	-0.1	2.691	2.555
Comm/Ind: Hi Val	1,000,000	1,052,700	5.3	29,510	29,344	-166	-0.6	2.950	2.787

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

ANOKA COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	15,428,533	17,438,415	2,009,882	13.0	152,194	171,232	19,038	12.5	0.99	0.98
ResNonHm 1 Exist	565,572	664,566	98,994	17.5	6,300	7,207	907	14.4	1.11	1.08
ResNonHm23 Exist	339,674	373,736	34,062	10.0	4,656	4,986	329	7.1	1.37	1.33
Apartments Exist	832,844	894,543	61,699	7.4	11,570	12,026	456	3.9	1.39	1.34
Seas Rec: Exist	56,372	62,820	6,448	11.4	753	819	66	8.8	1.34	1.30
Com/Ind Lo Exist	418,374	413,750	-4,624	-1.1	10,998	10,386	-612	-5.6	2.63	2.51
Com/Ind Hi Exist	2,455,700	2,600,303	144,603	5.9	84,660	85,491	831	1.0	3.45	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200,457	213,072	12,615	6.3	6,837	6,979	143	2.1	3.41	3.28
AgHm House Exist	103,837	112,790	8,954	8.6	936	1,017	81	8.6	0.90	0.90
AgHm Land: Exist	76,673	78,653	1,980	2.6	289	299	10	3.4	0.38	0.38
Ag NonHm: Exist	53,345	63,585	10,240	19.2	512	592	80	15.7	0.96	0.93
Res Hmstd	0	482,834	482,834	0.0	0	4,720	4,720	0.0	0.00	0.98
All Other NewCon	0	201,019	201,019	0.0	0	4,270	4,270	0.0	0.00	2.12
Total	20,531,382	23,600,087	3,068,706	14.9	279,705	310,024	30,320	10.8	1.36	1.31

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	236,727	270,259	33,532	14.2	County	35.63	33.36	0.000	0.000
(-) TIF Tax Capacity	16,629	17,157	528	3.2	City/Town	34.51	34.24	0.022	0.031
(-) FD Contrib Tax Cap	19,854	21,998	2,144	10.8	School District	22.68	21.75	1.265	1.264
(=) Taxable Tax Capacity	200,244	231,104	30,860	15.4	Special District	5.78	5.89	0.000	0.000
FD Distrib Tax Cap	32,620	33,871	1,251	3.8	Total	98.60	95.24	1.287	1.295

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,900	129,900	13.1	1,012	1,150	138	13.6	0.880	0.885	
Res Hmstd: Avg Val	172,300	194,700	13.0	1,703	1,909	206	12.1	0.988	0.980	
Res Hmstd: Hi Val	229,700	259,600	13.0	2,395	2,670	275	11.5	1.042	1.028	
Res Hmstd: Ex-Hi Val	344,600	389,500	13.0	3,779	4,192	413	10.9	1.096	1.076	
Apartment (Mkt rate)	300,000	322,200	7.4	4,084	4,253	169	4.1	1.361	1.319	
Comm/Ind: Lo Val	150,000	158,800	5.9	3,912	4,036	124	3.2	2.608	2.541	
Comm/Ind: Med Val	300,000	317,700	5.9	9,064	9,259	195	2.2	3.021	2.914	
Comm/Ind: Hi Val	1,000,000	1,058,900	5.9	33,106	33,624	518	1.6	3.310	3.175	

House Research

Simulation 5A4
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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

WASHINGTON COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	14,038,530	15,811,850	1,773,320	12.6	144,373	155,185	10,812	7.5	1.03	0.98
ResNonHm 1 Exist	639,559	819,178	179,618	28.1	7,023	8,509	1,486	21.2	1.10	1.04
ResNonHm23 Exist	257,276	367,553	110,277	42.9	3,340	4,587	1,247	37.3	1.30	1.25
Apartments Exist	541,785	561,429	19,644	3.6	7,642	7,466	-177	-2.3	1.41	1.33
Seas Rec: Exist	97,579	119,226	21,647	22.2	1,231	1,407	177	14.3	1.26	1.18
Com/Ind Lo Exist	239,100	244,440	5,340	2.2	6,212	6,024	-187	-3.0	2.60	2.46
Com/Ind Hi Exist	1,656,989	1,754,571	97,582	5.9	57,060	57,239	179	0.3	3.44	3.26
Publ U: Elec Gen	53,338	51,553	-1,786	-3.3	1,147	1,097	-50	-4.3	2.15	2.13
Publ U: Other	200,689	208,156	7,467	3.7	6,867	6,747	-120	-1.8	3.42	3.24
AgHm House Exist	244,912	270,643	25,731	10.5	2,206	2,300	94	4.3	0.90	0.85
AgHm Land: Exist	132,645	143,843	11,198	8.4	368	371	3	0.8	0.28	0.26
Ag NonHm: Exist	165,288	172,715	7,426	4.5	1,485	1,437	-48	-3.2	0.90	0.83
Res Hmstd	0	350,008	350,008	0.0	0	3,418	3,418	0.0	0.00	0.98
All Other NewCon	0	204,182	204,182	0.0	0	3,398	3,398	0.0	0.00	1.66
Total	18,267,693	21,079,347	2,811,654	15.4	238,955	259,187	20,232	8.5	1.31	1.23

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap		Ref Mkt Val (mills)		
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	205,128	235,690	30,562	14.9	County	30.97	28.42	0.000	0.000
(-) TIF Tax Capacity	6,669	6,721	51	0.8	City/Town	31.79	30.65	0.059	0.051
(-) FD Contrib Tax Cap	13,680	15,184	1,503	11.0	School District	24.48	23.09	1.689	1.598
(=) Taxable Tax Capacity	184,778	213,786	29,007	15.7	Special District	5.92	5.41	0.000	0.000
FD Distrib Tax Cap	17,622	18,517	895	5.1	Total	93.16	87.57	1.748	1.649

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,500	165,000	12.6	1,380	1,493	113	8.2	0.942	0.904
Res Hmstd: Avg Val	219,600	247,300	12.6	2,255	2,424	169	7.5	1.026	0.980
Res Hmstd: Hi Val	292,700	329,700	12.6	3,130	3,355	226	7.2	1.069	1.017
Res Hmstd: Ex-Hi Val	439,200	494,700	12.6	4,859	5,148	288	5.9	1.106	1.040
Apartment (Mkt rate)	300,000	310,900	3.6	4,018	3,916	-102	-2.5	1.339	1.259
Comm/Ind: Lo Val	150,000	158,800	5.9	3,893	3,965	72	1.9	2.595	2.497
Comm/Ind: Med Val	300,000	317,700	5.9	8,996	9,079	82	0.9	2.998	2.857
Comm/Ind: Hi Val	1,000,000	1,058,900	5.9	32,811	32,931	119	0.4	3.281	3.109

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

DAKOTA COUNTY

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	21,708,846	24,152,648	2,443,803	11.3	219,949	235,919	15,970	7.3	1.01	0.98
ResNonHm 1 Exist	864,458	1,041,803	177,345	20.5	9,563	10,991	1,428	14.9	1.11	1.05
ResNonHm23 Exist	346,457	348,594	2,137	0.6	4,782	4,549	-233	-4.9	1.38	1.30
Apartments Exist	1,509,935	1,534,023	24,089	1.6	20,025	19,592	-433	-2.2	1.33	1.28
Seas Rec: Exist	32,805	34,892	2,087	6.4	427	421	-6	-1.3	1.30	1.21
Com/Ind Lo Exist	453,636	450,259	-3,377	-0.7	11,775	11,097	-678	-5.8	2.60	2.46
Com/Ind Hi Exist	3,641,999	3,777,873	135,874	3.7	123,226	122,247	-979	-0.8	3.38	3.24
Publ U: Elec Gen	75,292	74,225	-1,067	-1.4	1,756	1,634	-122	-6.9	2.33	2.20
Publ U: Other	387,424	406,099	18,675	4.8	13,198	13,134	-64	-0.5	3.41	3.23
AgHm House Exist	196,340	211,101	14,761	7.5	1,721	1,706	-15	-0.9	0.88	0.81
AgHm Land: Exist	273,077	315,478	42,401	15.5	1,103	1,266	163	14.7	0.40	0.40
Ag NonHm: Exist	170,235	195,135	24,900	14.6	1,529	1,676	147	9.6	0.90	0.86
Res Hmstd	0	683,557	683,557	0.0	0	6,894	6,894	0.0	0.00	1.01
All Other NewCon	0	347,918	347,918	0.0	0	6,251	6,251	0.0	0.00	1.80
Total	29,660,502	33,573,607	3,913,105	13.2	409,053	437,376	28,323	6.9	1.38	1.30

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	343,882	385,991	42,109	12.2	County	30.18	28.16	0.075	0.067
(-) TIF Tax Capacity	14,268	15,891	1,622	11.4	City/Town	35.54	34.63	0.070	0.074
(-) FD Contrib Tax Cap	30,770	32,965	2,195	7.1	School District	22.69	23.56	1.520	1.224
(=) Taxable Tax Capacity	298,844	337,136	38,292	12.8	Special District	4.87	4.75	0.000	0.000
FD Distrib Tax Cap	34,121	35,423	1,302	3.8	Total	93.28	91.10	1.666	1.365

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,100	150,300	150,300	11.3	1,234	1,337	103	8.3	0.913	0.889
Res Hmstd: Avg Val	202,600	225,400	225,400	11.3	2,037	2,191	154	7.6	1.005	0.972
Res Hmstd: Hi Val	270,100	300,500	300,500	11.3	2,840	3,046	206	7.2	1.051	1.013
Res Hmstd: Ex-Hi Val	405,200	450,800	450,800	11.3	4,447	4,722	275	6.2	1.097	1.047
Apartment (Mkt rate)	300,000	304,800	304,800	1.6	3,998	3,887	-111	-2.8	1.332	1.275
Comm/Ind: Lo Val	150,000	155,600	155,600	3.7	3,901	3,885	-16	-0.4	2.600	2.496
Comm/Ind: Med Val	300,000	311,200	311,200	3.7	9,018	8,936	-82	-0.9	3.006	2.871
Comm/Ind: Hi Val	1,000,000	1,037,300	1,037,300	3.7	32,900	32,507	-393	-1.2	3.290	3.133

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

CARVER & SCOTT

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	11,390,404	12,663,788	1,273,384	11.2	133,720	140,242	6,522	4.9	1.17	1.11
ResNonHm 1 Exist	535,707	617,099	81,393	15.2	6,569	7,128	559	8.5	1.23	1.16
ResNonHm23 Exist	230,764	231,294	530	0.2	3,426	3,238	-188	-5.5	1.48	1.40
Apartments Exist	260,049	302,752	42,703	16.4	4,018	4,406	388	9.6	1.55	1.46
Seas Rec: Exist	45,476	48,218	2,742	6.0	644	644	0	0.1	1.42	1.34
Com/Ind Lo Exist	271,028	287,242	16,214	6.0	7,381	7,387	6	0.1	2.72	2.57
Com/Ind Hi Exist	1,342,055	1,436,453	94,398	7.0	48,041	48,573	531	1.1	3.58	3.38
Publ U: Elec Gen	19,448	19,208	-240	-1.2	441	420	-21	-4.8	2.27	2.19
Publ U: Other	118,834	125,386	6,552	5.5	4,219	4,188	-30	-0.7	3.55	3.34
AgHm House Exist	393,652	424,278	30,626	7.8	3,299	3,334	35	1.1	0.84	0.79
AgHm Land: Exist	512,496	580,338	67,843	13.2	1,989	2,136	147	7.4	0.39	0.37
Ag NonHm: Exist	190,563	221,477	30,914	16.2	1,797	1,966	168	9.4	0.94	0.89
Res Hmstd	0	722,584	722,584	0.0	0	7,974	7,974	0.0	0.00	1.10
All Other NewCon	0	247,353	247,353	0.0	0	4,224	4,224	0.0	0.00	1.71
Total	15,310,477	17,927,470	2,616,994	17.1	215,545	235,861	20,316	9.4	1.41	1.32

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap			Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	168,831	196,994	28,163	16.7	County	41.37	38.91	0.000	0.000
(-) TIF Tax Capacity	9,870	7,666	-2,204	-22.0	City/Town	32.52	30.48	0.206	0.179
(-) FD Contrib Tax Cap	10,523	11,506	983	9.3	School District	28.00	26.07	1.384	1.328
(=) Taxable Tax Capacity	148,438	177,821	29,384	19.8	Special District	5.28	4.98	0.000	0.000
FD Distrib Tax Cap	13,963	15,247	1,284	9.2	Total	107.17	100.43	1.590	1.506

Tax Burdens on
Hypothetical

	Taxable Market			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,100	161,300	11.2	1,544	1,636	92	5.9	1.064	1.014
Res Hmstd: Avg Val	217,600	241,900	11.2	2,502	2,639	138	5.5	1.149	1.091
Res Hmstd: Hi Val	290,000	322,400	11.2	3,458	3,641	184	5.3	1.192	1.129
Res Hmstd: Ex-Hi Val	435,100	483,700	11.2	5,355	5,586	232	4.3	1.230	1.154
Apartment (Mkt rate)	300,000	349,300	16.4	4,496	4,911	415	9.2	1.498	1.406
Comm/Ind: Lo Val	150,000	160,600	7.1	4,070	4,189	119	2.9	2.713	2.608
Comm/Ind: Med Val	300,000	321,100	7.0	9,417	9,576	159	1.7	3.138	2.982
Comm/Ind: Hi Val	1,000,000	1,070,300	7.0	34,370	34,724	355	1.0	3.436	3.244

House Research

Simulation 5A4
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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

NORTHERN HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	13,711,595	15,425,068	1,713,472	12.5	173,127	186,509	13,382	7.7	1.26	1.21
ResNonHm 1 Exist	412,836	547,810	134,973	32.7	5,748	7,218	1,470	25.6	1.39	1.32
ResNonHm23 Exist	200,170	236,348	36,178	18.1	3,336	3,710	374	11.2	1.67	1.57
Apartments Exist	1,007,521	1,050,025	42,504	4.2	18,092	17,608	-484	-2.7	1.80	1.68
Seas Rec: Exist	11,550	12,224	674	5.8	209	207	-2	-1.1	1.81	1.69
Com/Ind Lo Exist	293,347	291,066	-2,281	-0.8	8,530	7,980	-550	-6.4	2.91	2.74
Com/Ind Hi Exist	2,720,510	2,845,290	124,779	4.6	103,952	102,421	-1,530	-1.5	3.82	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	184,256	192,742	8,487	4.6	6,923	6,828	-95	-1.4	3.76	3.54
AgHm House Exist	71,250	77,133	5,883	8.3	857	880	23	2.7	1.20	1.14
AgHm Land: Exist	60,890	70,627	9,737	16.0	294	334	40	13.5	0.48	0.47
Ag NonHm: Exist	64,781	79,457	14,677	22.7	779	892	113	14.5	1.20	1.12
Res Hmstd	0	302,558	302,558	0.0	0	3,575	3,575	0.0	0.00	1.18
All Other NewCon	0	230,704	230,704	0.0	0	6,229	6,229	0.0	0.00	2.70
Total	18,738,707	21,361,051	2,622,344	14.0	321,847	344,391	22,545	7.0	1.72	1.61

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	220,728	250,019	29,291	13.3	County	47.20	44.10	0.000	0.000
(-) TIF Tax Capacity	20,294	20,776	481	2.4	City/Town	39.44	36.38	0.126	0.152
(-) FD Contrib Tax Cap	21,655	22,756	1,101	5.1	School District	27.09	26.01	1.594	1.488
(=) Taxable Tax Capacity	178,779	206,487	27,708	15.5	Special District	8.13	7.99	0.000	0.000
FD Distrib Tax Cap	26,944	27,916	972	3.6	Total	121.86	114.48	1.720	1.639

Tax Burdens on
Hypothetical

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,100	132,900	12.5	1,376	1,487	110	8.0	1.165	1.118	
Res Hmstd: Avg Val	177,100	199,200	12.5	2,250	2,414	164	7.3	1.270	1.211	
Res Hmstd: Hi Val	236,000	265,500	12.5	3,122	3,341	220	7.0	1.322	1.258	
Res Hmstd: Ex-Hi Val	354,200	398,500	12.5	4,872	5,202	330	6.8	1.375	1.305	
Apartment (Mkt rate)	300,000	312,700	4.2	5,086	4,988	-98	-1.9	1.695	1.594	
Comm/Ind: Lo Val	150,000	156,900	4.6	4,330	4,327	-2	-0.1	2.886	2.758	
Comm/Ind: Med Val	300,000	313,800	4.6	10,017	9,933	-83	-0.8	3.338	3.165	
Comm/Ind: Hi Val	1,000,000	1,045,900	4.6	36,555	36,090	-465	-1.3	3.655	3.450	

House Research

Simulation 5A4
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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SOUTHEAST HENNEPIN CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	16,299,556	18,339,896	2,040,340	12.5	196,259	210,928	14,669	7.5	1.20	1.15
ResNonHm 1 Exist	676,632	870,424	193,792	28.6	8,788	10,677	1,888	21.5	1.30	1.23
ResNonHm23 Exist	162,668	186,241	23,573	14.5	2,616	2,790	174	6.7	1.61	1.50
Apartments Exist	1,927,664	2,001,912	74,248	3.9	30,801	30,116	-685	-2.2	1.60	1.50
Seas Rec: Exist	6,029	5,963	-66	-1.1	92	85	-6	-6.7	1.52	1.43
Com/Ind Lo Exist	333,256	331,995	-1,261	-0.4	9,356	8,789	-567	-6.1	2.81	2.65
Com/Ind Hi Exist	5,918,720	5,901,353	-17,367	-0.3	215,600	203,302	-12,298	-5.7	3.64	3.45
Publ U: Elec Gen	666	653	-12	-1.9	18	17	-2	-8.6	2.76	2.57
Publ U: Other	153,080	161,787	8,707	5.7	5,608	5,599	-9	-0.2	3.66	3.46
AgHm House Exist	595	657	62	10.4	7	7	0	6.2	1.18	1.13
AgHm Land: Exist	162	173	11	6.9	0	0	0	-2.3	0.30	0.28
Ag NonHm: Exist	42	48	6	14.6	0	1	0	9.6	1.10	1.05
Res Hmstd	0	95,656	95,656	0.0	0	1,138	1,138	0.0	0.00	1.19
All Other NewCon	0	128,639	128,639	0.0	0	2,798	2,798	0.0	0.00	2.17
Total	25,479,070	28,025,396	2,546,327	10.0	469,145	476,246	7,101	1.5	1.84	1.70

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	323,958	350,979	27,021	8.3	County	47.20	44.10	0.000	0.000
(-) TIF Tax Capacity	27,134	27,790	656	2.4	City/Town	35.63	34.27	0.027	0.024
(-) FD Contrib Tax Cap	41,678	41,178	-501	-1.2	School District	21.39	19.64	1.482	1.374
(=) Taxable Tax Capacity	255,146	282,011	26,866	10.5	Special District	9.13	9.07	0.000	0.000
FD Distrib Tax Cap	18,485	19,227	742	4.0	Total	113.35	107.08	1.509	1.398

Tax Burdens on
Hypothetical

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,300	160,100	17,800	12.5	1,583	1,710	127	8.0	1.112	1.068
Res Hmstd: Avg Val	213,300	240,000	26,700	12.5	2,559	2,749	190	7.4	1.199	1.145
Res Hmstd: Hi Val	284,300	319,900	35,600	12.5	3,535	3,788	253	7.2	1.243	1.184
Res Hmstd: Ex-Hi Val	426,500	479,900	53,400	12.5	5,478	5,810	332	6.1	1.284	1.210
Apartment (Mkt rate)	300,000	311,600	11,600	3.9	4,703	4,606	-97	-2.1	1.567	1.478
Comm/Ind: Lo Val	150,000	149,600	-400	-0.3	4,164	3,918	-246	-5.9	2.775	2.618
Comm/Ind: Med Val	300,000	299,100	-900	-0.3	9,640	9,065	-575	-6.0	3.213	3.030
Comm/Ind: Hi Val	1,000,000	997,100	-2,900	-0.3	35,197	33,112	-2,084	-5.9	3.519	3.320

SOUTHWEST HENNEPIN CO.

<i>Tax Burdens by Property Class</i>	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	21,076,317	23,467,666	2,391,349	11.3	247,855	266,741	18,887	7.6	1.18	1.14
ResNonHm 1 Exist	1,254,124	1,544,014	289,890	23.1	15,418	18,189	2,772	18.0	1.23	1.18
ResNonHm23 Exist	333,067	350,629	17,562	5.3	4,758	4,804	46	1.0	1.43	1.37
Apartments Exist	1,391,125	1,417,946	26,821	1.9	20,719	20,170	-549	-2.6	1.49	1.42
Seas Rec: Exist	83,957	85,962	2,005	2.4	1,293	1,270	-23	-1.8	1.54	1.48
Com/Ind Lo Exist	316,015	317,390	1,375	0.4	8,610	8,189	-421	-4.9	2.72	2.58
Com/Ind Hi Exist	4,614,704	4,576,718	-37,986	-0.8	165,428	155,662	-9,767	-5.9	3.58	3.40
Publ U: Elec Gen	186	43	-143	-77.1	5	1	-4	-77.	2.50	2.43
Publ U: Other	187,089	195,579	8,490	4.5	6,645	6,604	-41	-0.6	3.55	3.38
AgHm House Exist	64,717	70,051	5,334	8.2	723	757	34	4.7	1.12	1.08
AgHm Land: Exist	44,078	52,264	8,186	18.6	198	243	46	23.1	0.45	0.47
Ag NonHm: Exist	72,311	85,701	13,390	18.5	739	834	95	12.9	1.02	0.97
Res Hmstd	0	432,787	432,787	0.0	0	4,869	4,869	0.0	0.00	1.13
All Other NewCon	0	313,382	313,382	0.0	0	5,216	5,216	0.0	0.00	1.66
Total	29,437,690	32,910,131	3,472,442	11.8	472,389	493,551	21,162	4.5	1.60	1.50

Tax Base

Tax Rates

	Taxable Market				Net Tax Cap				Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	353,972	391,490	37,518	10.6	County	47.20	44.10	0.000	0.000	
(-) TIF Tax Capacity	8,097	9,074	977	12.1	City/Town	27.98	26.84	0.068	0.077	
(-) FD Contrib Tax Cap	38,710	38,416	-294	-0.8	School District	20.83	20.64	1.512	1.384	
(=) Taxable Tax Capacity	307,165	344,000	36,835	12.0	Special District	8.33	8.44	0.000	0.000	
FD Distrib Tax Cap	14,448	15,581	1,133	7.8	Total	104.34	100.03	1.581	1.462	

Tax Burdens on Hypothetical

	Taxable Market Value			Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Pctg Chng	Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	194,400	216,500	11.4	2,138	2,304	166	7.8	1.099	1.064
Res Hmstd: Avg Val	291,500	324,600	11.4	3,392	3,641	249	7.3	1.163	1.121
Res Hmstd: Hi Val	388,500	432,600	11.4	4,645	4,959	314	6.8	1.195	1.146
Res Hmstd: Ex-Hi Val	583,000	649,100	11.3	7,221	7,814	593	8.2	1.238	1.203
Apartment (Mkt rate)	300,000	305,800	1.9	4,387	4,270	-117	-2.7	1.462	1.396
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,079	3,837	-242	-5.9	2.719	2.578
Comm/Ind: Med Val	300,000	297,500	-0.8	9,439	8,867	-572	-6.1	3.146	2.980
Comm/Ind: Hi Val	1,000,000	991,800	-0.8	34,450	32,399	-2,051	-6.0	3.445	3.266

House Research

Simulation 5A4
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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

SUBURBAN RAMSEY CO.

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	12,363,658	13,975,171	1,611,513	13.0	140,421	150,376	9,956	7.1	1.14	1.08
ResNonHm 1 Exist	484,724	604,065	119,341	24.6	6,049	7,049	1,001	16.5	1.25	1.17
ResNonHm23 Exist	154,542	191,544	37,002	23.9	2,340	2,724	385	16.4	1.51	1.42
Apartments Exist	1,143,154	1,289,309	146,155	12.8	17,644	18,718	1,074	6.1	1.54	1.45
Seas Rec: Exist	9,840	11,443	1,603	16.3	150	167	18	11.8	1.52	1.46
Com/Ind Lo Exist	311,292	306,753	-4,539	-1.5	8,564	7,946	-618	-7.2	2.75	2.59
Com/Ind Hi Exist	3,426,330	3,510,979	84,649	2.5	123,485	119,507	-3,978	-3.2	3.60	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	174,583	185,263	10,681	6.1	6,276	6,287	11	0.2	3.60	3.39
AgHm House Exist	1,832	1,728	-104	-5.7	20	17	-3	-14.	1.08	0.98
AgHm Land: Exist	10,463	1,518	-8,944	-85.5	106	6	-100	-94.	1.02	0.41
Ag NonHm: Exist	13,651	15,422	1,771	13.0	135	138	3	2.5	0.99	0.90
Res Hmstd	0	103,639	103,639	0.0	0	1,113	1,113	0.0	0.00	1.07
All Other NewCon	0	153,507	153,507	0.0	0	3,434	3,434	0.0	0.00	2.24
Total	18,094,068	20,350,341	2,256,273	12.5	305,189	317,483	12,294	4.0	1.69	1.56

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	222,232	247,306	25,074	11.3	County	53.03	49.11	0.000	0.000
(-) TIF Tax Capacity	13,985	14,175	190	1.4	City/Town	26.92	25.81	0.110	0.103
(-) FD Contrib Tax Cap	25,426	27,337	1,911	7.5	School District	20.74	20.22	1.700	1.419
(=) Taxable Tax Capacity	182,821	205,794	22,973	12.6	Special District	5.57	5.70	0.000	0.000
FD Distrib Tax Cap	20,666	21,457	791	3.8	Total	106.26	100.84	1.810	1.522

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,200	143,800		13.1	1,324	1,426	102	7.7	1.040	0.991
Res Hmstd: Avg Val	190,600	215,400		13.0	2,169	2,322	152	7.0	1.138	1.077
Res Hmstd: Hi Val	254,100	287,200		13.0	3,016	3,219	203	6.7	1.187	1.120
Res Hmstd: Ex-Hi Val	381,300	431,000		13.0	4,713	5,002	290	6.1	1.235	1.160
Apartment (Mkt rate)	300,000	338,400		12.8	4,528	4,781	253	5.6	1.509	1.412
Comm/Ind: Lo Val	150,000	153,700		2.5	4,103	3,989	-114	-2.8	2.735	2.595
Comm/Ind: Med Val	300,000	307,400		2.5	9,484	9,190	-294	-3.1	3.161	2.989
Comm/Ind: Hi Val	1,000,000	1,024,700		2.5	34,594	33,462	-1,132	-3.3	3.459	3.265

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

CITY OF MINNEAPOLIS

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	12,906,977	14,713,387	1,806,410	14.0	185,507	200,904	15,397	8.3	1.44	1.37
ResNonHm 1 Exist	1,008,386	1,397,996	389,610	38.6	16,018	20,970	4,952	30.9	1.59	1.50
ResNonHm23 Exist	775,361	979,005	203,644	26.3	15,063	17,779	2,716	18.0	1.94	1.82
Apartments Exist	2,966,789	3,116,162	149,374	5.0	57,664	56,477	-1,187	-2.1	1.94	1.81
Seas Rec: Exist	175	207	31	17.7	3	3	0	12.0	1.72	1.64
Com/Ind Lo Exist	584,360	597,187	12,828	2.2	17,989	17,261	-728	-4.0	3.08	2.89
Com/Ind Hi Exist	5,417,579	5,364,137	-53,442	-1.0	220,337	204,615	-15,723	-7.1	4.07	3.81
Publ U: Elec Gen	67,002	0	-67,002	-100.0	2,004	0	-2,004	-100	2.99	0.00
Publ U: Other	271,355	343,685	72,330	26.7	11,011	13,090	2,079	18.9	4.06	3.81
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	658	795	137	20.8	10	11	1	11.8	1.46	1.36
Res Hmstd	0	95,782	95,782	0.0	0	1,308	1,308	0.0	0.00	1.37
All Other NewCon	0	181,657	181,657	0.0	0	3,951	3,951	0.0	0.00	2.17
Total	23,998,641	26,790,000	2,791,359	11.6	525,605	536,368	10,763	2.0	2.19	2.00

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	310,728	340,417	29,689	9.6	County	41.84	39.10	0.000	0.000
(-) TIF Tax Capacity	47,011	49,626	2,614	5.6	City/Town	64.41	61.86	0.142	0.239
(-) FD Contrib Tax Cap	34,108	33,530	-578	-1.7	School District	32.34	26.81	0.983	0.945
(=) Taxable Tax Capacity	229,609	257,262	27,652	12.0	Special District	7.91	7.76	0.000	0.000
FD Distrib Tax Cap	37,894	38,505	611	1.6	Total	146.49	135.52	1.125	1.184

Tax Burdens on
Hypothetical

	Taxable Market Value			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Chng		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,000	117,400	14.0	1,345	1,463	118	8.8	1.305	1.246	
Res Hmstd: Avg Val	154,400	176,000	14.0	2,202	2,380	177	8.1	1.426	1.351	
Res Hmstd: Hi Val	205,900	234,700	14.0	3,061	3,297	237	7.7	1.486	1.404	
Res Hmstd: Ex-Hi Val	308,900	352,100	14.0	4,778	5,133	355	7.4	1.546	1.457	
Apartment (Mkt rate)	300,000	315,100	5.0	5,831	5,711	-120	-2.1	1.943	1.812	
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,618	4,292	-325	-7.0	3.078	2.890	
Comm/Ind: Med Val	300,000	297,000	-1.0	10,718	9,943	-775	-7.2	3.572	3.347	
Comm/Ind: Hi Val	1,000,000	990,100	-1.0	39,188	36,381	-2,807	-7.2	3.918	3.674	

House Research

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Baseline Final Pay 2004
Alternative Final Pay 2005

(all figures in \$000s)

CITY OF ST. PAUL

Tax Burdens by Property Class	Taxable Market				Net Tax				Effective Tax Rates	
	Baseline	Alternativ	Chang	Pctg Chn	Baseline	Alternativ	Chang	Pctg Chn	Bas	Alte
Res Hmstd: Exist	8,553,161	9,828,204	1,275,043	14.9	96,905	101,751	4,846	5.0	1.13	1.04
ResNonHm 1 Exist	534,932	727,118	192,185	35.9	7,006	8,614	1,607	22.9	1.31	1.18
ResNonHm23 Exist	356,750	442,101	85,351	23.9	5,748	6,409	661	11.5	1.61	1.45
Apartments Exist	1,609,357	1,955,497	346,140	21.5	25,935	28,360	2,425	9.3	1.61	1.45
Seas Rec: Exist	1,468	1,585	117	8.0	24	24	0	0.3	1.63	1.51
Com/Ind Lo Exist	404,406	416,112	11,706	2.9	11,249	10,668	-582	-5.2	2.78	2.56
Com/Ind Hi Exist	2,574,308	2,617,455	43,147	1.7	94,718	88,882	-5,836	-6.2	3.68	3.40
Publ U: Elec Gen	32,258	34,296	2,038	6.3	840	816	-24	-2.8	2.60	2.38
Publ U: Other	180,262	185,920	5,658	3.1	6,631	6,313	-317	-4.8	3.68	3.40
AgHm House Exist	60	75	15	24.9	1	1	0	6.6	0.91	0.77
AgHm Land: Exist	90	110	19	21.5	0	0	0	1.1	0.37	0.31
Ag NonHm: Exist	676	780	104	15.3	8	9	0	4.7	1.22	1.11
Res Hmstd	0	63,274	63,274	0.0	0	655	655	0.0	0.00	1.04
All Other NewCon	0	126,567	126,567	0.0	0	2,112	2,112	0.0	0.00	1.67
Total	14,247,729	16,399,093	2,151,364	15.1	249,065	254,614	5,549	2.2	1.75	1.55

Tax Base

Tax Rates

	Taxable Market				Pctg Chng	Net Tax Cap		Ref Mkt Val (mills)	
	Baseline	Alternativ	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	177,391	201,131	23,739	13.4	County	49.16	45.60	0.000	0.000
(-) TIF Tax Capacity	16,458	17,771	1,313	8.0	City/Town	34.76	30.83	0.000	0.000
(-) FD Contrib Tax Cap	15,712	16,383	672	4.3	School District	31.73	28.18	0.887	0.674
(=) Taxable Tax Capacity	145,221	166,976	21,755	15.0	Special District	6.17	6.02	0.000	0.000
FD Distrib Tax Cap	35,523	35,670	147	0.4	Total	121.82	110.63	0.887	0.674

Tax Burdens on
Hypothetical

	Taxable Market			Pctg Chng	Net Tax				Effectiv Tax Rates	
	Baseline	Alternativ	Value		Baseline	Alternativ	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,600	106,400	14.9	921	972	51	5.5	0.994	0.913	
Res Hmstd: Avg Val	138,800	159,500	14.9	1,567	1,643	77	4.9	1.128	1.030	
Res Hmstd: Hi Val	185,100	212,700	14.9	2,213	2,315	102	4.6	1.195	1.088	
Res Hmstd: Ex-Hi Val	277,700	319,100	14.9	3,507	3,660	153	4.4	1.262	1.147	
Apartment (Mkt rate)	300,000	364,500	21.5	4,835	5,286	452	9.3	1.611	1.450	
Comm/Ind: Lo Val	150,000	152,500	1.7	4,173	3,930	-242	-5.8	2.781	2.577	
Comm/Ind: Med Val	300,000	305,000	1.7	9,692	9,109	-583	-6.0	3.230	2.986	
Comm/Ind: Hi Val	1,000,000	1,016,800	1.7	35,447	33,280	-2,167	-6.1	3.544	3.272	

Baseline 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	18
126 Ag Hmstd HGA: <76K	1.000	6,050,477	60,505	45,404
127 Ag Hmstd HGA: 76K-500K	1.000	2,803,932	28,039	30,079
128 Ag Hmstd HGA: >500K	1.250	37,262	466	488
129 Farm 1b Hmstd land <32K	0.450	672	3	2
130 Ag Hmstd 1 & b: <115K	0.550	9,360,145	51,481	28,091
131 Ag Hmstd 1 & b: 115K-345K	0.550	8,356,906	45,963	44,751
132 Ag Hmstd 1 & b: 345K-600K	0.550	3,581,219	19,697	18,696
133 Ag Hmstd 1 & b: >600K	1.000	3,154,350	31,543	29,539
135 Ag Non-homestead	1.000	10,175,648	101,756	99,121
136 Migrant Housing: <500K	1.000	1,253	13	14
141 Timberlands	1.000	870,102	8,701	9,164
142 Non-comm SRR: <76K	1.000	7,095,221	70,952	81,679
143 Non-comm SRR: 76K-500K	1.000	3,905,049	39,050	54,331
144 Non-comm SRR: >500K	1.250	191,548	2,394	3,180
147 Res 1b Hmstd <32K	0.450	183,269	825	797
148 Res Hmstd: <76K	1.000	97,340,603	973,406	932,578
149 Res Hmstd: 76K-500K	1.000	115,331,605	1,153,316	1,407,530
150 Res Hmstd: > 500K	1.250	4,063,500	50,794	58,544
152 Res NonH 1 unit: <76K	1.000	6,434,972	64,350	82,365
153 Res NonH 1 unit: 76K - 500K	1.000	4,533,102	45,331	55,402
154 Res NonH 1 unit: >500K	1.250	425,317	5,316	6,057
156 Res NonH 2-3 units	1.250	4,112,641	51,408	65,176
159 Regular apartments (4a)	1.250	16,231,867	202,898	264,668
160 Non-profit/Comm Serv	1.500	35,955	539	761
161 Student housing	1.000	24,144	241	346
162 Manuf home park land	1.250	447,599	5,595	6,656
164 Comm SRR: 1c	1.000	376,374	3,764	3,500
165 Comm SRR: 4c <500K	1.000	232,316	2,323	3,556
166 Comm SRR: 4c >500K	1.250	67,610	845	1,213
167 Bed & Breakfast	1.250	19,849	248	293
168 Qualifying golf courses	1.250	193,882	2,424	2,597
171 Commercial: <150K	1.500	7,017,202	105,258	194,143
172 Commercial: >150K	2.000	30,374,686	607,494	1,103,146
173 Comm comp zone: <150K	1.500	300	4	9
174 Comm comp zone: >150K	2.000	301	6	8
175 Comm border city: <150K	1.500	38,228	573	1,309
176 Comm border city: >150K	2.000	70,404	1,408	3,284
178 Industrial pref: <150K	1.500	1,203,123	18,047	33,650
179 Industrial pref: >150K	2.000	11,041,756	220,835	404,598
182 Ind border city: <150K	1.500	1,286	19	45

House Research

Simulation	5A4	Baseline	Final Pay 2004			Page 33
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183	Ind border city: >150K	2.000	33,177	664	1,327	
185	Publ Util: land & bldgs <150K	1.500	80,188	1,203	2,130	
186	Publ Util: land & bldgs >150K	2.000	740,933	14,819	26,149	
187	Publ Util: Electric Generat Mach	2.000	1,431,412	28,628	35,539	
188	Publ Util: machinery (non-generat)	2.000	979,117	19,582	33,259	
190	Railroad <150K	1.500	26,142	392	714	
191	Railroad >150K	2.000	469,963	9,399	16,772	
193	Mineral	2.000	2,360	47	106	
194	Misc class 5	2.000	2,094	42	61	
197	Personal: 3f	1.000	8,057	81	92	
198	Non-comm aircraft hangars	1.500	46,478	697	795	
199	Pers: It31 tools&mach excl elec gen	2.000	121,410	2,428	4,054	
200	Pers: It32 struct/lease land-non	1.000	13,822	138	143	
201	Pers: It32 struct/leased	1.000	40,179	402	480	
202	Pers: It32 str/lease	1.000	2,215	22	31	
204	Pers: It32 struct/leased land-C/I	2.000	38,179	764	1,360	
205	Pers: Item 33 ag real estate	1.000	14,465	145	159	
207	Pers: It41 struct/leased land - C/I	2.000	410,227	8,205	11,398	
208	Pers: It41 struct/leased	1.000	345	3	6	
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	56	
213	Pers: Item 42 non-EZ struct/RR land	2.000	33,116	662	1,349	
215	Pers: It43 leased real estate - non C/I	1.500	6,551	98	150	
216	Pers: Item 43 leased real estate - C/I	2.000	302,839	6,057	9,179	
217	Pers: Item 44 electric util trans lines	2.000	1,423,915	28,478	50,946	
218	Pers: Item 44 electric util distri lines	2.000	185,182	3,704	6,838	
219	Pers: Item 45 syst/gas utils	2.000	1,797,834	35,957	60,778	
220	Pers: Item 46 syst/water utils	2.000	1,373	27	50	
221	Pers: Item 48 misc	2.000	21,527	431	526	
State Total				363,632,420	4,140,987	5,341,239

Alternative Legal Class Report

Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
161.1 Farm 1b Hmstd HGA: <32K: Exist	0.450	12,389	56	17
161.2 Farm 1b Hmstd HGA: <32K: NewCon	0.450	145	1	0
162.1 Ag Hmstd HGA: <76K: Exist	1.000	6,176,135	61,761	43,983
162.2 Ag Hmstd HGA: <76K: NewCon	1.000	64,366	644	465
163.1 Ag Hmstd HGA: 76K-414K: Exist	1.000	3,491,368	34,914	35,673
163.2 Ag Hmstd HGA: 76K-414K: NewCon	1.000	41,424	414	427
164.1 Ag Hmstd HGA: 414K-500K: Exist	1.000	31,977	320	319
164.2 Ag Hmstd HGA: 414K-500K: NewCon	1.000	358	4	4
165.1 Ag Hmstd HGA: >500K: Exist	1.250	51,859	648	647
165.2 Ag Hmstd HGA: >500K: NewCon	1.250	553	7	7
166.1 Farm 1b Hmstd land <32K: Exist	0.450	479	2	1
166.2 Farm 1b Hmstd land <32K: NewCon	0.450	5	0	0
167.1 Ag Hmstd 1 & b: <115K: Exist	0.550	9,533,614	52,435	25,943
167.2 Ag Hmstd 1 & b: <115K: NewCon	0.550	88,301	486	241
168.1 Ag Hmstd 1 & b: 115K-345K: Exist	0.550	9,033,649	49,685	45,959
168.2 Ag Hmstd 1 & b: 115K-345K: NewCon	0.550	62,809	345	327
169.1 Ag Hmstd 1 & b: 345K-600K: Exist	0.550	4,173,140	22,952	20,725
169.2 Ag Hmstd 1 & b: 345K-600K: NewCon	0.550	23,279	128	118
170.1 Ag Hmstd 1 & b: >600K: Exist	1.000	4,144,539	41,445	36,936
170.2 Ag Hmstd 1 & b: >600K: NewCon	1.000	20,543	205	187
172.1 Ag Non-homestead: Exist	1.000	11,435,093	114,351	105,714
172.2 Ag Non-homestead: NewCon	1.000	28,912	289	260
173.1 Migrant Housing <500K: Exist	1.000	1,305	13	14
173.2 Migrant Housing <500K: NewCon	1.000	3	0	0
174.1 Migrant Housing >500K: Exist	1.250	41	1	0
174.2 Migrant Housing >500K: NewCon	1.250	0	0	0
178 Timberlands	1.000	1,019,445	10,194	9,989
179.1 Non-comm SRR: <76K: Exist	1.000	7,619,921	76,199	82,486
179.2 Non-comm SRR: <76K: NewCon	1.000	194,380	1,944	2,133
180.1 Non-comm SRR: 76K-500K: Exist	1.000	5,240,617	52,406	69,078
180.2 Non-comm SRR: 76K-500K: NewCon	1.000	123,537	1,235	1,641
181.1 Non-comm SRR: >500K: Exist	1.250	290,187	3,627	4,552
181.2 Non-comm SRR: >500K: NewCon	1.250	6,103	76	93
184.1 Res 1b Hmstd <32K: Exist	0.450	189,573	853	776
184.2 Res 1b Hmstd <32K: NewCon	0.450	4,079	18	16
185.1 Res Hmstd: <76K: Exist	1.000	97,459,246	974,592	890,422
185.2 Res Hmstd: <76K: NewCon	1.000	2,355,910	23,559	21,061
186.1 Res Hmstd: 76K-414K: Exist	1.000	135,878,509	1,358,785	1,573,475
186.2 Res Hmstd: 76K-414K: NewCon	1.000	3,295,637	32,956	37,660
187.1 Res Hmstd: 414K-500K: Exist	1.000	3,167,249	31,672	35,591

House Research

Simulation	5A4	Baseline	Final Pay 2004			Page 35
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187.2	Res Hmstd: 414K-500K: NewCon		1.000	62,587	626	689
188.1	Res Hmstd: > 500K: Exist		1.250	5,859,639	73,245	79,668
188.2	Res Hmstd: > 500K: NewCon		1.250	101,001	1,263	1,329
190.1	Res NonH 1 unit: <76K: Exist		1.000	6,977,369	69,774	84,960
190.2	Res NonH 1 unit: <76K: NewCon		1.000	605,528	6,055	7,227
191.1	Res NonH 1 unit: 76K - 500K: Exist		1.000	6,064,206	60,642	70,619
191.2	Res NonH 1 unit: 76K - 500K:		1.000	606,316	6,063	7,010
192.1	Res NonH 1 unit: >500K: Exist		1.250	732,607	9,158	10,139
192.2	Res NonH 1 unit: >500K: NewCon		1.250	54,789	685	741
194.1	Res NonH 2-3 units: Exist		1.250	4,769,747	59,622	71,618
194.2	Res NonH 2-3 units: NewCon		1.250	440,901	5,511	6,456
197.1	Regular apartments (4a): Exist		1.250	17,412,937	217,662	267,120
197.2	Regular apartments (4a): NewCon		1.250	481,336	6,017	7,000
198.1	Non-profit/Comm Serv: Exist		1.500	38,223	573	755
198.2	Non-profit/Comm Serv: NewCon		1.500	633	10	12
199.1	Student housing: Exist		1.000	25,183	252	331
199.2	Student housing: NewCon		1.000	363	4	5
200.1	Manuf home park land: Exist		1.250	469,056	5,863	6,679
200.2	Manuf home park land: NewCon		1.250	10,166	127	143
202.1	Comm SRR: 1c: Exist		1.000	413,727	4,137	3,616
202.2	Comm SRR: 1c: NewCon		1.000	4,772	48	44
203.1	Comm SRR: 4c <500K: Exist		1.000	248,596	2,486	3,599
203.2	Comm SRR: 4c <500K: NewCon		1.000	3,224	32	48
204.1	Comm SRR: 4c >500K: Exist		1.250	81,318	1,016	1,396
204.2	Comm SRR: 4c >500K: NewCon		1.250	1,099	14	20
205.1	Bed & Breakfast: Exist		1.250	20,871	261	287
205.2	Bed & Breakfast: NewCon		1.250	170	2	2
206.1	Qualifying golf courses: Exist		1.250	209,526	2,619	2,708
206.2	Qualifying golf courses: NewCon		1.250	1,020	13	12
209.1	Commercial: <150K: Exist		1.500	7,145,631	107,184	188,684
209.2	Commercial: <150K: NewCon		1.500	214,474	3,217	5,584
210.1	Commercial: >150K: Exist		2.000	31,625,020	632,500	1,088,071
210.2	Commercial: >150K: NewCon		2.000	779,582	15,592	26,402
211.1	Comm comp zone: <150K: Exist		1.500	293	4	7
211.2	Comm comp zone: <150K: NewCon		1.500	7	0	0
212.1	Comm comp zone: >150K: Exist		2.000	300	6	7
212.2	Comm comp zone: >150K: NewCon		2.000	4	0	0
213.1	Comm border city: <150K: Exist		1.500	37,875	568	884
213.2	Comm border city: <150K: NewCon		1.500	1,188	18	28
214.1	Comm border city: >150K: Exist		2.000	69,800	1,396	1,653
214.2	Comm border city: >150K: NewCon		2.000	2,362	47	56
224.1	Industrial: <150K: Exist		1.500	1,210,298	18,154	32,185
224.2	Industrial: <150K: NewCon		1.500	20,310	305	527
225.1	Industrial: >150K: Exist		2.000	11,141,327	222,827	386,406

House Research

Simulation	5A4	Baseline	Final Pay 2004			Page 36
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225.2	Industrial: >150K: NewCon		2.000	144,026	2,881	4,994
228.1	Ind'l border city: <150K: Exist		1.500	1,430	21	33
228.2	Ind'l border city: <150K: NewCon		1.500	11	0	0
229.1	Ind'l border city: >150K: Exist		2.000	33,413	668	785
229.2	Ind'l border city: >150K: NewCon		2.000	192	4	5
239	Publ Util: land & bldgs <150K		1.500	78,139	1,172	1,964
240	Publ Util: land & bldgs >150K		2.000	745,188	14,904	24,908
241	Publ Util: Electric Generat Mach		2.000	1,332,678	26,654	31,182
242	Publ Util: machinery (non-generat)		2.000	1,107,941	22,159	35,947
244	Railroad <150K		1.500	24,469	367	635
245	Railroad >150K		2.000	468,544	9,371	15,718
247	Mineral		2.000	2,324	46	97
248	Misc class 5		2.000	2,121	42	60
254	Personal: 3f		1.000	8,369	84	89
255	Non-comm aircraft hangars		1.500	55,326	830	861
256	Pers: It31 tools&mach excl elec gen		2.000	126,443	2,529	4,000
257	Pers: It32 struct/lease land-non		1.000	14,911	149	141
258	Pers: It32 struct/leased		1.000	44,189	442	485
259	Pers: It32 str/lease		1.000	3,821	38	48
261	Pers: It32 struct/leased land-C/I		2.000	42,662	853	1,395
262	Pers: Item 33 ag real estate		1.000	15,730	157	166
264	Pers: It41 struct/leased land - C/I		2.000	399,550	7,991	10,238
265	Pers: It41 struct/leased		1.000	364	4	6
268	Pers: It41 str/leased land-non C/I,SRR		1.000	35	0	1
269	Pers: Item 41 Border EZ		2.000	1,164	23	28
270	Pers: Item 42 non-EZ struct/RR land		2.000	33,378	668	1,333
272	Pers: It43 leased real estate - non C/I		1.500	19,797	297	425
273	Pers: Item 43 leased real estate - C/I		2.000	294,904	5,898	8,596
274	Pers: Item 44 electric util trans lines		2.000	1,477,246	29,545	49,944
275	Pers: Item 44 electric util distri lines		2.000	196,547	3,931	7,010
276	Pers: Item 45 syst/gas utils		2.000	1,942,830	38,857	62,452
277	Pers: Item 46 syst/water utils		2.000	1,388	28	48
278	Pers: Item 48 misc		2.000	35,127	703	808
State Total				411,860,319	4,656,138	5,676,066

Baseline Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,875,666	1,215,773	157,285	935,328	190,460	621,124	4,995,636
Certified MKV	2,697	18,675	43	422,936	0	0	444,352
Fiscal Disparities Levy	113,267	104,790	1,307	105,765	23,722	0	348,851
Disparity Reduction Aid	10,051	0	654	8,216	0	0	18,922
Spread NTC Levy	1,752,348	1,110,984	155,323	857,484	171,738	621,124	4,669,001
Spread MKV Levy	2,697	18,675	43	386,799	0	0	408,214
Tax Incr Financing Levy							274,136
	Homestead Credit	313,385		Taconite credit		16,155	
	Agricultural	24,096		Disparity Reduction		5,389	

Alternative Levy Summary

Levy Summary Report

	County	City	Town	School District	Special District	State	Total
Certified NTC	1,990,558	1,310,350	166,250	998,118	209,907	625,576	5,300,759
Certified MKV	2,685	23,852	158	442,277	0	0	468,972
Fiscal Disparities Levy	110,597	104,849	1,174	103,824	22,394	0	342,837
Disparity Reduction Aid	10,035	0	541	8,127	0	0	18,703
Spread NTC Levy	1,869,927	1,205,501	164,535	920,376	192,514	625,576	4,978,428
Spread MKV Levy	2,685	23,852	158	408,068	0	0	434,763
Tax Incr Financing Levy							266,187
	Homestead Credit	300,502		Taconite credit		16,165	
	Agricultural	24,599		Disparity Reduction		4,996	