

# House Research Simulation Report: Property Tax

Simulation #00H1

Date 4/8/2000

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## DESCRIPTION

**BASELINE: Projected Pay 2001: Current Law (Revised 4/8/2000)**

**ALTERNATIVE: Projected Pay 2001: House Tax & K-12 Bills (Revised 4/8/2000)**

This report compares property taxes payable in 2001 under current law to property taxes payable in 2001 under the provisions of the House Omnibus Tax & K-12 bills as of 4/8/2000. It replaces simulation #00E3, with school district levy projections for both the baseline and the proposal based on slightly more refined data. The pay 2001 valuations are based on growth rates for the previous year, augmented by results from a survey of county assessors conducted in January, 2000. The pay 2001 baseline levies are based on projections done by a joint House/ Senate/Revenue Dept. working group. The levy projections are particularly uncertain because they involve assumptions about how much local governments will levy; the projections generally assume that each local government's levy will increase at approximately the same rate as in the past few years.

## KEY POINTS

- ! **On a statewide average basis, property taxes would be about \$268 million lower, or 5.4%, according to the simulation.** The reductions are greatest for agricultural land & buildings (19.1% for homestead, 14.7% for nonhomestead), regular (market rate) apartments (8.2%), and public utility property (9.1%). Property taxes for most other property types are reduced from 2% to 8%.
- ! **Tax changes by property type are similar between greater Minnesota and the metro area.** There is an overall decrease in taxes of 7.7% in greater Minnesota and 4.2% in the metro area; however that apparent regional difference is due to the fact that agricultural property, which received the largest tax reduction under the legislation, makes up a significantly greater share of the tax base in greater Minnesota than in the metro area.

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

## ASSUMPTIONS:

### **BASELINE:            Projected Payable 2001: Current Law (Revised 4/8/2000)**

- ! **Market values** were developed from actual growth in property values between assessment year 1998 and assessment year 1999, with growth measured separately for growth on existing value and growth due to new construction. These results were augmented with information received through a survey of county assessors taken in January, 2000. Inflationary changes on properties subject to limited market value restraints were limited to the appropriate growth rate. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay '99 to pay 2000, on a city-by-city and a class-by-class basis.
  
- ! **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The baseline pay 2001 levies were developed to match statewide levy estimates by category developed by the Dept. of Children, Families and Learning. Approximately \$12 million of new referendum levies are assumed; they are distributed evenly across all districts in the state.
  
- ! **County, city, and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The base methodology employed is a three-year average of levy plus aid; the levy increases resulting from that methodology were further increased by about 1.3% due to indications that inflationary pressures in the area of government spending are higher in 2000 than they have been in the previous few years. Levy estimates were not adjusted for levy limits, since levy limits are not in effect for pay 2001 under current law. In a few cases, the estimates were changed based upon discussions with individual local government officials. Estimated state aid amounts for pay 2001 were subtracted from levy plus aid to arrive at the levy amounts.
  
- ! **Special taxing district levies** were generally increased by 5.6%, except for the metro-wide special taxing districts, which were modeled based upon levy limits and partial estimates provided by metro agency staff.
  
- ! **The education homestead credit** was modeled using a rate of 83%. The estimated cost of the credit is \$399.1 million.
  
- ! **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
  
- ! **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial net tax capacity.

**ASSUMPTIONS:****ALTERNATIVE: Projected Pay 2001: House Tax & K-12 Bills (Revised 4/8/2000)**

- ! **Property values** are the baseline values, modified to reflect the change in limited market contained in the legislation.
- ! **Town levies** are the same as baseline.
- ! **County and city levies** are the same as baseline, modified to include the levy limit provisions included in the legislation. City levies are further increased by the amount of HACA lost as a result of the transit levy takeover provisions.
- ! **School district levies** are modeled according to the provisions of the House K-12 Finance bill, using net tax capacities determined according to the House Tax Bill, and using the sales ratio change prescribed in the House Tax bill. A number of parameters used in the school aid and levy formulas are adjusted for the change in net tax capacity statewide, according to a provision in the House Tax bill. The overall level of referendum levies is the same as for the baseline proposal.
- ! **Homestead and agricultural credit aid (HACA)** changes are modeled according to the provisions of the Tax bill.
- ! **Fiscal disparities contribution and distribution net tax capacities** are uniformly reduced by 11.8%, which is the percentage reduction in the commercial-industrial top-tier class rate. Fiscal disparities distribution levies are unchanged, except for some changes in the distribution of the levy according to the transit takeover provisions.
- ! **Education homestead credit and agricultural credit amounts** are simulated under the provisions of the bill.
- ! **Tax increment financing (TIF)** net tax capacities are uniformly reduced by 11.8%, which is the percentage reduction in the commercial-industrial top-tier class rate.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Residential Homestead:</b>		
<\$76,000	1.0 %	1.0 %
>\$76,000	1.65	1.5
<b>Residential Non-homestead:</b>		
Single unit:		
<\$76,000	1.2	1.0
>\$76,000	1.65	1.5
2-3 unit and undeveloped land	1.65	1.5
<b>Apartments:</b>		
Regular	2.4	2.0
Low-income	1.0	1.0
Small cities	2.15	2.0
<b>Commercial-Industrial-Public Utility:</b>		
<\$150,000	2.4	2.0
>\$150,000	3.4	3.0
<b>Seasonal Recreational Commercial:</b>		
Homestead resorts (1c)	1.0	1.0
Seasonal resorts (4c)	1.65	1.5
<b>Seasonal Recreational Residential:</b>		
<\$76,000	1.2	1.0
>\$76,000	1.65	1.5
<b>Disabled homestead</b>	0.45	0.5*
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$115,000	0.35	0.5
\$115,000 - \$600,000	0.8	0.5
>\$600,000	1.2	1.0
<b>Non-Homestead</b>	1.2	1.0
<b>Education homestead credit:</b>		
Percentage	83%	88%**
Maximum	\$390	\$535**
<b>Education agricultural credit:</b>		
Homestead <\$600,000	54%	66%**
Homestead >\$600,000	54%	50%**
Nonhomestead	50%	50%**
* Valuation limit for this class rate increased from \$32,000 to \$35,000.		
** Expanded definition of general education levy used to compute these credits.		

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BASELINE: Proj Pay 2001: Current law (Revised 4/8/00)  
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ALTERNATIVE: Proj Pay 2001: House Omnibus Tax & K-12 Bills (Rev 4/8/00)

(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	151,383,891	150,307,862	-1,076,029	- .7	2,064,469	1,950,917	-113,552	-5.5	1.36	1.30
Res Non-Hm 1 Un	5,831,760	5,780,306	-51,454	- .9	100,301	92,691	-7,610	-7.6	1.72	1.60
Res Non-Hm 2-3	2,730,308	2,703,656	-26,652	-1.0	58,619	57,326	-1,293	-2.2	2.15	2.12
Apartments	8,754,617	8,754,617	0	0.0	263,293	241,702	-21,591	-8.2	3.01	2.76
Low-income Apts	2,019,825	2,019,825	0	0.0	28,132	30,370	2,238	8.0	1.39	1.50
Seasonal Rec	8,080,638	8,050,809	-29,829	- .4	119,847	110,222	-9,625	-8.0	1.48	1.37
Com/Ind Lo Tier	7,305,346	7,305,346	0	0.0	234,269	213,368	-20,901	-8.9	3.21	2.92
Com/Ind Hi Tier	34,038,926	34,038,926	0	0.0	1,486,491	1,448,536	-37,955	-2.6	4.37	4.26
Public Utility	6,558,307	6,558,307	0	0.0	276,024	266,805	-9,219	-3.3	4.21	4.07
Ag Hmstd: House	6,995,169	6,965,670	-29,499	- .4	74,478	67,681	-6,797	-9.1	1.06	.97
Ag Hmstd: Land	19,430,153	19,334,087	-96,066	- .5	123,820	100,179	-23,641	-19.1	.64	.52
Ag Non-hmstd	10,017,485	9,979,780	-37,705	- .4	120,667	102,950	-17,717	-14.7	1.20	1.03
<b>Total (incl TIF)</b>	<b>263,146,425</b>	<b>261,799,190</b>	<b>-1,347,234</b>	<b>- .5</b>	<b>4,950,410</b>	<b>4,682,748</b>	<b>-267,662</b>	<b>-5.4</b>	<b>1.88</b>	<b>1.79</b>
TIF Levy					331,323	318,309	-13,014	-3.9		
Total (excl TIF)					4,619,087	4,364,439	-254,648	-5.5		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,439,925	1,415,298	-24,626	-1.7	921,272	968,259	46,987	5.1
Fisc Disp Distrib	113,986	113,986	0	0.0	94,093	105,030	10,937	11.6
Total Levy	1,553,911	1,529,284	-24,626	-1.6	1,015,365	1,073,289	57,924	5.7
Property Tax Aids	287,387	295,983	8,596	3.0	655,318	578,352	-76,967	-11.7
<b>Total Levy + Aid</b>	<b>1,841,297</b>	<b>1,825,268</b>	<b>-16,030</b>	<b>- .9</b>	<b>1,670,684</b>	<b>1,651,641</b>	<b>-19,043</b>	<b>-1.1</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	2,121,676	2,117,405	-4,271	- .2	163,000	78,810	-84,190	-51.7
Fisc Disp Distrib	202,126	202,295	169	.1	27,217	16,266	-10,950	-40.2
Total Levy	2,323,802	2,319,701	-4,102	- .2	190,217	95,076	-95,141	-50.0
Property Tax Aids	43,348	46,106	2,758	6.4	30,174	128,843	98,668	327.0
<b>Total Levy + Aid</b>	<b>2,367,150</b>	<b>2,365,807</b>	<b>-1,343</b>	<b>- .1</b>	<b>220,391</b>	<b>223,919</b>	<b>3,528</b>	<b>1.6</b>

TAX BASE					TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	4,237,056	3,836,328	-400,728	-9.5						
(-) TIF Tax Cap	268,092	236,458	-31,635	-11.8	County		39.40	42.60	.002	.002
(-) FD Contr Tax Cap	315,382	278,167	-37,215	-11.8	City/Town		24.97	28.88	.036	.036
(=) Txbl Tax Cap	3,653,582	3,321,703	-331,878	-9.1	School Dist		49.44	54.27	1.233	1.245
FD Distr Tax Cap	315,382	278,167	-37,215	-11.8	Special Dist		4.46	2.37	0.000	0.000
					Total		118.27	128.11	1.270	1.282

TAX BURDENS ON TYPICAL HOMESTEADS					TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng		Baseline	Altern	Tax Change	Pctg Chng
Lo Value				0.0	Hi Value				0.0
Net Tax			0	0.0	Net Tax			0	0.0
Effect Rate	0.00	0.00			Effect Rate	0.00	0.00		
Avg Value				0.0	Ex-Hi Value				0.0
Net Tax			0	0.0	Net Tax			0	0.0
Effect Rate	0.00	0.00			Effect Rate	0.00	0.00		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	48,774,712	48,544,315	-230,397	- .5	600,535	562,802	-37,733	-6.3	1.23	1.16
Res Non-Hm 1 Un	2,374,776	2,363,005	-11,770	- .5	39,683	35,938	-3,745	-9.4	1.67	1.52
Res Non-Hm 2-3	872,525	869,297	-3,229	- .4	18,834	18,373	-460	-2.4	2.16	2.11
Apartments	1,640,661	1,640,661	0	0.0	51,257	47,166	-4,091	-8.0	3.12	2.87
Low-income Apts	712,343	712,343	0	0.0	10,392	11,139	747	7.2	1.46	1.56
Seasonal Rec	7,846,777	7,817,610	-29,167	- .4	115,806	106,350	-9,456	-8.2	1.48	1.36
Com/Ind Lo Tier	3,904,757	3,904,757	0	0.0	127,712	114,838	-12,874	-10.1	3.27	2.94
Com/Ind Hi Tier	6,222,342	6,222,342	0	0.0	276,962	264,753	-12,209	-4.4	4.45	4.25
Public Utility	4,312,925	4,312,925	0	0.0	178,849	171,987	-6,862	-3.8	4.15	3.99
Ag Hmstd: House	6,090,735	6,063,821	-26,915	- .4	63,450	57,402	-6,048	-9.5	1.04	.95
Ag Hmstd: Land	18,539,956	18,451,157	-88,798	- .5	118,966	95,911	-23,055	-19.4	.64	.52
Ag Non-hmstd	9,490,721	9,456,888	-33,833	- .4	114,140	97,367	-16,773	-14.7	1.20	1.03
<b>Total (incl TIF)</b>	<b>110,783,231</b>	<b>110,359,122</b>	<b>-424,109</b>	<b>- .4</b>	<b>1,716,585</b>	<b>1,584,026</b>	<b>-132,559</b>	<b>-7.7</b>	<b>1.55</b>	<b>1.44</b>
TIF Levy					68,784	65,468	-3,316	-4.8		
Total (excl TIF)					1,647,802	1,518,558	-129,244	-7.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	682,751	662,223	-20,528	-3.0	362,045	357,559	-4,486	-1.2
Fisc Disp Distrib	785	785	0	0.0	710	710	0	0.0
Total Levy	683,536	663,008	-20,528	-3.0	362,756	358,270	-4,486	-1.2
Property Tax Aids	155,405	163,788	8,383	5.4	343,959	345,963	2,004	.6
<b>Total Levy + Aid</b>	<b>838,941</b>	<b>826,796</b>	<b>-12,146</b>	<b>-1.4</b>	<b>706,715</b>	<b>704,233</b>	<b>-2,482</b>	<b>-.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	804,779	784,165	-20,614	-2.6	14,137	13,995	-142	-1.0
Fisc Disp Distrib	549	549	0	0.0	19	19	0	0.0
Total Levy	805,328	784,714	-20,614	-2.6	14,157	14,015	-142	-1.0
Property Tax Aids	40,823	43,457	2,634	6.5	3,125	3,267	142	4.6
<b>Total Levy + Aid</b>	<b>846,151</b>	<b>828,171</b>	<b>-17,980</b>	<b>-2.1</b>	<b>17,281</b>	<b>17,281</b>	<b>-0</b>	<b>-.0</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	1,511,024	1,365,567	-145,457	-9.6	46.79	50.17			.004	.004
(-) TIF Tax Cap	51,230	45,185	-6,045	-11.8	24.77	27.04			.008	.008
(-) FD Contr Tax Cap	1,332	1,175	-157	-11.8	49.36	53.08			.817	.823
(=) Txbl Tax Cap	1,458,462	1,319,207	-139,255	-9.5	.97	1.06			0.000	0.000
FD Distr Tax Cap	1,332	1,175	-157	-11.8	Total	121.89	131.36		.829	.835

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	55,400	55,300		-.2
Net Tax	562	527	-35	-6.2
Effect Rate	1.02	.95		
Avg Value	83,100	82,900		-.2
Net Tax	887	820	-66	-7.5
Effect Rate	1.07	.99		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	110,800	110,500		-.3
Net Tax	1,336	1,235	-100	-7.5
Effect Rate	1.21	1.12		
Ex-Hi Value	166,200	165,800		-.2
Net Tax	2,488	2,371	-117	-4.7
Effect Rate	1.50	1.43		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	102,609,179	101,763,547	-845,631	- .8	1,463,934	1,388,115	-75,819	-5.2	1.43	1.36
Res Non-Hm 1 Un	3,456,984	3,417,300	-39,684	-1.1	60,618	56,753	-3,865	-6.4	1.75	1.66
Res Non-Hm 2-3	1,857,782	1,834,359	-23,424	-1.3	39,786	38,953	-833	-2.1	2.14	2.12
Apartments	7,113,955	7,113,955	0	0.0	212,036	194,536	-17,500	-8.3	2.98	2.73
Low-income Apts	1,307,482	1,307,482	0	0.0	17,741	19,231	1,490	8.4	1.36	1.47
Seasonal Rec	233,861	233,199	-663	-.3	4,041	3,872	-169	-4.2	1.73	1.66
Com/Ind Lo Tier	3,400,589	3,400,589	0	0.0	106,557	98,530	-8,027	-7.5	3.13	2.90
Com/Ind Hi Tier	27,816,583	27,816,583	0	0.0	1,209,529	1,183,783	-25,745	-2.1	4.35	4.26
Public Utility	2,245,382	2,245,382	0	0.0	97,175	94,818	-2,357	-2.4	4.33	4.22
Ag Hmstd: House	904,434	901,849	-2,585	-.3	11,028	10,279	-749	-6.8	1.22	1.14
Ag Hmstd: Land	890,197	882,930	-7,267	-.8	4,855	4,269	-586	-12.1	.55	.48
Ag Non-hmstd	526,764	522,893	-3,872	-.7	6,526	5,583	-944	-14.5	1.24	1.07
<b>Total (incl TIF)</b>	<b>152,363,194</b>	<b>151,440,069</b>	<b>-923,126</b>	<b>-.6</b>	<b>3,233,825</b>	<b>3,098,722</b>	<b>-135,103</b>	<b>-4.2</b>	<b>2.12</b>	<b>2.05</b>
TIF Levy					262,540	252,841	-9,699	-3.7		
Total (excl TIF)					2,971,285	2,845,881	-125,404	-4.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	757,174	753,076	-4,098	-.5	559,227	610,699	51,472	9.2
Fisc Disp Distrib	113,201	113,201	0	-.0	93,383	104,320	10,937	11.7
Total Levy	870,375	866,277	-4,098	-.5	652,610	715,019	62,410	9.6
Property Tax Aids	131,982	132,195	214	.2	311,359	232,389	-78,970	-25.4
<b>Total Levy + Aid</b>	<b>1,002,356</b>	<b>998,472</b>	<b>-3,884</b>	<b>-.4</b>	<b>963,969</b>	<b>947,408</b>	<b>-16,561</b>	<b>-1.7</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,316,897	1,333,240	16,343	1.2	148,863	64,815	-84,048	-56.5
Fisc Disp Distrib	201,577	201,746	169	.1	27,197	16,247	-10,950	-40.3
Total Levy	1,518,474	1,534,987	16,512	1.1	176,060	81,062	-94,998	-54.0
Property Tax Aids	2,525	2,649	124	4.9	27,050	125,576	98,526	364.2
<b>Total Levy + Aid</b>	<b>1,521,000</b>	<b>1,537,636</b>	<b>16,636</b>	<b>1.1</b>	<b>203,110</b>	<b>206,637</b>	<b>3,528</b>	<b>1.7</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	2,726,033	2,470,761	-255,271	-9.4						
(-) TIF Tax Cap	216,863	191,273	-25,590	-11.8	County	34.49	37.61	0.000	0.000	
(-) FD Contr Tax Cap	314,050	276,992	-37,058	-11.8	City/Town	25.10	30.08	.055	.055	
(=) Txbl Tax Cap	2,195,120	2,002,496	-192,624	-8.8	School Dist	49.49	55.05	1.518	1.529	
FD Distr Tax Cap	314,050	276,992	-37,058	-11.8	Special Dist	6.78	3.24	0.000	0.000	
					Total	115.86	125.97	1.572	1.584	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	94,700	94,000		-.7
Net Tax	1,097	1,003	-94	-8.6
Effect Rate	1.16	1.07		
Avg Value	142,100	141,000		-.8
Net Tax	1,978	1,874	-104	-5.2
Effect Rate	1.39	1.33		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	189,500	188,000		-.8
Net Tax	2,958	2,837	-122	-4.1
Effect Rate	1.56	1.51		
Ex-Hi Value	284,200	282,000		-.8
Net Tax	4,918	4,762	-156	-3.2
Effect Rate	1.73	1.69		

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BASELINE: Proj Pay 2001: Current law (Revised 4/8/00)  
 vs.

ALTERNATIVE: Proj Pay 2001: House Omnibus Tax & K-12 Bills (Rev 4/8/00)

(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,757,422	2,750,959	-6,462	-.2	37,001	35,371	-1,631	-4.4	1.34	1.29
Res Non-Hm 1 Un	159,927	159,270	-657	-.4	2,906	2,634	-272	-9.4	1.82	1.65
Res Non-Hm 2-3	53,321	53,110	-210	-.4	1,210	1,188	-22	-1.8	2.27	2.24
Apartments	176,013	176,013	0	0.0	4,994	4,782	-212	-4.2	2.84	2.72
Low-income Apts	74,931	74,931	0	0.0	1,113	1,195	82	7.3	1.49	1.59
Seasonal Rec	57,558	57,153	-406	-.7	996	929	-67	-6.7	1.73	1.62
Com/Ind Lo Tier	416,330	416,330	0	0.0	13,536	12,385	-1,151	-8.5	3.25	2.97
Com/Ind Hi Tier	497,372	497,372	0	0.0	19,434	18,747	-687	-3.5	3.91	3.77
Public Utility	112,259	112,259	0	0.0	4,981	4,797	-183	-3.7	4.44	4.27
Ag Hmstd: House	13,189	13,156	-33	-.3	170	163	-7	-3.9	1.29	1.24
Ag Hmstd: Land	20,333	20,253	-79	-.4	150	139	-12	-7.7	.74	.69
Ag Non-hmstd	24,180	24,116	-64	-.3	385	337	-49	-12.6	1.59	1.40
<b>Total (incl TIF)</b>	<b>4,362,835</b>	<b>4,354,923</b>	<b>-7,912</b>	<b>-.2</b>	<b>86,877</b>	<b>82,667</b>	<b>-4,210</b>	<b>-4.8</b>	<b>1.99</b>	<b>1.90</b>
TIF Levy					5,668	5,396	-272	-4.8		
Total (excl TIF)					81,208	77,271	-3,938	-4.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	32,502	32,224	-278	-.9	26,556	26,216	-340	-1.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	32,502	32,224	-278	-.9	26,556	26,216	-340	-1.3
Property Tax Aids	6,498	7,111	614	9.4	37,365	37,372	7	.0
<b>Total Levy + Aid</b>	<b>39,000</b>	<b>39,335</b>	<b>335</b>	<b>.9</b>	<b>63,921</b>	<b>63,588</b>	<b>-332</b>	<b>-.5</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,235	34,013	-221	-.6	1,327	1,341	14	1.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,235	34,013	-221	-.6	1,327	1,341	14	1.1
Property Tax Aids	1,193	1,313	120	10.1	445	478	33	7.4
<b>Total Levy + Aid</b>	<b>35,427</b>	<b>35,327</b>	<b>-101</b>	<b>-.3</b>	<b>1,773</b>	<b>1,820</b>	<b>47</b>	<b>2.7</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	69,699	63,777	-5,922	-8.5						
(-) TIF Tax Cap	4,182	3,689	-494	-11.8	County	49.55	53.56	.009	.009	
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	40.20	43.26	.051	.051	
(=) Txbl Tax Cap	65,517	60,088	-5,429	-8.3	School Dist	47.04	50.88	.786	.793	
FD Distr Tax Cap	0	0	0	0.0	Special Dist	2.03	2.23	0.000	0.000	
					Total	138.81	149.93	.846	.854	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	41,500	41,600		.2
Net Tax	497	481	-16	-3.2
Effect Rate	1.20	1.16		
Avg Value	62,300	62,400		.2
Net Tax	746	721	-24	-3.3
Effect Rate	1.20	1.16		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	83,100	83,200		.1
Net Tax	1,046	1,000	-46	-4.4
Effect Rate	1.26	1.20		
Ex-Hi Value	124,600	124,800		.2
Net Tax	1,883	1,809	-75	-4.0
Effect Rate	1.51	1.45		



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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,464,884	2,447,151	-17,733	- .7	26,393	24,369	-2,024	-7.7	1.07	1.00
Res Non-Hm 1 Un	139,985	139,238	-746	- .5	2,031	1,844	-186	-9.2	1.45	1.32
Res Non-Hm 2-3	36,303	36,155	-148	- .4	652	637	-15	-2.3	1.80	1.76
Apartments	8,716	8,716	0	0.0	191	178	-13	-7.0	2.19	2.04
Low-income Apts	206	206	0	0.0	3	3	0	6.8	1.23	1.32
Seasonal Rec	1,362,326	1,356,574	-5,752	- .4	19,122	17,599	-1,523	-8.0	1.40	1.30
Com/Ind Lo Tier	90,445	90,445	0	0.0	2,409	2,177	-232	-9.6	2.66	2.41
Com/Ind Hi Tier	95,374	95,374	0	0.0	3,647	3,481	-166	-4.6	3.82	3.65
Public Utility	421,066	421,066	0	0.0	14,638	14,278	-360	-2.5	3.48	3.39
Ag Hmstd: House	857,154	854,746	-2,408	- .3	8,490	7,798	-692	-8.2	.99	.91
Ag Hmstd: Land	3,082,262	3,073,104	-9,159	- .3	19,830	16,658	-3,172	-16.0	.64	.54
Ag Non-hmstd	2,162,850	2,157,803	-5,047	- .2	26,794	23,376	-3,418	-12.8	1.24	1.08
<b>Total (incl TIF)</b>	<b>10,721,572</b>	<b>10,680,579</b>	<b>-40,993</b>	<b>- .4</b>	<b>124,199</b>	<b>112,398</b>	<b>-11,801</b>	<b>-9.5</b>	<b>1.16</b>	<b>1.05</b>
TIF Levy					88	84	-3	-3.7		
Total (excl TIF)					124,111	112,313	-11,798	-9.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	56,795	54,812	-1,983	-3.5	13,605	13,333	-272	-2.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	56,795	54,812	-1,983	-3.5	13,605	13,333	-272	-2.0
Property Tax Aids	12,074	12,875	801	6.6	5,120	5,392	272	5.3
<b>Total Levy + Aid</b>	<b>68,869</b>	<b>67,687</b>	<b>-1,182</b>	<b>-1.7</b>	<b>18,725</b>	<b>18,725</b>	<b>0</b>	<b>.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	67,963	65,338	-2,625	-3.9	2,632	2,553	-80	-3.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	67,963	65,338	-2,625	-3.9	2,632	2,553	-80	-3.0
Property Tax Aids	1,583	1,840	257	16.2	913	946	33	3.6
<b>Total Levy + Aid</b>	<b>69,546</b>	<b>67,178</b>	<b>-2,368</b>	<b>-3.4</b>	<b>3,546</b>	<b>3,499</b>	<b>-47</b>	<b>-1.3</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	123,314	109,546	-13,768	-11.2	46.01	49.98			.011	.011
(-) TIF Tax Cap	86	76	-10	-11.8	11.04	12.18			0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	47.25	50.92			1.025	1.035
(=) Txbl Tax Cap	123,228	109,470	-13,758	-11.2	2.14	2.33			0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	106.43	115.41		1.035	1.046

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	57,900	57,500		- .7
Net Tax	515	476	-39	-7.6
Effect Rate	.89	.83		
Avg Value	86,800	86,300		- .6
Net Tax	827	751	-75	-9.1
Effect Rate	.95	.87		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	115,700	115,100		- .5
Net Tax	1,236	1,139	-96	-7.8
Effect Rate	1.07	.99		
Ex-Hi Value	173,600	172,600		- .6
Net Tax	2,313	2,195	-117	-5.1
Effect Rate	1.33	1.27		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,799,941	1,786,228	-13,713	- .8	21,883	20,423	-1,460	-6.7	1.22	1.14
Res Non-Hm 1 Un	124,047	122,987	-1,060	- .9	2,092	1,879	-213	-10.2	1.69	1.53
Res Non-Hm 2-3	51,147	50,695	-452	- .9	1,120	1,082	-39	-3.4	2.19	2.13
Apartments	75,535	75,535	0	0.0	2,420	2,239	-181	-7.5	3.20	2.96
Low-income Apts	56,729	56,729	0	0.0	858	913	56	6.5	1.51	1.61
Seasonal Rec	716,349	715,716	-632	- .1	10,303	9,739	-564	-5.5	1.44	1.36
Com/Ind Lo Tier	329,658	329,658	0	0.0	10,922	9,742	-1,181	-10.8	3.31	2.96
Com/Ind Hi Tier	434,526	434,526	0	0.0	18,948	17,948	-1,000	-5.3	4.36	4.13
Public Utility	68,376	68,376	0	0.0	3,269	3,081	-189	-5.8	4.78	4.51
Ag Hmstd: House	14,647	14,557	-90	- .6	170	157	-13	-7.8	1.16	1.08
Ag Hmstd: Land	14,571	14,535	-36	- .2	73	81	9	12.0	.50	.56
Ag Non-hmstd	15,478	15,453	-25	- .2	185	155	-29	-15.9	1.19	1.00
<b>Total (incl TIF)</b>	<b>3,701,003</b>	<b>3,684,995</b>	<b>-16,008</b>	<b>- .4</b>	<b>72,244</b>	<b>67,439</b>	<b>-4,804</b>	<b>-6.7</b>	<b>1.95</b>	<b>1.83</b>
TIF Levy					3,538	3,341	-198	-5.6		
Total (excl TIF)					68,705	64,099	-4,607	-6.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	24,886	24,087	-798	-3.2	18,843	18,515	-328	-1.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	24,886	24,087	-798	-3.2	18,843	18,515	-328	-1.7
Property Tax Aids	4,266	4,325	60	1.4	20,696	20,696	0	.0
<b>Total Levy + Aid</b>	<b>29,152</b>	<b>28,413</b>	<b>-739</b>	<b>-2.5</b>	<b>39,539</b>	<b>39,211</b>	<b>-328</b>	<b>-.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,729	28,610	-1,118	-3.8	256	255	-1	-.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	29,729	28,610	-1,118	-3.8	256	255	-1	-.5
Property Tax Aids	1,004	1,011	7	.7	70	70	0	.1
<b>Total Levy + Aid</b>	<b>30,733</b>	<b>29,621</b>	<b>-1,111</b>	<b>-3.6</b>	<b>326</b>	<b>325</b>	<b>-1</b>	<b>-.4</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	60,734	54,810	-5,924	-9.8	County	42.85	45.91	0.000	0.000
(-) TIF Tax Cap	2,658	2,344	-314	-11.8	City/Town	32.32	35.15	.019	.019
(-) FD Contr Tax Cap	0	0	0	0.0	School Dist	48.07	51.08	.491	.493
(=) Txbl Tax Cap	58,077	52,466	-5,610	-9.7	Special Dist	.44	.49	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	123.69	132.63	.510	.513

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	46,400	46,300		-.2
Net Tax	462	431	-31	-6.8
Effect Rate	1.00	.93		
Avg Value	69,600	69,400		-.3
Net Tax	693	645	-48	-6.9
Effect Rate	1.00	.93		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	92,800	92,500		-.3
Net Tax	1,027	933	-95	-9.2
Effect Rate	1.11	1.01		
Ex-Hi Value	139,200	138,800		-.3
Net Tax	1,911	1,793	-117	-6.1
Effect Rate	1.37	1.29		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,858,981	2,839,455	-19,527	-.7	30,896	28,129	-2,768	-9.0	1.08	.99
Res Non-Hm 1 Un	137,666	136,726	-940	-.7	2,076	1,857	-218	-10.5	1.51	1.36
Res Non-Hm 2-3	39,747	39,528	-220	-.6	765	737	-29	-3.7	1.93	1.86
Apartments	6,754	6,754	0	0.0	170	156	-15	-8.7	2.52	2.30
Low-income Apts	772	772	0	0.0	11	11	1	5.8	1.40	1.49
Seasonal Rec	2,138,448	2,131,602	-6,845	-.3	28,907	26,605	-2,302	-8.0	1.35	1.25
Com/Ind Lo Tier	112,949	112,949	0	0.0	3,040	2,704	-336	-11.1	2.69	2.39
Com/Ind Hi Tier	78,605	78,605	0	0.0	2,987	2,836	-151	-5.1	3.80	3.61
Public Utility	333,517	333,517	0	0.0	13,890	13,119	-771	-5.5	4.16	3.93
Ag Hmstd: House	562,838	559,622	-3,217	-.6	6,298	5,723	-574	-9.1	1.12	1.02
Ag Hmstd: Land	874,945	870,732	-4,213	-.5	4,710	4,940	230	4.9	.54	.57
Ag Non-hmstd	322,209	321,189	-1,021	-.3	4,313	3,601	-712	-16.5	1.34	1.12
<b>Total (incl TIF)</b>	<b>7,467,431</b>	<b>7,431,449</b>	<b>-35,982</b>	<b>-.5</b>	<b>98,062</b>	<b>90,418</b>	<b>-7,644</b>	<b>-7.8</b>	<b>1.31</b>	<b>1.22</b>
TIF Levy					26	24	-2	-6.4		
Total (excl TIF)					98,036	90,394	-7,642	-7.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,484	44,682	-802	-1.8	12,191	12,148	-43	-.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,484	44,682	-802	-1.8	12,191	12,148	-43	-.4
Property Tax Aids	7,254	7,473	219	3.0	3,443	3,488	44	1.3
<b>Total Levy + Aid</b>	<b>52,738</b>	<b>52,155</b>	<b>-583</b>	<b>-1.1</b>	<b>15,635</b>	<b>15,636</b>	<b>1</b>	<b>.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,031	49,489	-1,543	-3.0	354	355	1	.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	.0
Total Levy	51,031	49,489	-1,543	-3.0	354	355	1	.3
Property Tax Aids	1,376	1,425	49	3.6	102	104	2	2.0
<b>Total Levy + Aid</b>	<b>52,407</b>	<b>50,914</b>	<b>-1,493</b>	<b>-2.8</b>	<b>456</b>	<b>459</b>	<b>3</b>	<b>.7</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	94,450	86,431	-8,020	-8.5					
(-) TIF Tax Cap	25	22	-3	-11.8	County	48.17	51.71	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	12.83	13.98	.010	.010
(=) Txbl Tax Cap	94,426	86,409	-8,017	-8.5	School Dist	50.64	53.52	.460	.464
FD Distr Tax Cap	0	0	-0	-11.8	Special Dist	.37	.41	0.000	0.000
					<b>Total</b>	<b>112.02</b>	<b>119.61</b>	<b>.470</b>	<b>.475</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	57,200	57,000		-.3
Net Tax	499	452	-47	-9.4
Effect Rate	.87	.79		
Avg Value	85,800	85,500		-.3
Net Tax	800	713	-88	-10.9
Effect Rate	.93	.83		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	114,400	114,000		-.3
Net Tax	1,225	1,110	-115	-9.4
Effect Rate	1.07	.97		
Ex-Hi Value	171,600	171,000		-.3
Net Tax	2,309	2,160	-149	-6.5
Effect Rate	1.35	1.26		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,498,336	1,490,466	-7,870	- .5	13,367	13,264	-103	- .8	.89	.89
Res Non-Hm 1 Un	83,411	82,556	-855	-1.0	1,648	1,480	-168	-10.2	1.98	1.79
Res Non-Hm 2-3	27,597	27,330	-266	-1.0	720	697	-23	-3.2	2.61	2.55
Apartments	50,842	50,842	0	0.0	1,789	1,650	-139	-7.8	3.52	3.24
Low-income Apts	49,075	49,075	0	0.0	783	841	58	7.5	1.60	1.71
Seasonal Rec	98,980	98,945	-35	- .0	1,880	1,766	-115	-6.1	1.90	1.78
Com/Ind Lo Tier	214,418	214,418	0	0.0	8,034	7,247	-787	-9.8	3.75	3.38
Com/Ind Hi Tier	215,206	215,206	0	0.0	11,203	10,777	-425	-3.8	5.21	5.01
Public Utility	325,039	325,039	0	0.0	17,093	16,740	-352	-2.1	5.26	5.15
Ag Hmstd: House	3,630	3,592	-37	-1.0	39	37	-2	-5.3	1.07	1.03
Ag Hmstd: Land	2,141	2,140	-1	- .0	8	11	3	30.7	.38	.50
Ag Non-hmstd	25,540	25,526	-14	- .1	462	399	-62	-13.5	1.81	1.56
<b>Total (incl TIF)</b>	<b>2,594,215</b>	<b>2,585,135</b>	<b>-9,079</b>	<b>- .3</b>	<b>57,025</b>	<b>54,909</b>	<b>-2,116</b>	<b>-3.7</b>	<b>2.20</b>	<b>2.12</b>
TIF Levy					3,063	2,929	-134	-4.4		
Total (excl TIF)					53,962	51,981	-1,981	-3.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	22,776	22,736	-40	- .2	25,512	25,326	-186	- .7
Fisc Disp Distrib	564	564	0	0.0	614	614	0	0.0
Total Levy	23,339	23,300	-40	- .2	26,126	25,940	-186	- .7
Property Tax Aids	9,719	9,791	72	.7	39,089	39,089	0	- .0
<b>Total Levy + Aid</b>	<b>33,058</b>	<b>33,090</b>	<b>32</b>	<b>.1</b>	<b>65,215</b>	<b>65,029</b>	<b>-186</b>	<b>- .3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	16,384	16,144	-240	-1.5	471	476	6	1.2
Fisc Disp Distrib	379	379	0	0.0	14	14	0	.0
Total Levy	16,763	16,523	-240	-1.4	484	490	6	1.1
Property Tax Aids	10,846	10,876	30	.3	69	69	0	.1
<b>Total Levy + Aid</b>	<b>27,609</b>	<b>27,399</b>	<b>-210</b>	<b>- .8</b>	<b>553</b>	<b>558</b>	<b>6</b>	<b>1.0</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	44,245	40,297	-3,948	-8.9						
(-) TIF Tax Cap	2,043	1,802	-241	-11.8	County	55.03	60.19	0.000	0.000	
(-) FD Contr Tax Cap	814	718	-96	-11.8	City/Town	61.39	66.77	.040	.040	
(=) Txbl Tax Cap	41,387	37,777	-3,611	-8.7	School Dist	35.84	38.61	.599	.603	
FD Distr Tax Cap	942	831	-111	-11.8	Special Dist	1.14	1.26	0.000	0.000	
					Total	153.40	166.83	.639	.643	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	35,400	35,300		- .3
Net Tax	462	452	-10	-2.1
Effect Rate	1.31	1.28		
Avg Value	53,100	53,000		- .2
Net Tax	693	679	-14	-2.0
Effect Rate	1.31	1.28		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	70,800	70,700		- .1
Net Tax	924	906	-19	-2.0
Effect Rate	1.31	1.28		
Ex-Hi Value	106,200	106,000		- .2
Net Tax	1,630	1,552	-78	-4.8
Effect Rate	1.54	1.46		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,349,581	2,328,849	-20,732	- .9	19,897	18,514	-1,384	-7.0	.85	.79
Res Non-Hm 1 Un	83,249	82,274	-975	-1.2	1,289	1,172	-117	-9.1	1.55	1.42
Res Non-Hm 2-3	16,350	16,204	-146	- .9	307	302	-5	-1.7	1.88	1.86
Apartments	3,203	3,203	0	0.0	86	78	-8	-8.8	2.67	2.44
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,829,698	1,820,160	-9,538	- .5	27,475	25,215	-2,260	-8.2	1.50	1.39
Com/Ind Lo Tier	51,791	51,791	0	0.0	1,526	1,379	-147	-9.6	2.95	2.66
Com/Ind Hi Tier	90,982	90,982	0	0.0	3,931	3,757	-174	-4.4	4.32	4.13
Public Utility	249,321	249,321	0	0.0	10,315	9,879	-437	-4.2	4.14	3.96
Ag Hmstd: House	113,575	112,711	-864	- .8	695	632	-63	-9.1	.61	.56
Ag Hmstd: Land	113,714	112,910	-805	- .7	296	334	38	13.0	.26	.30
Ag Non-hmstd	272,253	272,040	-213	- .1	3,426	2,911	-514	-15.0	1.26	1.07
<b>Total (incl TIF)</b>	<b>5,173,719</b>	<b>5,140,445</b>	<b>-33,274</b>	<b>- .6</b>	<b>69,243</b>	<b>64,173</b>	<b>-5,070</b>	<b>-7.3</b>	<b>1.34</b>	<b>1.25</b>
TIF Levy					644	615	-28	-4.4		
Total (excl TIF)					68,599	63,558	-5,041	-7.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	41,659	40,772	-886	-2.1	10,019	10,016	-4	- .0
Fisc Disp Distrib	222	222	0	0.0	97	97	0	0.0
Total Levy	41,880	40,994	-886	-2.1	10,116	10,112	-4	- .0
Property Tax Aids	12,690	12,611	-79	- .6	5,161	5,163	2	.0
<b>Total Levy + Aid</b>	<b>54,571</b>	<b>53,605</b>	<b>-965</b>	<b>-1.8</b>	<b>15,277</b>	<b>15,276</b>	<b>-1</b>	<b>- .0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,926	28,465	-1,462	-4.9	1,710	1,683	-27	-1.6
Fisc Disp Distrib	169	169	0	0.0	6	6	0	.0
Total Levy	30,096	28,634	-1,462	-4.9	1,716	1,688	-27	-1.6
Property Tax Aids	10,324	10,299	-25	- .2	114	113	-1	-1.0
<b>Total Levy + Aid</b>	<b>40,420</b>	<b>38,933</b>	<b>-1,487</b>	<b>-3.7</b>	<b>1,830</b>	<b>1,801</b>	<b>-28</b>	<b>-1.5</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	70,760	63,859	-6,901	-9.8	59.80	64.83	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	582	514	-69	-11.8	14.38	15.93	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	518	457	-61	-11.8	38.86	40.71	0.560	.564	0.000	0.000
(=) Txbl Tax Cap	69,660	62,889	-6,771	-9.7	2.45	2.68	0.000	0.000	0.000	0.000
FD Distr Tax Cap	389	343	-46	-11.8	Total	115.50	124.14	.560	.564	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	58,100	57,800		- .5
Net Tax	526	485	-41	-7.7
Effect Rate	.90	.84		
Avg Value	87,200	86,700		- .6
Net Tax	851	770	-81	-9.6
Effect Rate	.98	.89		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	116,300	115,600		- .6
Net Tax	1,321	1,211	-110	-8.3
Effect Rate	1.14	1.05		
Ex-Hi Value	174,400	173,400		- .6
Net Tax	2,461	2,320	-141	-5.7
Effect Rate	1.41	1.34		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2, 583, 679	2, 581, 309	-2, 369	- . 1	36, 202	35, 143	-1, 059	-2. 9	1. 40	1. 36
Res Non-Hm 1 Un	135, 800	135, 523	-278	- . 2	2, 491	2, 309	-182	-7. 3	1. 83	1. 70
Res Non-Hm 2-3	74, 692	74, 576	-115	- . 2	1, 780	1, 769	-11	- . 6	2. 38	2. 37
Apartments	114, 177	114, 177	0	0. 0	3, 869	3, 551	-319	-8. 2	3. 39	3. 11
Low-income Apts	49, 103	49, 103	0	0. 0	725	790	66	9. 1	1. 48	1. 61
Seasonal Rec	60, 383	60, 314	-69	- . 1	1, 109	1, 036	-73	-6. 6	1. 84	1. 72
Com/Ind Lo Tier	164, 717	164, 717	0	0. 0	5, 682	5, 192	-490	-8. 6	3. 45	3. 15
Com/Ind Hi Tier	430, 491	430, 491	0	0. 0	20, 901	20, 201	-700	-3. 3	4. 86	4. 69
Public Utility	126, 018	126, 018	0	0. 0	6, 131	5, 923	-208	-3. 4	4. 87	4. 70
Ag Hmstd: House	11, 062	10, 993	-68	- . 6	150	142	-7	-4. 9	1. 35	1. 29
Ag Hmstd: Land	7, 110	7, 065	-46	- . 6	36	44	8	23. 2	. 50	. 62
Ag Non-hmstd	14, 174	14, 162	-12	- . 1	219	190	-28	-13. 0	1. 54	1. 34
<b>Total (incl TIF)</b>	<b>3, 771, 405</b>	<b>3, 768, 447</b>	<b>-2, 958</b>	<b>- . 1</b>	<b>79, 293</b>	<b>76, 290</b>	<b>-3, 003</b>	<b>-3. 8</b>	<b>2. 10</b>	<b>2. 02</b>
TIF Levy					10, 062	9, 721	-341	-3. 4		
Total (excl TIF)					69, 230	66, 569	-2, 661	-3. 8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	35, 878	36, 061	183	. 5	11, 857	11, 857	-0	- . 0
Fisc Disp Distrib	0	0	0	0. 0	0	0	0	0. 0
Total Levy	35, 878	36, 061	183	. 5	11, 857	11, 857	-0	- . 0
Property Tax Aids	16, 677	16, 737	60	. 4	28, 785	28, 785	0	. 0
<b>Total Levy + Aid</b>	<b>52, 554</b>	<b>52, 798</b>	<b>243</b>	<b>. 5</b>	<b>40, 641</b>	<b>40, 641</b>	<b>-0</b>	<b>- . 0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28, 001	28, 665	665	2. 4	831	846	15	1. 8
Fisc Disp Distrib	0	0	0	0. 0	0	0	0	0. 0
Total Levy	28, 001	28, 665	665	2. 4	831	846	15	1. 8
Property Tax Aids	3, 300	3, 300	0	. 0	89	90	1	1. 3
<b>Total Levy + Aid</b>	<b>31, 301</b>	<b>31, 966</b>	<b>665</b>	<b>2. 1</b>	<b>920</b>	<b>936</b>	<b>16</b>	<b>1. 8</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	59, 892	55, 092	-4, 800	-8. 0						
(-) TIF Tax Cap	7, 150	6, 306	-844	-11. 8	County	68. 03	73. 92	0. 000	0. 000	
(-) FD Contr Tax Cap	0	0	0	0. 0	City/Town	22. 48	24. 30	0. 000	0. 000	
(=) Txbl Tax Cap	52, 742	48, 786	-3, 956	-7. 5	School Dist	48. 20	53. 47	. 685	. 685	
FD Distr Tax Cap	0	0	0	0. 0	Special Dist	1. 58	1. 74	0. 000	0. 000	
					Total	140. 29	153. 43	. 685	. 685	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	55, 300	55, 400		. 2
Net Tax	655	640	-15	-2. 3
Effect Rate	1. 19	1. 16		
Avg Value	82, 900	83, 100		. 2
Net Tax	1, 033	999	-34	-3. 3
Effect Rate	1. 25	1. 20		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	110, 500	110, 800		. 3
Net Tax	1, 560	1, 508	-52	-3. 3
Effect Rate	1. 41	1. 36		
Ex-Hi Value	165, 800	166, 200		. 2
Net Tax	2, 868	2, 821	-47	-1. 7
Effect Rate	1. 73	1. 70		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,503,949	1,501,077	-2,872	-.2	21,658	20,457	-1,201	-5.5	1.44	1.36
Res Non-Hm 1 Un	76,486	76,177	-309	-.4	1,477	1,325	-152	-10.3	1.93	1.74
Res Non-Hm 2-3	29,362	29,245	-117	-.4	740	715	-26	-3.5	2.52	2.44
Apartments	61,319	61,319	0	0.0	2,155	2,005	-150	-6.9	3.51	3.27
Low-income Apts	56,367	56,367	0	0.0	917	976	58	6.4	1.63	1.73
Seasonal Rec	33,485	33,383	-103	-.3	706	642	-64	-9.1	2.11	1.92
Com/Ind Lo Tier	197,567	197,567	0	0.0	7,493	6,670	-822	-11.0	3.79	3.38
Com/Ind Hi Tier	264,286	264,286	0	0.0	13,744	13,013	-731	-5.3	5.20	4.92
Public Utility	69,000	69,000	0	0.0	3,529	3,318	-211	-6.0	5.11	4.81
Ag Hmstd: House	43,223	43,038	-184	-.4	569	516	-53	-9.3	1.32	1.20
Ag Hmstd: Land	31,421	31,158	-263	-.8	172	176	4	2.5	.55	.56
Ag Non-hmstd	16,018	15,879	-140	-.9	243	202	-41	-16.8	1.52	1.27
<b>Total (incl TIF)</b>	<b>2,382,484</b>	<b>2,378,497</b>	<b>-3,987</b>	<b>-.2</b>	<b>53,403</b>	<b>50,015</b>	<b>-3,388</b>	<b>-6.3</b>	<b>2.24</b>	<b>2.10</b>
TIF Levy					3,595	3,389	-206	-5.7		
Total (excl TIF)					49,808	46,626	-3,182	-6.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	20,875	20,379	-496	-2.4	13,837	13,777	-59	-.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	20,875	20,379	-496	-2.4	13,837	13,777	-59	-.4
Property Tax Aids	4,910	4,899	-11	-.2	11,715	11,728	13	.1
<b>Total Levy + Aid</b>	<b>25,785</b>	<b>25,278</b>	<b>-507</b>	<b>-2.0</b>	<b>25,552</b>	<b>25,506</b>	<b>-46</b>	<b>-.2</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,490	19,054	-435	-2.2	249	248	-1	-.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,490	19,054	-435	-2.2	249	248	-1	-.4
Property Tax Aids	991	997	6	.6	26	26	0	1.0
<b>Total Levy + Aid</b>	<b>20,481</b>	<b>20,052</b>	<b>-429</b>	<b>-2.1</b>	<b>275</b>	<b>274</b>	<b>-1</b>	<b>-.3</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt
Total Tax Capacity	37,711	34,614	-3,097	-8.2				
(-) TIF Tax Cap	2,289	2,019	-270	-11.8	County	58.83	62.41	.015 .015
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	39.06	42.27	0.000 0.000
(=) Txbl Tax Cap	35,421	32,595	-2,827	-8.0	School Dist	51.62	54.75	.510 .512
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.70	.76	0.000 0.000
					Total	150.22	160.19	.526 .528

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	53,900	53,900		0.0
Net Tax	683	653	-30	-4.4
Effect Rate	1.27	1.21		
Avg Value	80,800	80,900		.1
Net Tax	1,062	1,009	-53	-5.0
Effect Rate	1.31	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	107,700	107,900		.2
Net Tax	1,615	1,506	-109	-6.7
Effect Rate	1.50	1.40		
Ex-Hi Value	161,600	161,800		.1
Net Tax	2,958	2,829	-129	-4.4
Effect Rate	1.83	1.75		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,457,368	2,445,227	-12,141	- .5	32,403	29,731	-2,672	-8.2	1.32	1.22
Res Non-Hm 1 Un	136,245	135,483	-762	- .6	2,366	2,114	-252	-10.7	1.74	1.56
Res Non-Hm 2-3	38,169	37,952	-218	- .6	834	796	-38	-4.5	2.18	2.10
Apartments	4,316	4,316	0	0.0	105	98	-7	-6.7	2.42	2.26
Low-income Apts	99	99	0	0.0	2	2	0	4.0	1.52	1.58
Seasonal Rec	631,823	629,344	-2,479	- .4	10,887	9,693	-1,194	-11.0	1.72	1.54
Com/Ind Lo Tier	49,444	49,444	0	0.0	1,621	1,426	-195	-12.0	3.28	2.88
Com/Ind Hi Tier	30,261	30,261	0	0.0	1,392	1,298	-94	-6.8	4.60	4.29
Public Utility	164,439	164,439	0	0.0	7,681	7,168	-513	-6.7	4.67	4.36
Ag Hmstd: House	658,526	656,920	-1,606	- .2	8,077	7,340	-737	-9.1	1.23	1.12
Ag Hmstd: Land	588,692	584,127	-4,566	- .8	3,107	3,328	221	7.1	.53	.57
Ag Non-hmstd	190,542	189,489	-1,054	- .6	2,806	2,324	-482	-17.2	1.47	1.23
<b>Total (incl TIF)</b>	<b>4,949,923</b>	<b>4,927,097</b>	<b>-22,826</b>	<b>- .5</b>	<b>71,279</b>	<b>65,317</b>	<b>-5,963</b>	<b>-8.4</b>	<b>1.44</b>	<b>1.33</b>
TIF Levy					114	107	-7	-6.0		
Total (excl TIF)					71,165	65,210	-5,956	-8.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	36,522	36,030	-492	-1.3	9,148	9,127	-21	-.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	36,522	36,030	-492	-1.3	9,148	9,127	-21	-.2
Property Tax Aids	7,966	8,096	130	1.6	2,690	2,711	22	.8
<b>Total Levy + Aid</b>	<b>44,488</b>	<b>44,126</b>	<b>-362</b>	<b>-.8</b>	<b>11,838</b>	<b>11,838</b>	<b>0</b>	<b>.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	35,214	34,354	-861	-2.4	365	370	4	1.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	35,214	34,354	-861	-2.4	365	370	4	1.2
Property Tax Aids	1,381	1,412	31	2.2	42	43	1	1.9
<b>Total Levy + Aid</b>	<b>36,596</b>	<b>35,766</b>	<b>-830</b>	<b>-2.3</b>	<b>407</b>	<b>412</b>	<b>5</b>	<b>1.3</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	59,577	55,570	-4,007	-6.7	County	61.15	64.67	.030	.030
(-) TIF Tax Cap	84	74	-10	-11.8	City/Town	15.38	16.45	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	School Dist	55.21	57.60	.513	.516
(=) Txbl Tax Cap	59,493	55,495	-3,997	-6.7	Special Dist	.61	.67	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	132.36	139.38	.543	.546

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	63,000	62,900		-.2
Net Tax	681	629	-53	-7.8
Effect Rate	1.08	1.00		
Avg Value	94,500	94,300		-.2
Net Tax	1,146	1,029	-117	-10.2
Effect Rate	1.21	1.09		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	126,000	125,700		-.2
Net Tax	1,776	1,632	-144	-8.1
Effect Rate	1.41	1.30		
Ex-Hi Value	189,000	188,600		-.2
Net Tax	3,186	2,981	-205	-6.4
Effect Rate	1.69	1.58		



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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,008,344	4,989,191	-19,153	-.4	65,891	61,363	-4,528	-6.9	1.32	1.23
Res Non-Hm 1 Un	157,551	157,227	-324	-.2	2,724	2,481	-244	-8.9	1.73	1.58
Res Non-Hm 2-3	114,946	114,712	-234	-.2	2,506	2,436	-71	-2.8	2.18	2.12
Apartments	383,881	383,881	0	0.0	12,022	10,923	-1,100	-9.1	3.13	2.85
Low-income Apts	145,910	145,910	0	0.0	2,030	2,171	142	7.0	1.39	1.49
Seasonal Rec	30,507	30,494	-13	-.0	574	537	-37	-6.4	1.88	1.76
Com/Ind Lo Tier	464,343	464,343	0	0.0	15,010	13,434	-1,576	-10.5	3.23	2.89
Com/Ind Hi Tier	1,060,690	1,060,690	0	0.0	47,011	44,733	-2,279	-4.8	4.43	4.22
Public Utility	1,047,972	1,047,972	0	0.0	40,922	39,769	-1,153	-2.8	3.90	3.79
Ag Hmstd: House	81,980	81,874	-106	-.1	1,062	977	-84	-7.9	1.29	1.19
Ag Hmstd: Land	60,407	59,994	-413	-.7	348	335	-13	-3.6	.58	.56
Ag Non-hmstd	37,797	37,461	-336	-.9	523	439	-84	-16.0	1.38	1.17
<b>Total (incl TIF)</b>	<b>8,594,328</b>	<b>8,573,749</b>	<b>-20,579</b>	<b>-.2</b>	<b>190,623</b>	<b>179,597</b>	<b>-11,026</b>	<b>-5.8</b>	<b>2.22</b>	<b>2.09</b>
TIF Levy					13,807	13,108	-698	-5.1		
Total (excl TIF)					176,816	166,489	-10,328	-5.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	55,095	53,081	-2,013	-3.7	47,925	47,144	-782	-1.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	55,095	53,081	-2,013	-3.7	47,925	47,144	-782	-1.6
Property Tax Aids	7,715	7,886	171	2.2	26,236	26,237	1	.0
<b>Total Levy + Aid</b>	<b>62,810</b>	<b>60,967</b>	<b>-1,843</b>	<b>-2.9</b>	<b>74,161</b>	<b>73,381</b>	<b>-780</b>	<b>-1.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	85,822	84,905	-917	-1.1	2,482	2,468	-14	-.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	85,822	84,905	-917	-1.1	2,482	2,468	-14	-.6
Property Tax Aids	825	886	61	7.4	370	370	0	.1
<b>Total Levy + Aid</b>	<b>86,648</b>	<b>85,791</b>	<b>-856</b>	<b>-1.0</b>	<b>2,851</b>	<b>2,838</b>	<b>-14</b>	<b>-.5</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	158,843	144,060	-14,784	-9.3	37.21	39.45	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	10,776	9,505	-1,272	-11.8	32.37	35.04	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	51.89	56.41	1.051	1.055	0.000	0.000
(=) Txbl Tax Cap	148,067	134,555	-13,512	-9.1	1.68	1.83	1.051	1.055	1.051	1.055
FD Distr Tax Cap	0	0	0	0.0	Total	123.14	132.73	1.051	1.055	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	66,900	66,700		-.3
Net Tax	710	665	-45	-6.3
Effect Rate	1.06	1.00		
Avg Value	100,400	100,100		-.3
Net Tax	1,216	1,105	-111	-9.1
Effect Rate	1.21	1.10		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	133,900	133,500		-.3
Net Tax	1,863	1,759	-104	-5.6
Effect Rate	1.39	1.32		
Ex-Hi Value	200,800	200,200		-.3
Net Tax	3,293	3,158	-135	-4.1
Effect Rate	1.64	1.58		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,270,334	3,252,980	-17,354	- .5	37,806	34,317	-3,489	-9.2	1.16	1.05
Res Non-Hm 1 Un	117,887	117,286	-601	- .5	1,719	1,552	-167	-9.7	1.46	1.32
Res Non-Hm 2-3	52,163	51,914	-250	- .5	941	908	-33	-3.5	1.80	1.75
Apartments	10,014	10,014	0	0.0	215	204	-11	-5.1	2.15	2.03
Low-income Apts	453	453	0	0.0	5	6	0	5.6	1.20	1.27
Seasonal Rec	397,811	397,614	-197	- .0	5,931	5,406	-525	-8.9	1.49	1.36
Com/Ind Lo Tier	95,752	95,752	0	0.0	2,601	2,317	-285	-10.9	2.72	2.42
Com/Ind Hi Tier	73,516	73,516	0	0.0	2,750	2,589	-161	-5.9	3.74	3.52
Public Utility	151,992	151,992	0	0.0	5,643	5,311	-331	-5.9	3.71	3.49
Ag Hmstd: House	858,596	853,330	-5,267	- .6	9,164	8,112	-1,052	-11.5	1.07	.95
Ag Hmstd: Land	1,074,200	1,064,892	-9,308	- .9	5,946	5,268	-678	-11.4	.55	.49
Ag Non-hmstd	228,359	226,918	-1,442	- .6	2,787	2,305	-482	-17.3	1.22	1.02
<b>Total (incl TIF)</b>	<b>6,331,078</b>	<b>6,296,661</b>	<b>-34,418</b>	<b>- .5</b>	<b>75,509</b>	<b>68,296</b>	<b>-7,212</b>	<b>-9.6</b>	<b>1.19</b>	<b>1.08</b>
TIF Levy					193	183	-10	-5.4		
Total (excl TIF)					75,316	68,114	-7,202	-9.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,152	28,747	-404	-1.4	11,065	10,944	-122	-1.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	29,152	28,747	-404	-1.4	11,065	10,944	-122	-1.1
Property Tax Aids	4,005	4,170	165	4.1	3,732	3,854	122	3.3
<b>Total Levy + Aid</b>	<b>33,157</b>	<b>32,917</b>	<b>-240</b>	<b>- .7</b>	<b>14,797</b>	<b>14,797</b>	<b>-0</b>	<b>- .0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	47,299	46,294	-1,005	-2.1	528	537	9	1.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	47,299	46,294	-1,005	-2.1	528	537	9	1.7
Property Tax Aids	1,140	1,227	87	7.6	192	196	4	2.2
<b>Total Levy + Aid</b>	<b>48,439</b>	<b>47,521</b>	<b>-918</b>	<b>-1.9</b>	<b>720</b>	<b>733</b>	<b>14</b>	<b>1.9</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	77,030	71,490	-5,541	-7.2						
(-) TIF Tax Cap	183	161	-22	-11.8	37.93	40.30	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	14.40	15.34	0.000	0.000	0.000	0.000
(=) Txbl Tax Cap	76,848	71,328	-5,519	-7.2	55.06	57.91	.859	.865	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	.69	.75	0.000	0.000	.859	.865
					<b>Total</b>	<b>108.08</b>	<b>114.31</b>			

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	81,000	80,600		- .5
Net Tax	742	656	-85	-11.5
Effect Rate	.92	.81		
Avg Value	121,500	120,900		- .5
Net Tax	1,347	1,208	-139	-10.3
Effect Rate	1.11	1.00		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	162,000	161,200		- .5
Net Tax	2,104	1,934	-170	-8.1
Effect Rate	1.30	1.20		
Ex-Hi Value	243,000	241,800		- .5
Net Tax	3,618	3,386	-233	-6.4
Effect Rate	1.49	1.40		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,367,384	3,362,023	-5,361	-.2	47,163	44,781	-2,382	-5.0	1.40	1.33
Res Non-Hm 1 Un	174,446	173,870	-577	-.3	3,315	2,979	-335	-10.1	1.90	1.71
Res Non-Hm 2-3	47,796	47,720	-76	-.2	1,160	1,131	-29	-2.5	2.43	2.37
Apartments	168,249	168,249	0	0.0	5,743	5,267	-476	-8.3	3.41	3.13
Low-income Apts	72,197	72,197	0	0.0	1,099	1,173	74	6.8	1.52	1.63
Seasonal Rec	14,848	14,740	-108	-.7	347	324	-23	-6.6	2.34	2.20
Com/Ind Lo Tier	453,319	453,319	0	0.0	16,435	14,707	-1,728	-10.5	3.63	3.24
Com/Ind Hi Tier	555,645	555,645	0	0.0	27,365	25,992	-1,373	-5.0	4.92	4.68
Public Utility	67,528	67,528	0	0.0	3,535	3,332	-203	-5.7	5.24	4.93
Ag Hmstd: House	17,592	17,502	-90	-.5	254	241	-13	-5.3	1.44	1.38
Ag Hmstd: Land	27,989	27,917	-73	-.3	260	222	-38	-14.7	.93	.80
Ag Non-hmstd	36,475	36,417	-58	-.2	673	584	-89	-13.2	1.85	1.60
<b>Total (incl TIF)</b>	<b>5,003,468</b>	<b>4,997,125</b>	<b>-6,342</b>	<b>-.1</b>	<b>107,349</b>	<b>100,734</b>	<b>-6,615</b>	<b>-6.2</b>	<b>2.15</b>	<b>2.02</b>
TIF Levy					7,834	7,402	-432	-5.5		
Total (excl TIF)					99,514	93,332	-6,183	-6.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,141	33,385	-755	-2.2	34,400	34,120	-280	-.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,141	33,385	-755	-2.2	34,400	34,120	-280	-.8
Property Tax Aids	8,638	9,931	1,293	15.0	46,108	46,119	11	.0
<b>Total Levy + Aid</b>	<b>42,779</b>	<b>43,316</b>	<b>538</b>	<b>1.3</b>	<b>80,508</b>	<b>80,239</b>	<b>-269</b>	<b>-.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	40,436	40,210	-226	-.6	502	509	7	1.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	40,436	40,210	-226	-.6	502	509	7	1.4
Property Tax Aids	1,657	1,936	278	16.8	114	136	22	19.4
<b>Total Levy + Aid</b>	<b>42,093</b>	<b>42,145</b>	<b>52</b>	<b>.1</b>	<b>616</b>	<b>646</b>	<b>29</b>	<b>4.7</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	77,416	71,184	-6,232	-8.0	47.45	50.30			.005	.005
(-) TIF Tax Cap	5,516	4,865	-651	-11.8	47.65	51.23			.029	.029
(-) FD Contr Tax Cap	0	0	0	0.0	49.90	53.71			.913	.921
(=) Txbl Tax Cap	71,900	66,319	-5,581	-7.8	.70	.77			0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	145.70	156.02		.947	.955

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	40,300	40,400		.2
Net Tax	511	491	-20	-4.0
Effect Rate	1.27	1.21		
Avg Value	60,500	60,600		.2
Net Tax	767	736	-31	-4.1
Effect Rate	1.27	1.21		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	80,700	80,800		.1
Net Tax	1,059	1,008	-51	-4.8
Effect Rate	1.31	1.25		
Ex-Hi Value	121,000	121,200		.2
Net Tax	1,914	1,824	-89	-4.7
Effect Rate	1.58	1.51		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,355,339	1,345,808	-9,531	- .7	16,083	14,692	-1,391	-8.6	1.19	1.09
Res Non-Hm 1 Un	119,670	119,125	-545	- .5	1,749	1,574	-175	-10.0	1.46	1.32
Res Non-Hm 2-3	22,032	21,914	-118	- .5	435	420	-15	-3.4	1.97	1.92
Apartments	2,067	2,067	0	0.0	50	46	-4	-7.9	2.40	2.21
Low-income Apts	58	58	0	0.0	1	1	0	9.2	1.04	1.13
Seasonal Rec	260,059	258,715	-1,343	- .5	4,243	3,813	-430	-10.1	1.63	1.47
Com/Ind Lo Tier	79,727	79,727	0	0.0	2,228	1,995	-234	-10.5	2.80	2.50
Com/Ind Hi Tier	153,347	153,347	0	0.0	5,453	5,330	-123	-2.3	3.56	3.48
Public Utility	236,843	236,843	0	0.0	8,443	8,094	-349	-4.1	3.56	3.42
Ag Hmstd: House	892,132	888,678	-3,454	- .4	8,610	7,824	-786	-9.1	.97	.88
Ag Hmstd: Land	5,469,941	5,458,146	-11,796	- .2	36,974	28,503	-8,471	-22.9	.68	.52
Ag Non-hmstd	3,172,120	3,164,599	-7,521	- .2	37,066	31,584	-5,482	-14.8	1.17	1.00
<b>Total (incl TIF)</b>	<b>11,763,334</b>	<b>11,729,026</b>	<b>-34,308</b>	<b>- .3</b>	<b>121,334</b>	<b>103,875</b>	<b>-17,458</b>	<b>-14.4</b>	<b>1.03</b>	<b>.89</b>
TIF Levy					476	452	-24	-5.0		
Total (excl TIF)					120,858	103,424	-17,434	-14.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	59,928	55,127	-4,801	-8.0	12,666	12,064	-602	-4.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	59,928	55,127	-4,801	-8.0	12,666	12,064	-602	-4.8
Property Tax Aids	13,613	15,201	1,588	11.7	4,646	5,248	602	13.0
<b>Total Levy + Aid</b>	<b>73,540</b>	<b>70,328</b>	<b>-3,213</b>	<b>-4.4</b>	<b>17,311</b>	<b>17,311</b>	<b>-0</b>	<b>-.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	67,246	62,159	-5,087	-7.6	855	803	-52	-6.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	67,246	62,159	-5,087	-7.6	855	803	-52	-6.1
Property Tax Aids	915	1,463	548	59.8	207	230	23	10.9
<b>Total Levy + Aid</b>	<b>68,161</b>	<b>63,621</b>	<b>-4,540</b>	<b>-6.7</b>	<b>1,062</b>	<b>1,033</b>	<b>-29</b>	<b>-2.7</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	121,657	104,226	-17,431	-14.3	49.40	53.04			.005	.005
(-) TIF Tax Cap	441	389	-52	-11.8	10.45	11.62			0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	48.17	51.76			.890	.905
(=) Txbl Tax Cap	121,216	103,837	-17,379	-14.3	.71	.77			0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	108.72	117.19		.895	.910

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	54,300	54,000		-.6
Net Tax	485	445	-40	-8.3
Effect Rate	.89	.82		
Avg Value	81,500	81,000		-.6
Net Tax	757	685	-71	-9.4
Effect Rate	.93	.85		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	108,700	108,000		-.6
Net Tax	1,142	1,016	-125	-11.0
Effect Rate	1.05	.94		
Ex-Hi Value	163,000	162,000		-.6
Net Tax	2,143	2,015	-128	-6.0
Effect Rate	1.31	1.24		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,186,226	3,174,437	-11,789	-.4	40,340	38,214	-2,125	-5.3	1.27	1.20
Res Non-Hm 1 Un	135,133	134,452	-681	-.5	2,337	2,129	-208	-8.9	1.73	1.58
Res Non-Hm 2-3	64,952	64,787	-165	-.3	1,407	1,385	-21	-1.5	2.17	2.14
Apartments	172,578	172,578	0	0.0	5,170	4,755	-414	-8.0	3.00	2.76
Low-income Apts	57,128	57,128	0	0.0	780	840	61	7.8	1.36	1.47
Seasonal Rec	9,704	9,591	-113	-1.2	208	188	-19	-9.3	2.14	1.96
Com/Ind Lo Tier	355,072	355,072	0	0.0	11,592	10,469	-1,123	-9.7	3.26	2.95
Com/Ind Hi Tier	613,942	613,942	0	0.0	26,488	25,459	-1,029	-3.9	4.31	4.15
Public Utility	82,398	82,398	0	0.0	3,608	3,462	-146	-4.1	4.38	4.20
Ag Hmstd: House	8,807	8,751	-56	-.6	125	118	-7	-5.4	1.42	1.35
Ag Hmstd: Land	18,085	18,038	-47	-.3	155	130	-26	-16.5	.86	.72
Ag Non-hmstd	20,243	20,178	-65	-.3	310	266	-43	-14.0	1.53	1.32
<b>Total (incl TIF)</b>	<b>4,724,267</b>	<b>4,711,351</b>	<b>-12,916</b>	<b>-.3</b>	<b>92,519</b>	<b>87,417</b>	<b>-5,103</b>	<b>-5.5</b>	<b>1.96</b>	<b>1.86</b>
TIF Levy					5,931	5,663	-268	-4.5		
Total (excl TIF)					86,588	81,754	-4,835	-5.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,987	29,860	-128	-.4	28,557	28,317	-240	-.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	29,987	29,860	-128	-.4	28,557	28,317	-240	-.8
Property Tax Aids	6,241	7,254	1,013	16.2	37,672	37,681	9	.0
<b>Total Levy + Aid</b>	<b>36,229</b>	<b>37,114</b>	<b>885</b>	<b>2.4</b>	<b>66,229</b>	<b>65,998</b>	<b>-231</b>	<b>-.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	37,201	37,183	-18	-.0	216	218	2	.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	37,201	37,183	-18	-.0	216	218	2	.9
Property Tax Aids	959	1,147	189	19.7	75	83	8	10.0
<b>Total Levy + Aid</b>	<b>38,160</b>	<b>38,330</b>	<b>171</b>	<b>.4</b>	<b>291</b>	<b>301</b>	<b>10</b>	<b>3.3</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	75,873	69,535	-6,338	-8.4					
(-) TIF Tax Cap	4,590	4,049	-542	-11.8	County	42.07	45.60	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	40.03	43.21	.005	.005
(=) Txbl Tax Cap	71,283	65,487	-5,796	-8.1	School Dist	46.01	50.01	.935	.943
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.30	.33	0.000	0.000
					Total	128.41	139.15	.939	.948

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	49,100	49,000		-.2
Net Tax	537	510	-26	-4.9
Effect Rate	1.09	1.04		
Avg Value	73,600	73,500		-.1
Net Tax	804	766	-39	-4.8
Effect Rate	1.09	1.04		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	98,100	98,000		-.1
Net Tax	1,216	1,125	-91	-7.5
Effect Rate	1.24	1.15		
Ex-Hi Value	147,200	147,000		-.1
Net Tax	2,233	2,144	-89	-4.0
Effect Rate	1.52	1.46		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,163,866	1,156,163	-7,703	- .7	12,509	11,540	-969	-7.7	1.07	1.00
Res Non-Hm 1 Un	90,548	90,006	-543	- .6	1,246	1,136	-110	-8.8	1.38	1.26
Res Non-Hm 2-3	17,852	17,777	-75	- .4	317	311	-7	-2.1	1.78	1.75
Apartments	3,068	3,068	0	0.0	73	67	-6	-8.1	2.37	2.18
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	76,741	75,894	-847	-1.1	1,089	985	-103	-9.5	1.42	1.30
Com/Ind Lo Tier	47,622	47,622	0	0.0	1,190	1,077	-113	-9.5	2.50	2.26
Com/Ind Hi Tier	53,072	53,072	0	0.0	1,838	1,757	-82	-4.5	3.46	3.31
Public Utility	159,883	159,883	0	0.0	5,376	5,160	-216	-4.0	3.36	3.23
Ag Hmstd: House	665,863	661,750	-4,113	- .6	6,159	5,549	-610	-9.9	.92	.84
Ag Hmstd: Land	3,406,335	3,393,482	-12,853	- .4	22,831	17,212	-5,619	-24.6	.67	.51
Ag Non-hmstd	1,656,911	1,651,704	-5,207	- .3	18,584	15,879	-2,706	-14.6	1.12	.96
<b>Total (incl TIF)</b>	<b>7,341,760</b>	<b>7,310,419</b>	<b>-31,341</b>	<b>- .4</b>	<b>71,213</b>	<b>60,674</b>	<b>-10,539</b>	<b>-14.8</b>	<b>.97</b>	<b>.83</b>
TIF Levy					20	19	-1	-5.4		
Total (excl TIF)					71,193	60,655	-10,538	-14.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,109	31,697	-2,412	-7.1	7,379	7,007	-372	-5.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,109	31,697	-2,412	-7.1	7,379	7,007	-372	-5.0
Property Tax Aids	6,969	7,762	793	11.4	2,211	2,583	372	16.8
<b>Total Levy + Aid</b>	<b>41,078</b>	<b>39,459</b>	<b>-1,619</b>	<b>-3.9</b>	<b>9,590</b>	<b>9,590</b>	<b>-0</b>	<b>- .0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,729	39,414	-3,315	-7.8	189	177	-12	-6.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	42,729	39,414	-3,315	-7.8	189	177	-12	-6.3
Property Tax Aids	446	758	312	70.0	81	83	2	2.8
<b>Total Levy + Aid</b>	<b>43,175</b>	<b>40,172</b>	<b>-3,003</b>	<b>-7.0</b>	<b>270</b>	<b>260</b>	<b>-10</b>	<b>-3.6</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	76,410	65,576	-10,833	-14.2	44.65	48.35	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	23	20	-3	-11.8	9.66	10.69	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	46.96	50.17	1.092	1.120	0.000	0.000
(=) Txbl Tax Cap	76,387	65,556	-10,831	-14.2	.25	.27	0.000	0.000	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	101.52	109.47	1.092	1.120	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	65,100	64,700		- .6
Net Tax	542	492	-50	-9.2
Effect Rate	.83	.76		
Avg Value	97,700	97,100		- .6
Net Tax	916	807	-109	-11.9
Effect Rate	.94	.83		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	130,300	129,500		- .6
Net Tax	1,433	1,321	-113	-7.9
Effect Rate	1.10	1.02		
Ex-Hi Value	195,400	194,200		- .6
Net Tax	2,595	2,456	-139	-5.4
Effect Rate	1.33	1.26		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,677,229	3,642,210	-35,019	-1.0	52,073	49,771	-2,302	-4.4	1.42	1.37
Res Non-Hm 1 Un	135,092	135,080	-13	-0.0	2,429	2,252	-176	-7.3	1.80	1.67
Res Non-Hm 2-3	58,291	58,286	-5	-0.0	1,344	1,332	-12	-0.9	2.31	2.29
Apartments	164,640	164,640	0	0.0	5,460	4,996	-464	-8.5	3.32	3.03
Low-income Apts	57,319	57,319	0	0.0	841	910	69	8.2	1.47	1.59
Seasonal Rec	5,691	5,691	0	0.0	116	111	-5	-4.3	2.04	1.95
Com/Ind Lo Tier	188,630	188,630	0	0.0	6,309	5,745	-564	-8.9	3.34	3.05
Com/Ind Hi Tier	713,571	713,571	0	0.0	33,690	32,499	-1,191	-3.5	4.72	4.55
Public Utility	48,436	48,436	0	0.0	2,153	2,052	-100	-4.7	4.44	4.24
Ag Hmstd: House	224,428	222,334	-2,094	-0.9	2,734	2,501	-234	-8.5	1.22	1.12
Ag Hmstd: Land	326,300	323,023	-3,276	-1.0	2,066	1,668	-398	-19.2	.63	.52
Ag Non-hmstd	114,857	113,841	-1,016	-0.9	1,476	1,234	-242	-16.4	1.29	1.08
<b>Total (incl TIF)</b>	<b>5,714,485</b>	<b>5,673,061</b>	<b>-41,423</b>	<b>-0.7</b>	<b>110,691</b>	<b>105,073</b>	<b>-5,618</b>	<b>-5.1</b>	<b>1.94</b>	<b>1.85</b>
TIF Levy					4,574	4,394	-181	-4.0		
Total (excl TIF)					106,117	100,680	-5,437	-5.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	40,600	39,596	-1,004	-2.5	22,830	22,796	-34	-0.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	40,600	39,596	-1,004	-2.5	22,830	22,796	-34	-0.1
Property Tax Aids	7,503	7,637	134	1.8	14,074	14,114	40	0.3
<b>Total Levy + Aid</b>	<b>48,103</b>	<b>47,233</b>	<b>-869</b>	<b>-1.8</b>	<b>36,904</b>	<b>36,910</b>	<b>6</b>	<b>0.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	53,958	54,690	732	1.4	0	0	0	-100.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	53,958	54,690	732	1.4	0	0	0	0.0
Property Tax Aids	292	353	60	20.7	62	67	5	7.3
<b>Total Levy + Aid</b>	<b>54,250</b>	<b>55,043</b>	<b>793</b>	<b>1.5</b>	<b>62</b>	<b>67</b>	<b>5</b>	<b>7.3</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	87,500	80,077	-7,422	-8.5					
(-) TIF Tax Cap	3,364	2,967	-397	-11.8	County	48.26	51.35	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	27.11	29.54	.004	.004
(=) Txbl Tax Cap	84,136	77,110	-7,026	-8.4	School Dist	57.23	63.41	1.040	1.051
FD Distr Tax Cap	0	0	0	0.0	Special Dist	0.00	0.00	0.000	0.000
					<b>Total</b>	<b>132.60</b>	<b>144.29</b>	<b>1.044</b>	<b>1.054</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	72,500	71,800		-1.0
Net Tax	824	777	-47	-5.8
Effect Rate	1.14	1.08		
Avg Value	108,700	107,700		-0.9
Net Tax	1,455	1,361	-94	-6.5
Effect Rate	1.34	1.26		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	144,900	143,600		-0.9
Net Tax	2,276	2,176	-100	-4.4
Effect Rate	1.57	1.52		
Ex-Hi Value	217,400	215,400		-0.9
Net Tax	3,938	3,806	-132	-3.4
Effect Rate	1.81	1.77		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,538,672	5,531,189	-7,483	- .1	67,362	62,951	-4,411	-6.5	1.22	1.14
Res Non-Hm 1 Un	221,891	220,988	-903	- .4	3,695	3,340	-355	-9.6	1.67	1.51
Res Non-Hm 2-3	104,459	104,190	-268	- .3	2,173	2,119	-54	-2.5	2.08	2.03
Apartments	230,434	230,434	0	0.0	6,643	6,075	-568	-8.6	2.88	2.64
Low-income Apts	91,996	91,996	0	0.0	1,225	1,306	81	6.6	1.33	1.42
Seasonal Rec	30,340	30,203	-137	- .5	564	530	-33	-5.9	1.86	1.76
Com/Ind Lo Tier	533,118	533,118	0	0.0	16,500	14,761	-1,739	-10.5	3.10	2.77
Com/Ind Hi Tier	820,751	820,751	0	0.0	34,730	32,971	-1,759	-5.1	4.23	4.02
Public Utility	507,630	507,630	0	0.0	22,498	21,641	-857	-3.8	4.43	4.26
Ag Hmstd: House	27,577	27,408	-169	- .6	338	309	-28	-8.4	1.22	1.13
Ag Hmstd: Land	42,464	42,118	-346	- .8	301	254	-47	-15.5	.71	.60
Ag Non-hmstd	32,778	32,593	-185	- .6	456	385	-71	-15.6	1.39	1.18
<b>Total (incl TIF)</b>	<b>8,182,109</b>	<b>8,172,617</b>	<b>-9,492</b>	<b>- .1</b>	<b>156,484</b>	<b>146,643</b>	<b>-9,840</b>	<b>-6.3</b>	<b>1.91</b>	<b>1.79</b>
TIF Levy					8,968	8,473	-495	-5.5		
Total (excl TIF)					147,516	138,171	-9,346	-6.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,729	47,389	-1,340	-2.7	44,336	44,014	-322	-.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	48,729	47,389	-1,340	-2.7	44,336	44,014	-322	-.7
Property Tax Aids	10,693	11,637	944	8.8	49,834	49,841	7	.0
<b>Total Levy + Aid</b>	<b>59,423</b>	<b>59,027</b>	<b>-396</b>	<b>-.7</b>	<b>94,169</b>	<b>93,855</b>	<b>-315</b>	<b>-.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	69,729	69,567	-161	-.2	806	806	-1	-.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	69,729	69,567	-161	-.2	806	806	-1	-.1
Property Tax Aids	1,474	1,741	267	18.1	94	101	7	7.7
<b>Total Levy + Aid</b>	<b>71,202</b>	<b>71,308</b>	<b>106</b>	<b>.1</b>	<b>900</b>	<b>906</b>	<b>6</b>	<b>.7</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	133,651	122,636	-11,015	-8.2	38.48	40.70	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	7,026	6,197	-829	-11.8	34.91	37.68	.016	.016	.016	.016
(-) FD Contr Tax Cap	0	0	0	0.0	50.56	54.81	.699	.706	.699	.706
(=) Txbl Tax Cap	126,625	116,439	-10,186	-8.0	.64	.69	0.000	0.000	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	124.59	133.89	.716	.722	.722

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	55,700	55,700		0.0
Net Tax	576	540	-36	-6.3
Effect Rate	1.03	.97		
Avg Value	83,500	83,600		.1
Net Tax	910	844	-66	-7.3
Effect Rate	1.09	1.01		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	111,300	111,500		.2
Net Tax	1,372	1,276	-96	-7.0
Effect Rate	1.23	1.14		
Ex-Hi Value	167,000	167,200		.1
Net Tax	2,547	2,435	-112	-4.4
Effect Rate	1.53	1.46		



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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,933,176	1,919,592	-13,584	-.7	21,609	19,772	-1,837	-8.5	1.12	1.03
Res Non-Hm 1 Un	145,741	144,738	-1,003	-.7	2,094	1,879	-215	-10.3	1.44	1.30
Res Non-Hm 2-3	23,346	23,201	-145	-.6	422	408	-13	-3.2	1.81	1.76
Apartments	4,855	4,855	0	0.0	103	98	-5	-4.9	2.13	2.02
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	92,027	91,479	-549	-.6	1,350	1,232	-118	-8.7	1.47	1.35
Com/Ind Lo Tier	59,857	59,857	0	0.0	1,583	1,413	-171	-10.8	2.65	2.36
Com/Ind Hi Tier	40,706	40,706	0	0.0	1,450	1,366	-83	-5.8	3.56	3.36
Public Utility	141,209	141,209	0	0.0	5,146	4,861	-285	-5.5	3.64	3.44
Ag Hmstd: House	1,035,917	1,032,860	-3,056	-.3	10,348	9,262	-1,086	-10.5	1.00	.90
Ag Hmstd: Land	3,379,045	3,347,525	-31,520	-.9	21,704	16,607	-5,097	-23.5	.64	.50
Ag Non-hmstd	1,147,935	1,137,522	-10,414	-.9	13,432	11,192	-2,240	-16.7	1.17	.98
<b>Total (incl TIF)</b>	<b>8,003,815</b>	<b>7,943,545</b>	<b>-60,270</b>	<b>-.8</b>	<b>79,240</b>	<b>68,090</b>	<b>-11,150</b>	<b>-14.1</b>	<b>.99</b>	<b>.86</b>
TIF Levy					183	169	-15	-7.9		
Total (excl TIF)					79,056	67,921	-11,135	-14.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,635	31,557	-2,078	-6.2	11,318	10,839	-479	-4.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,635	31,557	-2,078	-6.2	11,318	10,839	-479	-4.2
Property Tax Aids	7,974	8,390	417	5.2	5,384	5,863	479	8.9
<b>Total Levy + Aid</b>	<b>41,609</b>	<b>39,947</b>	<b>-1,661</b>	<b>-4.0</b>	<b>16,702</b>	<b>16,702</b>	<b>-0</b>	<b>-.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,387	45,611	-2,776	-5.7	363	350	-13	-3.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	48,387	45,611	-2,776	-5.7	363	350	-13	-3.6
Property Tax Aids	1,115	1,472	356	32.0	61	63	2	3.6
<b>Total Levy + Aid</b>	<b>49,503</b>	<b>47,083</b>	<b>-2,420</b>	<b>-4.9</b>	<b>424</b>	<b>413</b>	<b>-11</b>	<b>-2.6</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	82,262	72,788	-9,474	-11.5	40.99	43.47	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	211	186	-25	-11.8	13.79	14.93	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	51.76	55.00	.872	.886	.872	.886
(=) Txbl Tax Cap	82,051	72,602	-9,449	-11.5	.44	.48	0.000	0.000	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	106.98	113.88	.872	.886	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	68,600	68,200		-.6
Net Tax	596	535	-61	-10.3
Effect Rate	.87	.78		
Avg Value	102,900	102,300		-.6
Net Tax	1,030	893	-137	-13.3
Effect Rate	1.00	.87		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	137,200	136,400		-.6
Net Tax	1,623	1,483	-140	-8.6
Effect Rate	1.18	1.09		
Ex-Hi Value	205,800	204,600		-.6
Net Tax	2,894	2,708	-185	-6.4
Effect Rate	1.41	1.32		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,416,213	10,410,082	-6,131	- .1	128,411	118,991	-9,420	-7.3	1.23	1.14
Res Non-Hm 1 Un	264,595	262,667	-1,928	- .7	4,223	3,890	-333	-7.9	1.60	1.48
Res Non-Hm 2-3	158,624	157,511	-1,113	- .7	3,130	3,038	-92	-2.9	1.97	1.93
Apartments	475,276	475,276	0	0.0	12,448	11,322	-1,125	-9.0	2.62	2.38
Low-income Apts	139,041	139,041	0	0.0	1,727	1,831	104	6.0	1.24	1.32
Seasonal Rec	34,030	34,013	-18	- .1	557	531	-25	-4.6	1.64	1.56
Com/Ind Lo Tier	382,692	382,692	0	0.0	11,531	10,572	-959	-8.3	3.01	2.76
Com/Ind Hi Tier	1,686,819	1,686,819	0	0.0	70,248	68,020	-2,228	-3.2	4.16	4.03
Public Utility	188,892	188,892	0	0.0	7,892	7,644	-248	-3.1	4.18	4.05
Ag Hmstd: House	76,059	76,059	0	0.0	909	841	-68	-7.5	1.19	1.11
Ag Hmstd: Land	55,226	55,095	-132	- .2	288	284	-4	-1.3	.52	.52
Ag Non-hmstd	36,214	36,079	-136	- .4	459	389	-70	-15.3	1.27	1.08
<b>Total (incl TIF)</b>	<b>13,913,682</b>	<b>13,904,224</b>	<b>-9,458</b>	<b>- .1</b>	<b>241,823</b>	<b>227,354</b>	<b>-14,469</b>	<b>-6.0</b>	<b>1.74</b>	<b>1.64</b>
TIF Levy					17,224	16,308	-917	-5.3		
Total (excl TIF)					224,599	211,046	-13,553	-6.0		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	55,038	55,031	-7	- .0	44,485	48,291	3,806	8.6
Fisc Disp Distrib	12,602	12,602	0	0.0	9,996	11,259	1,263	12.6
Total Levy	67,640	67,633	-7	- .0	54,481	59,550	5,069	9.3
Property Tax Aids	16,369	16,376	7	.0	22,499	16,026	-6,473	-28.8
<b>Total Levy + Aid</b>	<b>84,009</b>	<b>84,009</b>	<b>0</b>	<b>.0</b>	<b>76,980</b>	<b>75,576</b>	<b>-1,404</b>	<b>-1.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	111,202	112,896	1,695	1.5	10,126	3,763	-6,363	-62.8
Fisc Disp Distrib	25,710	25,728	18	.1	3,562	2,128	-1,434	-40.3
Total Levy	136,912	138,624	1,712	1.3	13,688	5,891	-7,797	-57.0
Property Tax Aids	574	579	5	.9	2,270	10,733	8,463	372.8
<b>Total Levy + Aid</b>	<b>137,485</b>	<b>139,203</b>	<b>1,717</b>	<b>1.2</b>	<b>15,958</b>	<b>16,624</b>	<b>665</b>	<b>4.2</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	223,300	205,607	-17,693	-7.9	County	29.87	32.15	0.000	0.000
(-) TIF Tax Cap	15,560	13,724	-1,836	-11.8	City/Town	24.15	28.22	0.000	0.000
(-) FD Contr Tax Cap	23,506	20,733	-2,774	-11.8	School Dist	51.98	56.90	1.113	1.117
(=) Txbl Tax Cap	184,234	171,151	-13,083	-7.1	Special Dist	5.50	2.20	0.000	0.000
FD Distr Tax Cap	41,133	36,279	-4,854	-11.8	Total	111.49	119.47	1.113	1.117

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	81,500	81,500		0.0
Net Tax	807	735	-72	-8.9
Effect Rate	.99	.90		
Avg Value	122,200	122,300		.1
Net Tax	1,443	1,339	-104	-7.2
Effect Rate	1.18	1.10		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	162,900	163,100		.1
Net Tax	2,237	2,116	-121	-5.4
Effect Rate	1.37	1.30		
Ex-Hi Value	244,400	244,600		.1
Net Tax	3,827	3,668	-159	-4.2
Effect Rate	1.57	1.50		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,427,463	9,395,336	-32,127	- .3	134,974	127,177	-7,797	-5.8	1.43	1.35
Res Non-Hm 1 Un	303,979	302,619	-1,360	- .4	5,139	4,797	-342	-6.7	1.69	1.59
Res Non-Hm 2-3	175,591	174,733	-858	- .5	3,411	3,328	-83	-2.4	1.94	1.90
Apartments	231,406	231,406	0	0.0	6,992	6,229	-763	-10.9	3.02	2.69
Low-income Apts	74,813	74,813	0	0.0	958	1,030	72	7.6	1.28	1.38
Seasonal Rec	71,925	71,718	-207	- .3	1,113	1,067	-46	-4.1	1.55	1.49
Com/Ind Lo Tier	213,094	213,094	0	0.0	6,494	5,952	-543	-8.4	3.05	2.79
Com/Ind Hi Tier	1,053,066	1,053,066	0	0.0	45,738	44,107	-1,631	-3.6	4.34	4.19
Public Utility	256,585	256,585	0	0.0	10,798	10,345	-453	-4.2	4.21	4.03
Ag Hmstd: House	179,081	178,660	-421	- .2	2,191	2,051	-139	-6.4	1.22	1.15
Ag Hmstd: Land	114,250	113,553	-697	- .6	530	515	-15	-2.8	.46	.45
Ag Non-hmstd	109,098	108,438	-660	- .6	1,337	1,138	-198	-14.8	1.23	1.05
<b>Total (incl TIF)</b>	<b>12,210,351</b>	<b>12,174,021</b>	<b>-36,330</b>	<b>- .3</b>	<b>219,675</b>	<b>207,735</b>	<b>-11,940</b>	<b>-5.4</b>	<b>1.80</b>	<b>1.71</b>
TIF Levy					9,483	9,042	-440	-4.6		
Total (excl TIF)					210,192	198,693	-11,499	-5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	46,411	46,395	-15	- .0	39,000	43,020	4,019	10.3
Fisc Disp Distrib	6,206	6,206	0	0.0	6,009	6,754	745	12.4
Total Levy	52,617	52,601	-15	- .0	45,010	49,774	4,764	10.6
Property Tax Aids	10,320	10,336	15	.1	12,280	7,473	-4,807	-39.1
<b>Total Levy + Aid</b>	<b>62,937</b>	<b>62,937</b>	<b>0</b>	<b>.0</b>	<b>57,289</b>	<b>57,247</b>	<b>-42</b>	<b>- .1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	113,703	112,891	-812	- .7	11,890	6,170	-5,721	-48.1
Fisc Disp Distrib	14,792	14,862	70	.5	1,931	1,154	-778	-40.3
Total Levy	128,495	127,753	-742	- .6	13,822	7,324	-6,498	-47.0
Property Tax Aids	60	69	9	14.6	2,101	9,861	7,760	369.3
<b>Total Levy + Aid</b>	<b>128,555</b>	<b>127,822</b>	<b>-733</b>	<b>- .6</b>	<b>15,923</b>	<b>17,185</b>	<b>1,262</b>	<b>7.9</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	193,996	177,961	-16,035	-8.3	County	27.22	29.50	0.000	0.000
(-) TIF Tax Cap	8,284	7,306	-977	-11.8	City/Town	22.20	26.62	.095	.095
(-) FD Contr Tax Cap	15,199	13,406	-1,793	-11.8	School Dist	56.16	60.40	1.477	1.479
(=) Txbl Tax Cap	170,513	157,249	-13,264	-7.8	Special Dist	6.97	3.92	0.000	0.000
FD Distr Tax Cap	22,303	19,671	-2,632	-11.8	Total	112.55	120.45	1.572	1.574

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	105,700	105,400		- .3
Net Tax	1,227	1,090	-137	-11.2
Effect Rate	1.16	1.03		
Avg Value	158,600	158,100		- .3
Net Tax	2,249	2,113	-136	-6.0
Effect Rate	1.42	1.34		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	211,500	210,800		- .3
Net Tax	3,314	3,148	-166	-5.0
Effect Rate	1.57	1.49		
Ex-Hi Value	317,200	316,200		- .3
Net Tax	5,443	5,218	-225	-4.1
Effect Rate	1.72	1.65		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,957,476	14,759,896	-197,580	-1.3	187,402	178,678	-8,724	-4.7	1.25	1.21
Res Non-Hm 1 Un	407,921	402,430	-5,491	-1.3	6,289	5,960	-329	-5.2	1.54	1.48
Res Non-Hm 2-3	178,483	176,064	-2,418	-1.4	3,304	3,253	-51	-1.5	1.85	1.85
Apartments	999,368	999,368	0	0.0	25,461	23,862	-1,599	-6.3	2.55	2.39
Low-income Apts	95,765	95,765	0	0.0	1,147	1,255	107	9.3	1.20	1.31
Seasonal Rec	17,183	17,175	-8	-0.0	295	291	-4	-1.4	1.72	1.70
Com/Ind Lo Tier	430,726	430,726	0	0.0	12,485	11,669	-817	-6.5	2.90	2.71
Com/Ind Hi Tier	2,787,496	2,787,496	0	0.0	111,930	110,854	-1,076	-1.0	4.02	3.98
Public Utility	480,114	480,114	0	0.0	19,471	19,217	-254	-1.3	4.06	4.00
Ag Hmstd: House	168,262	166,184	-2,079	-1.2	1,927	1,764	-164	-8.5	1.15	1.06
Ag Hmstd: Land	212,836	210,110	-2,726	-1.3	1,233	987	-245	-19.9	.58	.47
Ag Non-hmstd	126,021	124,834	-1,188	-0.9	1,432	1,225	-208	-14.5	1.14	.98
<b>Total (incl TIF)</b>	<b>20,861,650</b>	<b>20,650,162</b>	<b>-211,489</b>	<b>-1.0</b>	<b>372,377</b>	<b>359,014</b>	<b>-13,363</b>	<b>-3.6</b>	<b>1.78</b>	<b>1.74</b>
TIF Levy					16,530	16,094	-437	-2.6		
Total (excl TIF)					355,847	342,921	-12,926	-3.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	77,465	77,416	-49	-0.1	74,930	77,889	2,959	3.9
Fisc Disp Distrib	10,897	10,897	0	0.0	11,004	11,654	650	5.9
Total Levy	88,362	88,313	-49	-0.1	85,934	89,544	3,609	4.2
Property Tax Aids	15,592	15,641	49	0.3	24,729	14,884	-9,845	-39.8
<b>Total Levy + Aid</b>	<b>103,954</b>	<b>103,954</b>	<b>0</b>	<b>0.0</b>	<b>110,663</b>	<b>104,428</b>	<b>-6,235</b>	<b>-5.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	173,001	174,167	1,166	0.7	11,608	9,504	-2,104	-18.1
Fisc Disp Distrib	24,698	24,698	0	0.0	3,486	2,083	-1,404	-40.3
Total Levy	197,700	198,865	1,166	0.6	15,094	11,586	-3,508	-23.2
Property Tax Aids	526	558	32	6.0	3,700	17,117	13,418	362.7
<b>Total Levy + Aid</b>	<b>198,226</b>	<b>199,423</b>	<b>1,197</b>	<b>0.6</b>	<b>18,794</b>	<b>28,703</b>	<b>9,909</b>	<b>52.7</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	355,826	321,988	-33,839	-9.5	25.80	28.36	0.000	0.000		
(-) TIF Tax Cap	15,934	14,054	-1,880	-11.8	24.64	28.19	.045	.046		
(-) FD Contr Tax Cap	39,652	34,973	-4,679	-11.8	48.07	53.29	1.381	1.397		
(=) Txbl Tax Cap	300,240	272,961	-27,279	-9.1	3.87	3.48	0.000	0.000		
FD Distr Tax Cap	40,255	35,505	-4,750	-11.8	Total	102.38	113.32	1.426	1.443	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	98,600	97,300		-1.3
Net Tax	1,007	915	-92	-9.1
Effect Rate	1.02	.94		
Avg Value	147,900	145,900		-1.4
Net Tax	1,814	1,725	-89	-4.9
Effect Rate	1.23	1.18		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	197,200	194,500		-1.4
Net Tax	2,717	2,621	-95	-3.5
Effect Rate	1.38	1.35		
Ex-Hi Value	295,800	291,800		-1.4
Net Tax	4,523	4,416	-107	-2.4
Effect Rate	1.53	1.51		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,710,950	6,686,099	-24,851	- .4	103,292	100,319	-2,973	-2.9	1.54	1.50
Res Non-Hm 1 Un	302,954	302,132	-822	- .3	5,247	5,005	-241	-4.6	1.73	1.66
Res Non-Hm 2-3	85,362	85,316	-46	- .1	1,988	1,961	-26	-1.3	2.33	2.30
Apartments	108,373	108,373	0	0.0	3,219	2,975	-243	-7.6	2.97	2.75
Low-income Apts	54,922	54,922	0	0.0	767	828	61	8.0	1.40	1.51
Seasonal Rec	25,035	24,992	-44	- .2	460	445	-15	-3.4	1.84	1.78
Com/Ind Lo Tier	235,782	235,782	0	0.0	7,551	6,995	-556	-7.4	3.20	2.97
Com/Ind Hi Tier	904,493	904,493	0	0.0	40,002	39,329	-673	-1.7	4.42	4.35
Public Utility	118,422	118,422	0	0.0	5,109	5,015	-94	-1.8	4.31	4.23
Ag Hmstd: House	367,722	367,695	-27	- .0	4,346	4,063	-283	-6.5	1.18	1.11
Ag Hmstd: Land	403,479	400,441	-3,038	- .8	2,186	1,903	-283	-12.9	.54	.48
Ag Non-hmstd	130,150	129,074	-1,076	- .8	1,600	1,377	-223	-13.9	1.23	1.07
<b>Total (incl TIF)</b>	<b>9,447,645</b>	<b>9,417,743</b>	<b>-29,902</b>	<b>- .3</b>	<b>175,767</b>	<b>170,216</b>	<b>-5,551</b>	<b>-3.2</b>	<b>1.86</b>	<b>1.81</b>
TIF Levy					18,280	17,630	-650	-3.6		
Total (excl TIF)					157,486	152,585	-4,901	-3.1		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,766	45,647	-119	- .3	29,432	29,710	278	.9
Fisc Disp Distrib	5,840	5,840	0	0.0	3,872	3,954	82	2.1
Total Levy	51,606	51,487	-119	- .2	33,304	33,664	360	1.1
Property Tax Aids	10,913	11,033	119	1.1	8,442	5,471	-2,971	-35.2
<b>Total Levy + Aid</b>	<b>62,520</b>	<b>62,520</b>	<b>0</b>	<b>.0</b>	<b>41,747</b>	<b>39,135</b>	<b>-2,611</b>	<b>-6.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	77,960	78,134	174	.2	5,169	6,872	1,702	32.9
Fisc Disp Distrib	9,694	9,694	0	0.0	1,251	747	-504	-40.3
Total Levy	87,654	87,828	174	.2	6,420	7,619	1,199	18.7
Property Tax Aids	225	291	66	29.2	1,490	7,004	5,514	370.0
<b>Total Levy + Aid</b>	<b>87,879</b>	<b>88,119</b>	<b>240</b>	<b>.3</b>	<b>7,910</b>	<b>14,623</b>	<b>6,713</b>	<b>84.9</b>

TAX BASE					TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	147,168	134,823	-12,344	-8.4						
(-) TIF Tax Cap	14,561	12,843	-1,718	-11.8	County		37.84	40.87	0.000	0.000
(-) FD Contr Tax Cap	11,669	10,292	-1,377	-11.8	City/Town		23.15	25.31	.155	.156
(=) Txbl Tax Cap	120,938	111,689	-9,249	-7.6	School Dist		51.58	56.00	1.681	1.690
FD Distr Tax Cap	14,441	12,737	-1,704	-11.8	Special Dist		4.27	6.15	0.000	0.000
					Total		116.84	128.34	1.836	1.846

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	103,900	103,600		- .3
Net Tax	1,289	1,206	-83	-6.5
Effect Rate	1.24	1.16		
Avg Value	155,900	155,400		- .3
Net Tax	2,325	2,256	-69	-3.0
Effect Rate	1.49	1.45		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	207,900	207,200		- .3
Net Tax	3,423	3,349	-74	-2.2
Effect Rate	1.65	1.62		
Ex-Hi Value	311,800	310,800		- .3
Net Tax	5,617	5,534	-83	-1.5
Effect Rate	1.80	1.78		

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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,278,998	9,253,022	-25,975	- .3	132,670	124,647	-8,023	-6.0	1.43	1.35
Res Non-Hm 1 Un	201,849	199,591	-2,258	-1.1	3,644	3,359	-285	-7.8	1.81	1.68
Res Non-Hm 2-3	128,457	127,129	-1,328	-1.0	2,798	2,704	-94	-3.4	2.18	2.13
Apartments	501,563	501,563	0	0.0	15,626	14,123	-1,503	-9.6	3.12	2.82
Low-income Apts	130,946	130,946	0	0.0	1,866	1,991	125	6.7	1.42	1.52
Seasonal Rec	5,915	5,913	-3	- .0	120	118	-3	-2.2	2.04	1.99
Com/Ind Lo Tier	271,571	271,571	0	0.0	8,755	8,024	-730	-8.3	3.22	2.95
Com/Ind Hi Tier	2,064,340	2,064,340	0	0.0	93,235	90,192	-3,043	-3.3	4.52	4.37
Public Utility	166,212	166,212	0	0.0	7,431	7,177	-254	-3.4	4.47	4.32
Ag Hmstd: House	56,972	56,971	-1	- .0	803	758	-45	-5.6	1.41	1.33
Ag Hmstd: Land	61,799	61,310	-489	- .8	367	339	-28	-7.6	.59	.55
Ag Non-hmstd	49,438	49,187	-250	- .5	697	599	-98	-14.1	1.41	1.22
<b>Total (incl TIF)</b>	<b>12,918,060</b>	<b>12,887,756</b>	<b>-30,303</b>	<b>- .2</b>	<b>268,013</b>	<b>254,031</b>	<b>-13,982</b>	<b>-5.2</b>	<b>2.07</b>	<b>1.97</b>
TIF Levy					31,750	30,067	-1,683	-5.3		
Total (excl TIF)					236,263	223,964	-12,299	-5.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	63,551	64,026	475	.7	48,412	53,580	5,168	10.7
Fisc Disp Distrib	12,730	12,730	0	0.0	10,249	11,611	1,362	13.3
Total Levy	76,281	76,755	475	.6	58,662	65,192	6,530	11.1
Property Tax Aids	8,701	8,857	156	1.8	22,101	14,417	-7,684	-34.8
<b>Total Levy + Aid</b>	<b>84,982</b>	<b>85,612</b>	<b>630</b>	<b>.7</b>	<b>80,763</b>	<b>79,609</b>	<b>-1,154</b>	<b>-1.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	101,443	102,837	1,394	1.4	13,277	4,886	-8,391	-63.2
Fisc Disp Distrib	21,238	21,238	0	0.0	2,901	1,733	-1,168	-40.3
Total Levy	122,681	124,075	1,394	1.1	16,177	6,619	-9,558	-59.1
Property Tax Aids	139	145	6	4.4	2,069	9,742	7,673	370.8
<b>Total Levy + Aid</b>	<b>122,820</b>	<b>124,220</b>	<b>1,400</b>	<b>1.1</b>	<b>18,247</b>	<b>16,361</b>	<b>-1,885</b>	<b>-10.3</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	218,569	200,014	-18,555	-8.5					
(-) TIF Tax Cap	25,674	22,645	-3,030	-11.8	County	37.84	41.21	0.000	0.000
(-) FD Contr Tax Cap	24,956	22,011	-2,945	-11.8	City/Town	27.51	33.06	.172	.173
(=) Txbl Tax Cap	167,938	155,358	-12,580	-7.5	School Dist	49.08	53.91	1.477	1.485
FD Distr Tax Cap	33,495	29,542	-3,952	-11.8	Special Dist	7.91	3.15	0.000	0.000
					Total	122.33	131.33	1.649	1.657

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	83,100	82,900		- .2
Net Tax	975	909	-67	-6.8
Effect Rate	1.17	1.10		
Avg Value	124,600	124,400		- .2
Net Tax	1,726	1,623	-103	-6.0
Effect Rate	1.39	1.30		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	166,100	165,900		- .1
Net Tax	2,632	2,509	-123	-4.7
Effect Rate	1.58	1.51		
Ex-Hi Value	249,200	248,800		- .2
Net Tax	4,447	4,279	-167	-3.8
Effect Rate	1.78	1.72		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,023,401	11,969,920	-53,482	- .4	177,348	167,751	-9,596	-5.4	1.48	1.40
Res Non-Hm 1 Un	395,826	391,015	-4,812	-1.2	7,035	6,566	-469	-6.7	1.78	1.68
Res Non-Hm 2-3	130,685	129,193	-1,492	-1.1	2,707	2,628	-79	-2.9	2.07	2.03
Apartments	1,217,661	1,217,661	0	0.0	35,590	32,364	-3,226	-9.1	2.92	2.66
Low-income Apts	145,182	145,182	0	0.0	1,937	2,075	138	7.1	1.33	1.43
Seasonal Rec	6,590	6,590	0	0.0	124	118	-6	-5.1	1.88	1.79
Com/Ind Lo Tier	345,427	345,427	0	0.0	10,722	9,879	-843	-7.9	3.10	2.86
Com/Ind Hi Tier	5,302,115	5,302,115	0	0.0	225,912	219,694	-6,218	-2.8	4.26	4.14
Public Utility	148,034	148,034	0	0.0	6,331	6,143	-187	-3.0	4.28	4.15
Ag Hmstd: House	426	426	0	0.0	6	6	0	-4.0	1.52	1.46
Ag Hmstd: Land	158	158	0	0.0	1	1	0	36.7	.37	.50
Ag Non-hmstd	1,338	1,319	-18	-1.4	17	14	-2	-14.6	1.26	1.09
<b>Total (incl TIF)</b>	<b>19,716,843</b>	<b>19,657,040</b>	<b>-59,804</b>	<b>- .3</b>	<b>467,730</b>	<b>447,241</b>	<b>-20,489</b>	<b>-4.4</b>	<b>2.37</b>	<b>2.28</b>
TIF Levy					42,579	40,613	-1,966	-4.6		
Total (excl TIF)					425,151	406,628	-18,523	-4.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	113,347	111,907	-1,439	-1.3	64,203	73,071	8,868	13.8
Fisc Disp Distrib	8,918	8,918	0	0.0	5,671	6,672	1,001	17.6
Total Levy	122,265	120,825	-1,439	-1.2	69,874	79,743	9,869	14.1
Property Tax Aids	15,518	15,479	-38	-.2	18,987	9,118	-9,869	-52.0
<b>Total Levy + Aid</b>	<b>137,782</b>	<b>136,305</b>	<b>-1,478</b>	<b>-1.1</b>	<b>88,861</b>	<b>88,861</b>	<b>0</b>	<b>0.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	171,370	173,184	1,814	1.1	26,719	10,222	-16,497	-61.7
Fisc Disp Distrib	14,748	14,748	0	0.0	2,032	1,214	-818	-40.3
Total Levy	186,118	187,932	1,814	1.0	28,751	11,435	-17,315	-60.2
Property Tax Aids	0	0	0	-100.0	3,691	17,028	13,337	361.4
<b>Total Levy + Aid</b>	<b>186,118</b>	<b>187,932</b>	<b>1,814</b>	<b>1.0</b>	<b>32,442</b>	<b>28,464</b>	<b>-3,978</b>	<b>-12.3</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	392,339	353,403	-38,936	-9.9	37.84	41.21	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	37,607	33,169	-4,438	-11.8	21.17	26.62	.040	.040	.040	.040
(-) FD Contr Tax Cap	55,209	48,694	-6,515	-11.8	44.74	50.00	1.896	1.904	1.896	1.904
(=) Txbl Tax Cap	299,523	271,540	-27,983	-9.3	8.92	3.76	0.000	0.000	0.000	0.000
FD Distr Tax Cap	23,465	20,696	-2,769	-11.8	Total	112.67	121.60	1.936	1.943	1.943

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	104,800	104,500		-.3
Net Tax	1,258	1,133	-125	-10.0
Effect Rate	1.20	1.08		
Avg Value	157,200	156,700		-.3
Net Tax	2,280	2,166	-115	-5.0
Effect Rate	1.45	1.38		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	209,600	208,900		-.3
Net Tax	3,356	3,219	-137	-4.1
Effect Rate	1.60	1.54		
Ex-Hi Value	314,400	313,400		-.3
Net Tax	5,507	5,328	-179	-3.2
Effect Rate	1.75	1.70		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,931,274	14,853,236	-78,038	- .5	245,134	232,904	-12,230	-5.0	1.64	1.57
Res Non-Hm 1 Un	559,224	554,348	-4,876	- .9	10,501	9,918	-584	-5.6	1.88	1.79
Res Non-Hm 2-3	266,659	264,130	-2,529	- .9	5,648	5,482	-166	-2.9	2.12	2.08
Apartments	845,650	845,650	0	0.0	24,672	22,270	-2,403	-9.7	2.92	2.63
Low-income Apts	68,069	68,069	0	0.0	936	994	57	6.1	1.38	1.46
Seasonal Rec	62,682	62,533	-149	- .2	1,179	1,119	-59	-5.0	1.88	1.79
Com/Ind Lo Tier	312,377	312,377	0	0.0	9,801	9,016	-785	-8.0	3.14	2.89
Com/Ind Hi Tier	4,025,863	4,025,863	0	0.0	175,283	170,000	-5,283	-3.0	4.35	4.22
Public Utility	186,287	186,287	0	0.0	8,107	7,852	-255	-3.1	4.35	4.22
Ag Hmstd: House	54,304	54,247	-58	- .1	825	778	-48	-5.8	1.52	1.43
Ag Hmstd: Land	41,784	41,597	-187	- .4	248	236	-11	-4.6	.59	.57
Ag Non-hmstd	62,467	62,074	-393	- .6	833	715	-119	-14.2	1.33	1.15
<b>Total (incl TIF)</b>	<b>21,416,640</b>	<b>21,330,411</b>	<b>-86,229</b>	<b>- .4</b>	<b>483,167</b>	<b>461,284</b>	<b>-21,884</b>	<b>-4.5</b>	<b>2.26</b>	<b>2.16</b>
TIF Levy					8,064	7,671	-393	-4.9		
Total (excl TIF)					475,104	453,613	-21,491	-4.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	128,570	126,967	-1,602	-1.2	67,897	71,437	3,540	5.2
Fisc Disp Distrib	6,362	6,362	0	0.0	3,504	4,049	545	15.6
Total Levy	134,931	133,329	-1,602	-1.2	71,401	75,486	4,085	5.7
Property Tax Aids	17,602	17,562	-39	- .2	9,506	2,160	-7,346	-77.3
<b>Total Levy + Aid</b>	<b>152,533</b>	<b>150,892</b>	<b>-1,642</b>	<b>-1.1</b>	<b>80,907</b>	<b>77,646</b>	<b>-3,261</b>	<b>-4.0</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	209,423	208,454	-969	- .5	25,326	13,210	-12,116	-47.8
Fisc Disp Distrib	11,187	11,187	0	0.0	1,450	866	-584	-40.3
Total Levy	220,611	219,641	-969	- .4	26,775	14,076	-12,700	-47.4
Property Tax Aids	12	18	6	52.2	4,187	19,320	15,133	361.5
<b>Total Levy + Aid</b>	<b>220,622</b>	<b>219,659</b>	<b>-963</b>	<b>- .4</b>	<b>30,962</b>	<b>33,395</b>	<b>2,433</b>	<b>7.9</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	397,794	359,276	-38,518	-9.7						
(-) TIF Tax Cap	7,151	6,307	-844	-11.8	County		37.84	41.21	0.000	0.000
(-) FD Contr Tax Cap	50,893	44,887	-6,005	-11.8	City/Town		19.59	22.75	.063	.063
(=) Txbl Tax Cap	339,751	308,082	-31,669	-9.3	School Dist		47.69	52.29	2.215	2.223
FD Distr Tax Cap	16,739	14,764	-1,975	-11.8	Special Dist		7.45	4.29	0.000	0.000
					Total		112.58	120.54	2.278	2.286

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	141,200	140,500		- .5
Net Tax	1,998	1,868	-130	-6.5
Effect Rate	1.42	1.33		
Avg Value	211,800	210,700		- .5
Net Tax	3,471	3,298	-172	-5.0
Effect Rate	1.64	1.57		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	282,400	280,900		- .5
Net Tax	4,943	4,728	-215	-4.3
Effect Rate	1.75	1.68		
Ex-Hi Value	423,600	421,400		- .5
Net Tax	7,887	7,590	-298	-3.8
Effect Rate	1.86	1.80		



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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,115,842	8,940,362	-175,480	-1.9	123,540	115,327	-8,214	-6.6	1.36	1.29
Res Non-Hm 1 Un	212,351	209,504	-2,847	-1.3	3,561	3,332	-229	-6.4	1.68	1.59
Res Non-Hm 2-3	75,069	74,069	-1,000	-1.3	1,488	1,453	-35	-2.3	1.98	1.96
Apartments	562,152	562,152	0	0.0	16,014	14,795	-1,218	-7.6	2.85	2.63
Low-income Apts	130,268	130,268	0	0.0	1,684	1,829	145	8.6	1.29	1.40
Seasonal Rec	8,569	8,370	-199	-2.3	155	147	-8	-5.3	1.81	1.75
Com/Ind Lo Tier	297,552	297,552	0	0.0	9,106	8,452	-654	-7.2	3.06	2.84
Com/Ind Hi Tier	2,607,789	2,607,789	0	0.0	110,791	108,527	-2,264	-2.0	4.25	4.16
Public Utility	159,665	159,665	0	0.0	6,816	6,668	-148	-2.2	4.27	4.18
Ag Hmstd: House	1,608	1,608	0	0.0	20	18	-2	-8.0	1.22	1.12
Ag Hmstd: Land	665	665	0	0.0	3	3	0	7.3	.48	.51
Ag Non-hmstd	11,173	11,034	-139	-1.2	138	114	-24	-17.2	1.23	1.03
<b>Total (incl TIF)</b>	<b>13,182,705</b>	<b>13,003,040</b>	<b>-179,665</b>	<b>-1.4</b>	<b>273,316</b>	<b>260,666</b>	<b>-12,650</b>	<b>-4.6</b>	<b>2.07</b>	<b>2.00</b>
TIF Levy					23,481	22,657	-824	-3.5		
Total (excl TIF)					249,835	238,009	-11,826	-4.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	76,876	76,819	-57	-.1	32,286	38,897	6,610	20.5
Fisc Disp Distrib	11,906	11,906	0	0.0	5,485	6,718	1,233	22.5
Total Levy	88,782	88,725	-57	-.1	37,771	45,614	7,843	20.8
Property Tax Aids	12,178	12,169	-9	-.1	13,112	5,191	-7,920	-60.4
<b>Total Levy + Aid</b>	<b>100,960</b>	<b>100,894</b>	<b>-66</b>	<b>-.1</b>	<b>50,883</b>	<b>50,805</b>	<b>-77</b>	<b>-.2</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	108,255	109,622	1,367	1.3	12,683	2,394	-10,289	-81.1
Fisc Disp Distrib	18,258	18,339	82	.4	2,435	1,455	-981	-40.3
Total Levy	126,513	127,961	1,448	1.1	15,119	3,849	-11,270	-74.5
Property Tax Aids	0	1	1	100.0	2,300	10,601	8,301	361.0
<b>Total Levy + Aid</b>	<b>126,513</b>	<b>127,961</b>	<b>1,449</b>	<b>1.1</b>	<b>17,418</b>	<b>14,450</b>	<b>-2,968</b>	<b>-17.0</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	238,425	214,748	-23,677	-9.9	41.20	45.44	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	21,307	18,792	-2,514	-11.8	17.07	22.75	.033	.034		
(-) FD Contr Tax Cap	30,510	26,910	-3,600	-11.8	46.22	51.82	1.670	1.694		
(=) Txbl Tax Cap	186,609	169,046	-17,563	-9.4	6.80	1.42	0.000	0.000		
FD Distr Tax Cap	28,123	24,804	-3,318	-11.8	Total	111.28	121.43	1.703	1.728	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	93,900	92,100		-1.9
Net Tax	1,045	933	-112	-10.7
Effect Rate	1.11	1.01		
Avg Value	140,900	138,200		-1.9
Net Tax	1,887	1,760	-128	-6.8
Effect Rate	1.34	1.27		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	187,900	184,300		-1.9
Net Tax	2,830	2,679	-151	-5.3
Effect Rate	1.51	1.45		
Ex-Hi Value	281,800	276,400		-1.9
Net Tax	4,714	4,516	-199	-4.2
Effect Rate	1.67	1.63		

Simulation ID: 00H1  
 4/08/2000  
 2: 10 pm

BASELINE: Proj Pay 2001: Current law (Revised 4/8/00)  
 vs.

ALTERNATIVE: Proj Pay 2001: House Omnibus Tax & K-12 Bills (Rev 4/8/00)

(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,383,699	9,254,177	-129,521	-1.4	145,694	140,491	-5,203	-3.6	1.55	1.52
Res Non-Hm 1 Un	582,899	574,878	-8,021	-1.4	11,081	10,365	-716	-6.5	1.90	1.80
Res Non-Hm 2-3	466,358	459,928	-6,430	-1.4	10,999	10,888	-112	-1.0	2.36	2.37
Apartments	1,487,828	1,487,828	0	0.0	49,750	45,967	-3,784	-7.6	3.34	3.09
Low-income Apts	274,596	274,596	0	0.0	4,084	4,470	386	9.5	1.49	1.63
Seasonal Rec	407	407	0	0.0	7	7	-0	-6.5	1.80	1.69
Com/Ind Lo Tier	520,395	520,395	0	0.0	17,640	16,391	-1,249	-7.1	3.39	3.15
Com/Ind Hi Tier	5,170,350	5,170,350	0	0.0	242,420	240,417	-2,004	-.8	4.69	4.65
Public Utility	332,915	332,915	0	0.0	15,751	15,445	-306	-1.9	4.73	4.64
Ag Hmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-hmstd	403	397	-6	-1.4	6	5	-1	-12.7	1.56	1.38
<b>Total (incl TIF)</b>	<b>18,219,850</b>	<b>18,075,872</b>	<b>-143,977</b>	<b>-.8</b>	<b>497,434</b>	<b>484,445</b>	<b>-12,988</b>	<b>-2.6</b>	<b>2.73</b>	<b>2.68</b>
TIF Levy					71,687	69,756	-1,931	-2.7		
Total (excl TIF)					425,747	414,690	-11,058	-2.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	91,120	89,912	-1,208	-1.3	109,912	119,619	9,707	8.8
Fisc Disp Distrib	18,277	18,277	0	-.0	21,007	23,058	2,051	9.8
Total Levy	109,397	108,188	-1,208	-1.1	130,919	142,677	11,758	9.0
Property Tax Aids	14,221	14,179	-41	-.3	108,299	94,766	-13,534	-12.5
<b>Total Levy + Aid</b>	<b>123,617</b>	<b>122,368</b>	<b>-1,250</b>	<b>-1.0</b>	<b>239,218</b>	<b>237,443</b>	<b>-1,776</b>	<b>-.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	163,296	170,512	7,216	4.4	20,807	5,151	-15,656	-75.2
Fisc Disp Distrib	31,957	31,957	0	0.0	4,165	2,488	-1,677	-40.3
Total Levy	195,253	202,469	7,216	3.7	24,971	7,639	-17,332	-69.4
Property Tax Aids	514	514	0	0.0	3,295	15,192	11,898	361.1
<b>Total Levy + Aid</b>	<b>195,767</b>	<b>202,983</b>	<b>7,216</b>	<b>3.7</b>	<b>28,266</b>	<b>22,831</b>	<b>-5,435</b>	<b>-19.2</b>

TAX BASE

	Baseline	Altern	Change	Pctg Chng
Total Tax Capacity	367,174	330,292	-36,881	-10.0
(-) TIF Tax Cap	53,482	47,171	-6,311	-11.8
(-) FD Contr Tax Cap	46,322	40,856	-5,466	-11.8
(=) Txbl Tax Cap	267,370	242,265	-25,104	-9.4
FD Distr Tax Cap	48,090	42,415	-5,675	-11.8

TAX RATES

	Net Tax Cap (Pct)		Mkt Val (mills)	
	Base	Alt	Base	Alt
County	34.08	37.11	0.000	0.000
City/Town	41.11	49.38	0.000	0.000
School Dist	51.07	59.26	1.469	1.491
Special Dist	7.78	2.13	0.000	0.000
<b>Total</b>	<b>134.04</b>	<b>147.88</b>	<b>1.469</b>	<b>1.491</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	74,900	73,900		-1.3
Net Tax	909	879	-30	-3.3
Effect Rate	1.21	1.19		
Avg Value	112,300	110,900		-1.2
Net Tax	1,615	1,528	-86	-5.3
Effect Rate	1.44	1.38		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	149,700	147,900		-1.2
Net Tax	2,479	2,404	-74	-3.0
Effect Rate	1.66	1.63		
Ex-Hi Value	224,600	221,800		-1.2
Net Tax	4,245	4,154	-92	-2.2
Effect Rate	1.89	1.87		

Simulation ID: 00H1  
4/08/2000  
2: 10 pm

BASELINE: Proj Pay 2001: Current law (Revised 4/8/00)  
vs.  
ALTERNATIVE: Proj Pay 2001: House Omnibus Tax & K-12 Bills (Rev 4/8/00)

(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,363,862	6,241,416	-122,446	-1.9	85,469	81,831	-3,639	-4.3	1.34	1.31
Res Non-Hm 1 Un	225,386	218,116	-7,271	-3.2	3,897	3,561	-336	-8.6	1.73	1.63
Res Non-Hm 2-3	192,496	186,286	-6,210	-3.2	4,313	4,218	-95	-2.2	2.24	2.26
Apartments	684,677	684,677	0	0.0	22,264	20,630	-1,634	-7.3	3.25	3.01
Low-income Apts	193,881	193,881	0	0.0	2,635	2,929	294	11.1	1.36	1.51
Seasonal Rec	1,524	1,488	-36	-2.4	30	29	-1	-4.6	1.98	1.94
Com/Ind Lo Tier	376,348	376,348	0	0.0	12,313	11,452	-861	-7.0	3.27	3.04
Com/Ind Hi Tier	1,955,934	1,955,934	0	0.0	89,930	89,245	-685	-.8	4.60	4.56
Public Utility	202,455	202,455	0	0.0	9,379	9,235	-143	-1.5	4.63	4.56
Ag Hmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-hmstd	462	456	-6	-1.4	7	6	-1	-13.5	1.42	1.25
<b>Total (incl TIF)</b>	<b>10,197,025</b>	<b>10,061,057</b>	<b>-135,969</b>	<b>-1.3</b>	<b>230,237</b>	<b>223,136</b>	<b>-7,101</b>	<b>-3.1</b>	<b>2.26</b>	<b>2.22</b>
TIF Levy					23,462	23,004	-458	-2.0		
Total (excl TIF)					206,775	200,132	-6,643	-3.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	55,501	55,569	67	.1	48,669	55,186	6,517	13.4
Fisc Disp Distrib	19,348	19,348	-0	-0.0	16,585	18,590	2,005	12.1
Total Levy	74,849	74,916	67	.1	65,255	73,776	8,521	13.1
Property Tax Aids	10,079	10,090	11	.1	71,405	62,883	-8,521	-11.9
<b>Total Levy + Aid</b>	<b>84,928</b>	<b>85,006</b>	<b>79</b>	<b>.1</b>	<b>136,659</b>	<b>136,659</b>	<b>0</b>	<b>0.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	87,242	90,541	3,298	3.8	10,508	2,436	-8,072	-76.8
Fisc Disp Distrib	29,122	29,122	0	0.0	3,958	2,364	-1,593	-40.3
Total Levy	116,364	119,662	3,298	2.8	14,465	4,800	-9,665	-66.8
Property Tax Aids	475	475	0	0.0	1,832	8,462	6,630	361.9
<b>Total Levy + Aid</b>	<b>116,839</b>	<b>120,138</b>	<b>3,298</b>	<b>2.8</b>	<b>16,298</b>	<b>13,262</b>	<b>-3,035</b>	<b>-18.6</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	182,112	164,433	-17,679	-9.7	37.33	41.18	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	17,305	15,263	-2,042	-11.8	32.74	40.90	0.000	0.000	0.034	0.034
(-) FD Contr Tax Cap	16,132	14,228	-1,904	-11.8	58.45	66.84	0.000	0.000	0.000	0.000
(=) Txbl Tax Cap	148,676	134,942	-13,734	-9.2	7.07	1.81	0.000	0.000	0.000	0.000
FD Distr Tax Cap	45,701	40,308	-5,393	-11.8	Total	135.58	150.72	.034	.034	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	67,300	66,100		-1.8
Net Tax	723	695	-29	-4.0
Effect Rate	1.07	1.05		
Avg Value	100,900	99,100		-1.8
Net Tax	1,258	1,163	-95	-7.6
Effect Rate	1.25	1.17		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	134,500	132,100		-1.8
Net Tax	1,954	1,883	-70	-3.6
Effect Rate	1.45	1.43		
Ex-Hi Value	201,800	198,200		-1.8
Net Tax	3,461	3,380	-81	-2.4
Effect Rate	1.72	1.71		