

House Research Simulation Report: Property Tax

Simulation #00N4

Date 5/12/2000

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DESCRIPTION

BASELINE: Preliminary Pay 2000

ALTERNATIVE: Proj Pay 2001: Curr Law with Tax & K-12 conf comm provisions

This report compares property taxes payable in 2000 to projected property taxes payable in 2001, including the effects of the Tax conference committee agreement and the Education Finance conference committee agreement. The pay 2001 market values are based on growth rates for the previous year and results from a survey of county assessors. The pay 2001 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. The only features of the Tax conference committee agreement incorporated into the simulation are the increased education agricultural credit and minor changes in LGA and PILT payments.

KEY POINTS

- ! **Statewide, property taxes are projected to increase by \$258 million, or 5.5%.** \$139 million of the \$258 million tax increase will be paid by property which is new construction, appearing on the tax rolls for the first time in pay 2001. The \$119 million tax increase on existing properties amounts to a 2.5% increase.
- ! **Property taxes on existing property generally increase by 1.5% to 5% on a statewide average basis,** except for agricultural property, which shows a slight reduction due to the increased education agricultural credit, and public utility property which also shows a slight reduction due to a relatively small growth rate in market value.

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: Preliminary Pay 2000 (Revised 3/23/2000)**

- ! **Property values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- ! **Levies** are preliminary levies provided by county auditors to the Dept. of Revenue in response to a survey.
- ! **Property tax aids** are actual amounts certified by the Dept. of Revenue.
- ! **Fiscal disparities contribution and distribution net tax capacities and distribution levies** are based on the abstracts of assessment and other data reported by the Dept. of Revenue.
- ! **Education homestead credit and taconite homestead credit** amounts are simulated.
- ! **Tax increment financing (TIF)** net tax capacities are preliminary certifications reported by county assessors on the abstracts of assessment. TIF net tax capacities often change somewhat between these preliminary certifications and the final certifications submitted on the abstracts of tax lists.

ASSUMPTIONS:

ALTERNATIVE: **Proj Pay 2001: Curr Law with Tax & K-12 conf comm provisions**

- ! **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. The simulation also takes into account modifications to the baseline levies resulting from the Education Finance conference committee agreement.

- ! **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 will not be in effect for pay 2001. 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. Approximately 50 percent of the estimated increase in PILT payments were subtracted from county levies.

- ! **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 \$399.8 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.

SIMULATION PARAMETERS

	Baseline	Alternative
Residential Homestead:		
<\$76,000	1.0 %	1.0 %
>\$76,000	1.65	1.65
Residential Non-homestead:		
Single unit:		
<\$76,000	1.2	1.2
>\$76,000	1.65	1.65
2-3 unit and undeveloped land	1.65	1.65
Apartments:		
Regular	2.4	2.4
Low-income	1.0	1.0
Small cities	2.15	2.15
Commercial-Industrial-Public Utility:		
<\$150,000	2.4	2.4
>\$150,000	3.4	3.4
Seasonal Recreational Commercial:		
Homestead resorts (1c)	1.0	1.0
Seasonal resorts (4c)	1.65	1.65
Seasonal Recreational Residential:		
<\$76,000	1.2	1.2
>\$76,000	1.65	1.65
Disabled homestead	0.45	0.45
Agricultural land & buildings:		
Homestead:		
<\$115,000	0.35	0.35
\$115,000 - \$600,000	0.8	0.8
>\$600,000	1.2	1.2
Non-Homestead	1.2	1.2
Education homestead credit:		
Percentage	83%	83%
Maximum	\$390	\$390
Education agricultural credit:		
Homestead <\$600,000	54%	70%
Homestead >\$600,000	54%	63%
Nonhomestead	50%	63%

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
vs.
ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	138,466,671	147,879,971	9,413,300	6.8	1,940,354	2,012,211	71,857	3.7	1.40	1.36
Res Non-Hmstd	7,698,343	8,161,439	463,096	6.0	148,952	151,383	2,431	1.6	1.93	1.85
Apartments	7,728,241	8,602,168	873,926	11.3	246,213	258,592	12,379	5.0	3.19	3.01
Low-income Apts	1,842,559	1,995,921	153,362	8.3	26,713	27,815	1,102	4.1	1.45	1.39
Seasonal Rec	7,457,008	7,884,794	427,786	5.7	113,782	116,731	2,948	2.6	1.53	1.48
New Construct	0	6,182,797	6,182,797	0.0	0	138,968	138,968	0.0	0.00	2.25
Com/Ind Lo Tier	6,854,316	7,130,520	276,204	4.0	228,711	228,789	77	.0	3.34	3.21
Com/Ind Hi Tier	30,201,586	32,668,163	2,466,577	8.2	1,397,097	1,426,542	29,445	2.1	4.63	4.37
Public Utility	6,274,206	6,478,307	204,101	3.3	274,136	273,294	-842	-.3	4.37	4.22
Ag Hmstd: House	6,466,366	6,760,072	293,706	4.5	68,761	71,574	2,812	4.1	1.06	1.06
Ag Hmstd: Land	18,627,973	19,398,465	770,492	4.1	117,985	117,292	-692	-.6	.63	.60
Ag Non-hmstd	9,664,226	10,003,809	339,582	3.5	117,516	115,213	-2,302	-2.0	1.22	1.15
Total (incl TIF)	241,281,495	263,146,425	21,864,930	9.1	4,680,220	4,938,404	258,183	5.5	1.94	1.88
TIF Levy					316,082	331,564	15,483	4.9		
Total (excl TIF)					4,364,138	4,606,839	242,701	5.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,355,365	1,438,714	83,349	6.1	860,698	921,280	60,582	7.0
Fisc Disp Distrib	108,402	113,986	5,584	5.2	87,464	94,093	6,629	7.6
Total Levy	1,463,767	1,552,700	88,933	6.1	948,163	1,015,373	67,211	7.1
Property Tax Aids	285,803	287,386	1,584	.6	635,559	655,318	19,759	3.1
Total Levy + Aid	1,749,570	1,840,087	90,516	5.2	1,583,722	1,670,692	86,970	5.5

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	2,048,686	2,123,589	74,903	3.7	151,387	163,000	11,613	7.7
Fisc Disp Distrib	187,259	202,126	14,867	7.9	25,475	27,217	1,742	6.8
Total Levy	2,235,945	2,325,715	89,770	4.0	176,861	190,217	13,355	7.6
Property Tax Aids	54,337	43,376	-10,961	-20.2	30,174	30,174	0	.0
Total Levy + Aid	2,290,282	2,369,091	78,809	3.4	207,036	220,391	13,355	6.5

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	3,840,822	4,237,056	396,235	10.3						
(-) TIF Tax Cap	238,549	268,092	29,543	12.4	County	40.78	39.37	.002	.002	
(-) FD Contr Tax Cap	279,283	315,382	36,099	12.9	City/Town	25.64	24.97	.037	.036	
(=) Txbl Tax Cap	3,322,989	3,653,582	330,593	9.9	School Dist	54.45	49.49	1.023	1.233	
					Special Dist	4.56	4.46	0.000	0.000	
FD Distr Tax Cap	279,283	315,382	36,099	12.9	Total	125.42	118.29	1.061	1.271	

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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	44,891,292	47,525,336	2,634,044	5.9	552,856	583,900	31,044	5.6	1.23	1.23
Res Non-Hmstd	2,957,160	3,073,886	116,726	3.9	54,323	55,311	988	1.8	1.84	1.80
Apartments	1,540,400	1,597,794	57,393	3.7	49,176	49,900	724	1.5	3.19	3.12
Low-income Apts	649,477	697,022	47,545	7.3	9,633	10,184	550	5.7	1.48	1.46
Seasonal Rec	7,234,529	7,651,859	417,330	5.8	109,738	112,710	2,972	2.7	1.52	1.47
New Construct	0	2,341,773	2,341,773	0.0	0	44,669	44,669	0.0	0.00	1.91
Com/Ind Lo Tier	3,693,088	3,794,764	101,675	2.8	123,698	124,264	566	.5	3.35	3.27
Com/Ind Hi Tier	5,743,142	5,983,735	240,593	4.2	262,024	266,259	4,236	1.6	4.56	4.45
Public Utility	4,099,502	4,232,925	133,423	3.3	174,499	176,085	1,585	.9	4.26	4.16
Ag Hmstd: House	5,642,399	5,898,650	256,251	4.5	58,460	61,207	2,747	4.7	1.04	1.04
Ag Hmstd: Land	17,790,857	18,508,312	717,455	4.0	113,369	112,689	-680	-.6	.64	.61
Ag Non-hmstd	9,166,513	9,477,176	310,662	3.4	111,106	108,952	-2,154	-1.9	1.21	1.15
Total (incl TIF)	103,408,360	110,783,231	7,374,871	7.1	1,618,883	1,706,130	87,247	5.4	1.57	1.54
TIF Levy					65,409	68,897	3,488	5.3		
Total (excl TIF)					1,553,474	1,637,233	83,759	5.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	639,832	681,543	41,712	6.5	334,240	362,063	27,823	8.3
Fisc Disp Distrib	504	785	281	55.7	830	710	-120	-14.4
Total Levy	640,336	682,329	41,993	6.6	335,070	362,773	27,703	8.3
Property Tax Aids	156,143	155,405	-739	-.5	332,271	343,949	11,679	3.5
Total Levy + Aid	796,479	837,733	41,254	5.2	667,341	706,723	39,382	5.9

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	783,432	807,771	24,339	3.1	13,395	14,137	743	5.5
Fisc Disp Distrib	378	549	171	45.1	11	19	8	71.0
Total Levy	783,810	808,320	24,510	3.1	13,406	14,157	751	5.6
Property Tax Aids	46,450	40,851	-5,599	-12.1	3,125	3,125	0	.0
Total Levy + Aid	830,260	849,171	18,911	2.3	16,531	17,281	751	4.5

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	1,401,511	1,511,024	109,513	7.8						
(-) TIF Tax Cap	47,480	51,230	3,750	7.9	47.25	46.70			.004	.004
(-) FD Contr Tax Cap	853	1,332	479	56.2	24.65	24.77			.008	.008
(=) Txbl Tax Cap	1,353,178	1,458,462	105,284	7.8	53.44	49.58			.625	.816
FD Distr Tax Cap	853	1,332	479	56.2	.99	.97			0.000	0.000
					Total	126.33	122.02		.637	.827

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	52,500	55,500		5.7
Net Tax	531	563	32	6.0
Effect Rate	1.01	1.01		
Avg Value	78,700	83,300		5.8
Net Tax	813	890	77	9.4
Effect Rate	1.03	1.07		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	104,900	111,100		5.9
Net Tax	1,240	1,340	101	8.1
Effect Rate	1.18	1.21		
Ex-Hi Value	157,400	166,600		5.8
Net Tax	2,367	2,499	132	5.6
Effect Rate	1.50	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	93,575,378	100,354,635	6,779,257	7.2	1,387,497	1,428,311	40,813	2.9	1.48	1.42
Res Non-Hmstd	4,741,183	5,087,553	346,371	7.3	94,629	96,072	1,444	1.5	2.00	1.89
Apartments	6,187,841	7,004,374	816,533	13.2	197,037	208,692	11,656	5.9	3.18	2.98
Low-income Apts	1,193,082	1,298,899	105,817	8.9	17,079	17,631	552	3.2	1.43	1.36
Seasonal Rec	222,479	232,935	10,455	4.7	4,044	4,020	-24	-0.6	1.82	1.73
New Construct	0	3,841,024	3,841,024	0.0	0	94,299	94,299	0.0	0.00	2.46
Com/Ind Lo Tier	3,161,228	3,335,756	174,528	5.5	105,014	104,525	-489	-0.5	3.32	3.13
Com/Ind Hi Tier	24,458,444	26,684,428	2,225,984	9.1	1,135,074	1,160,283	25,209	2.2	4.64	4.35
Public Utility	2,174,704	2,245,382	70,678	3.3	99,637	97,209	-2,428	-2.4	4.58	4.33
Ag Hmstd: House	823,968	861,422	37,455	4.5	10,301	10,367	65	0.6	1.25	1.20
Ag Hmstd: Land	837,116	890,153	53,036	6.3	4,615	4,603	-12	-0.3	0.55	0.52
Ag Non-hmstd	497,713	526,633	28,920	5.8	6,410	6,262	-148	-2.3	1.29	1.19

Total (incl TIF)	137,873,136	152,363,194	14,490,059	10.5	3,061,337	3,232,274	170,937	5.6	2.22	2.12
TIF Levy					250,673	262,668	11,994	4.8		
Total (excl TIF)					2,810,664	2,969,606	158,942	5.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	715,534	757,171	41,637	5.8	526,458	559,217	32,759	6.2
Fisc Disp Distrib	107,898	113,201	5,303	4.9	86,635	93,383	6,748	7.8
Total Levy	823,431	870,372	46,940	5.7	613,093	652,600	39,507	6.4
Property Tax Aids	129,659	131,982	2,322	1.8	303,288	311,369	8,081	2.7
Total Levy + Aid	953,091	1,002,353	49,262	5.2	916,381	963,969	47,588	5.2

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,265,254	1,315,818	50,564	4.0	137,992	148,863	10,871	7.9
Fisc Disp Distrib	186,881	201,577	14,696	7.9	25,463	27,197	1,734	6.8
Total Levy	1,452,135	1,517,396	65,260	4.5	163,455	176,060	12,605	7.7
Property Tax Aids	7,887	2,525	-5,362	-68.0	27,050	27,050	0	0.0
Total Levy + Aid	1,460,022	1,519,921	59,899	4.1	190,505	203,110	12,605	6.6

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	2,439,311	2,726,033	286,722	11.8					
(-) TIF Tax Cap	191,069	216,863	25,794	13.5	County	36.32	34.49	0.000	0.000
(-) FD Contr Tax Cap	278,431	314,050	35,619	12.8	City/Town	26.33	25.10	0.057	0.055
(=) Txbl Tax Cap	1,969,811	2,195,120	225,309	11.4	School Dist	55.15	49.43	1.302	1.519
FD Distr Tax Cap	278,431	314,050	35,619	12.8	Special Dist	7.01	6.78	0.000	0.000
					Total	124.80	115.80	1.359	1.573

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	88,400	94,800		7.2
Net Tax	1,036	1,100	64	6.2
Effect Rate	1.17	1.16		
Avg Value	132,600	142,200		7.2
Net Tax	1,904	1,979	74	3.9
Effect Rate	1.44	1.39		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	176,800	189,600		7.2
Net Tax	2,875	2,959	84	2.9
Effect Rate	1.63	1.56		
Ex-Hi Value	265,200	284,400		7.2
Net Tax	4,815	4,920	104	2.2
Effect Rate	1.82	1.73		

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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	2,577,068	2,703,684	126,616	4.9	34,431	36,405	1,975	5.7	1.34	1.35
Res Non-Hmstd	196,292	202,677	6,384	3.3	3,871	3,924	53	1.4	1.97	1.94
Apartments	168,102	173,190	5,087	3.0	4,890	4,936	46	.9	2.91	2.85
Low-income Apts	68,353	73,229	4,876	7.1	1,040	1,097	57	5.5	1.52	1.50
Seasonal Rec	52,362	55,893	3,531	6.7	938	969	31	3.3	1.79	1.73
New Construct	0	107,748	107,748	0.0	0	2,516	2,516	0.0	0.00	2.33
Com/Ind Lo Tier	395,279	405,638	10,359	2.6	13,203	13,255	52	.4	3.34	3.27
Com/Ind Hi Tier	448,640	472,020	23,380	5.2	18,111	18,538	427	2.4	4.04	3.93
Public Utility	108,726	112,259	3,534	3.3	4,977	5,029	52	1.0	4.58	4.48
Ag Hmstd: House	12,322	12,682	360	2.9	157	164	7	4.3	1.28	1.29
Ag Hmstd: Land	19,475	20,118	643	3.3	142	143	1	.6	.73	.71
Ag Non-hmstd	23,127	23,698	571	2.5	371	368	-3	-.9	1.61	1.55
Total (incl TIF)	4,069,746	4,362,835	293,089	7.2	82,132	87,344	5,212	6.3	2.02	2.00
TIF Levy					5,343	5,707	364	6.8		
Total (excl TIF)					76,788	81,637	4,849	6.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	30,615	32,474	1,858	6.1	24,615	26,578	1,963	8.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	30,615	32,474	1,858	6.1	24,615	26,578	1,963	8.0
Property Tax Aids	6,671	6,498	-173	-2.6	36,197	37,343	1,146	3.2
Total Levy + Aid	37,286	38,971	1,685	4.5	60,812	63,921	3,108	5.1

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,550	34,878	1,328	4.0	1,253	1,327	74	5.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,550	34,878	1,328	4.0	1,253	1,327	74	5.9
Property Tax Aids	1,571	1,193	-378	-24.1	443	445	3	.6
Total Levy + Aid	35,121	36,071	950	2.7	1,696	1,773	77	4.5

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mill's)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	64,611	69,699	5,088	7.9	50.30	49.50			.010	.009
(-) TIF Tax Cap	3,826	4,182	356	9.3	40.15	40.23			.052	.051
(-) FD Contr Tax Cap	0	0	0	0.0	50.96	48.01			.635	.788
(=) Txbl Tax Cap	60,785	65,517	4,732	7.8	2.06	2.03			0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	143.47	139.76		.697	.848

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	39,700	41,700		5.0
Net Tax	477	502	25	5.2
Effect Rate	1.20	1.20		
Avg Value	59,600	62,600		5.0
Net Tax	716	753	37	5.2
Effect Rate	1.20	1.20		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	79,500	83,500		5.0
Net Tax	980	1,059	78	8.0
Effect Rate	1.23	1.27		
Ex-Hi Value	119,200	125,200		5.0
Net Tax	1,806	1,913	107	5.9
Effect Rate	1.52	1.53		

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
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ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	2,234,076	2,384,116	150,040	6.7	24,554	25,674	1,120	4.6	1.10	1.08
Res Non-Hmstd	159,471	166,144	6,674	4.2	2,519	2,543	25	1.0	1.58	1.53
Apartments	8,185	8,705	521	6.4	191	192	0	.2	2.34	2.20
Low-income Apts	192	206	14	7.5	2	3	0	2.1	1.30	1.24
Seasonal Rec	1,246,991	1,326,001	79,010	6.3	18,184	18,675	490	2.7	1.46	1.41
New Construct	0	185,166	185,166	0.0	0	2,770	2,770	0.0	0.00	1.50
Com/Ind Lo Tier	82,397	87,069	4,672	5.7	2,306	2,338	33	1.4	2.80	2.69
Com/Ind Hi Tier	85,870	91,600	5,730	6.7	3,421	3,523	101	3.0	3.98	3.85
Public Utility	391,571	404,297	12,726	3.3	13,863	14,118	254	1.8	3.54	3.49
Ag Hmstd: House	803,800	829,087	25,287	3.1	7,962	8,254	292	3.7	.99	1.00
Ag Hmstd: Land	2,984,174	3,078,363	94,188	3.2	19,029	19,032	3	.0	.64	.62
Ag Non-hmstd	2,104,870	2,160,816	55,947	2.7	26,118	25,858	-260	-1.0	1.24	1.20
Total (incl TIF)	10,101,596	10,721,572	619,976	6.1	118,151	122,979	4,828	4.1	1.17	1.15
TIF Levy					73	88	15	21.1		
Total (excl TIF)					118,078	122,891	4,813	4.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	53,933	56,689	2,756	5.1	12,831	13,605	774	6.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	53,933	56,689	2,756	5.1	12,831	13,605	774	6.0
Property Tax Aids	12,384	12,074	-310	-2.5	5,106	5,120	14	.3
Total Levy + Aid	66,317	68,763	2,446	3.7	17,937	18,725	789	4.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	66,233	69,135	2,902	4.4	2,497	2,632	136	5.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	66,233	69,135	2,902	4.4	2,497	2,632	136	5.4
Property Tax Aids	2,193	1,583	-610	-27.8	916	913	-3	-.3
Total Levy + Aid	68,425	70,718	2,293	3.4	3,413	3,546	133	3.9

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	114,744	123,314	8,569	7.5					
(-) TIF Tax Cap	68	86	18	25.8	County	46.94	45.92	.011 .011	
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	11.19	11.04	0.000 0.000	
(=) Txbl Tax Cap	114,676	123,228	8,552	7.5	School Dist	52.40	48.17	.690 1.028	
					Special Dist	2.18	2.14	0.000 0.000	
FD Distr Tax Cap	0	0	0	0.0	Total	112.70	107.27	.702 1.039	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	54,300	57,900		6.6
Net Tax	483	518	34	7.1
Effect Rate	.89	.89		
Avg Value	81,500	86,900		6.6
Net Tax	755	833	78	10.4
Effect Rate	.93	.96		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	108,700	115,900		6.6
Net Tax	1,151	1,252	101	8.8
Effect Rate	1.06	1.08		
Ex-Hi Value	163,000	173,800		6.6
Net Tax	2,199	2,337	138	6.3
Effect Rate	1.35	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	1,644,027	1,758,905	114,878	7.0	20,005	21,329	1,324	6.6	1.22	1.21
Res Non-Hmstd	157,165	167,038	9,873	6.3	2,934	3,045	112	3.8	1.87	1.82
Apartments	71,299	71,758	460	.6	2,306	2,280	-26	-1.1	3.23	3.18
Low-income Apts	51,349	54,798	3,450	6.7	787	824	37	4.6	1.53	1.50
Seasonal Rec	664,268	692,595	28,327	4.3	9,729	9,934	206	2.1	1.46	1.43
New Construct	0	102,271	102,271	0.0	0	2,204	2,204	0.0	0.00	2.16
Com/Ind Lo Tier	311,252	321,164	9,911	3.2	10,496	10,611	115	1.1	3.37	3.30
Com/Ind Hi Tier	406,326	419,708	13,382	3.3	17,986	18,187	201	1.1	4.43	4.33
Public Utility	66,224	68,376	2,152	3.2	3,230	3,253	23	.7	4.88	4.76
Ag Hmstd: House	13,750	14,370	620	4.5	161	164	3	2.0	1.17	1.14
Ag Hmstd: Land	13,976	14,547	571	4.1	69	69	-0	-1.1	.49	.47
Ag Non-hmstd	15,113	15,473	360	2.4	182	175	-7	-3.7	1.20	1.13
Total (incl TIF)	3,414,748	3,701,003	286,255	8.4	67,883	72,076	4,193	6.2	1.99	1.95
TIF Levy					3,275	3,540	265	8.1		
Total (excl TIF)					64,607	68,536	3,928	6.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	23,593	24,623	1,030	4.4	16,886	18,831	1,945	11.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	23,593	24,623	1,030	4.4	16,886	18,831	1,945	11.5
Property Tax Aids	4,403	4,266	-137	-3.1	19,964	20,716	752	3.8
Total Levy + Aid	27,996	28,889	893	3.2	36,850	39,547	2,698	7.3

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,808	29,864	1,056	3.7	244	256	12	4.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	28,808	29,864	1,056	3.7	244	256	12	4.8
Property Tax Aids	1,197	1,004	-193	-16.1	71	70	-1	-1.0
Total Levy + Aid	30,005	30,868	863	2.9	315	326	11	3.5

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	56,119	60,734	4,615	8.2	43.92	42.40	0.000	0.000		
(-) TIF Tax Cap	2,402	2,658	255	10.6	31.31	32.30	.020	.019		
(-) FD Contr Tax Cap	0	0	0	0.0	50.83	48.32	.443	.488		
(=) Txbl Tax Cap	53,717	58,077	4,360	8.1	.45	.44	0.000	0.000		
FD Distr Tax Cap	0	0	0	0.0	Total	126.51	123.46	.463	.507	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	43,600	46,600		6.9
Net Tax	433	462	30	6.8
Effect Rate	.99	.99		
Avg Value	65,400	69,900		6.9
Net Tax	649	694	44	6.8
Effect Rate	.99	.99		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	87,200	93,200		6.9
Net Tax	935	1,030	96	10.2
Effect Rate	1.07	1.11		
Ex-Hi Value	130,800	139,800		6.9
Net Tax	1,776	1,919	143	8.1
Effect Rate	1.36	1.37		

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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	2,594,939	2,764,300	169,360	6.5	28,324	29,616	1,293	4.6	1.09	1.07
Res Non-Hmstd	157,939	166,713	8,774	5.6	2,572	2,631	60	2.3	1.63	1.58
Apartments	6,467	6,627	160	2.5	165	164	-1	-0.8	2.55	2.47
Low-income Apts	772	772	0	0.0	11	10	-1	-9.5	1.47	1.33
Seasonal Rec	1,963,845	2,082,247	118,402	6.0	27,287	27,874	587	2.2	1.39	1.34
New Construct	0	187,956	187,956	0.0	0	2,468	2,468	0.0	0.00	1.31
Com/Ind Lo Tier	104,205	109,570	5,365	5.1	2,886	2,925	39	1.3	2.77	2.67
Com/Ind Hi Tier	71,657	76,360	4,703	6.6	2,819	2,887	68	2.4	3.93	3.78
Public Utility	323,019	333,517	10,498	3.3	13,614	13,844	229	1.7	4.21	4.15
Ag Hmstd: House	516,537	544,843	28,306	5.5	5,800	6,074	274	4.7	1.12	1.11
Ag Hmstd: Land	827,800	872,684	44,884	5.4	4,342	4,462	120	2.8	.52	.51
Ag Non-hmstd	305,593	321,842	16,250	5.3	4,159	4,095	-64	-1.5	1.36	1.27
Total (incl TIF)	6,872,772	7,467,431	594,659	8.7	91,980	97,050	5,070	5.5	1.34	1.30
TIF Levy					24	25	1	4.9		
Total (excl TIF)					91,956	97,025	5,069	5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,871	44,962	2,091	4.9	11,234	12,191	957	8.5
Fisc Disp Distrib	0	0	0	50.3	0	0	0	0.0
Total Levy	42,871	44,962	2,091	4.9	11,234	12,191	957	8.5
Property Tax Aids	7,429	7,254	-175	-2.4	3,423	3,443	20	.6
Total Levy + Aid	50,300	52,216	1,916	3.8	14,658	15,635	977	6.7

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,246	50,934	2,688	5.6	334	354	20	6.0
Fisc Disp Distrib	0	0	0	55.1	0	0	0	71.3
Total Levy	48,246	50,934	2,688	5.6	334	354	20	6.0
Property Tax Aids	1,771	1,376	-395	-22.3	101	102	0	.4
Total Levy + Aid	50,016	52,310	2,293	4.6	435	456	21	4.7

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (millis)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	86,474	94,450	7,976	9.2					
(-) TIF Tax Cap	22	25	2	11.1	County	49.59	47.62	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	12.91	12.83	.011	.010
(=) Txbl Tax Cap	86,452	94,426	7,974	9.2	School Dist	53.02	50.55	.376	.459
FD Distr Tax Cap	0	0	0	56.2	Special Dist	.39	.37	0.000	0.000
					Total	115.91	111.37	.387	.469

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	53,900	57,400		6.5
Net Tax	474	497	23	5.0
Effect Rate	.88	.87		
Avg Value	80,800	86,100		6.6
Net Tax	737	800	63	8.6
Effect Rate	.91	.93		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	107,700	114,800		6.6
Net Tax	1,139	1,223	84	7.4
Effect Rate	1.06	1.07		
Ex-Hi Value	161,600	172,200		6.6
Net Tax	2,191	2,305	114	5.2
Effect Rate	1.36	1.34		

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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	1,405,775	1,479,087	73,312	5.2	11,771	13,172	1,401	11.9	.84	.89
Res Non-Hmstd	101,558	108,123	6,566	6.5	2,166	2,311	145	6.7	2.13	2.14
Apartments	46,889	49,032	2,144	4.6	1,660	1,731	71	4.3	3.54	3.53
Low-income Apts	45,133	48,782	3,649	8.1	723	780	57	7.8	1.60	1.60
Seasonal Rec	89,719	94,152	4,433	4.9	1,716	1,800	85	4.9	1.91	1.91
New Construct	0	36,154	36,154	0.0	0	739	739	0.0	0.00	2.05
Com/Ind Lo Tier	204,771	210,875	6,104	3.0	7,756	7,919	163	2.1	3.79	3.76
Com/Ind Hi Tier	204,900	211,664	6,764	3.3	10,776	11,023	247	2.3	5.26	5.21
Public Utility	314,808	325,039	10,231	3.3	16,398	17,098	700	4.3	5.21	5.26
Ag Hmstd: House	3,403	3,627	224	6.6	35	39	4	11.7	1.02	1.07
Ag Hmstd: Land	2,062	2,139	76	3.7	7	8	1	7.3	.35	.37
Ag Non-hmstd	22,277	25,540	3,262	14.6	383	450	67	17.6	1.72	1.76
Total (incl TIF)	2,441,295	2,594,215	152,920	6.3	53,390	57,070	3,680	6.9	2.19	2.20
TIF Levy					2,912	3,064	153	5.2		
Total (excl TIF)					50,478	54,006	3,527	7.0		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	21,861	22,732	870	4.0	22,411	25,528	3,116	13.9
Fisc Disp Distrib	362	564	202	55.7	746	614	-132	-17.7
Total Levy	22,223	23,295	1,072	4.8	23,157	26,141	2,984	12.9
Property Tax Aids	9,900	9,719	-181	-1.8	36,852	39,074	2,222	6.0
Total Levy + Aid	32,123	33,014	891	2.8	60,009	65,215	5,206	8.7

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	17,321	16,532	-789	-4.6	455	471	16	3.5
Fisc Disp Distrib	258	379	121	46.8	8	14	6	71.0
Total Levy	17,579	16,911	-668	-3.8	463	484	22	4.7
Property Tax Aids	10,994	10,846	-148	-1.4	70	69	-1	-1.8
Total Levy + Aid	28,574	27,757	-816	-2.9	532	553	20	3.8

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	41,792	44,245	2,453	5.9	55.55	54.92	0.000	0.000		
(-) TIF Tax Cap	1,945	2,043	99	5.1	56.70	61.43	.040	.040		
(-) FD Contr Tax Cap	495	814	319	64.6	40.84	36.19	.512	.600		
(=) Txbl Tax Cap	39,353	41,387	2,034	5.2	1.16	1.14	0.000	0.000		
FD Distr Tax Cap	603	942	339	56.2	Total	154.25	153.68	.552	.640	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	33,800	35,500		5.0
Net Tax	429	465	35	8.2
Effect Rate	1.27	1.31		
Avg Value	50,700	53,300		5.1
Net Tax	644	697	54	8.3
Effect Rate	1.27	1.31		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	67,600	71,100		5.2
Net Tax	858	930	72	8.4
Effect Rate	1.27	1.31		
Ex-Hi Value	101,400	106,600		5.1
Net Tax	1,488	1,642	154	10.4
Effect Rate	1.47	1.54		

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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	2,137,367	2,296,169	158,802	7.4	17,889	19,441	1,552	8.7	.84	.85
Res Non-Hmstd	89,260	95,939	6,680	7.5	1,484	1,535	51	3.5	1.66	1.60
Apartments	3,095	3,203	109	3.5	85	86	1	1.2	2.74	2.68
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,677,310	1,787,688	110,378	6.6	26,026	26,860	834	3.2	1.55	1.50
New Construct	0	103,563	103,563	0.0	0	1,242	1,242	0.0	0.00	1.20
Com/Ind Lo Tier	48,753	50,915	2,162	4.4	1,485	1,502	17	1.1	3.05	2.95
Com/Ind Hi Tier	86,253	90,395	4,142	4.8	3,816	3,912	95	2.5	4.42	4.33
Public Utility	241,473	249,321	7,848	3.2	10,255	10,317	61	.6	4.25	4.14
Ag Hmstd: House	104,366	110,929	6,563	6.3	596	666	70	11.8	.57	.60
Ag Hmstd: Land	107,625	113,408	5,783	5.4	253	274	21	8.3	.23	.24
Ag Non-hmstd	234,507	272,187	37,681	16.1	3,023	3,265	242	8.0	1.29	1.20
Total (incl TIF)	4,730,009	5,173,719	443,710	9.4	64,912	69,100	4,188	6.5	1.37	1.34
TIF Levy					648	644	-4	-.7		
Total (excl TIF)					64,264	68,456	4,192	6.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	38,479	41,565	3,086	8.0	9,258	10,019	761	8.2
Fisc Disp Distrib	142	222	79	55.8	84	97	13	15.0
Total Levy	38,621	41,786	3,166	8.2	9,343	10,116	774	8.3
Property Tax Aids	12,543	12,690	148	1.2	4,857	5,161	303	6.2
Total Levy + Aid	51,164	54,477	3,313	6.5	14,200	15,277	1,077	7.6

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	29,518	30,111	594	2.0	1,596	1,710	114	7.1
Fisc Disp Distrib	120	169	50	41.5	3	6	2	70.9
Total Levy	29,637	30,281	643	2.2	1,599	1,716	116	7.3
Property Tax Aids	10,252	10,368	116	1.1	112	114	2	2.1
Total Levy + Aid	39,889	40,649	760	1.9	1,711	1,830	119	6.9

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	64,569	70,760	6,191	9.6					
(-) TIF Tax Cap	553	582	30	5.4	County	60.45	59.67	0.000	0.000
(-) FD Contr Tax Cap	358	518	160	44.7	City/Town	14.54	14.38	0.000	0.000
(=) Txbl Tax Cap	63,658	69,660	6,001	9.4	School Dist	43.39	39.12	.406	.560
FD Distr Tax Cap	249	389	140	56.2	Special Dist	2.51	2.45	0.000	0.000
					Total	120.89	115.63	.406	.560

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	54,300	58,300		7.4
Net Tax	495	528	32	6.5
Effect Rate	.91	.90		
Avg Value	81,400	87,500		7.5
Net Tax	773	855	82	10.7
Effect Rate	.95	.98		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	108,500	116,700		7.6
Net Tax	1,221	1,331	110	9.0
Effect Rate	1.13	1.14		
Ex-Hi Value	162,800	175,000		7.5
Net Tax	2,326	2,476	149	6.4
Effect Rate	1.43	1.41		

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
vs.
ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	2,464,629	2,548,151	83,522	3.4	34,306	35,670	1,364	4.0	1.39	1.40
Res Non-Hmstd	197,238	201,642	4,404	2.2	4,018	4,096	78	1.9	2.04	2.03
Apartments	108,099	112,410	4,311	4.0	3,676	3,811	135	3.7	3.40	3.39
Low-income Apts	45,171	48,958	3,786	8.4	667	723	56	8.4	1.48	1.48
Seasonal Rec	58,241	59,512	1,271	2.2	1,086	1,093	7	.7	1.86	1.84
New Construct	0	60,927	60,927	0.0	0	1,432	1,432	0.0	0.00	2.35
Com/Ind Lo Tier	161,023	163,226	2,203	1.4	5,593	5,635	42	.7	3.47	3.45
Com/Ind Hi Tier	399,522	418,480	18,958	4.7	19,478	20,330	852	4.4	4.88	4.86
Public Utility	122,052	126,018	3,966	3.2	6,004	6,138	133	2.2	4.92	4.87
Ag Hmstd: House	10,288	10,821	533	5.2	139	146	7	5.1	1.35	1.35
Ag Hmstd: Land	6,832	7,091	258	3.8	33	34	1	2.1	.49	.48
Ag Non-hmstd	11,931	14,170	2,240	18.8	186	211	25	13.2	1.56	1.49
Total (incl TIF)	3,585,027	3,771,405	186,378	5.2	75,187	79,318	4,131	5.5	2.10	2.10
TIF Levy					9,539	10,068	529	5.5		
Total (excl TIF)					65,648	69,250	3,602	5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,748	35,828	2,080	6.2	11,287	11,858	571	5.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,748	35,828	2,080	6.2	11,287	11,858	571	5.1
Property Tax Aids	16,760	16,677	-83	- .5	27,960	28,784	824	2.9
Total Levy + Aid	50,507	52,505	1,997	4.0	39,247	40,641	1,395	3.6

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	27,107	28,108	1,001	3.7	807	831	25	3.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	27,107	28,108	1,001	3.7	807	831	25	3.1
Property Tax Aids	3,812	3,300	-512	-13.4	90	89	-1	-1.1
Total Levy + Aid	30,919	31,408	490	1.6	896	920	24	2.6

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	56,621	59,892	3,271	5.8	County	67.69	67.93	0.000	0.000
(-) TIF Tax Cap	6,762	7,150	388	5.7	City/Town	22.64	22.48	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	School Dist	49.78	48.41	.640	.684
(=) Txbl Tax Cap	49,859	52,742	2,883	5.8	Special Dist	1.62	1.58	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	141.72	140.40	.640	.684

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	53,700	55,500		3.4
Net Tax	633	657	24	3.9
Effect Rate	1.18	1.18		
Avg Value	80,500	83,200		3.4
Net Tax	981	1,038	56	5.7
Effect Rate	1.22	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	107,300	110,900		3.4
Net Tax	1,491	1,567	75	5.1
Effect Rate	1.39	1.41		
Ex-Hi Value	161,000	166,400		3.4
Net Tax	2,778	2,885	107	3.9
Effect Rate	1.73	1.73		

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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	1,396,174	1,463,317	67,142	4.8	20,388	21,089	700	3.4	1.46	1.44
Res Non-Hmstd	95,972	99,665	3,693	3.8	2,070	2,096	26	1.3	2.16	2.10
Apartments	57,306	59,831	2,525	4.4	2,073	2,108	35	1.7	3.62	3.52
Low-income Apts	50,094	54,128	4,034	8.1	838	885	47	5.6	1.67	1.64
Seasonal Rec	31,436	32,823	1,387	4.4	687	693	6	.9	2.19	2.11
New Construct	0	66,834	66,834	0.0	0	1,619	1,619	0.0	0.00	2.42
Com/Ind Lo Tier	183,364	192,943	9,579	5.2	7,155	7,347	192	2.7	3.90	3.81
Com/Ind Hi Tier	241,238	254,504	13,266	5.5	13,039	13,314	274	2.1	5.41	5.23
Public Utility	66,828	69,000	2,172	3.2	3,540	3,550	10	.3	5.30	5.14
Ag Hmstd: House	39,867	42,012	2,145	5.4	529	552	23	4.3	1.33	1.31
Ag Hmstd: Land	29,291	31,413	2,122	7.2	156	165	9	5.8	.53	.52
Ag Non-hmstd	14,923	16,014	1,091	7.3	234	236	2	.9	1.57	1.47
Total (incl TIF)	2,206,493	2,382,484	175,990	8.0	50,710	53,653	2,943	5.8	2.30	2.25
TIF Levy					3,448	3,615	167	4.8		
Total (excl TIF)					47,262	50,039	2,777	5.9		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,578	20,859	1,281	6.5	12,940	13,843	903	7.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,578	20,859	1,281	6.5	12,940	13,843	903	7.0
Property Tax Aids	4,866	4,910	44	.9	10,972	11,708	736	6.7
Total Levy + Aid	24,444	25,769	1,325	5.4	23,913	25,552	1,639	6.9

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,251	19,815	564	2.9	238	249	11	4.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,251	19,815	564	2.9	238	249	11	4.7
Property Tax Aids	1,159	991	-167	-14.5	26	26	-0	-.4
Total Levy + Aid	20,410	20,806	396	1.9	264	275	11	4.2

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	34,727	37,711	2,984	8.6	59.91	58.79			.017	.015
(-) TIF Tax Cap	2,109	2,289	180	8.5	39.67	39.08			0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	55.89	52.54			.466	.510
(=) Txbl Tax Cap	32,617	35,421	2,804	8.6	.73	.70			0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	156.21	151.11		.484	.526

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	51,500	54,000		4.9
Net Tax	662	686	24	3.6
Effect Rate	1.29	1.27		
Avg Value	77,300	81,000		4.8
Net Tax	1,004	1,069	64	6.4
Effect Rate	1.30	1.32		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	103,100	108,000		4.8
Net Tax	1,546	1,625	80	5.2
Effect Rate	1.50	1.50		
Ex-Hi Value	154,600	162,000		4.8
Net Tax	2,898	2,988	90	3.1
Effect Rate	1.87	1.84		

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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	2,235,433	2,370,720	135,287	6.1	29,885	31,343	1,458	4.9	1.34	1.32
Res Non-Hmstd	151,303	158,922	7,619	5.0	2,848	2,918	70	2.4	1.88	1.84
Apartments	4,173	4,316	142	3.4	105	105	0	.3	2.50	2.43
Low-income Apts	76	76	0	0.0	1	1	-0	-2.6	1.55	1.51
Seasonal Rec	585,684	616,956	31,271	5.3	10,209	10,636	426	4.2	1.74	1.72
New Construct	0	142,711	142,711	0.0	0	2,258	2,258	0.0	0.00	1.58
Com/Ind Lo Tier	45,945	48,000	2,055	4.5	1,553	1,582	29	1.9	3.38	3.29
Com/Ind Hi Tier	26,944	28,776	1,831	6.8	1,271	1,328	57	4.5	4.72	4.62
Public Utility	159,263	164,439	5,176	3.2	7,628	7,716	88	1.2	4.79	4.69
Ag Hmstd: House	613,632	636,411	22,778	3.7	7,591	7,797	206	2.7	1.24	1.23
Ag Hmstd: Land	551,354	588,188	36,834	6.7	2,797	2,965	168	6.0	.51	.50
Ag Non-hmstd	179,589	190,410	10,821	6.0	2,692	2,702	11	.4	1.50	1.42
Total (incl TIF)	4,553,397	4,949,923	396,526	8.7	66,580	71,351	4,771	7.2	1.46	1.44
TIF Levy					114	114	-0	-.3		
Total (excl TIF)					66,465	71,237	4,772	7.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,859	36,475	2,616	7.7	8,450	9,148	698	8.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,859	36,475	2,616	7.7	8,450	9,148	698	8.3
Property Tax Aids	7,832	7,966	134	1.7	2,676	2,690	14	.5
Total Levy + Aid	41,691	44,441	2,750	6.6	11,126	11,838	712	6.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,761	35,700	1,939	5.7	345	365	20	5.8
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,761	35,700	1,939	5.7	345	365	20	5.8
Property Tax Aids	1,759	1,381	-378	-21.5	42	42	0	.5
Total Levy + Aid	35,520	37,082	1,561	4.4	387	407	20	5.3

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt
Total Tax Capacity	54,322	59,577	5,255	9.7				
(-) TIF Tax Cap	82	84	2	2.4	County	62.17	61.07	.033 .030
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	15.58	15.38	0.000 0.000
(=) Txbl Tax Cap	54,239	59,493	5,253	9.7	School Dist	58.67	56.03	.460 .512
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.64	.61	0.000 0.000
					Total	137.05	133.10	.493 .543

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	59,500	63,100		6.1
Net Tax	651	684	33	5.0
Effect Rate	1.09	1.08		
Avg Value	89,300	94,700		6.0
Net Tax	1,068	1,152	84	7.8
Effect Rate	1.20	1.22		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	119,100	126,300		6.0
Net Tax	1,685	1,795	110	6.5
Effect Rate	1.41	1.42		
Ex-Hi Value	178,600	189,400		6.0
Net Tax	3,060	3,215	155	5.1
Effect Rate	1.71	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	4,527,302	4,803,842	276,540	6.1	59,831	62,817	2,986	5.0	1.32	1.31
Res Non-Hmstd	246,184	249,663	3,480	1.4	4,818	4,767	-51	-1.1	1.96	1.91
Apartments	363,079	374,965	11,885	3.3	11,762	11,748	-15	-.1	3.24	3.13
Low-income Apts	133,913	143,208	9,296	6.9	1,908	1,994	86	4.5	1.42	1.39
Seasonal Rec	29,238	29,835	597	2.0	560	562	2	.3	1.92	1.88
New Construct	0	305,690	305,690	0.0	0	6,672	6,672	0.0	0.00	2.18
Com/Ind Lo Tier	448,824	455,342	6,517	1.5	14,935	14,726	-209	-1.4	3.33	3.23
Com/Ind Hi Tier	965,785	1,005,049	39,264	4.1	44,163	44,562	400	.9	4.57	4.43
Public Utility	1,014,760	1,047,972	33,212	3.3	41,130	40,962	-168	-.4	4.05	3.91
Ag Hmstd: House	77,902	80,590	2,688	3.5	1,005	1,038	33	3.3	1.29	1.29
Ag Hmstd: Land	56,704	60,381	3,676	6.5	318	332	14	4.4	.56	.55
Ag Non-hmstd	35,411	37,791	2,381	6.7	495	503	8	1.5	1.40	1.33
Total (incl TIF)	7,899,103	8,594,328	695,225	8.8	180,925	190,683	9,757	5.4	2.29	2.22
TIF Levy					13,176	13,824	649	4.9		
Total (excl TIF)					167,749	176,858	9,109	5.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,160	55,093	3,933	7.7	43,590	47,910	4,320	9.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	51,160	55,093	3,933	7.7	43,590	47,910	4,320	9.9
Property Tax Aids	7,792	7,715	-76	-1.0	25,045	26,250	1,205	4.8
Total Levy + Aid	58,952	62,808	3,856	6.5	68,636	74,161	5,525	8.1

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	84,862	85,944	1,082	1.3	2,362	2,482	119	5.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	84,862	85,944	1,082	1.3	2,362	2,482	119	5.1
Property Tax Aids	1,272	825	-447	-35.1	372	370	-2	-.6
Total Levy + Aid	86,134	86,770	635	.7	2,734	2,851	117	4.3

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	146,724	158,843	12,120	8.3					
(-) TIF Tax Cap	9,917	10,776	859	8.7	County	37.40	37.21	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	31.86	32.36	0.000	0.000
(=) Txbl Tax Cap	136,806	148,067	11,261	8.2	School Dist	56.96	51.96	.882	1.052
FD Distr Tax Cap	0	0	0	0.0	Special Dist	1.73	1.68	0.000	0.000
					Total	127.95	123.20	.882	1.052

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	63,100	67,000		6.2
Net Tax	669	711	42	6.2
Effect Rate	1.06	1.06		
Avg Value	94,700	100,500		6.1
Net Tax	1,122	1,218	96	8.5
Effect Rate	1.18	1.21		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	126,300	134,000		6.1
Net Tax	1,756	1,866	111	6.3
Effect Rate	1.39	1.39		
Ex-Hi Value	189,400	201,000		6.1
Net Tax	3,143	3,299	155	4.9
Effect Rate	1.66	1.64		

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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	2,971,369	3,166,207	194,837	6.6	34,661	36,467	1,807	5.2	1.17	1.15
Res Non-Hmstd	151,905	157,908	6,003	4.0	2,451	2,466	15	.6	1.61	1.56
Apartments	9,637	9,996	359	3.7	215	215	-1	-.3	2.23	2.15
Low-income Apts	424	453	29	7.0	5	5	0	3.1	1.24	1.20
Seasonal Rec	378,094	391,892	13,797	3.6	5,783	5,837	53	.9	1.53	1.49
New Construct	0	166,504	166,504	0.0	0	2,249	2,249	0.0	0.00	1.35
Com/Ind Lo Tier	90,059	92,715	2,656	2.9	2,548	2,513	-35	-1.4	2.83	2.71
Com/Ind Hi Tier	67,052	69,605	2,554	3.8	2,605	2,593	-13	-.5	3.89	3.72
Public Utility	147,208	151,992	4,784	3.2	5,750	5,648	-102	-1.8	3.91	3.72
Ag Hmstd: House	781,976	828,639	46,662	6.0	8,296	8,773	477	5.8	1.06	1.06
Ag Hmstd: Land	996,307	1,067,793	71,486	7.2	5,380	5,579	199	3.7	.54	.52
Ag Non-hmstd	213,198	227,374	14,176	6.6	2,650	2,651	1	.0	1.24	1.17
Total (incl TIF)	5,807,229	6,331,078	523,849	9.0	70,345	74,995	4,651	6.6	1.21	1.18
TIF Levy					190	192	2	1.1		
Total (excl TIF)					70,154	74,803	4,649	6.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	26,678	29,151	2,472	9.3	10,428	10,990	562	5.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	26,678	29,151	2,472	9.3	10,428	10,990	562	5.4
Property Tax Aids	3,999	4,005	6	.2	3,718	3,807	89	2.4
Total Levy + Aid	30,678	33,156	2,478	8.1	14,147	14,797	650	4.6

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,151	47,301	2,150	4.8	488	528	40	8.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,151	47,301	2,150	4.8	488	528	40	8.2
Property Tax Aids	1,535	1,140	-395	-25.8	190	192	2	1.1
Total Levy + Aid	46,686	48,441	1,754	3.8	678	720	42	6.2

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	70,002	77,030	7,028	10.0						
(-) TIF Tax Cap	173	183	10	5.8	County		38.20	37.93	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town		14.93	14.30	0.000	0.000
(=) Txbl Tax Cap	69,830	76,848	7,018	10.1	School Dist		59.12	55.05	.729	.859
					Special Dist		.70	.69	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total		112.96	107.98	.729	.859

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	76,100	81,100		6.6
Net Tax	676	742	66	9.7
Effect Rate	.89	.91		
Avg Value	114,100	121,600		6.6
Net Tax	1,262	1,348	86	6.8
Effect Rate	1.11	1.11		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	152,100	162,100		6.6
Net Tax	1,998	2,104	106	5.3
Effect Rate	1.31	1.30		
Ex-Hi Value	228,200	243,200		6.6
Net Tax	3,472	3,618	147	4.2
Effect Rate	1.52	1.49		

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
vs.
ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	3,182,171	3,309,056	126,885	4.0	43,133	46,207	3,074	7.1	1.36	1.40
Res Non-Hmstd	205,567	213,826	8,259	4.0	4,124	4,286	162	3.9	2.01	2.00
Apartments	161,908	163,202	1,294	.8	5,512	5,559	48	.9	3.40	3.41
Low-income Apts	65,352	68,397	3,046	4.7	997	1,044	47	4.7	1.53	1.53
Seasonal Rec	14,024	14,827	802	5.7	327	346	19	5.7	2.33	2.33
New Construct	0	120,435	120,435	0.0	0	3,352	3,352	0.0	0.00	2.78
Com/Ind Lo Tier	429,871	439,803	9,932	2.3	15,693	15,946	253	1.6	3.65	3.63
Com/Ind Hi Tier	499,911	524,709	24,798	5.0	24,784	25,818	1,034	4.2	4.96	4.92
Public Utility	65,402	67,528	2,126	3.2	3,468	3,535	67	1.9	5.30	5.23
Ag Hmstd: House	16,573	17,299	726	4.4	234	247	14	5.9	1.41	1.43
Ag Hmstd: Land	27,543	27,950	407	1.5	252	250	-2	-.7	.92	.90
Ag Non-hmstd	36,265	36,436	171	.5	657	653	-4	-.6	1.81	1.79
Total (incl TIF)	4,704,588	5,003,468	298,880	6.4	99,181	107,244	8,063	8.1	2.11	2.14
TIF Levy					7,357	7,845	488	6.6		
Total (excl TIF)					91,824	99,399	7,575	8.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	31,525	34,136	2,612	8.3	31,512	34,418	2,906	9.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	31,525	34,136	2,612	8.3	31,512	34,418	2,906	9.2
Property Tax Aids	8,615	8,638	23	.3	44,799	46,089	1,291	2.9
Total Levy + Aid	40,139	42,774	2,635	6.6	76,311	80,508	4,197	5.5

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	38,515	40,323	1,808	4.7	472	502	30	6.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	38,515	40,323	1,808	4.7	472	502	30	6.5
Property Tax Aids	2,057	1,642	-414	-20.1	112	114	2	1.6
Total Levy + Aid	40,572	41,966	1,394	3.4	584	616	32	5.5

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	72,133	77,416	5,283	7.3						
(-) TIF Tax Cap	5,104	5,516	411	8.1	County	46.99	47.44	.006	.005	
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	46.81	47.67	.029	.029	
(=) Txbl Tax Cap	67,028	71,900	4,871	7.3	School Dist	53.19	49.75	.610	.913	
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.70	.70	0.000	0.000	
					Total	147.70	145.56	.644	.946	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	38,900	40,500		4.1
Net Tax	478	513	35	7.3
Effect Rate	1.23	1.27		
Avg Value	58,400	60,700		3.9
Net Tax	718	769	51	7.1
Effect Rate	1.23	1.27		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	77,900	80,900		3.9
Net Tax	972	1,062	90	9.3
Effect Rate	1.25	1.31		
Ex-Hi Value	116,800	121,400		3.9
Net Tax	1,802	1,922	119	6.6
Effect Rate	1.54	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	1,238,748	1,318,255	79,507	6.4	14,359	15,587	1,227	8.5	1.16	1.18
Res Non-Hmstd	131,690	137,049	5,359	4.1	2,049	2,098	49	2.4	1.56	1.53
Apartments	1,703	1,824	121	7.1	42	44	2	4.6	2.46	2.40
Low-income Apts	58	58	0	0.0	1	1	-0	-3.3	1.08	1.04
Seasonal Rec	243,377	255,653	12,276	5.0	4,017	4,145	128	3.2	1.65	1.62
New Construct	0	116,303	116,303	0.0	0	2,104	2,104	0.0	0.00	1.81
Com/Ind Lo Tier	73,884	77,054	3,170	4.3	2,102	2,147	45	2.2	2.84	2.79
Com/Ind Hi Tier	143,764	150,634	6,871	4.8	5,184	4,955	-229	-4.4	3.61	3.29
Public Utility	205,273	211,944	6,671	3.2	7,527	7,460	-67	- .9	3.67	3.52
Ag Hmstd: House	838,582	868,105	29,523	3.5	7,896	8,322	426	5.4	.94	.96
Ag Hmstd: Land	5,348,118	5,460,233	112,114	2.1	35,917	34,898	-1,019	-2.8	.67	.64
Ag Non-hmstd	3,105,786	3,166,222	60,436	1.9	36,589	35,179	-1,410	-3.9	1.18	1.11
Total (incl TIF)	11,330,984	11,763,334	432,350	3.8	115,683	116,939	1,256	1.1	1.02	.99
TIF Levy					484	475	-9	-1.9		
Total (excl TIF)					115,199	116,464	1,265	1.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	56,459	59,926	3,467	6.1	11,937	12,667	730	6.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	56,459	59,926	3,467	6.1	11,937	12,667	730	6.1
Property Tax Aids	13,798	13,608	-190	-1.4	4,638	4,644	6	.1
Total Levy + Aid	70,257	73,534	3,277	4.7	16,575	17,311	736	4.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	66,877	66,558	-319	-.5	813	855	41	5.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	66,877	66,558	-319	-.5	813	855	41	5.1
Property Tax Aids	1,417	910	-507	-35.8	209	207	-2	-.8
Total Levy + Aid	68,294	67,468	-825	-1.2	1,022	1,062	40	3.9

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	115,809	121,657	5,848	5.0						
(-) TIF Tax Cap	420	441	21	5.1	County	48.89	49.40	.005	.005	
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	10.34	10.45	0.000	0.000	
(=) Txbl Tax Cap	115,390	121,216	5,826	5.0	School Dist	53.34	47.60	.558	.889	
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.70	.71	0.000	0.000	
					Total	113.28	108.16	.563	.894	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	51,100	54,400		6.5
Net Tax	448	482	34	7.6
Effect Rate	.88	.89		
Avg Value	76,600	81,600		6.5
Net Tax	675	752	77	11.4
Effect Rate	.88	.92		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	102,100	108,800		6.6
Net Tax	1,035	1,134	99	9.6
Effect Rate	1.01	1.04		
Ex-Hi Value	153,200	163,200		6.5
Net Tax	2,000	2,134	134	6.7
Effect Rate	1.31	1.31		

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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	2,966,419	3,136,863	170,444	5.7	37,755	39,685	1,930	5.1	1.27	1.27
Res Non-Hmstd	183,313	190,536	7,223	3.9	3,521	3,555	33	.9	1.92	1.87
Apartments	165,114	167,770	2,656	1.6	5,150	5,021	-129	-2.5	3.12	2.99
Low-income Apts	52,738	56,710	3,972	7.5	741	773	32	4.3	1.41	1.36
Seasonal Rec	8,589	9,295	706	8.2	182	198	16	8.8	2.12	2.13
New Construct	0	103,765	103,765	0.0	0	2,639	2,639	0.0	0.00	2.54
Com/Ind Lo Tier	339,749	347,267	7,519	2.2	11,423	11,352	-71	-.6	3.36	3.27
Com/Ind Hi Tier	550,048	582,657	32,609	5.9	24,735	25,169	434	1.8	4.50	4.32
Public Utility	79,804	82,398	2,594	3.2	3,644	3,609	-35	-.9	4.57	4.38
Ag Hmstd: House	8,328	8,704	377	4.5	117	123	7	5.8	1.40	1.42
Ag Hmstd: Land	18,047	18,065	18	.1	153	149	-4	-2.4	.85	.83
Ag Non-hmstd	20,194	20,237	43	.2	306	299	-7	-2.4	1.52	1.48
Total (incl TIF)	4,392,342	4,724,267	331,924	7.6	87,726	92,572	4,846	5.5	2.00	1.96
TIF Levy					5,652	5,938	286	5.1		
Total (excl TIF)					82,074	86,634	4,559	5.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,418	29,985	1,567	5.5	26,331	28,579	2,248	8.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	28,418	29,985	1,567	5.5	26,331	28,579	2,248	8.5
Property Tax Aids	6,367	6,241	-126	-2.0	36,510	37,650	1,141	3.1
Total Levy + Aid	34,785	36,226	1,441	4.1	62,840	66,229	3,389	5.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	36,598	37,279	681	1.9	204	216	12	5.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	36,598	37,279	681	1.9	204	216	12	5.9
Property Tax Aids	1,120	959	-161	-14.4	74	75	1	1.3
Total Levy + Aid	37,718	38,237	519	1.4	279	291	13	4.6

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	70,003	75,873	5,871	8.4						
(-) TIF Tax Cap	4,218	4,590	373	8.8	County		43.20	42.06	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town		39.99	40.06	.005	.005
(=) Txbl Tax Cap	65,785	71,283	5,498	8.4	School Dist		50.34	46.12	.794	.935
					Special Dist		.31	.30	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total		133.84	128.55	.799	.939

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	46,500	49,200		5.8
Net Tax	511	538	27	5.3
Effect Rate	1.10	1.09		
Avg Value	69,800	73,800		5.7
Net Tax	767	807	40	5.2
Effect Rate	1.10	1.09		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	93,100	98,400		5.7
Net Tax	1,137	1,222	85	7.5
Effect Rate	1.22	1.24		
Ex-Hi Value	139,600	147,600		5.7
Net Tax	2,143	2,244	101	4.7
Effect Rate	1.54	1.52		

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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	1,062,895	1,135,716	72,821	6.9	11,678	12,229	551	4.7	1.10	1.08
Res Non-Hmstd	99,607	104,185	4,578	4.6	1,478	1,501	23	1.5	1.48	1.44
Apartments	2,797	2,925	127	4.6	69	69	-1	-.8	2.48	2.36
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	70,798	75,846	5,048	7.1	1,035	1,078	43	4.2	1.46	1.42
New Construct	0	86,702	86,702	0.0	0	1,660	1,660	0.0	0.00	1.92
Com/Ind Lo Tier	45,808	46,499	691	1.5	1,204	1,163	-40	-3.4	2.63	2.50
Com/Ind Hi Tier	51,312	52,642	1,330	2.6	1,873	1,827	-45	-2.4	3.65	3.47
Public Utility	129,505	133,714	4,209	3.2	4,471	4,426	-45	-1.0	3.45	3.31
Ag Hmstd: House	614,781	644,421	29,640	4.8	5,668	5,935	266	4.7	.92	.92
Ag Hmstd: Land	3,330,644	3,403,461	72,816	2.2	22,394	21,597	-797	-3.6	.67	.63
Ag Non-hmstd	1,642,939	1,655,650	12,710	.8	18,520	17,682	-838	-4.5	1.13	1.07
Total (incl TIF)	7,051,087	7,341,760	290,673	4.1	68,391	69,168	777	1.1	.97	.94
TIF Levy					24	20	-4	-15.4		
Total (excl TIF)					68,367	69,148	781	1.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	32,664	34,106	1,442	4.4	7,059	7,379	320	4.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	32,664	34,106	1,442	4.4	7,059	7,379	320	4.5
Property Tax Aids	7,146	6,969	-177	-2.5	2,208	2,211	3	.1
Total Levy + Aid	39,810	41,075	1,265	3.2	9,267	9,590	323	3.5

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,247	42,955	708	1.7	179	189	9	5.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	42,247	42,955	708	1.7	179	189	9	5.3
Property Tax Aids	672	446	-225	-33.6	82	81	-1	-1.2
Total Levy + Aid	42,918	43,401	483	1.1	261	270	9	3.3

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	72,283	76,410	4,127	5.7	45.20	44.65	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	22	23	1	4.9	9.77	9.66	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	53.01	47.26	.656	1.092	0.000	0.000
(=) Txbl Tax Cap	72,261	76,387	4,126	5.7	.25	.25	0.000	0.000	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	108.23	101.81	.656	1.092	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	61,000	65,200		6.9
Net Tax	505	544	39	7.6
Effect Rate	.83	.83		
Avg Value	91,500	97,800		6.9
Net Tax	834	918	84	10.0
Effect Rate	.91	.94		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	122,000	130,400		6.9
Net Tax	1,334	1,440	106	7.9
Effect Rate	1.09	1.10		
Ex-Hi Value	183,000	195,600		6.9
Net Tax	2,464	2,607	143	5.8
Effect Rate	1.35	1.33		

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
vs.
ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	3,316,185	3,569,784	253,599	7.6	47,236	50,376	3,140	6.6	1.42	1.41
Res Non-Hmstd	180,756	180,931	175	.1	3,568	3,555	-13	-.4	1.97	1.96
Apartments	139,357	155,667	16,311	11.7	4,653	5,171	518	11.1	3.34	3.32
Low-income Apts	52,495	57,319	4,823	9.2	773	843	70	9.1	1.47	1.47
Seasonal Rec	5,592	5,690	98	1.8	114	117	3	2.4	2.04	2.05
New Construct	0	155,564	155,564	0.0	0	3,013	3,013	0.0	0.00	1.94
Com/Ind Lo Tier	169,028	169,037	9	.0	5,693	5,662	-31	-.5	3.37	3.35
Com/Ind Hi Tier	712,741	712,806	65	.0	33,955	33,740	-215	-.6	4.76	4.73
Public Utility	46,953	48,436	1,484	3.2	2,106	2,152	46	2.2	4.49	4.44
Ag Hmstd: House	202,882	218,164	15,283	7.5	2,501	2,662	161	6.4	1.23	1.22
Ag Hmstd: Land	302,230	326,243	24,013	7.9	1,847	1,953	105	5.7	.61	.60
Ag Non-hmstd	106,903	114,843	7,940	7.4	1,371	1,410	38	2.8	1.28	1.23
Total (incl TIF)	5,235,122	5,714,485	479,363	9.2	103,817	110,654	6,837	6.6	1.98	1.94
TIF Levy					4,534	4,588	54	1.2		
Total (excl TIF)					99,283	106,066	6,783	6.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	37,182	40,599	3,417	9.2	21,404	22,837	1,433	6.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	37,182	40,599	3,417	9.2	21,404	22,837	1,433	6.7
Property Tax Aids	7,301	7,503	202	2.8	13,690	14,067	377	2.8
Total Levy + Aid	44,483	48,102	3,619	8.1	35,094	36,904	1,811	5.2

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,390	54,131	2,741	5.3	0	0	0	-100.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	51,390	54,131	2,741	5.3	0	0	0	0.0
Property Tax Aids	376	292	-84	-22.3	63	62	-0	-.7
Total Levy + Aid	51,766	54,423	2,657	5.1	63	62	-0	-.7

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	81,664	87,500	5,835	7.1					
(-) TIF Tax Cap	3,298	3,364	66	2.0	County	47.45	48.25	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	27.29	27.12	.004	.004
(=) Txbl Tax Cap	78,366	84,136	5,770	7.4	School Dist	59.41	57.62	.946	1.013
FD Distr Tax Cap	0	0	0	0.0	Special Dist	0.00	0.00	0.000	0.000
					Total	134.14	132.99	.950	1.016

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	67,400	72,500		7.6
Net Tax	760	823	63	8.3
Effect Rate	1.13	1.14		
Avg Value	101,100	108,800		7.6
Net Tax	1,309	1,456	147	11.2
Effect Rate	1.29	1.34		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	134,800	145,100		7.6
Net Tax	2,059	2,285	225	11.0
Effect Rate	1.53	1.57		
Ex-Hi Value	202,200	217,600		7.6
Net Tax	3,615	3,949	334	9.2
Effect Rate	1.79	1.81		

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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	5,167,151	5,433,389	266,239	5.2	62,792	65,841	3,049	4.9	1.22	1.21
Res Non-Hmstd	297,770	310,974	13,204	4.4	5,483	5,584	101	1.8	1.84	1.80
Apartments	218,628	227,519	8,890	4.1	6,522	6,560	38	.6	2.98	2.88
Low-income Apts	83,358	89,927	6,569	7.9	1,137	1,200	63	5.6	1.36	1.33
Seasonal Rec	28,869	30,061	1,193	4.1	556	560	4	.7	1.92	1.86
New Construct	0	176,391	176,391	0.0	0	3,880	3,880	0.0	0.00	2.20
Com/Ind Lo Tier	502,649	519,358	16,709	3.3	16,110	16,099	-11	-.1	3.21	3.10
Com/Ind Hi Tier	746,386	785,706	39,320	5.3	32,697	33,251	554	1.7	4.38	4.23
Public Utility	491,651	507,630	15,979	3.3	22,063	22,522	458	2.1	4.49	4.44
Ag Hmstd: House	25,328	26,834	1,506	5.9	307	327	20	6.5	1.21	1.22
Ag Hmstd: Land	39,658	42,369	2,711	6.8	273	287	14	5.1	.69	.68
Ag Non-hmstd	30,296	31,952	1,656	5.5	425	429	4	1.0	1.40	1.34
Total (incl TIF)	7,631,744	8,182,109	550,365	7.2	148,364	156,539	8,175	5.5	1.94	1.91
TIF Levy					8,516	8,965	449	5.3		
Total (excl TIF)					139,848	147,574	7,726	5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,923	48,719	2,795	6.1	41,355	44,363	3,009	7.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,923	48,719	2,795	6.1	41,355	44,363	3,009	7.3
Property Tax Aids	10,522	10,693	172	1.6	48,279	49,806	1,527	3.2
Total Levy + Aid	56,445	59,412	2,967	5.3	89,634	94,169	4,536	5.1

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	68,123	69,839	1,716	2.5	768	806	38	5.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	68,123	69,839	1,716	2.5	768	806	38	5.0
Property Tax Aids	1,814	1,474	-340	-18.8	94	94	-0	-.5
Total Levy + Aid	69,937	71,313	1,376	2.0	862	900	38	4.4

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	124,140	133,651	9,511	7.7	39.02	38.47	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	6,450	7,026	575	8.9	35.03	34.93	.017	.016	.530	.699
(-) FD Contr Tax Cap	0	0	0	0.0	54.46	50.65	0.000	0.000	.547	.715
(=) Txbl Tax Cap	117,690	126,625	8,935	7.6	.65	.64				
FD Distr Tax Cap	0	0	0	0.0	Total	129.16	124.69			

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	53,100	55,800		5.1
Net Tax	548	577	29	5.4
Effect Rate	1.03	1.03		
Avg Value	79,600	83,700		5.2
Net Tax	844	914	70	8.3
Effect Rate	1.06	1.09		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	106,100	111,600		5.2
Net Tax	1,291	1,377	86	6.7
Effect Rate	1.22	1.23		
Ex-Hi Value	159,200	167,400		5.2
Net Tax	2,452	2,558	106	4.3
Effect Rate	1.54	1.53		

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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	1,769,564	1,883,776	114,212	6.5	19,860	20,952	1,092	5.5	1.12	1.11
Res Non-Hmstd	154,169	161,949	7,780	5.0	2,350	2,400	50	2.1	1.52	1.48
Apartments	4,563	4,855	293	6.4	101	103	2	2.0	2.22	2.13
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	86,091	90,895	4,804	5.6	1,302	1,333	31	2.4	1.51	1.47
New Construct	0	117,089	117,089	0.0	0	1,850	1,850	0.0	0.00	1.58
Com/Ind Lo Tier	56,227	58,290	2,063	3.7	1,557	1,542	-15	-1.0	2.77	2.65
Com/Ind Hi Tier	34,793	36,419	1,626	4.7	1,310	1,303	-7	-.5	3.77	3.58
Public Utility	124,983	129,045	4,062	3.3	4,829	4,708	-120	-2.5	3.86	3.65
Ag Hmstd: House	958,080	1,001,111	43,031	4.5	9,465	9,923	458	4.8	.99	.99
Ag Hmstd: Land	3,129,017	3,373,867	244,851	7.8	20,008	20,495	486	2.4	.64	.61
Ag Non-hmstd	1,063,590	1,146,518	82,928	7.8	12,745	12,787	42	.3	1.20	1.12
Total (incl TIF)	7,381,077	8,003,815	622,738	8.4	73,527	77,396	3,868	5.3	1.00	.97
TIF Levy					100	184	85	85.0		
Total (excl TIF)					73,428	77,211	3,784	5.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	31,286	33,623	2,338	7.5	10,711	11,317	606	5.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	31,286	33,623	2,338	7.5	10,711	11,317	606	5.7
Property Tax Aids	7,817	7,978	161	2.1	5,377	5,385	8	.2
Total Levy + Aid	39,103	41,601	2,499	6.4	16,087	16,702	614	3.8
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,875	48,363	2,488	5.4	340	363	24	7.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,875	48,363	2,488	5.4	340	363	24	7.0
Property Tax Aids	1,481	1,120	-361	-24.4	60	61	1	1.6
Total Levy + Aid	47,356	49,483	2,127	4.5	399	424	25	6.2

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	74,774	82,262	7,488	10.0						
(-) TIF Tax Cap	108	211	103	95.8	County		41.90	40.98	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town		14.34	13.79	0.000	0.000
(=) Txbl Tax Cap	74,666	82,051	7,385	9.9	School Dist		56.05	51.73	.647	.871
					Special Dist		.45	.44	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total		112.76	106.95	.647	.871

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	64,500	68,700		6.5
Net Tax	563	596	33	5.9
Effect Rate	.87	.87		
Avg Value	96,800	103,000		6.4
Net Tax	954	1,031	77	8.1
Effect Rate	.99	1.00		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	129,100	137,300		6.4
Net Tax	1,538	1,624	86	5.6
Effect Rate	1.19	1.18		
Ex-Hi Value	193,600	206,000		6.4
Net Tax	2,780	2,896	116	4.2
Effect Rate	1.44	1.41		

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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	9,539,408	10,094,556	555,148	5.8	116,468	123,983	7,515	6.5	1.22	1.23
Res Non-Hmstd	374,638	394,196	19,557	5.2	6,650	6,874	223	3.4	1.78	1.74
Apartments	405,620	466,421	60,801	15.0	10,966	12,228	1,262	11.5	2.70	2.62
Low-income Apts	124,726	137,169	12,444	10.0	1,569	1,709	140	8.9	1.26	1.25
Seasonal Rec	31,687	33,759	2,073	6.5	533	554	22	4.1	1.68	1.64
New Construct	0	457,051	457,051	0.0	0	9,407	9,407	0.0	0.00	2.06
Com/Ind Lo Tier	362,348	373,750	11,402	3.1	11,284	11,266	-18	-.2	3.11	3.01
Com/Ind Hi Tier	1,495,311	1,602,201	106,890	7.1	64,732	66,703	1,971	3.0	4.33	4.16
Public Utility	182,946	188,892	5,946	3.2	7,900	7,908	8	.1	4.32	4.19
Ag Hmstd: House	70,714	74,249	3,536	5.0	834	887	54	6.4	1.18	1.19
Ag Hmstd: Land	52,322	55,225	2,902	5.5	266	276	10	3.7	.51	.50
Ag Non-hmstd	34,312	36,214	1,901	5.5	438	444	5	1.3	1.28	1.22
Total (incl TIF)	12,674,032	13,913,682	1,239,650	9.8	221,640	242,238	20,598	9.3	1.75	1.74
TIF Levy					15,878	17,247	1,368	8.6		
Total (excl TIF)					205,762	224,992	19,230	9.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,158	55,037	3,879	7.6	39,317	44,492	5,175	13.2
Fisc Disp Distrib	12,031	12,602	571	4.7	9,350	9,996	646	6.9
Total Levy	63,189	67,639	4,450	7.0	48,667	54,488	5,821	12.0
Property Tax Aids	16,081	16,369	288	1.8	22,112	22,491	379	1.7
Total Levy + Aid	79,270	84,008	4,738	6.0	70,780	76,980	6,200	8.8

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	103,540	111,670	8,130	7.9	9,464	10,126	662	7.0
Fisc Disp Distrib	23,508	25,710	2,202	9.4	3,335	3,562	227	6.8
Total Levy	127,048	137,380	10,332	8.1	12,799	13,688	889	6.9
Property Tax Aids	1,615	574	-1,041	-64.5	2,287	2,270	-17	-.7
Total Levy + Aid	128,663	137,954	9,291	7.2	15,086	15,958	872	5.8

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	200,946	223,300	22,354	11.1	30.72	29.87	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	13,758	15,560	1,801	13.1	23.61	24.15	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	20,646	23,506	2,860	13.9	55.73	52.22	0.849	1.114	0.849	1.114
(=) Txbl Tax Cap	166,541	184,234	17,692	10.6	5.68	5.50	0.000	0.000	0.000	0.000
FD Distr Tax Cap	36,467	41,133	4,665	12.8	Total	115.73	111.74	.849	1.114	1.114

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	77,100	81,500		5.7
Net Tax	742	809	67	9.0
Effect Rate	.96	.99		
Avg Value	115,600	122,300		5.8
Net Tax	1,344	1,449	105	7.8
Effect Rate	1.16	1.18		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	154,100	163,100		5.8
Net Tax	2,112	2,247	135	6.4
Effect Rate	1.37	1.38		
Ex-Hi Value	231,200	244,600		5.8
Net Tax	3,650	3,840	191	5.2
Effect Rate	1.58	1.57		

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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	8,540,611	9,131,230	590,619	6.9	119,314	130,676	11,363	9.5	1.40	1.43
Res Non-Hmstd	421,582	436,022	14,440	3.4	7,572	7,809	236	3.1	1.80	1.79
Apartments	191,353	206,574	15,221	8.0	5,545	6,195	650	11.7	2.90	3.00
Low-income Apts	66,949	74,307	7,358	11.0	884	952	68	7.6	1.32	1.28
Seasonal Rec	68,489	71,816	3,327	4.9	1,104	1,113	9	.8	1.61	1.55
New Construct	0	424,220	424,220	0.0	0	8,874	8,874	0.0	0.00	2.09
Com/Ind Lo Tier	199,700	209,237	9,537	4.8	6,250	6,380	130	2.1	3.13	3.05
Com/Ind Hi Tier	913,633	999,668	86,036	9.4	40,526	43,349	2,822	7.0	4.44	4.34
Public Utility	248,509	256,585	8,077	3.3	10,635	10,818	183	1.7	4.28	4.22
Ag Hmstd: House	173,094	177,352	4,258	2.5	2,155	2,172	17	.8	1.25	1.22
Ag Hmstd: Land	108,201	114,246	6,046	5.6	492	502	10	2.0	.45	.44
Ag Non-hmstd	103,284	109,092	5,808	5.6	1,270	1,283	13	1.0	1.23	1.18
Total (incl TIF)	11,035,404	12,210,351	1,174,947	10.6	195,748	220,123	24,375	12.5	1.77	1.80
TIF Levy					8,706	9,472	766	8.8		
Total (excl TIF)					187,042	210,651	23,609	12.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,765	46,411	3,646	8.5	35,703	39,004	3,301	9.2
Fisc Disp Distrib	6,035	6,206	171	2.8	5,956	6,009	53	.9
Total Levy	48,799	52,617	3,817	7.8	41,659	45,014	3,355	8.1
Property Tax Aids	9,979	10,320	342	3.4	11,853	12,276	423	3.6
Total Levy + Aid	58,778	62,937	4,159	7.1	53,512	57,289	3,777	7.1

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	99,700	114,246	14,546	14.6	10,962	11,890	929	8.5
Fisc Disp Distrib	14,082	14,792	710	5.0	1,808	1,931	123	6.8
Total Levy	113,781	129,038	15,256	13.4	12,770	13,822	1,052	8.2
Property Tax Aids	547	60	-486	-88.9	2,103	2,101	-2	-.1
Total Levy + Aid	114,328	129,098	14,770	12.9	14,873	15,923	1,050	7.1

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	173,535	193,996	20,461	11.8	County	27.92	27.22	0.000	0.000
(-) TIF Tax Cap	7,335	8,284	949	12.9	City/Town	22.60	22.20	.099	.095
(-) FD Contr Tax Cap	13,047	15,199	2,152	16.5	School Dist	54.72	56.47	1.448	1.479
(=) Txbl Tax Cap	153,153	170,513	17,360	11.3	Special Dist	7.16	6.97	0.000	0.000
FD Distr Tax Cap	19,773	22,303	2,530	12.8	Total	112.40	112.86	1.548	1.574

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	98,900	105,700		6.9
Net Tax	1,096	1,231	135	12.3
Effect Rate	1.11	1.16		
Avg Value	148,400	158,600		6.9
Net Tax	2,037	2,255	219	10.7
Effect Rate	1.37	1.42		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	197,900	211,500		6.9
Net Tax	3,031	3,324	292	9.6
Effect Rate	1.53	1.57		
Ex-Hi Value	296,800	317,200		6.9
Net Tax	5,019	5,458	440	8.8
Effect Rate	1.69	1.72		

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
vs.
ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	13,287,214	14,412,640	1,125,426	8.5	172,740	180,176	7,436	4.3	1.30	1.25
Res Non-Hmstd	536,481	581,735	45,254	8.4	9,239	9,541	302	3.3	1.72	1.64
Apartments	871,973	966,686	94,712	10.9	23,548	24,619	1,071	4.5	2.70	2.55
Low-income Apts	90,079	95,765	5,685	6.3	1,126	1,149	23	2.0	1.25	1.20
Seasonal Rec	16,406	17,182	776	4.7	299	296	-3	-1.1	1.82	1.72
New Construct	0	739,528	739,528	0.0	0	14,704	14,704	0.0	0.00	1.99
Com/Ind Lo Tier	399,692	415,312	15,620	3.9	12,170	12,050	-120	-1.0	3.04	2.90
Com/Ind Hi Tier	2,514,238	2,649,238	135,000	5.4	106,937	106,468	-470	-.4	4.25	4.02
Public Utility	465,001	480,114	15,113	3.2	19,895	19,494	-401	-2.0	4.28	4.06
Ag Hmstd: House	152,692	164,593	11,901	7.8	1,789	1,875	85	4.8	1.17	1.14
Ag Hmstd: Land	197,105	212,836	15,731	8.0	1,143	1,167	24	2.1	.58	.55
Ag Non-hmstd	119,101	126,021	6,921	5.8	1,417	1,372	-44	-3.1	1.19	1.09
Total (incl TIF)	18,649,984	20,861,650	2,211,667	11.9	350,305	372,911	22,607	6.5	1.88	1.79
TIF Levy					15,935	16,554	618	3.9		
Total (excl TIF)					334,369	356,357	21,988	6.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	72,561	77,464	4,903	6.8	70,651	74,935	4,285	6.1
Fisc Disp Distrib	10,339	10,897	557	5.4	10,355	11,004	649	6.3
Total Levy	82,901	88,361	5,460	6.6	81,005	85,939	4,934	6.1
Property Tax Aids	15,308	15,592	284	1.9	24,096	24,724	629	2.6
Total Levy + Aid	98,209	103,953	5,744	5.8	105,101	110,663	5,562	5.3

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	163,602	173,698	10,096	6.2	10,692	11,608	916	8.6
Fisc Disp Distrib	24,598	24,698	101	.4	3,264	3,486	222	6.8
Total Levy	188,200	198,397	10,197	5.4	13,956	15,094	1,138	8.2
Property Tax Aids	1,809	526	-1,283	-70.9	3,669	3,700	31	.8
Total Levy + Aid	190,009	198,923	8,914	4.7	17,625	18,794	1,168	6.6

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	316,903	355,826	38,924	12.3						
(-) TIF Tax Cap	14,454	15,934	1,480	10.2	County		27.16	25.80	0.000	0.000
(-) FD Contr Tax Cap	35,248	39,652	4,404	12.5	City/Town		26.11	24.65	.048	.045
(=) Txbl Tax Cap	267,200	300,240	33,040	12.4	School Dist		52.77	48.29	1.218	1.382
FD Distr Tax Cap	35,689	40,255	4,566	12.8	Special Dist		4.00	3.87	0.000	0.000
					Total		110.03	102.60	1.265	1.428

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	90,900	98,700		8.6
Net Tax	936	1,010	74	7.9
Effect Rate	1.03	1.02		
Avg Value	136,400	148,000		8.5
Net Tax	1,715	1,820	104	6.1
Effect Rate	1.26	1.23		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	181,900	197,300		8.5
Net Tax	2,599	2,725	126	4.8
Effect Rate	1.43	1.38		
Ex-Hi Value	272,800	296,000		8.5
Net Tax	4,364	4,537	172	3.9
Effect Rate	1.60	1.53		

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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
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 ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	6,010,682	6,373,048	362,366	6.0	97,476	97,664	188	.2	1.62	1.53
Res Non-Hmstd	321,739	337,152	15,413	4.8	6,354	6,267	-87	-1.4	1.97	1.86
Apartments	98,232	107,624	9,392	9.6	3,150	3,203	54	1.7	3.21	2.98
Low-income Apts	51,221	54,784	3,563	7.0	758	766	8	1.1	1.48	1.40
Seasonal Rec	24,309	25,015	706	2.9	474	460	-14	-3.0	1.95	1.84
New Construct	0	491,050	491,050	0.0	0	9,856	9,856	0.0	0.00	2.01
Com/Ind Lo Tier	198,825	222,167	23,341	11.7	6,722	7,111	389	5.8	3.38	3.20
Com/Ind Hi Tier	807,168	852,128	44,960	5.6	38,469	37,834	-635	-1.7	4.77	4.44
Public Utility	114,694	118,422	3,728	3.3	5,271	5,111	-160	-3.0	4.60	4.32
Ag Hmstd: House	317,996	332,669	14,672	4.6	3,860	3,797	-62	-1.6	1.21	1.14
Ag Hmstd: Land	381,297	403,456	22,160	5.8	2,131	2,070	-61	-2.8	.56	.51
Ag Non-hmstd	122,592	130,130	7,537	6.1	1,598	1,535	-64	-4.0	1.30	1.18
Total (incl TIF)	8,448,757	9,447,645	998,889	11.8	166,263	175,674	9,411	5.7	1.97	1.86
TIF Levy					18,231	18,292	61	.3		
Total (excl TIF)					148,032	157,382	9,350	6.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	43,344	45,766	2,422	5.6	27,273	29,435	2,162	7.9
Fisc Disp Distrib	5,677	5,840	163	2.9	3,339	3,872	534	16.0
Total Levy	49,021	51,606	2,585	5.3	30,612	33,308	2,696	8.8
Property Tax Aids	10,528	10,913	385	3.7	7,754	8,439	685	8.8
Total Levy + Aid	59,549	62,519	2,971	5.0	38,366	41,747	3,380	8.8

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	73,924	78,056	4,132	5.6	4,718	5,169	451	9.6
Fisc Disp Distrib	8,771	9,694	923	10.5	1,171	1,251	80	6.8
Total Levy	82,695	87,750	5,055	6.1	5,889	6,420	530	9.0
Property Tax Aids	526	225	-301	-57.2	1,474	1,490	16	1.1
Total Levy + Aid	83,221	87,975	4,754	5.7	7,363	7,910	547	7.4

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	130,681	147,168	16,487	12.6						
(-) TIF Tax Cap	12,971	14,561	1,590	12.3	County		40.38	37.84	0.000	0.000
(-) FD Contr Tax Cap	10,373	11,669	1,295	12.5	City/Town		24.14	23.15	.164	.155
(=) Txbl Tax Cap	107,336	120,938	13,602	12.7	School Dist		58.81	51.64	1.305	1.684
					Special Dist		4.40	4.27	0.000	0.000
FD Distr Tax Cap	12,803	14,441	1,638	12.8	Total		127.73	116.90	1.469	1.840

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	98,100	104,000		6.0
Net Tax	1,251	1,292	41	3.3
Effect Rate	1.28	1.24		
Avg Value	147,100	156,000		6.1
Net Tax	2,295	2,329	33	1.4
Effect Rate	1.56	1.49		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	196,100	208,000		6.1
Net Tax	3,400	3,427	27	.8
Effect Rate	1.73	1.65		
Ex-Hi Value	294,200	312,000		6.1
Net Tax	5,612	5,625	13	.2
Effect Rate	1.91	1.80		

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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	8,422,056	9,002,172	580,116	6.9	123,296	127,674	4,378	3.6	1.46	1.42
Res Non-Hmstd	283,375	306,147	22,772	8.0	5,754	5,916	163	2.8	2.03	1.93
Apartments	438,541	498,491	59,950	13.7	14,239	15,466	1,226	8.6	3.25	3.10
Low-income Apts	123,773	130,331	6,558	5.3	1,837	1,852	15	.8	1.48	1.42
Seasonal Rec	5,660	5,915	256	4.5	121	120	-0	-.4	2.13	2.03
New Construct	0	499,279	499,279	0.0	0	13,773	13,773	0.0	0.00	2.76
Com/Ind Lo Tier	256,839	262,905	6,067	2.4	8,688	8,446	-242	-2.8	3.38	3.21
Com/Ind Hi Tier	1,771,856	1,878,633	106,777	6.0	84,109	84,672	563	.7	4.75	4.51
Public Utility	160,980	166,212	5,232	3.2	7,570	7,410	-161	-2.1	4.70	4.46
Ag Hmstd: House	55,280	56,737	1,458	2.6	801	797	-4	-.5	1.45	1.40
Ag Hmstd: Land	57,559	61,799	4,239	7.4	341	349	8	2.3	.59	.57
Ag Non-hmstd	46,711	49,438	2,726	5.8	687	670	-17	-2.5	1.47	1.35
Total (incl TIF)	11,622,630	12,918,060	1,295,430	11.1	247,444	267,145	19,701	8.0	2.13	2.07
TIF Levy					28,974	31,622	2,648	9.1		
Total (excl TIF)					218,470	235,523	17,053	7.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	58,998	63,551	4,553	7.7	44,440	48,376	3,936	8.9
Fisc Disp Distrib	12,033	12,730	697	5.8	9,429	10,249	820	8.7
Total Levy	71,031	76,281	5,250	7.4	53,869	58,625	4,756	8.8
Property Tax Aids	8,454	8,701	247	2.9	21,289	22,137	848	4.0
Total Levy + Aid	79,485	84,982	5,497	6.9	75,159	80,763	5,604	7.5

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	95,584	100,621	5,037	5.3	12,189	13,277	1,088	8.9
Fisc Disp Distrib	19,674	21,238	1,564	8.0	2,716	2,901	185	6.8
Total Levy	115,258	121,859	6,601	5.7	14,905	16,177	1,273	8.5
Property Tax Aids	1,023	139	-884	-86.4	2,048	2,069	21	1.0
Total Levy + Aid	116,281	121,998	5,717	4.9	16,953	18,247	1,294	7.6

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	193,312	218,569	25,257	13.1					
(-) TIF Tax Cap	22,404	25,674	3,270	14.6	County	39.56	37.84	0.000	0.000
(-) FD Contr Tax Cap	21,765	24,956	3,191	14.7	City/Town	28.39	27.49	.181	.172
(=) Txbl Tax Cap	149,143	167,938	18,795	12.6	School Dist	52.23	48.59	1.527	1.476
FD Distr Tax Cap	29,696	33,495	3,799	12.8	Special Dist	8.17	7.91	0.000	0.000
					Total	128.35	121.83	1.708	1.648

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	77,800	83,100		6.8
Net Tax	913	974	61	6.7
Effect Rate	1.17	1.17		
Avg Value	116,700	124,700		6.9
Net Tax	1,647	1,720	74	4.5
Effect Rate	1.41	1.38		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	155,600	166,300		6.9
Net Tax	2,537	2,625	88	3.5
Effect Rate	1.63	1.58		
Ex-Hi Value	233,400	249,400		6.9
Net Tax	4,317	4,432	115	2.7
Effect Rate	1.85	1.78		

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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	11,135,431	11,944,581	809,149	7.3	173,387	175,769	2,382	1.4	1.56	1.47
Res Non-Hmstd	468,433	507,128	38,695	8.3	9,214	9,341	127	1.4	1.97	1.84
Apartments	1,049,131	1,206,371	157,240	15.0	33,520	35,201	1,681	5.0	3.20	2.92
Low-income Apts	135,908	145,146	9,238	6.8	1,880	1,936	56	3.0	1.38	1.33
Seasonal Rec	6,261	6,590	329	5.3	127	124	-3	-2.5	2.03	1.88
New Construct	0	293,207	293,207	0.0	0	9,686	9,686	0.0	0.00	3.30
Com/Ind Lo Tier	336,978	343,045	6,068	1.8	11,227	10,633	-594	-5.3	3.33	3.10
Com/Ind Hi Tier	4,783,110	5,120,820	337,710	7.1	220,262	218,047	-2,215	-1.0	4.60	4.26
Public Utility	143,375	148,034	4,660	3.3	6,626	6,321	-305	-4.6	4.62	4.27
Ag Hmstd: House	415	426	11	2.6	7	6	-0	-4.7	1.64	1.52
Ag Hmstd: Land	158	158	0	0.0	1	1	-0	-11.5	.40	.35
Ag Non-hmstd	1,233	1,338	105	8.5	17	16	-1	-3.2	1.35	1.21
Total (incl TIF)	18,060,432	19,716,843	1,656,412	9.2	456,268	467,082	10,813	2.4	2.53	2.37
TIF Levy					42,999	42,579	-421	-1.0		
Total (excl TIF)					413,269	424,503	11,234	2.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	107,606	113,347	5,740	5.3	61,763	64,205	2,443	4.0
Fisc Disp Distrib	8,430	8,918	488	5.8	5,274	5,671	397	7.5
Total Levy	116,036	122,264	6,228	5.4	67,037	69,877	2,840	4.2
Property Tax Aids	15,418	15,518	100	.6	18,857	18,984	128	.7
Total Levy + Aid	131,454	137,782	6,328	4.8	85,893	88,861	2,968	3.5

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	172,853	170,723	-2,130	-1.2	25,031	26,719	1,687	6.7
Fisc Disp Distrib	13,399	14,748	1,348	10.1	1,903	2,032	130	6.8
Total Levy	186,252	185,470	-782	-.4	26,934	28,751	1,817	6.7
Property Tax Aids	0	0	0	-100.0	3,735	3,691	-44	-1.2
Total Levy + Aid	186,252	185,470	-782	-.4	30,669	32,442	1,772	5.8

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	355,754	392,339	36,584	10.3						
(-) TIF Tax Cap	33,740	37,607	3,867	11.5	County		39.56	37.84	0.000	0.000
(-) FD Contr Tax Cap	49,996	55,209	5,213	10.4	City/Town		22.43	21.17	.041	.040
(=) Txbl Tax Cap	272,018	299,523	27,505	10.1	School Dist		54.74	44.52	1.327	1.897
FD Distr Tax Cap	20,804	23,465	2,661	12.8	Special Dist		9.20	8.92	0.000	0.000
					Total		125.93	112.45	1.368	1.937

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	97,800	104,900		7.3
Net Tax	1,196	1,259	63	5.3
Effect Rate	1.22	1.20		
Avg Value	146,700	157,400		7.3
Net Tax	2,237	2,280	43	1.9
Effect Rate	1.52	1.45		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	195,600	209,900		7.3
Net Tax	3,320	3,356	36	1.1
Effect Rate	1.70	1.60		
Ex-Hi Value	293,400	314,800		7.3
Net Tax	5,486	5,505	19	.4
Effect Rate	1.87	1.75		

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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	13,741,738	14,635,044	893,306	6.5	237,691	238,622	931	.4	1.73	1.63
Res Non-Hmstd	725,512	779,734	54,221	7.5	15,098	15,107	10	.1	2.08	1.94
Apartment	776,755	838,549	61,794	8.0	24,316	24,327	10	.0	3.13	2.90
Low-income Apts	63,909	67,569	3,660	5.7	922	924	1	.2	1.44	1.37
Seasonal Rec	59,634	62,156	2,522	4.2	1,187	1,160	-26	-2.2	1.99	1.87
New Construct	0	523,945	523,945	0.0	0	13,404	13,404	0.0	0.00	2.56
Com/Ind Lo Tier	290,791	310,919	20,128	6.9	9,695	9,714	20	.2	3.33	3.12
Com/Ind Hi Tier	3,548,113	3,854,520	306,407	8.6	164,377	167,187	2,810	1.7	4.63	4.34
Public Utility	180,423	186,287	5,864	3.2	8,371	8,073	-298	-3.6	4.64	4.33
Ag Hmstd: House	52,224	53,787	1,564	3.0	836	812	-23	-2.8	1.60	1.51
Ag Hmstd: Land	39,809	41,767	1,958	4.9	238	235	-3	-1.1	.60	.56
Ag Non-hmstd	59,324	62,363	3,038	5.1	833	797	-36	-4.3	1.40	1.28
Total (incl TIF)	19,538,232	21,416,640	1,878,408	9.6	463,564	480,363	16,799	3.6	2.37	2.24
TIF Levy					7,986	8,015	29	.4		
Total (excl TIF)					455,578	472,348	16,770	3.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	121,888	128,570	6,682	5.5	63,911	67,898	3,987	6.2
Fisc Disp Distrib	6,014	6,362	348	5.8	3,162	3,504	342	10.8
Total Levy	127,901	134,931	7,030	5.5	67,073	71,402	4,329	6.5
Property Tax Aids	17,464	17,602	138	.8	9,372	9,504	132	1.4
Total Levy + Aid	145,365	152,533	7,168	4.9	76,446	80,907	4,461	5.8
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	206,380	206,624	244	.1	23,723	25,326	1,603	6.8
Fisc Disp Distrib	10,399	11,187	789	7.6	1,357	1,450	92	6.8
Total Levy	216,779	217,812	1,033	.5	25,080	26,775	1,695	6.8
Property Tax Aids	113	12	-101	-89.6	4,231	4,187	-45	-1.1
Total Levy + Aid	216,891	217,823	932	.4	29,311	30,962	1,651	5.6

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	359,539	397,794	38,255	10.6						
(-) TIF Tax Cap	6,383	7,151	767	12.0	County		39.56	37.84	0.000	0.000
(-) FD Contr Tax Cap	45,036	50,893	5,857	13.0	City/Town		20.33	19.59	.065	.063
(=) Txbl Tax Cap	308,120	339,751	31,631	10.3	School Dist		55.72	46.86	1.778	2.216
					Special Dist		7.70	7.45	0.000	0.000
FD Distr Tax Cap	14,841	16,739	1,899	12.8	Total		123.30	111.75	1.843	2.279

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	132,600	141,300		6.6
Net Tax	1,943	1,985	42	2.2
Effect Rate	1.47	1.41		
Avg Value	198,900	211,900		6.5
Net Tax	3,414	3,448	34	1.0
Effect Rate	1.72	1.63		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	265,200	282,500		6.5
Net Tax	4,885	4,911	25	.5
Effect Rate	1.84	1.74		
Ex-Hi Value	397,800	423,800		6.5
Net Tax	7,828	7,838	10	.1
Effect Rate	1.97	1.85		

Simulation ID: OON4
5/12/2000
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BASELINE: Prel Pay 2000: Corrected MKVs, survey levies (Rev 3/23/00)
vs.
ALTERNATIVE: Proj Pay 2001: Curr Law plus Tax & K-12 Conf Comm Provisions

(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	8,403,723	9,034,815	631,092	7.5	122,993	122,632	-361	-.3	1.46	1.36
Res Non-Hmstd	260,252	282,301	22,049	8.5	4,977	4,962	-15	-.3	1.91	1.76
Apartments	509,981	562,152	52,172	10.2	15,869	16,018	148	.9	3.11	2.85
Low-income Apts	118,018	130,027	12,009	10.2	1,663	1,682	18	1.1	1.41	1.29
Seasonal Rec	8,172	8,569	398	4.9	161	155	-6	-3.7	1.98	1.81
New Construct	0	155,932	155,932	0.0	0	4,252	4,252	0.0	0.00	2.73
Com/Ind Lo Tier	270,476	294,593	24,117	8.9	8,955	9,025	70	.8	3.31	3.06
Com/Ind Hi Tier	2,208,737	2,541,203	332,466	15.1	101,932	108,024	6,092	6.0	4.61	4.25
Public Utility	154,640	159,665	5,026	3.2	7,149	6,818	-331	-4.6	4.62	4.27
Ag Hmstd: House	1,552	1,608	55	3.6	21	20	-1	-4.1	1.32	1.22
Ag Hmstd: Land	665	665	0	0.0	3	3	-0	-12.1	.52	.46
Ag Non-hmstd	10,358	11,173	815	7.9	138	133	-5	-3.5	1.33	1.19
Total (incl TIF)	11,946,574	13,182,705	1,236,131	10.3	263,862	273,723	9,862	3.7	2.21	2.08
TIF Levy					21,813	23,566	1,753	8.0		
Total (excl TIF)					242,048	250,157	8,109	3.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	74,909	76,876	1,966	2.6	31,338	32,290	951	3.0
Fisc Disp Distrib	11,411	11,906	495	4.3	5,071	5,485	414	8.2
Total Levy	86,320	88,781	2,462	2.9	36,409	37,774	1,366	3.8
Property Tax Aids	12,080	12,178	98	.8	12,737	13,108	371	2.9
Total Levy + Aid	98,400	100,959	2,560	2.6	49,146	50,883	1,737	3.5

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	107,127	108,600	1,472	1.4	11,681	12,683	1,002	8.6
Fisc Disp Distrib	16,990	18,258	1,268	7.5	2,280	2,435	155	6.8
Total Levy	124,117	126,857	2,740	2.2	13,962	15,119	1,157	8.3
Property Tax Aids	0	0	-0	-100.0	2,289	2,300	11	.5
Total Levy + Aid	124,117	126,857	2,740	2.2	16,250	17,418	1,168	7.2

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	211,655	238,425	26,770	12.6					
(-) TIF Tax Cap	17,981	21,307	3,325	18.5	County	44.95	41.20	0.000	0.000
(-) FD Contr Tax Cap	27,015	30,510	3,494	12.9	City/Town	18.56	17.07	.035	.033
(=) Txbl Tax Cap	166,658	186,609	19,950	12.0	School Dist	52.03	46.39	1.709	1.672
FD Distr Tax Cap	24,933	28,123	3,190	12.8	Special Dist	7.01	6.80	0.000	0.000
					Total	122.55	111.45	1.744	1.705

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	87,400	94,000		7.6
Net Tax	1,023	1,048	24	2.4
Effect Rate	1.17	1.11		
Avg Value	131,100	141,000		7.6
Net Tax	1,884	1,893	9	.5
Effect Rate	1.44	1.34		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	174,800	188,000		7.6
Net Tax	2,844	2,837	-7	-.2
Effect Rate	1.63	1.51		
Ex-Hi Value	262,200	282,000		7.6
Net Tax	4,764	4,726	-37	-.8
Effect Rate	1.82	1.68		

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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	8,634,745	9,368,699	733,953	8.5	139,769	145,600	5,831	4.2	1.62	1.55
Res Non-Hmstd	963,370	1,045,257	81,886	8.5	21,524	22,029	506	2.3	2.23	2.11
Apartment	1,244,087	1,466,828	222,741	17.9	44,531	49,127	4,596	10.3	3.58	3.35
Low-income Apts	245,897	270,487	24,590	10.0	3,884	4,029	145	3.7	1.58	1.49
Seasonal Rec	407	407	0	0.0	8	7	-0	-5.9	1.92	1.81
New Construct	0	214,109	214,109	0.0	0	8,615	8,615	0.0	0.00	4.02
Com/Ind Lo Tier	496,495	514,560	18,066	3.6	17,933	17,464	-468	-2.6	3.61	3.39
Com/Ind Hi Tier	4,558,946	5,006,185	447,239	9.8	229,713	235,450	5,737	2.5	5.04	4.70
Public Utility	322,436	332,915	10,479	3.3	16,285	15,772	-513	-3.1	5.05	4.74
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	371	403	32	8.5	6	6	-0	-6	1.64	1.51
Total (incl TIF)	16,466,754	18,219,850	1,753,095	10.6	473,653	498,101	24,448	5.2	2.88	2.73
TIF Levy					68,958	71,813	2,855	4.1		
Total (excl TIF)					404,695	426,288	21,593	5.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	85,005	91,120	6,115	7.2	104,260	109,912	5,652	5.4
Fisc Disp Distrib	17,276	18,277	1,001	5.8	18,658	21,007	2,349	12.6
Total Levy	102,281	109,397	7,116	7.0	122,918	130,919	8,001	6.5
Property Tax Aids	13,897	14,221	324	2.3	105,564	108,299	2,736	2.6
Total Levy + Aid	116,178	123,617	7,440	6.4	228,482	239,218	10,736	4.7

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	158,607	163,933	5,326	3.4	19,159	20,807	1,647	8.6
Fisc Disp Distrib	28,597	31,957	3,360	11.7	3,899	4,165	266	6.8
Total Levy	187,204	195,890	8,686	4.6	23,058	24,971	1,913	8.3
Property Tax Aids	514	514	0	0.0	3,278	3,295	17	.5
Total Levy + Aid	187,718	196,404	8,686	4.6	26,336	28,266	1,930	7.3

TAX BASE

	TAX BASE				TAX RATES				
	Baseline	Altern	Change	Pctg Chng	Net Tax Cap (Pct)		Mkt Val (mills)		
					Base	Alt	Base	Alt	
Total Tax Capacity	328,455	367,174	38,718	11.8					
(-) TIF Tax Cap	47,724	53,482	5,758	12.1	County	35.62	34.08	0.000	0.000
(-) FD Contr Tax Cap	42,056	46,322	4,266	10.1	City/Town	43.68	41.11	0.000	0.000
(=) Txbl Tax Cap	238,675	267,370	28,695	12.0	School Dist	57.17	51.30	1.346	1.469
					Special Dist	8.03	7.78	0.000	0.000
FD Distr Tax Cap	42,635	48,090	5,454	12.8	Total	144.49	134.27	1.346	1.469

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	69,100	75,000		8.5
Net Tax	877	911	33	3.8
Effect Rate	1.27	1.21		
Avg Value	103,700	112,500		8.5
Net Tax	1,521	1,619	98	6.4
Effect Rate	1.47	1.44		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	138,300	150,000		8.5
Net Tax	2,380	2,490	111	4.7
Effect Rate	1.72	1.66		
Ex-Hi Value	207,400	225,000		8.5
Net Tax	4,120	4,262	142	3.4
Effect Rate	1.99	1.89		

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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	5,859,770	6,357,850	498,080	8.5	84,362	85,514	1,152	1.4	1.44	1.35
Res Non-Hmstd	385,800	417,882	32,082	8.3	8,247	8,226	-21	-0.3	2.14	1.97
Apartments	602,168	684,677	82,508	13.7	21,351	22,308	958	4.5	3.55	3.26
Low-income Apts	172,602	193,315	20,712	12.0	2,555	2,633	78	3.0	1.48	1.36
Seasonal Rec	1,455	1,524	70	4.8	31	30	-1	-3.5	2.16	1.99
New Construct	0	42,703	42,703	0.0	0	1,728	1,728	0.0	0.00	4.05
Com/Ind Lo Tier	334,460	374,645	40,185	12.0	11,853	12,277	424	3.6	3.54	3.28
Com/Ind Hi Tier	1,599,014	1,921,513	322,499	20.2	79,797	88,512	8,714	10.9	4.99	4.61
Public Utility	196,082	202,455	6,373	3.3	9,842	9,394	-448	-4.6	5.02	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	426	462	36	8.5	7	6	-0	-3.9	1.55	1.37
Total (incl TIF)	9,151,778	10,197,025	1,045,248	11.4	218,045	230,629	12,583	5.8	2.38	2.26
TIF Levy					21,192	23,509	2,316	10.9		
Total (excl TIF)					196,853	207,120	10,267	5.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	53,637	55,501	1,865	3.5	47,802	48,669	867	1.8
Fisc Disp Distrib	18,543	19,348	805	4.3	16,041	16,585	544	3.4
Total Levy	72,180	74,849	2,669	3.7	63,843	65,255	1,411	2.2
Property Tax Aids	9,923	10,079	155	1.6	69,654	71,405	1,751	2.5
Total Levy + Aid	82,103	84,928	2,824	3.4	133,497	136,659	3,162	2.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	83,934	87,646	3,712	4.4	9,603	10,508	905	9.4
Fisc Disp Distrib	26,662	29,122	2,459	9.2	3,705	3,958	252	6.8
Total Levy	110,597	116,767	6,171	5.6	13,308	14,465	1,157	8.7
Property Tax Aids	1,741	475	-1,265	-72.7	1,809	1,832	23	1.3
Total Levy + Aid	112,337	117,243	4,906	4.4	15,117	16,298	1,181	7.8

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	159,207	182,112	22,905	14.4						
(-) TIF Tax Cap	14,317	17,305	2,988	20.9	County		40.72	37.33	0.000	0.000
(-) FD Contr Tax Cap	13,172	16,132	2,960	22.5	City/Town		36.29	32.74	0.000	0.000
(=) Txbl Tax Cap	131,718	148,676	16,958	12.9	School Dist		63.72	58.72	0.000	.034
					Special Dist		7.29	7.07	0.000	0.000
FD Distr Tax Cap	40,517	45,701	5,183	12.8	Total		148.02	135.85	0.000	.034

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	62,100	67,400		8.5
Net Tax	725	725	0	.1
Effect Rate	1.17	1.08		
Avg Value	93,200	101,100		8.5
Net Tax	1,218	1,263	45	3.7
Effect Rate	1.31	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	124,300	134,800		8.4
Net Tax	1,915	1,965	50	2.6
Effect Rate	1.54	1.46		
Ex-Hi Value	186,400	202,200		8.5
Net Tax	3,431	3,478	47	1.4
Effect Rate	1.84	1.72		