

# House Research Simulation Report: Property Tax

Simulation #00N5

Date 8/17/2000

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## DESCRIPTION

**BASELINE: Final Pay 2000**

**ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bills w/actual ANTCs**

This report compares property taxes payable in 2000 to projected property taxes payable in 2001, including the effects of the final Tax and Education Finance bills. 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 school district levy projections are based upon final certified ANTCs. 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 bill 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 \$259 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 \$120 million tax increase on existing properties amounts to a 2.6% average 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 relatively little growth in its 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:            Final Pay 2000**

- ! **Property values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- ! **Levies** are actual levies reported by county auditors on the abstracts of tax lists.
- ! **Property tax aids** are actual amounts certified by the Dept. of Revenue.
- ! **Education homestead credit** amounts are simulated, and differ slightly from amounts reported on the abstracts of tax lists. The simulated statewide total is \$393.5 million versus the actual total of \$394.4 million.
- ! **Tax increment financing (TIF)** net tax capacities are derived from the abstracts of tax lists; TIF levies are simulated. The simulated statewide total is \$313.6 million versus the actual total of \$314.4 million.
- ! **Taconite homestead credit** amounts are simulated, and differ slightly from amounts reported on the abstracts of tax lists. The simulated statewide total is \$15.2 million versus the actual total of \$15.4 million.

## ASSUMPTIONS:

### ALTERNATIVE:    **Proj Pay 2001: Final Tax & K-12 Bills w/actual ANTCs**

- ! **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 takes into account modifications to the baseline levies resulting from the Education Finance bill, and is based on June final ANTCs.
  
- ! **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
<b>Residential Homestead:</b>		
<\$76,000	1.0 %	1.0 %
>\$76,000	1.65	1.65
<b>Residential Non-homestead:</b>		
Single unit:		
<\$76,000	1.2	1.2
>\$76,000	1.65	1.65
2-3 unit and undeveloped land	1.65	1.65
<b>Apartments:</b>		
Regular	2.4	2.4
Low-income	1.0	1.0
Small cities	2.15	2.15
<b>Commercial-Industrial-Public Utility:</b>		
<\$150,000	2.4	2.4
>\$150,000	3.4	3.4
<b>Seasonal Recreational Commercial:</b>		
Homestead resorts (1c)	1.0	1.0
Seasonal resorts (4c)	1.65	1.65
<b>Seasonal Recreational Residential:</b>		
<\$76,000	1.2	1.2
>\$76,000	1.65	1.65
<b>Disabled homestead</b>	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$115,000	0.35	0.35
\$115,000 - \$600,000	0.8	0.8
>\$600,000	1.2	1.2
<b>Non-Homestead</b>	1.2	1.2
<b>Education homestead credit:</b>		
Percentage	83%	83%
Maximum	\$390	\$390
<b>Education agricultural credit:</b>		
Homestead <\$600,000	54%	70%
Homestead >\$600,000	54%	63%
Nonhomestead	50%	63%

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BASELINE: Final Pay 2000  
vs.  
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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	138,466,671	147,879,971	9,413,300	6.8	1,939,429	2,011,021	71,592	3.7	1.40	1.36
Res Non-Hmstd	7,698,343	8,161,439	463,096	6.0	148,745	151,166	2,421	1.6	1.93	1.85
Apartments	7,728,241	8,602,168	873,926	11.3	245,955	258,483	12,528	5.1	3.18	3.00
Low-income Apts	1,842,559	1,995,921	153,362	8.3	26,655	27,741	1,086	4.1	1.45	1.39
Seasonal Rec	7,457,008	7,884,794	427,786	5.7	114,309	117,436	3,127	2.7	1.53	1.49
New Construct	0	6,182,797	6,182,797	0.0	0	138,871	138,871	0.0	0.00	2.25
Com/Ind Lo Tier	6,854,316	7,130,520	276,204	4.0	227,884	227,975	91	.0	3.32	3.20
Com/Ind Hi Tier	30,201,586	32,668,163	2,466,577	8.2	1,396,143	1,426,145	30,002	2.1	4.62	4.37
Public Utility	6,274,206	6,478,307	204,101	3.3	274,473	273,962	-511	-.2	4.37	4.23
Ag Hmstd: House	6,466,366	6,760,072	293,706	4.5	68,981	71,850	2,870	4.2	1.07	1.06
Ag Hmstd: Land	18,627,973	19,398,465	770,492	4.1	118,796	118,152	-643	-.5	.64	.61
Ag Non-hmstd	9,664,226	10,003,809	339,582	3.5	118,404	116,176	-2,228	-1.9	1.23	1.16
<b>Total (incl TIF)</b>	<b>241,281,495</b>	<b>263,146,425</b>	<b>21,864,930</b>	<b>9.1</b>	<b>4,679,773</b>	<b>4,938,978</b>	<b>259,206</b>	<b>5.5</b>	<b>1.94</b>	<b>1.88</b>
TIF Levy					313,552	331,183	17,630	5.6		
Total (excl TIF)					4,366,220	4,607,796	241,575	5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,355,876	1,439,070	83,193	6.1	861,380	921,290	59,911	7.0
Fisc Disp Distrib	108,402	113,986	5,584	5.2	87,464	94,093	6,629	7.6
Total Levy	1,464,278	1,553,056	88,777	6.1	948,844	1,015,384	66,539	7.0
Property Tax Aids	285,460	287,031	1,571	.6	635,554	655,308	19,754	3.1
<b>Total Levy + Aid</b>	<b>1,749,738</b>	<b>1,840,087</b>	<b>90,349</b>	<b>5.2</b>	<b>1,584,398</b>	<b>1,670,691</b>	<b>86,293</b>	<b>5.4</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	2,048,358	2,123,862	75,504	3.7	152,357	163,000	10,643	7.0
Fisc Disp Distrib	187,259	202,126	14,867	7.9	25,475	27,217	1,742	6.8
Total Levy	2,235,617	2,325,988	90,371	4.0	177,832	190,217	12,385	7.0
Property Tax Aids	54,171	43,158	-11,013	-20.3	30,174	30,174	-0	-.0
<b>Total Levy + Aid</b>	<b>2,289,788</b>	<b>2,369,146</b>	<b>79,357</b>	<b>3.5</b>	<b>208,006</b>	<b>220,391</b>	<b>12,385</b>	<b>6.0</b>

TAX BASE

					TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	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	237,008	268,092	31,084	13.1	County	40.77	39.38	.002	.002	
(-) FD Contr Tax Cap	279,283	315,382	36,099	12.9	City/Town	25.65	24.97	.037	.036	
(=) Txbl Tax Cap	3,324,530	3,653,582	329,052	9.9	School Dist	54.35	49.50	1.033	1.234	
FD Distr Tax Cap	279,285	315,382	36,098	12.9	Special Dist	4.58	4.46	0.000	0.000	
					Total	125.35	118.30	1.072	1.271	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng	Baseln	Altern	Tax Change	Pctg Chng
Lo Value				0.0	Hi Value			0.0
Net Tax			0	0.0	Net Tax		0	0.0
Effect Rate	0.00	0.00			Effect Rate	0.00	0.00	
Avg Value				0.0	Ex-Hi Value			0.0
Net Tax			0	0.0	Net Tax		0	0.0
Effect Rate	0.00	0.00			Effect Rate	0.00	0.00	

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	44,891,292	47,525,336	2,634,044	5.9	551,689	583,082	31,394	5.7	1.23	1.23
Res Non-Hmstd	2,957,160	3,073,886	116,726	3.9	54,134	55,142	1,008	1.9	1.83	1.79
Apartment	1,540,400	1,597,794	57,393	3.7	48,987	49,718	731	1.5	3.18	3.11
Low-income Apts	649,477	697,022	47,545	7.3	9,559	10,101	542	5.7	1.47	1.45
Seasonal Rec	7,234,529	7,651,859	417,330	5.8	110,260	113,418	3,159	2.9	1.52	1.48
New Construct	0	2,341,773	2,341,773	0.0	0	44,673	44,673	0.0	0.00	1.91
Com/Ind Lo Tier	3,693,088	3,794,764	101,675	2.8	122,858	123,433	574	.5	3.33	3.25
Com/Ind Hi Tier	5,743,142	5,983,735	240,593	4.2	261,413	265,631	4,219	1.6	4.55	4.44
Public Utility	4,099,502	4,232,925	133,423	3.3	174,861	176,768	1,908	1.1	4.27	4.18
Ag Hmstd: House	5,642,399	5,898,650	256,251	4.5	58,672	61,498	2,825	4.8	1.04	1.04
Ag Hmstd: Land	17,790,857	18,508,312	717,455	4.0	114,178	113,555	-623	-.5	.64	.61
Ag Non-hmstd	9,166,513	9,477,176	310,662	3.4	111,997	109,925	-2,072	-1.8	1.22	1.16
Total (incl TIF)	103,408,360	110,783,231	7,374,871	7.1	1,618,607	1,706,945	88,338	5.5	1.57	1.54
TIF Levy					63,937	68,461	4,524	7.1		
Total (excl TIF)					1,554,670	1,638,483	83,814	5.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	640,321	681,899	41,578	6.5	335,141	362,068	26,927	8.0
Fisc Disp Distrib	504	785	281	55.7	830	710	-120	-14.4
Total Levy	640,825	682,684	41,859	6.5	335,971	362,778	26,808	8.0
Property Tax Aids	155,800	155,050	-751	-.5	332,267	343,939	11,671	3.5
Total Levy + Aid	796,625	837,733	41,108	5.2	668,238	706,717	38,479	5.8

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	783,138	808,530	25,392	3.2	13,286	14,137	851	6.4
Fisc Disp Distrib	378	549	171	45.1	11	19	8	71.0
Total Levy	783,516	809,079	25,563	3.3	13,298	14,157	859	6.5
Property Tax Aids	46,285	40,633	-5,653	-12.2	3,125	3,125	-0	-.0
Total Levy + Aid	829,802	849,712	19,910	2.4	16,422	17,281	859	5.2

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	47.25	46.73			.006	.004
(-) TIF Tax Cap	46,671	51,230	4,559	9.8	24.70	24.77			.008	.008
(-) FD Contr Tax Cap	853	1,332	479	56.2	53.38	49.62			.625	.817
(=) Txbl Tax Cap	1,353,987	1,458,462	104,475	7.7	.98	.97			0.000	0.000
FD Distr Tax Cap	854	1,332	478	56.0	Total	126.31	122.09		.639	.828

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	52,500	55,500		5.7
Net Tax	531	564	32	6.1
Effect Rate	1.01	1.02		
Avg Value	78,700	83,300		5.8
Net Tax	813	890	77	9.5
Effect Rate	1.03	1.07		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	104,900	111,100		5.9
Net Tax	1,240	1,341	101	8.2
Effect Rate	1.18	1.21		
Ex-Hi Value	157,400	166,600		5.8
Net Tax	2,367	2,501	134	5.7
Effect Rate	1.50	1.50		

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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	93,575,378	100,354,635	6,779,257	7.2	1,387,740	1,427,939	40,198	2.9	1.48	1.42
Res Non-Hmstd	4,741,183	5,087,553	346,371	7.3	94,611	96,024	1,413	1.5	2.00	1.89
Apartments	6,187,841	7,004,374	816,533	13.2	196,968	208,765	11,797	6.0	3.18	2.98
Low-income Apts	1,193,082	1,298,899	105,817	8.9	17,096	17,640	544	3.2	1.43	1.36
Seasonal Rec	222,479	232,935	10,455	4.7	4,049	4,018	-31	-.8	1.82	1.72
New Construct	0	3,841,024	3,841,024	0.0	0	94,198	94,198	0.0	0.00	2.45
Com/Ind Lo Tier	3,161,228	3,335,756	174,528	5.5	105,026	104,542	-483	-.5	3.32	3.13
Com/Ind Hi Tier	24,458,444	26,684,428	2,225,984	9.1	1,134,730	1,160,514	25,783	2.3	4.64	4.35
Public Utility	2,174,704	2,245,382	70,678	3.3	99,612	97,193	-2,419	-2.4	4.58	4.33
Ag Hmstd: House	823,968	861,422	37,455	4.5	10,308	10,353	44	.4	1.25	1.20
Ag Hmstd: Land	837,116	890,153	53,036	6.3	4,618	4,597	-21	-.4	.55	.52
Ag Non-hmstd	497,713	526,633	28,920	5.8	6,407	6,251	-156	-2.4	1.29	1.19
Total (incl TIF)	137,873,136	152,363,194	14,490,059	10.5	3,061,166	3,232,033	170,868	5.6	2.22	2.12
TIF Levy					249,615	262,721	13,106	5.3		
Total (excl TIF)					2,811,551	2,969,312	157,762	5.6		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	715,556	757,171	41,615	5.8	526,239	559,222	32,984	6.3
Fisc Disp Distrib	107,898	113,201	5,303	4.9	86,635	93,383	6,748	7.8
Total Levy	823,453	870,372	46,918	5.7	612,873	652,605	39,732	6.5
Property Tax Aids	129,659	131,982	2,322	1.8	303,286	311,369	8,083	2.7
Total Levy + Aid	953,113	1,002,353	49,240	5.2	916,160	963,974	47,814	5.2
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,265,220	1,315,331	50,112	4.0	139,071	148,863	9,792	7.0
Fisc Disp Distrib	186,881	201,577	14,696	7.9	25,463	27,197	1,734	6.8
Total Levy	1,452,101	1,516,908	64,808	4.5	164,534	176,060	11,526	7.0
Property Tax Aids	7,886	2,525	-5,361	-68.0	27,050	27,050	0	.0
Total Levy + Aid	1,459,987	1,519,434	59,447	4.1	191,584	203,110	11,526	6.0

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	190,337	216,863	26,526	13.9	County	36.31	34.49	0.000	0.000
(-) FD Contr Tax Cap	278,431	314,050	35,619	12.8	City/Town	26.31	25.10	.057	.055
(=) Txbl Tax Cap	1,970,543	2,195,120	224,577	11.4	School Dist	55.01	49.41	1.319	1.518
FD Distr Tax Cap	278,431	314,050	35,619	12.8	Special Dist	7.06	6.78	0.000	0.000
					Total	124.69	115.78	1.376	1.573

TAX BURDENS ON TYPICAL HOMESTEADS					TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng		Baseln	Altern	Tax Change	Pctg Chng
Lo Value	88,400	94,800		7.2	Hi Value	176,800	189,600		7.2
Net Tax	1,036	1,099	63	6.1	Net Tax	2,875	2,958	84	2.9
Effect Rate	1.17	1.16			Effect Rate	1.63	1.56		
Avg Value	132,600	142,200		7.2	Ex-Hi Value	265,200	284,400		7.2
Net Tax	1,904	1,978	74	3.9	Net Tax	4,815	4,919	104	2.2
Effect Rate	1.44	1.39			Effect Rate	1.82	1.73		

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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	2,577,068	2,703,684	126,616	4.9	34,059	36,167	2,108	6.2	1.32	1.34
Res Non-Hmstd	196,292	202,677	6,384	3.3	3,836	3,900	64	1.7	1.95	1.92
Apartments	168,102	173,190	5,087	3.0	4,863	4,917	54	1.1	2.89	2.84
Low-income Apts	68,353	73,229	4,876	7.1	1,029	1,089	61	5.9	1.50	1.49
Seasonal Rec	52,362	55,893	3,531	6.7	935	965	31	3.3	1.78	1.73
New Construct	0	107,748	107,748	0.0	0	2,506	2,506	0.0	0.00	2.33
Com/Ind Lo Tier	395,279	405,638	10,359	2.6	13,092	13,173	81	.6	3.31	3.25
Com/Ind Hi Tier	448,640	472,020	23,380	5.2	18,012	18,488	476	2.6	4.01	3.92
Public Utility	108,726	112,259	3,534	3.3	4,920	4,984	64	1.3	4.53	4.44
Ag Hmstd: House	12,322	12,682	360	2.9	155	162	7	4.7	1.26	1.28
Ag Hmstd: Land	19,475	20,118	643	3.3	141	142	1	.6	.72	.71
Ag Non-hmstd	23,127	23,698	571	2.5	368	366	-2	-.6	1.59	1.54
<b>Total (incl TIF)</b>	<b>4,069,746</b>	<b>4,362,835</b>	<b>293,089</b>	<b>7.2</b>	<b>81,408</b>	<b>86,859</b>	<b>5,451</b>	<b>6.7</b>	<b>2.00</b>	<b>1.99</b>
TIF Levy					4,963	5,677	713	14.4		
Total (excl TIF)					76,445	81,182	4,738	6.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	30,411	32,229	1,817	6.0	24,616	26,578	1,961	8.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	30,411	32,229	1,817	6.0	24,616	26,578	1,961	8.0
Property Tax Aids	6,682	6,498	-184	-2.8	36,195	37,343	1,147	3.2
<b>Total Levy + Aid</b>	<b>37,093</b>	<b>38,726</b>	<b>1,633</b>	<b>4.4</b>	<b>60,812</b>	<b>63,920</b>	<b>3,109</b>	<b>5.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,296	34,653	1,358	4.1	1,266	1,367	101	8.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,296	34,653	1,358	4.1	1,266	1,367	101	8.0
Property Tax Aids	1,571	1,193	-379	-24.1	444	445	2	.4
<b>Total Levy + Aid</b>	<b>34,867</b>	<b>35,846</b>	<b>979</b>	<b>2.8</b>	<b>1,709</b>	<b>1,812</b>	<b>103</b>	<b>6.0</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mill's)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	64,611	69,699	5,088	7.9						
(-) TIF Tax Cap	3,571	4,182	611	17.1	County		49.76	49.13	.010	.009
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town		39.99	40.23	.052	.051
(=) Txbl Tax Cap	61,040	65,517	4,476	7.3	School Dist		50.33	47.68	.635	.785
FD Distr Tax Cap	0	0	0	0.0	Special Dist		2.07	2.09	0.000	0.000
					Total		142.14	139.13	.697	.845

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	39,700	41,700		5.0
Net Tax	472	498	27	5.6
Effect Rate	1.19	1.20		
Avg Value	59,600	62,600		5.0
Net Tax	708	748	40	5.6
Effect Rate	1.19	1.20		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	79,500	83,500		5.0
Net Tax	970	1,052	82	8.4
Effect Rate	1.22	1.26		
Ex-Hi Value	119,200	125,200		5.0
Net Tax	1,787	1,903	116	6.5
Effect Rate	1.50	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	2,234,076	2,384,116	150,040	6.7	24,496	25,659	1,163	4.7	1.10	1.08
Res Non-Hmstd	159,471	166,144	6,674	4.2	2,519	2,548	29	1.2	1.58	1.53
Apartments	8,185	8,705	521	6.4	191	192	1	.5	2.33	2.20
Low-income Apts	192	206	14	7.5	3	3	0	2.6	1.30	1.25
Seasonal Rec	1,246,991	1,326,001	79,010	6.3	18,069	18,565	496	2.7	1.45	1.40
New Construct	0	185,166	185,166	0.0	0	2,782	2,782	0.0	0.00	1.50
Com/Ind Lo Tier	82,397	87,069	4,672	5.7	2,308	2,346	38	1.6	2.80	2.69
Com/Ind Hi Tier	85,870	91,600	5,730	6.7	3,428	3,538	110	3.2	3.99	3.86
Public Utility	391,571	404,297	12,726	3.3	13,949	14,271	322	2.3	3.56	3.53
Ag Hmstd: House	803,800	829,087	25,287	3.1	7,984	8,291	306	3.8	.99	1.00
Ag Hmstd: Land	2,984,174	3,078,363	94,188	3.2	19,183	19,205	22	.1	.64	.62
Ag Non-hmstd	2,104,870	2,160,816	55,947	2.7	26,318	26,093	-225	-.9	1.25	1.21
<b>Total (incl TIF)</b>	<b>10,101,596</b>	<b>10,721,572</b>	<b>619,976</b>	<b>6.1</b>	<b>118,448</b>	<b>123,492</b>	<b>5,044</b>	<b>4.3</b>	<b>1.17</b>	<b>1.15</b>
TIF Levy					72	88	16	21.5		
Total (excl TIF)					118,376	123,405	5,029	4.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	54,055	56,937	2,882	5.3	12,848	13,606	757	5.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	54,055	56,937	2,882	5.3	12,848	13,606	757	5.9
Property Tax Aids	12,370	12,071	-299	-2.4	5,105	5,120	14	.3
<b>Total Levy + Aid</b>	<b>66,424</b>	<b>69,008</b>	<b>2,583</b>	<b>3.9</b>	<b>17,954</b>	<b>18,725</b>	<b>772</b>	<b>4.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	66,490	69,452	2,962	4.5	2,389	2,593	203	8.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	66,490	69,452	2,962	4.5	2,389	2,593	203	8.5
Property Tax Aids	2,189	1,580	-609	-27.8	915	913	-2	-.2
<b>Total Levy + Aid</b>	<b>68,679</b>	<b>71,033</b>	<b>2,354</b>	<b>3.4</b>	<b>3,304</b>	<b>3,506</b>	<b>202</b>	<b>6.1</b>

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	47.05	46.12	.011 .011
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	11.20	11.04	0.000 0.000
(=) Txbl Tax Cap	114,676	123,228	8,552	7.5	School Dist	52.61	48.45	.692 1.025
					Special Dist	2.08	2.10	0.000 0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.94</b>	<b>107.72</b>	<b>.703 1.036</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	54,300	57,900		6.6
Net Tax	485	520	35	7.2
Effect Rate	.89	.90		
Avg Value	81,500	86,900		6.6
Net Tax	757	837	80	10.5
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	1,154	1,258	104	9.0
Effect Rate	1.06	1.09		
Ex-Hi Value	163,000	173,800		6.6
Net Tax	2,204	2,347	143	6.5
Effect Rate	1.35	1.35		

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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	19,904	21,208	1,304	6.6	1.21	1.21
Res Non-Hmstd	157,165	167,038	9,873	6.3	2,921	3,031	110	3.8	1.86	1.81
Apartments	71,299	71,758	460	.6	2,297	2,271	-25	-1.1	3.22	3.17
Low-income Apts	51,349	54,798	3,450	6.7	784	820	35	4.5	1.53	1.50
Seasonal Rec	664,268	692,595	28,327	4.3	9,723	9,943	220	2.3	1.46	1.44
New Construct	0	102,271	102,271	0.0	0	2,197	2,197	0.0	0.00	2.15
Com/Ind Lo Tier	311,252	321,164	9,911	3.2	10,446	10,567	121	1.2	3.36	3.29
Com/Ind Hi Tier	406,326	419,708	13,382	3.3	17,883	18,094	211	1.2	4.40	4.31
Public Utility	66,224	68,376	2,152	3.2	3,215	3,229	13	.4	4.86	4.72
Ag Hmstd: House	13,750	14,370	620	4.5	161	163	2	1.5	1.17	1.14
Ag Hmstd: Land	13,976	14,547	571	4.1	69	68	-0	-.5	.49	.47
Ag Non-hmstd	15,113	15,473	360	2.4	181	174	-7	-3.8	1.20	1.13
Total (incl TIF)	3,414,748	3,701,003	286,255	8.4	67,584	71,765	4,181	6.2	1.98	1.94
TIF Levy					3,224	3,540	315	9.8		
Total (excl TIF)					64,359	68,225	3,866	6.0		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	23,418	24,418	1,000	4.3	16,948	18,832	1,883	11.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	23,418	24,418	1,000	4.3	16,948	18,832	1,883	11.1
Property Tax Aids	4,404	4,266	-138	-3.1	19,965	20,716	751	3.8
Total Levy + Aid	27,823	28,684	862	3.1	36,914	39,548	2,634	7.1

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,609	29,755	1,147	4.0	307	269	-38	-12.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	28,609	29,755	1,147	4.0	307	269	-38	-12.4
Property Tax Aids	1,197	1,004	-193	-16.1	71	70	-1	-1.0
Total Levy + Aid	29,805	30,759	954	3.2	378	339	-39	-10.2

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	56,119	60,734	4,615	8.2	County	43.56	42.05	0.000	0.000
(-) TIF Tax Cap	2,357	2,658	301	12.8	City/Town	31.38	32.30	.023	.019
(-) FD Contr Tax Cap	0	0	0	0.0	School Dist	50.41	48.12	.443	.490
(=) Txbl Tax Cap	53,763	58,077	4,314	8.0	Special Dist	.57	.46	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	125.92	122.93	.465	.510

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	43,600	46,600		6.9
Net Tax	430	460	29	6.8
Effect Rate	.99	.99		
Avg Value	65,400	69,900		6.9
Net Tax	646	689	44	6.8
Effect Rate	.99	.99		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	87,200	93,200		6.9
Net Tax	929	1,024	94	10.2
Effect Rate	1.07	1.10		
Ex-Hi Value	130,800	139,800		6.9
Net Tax	1,766	1,910	143	8.1
Effect Rate	1.35	1.37		

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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	2,594,939	2,764,300	169,360	6.5	28,521	29,858	1,337	4.7	1.10	1.08
Res Non-Hmstd	157,939	166,713	8,774	5.6	2,583	2,646	63	2.4	1.64	1.59
Apartments	6,467	6,627	160	2.5	165	164	-1	-0.5	2.56	2.48
Low-income Apts	772	772	0	0.0	11	10	-1	-9.6	1.47	1.33
Seasonal Rec	1,963,845	2,082,247	118,402	6.0	27,406	28,113	707	2.6	1.40	1.35
New Construct	0	187,956	187,956	0.0	0	2,483	2,483	0.0	0.00	1.32
Com/Ind Lo Tier	104,205	109,570	5,365	5.1	2,900	2,946	46	1.6	2.78	2.69
Com/Ind Hi Tier	71,657	76,360	4,703	6.6	2,844	2,911	67	2.4	3.97	3.81
Public Utility	323,019	333,517	10,498	3.3	13,688	13,929	241	1.8	4.24	4.18
Ag Hmstd: House	516,537	544,843	28,306	5.5	5,832	6,099	268	4.6	1.13	1.12
Ag Hmstd: Land	827,800	872,684	44,884	5.4	4,359	4,466	107	2.5	.53	.51
Ag Non-hmstd	305,593	321,842	16,250	5.3	4,174	4,098	-76	-1.8	1.37	1.27

Total (incl TIF)	6,872,772	7,467,431	594,659	8.7	92,484	97,724	5,241	5.7	1.35	1.31
TIF Levy					24	26	2	8.9		
Total (excl TIF)					92,460	97,698	5,239	5.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	43,015	45,172	2,156	5.0	11,220	12,186	966	8.6
Fisc Disp Distrib	0	0	0	50.3	0	0	0	0.0
Total Levy	43,015	45,172	2,156	5.0	11,220	12,186	966	8.6
Property Tax Aids	7,428	7,254	-174	-2.3	3,423	3,443	20	.6
Total Levy + Aid	50,444	52,426	1,982	3.9	14,643	15,629	985	6.7

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,418	51,429	3,011	6.2	533	362	-171	-32.1
Fisc Disp Distrib	0	0	0	55.1	0	0	0	71.3
Total Levy	48,418	51,430	3,011	6.2	533	362	-171	-32.1
Property Tax Aids	1,771	1,376	-395	-22.3	101	102	0	.4
Total Levy + Aid	50,189	52,805	2,616	5.2	634	463	-171	-26.9

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (millis)	
						Base	Alt	Base	Alt
Total Tax Capacity	86,474	94,450	7,976	9.2					
(-) TIF Tax Cap	22	25	3	12.3	County	49.76	47.84	0.000	0.000
(-) FD Contr Tax Cap	0	0	-0	-100.0	City/Town	12.89	12.83	.011	.010
(=) Txbl Tax Cap	86,452	94,426	7,973	9.2	School Dist	53.22	51.07	.376	.460
					Special Dist	.62	.38	0.000	0.000
FD Distr Tax Cap	0	0	0	56.2	Total	116.49	112.12	.387	.470

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	53,900	57,400		6.5
Net Tax	477	500	23	4.9
Effect Rate	.89	.87		
Avg Value	80,800	86,100		6.6
Net Tax	742	805	63	8.5
Effect Rate	.92	.93		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	107,700	114,800		6.6
Net Tax	1,146	1,234	87	7.6
Effect Rate	1.06	1.07		
Ex-Hi Value	161,600	172,200		6.6
Net Tax	2,203	2,323	119	5.4
Effect Rate	1.36	1.35		

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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	11,298	12,274	977	8.6	.80	.83
Res Non-Hmstd	101,558	108,123	6,566	6.5	2,100	2,203	103	4.9	2.07	2.04
Apartment	46,889	49,032	2,144	4.6	1,628	1,662	33	2.0	3.47	3.39
Low-income Apts	45,133	48,782	3,649	8.1	702	741	39	5.5	1.56	1.52
Seasonal Rec	89,719	94,152	4,433	4.9	1,677	1,754	77	4.6	1.87	1.86
New Construct	0	36,154	36,154	0.0	0	713	713	0.0	0.00	1.97
Com/Ind Lo Tier	204,771	210,875	6,104	3.0	7,557	7,583	26	.3	3.69	3.60
Com/Ind Hi Tier	204,900	211,664	6,764	3.3	10,725	10,700	-25	-.2	5.23	5.06
Public Utility	314,808	325,039	10,231	3.3	16,498	17,150	652	4.0	5.24	5.28
Ag Hmstd: House	3,403	3,627	224	6.6	34	37	3	8.1	1.00	1.02
Ag Hmstd: Land	2,062	2,139	76	3.7	7	7	0	4.0	.35	.35
Ag Non-hmstd	22,277	25,540	3,262	14.6	379	437	58	15.3	1.70	1.71
<b>Total (incl TIF)</b>	<b>2,441,295</b>	<b>2,594,215</b>	<b>152,920</b>	<b>6.3</b>	<b>52,606</b>	<b>55,261</b>	<b>2,655</b>	<b>5.0</b>	<b>2.15</b>	<b>2.13</b>
TIF Levy					2,804	2,944	140	5.0		
Total (excl TIF)					49,802	52,317	2,515	5.1		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	20,380	21,122	741	3.6	23,437	25,527	2,091	8.9
Fisc Disp Distrib	362	564	202	55.7	746	614	-132	-17.7
Total Levy	20,742	21,685	943	4.5	24,182	26,141	1,958	8.1
Property Tax Aids	9,883	9,685	-197	-2.0	36,852	39,074	2,222	6.0
<b>Total Levy + Aid</b>	<b>30,625</b>	<b>31,371</b>	<b>746</b>	<b>2.4</b>	<b>61,034</b>	<b>65,215</b>	<b>4,180</b>	<b>6.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	16,941	16,169	-772	-4.6	480	545	65	13.5
Fisc Disp Distrib	258	379	121	46.8	8	14	6	71.0
Total Levy	17,199	16,548	-651	-3.8	488	558	71	14.5
Property Tax Aids	10,977	10,818	-160	-1.5	70	69	-1	-1.9
<b>Total Levy + Aid</b>	<b>28,177</b>	<b>27,366</b>	<b>-811</b>	<b>-2.9</b>	<b>558</b>	<b>627</b>	<b>69</b>	<b>12.4</b>

	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						
(-) TIF Tax Cap	1,904	2,043	140	7.3	51.73	51.03	0.000	0.000		
(-) FD Contr Tax Cap	495	814	319	64.6	59.24	61.43	.040	.040		
(=) Txbl Tax Cap	39,394	41,387	1,994	5.1	39.79	35.32	.520	.600		
FD Distr Tax Cap	604	942	338	56.0	1.22	1.32	0.000	0.000		
<b>Total</b>					<b>151.99</b>	<b>149.10</b>	<b>.560</b>	<b>.640</b>		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	33,800	35,500		5.0
Net Tax	422	448	26	6.3
Effect Rate	1.25	1.26		
Avg Value	50,700	53,300		5.1
Net Tax	633	673	40	6.4
Effect Rate	1.25	1.26		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	67,600	71,100		5.2
Net Tax	844	898	54	6.4
Effect Rate	1.25	1.26		
Ex-Hi Value	101,400	106,600		5.1
Net Tax	1,462	1,585	122	8.4
Effect Rate	1.44	1.49		

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BASELINE: Final Pay 2000

vs.

ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bill Prov w/ actual ANTCs

(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, 137, 367	2, 296, 169	158, 802	7.4	18, 521	20, 196	1, 675	9.0	.87	.88
Res Non-Hmstd	89, 260	95, 939	6, 680	7.5	1, 510	1, 570	60	4.0	1.69	1.64
Apartments	3, 095	3, 203	109	3.5	85	87	2	1.9	2.75	2.71
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, 502	27, 382	879	3.3	1.58	1.53
New Construct	0	103, 563	103, 563	0.0	0	1, 271	1, 271	0.0	0.00	1.23
Com/Ind Lo Tier	48, 753	50, 915	2, 162	4.4	1, 503	1, 530	27	1.8	3.08	3.01
Com/Ind Hi Tier	86, 253	90, 395	4, 142	4.8	3, 914	4, 040	126	3.2	4.54	4.47
Public Utility	241, 473	249, 321	7, 848	3.2	10, 581	10, 677	96	.9	4.38	4.28
Ag Hmstd: House	104, 366	110, 929	6, 563	6.3	620	691	71	11.4	.59	.62
Ag Hmstd: Land	107, 625	113, 408	5, 783	5.4	259	280	21	8.0	.24	.25
Ag Non-hmstd	234, 507	272, 187	37, 681	16.1	3, 118	3, 374	257	8.2	1.33	1.24
<b>Total (incl TIF)</b>	<b>4, 730, 009</b>	<b>5, 173, 719</b>	<b>443, 710</b>	<b>9.4</b>	<b>66, 613</b>	<b>71, 097</b>	<b>4, 484</b>	<b>6.7</b>	<b>1.41</b>	<b>1.37</b>
TIF Levy					658	651	-6	-.9		
Total (excl TIF)					65, 956	70, 446	4, 490	6.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	40, 043	43, 114	3, 071	7.7	9, 102	10, 029	927	10.2
Fisc Disp Distrib	142	222	79	55.8	84	97	13	15.0
Total Levy	40, 185	43, 336	3, 151	7.8	9, 186	10, 125	940	10.2
Property Tax Aids	12, 227	12, 382	155	1.3	4, 853	5, 155	303	6.2
<b>Total Levy + Aid</b>	<b>52, 412</b>	<b>55, 718</b>	<b>3, 306</b>	<b>6.3</b>	<b>14, 038</b>	<b>15, 281</b>	<b>1, 242</b>	<b>8.8</b>

  

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	30, 067	30, 646	579	1.9	1, 389	1, 636	247	17.8
Fisc Disp Distrib	120	169	50	41.5	3	6	2	70.9
Total Levy	30, 187	30, 815	628	2.1	1, 392	1, 641	249	17.9
Property Tax Aids	10, 105	10, 192	87	.9	112	114	2	2.1
<b>Total Levy + Aid</b>	<b>40, 292</b>	<b>41, 007</b>	<b>715</b>	<b>1.8</b>	<b>1, 504</b>	<b>1, 755</b>	<b>251</b>	<b>16.7</b>

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	64, 569	70, 760	6, 191	9.6					
(-) TIF Tax Cap	552	582	31	5.6	County	62.90	61.89	0.000	0.000
(-) FD Contr Tax Cap	358	518	160	44.7	City/Town	14.30	14.40	0.000	0.000
(=) Txbl Tax Cap	63, 659	69, 660	6, 001	9.4	School Dist	44.23	39.89	.410	.560
					Special Dist	2.18	2.35	0.000	0.000
FD Distr Tax Cap	250	389	140	56.0	Total	123.61	118.53	.410	.560

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	54, 300	58, 300		7.4
Net Tax	510	545	34	6.7
Effect Rate	.94	.93		
Avg Value	81, 400	87, 500		7.5
Net Tax	796	883	87	10.9
Effect Rate	.98	1.01		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	108, 500	116, 700		7.6
Net Tax	1, 257	1, 372	115	9.2
Effect Rate	1.16	1.18		
Ex-Hi Value	162, 800	175, 000		7.5
Net Tax	2, 387	2, 545	158	6.6
Effect Rate	1.47	1.45		

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BASELINE: Final Pay 2000  
vs.  
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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,464,629	2,548,151	83,522	3.4	34,665	36,037	1,372	4.0	1.41	1.41
Res Non-Hmstd	197,238	201,642	4,404	2.2	4,010	4,087	76	1.9	2.03	2.03
Apartments	108,099	112,410	4,311	4.0	3,643	3,773	130	3.6	3.37	3.36
Low-income Apts	45,171	48,958	3,786	8.4	658	712	55	8.3	1.46	1.46
Seasonal Rec	58,241	59,512	1,271	2.2	1,135	1,147	12	1.1	1.95	1.93
New Construct	0	60,927	60,927	0.0	0	1,447	1,447	0.0	0.00	2.37
Com/Ind Lo Tier	161,023	163,226	2,203	1.4	5,579	5,616	37	.7	3.46	3.44
Com/Ind Hi Tier	399,522	418,480	18,958	4.7	19,326	20,159	834	4.3	4.84	4.82
Public Utility	122,052	126,018	3,966	3.2	6,035	6,164	129	2.1	4.94	4.89
Ag Hmstd: House	10,288	10,821	533	5.2	149	157	8	5.1	1.45	1.45
Ag Hmstd: Land	6,832	7,091	258	3.8	36	36	1	2.4	.52	.51
Ag Non-hmstd	11,931	14,170	2,240	18.8	199	227	27	13.7	1.67	1.60
<b>Total (incl TIF)</b>	<b>3,585,027</b>	<b>3,771,405</b>	<b>186,378</b>	<b>5.2</b>	<b>75,435</b>	<b>79,563</b>	<b>4,128</b>	<b>5.5</b>	<b>2.10</b>	<b>2.11</b>
TIF Levy					9,439	9,917	478	5.1		
Total (excl TIF)					65,997	69,647	3,650	5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,214	36,219	2,005	5.9	11,257	11,857	600	5.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,214	36,219	2,005	5.9	11,257	11,857	600	5.3
Property Tax Aids	16,754	16,677	-77	- .5	27,960	28,784	824	2.9
<b>Total Levy + Aid</b>	<b>50,968</b>	<b>52,896</b>	<b>1,928</b>	<b>3.8</b>	<b>39,217</b>	<b>40,641</b>	<b>1,424</b>	<b>3.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	27,109	28,126	1,018	3.8	720	824	104	14.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	27,109	28,126	1,018	3.8	720	824	104	14.5
Property Tax Aids	3,812	3,300	-512	-13.4	90	89	-1	-1.0
<b>Total Levy + Aid</b>	<b>30,920</b>	<b>31,426</b>	<b>506</b>	<b>1.6</b>	<b>810</b>	<b>913</b>	<b>103</b>	<b>12.8</b>

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	56,621	59,892	3,271	5.8					
(-) TIF Tax Cap	6,787	7,150	363	5.3	County	68.66	68.67	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	22.59	22.48	0.000	0.000
(=) Txbl Tax Cap	49,834	52,742	2,908	5.8	School Dist	49.81	48.45	.640	.684
FD Distr Tax Cap	0	0	0	0.0	Special Dist	1.44	1.56	0.000	0.000
					Total	142.50	141.17	.640	.684

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	53,700	55,500		3.4
Net Tax	637	661	24	3.8
Effect Rate	1.19	1.19		
Avg Value	80,500	83,200		3.4
Net Tax	988	1,044	56	5.7
Effect Rate	1.23	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	107,300	110,900		3.4
Net Tax	1,501	1,576	75	5.0
Effect Rate	1.40	1.42		
Ex-Hi Value	161,000	166,400		3.4
Net Tax	2,794	2,902	108	3.9
Effect Rate	1.74	1.74		

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BASELINE: Final Pay 2000

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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	20,217	20,920	703	3.5	1.45	1.43
Res Non-Hmstd	95,972	99,665	3,693	3.8	2,054	2,081	27	1.3	2.14	2.09
Apartments	57,306	59,831	2,525	4.4	2,057	2,095	37	1.8	3.59	3.50
Low-income Apts	50,094	54,128	4,034	8.1	832	880	47	5.6	1.66	1.62
Seasonal Rec	31,436	32,823	1,387	4.4	681	687	6	.9	2.17	2.09
New Construct	0	66,834	66,834	0.0	0	1,609	1,609	0.0	0.00	2.41
Com/Ind Lo Tier	183,364	192,943	9,579	5.2	7,083	7,285	202	2.9	3.86	3.78
Com/Ind Hi Tier	241,238	254,504	13,266	5.5	12,928	13,216	288	2.2	5.36	5.19
Public Utility	66,828	69,000	2,172	3.2	3,499	3,511	12	.3	5.24	5.09
Ag Hmstd: House	39,867	42,012	2,145	5.4	529	551	23	4.3	1.33	1.31
Ag Hmstd: Land	29,291	31,413	2,122	7.2	155	164	9	5.8	.53	.52
Ag Non-hmstd	14,923	16,014	1,091	7.3	233	235	2	1.0	1.56	1.47
<b>Total (incl TIF)</b>	<b>2,206,493</b>	<b>2,382,484</b>	<b>175,990</b>	<b>8.0</b>	<b>50,267</b>	<b>53,233</b>	<b>2,966</b>	<b>5.9</b>	<b>2.28</b>	<b>2.23</b>
TIF Levy					3,338	3,584	246	7.4		
Total (excl TIF)					46,929	49,649	2,720	5.8		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,345	20,596	1,250	6.5	12,942	13,845	903	7.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,345	20,596	1,250	6.5	12,942	13,845	903	7.0
Property Tax Aids	4,871	4,910	39	.8	10,972	11,708	736	6.7
<b>Total Levy + Aid</b>	<b>24,216</b>	<b>25,506</b>	<b>1,289</b>	<b>5.3</b>	<b>23,914</b>	<b>25,553</b>	<b>1,639</b>	<b>6.9</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,140	19,685	546	2.9	247	255	8	3.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,140	19,685	546	2.9	247	255	8	3.3
Property Tax Aids	1,160	991	-168	-14.5	26	26	-0	-.4
<b>Total Levy + Aid</b>	<b>20,299</b>	<b>20,677</b>	<b>377</b>	<b>1.9</b>	<b>273</b>	<b>281</b>	<b>8</b>	<b>2.9</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	34,727	37,711	2,984	8.6					
(-) TIF Tax Cap	2,064	2,289	226	10.9	County	59.00	58.04	.034	.015
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	39.62	39.09	0.000	0.000
(=) Txbl Tax Cap	32,663	35,421	2,759	8.4	School Dist	55.47	52.17	.466	.510
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.76	.72	0.000	0.000
					<b>Total</b>	<b>154.85</b>	<b>150.02</b>	<b>.501</b>	<b>.525</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	51,500	54,000		4.9
Net Tax	656	680	24	3.7
Effect Rate	1.27	1.26		
Avg Value	77,300	81,000		4.8
Net Tax	995	1,059	64	6.5
Effect Rate	1.29	1.31		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	103,100	108,000		4.8
Net Tax	1,531	1,611	80	5.2
Effect Rate	1.48	1.49		
Ex-Hi Value	154,600	162,000		4.8
Net Tax	2,873	2,964	92	3.2
Effect Rate	1.86	1.83		

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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	2,235,433	2,370,720	135,287	6.1	30,040	31,482	1,442	4.8	1.34	1.33
Res Non-Hmstd	151,303	158,922	7,619	5.0	2,856	2,926	70	2.5	1.89	1.84
Apartments	4,173	4,316	142	3.4	105	105	0	.3	2.51	2.44
Low-income Apts	76	76	0	0.0	1	1	-0	-2.5	1.59	1.55
Seasonal Rec	585,684	616,956	31,271	5.3	10,234	10,661	427	4.2	1.75	1.73
New Construct	0	142,711	142,711	0.0	0	2,266	2,266	0.0	0.00	1.59
Com/Ind Lo Tier	45,945	48,000	2,055	4.5	1,556	1,587	31	2.0	3.39	3.31
Com/Ind Hi Tier	26,944	28,776	1,831	6.8	1,279	1,337	58	4.5	4.75	4.65
Public Utility	159,263	164,439	5,176	3.2	7,710	7,802	92	1.2	4.84	4.74
Ag Hmstd: House	613,632	636,411	22,778	3.7	7,625	7,825	200	2.6	1.24	1.23
Ag Hmstd: Land	551,354	588,188	36,834	6.7	2,808	2,975	167	5.9	.51	.51
Ag Non-hmstd	179,589	190,410	10,821	6.0	2,703	2,714	11	.4	1.51	1.43
Total (incl TIF)	4,553,397	4,949,923	396,526	8.7	66,916	71,680	4,764	7.1	1.47	1.45
TIF Levy					115	114	-0	-.3		
Total (excl TIF)					66,801	71,566	4,765	7.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,096	36,745	2,649	7.8	8,453	9,151	698	8.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,096	36,745	2,649	7.8	8,453	9,151	698	8.3
Property Tax Aids	7,825	7,966	140	1.8	2,676	2,690	14	.5
Total Levy + Aid	41,921	44,711	2,790	6.7	11,129	11,840	712	6.4

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,864	35,765	1,901	5.6	333	345	12	3.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,864	35,765	1,901	5.6	333	345	12	3.6
Property Tax Aids	1,758	1,381	-377	-21.4	42	42	0	.6
Total Levy + Aid	35,623	37,147	1,524	4.3	375	387	12	3.2

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
						Base	Alt	Base	Alt
Total Tax Capacity	54,322	59,577	5,255	9.7					
(-) TIF Tax Cap	82	84	2	2.4	County	62.35	61.53	.066	.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	58.85	56.15	.461	.512
					Special Dist	.61	.58	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	137.39	133.64	.527	.543

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	59,500	63,100		6.1
Net Tax	656	688	32	4.9
Effect Rate	1.10	1.09		
Avg Value	89,300	94,700		6.0
Net Tax	1,075	1,158	83	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	1,694	1,803	109	6.5
Effect Rate	1.42	1.43		
Ex-Hi Value	178,600	189,400		6.0
Net Tax	3,074	3,229	155	5.0
Effect Rate	1.72	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	59,674	62,834	3,161	5.3	1.32	1.31
Res Non-Hmstd	246,184	249,663	3,480	1.4	4,803	4,768	-35	- .7	1.95	1.91
Apartments	363,079	374,965	11,885	3.3	11,762	11,769	7	.1	3.24	3.14
Low-income Apts	133,913	143,208	9,296	6.9	1,903	1,995	91	4.8	1.42	1.39
Seasonal Rec	29,238	29,835	597	2.0	557	561	4	.7	1.91	1.88
New Construct	0	305,690	305,690	0.0	0	6,674	6,674	0.0	0.00	2.18
Com/Ind Lo Tier	448,824	455,342	6,517	1.5	14,895	14,722	-174	-1.2	3.32	3.23
Com/Ind Hi Tier	965,785	1,005,049	39,264	4.1	44,210	44,687	478	1.1	4.58	4.45
Public Utility	1,014,760	1,047,972	33,212	3.3	40,915	40,939	24	.1	4.03	3.91
Ag Hmstd: House	77,902	80,590	2,688	3.5	1,000	1,036	35	3.5	1.28	1.29
Ag Hmstd: Land	56,704	60,381	3,676	6.5	316	331	15	4.7	.56	.55
Ag Non-hmstd	35,411	37,791	2,381	6.7	493	502	9	1.8	1.39	1.33
Total (incl TIF)	7,899,103	8,594,328	695,225	8.8	180,529	190,818	10,289	5.7	2.29	2.22
TIF Levy					12,620	13,839	1,219	9.7		
Total (excl TIF)					167,909	176,979	9,070	5.4		

LEVIES

	COUNTY				CITY/TOWN				Pctg Chng
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change		
Local Levy	51,363	55,255	3,892	7.6	43,595	47,909	4,315	9.9	
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0	
Total Levy	51,363	55,255	3,892	7.6	43,595	47,909	4,315	9.9	
Property Tax Aids	7,800	7,715	-84	-1.1	25,047	26,250	1,203	4.8	
Total Levy + Aid	59,163	62,970	3,807	6.4	68,642	74,160	5,518	8.0	
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT				Pctg Chng
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change		
Local Levy	84,863	85,930	1,067	1.3	2,304	2,456	152	6.6	
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0	
Total Levy	84,863	85,930	1,067	1.3	2,304	2,456	152	6.6	
Property Tax Aids	1,273	825	-448	-35.2	372	370	-2	-.7	
Total Levy + Aid	86,136	86,755	620	.7	2,676	2,826	150	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	146,724	158,843	12,120	8.3	County	37.43	37.32	0.000	0.000
(-) TIF Tax Cap	9,505	10,776	1,271	13.4	City/Town	31.77	32.36	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	School Dist	56.79	51.95	.882	1.052
(=) Txbl Tax Cap	137,219	148,067	10,848	7.9	Special Dist	1.68	1.66	0.000	0.000
 					Total	127.67	123.28	.882	1.052
FD Distr Tax Cap	0	0	0	0.0					

TAX BURDENS ON TYPICAL HOMESTEADS

	TAX BURDENS ON TYPICAL HOMESTEADS				TAX BURDENS ON TYPICAL HOMESTEADS	TAX BURDENS ON TYPICAL HOMESTEADS			
	Baseline	Altern	Tax Change	Pctg Chng		Baseline	Altern	Tax Change	Pctg Chng
Lo Value	63,100	67,000		6.2	Hi Value	126,300	134,000		6.1
Net Tax	668	711	43	6.5	Net Tax	1,751	1,868	117	6.7
Effect Rate	1.06	1.06			Effect Rate	1.39	1.39		
Avg Value	94,700	100,500		6.1	Ex-Hi Value	189,400	201,000		6.1
Net Tax	1,120	1,219	99	8.8	Net Tax	3,136	3,301	165	5.3
Effect Rate	1.18	1.21			Effect Rate	1.66	1.64		

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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	2,971,369	3,166,207	194,837	6.6	34,516	36,412	1,896	5.5	1.16	1.15
Res Non-Hmstd	151,905	157,908	6,003	4.0	2,441	2,464	23	.9	1.61	1.56
Apartments	9,637	9,996	359	3.7	214	214	-0	-.1	2.22	2.14
Low-income Apts	424	453	29	7.0	5	5	0	3.3	1.24	1.20
Seasonal Rec	378,094	391,892	13,797	3.6	5,775	5,835	59	1.0	1.53	1.49
New Construct	0	166,504	166,504	0.0	0	2,246	2,246	0.0	0.00	1.35
Com/Ind Lo Tier	90,059	92,715	2,656	2.9	2,542	2,511	-31	-1.2	2.82	2.71
Com/Ind Hi Tier	67,052	69,605	2,554	3.8	2,599	2,589	-10	-.4	3.88	3.72
Public Utility	147,208	151,992	4,784	3.2	5,717	5,646	-71	-1.2	3.88	3.71
Ag Hmstd: House	781,976	828,639	46,662	6.0	8,242	8,765	523	6.3	1.05	1.06
Ag Hmstd: Land	996,307	1,067,793	71,486	7.2	5,351	5,576	225	4.2	.54	.52
Ag Non-hmstd	213,198	227,374	14,176	6.6	2,638	2,649	10	.4	1.24	1.16
<b>Total (incl TIF)</b>	<b>5,807,229</b>	<b>6,331,078</b>	<b>523,849</b>	<b>9.0</b>	<b>70,042</b>	<b>74,912</b>	<b>4,870</b>	<b>7.0</b>	<b>1.21</b>	<b>1.18</b>
TIF Levy					190	192	2	1.1		
Total (excl TIF)					69,852	74,720	4,868	7.0		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	26,477	28,989	2,512	9.5	10,427	10,990	564	5.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	26,477	28,989	2,512	9.5	10,427	10,990	564	5.4
Property Tax Aids	3,991	4,005	14	.4	3,718	3,807	89	2.4
<b>Total Levy + Aid</b>	<b>30,468</b>	<b>32,994</b>	<b>2,526</b>	<b>8.3</b>	<b>14,145</b>	<b>14,797</b>	<b>652</b>	<b>4.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,028	47,347	2,319	5.2	505	554	49	9.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,028	47,347	2,319	5.2	505	554	49	9.7
Property Tax Aids	1,535	1,140	-395	-25.7	189	192	2	1.3
<b>Total Levy + Aid</b>	<b>46,563</b>	<b>48,488</b>	<b>1,924</b>	<b>4.1</b>	<b>694</b>	<b>746</b>	<b>52</b>	<b>7.4</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	70,002	77,030	7,028	10.0	County	37.92	37.72	0.000	0.000
(-) TIF Tax Cap	173	183	10	5.8	City/Town	14.93	14.30	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	School Dist	58.95	55.12	.729	.859
(=) Txbl Tax Cap	69,830	76,848	7,018	10.1	Special Dist	.72	.72	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	112.52	107.86	.729	.859

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	76,100	81,100		6.6
Net Tax	673	741	68	10.1
Effect Rate	.88	.91		
Avg Value	114,100	121,600		6.6
Net Tax	1,256	1,346	90	7.2
Effect Rate	1.10	1.11		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	152,100	162,100		6.6
Net Tax	1,989	2,101	112	5.7
Effect Rate	1.31	1.30		
Ex-Hi Value	228,200	243,200		6.6
Net Tax	3,457	3,614	157	4.5
Effect Rate	1.51	1.49		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,182,171	3,309,056	126,885	4.0	42,394	45,496	3,102	7.3	1.33	1.37
Res Non-Hmstd	205,567	213,826	8,259	4.0	4,061	4,226	165	4.1	1.98	1.98
Apartments	161,908	163,202	1,294	.8	5,468	5,518	49	.9	3.38	3.38
Low-income Apts	65,352	68,397	3,046	4.7	987	1,034	47	4.8	1.51	1.51
Seasonal Rec	14,024	14,827	802	5.7	323	341	18	5.4	2.30	2.30
New Construct	0	120,435	120,435	0.0	0	3,321	3,321	0.0	0.00	2.76
Com/Ind Lo Tier	429,871	439,803	9,932	2.3	15,442	15,713	271	1.8	3.59	3.57
Com/Ind Hi Tier	499,911	524,709	24,798	5.0	24,603	25,650	1,047	4.3	4.92	4.89
Public Utility	65,402	67,528	2,126	3.2	3,387	3,461	74	2.2	5.18	5.13
Ag Hmstd: House	16,573	17,299	726	4.4	226	241	15	6.5	1.37	1.39
Ag Hmstd: Land	27,543	27,950	407	1.5	246	245	-1	-.2	.89	.88
Ag Non-hmstd	36,265	36,436	171	.5	642	639	-2	-.4	1.77	1.75
<b>Total (incl TIF)</b>	<b>4,704,588</b>	<b>5,003,468</b>	<b>298,880</b>	<b>6.4</b>	<b>97,779</b>	<b>105,884</b>	<b>8,105</b>	<b>8.3</b>	<b>2.08</b>	<b>2.12</b>
TIF Levy					7,317	7,787	470	6.4		
Total (excl TIF)					90,462	98,097	7,635	8.4		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	30,973	33,548	2,575	8.3	31,520	34,418	2,899	9.2
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	30,973	33,548	2,575	8.3	31,520	34,418	2,899	9.2
Property Tax Aids	8,614	8,638	24	.3	44,799	46,089	1,291	2.9
<b>Total Levy + Aid</b>	<b>39,587</b>	<b>42,186</b>	<b>2,599</b>	<b>6.6</b>	<b>76,319</b>	<b>80,508</b>	<b>4,189</b>	<b>5.5</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	37,670	39,600	1,929	5.1	498	505	7	1.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	37,670	39,600	1,929	5.1	498	505	7	1.4
Property Tax Aids	2,056	1,642	-414	-20.1	112	114	2	1.6
<b>Total Levy + Aid</b>	<b>39,726</b>	<b>41,242</b>	<b>1,515</b>	<b>3.8</b>	<b>611</b>	<b>619</b>	<b>9</b>	<b>1.4</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	72,133	77,416	5,283	7.3					
(-) TIF Tax Cap	5,116	5,516	400	7.8	County	46.18	46.62	.006	.005
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	46.83	47.67	.029	.029
(=) Txbl Tax Cap	67,017	71,900	4,883	7.3	School Dist	51.94	48.75	.610	.912
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.74	.70	0.000	0.000
					<b>Total</b>	<b>145.69</b>	<b>143.75</b>	<b>.644</b>	<b>.946</b>

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	38,900	40,500		4.1
Net Tax	470	506	35	7.5
Effect Rate	1.21	1.25		
Avg Value	58,400	60,700		3.9
Net Tax	706	758	52	7.3
Effect Rate	1.21	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	77,900	80,900		3.9
Net Tax	956	1,047	91	9.5
Effect Rate	1.23	1.29		
Ex-Hi Value	116,800	121,400		3.9
Net Tax	1,773	1,894	121	6.8
Effect Rate	1.52	1.56		

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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	1,238,748	1,318,255	79,507	6.4	14,449	15,674	1,224	8.5	1.17	1.19
Res Non-Hmstd	131,690	137,049	5,359	4.1	2,063	2,111	48	2.3	1.57	1.54
Apartments	1,703	1,824	121	7.1	42	44	2	4.5	2.48	2.42
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	4,043	4,167	123	3.0	1.66	1.63
New Construct	0	116,303	116,303	0.0	0	2,118	2,118	0.0	0.00	1.82
Com/Ind Lo Tier	73,884	77,054	3,170	4.3	2,122	2,167	45	2.1	2.87	2.81
Com/Ind Hi Tier	143,764	150,634	6,871	4.8	5,255	5,018	-237	-4.5	3.65	3.33
Public Utility	205,273	211,944	6,671	3.2	7,608	7,538	-70	-0.9	3.71	3.56
Ag Hmstd: House	838,582	868,105	29,523	3.5	7,973	8,406	433	5.4	.95	.97
Ag Hmstd: Land	5,348,118	5,460,233	112,114	2.1	36,308	35,306	-1,001	-2.8	.68	.65
Ag Non-hmstd	3,105,786	3,166,222	60,436	1.9	36,957	35,585	-1,373	-3.7	1.19	1.12
<b>Total (incl TIF)</b>	<b>11,330,984</b>	<b>11,763,334</b>	<b>432,350</b>	<b>3.8</b>	<b>116,820</b>	<b>118,132</b>	<b>1,312</b>	<b>1.1</b>	<b>1.03</b>	<b>1.00</b>
TIF Levy					493	483	-10	-2.1		
Total (excl TIF)					116,327	117,650	1,322	1.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	57,018	60,515	3,497	6.1	11,941	12,667	726	6.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	57,018	60,515	3,497	6.1	11,941	12,667	726	6.1
Property Tax Aids	13,799	13,607	-192	-1.4	4,639	4,644	5	.1
<b>Total Levy + Aid</b>	<b>70,817</b>	<b>74,122</b>	<b>3,304</b>	<b>4.7</b>	<b>16,580</b>	<b>17,311</b>	<b>731</b>	<b>4.4</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	67,407	67,118	-290	-0.4	848	852	4	.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	67,407	67,118	-290	-0.4	848	852	4	.5
Property Tax Aids	1,418	909	-509	-35.9	209	207	-2	-0.9
<b>Total Levy + Aid</b>	<b>68,825</b>	<b>68,027</b>	<b>-799</b>	<b>-1.2</b>	<b>1,057</b>	<b>1,059</b>	<b>2</b>	<b>.2</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	115,809	121,657	5,848	5.0						
(-) TIF Tax Cap	420	441	21	5.1	County	49.37	49.88	.005	.005	
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	10.35	10.45	0.000	0.000	
(=) Txbl Tax Cap	115,390	121,216	5,826	5.0	School Dist	53.80	48.07	.558	.888	
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.73	.70	0.000	0.000	
					<b>Total</b>	<b>114.26</b>	<b>109.11</b>	<b>.563</b>	<b>.893</b>	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	51,100	54,400		6.5
Net Tax	453	488	34	7.6
Effect Rate	.89	.90		
Avg Value	76,600	81,600		6.5
Net Tax	683	761	78	11.4
Effect Rate	.89	.93		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	102,100	108,800		6.6
Net Tax	1,046	1,147	101	9.6
Effect Rate	1.02	1.05		
Ex-Hi Value	153,200	163,200		6.5
Net Tax	2,020	2,155	135	6.7
Effect Rate	1.32	1.32		

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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	2,966,419	3,136,863	170,444	5.7	37,404	39,322	1,918	5.1	1.26	1.25
Res Non-Hmstd	183,313	190,536	7,223	3.9	3,497	3,530	33	.9	1.91	1.85
Apartments	165,114	167,770	2,656	1.6	5,131	5,004	-127	-2.5	3.11	2.98
Low-income Apts	52,738	56,710	3,972	7.5	738	770	32	4.3	1.40	1.36
Seasonal Rec	8,589	9,295	706	8.2	178	194	16	8.8	2.08	2.09
New Construct	0	103,765	103,765	0.0	0	2,620	2,620	0.0	0.00	2.52
Com/Ind Lo Tier	339,749	347,267	7,519	2.2	11,320	11,252	-68	-.6	3.33	3.24
Com/Ind Hi Tier	550,048	582,657	32,609	5.9	24,637	25,092	455	1.8	4.48	4.31
Public Utility	79,804	82,398	2,594	3.2	3,613	3,580	-33	-.9	4.53	4.34
Ag Hmstd: House	8,328	8,704	377	4.5	113	120	7	6.0	1.36	1.38
Ag Hmstd: Land	18,047	18,065	18	.1	148	144	-3	-2.2	.82	.80
Ag Non-hmstd	20,194	20,237	43	.2	301	293	-7	-2.4	1.49	1.45
<b>Total (incl TIF)</b>	<b>4,392,342</b>	<b>4,724,267</b>	<b>331,924</b>	<b>7.6</b>	<b>87,080</b>	<b>91,921</b>	<b>4,841</b>	<b>5.6</b>	<b>1.98</b>	<b>1.95</b>
TIF Levy					5,641	5,895	255	4.5		
Total (excl TIF)					81,439	86,026	4,587	5.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,177	29,709	1,532	5.4	26,305	28,579	2,273	8.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	28,177	29,709	1,532	5.4	26,305	28,579	2,273	8.6
Property Tax Aids	6,366	6,241	-125	-2.0	36,510	37,650	1,141	3.1
<b>Total Levy + Aid</b>	<b>34,543</b>	<b>35,951</b>	<b>1,407</b>	<b>4.1</b>	<b>62,815</b>	<b>66,229</b>	<b>3,414</b>	<b>5.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	36,240	36,945	705	1.9	197	219	22	11.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	36,240	36,945	705	1.9	197	219	22	11.4
Property Tax Aids	1,119	959	-160	-14.3	74	75	1	1.3
<b>Total Levy + Aid</b>	<b>37,359</b>	<b>37,904</b>	<b>545</b>	<b>1.5</b>	<b>271</b>	<b>294</b>	<b>23</b>	<b>8.6</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	70,003	75,873	5,871	8.4					
(-) TIF Tax Cap	4,243	4,590	347	8.2	County	42.85	41.68	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	39.97	40.06	.005	.005
(=) Txbl Tax Cap	65,760	71,283	5,523	8.4	School Dist	49.82	45.65	.794	.934
					Special Dist	.30	.31	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	132.93	127.70	.799	.939

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	46,500	49,200		5.8
Net Tax	507	534	27	5.3
Effect Rate	1.09	1.08		
Avg Value	69,800	73,800		5.7
Net Tax	761	801	40	5.2
Effect Rate	1.09	1.08		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	93,100	98,400		5.7
Net Tax	1,127	1,212	85	7.5
Effect Rate	1.21	1.23		
Ex-Hi Value	139,600	147,600		5.7
Net Tax	2,127	2,228	101	4.7
Effect Rate	1.52	1.51		

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vs.

ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bill Prov w/ actual ANTCs

(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	11,778	12,315	537	4.6	1.11	1.08
Res Non-Hmstd	99,607	104,185	4,578	4.6	1,489	1,510	22	1.4	1.49	1.45
Apartments	2,797	2,925	127	4.6	70	69	-1	-.9	2.50	2.37
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	1,044	1,086	42	4.1	1.47	1.43
New Construct	0	86,702	86,702	0.0	0	1,670	1,670	0.0	0.00	1.93
Com/Ind Lo Tier	45,808	46,499	691	1.5	1,212	1,171	-42	-3.4	2.65	2.52
Com/Ind Hi Tier	51,312	52,642	1,330	2.6	1,886	1,839	-47	-2.5	3.68	3.49
Public Utility	129,505	133,714	4,209	3.2	4,502	4,456	-46	-1.0	3.48	3.33
Ag Hmstd: House	614,781	644,421	29,640	4.8	5,727	5,989	263	4.6	.93	.93
Ag Hmstd: Land	3,330,644	3,403,461	72,816	2.2	22,603	21,793	-810	-3.6	.68	.64
Ag Non-hmstd	1,642,939	1,655,650	12,710	.8	18,700	17,852	-849	-4.5	1.14	1.08
<b>Total (incl TIF)</b>	<b>7,051,087</b>	<b>7,341,760</b>	<b>290,673</b>	<b>4.1</b>	<b>69,011</b>	<b>69,751</b>	<b>739</b>	<b>1.1</b>	<b>.98</b>	<b>.95</b>
TIF Levy					24	20	-4	-15.4		
Total (excl TIF)					68,988	69,731	743	1.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	32,939	34,381	1,442	4.4	7,064	7,379	315	4.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	32,939	34,381	1,442	4.4	7,064	7,379	315	4.5
Property Tax Aids	7,147	6,969	-177	-2.5	2,208	2,211	3	.1
<b>Total Levy + Aid</b>	<b>40,086</b>	<b>41,351</b>	<b>1,265</b>	<b>3.2</b>	<b>9,272</b>	<b>9,590</b>	<b>318</b>	<b>3.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,601	43,263	661	1.6	168	186	18	10.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	42,601	43,263	661	1.6	168	186	18	10.7
Property Tax Aids	672	446	-226	-33.6	82	81	-1	-1.2
<b>Total Levy + Aid</b>	<b>43,274</b>	<b>43,709</b>	<b>435</b>	<b>1.0</b>	<b>250</b>	<b>267</b>	<b>17</b>	<b>6.8</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	72,283	76,410	4,127	5.7					
(-) TIF Tax Cap	22	23	1	4.9	County	45.58	45.01	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	9.78	9.66	0.000	0.000
(=) Txbl Tax Cap	72,261	76,387	4,126	5.7	School Dist	53.50	47.66	.656	1.092
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.23	.24	0.000	0.000
					Total	109.10	102.58	.656	1.092

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	61,000	65,200		6.9
Net Tax	510	549	38	7.5
Effect Rate	.84	.84		
Avg Value	91,500	97,800		6.9
Net Tax	843	927	84	9.9
Effect Rate	.92	.95		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	122,000	130,400		6.9
Net Tax	1,347	1,453	105	7.8
Effect Rate	1.10	1.11		
Ex-Hi Value	183,000	195,600		6.9
Net Tax	2,485	2,627	142	5.7
Effect Rate	1.36	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	3,316,185	3,569,784	253,599	7.6	47,217	50,485	3,268	6.9	1.42	1.41
Res Non-Hmstd	180,756	180,931	175	.1	3,566	3,560	-6	-.2	1.97	1.97
Apartments	139,357	155,667	16,311	11.7	4,653	5,177	524	11.3	3.34	3.33
Low-income Apts	52,495	57,319	4,823	9.2	773	844	72	9.3	1.47	1.47
Seasonal Rec	5,592	5,690	98	1.8	114	117	3	2.5	2.04	2.05
New Construct	0	155,564	155,564	0.0	0	3,020	3,020	0.0	0.00	1.94
Com/Ind Lo Tier	169,028	169,037	9	.0	5,692	5,669	-23	-.4	3.37	3.35
Com/Ind Hi Tier	712,741	712,806	65	.0	33,961	33,776	-185	-.5	4.76	4.74
Public Utility	46,953	48,436	1,484	3.2	2,105	2,160	55	2.6	4.48	4.46
Ag Hmstd: House	202,882	218,164	15,283	7.5	2,494	2,675	181	7.3	1.23	1.23
Ag Hmstd: Land	302,230	326,243	24,013	7.9	1,838	1,956	118	6.4	.61	.60
Ag Non-hmstd	106,903	114,843	7,940	7.4	1,366	1,413	46	3.4	1.28	1.23

Total (incl TIF)	5,235,122	5,714,485	479,363	9.2	103,779	110,851	7,072	6.8	1.98	1.94
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TIF Levy					4,480	4,593	113	2.5		
Total (excl TIF)					99,300	106,258	6,959	7.0		

	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	13,689	14,067	378	2.8
Total Levy + Aid	44,483	48,102	3,619	8.1	35,093	36,904	1,811	5.2

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,402	54,329	2,926	5.7	0	0	0	-100.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	51,402	54,329	2,926	5.7	0	0	0	0.0
Property Tax Aids	376	292	-84	-22.3	63	62	-0	-.8
Total Levy + Aid	51,778	54,621	2,843	5.5	63	62	-0	-.8

	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	3,258	3,364	106	3.3	County	47.42	48.25	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	27.27	27.12	.004	.004
(=) Txbl Tax Cap	78,407	84,136	5,729	7.3	School Dist	59.39	57.68	.946	1.040
FD Distr Tax Cap	0	0	0	0.0	Special Dist	0.00	0.00	0.000	0.000
					Total	134.09	133.05	.950	1.043

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	67,400	72,500		7.6
Net Tax	760	825	65	8.6
Effect Rate	1.13	1.14		
Avg Value	101,100	108,800		7.6
Net Tax	1,309	1,459	150	11.5
Effect Rate	1.29	1.34		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	134,800	145,100		7.6
Net Tax	2,058	2,290	231	11.2
Effect Rate	1.53	1.58		
Ex-Hi Value	202,200	217,600		7.6
Net Tax	3,613	3,957	343	9.5
Effect Rate	1.79	1.82		

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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	62,530	65,623	3,093	4.9	1.21	1.21
Res Non-Hmstd	297,770	310,974	13,204	4.4	5,467	5,571	104	1.9	1.84	1.79
Apartment	218,628	227,519	8,890	4.1	6,510	6,553	43	.7	2.98	2.88
Low-income Apts	83,358	89,927	6,569	7.9	1,132	1,196	64	5.7	1.36	1.33
Seasonal Rec	28,869	30,061	1,193	4.1	556	561	4	.8	1.93	1.87
New Construct	0	176,391	176,391	0.0	0	3,873	3,873	0.0	0.00	2.20
Com/Ind Lo Tier	502,649	519,358	16,709	3.3	16,039	16,040	1	.0	3.19	3.09
Com/Ind Hi Tier	746,386	785,706	39,320	5.3	32,607	33,186	579	1.8	4.37	4.22
Public Utility	491,651	507,630	15,979	3.3	22,053	22,525	473	2.1	4.49	4.44
Ag Hmstd: House	25,328	26,834	1,506	5.9	305	325	20	6.6	1.21	1.21
Ag Hmstd: Land	39,658	42,369	2,711	6.8	269	283	14	5.2	.68	.67
Ag Non-hmstd	30,296	31,952	1,656	5.5	422	427	5	1.1	1.39	1.34
<b>Total (incl TIF)</b>	<b>7,631,744</b>	<b>8,182,109</b>	<b>550,365</b>	<b>7.2</b>	<b>147,891</b>	<b>156,165</b>	<b>8,274</b>	<b>5.6</b>	<b>1.94</b>	<b>1.91</b>
TIF Levy					8,439	8,931	492	5.8		
Total (excl TIF)					139,452	147,234	7,782	5.6		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,762	48,548	2,786	6.1	41,351	44,358	3,007	7.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,762	48,548	2,786	6.1	41,351	44,358	3,007	7.3
Property Tax Aids	10,522	10,692	170	1.6	48,279	49,806	1,527	3.2
<b>Total Levy + Aid</b>	<b>56,284</b>	<b>59,240</b>	<b>2,956</b>	<b>5.3</b>	<b>89,630</b>	<b>94,164</b>	<b>4,534</b>	<b>5.1</b>

  

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	67,896	69,692	1,796	2.6	761	803	42	5.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	67,896	69,692	1,796	2.6	761	803	42	5.5
Property Tax Aids	1,815	1,472	-342	-18.9	94	94	-0	-.5
<b>Total Levy + Aid</b>	<b>69,711</b>	<b>71,164</b>	<b>1,453</b>	<b>2.1</b>	<b>855</b>	<b>896</b>	<b>41</b>	<b>4.8</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	124,140	133,651	9,511	7.7	38.87	38.34	0.000	0.000	0.000	0.000
(-) TIF Tax Cap	6,421	7,026	605	9.4	35.02	34.93	.017	.016	.530	.699
(-) FD Contr Tax Cap	0	0	0	0.0	54.25	50.54	0.000	0.000	0.000	0.000
(=) Txbl Tax Cap	117,719	126,625	8,906	7.6	.65	.63	.547	.715		
FD Distr Tax Cap	0	0	0	0.0	Total	128.79	124.44			

TAX BURDENS ON TYPICAL HOMESTEADS

	TAX BURDENS ON TYPICAL HOMESTEADS				TAX BURDENS ON TYPICAL HOMESTEADS			
	Baseln	Altern	Tax Change	Pctg Chng	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	53,100	55,800		5.1	Hi Value	106,100	111,600	5.2
Net Tax	546	575	30	5.4	Net Tax	1,286	1,373	86
Effect Rate	1.03	1.03			Effect Rate	1.21	1.23	
Avg Value	79,600	83,700		5.2	Ex-Hi Value	159,200	167,400	5.2
Net Tax	841	911	70	8.3	Net Tax	2,444	2,552	108
Effect Rate	1.06	1.09			Effect Rate	1.54	1.52	



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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	20,005	21,119	1,114	5.6	1.13	1.12
Res Non-Hmstd	154,169	161,949	7,780	5.0	2,359	2,411	52	2.2	1.53	1.49
Apartments	4,563	4,855	293	6.4	102	104	2	2.0	2.23	2.14
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	1,306	1,340	33	2.6	1.52	1.47
New Construct	0	117,089	117,089	0.0	0	1,859	1,859	0.0	0.00	1.59
Com/Ind Lo Tier	56,227	58,290	2,063	3.7	1,570	1,555	-15	-.9	2.79	2.67
Com/Ind Hi Tier	34,793	36,419	1,626	4.7	1,317	1,310	-7	-.5	3.78	3.60
Public Utility	124,983	129,045	4,062	3.3	4,867	4,747	-119	-2.5	3.89	3.68
Ag Hmstd: House	958,080	1,001,111	43,031	4.5	9,503	9,964	461	4.9	.99	1.00
Ag Hmstd: Land	3,129,017	3,373,867	244,851	7.8	20,083	20,577	494	2.5	.64	.61
Ag Non-hmstd	1,063,590	1,146,518	82,928	7.8	12,804	12,848	44	.3	1.20	1.12
<b>Total (incl TIF)</b>	<b>7,381,077</b>	<b>8,003,815</b>	<b>622,738</b>	<b>8.4</b>	<b>73,914</b>	<b>77,834</b>	<b>3,920</b>	<b>5.3</b>	<b>1.00</b>	<b>.97</b>

TIF Levy					98	182	83	84.8		
Total (excl TIF)					73,816	77,652	3,836	5.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	31,450	33,803	2,353	7.5	10,711	11,321	610	5.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	31,450	33,803	2,353	7.5	10,711	11,321	610	5.7
Property Tax Aids	7,817	7,970	153	2.0	5,377	5,381	4	.1
<b>Total Levy + Aid</b>	<b>39,267</b>	<b>41,773</b>	<b>2,506</b>	<b>6.4</b>	<b>16,087</b>	<b>16,702</b>	<b>614</b>	<b>3.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	46,097	48,625	2,528	5.5	341	367	25	7.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	46,097	48,625	2,528	5.5	341	367	25	7.5
Property Tax Aids	1,481	1,111	-370	-25.0	60	61	1	1.6
<b>Total Levy + Aid</b>	<b>47,577</b>	<b>49,736</b>	<b>2,159</b>	<b>4.5</b>	<b>401</b>	<b>427</b>	<b>26</b>	<b>6.6</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	74,774	82,262	7,488	10.0						
(-) TIF Tax Cap	108	211	103	95.8	County		42.12	41.20	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town		14.35	13.80	0.000	0.000
(=) Txbl Tax Cap	74,666	82,051	7,385	9.9	School Dist		56.35	52.05	.647	.871
					Special Dist		.46	.45	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>		<b>113.27</b>	<b>107.49</b>	<b>.647</b>	<b>.871</b>

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	64,500	68,700		6.5
Net Tax	566	600	34	5.9
Effect Rate	.88	.87		
Avg Value	96,800	103,000		6.4
Net Tax	959	1,037	78	8.1
Effect Rate	.99	1.01		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	129,100	137,300		6.4
Net Tax	1,547	1,634	87	5.6
Effect Rate	1.20	1.19		
Ex-Hi Value	193,600	206,000		6.4
Net Tax	2,794	2,912	118	4.2
Effect Rate	1.44	1.41		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,539,408	10,094,556	555,148	5.8	117,628	124,199	6,570	5.6	1.23	1.23
Res Non-Hmstd	374,638	394,196	19,557	5.2	6,695	6,871	176	2.6	1.79	1.74
Apartments	405,620	466,421	60,801	15.0	11,032	12,273	1,241	11.2	2.72	2.63
Low-income Apts	124,726	137,169	12,444	10.0	1,587	1,716	129	8.1	1.27	1.25
Seasonal Rec	31,687	33,759	2,073	6.5	537	552	15	2.9	1.69	1.64
New Construct	0	457,051	457,051	0.0	0	9,405	9,405	0.0	0.00	2.06
Com/Ind Lo Tier	362,348	373,750	11,402	3.1	11,327	11,279	-47	-.4	3.13	3.02
Com/Ind Hi Tier	1,495,311	1,602,201	106,890	7.1	64,944	66,891	1,947	3.0	4.34	4.17
Public Utility	182,946	188,892	5,946	3.2	7,930	7,906	-23	-.3	4.33	4.19
Ag Hmstd: House	70,714	74,249	3,536	5.0	841	884	43	5.1	1.19	1.19
Ag Hmstd: Land	52,322	55,225	2,902	5.5	268	275	7	2.6	.51	.50
Ag Non-hmstd	34,312	36,214	1,901	5.5	441	442	1	.2	1.29	1.22
<b>Total (incl TIF)</b>	<b>12,674,032</b>	<b>13,913,682</b>	<b>1,239,650</b>	<b>9.8</b>	<b>223,231</b>	<b>242,693</b>	<b>19,462</b>	<b>8.7</b>	<b>1.76</b>	<b>1.74</b>
TIF Levy					15,828	17,308	1,480	9.4		
Total (excl TIF)					207,403	225,386	17,982	8.7		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,161	55,037	3,877	7.6	39,318	44,492	5,173	13.2
Fisc Disp Distrib	12,031	12,602	571	4.7	9,350	9,996	646	6.9
Total Levy	63,191	67,639	4,448	7.0	48,669	54,487	5,819	12.0
Property Tax Aids	16,081	16,369	288	1.8	22,112	22,491	379	1.7
<b>Total Levy + Aid</b>	<b>79,272</b>	<b>84,008</b>	<b>4,736</b>	<b>6.0</b>	<b>70,781</b>	<b>76,979</b>	<b>6,197</b>	<b>8.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	103,593	110,221	6,629	6.4	11,046	11,726	680	6.2
Fisc Disp Distrib	23,508	25,710	2,202	9.4	3,335	3,562	227	6.8
Total Levy	127,101	135,931	8,830	6.9	14,381	15,288	907	6.3
Property Tax Aids	1,615	574	-1,041	-64.5	2,287	2,270	-17	-.7
<b>Total Levy + Aid</b>	<b>128,716</b>	<b>136,505</b>	<b>7,789</b>	<b>6.1</b>	<b>16,668</b>	<b>17,558</b>	<b>890</b>	<b>5.3</b>

TAX BASE	TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)		
	Baseline	Altern	Change	Pctg Chng	Base	Alt	Base	Alt	
Total Tax Capacity	200,946	223,300	22,354	11.1					
(-) TIF Tax Cap	13,688	15,560	1,872	13.7	County	30.71	29.87	0.000	0.000
(-) FD Contr Tax Cap	20,646	23,506	2,860	13.9	City/Town	23.60	24.15	0.000	0.000
(=) Txbl Tax Cap	166,612	184,234	17,622	10.6	School Dist	55.08	51.45	.935	1.112
FD Distr Tax Cap	36,467	41,133	4,665	12.8	Special Dist	6.63	6.36	0.000	0.000
					Total	116.02	111.84	.935	1.112

TAX BURDENS ON TYPICAL HOMESTEADS	TAX BURDENS ON TYPICAL HOMESTEADS			
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	77,100	81,500		5.7
Net Tax	751	814	63	8.4
Effect Rate	.97	1.00		
Avg Value	115,600	122,300		5.8
Net Tax	1,358	1,450	92	6.8
Effect Rate	1.17	1.19		

TAX BURDENS ON TYPICAL HOMESTEADS	TAX BURDENS ON TYPICAL HOMESTEADS			
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	154,100	163,100		5.8
Net Tax	2,131	2,249	118	5.5
Effect Rate	1.38	1.38		
Ex-Hi Value	231,200	244,600		5.8
Net Tax	3,679	3,843	164	4.5
Effect Rate	1.59	1.57		

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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	8,540,611	9,131,230	590,619	6.9	119,236	130,603	11,367	9.5	1.40	1.43
Res Non-Hmstd	421,582	436,022	14,440	3.4	7,570	7,807	237	3.1	1.80	1.79
Apartments	191,353	206,574	15,221	8.0	5,553	6,195	642	11.6	2.90	3.00
Low-income Apts	66,949	74,307	7,358	11.0	886	953	68	7.6	1.32	1.28
Seasonal Rec	68,489	71,816	3,327	4.9	1,106	1,114	8	.7	1.62	1.55
New Construct	0	424,220	424,220	0.0	0	8,856	8,856	0.0	0.00	2.09
Com/Ind Lo Tier	199,700	209,237	9,537	4.8	6,265	6,392	127	2.0	3.14	3.06
Com/Ind Hi Tier	913,633	999,668	86,036	9.4	40,567	43,370	2,804	6.9	4.44	4.34
Public Utility	248,509	256,585	8,077	3.3	10,653	10,831	179	1.7	4.29	4.22
Ag Hmstd: House	173,094	177,352	4,258	2.5	2,159	2,174	15	.7	1.25	1.23
Ag Hmstd: Land	108,201	114,246	6,046	5.6	493	503	10	2.0	.46	.44
Ag Non-hmstd	103,284	109,092	5,808	5.6	1,269	1,282	13	1.0	1.23	1.17
Total (incl TIF)	11,035,404	12,210,351	1,174,947	10.6	195,755	220,081	24,326	12.4	1.77	1.80
TIF Levy					8,723	9,491	768	8.8		
Total (excl TIF)					187,032	210,590	23,558	12.6		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,763	46,411	3,647	8.5	35,703	39,004	3,302	9.2
Fisc Disp Distrib	6,035	6,206	171	2.8	5,956	6,009	53	.9
Total Levy	48,798	52,617	3,819	7.8	41,658	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	58,776	62,937	4,160	7.1	53,512	57,289	3,778	7.1

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	99,677	114,274	14,597	14.6	10,976	11,806	830	7.6
Fisc Disp Distrib	14,082	14,792	710	5.0	1,808	1,931	123	6.8
Total Levy	113,759	129,066	15,307	13.5	12,784	13,738	954	7.5
Property Tax Aids	547	60	-486	-88.9	2,103	2,101	-1	-.1
Total Levy + Aid	114,306	129,126	14,821	13.0	14,887	15,839	952	6.4

TAX BASE	Baseline	Altern	Change	Pctg Chng	TAX RATES	Net Tax Cap (Pct)		Mkt Val (millis)	
						Base	Alt	Base	Alt
Total Tax Capacity	173,535	193,996	20,461	11.8					
(-) TIF Tax Cap	7,320	8,284	963	13.2	County	27.92	27.22	0.000	0.000
(-) FD Contr Tax Cap	13,047	15,199	2,152	16.5	City/Town	22.60	22.20	.099	.095
(=) Txbl Tax Cap	153,168	170,513	17,346	11.3	School Dist	54.86	56.48	1.426	1.479
FD Distr Tax Cap	19,773	22,303	2,530	12.8	Special Dist	7.17	6.92	0.000	0.000
					Total	112.54	112.82	1.525	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	1,230	134	12.3
Effect Rate	1.11	1.16		
Avg Value	148,400	158,600		6.9
Net Tax	2,036	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	3,323	292	9.6
Effect Rate	1.53	1.57		
Ex-Hi Value	296,800	317,200		6.9
Net Tax	5,018	5,457	439	8.7
Effect Rate	1.69	1.72		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,287,214	14,412,640	1,125,426	8.5	172,333	179,926	7,593	4.4	1.30	1.25
Res Non-Hmstd	536,481	581,735	45,254	8.4	9,221	9,534	313	3.4	1.72	1.64
Apartments	871,973	966,686	94,712	10.9	23,443	24,598	1,155	4.9	2.69	2.54
Low-income Apts	90,079	95,765	5,685	6.3	1,126	1,149	23	2.1	1.25	1.20
Seasonal Rec	16,406	17,182	776	4.7	299	296	-3	-1.0	1.82	1.72
New Construct	0	739,528	739,528	0.0	0	14,688	14,688	0.0	0.00	1.99
Com/Ind Lo Tier	399,692	415,312	15,620	3.9	12,150	12,048	-102	-.8	3.04	2.90
Com/Ind Hi Tier	2,514,238	2,649,238	135,000	5.4	106,662	106,447	-215	-.2	4.24	4.02
Public Utility	465,001	480,114	15,113	3.2	19,850	19,479	-371	-1.9	4.27	4.06
Ag Hmstd: House	152,692	164,593	11,901	7.8	1,789	1,875	86	4.8	1.17	1.14
Ag Hmstd: Land	197,105	212,836	15,731	8.0	1,144	1,167	23	2.1	.58	.55
Ag Non-hmstd	119,101	126,021	6,921	5.8	1,416	1,372	-44	-3.1	1.19	1.09
Total (incl TIF)	18,649,984	20,861,650	2,211,667	11.9	349,432	372,579	23,146	6.6	1.87	1.79
TIF Levy					15,605	16,544	940	6.0		
Total (excl TIF)					333,828	356,034	22,207	6.7		

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	72,564	77,464	4,900	6.8	70,658	74,940	4,282	6.1
Fisc Disp Distrib	10,339	10,897	557	5.4	10,355	11,004	649	6.3
Total Levy	82,903	88,361	5,457	6.6	81,013	85,944	4,931	6.1
Property Tax Aids	15,308	15,592	284	1.9	24,096	24,724	629	2.6
Total Levy + Aid	98,211	103,953	5,742	5.8	105,108	110,668	5,560	5.3

  

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	163,603	174,109	10,506	6.4	10,131	10,907	776	7.7
Fisc Disp Distrib	24,598	24,698	101	.4	3,264	3,486	222	6.8
Total Levy	188,201	198,807	10,606	5.6	13,395	14,393	999	7.5
Property Tax Aids	1,809	526	-1,283	-70.9	3,671	3,700	29	.8
Total Levy + Aid	190,010	199,334	9,323	4.9	17,066	18,093	1,027	6.0

	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	14,219	15,934	1,715	12.1	County	27.13	25.80	0.000	0.000
(-) FD Contr Tax Cap	35,248	39,652	4,404	12.5	City/Town	26.09	24.65	.048	.045
(=) Txbl Tax Cap	267,436	300,240	32,804	12.3	School Dist	52.38	48.42	1.267	1.383
					Special Dist	3.79	3.63	0.000	0.000
FD Distr Tax Cap	35,689	40,255	4,566	12.8	Total	109.39	102.50	1.315	1.428

TAX BURDENS ON TYPICAL HOMESTEADS					TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng		Baseline	Altern	Tax Change	Pctg Chng
Lo Value	90,900	98,700		8.6	Hi Value	181,900	197,300		8.5
Net Tax	934	1,007	73	7.8	Net Tax	2,592	2,722	130	5.0
Effect Rate	1.03	1.02			Effect Rate	1.42	1.38		
Avg Value	136,400	148,000		8.5	Ex-Hi Value	272,800	296,000		8.5
Net Tax	1,711	1,818	107	6.3	Net Tax	4,352	4,533	180	4.1
Effect Rate	1.25	1.23			Effect Rate	1.60	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	6,010,682	6,373,048	362,366	6.0	96,819	97,022	204	.2	1.61	1.52
Res Non-Hmstd	321,739	337,152	15,413	4.8	6,317	6,230	-86	-1.4	1.96	1.85
Apartments	98,232	107,624	9,392	9.6	3,121	3,177	56	1.8	3.18	2.95
Low-income Apts	51,221	54,784	3,563	7.0	753	761	8	1.0	1.47	1.39
Seasonal Rec	24,309	25,015	706	2.9	473	458	-14	-3.0	1.94	1.83
New Construct	0	491,050	491,050	0.0	0	9,784	9,784	0.0	0.00	1.99
Com/Ind Lo Tier	198,825	222,167	23,341	11.7	6,688	7,077	389	5.8	3.36	3.19
Com/Ind Hi Tier	807,168	852,128	44,960	5.6	38,155	37,580	-575	-1.5	4.73	4.41
Public Utility	114,694	118,422	3,728	3.3	5,240	5,085	-155	-3.0	4.57	4.29
Ag Hmstd: House	317,996	332,669	14,672	4.6	3,857	3,788	-69	-1.8	1.21	1.14
Ag Hmstd: Land	381,297	403,456	22,160	5.8	2,130	2,065	-65	-3.1	.56	.51
Ag Non-hmstd	122,592	130,130	7,537	6.1	1,594	1,528	-66	-4.1	1.30	1.17
<b>Total (incl TIF)</b>	<b>8,448,757</b>	<b>9,447,645</b>	<b>998,889</b>	<b>11.8</b>	<b>165,146</b>	<b>174,556</b>	<b>9,410</b>	<b>5.7</b>	<b>1.95</b>	<b>1.85</b>
TIF Levy					18,159	18,168	9	.0		
Total (excl TIF)					146,987	156,388	9,401	6.4		

## LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	43,345	45,766	2,421	5.6	27,016	29,437	2,421	9.0
Fisc Disp Distrib	5,677	5,840	163	2.9	3,339	3,872	534	16.0
Total Levy	49,021	51,606	2,584	5.3	30,354	33,309	2,955	9.7
Property Tax Aids	10,528	10,913	385	3.7	7,754	8,439	685	8.8
<b>Total Levy + Aid</b>	<b>59,550</b>	<b>62,519</b>	<b>2,970</b>	<b>5.0</b>	<b>38,108</b>	<b>41,748</b>	<b>3,640</b>	<b>9.6</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	73,936	77,951	4,015	5.4	3,920	4,257	337	8.6
Fisc Disp Distrib	8,771	9,694	923	10.5	1,171	1,251	80	6.8
Total Levy	82,707	87,645	4,938	6.0	5,091	5,508	417	8.2
Property Tax Aids	526	225	-301	-57.2	1,473	1,490	18	1.2
<b>Total Levy + Aid</b>	<b>83,233</b>	<b>87,870</b>	<b>4,637</b>	<b>5.6</b>	<b>6,564</b>	<b>6,998</b>	<b>434</b>	<b>6.6</b>

## TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	130,681	147,168	16,487	12.6						
(-) TIF Tax Cap	13,036	14,561	1,525	11.7	40.41	37.84	0.000	0.000		
(-) FD Contr Tax Cap	10,373	11,669	1,295	12.5	23.92	23.15	.164	.155		
(=) Txbl Tax Cap	107,271	120,938	13,667	12.7	58.65	51.55	1.332	1.684		
FD Distr Tax Cap	12,803	14,441	1,638	12.8	3.65	3.52	0.000	0.000	1.497	1.840
					Total		126.63	116.06		

## TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	98,100	104,000		6.0
Net Tax	1,241	1,283	41	3.3
Effect Rate	1.27	1.23		
Avg Value	147,100	156,000		6.1
Net Tax	2,278	2,311	33	1.4
Effect Rate	1.55	1.48		

## TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	196,100	208,000		6.1
Net Tax	3,375	3,403	27	.8
Effect Rate	1.72	1.64		
Ex-Hi Value	294,200	312,000		6.1
Net Tax	5,572	5,585	14	.2
Effect Rate	1.89	1.79		

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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	8,422,056	9,002,172	580,116	6.9	123,297	127,574	4,278	3.5	1.46	1.42
Res Non-Hmstd	283,375	306,147	22,772	8.0	5,752	5,910	159	2.8	2.03	1.93
Apartments	438,541	498,491	59,950	13.7	14,212	15,460	1,248	8.8	3.24	3.10
Low-income Apts	123,773	130,331	6,558	5.3	1,836	1,850	15	.8	1.48	1.42
Seasonal Rec	5,660	5,915	256	4.5	120	120	-1	-.6	2.13	2.02
New Construct	0	499,279	499,279	0.0	0	13,769	13,769	0.0	0.00	2.76
Com/Ind Lo Tier	256,839	262,905	6,067	2.4	8,683	8,443	-240	-2.8	3.38	3.21
Com/Ind Hi Tier	1,771,856	1,878,633	106,777	6.0	84,067	84,660	592	.7	4.74	4.51
Public Utility	160,980	166,212	5,232	3.2	7,568	7,406	-162	-2.1	4.70	4.46
Ag Hmstd: House	55,280	56,737	1,458	2.6	800	796	-4	-.5	1.45	1.40
Ag Hmstd: Land	57,559	61,799	4,239	7.4	341	349	8	2.3	.59	.56
Ag Non-hmstd	46,711	49,438	2,726	5.8	686	669	-17	-2.5	1.47	1.35
<b>Total (incl TIF)</b>	<b>11,622,630</b>	<b>12,918,060</b>	<b>1,295,430</b>	<b>11.1</b>	<b>247,362</b>	<b>267,005</b>	<b>19,643</b>	<b>7.9</b>	<b>2.13</b>	<b>2.07</b>
TIF Levy					28,466	31,599	3,133	11.0		
Total (excl TIF)					218,896	235,406	16,510	7.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	59,235	63,670	4,436	7.5	44,439	48,376	3,937	8.9
Fisc Disp Distrib	12,033	12,730	697	5.8	9,429	10,249	820	8.7
Total Levy	71,268	76,400	5,133	7.2	53,868	58,625	4,757	8.8
Property Tax Aids	8,472	8,701	230	2.7	21,287	22,137	850	4.0
<b>Total Levy + Aid</b>	<b>79,739</b>	<b>85,101</b>	<b>5,362</b>	<b>6.7</b>	<b>75,156</b>	<b>80,763</b>	<b>5,607</b>	<b>7.5</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	95,614	100,307	4,694	4.9	12,325	13,296	971	7.9
Fisc Disp Distrib	19,674	21,238	1,564	8.0	2,716	2,901	185	6.8
Total Levy	115,287	121,545	6,258	5.4	15,041	16,197	1,156	7.7
Property Tax Aids	1,022	139	-884	-86.4	2,053	2,069	17	.8
<b>Total Levy + Aid</b>	<b>116,310</b>	<b>121,684</b>	<b>5,374</b>	<b>4.6</b>	<b>17,093</b>	<b>18,266</b>	<b>1,173</b>	<b>6.9</b>

TAX BASE

	TAX BASE				TAX RATES				Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng					Base	Alt	Base	Alt
Total Tax Capacity	193,312	218,569	25,257	13.1								
(-) TIF Tax Cap	22,024	25,674	3,650	16.6	County	39.62	37.91	0.000	0.000			
(-) FD Contr Tax Cap	21,765	24,956	3,191	14.7	City/Town	28.32	27.49	.181	.172			
(=) Txbl Tax Cap	149,523	167,938	18,415	12.3	School Dist	51.97	48.42	1.544	1.474			
FD Distr Tax Cap	29,696	33,495	3,799	12.8	Special Dist	8.24	7.92	0.000	0.000			
					Total	128.15	121.73	1.725	1.647			

TAX BURDEN ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	77,800	83,100		6.8
Net Tax	913	975	61	6.7
Effect Rate	1.17	1.17		
Avg Value	116,700	124,700		6.9
Net Tax	1,646	1,719	73	4.4
Effect Rate	1.41	1.38		

TAX BURDEN ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	155,600	166,300		6.9
Net Tax	2,536	2,623	87	3.4
Effect Rate	1.63	1.58		
Ex-Hi Value	233,400	249,400		6.9
Net Tax	4,315	4,429	114	2.6
Effect Rate	1.85	1.78		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,135,431	11,944,581	809,149	7.3	173,502	175,883	2,381	1.4	1.56	1.47
Res Non-Hmstd	468,433	507,128	38,695	8.3	9,219	9,351	132	1.4	1.97	1.84
Apartments	1,049,131	1,206,371	157,240	15.0	33,538	35,230	1,692	5.0	3.20	2.92
Low-income Apts	135,908	145,146	9,238	6.8	1,881	1,937	56	3.0	1.38	1.33
Seasonal Rec	6,261	6,590	329	5.3	127	124	-3	-2.4	2.03	1.88
New Construct	0	293,207	293,207	0.0	0	9,696	9,696	0.0	0.00	3.31
Com/Ind Lo Tier	336,978	343,045	6,068	1.8	11,231	10,640	-591	-5.3	3.33	3.10
Com/Ind Hi Tier	4,783,110	5,120,820	337,710	7.1	220,360	218,193	-2,167	-1.0	4.61	4.26
Public Utility	143,375	148,034	4,660	3.3	6,629	6,324	-304	-4.6	4.62	4.27
Ag Hmstd: House	415	426	11	2.6	7	6	-0	-4.8	1.64	1.52
Ag Hmstd: Land	158	158	0	0.0	1	1	-0	-11.6	.40	.35
Ag Non-hmstd	1,233	1,338	105	8.5	17	16	-1	-3.3	1.35	1.21
<b>Total (incl TIF)</b>	<b>18,060,432</b>	<b>19,716,843</b>	<b>1,656,412</b>	<b>9.2</b>	<b>456,510</b>	<b>467,401</b>	<b>10,891</b>	<b>2.4</b>	<b>2.53</b>	<b>2.37</b>
TIF Levy					42,951	42,630	-321	-.7		
Total (excl TIF)					413,559	424,771	11,212	2.7		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	107,786	113,560	5,775	5.4	61,768	64,205	2,437	3.9
Fisc Disp Distrib	8,430	8,918	488	5.8	5,274	5,671	397	7.5
Total Levy	116,216	122,478	6,263	5.4	67,042	69,877	2,834	4.2
Property Tax Aids	15,414	15,518	104	.7	18,857	18,984	128	.7
<b>Total Levy + Aid</b>	<b>131,629</b>	<b>137,996</b>	<b>6,367</b>	<b>4.8</b>	<b>85,899</b>	<b>88,861</b>	<b>2,962</b>	<b>3.4</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	172,864	170,880	-1,984	-1.1	25,123	26,621	1,498	6.0
Fisc Disp Distrib	13,399	14,748	1,348	10.1	1,903	2,032	130	6.8
Total Levy	186,263	185,628	-635	-.3	27,026	28,654	1,628	6.0
Property Tax Aids	0	0	0	-100.0	3,735	3,691	-44	-1.2
<b>Total Levy + Aid</b>	<b>186,263</b>	<b>185,628</b>	<b>-635</b>	<b>-.3</b>	<b>30,760</b>	<b>32,344</b>	<b>1,584</b>	<b>5.1</b>

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	33,687	37,607	3,920	11.6	County	39.62	37.91	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	272,072	299,523	27,451	10.1	School Dist	54.73	44.57	1.327	1.897
FD Distr Tax Cap	20,804	23,465	2,661	12.8	Special Dist	9.23	8.89	0.000	0.000
					Total	126.01	112.54	1.368	1.937

TAX BURDENS ON TYPICAL HOMESTEADS					TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng		Baseline	Altern	Tax Change	Pctg Chng
Lo Value	97,800	104,900		7.3	Hi Value	195,600	209,900		7.3
Net Tax	1,197	1,260	63	5.3	Net Tax	3,322	3,358	36	1.1
Effect Rate	1.22	1.20			Effect Rate	1.70	1.60		
Avg Value	146,700	157,400		7.3	Ex-Hi Value	293,400	314,800		7.3
Net Tax	2,238	2,282	43	1.9	Net Tax	5,489	5,509	20	.4
Effect Rate	1.53	1.45			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	237,575	238,485	910	.4	1.73	1.63
Res Non-Hmstd	725,512	779,734	54,221	7.5	15,085	15,091	6	.0	2.08	1.94
Apartment	776,755	838,549	61,794	8.0	24,306	24,333	27	.1	3.13	2.90
Low-income Apts	63,909	67,569	3,660	5.7	922	924	2	.2	1.44	1.37
Seasonal Rec	59,634	62,156	2,522	4.2	1,186	1,159	-27	-2.3	1.99	1.87
New Construct	0	523,945	523,945	0.0	0	13,400	13,400	0.0	0.00	2.56
Com/Ind Lo Tier	290,791	310,919	20,128	6.9	9,693	9,714	21	.2	3.33	3.12
Com/Ind Hi Tier	3,548,113	3,854,520	306,407	8.6	164,314	167,182	2,868	1.7	4.63	4.34
Public Utility	180,423	186,287	5,864	3.2	8,367	8,069	-299	-3.6	4.64	4.33
Ag Hmstd: House	52,224	53,787	1,564	3.0	835	810	-25	-3.0	1.60	1.51
Ag Hmstd: Land	39,809	41,767	1,958	4.9	238	235	-3	-1.2	.60	.56
Ag Non-hmstd	59,324	62,363	3,038	5.1	833	796	-36	-4.4	1.40	1.28
<b>Total (incl TIF)</b>	<b>19,538,232</b>	<b>21,416,640</b>	<b>1,878,408</b>	<b>9.6</b>	<b>463,354</b>	<b>480,197</b>	<b>16,843</b>	<b>3.6</b>	<b>2.37</b>	<b>2.24</b>
TIF Levy					7,993	8,020	27	.3		
Total (excl TIF)					455,361	472,177	16,816	3.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	122,063	128,812	6,749	5.5	63,914	67,896	3,982	6.2
Fisc Disp Distrib	6,014	6,362	348	5.8	3,162	3,504	342	10.8
Total Levy	128,077	135,174	7,098	5.5	67,076	71,400	4,324	6.4
Property Tax Aids	17,455	17,602	146	.8	9,372	9,504	132	1.4
<b>Total Levy + Aid</b>	<b>145,532</b>	<b>152,776</b>	<b>7,244</b>	<b>5.0</b>	<b>76,448</b>	<b>80,905</b>	<b>4,457</b>	<b>5.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	206,311	206,740	428	.2	23,394	24,802	1,407	6.0
Fisc Disp Distrib	10,399	11,187	789	7.6	1,357	1,450	92	6.8
Total Levy	216,710	217,927	1,217	.6	24,751	26,251	1,500	6.1
Property Tax Aids	112	12	-101	-89.6	4,229	4,187	-43	-1.0
<b>Total Levy + Aid</b>	<b>216,822</b>	<b>217,939</b>	<b>1,116</b>	<b>.5</b>	<b>28,981</b>	<b>30,438</b>	<b>1,457</b>	<b>5.0</b>

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	359,539	397,794	38,255	10.6						
(-) TIF Tax Cap	6,393	7,151	758	11.9	39.62	37.91	0.000	0.000		
(-) FD Contr Tax Cap	45,036	50,893	5,857	13.0	20.33	19.59	.065	.063		
(=) Txbl Tax Cap	308,110	339,751	31,640	10.3	55.70	46.90	1.778	2.215		
FD Distr Tax Cap	14,841	16,739	1,899	12.8	7.59	7.30	0.000	0.000		
					Total		123.24	111.70	1.844	2.279

TAX BURDENS ON TYPICAL HOMESTEADS

	TAX BURDENS ON TYPICAL HOMESTEADS			
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	132,600	141,300		6.6
Net Tax	1,942	1,984	42	2.2
Effect Rate	1.46	1.40		
Avg Value	198,900	211,900		6.5
Net Tax	3,412	3,446	34	1.0
Effect Rate	1.72	1.63		

TAX BURDENS ON TYPICAL HOMESTEADS

	TAX BURDENS ON TYPICAL HOMESTEADS			
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	265,200	282,500		6.5
Net Tax	4,883	4,909	26	.5
Effect Rate	1.84	1.74		
Ex-Hi Value	397,800	423,800		6.5
Net Tax	7,823	7,835	11	.1
Effect Rate	1.97	1.85		



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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	8,403,723	9,034,815	631,092	7.5	123,110	123,092	-18	-0.0	1.46	1.36
Res Non-Hmstd	260,252	282,301	22,049	8.5	4,981	4,980	-1	-0.0	1.91	1.76
Apartments	509,981	562,152	52,172	10.2	15,868	16,068	200	1.3	3.11	2.86
Low-income Apts	118,018	130,027	12,009	10.2	1,663	1,685	22	1.3	1.41	1.30
Seasonal Rec	8,172	8,569	398	4.9	162	156	-6	-3.5	1.98	1.82
New Construct	0	155,932	155,932	0.0	0	4,263	4,263	0.0	0.00	2.73
Com/Ind Lo Tier	270,476	294,593	24,117	8.9	8,955	9,041	85	1.0	3.31	3.07
Com/Ind Hi Tier	2,208,737	2,541,203	332,466	15.1	101,933	108,236	6,303	6.2	4.61	4.26
Public Utility	154,640	159,665	5,026	3.2	7,149	6,832	-317	-4.4	4.62	4.28
Ag Hmstd: House	1,552	1,608	55	3.6	21	20	-1	-4.0	1.32	1.23
Ag Hmstd: Land	665	665	0	0.0	3	3	-0	-12.0	.52	.46
Ag Non-hmstd	10,358	11,173	815	7.9	138	133	-5	-3.5	1.33	1.19
<b>Total (incl TIF)</b>	<b>11,946,574</b>	<b>13,182,705</b>	<b>1,236,131</b>	<b>10.3</b>	<b>263,984</b>	<b>274,508</b>	<b>10,524</b>	<b>4.0</b>	<b>2.21</b>	<b>2.08</b>
TIF Levy					21,713	23,674	1,961	9.0		
Total (excl TIF)					242,271	250,834	8,563	3.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	75,085	77,034	1,948	2.6	31,340	32,291	951	3.0
Fisc Disp Distrib	11,411	11,906	495	4.3	5,071	5,485	414	8.2
Total Levy	86,496	88,940	2,444	2.8	36,410	37,775	1,365	3.7
Property Tax Aids	12,084	12,178	94	.8	12,737	13,108	371	2.9
<b>Total Levy + Aid</b>	<b>98,580</b>	<b>101,118</b>	<b>2,537</b>	<b>2.6</b>	<b>49,147</b>	<b>50,883</b>	<b>1,736</b>	<b>3.5</b>
	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	107,068	109,169	2,101	2.0	11,784	12,696	912	7.7
Fisc Disp Distrib	16,990	18,258	1,268	7.5	2,280	2,435	155	6.8
Total Levy	124,057	127,426	3,369	2.7	14,064	15,131	1,067	7.6
Property Tax Aids	0	0	-0	-100.0	2,289	2,300	11	.5
<b>Total Levy + Aid</b>	<b>124,058</b>	<b>127,426</b>	<b>3,368</b>	<b>2.7</b>	<b>16,353</b>	<b>17,431</b>	<b>1,078</b>	<b>6.6</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	211,655	238,425	26,770	12.6						
(-) TIF Tax Cap	17,900	21,307	3,406	19.0	County		45.03	41.28	0.000	0.000
(-) FD Contr Tax Cap	27,015	30,510	3,494	12.9	City/Town		18.55	17.07	.035	.033
(=) Txbl Tax Cap	166,739	186,609	19,869	11.9	School Dist		51.92	46.68	1.717	1.674
FD Distr Tax Cap	24,933	28,123	3,190	12.8	Special Dist		7.07	6.80	0.000	0.000
					Total		122.57	111.84	1.751	1.707

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	87,400	94,000		7.6
Net Tax	1,024	1,050	25	2.5
Effect Rate	1.17	1.12		
Avg Value	131,100	141,000		7.6
Net Tax	1,885	1,900	15	.8
Effect Rate	1.44	1.35		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	174,800	188,000		7.6
Net Tax	2,846	2,848	2	.1
Effect Rate	1.63	1.51		
Ex-Hi Value	262,200	282,000		7.6
Net Tax	4,766	4,743	-24	-.5
Effect Rate	1.82	1.68		

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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	8,634,745	9,368,699	733,953	8.5	139,602	145,381	5,779	4.1	1.62	1.55
Res Non-Hmstd	963,370	1,045,257	81,886	8.5	21,501	22,001	500	2.3	2.23	2.10
Apartments	1,244,087	1,466,828	222,741	17.9	44,484	49,063	4,579	10.3	3.58	3.34
Low-income Apts	245,897	270,487	24,590	10.0	3,880	4,024	144	3.7	1.58	1.49
Seasonal Rec	407	407	0	0.0	8	7	-0	-6.0	1.92	1.80
New Construct	0	214,109	214,109	0.0	0	8,606	8,606	0.0	0.00	4.02
Com/Ind Lo Tier	496,495	514,560	18,066	3.6	17,918	17,447	-471	-2.6	3.61	3.39
Com/Ind Hi Tier	4,558,946	5,006,185	447,239	9.8	229,525	235,213	5,688	2.5	5.03	4.70
Public Utility	322,436	332,915	10,479	3.3	16,271	15,756	-515	-3.2	5.05	4.73
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	1.50
<b>Total (incl TIF)</b>	<b>16,466,754</b>	<b>18,219,850</b>	<b>1,753,095</b>	<b>10.6</b>	<b>473,195</b>	<b>497,504</b>	<b>24,309</b>	<b>5.1</b>	<b>2.87</b>	<b>2.73</b>
TIF Levy					68,856	71,715	2,858	4.2		
Total (excl TIF)					404,339	425,790	21,451	5.3		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	84,433	90,538	6,105	7.2	104,279	109,912	5,633	5.4
Fisc Disp Distrib	17,276	18,277	1,001	5.8	18,658	21,007	2,349	12.6
Total Levy	101,709	108,815	7,106	7.0	122,937	130,919	7,982	6.5
Property Tax Aids	13,891	14,221	329	2.4	105,564	108,299	2,736	2.6
<b>Total Levy + Aid</b>	<b>115,600</b>	<b>123,035</b>	<b>7,435</b>	<b>6.4</b>	<b>228,501</b>	<b>239,218</b>	<b>10,718</b>	<b>4.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	158,615	163,969	5,354	3.4	19,347	20,860	1,512	7.8
Fisc Disp Distrib	28,597	31,957	3,360	11.7	3,899	4,165	266	6.8
Total Levy	187,212	195,926	8,714	4.7	23,246	25,024	1,778	7.6
Property Tax Aids	514	514	0	0.0	3,277	3,295	18	.6
<b>Total Levy + Aid</b>	<b>187,726</b>	<b>196,440</b>	<b>8,714</b>	<b>4.6</b>	<b>26,523</b>	<b>28,319</b>	<b>1,796</b>	<b>6.8</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	328,455	367,174	38,718	11.8						
(-) TIF Tax Cap	47,706	53,482	5,775	12.1	35.37	33.86	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	42,056	46,322	4,265	10.1	43.69	41.11	0.000	0.000	0.000	0.000
(=) Txbl Tax Cap	238,693	267,370	28,677	12.0	57.17	51.32	1.346	1.469	1.346	1.469
FD Distr Tax Cap	42,635	48,090	5,454	12.8	8.11	7.80	0.000	0.000	0.000	0.000
					Total	144.33	134.09	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	876	909	33	3.7
Effect Rate	1.27	1.21		
Avg Value	103,700	112,500		8.5
Net Tax	1,519	1,616	97	6.4
Effect Rate	1.46	1.44		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	138,300	150,000		8.5
Net Tax	2,377	2,487	110	4.6
Effect Rate	1.72	1.66		
Ex-Hi Value	207,400	225,000		8.5
Net Tax	4,115	4,256	141	3.4
Effect Rate	1.98	1.89		

Simulation ID: OON5  
8/17/2000  
5:08 pm

BASELINE: Final Pay 2000

vs.

ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bill Prov w/ actual ANTCs

(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	84,640	85,775	1,136	1.3	1.44	1.35
Res Non-Hmstd	385,800	417,882	32,082	8.3	8,270	8,248	-22	-0.3	2.14	1.97
Apartments	602,168	684,677	82,508	13.7	21,410	22,368	958	4.5	3.56	3.27
Low-income Apts	172,602	193,315	20,712	12.0	2,562	2,640	78	3.0	1.48	1.37
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	1,732	1,732	0.0	0.00	4.06
Com/Ind Lo Tier	334,460	374,645	40,185	12.0	11,880	12,303	424	3.6	3.55	3.28
Com/Ind Hi Tier	1,599,014	1,921,513	322,499	20.2	79,976	88,700	8,724	10.9	5.00	4.62
Public Utility	196,082	202,455	6,373	3.3	9,864	9,414	-451	-4.6	5.03	4.65
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	1.38
<b>Total (incl TIF)</b>	<b>9,151,778</b>	<b>10,197,025</b>	<b>1,045,248</b>	<b>11.4</b>	<b>218,639</b>	<b>231,216</b>	<b>12,577</b>	<b>5.8</b>	<b>2.39</b>	<b>2.27</b>
TIF Levy					21,321	23,571	2,251	10.6		
Total (excl TIF)					197,319	207,645	10,326	5.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	53,453	55,343	1,890	3.5	47,804	48,669	865	1.8
Fisc Disp Distrib	18,543	19,348	805	4.3	16,041	16,585	544	3.4
Total Levy	71,996	74,690	2,694	3.7	63,846	65,255	1,409	2.2
Property Tax Aids	9,919	10,079	160	1.6	69,654	71,405	1,751	2.5
<b>Total Levy + Aid</b>	<b>81,915</b>	<b>84,769</b>	<b>2,854</b>	<b>3.5</b>	<b>133,499</b>	<b>136,659</b>	<b>3,160</b>	<b>2.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	83,936	87,709	3,773	4.5	10,251	11,141	890	8.7
Fisc Disp Distrib	26,662	29,122	2,459	9.2	3,705	3,958	252	6.8
Total Levy	110,598	116,831	6,232	5.6	13,956	15,099	1,143	8.2
Property Tax Aids	1,741	475	-1,265	-72.7	1,807	1,832	25	1.4
<b>Total Levy + Aid</b>	<b>112,339</b>	<b>117,306</b>	<b>4,967</b>	<b>4.4</b>	<b>15,764</b>	<b>16,931</b>	<b>1,167</b>	<b>7.4</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	159,207	182,112	22,905	14.4						
(-) TIF Tax Cap	14,364	17,305	2,941	20.5	County	40.60	37.22	0.000	0.000	
(-) FD Contr Tax Cap	13,173	16,132	2,959	22.5	City/Town	36.31	32.74	0.000	0.000	
(=) Txbl Tax Cap	131,670	148,676	17,006	12.9	School Dist	63.75	58.76	0.000	.034	
FD Distr Tax Cap	40,517	45,701	5,183	12.8	Special Dist	7.79	7.49	0.000	0.000	
					Total	148.43	136.21	0.000	.034	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	62,100	67,400		8.5
Net Tax	727	728	0	.0
Effect Rate	1.17	1.08		
Avg Value	93,200	101,100		8.5
Net Tax	1,222	1,267	44	3.6
Effect Rate	1.31	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	124,300	134,800		8.4
Net Tax	1,921	1,971	50	2.6
Effect Rate	1.55	1.46		
Ex-Hi Value	186,400	202,200		8.5
Net Tax	3,442	3,488	46	1.3
Effect Rate	1.85	1.73		