

# House Research Simulation Report: Property Tax

Simulation #00N6

Date 10/24/2000

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## DESCRIPTION

**BASELINE: Final Pay 2000 (corrected)**

**ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bills w/act ANTCs (corrected)**

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. This report corrects a minor error in its predecessor report #00N5, dated 8/17/2000.

## 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 (corrected)**

- ! **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 \$393.4 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 \$314.1 million versus the actual total of \$314.4 million.

## ASSUMPTIONS:

### ALTERNATIVE:    **Proj Pay 2001: Final Tax & K-12 Bills w/act ANTCs (corrected)**

- ! **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 \$399.7 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 (corrected)  
vs.  
ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bill w/act ANTCs (corrected)

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	138,466,671	147,879,971	9,413,300	6.8	1,940,292	2,011,827	71,535	3.7	1.40	1.36
Res Non-Hmstd	7,698,343	8,161,439	463,096	6.0	148,943	151,369	2,426	1.6	1.93	1.85
Apartments	7,728,241	8,602,168	873,926	11.3	246,217	258,750	12,533	5.1	3.19	3.01
Low-income Apts	1,842,559	1,995,921	153,362	8.3	26,747	27,836	1,089	4.1	1.45	1.39
Seasonal Rec	7,457,008	7,884,794	427,786	5.7	113,518	116,634	3,115	2.7	1.52	1.48
New Construct	0	6,182,797	6,182,797	0.0	0	138,874	138,874	0.0	0.00	2.25
Com/Ind Lo Tier	6,854,316	7,130,520	276,204	4.0	228,817	228,889	72	.0	3.34	3.21
Com/Ind Hi Tier	30,201,586	32,668,163	2,466,577	8.2	1,397,135	1,427,158	30,023	2.1	4.63	4.37
Public Utility	6,274,206	6,478,307	204,101	3.3	273,862	273,331	-531	-.2	4.36	4.22
Ag Hmstd: House	6,466,366	6,760,072	293,706	4.5	68,661	71,529	2,868	4.2	1.06	1.06
Ag Hmstd: Land	18,627,973	19,398,465	770,492	4.1	117,961	117,323	-639	-.5	.63	.60
Ag Non-hmstd	9,664,226	10,003,809	339,582	3.5	117,484	115,258	-2,225	-1.9	1.22	1.15
<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>4,679,637</b>	<b>4,938,777</b>	<b>259,140</b>	<b>5.5</b>	<b>1.94</b>	<b>1.88</b>
TIF Levy					314,069	331,734	17,665	5.6		
Total (excl TIF)					4,365,568	4,607,043	241,475	5.5		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,355,532	1,438,715	83,182	6.1	861,375	921,280	59,905	7.0
Fisc Disp Distrib	108,402	113,986	5,584	5.2	87,464	94,093	6,629	7.6
Total Levy	1,463,935	1,552,701	88,766	6.1	948,839	1,015,373	66,534	7.0
Property Tax Aids	285,804	287,386	1,582	.6	635,559	655,318	19,759	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	2,048,193	2,123,644	75,451	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	2,235,452	2,325,770	90,318	4.0	177,832	190,217	12,385	7.0
Property Tax Aids	54,336	43,376	-10,961	-20.2	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	40.76	39.37	.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	54.34	49.49	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	125.33	118.29	1.072 1.271

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

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

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	44,891,292	47,525,336	2,634,044	5.9	552,630	583,967	31,337	5.7	1.23	1.23
Res Non-Hmstd	2,957,160	3,073,886	116,726	3.9	54,320	55,333	1,012	1.9	1.84	1.80
Apartments	1,540,400	1,597,794	57,393	3.7	49,225	49,958	733	1.5	3.20	3.13
Low-income Apts	649,477	697,022	47,545	7.3	9,648	10,192	545	5.6	1.49	1.46
Seasonal Rec	7,234,529	7,651,859	417,330	5.8	109,470	112,617	3,147	2.9	1.51	1.47
New Construct	0	2,341,773	2,341,773	0.0	0	44,682	44,682	0.0	0.00	1.91
Com/Ind Lo Tier	3,693,088	3,794,764	101,675	2.8	123,781	124,336	555	.4	3.35	3.28
Com/Ind Hi Tier	5,743,142	5,983,735	240,593	4.2	262,354	266,589	4,235	1.6	4.57	4.46
Public Utility	4,099,502	4,232,925	133,423	3.3	174,240	176,129	1,889	1.1	4.25	4.16
Ag Hmstd: House	5,642,399	5,898,650	256,251	4.5	58,357	61,180	2,823	4.8	1.03	1.04
Ag Hmstd: Land	17,790,857	18,508,312	717,455	4.0	113,345	112,727	-618	-.5	.64	.61
Ag Non-hmstd	9,166,513	9,477,176	310,662	3.4	111,078	109,009	-2,069	-1.9	1.21	1.15
<b>Total (incl TIF)</b>	<b>103,408,360</b>	<b>110,783,231</b>	<b>7,374,871</b>	<b>7.1</b>	<b>1,618,449</b>	<b>1,706,720</b>	<b>88,271</b>	<b>5.5</b>	<b>1.57</b>	<b>1.54</b>
TIF Levy					64,420	68,978	4,558	7.1		
Total (excl TIF)					1,554,028	1,637,742	83,714	5.4		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	639,977	681,544	41,567	6.5	335,136	362,058	26,922	8.0
Fisc Disp Distrib	504	785	281	55.7	830	710	-120	-14.4
Total Levy	640,481	682,329	41,848	6.5	335,966	362,768	26,802	8.0
Property Tax Aids	156,144	155,404	-740	-.5	332,273	343,949	11,676	3.5
<b>Total Levy + Aid</b>	<b>796,625</b>	<b>837,733</b>	<b>41,108</b>	<b>5.2</b>	<b>668,238</b>	<b>706,717</b>	<b>38,479</b>	<b>5.8</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	782,984	808,324	25,340	3.2	13,286	14,137	851	6.4
Fisc Disp Distrib	378	549	171	45.1	11	19	8	71.0
Total Levy	783,362	808,873	25,511	3.3	13,298	14,157	859	6.5
Property Tax Aids	46,450	40,851	-5,600	-12.1	3,125	3,125	-0	-.0
<b>Total Levy + Aid</b>	<b>829,812</b>	<b>849,723</b>	<b>19,911</b>	<b>2.4</b>	<b>16,422</b>	<b>17,281</b>	<b>859</b>	<b>5.2</b>

TAX BASE					Pctg Chng	TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change			Base	Alt	Base	Alt	Base	Alt
Total Tax Capacity	1,401,511	1,511,024	109,513	7.8							
(-) TIF Tax Cap	46,671	51,230	4,559	9.8	County	47.22	46.70	.006	.004		
(-) FD Contr Tax Cap	853	1,332	479	56.2	City/Town	24.70	24.77	.008	.008		
(=) Txbl Tax Cap	1,353,987	1,458,462	104,475	7.7	School Dist	53.37	49.61	.625	.817		
FD Distr Tax Cap	854	1,332	478	56.0	Special Dist	.98	.97	0.000	0.000		
					Total	126.27	122.05	.639	.828		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	52,500	55,500		5.7
Net Tax	531	563	32	6.1
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				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	104,900	111,100		5.9
Net Tax	1,239	1,340	101	8.2
Effect Rate	1.18	1.21		
Ex-Hi Value	157,400	166,600		5.8
Net Tax	2,366	2,500	134	5.7
Effect Rate	1.50	1.50		

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BASELINE: Final Pay 2000 (corrected)  
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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	1,387,661	1,427,859	40,198	2.9	1.48	1.42
Res Non-Hmstd	4,741,183	5,087,553	346,371	7.3	94,623	96,036	1,413	1.5	2.00	1.89
Apartments	6,187,841	7,004,374	816,533	13.2	196,992	208,792	11,800	6.0	3.18	2.98
Low-income Apts	1,193,082	1,298,899	105,817	8.9	17,099	17,643	544	3.2	1.43	1.36
Seasonal Rec	222,479	232,935	10,455	4.7	4,048	4,017	-31	-.8	1.82	1.72
New Construct	0	3,841,024	3,841,024	0.0	0	94,192	94,192	0.0	0.00	2.45
Com/Ind Lo Tier	3,161,228	3,335,756	174,528	5.5	105,036	104,553	-483	-.5	3.32	3.13
Com/Ind Hi Tier	24,458,444	26,684,428	2,225,984	9.1	1,134,781	1,160,569	25,788	2.3	4.64	4.35
Public Utility	2,174,704	2,245,382	70,678	3.3	99,621	97,202	-2,419	-2.4	4.58	4.33
Ag Hmstd: House	823,968	861,422	37,455	4.5	10,304	10,349	44	.4	1.25	1.20
Ag Hmstd: Land	837,116	890,153	53,036	6.3	4,616	4,595	-21	-.5	.55	.52
Ag Non-hmstd	497,713	526,633	28,920	5.8	6,405	6,249	-156	-2.4	1.29	1.19
<b>Total (incl TIF)</b>	<b>137,873,136</b>	<b>152,363,194</b>	<b>14,490,059</b>	<b>10.5</b>	<b>3,061,188</b>	<b>3,232,057</b>	<b>170,869</b>	<b>5.6</b>	<b>2.22</b>	<b>2.12</b>
TIF Levy					249,648	262,756	13,108	5.3		
Total (excl TIF)					2,811,540	2,969,301	157,761	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
<b>Total Levy + Aid</b>	<b>953,113</b>	<b>1,002,353</b>	<b>49,240</b>	<b>5.2</b>	<b>916,160</b>	<b>963,974</b>	<b>47,814</b>	<b>5.2</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	1,265,209	1,315,320	50,111	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	1,452,090	1,516,897	64,807	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
<b>Total Levy + Aid</b>	<b>1,459,976</b>	<b>1,519,422</b>	<b>59,446</b>	<b>4.1</b>	<b>191,584</b>	<b>203,110</b>	<b>11,526</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	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				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	88,400	94,800		7.2
Net Tax	1,036	1,099	63	6.1
Effect Rate	1.17	1.16		
Avg Value	132,600	142,200		7.2
Net Tax	1,904	1,978	74	3.9
Effect Rate	1.44	1.39		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	176,800	189,600		7.2
Net Tax	2,875	2,958	84	2.9
Effect Rate	1.63	1.56		
Ex-Hi Value	265,200	284,400		7.2
Net Tax	4,815	4,919	104	2.2
Effect Rate	1.82	1.73		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,577,068	2,703,684	126,616	4.9	34,324	36,435	2,111	6.2	1.33	1.35
Res Non-Hmstd	196,292	202,677	6,384	3.3	3,863	3,928	65	1.7	1.97	1.94
Apartments	168,102	173,190	5,087	3.0	4,886	4,939	54	1.1	2.91	2.85
Low-income Apts	68,353	73,229	4,876	7.1	1,037	1,098	61	5.9	1.52	1.50
Seasonal Rec	52,362	55,893	3,531	6.7	935	966	31	3.3	1.79	1.73
New Construct	0	107,748	107,748	0.0	0	2,519	2,519	0.0	0.00	2.34
Com/Ind Lo Tier	395,279	405,638	10,359	2.6	13,185	13,265	80	.6	3.34	3.27
Com/Ind Hi Tier	448,640	472,020	23,380	5.2	18,087	18,564	477	2.6	4.03	3.93
Public Utility	108,726	112,259	3,534	3.3	4,958	5,023	65	1.3	4.56	4.47
Ag Hmstd: House	12,322	12,682	360	2.9	157	164	7	4.6	1.27	1.29
Ag Hmstd: Land	19,475	20,118	643	3.3	142	143	1	.6	.73	.71
Ag Non-hmstd	23,127	23,698	571	2.5	371	369	-2	-.6	1.60	1.56
<b>Total (incl TIF)</b>	<b>4,069,746</b>	<b>4,362,835</b>	<b>293,089</b>	<b>7.2</b>	<b>81,944</b>	<b>87,413</b>	<b>5,468</b>	<b>6.7</b>	<b>2.01</b>	<b>2.00</b>
TIF Levy					4,986	5,701	714	14.3		
Total (excl TIF)					76,958	81,712	4,754	6.2		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	30,664	32,497	1,833	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	30,664	32,497	1,833	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>37,346</b>	<b>38,995</b>	<b>1,649</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	33,567	34,926	1,359	4.0	1,266	1,367	101	8.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,567	34,926	1,359	4.0	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>35,139</b>	<b>36,119</b>	<b>980</b>	<b>2.8</b>	<b>1,709</b>	<b>1,812</b>	<b>103</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	64,611	69,699	5,088	7.9						
(-) TIF Tax Cap	3,571	4,182	611	17.1	County		50.17	49.54	.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		50.77	48.10	.635	.785
FD Distr Tax Cap	0	0	0	0.0	Special Dist		2.07	2.09	0.000	0.000
					Total		143.00	139.95	.697	.845

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	39,700	41,700		5.0
Net Tax	475	502	27	5.6
Effect Rate	1.20	1.20		
Avg Value	59,600	62,600		5.0
Net Tax	714	753	40	5.6
Effect Rate	1.20	1.20		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	79,500	83,500		5.0
Net Tax	977	1,060	82	8.4
Effect Rate	1.23	1.27		
Ex-Hi Value	119,200	125,200		5.0
Net Tax	1,799	1,916	116	6.5
Effect Rate	1.51	1.53		



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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	24,420	25,581	1,160	4.8	1.09	1.07
Res Non-Hmstd	159,471	166,144	6,674	4.2	2,512	2,541	29	1.2	1.57	1.53
Apartments	8,185	8,705	521	6.4	191	191	1	.5	2.33	2.20
Low-income Apts	192	206	14	7.5	2	3	0	2.6	1.29	1.24
Seasonal Rec	1,246,991	1,326,001	79,010	6.3	18,040	18,535	495	2.7	1.45	1.40
New Construct	0	185,166	185,166	0.0	0	2,768	2,768	0.0	0.00	1.49
Com/Ind Lo Tier	82,397	87,069	4,672	5.7	2,299	2,336	38	1.6	2.79	2.68
Com/Ind Hi Tier	85,870	91,600	5,730	6.7	3,412	3,521	110	3.2	3.97	3.84
Public Utility	391,571	404,297	12,726	3.3	13,825	14,143	318	2.3	3.53	3.50
Ag Hmstd: House	803,800	829,087	25,287	3.1	7,946	8,252	306	3.9	.99	1.00
Ag Hmstd: Land	2,984,174	3,078,363	94,188	3.2	19,073	19,098	24	.1	.64	.62
Ag Non-hmstd	2,104,870	2,160,816	55,947	2.7	26,168	25,947	-221	-.8	1.24	1.20
<b>Total (incl TIF)</b>	<b>10,101,596</b>	<b>10,721,572</b>	<b>619,976</b>	<b>6.1</b>	<b>117,888</b>	<b>122,915</b>	<b>5,028</b>	<b>4.3</b>	<b>1.17</b>	<b>1.15</b>
TIF Levy					72	88	15	21.5		
Total (excl TIF)					117,816	122,828	5,012	4.3		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	53,799	56,666	2,867	5.3	12,848	13,605	757	5.9
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	53,799	56,666	2,867	5.3	12,848	13,605	757	5.9
Property Tax Aids	12,373	12,074	-299	-2.4	5,106	5,120	14	.3
<b>Total Levy + Aid</b>	<b>66,172</b>	<b>68,739</b>	<b>2,568</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	66,186	69,147	2,961	4.5	2,389	2,593	203	8.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	66,186	69,147	2,961	4.5	2,389	2,593	203	8.5
Property Tax Aids	2,192	1,583	-609	-27.8	915	913	-2	-.2
<b>Total Levy + Aid</b>	<b>68,378</b>	<b>70,730</b>	<b>2,352</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		46.82	45.90	.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		52.34	48.21	.692	1.025
FD Distr Tax Cap	0	0	0	0.0	Special Dist		2.08	2.10	0.000	0.000
					Total		112.45	107.25	.703	1.036

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	54,300	57,900		6.6
Net Tax	482	517	35	7.3
Effect Rate	.89	.89		
Avg Value	81,500	86,900		6.6
Net Tax	753	832	79	10.5
Effect Rate	.92	.96		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	108,700	115,900		6.6
Net Tax	1,148	1,251	103	9.0
Effect Rate	1.06	1.08		
Ex-Hi Value	163,000	173,800		6.6
Net Tax	2,194	2,336	142	6.5
Effect Rate	1.35	1.34		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,644,027	1,758,905	114,878	7.0	20,054	21,361	1,307	6.5	1.22	1.21
Res Non-Hmstd	157,165	167,038	9,873	6.3	2,940	3,051	111	3.8	1.87	1.83
Apartments	71,299	71,758	460	.6	2,311	2,285	-26	-1.1	3.24	3.18
Low-income Apts	51,349	54,798	3,450	6.7	790	826	35	4.5	1.54	1.51
Seasonal Rec	664,268	692,595	28,327	4.3	9,720	9,940	220	2.3	1.46	1.44
New Construct	0	102,271	102,271	0.0	0	2,208	2,208	0.0	0.00	2.16
Com/Ind Lo Tier	311,252	321,164	9,911	3.2	10,523	10,643	120	1.1	3.38	3.31
Com/Ind Hi Tier	406,326	419,708	13,382	3.3	18,015	18,222	207	1.1	4.43	4.34
Public Utility	66,224	68,376	2,152	3.2	3,243	3,255	13	.4	4.90	4.76
Ag Hmstd: House	13,750	14,370	620	4.5	162	164	2	1.5	1.18	1.14
Ag Hmstd: Land	13,976	14,547	571	4.1	69	69	-0	-.4	.49	.47
Ag Non-hmstd	15,113	15,473	360	2.4	182	175	-7	-3.8	1.20	1.13
<b>Total (incl TIF)</b>	<b>3,414,748</b>	<b>3,701,003</b>	<b>286,255</b>	<b>8.4</b>	<b>68,009</b>	<b>72,199</b>	<b>4,191</b>	<b>6.2</b>	<b>1.99</b>	<b>1.95</b>
TIF Levy					3,234	3,550	316	9.8		
Total (excl TIF)					64,775	68,649	3,874	6.0		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	23,630	24,632	1,001	4.2	16,948	18,832	1,883	11.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	23,630	24,632	1,001	4.2	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
<b>Total Levy + Aid</b>	<b>28,035</b>	<b>28,897</b>	<b>863</b>	<b>3.1</b>	<b>36,914</b>	<b>39,548</b>	<b>2,634</b>	<b>7.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,812	29,966	1,154	4.0	307	269	-38	-12.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	28,812	29,966	1,154	4.0	307	269	-38	-12.4
Property Tax Aids	1,197	1,004	-193	-16.1	71	70	-1	-1.0
<b>Total Levy + Aid</b>	<b>30,009</b>	<b>30,970</b>	<b>961</b>	<b>3.2</b>	<b>378</b>	<b>339</b>	<b>-39</b>	<b>-10.2</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	56,119	60,734	4,615	8.2					
(-) TIF Tax Cap	2,357	2,658	301	12.8	County	43.95	42.41	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	31.38	32.30	.023	.019
(=) Txbl Tax Cap	53,763	58,077	4,314	8.0	School Dist	50.79	48.48	.443	.490
					Special Dist	.57	.46	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	126.70	123.66	.465	.510

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	43,600	46,600		6.9
Net Tax	434	463	29	6.7
Effect Rate	1.00	.99		
Avg Value	65,400	69,900		6.9
Net Tax	651	695	44	6.7
Effect Rate	1.00	.99		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	87,200	93,200		6.9
Net Tax	937	1,031	95	10.1
Effect Rate	1.07	1.11		
Ex-Hi Value	130,800	139,800		6.9
Net Tax	1,779	1,923	144	8.1
Effect Rate	1.36	1.38		

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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	28,357	29,693	1,336	4.7	1.09	1.07
Res Non-Hmstd	157,939	166,713	8,774	5.6	2,575	2,638	63	2.4	1.63	1.58
Apartments	6,467	6,627	160	2.5	165	164	-1	-0.5	2.55	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	27,324	28,031	707	2.6	1.39	1.35
New Construct	0	187,956	187,956	0.0	0	2,475	2,475	0.0	0.00	1.32
Com/Ind Lo Tier	104,205	109,570	5,365	5.1	2,890	2,936	46	1.6	2.77	2.68
Com/Ind Hi Tier	71,657	76,360	4,703	6.6	2,823	2,890	67	2.4	3.94	3.79
Public Utility	323,019	333,517	10,498	3.3	13,607	13,847	240	1.8	4.21	4.15
Ag Hmstd: House	516,537	544,843	28,306	5.5	5,807	6,076	268	4.6	1.12	1.12
Ag Hmstd: Land	827,800	872,684	44,884	5.4	4,354	4,462	108	2.5	.53	.51
Ag Non-hmstd	305,593	321,842	16,250	5.3	4,169	4,094	-75	-1.8	1.36	1.27
<b>Total (incl TIF)</b>	<b>6,872,772</b>	<b>7,467,431</b>	<b>594,659</b>	<b>8.7</b>	<b>92,083</b>	<b>97,316</b>	<b>5,234</b>	<b>5.7</b>	<b>1.34</b>	<b>1.30</b>
TIF Levy					24	26	2	8.9		
Total (excl TIF)					92,059	97,290	5,231	5.7		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	42,800	44,955	2,155	5.0	11,220	12,186	966	8.6
Fisc Disp Distrib	0	0	0	50.3	0	0	0	0.0
Total Levy	42,800	44,955	2,155	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
<b>Total Levy + Aid</b>	<b>50,228</b>	<b>52,209</b>	<b>1,981</b>	<b>3.9</b>	<b>14,643</b>	<b>15,629</b>	<b>985</b>	<b>6.7</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	48,233	51,238	3,005	6.2	533	362	-171	-32.1
Fisc Disp Distrib	0	0	0	55.1	0	0	0	71.3
Total Levy	48,233	51,238	3,005	6.2	533	362	-171	-32.1
Property Tax Aids	1,771	1,376	-395	-22.3	101	102	0	.4
<b>Total Levy + Aid</b>	<b>50,004</b>	<b>52,614</b>	<b>2,610</b>	<b>5.2</b>	<b>634</b>	<b>463</b>	<b>-171</b>	<b>-26.9</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	86,474	94,450	7,976	9.2					
(-) TIF Tax Cap	22	25	3	12.3	County	49.51	47.61	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	53.01	50.86	.376	.460
FD Distr Tax Cap	0	0	0	56.2	Special Dist	.62	.38	0.000	0.000
					Total	116.03	111.68	.387	.470

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	53,900	57,400		6.5
Net Tax	475	498	23	4.9
Effect Rate	.88	.87		
Avg Value	80,800	86,100		6.6
Net Tax	738	801	63	8.5
Effect Rate	.91	.93		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	107,700	114,800		6.6
Net Tax	1,140	1,228	87	7.7
Effect Rate	1.06	1.07		
Ex-Hi Value	161,600	172,200		6.6
Net Tax	2,193	2,313	119	5.4
Effect Rate	1.36	1.34		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,405,775	1,479,087	73,312	5.2	12,170	13,153	984	8.1	.87	.89
Res Non-Hmstd	101,558	108,123	6,566	6.5	2,204	2,308	105	4.8	2.17	2.13
Apartments	46,889	49,032	2,144	4.6	1,695	1,729	35	2.1	3.61	3.53
Low-income Apts	45,133	48,782	3,649	8.1	739	779	40	5.4	1.64	1.60
Seasonal Rec	89,719	94,152	4,433	4.9	1,720	1,797	77	4.5	1.92	1.91
New Construct	0	36,154	36,154	0.0	0	739	739	0.0	0.00	2.04
Com/Ind Lo Tier	204,771	210,875	6,104	3.0	7,894	7,912	18	.2	3.85	3.75
Com/Ind Hi Tier	204,900	211,664	6,764	3.3	11,055	11,033	-22	-.2	5.40	5.21
Public Utility	314,808	325,039	10,231	3.3	16,464	17,103	639	3.9	5.23	5.26
Ag Hmstd: House	3,403	3,627	224	6.6	36	39	3	8.1	1.05	1.07
Ag Hmstd: Land	2,062	2,139	76	3.7	7	8	0	4.4	.36	.36
Ag Non-hmstd	22,277	25,540	3,262	14.6	388	447	59	15.3	1.74	1.75
<b>Total (incl TIF)</b>	<b>2,441,295</b>	<b>2,594,215</b>	<b>152,920</b>	<b>6.3</b>	<b>54,371</b>	<b>57,048</b>	<b>2,677</b>	<b>4.9</b>	<b>2.23</b>	<b>2.20</b>
TIF Levy					2,920	3,066	146	5.0		
Total (excl TIF)					51,451	53,981	2,531	4.9		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	21,858	22,660	801	3.7	23,437	25,527	2,091	8.9
Fisc Disp Distrib	362	564	202	55.7	746	614	-132	-17.7
Total Levy	22,220	23,223	1,003	4.5	24,182	26,141	1,958	8.1
Property Tax Aids	9,909	9,719	-190	-1.9	36,852	39,074	2,222	6.0
<b>Total Levy + Aid</b>	<b>32,129</b>	<b>32,942</b>	<b>813</b>	<b>2.5</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	17,307	16,494	-813	-4.7	480	545	65	13.5
Fisc Disp Distrib	258	379	121	46.8	8	14	6	71.0
Total Levy	17,566	16,873	-693	-3.9	488	558	71	14.5
Property Tax Aids	10,999	10,846	-153	-1.4	70	69	-1	-1.9
<b>Total Levy + Aid</b>	<b>28,565</b>	<b>27,719</b>	<b>-846</b>	<b>-3.0</b>	<b>558</b>	<b>627</b>	<b>69</b>	<b>12.4</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	41,792	44,245	2,453	5.9						
(-) TIF Tax Cap	1,904	2,043	140	7.3	55.49	54.75	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	40.72	36.10	.520	.600		
FD Distr Tax Cap	604	942	338	56.0	1.22	1.32	0.000	0.000		
					Total	156.67	153.60	.560	.640	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	33,800	35,500		5.0
Net Tax	438	464	27	6.1
Effect Rate	1.29	1.31		
Avg Value	50,700	53,300		5.1
Net Tax	657	697	41	6.2
Effect Rate	1.29	1.31		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	67,600	71,100		5.2
Net Tax	875	930	54	6.2
Effect Rate	1.29	1.31		
Ex-Hi Value	101,400	106,600		5.1
Net Tax	1,518	1,641	124	8.2
Effect Rate	1.50	1.54		

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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	2,137,367	2,296,169	158,802	7.4	17,701	19,345	1,644	9.3	.83	.84
Res Non-Hmstd	89,260	95,939	6,680	7.5	1,470	1,531	61	4.2	1.65	1.60
Apartments	3,095	3,203	109	3.5	84	86	2	2.2	2.71	2.67
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	25,906	26,775	869	3.4	1.54	1.50
New Construct	0	103,563	103,563	0.0	0	1,239	1,239	0.0	0.00	1.20
Com/Ind Lo Tier	48,753	50,915	2,162	4.4	1,467	1,497	30	2.0	3.01	2.94
Com/Ind Hi Tier	86,253	90,395	4,142	4.8	3,781	3,910	130	3.4	4.38	4.33
Public Utility	241,473	249,321	7,848	3.2	10,222	10,316	94	.9	4.23	4.14
Ag Hmstd: House	104,366	110,929	6,563	6.3	593	663	70	11.9	.57	.60
Ag Hmstd: Land	107,625	113,408	5,783	5.4	251	272	21	8.4	.23	.24
Ag Non-hmstd	234,507	272,187	37,681	16.1	3,012	3,258	245	8.1	1.28	1.20
<b>Total (incl TIF)</b>	<b>4,730,009</b>	<b>5,173,719</b>	<b>443,710</b>	<b>9.4</b>	<b>64,487</b>	<b>68,893</b>	<b>4,405</b>	<b>6.8</b>	<b>1.36</b>	<b>1.33</b>
TIF Levy					646	644	-2	-.3		
Total (excl TIF)					63,841	68,248	4,407	6.9		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	38,394	41,410	3,016	7.9	9,097	10,023	926	10.2
Fisc Disp Distrib	142	222	79	55.8	84	97	13	15.0
Total Levy	38,536	41,631	3,096	8.0	9,181	10,120	939	10.2
Property Tax Aids	12,541	12,690	149	1.2	4,857	5,161	303	6.2
<b>Total Levy + Aid</b>	<b>51,077</b>	<b>54,322</b>	<b>3,245</b>	<b>6.4</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	29,538	30,118	580	2.0	1,389	1,636	247	17.8
Fisc Disp Distrib	120	169	50	41.5	3	6	2	70.9
Total Levy	29,658	30,287	629	2.1	1,392	1,641	249	17.9
Property Tax Aids	10,247	10,368	121	1.2	112	114	2	2.1
<b>Total Levy + Aid</b>	<b>39,905</b>	<b>40,655</b>	<b>751</b>	<b>1.9</b>	<b>1,504</b>	<b>1,755</b>	<b>251</b>	<b>16.7</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	64,569	70,760	6,191	9.6					
(-) TIF Tax Cap	552	582	31	5.6	County	60.31	59.45	0.000	0.000
(-) FD Contr Tax Cap	358	518	160	44.7	City/Town	14.29	14.39	0.000	0.000
(=) Txbl Tax Cap	63,659	69,660	6,001	9.4	School Dist	43.40	39.13	.410	.560
					Special Dist	2.18	2.35	0.000	0.000
FD Distr Tax Cap	250	389	140	56.0	Total	120.18	115.31	.410	.560

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	54,300	58,300		7.4
Net Tax	492	526	34	7.0
Effect Rate	.91	.90		
Avg Value	81,400	87,500		7.5
Net Tax	767	852	85	11.1
Effect Rate	.94	.97		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	108,500	116,700		7.6
Net Tax	1,212	1,326	114	9.4
Effect Rate	1.12	1.14		
Ex-Hi Value	162,800	175,000		7.5
Net Tax	2,311	2,468	157	6.8
Effect Rate	1.42	1.41		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,464,629	2,548,151	83,522	3.4	34,427	35,793	1,366	4.0	1.40	1.40
Res Non-Hmstd	197,238	201,642	4,404	2.2	4,032	4,109	78	1.9	2.04	2.04
Apartments	108,099	112,410	4,311	4.0	3,691	3,825	134	3.6	3.41	3.40
Low-income Apts	45,171	48,958	3,786	8.4	670	726	56	8.4	1.48	1.48
Seasonal Rec	58,241	59,512	1,271	2.2	1,078	1,091	13	1.2	1.85	1.83
New Construct	0	60,927	60,927	0.0	0	1,436	1,436	0.0	0.00	2.36
Com/Ind Lo Tier	161,023	163,226	2,203	1.4	5,615	5,655	40	.7	3.49	3.46
Com/Ind Hi Tier	399,522	418,480	18,958	4.7	19,558	20,406	848	4.3	4.90	4.88
Public Utility	122,052	126,018	3,966	3.2	6,026	6,159	133	2.2	4.94	4.89
Ag Hmstd: House	10,288	10,821	533	5.2	139	146	7	5.2	1.35	1.35
Ag Hmstd: Land	6,832	7,091	258	3.8	33	34	1	2.2	.49	.48
Ag Non-hmstd	11,931	14,170	2,240	18.8	186	211	25	13.6	1.56	1.49
<b>Total (incl TIF)</b>	<b>3,585,027</b>	<b>3,771,405</b>	<b>186,378</b>	<b>5.2</b>	<b>75,454</b>	<b>79,591</b>	<b>4,137</b>	<b>5.5</b>	<b>2.10</b>	<b>2.11</b>
TIF Levy					9,615	10,107	492	5.1		
Total (excl TIF)					65,840	69,484	3,644	5.5		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	34,057	36,056	1,999	5.9	11,257	11,857	600	5.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	34,057	36,056	1,999	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>50,811</b>	<b>52,733</b>	<b>1,922</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

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng	County	City/Town	Base	Alt	Base	Alt
Total Tax Capacity	56,621	59,892	3,271	5.8						
(-) TIF Tax Cap	6,787	7,150	363	5.3	68.34	68.36	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	22.59	22.48	0.000	0.000	0.000	0.000
(=) Txbl Tax Cap	49,834	52,742	2,908	5.8	49.81	48.45	0.640	.684	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	1.44	1.56	0.000	0.000	.640	.684
					<b>Total</b>	<b>142.18</b>	<b>140.86</b>	<b>.640</b>	<b>.684</b>	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	53,700	55,500		3.4
Net Tax	635	660	24	3.8
Effect Rate	1.18	1.19		
Avg Value	80,500	83,200		3.4
Net Tax	985	1,041	56	5.7
Effect Rate	1.22	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	107,300	110,900		3.4
Net Tax	1,497	1,572	75	5.0
Effect Rate	1.40	1.42		
Ex-Hi Value	161,000	166,400		3.4
Net Tax	2,788	2,895	108	3.9
Effect Rate	1.73	1.74		

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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	1,396,174	1,463,317	67,142	4.8	20,387	21,094	707	3.5	1.46	1.44
Res Non-Hmstd	95,972	99,665	3,693	3.8	2,068	2,096	28	1.3	2.16	2.10
Apartments	57,306	59,831	2,525	4.4	2,071	2,109	38	1.8	3.61	3.52
Low-income Apts	50,094	54,128	4,034	8.1	838	886	47	5.7	1.67	1.64
Seasonal Rec	31,436	32,823	1,387	4.4	687	693	6	.9	2.18	2.11
New Construct	0	66,834	66,834	0.0	0	1,620	1,620	0.0	0.00	2.42
Com/Ind Lo Tier	183,364	192,943	9,579	5.2	7,144	7,349	205	2.9	3.90	3.81
Com/Ind Hi Tier	241,238	254,504	13,266	5.5	13,030	13,322	291	2.2	5.40	5.23
Public Utility	66,828	69,000	2,172	3.2	3,538	3,551	13	.4	5.29	5.15
Ag Hmstd: House	39,867	42,012	2,145	5.4	529	552	23	4.3	1.33	1.31
Ag Hmstd: Land	29,291	31,413	2,122	7.2	156	165	9	5.8	.53	.52
Ag Non-hmstd	14,923	16,014	1,091	7.3	234	236	2	1.0	1.57	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>50,682</b>	<b>53,672</b>	<b>2,990</b>	<b>5.9</b>	<b>2.30</b>	<b>2.25</b>
TIF Levy					3,368	3,617	249	7.4		
Total (excl TIF)					47,314	50,055	2,741	5.8		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	19,597	20,865	1,268	6.5	12,942	13,845	903	7.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,597	20,865	1,268	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>24,468</b>	<b>25,775</b>	<b>1,307</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	19,273	19,822	549	2.8	247	255	8	3.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	19,273	19,822	549	2.8	247	255	8	3.3
Property Tax Aids	1,160	991	-168	-14.5	26	26	-0	-.4
<b>Total Levy + Aid</b>	<b>20,432</b>	<b>20,813</b>	<b>381</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	59.77	58.80	.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	55.88	52.56	.466	.510
					Special Dist	.76	.72	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	156.03	151.17	.501	.525

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	51,500	54,000		4.9
Net Tax	662	686	24	3.6
Effect Rate	1.29	1.27		
Avg Value	77,300	81,000		4.8
Net Tax	1,004	1,069	65	6.4
Effect Rate	1.30	1.32		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	103,100	108,000		4.8
Net Tax	1,545	1,626	81	5.2
Effect Rate	1.50	1.51		
Ex-Hi Value	154,600	162,000		4.8
Net Tax	2,897	2,989	92	3.2
Effect Rate	1.87	1.85		

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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	29,866	31,302	1,436	4.8	1.34	1.32
Res Non-Hmstd	151,303	158,922	7,619	5.0	2,845	2,915	70	2.5	1.88	1.83
Apartments	4,173	4,316	142	3.4	104	105	0	.3	2.50	2.43
Low-income Apts	76	76	0	0.0	1	1	-0	-2.5	1.56	1.52
Seasonal Rec	585,684	616,956	31,271	5.3	10,199	10,625	426	4.2	1.74	1.72
New Construct	0	142,711	142,711	0.0	0	2,256	2,256	0.0	0.00	1.58
Com/Ind Lo Tier	45,945	48,000	2,055	4.5	1,549	1,580	31	2.0	3.37	3.29
Com/Ind Hi Tier	26,944	28,776	1,831	6.8	1,271	1,329	58	4.6	4.72	4.62
Public Utility	159,263	164,439	5,176	3.2	7,623	7,714	91	1.2	4.79	4.69
Ag Hmstd: House	613,632	636,411	22,778	3.7	7,591	7,791	200	2.6	1.24	1.22
Ag Hmstd: Land	551,354	588,188	36,834	6.7	2,798	2,963	166	5.9	.51	.50
Ag Non-hmstd	179,589	190,410	10,821	6.0	2,688	2,699	11	.4	1.50	1.42
<b>Total (incl TIF)</b>	<b>4,553,397</b>	<b>4,949,923</b>	<b>396,526</b>	<b>8.7</b>	<b>66,536</b>	<b>71,281</b>	<b>4,745</b>	<b>7.1</b>	<b>1.46</b>	<b>1.44</b>
TIF Levy					114	114	-0	-.3		
Total (excl TIF)					66,422	71,167	4,745	7.1		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,835	36,467	2,632	7.8	8,453	9,151	698	8.3
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,835	36,467	2,632	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
<b>Total Levy + Aid</b>	<b>41,660</b>	<b>44,433</b>	<b>2,772</b>	<b>6.7</b>	<b>11,129</b>	<b>11,841</b>	<b>712</b>	<b>6.4</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	33,745	35,644	1,899	5.6	333	345	12	3.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	33,745	35,644	1,899	5.6	333	345	12	3.6
Property Tax Aids	1,758	1,381	-377	-21.4	42	42	0	.6
<b>Total Levy + Aid</b>	<b>35,504</b>	<b>37,026</b>	<b>1,522</b>	<b>4.3</b>	<b>375</b>	<b>387</b>	<b>12</b>	<b>3.2</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	54,322	59,577	5,255	9.7					
(-) TIF Tax Cap	82	84	2	2.4	County	61.87	61.06	.066	.030
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	15.59	15.38	0.000	0.000
(=) Txbl Tax Cap	54,239	59,493	5,253	9.7	School Dist	58.63	55.94	.461	.512
					Special Dist	.61	.58	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	136.69	132.96	.527	.543

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	59,500	63,100		6.1
Net Tax	651	683	32	4.9
Effect Rate	1.09	1.08		
Avg Value	89,300	94,700		6.0
Net Tax	1,068	1,151	83	7.8
Effect Rate	1.20	1.22		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	119,100	126,300		6.0
Net Tax	1,684	1,793	109	6.5
Effect Rate	1.41	1.42		
Ex-Hi Value	178,600	189,400		6.0
Net Tax	3,057	3,211	154	5.0
Effect Rate	1.71	1.70		



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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	4,527,302	4,803,842	276,540	6.1	59,719	62,881	3,163	5.3	1.32	1.31
Res Non-Hmstd	246,184	249,663	3,480	1.4	4,806	4,771	-35	-.7	1.95	1.91
Apartments	363,079	374,965	11,885	3.3	11,766	11,773	7	.1	3.24	3.14
Low-income Apts	133,913	143,208	9,296	6.9	1,905	1,996	92	4.8	1.42	1.39
Seasonal Rec	29,238	29,835	597	2.0	558	562	4	.7	1.91	1.88
New Construct	0	305,690	305,690	0.0	0	6,677	6,677	0.0	0.00	2.18
Com/Ind Lo Tier	448,824	455,342	6,517	1.5	14,909	14,735	-173	-1.2	3.32	3.24
Com/Ind Hi Tier	965,785	1,005,049	39,264	4.1	44,218	44,696	478	1.1	4.58	4.45
Public Utility	1,014,760	1,047,972	33,212	3.3	40,917	40,941	24	.1	4.03	3.91
Ag Hmstd: House	77,902	80,590	2,688	3.5	1,001	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
<b>Total (incl TIF)</b>	<b>7,899,103</b>	<b>8,594,328</b>	<b>695,225</b>	<b>8.8</b>	<b>180,607</b>	<b>190,901</b>	<b>10,294</b>	<b>5.7</b>	<b>2.29</b>	<b>2.22</b>
TIF Levy					12,626	13,845	1,219	9.7		
Total (excl TIF)					167,982	177,056	9,075	5.4		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,389	55,283	3,894	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	51,389	55,283	3,894	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
<b>Total Levy + Aid</b>	<b>59,189</b>	<b>62,998</b>	<b>3,810</b>	<b>6.4</b>	<b>68,642</b>	<b>74,160</b>	<b>5,518</b>	<b>8.0</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	84,910	85,980	1,070	1.3	2,304	2,456	152	6.6
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	84,910	85,980	1,070	1.3	2,304	2,456	152	6.6
Property Tax Aids	1,273	825	-448	-35.2	372	370	-2	-.7
<b>Total Levy + Aid</b>	<b>86,183</b>	<b>86,805</b>	<b>622</b>	<b>.7</b>	<b>2,676</b>	<b>2,826</b>	<b>150</b>	<b>5.6</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	146,724	158,843	12,120	8.3					
(-) TIF Tax Cap	9,505	10,776	1,271	13.4	County	37.45	37.34	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	31.77	32.36	0.000	0.000
(=) Txbl Tax Cap	137,219	148,067	10,848	7.9	School Dist	56.82	51.99	.882	1.052
FD Distr Tax Cap	0	0	0	0.0	Special Dist	1.68	1.66	0.000	0.000
					Total	127.72	123.34	.882	1.052

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	63,100	67,000		6.2
Net Tax	668	711	43	6.5
Effect Rate	1.06	1.06		
Avg Value	94,700	100,500		6.1
Net Tax	1,120	1,219	99	8.8
Effect Rate	1.18	1.21		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	126,300	134,000		6.1
Net Tax	1,752	1,869	117	6.7
Effect Rate	1.39	1.39		
Ex-Hi Value	189,400	201,000		6.1
Net Tax	3,138	3,303	165	5.3
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	34,471	36,365	1,894	5.5	1.16	1.15
Res Non-Hmstd	151,905	157,908	6,003	4.0	2,439	2,462	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	5,768	5,828	60	1.0	1.53	1.49
New Construct	0	166,504	166,504	0.0	0	2,243	2,243	0.0	0.00	1.35
Com/Ind Lo Tier	90,059	92,715	2,656	2.9	2,539	2,508	-31	-1.2	2.82	2.70
Com/Ind Hi Tier	67,052	69,605	2,554	3.8	2,596	2,586	-10	-.4	3.87	3.72
Public Utility	147,208	151,992	4,784	3.2	5,713	5,643	-71	-1.2	3.88	3.71
Ag Hmstd: House	781,976	828,639	46,662	6.0	8,231	8,754	523	6.4	1.05	1.06
Ag Hmstd: Land	996,307	1,067,793	71,486	7.2	5,344	5,568	224	4.2	.54	.52
Ag Non-hmstd	213,198	227,374	14,176	6.6	2,635	2,645	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>69,955</b>	<b>74,820</b>	<b>4,865</b>	<b>7.0</b>	<b>1.20</b>	<b>1.18</b>
TIF Levy					190	192	2	1.1		
Total (excl TIF)					69,766	74,629	4,863	7.0		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	26,451	28,961	2,509	9.5	10,427	10,990	564	5.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	26,451	28,961	2,509	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>30,442</b>	<b>32,966</b>	<b>2,523</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	44,968	47,284	2,316	5.2	505	554	49	9.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	44,968	47,284	2,316	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>46,503</b>	<b>48,424</b>	<b>1,921</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					
(-) TIF Tax Cap	173	183	10	5.8	County	37.88	37.69	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	14.93	14.30	0.000	0.000
(=) Txbl Tax Cap	69,830	76,848	7,018	10.1	School Dist	58.86	55.03	.729	.859
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.72	.72	0.000	0.000
					Total	112.40	107.74	.729	.859

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	76,100	81,100		6.6
Net Tax	672	740	68	10.1
Effect Rate	.88	.91		
Avg Value	114,100	121,600		6.6
Net Tax	1,254	1,344	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	1,986	2,099	112	5.7
Effect Rate	1.31	1.29		
Ex-Hi Value	228,200	243,200		6.6
Net Tax	3,453	3,610	157	4.5
Effect Rate	1.51	1.48		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,182,171	3,309,056	126,885	4.0	43,114	46,204	3,090	7.2	1.35	1.40
Res Non-Hmstd	205,567	213,826	8,259	4.0	4,121	4,285	164	4.0	2.00	2.00
Apartments	161,908	163,202	1,294	.8	5,513	5,560	47	.9	3.41	3.41
Low-income Apts	65,352	68,397	3,046	4.7	997	1,044	47	4.7	1.53	1.53
Seasonal Rec	14,024	14,827	802	5.7	329	346	18	5.4	2.34	2.33
New Construct	0	120,435	120,435	0.0	0	3,352	3,352	0.0	0.00	2.78
Com/Ind Lo Tier	429,871	439,803	9,932	2.3	15,682	15,943	261	1.7	3.65	3.63
Com/Ind Hi Tier	499,911	524,709	24,798	5.0	24,782	25,826	1,044	4.2	4.96	4.92
Public Utility	65,402	67,528	2,126	3.2	3,460	3,531	71	2.1	5.29	5.23
Ag Hmstd: House	16,573	17,299	726	4.4	233	247	14	6.2	1.41	1.43
Ag Hmstd: Land	27,543	27,950	407	1.5	251	251	-1	-.4	.91	.90
Ag Non-hmstd	36,265	36,436	171	.5	656	653	-3	-.5	1.81	1.79
<b>Total (incl TIF)</b>	<b>4,704,588</b>	<b>5,003,468</b>	<b>298,880</b>	<b>6.4</b>	<b>99,138</b>	<b>107,242</b>	<b>8,104</b>	<b>8.2</b>	<b>2.11</b>	<b>2.14</b>
TIF Levy					7,375	7,847	472	6.4		
Total (excl TIF)					91,763	99,395	7,632	8.3		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	31,545	34,158	2,614	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	31,545	34,158	2,614	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>40,159</b>	<b>42,796</b>	<b>2,638</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	38,399	40,287	1,888	4.9	498	505	7	1.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	38,399	40,287	1,888	4.9	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>40,455</b>	<b>41,929</b>	<b>1,474</b>	<b>3.6</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	47.03	47.47	.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	53.03	49.70	.610	.912
					Special Dist	.74	.70	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.63</b>	<b>145.55</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	478	513	35	7.3
Effect Rate	1.23	1.27		
Avg Value	58,400	60,700		3.9
Net Tax	717	769	51	7.2
Effect Rate	1.23	1.27		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	77,900	80,900		3.9
Net Tax	971	1,062	91	9.3
Effect Rate	1.25	1.31		
Ex-Hi Value	116,800	121,400		3.9
Net Tax	1,801	1,921	120	6.7
Effect Rate	1.54	1.58		

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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	14,342	15,563	1,221	8.5	1.16	1.18
Res Non-Hmstd	131,690	137,049	5,359	4.1	2,047	2,096	48	2.4	1.55	1.53
Apartments	1,703	1,824	121	7.1	42	44	2	4.5	2.46	2.40
Low-income Apts	58	58	0	0.0	1	1	-0	-3.3	1.08	1.04
Seasonal Rec	243,377	255,653	12,276	5.0	4,017	4,140	124	3.1	1.65	1.62
New Construct	0	116,303	116,303	0.0	0	2,102	2,102	0.0	0.00	1.81
Com/Ind Lo Tier	73,884	77,054	3,170	4.3	2,101	2,146	45	2.1	2.84	2.78
Com/Ind Hi Tier	143,764	150,634	6,871	4.8	5,177	4,946	-231	-4.5	3.60	3.28
Public Utility	205,273	211,944	6,671	3.2	7,521	7,453	-68	-0.9	3.66	3.52
Ag Hmstd: House	838,582	868,105	29,523	3.5	7,880	8,313	433	5.5	.94	.96
Ag Hmstd: Land	5,348,118	5,460,233	112,114	2.1	35,876	34,878	-998	-2.8	.67	.64
Ag Non-hmstd	3,105,786	3,166,222	60,436	1.9	36,529	35,163	-1,366	-3.7	1.18	1.11
<b>Total (incl TIF)</b>	<b>11,330,984</b>	<b>11,763,334</b>	<b>432,350</b>	<b>3.8</b>	<b>115,532</b>	<b>116,844</b>	<b>1,312</b>	<b>1.1</b>	<b>1.02</b>	<b>.99</b>
TIF Levy					485	475	-10	-2.0		
Total (excl TIF)					115,048	116,369	1,322	1.1		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	56,447	59,904	3,457	6.1	11,942	12,667	725	6.1
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	56,447	59,904	3,457	6.1	11,942	12,667	725	6.1
Property Tax Aids	13,799	13,608	-191	-1.4	4,638	4,644	6	.1
<b>Total Levy + Aid</b>	<b>70,246</b>	<b>73,512</b>	<b>3,266</b>	<b>4.6</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	66,698	66,449	-250	-0.4	848	852	4	.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	66,698	66,449	-250	-0.4	848	852	4	.5
Property Tax Aids	1,417	910	-507	-35.8	209	207	-2	-0.9
<b>Total Levy + Aid</b>	<b>68,115</b>	<b>67,359</b>	<b>-756</b>	<b>-1.1</b>	<b>1,057</b>	<b>1,059</b>	<b>2</b>	<b>.2</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	115,809	121,657	5,848	5.0					
(-) TIF Tax Cap	420	441	21	5.1	County	48.88	49.38	.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	53.19	47.52	.558	.888
					Special Dist	.73	.70	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	113.15	108.05	.563	.893

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	51,100	54,400		6.5
Net Tax	448	482	34	7.7
Effect Rate	.88	.89		
Avg Value	76,600	81,600		6.5
Net Tax	674	752	78	11.5
Effect Rate	.88	.92		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	102,100	108,800		6.6
Net Tax	1,033	1,133	100	9.7
Effect Rate	1.01	1.04		
Ex-Hi Value	153,200	163,200		6.5
Net Tax	1,997	2,132	134	6.7
Effect Rate	1.30	1.31		

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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	37,766	39,682	1,916	5.1	1.27	1.27
Res Non-Hmstd	183,313	190,536	7,223	3.9	3,523	3,555	32	.9	1.92	1.87
Apartments	165,114	167,770	2,656	1.6	5,151	5,023	-128	-2.5	3.12	2.99
Low-income Apts	52,738	56,710	3,972	7.5	742	774	32	4.3	1.41	1.36
Seasonal Rec	8,589	9,295	706	8.2	182	198	16	8.7	2.12	2.13
New Construct	0	103,765	103,765	0.0	0	2,639	2,639	0.0	0.00	2.54
Com/Ind Lo Tier	339,749	347,267	7,519	2.2	11,425	11,351	-74	-.6	3.36	3.27
Com/Ind Hi Tier	550,048	582,657	32,609	5.9	24,727	25,176	448	1.8	4.50	4.32
Public Utility	79,804	82,398	2,594	3.2	3,644	3,610	-34	-.9	4.57	4.38
Ag Hmstd: House	8,328	8,704	377	4.5	117	123	7	5.8	1.40	1.42
Ag Hmstd: Land	18,047	18,065	18	.1	153	149	-4	-2.4	.85	.83
Ag Non-hmstd	20,194	20,237	43	.2	306	299	-8	-2.5	1.52	1.48
<b>Total (incl TIF)</b>	<b>4,392,342</b>	<b>4,724,267</b>	<b>331,924</b>	<b>7.6</b>	<b>87,736</b>	<b>92,579</b>	<b>4,842</b>	<b>5.5</b>	<b>2.00</b>	<b>1.96</b>
TIF Levy					5,682	5,937	255	4.5		
Total (excl TIF)					82,054	86,642	4,588	5.6		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	28,443	29,992	1,550	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	28,443	29,992	1,550	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>34,809</b>	<b>36,234</b>	<b>1,425</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	36,589	37,277	689	1.9	197	219	22	11.4
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	36,589	37,277	689	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>37,708</b>	<b>38,236</b>	<b>528</b>	<b>1.4</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	43.25	42.08	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	50.35	46.12	.794	.934
					Special Dist	.30	.31	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	133.87	128.56	.799	.939

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	46,500	49,200		5.8
Net Tax	511	538	27	5.2
Effect Rate	1.10	1.09		
Avg Value	69,800	73,800		5.7
Net Tax	767	807	40	5.2
Effect Rate	1.10	1.09		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	93,100	98,400		5.7
Net Tax	1,137	1,222	85	7.4
Effect Rate	1.22	1.24		
Ex-Hi Value	139,600	147,600		5.7
Net Tax	2,144	2,244	101	4.7
Effect Rate	1.54	1.52		

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BASELINE: Final Pay 2000 (corrected)

vs.

ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bill w/act ANTCs (corrected)

(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	11,687	12,221	534	4.6	1.10	1.08
Res Non-Hmstd	99,607	104,185	4,578	4.6	1,478	1,500	21	1.5	1.48	1.44
Apartments	2,797	2,925	127	4.6	70	69	-1	-0.9	2.49	2.36
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	70,798	75,846	5,048	7.1	1,035	1,077	42	4.0	1.46	1.42
New Construct	0	86,702	86,702	0.0	0	1,659	1,659	0.0	0.00	1.91
Com/Ind Lo Tier	45,808	46,499	691	1.5	1,204	1,163	-41	-3.4	2.63	2.50
Com/Ind Hi Tier	51,312	52,642	1,330	2.6	1,874	1,828	-47	-2.5	3.65	3.47
Public Utility	129,505	133,714	4,209	3.2	4,472	4,426	-46	-1.0	3.45	3.31
Ag Hmstd: House	614,781	644,421	29,640	4.8	5,670	5,933	263	4.6	.92	.92
Ag Hmstd: Land	3,330,644	3,403,461	72,816	2.2	22,395	21,591	-804	-3.6	.67	.63
Ag Non-hmstd	1,642,939	1,655,650	12,710	.8	18,519	17,678	-842	-4.5	1.13	1.07
<b>Total (incl TIF)</b>	<b>7,051,087</b>	<b>7,341,760</b>	<b>290,673</b>	<b>4.1</b>	<b>68,406</b>	<b>69,144</b>	<b>738</b>	<b>1.1</b>	<b>.97</b>	<b>.94</b>
TIF Levy					24	20	-4	-15.4		
Total (excl TIF)					68,382	69,124	742	1.1		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	32,674	34,098	1,425	4.4	7,064	7,379	315	4.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	32,674	34,098	1,425	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>39,820</b>	<b>41,068</b>	<b>1,247</b>	<b>3.1</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	42,262	42,939	677	1.6	168	186	18	10.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	42,262	42,939	677	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>42,934</b>	<b>43,385</b>	<b>451</b>	<b>1.1</b>	<b>250</b>	<b>267</b>	<b>17</b>	<b>6.8</b>

TAX BASE

	TAX BASE				TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng			Base	Alt	Base	Alt
Total Tax Capacity	72,283	76,410	4,127	5.7						
(-) TIF Tax Cap	22	23	1	4.9	County	45.22	44.64	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	53.03	47.24	.656	1.092	
FD Distr Tax Cap	0	0	0	0.0	Special Dist	.23	.24	0.000	0.000	
					Total	108.26	101.78	.656	1.092	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	61,000	65,200		6.9
Net Tax	505	543	38	7.6
Effect Rate	.83	.83		
Avg Value	91,500	97,800		6.9
Net Tax	835	918	83	10.0
Effect Rate	.91	.94		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	122,000	130,400		6.9
Net Tax	1,335	1,439	105	7.9
Effect Rate	1.09	1.10		
Ex-Hi Value	183,000	195,600		6.9
Net Tax	2,464	2,606	141	5.7
Effect Rate	1.35	1.33		

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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	47,203	50,470	3,267	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	4,652	5,176	524	11.3	3.34	3.32
Low-income Apts	52,495	57,319	4,823	9.2	772	844	72	9.3	1.47	1.47
Seasonal Rec	5,592	5,690	98	1.8	114	117	3	2.5	2.03	2.05
New Construct	0	155,564	155,564	0.0	0	3,018	3,018	0.0	0.00	1.94
Com/Ind Lo Tier	169,028	169,037	9	.0	5,691	5,668	-23	-.4	3.37	3.35
Com/Ind Hi Tier	712,741	712,806	65	.0	33,954	33,769	-185	-.5	4.76	4.74
Public Utility	46,953	48,436	1,484	3.2	2,104	2,158	55	2.6	4.48	4.46
Ag Hmstd: House	202,882	218,164	15,283	7.5	2,493	2,674	181	7.3	1.23	1.23
Ag Hmstd: Land	302,230	326,243	24,013	7.9	1,842	1,960	118	6.4	.61	.60
Ag Non-hmstd	106,903	114,843	7,940	7.4	1,368	1,414	46	3.4	1.28	1.23
<b>Total (incl TIF)</b>	<b>5,235,122</b>	<b>5,714,485</b>	<b>479,363</b>	<b>9.2</b>	<b>103,758</b>	<b>110,827</b>	<b>7,069</b>	<b>6.8</b>	<b>1.98</b>	<b>1.94</b>
TIF Levy					4,478	4,591	113	2.5		
Total (excl TIF)					99,280	106,236	6,956	7.0		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	37,182	40,599	3,417	9.2	21,404	22,837	1,433	6.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	37,182	40,599	3,417	9.2	21,404	22,837	1,433	6.7
Property Tax Aids	7,301	7,503	202	2.8	13,689	14,067	378	2.8
<b>Total Levy + Aid</b>	<b>44,483</b>	<b>48,102</b>	<b>3,619</b>	<b>8.1</b>	<b>35,093</b>	<b>36,904</b>	<b>1,811</b>	<b>5.2</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	51,382	54,306	2,924	5.7	0	0	0	-100.0
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	51,382	54,306	2,924	5.7	0	0	0	0.0
Property Tax Aids	376	292	-84	-22.3	63	62	-0	-.8
<b>Total Levy + Aid</b>	<b>51,758</b>	<b>54,598</b>	<b>2,840</b>	<b>5.5</b>	<b>63</b>	<b>62</b>	<b>-0</b>	<b>-.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	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	59.37	57.65	.946	1.040
FD Distr Tax Cap	0	0	0	0.0	Special Dist	0.00	0.00	0.000	0.000
					Total	134.07	133.02	.950	1.043

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	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				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	134,800	145,100		7.6
Net Tax	2,058	2,289	231	11.2
Effect Rate	1.53	1.58		
Ex-Hi Value	202,200	217,600		7.6
Net Tax	3,613	3,956	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	62,771	65,862	3,091	4.9	1.21	1.21
Res Non-Hmstd	297,770	310,974	13,204	4.4	5,482	5,586	104	1.9	1.84	1.80
Apartments	218,628	227,519	8,890	4.1	6,520	6,563	43	.7	2.98	2.88
Low-income Apts	83,358	89,927	6,569	7.9	1,137	1,201	64	5.7	1.36	1.34
Seasonal Rec	28,869	30,061	1,193	4.1	556	560	4	.8	1.93	1.86
New Construct	0	176,391	176,391	0.0	0	3,882	3,882	0.0	0.00	2.20
Com/Ind Lo Tier	502,649	519,358	16,709	3.3	16,106	16,105	-2	-.0	3.20	3.10
Com/Ind Hi Tier	746,386	785,706	39,320	5.3	32,682	33,261	579	1.8	4.38	4.23
Public Utility	491,651	507,630	15,979	3.3	22,074	22,546	471	2.1	4.49	4.44
Ag Hmstd: House	25,328	26,834	1,506	5.9	307	327	20	6.5	1.21	1.22
Ag Hmstd: Land	39,658	42,369	2,711	6.8	273	287	14	5.2	.69	.68
Ag Non-hmstd	30,296	31,952	1,656	5.5	425	429	4	1.0	1.40	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>148,333</b>	<b>156,610</b>	<b>8,277</b>	<b>5.6</b>	<b>1.94</b>	<b>1.91</b>
TIF Levy					8,482	8,975	493	5.8		
Total (excl TIF)					139,851	147,635	7,784	5.6		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	45,929	48,722	2,794	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	45,929	48,722	2,794	6.1	41,351	44,358	3,007	7.3
Property Tax Aids	10,522	10,693	172	1.6	48,279	49,806	1,527	3.2
<b>Total Levy + Aid</b>	<b>56,450</b>	<b>59,416</b>	<b>2,965</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	68,130	69,919	1,789	2.6	761	803	42	5.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	68,130	69,919	1,789	2.6	761	803	42	5.5
Property Tax Aids	1,815	1,474	-341	-18.8	94	94	-0	-.5
<b>Total Levy + Aid</b>	<b>69,944</b>	<b>71,393</b>	<b>1,449</b>	<b>2.1</b>	<b>855</b>	<b>896</b>	<b>41</b>	<b>4.8</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	124,140	133,651	9,511	7.7					
(-) TIF Tax Cap	6,421	7,026	605	9.4	County	39.02	38.48	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	35.02	34.93	.017	.016
(=) Txbl Tax Cap	117,719	126,625	8,906	7.6	School Dist	54.45	50.72	.530	.699
					Special Dist	.65	.63	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	129.13	124.75	.547	.715

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Lo Value	53,100	55,800		5.1
Net Tax	548	577	30	5.4
Effect Rate	1.03	1.03		
Avg Value	79,600	83,700		5.2
Net Tax	844	914	70	8.3
Effect Rate	1.06	1.09		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseln	Altern	Tax Change	Pctg Chng
Hi Value	106,100	111,600		5.2
Net Tax	1,291	1,377	86	6.7
Effect Rate	1.22	1.23		
Ex-Hi Value	159,200	167,400		5.2
Net Tax	2,451	2,559	108	4.4
Effect Rate	1.54	1.53		



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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,769,564	1,883,776	114,212	6.5	19,852	20,962	1,109	5.6	1.12	1.11
Res Non-Hmstd	154,169	161,949	7,780	5.0	2,349	2,401	52	2.2	1.52	1.48
Apartments	4,563	4,855	293	6.4	101	103	2	2.0	2.22	2.12
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	86,091	90,895	4,804	5.6	1,302	1,335	33	2.6	1.51	1.47
New Construct	0	117,089	117,089	0.0	0	1,851	1,851	0.0	0.00	1.58
Com/Ind Lo Tier	56,227	58,290	2,063	3.7	1,557	1,543	-14	-.9	2.77	2.65
Com/Ind Hi Tier	34,793	36,419	1,626	4.7	1,310	1,303	-7	-.5	3.77	3.58
Public Utility	124,983	129,045	4,062	3.3	4,830	4,712	-118	-2.4	3.86	3.65
Ag Hmstd: House	958,080	1,001,111	43,031	4.5	9,464	9,924	460	4.9	.99	.99
Ag Hmstd: Land	3,129,017	3,373,867	244,851	7.8	20,013	20,501	488	2.4	.64	.61
Ag Non-hmstd	1,063,590	1,146,518	82,928	7.8	12,749	12,791	43	.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>73,528</b>	<b>77,426</b>	<b>3,898</b>	<b>5.3</b>	<b>1.00</b>	<b>.97</b>
TIF Levy					100	184	84	84.7		
Total (excl TIF)					73,428	77,242	3,813	5.2		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	31,284	33,620	2,336	7.5	10,711	11,317	606	5.7
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	31,284	33,620	2,336	7.5	10,711	11,317	606	5.7
Property Tax Aids	7,817	7,978	161	2.1	5,377	5,385	8	.2
<b>Total Levy + Aid</b>	<b>39,101</b>	<b>41,598</b>	<b>2,497</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	45,875	48,402	2,526	5.5	341	367	25	7.5
Fisc Disp Distrib	0	0	0	0.0	0	0	0	0.0
Total Levy	45,875	48,402	2,526	5.5	341	367	25	7.5
Property Tax Aids	1,481	1,119	-361	-24.4	60	61	1	1.6
<b>Total Levy + Aid</b>	<b>47,356</b>	<b>49,521</b>	<b>2,165</b>	<b>4.6</b>	<b>401</b>	<b>427</b>	<b>26</b>	<b>6.6</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	74,774	82,262	7,488	10.0					
(-) TIF Tax Cap	108	211	103	95.8	County	41.90	40.97	0.000	0.000
(-) FD Contr Tax Cap	0	0	0	0.0	City/Town	14.34	13.79	0.000	0.000
(=) Txbl Tax Cap	74,666	82,051	7,385	9.9	School Dist	56.06	51.78	.647	.871
					Special Dist	.46	.45	0.000	0.000
FD Distr Tax Cap	0	0	0	0.0	Total	112.76	106.99	.647	.871

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	64,500	68,700		6.5
Net Tax	563	596	34	6.0
Effect Rate	.87	.87		
Avg Value	96,800	103,000		6.4
Net Tax	954	1,031	77	8.1
Effect Rate	.99	1.00		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	129,100	137,300		6.4
Net Tax	1,538	1,625	87	5.6
Effect Rate	1.19	1.18		
Ex-Hi Value	193,600	206,000		6.4
Net Tax	2,780	2,898	117	4.2
Effect Rate	1.44	1.41		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,539,408	10,094,556	555,148	5.8	117,628	124,198	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	11,033	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	883	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	225,385	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	103,592	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
					Special Dist		6.63	6.36	0.000	0.000
FD Distr Tax Cap	36,467	41,133	4,665	12.8	Total		116.02	111.84	.935	1.112

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				
	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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	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	119,235	130,602	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	40,568	43,371	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
<b>Total (incl TIF)</b>	<b>11,035,404</b>	<b>12,210,351</b>	<b>1,174,947</b>	<b>10.6</b>	<b>195,756</b>	<b>220,082</b>	<b>24,326</b>	<b>12.4</b>	<b>1.77</b>	<b>1.80</b>
TIF Levy					8,723	9,491	768	8.8		
Total (excl TIF)					187,033	210,591	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
<b>Total Levy + Aid</b>	<b>58,776</b>	<b>62,937</b>	<b>4,160</b>	<b>7.1</b>	<b>53,512</b>	<b>57,289</b>	<b>3,778</b>	<b>7.1</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	99,678	114,275	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	113,760	129,067	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
<b>Total Levy + Aid</b>	<b>114,306</b>	<b>129,127</b>	<b>14,821</b>	<b>13.0</b>	<b>14,887</b>	<b>15,839</b>	<b>952</b>	<b>6.4</b>

TAX BASE					TAX RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	173,535	193,996	20,461	11.8	County	27.92	27.22	0.000	0.000
(-) TIF Tax Cap	7,320	8,284	963	13.2	City/Town	22.60	22.20	.099	.095
(-) FD Contr Tax Cap	13,047	15,199	2,152	16.5	School Dist	54.86	56.48	1.426	1.479
(=) Txbl Tax Cap	153,168	170,513	17,346	11.3	Special Dist	7.17	6.92	0.000	0.000
FD Distr Tax Cap	19,773	22,303	2,530	12.8	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	172,332	179,924	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	12,047	-102	-.8	3.04	2.90
Com/Ind Hi Tier	2,514,238	2,649,238	135,000	5.4	106,661	106,446	-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	1,788	1,874	86	4.8	1.17	1.14
Ag Hmstd: Land	197,105	212,836	15,731	8.0	1,143	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
<b>Total (incl TIF)</b>	<b>18,649,984</b>	<b>20,861,650</b>	<b>2,211,667</b>	<b>11.9</b>	<b>349,428</b>	<b>372,574</b>	<b>23,146</b>	<b>6.6</b>	<b>1.87</b>	<b>1.79</b>
TIF Levy					15,605	16,545	940	6.0		
Total (excl TIF)					333,823	356,030	22,206	6.7		

LEVIES	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
<b>Total Levy + Aid</b>	<b>98,211</b>	<b>103,953</b>	<b>5,742</b>	<b>5.8</b>	<b>105,108</b>	<b>110,668</b>	<b>5,560</b>	<b>5.3</b>

	SCHOOL DISTRICT				SPECIAL TAXING DISTRICT			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	163,599	174,105	10,505	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	188,197	198,803	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
<b>Total Levy + Aid</b>	<b>190,006</b>	<b>199,329</b>	<b>9,323</b>	<b>4.9</b>	<b>17,066</b>	<b>18,093</b>	<b>1,027</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	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
FD Distr Tax Cap	35,689	40,255	4,566	12.8	Special Dist	3.79	3.63	0.000	0.000
					Total	109.39	102.50	1.315	1.428

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	90,900	98,700		8.6
Net Tax	934	1,007	73	7.8
Effect Rate	1.03	1.02		
Avg Value	136,400	148,000		8.5
Net Tax	1,711	1,818	107	6.3
Effect Rate	1.25	1.23		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	181,900	197,300		8.5
Net Tax	2,592	2,722	130	5.0
Effect Rate	1.42	1.38		
Ex-Hi Value	272,800	296,000		8.5
Net Tax	4,352	4,532	180	4.1
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	96,818	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	3,122	3,178	56	1.8	3.18	2.95
Low-income Apts	51,221	54,784	3,563	7.0	754	761	8	1.0	1.47	1.39
Seasonal Rec	24,309	25,015	706	2.9	472	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	6,689	7,078	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	3,855	3,786	-69	-1.8	1.21	1.14
Ag Hmstd: Land	381,297	403,456	22,160	5.8	2,129	2,063	-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>165,143</b>	<b>174,552</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)					146,983	156,384	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	73,933	77,947	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	82,704	87,642	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>83,230</b>	<b>87,867</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 RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	130,681	147,168	16,487	12.6					
(-) TIF Tax Cap	13,036	14,561	1,525	11.7	County	40.41	37.84	0.000	0.000
(-) FD Contr Tax Cap	10,373	11,669	1,295	12.5	City/Town	23.92	23.15	.164	.155
(=) Txbl Tax Cap	107,271	120,938	13,667	12.7	School Dist	58.65	51.55	1.332	1.684
FD Distr Tax Cap	12,803	14,441	1,638	12.8	Special Dist	3.65	3.52	0.000	0.000
					Total	126.62	116.06	1.497	1.840

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	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				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	196,100	208,000		6.1
Net Tax	3,375	3,402	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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(All figures in \$1,000's)

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,422,056	9,002,172	580,116	6.9	123,254	127,530	4,276	3.5	1.46	1.42
Res Non-Hmstd	283,375	306,147	22,772	8.0	5,750	5,909	159	2.8	2.03	1.93
Apartments	438,541	498,491	59,950	13.7	14,209	15,456	1,247	8.8	3.24	3.10
Low-income Apts	123,773	130,331	6,558	5.3	1,835	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	13,765	13,765	0.0	0.00	2.76
Com/Ind Lo Tier	256,839	262,905	6,067	2.4	8,681	8,441	-240	-2.8	3.38	3.21
Com/Ind Hi Tier	1,771,856	1,878,633	106,777	6.0	84,051	84,643	592	.7	4.74	4.51
Public Utility	160,980	166,212	5,232	3.2	7,566	7,404	-162	-2.1	4.70	4.45
Ag Hmstd: House	55,280	56,737	1,458	2.6	800	795	-4	-.5	1.45	1.40
Ag Hmstd: Land	57,559	61,799	4,239	7.4	341	348	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>247,293</b>	<b>266,930</b>	<b>19,637</b>	<b>7.9</b>	<b>2.13</b>	<b>2.07</b>
TIF Levy					28,457	31,589	3,132	11.0		
Total (excl TIF)					218,836	235,340	16,504	7.5		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	59,177	63,608	4,431	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	71,210	76,338	5,128	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>79,682</b>	<b>85,039</b>	<b>5,357</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	95,611	100,304	4,693	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	115,284	121,542	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>116,307</b>	<b>121,681</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 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	39.58	37.88	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	128.11	121.69	1.725	1.647

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	77,800	83,100		6.8
Net Tax	913	974	61	6.7
Effect Rate	1.17	1.17		
Avg Value	116,700	124,700		6.9
Net Tax	1,645	1,718	73	4.4
Effect Rate	1.41	1.38		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	155,600	166,300		6.9
Net Tax	2,535	2,622	87	3.4
Effect Rate	1.63	1.58		
Ex-Hi Value	233,400	249,400		6.9
Net Tax	4,314	4,427	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	173,445	175,823	2,378	1.4	1.56	1.47
Res Non-Hmstd	468,433	507,128	38,695	8.3	9,216	9,348	132	1.4	1.97	1.84
Apartment	1,049,131	1,206,371	157,240	15.0	33,528	35,219	1,691	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	9,694	9,694	0.0	0.00	3.31
Com/Ind Lo Tier	336,978	343,045	6,068	1.8	11,229	10,637	-591	-5.3	3.33	3.10
Com/Ind Hi Tier	4,783,110	5,120,820	337,710	7.1	220,315	218,146	-2,168	-1.0	4.61	4.26
Public Utility	143,375	148,034	4,660	3.3	6,627	6,323	-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>456,392</b>	<b>467,275</b>	<b>10,883</b>	<b>2.4</b>	<b>2.53</b>	<b>2.37</b>
TIF Levy					42,938	42,616	-322	-.7		
Total (excl TIF)					413,454	424,659	11,205	2.7		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	107,680	113,448	5,768	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	116,110	122,366	6,256	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>131,524</b>	<b>137,884</b>	<b>6,360</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	39.58	37.88	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	125.97	112.51	1.368	1.937

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	97,800	104,900		7.3
Net Tax	1,196	1,259	63	5.3
Effect Rate	1.22	1.20		
Avg Value	146,700	157,400		7.3
Net Tax	2,238	2,281	43	1.9
Effect Rate	1.53	1.45		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	195,600	209,900		7.3
Net Tax	3,321	3,357	36	1.1
Effect Rate	1.70	1.60		
Ex-Hi Value	293,400	314,800		7.3
Net Tax	5,488	5,508	20	.4
Effect Rate	1.87	1.75		

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	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,741,738	14,635,044	893,306	6.5	237,500	238,407	907	.4	1.73	1.63
Res Non-Hmstd	725,512	779,734	54,221	7.5	15,080	15,086	6	.0	2.08	1.93
Apartments	776,755	838,549	61,794	8.0	24,299	24,325	27	.1	3.13	2.90
Low-income Apts	63,909	67,569	3,660	5.7	922	923	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	1.86
New Construct	0	523,945	523,945	0.0	0	13,396	13,396	0.0	0.00	2.56
Com/Ind Lo Tier	290,791	310,919	20,128	6.9	9,691	9,712	21	.2	3.33	3.12
Com/Ind Hi Tier	3,548,113	3,854,520	306,407	8.6	164,283	167,149	2,866	1.7	4.63	4.34
Public Utility	180,423	186,287	5,864	3.2	8,366	8,067	-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	832	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>463,231</b>	<b>480,067</b>	<b>16,835</b>	<b>3.6</b>	<b>2.37</b>	<b>2.24</b>
TIF Levy					7,990	8,018	27	.3		
Total (excl TIF)					455,241	472,049	16,808	3.7		

LEVIES	COUNTY				CITY/TOWNSHIP			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	121,944	128,685	6,741	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	127,957	135,047	7,090	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>145,413</b>	<b>152,649</b>	<b>7,236</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	206,739	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	216,709	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>217,938</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					Pctg Chng	TAX RATES		Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change			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	County	39.58	37.88	0.000	0.000		
(-) FD Contr Tax Cap	45,036	50,893	5,857	13.0	City/Town	20.33	19.59	.065	.063		
(=) Txbl Tax Cap	308,110	339,751	31,640	10.3	School Dist	55.70	46.90	1.778	2.215		
FD Distr Tax Cap	14,841	16,739	1,899	12.8	Special Dist	7.59	7.30	0.000	0.000		
					Total	123.20	111.66	1.844	2.279		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	132,600	141,300		6.6
Net Tax	1,941	1,984	42	2.2
Effect Rate	1.46	1.40		
Avg Value	198,900	211,900		6.5
Net Tax	3,411	3,445	34	1.0
Effect Rate	1.72	1.63		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	265,200	282,500		6.5
Net Tax	4,881	4,907	26	.5
Effect Rate	1.84	1.74		
Ex-Hi Value	397,800	423,800		6.5
Net Tax	7,821	7,832	11	.1
Effect Rate	1.97	1.85		



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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	8,403,723	9,034,815	631,092	7.5	122,968	122,950	-18	-.0	1.46	1.36
Res Non-Hmstd	260,252	282,301	22,049	8.5	4,977	4,975	-1	-.0	1.91	1.76
Apartment	509,981	562,152	52,172	10.2	15,852	16,052	200	1.3	3.11	2.86
Low-income Apts	118,018	130,027	12,009	10.2	1,661	1,683	22	1.3	1.41	1.29
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	4,259	4,259	0.0	0.00	2.73
Com/Ind Lo Tier	270,476	294,593	24,117	8.9	8,949	9,035	85	1.0	3.31	3.07
Com/Ind Hi Tier	2,208,737	2,541,203	332,466	15.1	101,865	108,163	6,298	6.2	4.61	4.26
Public Utility	154,640	159,665	5,026	3.2	7,144	6,828	-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	-12.1	.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>263,741</b>	<b>274,256</b>	<b>10,515</b>	<b>4.0</b>	<b>2.21</b>	<b>2.08</b>
TIF Levy					21,690	23,648	1,958	9.0		
Total (excl TIF)					242,052	250,608	8,557	3.5		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	74,866	76,808	1,942	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	86,277	88,714	2,437	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>98,361</b>	<b>100,892</b>	<b>2,530</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 RATES	Net Tax Cap (Pct)		Mkt Val (mills)	
	Baseline	Altern	Change	Pctg Chng		Base	Alt	Base	Alt
Total Tax Capacity	211,655	238,425	26,770	12.6					
(-) TIF Tax Cap	17,900	21,307	3,406	19.0	County	44.90	41.16	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	122.43	111.72	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	1,023	1,048	25	2.5
Effect Rate	1.17	1.12		
Avg Value	131,100	141,000		7.6
Net Tax	1,883	1,898	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	2,843	2,844	2	.1
Effect Rate	1.63	1.51		
Ex-Hi Value	262,200	282,000		7.6
Net Tax	4,761	4,738	-24	-.5
Effect Rate	1.82	1.68		

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BASELINE: Final Pay 2000 (corrected)  
 vs.  
 ALTERNATIVE: Proj Pay 2001: Final Tax & K-12 Bill w/act ANTCs (corrected)

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,634,745	9,368,699	733,953	8.5	139,727	145,513	5,785	4.1	1.62	1.55
Res Non-Hmstd	963,370	1,045,257	81,886	8.5	21,518	22,019	501	2.3	2.23	2.11
Apartments	1,244,087	1,466,828	222,741	17.9	44,519	49,103	4,583	10.3	3.58	3.35
Low-income Apts	245,897	270,487	24,590	10.0	3,883	4,028	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	8,611	8,611	0.0	0.00	4.02
Com/Ind Lo Tier	496,495	514,560	18,066	3.6	17,929	17,458	-471	-2.6	3.61	3.39
Com/Ind Hi Tier	4,558,946	5,006,185	447,239	9.8	229,666	235,360	5,695	2.5	5.04	4.70
Public Utility	322,436	332,915	10,479	3.3	16,281	15,766	-515	-3.2	5.05	4.74
Ag Hmstd: House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd: Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-hmstd	371	403	32	8.5	6	6	-0	-6	1.64	1.51
<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>473,538</b>	<b>497,870</b>	<b>24,333</b>	<b>5.1</b>	<b>2.88</b>	<b>2.73</b>
TIF Levy					68,913	71,776	2,862	4.2		
Total (excl TIF)					404,624	426,095	21,470	5.3		

LEVIES	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	84,718	90,843	6,125	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	101,994	109,120	7,125	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>115,886</b>	<b>123,340</b>	<b>7,455</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 RATES		Net Tax Cap (Pct)		Mkt Val (millis)	
	Baseline	Altern	Change	Pctg Chng			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	County		35.49	33.98	0.000	0.000
(-) FD Contr Tax Cap	42,056	46,322	4,265	10.1	City/Town		43.69	41.11	0.000	0.000
(=) Txbl Tax Cap	238,693	267,370	28,677	12.0	School Dist		57.17	51.32	1.346	1.469
					Special Dist		8.11	7.80	0.000	0.000
FD Distr Tax Cap	42,635	48,090	5,454	12.8	Total		144.45	134.21	1.346	1.469

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	69,100	75,000		8.5
Net Tax	877	910	33	3.7
Effect Rate	1.27	1.21		
Avg Value	103,700	112,500		8.5
Net Tax	1,521	1,618	97	6.4
Effect Rate	1.47	1.44		

TAX BURDENS ON TYPICAL HOMESTEADS				
	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	138,300	150,000		8.5
Net Tax	2,379	2,489	110	4.6
Effect Rate	1.72	1.66		
Ex-Hi Value	207,400	225,000		8.5
Net Tax	4,119	4,260	141	3.4
Effect Rate	1.99	1.89		

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

	MARKET VALUE				NET TAX				EFFECTIVE TAX RATES	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,859,770	6,357,850	498,080	8.5	84,754	85,890	1,136	1.3	1.45	1.35
Res Non-Hmstd	385,800	417,882	32,082	8.3	8,279	8,257	-22	-0.3	2.15	1.98
Apartments	602,168	684,677	82,508	13.7	21,434	22,393	959	4.5	3.56	3.27
Low-income Apts	172,602	193,315	20,712	12.0	2,565	2,643	78	3.0	1.49	1.37
Seasonal Rec	1,455	1,524	70	4.8	32	30	-1	-3.5	2.17	2.00
New Construct	0	42,703	42,703	0.0	0	1,733	1,733	0.0	0.00	4.06
Com/Ind Lo Tier	334,460	374,645	40,185	12.0	11,890	12,314	424	3.6	3.56	3.29
Com/Ind Hi Tier	1,599,014	1,921,513	322,499	20.2	80,049	88,779	8,730	10.9	5.01	4.62
Public Utility	196,082	202,455	6,373	3.3	9,873	9,422	-451	-4.6	5.04	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	1.56	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>218,883</b>	<b>231,469</b>	<b>12,586</b>	<b>5.8</b>	<b>2.39</b>	<b>2.27</b>
TIF Levy					21,345	23,598	2,253	10.6		
Total (excl TIF)					197,538	207,871	10,333	5.2		

LEVIES

	COUNTY				CITY/TOWN			
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng
Local Levy	53,672	55,569	1,897	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	72,215	74,917	2,701	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>82,134</b>	<b>84,995</b>	<b>2,861</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	County	City/Town	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	40.76	37.38	0.000	0.000	0.000	0.000
(-) FD Contr Tax Cap	13,173	16,132	2,959	22.5	36.31	32.74	0.000	0.000	0.000	0.000
(=) Txbl Tax Cap	131,670	148,676	17,006	12.9	63.75	58.76	0.000	0.034	0.000	0.000
FD Distr Tax Cap	40,517	45,701	5,183	12.8	7.79	7.49	0.000	0.000	0.000	0.000
					Total	148.60	136.37	0.000	.034	

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Lo Value	62,100	67,400		8.5
Net Tax	728	729	0	.0
Effect Rate	1.17	1.08		
Avg Value	93,200	101,100		8.5
Net Tax	1,224	1,269	44	3.6
Effect Rate	1.31	1.25		

TAX BURDENS ON TYPICAL HOMESTEADS

	Baseline	Altern	Tax Change	Pctg Chng
Hi Value	124,300	134,800		8.4
Net Tax	1,924	1,974	50	2.6
Effect Rate	1.55	1.46		
Ex-Hi Value	186,400	202,200		8.5
Net Tax	3,446	3,493	46	1.3
Effect Rate	1.85	1.73		