

House Research Simulation Report: Property Tax

Simulation #1H1

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DESCRIPTION

BASELINE: Preliminary Pay 2001

ALTERNATIVE: Projected Pay 2002: Current Law (revised)

This report is a projection of property taxes payable in 2002 under current law. It is an improvement over simulation "1F1," the first simulation of taxes payable in 2002; however, it should still be regarded as preliminary. The payable 2002 projections result from a joint House/Senate/Revenue Dept. working group. Taxable market values were projected to grow at approximately the same rates as the growth from pay 2000 to pay 2001, on a jurisdiction-by-jurisdiction basis. Non-school levy plus aid amounts were generally projected to grow at the average growth rate for the two previous years, on a jurisdiction-by-jurisdiction basis, with levy amounts derived by subtracting projected state aid amounts from projected levy plus aid. School district levies were projected by modeling relevant aid and levy formulas, using underlying statewide levy assumptions made by the Dept. of Children, Families and Learning.

KEY POINTS

- ! **Statewide, property taxes are projected to increase by \$343 million, or 6.8%**, according to the simulation. Approximately \$173 million of the \$343 million increase is borne by new construction - property appearing on the tax rolls for the first time in 2002. The tax increases are projected to be 8.2% in Greater Minnesota and 6.1% in the Metro area..
- ! **Property tax impacts by property type generally mirror changes in value.** Tax increases on existing properties range from -1.7% for public utility property to +8% on low-income apartments. The overall rate of tax increase is projected to be less than the overall growth in taxable market value (9.7%), meaning that effective tax rates would decline for most property types.

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

ASSUMPTIONS:**BASELINE: Preliminary Pay 2001**

- ! **Property values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.

- ! **Local government levies** are from a survey of county auditors done by the Dept. of Revenue.

- ! **Tax increment financing (TIF) net tax capacities** are preliminary values from the abstracts of assessment submitted by county assessors to the Dept. of Revenue; the final figures will be reported later this year when the abstracts of tax lists are filed by county auditors.

ASSUMPTIONS:

ALTERNATIVE: Projected Pay 2002: Current Law (revised)

- ! **Market values** were developed from actual growth in property values between assessment year 1999 and assessment year 2000, with growth measured separately for growth on existing value and growth due to new construction. These results were augmented for Dakota and Hennepin Counties with preliminary information provided by the county assessor. 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 2000 to pay 2001, 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 2002 levies were developed to match statewide levy estimates by category developed by the Dept. of Children, Families and Learning. Approximately \$69 million of new referendum levies are assumed; they are distributed evenly across all districts that have not had a successful referendum recently. The school levy simulation is based on adjusted net tax capacities certified by the Dept. of Revenue in April, 2001.
- ! **County, city, and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology employed is a two-year average of levy plus aid. Levy estimates were not adjusted for levy limits, since levy limits are not in effect for pay 2002 under current law. In a few cases, the estimates were changed based upon discussions with individual local government officials. Estimated state aid amounts for pay 2002 were subtracted from levy plus aid to arrive at the estimated levy amounts.
- ! **Special taxing district levies** were generally increased by 13%, except for the metro-wide special taxing districts, which were modeled based upon individual levy categories and levy limits governing each category. Metro agency bonded debt levy estimates were provided by metro agency staff.
- ! **The education homestead credit** was modeled; the estimated cost of the credit is \$409.8 million.
- ! **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- ! **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial net tax capacity.

SIMULATION PARAMETERS

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

STATEWIDE

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 152,957,954 | 164,428,442 | 11,470,488 | 7.5 | 2,138,460 | 2,228,509 | 90,049 | 4.2 | 1.40 | 1.36 |
| Res NonHmstd 1Un | 5,965,487 | 6,363,169 | 397,682 | 6.7 | 104,324 | 108,452 | 4,127 | 4.0 | 1.75 | 1.70 |
| Res NonHmstd 2-3 | 3,050,514 | 3,191,261 | 140,746 | 4.6 | 65,921 | 66,493 | 572 | 0.9 | 2.16 | 2.08 |
| Reg Apartments | 8,411,024 | 9,367,002 | 955,977 | 11.4 | 259,585 | 275,902 | 16,317 | 6.3 | 3.09 | 2.95 |
| Low-income Apts | 2,144,772 | 2,389,199 | 244,427 | 11.4 | 30,337 | 32,796 | 2,459 | 8.1 | 1.41 | 1.37 |
| Seasonal Rec | 8,359,846 | 8,935,119 | 575,272 | 6.9 | 125,017 | 132,388 | 7,371 | 5.9 | 1.50 | 1.48 |
| Com/Ind Lo Tier | 7,181,638 | 7,396,234 | 214,596 | 3.0 | 232,583 | 232,912 | 329 | 0.1 | 3.24 | 3.15 |
| Com/Ind Hi Tier | 34,057,445 | 36,303,606 | 2,246,160 | 6.6 | 1,499,146 | 1,533,216 | 34,070 | 2.3 | 4.40 | 4.22 |
| Publ U: Elec Gen | 1,584,178 | 1,607,941 | 23,763 | 1.5 | 67,588 | 66,501 | -1,087 | -1.6 | 4.27 | 4.14 |
| Publ U: Other | 4,729,631 | 4,800,575 | 70,944 | 1.5 | 201,568 | 197,940 | -3,628 | -1.8 | 4.26 | 4.12 |
| Ag Hmstd: House | 6,913,853 | 7,312,910 | 399,057 | 5.8 | 76,045 | 82,258 | 6,213 | 8.2 | 1.10 | 1.12 |
| Ag Hmstd: Land | 19,640,011 | 20,449,421 | 809,410 | 4.1 | 121,586 | 129,414 | 7,828 | 6.4 | 0.62 | 0.63 |
| Ag NonHmstd | 9,654,933 | 10,002,846 | 347,913 | 3.6 | 114,162 | 118,995 | 4,833 | 4.2 | 1.18 | 1.19 |
| New Con: Res Hms | 0 | 4,664,055 | 4,664,055 | 0.0 | 0 | 66,996 | 66,996 | 0.0 | 0.00 | 1.44 |
| New Con: Other | 0 | 3,193,736 | 3,193,736 | 0.0 | 0 | 106,077 | 106,077 | 0.0 | 0.00 | 3.32 |
| Total | 264,651,288 | 290,405,515 | 25,754,227 | 9.7 | 5,036,322 | 5,378,847 | 342,526 | 6.8 | 1.90 | 1.85 |

Tax Base

Tax Rates

| | | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------|--------------------|---------------|------------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 4,267,876 | 4,706,908 | 439,032 | 10.3 | County | 39.46 | 37.61 | 0.002 | 0.00 |
| (-) TIF Tax Capacity | 273,698 | 304,775 | 31,077 | 11.4 | City/Town | 25.05 | 23.84 | 0.040 | 0.08 |
| (-) FD Contrib Tax Capacity | 315,394 | 361,451 | 46,058 | 14.6 | School District | 50.33 | 47.30 | 1.289 | 1.453 |
| (=) Taxable Tax Capacity | 3,678,784 | 4,040,682 | 361,898 | 9.8 | Special District | 4.58 | 4.68 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 315,394 | 361,451 | 46,058 | 14.6 | Total | 119.43 | 113.43 | 1.331 | 1.535 |

GREATER MINNESOTA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 49,317,329 | 52,371,201 | 3,053,873 | 6.2 | 620,499 | 665,821 | 45,322 | 7.3 | 1.26 | 1.27 |
| Res NonHmstd 1Un | 2,515,492 | 2,645,466 | 129,975 | 5.2 | 42,387 | 44,365 | 1,978 | 4.7 | 1.69 | 1.68 |
| Res NonHmstd 2-3 | 988,385 | 1,027,820 | 39,434 | 4.0 | 21,631 | 22,237 | 606 | 2.8 | 2.19 | 2.16 |
| Reg Apartments | 1,531,500 | 1,614,153 | 82,652 | 5.4 | 49,365 | 51,265 | 1,899 | 3.8 | 3.22 | 3.18 |
| Low-income Apts | 723,464 | 775,041 | 51,577 | 7.1 | 10,607 | 11,326 | 719 | 6.8 | 1.47 | 1.46 |
| Seasonal Rec | 8,097,484 | 8,661,573 | 564,089 | 7.0 | 120,364 | 127,814 | 7,450 | 6.2 | 1.49 | 1.48 |
| Com/Ind Lo Tier | 3,909,793 | 4,033,037 | 123,244 | 3.2 | 128,828 | 131,134 | 2,307 | 1.8 | 3.29 | 3.25 |
| Com/Ind Hi Tier | 6,281,668 | 6,583,582 | 301,914 | 4.8 | 281,230 | 289,284 | 8,054 | 2.9 | 4.48 | 4.39 |
| Publ U: Elec Gen | 1,292,058 | 1,311,439 | 19,381 | 1.5 | 54,886 | 54,270 | -616 | -1.1 | 4.25 | 4.14 |
| Publ U: Other | 2,857,545 | 2,900,408 | 42,863 | 1.5 | 119,783 | 118,867 | -916 | -0.8 | 4.19 | 4.10 |
| Ag Hmstd: House | 6,028,965 | 6,370,207 | 341,241 | 5.7 | 64,701 | 70,613 | 5,912 | 9.1 | 1.07 | 1.11 |
| Ag Hmstd: Land | 18,756,644 | 19,515,823 | 759,179 | 4.0 | 116,908 | 124,609 | 7,701 | 6.6 | 0.62 | 0.64 |
| Ag NonHmstd | 9,135,255 | 9,452,478 | 317,223 | 3.5 | 107,771 | 112,543 | 4,771 | 4.4 | 1.18 | 1.19 |
| New Con: Res Hms | 0 | 1,690,654 | 1,690,654 | 0.0 | 0 | 22,287 | 22,287 | 0.0 | 0.00 | 1.32 |
| New Con: Other | 0 | 1,202,643 | 1,202,643 | 0.0 | 0 | 35,027 | 35,027 | 0.0 | 0.00 | 2.91 |
| Total | 111,435,583 | 120,155,525 | 8,719,942 | 7.8 | 1,738,961 | 1,881,462 | 142,502 | 8.2 | 1.56 | 1.57 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|--------------------|---------------|-------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Base | | Alter | Base | Alter | |
| Total Tax Capacity | 1,522,727 | 1,651,065 | 128,338 | 8.4 | County | 47.50 | 46.67 | 0.005 | 0.00 |
| (-) TIF Tax Capacity | 52,749 | 57,644 | 4,895 | 9.3 | City/Town | 24.50 | 24.29 | 0.008 | 0.00 |
| (-) FD Contrib Tax Capacity | 1,181 | 1,710 | 529 | 44.8 | School District | 50.01 | 47.60 | 0.827 | 1.095 |
| (=) Taxable Tax Capacity | 1,468,796 | 1,591,711 | 122,915 | 8.4 | Special District | 1.09 | 1.14 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 1,181 | 1,710 | 529 | 44.8 | Total | 123.11 | 119.70 | 0.840 | 1.106 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|--------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 56,700 | 60,200 | | 6.2 | 583 | 632 | 49 | 8.4 | 1.028 | 1.050 |
| Res Hmstd: Avg Val | 85,000 | 90,300 | | 6.2 | 930 | 1,036 | 106 | 11.4 | 1.093 | 1.147 |
| Res Hmstd: Hi Val | 113,300 | 120,300 | | 6.2 | 1,398 | 1,535 | 136 | 9.7 | 1.234 | 1.275 |
| Res Hmstd: Ex-Hi Val | 170,000 | 180,500 | | 6.2 | 2,598 | 2,783 | 185 | 7.1 | 1.528 | 1.541 |
| Apartment (Mkt rate) | 300,000 | 316,200 | | 5.4 | 9,116 | 9,433 | 317 | 3.5 | 3.038 | 2.983 |
| Seas Rec: Lo Val | 50,000 | 53,500 | | 7.0 | 781 | 828 | 47 | 6.0 | 1.561 | 1.546 |
| Seas Rec: Hi Val | 150,000 | 160,400 | | 6.9 | 2,752 | 2,936 | 184 | 6.7 | 1.834 | 1.830 |
| Comm/Ind: Lo Val | 150,000 | 157,200 | | 4.8 | 4,558 | 4,776 | 218 | 4.8 | 3.038 | 3.038 |
| Comm/Ind: Med Val | 300,000 | 314,400 | | 4.8 | 10,962 | 11,347 | 385 | 3.5 | 3.654 | 3.609 |
| Comm/Ind: Hi Val | 1,000,000 | 1,048,100 | | 4.8 | 40,850 | 42,018 | 1,168 | 2.9 | 4.084 | 4.008 |

METRO AREA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|-------------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 103,640,626 | 112,057,241 | 8,416,615 | 8.1 | 1,517,961 | 1,562,688 | 44,726 | 2.9 | 1.46 | 1.39 |
| Res NonHmstd 1Un | 3,449,996 | 3,717,703 | 267,707 | 7.8 | 61,937 | 64,086 | 2,149 | 3.5 | 1.80 | 1.72 |
| Res NonHmstd 2-3 | 2,062,129 | 2,163,441 | 101,312 | 4.9 | 44,290 | 44,256 | -34 | -0.1 | 2.15 | 2.05 |
| Reg Apartments | 6,879,524 | 7,752,849 | 873,325 | 12.7 | 210,220 | 224,638 | 14,418 | 6.9 | 3.06 | 2.90 |
| Low-income Apts | 1,421,308 | 1,614,158 | 192,849 | 13.6 | 19,730 | 21,470 | 1,740 | 8.8 | 1.39 | 1.33 |
| Seasonal Rec | 262,362 | 273,546 | 11,184 | 4.3 | 4,653 | 4,573 | -79 | -1.7 | 1.77 | 1.67 |
| Com/Ind Lo Tier | 3,271,845 | 3,363,197 | 91,352 | 2.8 | 103,755 | 101,778 | -1,978 | -1.9 | 3.17 | 3.03 |
| Com/Ind Hi Tier | 27,775,777 | 29,720,024 | 1,944,247 | 7.0 | 1,217,916 | 1,243,932 | 26,016 | 2.1 | 4.38 | 4.19 |
| Publ U: Elec Gen | 292,120 | 296,502 | 4,382 | 1.5 | 12,702 | 12,231 | -471 | -3.7 | 4.35 | 4.13 |
| Publ U: Other | 1,872,086 | 1,900,167 | 28,081 | 1.5 | 81,785 | 79,073 | -2,712 | -3.3 | 4.37 | 4.16 |
| Ag Hmstd: House | 884,888 | 942,704 | 57,816 | 6.5 | 11,344 | 11,645 | 301 | 2.7 | 1.28 | 1.24 |
| Ag Hmstd: Land | 883,367 | 933,598 | 50,231 | 5.7 | 4,678 | 4,805 | 127 | 2.7 | 0.53 | 0.51 |
| Ag NonHmstd | 519,678 | 550,368 | 30,690 | 5.9 | 6,390 | 6,452 | 61 | 1.0 | 1.23 | 1.17 |
| New Con: Res Hms | 0 | 2,973,401 | 2,973,401 | 0.0 | 0 | 44,708 | 44,708 | 0.0 | 0.00 | 1.50 |
| New Con: Other | 0 | 1,991,094 | 1,991,094 | 0.0 | 0 | 71,049 | 71,049 | 0.0 | 0.00 | 3.57 |
| Total | 153,215,705 | 170,249,990 | 17,034,285 | 11.1 | 3,297,361 | 3,497,385 | 200,024 | 6.1 | 2.15 | 2.05 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|--------------------|---------------|-------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Base | | Alter | Base | Alter | |
| Total Tax Capacity | 2,745,149 | 3,055,843 | 310,694 | 11.3 | County | 34.11 | 31.72 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 220,948 | 247,131 | 26,182 | 11.8 | City/Town | 25.42 | 23.55 | 0.062 | 0.12 |
| (-) FD Contrib Tax Capacity | 314,212 | 359,741 | 45,529 | 14.5 | School District | 50.55 | 47.10 | 1.604 | 1.692 |
| (=) Taxable Tax Capacity | 2,209,988 | 2,448,971 | 238,983 | 10.8 | Special District | 6.91 | 6.98 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 314,212 | 359,741 | 45,529 | 14.5 | Total | 116.99 | 109.35 | 1.666 | 1.821 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|--------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 96,100 | 103,900 | | 8.1 | 1,143 | 1,224 | 81 | 7.1 | 1.189 | 1.177 |
| Res Hmstd: Avg Val | 144,000 | 155,700 | | 8.1 | 2,052 | 2,163 | 111 | 5.4 | 1.424 | 1.388 |
| Res Hmstd: Hi Val | 192,000 | 207,600 | | 8.1 | 3,058 | 3,194 | 135 | 4.4 | 1.592 | 1.538 |
| Res Hmstd: Ex-Hi Val | 288,000 | 311,400 | | 8.1 | 5,071 | 5,255 | 184 | 3.6 | 1.760 | 1.687 |
| Apartment (Mkt rate) | 300,000 | 338,100 | | 12.7 | 8,923 | 9,489 | 566 | 6.3 | 2.974 | 2.806 |
| Comm/Ind: Lo Val | 150,000 | 160,500 | | 7.0 | 4,462 | 4,620 | 158 | 3.5 | 2.974 | 2.878 |
| Comm/Ind: Med Val | 300,000 | 321,000 | | 7.0 | 10,678 | 10,879 | 201 | 1.9 | 3.559 | 3.389 |
| Comm/Ind: Hi Val | 1,000,000 | 1,070,000 | | 7.0 | 39,689 | 40,092 | 403 | 1.0 | 3.968 | 3.746 |

NORTHWEST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|---------------|---------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,743,499 | 2,853,323 | 109,824 | 4.0 | 37,680 | 39,652 | 1,972 | 5.2 | 1.37 | 1.39 |
| Res NonHmstd 1Un | 172,055 | 182,239 | 10,184 | 5.9 | 3,194 | 3,349 | 155 | 4.9 | 1.86 | 1.84 |
| Res NonHmstd 2-3 | 63,207 | 66,698 | 3,491 | 5.5 | 1,483 | 1,536 | 53 | 3.6 | 2.35 | 2.30 |
| Reg Apartments | 164,318 | 171,867 | 7,549 | 4.6 | 4,732 | 4,891 | 160 | 3.4 | 2.88 | 2.85 |
| Low-income Apts | 76,224 | 80,662 | 4,438 | 5.8 | 1,153 | 1,201 | 48 | 4.1 | 1.51 | 1.49 |
| Seasonal Rec | 58,907 | 62,619 | 3,712 | 6.3 | 1,042 | 1,083 | 41 | 4.0 | 1.77 | 1.73 |
| Com/Ind Lo Tier | 413,714 | 420,337 | 6,622 | 1.6 | 13,658 | 13,679 | 21 | 0.2 | 3.30 | 3.25 |
| Com/Ind Hi Tier | 496,786 | 512,417 | 15,631 | 3.1 | 19,727 | 19,968 | 241 | 1.2 | 3.97 | 3.90 |
| Publ U: Elec Gen | 20,524 | 20,832 | 308 | 1.5 | 807 | 794 | -13 | -1.6 | 3.93 | 3.81 |
| Publ U: Other | 85,019 | 86,294 | 1,275 | 1.5 | 3,894 | 3,877 | -17 | -0.4 | 4.58 | 4.49 |
| Ag Hmstd: House | 13,487 | 14,260 | 773 | 5.7 | 173 | 188 | 16 | 9.0 | 1.28 | 1.32 |
| Ag Hmstd: Land | 18,983 | 19,430 | 447 | 2.4 | 142 | 147 | 5 | 3.6 | 0.75 | 0.75 |
| Ag NonHmstd | 22,682 | 23,046 | 364 | 1.6 | 359 | 368 | 9 | 2.5 | 1.58 | 1.60 |
| New Con: Res Hms | 0 | 70,251 | 70,251 | 0.0 | 0 | 1,102 | 1,102 | 0.0 | 0.00 | 1.57 |
| New Con: Other | 0 | 71,368 | 71,368 | 0.0 | 0 | 2,223 | 2,223 | 0.0 | 0.00 | 3.11 |
| Total | 4,349,404 | 4,655,642 | 306,238 | 7.0 | 88,042 | 94,058 | 6,016 | 6.8 | 2.02 | 2.02 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 69,483 | 74,641 | 5,157 | 7.4 | County | 51.00 | 50.70 | 0.009 | 0.00 |
| (-) TIF Tax Capacity | 4,106 | 4,479 | 373 | 9.1 | City/Town | 39.99 | 39.83 | 0.049 | 0.04 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 47.65 | 44.24 | 0.790 | 1.021 |
| (=) Taxable Tax Capacity | 65,378 | 70,162 | 4,785 | 7.3 | Special District | 2.62 | 2.78 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 141.25 | 137.55 | 0.848 | 1.074 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 42,300 | 44,000 | 4.0 | 515 | 543 | 29 | 5.6 | 1.216 | 1.235 | |
| Res Hmstd: Avg Val | 63,300 | 65,800 | 3.9 | 770 | 813 | 43 | 5.5 | 1.216 | 1.235 | |
| Res Hmstd: Hi Val | 84,400 | 87,800 | 4.0 | 1,088 | 1,171 | 82 | 7.6 | 1.289 | 1.333 | |
| Res Hmstd: Ex-Hi Val | 126,700 | 131,800 | 4.0 | 1,973 | 2,063 | 91 | 4.6 | 1.556 | 1.565 | |
| Apartment (Mkt rate) | 300,000 | 313,800 | 4.6 | 10,425 | 10,697 | 272 | 2.6 | 3.474 | 3.408 | |
| Comm/Ind: Lo Val | 150,000 | 154,700 | 3.1 | 5,212 | 5,338 | 126 | 2.4 | 3.474 | 3.450 | |
| Comm/Ind: Med Val | 300,000 | 309,400 | 3.1 | 12,543 | 12,739 | 196 | 1.6 | 4.181 | 4.117 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,031,500 | 3.1 | 46,755 | 47,286 | 531 | 1.1 | 4.675 | 4.584 | |

NORTHWEST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|-------------------|----------------|------------|----------------|----------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,454,613 | 2,594,063 | 139,449 | 5.7 | 27,310 | 28,639 | 1,329 | 4.9 | 1.11 | 1.10 |
| Res NonHmstd 1Un | 144,422 | 151,560 | 7,138 | 4.9 | 2,151 | 2,224 | 72 | 3.4 | 1.49 | 1.47 |
| Res NonHmstd 2-3 | 41,359 | 43,399 | 2,040 | 4.9 | 761 | 779 | 18 | 2.4 | 1.84 | 1.80 |
| Reg Apartments | 4,228 | 4,152 | -76 | -1.8 | 109 | 104 | -5 | -4.8 | 2.59 | 2.51 |
| Low-income Apts | 181 | 183 | 2 | 1.0 | 2 | 2 | 0 | 2.2 | 1.27 | 1.29 |
| Seasonal Rec | 1,399,859 | 1,503,500 | 103,641 | 7.4 | 20,059 | 20,779 | 720 | 3.6 | 1.43 | 1.38 |
| Com/Ind Lo Tier | 89,679 | 92,995 | 3,316 | 3.7 | 2,452 | 2,477 | 25 | 1.0 | 2.73 | 2.66 |
| Com/Ind Hi Tier | 95,309 | 99,913 | 4,604 | 4.8 | 3,736 | 3,787 | 52 | 1.4 | 3.92 | 3.79 |
| Publ U: Elec Gen | 208 | 211 | 3 | 1.5 | 6 | 6 | 0 | -2.9 | 3.01 | 2.87 |
| Publ U: Other | 402,463 | 408,500 | 6,037 | 1.5 | 14,691 | 14,602 | -88 | -0.6 | 3.65 | 3.57 |
| Ag Hmstd: House | 856,761 | 902,759 | 45,998 | 5.4 | 8,751 | 9,479 | 728 | 8.3 | 1.02 | 1.05 |
| Ag Hmstd: Land | 3,112,354 | 3,188,281 | 75,927 | 2.4 | 19,480 | 20,461 | 981 | 5.0 | 0.63 | 0.64 |
| Ag NonHmstd | 2,082,951 | 2,126,682 | 43,730 | 2.1 | 25,215 | 26,163 | 947 | 3.8 | 1.21 | 1.23 |
| New Con: Res Hms | 0 | 94,587 | 94,587 | 0.0 | 0 | 1,078 | 1,078 | 0.0 | 0.00 | 1.14 |
| New Con: Other | 0 | 92,905 | 92,905 | 0.0 | 0 | 1,781 | 1,781 | 0.0 | 0.00 | 1.92 |
| Total | 10,684,387 | 11,303,688 | 619,301 | 5.8 | 124,724 | 132,361 | 7,637 | 6.1 | 1.17 | 1.17 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 122,595 | 130,833 | 8,238 | 6.7 | County | 47.47 | 46.76 | 0.011 | 0.01 |
| (-) TIF Tax Capacity | 63 | 69 | 6 | 9.7 | City/Town | 11.24 | 11.12 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 48.16 | 44.36 | 0.999 | 1.262 |
| (=) Taxable Tax Capacity | 122,532 | 130,764 | 8,232 | 6.7 | Special District | 2.67 | 2.82 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 109.55 | 105.06 | 1.010 | 1.273 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,600 | 61,900 | 5.6 | 534 | 574 | 40 | 7.5 | 0.912 | 0.928 | |
| Res Hmstd: Avg Val | 87,900 | 92,900 | 5.7 | 864 | 950 | 86 | 9.9 | 0.983 | 1.022 | |
| Res Hmstd: Hi Val | 117,200 | 123,900 | 5.7 | 1,306 | 1,399 | 94 | 7.2 | 1.114 | 1.129 | |
| Res Hmstd: Ex-Hi Val | 175,800 | 185,800 | 5.7 | 2,424 | 2,548 | 124 | 5.1 | 1.378 | 1.371 | |
| Seas Rec: Lo Val | 50,000 | 53,700 | 7.4 | 708 | 745 | 38 | 5.3 | 1.415 | 1.387 | |
| Seas Rec: Hi Val | 150,000 | 161,100 | 7.4 | 2,488 | 2,638 | 150 | 6.0 | 1.658 | 1.637 | |
| Comm/Ind: Lo Val | 150,000 | 157,200 | 4.8 | 4,095 | 4,239 | 144 | 3.5 | 2.730 | 2.696 | |
| Comm/Ind: Med Val | 300,000 | 314,500 | 4.8 | 9,834 | 10,058 | 224 | 2.3 | 3.277 | 3.198 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,048,300 | 4.8 | 36,613 | 37,202 | 589 | 1.6 | 3.661 | 3.548 | |

NORTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|---------------|---------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 1,768,965 | 1,851,884 | 82,919 | 4.7 | 21,815 | 22,849 | 1,034 | 4.7 | 1.23 | 1.23 |
| Res NonHmstd 1Un | 131,645 | 139,635 | 7,990 | 6.1 | 2,228 | 2,323 | 94 | 4.2 | 1.69 | 1.66 |
| Res NonHmstd 2-3 | 56,980 | 59,670 | 2,690 | 4.7 | 1,265 | 1,302 | 37 | 2.9 | 2.22 | 2.18 |
| Reg Apartments | 70,590 | 72,756 | 2,166 | 3.1 | 2,387 | 2,412 | 24 | 1.0 | 3.38 | 3.31 |
| Low-income Apts | 53,979 | 56,211 | 2,232 | 4.1 | 830 | 861 | 31 | 3.7 | 1.54 | 1.53 |
| Seasonal Rec | 739,983 | 793,482 | 53,499 | 7.2 | 10,408 | 10,982 | 574 | 5.5 | 1.41 | 1.38 |
| Com/Ind Lo Tier | 339,888 | 359,243 | 19,356 | 5.7 | 11,301 | 11,622 | 321 | 2.8 | 3.33 | 3.24 |
| Com/Ind Hi Tier | 454,547 | 488,425 | 33,878 | 7.5 | 19,948 | 20,916 | 968 | 4.9 | 4.39 | 4.28 |
| Publ U: Elec Gen | 1,249 | 1,268 | 19 | 1.5 | 66 | 68 | 2 | 3.3 | 5.27 | 5.36 |
| Publ U: Other | 62,918 | 63,861 | 944 | 1.5 | 3,083 | 3,088 | 5 | 0.2 | 4.90 | 4.83 |
| Ag Hmstd: House | 14,517 | 15,146 | 629 | 4.3 | 170 | 181 | 12 | 6.8 | 1.17 | 1.20 |
| Ag Hmstd: Land | 15,305 | 16,244 | 939 | 6.1 | 71 | 77 | 6 | 8.6 | 0.47 | 0.48 |
| Ag NonHmstd | 15,788 | 16,827 | 1,039 | 6.6 | 174 | 185 | 11 | 6.1 | 1.10 | 1.10 |
| New Con: Res Hms | 0 | 52,078 | 52,078 | 0.0 | 0 | 647 | 647 | 0.0 | 0.00 | 1.24 |
| New Con: Other | 0 | 95,326 | 95,326 | 0.0 | 0 | 3,041 | 3,041 | 0.0 | 0.00 | 3.19 |
| Total | 3,726,353 | 4,082,056 | 355,703 | 9.5 | 73,746 | 80,553 | 6,808 | 9.2 | 1.98 | 1.97 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 61,747 | 68,433 | 6,686 | 10.8 | County | 43.80 | 42.94 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,737 | 3,114 | 377 | 13.8 | City/Town | 31.89 | 31.82 | 0.038 | 0.03 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 47.62 | 44.84 | 0.435 | 0.637 |
| (=) Taxable Tax Capacity | 59,010 | 65,319 | 6,309 | 10.7 | Special District | 0.54 | 0.56 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 123.86 | 120.15 | 0.473 | 0.672 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 46,600 | 48,800 | 4.7 | 464 | 490 | 25 | 5.5 | 0.996 | 1.003 | |
| Res Hmstd: Avg Val | 69,900 | 73,200 | 4.7 | 697 | 735 | 38 | 5.5 | 0.996 | 1.003 | |
| Res Hmstd: Hi Val | 93,200 | 97,600 | 4.7 | 1,035 | 1,111 | 76 | 7.4 | 1.110 | 1.138 | |
| Res Hmstd: Ex-Hi Val | 139,800 | 146,400 | 4.7 | 1,921 | 2,017 | 96 | 5.0 | 1.374 | 1.377 | |
| Apartment (Mkt rate) | 300,000 | 309,200 | 3.1 | 9,060 | 9,124 | 64 | 0.7 | 3.019 | 2.950 | |
| Comm/Ind: Lo Val | 150,000 | 161,200 | 7.5 | 4,530 | 4,891 | 361 | 8.0 | 3.019 | 3.034 | |
| Comm/Ind: Med Val | 300,000 | 322,400 | 7.5 | 10,918 | 11,585 | 667 | 6.1 | 3.639 | 3.593 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,074,500 | 7.5 | 40,727 | 42,815 | 2,088 | 5.1 | 4.072 | 3.984 | |

NORTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|-------------------------------|----------------------|------------------|----------------|------------|----------------|----------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,872,931 | 3,053,552 | 180,621 | 6.3 | 32,176 | 34,111 | 1,935 | 6.0 | 1.12 | 1.12 |
| Res NonHmstd 1Un | 154,989 | 163,114 | 8,125 | 5.2 | 2,368 | 2,450 | 82 | 3.5 | 1.53 | 1.50 |
| Res NonHmstd 2-3 | 37,226 | 39,033 | 1,807 | 4.9 | 738 | 762 | 24 | 3.2 | 1.98 | 1.95 |
| Reg Apartments | 4,529 | 4,428 | -101 | -2.2 | 127 | 123 | -3 | -2.7 | 2.80 | 2.78 |
| Low-income Apts | 768 | 777 | 8 | 1.1 | 11 | 10 | -1 | -7.3 | 1.38 | 1.26 |
| Seasonal Rec | 2,175,109 | 2,330,492 | 155,384 | 7.1 | 30,078 | 31,662 | 1,584 | 5.3 | 1.38 | 1.36 |
| Com/Ind Lo Tier | 116,840 | 122,902 | 6,062 | 5.2 | 3,198 | 3,288 | 90 | 2.8 | 2.74 | 2.68 |
| Com/Ind Hi Tier | 81,098 | 86,515 | 5,417 | 6.7 | 3,152 | 3,285 | 133 | 4.2 | 3.89 | 3.80 |
| Publ U: Elec Gen | 5,298 | 5,378 | 79 | 1.5 | 276 | 266 | -10 | -3.5 | 5.20 | 4.95 |
| Publ U: Other | 301,478 | 306,000 | 4,522 | 1.5 | 12,933 | 12,744 | -189 | -1.5 | 4.29 | 4.16 |
| Ag Hmstd: House | 571,376 | 611,350 | 39,974 | 7.0 | 6,626 | 7,256 | 630 | 9.5 | 1.16 | 1.19 |
| Ag Hmstd: Land | 886,813 | 940,366 | 53,553 | 6.0 | 4,501 | 4,870 | 369 | 8.2 | 0.51 | 0.52 |
| Ag NonHmstd | 333,213 | 357,046 | 23,833 | 7.2 | 4,339 | 4,600 | 260 | 6.0 | 1.30 | 1.29 |
| New Con: Res Hms | 0 | 117,559 | 117,559 | 0.0 | 0 | 1,388 | 1,388 | 0.0 | 0.00 | 1.18 |
| New Con: Other | 0 | 92,473 | 92,473 | 0.0 | 0 | 1,621 | 1,621 | 0.0 | 0.00 | 1.75 |
| Total | 7,541,668 | 8,230,985 | 689,317 | 9.1 | 100,521 | 108,436 | 7,915 | 7.9 | 1.33 | 1.32 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 95,208 | 104,288 | 9,080 | 9.5 | County | 49.81 | 48.59 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 21 | 22 | 1 | 4.9 | City/Town | 13.09 | 12.86 | 0.010 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 12 | 12 | 0.0 | School District | 51.20 | 48.80 | 0.400 | 0.594 |
| (=) Taxable Tax Capacity | 95,187 | 104,254 | 9,068 | 9.5 | Special District | 0.43 | 0.44 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 44.8 | Total | 114.54 | 110.69 | 0.410 | 0.603 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,500 | 62,200 | 6.3 | 522 | 557 | 35 | 6.7 | 0.892 | 0.895 | |
| Res Hmstd: Avg Val | 87,700 | 93,200 | 6.3 | 847 | 928 | 81 | 9.6 | 0.965 | 0.995 | |
| Res Hmstd: Hi Val | 116,900 | 124,200 | 6.2 | 1,301 | 1,406 | 105 | 8.1 | 1.113 | 1.132 | |
| Res Hmstd: Ex-Hi Val | 175,400 | 186,400 | 6.3 | 2,431 | 2,580 | 149 | 6.1 | 1.385 | 1.384 | |
| Seas Rec: Lo Val | 50,000 | 53,600 | 7.2 | 708 | 744 | 37 | 5.2 | 1.415 | 1.388 | |
| Seas Rec: Hi Val | 150,000 | 160,700 | 7.1 | 2,505 | 2,653 | 149 | 5.9 | 1.669 | 1.651 | |
| Comm/Ind: Lo Val | 150,000 | 160,000 | 6.7 | 4,185 | 4,458 | 273 | 6.5 | 2.789 | 2.786 | |
| Comm/Ind: Med Val | 300,000 | 320,000 | 6.7 | 10,088 | 10,576 | 488 | 4.8 | 3.362 | 3.304 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,066,800 | 6.7 | 37,635 | 39,131 | 1,496 | 4.0 | 3.763 | 3.668 | |

TACONITE CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|---------------|---------------|--------------|-------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 1,505,697 | 1,590,753 | 85,056 | 5.6 | 12,861 | 15,503 | 2,642 | 20.5 | 0.85 | 0.97 |
| Res NonHmstd 1Un | 88,032 | 94,615 | 6,584 | 7.5 | 1,695 | 1,903 | 209 | 12.3 | 1.92 | 2.01 |
| Res NonHmstd 2-3 | 29,674 | 30,982 | 1,309 | 4.4 | 754 | 824 | 70 | 9.3 | 2.54 | 2.66 |
| Reg Apartments | 44,939 | 46,606 | 1,667 | 3.7 | 1,608 | 1,744 | 137 | 8.5 | 3.58 | 3.74 |
| Low-income Apts | 47,615 | 50,210 | 2,595 | 5.5 | 750 | 831 | 81 | 10.8 | 1.57 | 1.66 |
| Seasonal Rec | 101,990 | 108,868 | 6,878 | 6.7 | 1,823 | 1,990 | 167 | 9.2 | 1.79 | 1.83 |
| Com/Ind Lo Tier | 217,880 | 226,791 | 8,911 | 4.1 | 8,074 | 8,664 | 590 | 7.3 | 3.71 | 3.82 |
| Com/Ind Hi Tier | 219,283 | 230,982 | 11,699 | 5.3 | 11,236 | 12,133 | 897 | 8.0 | 5.12 | 5.25 |
| Publ U: Elec Gen | 201,194 | 204,212 | 3,018 | 1.5 | 8,480 | 8,534 | 54 | 0.6 | 4.21 | 4.18 |
| Publ U: Other | 111,457 | 113,128 | 1,672 | 1.5 | 5,142 | 5,355 | 213 | 4.1 | 4.61 | 4.73 |
| Ag Hmstd: House | 3,634 | 3,646 | 12 | 0.3 | 34 | 39 | 5 | 14.4 | 0.94 | 1.07 |
| Ag Hmstd: Land | 2,317 | 2,491 | 174 | 7.5 | 7 | 9 | 2 | 22.0 | 0.31 | 0.35 |
| Ag NonHmstd | 23,439 | 25,132 | 1,693 | 7.2 | 375 | 451 | 77 | 20.5 | 1.60 | 1.79 |
| New Con: Res Hms | 0 | 20,743 | 20,743 | 0.0 | 0 | 236 | 236 | 0.0 | 0.00 | 1.14 |
| New Con: Other | 0 | 22,979 | 22,979 | 0.0 | 0 | 890 | 890 | 0.0 | 0.00 | 3.87 |
| Total | 2,597,149 | 2,772,138 | 174,989 | 6.7 | 52,839 | 59,107 | 6,268 | 11.9 | 2.03 | 2.13 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 44,173 | 47,023 | 2,851 | 6.5 | County | 55.11 | 54.38 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,272 | 2,554 | 282 | 12.4 | City/Town | 50.23 | 51.37 | 0.038 | 0.03 |
| (-) FD Contrib Tax Capacity | 688 | 1,021 | 333 | 48.4 | School District | 36.39 | 39.55 | 0.684 | 0.963 |
| (=) Taxable Tax Capacity | 41,213 | 43,448 | 2,235 | 5.4 | Special District | 1.41 | 1.47 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 845 | 1,223 | 378 | 44.8 | Total | 143.14 | 146.76 | 0.722 | 0.999 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 36,200 | 38,200 | 5.5 | 189 | 213 | 25 | 13.2 | 0.520 | 0.558 | |
| Res Hmstd: Avg Val | 54,300 | 57,400 | 5.7 | 368 | 456 | 89 | 24.1 | 0.677 | 0.795 | |
| Res Hmstd: Hi Val | 72,400 | 76,500 | 5.7 | 587 | 708 | 121 | 20.7 | 0.810 | 0.926 | |
| Res Hmstd: Ex-Hi Val | 108,600 | 114,700 | 5.6 | 1,267 | 1,502 | 236 | 18.6 | 1.166 | 1.309 | |
| Apartment (Mkt rate) | 300,000 | 311,100 | 3.7 | 10,523 | 11,268 | 745 | 7.1 | 3.507 | 3.622 | |
| Comm/Ind: Lo Val | 150,000 | 158,000 | 5.3 | 5,261 | 5,840 | 579 | 11.0 | 3.507 | 3.696 | |
| Comm/Ind: Med Val | 300,000 | 316,000 | 5.3 | 12,670 | 13,882 | 1,212 | 9.6 | 4.223 | 4.392 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,053,400 | 5.3 | 47,243 | 51,413 | 4,170 | 8.8 | 4.724 | 4.880 | |

TACONITE TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|------------------|----------------|------------|----------------|---------------|--------------|-------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,343,896 | 2,498,285 | 154,389 | 6.6 | 20,223 | 23,346 | 3,123 | 15.4 | 0.86 | 0.93 |
| Res NonHmstd 1Un | 87,246 | 91,720 | 4,473 | 5.1 | 1,351 | 1,448 | 96 | 7.1 | 1.55 | 1.58 |
| Res NonHmstd 2-3 | 15,072 | 15,532 | 461 | 3.1 | 274 | 288 | 15 | 5.4 | 1.82 | 1.86 |
| Reg Apartments | 2,134 | 1,904 | -230 | -10.8 | 59 | 55 | -5 | -8.2 | 2.79 | 2.87 |
| Low-income Apts | 225 | 0 | -225 | -100.0 | 2 | 0 | -2 | -100.0 | 1.10 | 0.00 |
| Seasonal Rec | 1,935,173 | 2,079,701 | 144,529 | 7.5 | 28,849 | 31,502 | 2,654 | 9.2 | 1.49 | 1.51 |
| Com/Ind Lo Tier | 53,216 | 56,235 | 3,018 | 5.7 | 1,553 | 1,689 | 136 | 8.7 | 2.92 | 3.00 |
| Com/Ind Hi Tier | 89,132 | 92,994 | 3,862 | 4.3 | 3,767 | 3,978 | 211 | 5.6 | 4.23 | 4.28 |
| Publ U: Elec Gen | 163 | 165 | 2 | 1.5 | 6 | 6 | 0 | -1.2 | 3.64 | 3.55 |
| Publ U: Other | 233,813 | 237,320 | 3,507 | 1.5 | 10,027 | 10,107 | 79 | 0.8 | 4.29 | 4.26 |
| Ag Hmstd: House | 112,442 | 118,846 | 6,404 | 5.7 | 712 | 874 | 162 | 22.8 | 0.63 | 0.74 |
| Ag Hmstd: Land | 115,231 | 121,708 | 6,477 | 5.6 | 276 | 337 | 61 | 22.1 | 0.24 | 0.28 |
| Ag NonHmstd | 222,075 | 240,065 | 17,991 | 8.1 | 2,706 | 3,080 | 374 | 13.8 | 1.22 | 1.28 |
| New Con: Res Hms | 0 | 60,014 | 60,014 | 0.0 | 0 | 545 | 545 | 0.0 | 0.00 | 0.91 |
| New Con: Other | 0 | 63,779 | 63,779 | 0.0 | 0 | 1,078 | 1,078 | 0.0 | 0.00 | 1.69 |
| Total | 5,209,818 | 5,678,267 | 468,450 | 9.0 | 69,806 | 78,333 | 8,526 | 12.2 | 1.34 | 1.38 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|-----------------------------|-------------|--------|-----------|---------------------------|--------|----------------------------|-------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 71,182 | 77,496 | 6,313 | 8.9 | County | 59.09 | 58.26 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 510 | 563 | 53 | 10.4 | City/Town | 13.90 | 13.77 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 493 | 677 | 184 | 37.4 | School District | 39.40 | 40.20 | 0.624 | 0.899 |
| (=) Taxable Tax Capacity | 70,180 | 76,256 | 6,076 | 8.7 | Special District | 2.51 | 2.62 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 336 | 487 | 151 | 44.8 | Total | 114.90 | 114.85 | 0.624 | 0.899 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-----------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,800 | 62,700 | 6.6 | 217 | 285 | 68 | 31.1 | 0.369 | 0.454 |
| Res Hmstd: Avg Val | 88,100 | 93,900 | 6.6 | 549 | 684 | 135 | 24.7 | 0.622 | 0.728 |
| Res Hmstd: Hi Val | 117,500 | 125,200 | 6.6 | 1,028 | 1,213 | 184 | 17.9 | 0.875 | 0.968 |
| Res Hmstd: Ex-Hi Val | 176,300 | 187,900 | 6.6 | 2,180 | 2,457 | 278 | 12.7 | 1.236 | 1.307 |
| Seas Rec: Lo Val | 50,000 | 53,700 | 7.4 | 721 | 788 | 68 | 9.4 | 1.441 | 1.468 |
| Seas Rec: Hi Val | 150,000 | 161,200 | 7.5 | 2,544 | 2,807 | 263 | 10.3 | 1.696 | 1.741 |
| Comm/Ind: Lo Val | 150,000 | 156,500 | 4.3 | 4,230 | 4,529 | 299 | 7.1 | 2.819 | 2.894 |
| Comm/Ind: Med Val | 300,000 | 313,000 | 4.3 | 10,183 | 10,781 | 598 | 5.9 | 3.394 | 3.444 |
| Comm/Ind: Hi Val | 1,000,000 | 1,043,300 | 4.3 | 37,966 | 39,955 | 1,989 | 5.2 | 3.796 | 3.829 |

DULUTH AREA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|---------------|---------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,696,356 | 2,894,711 | 198,355 | 7.4 | 37,562 | 41,468 | 3,906 | 10.4 | 1.39 | 1.43 |
| Res NonHmstd 1Un | 134,225 | 136,900 | 2,674 | 2.0 | 2,427 | 2,501 | 74 | 3.1 | 1.81 | 1.83 |
| Res NonHmstd 2-3 | 81,629 | 82,847 | 1,218 | 1.5 | 1,910 | 1,949 | 40 | 2.1 | 2.34 | 2.35 |
| Reg Apartments | 118,085 | 127,592 | 9,506 | 8.1 | 4,014 | 4,324 | 311 | 7.7 | 3.40 | 3.39 |
| Low-income Apts | 50,921 | 57,214 | 6,293 | 12.4 | 738 | 840 | 102 | 13.9 | 1.45 | 1.47 |
| Seasonal Rec | 60,281 | 62,048 | 1,767 | 2.9 | 1,079 | 1,127 | 48 | 4.5 | 1.79 | 1.82 |
| Com/Ind Lo Tier | 166,097 | 169,091 | 2,994 | 1.8 | 5,638 | 5,727 | 89 | 1.6 | 3.39 | 3.39 |
| Com/Ind Hi Tier | 425,701 | 440,871 | 15,170 | 3.6 | 20,341 | 20,984 | 643 | 3.2 | 4.78 | 4.76 |
| Publ U: Elec Gen | 1,005 | 1,020 | 15 | 1.5 | 48 | 49 | 1 | 1.4 | 4.78 | 4.77 |
| Publ U: Other | 115,899 | 117,637 | 1,738 | 1.5 | 5,535 | 5,563 | 29 | 0.5 | 4.78 | 4.73 |
| Ag Hmstd: House | 10,930 | 11,413 | 483 | 4.4 | 144 | 159 | 15 | 10.3 | 1.32 | 1.39 |
| Ag Hmstd: Land | 7,316 | 7,783 | 467 | 6.4 | 33 | 37 | 4 | 13.0 | 0.45 | 0.47 |
| Ag NonHmstd | 13,031 | 14,269 | 1,237 | 9.5 | 187 | 211 | 24 | 12.9 | 1.43 | 1.48 |
| New Con: Res Hms | 0 | 50,676 | 50,676 | 0.0 | 0 | 766 | 766 | 0.0 | 0.00 | 1.51 |
| New Con: Other | 0 | 34,439 | 34,439 | 0.0 | 0 | 1,211 | 1,211 | 0.0 | 0.00 | 3.52 |
| Total | 3,881,476 | 4,208,509 | 327,032 | 8.4 | 79,655 | 86,917 | 7,262 | 9.1 | 2.05 | 2.07 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 61,382 | 66,226 | 4,844 | 7.9 | County | 66.91 | 65.76 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 7,438 | 7,785 | 347 | 4.7 | City/Town | 23.20 | 22.56 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 46.23 | 46.83 | 0.618 | 0.907 |
| (=) Taxable Tax Capacity | 53,944 | 58,442 | 4,497 | 8.3 | Special District | 1.66 | 1.72 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 137.99 | 136.88 | 0.618 | 0.907 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|--------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,100 | 62,400 | 4,300 | 7.4 | 674 | 752 | 78 | 11.6 | 1.159 | 1.205 |
| Res Hmstd: Avg Val | 87,100 | 93,500 | 6,400 | 7.3 | 1,089 | 1,254 | 164 | 15.1 | 1.250 | 1.340 |
| Res Hmstd: Hi Val | 116,200 | 124,700 | 8,500 | 7.3 | 1,646 | 1,863 | 217 | 13.2 | 1.416 | 1.494 |
| Res Hmstd: Ex-Hi Val | 174,300 | 187,100 | 12,800 | 7.3 | 3,005 | 3,329 | 325 | 10.8 | 1.723 | 1.779 |
| Apartment (Mkt rate) | 300,000 | 324,200 | 24,200 | 8.1 | 10,121 | 10,944 | 824 | 8.1 | 3.373 | 3.375 |
| Comm/Ind: Lo Val | 150,000 | 155,300 | 5,300 | 3.5 | 5,060 | 5,315 | 255 | 5.0 | 3.373 | 3.422 |
| Comm/Ind: Med Val | 300,000 | 310,700 | 10,700 | 3.6 | 12,191 | 12,688 | 498 | 4.1 | 4.063 | 4.083 |
| Comm/Ind: Hi Val | 1,000,000 | 1,035,600 | 35,600 | 3.6 | 45,465 | 47,082 | 1,617 | 3.6 | 4.546 | 4.546 |

EAST CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|------------------|----------------|-------------|----------------|---------------|--------------|------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 1,552,576 | 1,653,532 | 100,956 | 6.5 | 22,458 | 23,892 | 1,434 | 6.4 | 1.45 | 1.44 |
| Res NonHmstd 1Un | 90,166 | 96,628 | 6,462 | 7.2 | 1,754 | 1,864 | 110 | 6.3 | 1.94 | 1.93 |
| Res NonHmstd 2-3 | 39,480 | 41,984 | 2,504 | 6.3 | 980 | 1,026 | 46 | 4.7 | 2.48 | 2.44 |
| Reg Apartments | 51,470 | 54,268 | 2,797 | 5.4 | 1,867 | 1,922 | 55 | 3.0 | 3.63 | 3.54 |
| Low-income Apts | 56,619 | 60,990 | 4,372 | 7.7 | 912 | 971 | 59 | 6.5 | 1.61 | 1.59 |
| Seasonal Rec | 36,912 | 38,136 | 1,225 | 3.3 | 793 | 827 | 34 | 4.3 | 2.15 | 2.17 |
| Com/Ind Lo Tier | 197,293 | 208,225 | 10,932 | 5.5 | 7,373 | 7,636 | 263 | 3.6 | 3.74 | 3.67 |
| Com/Ind Hi Tier | 266,167 | 283,880 | 17,713 | 6.7 | 13,698 | 14,299 | 601 | 4.4 | 5.15 | 5.04 |
| Publ U: Elec Gen | 1,872 | 1,900 | 28 | 1.5 | 86 | 88 | 2 | 2.5 | 4.59 | 4.64 |
| Publ U: Other | 64,473 | 65,440 | 967 | 1.5 | 3,252 | 3,246 | -6 | -0.2 | 5.04 | 4.96 |
| Ag Hmstd: House | 42,499 | 44,736 | 2,237 | 5.3 | 551 | 592 | 42 | 7.5 | 1.30 | 1.32 |
| Ag Hmstd: Land | 31,504 | 33,891 | 2,387 | 7.6 | 154 | 172 | 18 | 11.4 | 0.49 | 0.51 |
| Ag NonHmstd | 15,927 | 17,005 | 1,078 | 6.8 | 233 | 249 | 17 | 7.2 | 1.46 | 1.47 |
| New Con: Res Hms | 0 | 73,043 | 73,043 | 0.0 | 0 | 1,099 | 1,099 | 0.0 | 0.00 | 1.50 |
| New Con: Other | 0 | 44,383 | 44,383 | 0.0 | 0 | 1,439 | 1,439 | 0.0 | 0.00 | 3.24 |
| Total | 2,446,957 | 2,718,041 | 271,085 | 11.1 | 54,111 | 59,323 | 5,212 | 9.6 | 2.21 | 2.18 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | County | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|-------------|--------|-----------|--------------|---------------------------|--------|----------------------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 38,630 | 42,912 | 4,282 | 11.1 | 58.47 | 55.98 | 0.015 | 0.01 | |
| (-) TIF Tax Capacity | 2,338 | 2,552 | 214 | 9.1 | 38.29 | 37.12 | 0.000 | 0.00 | |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | 50.78 | 50.26 | 0.608 | 0.869 | |
| (=) Taxable Tax Capacity | 36,292 | 40,361 | 4,069 | 11.2 | 0.69 | 0.69 | 0.000 | 0.00 | |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 148.23 | 144.06 | 0.623 | 0.882 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-------|-----------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 55,600 | 59,200 | | 6.5 | 698 | 747 | 48 | 6.9 | 1.256 | 1.261 |
| Res Hmstd: Avg Val | 83,300 | 88,700 | | 6.5 | 1,103 | 1,216 | 113 | 10.2 | 1.324 | 1.370 |
| Res Hmstd: Hi Val | 111,000 | 118,200 | | 6.5 | 1,666 | 1,813 | 147 | 8.8 | 1.500 | 1.533 |
| Res Hmstd: Ex-Hi Val | 166,600 | 177,400 | | 6.5 | 3,056 | 3,272 | 215 | 7.0 | 1.834 | 1.844 |
| Apartment (Mkt rate) | 300,000 | 316,300 | | 5.4 | 10,859 | 11,215 | 355 | 3.3 | 3.619 | 3.545 |
| Comm/Ind: Lo Val | 150,000 | 160,000 | | 6.7 | 5,430 | 5,817 | 387 | 7.1 | 3.619 | 3.635 |
| Comm/Ind: Med Val | 300,000 | 320,000 | | 6.7 | 13,083 | 13,795 | 712 | 5.4 | 4.360 | 4.310 |
| Comm/Ind: Hi Val | 1,000,000 | 1,066,500 | | 6.7 | 48,797 | 51,016 | 2,219 | 4.5 | 4.879 | 4.783 |

EAST CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|------------------|----------------|-------------|----------------|---------------|--------------|-------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,525,242 | 2,713,017 | 187,775 | 7.4 | 33,926 | 36,457 | 2,531 | 7.5 | 1.34 | 1.34 |
| Res NonHmstd 1Un | 131,759 | 137,495 | 5,736 | 4.4 | 2,273 | 2,359 | 86 | 3.8 | 1.72 | 1.72 |
| Res NonHmstd 2-3 | 38,013 | 39,368 | 1,354 | 3.6 | 830 | 843 | 14 | 1.6 | 2.18 | 2.14 |
| Reg Apartments | 1,212 | 1,244 | 32 | 2.6 | 39 | 38 | 0 | -0.9 | 3.20 | 3.09 |
| Low-income Apts | 27 | 27 | 0 | 0.0 | 0 | 0 | 0 | -6.6 | 1.41 | 1.32 |
| Seasonal Rec | 644,001 | 685,289 | 41,288 | 6.4 | 11,111 | 11,943 | 833 | 7.5 | 1.73 | 1.74 |
| Com/Ind Lo Tier | 50,931 | 53,697 | 2,767 | 5.4 | 1,681 | 1,740 | 59 | 3.5 | 3.30 | 3.24 |
| Com/Ind Hi Tier | 28,797 | 30,603 | 1,806 | 6.3 | 1,328 | 1,367 | 39 | 3.0 | 4.61 | 4.47 |
| Publ U: Elec Gen | 10,075 | 10,226 | 151 | 1.5 | 500 | 508 | 8 | 1.6 | 4.97 | 4.97 |
| Publ U: Other | 141,939 | 144,068 | 2,129 | 1.5 | 6,633 | 6,530 | -103 | -1.6 | 4.67 | 4.53 |
| Ag Hmstd: House | 664,775 | 707,396 | 42,621 | 6.4 | 8,283 | 9,064 | 781 | 9.4 | 1.25 | 1.28 |
| Ag Hmstd: Land | 589,562 | 625,088 | 35,526 | 6.0 | 2,813 | 3,060 | 247 | 8.8 | 0.48 | 0.49 |
| Ag NonHmstd | 193,073 | 205,555 | 12,482 | 6.5 | 2,731 | 2,962 | 230 | 8.4 | 1.41 | 1.44 |
| New Con: Res Hms | 0 | 124,332 | 124,332 | 0.0 | 0 | 1,704 | 1,704 | 0.0 | 0.00 | 1.37 |
| New Con: Other | 0 | 42,508 | 42,508 | 0.0 | 0 | 860 | 860 | 0.0 | 0.00 | 2.02 |
| Total | 5,019,404 | 5,519,911 | 500,506 | 10.0 | 72,148 | 79,436 | 7,288 | 10.1 | 1.44 | 1.44 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|----------|-------------|--------|-----------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 60,390 | 66,620 | 6,230 | 10.3 | County | 61.11 | 59.31 | 0.030 | 0.02 |
| (-) TIF Tax Capacity | 87 | 97 | 9 | 10.8 | City/Town | 15.73 | 15.48 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 54.64 | 53.43 | 0.578 | 0.830 |
| (=) Taxable Tax Capacity | 60,303 | 66,524 | 6,221 | 10.3 | Special District | 0.57 | 0.59 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 132.06 | 128.81 | 0.608 | 0.858 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-------|------------------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 64,700 | 69,500 | | 7.4 | 703 | 766 | 63 | 9.0 | 1.085 | 1.102 |
| Res Hmstd: Avg Val | 97,100 | 104,300 | | 7.4 | 1,195 | 1,337 | 142 | 11.9 | 1.230 | 1.281 |
| Res Hmstd: Hi Val | 129,400 | 139,000 | | 7.4 | 1,856 | 2,047 | 191 | 10.3 | 1.434 | 1.472 |
| Res Hmstd: Ex-Hi Val | 194,100 | 208,500 | | 7.4 | 3,305 | 3,584 | 279 | 8.4 | 1.702 | 1.718 |
| Seas Rec: Lo Val | 50,000 | 53,200 | | 6.4 | 823 | 868 | 45 | 5.5 | 1.645 | 1.631 |
| Seas Rec: Hi Val | 150,000 | 159,600 | | 6.4 | 2,908 | 3,088 | 180 | 6.2 | 1.938 | 1.935 |
| Comm/Ind: Lo Val | 150,000 | 159,400 | | 6.3 | 4,845 | 5,185 | 340 | 7.0 | 3.230 | 3.253 |
| Comm/Ind: Med Val | 300,000 | 318,800 | | 6.3 | 11,671 | 12,303 | 631 | 5.4 | 3.890 | 3.859 |
| Comm/Ind: Hi Val | 1,000,000 | 1,062,700 | | 6.3 | 43,527 | 45,519 | 1,993 | 4.6 | 4.352 | 4.283 |

CENTRAL MINN CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,190,963 | 5,539,261 | 348,297 | 6.7 | 72,266 | 76,326 | 4,060 | 5.6 | 1.39 | 1.38 |
| Res NonHmstd 1Un | 184,441 | 196,692 | 12,251 | 6.6 | 3,286 | 3,434 | 148 | 4.5 | 1.78 | 1.75 |
| Res NonHmstd 2-3 | 144,796 | 152,672 | 7,876 | 5.4 | 3,240 | 3,324 | 84 | 2.6 | 2.24 | 2.18 |
| Reg Apartments | 367,876 | 383,549 | 15,673 | 4.3 | 12,171 | 12,405 | 234 | 1.9 | 3.31 | 3.23 |
| Low-income Apts | 152,760 | 166,884 | 14,124 | 9.2 | 2,195 | 2,357 | 162 | 7.4 | 1.44 | 1.41 |
| Seasonal Rec | 33,051 | 34,252 | 1,201 | 3.6 | 635 | 641 | 6 | 0.9 | 1.92 | 1.87 |
| Com/Ind Lo Tier | 478,513 | 493,297 | 14,783 | 3.1 | 15,855 | 15,975 | 120 | 0.8 | 3.31 | 3.24 |
| Com/Ind Hi Tier | 1,101,828 | 1,170,345 | 68,517 | 6.2 | 50,512 | 52,008 | 1,496 | 3.0 | 4.58 | 4.44 |
| Publ U: Elec Gen | 676,650 | 686,799 | 10,150 | 1.5 | 27,979 | 27,199 | -780 | -2.8 | 4.13 | 3.96 |
| Publ U: Other | 331,700 | 336,676 | 4,976 | 1.5 | 14,229 | 13,897 | -332 | -2.3 | 4.29 | 4.13 |
| Ag Hmstd: House | 88,359 | 91,686 | 3,327 | 3.8 | 1,259 | 1,280 | 21 | 1.7 | 1.42 | 1.40 |
| Ag Hmstd: Land | 69,270 | 72,073 | 2,803 | 4.0 | 370 | 382 | 12 | 3.2 | 0.53 | 0.53 |
| Ag NonHmstd | 45,085 | 46,850 | 1,766 | 3.9 | 629 | 638 | 10 | 1.5 | 1.39 | 1.36 |
| New Con: Res Hms | 0 | 319,041 | 319,041 | 0.0 | 0 | 4,437 | 4,437 | 0.0 | 0.00 | 1.39 |
| New Con: Other | 0 | 170,422 | 170,422 | 0.0 | 0 | 6,028 | 6,028 | 0.0 | 0.00 | 3.54 |
| Total | 8,865,293 | 9,860,500 | 995,207 | 11.2 | 204,625 | 220,330 | 15,704 | 7.7 | 2.31 | 2.23 |

Tax Base

Tax Rates

| | | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------|--------------------|---------------|------------------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 163,095 | 180,153 | 17,057 | 10.5 | County | 37.49 | 36.78 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 11,489 | 12,881 | 1,392 | 12.1 | City/Town | 32.79 | 32.49 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 55.35 | 50.97 | 1.263 | 1.536 |
| (=) Taxable Tax Capacity | 151,607 | 167,272 | 15,665 | 10.3 | Special District | 1.84 | 1.88 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 127.47 | 122.12 | 1.263 | 1.536 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|--------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 68,400 | 73,000 | | 6.7 | 771 | 827 | 56 | 7.3 | 1.127 | 1.133 |
| Res Hmstd: Avg Val | 102,600 | 109,500 | | 6.7 | 1,329 | 1,454 | 125 | 9.4 | 1.295 | 1.328 |
| Res Hmstd: Hi Val | 136,800 | 146,000 | | 6.7 | 2,030 | 2,173 | 143 | 7.0 | 1.484 | 1.488 |
| Res Hmstd: Ex-Hi Val | 205,200 | 219,000 | | 6.7 | 3,555 | 3,756 | 201 | 5.6 | 1.732 | 1.715 |
| Apartment (Mkt rate) | 300,000 | 312,800 | | 4.3 | 9,557 | 9,649 | 92 | 1.0 | 3.185 | 3.084 |
| Comm/Ind: Lo Val | 150,000 | 159,300 | | 6.2 | 4,778 | 5,027 | 249 | 5.2 | 3.185 | 3.155 |
| Comm/Ind: Med Val | 300,000 | 318,700 | | 6.2 | 11,469 | 11,891 | 422 | 3.7 | 3.822 | 3.731 |
| Comm/Ind: Hi Val | 1,000,000 | 1,062,200 | | 6.2 | 42,690 | 43,905 | 1,214 | 2.8 | 4.269 | 4.133 |

CENTRAL MINN TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|---------------|---------------|--------------|-------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,239,164 | 3,475,353 | 236,189 | 7.3 | 39,622 | 42,322 | 2,700 | 6.8 | 1.22 | 1.22 |
| Res NonHmstd 1Un | 125,323 | 131,603 | 6,281 | 5.0 | 1,917 | 2,002 | 85 | 4.4 | 1.53 | 1.52 |
| Res NonHmstd 2-3 | 58,026 | 60,944 | 2,918 | 5.0 | 1,107 | 1,134 | 27 | 2.4 | 1.91 | 1.86 |
| Reg Apartments | 3,261 | 3,547 | 286 | 8.8 | 88 | 90 | 3 | 2.9 | 2.68 | 2.54 |
| Low-income Apts | 478 | 531 | 54 | 11.3 | 6 | 6 | 0 | 5.5 | 1.18 | 1.12 |
| Seasonal Rec | 415,525 | 444,122 | 28,596 | 6.9 | 6,311 | 6,663 | 353 | 5.6 | 1.52 | 1.50 |
| Com/Ind Lo Tier | 90,491 | 94,272 | 3,781 | 4.2 | 2,531 | 2,572 | 42 | 1.6 | 2.80 | 2.73 |
| Com/Ind Hi Tier | 63,527 | 66,546 | 3,019 | 4.8 | 2,416 | 2,417 | 1 | 0.0 | 3.80 | 3.63 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 139,955 | 142,054 | 2,099 | 1.5 | 5,358 | 5,357 | -1 | 0.0 | 3.83 | 3.77 |
| Ag Hmstd: House | 840,228 | 896,217 | 55,989 | 6.7 | 9,391 | 10,441 | 1,050 | 11.2 | 1.12 | 1.17 |
| Ag Hmstd: Land | 1,047,809 | 1,115,896 | 68,087 | 6.5 | 5,407 | 6,396 | 989 | 18.3 | 0.52 | 0.57 |
| Ag NonHmstd | 227,064 | 240,867 | 13,803 | 6.1 | 2,715 | 2,992 | 278 | 10.2 | 1.20 | 1.24 |
| New Con: Res Hms | 0 | 150,989 | 150,989 | 0.0 | 0 | 1,760 | 1,760 | 0.0 | 0.00 | 1.17 |
| New Con: Other | 0 | 35,996 | 35,996 | 0.0 | 0 | 742 | 742 | 0.0 | 0.00 | 2.06 |
| Total | 6,250,850 | 6,858,938 | 608,088 | 9.7 | 76,868 | 84,895 | 8,027 | 10.4 | 1.23 | 1.24 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|----------|-------------|--------|-----------|--------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 76,225 | 84,049 | 7,824 | 10.3 | County | 37.65 | 36.91 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 166 | 174 | 8 | 4.8 | City/Town | 14.59 | 14.24 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 56.97 | 54.83 | 1.021 | 1.315 |
| (=) Taxable Tax Capacity | 76,059 | 83,875 | 7,815 | 10.3 | Special District | 0.81 | 0.84 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 110.03 | 106.82 | 1.021 | 1.315 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 82,700 | 88,700 | | 7.3 | 799 | 908 | 108 | 13.5 | 0.966 | 1.023 |
| Res Hmstd: Avg Val | 124,000 | 133,000 | | 7.3 | 1,444 | 1,601 | 157 | 10.9 | 1.164 | 1.204 |
| Res Hmstd: Hi Val | 165,200 | 177,200 | | 7.3 | 2,234 | 2,439 | 204 | 9.1 | 1.352 | 1.376 |
| Res Hmstd: Ex-Hi Val | 247,900 | 266,000 | | 7.3 | 3,820 | 4,121 | 300 | 7.9 | 1.541 | 1.549 |
| Seas Rec: Lo Val | 50,000 | 53,400 | | 6.8 | 711 | 755 | 44 | 6.1 | 1.422 | 1.413 |
| Seas Rec: Hi Val | 150,000 | 160,300 | | 6.9 | 2,500 | 2,671 | 171 | 6.8 | 1.666 | 1.666 |
| Comm/Ind: Lo Val | 150,000 | 157,100 | | 4.7 | 4,114 | 4,310 | 196 | 4.8 | 2.742 | 2.743 |
| Comm/Ind: Med Val | 300,000 | 314,300 | | 4.8 | 9,879 | 10,226 | 348 | 3.5 | 3.292 | 3.253 |
| Comm/Ind: Hi Val | 1,000,000 | 1,047,500 | | 4.8 | 36,780 | 37,821 | 1,040 | 2.8 | 3.678 | 3.610 |

SOUTHWEST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|------------------|----------------|------------|----------------|----------------|--------------|------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,336,151 | 3,442,569 | 106,418 | 3.2 | 46,806 | 49,548 | 2,743 | 5.9 | 1.40 | 1.44 |
| Res NonHmstd 1Un | 182,898 | 193,606 | 10,708 | 5.9 | 3,478 | 3,712 | 234 | 6.7 | 1.90 | 1.92 |
| Res NonHmstd 2-3 | 54,149 | 55,923 | 1,775 | 3.3 | 1,323 | 1,376 | 53 | 4.0 | 2.44 | 2.46 |
| Reg Apartments | 151,496 | 152,783 | 1,287 | 0.8 | 5,219 | 5,294 | 76 | 1.5 | 3.44 | 3.47 |
| Low-income Apts | 76,270 | 82,579 | 6,309 | 8.3 | 1,164 | 1,265 | 101 | 8.7 | 1.53 | 1.53 |
| Seasonal Rec | 14,577 | 14,689 | 112 | 0.8 | 346 | 363 | 17 | 4.8 | 2.38 | 2.47 |
| Com/Ind Lo Tier | 448,378 | 458,609 | 10,231 | 2.3 | 16,356 | 16,676 | 320 | 2.0 | 3.65 | 3.64 |
| Com/Ind Hi Tier | 559,826 | 589,541 | 29,714 | 5.3 | 27,625 | 29,130 | 1,505 | 5.4 | 4.93 | 4.94 |
| Publ U: Elec Gen | 7,085 | 7,191 | 106 | 1.5 | 330 | 338 | 9 | 2.6 | 4.65 | 4.71 |
| Publ U: Other | 58,282 | 59,156 | 874 | 1.5 | 3,110 | 3,147 | 37 | 1.2 | 5.34 | 5.32 |
| Ag Hmstd: House | 16,835 | 17,374 | 539 | 3.2 | 247 | 262 | 15 | 6.2 | 1.47 | 1.51 |
| Ag Hmstd: Land | 29,677 | 30,368 | 691 | 2.3 | 276 | 287 | 11 | 4.1 | 0.93 | 0.95 |
| Ag NonHmstd | 34,835 | 35,566 | 731 | 2.1 | 629 | 647 | 18 | 2.9 | 1.81 | 1.82 |
| New Con: Res Hms | 0 | 59,415 | 59,415 | 0.0 | 0 | 976 | 976 | 0.0 | 0.00 | 1.64 |
| New Con: Other | 0 | 65,061 | 65,061 | 0.0 | 0 | 2,718 | 2,718 | 0.0 | 0.00 | 4.18 |
| Total | 4,970,460 | 5,264,431 | 293,971 | 5.9 | 106,908 | 115,741 | 8,833 | 8.3 | 2.15 | 2.20 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|-------------|--------|-----------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 77,018 | 82,385 | 5,367 | 7.0 | County | 48.69 | 49.80 | 0.015 | 0.00 |
| (-) TIF Tax Capacity | 5,352 | 5,882 | 529 | 9.9 | City/Town | 47.35 | 48.05 | 0.027 | 0.02 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 50.15 | 46.87 | 0.741 | 1.012 |
| (=) Taxable Tax Capacity | 71,666 | 76,504 | 4,838 | 6.8 | Special District | 0.74 | 0.79 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 146.92 | 145.51 | 0.783 | 1.042 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-----------|-----------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 40,900 | 42,200 | 3.2 | 517 | 551 | 35 | 6.7 | 1.262 | 1.306 | |
| Res Hmstd: Avg Val | 61,300 | 63,300 | 3.3 | 774 | 827 | 53 | 6.8 | 1.262 | 1.306 | |
| Res Hmstd: Hi Val | 81,800 | 84,400 | 3.2 | 1,078 | 1,168 | 91 | 8.4 | 1.317 | 1.384 | |
| Res Hmstd: Ex-Hi Val | 122,700 | 126,600 | 3.2 | 1,955 | 2,063 | 108 | 5.5 | 1.593 | 1.629 | |
| Apartment (Mkt rate) | 300,000 | 302,500 | 0.8 | 10,813 | 10,879 | 66 | 0.6 | 3.604 | 3.596 | |
| Comm/Ind: Lo Val | 150,000 | 158,000 | 5.3 | 5,407 | 5,799 | 392 | 7.3 | 3.604 | 3.670 | |
| Comm/Ind: Med Val | 300,000 | 315,900 | 5.3 | 13,017 | 13,775 | 758 | 5.8 | 4.338 | 4.360 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,053,100 | 5.3 | 48,532 | 51,014 | 2,482 | 5.1 | 4.853 | 4.844 | |

SOUTHWEST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|-------------------|----------------|------------|----------------|----------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 1,345,430 | 1,413,322 | 67,892 | 5.0 | 16,134 | 17,409 | 1,275 | 7.9 | 1.20 | 1.23 |
| Res NonHmstd 1Un | 135,704 | 143,673 | 7,969 | 5.9 | 2,043 | 2,154 | 111 | 5.4 | 1.51 | 1.50 |
| Res NonHmstd 2-3 | 19,211 | 20,162 | 950 | 4.9 | 393 | 415 | 22 | 5.7 | 2.04 | 2.06 |
| Reg Apartments | 1,608 | 1,627 | 19 | 1.2 | 42 | 41 | -1 | -2.3 | 2.61 | 2.52 |
| Low-income Apts | 58 | 58 | 0 | 0.0 | 1 | 1 | 0 | -0.1 | 1.03 | 1.03 |
| Seasonal Rec | 262,112 | 274,963 | 12,851 | 4.9 | 4,367 | 4,697 | 330 | 7.6 | 1.67 | 1.71 |
| Com/Ind Lo Tier | 78,736 | 80,312 | 1,576 | 2.0 | 2,232 | 2,251 | 19 | 0.8 | 2.83 | 2.80 |
| Com/Ind Hi Tier | 123,220 | 126,911 | 3,691 | 3.0 | 4,623 | 4,615 | -8 | -0.2 | 3.75 | 3.64 |
| Publ U: Elec Gen | 31,384 | 31,855 | 471 | 1.5 | 1,034 | 1,056 | 21 | 2.1 | 3.30 | 3.31 |
| Publ U: Other | 225,925 | 229,314 | 3,389 | 1.5 | 8,317 | 8,065 | -252 | -3.0 | 3.68 | 3.52 |
| Ag Hmstd: House | 887,763 | 930,052 | 42,288 | 4.8 | 8,794 | 9,463 | 669 | 7.6 | 0.99 | 1.02 |
| Ag Hmstd: Land | 5,510,877 | 5,636,978 | 126,102 | 2.3 | 36,595 | 37,855 | 1,260 | 3.4 | 0.66 | 0.67 |
| Ag NonHmstd | 3,058,253 | 3,127,088 | 68,835 | 2.3 | 35,504 | 36,337 | 833 | 2.3 | 1.16 | 1.16 |
| New Con: Res Hms | 0 | 42,403 | 42,403 | 0.0 | 0 | 535 | 535 | 0.0 | 0.00 | 1.26 |
| New Con: Other | 0 | 75,086 | 75,086 | 0.0 | 0 | 1,977 | 1,977 | 0.0 | 0.00 | 2.63 |
| Total | 11,680,283 | 12,133,805 | 453,521 | 3.9 | 120,079 | 126,869 | 6,790 | 5.7 | 1.03 | 1.05 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 120,410 | 126,744 | 6,334 | 5.3 | County | 51.03 | 52.04 | 0.014 | 0.00 |
| (-) TIF Tax Capacity | 422 | 429 | 7 | 1.8 | City/Town | 10.27 | 10.15 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 49.97 | 44.59 | 0.876 | 1.130 |
| (=) Taxable Tax Capacity | 119,988 | 126,315 | 6,327 | 5.3 | Special District | 0.72 | 0.77 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 111.99 | 107.55 | 0.890 | 1.135 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 54,600 | 57,400 | 5.1 | 503 | 540 | 37 | 7.4 | 0.921 | 0.941 | |
| Res Hmstd: Avg Val | 81,800 | 85,900 | 5.0 | 785 | 862 | 77 | 9.8 | 0.960 | 1.003 | |
| Res Hmstd: Hi Val | 109,000 | 114,500 | 5.0 | 1,183 | 1,285 | 102 | 8.6 | 1.085 | 1.122 | |
| Res Hmstd: Ex-Hi Val | 163,600 | 171,900 | 5.1 | 2,225 | 2,324 | 99 | 4.4 | 1.360 | 1.352 | |
| Comm/Ind: Lo Val | 150,000 | 154,500 | 3.0 | 4,165 | 4,212 | 47 | 1.1 | 2.776 | 2.726 | |
| Comm/Ind: Med Val | 300,000 | 309,000 | 3.0 | 10,010 | 10,037 | 27 | 0.3 | 3.336 | 3.248 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,030,000 | 3.0 | 37,286 | 37,220 | -66 | -0.2 | 3.728 | 3.613 | |

SOUTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|------------------|----------------|------------|----------------|----------------|--------------|------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,220,929 | 3,423,956 | 203,027 | 6.3 | 42,232 | 45,070 | 2,837 | 6.7 | 1.31 | 1.32 |
| Res NonHmstd 1Un | 137,174 | 145,103 | 7,929 | 5.8 | 2,413 | 2,523 | 111 | 4.6 | 1.76 | 1.74 |
| Res NonHmstd 2-3 | 77,113 | 80,334 | 3,221 | 4.2 | 1,702 | 1,729 | 27 | 1.6 | 2.21 | 2.15 |
| Reg Apartments | 163,074 | 169,669 | 6,596 | 4.0 | 5,105 | 5,156 | 51 | 1.0 | 3.13 | 3.04 |
| Low-income Apts | 58,080 | 60,835 | 2,756 | 4.7 | 809 | 834 | 26 | 3.2 | 1.39 | 1.37 |
| Seasonal Rec | 9,701 | 10,168 | 467 | 4.8 | 205 | 217 | 12 | 5.9 | 2.11 | 2.13 |
| Com/Ind Lo Tier | 352,244 | 360,149 | 7,905 | 2.2 | 11,728 | 11,728 | 0 | 0.0 | 3.33 | 3.26 |
| Com/Ind Hi Tier | 612,123 | 651,924 | 39,801 | 6.5 | 27,035 | 27,972 | 937 | 3.5 | 4.42 | 4.29 |
| Publ U: Elec Gen | 23,522 | 23,875 | 353 | 1.5 | 996 | 975 | -21 | -2.1 | 4.23 | 4.09 |
| Publ U: Other | 58,524 | 59,402 | 878 | 1.5 | 2,696 | 2,656 | -40 | -1.5 | 4.61 | 4.47 |
| Ag Hmstd: House | 9,071 | 9,558 | 486 | 5.4 | 134 | 144 | 10 | 7.6 | 1.47 | 1.51 |
| Ag Hmstd: Land | 18,431 | 18,983 | 552 | 3.0 | 153 | 162 | 9 | 5.8 | 0.83 | 0.85 |
| Ag NonHmstd | 22,249 | 23,273 | 1,024 | 4.6 | 327 | 350 | 23 | 7.0 | 1.47 | 1.50 |
| New Con: Res Hms | 0 | 71,372 | 71,372 | 0.0 | 0 | 1,003 | 1,003 | 0.0 | 0.00 | 1.40 |
| New Con: Other | 0 | 57,881 | 57,881 | 0.0 | 0 | 2,012 | 2,012 | 0.0 | 0.00 | 3.48 |
| Total | 4,762,236 | 5,166,483 | 404,247 | 8.5 | 95,536 | 102,531 | 6,996 | 7.3 | 2.01 | 1.98 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|----------|-------------|--------|-----------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 76,623 | 83,375 | 6,752 | 8.8 | County | 43.45 | 42.67 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 4,860 | 5,363 | 502 | 10.3 | City/Town | 40.42 | 39.83 | 0.004 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 47.30 | 44.03 | 0.913 | 1.193 |
| (=) Taxable Tax Capacity | 71,762 | 78,012 | 6,250 | 8.7 | Special District | 0.30 | 0.32 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 131.47 | 126.84 | 0.917 | 1.196 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-------|------------------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 50,200 | 53,400 | | 6.4 | 564 | 608 | 44 | 7.8 | 1.122 | 1.138 |
| Res Hmstd: Avg Val | 75,300 | 80,000 | | 6.2 | 846 | 937 | 92 | 10.8 | 1.122 | 1.171 |
| Res Hmstd: Hi Val | 100,400 | 106,700 | | 6.3 | 1,291 | 1,418 | 127 | 9.8 | 1.285 | 1.328 |
| Res Hmstd: Ex-Hi Val | 150,700 | 160,200 | | 6.3 | 2,368 | 2,528 | 160 | 6.8 | 1.571 | 1.577 |
| Apartment (Mkt rate) | 300,000 | 312,100 | | 4.0 | 9,741 | 9,874 | 134 | 1.4 | 3.246 | 3.163 |
| Comm/Ind: Lo Val | 150,000 | 159,800 | | 6.5 | 4,870 | 5,180 | 310 | 6.4 | 3.246 | 3.241 |
| Comm/Ind: Med Val | 300,000 | 319,500 | | 6.5 | 11,713 | 12,259 | 546 | 4.7 | 3.904 | 3.836 |
| Comm/Ind: Hi Val | 1,000,000 | 1,065,000 | | 6.5 | 43,644 | 45,301 | 1,657 | 3.8 | 4.364 | 4.253 |

SOUTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|---------------|---------------|--------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 1,173,544 | 1,251,381 | 77,838 | 6.6 | 13,222 | 13,924 | 702 | 5.3 | 1.13 | 1.11 |
| Res NonHmstd 1Un | 93,740 | 99,153 | 5,413 | 5.8 | 1,325 | 1,366 | 41 | 3.1 | 1.41 | 1.38 |
| Res NonHmstd 2-3 | 17,674 | 18,529 | 855 | 4.8 | 322 | 328 | 6 | 1.7 | 1.82 | 1.77 |
| Reg Apartments | 2,035 | 2,042 | 7 | 0.3 | 54 | 52 | -2 | -4.3 | 2.66 | 2.54 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 75,316 | 78,824 | 3,508 | 4.7 | 1,098 | 1,108 | 10 | 0.9 | 1.46 | 1.41 |
| Com/Ind Lo Tier | 47,064 | 47,647 | 583 | 1.2 | 1,207 | 1,174 | -33 | -2.7 | 2.56 | 2.46 |
| Com/Ind Hi Tier | 54,925 | 56,494 | 1,569 | 2.9 | 1,966 | 1,925 | -41 | -2.1 | 3.58 | 3.41 |
| Publ U: Elec Gen | 10,707 | 10,868 | 161 | 1.5 | 323 | 299 | -24 | -7.4 | 3.01 | 2.75 |
| Publ U: Other | 139,707 | 141,802 | 2,096 | 1.5 | 4,876 | 4,719 | -157 | -3.2 | 3.49 | 3.33 |
| Ag Hmstd: House | 674,087 | 720,458 | 46,371 | 6.9 | 6,536 | 7,172 | 636 | 9.7 | 0.97 | 1.00 |
| Ag Hmstd: Land | 3,498,132 | 3,623,242 | 125,110 | 3.6 | 23,038 | 24,250 | 1,212 | 5.3 | 0.66 | 0.67 |
| Ag NonHmstd | 1,615,599 | 1,659,874 | 44,276 | 2.7 | 17,670 | 18,271 | 601 | 3.4 | 1.09 | 1.10 |
| New Con: Res Hms | 0 | 37,421 | 37,421 | 0.0 | 0 | 411 | 411 | 0.0 | 0.00 | 1.10 |
| New Con: Other | 0 | 29,171 | 29,171 | 0.0 | 0 | 930 | 930 | 0.0 | 0.00 | 3.19 |
| Total | 7,402,530 | 7,776,908 | 374,378 | 5.1 | 71,635 | 75,928 | 4,293 | 6.0 | 0.97 | 0.98 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|--------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 76,826 | 81,607 | 4,781 | 6.2 | County | 46.40 | 45.81 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 22 | 22 | 0 | 1.8 | City/Town | 9.76 | 9.60 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 48.23 | 43.82 | 1.089 | 1.354 |
| (=) Taxable Tax Capacity | 76,804 | 81,585 | 4,781 | 6.2 | Special District | 0.24 | 0.25 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 104.63 | 99.48 | 1.089 | 1.354 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 66,100 | 70,500 | 6.7 | 570 | 620 | 49 | 8.6 | 0.862 | 0.878 | |
| Res Hmstd: Avg Val | 99,200 | 105,800 | 6.7 | 970 | 1,074 | 104 | 10.7 | 0.977 | 1.014 | |
| Res Hmstd: Hi Val | 132,200 | 141,000 | 6.7 | 1,519 | 1,624 | 104 | 6.9 | 1.149 | 1.151 | |
| Res Hmstd: Ex-Hi Val | 198,300 | 211,500 | 6.7 | 2,732 | 2,876 | 144 | 5.3 | 1.377 | 1.360 | |
| Comm/Ind: Lo Val | 150,000 | 154,300 | 2.9 | 3,930 | 3,936 | 5 | 0.1 | 2.620 | 2.550 | |
| Comm/Ind: Med Val | 300,000 | 308,600 | 2.9 | 9,430 | 9,363 | -66 | -0.7 | 3.143 | 3.034 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,028,600 | 2.9 | 35,094 | 34,690 | -404 | -1.2 | 3.509 | 3.372 | |

OLMSTED COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,747,116 | 4,059,136 | 312,020 | 8.3 | 51,248 | 55,390 | 4,143 | 8.1 | 1.37 | 1.36 |
| Res NonHmstd 1Un | 148,267 | 150,666 | 2,400 | 1.6 | 2,552 | 2,566 | 14 | 0.5 | 1.72 | 1.70 |
| Res NonHmstd 2-3 | 67,507 | 67,671 | 164 | 0.2 | 1,459 | 1,442 | -18 | -1.2 | 2.16 | 2.13 |
| Reg Apartments | 169,791 | 195,034 | 25,243 | 14.9 | 5,360 | 6,040 | 679 | 12.7 | 3.16 | 3.10 |
| Low-income Apts | 59,084 | 64,011 | 4,926 | 8.3 | 813 | 877 | 64 | 7.8 | 1.38 | 1.37 |
| Seasonal Rec | 5,798 | 5,891 | 92 | 1.6 | 114 | 116 | 2 | 2.0 | 1.96 | 1.97 |
| Com/Ind Lo Tier | 179,724 | 183,371 | 3,648 | 2.0 | 5,641 | 5,651 | 10 | 0.2 | 3.14 | 3.08 |
| Com/Ind Hi Tier | 764,680 | 783,151 | 18,471 | 2.4 | 33,801 | 33,848 | 46 | 0.1 | 4.42 | 4.32 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 46,677 | 47,377 | 700 | 1.5 | 1,973 | 1,966 | -7 | -0.4 | 4.23 | 4.15 |
| Ag Hmstd: House | 208,853 | 215,885 | 7,032 | 3.4 | 2,475 | 2,601 | 126 | 5.1 | 1.19 | 1.20 |
| Ag Hmstd: Land | 337,474 | 363,509 | 26,035 | 7.7 | 1,939 | 2,176 | 237 | 12.2 | 0.57 | 0.60 |
| Ag NonHmstd | 106,411 | 114,220 | 7,809 | 7.3 | 1,239 | 1,348 | 109 | 8.8 | 1.16 | 1.18 |
| New Con: Res Hms | 0 | 138,278 | 138,278 | 0.0 | 0 | 1,874 | 1,874 | 0.0 | 0.00 | 1.36 |
| New Con: Other | 0 | 82,210 | 82,210 | 0.0 | 0 | 2,715 | 2,715 | 0.0 | 0.00 | 3.30 |
| Total | 5,841,383 | 6,470,412 | 629,029 | 10.8 | 108,615 | 118,609 | 9,993 | 9.2 | 1.86 | 1.83 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 91,748 | 101,287 | 9,539 | 10.4 | County | 45.40 | 43.16 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 3,720 | 4,021 | 302 | 8.1 | City/Town | 26.32 | 25.92 | 0.003 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 53.23 | 52.28 | 0.902 | 1.200 |
| (=) Taxable Tax Capacity | 88,029 | 97,266 | 9,238 | 10.5 | Special District | 0.00 | 0.00 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 124.95 | 121.35 | 0.906 | 1.203 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 74,000 | 80,200 | 8.4 | 782 | 880 | 98 | 12.5 | 1.056 | 1.097 |
| Res Hmstd: Avg Val | 110,900 | 120,100 | 8.3 | 1,391 | 1,560 | 169 | 12.1 | 1.254 | 1.298 |
| Res Hmstd: Hi Val | 147,800 | 160,100 | 8.3 | 2,174 | 2,409 | 235 | 10.8 | 1.470 | 1.504 |
| Res Hmstd: Ex-Hi Val | 221,800 | 240,300 | 8.3 | 3,766 | 4,111 | 345 | 9.2 | 1.698 | 1.710 |
| Apartment (Mkt rate) | 300,000 | 344,600 | 14.9 | 9,268 | 10,451 | 1,183 | 12.8 | 3.089 | 3.032 |
| Comm/Ind: Lo Val | 150,000 | 153,600 | 2.4 | 4,634 | 4,702 | 68 | 1.5 | 3.089 | 3.061 |
| Comm/Ind: Med Val | 300,000 | 307,200 | 2.4 | 11,142 | 11,224 | 82 | 0.7 | 3.714 | 3.653 |
| Comm/Ind: Hi Val | 1,000,000 | 1,024,200 | 2.4 | 41,513 | 41,669 | 156 | 0.4 | 4.151 | 4.068 |

SOUTHEAST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|------------------|----------------|------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,596,593 | 5,920,602 | 324,008 | 5.8 | 70,238 | 75,117 | 4,879 | 6.9 | 1.26 | 1.27 |
| Res NonHmstd 1Un | 228,061 | 238,589 | 10,528 | 4.6 | 3,823 | 3,972 | 149 | 3.9 | 1.68 | 1.66 |
| Res NonHmstd 2-3 | 120,894 | 124,897 | 4,002 | 3.3 | 2,605 | 2,670 | 66 | 2.5 | 2.15 | 2.14 |
| Reg Apartments | 209,631 | 219,918 | 10,287 | 4.9 | 6,351 | 6,541 | 190 | 3.0 | 3.03 | 2.97 |
| Low-income Apts | 90,103 | 93,869 | 3,766 | 4.2 | 1,222 | 1,270 | 48 | 4.0 | 1.36 | 1.35 |
| Seasonal Rec | 31,155 | 32,306 | 1,151 | 3.7 | 598 | 612 | 14 | 2.4 | 1.92 | 1.90 |
| Com/Ind Lo Tier | 529,195 | 543,298 | 14,104 | 2.7 | 16,728 | 16,900 | 172 | 1.0 | 3.16 | 3.11 |
| Com/Ind Hi Tier | 805,368 | 830,532 | 25,164 | 3.1 | 34,871 | 35,121 | 250 | 0.7 | 4.33 | 4.23 |
| Publ U: Elec Gen | 301,121 | 305,638 | 4,517 | 1.5 | 13,949 | 14,084 | 135 | 1.0 | 4.63 | 4.61 |
| Publ U: Other | 190,868 | 193,731 | 2,863 | 1.5 | 8,645 | 8,661 | 15 | 0.2 | 4.53 | 4.47 |
| Ag Hmstd: House | 23,811 | 24,510 | 699 | 2.9 | 305 | 320 | 15 | 5.0 | 1.28 | 1.31 |
| Ag Hmstd: Land | 42,638 | 44,861 | 2,224 | 5.2 | 298 | 324 | 26 | 8.8 | 0.70 | 0.72 |
| Ag NonHmstd | 32,949 | 34,686 | 1,738 | 5.3 | 445 | 472 | 27 | 6.0 | 1.35 | 1.36 |
| New Con: Res Hms | 0 | 137,436 | 137,436 | 0.0 | 0 | 1,910 | 1,910 | 0.0 | 0.00 | 1.39 |
| New Con: Other | 0 | 95,699 | 95,699 | 0.0 | 0 | 2,946 | 2,946 | 0.0 | 0.00 | 3.08 |
| Total | 8,202,386 | 8,840,571 | 638,185 | 7.8 | 160,077 | 170,919 | 10,842 | 6.8 | 1.95 | 1.93 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 133,550 | 143,330 | 9,780 | 7.3 | County | 40.30 | 39.24 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 7,026 | 7,511 | 486 | 6.9 | City/Town | 35.11 | 34.58 | 0.021 | 0.01 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 51.19 | 49.39 | 0.734 | 1.058 |
| (=) Taxable Tax Capacity | 126,524 | 135,819 | 9,294 | 7.3 | Special District | 0.70 | 0.73 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 127.30 | 123.95 | 0.755 | 1.077 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 56,700 | 60,000 | 5.8 | 603 | 654 | 51 | 8.5 | 1.063 | 1.090 | |
| Res Hmstd: Avg Val | 85,000 | 89,900 | 5.8 | 962 | 1,069 | 107 | 11.2 | 1.131 | 1.189 | |
| Res Hmstd: Hi Val | 113,300 | 119,900 | 5.8 | 1,446 | 1,588 | 141 | 9.8 | 1.276 | 1.324 | |
| Res Hmstd: Ex-Hi Val | 170,000 | 179,800 | 5.8 | 2,680 | 2,868 | 188 | 7.0 | 1.576 | 1.595 | |
| Apartment (Mkt rate) | 300,000 | 314,700 | 4.9 | 9,392 | 9,700 | 309 | 3.3 | 3.130 | 3.082 | |
| Comm/Ind: Lo Val | 150,000 | 154,700 | 3.1 | 4,696 | 4,827 | 131 | 2.8 | 3.130 | 3.120 | |
| Comm/Ind: Med Val | 300,000 | 309,400 | 3.1 | 11,301 | 11,513 | 211 | 1.9 | 3.767 | 3.720 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,031,200 | 3.1 | 42,126 | 42,708 | 582 | 1.4 | 4.212 | 4.141 | |

SOUTHEAST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,003,663 | 2,142,501 | 138,839 | 6.9 | 22,721 | 24,797 | 2,076 | 9.1 | 1.13 | 1.16 |
| Res NonHmstd 1Un | 145,345 | 152,475 | 7,130 | 4.9 | 2,110 | 2,216 | 106 | 5.0 | 1.45 | 1.45 |
| Res NonHmstd 2-3 | 26,375 | 27,175 | 799 | 3.0 | 485 | 508 | 23 | 4.7 | 1.84 | 1.87 |
| Reg Apartments | 1,223 | 1,167 | -57 | -4.6 | 34 | 31 | -3 | -9.0 | 2.82 | 2.69 |
| Low-income Apts | 72 | 0 | -72 | -100.0 | 1 | 0 | -1 | -100.0 | 1.06 | 0.00 |
| Seasonal Rec | 98,034 | 102,223 | 4,189 | 4.3 | 1,450 | 1,501 | 51 | 3.5 | 1.48 | 1.47 |
| Com/Ind Lo Tier | 59,664 | 62,299 | 2,635 | 4.4 | 1,613 | 1,676 | 63 | 3.9 | 2.70 | 2.69 |
| Com/Ind Hi Tier | 39,098 | 41,265 | 2,167 | 5.5 | 1,435 | 1,519 | 84 | 5.9 | 3.67 | 3.68 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 146,450 | 148,647 | 2,197 | 1.5 | 5,387 | 5,288 | -99 | -1.8 | 3.68 | 3.56 |
| Ag Hmstd: House | 989,537 | 1,034,915 | 45,378 | 4.6 | 10,118 | 11,097 | 979 | 9.7 | 1.02 | 1.07 |
| Ag Hmstd: Land | 3,422,927 | 3,654,605 | 231,679 | 6.8 | 21,354 | 23,606 | 2,251 | 10.5 | 0.62 | 0.65 |
| Ag NonHmstd | 1,070,632 | 1,144,426 | 73,795 | 6.9 | 12,294 | 13,219 | 925 | 7.5 | 1.15 | 1.16 |
| New Con: Res Hms | 0 | 71,017 | 71,017 | 0.0 | 0 | 816 | 816 | 0.0 | 0.00 | 1.15 |
| New Con: Other | 0 | 30,825 | 30,825 | 0.0 | 0 | 812 | 812 | 0.0 | 0.00 | 2.63 |
| Total | 8,003,020 | 8,613,541 | 610,521 | 7.6 | 79,004 | 87,087 | 8,083 | 10.2 | 0.99 | 1.01 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|--------------------|---------------|------------------|---------------------------|----------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 82,426 | 89,642 | 7,216 | 8.8 | County | 42.71 40.86 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 108 | 108 | 0 | 0.0 | City/Town | 13.59 13.13 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 0 | 0 | 0 | 0.0 | School District | 52.11 51.33 | 0.847 | 1.144 |
| (=) Taxable Tax Capacity | 82,318 | 89,534 | 7,216 | 8.8 | Special District | 0.49 0.52 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 0 | 0 | 0 | 0.0 | Total | 108.90 105.84 | 0.847 | 1.144 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 69,400 | 74,200 | 6.9 | 615 | 678 | 64 | 10.4 | 0.885 | 0.914 |
| Res Hmstd: Avg Val | 104,000 | 111,200 | 6.9 | 1,067 | 1,200 | 133 | 12.5 | 1.025 | 1.079 |
| Res Hmstd: Hi Val | 138,600 | 148,200 | 6.9 | 1,680 | 1,845 | 165 | 9.8 | 1.212 | 1.244 |
| Res Hmstd: Ex-Hi Val | 208,000 | 222,400 | 6.9 | 2,986 | 3,226 | 240 | 8.0 | 1.435 | 1.450 |
| Comm/Ind: Lo Val | 150,000 | 158,300 | 5.5 | 4,048 | 4,290 | 243 | 6.0 | 2.698 | 2.710 |
| Comm/Ind: Med Val | 300,000 | 316,600 | 5.5 | 9,729 | 10,168 | 439 | 4.5 | 3.242 | 3.211 |
| Comm/Ind: Hi Val | 1,000,000 | 1,055,400 | 5.5 | 36,240 | 37,599 | 1,359 | 3.8 | 3.624 | 3.562 |

ANOKA COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 10,707,064 | 11,553,924 | 846,860 | 7.9 | 133,986 | 140,210 | 6,224 | 4.6 | 1.25 | 1.21 |
| Res NonHmstd 1Un | 254,105 | 261,954 | 7,848 | 3.1 | 4,078 | 4,054 | -24 | -0.6 | 1.60 | 1.55 |
| Res NonHmstd 2-3 | 231,124 | 241,829 | 10,705 | 4.6 | 4,510 | 4,527 | 16 | 0.4 | 1.95 | 1.87 |
| Reg Apartments | 387,774 | 442,570 | 54,796 | 14.1 | 10,526 | 11,431 | 904 | 8.6 | 2.71 | 2.58 |
| Low-income Apts | 145,344 | 165,584 | 20,240 | 13.9 | 1,788 | 1,967 | 179 | 10.0 | 1.23 | 1.19 |
| Seasonal Rec | 34,044 | 34,685 | 641 | 1.9 | 560 | 544 | -17 | -3.0 | 1.65 | 1.57 |
| Com/Ind Lo Tier | 378,821 | 391,746 | 12,926 | 3.4 | 11,265 | 11,205 | -59 | -0.5 | 2.97 | 2.86 |
| Com/Ind Hi Tier | 1,742,668 | 1,915,333 | 172,665 | 9.9 | 71,593 | 75,438 | 3,845 | 5.4 | 4.11 | 3.94 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 179,706 | 182,402 | 2,696 | 1.5 | 7,447 | 7,287 | -160 | -2.1 | 4.14 | 4.00 |
| Ag Hmstd: House | 76,522 | 81,782 | 5,260 | 6.9 | 923 | 992 | 68 | 7.4 | 1.21 | 1.21 |
| Ag Hmstd: Land | 56,402 | 60,260 | 3,858 | 6.8 | 278 | 298 | 20 | 7.3 | 0.49 | 0.50 |
| Ag NonHmstd | 37,966 | 40,486 | 2,521 | 6.6 | 456 | 477 | 21 | 4.5 | 1.20 | 1.18 |
| New Con: Res Hms | 0 | 454,437 | 454,437 | 0.0 | 0 | 6,578 | 6,578 | 0.0 | 0.00 | 1.45 |
| New Con: Other | 0 | 145,272 | 145,272 | 0.0 | 0 | 4,851 | 4,851 | 0.0 | 0.00 | 3.34 |
| Total | 14,231,540 | 15,972,265 | 1,740,725 | 12.2 | 247,410 | 269,858 | 22,448 | 9.1 | 1.74 | 1.69 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 229,842 | 259,331 | 29,489 | 12.8 | County | 28.69 | 26.87 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 16,531 | 19,076 | 2,546 | 15.4 | City/Town | 23.55 | 22.75 | 0.008 | 0.00 |
| (-) FD Contrib Tax Capacity | 23,605 | 27,084 | 3,479 | 14.7 | School District | 52.14 | 48.82 | 1.063 | 1.253 |
| (=) Taxable Tax Capacity | 189,706 | 213,171 | 23,465 | 12.4 | Special District | 6.49 | 6.57 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 42,628 | 48,805 | 6,177 | 14.5 | Total | 110.87 | 105.01 | 1.071 | 1.260 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 84,100 | 90,800 | 8.0 | 848 | 930 | 81 | 9.6 | 1.008 | 1.023 | |
| Res Hmstd: Avg Val | 126,100 | 136,100 | 7.9 | 1,504 | 1,621 | 117 | 7.8 | 1.192 | 1.190 | |
| Res Hmstd: Hi Val | 168,100 | 181,400 | 7.9 | 2,317 | 2,463 | 145 | 6.3 | 1.378 | 1.357 | |
| Res Hmstd: Ex-Hi Val | 252,100 | 272,000 | 7.9 | 3,944 | 4,147 | 203 | 5.1 | 1.564 | 1.524 | |
| Apartment (Mkt rate) | 300,000 | 342,400 | 14.1 | 8,304 | 9,061 | 757 | 9.1 | 2.767 | 2.646 | |
| Comm/Ind: Lo Val | 150,000 | 164,900 | 9.9 | 4,152 | 4,520 | 368 | 8.9 | 2.768 | 2.741 | |
| Comm/Ind: Med Val | 300,000 | 329,700 | 9.9 | 9,967 | 10,612 | 645 | 6.5 | 3.322 | 3.218 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,099,100 | 9.9 | 37,105 | 39,054 | 1,948 | 5.3 | 3.710 | 3.553 | |

WASHINGTON COUNTY

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|-------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 9,535,834 | 10,250,137 | 714,303 | 7.5 | 133,295 | 134,397 | 1,102 | 0.8 | 1.40 | 1.31 |
| Res NonHmstd 1Un | 326,504 | 337,717 | 11,213 | 3.4 | 5,472 | 5,290 | -182 | -3.3 | 1.68 | 1.57 |
| Res NonHmstd 2-3 | 180,052 | 185,159 | 5,107 | 2.8 | 3,448 | 3,295 | -153 | -4.4 | 1.92 | 1.78 |
| Reg Apartments | 245,417 | 276,025 | 30,608 | 12.5 | 7,191 | 7,552 | 362 | 5.0 | 2.93 | 2.74 |
| Low-income Apts | 74,504 | 82,389 | 7,885 | 10.6 | 967 | 1,017 | 50 | 5.2 | 1.30 | 1.23 |
| Seasonal Rec | 79,206 | 81,979 | 2,773 | 3.5 | 1,258 | 1,186 | -72 | -5.7 | 1.59 | 1.45 |
| Com/Ind Lo Tier | 210,592 | 217,458 | 6,866 | 3.3 | 6,390 | 6,202 | -188 | -2.9 | 3.03 | 2.85 |
| Com/Ind Hi Tier | 1,085,201 | 1,182,327 | 97,126 | 9.0 | 46,116 | 47,569 | 1,453 | 3.2 | 4.25 | 4.02 |
| Publ U: Elec Gen | 56,332 | 57,177 | 845 | 1.5 | 2,239 | 2,111 | -128 | -5.7 | 3.97 | 3.69 |
| Publ U: Other | 191,663 | 194,538 | 2,875 | 1.5 | 8,060 | 7,703 | -357 | -4.4 | 4.21 | 3.96 |
| Ag Hmstd: House | 184,063 | 195,058 | 10,995 | 6.0 | 2,332 | 2,296 | -35 | -1.5 | 1.27 | 1.18 |
| Ag Hmstd: Land | 111,587 | 117,488 | 5,902 | 5.3 | 478 | 473 | -5 | -1.0 | 0.43 | 0.40 |
| Ag NonHmstd | 106,696 | 113,206 | 6,510 | 6.1 | 1,251 | 1,239 | -12 | -0.9 | 1.17 | 1.09 |
| New Con: Res Hms | 0 | 403,406 | 403,406 | 0.0 | 0 | 5,722 | 5,722 | 0.0 | 0.00 | 1.42 |
| New Con: Other | 0 | 221,486 | 221,486 | 0.0 | 0 | 6,618 | 6,618 | 0.0 | 0.00 | 2.99 |
| Total | 12,387,650 | 13,915,551 | 1,527,900 | 12.3 | 218,495 | 232,672 | 14,177 | 6.5 | 1.76 | 1.67 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 198,230 | 224,210 | 25,981 | 13.1 | County | 25.89 | 23.78 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 8,206 | 9,398 | 1,192 | 14.5 | City/Town | 22.19 | 21.06 | 0.088 | 0.07 |
| (-) FD Contrib Tax Capacity | 14,796 | 17,261 | 2,465 | 16.7 | School District | 53.79 | 48.55 | 1.539 | 1.666 |
| (=) Taxable Tax Capacity | 175,227 | 197,551 | 22,323 | 12.7 | Special District | 7.07 | 7.19 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 22,665 | 25,949 | 3,284 | 14.5 | Total | 108.94 | 100.58 | 1.627 | 1.745 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 106,900 | 114,900 | 7.5 | 1,214 | 1,263 | 49 | 4.0 | 1.135 | 1.098 | |
| Res Hmstd: Avg Val | 160,200 | 172,200 | 7.5 | 2,212 | 2,271 | 59 | 2.7 | 1.380 | 1.319 | |
| Res Hmstd: Hi Val | 213,600 | 229,600 | 7.5 | 3,259 | 3,324 | 65 | 2.0 | 1.525 | 1.447 | |
| Res Hmstd: Ex-Hi Val | 320,500 | 344,500 | 7.5 | 5,354 | 5,432 | 77 | 1.4 | 1.670 | 1.576 | |
| Apartment (Mkt rate) | 300,000 | 337,400 | 12.5 | 8,332 | 8,734 | 402 | 4.8 | 2.777 | 2.588 | |
| Comm/Ind: Lo Val | 150,000 | 163,400 | 8.9 | 4,166 | 4,365 | 199 | 4.8 | 2.777 | 2.671 | |
| Comm/Ind: Med Val | 300,000 | 326,900 | 9.0 | 9,967 | 10,242 | 275 | 2.8 | 3.322 | 3.133 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,089,500 | 8.9 | 37,035 | 37,655 | 619 | 1.7 | 3.703 | 3.456 | |

DAKOTA COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 14,911,341 | 16,172,278 | 1,260,938 | 8.5 | 201,167 | 204,349 | 3,182 | 1.6 | 1.35 | 1.26 |
| Res NonHmstd 1Un | 415,549 | 459,317 | 43,768 | 10.5 | 6,851 | 7,152 | 301 | 4.4 | 1.65 | 1.56 |
| Res NonHmstd 2-3 | 232,521 | 242,081 | 9,560 | 4.1 | 4,565 | 4,446 | -119 | -2.6 | 1.96 | 1.84 |
| Reg Apartments | 919,736 | 966,096 | 46,360 | 5.0 | 24,835 | 24,193 | -641 | -2.6 | 2.70 | 2.50 |
| Low-income Apts | 113,129 | 119,267 | 6,139 | 5.4 | 1,415 | 1,399 | -16 | -1.1 | 1.25 | 1.17 |
| Seasonal Rec | 24,042 | 25,776 | 1,735 | 7.2 | 449 | 453 | 5 | 1.1 | 1.87 | 1.76 |
| Com/Ind Lo Tier | 409,738 | 417,536 | 7,798 | 1.9 | 12,209 | 11,756 | -453 | -3.7 | 2.98 | 2.82 |
| Com/Ind Hi Tier | 2,829,350 | 2,979,994 | 150,644 | 5.3 | 116,576 | 115,859 | -717 | -0.6 | 4.12 | 3.89 |
| Publ U: Elec Gen | 105,765 | 107,352 | 1,586 | 1.5 | 4,403 | 4,217 | -186 | -4.2 | 4.16 | 3.93 |
| Publ U: Other | 344,502 | 349,670 | 5,168 | 1.5 | 14,262 | 13,693 | -569 | -4.0 | 4.14 | 3.92 |
| Ag Hmstd: House | 166,002 | 179,907 | 13,905 | 8.4 | 2,066 | 2,204 | 137 | 6.6 | 1.24 | 1.22 |
| Ag Hmstd: Land | 210,484 | 228,200 | 17,716 | 8.4 | 1,212 | 1,298 | 86 | 7.1 | 0.58 | 0.57 |
| Ag NonHmstd | 126,321 | 136,366 | 10,045 | 8.0 | 1,486 | 1,543 | 57 | 3.8 | 1.18 | 1.13 |
| New Con: Res Hms | 0 | 536,975 | 536,975 | 0.0 | 0 | 7,612 | 7,612 | 0.0 | 0.00 | 1.42 |
| New Con: Other | 0 | 256,584 | 256,584 | 0.0 | 0 | 8,312 | 8,312 | 0.0 | 0.00 | 3.24 |
| Total | 20,808,479 | 23,177,399 | 2,368,920 | 11.4 | 391,495 | 408,487 | 16,991 | 4.3 | 1.88 | 1.76 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|--------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 356,822 | 396,476 | 39,654 | 11.1 | County | 25.35 | 23.57 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 18,138 | 20,071 | 1,933 | 10.7 | City/Town | 26.03 | 22.89 | 0.111 | 0.10 |
| (-) FD Contrib Tax Capacity | 39,805 | 44,023 | 4,218 | 10.6 | School District | 51.20 | 47.68 | 1.639 | 1.736 |
| (=) Taxable Tax Capacity | 298,879 | 332,382 | 33,503 | 11.2 | Special District | 3.70 | 3.73 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 40,914 | 46,842 | 5,928 | 14.5 | Total | 106.28 | 97.88 | 1.750 | 1.836 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 99,300 | 107,700 | 8.5 | 1,088 | 1,147 | 59 | 5.4 | 1.095 | 1.065 | |
| Res Hmstd: Avg Val | 148,900 | 161,500 | 8.5 | 1,957 | 2,031 | 75 | 3.8 | 1.314 | 1.257 | |
| Res Hmstd: Hi Val | 198,500 | 215,300 | 8.5 | 2,913 | 2,999 | 86 | 2.9 | 1.467 | 1.392 | |
| Res Hmstd: Ex-Hi Val | 297,800 | 323,000 | 8.5 | 4,828 | 4,936 | 108 | 2.2 | 1.621 | 1.528 | |
| Apartment (Mkt rate) | 300,000 | 315,100 | 5.0 | 8,177 | 7,980 | -197 | -2.4 | 2.725 | 2.532 | |
| Comm/Ind: Lo Val | 150,000 | 158,000 | 5.3 | 4,089 | 4,080 | -8 | -0.2 | 2.725 | 2.582 | |
| Comm/Ind: Med Val | 300,000 | 316,000 | 5.3 | 9,772 | 9,629 | -143 | -1.5 | 3.257 | 3.047 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,053,200 | 5.3 | 36,294 | 35,519 | -775 | -2.1 | 3.629 | 3.372 | |

CARVER & SCOTT COUNTIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 6,951,936 | 7,491,422 | 539,486 | 7.8 | 109,808 | 109,435 | -373 | -0.3 | 1.58 | 1.46 |
| Res NonHmstd 1Un | 217,325 | 219,003 | 1,678 | 0.8 | 4,001 | 3,725 | -276 | -6.9 | 1.84 | 1.70 |
| Res NonHmstd 2-3 | 152,616 | 156,039 | 3,423 | 2.2 | 3,299 | 3,121 | -178 | -5.4 | 2.16 | 2.00 |
| Reg Apartments | 104,287 | 112,701 | 8,414 | 8.1 | 3,168 | 3,164 | -4 | -0.1 | 3.04 | 2.81 |
| Low-income Apts | 55,126 | 57,097 | 1,970 | 3.6 | 770 | 745 | -25 | -3.3 | 1.40 | 1.30 |
| Seasonal Rec | 28,980 | 30,947 | 1,967 | 6.8 | 557 | 552 | -5 | -0.9 | 1.92 | 1.78 |
| Com/Ind Lo Tier | 214,940 | 224,265 | 9,325 | 4.3 | 6,822 | 6,706 | -116 | -1.7 | 3.17 | 2.99 |
| Com/Ind Hi Tier | 967,939 | 1,050,228 | 82,289 | 8.5 | 41,928 | 42,699 | 771 | 1.8 | 4.33 | 4.07 |
| Publ U: Elec Gen | 16,893 | 17,146 | 253 | 1.5 | 667 | 641 | -26 | -3.9 | 3.95 | 3.74 |
| Publ U: Other | 99,920 | 101,419 | 1,499 | 1.5 | 4,346 | 4,140 | -205 | -4.7 | 4.35 | 4.08 |
| Ag Hmstd: House | 345,298 | 368,903 | 23,605 | 6.8 | 4,301 | 4,420 | 119 | 2.8 | 1.25 | 1.20 |
| Ag Hmstd: Land | 406,748 | 427,263 | 20,515 | 5.0 | 2,146 | 2,170 | 24 | 1.1 | 0.53 | 0.51 |
| Ag NonHmstd | 132,404 | 140,218 | 7,814 | 5.9 | 1,632 | 1,634 | 2 | 0.1 | 1.23 | 1.17 |
| New Con: Res Hms | 0 | 548,660 | 548,660 | 0.0 | 0 | 8,369 | 8,369 | 0.0 | 0.00 | 1.53 |
| New Con: Other | 0 | 181,335 | 181,335 | 0.0 | 0 | 5,569 | 5,569 | 0.0 | 0.00 | 3.07 |
| Total | 9,694,413 | 11,126,645 | 1,432,232 | 14.8 | 183,443 | 197,089 | 13,646 | 7.4 | 1.89 | 1.77 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|-------------|--------|-----------|------------------|---------------------------|---------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 152,721 | 176,712 | 23,991 | 15.7 | County | 36.72 | 32.83 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 14,645 | 16,710 | 2,065 | 14.1 | City/Town | 22.74 | 19.63 | 0.120 | 0.10 |
| (-) FD Contrib Tax Capacity | 11,545 | 13,907 | 2,362 | 20.5 | School District | 54.86 | 51.20 | 1.685 | 1.792 |
| (=) Taxable Tax Capacity | 126,530 | 146,095 | 19,565 | 15.5 | Special District | 3.62 | 3.68 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 15,384 | 17,613 | 2,229 | 14.5 | Total | 117.93 | 107.34 | 1.805 | 1.897 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-------|-----------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 105,600 | 113,800 | | 7.8 | 1,341 | 1,380 | 39 | 2.9 | 1.270 | 1.212 |
| Res Hmstd: Avg Val | 158,400 | 170,700 | | 7.8 | 2,396 | 2,427 | 31 | 1.3 | 1.512 | 1.421 |
| Res Hmstd: Hi Val | 211,100 | 227,500 | | 7.8 | 3,516 | 3,541 | 25 | 0.7 | 1.665 | 1.556 |
| Res Hmstd: Ex-Hi Val | 316,800 | 341,400 | | 7.8 | 5,764 | 5,774 | 10 | 0.2 | 1.819 | 1.691 |
| Apartment (Mkt rate) | 300,000 | 324,200 | | 8.1 | 9,033 | 8,967 | -65 | -0.7 | 3.010 | 2.765 |
| Comm/Ind: Lo Val | 150,000 | 162,800 | | 8.5 | 4,517 | 4,641 | 124 | 2.7 | 3.011 | 2.850 |
| Comm/Ind: Med Val | 300,000 | 325,500 | | 8.5 | 10,802 | 10,888 | 86 | 0.8 | 3.600 | 3.344 |
| Comm/Ind: Hi Val | 1,000,000 | 1,085,000 | | 8.5 | 40,135 | 40,050 | -85 | -0.2 | 4.013 | 3.691 |

NORTHERN HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 9,451,235 | 10,252,914 | 801,678 | 8.5 | 143,073 | 145,593 | 2,520 | 1.8 | 1.51 | 1.42 |
| Res NonHmstd 1Un | 202,529 | 223,193 | 20,664 | 10.2 | 3,856 | 4,014 | 158 | 4.1 | 1.90 | 1.80 |
| Res NonHmstd 2-3 | 118,225 | 124,038 | 5,813 | 4.9 | 2,684 | 2,636 | -48 | -1.8 | 2.27 | 2.13 |
| Reg Apartments | 489,813 | 586,666 | 96,852 | 19.8 | 15,910 | 17,360 | 1,450 | 9.1 | 3.25 | 2.96 |
| Low-income Apts | 151,118 | 185,746 | 34,628 | 22.9 | 2,227 | 2,513 | 287 | 12.9 | 1.47 | 1.35 |
| Seasonal Rec | 10,019 | 10,456 | 437 | 4.4 | 216 | 211 | -4 | -1.9 | 2.15 | 2.02 |
| Com/Ind Lo Tier | 267,497 | 274,543 | 7,046 | 2.6 | 8,899 | 8,550 | -349 | -3.9 | 3.33 | 3.11 |
| Com/Ind Hi Tier | 2,040,023 | 2,145,537 | 105,514 | 5.2 | 95,121 | 93,655 | -1,466 | -1.5 | 4.66 | 4.37 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 162,987 | 165,432 | 2,445 | 1.5 | 7,495 | 7,182 | -314 | -4.2 | 4.60 | 4.34 |
| Ag Hmstd: House | 56,696 | 58,624 | 1,928 | 3.4 | 868 | 888 | 20 | 2.3 | 1.53 | 1.52 |
| Ag Hmstd: Land | 57,418 | 59,010 | 1,593 | 2.8 | 346 | 354 | 8 | 2.4 | 0.60 | 0.60 |
| Ag NonHmstd | 55,511 | 57,935 | 2,425 | 4.4 | 816 | 819 | 4 | 0.5 | 1.47 | 1.41 |
| New Con: Res Hms | 0 | 355,653 | 355,653 | 0.0 | 0 | 5,932 | 5,932 | 0.0 | 0.00 | 1.67 |
| New Con: Other | 0 | 211,479 | 211,479 | 0.0 | 0 | 8,316 | 8,316 | 0.0 | 0.00 | 3.93 |
| Total | 13,063,072 | 14,711,226 | 1,648,154 | 12.6 | 281,510 | 298,024 | 16,514 | 5.9 | 2.16 | 2.03 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Net Tax Cap (Pctg) | | | | Ref Mkt Val (mills) | |
|-----------------------------|-----------------------------|-------------|--------|-----------|---------------------------|---------------|---------------|-----------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Change | Pctg Chng | Base | Alter |
| Total Tax Capacity | 220,988 | 249,786 | 28,798 | 13.0 | County | 37.59 | 35.23 | | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 26,496 | 30,081 | 3,585 | 13.5 | City/Town | 27.87 | 25.44 | | 0.166 | 0.14 |
| (-) FD Contrib Tax Capacity | 25,999 | 29,779 | 3,779 | 14.5 | School District | 53.95 | 48.60 | | 1.524 | 1.604 |
| (=) Taxable Tax Capacity | 168,492 | 189,927 | 21,434 | 12.7 | Special District | 8.06 | 8.14 | | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 34,105 | 39,047 | 4,942 | 14.5 | Total | 127.48 | 117.41 | | 1.690 | 1.751 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|--------|------------------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Change | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 85,200 | 92,400 | 7,200 | 8.5 | 1,066 | 1,128 | 62 | 5.9 | 1.251 | 1.221 |
| Res Hmstd: Avg Val | 127,800 | 138,600 | 10,800 | 8.5 | 1,884 | 1,958 | 73 | 3.9 | 1.474 | 1.412 |
| Res Hmstd: Hi Val | 170,300 | 184,700 | 14,400 | 8.5 | 2,850 | 2,932 | 81 | 2.9 | 1.673 | 1.587 |
| Res Hmstd: Ex-Hi Val | 255,600 | 277,300 | 21,700 | 8.5 | 4,788 | 4,888 | 99 | 2.1 | 1.873 | 1.762 |
| Apartment (Mkt rate) | 300,000 | 359,300 | 59,300 | 19.8 | 9,685 | 10,754 | 1,068 | 11.0 | 3.228 | 2.992 |
| Comm/Ind: Lo Val | 150,000 | 157,800 | 7,800 | 5.2 | 4,843 | 4,815 | -28 | -0.6 | 3.228 | 3.051 |
| Comm/Ind: Med Val | 300,000 | 315,500 | 15,500 | 5.2 | 11,598 | 11,386 | -212 | -1.8 | 3.865 | 3.608 |
| Comm/Ind: Hi Val | 1,000,000 | 1,051,700 | 51,700 | 5.2 | 43,121 | 42,065 | -1,056 | -2.4 | 4.312 | 3.999 |

SOUTHEAST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|-------------------------------|----------------------|-------------------|------------------|------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 12,102,517 | 13,131,231 | 1,028,714 | 8.5 | 183,076 | 189,728 | 6,652 | 3.6 | 1.51 | 1.44 |
| Res NonHmstd 1Un | 377,151 | 409,284 | 32,133 | 8.5 | 6,774 | 7,038 | 263 | 3.9 | 1.80 | 1.72 |
| Res NonHmstd 2-3 | 126,687 | 137,370 | 10,683 | 8.4 | 2,665 | 2,730 | 65 | 2.4 | 2.10 | 1.99 |
| Reg Apartments | 1,198,327 | 1,373,153 | 174,826 | 14.6 | 35,511 | 38,594 | 3,083 | 8.7 | 2.96 | 2.81 |
| Low-income Apts | 156,567 | 177,900 | 21,333 | 13.6 | 2,118 | 2,295 | 177 | 8.3 | 1.35 | 1.29 |
| Seasonal Rec | 5,752 | 5,817 | 64 | 1.1 | 108 | 104 | -4 | -3.8 | 1.88 | 1.79 |
| Com/Ind Lo Tier | 339,978 | 342,127 | 2,149 | 0.6 | 10,612 | 10,217 | -395 | -3.7 | 3.12 | 2.99 |
| Com/Ind Hi Tier | 5,237,968 | 5,483,188 | 245,221 | 4.7 | 225,303 | 225,358 | 55 | 0.0 | 4.30 | 4.11 |
| Publ U: Elec Gen | 721 | 732 | 11 | 1.5 | 31 | 30 | -1 | -4.1 | 4.36 | 4.12 |
| Publ U: Other | 142,291 | 144,425 | 2,134 | 1.5 | 6,127 | 5,934 | -193 | -3.1 | 4.31 | 4.11 |
| Ag Hmstd: House | 451 | 489 | 38 | 8.5 | 7 | 8 | 0 | 5.4 | 1.61 | 1.57 |
| Ag Hmstd: Land | 160 | 160 | 0 | 0.0 | 1 | 1 | 0 | -3.3 | 0.37 | 0.36 |
| Ag NonHmstd | 42 | 42 | 0 | 0.0 | 1 | 1 | 0 | -3.7 | 1.27 | 1.23 |
| New Con: Res Hms | 0 | 92,215 | 92,215 | 0.0 | 0 | 1,421 | 1,421 | 0.0 | 0.00 | 1.54 |
| New Con: Other | 0 | 218,974 | 218,974 | 0.0 | 0 | 8,174 | 8,174 | 0.0 | 0.00 | 3.73 |
| Total | 19,688,611 | 21,517,106 | 1,828,495 | 9.3 | 472,334 | 491,632 | 19,297 | 4.1 | 2.40 | 2.28 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 391,244 | 426,671 | 35,428 | 9.1 | County | 37.60 | 35.23 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 37,384 | 40,475 | 3,091 | 8.3 | City/Town | 21.44 | 20.33 | 0.037 | 0.03 |
| (-) FD Contrib Tax Capacity | 54,270 | 60,452 | 6,182 | 11.4 | School District | 46.13 | 42.53 | 1.975 | 2.089 |
| (=) Taxable Tax Capacity | 299,589 | 325,744 | 26,155 | 8.7 | Special District | 9.06 | 9.18 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 23,414 | 26,806 | 3,393 | 14.5 | Total | 114.23 | 107.26 | 2.012 | 2.123 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 105,800 | 114,800 | 8.5 | 1,302 | 1,396 | 93 | 7.2 | 1.230 | 1.215 | |
| Res Hmstd: Avg Val | 158,600 | 172,100 | 8.5 | 2,354 | 2,491 | 137 | 5.8 | 1.484 | 1.447 | |
| Res Hmstd: Hi Val | 211,500 | 229,500 | 8.5 | 3,457 | 3,629 | 172 | 5.0 | 1.634 | 1.581 | |
| Res Hmstd: Ex-Hi Val | 317,300 | 344,300 | 8.5 | 5,664 | 5,904 | 240 | 4.2 | 1.785 | 1.714 | |
| Apartment (Mkt rate) | 300,000 | 343,800 | 14.6 | 8,828 | 9,580 | 752 | 8.5 | 2.942 | 2.786 | |
| Comm/Ind: Lo Val | 150,000 | 157,000 | 4.7 | 4,414 | 4,450 | 36 | 0.8 | 2.942 | 2.834 | |
| Comm/Ind: Med Val | 300,000 | 314,000 | 4.7 | 10,542 | 10,509 | -33 | -0.3 | 3.513 | 3.346 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,046,800 | 4.7 | 39,137 | 38,790 | -347 | -0.9 | 3.913 | 3.705 | |

SOUTHWEST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 15,073,746 | 16,355,015 | 1,281,268 | 8.5 | 243,568 | 252,567 | 8,999 | 3.7 | 1.62 | 1.54 |
| Res NonHmstd 1Un | 614,269 | 681,539 | 67,271 | 11.0 | 11,364 | 12,151 | 787 | 6.9 | 1.85 | 1.78 |
| Res NonHmstd 2-3 | 224,185 | 228,174 | 3,989 | 1.8 | 4,635 | 4,490 | -146 | -3.1 | 2.07 | 1.97 |
| Reg Apartments | 895,365 | 1,007,357 | 111,992 | 12.5 | 25,710 | 27,218 | 1,508 | 5.9 | 2.87 | 2.70 |
| Low-income Apts | 71,516 | 78,762 | 7,245 | 10.1 | 956 | 1,004 | 48 | 5.0 | 1.34 | 1.27 |
| Seasonal Rec | 70,997 | 74,184 | 3,187 | 4.5 | 1,330 | 1,350 | 20 | 1.5 | 1.87 | 1.82 |
| Com/Ind Lo Tier | 294,868 | 301,713 | 6,845 | 2.3 | 9,116 | 8,935 | -180 | -2.0 | 3.09 | 2.96 |
| Com/Ind Hi Tier | 4,075,287 | 4,319,973 | 244,686 | 6.0 | 175,333 | 177,225 | 1,892 | 1.1 | 4.30 | 4.10 |
| Publ U: Elec Gen | 369 | 374 | 6 | 1.5 | 16 | 16 | 0 | -2.9 | 4.47 | 4.28 |
| Publ U: Other | 170,688 | 173,248 | 2,560 | 1.5 | 7,304 | 7,088 | -216 | -3.0 | 4.28 | 4.09 |
| Ag Hmstd: House | 54,158 | 56,174 | 2,016 | 3.7 | 824 | 815 | -9 | -1.0 | 1.52 | 1.45 |
| Ag Hmstd: Land | 39,716 | 40,338 | 623 | 1.6 | 215 | 208 | -6 | -3.0 | 0.54 | 0.52 |
| Ag NonHmstd | 49,538 | 50,484 | 946 | 1.9 | 614 | 607 | -7 | -1.2 | 1.24 | 1.20 |
| New Con: Res Hms | 0 | 340,766 | 340,766 | 0.0 | 0 | 5,124 | 5,124 | 0.0 | 0.00 | 1.50 |
| New Con: Other | 0 | 302,553 | 302,553 | 0.0 | 0 | 10,763 | 10,763 | 0.0 | 0.00 | 3.56 |
| Total | 21,634,701 | 24,010,654 | 2,375,953 | 11.0 | 480,986 | 509,562 | 28,577 | 5.9 | 2.22 | 2.12 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|-----------------|--------------------|---------------|------------------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 403,475 | 448,008 | 44,533 | 11.0 | County | 37.60 | 35.23 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 8,112 | 9,084 | 973 | 12.0 | City/Town | 19.09 | 17.49 | 0.059 | 0.05 |
| (-) FD Contrib Tax Capacity | 51,184 | 58,266 | 7,082 | 13.8 | School District | 46.58 | 43.41 | 2.103 | 2.241 |
| (=) Taxable Tax Capacity | 344,179 | 380,658 | 36,478 | 10.6 | Special District | 7.44 | 7.54 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 17,285 | 19,789 | 2,505 | 14.5 | Total | 110.71 | 103.66 | 2.161 | 2.294 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 143,500 | 155,700 | 8.5 | 1,995 | 2,118 | 124 | 6.2 | 1.389 | 1.360 |
| Res Hmstd: Avg Val | 215,200 | 233,500 | 8.5 | 3,459 | 3,627 | 168 | 4.9 | 1.607 | 1.553 |
| Res Hmstd: Hi Val | 286,900 | 311,300 | 8.5 | 4,924 | 5,137 | 213 | 4.3 | 1.716 | 1.650 |
| Res Hmstd: Ex-Hi Val | 430,400 | 467,000 | 8.5 | 7,856 | 8,157 | 301 | 3.8 | 1.825 | 1.746 |
| Apartment (Mkt rate) | 300,000 | 337,500 | 12.5 | 8,620 | 9,171 | 551 | 6.4 | 2.873 | 2.717 |
| Comm/Ind: Lo Val | 150,000 | 159,000 | 6.0 | 4,310 | 4,414 | 104 | 2.4 | 2.873 | 2.776 |
| Comm/Ind: Med Val | 300,000 | 318,000 | 6.0 | 10,281 | 10,384 | 103 | 1.0 | 3.427 | 3.265 |
| Comm/Ind: Hi Val | 1,000,000 | 1,060,000 | 6.0 | 38,145 | 38,241 | 95 | 0.3 | 3.814 | 3.607 |

SUBURBAN RAMSEY CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|-------------------|------------------|------------|----------------|----------------|---------------|------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 9,154,832 | 9,848,090 | 693,258 | 7.6 | 130,341 | 134,016 | 3,675 | 2.8 | 1.42 | 1.36 |
| Res NonHmstd 1Un | 219,014 | 230,515 | 11,501 | 5.3 | 3,824 | 3,851 | 27 | 0.7 | 1.75 | 1.67 |
| Res NonHmstd 2-3 | 120,339 | 129,876 | 9,537 | 7.9 | 2,485 | 2,541 | 56 | 2.2 | 2.07 | 1.96 |
| Reg Apartments | 531,158 | 583,467 | 52,309 | 9.8 | 15,772 | 16,572 | 800 | 5.1 | 2.97 | 2.84 |
| Low-income Apts | 131,651 | 146,706 | 15,055 | 11.4 | 1,769 | 1,887 | 119 | 6.7 | 1.34 | 1.29 |
| Seasonal Rec | 8,121 | 8,464 | 343 | 4.2 | 152 | 150 | -2 | -1.3 | 1.87 | 1.77 |
| Com/Ind Lo Tier | 281,481 | 292,185 | 10,704 | 3.8 | 8,778 | 8,748 | -30 | -0.3 | 3.12 | 2.99 |
| Com/Ind Hi Tier | 2,556,704 | 2,843,004 | 286,300 | 11.2 | 110,944 | 118,502 | 7,558 | 6.8 | 4.34 | 4.17 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 161,791 | 164,218 | 2,427 | 1.5 | 7,022 | 6,834 | -188 | -2.7 | 4.34 | 4.16 |
| Ag Hmstd: House | 1,698 | 1,767 | 69 | 4.1 | 23 | 23 | 0 | -0.3 | 1.34 | 1.28 |
| Ag Hmstd: Land | 793 | 813 | 19 | 2.4 | 4 | 4 | 0 | -3.3 | 0.47 | 0.44 |
| Ag NonHmstd | 10,338 | 10,695 | 358 | 3.5 | 123 | 118 | -4 | -3.5 | 1.19 | 1.11 |
| New Con: Res Hms | 0 | 124,675 | 124,675 | 0.0 | 0 | 1,869 | 1,869 | 0.0 | 0.00 | 1.50 |
| New Con: Other | 0 | 94,438 | 94,438 | 0.0 | 0 | 3,186 | 3,186 | 0.0 | 0.00 | 3.37 |
| Total | 13,177,920 | 14,478,913 | 1,300,993 | 9.9 | 281,236 | 298,301 | 17,064 | 6.1 | 2.13 | 2.06 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|----------|-------------|--------|-----------|---------------------------|---------------|----------------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 238,188 | 263,459 | 25,271 | 10.6 | County | 41.76 | 38.72 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 20,541 | 23,105 | 2,564 | 12.5 | City/Town | 17.90 | 16.56 | 0.049 | 0.04 |
| (-) FD Contrib Tax Capacity | 30,375 | 35,314 | 4,939 | 16.3 | School District | 47.79 | 45.92 | 1.778 | 1.848 |
| (=) Taxable Tax Capacity | 187,272 | 205,040 | 17,768 | 9.5 | Special District | 6.94 | 7.03 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 28,192 | 32,277 | 4,085 | 14.5 | Total | 114.40 | 108.23 | 1.827 | 1.893 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|-------------|-----------|----------------|-------------|--------|-----------|----------------------------|-------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 94,800 | 102,000 | 7.6 | 1,101 | 1,172 | 71 | 6.4 | 1.161 | 1.149 |
| Res Hmstd: Avg Val | 142,100 | 152,900 | 7.6 | 1,987 | 2,095 | 108 | 5.5 | 1.398 | 1.370 |
| Res Hmstd: Hi Val | 189,400 | 203,700 | 7.6 | 2,966 | 3,098 | 132 | 4.5 | 1.566 | 1.521 |
| Res Hmstd: Ex-Hi Val | 284,200 | 305,700 | 7.6 | 4,929 | 5,113 | 184 | 3.7 | 1.734 | 1.672 |
| Apartment (Mkt rate) | 300,000 | 329,500 | 9.8 | 8,785 | 9,182 | 397 | 4.5 | 2.928 | 2.786 |
| Comm/Ind: Lo Val | 150,000 | 166,800 | 11.2 | 4,393 | 4,830 | 438 | 10.0 | 2.928 | 2.895 |
| Comm/Ind: Med Val | 300,000 | 333,600 | 11.2 | 10,501 | 11,284 | 783 | 7.5 | 3.500 | 3.382 |
| Comm/Ind: Hi Val | 1,000,000 | 1,112,000 | 11.2 | 39,009 | 41,402 | 2,393 | 6.1 | 3.900 | 3.723 |

CITY OF MINNEAPOLIS

| Tax Burdens by Property Class | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|-------------------------------|----------------------|-------------------|------------------|------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 9,386,512 | 10,127,495 | 740,983 | 7.9 | 150,244 | 162,059 | 11,816 | 7.9 | 1.60 | 1.60 |
| Res NonHmstd 1Un | 602,424 | 662,955 | 60,531 | 10.0 | 11,767 | 12,919 | 1,151 | 9.8 | 1.95 | 1.95 |
| Res NonHmstd 2-3 | 485,171 | 518,580 | 33,409 | 6.9 | 11,629 | 12,199 | 570 | 4.9 | 2.40 | 2.35 |
| Reg Apartments | 1,435,301 | 1,650,596 | 215,295 | 15.0 | 49,379 | 55,298 | 5,920 | 12.0 | 3.44 | 3.35 |
| Low-income Apts | 314,847 | 362,074 | 47,227 | 15.0 | 4,790 | 5,494 | 704 | 14.7 | 1.52 | 1.52 |
| Seasonal Rec | 122 | 122 | 0 | 0.0 | 2 | 2 | 0 | -0.9 | 1.80 | 1.78 |
| Com/Ind Lo Tier | 523,962 | 537,649 | 13,687 | 2.6 | 18,054 | 18,094 | 40 | 0.2 | 3.45 | 3.37 |
| Com/Ind Hi Tier | 5,019,230 | 5,278,843 | 259,613 | 5.2 | 239,828 | 245,078 | 5,250 | 2.2 | 4.78 | 4.64 |
| Publ U: Elec Gen | 74,797 | 75,919 | 1,122 | 1.5 | 3,604 | 3,554 | -50 | -1.4 | 4.82 | 4.68 |
| Publ U: Other | 251,548 | 255,321 | 3,773 | 1.5 | 12,095 | 11,926 | -169 | -1.4 | 4.81 | 4.67 |
| 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 NonHmstd | 402 | 435 | 33 | 8.2 | 6 | 7 | 1 | 8.9 | 1.54 | 1.55 |
| New Con: Res Hms | 0 | 76,235 | 76,235 | 0.0 | 0 | 1,419 | 1,419 | 0.0 | 0.00 | 1.86 |
| New Con: Other | 0 | 302,216 | 302,216 | 0.0 | 0 | 12,939 | 12,939 | 0.0 | 0.00 | 4.28 |
| Total | 18,094,314 | 19,848,438 | 1,754,124 | 9.7 | 501,398 | 540,988 | 39,590 | 7.9 | 2.77 | 2.73 |

Tax Base

Tax Rates

| | Taxable Market Value | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | |
|-----------------------------|----------------------|-------------|--------|-----------|------------------|--------------------|---------------|---------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 362,984 | 398,961 | 35,977 | 9.9 | County | 33.72 | 31.60 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 54,741 | 60,126 | 5,385 | 9.8 | City/Town | 43.21 | 41.60 | 0.000 | 0.63 |
| (-) FD Contrib Tax Capacity | 46,884 | 53,147 | 6,264 | 13.4 | School District | 52.18 | 49.65 | 1.509 | 1.451 |
| (=) Taxable Tax Capacity | 261,359 | 285,688 | 24,328 | 9.3 | Special District | 7.96 | 8.06 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 46,402 | 53,125 | 6,724 | 14.5 | Total | 137.06 | 130.92 | 1.509 | 2.081 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-----------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Pctg Chng | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 75,100 | 81,000 | 7.9 | 930 | 1,056 | 126 | 13.6 | 1.237 | 1.303 | |
| Res Hmstd: Avg Val | 112,600 | 121,500 | 7.9 | 1,652 | 1,844 | 192 | 11.6 | 1.467 | 1.517 | |
| Res Hmstd: Hi Val | 150,100 | 161,900 | 7.9 | 2,554 | 2,798 | 244 | 9.5 | 1.701 | 1.727 | |
| Res Hmstd: Ex-Hi Val | 225,300 | 243,100 | 7.9 | 4,368 | 4,721 | 353 | 8.1 | 1.938 | 1.941 | |
| Apartment (Mkt rate) | 300,000 | 345,000 | 15.0 | 10,321 | 11,558 | 1,237 | 12.0 | 3.440 | 3.350 | |
| Comm/Ind: Lo Val | 150,000 | 157,800 | 5.2 | 5,160 | 5,389 | 228 | 4.4 | 3.440 | 3.414 | |
| Comm/Ind: Med Val | 300,000 | 315,500 | 5.2 | 12,377 | 12,737 | 360 | 2.9 | 4.125 | 4.036 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,051,700 | 5.2 | 46,053 | 47,039 | 986 | 2.1 | 4.605 | 4.472 | |

CITY OF ST. PAUL

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|----------------------|-------------------|------------------|-------------|----------------|----------------|---------------|------------|---------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 6,365,610 | 6,874,735 | 509,125 | 8.0 | 89,404 | 90,333 | 929 | 1.0 | 1.40 | 1.31 |
| Res NonHmstd 1Un | 221,127 | 232,226 | 11,099 | 5.0 | 3,950 | 3,893 | -57 | -1.4 | 1.79 | 1.68 |
| Res NonHmstd 2-3 | 191,207 | 200,294 | 9,086 | 4.8 | 4,369 | 4,271 | -98 | -2.2 | 2.29 | 2.13 |
| Reg Apartments | 672,346 | 754,220 | 81,874 | 12.2 | 22,219 | 23,254 | 1,036 | 4.7 | 3.30 | 3.08 |
| Low-income Apts | 207,506 | 238,632 | 31,126 | 15.0 | 2,931 | 3,149 | 218 | 7.5 | 1.41 | 1.32 |
| Seasonal Rec | 1,079 | 1,116 | 37 | 3.4 | 21 | 21 | -1 | -2.9 | 1.96 | 1.84 |
| Com/Ind Lo Tier | 349,819 | 363,826 | 14,008 | 4.0 | 11,606 | 11,360 | -246 | -2.1 | 3.32 | 3.12 |
| Com/Ind Hi Tier | 1,970,967 | 2,267,401 | 296,434 | 15.0 | 91,270 | 98,767 | 7,497 | 8.2 | 4.63 | 4.36 |
| Publ U: Elec Gen | 37,243 | 37,802 | 559 | 1.5 | 1,741 | 1,663 | -78 | -4.5 | 4.67 | 4.40 |
| Publ U: Other | 161,502 | 163,924 | 2,423 | 1.5 | 7,542 | 7,202 | -340 | -4.5 | 4.67 | 4.39 |
| Ag Hmstd: House | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Hmstd: Land | 59 | 64 | 5 | 8.3 | 0 | 0 | 0 | 1.9 | 0.41 | 0.38 |
| Ag NonHmstd | 461 | 499 | 38 | 8.3 | 7 | 7 | 0 | 1.8 | 1.42 | 1.33 |
| New Con: Res Hms | 0 | 40,381 | 40,381 | 0.0 | 0 | 663 | 663 | 0.0 | 0.00 | 1.64 |
| New Con: Other | 0 | 56,758 | 56,758 | 0.0 | 0 | 2,320 | 2,320 | 0.0 | 0.00 | 4.09 |
| Total | 10,178,926 | 11,231,877 | 1,052,951 | 10.3 | 235,059 | 246,903 | 11,844 | 5.0 | 2.31 | 2.20 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val (mills) | | |
|-----------------------------|----------|-------------|--------|-----------|--------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 181,951 | 203,393 | 21,441 | 11.8 | County | 37.93 | 35.17 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 16,155 | 19,004 | 2,849 | 17.6 | City/Town | 32.17 | 29.25 | 0.000 | 0.00 |
| (-) FD Contrib Tax Capacity | 15,746 | 20,485 | 4,739 | 30.1 | School District | 57.43 | 53.81 | 0.606 | 0.599 |
| (=) Taxable Tax Capacity | 150,050 | 163,903 | 13,853 | 9.2 | Special District | 7.64 | 7.74 | 0.000 | 0.00 |
| FD Distrib Tax Capacity | 42,897 | 49,112 | 6,216 | 14.5 | Total | 135.17 | 125.97 | 0.606 | 0.599 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|----------------------|-------------|-------|-----------|----------|-------------|--------|-----------|---------------------|-------|
| | Baseline | Alternative | Value | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 67,300 | 72,700 | | 8.0 | 754 | 768 | 14 | 1.8 | 1.120 | 1.056 |
| Res Hmstd: Avg Val | 100,900 | 109,000 | | 8.0 | 1,303 | 1,366 | 63 | 4.8 | 1.291 | 1.252 |
| Res Hmstd: Hi Val | 134,500 | 145,300 | | 8.0 | 2,024 | 2,095 | 71 | 3.5 | 1.504 | 1.441 |
| Res Hmstd: Ex-Hi Val | 201,800 | 217,900 | | 8.0 | 3,565 | 3,647 | 82 | 2.3 | 1.766 | 1.673 |
| Apartment (Mkt rate) | 300,000 | 336,500 | | 12.2 | 9,914 | 10,375 | 461 | 4.7 | 3.304 | 3.083 |
| Comm/Ind: Lo Val | 150,000 | 172,600 | | 15.1 | 4,957 | 5,606 | 649 | 13.1 | 3.304 | 3.248 |
| Comm/Ind: Med Val | 300,000 | 345,100 | | 15.0 | 11,942 | 13,098 | 1,156 | 9.7 | 3.980 | 3.795 |
| Comm/Ind: Hi Val | 1,000,000 | 1,150,400 | | 15.0 | 44,537 | 48,072 | 3,536 | 7.9 | 4.453 | 4.178 |

Baseline Legal Class Report

| Lclass | Description | Txbl Market Value | Net Tax Capacity | Net Tax |
|--------|---------------------------------------|-------------------|------------------|---------|
| 162 | Farm 1b Hmstd HGA: <32K | 10,865 | 49 | 48 |
| 163 | Ag Hmstd HGA: <72K | 5,364,997 | 53,650 | 51,354 |
| 164 | Ag Hmstd HGA: 72K-76K | 138,464 | 1,385 | 1,303 |
| 165 | Ag Hmstd HGA: 76K-115K | 811,497 | 13,390 | 12,029 |
| 166 | Ag Hmstd HGA: >115K | 588,031 | 9,703 | 11,311 |
| 167 | Farm 1b Hmstd land <32K | 1,134 | 4 | 4 |
| 168 | Ag Hmstd <72K: <320 Acres | 6,150,632 | 21,527 | 21,564 |
| 169 | Ag Hmstd <72K: >320 Acres | 5,685 | 20 | 21 |
| 170 | Ag Hmstd 72K-76K: <320 Acres | 250,726 | 878 | 867 |
| 171 | Ag Hmstd 72K-76K: >320 Acres | 2,080 | 7 | 8 |
| 172 | Ag Hmstd 76K-115K: <320 Acres | 2,139,601 | 7,489 | 7,344 |
| 173 | Ag Hmstd 76K-115K: >320 Acres | 48,517 | 170 | 185 |
| 174 | Ag Hmstd 115K-600K: <320 Acres | 7,566,538 | 60,532 | 57,476 |
| 175 | Ag Hmstd 115K-600K: >320 Acres | 1,671,480 | 13,372 | 13,557 |
| 176 | Ag Hmstd >600K: <320 Acres | 87,244 | 1,047 | 978 |
| 177 | Ag Hmstd >600K: >320 Acres | 1,716,373 | 20,596 | 19,582 |
| 179 | Ag Non-homestead | 9,133,549 | 109,603 | 107,642 |
| 180 | Migrant Housing: <76K | 748 | 7 | 9 |
| 181 | Migrant Housing: 76K - 115K | 77 | 1 | 2 |
| 186 | Timberlands | 511,866 | 6,142 | 6,367 |
| 187 | Non-comm seasonal-rec-res: <72K | 5,584,603 | 67,015 | 77,962 |
| 188 | Non-comm seasonal-rec-res: 72K-76K | 129,838 | 1,558 | 1,737 |
| 189.1 | Non-comm seasonal-rec-res: 76K - 200K | 1,541,582 | 25,436 | 27,107 |
| 189.2 | Non-comm seasonal-rec-res: >200K | 376,246 | 6,208 | 6,196 |
| 192 | Res 1b Hmstd <32K | 181,450 | 817 | 893 |
| 193 | Res Hmstd: <72K | 85,166,819 | 851,668 | 907,391 |
| 194 | Res Hmstd: 72K-76K | 3,826,250 | 38,263 | 40,325 |
| 195 | Res Hmstd: 76K - 115K | 28,980,991 | 478,186 | 472,849 |
| 196.1 | Res Hmstd: 115K - 200K | 23,133,945 | 381,710 | 477,961 |
| 196.2 | Res Hmstd: > 200K | 11,668,499 | 192,530 | 239,041 |
| 198 | Res Non-hmstd 1 unit: <76K | 4,225,940 | 50,711 | 68,290 |
| 199 | Res Non-hmstd 1 unit: 76K - 115K | 715,552 | 11,807 | 15,002 |
| 200 | Res Non-hmstd 1 unit: >115K | 1,023,995 | 16,896 | 21,032 |
| 202 | Res Non-hmstd 2-3 units | 2,644,190 | 43,629 | 57,505 |
| 205 | Regular apartments (4a) | 8,249,335 | 197,984 | 254,230 |
| 206 | Sm city apartment | 161,690 | 3,476 | 5,355 |
| 207 | Low income apartments (4d) | 2,144,772 | 21,448 | 30,337 |
| 208 | Non-prof student housing/Comm Serv | 23,783 | 392 | 554 |
| 209 | Student housing | 14,995 | 180 | 265 |
| 210 | Manufactured home park land | 356,352 | 5,880 | 7,449 |
| 212 | Comm seasonal-rec-res: 1c <32K | 40,375 | 404 | 483 |
| 213 | Comm seasonal-rec-res: 1c >32K | 219,856 | 2,199 | 2,463 |
| 214 | Comm seasonal-rec-res: 4c | 197,773 | 3,263 | 3,648 |
| 215 | Qualifying golf courses | 136,979 | 2,260 | 2,663 |
| 216 | Metro Non-profit Indoor Rec | 435 | 7 | 7 |
| 218 | Commercial pref: <100K | 4,670,628 | 112,095 | 152,195 |
| 219 | Commercial pref: 100K - 150K | 1,327,756 | 31,866 | 42,469 |
| 220 | Commercial pref: 150K - 250K | 2,079,284 | 70,696 | 92,538 |
| 221 | Commercial: >250K | 20,938,686 | 711,915 | 927,825 |
| 222 | Comm competitive zone: <50K | 100 | 2 | 2 |
| 223 | Comm competitive zone: 50K - 150K | 200 | 5 | 5 |

House Research Dept.

| Simulation | 1H1 | Baseline: | Preliminary Pay 2001 | | Page 33 |
|------------|--|--------------|---|---------|-------------------------|
| 04/18/2001 | 8:50 PM | Alternative: | Projected Pay 2002: Current Law (Revised) | | (all figures in \$000s) |
| 224 | Comm competitive zone: >150K | | 275 | 9 | 6 |
| 225 | Comm border city: <100K | | 28,349 | 680 | 655 |
| 226 | Comm border city: 100K - 150K | | 8,111 | 195 | 187 |
| 227 | Comm border city: 150K - 250K | | 12,437 | 423 | 286 |
| 228 | Comm border city: >250K | | 37,711 | 1,282 | 867 |
| 229 | Comm transit zone: <100K | | 4,697 | 113 | 155 |
| 230 | Comm transit zone: 100K-150K | | 2,243 | 54 | 74 |
| 231 | Comm transit zone struct:150K-250K | | 6,687 | 199 | 279 |
| 232 | Comm transit zone struct: >250K | | 433,583 | 12,899 | 18,180 |
| 233 | Comm transit zone exist: 150K-250K | | 3,610 | 123 | 167 |
| 234 | Comm transit zone exist: >250K | | 94,481 | 3,212 | 4,382 |
| 237 | Industrial pref: <100K | | 780,325 | 18,728 | 25,277 |
| 238 | Industrial pref: 100K-150K | | 328,518 | 7,884 | 10,607 |
| 239 | Industrial pref: 150K-250K | | 636,290 | 21,634 | 28,672 |
| 240 | Industrial pref: >250K | | 8,532,158 | 290,093 | 376,570 |
| 244 | Ind border city: <100K | | 1,015 | 24 | 23 |
| 245 | Ind border city: 100K-150K | | 352 | 8 | 8 |
| 246 | Ind border city: 150K-250K | | 1,230 | 42 | 28 |
| 247 | Ind border city: >250K | | 30,793 | 1,047 | 708 |
| 248 | Ind Transit Zone: <100K | | 3,614 | 87 | 120 |
| 249 | Ind Transit Zone: 100K-150K | | 1,721 | 41 | 57 |
| 250 | Ind Transit Zone Struct: 150K-250K | | 4,843 | 144 | 203 |
| 251 | Ind Transit Zone Struct: >250K | | 83,767 | 2,492 | 3,427 |
| 252 | Ind Transit Zone exist: 150K-250K | | 2,840 | 97 | 133 |
| 253 | Ind Transit Zone exist: >250K | | 27,848 | 947 | 1,301 |
| 256 | Publ Util: land & bldgs <100K | | 60,118 | 1,443 | 1,864 |
| 257 | Publ Util: land & bldgs: 100K-150K | | 14,598 | 350 | 455 |
| 258 | Publ Util: land & bldgs >150K | | 678,662 | 23,075 | 29,168 |
| 259.1 | Publ Util: machinery (exc generat) | | 849,984 | 28,899 | 35,216 |
| 259.2 | Publ Util: Electric Generat Mach | | 1,554,961 | 52,869 | 66,629 |
| 261 | Railroad <100K | | 16,360 | 393 | 517 |
| 262 | Railroad: 100K-150K | | 7,029 | 169 | 218 |
| 263 | Railroad >150K | | 462,402 | 15,722 | 20,364 |
| 265 | Mineral | | 3,612 | 123 | 186 |
| 266 | Misc class 5 | | 1,157 | 39 | 56 |
| 269 | Personal: 3f | | 11,194 | 112 | 148 |
| 270 | Non-comm aircraft hangars | | 22,731 | 375 | 482 |
| 271.1 | Pers: It31 tools&mach excl elec gen | | 111,399 | 3,788 | 4,852 |
| 271.2 | Pers: It31 electric generation mach | | 15,779 | 536 | 511 |
| 272 | Pers: Item 32 struct/leased land | | 109,429 | 1,806 | 2,268 |
| 273 | Pers: Item 33 ag real estate | | 8,693 | 104 | 142 |
| 275.1 | Pers: Item 41 struct excl elec gen | | 341,931 | 11,626 | 10,905 |
| 275.2 | Pers: It41 electric generation mach | | 13,438 | 457 | 447 |
| 276 | Pers: Item 41 EZ <100K | | 518 | 12 | 12 |
| 277 | Pers: Item 41 EZ: 100K-150K | | 101 | 2 | 2 |
| 278 | Pers: Item 41 EZ >150K | | 610 | 21 | 14 |
| 281 | Pers: Item 41 TZ: >150K | | 1,675 | 50 | 69 |
| 282 | Pers: Item 42 struct/RR land | | 38,875 | 1,322 | 1,966 |
| 289 | Pers: Item 43 leased real estate | | 233,093 | 7,925 | 7,975 |
| 290 | Pers: Item 44 electric util trans lines | | 1,368,686 | 46,535 | 60,654 |
| 291 | Pers: Item 44 electric util distri lines | | 145,678 | 4,953 | 6,658 |
| 292 | Pers: Item 45 syst/gas utils | | 1,499,189 | 50,972 | 62,642 |
| 293 | Pers: Item 46 syst/water utils | | 1,317 | 45 | 58 |
| 294 | Pers: Item 48 misc | | 47,568 | 1,617 | 2,039 |

| | | | |
|------------------------------|-------------|-----------|-----------|
| Baseline State Totals | 264,651,288 | 4,267,876 | 5,036,322 |
|------------------------------|-------------|-----------|-----------|

Alternative Legal Class Report

| Lclass | Description | Txbl Market Value | Net Tax Capacity | Net Tax |
|---------------|------------------------------------|--------------------------|-------------------------|----------------|
| 162 | Farm 1b Hmstd HGA: <32K | 11,259 | 51 | 51 |
| 163 | Ag Hmstd HGA: <72K | 5,535,736 | 55,357 | 54,204 |
| 164 | Ag Hmstd HGA: 72K-76K | 152,065 | 1,521 | 1,456 |
| 165 | Ag Hmstd HGA: 76K-115K | 914,827 | 15,095 | 13,580 |
| 166 | Ag Hmstd HGA: >115K | 699,024 | 11,534 | 12,968 |
| 167 | Farm 1b Hmstd land <32K | 1,170 | 4 | 4 |
| 168 | Ag Hmstd <72K: <320 Acres | 6,303,840 | 22,063 | 22,505 |
| 169 | Ag Hmstd <72K: >320 Acres | 5,837 | 20 | 22 |
| 170 | Ag Hmstd 72K-76K: <320 Acres | 255,985 | 896 | 902 |
| 171 | Ag Hmstd 72K-76K: >320 Acres | 2,134 | 7 | 8 |
| 172 | Ag Hmstd 76K-115K: <320 Acres | 2,181,517 | 7,635 | 7,632 |
| 173 | Ag Hmstd 76K-115K: >320 Acres | 49,691 | 174 | 193 |
| 174 | Ag Hmstd 115K-600K: <320 Acres | 7,937,725 | 63,502 | 61,202 |
| 175 | Ag Hmstd 115K-600K: >320 Acres | 1,740,528 | 13,924 | 14,449 |
| 176 | Ag Hmstd >600K: <320 Acres | 96,636 | 1,160 | 1,075 |
| 177 | Ag Hmstd >600K: >320 Acres | 1,874,359 | 22,492 | 21,424 |
| 179 | Ag Non-homestead | 9,435,757 | 113,229 | 111,732 |
| 180 | Migrant Housing: <76K | 802 | 8 | 9 |
| 181 | Migrant Housing: 76K - 115K | 84 | 1 | 2 |
| 186 | Timberlands | 557,379 | 6,689 | 7,110 |
| 187 | Non-comm seasonal-rec-res: <72K | 5,823,548 | 69,883 | 80,638 |
| 188 | Non-comm seasonal-rec-res: 72K-76K | 143,295 | 1,720 | 1,900 |
| 189 | Non-comm seasonal-rec-res: >76K | 2,198,846 | 36,281 | 37,429 |
| 192 | Res 1b Hmstd <32K | 193,562 | 871 | 948 |
| 193 | Res Hmstd: <72K | 91,286,206 | 912,862 | 956,420 |
| 194 | Res Hmstd: 72K-76K | 4,109,968 | 41,100 | 42,282 |
| 195 | Res Hmstd: 76K - 115K | 31,288,092 | 516,254 | 492,272 |
| 196 | Res Hmstd: > 115K | 37,550,613 | 619,585 | 736,587 |
| 198 | Res Non-hmstd 1 unit: <76K | 4,397,372 | 52,768 | 69,439 |
| 199 | Res Non-hmstd 1 unit: 76K - 115K | 786,654 | 12,980 | 15,846 |
| 200 | Res Non-hmstd 1 unit: >115K | 1,179,143 | 19,456 | 23,167 |
| 202 | Res Non-hmstd 2-3 units | 2,753,945 | 45,440 | 57,742 |
| 205 | Regular apartments (4a) | 9,198,322 | 220,760 | 270,383 |
| 206 | Sm city apartment | 168,680 | 3,627 | 5,519 |
| 207 | Low income apartments (4d) | 2,389,199 | 23,892 | 32,796 |
| 208 | Non-prof student housing/Comm Serv | 25,854 | 427 | 591 |
| 209 | Student housing | 17,145 | 206 | 298 |
| 210 | Manufactured home park land | 382,954 | 6,319 | 7,713 |
| 212 | Comm seasonal-rec-res: 1c <32K | 43,383 | 434 | 513 |
| 213 | Comm seasonal-rec-res: 1c >32K | 235,934 | 2,359 | 2,599 |
| 214 | Comm seasonal-rec-res: 4c | 210,876 | 3,479 | 3,785 |
| 215 | Qualifying golf courses | 145,001 | 2,393 | 2,725 |
| 216 | Metro Non-profit Indoor Rec | 435 | 7 | 7 |
| 218 | Commercial pref: <100K | 4,792,338 | 115,016 | 152,155 |
| 219 | Commercial pref: 100K - 150K | 1,389,085 | 33,338 | 43,060 |
| 220 | Commercial pref: 150K - 250K | 2,162,285 | 73,518 | 92,755 |
| 221 | Commercial: >250K | 22,316,127 | 758,748 | 948,352 |

House Research Dept.

| Simulation | 1H1 | Baseline: | Preliminary Pay 2001 | | Page 35 |
|------------|--|--------------|----------------------|-----------------------|-------------------------|
| 04/18/2001 | 8:50 PM | Alternative: | Projected Pay 2002: | Current Law (Revised) | (all figures in \$000s) |
| 222 | Comm competitive zone: <50K | | 100 | 2 | 2 |
| 223 | Comm competitive zone: 50K - 150K | | 200 | 5 | 5 |
| 224 | Comm competitive zone: >150K | | 275 | 9 | 6 |
| 225 | Comm border city: <100K | | 28,355 | 681 | 656 |
| 226 | Comm border city: 100K - 150K | | 8,114 | 195 | 187 |
| 227 | Comm border city: 150K - 250K | | 12,442 | 423 | 286 |
| 228 | Comm border city: >250K | | 37,715 | 1,282 | 867 |
| 229 | Comm transit zone: <100K | | 4,772 | 115 | 149 |
| 230 | Comm transit zone: 100K-150K | | 2,495 | 60 | 78 |
| 231 | Comm transit zone struct:150K-250K | | 7,023 | 209 | 283 |
| 232 | Comm transit zone struct: >250K | | 464,736 | 13,826 | 18,773 |
| 233 | Comm transit zone exist: 150K-250K | | 3,610 | 123 | 158 |
| 234 | Comm transit zone exist: >250K | | 111,772 | 3,800 | 4,900 |
| 237 | Industrial pref: <100K | | 798,784 | 19,171 | 25,051 |
| 238 | Industrial pref: 100K-150K | | 339,087 | 8,138 | 10,568 |
| 239 | Industrial pref: 150K-250K | | 655,581 | 22,290 | 28,419 |
| 240 | Industrial pref: >250K | | 9,199,229 | 312,774 | 388,693 |
| 244 | Ind border city: <100K | | 1,015 | 24 | 23 |
| 245 | Ind border city: 100K-150K | | 352 | 8 | 8 |
| 246 | Ind border city: 150K-250K | | 1,230 | 42 | 28 |
| 247 | Ind border city: >250K | | 30,793 | 1,047 | 708 |
| 248 | Ind Transit Zone: <100K | | 3,670 | 88 | 115 |
| 249 | Ind Transit Zone: 100K-150K | | 1,847 | 44 | 58 |
| 250 | Ind Transit Zone Struct: 150K-250K | | 5,135 | 153 | 208 |
| 251 | Ind Transit Zone Struct: >250K | | 95,466 | 2,840 | 3,718 |
| 252 | Ind Transit Zone exist: 150K-250K | | 2,840 | 97 | 125 |
| 253 | Ind Transit Zone exist: >250K | | 27,848 | 947 | 1,225 |
| 256 | Publ Util: land & bldgs <100K | | 61,020 | 1,464 | 1,847 |
| 257 | Publ Util: land & bldgs: 100K-150K | | 14,817 | 356 | 450 |
| 258 | Publ Util: land & bldgs >150K | | 688,842 | 23,421 | 28,682 |
| 259.1 | Publ Util: machinery (exc generat) | | 862,733 | 29,333 | 34,588 |
| 259.2 | Publ Util: Electric Generat Mach | | 1,578,285 | 53,662 | 65,525 |
| 261 | Railroad <100K | | 17,765 | 426 | 550 |
| 262 | Railroad: 100K-150K | | 7,626 | 183 | 232 |
| 263 | Railroad >150K | | 491,825 | 16,722 | 21,147 |
| 265 | Mineral | | 3,666 | 125 | 204 |
| 266 | Misc class 5 | | 301 | 10 | 15 |
| 269 | Personal: 3f | | 11,362 | 114 | 150 |
| 270 | Non-comm aircraft hangars | | 22,731 | 375 | 455 |
| 271.1 | Pers: It31 tools&mach excl elec gen | | 113,070 | 3,844 | 4,903 |
| 271.2 | Pers: It31 electric generation mach | | 16,016 | 545 | 496 |
| 272 | Pers: Item 32 struct/leased land | | 111,070 | 1,833 | 2,338 |
| 273 | Pers: Item 33 ag real estate | | 8,823 | 106 | 142 |
| 275.1 | Pers: Item 41 struct excl elec gen | | 347,060 | 11,800 | 10,518 |
| 275.2 | Pers: It41 electric generation mach | | 13,639 | 464 | 480 |
| 276 | Pers: Item 41 EZ <100K | | 526 | 13 | 12 |
| 277 | Pers: Item 41 EZ: 100K-150K | | 103 | 2 | 2 |
| 278 | Pers: Item 41 EZ >150K | | 619 | 21 | 14 |
| 281 | Pers: Item 41 TZ: >150K | | 1,700 | 51 | 66 |
| 282 | Pers: Item 42 struct/RR land | | 39,458 | 1,342 | 1,953 |
| 289 | Pers: Item 43 leased real estate | | 236,590 | 8,044 | 7,817 |
| 290 | Pers: Item 44 electric util trans lines | | 1,389,216 | 47,233 | 59,509 |
| 291 | Pers: Item 44 electric util distri lines | | 147,864 | 5,027 | 6,529 |
| 292 | Pers: Item 45 syst/gas utils | | 1,521,677 | 51,737 | 61,374 |
| 293 | Pers: Item 46 syst/water utils | | 1,336 | 45 | 58 |

House Research Dept.

| Simulation | 1H1 | Baseline: | Preliminary Pay 2001 | | Page 36 |
|------------|--------------------------------------|--------------|----------------------|-----------------------|-------------------------|
| 04/18/2001 | 8:50 PM | Alternative: | Projected Pay 2002: | Current Law (Revised) | (all figures in \$000s) |
| 294 | Pers: Item 48 misc | | 48,282 | 1,642 | 1,978 |
| 1162 | NewCon: Farm 1b Hmstd HGA: <32K | | 5 | 0 | 0 |
| 1163 | NewCon: Ag Hmstd HGA: <72K | | 1,734 | 17 | 15 |
| 1164 | NewCon: Ag Hmstd HGA: 72K-76K | | 115 | 1 | 1 |
| 1165 | NewCon: Ag Hmstd HGA: 76K-115K | | 1,096 | 18 | 14 |
| 1166 | NewCon: Ag Hmstd HGA: >115K | | 1,342 | 22 | 23 |
| 1167 | NewCon: Farm 1b Hmstd land <32K | | 1 | 0 | 0 |
| 1168 | NewCon: Ag Hmstd <72K: <320 Acres | | 4,622 | 16 | 16 |
| 1169 | NewCon: Ag Hmstd <72K: >320 Acres | | 1 | 0 | 0 |
| 1170 | NewCon: Ag Hmstd 72K-76K: <320 | | 140 | 0 | 0 |
| 1171 | NewCon: Ag Hmstd 72K-76K: >320 | | 0 | 0 | 0 |
| 1172 | NewCon: Ag Hmstd 76K-115K: <320 | | 1,069 | 4 | 4 |
| 1173 | NewCon: Ag Hmstd 76K-115K: >320 | | 20 | 0 | 0 |
| 1174 | NewCon: Ag Hmstd 115K-600K: <320 | | 4,762 | 38 | 37 |
| 1175 | NewCon: Ag Hmstd 115K-600K: >320 | | 1,388 | 11 | 11 |
| 1176 | NewCon: Ag Hmstd >600K: <320 Acres | | 168 | 2 | 2 |
| 1177 | NewCon: Ag Hmstd >600K: >320 Acres | | 1,372 | 16 | 17 |
| 1179 | NewCon: Ag Non-homestead | | 6,147 | 74 | 75 |
| 1187 | NewCon: NonComm seas-rec-res: <72K | | 111,203 | 1,334 | 1,577 |
| 1188 | NewCon: NonCom seas-rec-res: 72K-76K | | 5,425 | 65 | 76 |
| 1189 | NewCon: NonCom seas-rec-res: >76K | | 109,819 | 1,812 | 1,947 |
| 1193 | NewCon: Res Hmstd: <72K | | 2,044,241 | 20,442 | 20,813 |
| 1194 | NewCon: Res Hmstd: 72K-76K | | 113,569 | 1,136 | 1,156 |
| 1195 | NewCon: Res Hmstd: 76K - 115K | | 1,107,297 | 18,270 | 17,552 |
| 1196 | NewCon: Res Hmstd: >115K | | 1,398,948 | 23,083 | 27,475 |
| 1198 | NewCon: Res Non-hmstd 1 unit: <76K | | 181,539 | 2,178 | 2,836 |
| 1199 | NewCon: Res NonHmstd 1un: 76K - | | 88,108 | 1,454 | 1,758 |
| 1200 | NewCon: Res Non-hmstd 1 unit: >115K | | 181,605 | 2,996 | 3,521 |
| 1202 | NewCon: Res Non-hmstd 2-3 units | | 131,372 | 2,168 | 2,615 |
| 1205 | NewCon: Regular apartments (4a) | | 276,131 | 6,627 | 7,812 |
| 1206 | NewCon: Sm city apartment | | 20,710 | 445 | 705 |
| 1207 | NewCon: Low income apartments (4d) | | 30,922 | 309 | 425 |
| 1208 | NewCon: NonProf student hous/Comm | | 45 | 1 | 1 |
| 1209 | NewCon: Student housing | | 3 | 0 | 0 |
| 1212 | NewCon: Comm seas-rec-res: 1c <32K | | 512 | 5 | 6 |
| 1213 | NewCon: Comm seas-rec-res: 1c >32K | | 3,035 | 30 | 33 |
| 1214 | NewCon: Comm seas-rec-res: 4c | | 3,034 | 50 | 54 |
| 1218 | NewCon: Commercial pref: <100K | | 110,022 | 2,641 | 3,409 |
| 1219 | NewCon: Commercial pref: 100K - 150K | | 50,021 | 1,200 | 1,565 |
| 1220 | NewCon: Commercial pref: 150K - 250K | | 87,430 | 2,973 | 3,775 |
| 1221 | NewCon: Commercial: >250K | | 1,170,741 | 39,805 | 49,528 |
| 1222 | NewCon: Comm competitive zone: <50K | | 2 | 0 | 0 |
| 1223 | NewCon: Comm comp zone: 50K - 150K | | 3 | 0 | 0 |
| 1224 | NewCon: Comm competitive zone: | | 9 | 0 | 0 |
| 1225 | NewCon: Comm border city: <100K | | 503 | 12 | 12 |
| 1226 | NewCon: Comm border city: 100K - | | 119 | 3 | 3 |
| 1227 | NewCon: Comm border city: 150K - | | 73 | 2 | 2 |
| 1228 | NewCon: Comm border city: >250K | | 4,726 | 161 | 109 |
| 1229 | NewCon: Comm transit zone: <100K | | 11 | 0 | 0 |
| 1230 | NewCon: Comm transit zone: | | 38 | 1 | 1 |
| 1231 | NewCon: Comm transit zone:150K-250K | | 542 | 16 | 22 |
| 1232 | NewCon: Comm transit zone struct: | | 19,742 | 587 | 805 |
| 1234 | NewCon: Comm transit zone exist: | | 2,644 | 90 | 116 |
| 1237 | NewCon: Industrial pref: <100K | | 20,217 | 485 | 542 |
| 1238 | NewCon: Industrial pref: 100K-150K | | 10,627 | 255 | 288 |

| | | | | |
|---------------------------------|--|-------------|-----------|-----------|
| 1239 | NewCon: Industrial pref: 150K-250K | 18,903 | 643 | 716 |
| 1240 | NewCon: Industrial pref: >250K | 460,403 | 15,654 | 19,110 |
| 1248 | NewCon: Ind Transit Zone: <100K | 7 | 0 | 0 |
| 1249 | NewCon: Ind Transit Zone: 100K-150K | 30 | 1 | 1 |
| 1250 | NewCon: Ind Transit Zone: 150K-250K | 33 | 1 | 1 |
| 1251 | NewCon: Ind Transit Zone Struct: >250K | 5,974 | 178 | 225 |
| 1292 | NewCon: Pers: Item 45 syst/gas utils | 63,469 | 2,158 | 2,265 |
| Alternative State Totals | | 290,405,515 | 4,706,908 | 5,378,847 |